

Agenda Item 3
301 W. Laurel Avenue
Dormer Additions, Exterior Alterations & Hardscape

Staff Report
Historic Resource Survey Form
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing and Proposed Site Plans
Existing and Proposed East Elevations
Existing and Proposed North Elevations
Existing and Proposed West Elevations
Existing and Proposed South Elevations
Proposed Roof Plan
Proposed Dormer Drawings
Window Muntin Profile Drawings
Existing First Floor Plan
Proposed First Floor Plan
Existing Second Floor Plan and Building Section
Proposed Second Floor Plan
Proposed Attic Floor Plan
Proposed Hardscape Plan
Proposed Landscape Plan
Images of Existing Shutter and Dormers

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	October 26, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	301 W. Laurel Avenue – Dormer Additions, Exterior Alterations, and Hardscape

PROPERTY OWNERS

Kevin and Christina Nugent
301 W. Laurel Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

301 W. Laurel Avenue

HISTORIC DISTRICTS

Green Bay Road Local & National
Register Historic District

PROJECT REPRESENTATIVE

Jeff Letzter, project manager
26757 Commerce Drive
Volo, IL 60073

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow the addition of dormers to the front and rear elevations and exterior alterations including replacement of windows and doors, modifications to the front covered entry and porch, replacement of the roof, and restoration of the existing shutters. Modifications to the hardscape are also proposed including a replacement gravel and paver driveway, new walkways, and a new bluestone terrace at the rear of the home.

A petition was submitted in June 2021 by a previous property owner requesting approval of for the demolition of the home and approval of a replacement residence. The Commission denied the petition based on the architectural significance of the residence and the property was put on the market.

The current owners purchased the property in May 2022.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Laurel Avenue and is accessed from a shared private road, an extension of Laurel Avenue to the south. The property is approximately 5 acres in size and is bordered by the Skokie River to the west. The western portion of the property is encumbered by both wetlands and flood plain.

The residence, known as the Frank G. Reynolds House, was built in 1931 and was designed in the Colonial Revival style by architect Edwin Hill Clark. Clark designed the Lake Forest Library, as well as a number of significant residences in Lake Forest including the Italian renaissance style Walter R. Kirk House, “Vallombrosa” at 1000 E. Illinois Road, and the French Eclectic style Alden Butler Swift House at 80 N. Green Bay Road.

The residence at 301 W. Laurel Avenue is identified as a Contributing Structure to the Historic District. The original structure consists of the two-story central main mass and the flanking north and south two-story wings. A single-story sunroom was built on the south side of the home in 1958.

More history and background on the property is included in the City's Historic Resources Survey form attached to this staff report.

STAFF EVALUATION

Dormer Additions

Currently, and staff believe, as originally designed, the home does not have any dormers on the front elevation. There are two dormers on the rear elevation that are proposed to remain. There are no records that suggest that there were dormers previously on the front of the home. The petitioners are proposing three dormers on the front elevation and one dormer between the two existing dormers on the rear elevation. The new dormers as described in the petitioner's statement of intent are designed to match the size and detailing of the existing dormers on the rear elevation.

Proposed Exterior Alterations

East (Front) Elevation

The petitioners are proposing to increase the depth of the front covered entry from 3 feet and 2 inches deep to 6 feet deep. The width of the covered entry is not proposed to change. The existing front door and surround will be maintained. The petitioner intends to reuse the existing covered entry cornice and columns.

The covered porch and balcony between the central mass of the home and the north wing on the front of the home will be rebuilt to match the existing. The small window under the covered porch will be replaced with a larger window that matches the size of the other window under the porch.

North Elevation

The original chimney on the north side of the main mass of the home will be removed.

The garage currently has three single doors. The petitioner is proposing to enlarge the opening on the west side of the garage and install a new double door. No changes are proposed to the size of the single door opening on the east side of the garage.

West (Rear) Elevation

There are currently three bay window elements on the rear elevation of the central mass of the home. The petitioner is proposing to replace the center windows of the northern most and center bays with French doors.

South Elevation

As noted above, the single-story sunroom on the south side of the home is not original to the home. The petitioner is proposing to remove the large windows in the sunroom and install new double hung windows. New wood trim and panels below the windows are also proposed. The roof form and footprint of the sunroom is not proposed to change.

Around the entire home, all the windows and doors will be replaced with new wood windows and doors that will be painted white. The existing shutters will be restored and painted dark green to match the color of the existing shutters on the second floor. New wood garage doors are proposed and will match the style of the existing garage doors. The asphalt shingle roof will be replaced with a new asphalt shingle roof.

Hardscape

The petitioner is proposing to replace the driveway at the front of the home with a new gravel and clay paver driveway. The driveway is currently asphalt. No changes are proposed to the configuration of the driveway.

A new asphalt parking court is proposed on the north side of the home, in front of the garage. A limestone walkway is proposed along the front of the north wing of the home. New limestone stoops and steps are proposed at the entries on the front and rear sides of the home.

A bluestone terrace is proposed at the rear of the home. The existing brick wall on the north side of the proposed terrace will be replaced with a lower brick wall which will extend to the west edge of the terrace. A flagstone stepper walkway is proposed from the south side of the rear terrace to the remodeled sunroom on the south end of the home.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height

This standard is met. The proposed alterations do not change the height of the existing residence. The proposed dormer additions are placed below the ridge of the roof.

Standard 2 – Proportion of Front Façade

This standard is generally met. The proposed alterations generally do not impact the proportions of the front façade. The proposed dormers on the front of the home are evenly spaced along the main roof form at the center of the house. However, the front façade of the home is not symmetrical, so the symmetrical placement of the dormers appears to stand out. Staff met with the petitioners early in the design process and pointed out that the front façade of the home is not symmetrical and noted that adding dormers may create an awkward juxtaposition with the original asymmetrical front façade. As noted above, there is no evidence that suggests there were dormers on the front of the home originally.

Staff recommends eliminating the front dormers to preserve the integrity of the original design of the home.

- Commission input on the dormers proposed on the front elevation is requested.

Standard 3 – Proportion of openings

This standard is met. Almost all the replacement windows and doors will match the proportions of the existing openings. The only openings that are proposed to change in size and proportion are the windows in the sunroom and one window under the front covered porch. The proportions of the

new windows proposed on the sunroom and under the covered porch are consistent with the existing windows on the home.

Standard 4 – Rhythm of Solids to Voids

This standard is met. The proposed work does not change the existing rhythm of solids to voids.

Standard 5 – Spacing on the Street

This standard is not applicable to this request. The proposed dormers and exterior alterations do not impact the spacing of structures along the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is met. The location of the existing front entry will not change. The existing front covered entry element is relatively small and the petitioner is proposing to increase the depth to make the entry porch more functional. The style and design of the entry porch will be maintained.

Standard 7 – Relationship of Materials and Texture

This standard is met. No changes are proposed to the existing brick exterior walls. The existing asphalt shingle roof will be replaced with a new asphalt shingle roof. The dormer additions will have wood trim and asphalt shingle walls to match the existing dormers on the rear of the home. Wood windows with interior and exterior muntin bars are proposed. A detail of the proposed window muntins is provided in the Commission’s packet. The new garage doors will be wood. The covered porch on the north wing of the home will be rebuilt with wood. Wood trim, fascia and soffits are proposed. The gutters and downspouts are aluminum to match the home.

Standard 8 – Roof Shapes

This standard is not applicable to this request. The roof shapes will not change.

Standard 9 – Walls of continuity

This standard is generally met. The style, scale, exterior materials and architectural detailing are mostly maintained on the home. As noted above, consideration should be given to eliminating the front dormers to maintain the original proportions of the front façade.

Standard 10 – Scale

This standard is met. The project as proposed complies with the building scale limitations. A residence of up to 18,377 square feet is permitted on the property based on the City’s building scale regulations. In addition, design elements totaling 1,838 square feet and a garage allowance of 800 square feet are available. Based on the City’s calculation, the existing residence along with the proposed dormers totals 6,685 square feet and is under the allowable square footage by 63 percent.

Standard 11 – Directional Expression of Front Elevation

This standard is met. The proposed dormer additions and exterior alterations do not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material

This standard can be met. The proposed dormers and exterior alterations do not impact any distinguishing features or elements of the historic residence. There are no permit records that indicate that the windows on the home have ever been replaced suggesting that the existing windows may be original. The replacement windows will be wood and will match the exterior

material of the existing windows.

Clarification from the petitioner is needed on whether the muntin profiles and color of the glass in the replacement windows will match the existing windows.

Standard 13 – Preservation of Natural Resources

This standard is met. The proposed alterations and hardscape will not impact any existing trees on the site. New plantings including a Redbud tree, hydrangea, sweetspire and boxwoods are proposed around the new terrace on the rear of the house.

Standard 14 – Compatibility

This standard is generally met. The exterior alterations are in keeping with the character of the existing residence. As noted above, consideration should be given to eliminating the dormers on the front elevation to preserve the original design of the front façade of the home.

Standard 15 – Repair to deteriorated features

This standard is met. Many features of the existing home will be maintained. The shutters are proposed to be restored and reinstalled on the home.

Standard 16 – Surface cleaning

This standard is not applicable to this request.

Standard 17 – Integrity of historic property

This standard is generally met. The exterior alterations will not negatively impact the integrity of the historic property. The addition of one dormer on the rear elevation appears appropriate however, the addition of dormers on the front of the home detract from the mostly unchanged front façade of the home.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations and on the City’s website. As of the date of this writing, staff has not received any public comment on this petition.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the addition of a dormer on the rear elevation, exterior alterations as detailed above and as reflected in the plans submitted by the petitioner and hardscape and landscape enhancements based on the findings presented in this staff report. Staff recommends approval subject to the following conditions of approval.

1. Eliminate the dormers from the front elevation.
2. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted above. If any additional modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in

consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.

3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>8002388929</u>	TRUSTEE INFORMATION
	Name <u>Nancy Carlin</u>
	Firm <u>Chicago Title Land Trust Company</u>
	Address <u>10 S. Cass-112, Ste 2760</u>
	Phone <u>312-223-4109</u>

Beneficiaries

Name <u>Kevin J. Nugent Trust</u>	Name <u>Christyna G. Nugent Trust</u>
Address <u>300 N. Laurel Ave</u>	Address <u>301 W. Laurel Ave</u>
Trust Interest <u>50</u> %	Trust Interest <u>50</u> %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Statement of Intent 301 West Laurel Avenue Lake Forest, IL 60045

1. Background—The home has been recently purchased by Kevin and Christina Nugent family.

2. Initial Goal—The purpose of the project is to refurbish the exterior and remodel the interior of this contributing structure within the Historic District. The existing Sunroom is to be remodeled keeping with the style of the original structure, including similar exterior trim details and windows. The front porch will be remodeled to match the existing, however the proposed front porch will be increased to 6'-0" in depth from the original 3'-2" the width will remain the same. We are proposing a new bluestone stoop and step for the right entry, with an iron railing. On the rear elevation, we are proposing lowering the height of the existing masonry privacy wall and extending its length to the edge of the existing patio. The existing patio is currently groundcover, we are proposing a new bluestone finish, with new, stairs extending across the patio. There is an existing shed structure on the property, that will remain unchanged. All windows and doors will be replaced with replacements to match originals. The front door will be refurbished and re-used to become a single swing door unit. All wood shutters will be refurbished and re-used. We have added (3) dormers to the front of the building and (1) dormer to the rear, all to match the existing detailing of the original rear dormers. New doors will replace existing windows to (2) of the rear bays to match the other bay with door. The brick chimney that housed the mechanical flues will be removed as new high efficiency mechanical systems will be installed and all AC window units will be removed from current windows.

3. Design Strategy—Our strategy for this project was to leave as much of the exterior unchanged as possible. When adding elements, such as the dormers, attention was paid to existing details and location. We believe that the added dormers are in keeping with the original design intent and will allow for a better functioning attic space.

4. Materials—The existing brick façade is to remain. The exposed concrete foundation will remain and be repaired as required. Existing wood window and door trim will be either replaced or re-used and painted white, to match existing. We are proposing to replace the existing asphalt roof shingles with slate look asphalt roofing. All new terraces, patios and stoops will have a bluestone finish.

5. Conclusion—Our intent is to refurbish this beautiful and historic home to its original grandeur.

6. Variances— None are requested.

Finding of Facts for Historic Preservation:

Standard 1-Height: This standard is met. The existing height of the home will remain unchanged and at 34'-8" (maximum of 40')

Standard 2-Proportion of the front façade: This standard is met. The existing front façade will essentially remain unchanged, barring the addition of the (3) dormers. We believe that their addition will enhance the symmetry of the existing building and bring continuity of the main form of the roof.

Standard 3- Proportion of openings: This standard is met. The existing openings will be unchanged, we are simply replacing the exterior windows and doors with replacements to match.

Standard 4- Rhythm of Solids to Voids: This standard is met. A consistent pattern of solids and voids is being maintained around the home.

Standard 5- Spacing on the Street: This standard is met. The spacing on the street will remain unchanged.

Standard 6- Rhythm of Front Porches: This standard is met. The front porches will be re-built to match the existing, but with new bluestone finish and iron handrails as required.

Standard 7- Relationship of Materials and Texture: This standard is met. The proposed exterior materials will be consistent with the existing conditions.

Standard 8- Roof Shapes: This standard is met. The roof forms are unchanged. The new dormers are to match the existing dormers, so we feel that their addition will enhance the existing design.

Standard 9- Walls of Continuity: This standard is met. We are not changing any exterior walls, except for rebuilding the sunroom to better align with the Colonial Revival style.

Standard 10- Scale: This standard is met. We will not be changing the scale of the building. Maximum bulk for this lot is 11,144 sf and the current-proposed home is at 6,775 sf (60.79%)

Standard 11-Directional Expression of Front Elevation: The proposed alterations do not change the directional expression of the front elevation.

Standard 12-Preservation of Historical Materials: This standard is met. The exterior of the home will be generally unchanged but patched and repaired as required and all new windows and doors will match the historic details and profiles.

Standard 13-Preservation of Natural Resources: This standard is met. No trees will be removed for the proposed plans.

Standard 14- Compatibility: This standard is met. The additions and revisions to the exterior are designed in a manner that are consistent with the existing home.

EXISTING & PROPOSED EAST ELEVATIONS

- WINDOW AND DOOR NOTES**
- (N-1) EXISTING HINDOOR TO BE REPLACED. INSTALL NEW HINDOOR IN EXISTING OPENING. REWORK EXISTING ROUGH OPENING AS REQUIRED FOR NEW HINDOOR. EXISTING HEADERS TO REMAIN UNLESS NOTED OTHERWISE. INSTALL NEW MOOD TRIM AND CASING. VERIFY EXISTING ROUGH OPENING PRIOR TO START OF CONSTRUCTION.
 - (N-2) NEW HINDOOR IN EXISTING HALL CONSTRUCTION. REWORK EXISTING HALL CONSTRUCTION AS REQUIRED FOR NEW HINDOOR AND HEADER PER PLAN. PATCH AND REPAIR AS REQUIRED.
 - (N-3) EXISTING WINDOW TO BE REMOVED. FILL IN WITH 8" CONCRETE MASONRY UNITS AS REQUIRED TO ALIGN WITH EXISTING CONSTRUCTION PATCH AND REPAIR OPENING AS REQUIRED.
 - (N-4) NEW HINDOOR IN NEW HALL CONSTRUCTION. PROVIDE HEADER PER PLAN.
 - (N-5) EXISTING DOOR RE-USED AND RE-BUILT.



4 NEW DORMER
AR 02 DETAIL SCALE: 3/4"=1'-0"
(TO MATCH EXISTING)

2 PROPOSED FRONT ELEVATION (EAST)
AR 02 SCALE: 1/4"=1'-0"



3 EXISTING DORMER
AR 02 DETAIL SCALE: 3/4"=1'-0"

1 EXISTING FRONT ELEVATION (EAST)
AR 02 DEMOLITION SCALE: 1/4"=1'-0"

REVIEW ONLY - NOT FOR CONSTRUCTION

<p>NUGENT RESIDENCE</p> <p>REMODEL</p> <p>301 WEST LAUREL AVE. LAKE FOREST, IL 60045</p>	<p>LANDMARK LUXURY GROUP</p>
<p>PROJECT # AD22114</p> <p>DRAWN BY: CDM/MB</p> <p>NUGENT RESIDENCE EXTERIOR ELEVATIONS</p>	<p>AR 02</p> <p># 2 OF TOTAL SHEETS</p>

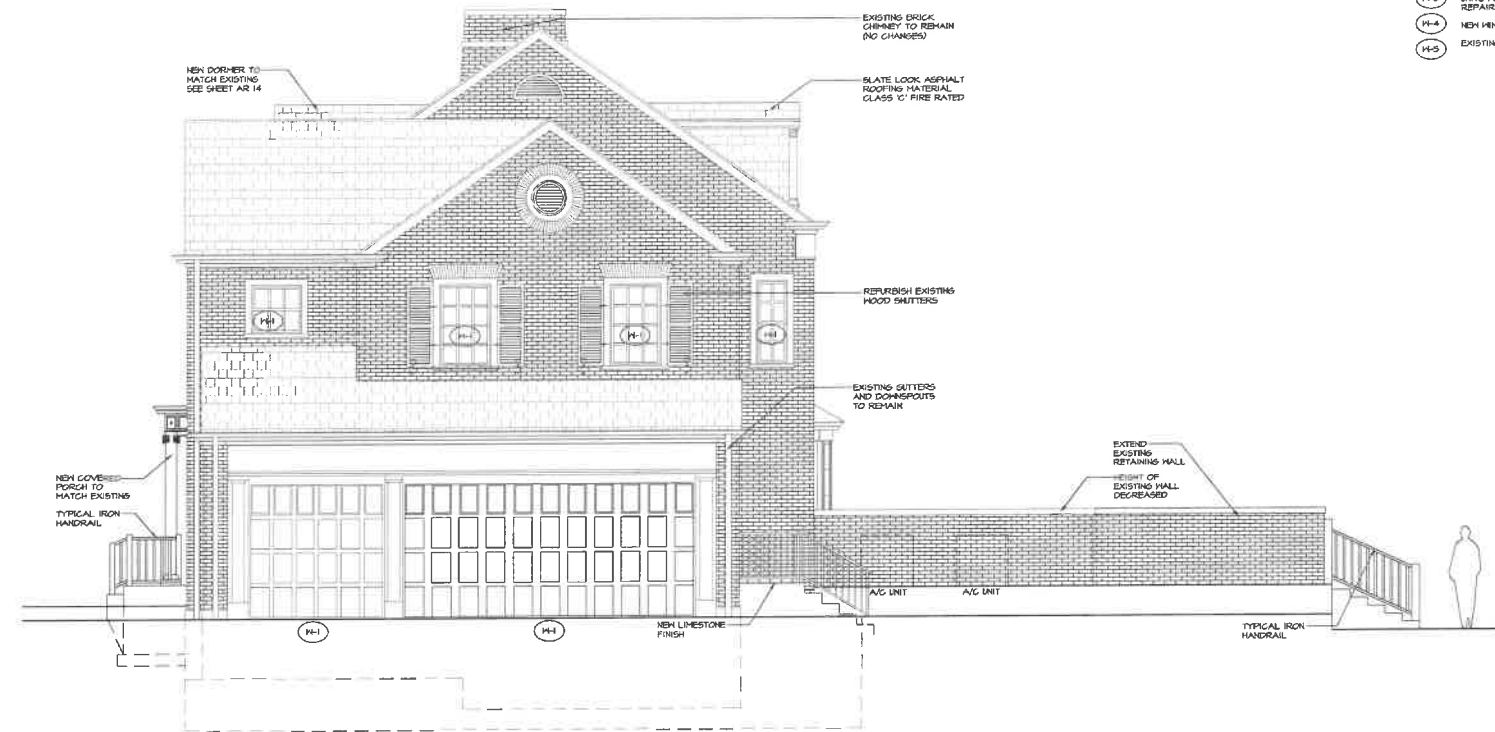
<p>ASPECT DESIGN INC. ARCHITECTS</p> <p>2655 COMMERCE DR. SUITE 607 LYOLA, IL 60073 MAIN: 630.457.2608 FAX: 630.457.2609 WWW.ASPECTDESIGN.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>REVIEW</td> <td>07/06/2022</td> </tr> <tr> <td>REVIEW</td> <td>06/29/2022</td> </tr> <tr> <td>REVIEW</td> <td>06/22/2022</td> </tr> <tr> <td>REVIEW</td> <td>06/17/2022</td> </tr> <tr> <td>REVIEW</td> <td>06/10/2022</td> </tr> <tr> <td>REVIEW</td> <td>06/02/2022</td> </tr> <tr> <td>REVIEW</td> <td>05/25/2022</td> </tr> <tr> <td>REVIEW</td> <td>05/18/2022</td> </tr> <tr> <td>REVIEW</td> <td>05/11/2022</td> </tr> <tr> <td>REVIEW</td> <td>05/04/2022</td> </tr> </table>	REVIEW	07/06/2022	REVIEW	06/29/2022	REVIEW	06/22/2022	REVIEW	06/17/2022	REVIEW	06/10/2022	REVIEW	06/02/2022	REVIEW	05/25/2022	REVIEW	05/18/2022	REVIEW	05/11/2022	REVIEW	05/04/2022
REVIEW	07/06/2022																				
REVIEW	06/29/2022																				
REVIEW	06/22/2022																				
REVIEW	06/17/2022																				
REVIEW	06/10/2022																				
REVIEW	06/02/2022																				
REVIEW	05/25/2022																				
REVIEW	05/18/2022																				
REVIEW	05/11/2022																				
REVIEW	05/04/2022																				

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER (ARCH-E)

EXISTING & PROPOSED NORTH ELEVATIONS

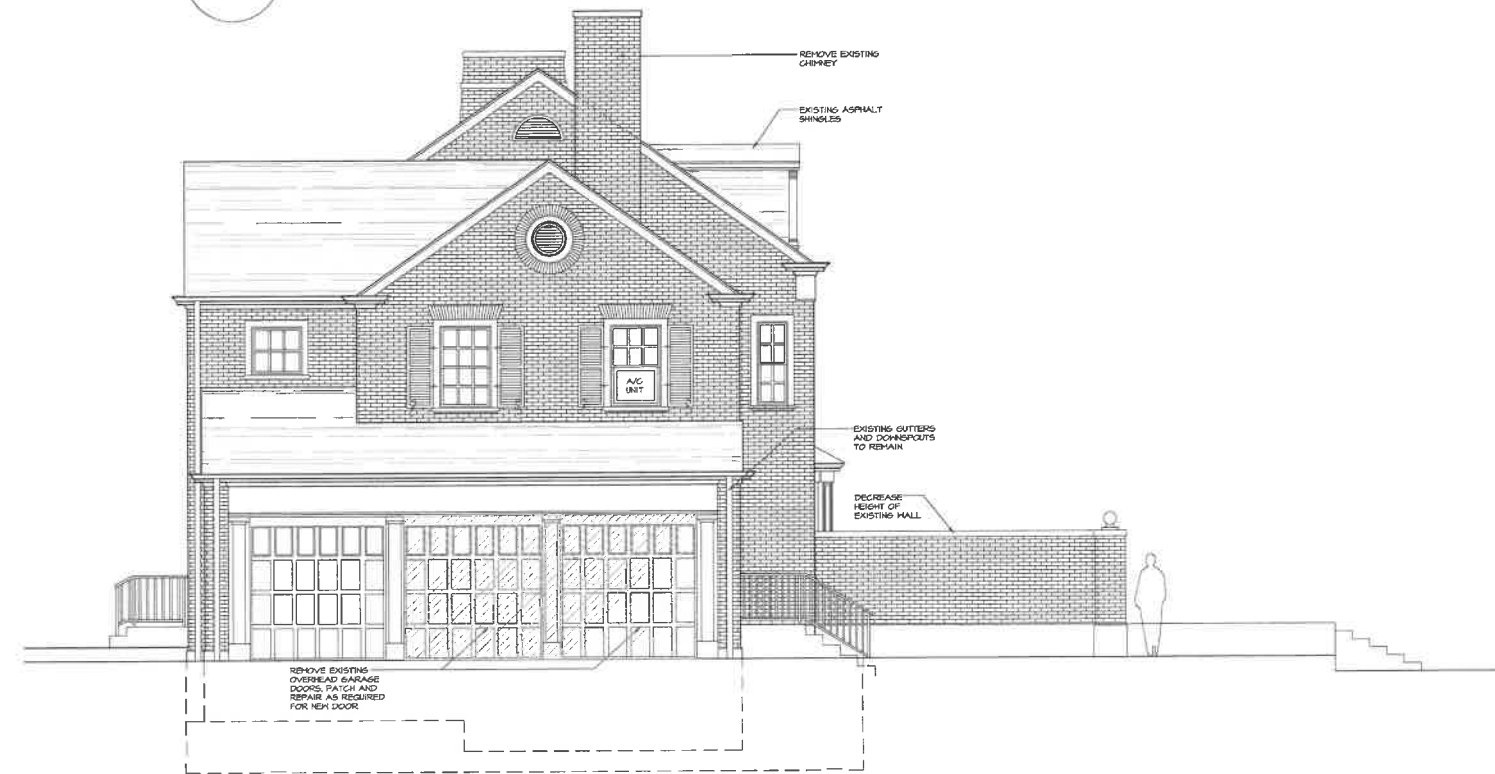
WINDOW AND DOOR NOTES

- PH-1 EXISTING WINDOW/DOOR TO BE REPLACED. INSTALL NEW WINDOW/DOOR IN EXISTING OPENING. REMOVE EXISTING ROUGH OPENING AS REQUIRED FOR NEW WINDOW/DOOR. EXISTING HEADER TO REMAIN UNLESS NOTED OTHERWISE. INSTALL NEW MOOD TRIM AND CASING. VERIFY EXISTING ROOM OPENING PRIOR TO START OF CONSTRUCTION.
- PH-2 NEW WINDOW/DOOR IN EXISTING HALL CONSTRUCTION. REMOVE EXISTING HALL CONSTRUCTION AS REQUIRED FOR NEW WINDOW AND REPAIR PER PLAN. PATCH AND REPAIR AS REQUIRED.
- PH-3 EXISTING WINDOW TO BE REMOVED. FILL IN WITH 8" CONCRETE MASONRY UNITS AS REQUIRED TO ALIGN WITH EXISTING CONSTRUCTION. PATCH AND REPAIR OPENING AS REQUIRED.
- PH-4 NEW WINDOW IN NEW HALL CONSTRUCTION. PROVIDE HEADER PER PLAN.
- PH-5 EXISTING DOORS TO REMAIN.



2 PROPOSED RIGHT ELEVATION (NORTH)
AR 05

SCALE: 1/4"=1'-0"



1 EXISTING RIGHT ELEVATION (NORTH)
AR 05 DEMOLITION

SCALE: 1/4"=1'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER. (ARCH-E)

REVIEW ONLY - NOT FOR CONSTRUCTION

<p>NUGENT RESIDENCE REMODEL 301 WEST LAUREL AVE. LAKE FOREST, IL 60045</p>	
<p>LANDMARK LUXURY GROUP</p>	
<p>REVIEW</p>	<p>REVIEW</p>
<p>05/22/2022</p>	<p>06/05/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>06/02/2022</p>	<p>06/06/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>06/17/2022</p>	<p>06/15/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>06/24/2022</p>	<p>06/21/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>06/28/2022</p>	<p>06/29/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>07/06/2022</p>	<p>07/14/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>07/20/2022</p>	<p>10/16/2022</p>
<p>REVIEW</p>	<p>REVIEW</p>
<p>2676 COMMERCE DR. SUNSHINE VILLAGE, IL 60071 TEL: 847-457-2500 WWW.ASPECTDESIGNINC.COM E: LINDSEY@ASPECTDESIGNINC.COM</p>	
<p>ASPECT DESIGN INC. ARCHITECTS</p>	
<p>PROJECT # AD22134</p>	<p>DRAWN BY: COM/MS</p>
<p>NUGENT RESIDENCE EXTERIOR ELEVATIONS</p>	
<p>AR 05</p>	
<p># 5 OF TOTAL SHEETS</p>	

WINDOW AND DOOR NOTES

- (H-1) EXISTING WINDOW/DOOR TO BE REPLACED. INSTALL NEW WINDOW/DOOR IN EXISTING OPENING. REWORK EXISTING ROUGH OPENING AS REQUIRED FOR NEW WINDOW/DOOR. EXISTING HEADERS TO REMAIN UNLESS NOTED OTHERWISE. INSTALL NEW MOOD TRIM AND CASING. VERIFY EXISTING ROUGH OPENING PRIOR TO START OF CONSTRUCTION.
- (H-2) NEW WINDOW/DOOR IN EXISTING HALL CONSTRUCTION. REWORK EXISTING HALL CONSTRUCTION AS REQUIRED FOR NEW WINDOW AND HEADER PER PLAN. PATCH AND REPAIR AS REQUIRED.
- (H-3) EXISTING WINDOW TO BE REMOVED. FILL IN WITH 8" CONCRETE MASONRY UNITS AS REQUIRED TO ALIGN WITH EXISTING CONSTRUCTION PATCH AND REPAIR OPENING AS REQUIRED.
- (H-4) NEW WINDOW IN NEW HALL CONSTRUCTION. PROVIDE HEADER PER PLAN.
- (H-5) EXISTING DOORS TO REMAIN.



2 PROPOSED REAR ELEVATION (WEST)
AR 04

SCALE: 1/4"=1'-0"



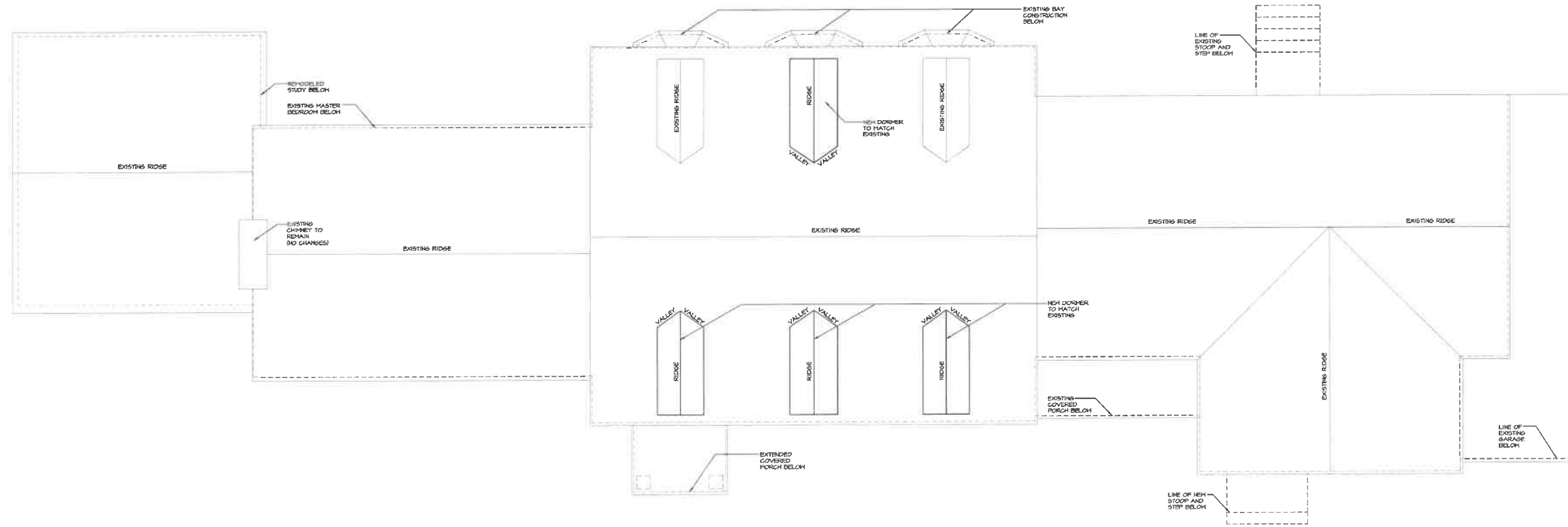
1 EXISTING REAR ELEVATION (WEST)
AR 04 DEMOLITION

SCALE: 1/4"=1'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER. (ARCH-E)

REVIEW ONLY - NOT FOR CONSTRUCTION

<p>NUGENT RESIDENCE REMODEL 301 WEST LAUREL AVE. LAKE FOREST, IL 60045</p>	
<p>LANDMARK LUXURY GROUP</p>	
<p>06/05/2022 REVIEW</p>	<p>06/05/2022 REVIEW</p>
<p>06/07/2022 REVIEW</p>	<p>06/07/2022 REVIEW</p>
<p>06/10/2022 REVIEW</p>	<p>06/10/2022 REVIEW</p>
<p>06/13/2022 REVIEW</p>	<p>06/13/2022 REVIEW</p>
<p>06/16/2022 REVIEW</p>	<p>06/16/2022 REVIEW</p>
<p>06/19/2022 REVIEW</p>	<p>06/19/2022 REVIEW</p>
<p>06/22/2022 REVIEW</p>	<p>06/22/2022 REVIEW</p>
<p>06/25/2022 REVIEW</p>	<p>06/25/2022 REVIEW</p>
<p>06/28/2022 REVIEW</p>	<p>06/28/2022 REVIEW</p>
<p>07/01/2022 REVIEW</p>	<p>07/01/2022 REVIEW</p>
<p>07/04/2022 REVIEW</p>	<p>07/04/2022 REVIEW</p>
<p>07/07/2022 REVIEW</p>	<p>07/07/2022 REVIEW</p>
<p>07/10/2022 REVIEW</p>	<p>07/10/2022 REVIEW</p>
<p>07/13/2022 REVIEW</p>	<p>07/13/2022 REVIEW</p>
<p>07/16/2022 REVIEW</p>	<p>07/16/2022 REVIEW</p>
<p>07/19/2022 REVIEW</p>	<p>07/19/2022 REVIEW</p>
<p>07/22/2022 REVIEW</p>	<p>07/22/2022 REVIEW</p>
<p>07/25/2022 REVIEW</p>	<p>07/25/2022 REVIEW</p>
<p>07/28/2022 REVIEW</p>	<p>07/28/2022 REVIEW</p>
<p>08/01/2022 REVIEW</p>	<p>08/01/2022 REVIEW</p>
<p>08/04/2022 REVIEW</p>	<p>08/04/2022 REVIEW</p>
<p>08/07/2022 REVIEW</p>	<p>08/07/2022 REVIEW</p>
<p>08/10/2022 REVIEW</p>	<p>08/10/2022 REVIEW</p>
<p>08/13/2022 REVIEW</p>	<p>08/13/2022 REVIEW</p>
<p>08/16/2022 REVIEW</p>	<p>08/16/2022 REVIEW</p>
<p>08/19/2022 REVIEW</p>	<p>08/19/2022 REVIEW</p>
<p>08/22/2022 REVIEW</p>	<p>08/22/2022 REVIEW</p>
<p>08/25/2022 REVIEW</p>	<p>08/25/2022 REVIEW</p>
<p>08/28/2022 REVIEW</p>	<p>08/28/2022 REVIEW</p>
<p>09/01/2022 REVIEW</p>	<p>09/01/2022 REVIEW</p>
<p>09/04/2022 REVIEW</p>	<p>09/04/2022 REVIEW</p>
<p>09/07/2022 REVIEW</p>	<p>09/07/2022 REVIEW</p>
<p>09/10/2022 REVIEW</p>	<p>09/10/2022 REVIEW</p>
<p>09/13/2022 REVIEW</p>	<p>09/13/2022 REVIEW</p>
<p>09/16/2022 REVIEW</p>	<p>09/16/2022 REVIEW</p>
<p>09/19/2022 REVIEW</p>	<p>09/19/2022 REVIEW</p>
<p>09/22/2022 REVIEW</p>	<p>09/22/2022 REVIEW</p>
<p>09/25/2022 REVIEW</p>	<p>09/25/2022 REVIEW</p>
<p>09/28/2022 REVIEW</p>	<p>09/28/2022 REVIEW</p>
<p>10/01/2022 REVIEW</p>	<p>10/01/2022 REVIEW</p>
<p>10/04/2022 REVIEW</p>	<p>10/04/2022 REVIEW</p>
<p>10/07/2022 REVIEW</p>	<p>10/07/2022 REVIEW</p>
<p>10/10/2022 REVIEW</p>	<p>10/10/2022 REVIEW</p>
<p>10/13/2022 REVIEW</p>	<p>10/13/2022 REVIEW</p>
<p>10/16/2022 REVIEW</p>	<p>10/16/2022 REVIEW</p>
<p>10/19/2022 REVIEW</p>	<p>10/19/2022 REVIEW</p>
<p>10/22/2022 REVIEW</p>	<p>10/22/2022 REVIEW</p>
<p>10/25/2022 REVIEW</p>	<p>10/25/2022 REVIEW</p>
<p>10/28/2022 REVIEW</p>	<p>10/28/2022 REVIEW</p>
<p>11/01/2022 REVIEW</p>	<p>11/01/2022 REVIEW</p>
<p>11/04/2022 REVIEW</p>	<p>11/04/2022 REVIEW</p>
<p>11/07/2022 REVIEW</p>	<p>11/07/2022 REVIEW</p>
<p>11/10/2022 REVIEW</p>	<p>11/10/2022 REVIEW</p>
<p>11/13/2022 REVIEW</p>	<p>11/13/2022 REVIEW</p>
<p>11/16/2022 REVIEW</p>	<p>11/16/2022 REVIEW</p>
<p>11/19/2022 REVIEW</p>	<p>11/19/2022 REVIEW</p>
<p>11/22/2022 REVIEW</p>	<p>11/22/2022 REVIEW</p>
<p>11/25/2022 REVIEW</p>	<p>11/25/2022 REVIEW</p>
<p>11/28/2022 REVIEW</p>	<p>11/28/2022 REVIEW</p>
<p>12/01/2022 REVIEW</p>	<p>12/01/2022 REVIEW</p>
<p>12/04/2022 REVIEW</p>	<p>12/04/2022 REVIEW</p>
<p>12/07/2022 REVIEW</p>	<p>12/07/2022 REVIEW</p>
<p>12/10/2022 REVIEW</p>	<p>12/10/2022 REVIEW</p>
<p>12/13/2022 REVIEW</p>	<p>12/13/2022 REVIEW</p>
<p>12/16/2022 REVIEW</p>	<p>12/16/2022 REVIEW</p>
<p>12/19/2022 REVIEW</p>	<p>12/19/2022 REVIEW</p>
<p>12/22/2022 REVIEW</p>	<p>12/22/2022 REVIEW</p>
<p>12/25/2022 REVIEW</p>	<p>12/25/2022 REVIEW</p>
<p>12/28/2022 REVIEW</p>	<p>12/28/2022 REVIEW</p>
<p>12/31/2022 REVIEW</p>	<p>12/31/2022 REVIEW</p>
<p>01/03/2023 REVIEW</p>	<p>01/03/2023 REVIEW</p>
<p>01/06/2023 REVIEW</p>	<p>01/06/2023 REVIEW</p>
<p>01/09/2023 REVIEW</p>	<p>01/09/2023 REVIEW</p>
<p>01/12/2023 REVIEW</p>	<p>01/12/2023 REVIEW</p>
<p>01/15/2023 REVIEW</p>	<p>01/15/2023 REVIEW</p>
<p>01/18/2023 REVIEW</p>	<p>01/18/2023 REVIEW</p>
<p>01/21/2023 REVIEW</p>	<p>01/21/2023 REVIEW</p>
<p>01/24/2023 REVIEW</p>	<p>01/24/2023 REVIEW</p>
<p>01/27/2023 REVIEW</p>	<p>01/27/2023 REVIEW</p>
<p>01/30/2023 REVIEW</p>	<p>01/30/2023 REVIEW</p>
<p>02/02/2023 REVIEW</p>	<p>02/02/2023 REVIEW</p>
<p>02/05/2023 REVIEW</p>	<p>02/05/2023 REVIEW</p>
<p>02/08/2023 REVIEW</p>	<p>02/08/2023 REVIEW</p>
<p>02/11/2023 REVIEW</p>	<p>02/11/2023 REVIEW</p>
<p>02/14/2023 REVIEW</p>	<p>02/14/2023 REVIEW</p>
<p>02/17/2023 REVIEW</p>	<p>02/17/2023 REVIEW</p>
<p>02/20/2023 REVIEW</p>	<p>02/20/2023 REVIEW</p>
<p>02/23/2023 REVIEW</p>	<p>02/23/2023 REVIEW</p>
<p>02/26/2023 REVIEW</p>	<p>02/26/2023 REVIEW</p>
<p>02/29/2023 REVIEW</p>	<p>02/29/2023 REVIEW</p>
<p>03/03/2023 REVIEW</p>	<p>03/03/2023 REVIEW</p>
<p>03/06/2023 REVIEW</p>	<p>03/06/2023 REVIEW</p>
<p>03/09/2023 REVIEW</p>	<p>03/09/2023 REVIEW</p>
<p>03/12/2023 REVIEW</p>	<p>03/12/2023 REVIEW</p>
<p>03/15/2023 REVIEW</p>	<p>03/15/2023 REVIEW</p>
<p>03/18/2023 REVIEW</p>	<p>03/18/2023 REVIEW</p>
<p>03/21/2023 REVIEW</p>	<p>03/21/2023 REVIEW</p>
<p>03/24/2023 REVIEW</p>	<p>03/24/2023 REVIEW</p>
<p>03/27/2023 REVIEW</p>	<p>03/27/2023 REVIEW</p>
<p>03/30/2023 REVIEW</p>	<p>03/30/2023 REVIEW</p>
<p>04/02/2023 REVIEW</p>	<p>04/02/2023 REVIEW</p>
<p>04/05/2023 REVIEW</p>	<p>04/05/2023 REVIEW</p>
<p>04/08/2023 REVIEW</p>	<p>04/08/2023 REVIEW</p>
<p>04/11/2023 REVIEW</p>	<p>04/11/2023 REVIEW</p>
<p>04/14/2023 REVIEW</p>	<p>04/14/2023 REVIEW</p>
<p>04/17/2023 REVIEW</p>	<p>04/17/2023 REVIEW</p>
<p>04/20/2023 REVIEW</p>	<p>04/20/2023 REVIEW</p>
<p>04/23/2023 REVIEW</p>	<p>04/23/2023 REVIEW</p>
<p>04/26/2023 REVIEW</p>	<p>04/26/2023 REVIEW</p>
<p>04/29/2023 REVIEW</p>	<p>04/29/2023 REVIEW</p>
<p>05/02/2023 REVIEW</p>	<p>05/02/2023 REVIEW</p>
<p>05/05/2023 REVIEW</p>	<p>05/05/2023 REVIEW</p>
<p>05/08/2023 REVIEW</p>	<p>05/08/2023 REVIEW</p>
<p>05/11/2023 REVIEW</p>	<p>05/11/2023 REVIEW</p>
<p>05/14/2023 REVIEW</p>	<p>05/14/2023 REVIEW</p>
<p>05/17/2023 REVIEW</p>	<p>05/17/2023 REVIEW</p>
<p>05/20/2023 REVIEW</p>	<p>05/20/2023 REVIEW</p>
<p>05/23/2023 REVIEW</p>	<p>05/23/2023 REVIEW</p>
<p>05/26/2023 REVIEW</p>	<p>05/26/2023 REVIEW</p>
<p>05/29/2023 REVIEW</p>	<p>05/29/2023 REVIEW</p>
<p>06/01/2023 REVIEW</p>	<p>06/01/2023 REVIEW</p>
<p>06/04/2023 REVIEW</p>	<p>06/04/2023 REVIEW</p>
<p>06/07/2023 REVIEW</p>	<p>06/07/2023 REVIEW</p>
<p>06/10/2023 REVIEW</p>	<p>06/10/2023 REVIEW</p>
<p>06/13/2023 REVIEW</p>	<p>06/13/2023 REVIEW</p>
<p>06/16/2023 REVIEW</p>	<p>06/16/2023 REVIEW</p>
<p>06/19/2023 REVIEW</p>	<p>06/19/2023 REVIEW</p>
<p>06/22/2023 REVIEW</p>	<p>06/22/2023 REVIEW</p>
<p>06/25/2023 REVIEW</p>	<p>06/25/2023 REVIEW</p>
<p>06/28/2023 REVIEW</p>	<p>06/28/2023 REVIEW</p>
<p>07/01/2023 REVIEW</p>	<p>07/01/2023 REVIEW</p>
<p>07/04/2023 REVIEW</p>	<p>07/04/2023 REVIEW</p>
<p>07/07/2023 REVIEW</p>	<p>07/07/2023 REVIEW</p>
<p>07/10/2023 REVIEW</p>	<p>07/10/2023 REVIEW</p>
<p>07/13/2023 REVIEW</p>	<p>07/13/2023 REVIEW</p>
<p>07/16/2023 REVIEW</p>	<p>07/16/2023 REVIEW</p>
<p>07/19/2023 REVIEW</p>	<p>07/19/2023 REVIEW</p>
<p>07/22/2023 REVIEW</p>	<p>07/22/2023 REVIEW</p>
<p>07/25/2023 REVIEW</p>	<p>07/25/2023 REVIEW</p>
<p>07/28/2023 REVIEW</p>	<p>07/28/2023 REVIEW</p>
<p>07/31/2023 REVIEW</p>	<p>07/31/2023 REVIEW</p>
<p>08/03/2023 REVIEW</p>	<p>08/03/2023 REVIEW</p>
<p>08/06/2023 REVIEW</p>	<p>08/06/2023 REVIEW</p>
<p>08/09/2023 REVIEW</p>	<p>08/09/2023 REVIEW</p>
<p>08/12/2023 REVIEW</p>	<p>08/12/2023 REVIEW</p>
<p>08/15/2023 REVIEW</p>	<p>08/15/2023 REVIEW</p>
<p>08/18/2023 REVIEW</p>	<p>08/18/2023 REVIEW</p>
<p>08/21/2023 REVIEW</p>	<p>08/21/2023 REVIEW</p>
<p>08/24/2023 REVIEW</p>	<p>08/24/2023 REVIEW</p>
<p>08/27/2023 REVIEW</p>	<p>08/27/2023 REVIEW</p>
<p>08/30/2023 REVIEW</p>	<p>08/30/2023 REVIEW</p>
<p>09/02/2023 REVIEW</p>	<p>09/02/2023 REVIEW</p>
<p>09/05/2023 REVIEW</p>	<p>09/05/2023 REVIEW</p>
<p>09/08/2023 REVIEW</p>	<p>09/08/2023 REVIEW</p>
<p>09/11/2023 REVIEW</p>	<p>09/11/2023 REVIEW</p>
<p>09/14/2023 REVIEW</p>	<p>09/14/2023 REVIEW</p>
<p>09/17/2023 REVIEW</p>	<p>09/17/2023 REVIEW</p>
<p>09/20/2023 REVIEW</p>	<p>09/20/2023 REVIEW</p>
<p>09/23/2023 REVIEW</p>	<p>09/23/2023 REVIEW</p>
<p>09/26/2023 REVIEW</p>	<p>09/26/2023 REVIEW</p>
<p>09/29/2023 REVIEW</p>	<p>09/29/2023 REVIEW</p>
<p>10/02/2023 REVIEW</p>	<p>10/02/2023 REVIEW</p>
<p>10/05/2023 REVIEW</p>	<p>10/05/2023 REVIEW</p>
<p>10/08/2023 REVIEW</p>	<p>10/08/2023 REVIEW</p>
<p>10/11/2023 REVIEW</p>	<p>10/11/2023 REVIEW</p>
<p>10/14/2023 REVIEW</p>	<p>10/14/2023 REVIEW</p>
<p>10/17/2023 REVIEW</p>	<p>10/17/2023 REVIEW</p>
<p>10/20/2023 REVIEW</p>	<p>10/20/2023 REVIEW</p>
<p>10/23/2023 REVIEW</p>	<p>10/23/2023 REVIEW</p>
<p>10/26/2023 REVIEW</p>	<p>10/26/2023 REVIEW</p>
<p>10/29/2023 REVIEW</p>	<p>10/29/2023 REVIEW</p>
<p>11/01/2023 REVIEW</p>	<p>11/01/2023 REVIEW</p>
<p>11/04/2023 REVIEW</p>	<p>11/04/2023 REVIEW</p>
<p>11/07/2023 REVIEW</p>	<p>11/07/2023 REVIEW</p>
<p>11/10/2023 REVIEW</p>	<p>11/10/2023 REVIEW</p>
<p>11/13/2023 REVIEW</p>	<p>11/13/2023 REVIEW</p>
<p>11/16/2023 REVIEW</p>	<p>11/16/2023 REVIEW</p>
<p>11/19/2023 REVIEW</p>	<p>11/19/2023 REVIEW</p>
<p>11/22/2023 REVIEW</p>	<p>11/22/2023 REVIEW</p>
<p>11/25/2023 REVIEW</p>	<p>11/25/2023 REVIEW</p>
<p>11/28/2023 REVIEW</p>	<p>11/28/2023 REVIEW</p>
<p>12/01/2023 REVIEW</p>	<p>12/01/2023 REVIEW</p>
<p>12/04/2023 REVIEW</p>	<p>12/04/2023 REVIEW</p>
<p>12</p>	



1 PROPOSED ROOF PLAN
AR 13

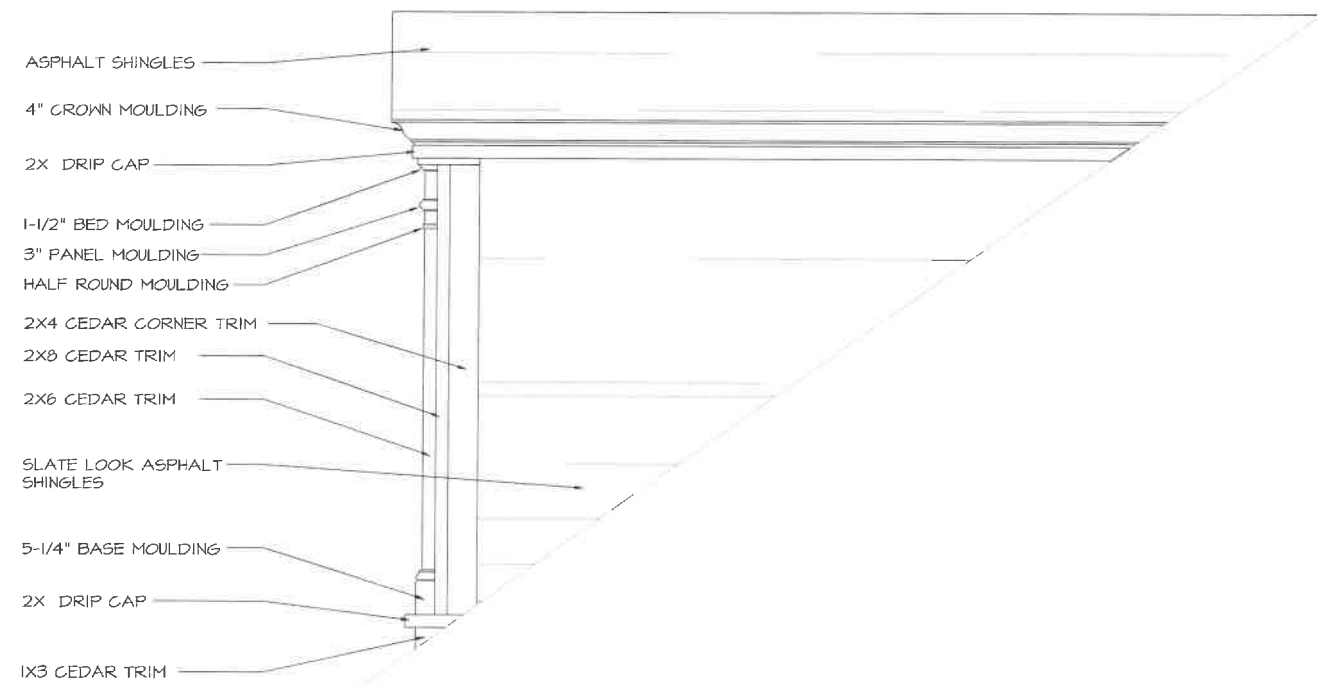
SCALE: 1/4"=1'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER. (ARCH-E)

REVIEW ONLY-NOT FOR CONSTRUCTION

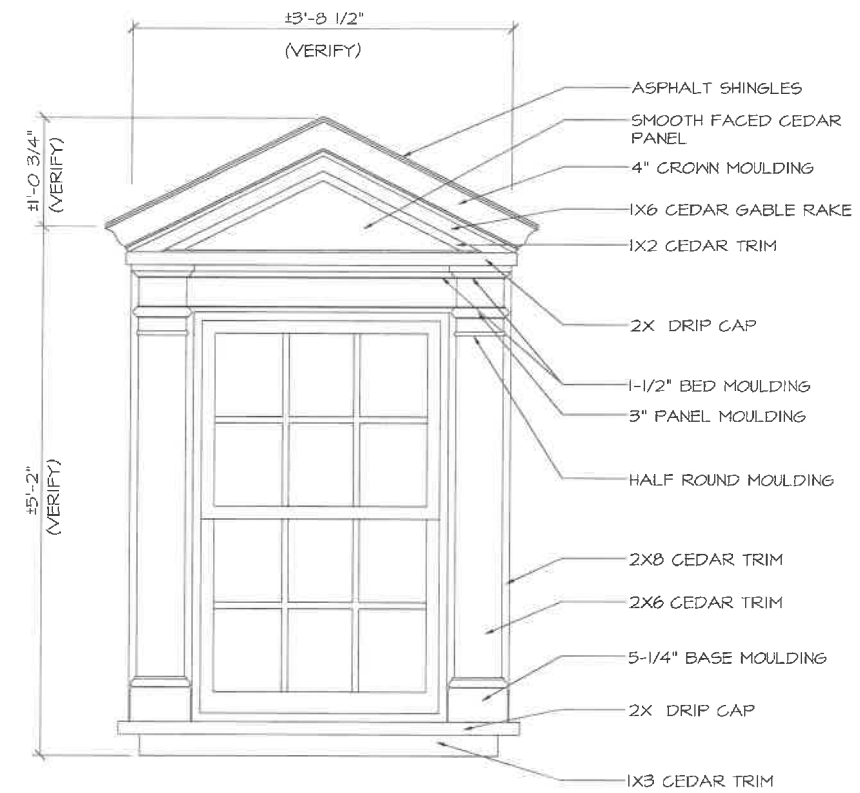
LANDMARK LUXURY GROUP	NUGENT RESIDENCE		REMODEL 301 WEST LAUREL AVE. LAKE FOREST, IL 60045		
REVIEW	REVIEW	REVIEW	REVIEW	REVIEW	REVIEW
05/25/2022	06/02/2022	06/17/2022	06/22/2022	06/27/2022	07/04/2022
REVIEW	REVIEW	REVIEW	REVIEW	REVIEW	REVIEW
05/25/2022	06/02/2022	06/17/2022	06/22/2022	06/27/2022	07/04/2022
REVIEW	REVIEW	REVIEW	REVIEW	REVIEW	REVIEW
2875 COMMERCE DR. FLOID, IL 60073 MAIN: 847-457-2500 WWW.ASPECTDESIGN.COM					
PROJECT #	AD22134				
DRAWN BY:	CGM/JMB				
NUGENT RESIDENCE ROOF PLAN					
AR 13					
# 13 OF TOTAL SHEETS					

PROPOSED DORMER DRAWINGS



2 DORMER SIDE ELEVATION
 AR 14

SCALE: 1/2"=1'-0"



1 DORMER FRONT ELEVATION
 AR 14

SCALE: 1/2"=1'-0"

REVIEW ONLY - NOT FOR CONSTRUCTION

LANDMARK LUXURY GROUP 06/05/2022 06/06/2022 06/15/2022 06/15/2022 06/25/2022 06/29/2022 06/16/2022		NUGENT RESIDENCE REMODEL 301 WEST LAUREL AVE. LAKE FOREST, IL 60045
ASPECT DESIGN INC. ARCHITECTS 14515 COMMERCE DR. SUITE 607 Volo, IL 60073 PHONE: 847-457-2500 WWW.ASPECTDESIGN.COM		PROJECT # AD22134 DRAWN BY: COM / MIB NUGENT RESIDENCE DORMER DETAILS AR 14 # 14 OF TOTAL SHEETS

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 30" x 42" SIZE PAPER (ARCH-E)