Agenda Item 3
205 North Green Bay Road
Change to a Previously Approved Roofing Material

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner
Application
Description of Exterior Materials
Site Plan
Conceptual Renderings
Proposed Roofing Materials Information
Synthetic Roofing Checklist
Synthetic Roofing Manufacturer Information
Synthetic Roofing Installation Guide

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

THE CITY OF LAKE FOREST
CHARTERED 1861

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	November 20, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**205 N. Green Bay Road – Change to a Previously Approved Roofing Material**

PROPERTY OWNERS
Mr. John A Plant
100 Pembroke Drive
Lake Forest, IL 60045

PROPERTY LOCATION
205 North Green Bay Road

HISTORIC DISTRICTS
Green Bay Road Local & National Register Historic District

PROJECT REPRESENTATIVE
Nate Lochner, architect
Vice President of Architecture
A. Perry Architects, PLLC

SUMMARY OF THE PETITION
This is a request for an alteration of the recently approved Certificate of Appropriateness for a new single-family residence to use synthetic roofing in lieu of natural cedar shakes.

DESCRIPTION OF PROPERTY
The property is on the east side of Green Bay Road, at the northeast end of the private drive which is located just south of the 255 North Green Bay Road estate home. This is the last remaining vacant lot in the Sheffield Subdivision, Lot 7, platted on September 27, 1960.

STAFF EVALUATION
During the May 22, 2024 Historic Preservation Commission meeting, the proposed new home at 205 E. Green Bay Road was approved with a natural cedar shake roofing material. Due to circumstances around the availability and cost as well as insurability of a natural cedar roof, the petitioner is now requesting an amendment of the roofing material to a synthetic slate. The proposed material is DaVinci Providence Slate

Proposed Residence
The residence is described in the Petitioner Statement of Intent as an English Cottage style home which is a blend of traditional cottage massing expressed with modern detailing.

The masses are proposed to be clad in stone veneer with pronounced break walls that terminate in strong chimneys. These walls define the central block of the house with tall windows flanking each side. The roof pitch is steep and unbroken lending to the simple form reminiscent of a medieval structure. Smaller side gables flank the center section of the house giving it a symmetrical composition.

window frames. The cedar siding will be stained a dark greyish blue, and the trim is proposed as a dark French grey.

The roof is now proposed to be Providence Slate, a synthetic imitation slate product manufactured by Davinci. The roof will be composed of single width tiles in a straight coursing in the European colorway. The dormers on the back and side of the house as well as the flashing will be aluminum in a charcoal gray finish.

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

Findings
A staff review of the applicable 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 not applicable.

Standard 2 – Proportion of Front Façade.
This standard is not applicable.

Standard 3 – Proportion of Openings.
This standard is not applicable.

Standard 4 – Rhythm of Solids to Voids.
This standard is not applicable.

Standard 5 – Spacing on the Street.
This standard is not applicable.

Standard 6 – Rhythm of Entrance Porches.
This standard is not applicable.

Standard 7 – Relationship of Materials and Texture.
This standard is met. High quality materials consistent with the contemporary style of the home are proposed. The synthetic imitation slate roof will be more in keeping with an English Cottage style than the originally proposed cedar shakes. The gray blue coloration of the proposed synthetic imitation slate will provide an appropriate contrast to the limestone veneer and dark bronze framed windows.

Standard 8 – Roof Shapes.
This standard is not applicable.

Standard 9 – Walls of Continuity.
This standard is not applicable.

Standard 10 – Scale.
This standard is not applicable.

Standard 11 – Directional Expression of Front Elevation.
This standard is not applicable.

Standard 12 – Preservation of Historic Material.
This standard is not applicable.

Standard 13 – Protection of Natural Resources.
This standard is not applicable.

Standard 14 – Compatibility.
This standard is not applicable.

Standard 15 – Repair to deteriorated features.
This standard is not applicable.

Standard 16 – Surface cleaning.
This standard is not applicable.

Standard 17 – Reversibility of Additions and Alterations.
This standard is met. The proposed synthetic slate roof can be replaced in full at a later date if the material is found to be nonperforming, wears out at the end of its anticipated lifetime, or a more suitable product becomes available.

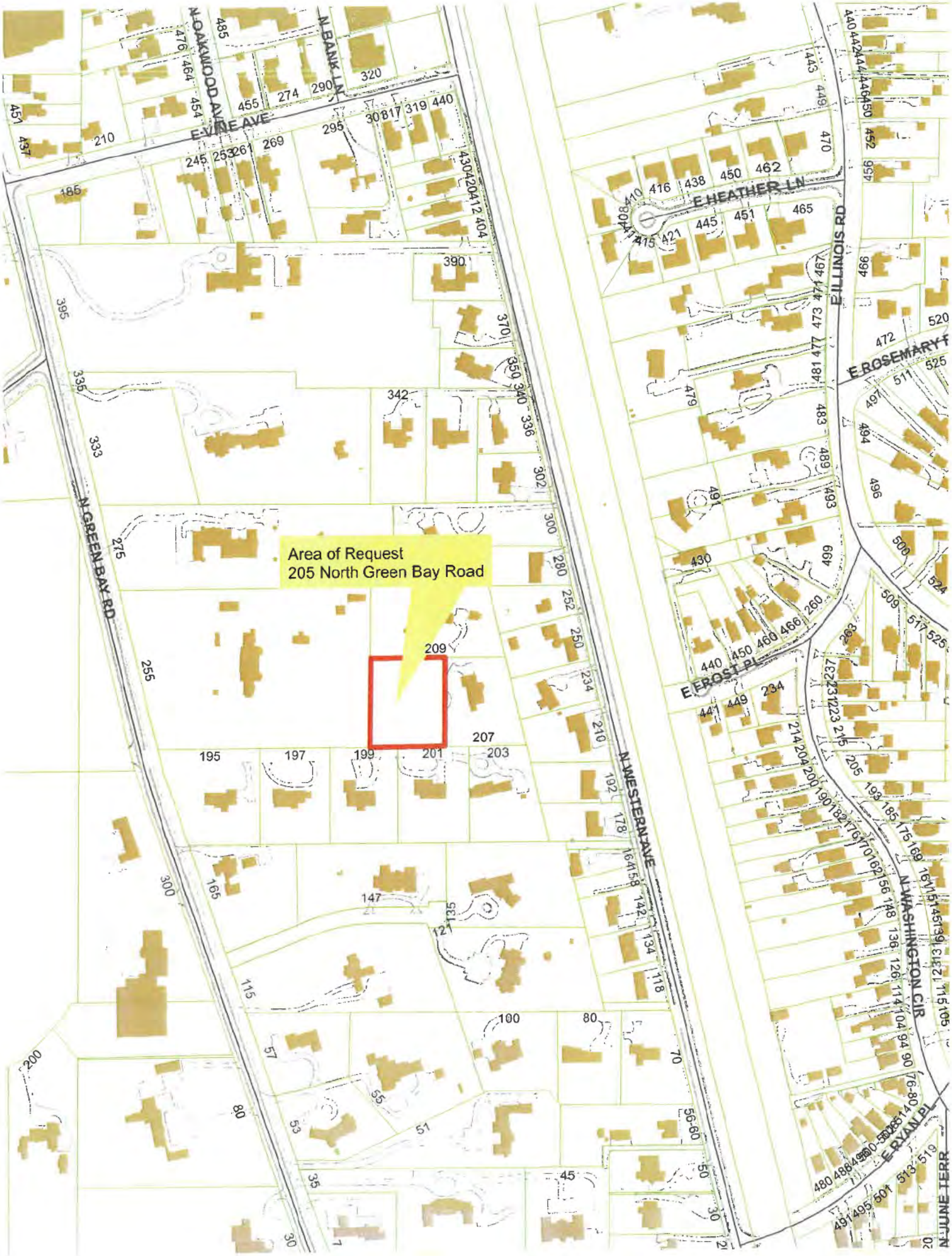
PUBLIC COMMENT

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. As of the date of this writing, staff has not received any correspondence or contacts relating to this petition.

RECOMMENDATION

Approve a revised Certificate of Appropriateness approving the use of a synthetic imitation slate product for the residence under construction at 205 N. Green Bay Road. In addition to the conditions as approved by the Commission as part of the original Certificate of Appropriateness, staff recommends the following additional condition.

1. The synthetic imitation slate product shall be consistent with the product information presented to the Commission. If any modification in the final roof product is proposed, the product will be subject to review and approval by City staff in consultation with the Chairman as appropriate.


Area of Request
205 North Green Bay Road
N GREEN BAY RD
N WESTERN AVE
E VINE AVE
N OAKWOOD AVE
N BANK LN
E HEATHER LN
E ILLINOIS RD
E ROSEMARY LN
E FROST PL
N WASHINGTON CIR
E RYAN PL
JUNE TERR


Area of Request
205 North Green Bay Road
N WESTERN AVE
209
195
197
199
201
207
165

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 205 N. GREEN BAY ROAD

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☒ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

☐ East Lake Forest District ☒ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other _____

PROPERTY OWNER INFORMATION

JOHN PLANT
Owner of Property

205 N. GREEN BAY RD.
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045
City, State and Zip Code

(248) 752 6538 N/A
Phone Number *Fax Number*

john.a.plant@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

NATE LOCHNER - VICE PRESIDENT OF ARCHITECTURE
Name and Title of Person Presenting Project

A. PERRY ARCHITECTS, ILLINOIS, PLLC
Name of Firm

1220 WASHINGTON AVE.
Street Address

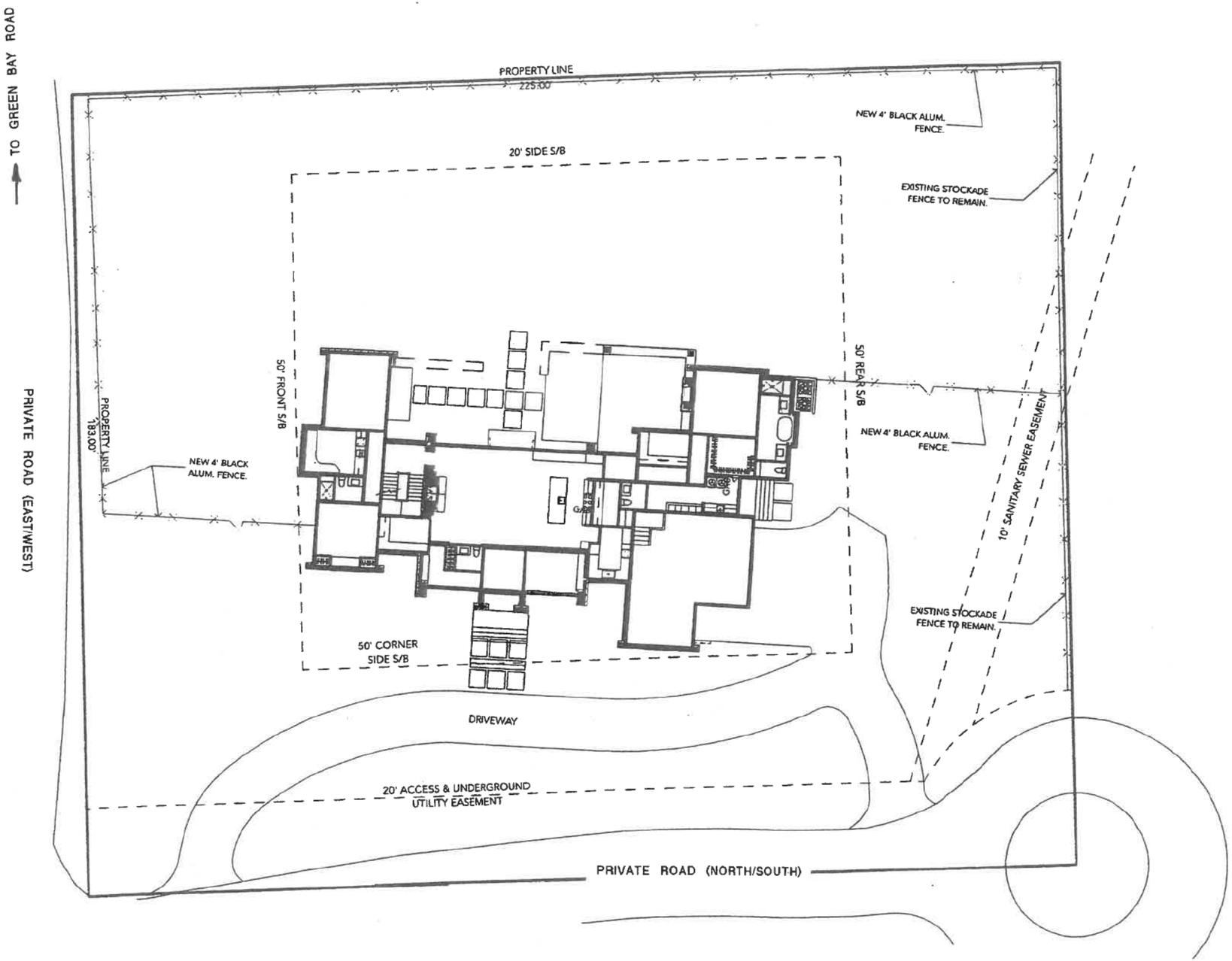
WILMETTE, IL 60091
City, State and Zip Code

847-721-4429 N/A
Phone Number *Fax Number*

NATE@APERRYHOMES.COM
Email Address

Representative's Signature (Architect/ Builder)

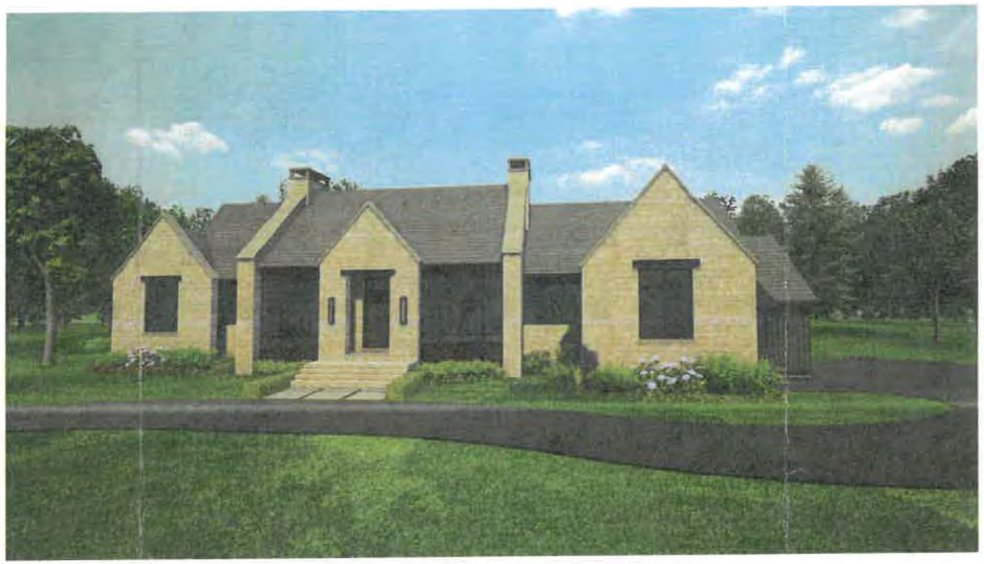
The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☑ OWNER	☐ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE



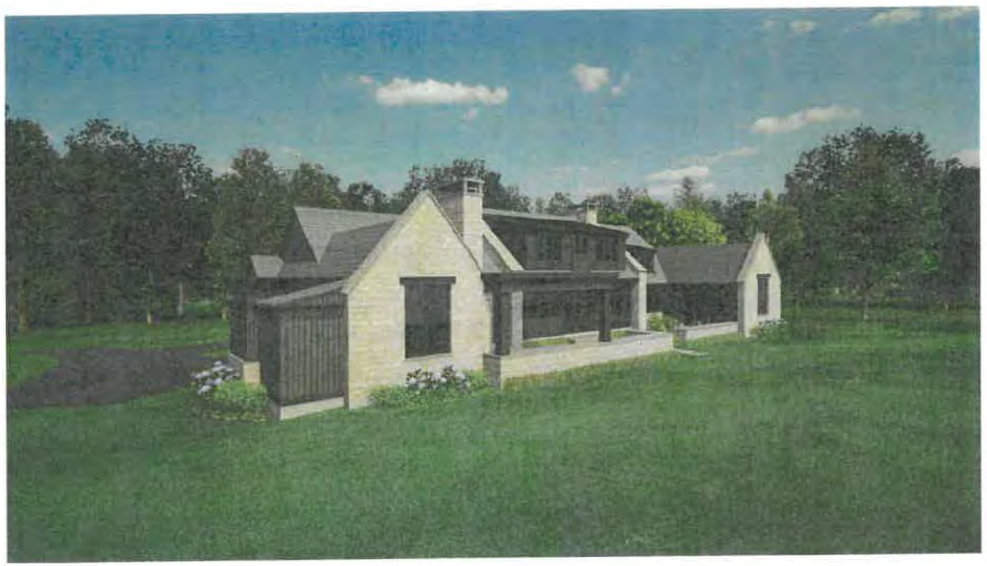
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

PERSPECTIVE 4

A. PERRY ARCHITECTS, ILLINOIS, PLLC.
1220 WASHINGTON AVE.
WILMETTE, IL 60091
847.549.0668
WWW.APERRYHOMES.COM

PROPOSED NEW HOME
PLANT RESIDENCE
205 N. GREEN BAY ROAD
LAKE FOREST, IL 60045

DATE	DESCRIPTION
03/20/24	Iss. For Design Dev.
04/12/24	Iss. For Lake Forest Historic Preservation Commission
05/03/24	Iss. For Final Review

Professional Design Firm #
184.008762-0001

ARCHITECTS SEAL

EXPIRES: 11/30/24

PROJECT NO.: 23.326.N
PROJECT TYPE: NEW CONSTRUCTION
FILE: 240514_Plant_NATE_CD.pln
© DATE: 01.29.24

PERSPECTIVES

DD-3

SHEET 14 of 11

PERSPECTIVE 5

PERSPECTIVE 6

PERSPECTIVE 7

PERSPECTIVE 8

A. PERRY ARCHITECTS, ILLINOIS, PLLC.
1220 WASHINGTON AVE.
WILMETTE, IL 60091
847.549.0668
WWW.APERRYHOMES.COM

PROPOSED NEW HOME

PLANT RESIDENCE

205 N. GREEN BAY ROAD
LAKE FOREST, IL 60045

DATE	DESCRIPTION
03/20/24	Iss. For Design Dev.
04/12/24	Iss. For Lake Forest Historic Preservation Commission
05/03/24	Iss. For Final Review

Professional Design Firm #
184.008762-0001

ARCHITECTS SEAL

EXPIRES: 11/30/24

PROJECT NO.: 23.326.N
PROJECT TYPE: NEW CONSTRUCTION
FILE: 240514_Plant_NATE_CD.pln
© DATE: 01.29.24

PERSPECTIVES

DD-4

SHEET 15 of 11

Community Development Department
800 Field Drive • Lake Forest, IL 60045
www.cityoflakeforest.com

Synthetic Roof Products in the Historic Districts/Local Landmarks – *Proposed Roofing Material Information*

The following information provides the requested Material and Installation specifications for consideration

DESCRIPTION OF THE EXISTING ROOFING MATERIAL
Material Type Medium Cedar Shake
Thickness 1/2"
Color Natural

SYNTHETIC ROOFING MATERIAL MANUFACTURER DaVinci

SYNTHETIC ROOFING MATERIAL TYPE Slate

COLOR OF SYNTHETIC ROOFING MATERIAL European
For Proposed Shingles and Trim

PRODUCT SPECIFICATIONS:
Shingle thickness 5/8"

☑ Single width tiles – width of tiles

☐ Multi width tiles – range of individual tile width

INSTALLATION METHOD
Exposure distance between rows of shingles 7"

Installation Arrangement – Select One:
☑ Straight Coursing
☐ Staggered Coursing

Gable Ends/ Rakes – Select One:
☑ Factory Edge on gable end/ rake - No End Cap
☐ End Cap at gable end/ rake

FLASHING
Material Aluminum
Color Charcoal Gray

ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:
1. 1315 Abington Drive, Lake Forest
2. 1107 Turicum Road, Lake Forest

Please contact Abigail Vollmers, Senior Planner, for assistance and additional information.
vollmersa@cityoflakeforest.com or 847-810-3505

APPLICATION (Permit Application or Application for Commission review)

COMPLETED CHECKLIST

SURVEY - included

DESCRIPTION OF EXISTING ROOFING MATERIAL – no current roof installed this is a new construction

SAMPLE OF PROPOSED MATERIAL AND COLOR

- Sample available for HPC

PRODUCT SPECIFICATIONS

- Texture – modeled after natural slate with a natural non-repeating beauty and matte finish (per brochure and sample)
- Composition – virgin resins (per brochure)
- Color (monotone or slight variation see finish picture below)
- Finish – "European"
- 

INSTALLATION METHOD

- Drawing indicating how product will be applied to front facing gables with visible edges, if any – installation guide included

FLASHING

- Material – aluminum
- Color – charcoal gray (sample can be provided)

PHOTOS OF HOUSING INCLUDING PHOTOS FROM STREETSCAPE – house has not been built yet

LANDSCAPE ENHANCEMENT PLAN

- If house is prominent on the streetscape and views of the roof are not softened by landscaping – house will not be visible from streetscape as it is down a private drive

Effective Date: November 1, 2023

MULTI-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle(6",7",9",10",12" W x 18" L)	-	-	28	42	56	Aberdeen	Brownstone Cool Roof
8" Exposure PER SQUARE	6:12 or greater/Straight	6.4 BU/SQ	-	266	359	Brownstone	Castle Gray Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	6.8 BU/SQ	-	283	381	Canyon	Slate Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.3 BU/SQ	-	304	409	Castle Gray	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.5 BU/SQ	-	354	476	European	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.5 BU/SQ	-	354	476	Evergreen	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	any pitch	5 LF/BU	20	18	40	Slate Black	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	any pitch	5 LF/BU	20	21	40	Slate Gray	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Smokey Gray	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40	Sonora	
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20	Vineyard	
Turret Accessory /4" W x 18"L	-	13 LF/BU	40	21	80	Weathered Green	
9" Wide Accessory (per 6" EXP)	-	12.8 BU/SQ	20	28	40		
10" Wide Accessory (per 6" EXP)		11.6 BU/SQ	20	30	40		

SINGLE-WIDTH SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle (12"W x 18"L)	-	-	22	41	44	Brownstone	Brownstone Cool Roof
8" Exposure PER SQUARE	6:12 or greater/Straight	6.6 BU/SQ	-	275	291	Canyon	Castle Gray Cool Roof
7.5" Exposure PER SQUARE	6:12 or greater/Straight	7.1 BU/SQ	-	294	313	Castle Gray	Slate Gray Cool Roof
7" Exposure PER SQUARE	6:12 or greater/Straight or Staggered	7.6 BU/SQ	-	315	335	European	
6" Exposure PER SQUARE	4:12 to 6:12/Straight or Staggered	8.8 BU/SQ	-	367	388	Evergreen	
6" Exposure PER SQUARE	3:12 to 4:12/Straight	8.8 BU/SQ	-	367	388	Slate Black	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	-	5 LF/BU	20	18	40	Slate Gray	
Hip/Ridge Two-PC 7" Wide (per 6" EXP)	-	5 LF/BU	20	21	40	Smokey Gray	
Hip/Ridge One-PC Hinged (per 12" EXP)	3:12 to 12:12	10 LF/BU	10	12	20	Sonora	
Starter / 12" W x 12" L	-	20 LF/BU	20	31	40		
Solid Accessory / 12" W x 18" L	-	10 PCS/BU	10	25	20		

PROVINCE SLATE	Pitch/Coursing	Coverage	PC/BDL	Weight	Nails Req	Standard Color	Premium Color
Field Bundle / 12"W x 11.5"L	-	-	10	13	40	Brownstone	Brownstone Cool Roof
8" Exposure PER SQUARE	3:12 or greater/Straight	15 BU/SQ	-	193	600	Castle Gray	Castle Gray Cool Roof
Hip/Ridge One-PC Hinged (per 12" EXP)	**recommended** / 3:12 to 12:12	10 LF/BU	10	12	20	European	Slate Gray Cool Roof
Hip/Ridge One-PC Hinged (per 8" EXP)	optional reduced exp / 3:12 to 12:12	6.66 LF/BU	10	12	20	Slate Black	
Hip/Ridge Two-PC 6" Wide (per 6" EXP)	greater than 12:12	5 LF/BU	20	18	40	Slate Gray	
Rake One-PC /4"W x 15.5" L	-	13.33 LF/BU	20	21	40	Smokey Gray	
Transition / 12" W x 11.5"L	-	10 BU/SQ	10	13	40		
Starter / 12" W x 3.5" L	-	20 LF/BU	20	17	40		
Step Flashing - Bronze 4"X6"X14"	-	20 LF/BU	20	15	-		
Step Flashing - Gray 4"X6"X14"	-	20 LF/BU	20	15	-		

Introducing
DaVinci PROVINCE SLATE

DaVinci Province™ Slate is a new line of stunning single-width composite tile replicating traditional slate with extraordinary accuracy. Delivered, of course, with the enduring beauty and protection that DaVinci has long been known for.

HISTORY
in the making.

12" wide Province Slate shingles are based on similar ones found on historic homes that have dotted the New England landscape for centuries. We've combined this inspiration with the kind of innovation that puts Province Slate head and shoulders above natural slate when it comes to durability, maintenance and weather resistance.

Modeled after actual slate, Province Slate tiles have a natural, non-repeating beauty. Each tile is made using virgin resins fortified with proprietary UV stabilizers to ensure a look that lasts.

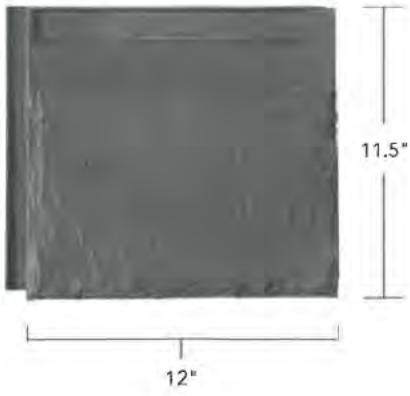
SINGLE-WIDTH
with multiple benefits.

All of this makes Province Slate an ideal choice for any climate. It's ready to stand strong against everything from seaside salt air to mountaintop snow and wind—and look great doing it. Even better? The self-aligning single-width tiles allow for quick installation, at a price competitive with architectural asphalt and other high-end roofing options.

DaVinci Province Slate

LENGTH	WIDTH	THICKNESS
11½"	12"	⅝"

Fixed 8" exposure

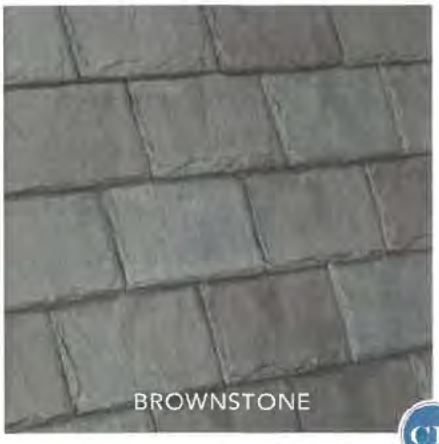


MADE IN THE USA

We've gone back to the past to ensure a beautiful future for your home.

Province Slate tiles add the classic look of authentic slate to any residence. Just as important, low maintenance makes life easier for homeowners and fade-resistant color stability assures long-lasting beauty.

WHAT'S NEW UNDER THE SUN?
A HISTORY-MAKING, WEATHER-DEFYING COMPOSITE SLATE TILE FROM DAVINCI.



CR ALSO AVAILABLE IN COOL ROOF COLOR

PROVINCE™ SLATE

Installation Guide

Province Slate is a polymer roof covering carefully engineered to provide the authentic look and durability of its natural counterpart. Special care has been taken to make the product easy to install. By following these instructions and using good installation practices, you will be assured of a quality installation. DaVinci products do not require certified or manufacturer's trained installers. However, a roofing contractor that is well versed in standard roofing installation practices and who has an understanding of DaVinci installation recommendations/requirements, is recommended.

NOTE TO INSTALLER

Province Slate has a profile thickness of ½" yet remains lightweight, because the tiles are not solid. When cutting tiles, the ribbed support structure may become visible. In these instances, rake tiles or special flashing detail should be used for the best aesthetic appearance. Pay special attention to recommendations for accessories, flashings and installation at gable ends (page 10) and valleys (pages 7 - 8).

Warning: Province Slate field tiles are not designed to be installed on turrets, domes, or cone-shaped roofing structures. These structures require materials that can be modified to be wider at their base than at their top. Province integrated gutter and self-aligning design prevent it from being modified in this way without jeopardizing its ability to shed water properly.

This information is provided for the use of professional roofing contractors. This Installation Guide does not supersede local building codes which should always be followed. DaVinci Roofscapes® does not warranty or have any responsibility for installation of its products. The DaVinci Roofscapes Lifetime Limited Material Warranty outlines its warranty responsibilities for the roofing materials it manufactures.

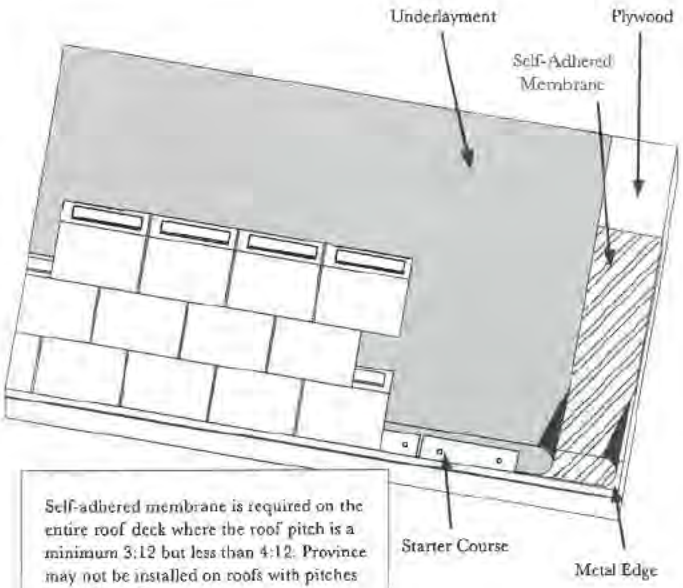
For questions about DaVinci Province Slate or its application, contact Westlake DaVinci Roofscapes, LLC
913-599-0766 or **800-DaVinci (800-328-4624)** or **www.davinciroofscapes.com**

Please be sure to check DaVinci's website for updates. Installation Guide is subject to change without notice.

Installation

DECKING

Province Slate must be installed on a smooth, flat surface (ply- wood or OSB); a minimum 15/32" APA approved plywood or 7/16" approved OSB. Imperfections in the decking may transmit through to the finished roof. For this reason, it is recommended that all previous roofing materials be removed prior to installation of Province Slate. However, there are some circumstances where overlaying one layer of asphalt shingles is acceptable. This is ad- dressed in the Special Issues Section in the back of this guide. *Prior to installation over any plank type decking please see the technical bulletin, RE: DaVinci & Installation Over Plank Decking, dated October 24, 2022 for possible concerns or warranty exclusions.*



Self-adhered membrane is required on the entire roof deck where the roof pitch is a minimum 3:12 but less than 4:12. Province may not be installed on roofs with pitches less than 3:12.

DRIP-EDGE

Metal drip-edge made from copper, aluminum, or coated steel should be installed underneath underlayment on all eaves. Drip-edge on gable ends is optional when installing rake tiles.

SELF-ADHERED MEMBRANE

(Severe Climate Underlayment in accordance with Chapter 15 IBC or 9 of the IRC)

A full sheet of self-adhered membrane is required in all valleys. At least 18" of membrane is required on all gable ends, against walls, and around projections. In areas where the average daily temperature in January is 25° F or lower, or where ice buildup is possible, DaVinci requires self-adhered membrane be installed from the bottom edge extending two feet above the exterior wall line on all eaves.

Underlayment

CLASS C FIRE RATED SYSTEM:

In addition to self-adhered membrane, a minimum 30 lb. felt that meets ASTM D 226 Type II standard or a listed synthetic underlayment1 is required over the entire roof. If self-adhered membrane is required in the field of the roof (if there is a skylight for example), it must be installed so that if water ever lands on it, it will flow on top of the other underlayment, not the plywood. A proven method of installing the various types of underlayment within a roofing system, which DaVinci recommends, is as follows: Install membrane on the eaves. Cover the membrane and the remaining portions of the roof with the approved underlayment. Then install self-adhered membrane in valleys, along walls and around projections.

ROOF PITCH	UNDERLAYMENT
Less Than 3:12	Installation of Province Not Recommended
*3:12 to 4:12	Self-Adhered is Required Over the Entire Deck
Greater Than 4:12	Underlayment as listed per required fire classification or local building code installation specification (Whichever is greater or more stringent)

Underlayment (CONT'D)

CLASS A FIRE RATED SYSTEM:

In order to meet a Class A system for fire, one layer of Eco Chief Solarhide* may be installed on the entire roof deck. See Davinci Technical Documents for additional options, as available.

NOTE 1

Underlayment and Asphalt Shingles are listed Class A components of a listed roof deck assembly by an Approved Agency. The third party program in which products are certified, carry a label, and are listed in the directory of an agency accredited by the International Accreditation Service, Inc. (IAS), or by an accredited body that is a partner with IAS in a mutual recognition arrangement, pertaining to certification bodies and their compliance with ISO/IEC Guide 65.

General Requirements for Bodies Operating Product Certification Systems. These underlayment and asphalt shingle components are to meet Class A Classification when tested to ASTM E108 or UL 790.

NOTE 2

Underlayment is to be installed with mechanical fasteners in accordance with the manufacturer's published installation instructions. Self-adhering or adhesive applied underlayment and asphalt shingle installations are outside the scope of this listing.

Tiles

NAILS

Tiles should be installed with nails long enough that they will penetrate through the roof deck and exceed it by 3/16". In most instances 1½" roofing nails are acceptable. Minimum 3/8" head is required. We recommend gun driven ring-shank hot-dipped galvanized nails. Copper and stainless-steel nails may also be used and are recommended when they come in contact with copper flashing to prevent galvanic action. Ring-shank nails are optional for plywood, but must be used for OSB decks and in high wind areas. ***Each Province tile should be fastened with a minimum of two nails. Each of these two nails should be placed at each of the outside nail marker circles within the line of 4 markers below the gutter at the top of the tile. Some circumstances, codes, or wind resistance requirements may require four nails. In these circumstances nails must be placed in the two additional markers in the center of the four markers.***

STARTER COURSE

It is imperative that the starter course be straight or subsequent courses will not align properly. The Province field tiles rely on the starter course to maintain straight coursing. It is therefore necessary that there be a chalk line laid to assure that the starter is straight. For a Slate installation, the chalk line should be snapped approximately 2½" above the bottom edge of the roof. The starter tiles should be placed so the top edge of the starter tile is placed on the line. The amount of overhang may be adjusted as needed to achieve the best water flow into the gutter. The starter tiles must be spaced ⅜"- ½" apart as tiles will expand and contract with temperature change. Buckling of the starter pieces may occur if the starter pieces are not spaced properly.

Only white or blue chalk should be used on Province roofs, as permanent chalk (red or orange) will stain the tiles permanently.

Tiles (CONT'D)

FIELD TILE

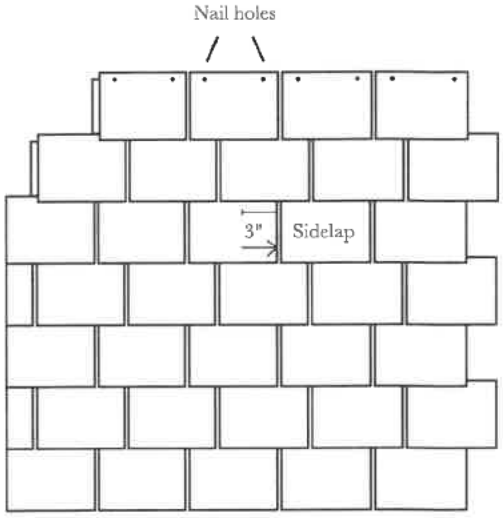
(For wind speed warranty in excess of 90 mph (110 mph) see high wind installation guidelines under special issues.)

The Province Slate field tiles may be laid from either direction. However, these guidelines are for an installation that is from left to right. The outside edge of the tile will be covered by a rake tile on a gable end or a hip and ridge tile on a hip so precise cutting is not necessary. For installing Province Slate without a rake tile, please see Rake Tile Section prior to installing any field tile.

A random pattern is the simplest pattern and one that is aesthetically pleasing to many. This pattern is accomplished by setting the shingles back random amounts as long as there is a minimum 3" side-lap from the gutter of one tile to the gutter on the tile that sits on the course above or below it. A random pattern is forgiving in that the vertical pattern alignment does not need to be constantly checked to make sure it is straight.

The first tile should seat directly on the starter tile. The stop or ledge on the bottom of the field tile rests directly on top of the starter. Slide the tile so the gutter and overlock line up approximately in the middle and are not laid tightly. The field tile should then be nailed with 2-4 nails depending on system requirements.

Random Pattern



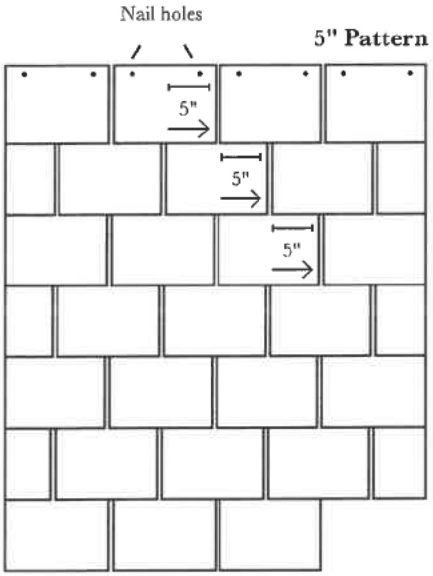
Once the first tile is in place, a tile should be placed on top of it to start the second course. This tile should be placed so that it nests on top of the first tile with the ledge on back resting on the top of the first course tile. Slide the tile to the left so that the right side edges of the two tiles are offset by a minimum 3". Before nailing, the overhanging portion on the left side of the tile should be removed. The cut tile should be installed leaving the farthest right fastener spot vacant until the next tile is properly placed. Then the second tile of the bottom course should be installed. The installation should continue so that the gutter of this next tile is placed under the right side of first tile and is sitting on the ledge of the starter or tile below. You should not push the tiles together tightly. When the tile is properly in place, it should feel locked in place when pulled down and to the right. The installation should continue in this manner. Tiles should be installed in a stair step manner and several courses should be installed going across the roof at one time to assure good color blending.

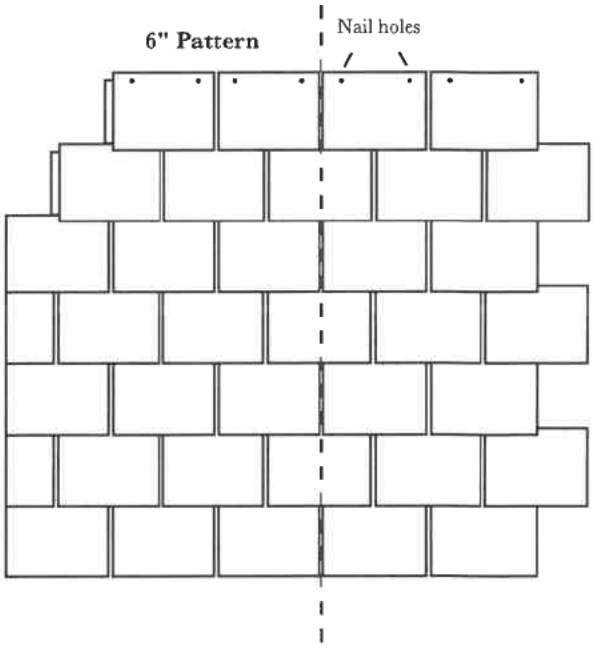
Note: tiles may also be nailed on the top left but this is not required for wind performance in non HVWZ areas.

One of the reasons these tiles were designed was to provide adjustment options as needed. If the lowering of courses is required and transition tiles are not available, they can be made onsite from existing standard field tiles. This can be done by removing the ledge from the sides and bottom of a standard tile, so that it is able to lay flat as it is lowered onto the course below.

Tiles (CONT'D)

Alternate pattern methods may be used. Instead of a random pattern, the Province Slate may be set back a consistent 5" or 6". This will prove to show a consistent vertical pattern that some think is more formal than a random pattern. This type of pattern will be more difficult to install on complex roofs.





The 6" slate pattern is accomplished by setting each tile back 6". With this method the gutters between tiles are in alignment on alternate courses. This installation method makes for a very orderly look. This installation pattern is the most difficult and requires frequent checking of vertical alignment by means of chalk lines. Both a 5" and 6" pattern will also require the installer to use extra effort around a dormer or other protrusion to ensure the pattern stays straight all the way to the end of the roof.

When using the 5" or 6" method on slate, it is important to make the pattern come out both vertically and horizontally on top of a dormer or a gable that abuts the roof lower than the ridge gable. In order to do this the left side of a dormer (for example) must be installed with several tiles above the top of the dormer. With this completed, a chalk line may be struck that aligns the right corners of the installed tiles and goes all the way down to the eave on the right side of the dormer. Once the chalk line is in place, the installer may place the right side of the bottom tile on the line. He should use this as a guide to install the necessary tiles to the left. Subsequent courses are installed with a 5" or 6" setback. Good horizontal alignment may be assured by snapping occasional horizontal lines.

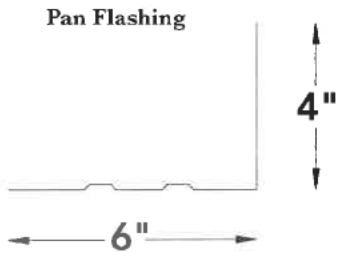
Chalk lines should be snapped on the underlayment only. Do not snap chalk lines on the visible portion of any DaVinci products. Red and orange permanent chalk will permanently stain DaVinci tiles.

Flashing

All flashings must be new and cannot just be caulked, cemented, or resealed. This includes, but is not limited to, valleys, step, pipe, vent, etc. Flashing should be used in all areas in which the roof abuts a vertical wall, dormer, chimney, skylight or other structural protrusions. The use of copper, a minimum 28-gauge clad steel or a minimum .019 aluminum is acceptable. A mechanical or sealant (Davinci is not responsible for the bonding of any adhesive/sealant) based hem, return, or gutter system which prohibits water or moisture to flow onto the underlayments or structure.

PAN FLASHING METHOD

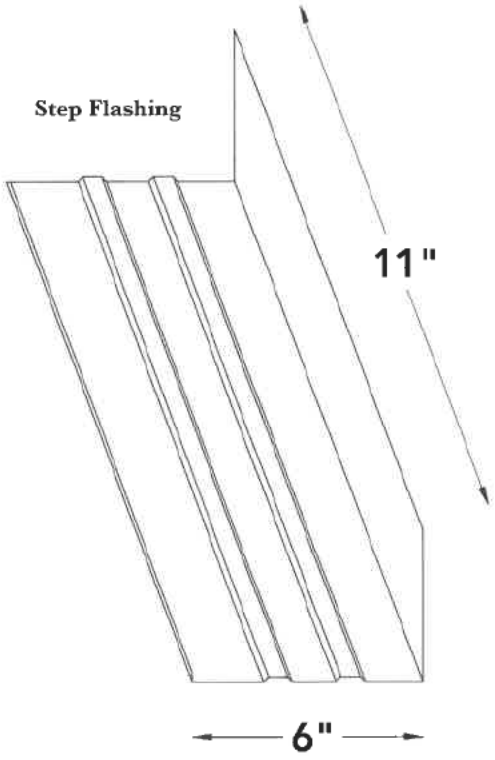
Walls or projections must be prepared by installing a minimum of 18" self-adhered membrane that turns up the wall at least 4" and back on the deck (underlayment) at least 14". With the self-adhered membrane in place, a 6" x 4" piece of "L" metal should be installed so that 4" goes up the wall and 6" lies on the roof deck. An additional strip of membrane should be placed on top of the "L" metal and onto the underlayment if there is not a return on the outside edge of the pan metal. If the abutment terminates in the "field," the membrane must go over the top of the "field" underlayment. The roof edge of the metal should be crimped. This metal should extend on top of the field tile below. When installing the first tile on the flashing, a Province transition tile should be used.



STEP FLASHING METHOD (Requires Transition Tiles)

Walls or projections must be prepared by installing a minimum of 18" self-adhered membrane that turns up the wall at least 4" and back on the deck (underlayment) at least 14". For the termination of each course, a transition tile must be installed with a piece of step flashing 4" x 6" x 11" that has two water diverters ⅛" tall formed into the flashing. DaVinci Roofscapes has step flashing like this available. The step flashing will be installed under each transition tile and held in place by the nail that each tile receives at the top.

Note: Step flashing may also be fabricated in the field by taking a flat piece of 4"x 6"x 11" step flashing and bending a ¼" return on the edge of the deck-side of the flashing. The ribs on the underside of the tile will need to be removed to accommodate the return on the flashing.



Flashing (CONT'D)

TRANSITION TILES

The Province transition tile is a tile without the alignment ledge on the back. Transition tiles are used wherever there is a metal flashing that occurs between courses. Examples of this include pipe flashings, valleys that terminate in the field and step flashings. Transition tiles may also be used wherever toe-irons are used to support walk boards. Transition tiles are also used to adjust coursing when necessary. Once the first transition tile makes the transition, subsequent tiles may be regular Province field tiles. A transition tile may be fabricated in the field by removing the back ledge with a knife or planer. Unused transition tiles may be substituted for regular field tiles but a chalk line must be used to maintain straight coursing.

Valleys

Province Slate may be installed as an open or closed valley. For a closed valley, "W" valley metal should be used. The center diverter should be a minimum 1 1/2" for Slate. For an open valley, the valley metal should be broken in the middle with diverters on either side. These diverters also need to be a minimum 1 1/2". With the valley metal in place, an 18" strip of self-adhered membrane should be placed on top of the valley metal. The membrane should be parallel and 1" from the diverter and should extend past the outside edge of the valley. Cut Province tiles should not be laid tightly against any flashing or valley metal. A minimum continuous and uniform space of 1/8" is best. IT IS REQUIRED THAT THE TOP CORNER OF THE TILE THAT IS CLOSEST TO THE CENTER OF THE VALLEY BE CUT ON AN ANGLE TO PREVENT WATER FROM HITTING THE CORNER AND TRAVELING HORIZONTALLY.

When nailing a piece of tile in the valley that is 6" or shorter, it is recommended that one fastener be placed in the upper corner where the cut tile overlaps. Fasteners need to be placed as far from the diverters as possible without regard to nail placement marks on the tiles. If very narrow pieces are needed in the center of the valley, for aesthetics, they should not be nailed but wired or clipped to the adjacent field piece that is mechanically fastened.

DaVinci Valley Metal Options

- All metal valleys to be manufactured using 2' wide panels at a minimum.
- All returns are to be ½"
- All Province Slate Diverters minimum 1 ½"

Closed Valley Appearance Options

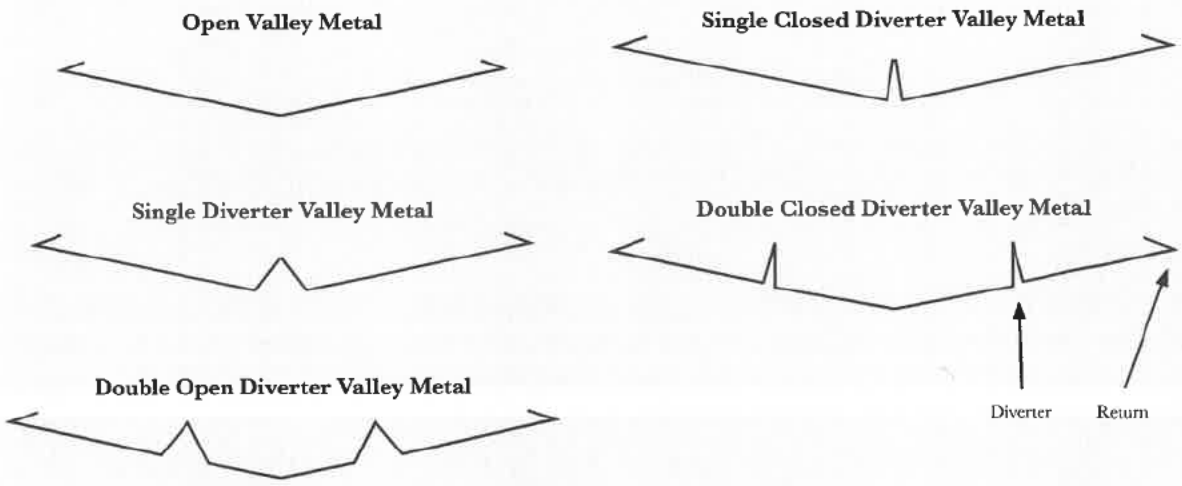
Single Open or Closed Diverter: In many cases, with steeper pitched roofs, it is acceptable to install a single open or closed diverter" valley. The Province Slate tiles are then cut appropriately in order to lay near the center diverter. This option will only leave a small seam or crown of the diverter visible and resembles a closed valley.

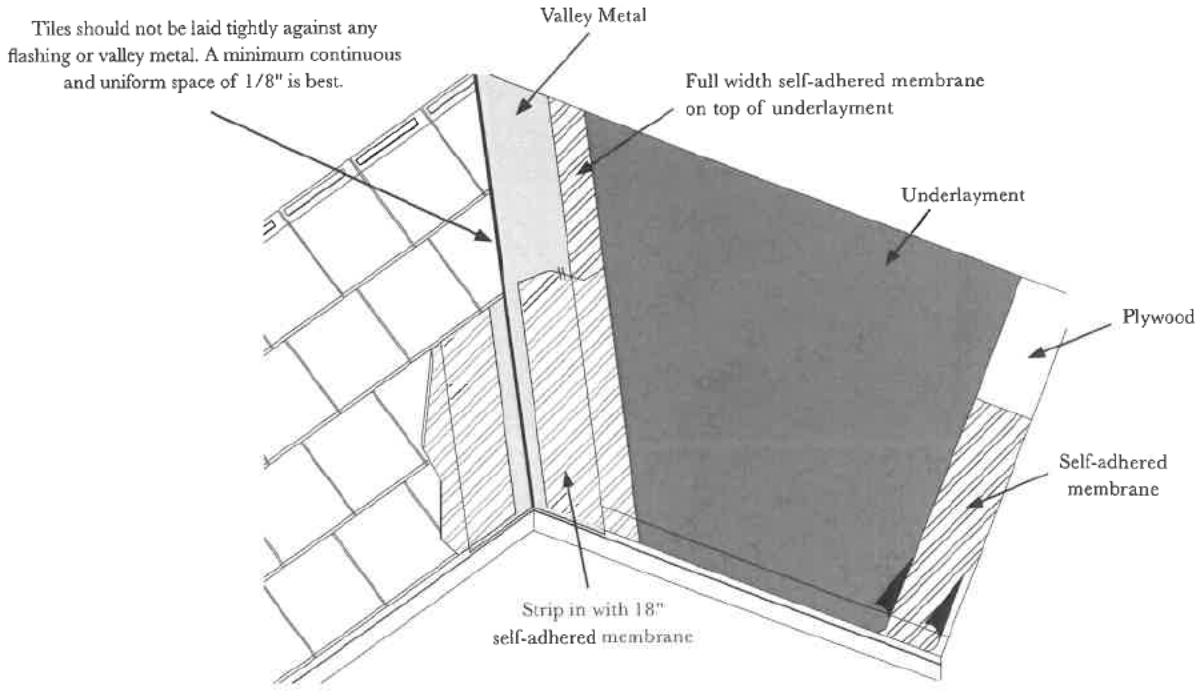
Open Valley Appearance Options

Open Valley Metal, Single Open, or Closed Diverter Metal: In many cases, with steeper pitched roofs, it is acceptable to install open valley metal or either type of single diverter valley metal and cut the Province tile on an angle parallel and 2½" from the center or center diverter. Keep in mind that the cut rib structure of the tiles may be visible from the ground with some roof pitches.

Twin Diverter Open or Closed: Double open or double closed diverter metal can be used to provide an open valley appearance while also blocking the support ribs on the underside of cut tiles. This should be made from 24" stock that is broken in the middle without diverter to look like a "V". Additionally, there should be a closed or open diverter on either side of the center line. Province should be cut and laid against the diverters on either side to mask the rib structure. This option will leave a visible portion of metal centered on the valley commonly 5-7" wide.

APPEARANCE OPTIONS





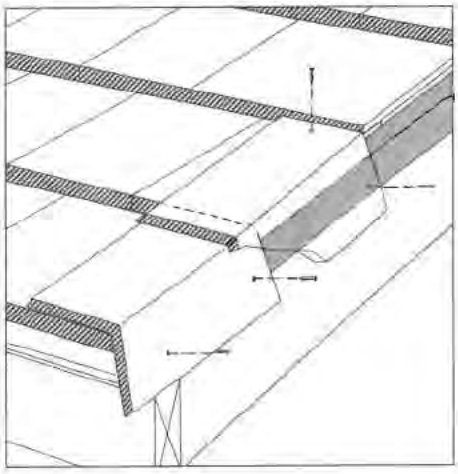
Rake Tile

An 18" strip of self-adhered membrane should be installed vertically on top of the underlayment on gable ends so that ¾" of the membrane overhangs the gable end and is bent down over the rake edge. Province tiles placed on the gable end may be nailed anywhere that they will be covered by the rake tile.

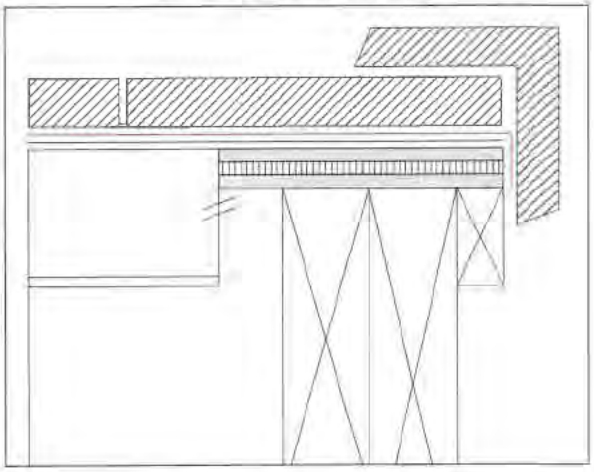
METHOD 1: RAKE TILES

The rake tiles are installed to finish the gable ends. The first tile is installed on the gable end so that the butt of the tile is flush with the butt of the first course of Province. The tip of the first rake tile should be cut so that it doesn't overlap the second course of tile. The rake tile should be nailed with an approved fastener long enough to penetrate through the roof deck and exceed it by 3/16" (2" roofing nails are acceptable in most instances); once on the roof side and once on the wall side. The tile should be nailed high enough so that the nails are covered by the next rake tile. The second rake tile should be installed so that the tip of the rake tile just touches the butt of the second course. Subsequent rake tiles should be installed in the same way.

Rake Tile



Rake Tile Cross Section



Rake Tile (CONT'D)

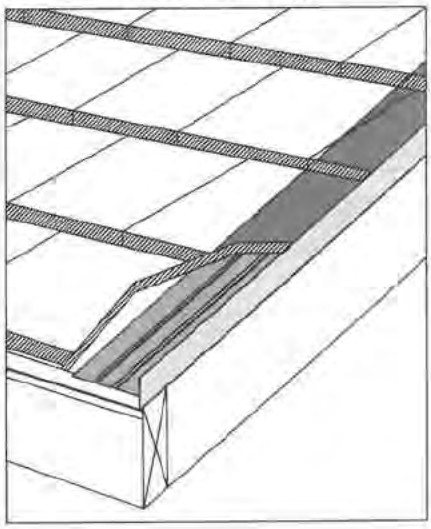
METHOD 2: METAL RAKE EDGE

Gable End/Rake installation without rake tiles. A piece of flashing can be installed to terminate the tiles at the gable ends. The rake metal trim looks like a "T" with the main leg 4" and 1-1/2" on each side of the top of the "T". Once the metal trim has been installed, a 12" wide strip of self-adhered membrane should be installed on top of the metal trim so that at least 2½" of the 4" leg is covered. The Province slate field tiles are then cut and applied tight against the 1-1/2" rise of the rake metal.

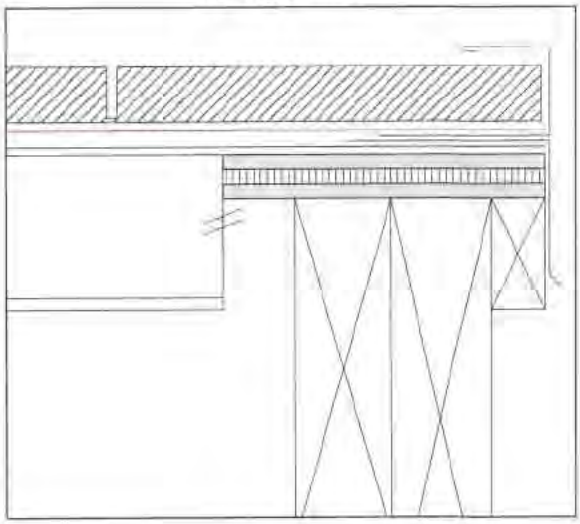
METHOD 3: GABLE END/ RAKE WITH J CHANNEL

2-piece method: A piece of 90-degree drip-edge can be installed at the endof the roof deck over the underlayment and down the rakefascia board. A piece of 1-1/2" J channel can then be addedflush with the drip-edge and stripped in with a peel andstick underlayment. The field tiles are then placed into the J channel slot.

Metal Rake Edge



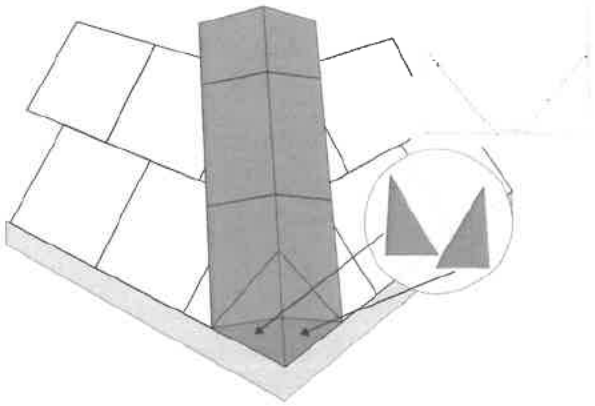
Rake J Channel



Cutting

A cordless battery operated circular saw is recommended for efficient cutting of Province tiles. A standard wood cutting blade is adequate for smooth cuts. A razor knife can be used to cut the tiles, although it is more difficult and time consuming, and results in an uneven cut edge.

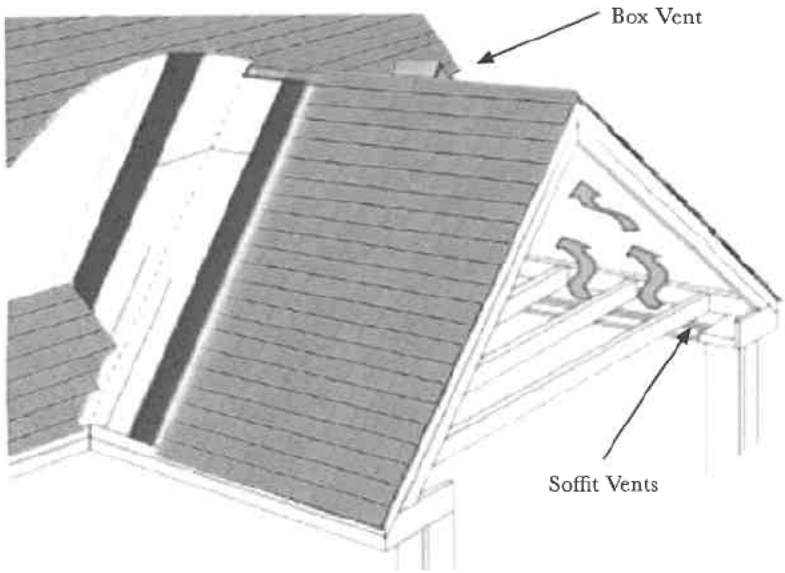
Hip and Ridge Tile



The one-piece hip and ridge tile should be installed at a 12" exposure (unless the pitch of the roof is greater than 12/12. When installing on roofs with pitches greater than 12/12 tiles may need to be installed at a 10" exposure or less) in order to provide a more flat and uni- form appearance. All one-piece hip and ridge should be formed to the pitch of the roof prior to install. The tiles should be nailed once on each side about ¾" from the outside edge with an approved fastener long enough to penetrate through the roof deck and exceed it by 3/16". (2" roofing nails are acceptable in most instances.) The hip and ridge should be nailed approximately 12½"(when installing at a 12" exposure) from the butt of the tile, and ½" to ¾" inch from the outside edge. When nailing, it is best to try to nail the hip and ridge through the butt of the field tile, not in the void below the butt. The nail may be raised up to an inch above the nailing circle if necessary. If the tile must be nailed in the gap below the butt of the field tile, don't drive the nail down so hard that it distorts the hip and ridge tile. A chalk line should be used on the hips to assure straightness. A shingle over type continuous ridge vent may be used if wanted. If continuous ridge vent is used, nails used to secure the hip and ridge tiles must penetrate through the decking and exceed it by 3/16".

Ventilation

Adequate ventilation is crucial to the proper performance of a roofing system. Adequate ventilation is especially important in cold climates where modern houses are well insulated and weather-tight. We suggest you follow standard building practices in your area and meet all national and local building codes. A continuous ridge vent combined with appropriate soffit ventilation is an especially effective ventilation system that we recommend.



Special Issues

SNOW GUARDS

Snow guards should be considered in all geographic areas where accumulating snowfall is possible, since snow can slide off polymer and other roofing materials easily. Most kinds of brass, copper, or clad aluminum snow guard systems work well with DaVinci. Rocky Mountain Snow Guards, Inc. is a good source for further information about snow guards. Contact them at www.rockymountainsnowguards.com or call 877-414-7606. It is recommended that snow guards be installed during the installation of the DaVinci roof, although retro-fit snow guards are available for previously installed DaVinci roofs. Details regarding installation remain the responsibility of the installer and the customer.

For additional information, please see Q & A Guide to Snow Guards at http://dvroof.com/1BEYN1W.

Consult with your local contractor to determine if snow guards would be appropriate for your project. DaVinci makes no representations or warranties about the propriety of snow guard installation on any given project. Rather, the decision to install snow guards rests solely with the end user.

HIGH WIND AREAS

(Additional installation requirements for upgraded 110 mph wind warranty)

- 1.75" Hot Dipped, Ring Shank Nails are required for High Wind applications
- Province requires four (4) fasteners for "High Wind" applications. One nail must be placed in each of the (4) pre-marked circles below the upper trough.
- All One-Piece Hip & Ridge applies at 10" exposure rather than standard 12". (Approx 18% more H&R needed)
- All Rake pieces need to be face fastened at the butt end into the facia with exposed screws.

ASPHALT SHINGLE OVERLAY INSTALLATION

Although it is recommended that Province be installed on a smooth, flat surface where all previous roofing material has been removed, overlaying one layer of Class A fiberglass asphalt shingles is an acceptable alternative. In some situations, when performing a roof over installation the following items must be addressed in addition to the standard installation method. Also, nothing written here is meant to supersede any local and/or national building codes which must always be followed and should be researched prior to any job start.

Preparation: The new roof may show any imperfections that are in the existing substrate as unpleasant dips and bumps. This can be minimized by cutting and/or fastening all buckled, raised, and curling shingles. The surface should be as flat and smooth as possible. Shingles along the eaves and rakes must be cut back in order to install the starter and rake tiles.

Fasteners: Nails for field tiles should be long enough to penetrate the roof deck and exceed it by a minimum 3/16". Nails used for hip and ridge should also penetrate the roof deck and exceed it by 3/16".

Rake Edges/Gable Ends: A piece of "L" shaped drip edge may need to be used along rake/gable ends, depending on the thickness of the existing shingle roof. This would be installed on top of the existing shingles along the rakes and under the new field tiles. The metal should be bent in such a way that it has a minimum of 3" on the roof deck side and an appropriate length of metal to overlap the corresponding rake fascia board by a minimum of ½". The rake tiles would then be installed as previously instructed. The purpose of the metal is to close and protect any opening that would have been present between the bottom of the installed rake tiles and the existing rake trim or shingle molding.

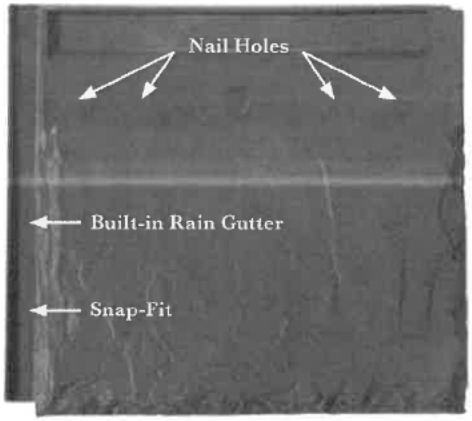
Flashings: All flashings must be new and cannot just be caulked, cemented, or resealed. This includes, but is not limited to, valleys, step, pipe, vent, etc.

Special Issues (CONT'D)

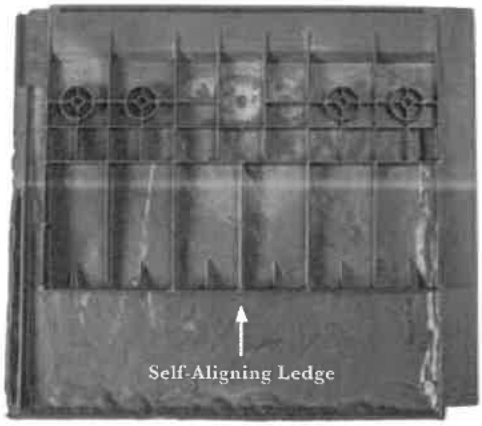
NAILING

Each Tile must be installed with a minimum of two hot-dipped galvanized nails (An additional nail on top is optional). Roofing nails that penetrate through the roof deck and exceed it by 3/16" must be used. Tiles can be nailed by hand or with a pneumatic nail gun. Don't overdrive nails or drive nails at an angle. Keep the nail head flush with the surface of the shingle to avoid creating "craters" which can collect moisture and can also prevent the exposed end of the shingles from lying flat.

Province Slate Front



Province Slate Back



ELECTRO-GALVANIZED NAILS

DaVinci recommends the use of hot-dipped galvanized, cop- per, or stainless-steel nails. We realize however that in many climatic regions, nail corrosion is not a factor in the long-term performance of the roof system. Therefore, DaVinci Roofscapes supports the use of Electro-galvanized nails and a system using those nails will be in compliance with the DaVinci Lifetime Limited Material Warranty. Exception: If the nails fail, any portion of the warranty associated with wind performance would be void.

Repair

Anytime Province tiles are removed or adjusted and reused, all previous fastening points must be filled with a new fastener or compatible sealant. All previous fastening points are required to be occupied. If a sealant is used and the adhesion or sealant fails this is not covered under the Davinci Lifetime Limited Material Warranty.

SOLAR PANELS

Solar panels are compatible for install with our roofing systems. The best way to ensure a successful solar installation is to consult with the manufacturer of the solar system. Details regarding the installation of solar systems remain the responsibility of the installer and the customer.

For questions about DaVinci Province Slate or its application, contact Westlake DaVinci Roofscapes, LLC
913-599-0766 or **800-DaVinci (800-328-4624)** or **www.davinciroofscapes.com**

Please be sure to check DaVinci's website for updates. Installation Guide is subject to change without notice.

Agenda Item 4
1421 N. Lake Road
Replacement of Original Sunroom Doors

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey
Floor Plan
Existing Photos
Replacement Door Mockup Photo
Replacement Door Elevations
Letters of Support

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

Historic Preservation Commission
November 20, 2024

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	November 20, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1421 N. Lake Road, Replacement of Original Sunroom Doors**

Petitioner
Jenifer Chase

Property Location
1421 N. Lake Road

Historic Districts
East Lake Forest Historical District

Project Representative
David Ernst, Morgante Wilson Architects
Susan Benjamin, Benjamin Historic Certifications

Summary of the Petition
The petitioners are requesting a Certificate of Appropriateness for replacement of six sets of original sunroom doors.

Description of Property and Surrounding Area
The residence at 1421 N. Lake Road was designed by David Adler and constructed in 1928 for Mr. and Mrs. Richard Bentley. The sun porch was not built with the original house, but followed in 1938 and is credited to Ambrose Cramer, one of Adler's junior staff who rose to prominence on his own merit.

The sunroom is on the southeast end of the house lying directly past the living room. It is a spacious light filled room with French doors and large transom windows on the south, east, and west sides of the room. The Cape Dutch style of the house, originating in South Africa, is notable for its use of large windows that produce abundant interior light and provide good natural ventilation. The homes are traditionally white walls of stucco with dark or brightly painted trim and windows.

The architect and the homeowners came to the City earlier this year to discuss planned restoration work of several windows around the house. That work includes repainting, caulking, and puttying along with limited hardwood replacement of rotted areas with no changes to the original windows. This work was approved at the staff level.

Replacement of six sets of doors is proposed. The petitioners evaluated the potential for restoring, rather than replacing the doors but were advised that replacement is necessary. The proposed replacement is presented to the Commission for consideration because the doors are original to the home which is identified as a Contributing Structure in the Historic District.

Staff Evaluation

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

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 not applicable.

Standard 2 – Proportion of Front Façade
This standard is not applicable.

Standard 3 – Proportion of Openings
This standard is not applicable.

Standard 4 Rhythm of Solids to Voids in Front Facade
This standard is not applicable.

Standard 5 – Rhythm of Spacing and Structures on the Street
This standard is not applicable.

Standard 6 – Rhythm of Entrance Porches
This standard is not applicable.

Standard 7 – Relationship of Materials and Texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
The standard is not applicable.

Standard 8 – Roof Shapes.
This standard is not applicable.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.
The standard is not applicable.

Standard 10 – Scale.
This standard is not applicable.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. While the original doors are well beyond their useful life. Several attempts have been made to preserve the functionality of the doors however, assessment of the doors determined that replacement is necessary. The petitioners have considered carefully all of the options and at the urging of their professional team of consultants and architects, have engaged a custom door company that is able to replicate the doors out of hardwood matching the original detailing. The original hardware, doorhandles and trim, will be retrofitted for the replacement doors while providing the home a secure and airtight space again.

Standard 13 – Preservation of natural resources
This standard is not applicable.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.
This standard is not applicable.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
This standard is met. While the restoration of the doors is not possible, the new doors are being fabricated to match the original sizing, openings, and detailing exactly. The new doors will allow for the use of double pane glazing which was not possible with the original doors. The doors will be finished to match the existing trim color.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
This standard is met. The faithful replication of the existing doors will preserve the original detailing and sizing for future generations serving as a template in the future if needed.

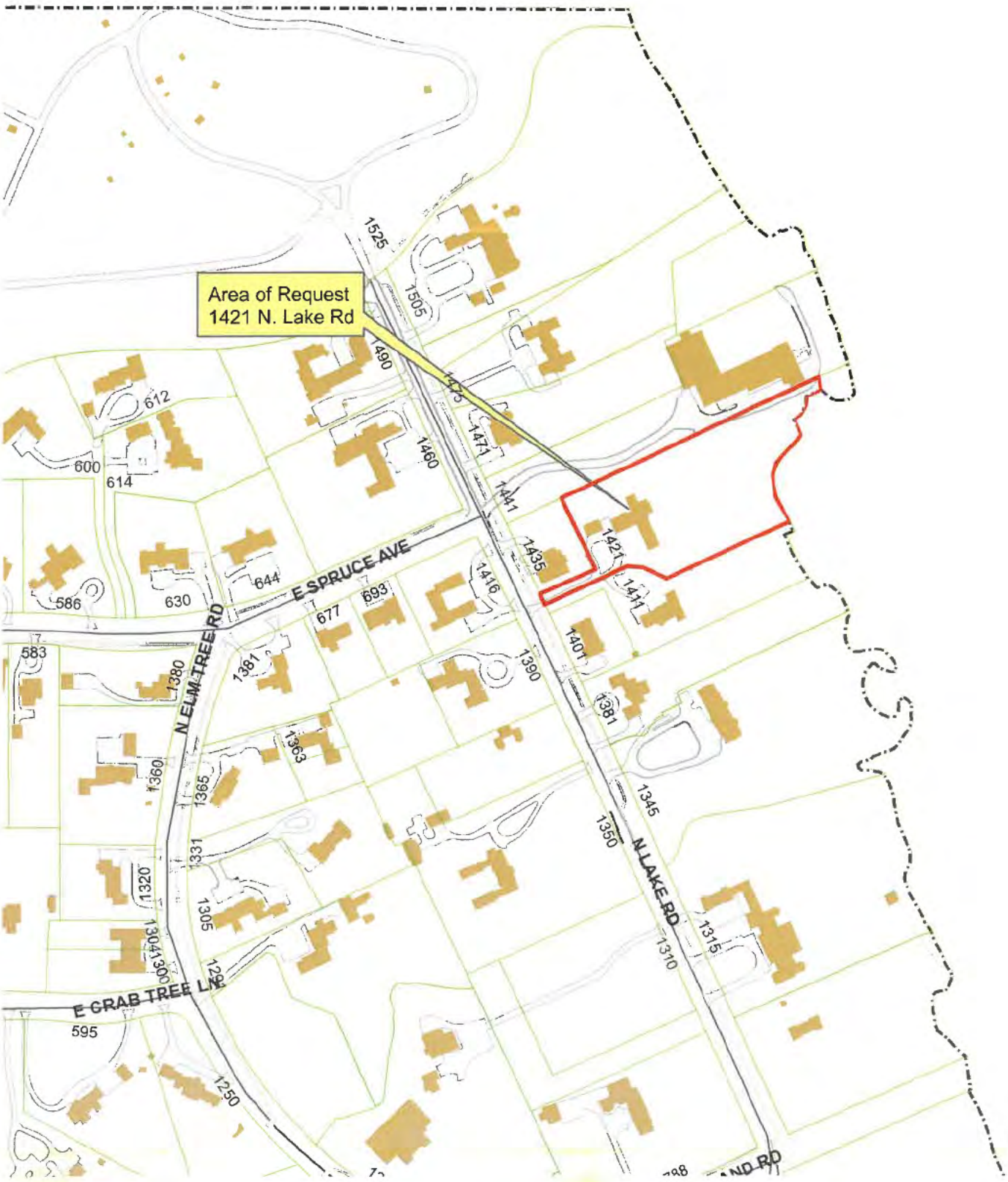
Public Comment

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents 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, no additional correspondence was received regarding this request.

Recommendation

Grant a Certificate of Appropriateness approving the replacement of the original sunroom doors to replicate the original doors. The recommendation includes the following condition of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.


Area of Request
1421 N. Lake Rd
E SPRUCE AVE
N ELM TREE RD
N LAKE RD
E GRAB TREE LN
1525
1505
1490
1475
1471
1460
1441
1435
1421
1411
1401
1390
1381
1416
693
677
644
630
612
600
614
586
583
1380
1381
1363
1360
1365
1345
1350
1331
1320
1306
1300
1310
1315
595
1250


Area of Request
1421 N. Lake Rd
N LAKE RD
E SPRUCE AVE
1490
1503
1460
1471
1441
1435
1421
1411
1401
1381
1345
1350
1390
693

THE CITY OF LAKE FOREST
CHARTERED 1861

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 1421 Lake Road

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other _____

PROPERTY OWNER INFORMATION

Jenifer Chase Tr UTD
Owner of Property

1421 Lake Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847.977.2991
Phone Number *Fax Number*

jeniferchase@yahoo.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

David Ernst - Agent to Owner
Name and Title of Person Presenting Project

Morgante Wilson Architects
Name of Firm

2834 Central Street
Street Address

Evanston, IL 60201
City, State and Zip Code

847.332.1001
Phone Number *Fax Number*

dernst@morgantewilson.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 8:00pm.		
Please email a copy of the staff report	☒ OWNER	☒ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

LAKE FOREST HISTORIC PRESERVATION COMMISSION

STATEMENT OF INTENT

Request for
Certificate of Appropriateness
For the Replacement of French Doors
at the single-family residence located at
1421 N. Lake Road
Lake Forest, Illinois 60045

Prepared by:
Morgante Wilson Architects
Jenifer and Bill Chase, Owners
November 2024

Jenifer and Bill Chase propose replacement of the French doors for their c1928 single family home designed by David Adler, and specifically to the c1938 addition designed by Ambrose Cramer. The house is situated on the lakefront in the East Lake Forest Historic District.

Request

We respectfully request the Historic Preservation Commission's consideration and approval for the replacement of six sets of severely deteriorated French doors with new, custom-made wood doors. The new doors will match the existing doors in appearance, materials (as much as possible), size, and all dimensions, including the profile, stile, rail and muntin dimensions. The intention is to paint them to match the unique historic trim details of the original doors.

Project Background and Description

A sunroom situated on the south end of the house was added to the home in 1938 by architect Ambrose Cramer and contains floor-to-ceiling windows and doors reaching 12 feet on three sides: the east, south and west. There are six sets of French doors, two on each of the exterior walls of the room. Single doors are centered between two sets of French doors on the east and west sides, and a large, curved bay window sits between the two French doors on the south side. Generous windows fill the space between the tops of the doors and the ceiling.

The owners prefer to retain as many of the original elements of the home as possible and have contracted with TMC Windows, Inc. to restore about (35) original windows and doors remaining in the house. The scope of this work involves all the original windows in the sunroom, including the large, curved bay window, as well as the two single doors in the room. The sunroom process of that restoration process is currently underway.

However, after careful evaluation of the French doors conducted by Morgante Wilson Architects as well as TMC Windows, Inc., both advisers recommended replacement rather than restoration of the French doors due to the severity of the damage as well as safety concerns.

- The existing doors have deteriorated to such an extent that they are extremely difficult, and in some cases impossible, to operate.
- Signs of door warpage is visible and make closing and locking the doors challenging.
- Extreme rot has been revealed that was previously concealed behind many layers of paint.
- Modifications to the original doors by previous owners, such as the addition of wood trim and other retrofitted pieces (including in some cases trim that was designed for use in interiors, not for exterior doors) have attempted to remedy the issues, but have only served to diminish the appearance, function and overall condition of the doors.
- Pieces of rotted wood have fallen away from the door frames and there are signs of water infiltration where the paint is bubbling.
- Surface mounted door bolts that slide into the upper door frame have been added by previous owners to the tops of the doors. This is evidence that the doors have not fit well or closed tightly for several years, and that they have been known to blow open under the extreme storm winds that characterize weather conditions near the lake. (Please refer to the letter from previous owners documenting the destruction of an east-facing screen door during a storm. Additionally, the current owners have witnessed two separate occasions when the doors blew open during high winds this fall.)
- The door bolts at the top of the 7'2" doors present a life safety issue because of the inability for a child or short adult to release the surface bolts to exit.
- Spray foam insulation has been applied by previous owners to the door frames to prevent air and water infiltration, causing the doors to become fixed and inoperable.
- Window putty is severely cracking and separating, risking the stability of the individual panes of glass.
- The existing doors have non-tempered single-panel glass which could present a safety hazard were someone to lean or fall into the glass, causing it to shatter into sharp and dangerous pieces of glass.

Before being notified of the requirement to petition the HPC for a Certificate of Appropriateness, and after careful consideration and advisement from Morgante Wilson Architects, the owners contracted with Greenville Doors, Inc. to custom build replacement French doors. These doors were designed to match the existing doors in appearance, materials (as much as possible), size, and all dimensions, including the profile, stile, rail and muntin dimensions, and the intention is to paint them to match the unique historic trim details of the original doors and the exterior of the house.

Photos of the unpainted new doors, along with door shop drawings documenting the careful attention to precisely match the dimensions and appearance of the original doors are included in our supporting documentation. Additionally, a door section sample showing the materials of the new doors will be presented at the HPC meeting. A photo is also included in our supporting documentation.

- The new doors will accurately reflect and preserve the historical and distinguishing features of the home.

- The new custom-made doors are made of mahogany and have insulated safety glass panels and internal fully concealed 3-point locking hardware.
- To the extent necessary, any exterior trim will be replaced with cedar wood in the same dimension and profile as the existing.
- Due to the owner's commitment to maintaining as many of the original details of the house as possible, the original door handles and hardware will be adapted for use with the new locking mechanisms, and in some cases will be re-plated to restore the original beauty of the bronze knobs.
- The hardware and new locking system of the doors will be vastly improved, eliminating the life safety concerns raised by the architects.
- The new doors will be fully functional and will increase the enjoyment and use of this room, which is a primary gathering area for the family.
- The new doors will have insulated, tempered Thermopane glass and effective weatherstripping at the perimeter increasing the energy efficiency and comfort of the room, as well as the functionality and durability of the doors.

Exploration of Alternatives: Restoration vs. Replacement

The current owners are committed to maintaining the historical integrity of the home while crafting an elegant home of enduring quality. As mentioned above, they have contracted with TMC Windows, Inc. to restore 35 of the original windows and doors remaining in the house. The sunroom window portion of that work is already underway.

The severe damage of the French doors documented above, the impossibility of retrofitting improved locking mechanisms into the existing doors, along with numerous safety concerns have led the architects, the owners, and the restoration consultant to conclude that replacement, rather than restoration, is the best course of action for the sunroom French doors.

17 Standards of the Historic Preservation Ordinance

We considered the following applicable standards regarding our request for a certificate of appropriateness:

1) **Height.** This standard has been met. No proposed changes to the height of the building are proposed.

2) **Proportion of Front Façade.** This standard has been met. The replacement of the sunroom French doors will not impact the proportion of the front façade.

3) **Proportion of Openings.** This standard has been met. The new French doors will fit into the existing door openings and have been built to the same measurements and dimensions of the existing doors.

4) **Rhythm of Solids to Voids in Front Façade.** This standard has been met as no changes are proposed.

5) **Rhythm of Spacing and Structures on Streets.** This standard has been met as no changes are proposed.

6) **Rhythm of Entrance Porches, Storefront Recesses, and other Projections.** This standard has been met as no changes are proposed.

7) **Relationship of Materials and Texture.** This standard has been met. The new French doors will be made of mahogany hardwood which is known for its water, rot, and insect-resistant qualities. Since the new hardwood material will be primed and painted to match the original colors and style of the exterior trim, there will be no differentiation in material appearance and texture.

8) **Roof Shapes.** This standard has been met as no changes are proposed.

9) **Walls of Continuity.** This standard has been met as no changes are proposed.

10) **Scale of a Structure.** This standard has been met as no changes are proposed.

11) **Directional Expression of Front Elevation.** This standard has been met as no changes are proposed.

12) **Preserving Distinguishing Features.** This standard has been met. We have duplicated all the details, dimensions, trim profiles, and muntins of the original doors so that the new doors will be indistinguishable from the originals. We will also be reusing the existing door handles and modifying them to work with the new integrated multipoint locking system, and re-plating some of the existing knobs to restore their original character.

13) **Protection of Resources.** This standard has been met. No sitework is proposed. Every reasonable effort will be made to protect and preserve existing healthy shrubs, trees and vegetation near or adjacent to the exterior walls of the sunroom.

14) **New Construction.** This standard has been noted and met as no new additions are proposed.

15) **Repair to Deteriorated Features.** This standard has been met. The new doors have been designed to be replicas of the original doors, and will match the materials being replaced in composition, design, color, texture, and other visual qualities.

16) **Surface Cleaning.** This standard has been met. The existing trim work and façade of the house surrounding the existing door openings will be protected with utmost care to prevent any form of damage during the replacement process.

17) **Reversibility of Additions and Alterations.** This standard has been met. The replacement of these historic doors will be done in such a manner that if the doors were to be replaced in the future, the essential form and integrity of the historic property would not be impaired.

We appreciate the opportunity to present our request for a Certificate of Appropriateness to the Commission, and we look forward to answering any questions you may have in person at the HPC meeting.

Thank you.

Sincerely,

Fred Wilson
Morgante Wilson Architects

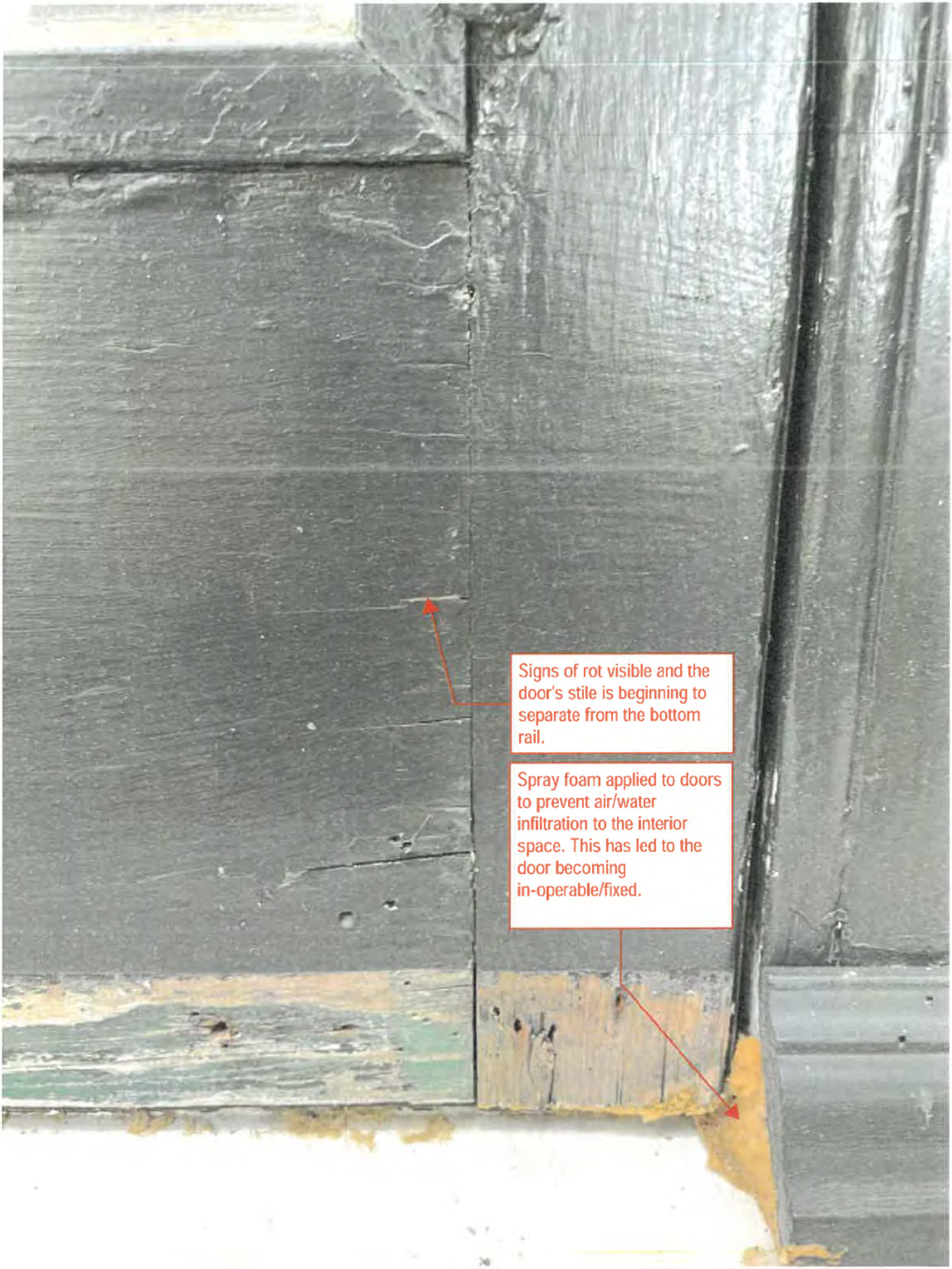
Jenifer Chase
Owner

Bill Chase
Owner


Proposed doors to be replaced in like kind.


Door rot very present and visible. The wood is decaying so rapidly that a ball point pen can penetrate into the wood with little/no resistance. Rot is traveling up the door's stile as shown per paint separation.
Door weather bar trim added/replaced at a later date (compared to when the doors were built) to assist in deterring water away from the door. Does not match original trim profile.


Visible signs of the wood rotting behind the layer of paint.


Signs of rot visible and the door's stile is beginning to separate from the bottom rail.
Spray foam applied to doors to prevent air/water infiltration to the interior space. This has led to the door becoming in-operable/fixed.


Visible rot and damage at door stile, rail, and storm panel. Visible wood separation present.


Visible rot and damage at door stile, rail, and storm panel. Visible wood separation present.


Spray foam applied at both doors at the sill, in result, prevents the doors from opening and closing. This is a life and safety issue as this prevents any operation of the door in case of an emergency.

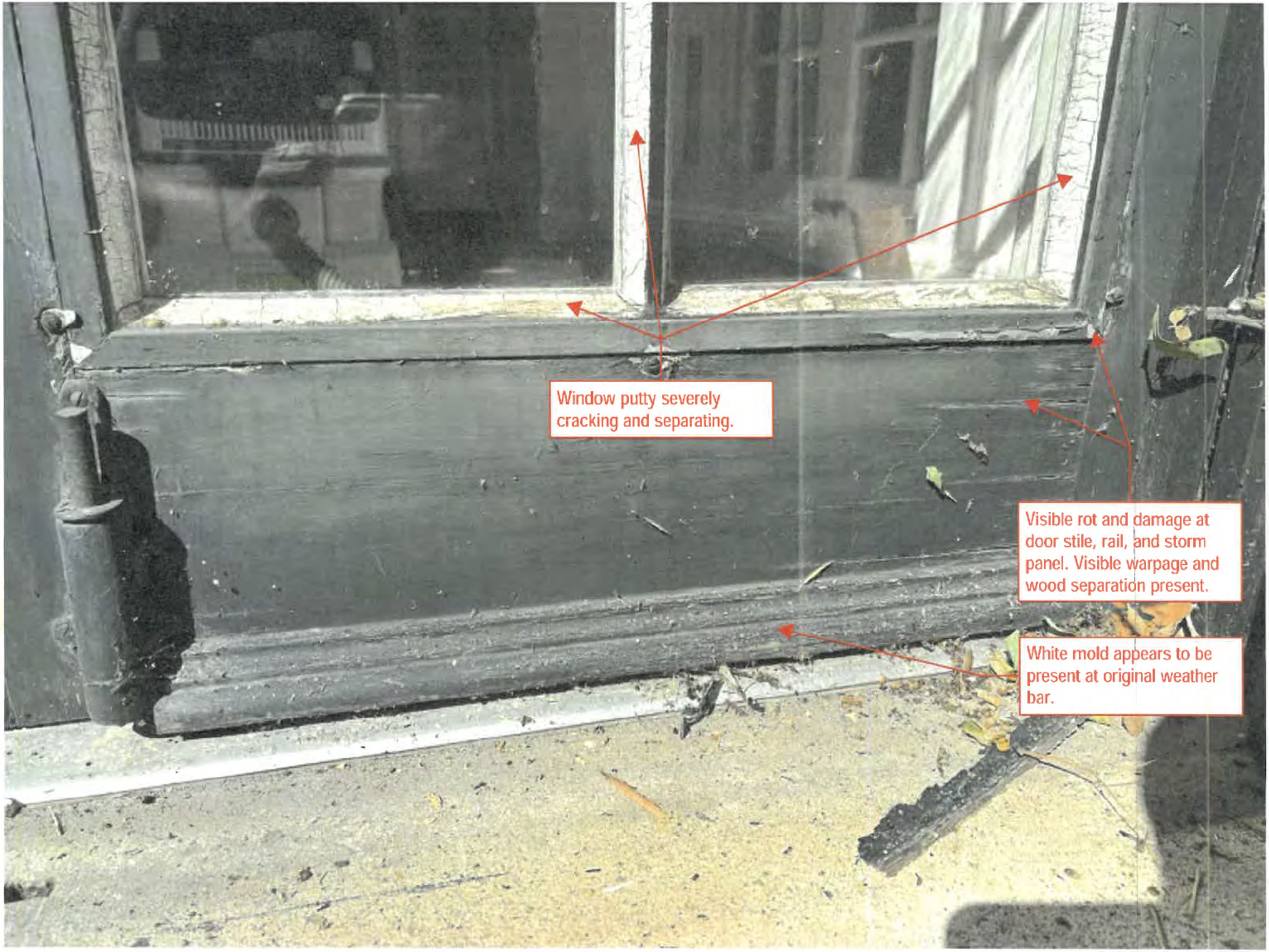

Visible rot and damage at door stile, rail, and storm panel. Visible wood separation present.

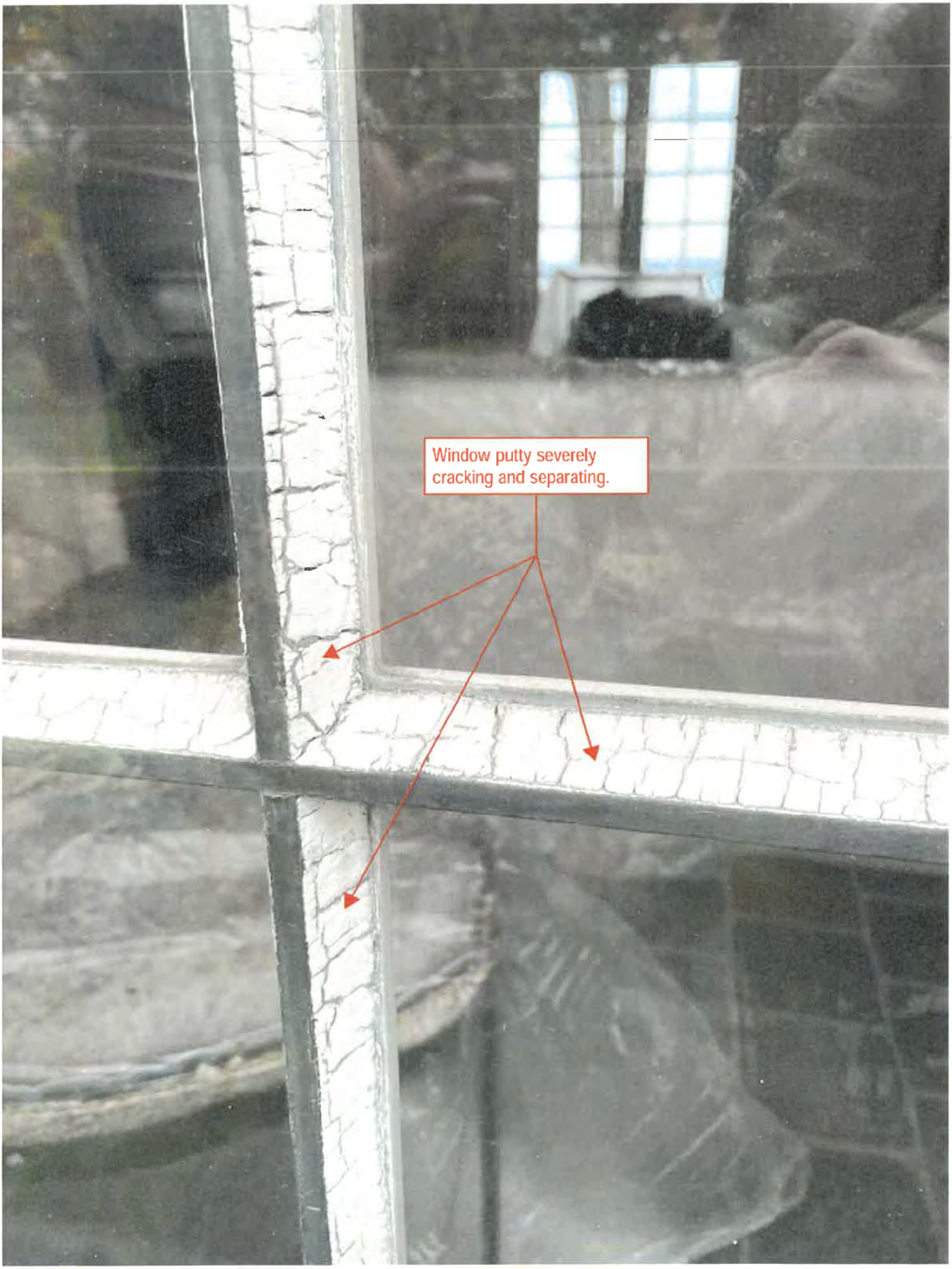

Chunk of wood missing from the door frame and door.
Mold growth appears present.


Door weather bar trim added/replaced at a later date (compared to when the doors were built) to assist in deterring water away from the door. Does not match original trim profile.
Spray foam applied to doors to prevent air/water infiltration to the interior space. This has led to the door becoming in-operable/fixed.

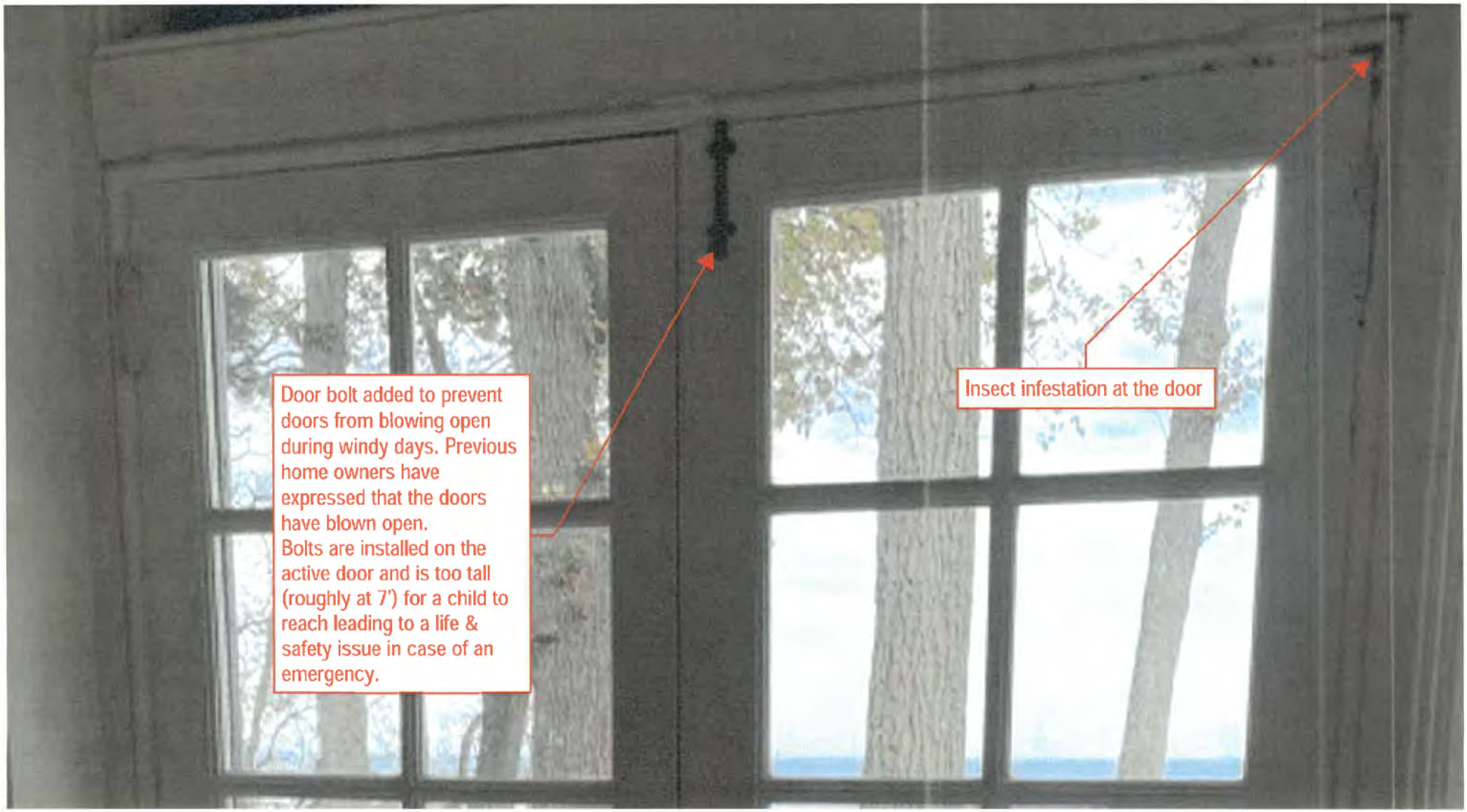

Signs of water/moisture infiltration and paint beginning to bubble.
Storm panels and hardware poorly painted over and showing heavy signs of wear. Further damage possible if an attempt is made to remove existing storm panels.

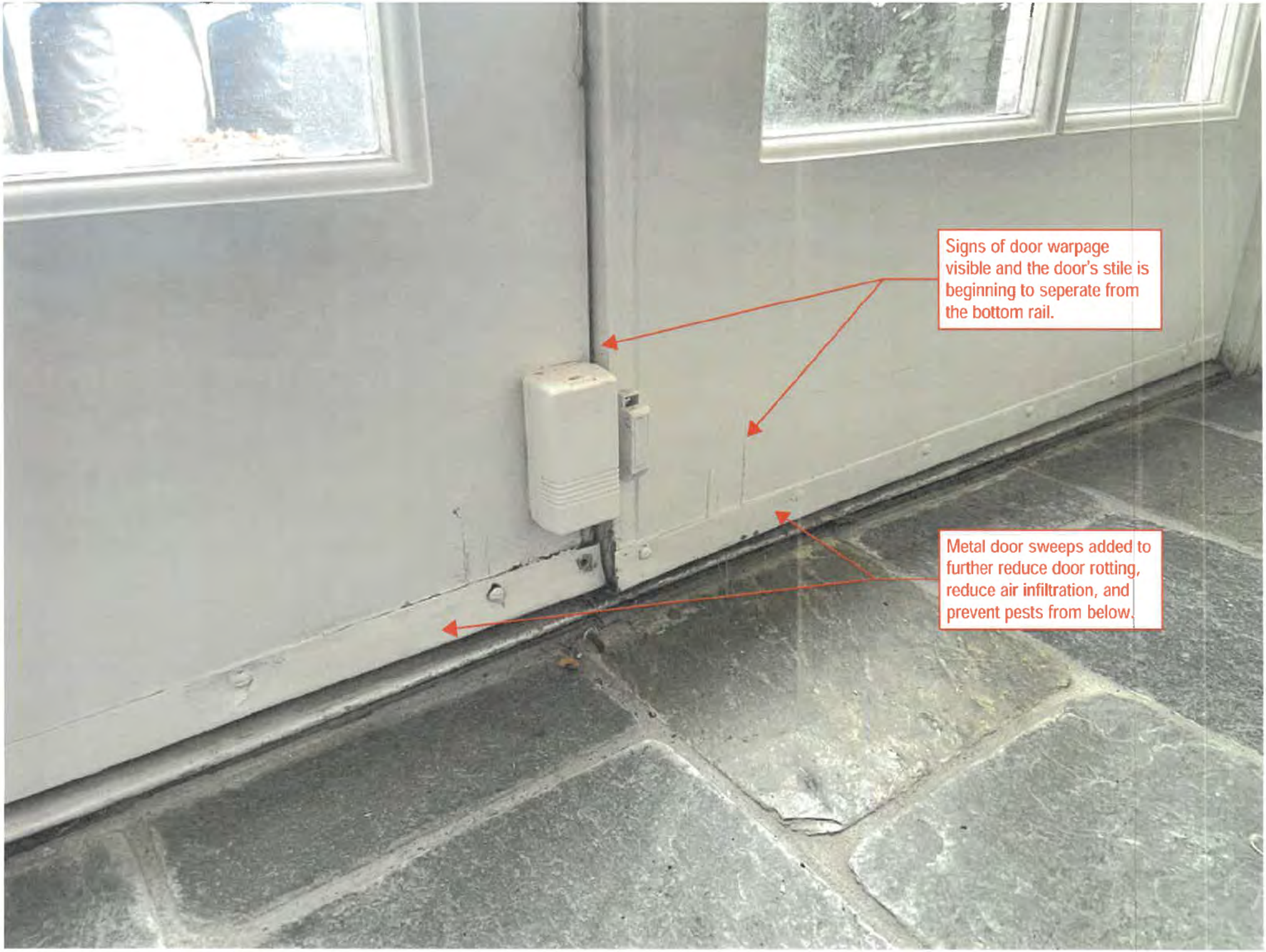

Window putty severely cracking and separating.
Visible rot and damage at door stile and storm panel.


Window putty severely cracking and separating.
Visible rot and damage at door stile, rail, and storm panel. Visible warpage and wood separation present.
White mold appears to be present at original weather bar.

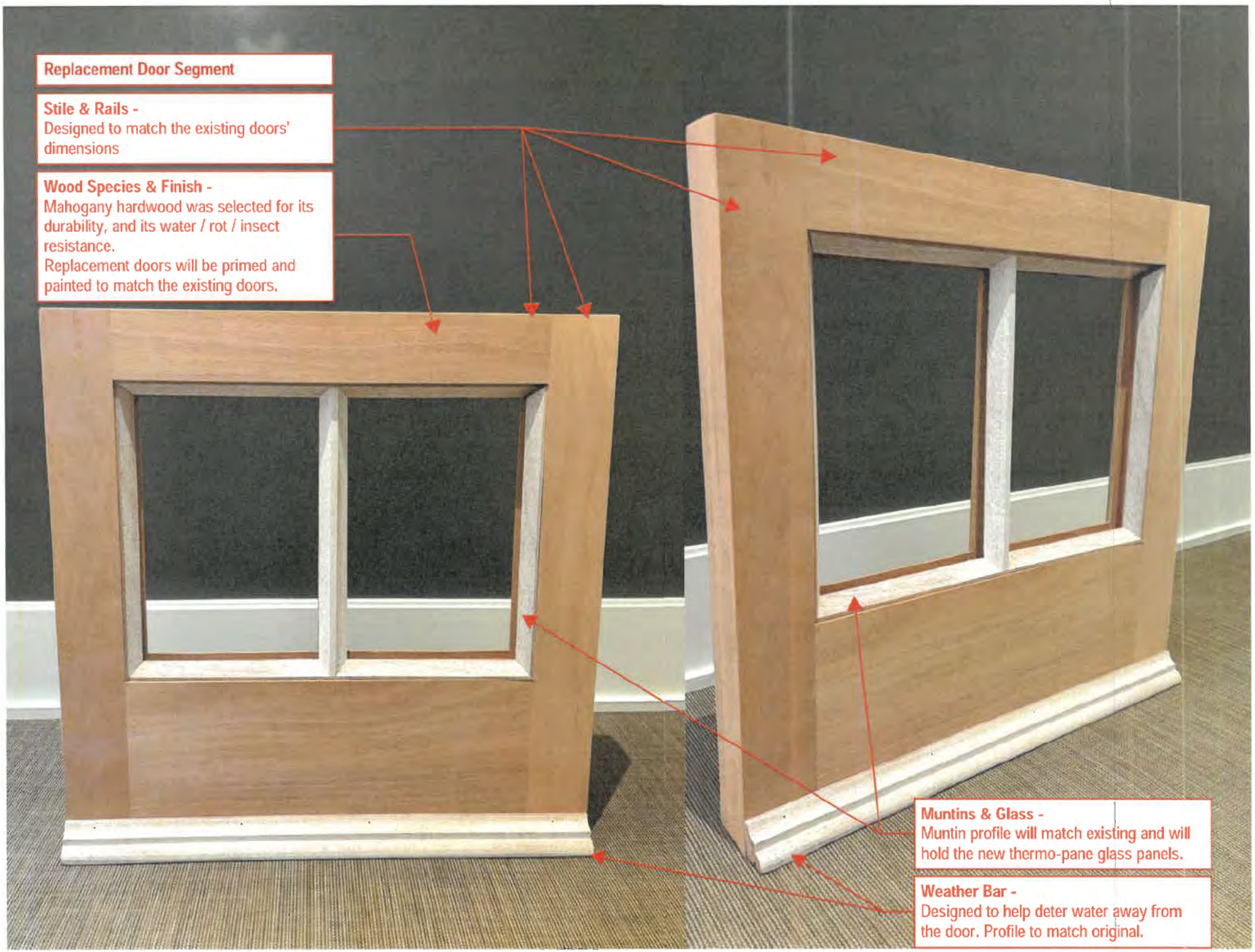

Window putty severely cracking and separating.


Window putty severely
cracking and separating.

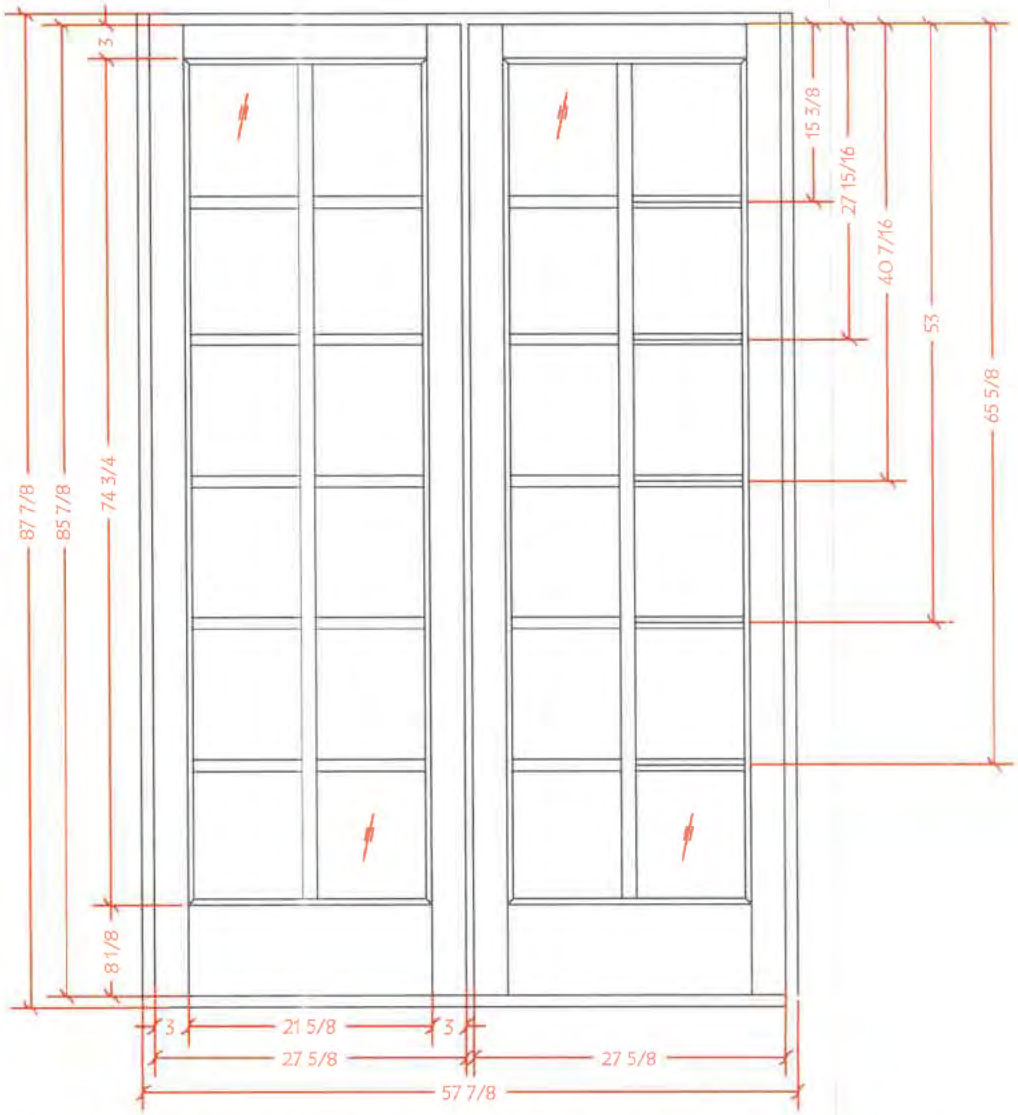

Door bolt added to prevent doors from blowing open during windy days. Previous home owners have expressed that the doors have blown open.
Bolts are installed on the active door and is too tall (roughly at 7') for a child to reach leading to a life & safety issue in case of an emergency.
Insect infestation at the door


Signs of door warpage visible and the door's stile is beginning to seperate from the bottom rail.
Metal door sweeps added to further reduce door rotting, reduce air infiltration, and prevent pests from below.


Different angle showing
overall door warpage.


Replacement Door Segment
Stile & Rails -
Designed to match the existing doors' dimensions
Wood Species & Finish -
Mahogany hardwood was selected for its durability, and its water / rot / insect resistance.
Replacement doors will be primed and painted to match the existing doors.
Muntins & Glass -
Muntin profile will match existing and will hold the new thermo-pane glass panels.
Weather Bar -
Designed to help deter water away from the door. Profile to match original.

1 - PHOTO OF EXISTING DOOR



2 - SHOP DRAWING FOR NEW DOOR TO MATCH

1 - PHOTO OF EXISTING DOOR

2 - PHOTO OF FABRICATED REPLACEMENT DOOR

(Interior View)

BENJAMIN
HISTORIC CERTIFICATIONS

To: Lake Forest Historic Preservation Commission

From Susan Benjamin

November 7, 2024

Re: Door Replacement in Ambrose Cramer addition to 1421 Lake Road, Lake Forest

After having reviewed door repair vs. replacement for the Ambrose Cramer-addition to the David Adler-designed Richard Bentley house at 1421 Lake Road, I have concluded that it is appropriate and desirable to replace the exterior doors. I worked with the previous owners on their rehabilitation; they told me about fierce winds causing the east door to blow open and destroy the screen. I investigated the condition of the doors a few weeks ago, noticing a number of compromising issues including severe water damage, wood rot, and inadequate repairs. In their location, suffering from wind, rain and extreme weather off Lake Michigan (which I know from having sailed on the Lake for 50+ years), the doors are vulnerable and their repair likely would not hold up. Repair would be at best challenging and not ensure longevity nor alleviate safety concerns. I believe that the existing doors should be exactly replicated with solid sturdier doors that will look right, work properly and last.

Sincerely,

Susan Benjamin

Susan Benjamin, Architectural Historian, Benjamin Historic Certifications

711 Marion Avenue, Highland Park, IL 60035

312-203-1808; ssbenjamin711@gmail.com

10/29/24

Abigail Vollmers
Senior Planner
Community Development Department
The City of Lake Forest
800 Field Drive
Lake Forest, IL 60045

Re.: 1421 Lake Rd.

Dear Abigail,

While we owned the property, a storm blew open and destroyed the east-facing screen door. We had the door professionally replaced using the west-facing screen door as a template.

Additionally, we can report that that room was noticeably colder in the winter, which we partially attribute to the single pane windows and doors.

Sincerely,

David & Kristin Keenan

TMC Windows, Inc.
8041 Ridgeway Ave. • Skokie, IL 60076-3408 • 847.329.8000
www.tmcwindows.com

Chase Project
1421 Lake Rd.
Lake Forest, IL

To Whom It May Concern,
We are currently restoring many of the original windows at the Chase Project at 1421 Lake Rd. Our role in the restoration world is the one full of saw dust, putty, epoxy. Because we are confident in our work, we often see the world through a narrow lens. Like the man with hammer everything looks like a nail. The doors in question could be restored but it might not be the best solution.

A truly bespoke, custom fabricated set of doors that matches the original details of the profiles, stiles, rails and even the reveal at the jamb made by the exterior casing preserves those important original details. This cannot be done with replacement doors by major manufacturers. Another factor is the location of the house two feet from Lake Michigan. A modern multipoint lock allows for a weather tight seal during the most challenging storm and one that can be operated easily. We regularly integrate modern weather strip solutions into the windows and doors we restore because they make for a much better job but are unseen. The original details are not altered. The multipoint lock would be one of those tools that would make for a much better job that does not alter any of the original details. Retro fitting a modern multi-point lock into an original door is not a possibility.

We are men with hammers but not everything is nail. I think a truly custom door unit with the multipoint lock is a solution for these particular doors.

T. Murphy

Tim Murphy
President
TMC Windows, Inc.

Agenda Item 5
680 – 684 Bank Lane
Replacement of an Existing Bridge

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Description of Materials
Statement of Intent
Images of Bridge
Floor Plans

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

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and Members of the Historic Preservation Commission
DATE:	November 20th, 2024
FROM:	Luis Prado, Assistant Planner
SUBJECT:	**680 – 684 Bank Lane - Bridge**

Property Owners
Schreiber Family Investments, Inc.
STRS L3 ACQ2, LLC

Property Location
680 - 684 Bank Lane

Historic Districts
East Lake Forest Local and National Register Historic Districts

Project Representative
Frank Torchia, Architect
20 Hawley Court
Grayslake, IL 60030

Summary of the Request
This is a request for a Certificate of Appropriateness approving the removal of the existing bridge which connects the building that fronts on Bank Lane, commonly referred to as the former Marshall Field's building, to the building to the west, at the second floor. Construction of a replacement bridge will replicate the original bridge, a short distance to the north. The replacement of two side entrance doors and the relocation of an access ladder are also proposed. No variances are requested.

Description of the Properties
Built in 1916, the building addressed today as 680 to 684 Bank Lane was designed by Howard Van Doren Shaw as the centerpiece for the composition of buildings which make up Market Square. The building to the west, which fronts on Forest Avenue and extends from Northgate to Southgate, was also designed by Shaw and was built in 1917 for the Young Men's Club. The two buildings connect at the second floor via a narrow bridge which today, is not functional due to interior changes made in the buildings over the decades. The bridge and alley below it, Amedei's Market, are on the 680 – 684 Bank Lane property.

Staff Review
An overview of the project is provided below. Additional detail is available in the Commission's packet in the materials provided by the petitioners' and their representative.

Proposed Modifications
The existing non-functional bridge will be removed. The bridge is inaccessible from the interior spaces, is in a state of disrepair, and does not meet current Building Code standards. Just north of the existing bridge, on each building, are infilled windows facing one another. Here, a replacement bridge is proposed. This bridge is intended to be very similar in design to the existing bridge but adjusted to correct the issues of inaccessibility, functionality and safety. The materials of the replacement bridge will match those on the existing bridge.

Alterations to the side entrances on both the 227 Northgate and 682 Bank Lane buildings are proposed. These alterations and the relocation of the access ladder on the 227 Northgate building are necessary to accommodate the new pedestrian bridge.

Findings
A review of the 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. There are no proposed changes in height of the bridge.

Standard 2 - Proportion of front façade.
This standard is not applicable to this request. There are no proposed front façade changes.

Standard 3 – Proportion of openings.
This standard is met. The openings are not changing in proportion.

Standard 4 – Rhythm of solids to voids in front façade.
This standard is not applicable to this request. There are no proposed front façade changes.

Standard 5 – Rhythm of spacing and structures on streets.
This standard is met. There are no proposed changes to the rhythm of spacing and structures.

Standard 6 – Rhythm of entrance porches, storefront recesses and other projections.
This standard is met. These existing features are not proposed to change.

Standard 7 – Relationship of materials and textures.
This standard is met. The proposed materials and textures will match the existing.

Standard 8 – Roof shapes.
This standard is met. Outside of the replacement bridge, there are no proposed roof changes.

Standard 9 – Walls of continuity.
This standard is met. There are no proposed changes to those structures which contribute to walls of continuity.

Standard 10 – Scale.
This standard is met. The replacement bridge will increase in width subtly and will remain visually compatible with its surroundings.

Standard 11 – Directional Expression of Front Elevation.
This standard is not applicable to this request. There are no changes proposed to the front elevation.

Standard 12 – Preserving distinguishing features.
This standard is met. The bridge will be replaced with a bridge of similar design. The materials will match the existing bridge. The existing windows in the bridge will be removed, reconditioned and reused.

The proposed bridge does not exhibit the arch feature of the existing bridge and the design rational for this proposed change will be addressed by the architect at the meeting.

Standard 13 – Protection of resources.
This standard is not applicable to this request.

Standard 14 – New construction.
This standard is not applicable to this request.

Standard 15 – Repair to deteriorated features.
This standard is met. The existing bridge windows will be repaired and reused rather than replaced.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

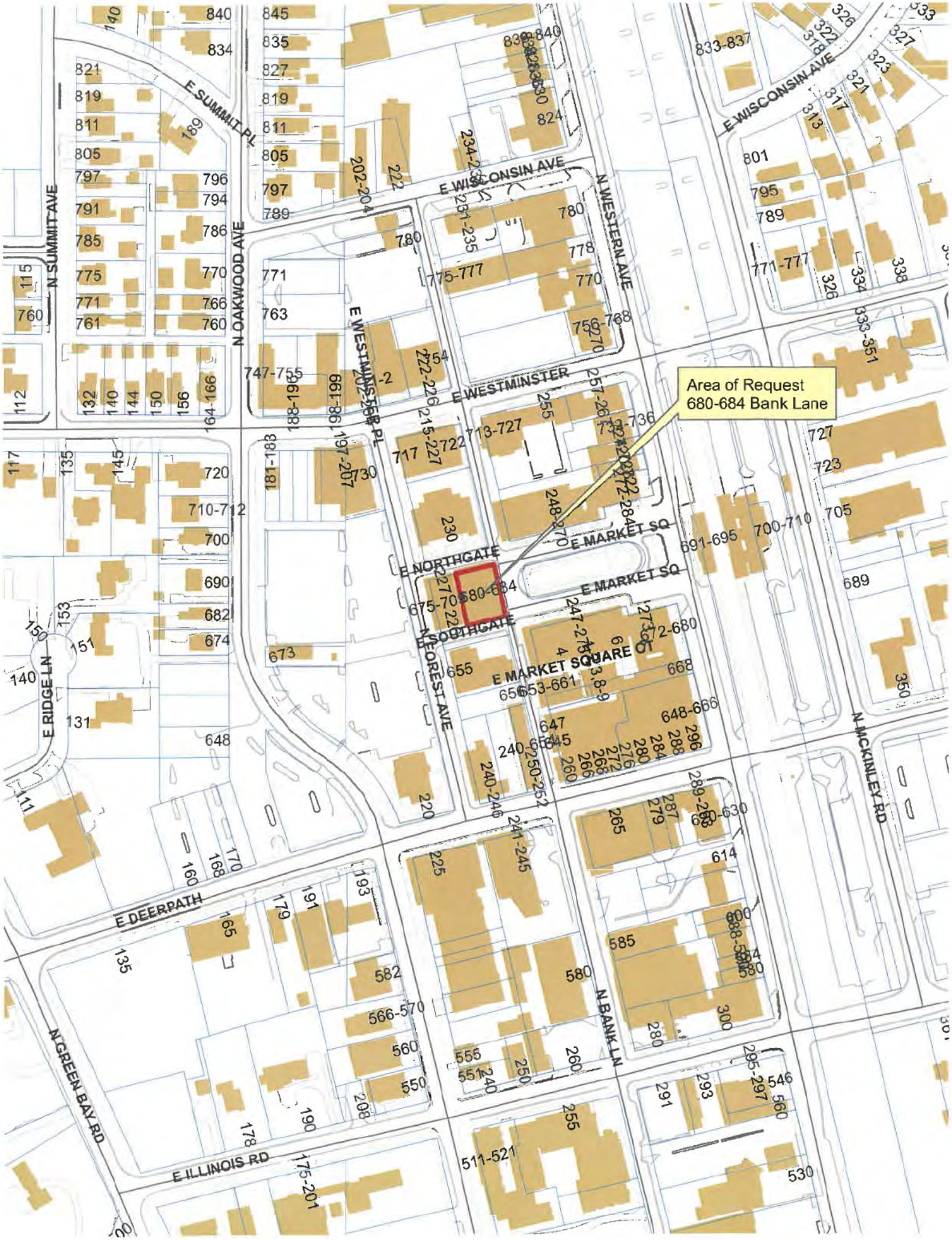
Standard 17 – Reversibility of additions and alterations.
This standard is not applicable to this request.

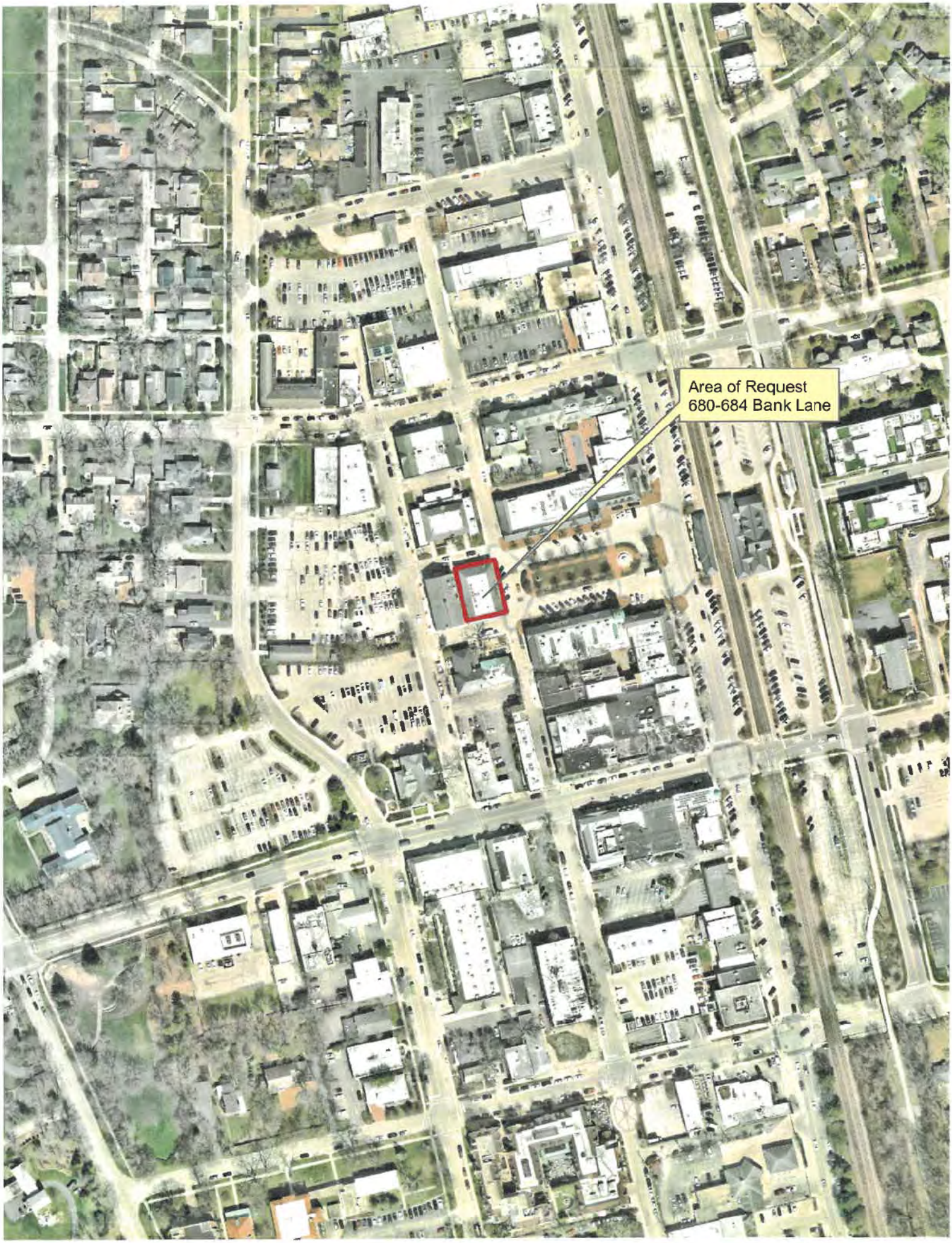
Public Comment
Public notice of this petition was provided in accordance with the City requirements and practices. The agenda for this meeting was posted at various public locations. As of the date of this writing, no comments have been received.

Recommendation
Grant a Certificate of Appropriateness approving the removal of the existing bridge connection between the two buildings and approving a replacement bridge on property addressed as 680 – 684 Bank Lane subject to the following conditions

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits.


Area of Request
680-684 Bank Lane
E WISCONSIN AVE
E WESTMINSTER
E MARKET SQ
E NORTHGATE
E SOUTHGATE
E DEERPATH
E ILLINOIS RD
N SUMMIT AVE
N OAKWOOD AVE
E SUMMIT PL
N WESTERN AVE
E WESTMINSTER PL
E RIDGE LN
N FOREST AVE
N BANK LN
N MCKINLEY RD
N GREEN BAY RD


Area of Request
680-684 Bank Lane


Area of Request
680-684 Bank Lane

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 680 - 684 Bank Lane, Lake Forest, IL 60045

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☒ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

☐ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

The State Teachers Retirement System of Ohio via STRS L3 ACQ2, LLC (Shreiber Family Investments Inc.)
Owner of Property

275 East Broad Street
Owner's Street Address (may be different from project address)

Columbus, Ohio 43215
City, State and Zip Code

312-284-1762
Phone Number *Fax Number*

shanahad@strsoh.org
Email Address

OWNER'S SIGNATURE

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Frank Torchia
Name and Title of Person Presenting Project

IA+D Studios, LLC
Name of Firm

41786 N. Crawford Road
Street Address

Antioch, IL 60002
City, State and Zip Code

312-296-7175
Phone Number *Fax Number*

ftorchia.aia@gmail.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

THE CITY OF LAKE FOREST

CHARTERED 1861

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- ☐ Stone
- ☐ Brick
- ☐ Wood Clapboard Siding
- ☐ Wood Shingle
- ☒ Cementitious Stucco
- ☐ Other _____

Color and/or Type of Material Tan to match existing

Foundation Material

Exposed Foundation Material Cementitious Stucco

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☐ Casement
- ☐ Sliding
- X Other Fixed

Color of Finish To match existing

Finish and Color of Windows

- ☒ Wood (recommended)
- ☐ Aluminum Clad
- ☐ Vinyl Clad
- ☐ Other _____

Window Muntins

- ☐ Not Provided
- X True Divided Lites

Simulated Divided Lites

- X Interior and Exterior muntin bars (recommended)
- ☐ Interior muntin bars only
- ☐ Exterior muntin bars only
- ☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
- ☐ Brick
- ☐ Wood
- X Other N/A

Window Trim

- X Limestone
- ☐ Brick
- ☐ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- X Wood
- ☐ Other _____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- X Other N/A

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- X Slate
- ☐ Clay Tile
- ☐ Composition Shingles_____
- ☐ Sheet Metal_____
- ☐ Other _____

Color of Material To match existing

Flashing Material

- X Copper
- ☐ Other_____
- ☐ Sheet Metal

Gutters and Downspouts

- X Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- X Other N/A

Terraces and Patios

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- X Other N/A

City of Lake Forest
Historic Preservation Commission

Statement of Intent:

To the honored members of the Historic Preservation Commission;

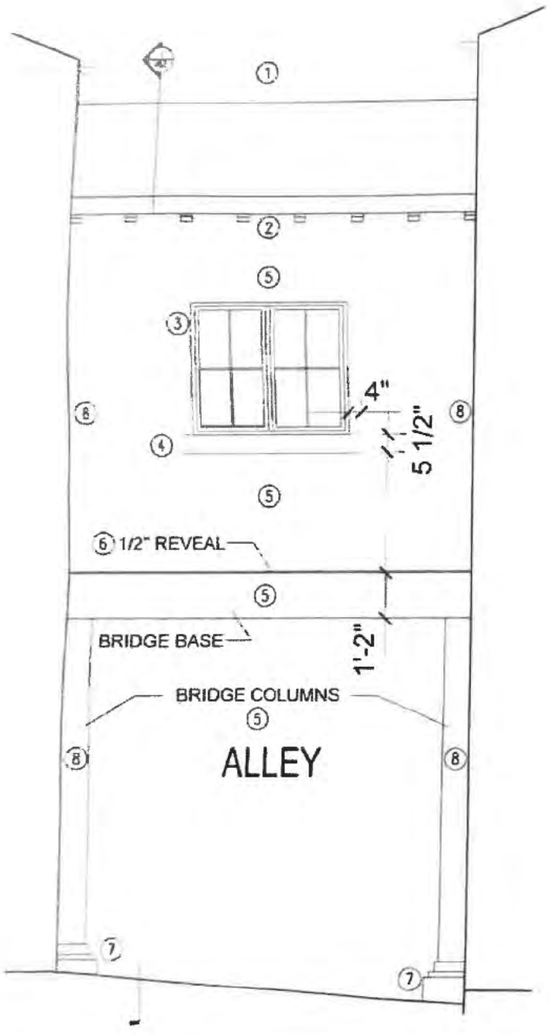
The project to replace in-kind the pedestrian walkway connection for the buildings located at 682 N. Bank Lane, Lake Forest and 227 Northgate St., Lake Forest ("Northgate"). Please note that there already exists a pedestrian walkway that connects the Northgate and 682 N. Bank Lane buildings, however the walkway is in disrepair, not compliant with code, and inaccessible by the 682 N. Bank Lane building due to where the connection is currently located.

The project is to allow for expanded office space for Centaur Capital Partners, Inc. ("Centaur"), an investment focused single family office that has been headquartered in Lake Forest for over 20 years. Centaur is currently located on the 2nd floor of the 682 N. Bank Lane building and has owned the building for 10+ years.

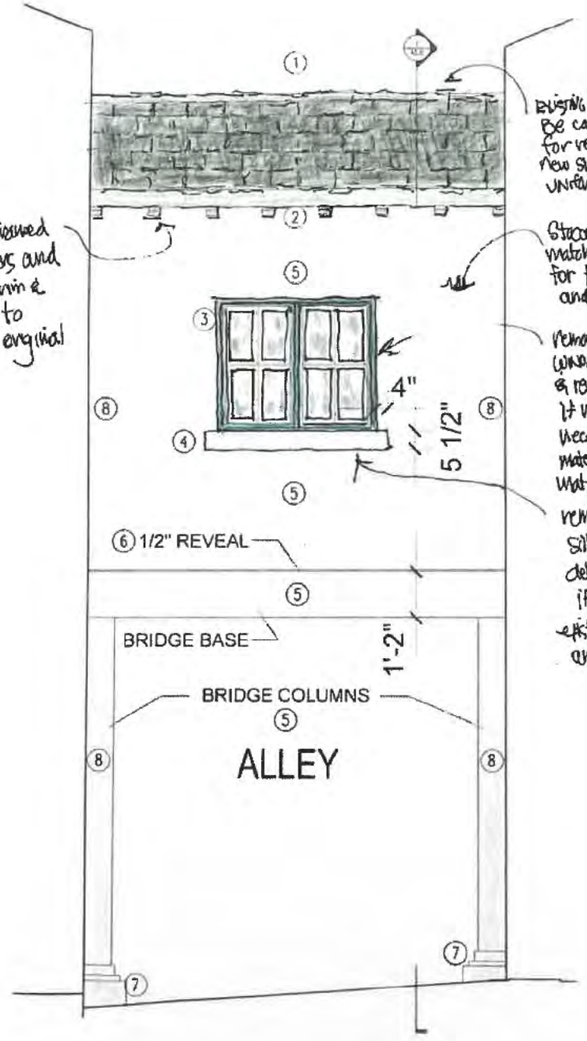
Centaur's head count growth requires additional office space and after an extensive search of available space in Lake Forest, it identified the 2nd floor of the Northgate building as a logical location for expansion given its near proximity to its current office. It successfully agreed on a long-term lease agreement and development project with the owners of the building, the State Teachers Retirement System of Ohio ("OSTRS"), and both parties agreed that installing a functioning pedestrian walkway to connect the two buildings would be appropriate. The main driver of Centaur's growth has been hiring employees to increase its philanthropic efforts and investments in Lake County, Chicago, and nationally.

Signed

Daniel Lo
Co-Chief Executive Officer of Centaur Capital Partners, Inc.

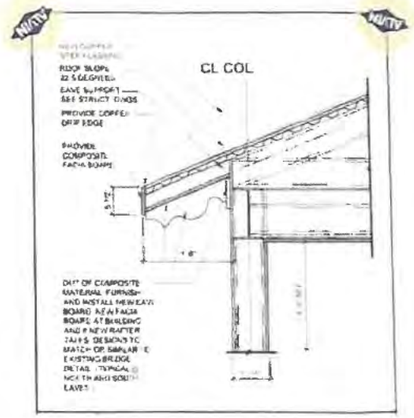


ELEVATION - NEW BRIDGE CONSTRUCTION
LOOKING SOUTH 1/2"=1'-0" 1

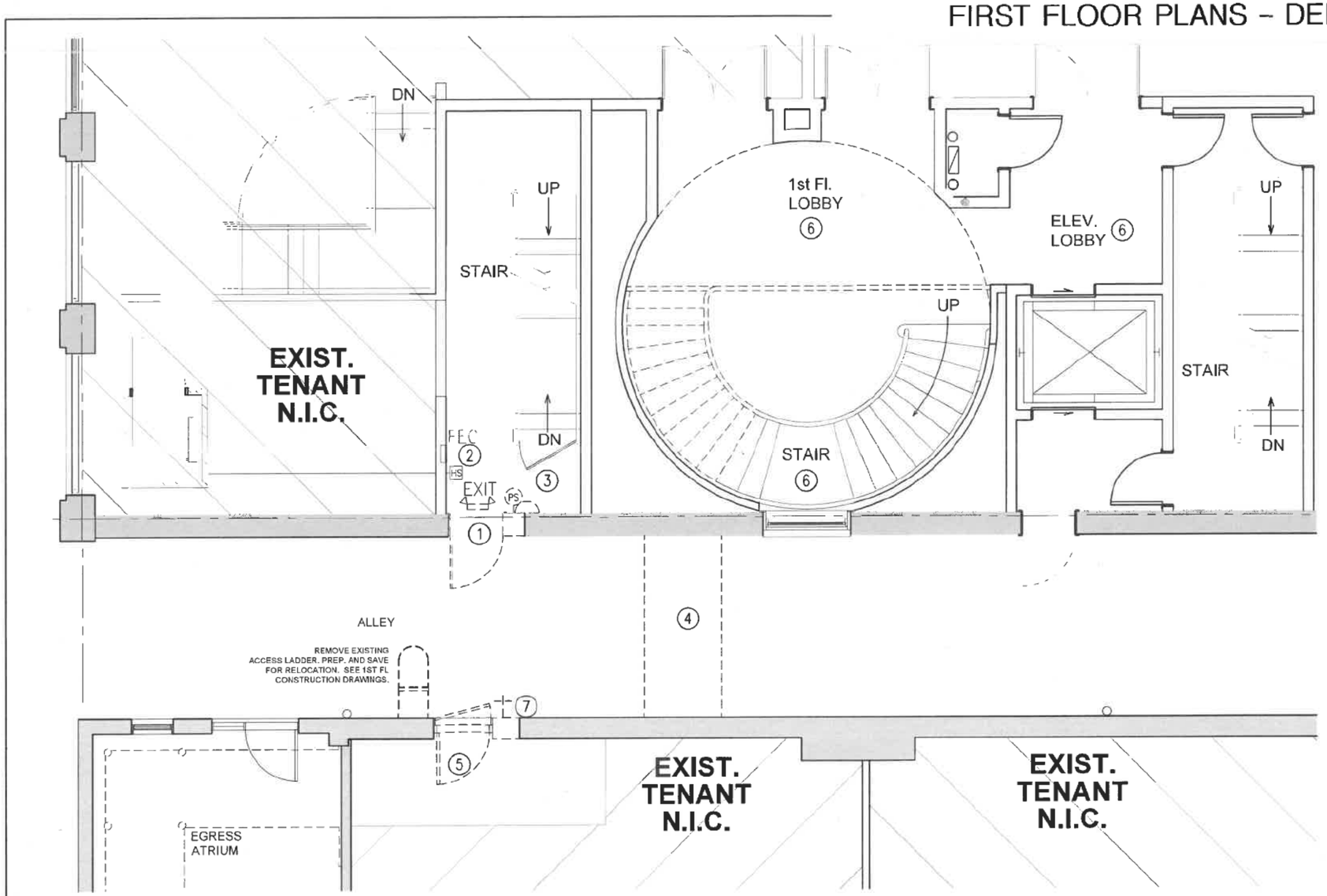


ELEVATION - NEW BRIDGE CONSTRUCTION
LOOKING NORTH 1/2"=1'-0" 2

IMAGES OF BRIDGE



FIRST FLOOR PLANS - DEMOLITION



DEMOLITION KEYNOTES

1. REMOVE EXISTING DRYWALL/MASONRY PARTITION, LINTEL, DOOR, FRAME AND HARDWARE SET AS SHOWN. SAVE ALL FOR REINSTALLATION. SEE CONSTRUCTION PLAN.
2. FIRE STROBE AND FEC CABINET TO REMAIN AS EXISTING.
3. RELOCATE EXIT SIGN/EM LTG. WALL MOUNTED LIGHTING FIXTURE AND PULL BOX TO ACCOMMODATE NEW DOOR LOCATION.
4. BUILDING CONNECTION BRIDGE ABOVE TO BE REMOVED. PROTECT ALLEY DURING DEMOLITION.
5. REMOVE EXISTING DRYWALL/MASONRY PARTITION, LINTEL, GATE, DOOR, FRAME AND HARDWARE SET AS SHOWN. SAVE ALL FOR REINSTALLATION. SEE CONSTRUCTION PLAN.
6. REMOVE EXISTING LOBBY AND STAIR BROADLOOM CARPET. PREPARE FOR NEW BROADLOOM CARPET INSTALLATION. PROTECT ALL REMAINING FINISHES DURING DEMOLITION.
7. REMOVE EXISTING WATER FAUCET. PREPARE FOR RELOCATION PER CONSTRUCTION DRAWING.

DEMOLITION NOTES

DESCRIPTION OF WORK
DEMOLITION DRAWINGS ARE FOR GENERAL REFERENCE ONLY. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. NO ADDITIONAL CHARGES WILL BE AUTHORIZED FOR VISIBLE EXISTING CONDITIONS NOT NOTED ON, OR WHICH MAY DIFFER FROM, REFERENCE DOCUMENTS.

DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, SELECTED REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF OTHER INDICATED OR APPROVED DISPOSITION OF SELECTED INTERIOR AND EXTERIOR FINISHES; DOORS, FRAMES AND HARDWARE; LIGHT FIXTURES AND OTHER ELECTRICAL ITEMS; SIGNAGE; AND OTHER ITEMS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

SCHEDULE
SUBMIT SCHEDULE INDICATING PROPOSED METHODS AND SEQUENCE OF DEMOLITION WORK TO ARCHITECT AND LANDLORD FOR REVIEW PRIOR TO COMMENCING WORK. INCLUDE COORDINATION FOR ANY REQUIRED INTERRUPTION OF UTILITY, SECURITY OR OTHER SERVICES.

JOB CONDITIONS
1. NORMAL TENANT AND BUILDING OPERATIONS WILL CONTINUE DURING DEMOLITION AND CONSTRUCTION. WORK SHALL BE PERFORMED SO AS TO MINIMIZE ANY DISRUPTION OF OPERATIONS AND TO INSURE PUBLIC ACCESSIBILITY TO AND FROM TENANT SPACES AND THE BUILDING.
2. DEMOLITION OF OR ALTERATIONS TO BUILDING STRUCTURE WILL BE PERMITTED AS SPECIFIED.
3. REMOVE UNSALVAGED MATERIALS FROM SITE. SALE OF REMOVED ITEMS ON SITE IS NOT PERMITTED.
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO INSURE THE PUBLIC SAFETY; ALLOW FREE ACCESS TO AND FROM OCCUPIED PORTIONS OF THE BUILDING; PROTECT EXISTING FLOORS, WALKS AND FINISH WORK TO REMAIN FROM DAMAGE; AND ADEQUATELY ISOLATE NOISY, DIRTY OR DUSTY OPERATIONS. BARRICADES AND OTHER PROTECTIONS SHALL BE PROMPTLY REMOVED UPON COMPLETION OF WORK.
5. PROMPTLY REPAIR ANY/ALL DAMAGE CAUSED BY DEMOLITION WORK TO ADJACENT FACILITIES, AT NO COST TO THE OWNER.
6. NO USE OF CUTTING TORCHES, WELDING EQUIPMENT OR EXPLOSIVE DEVICES WILL BE PERMITTED WITHOUT PROPER PRECAUTIONS.

STATE OF ILLINOIS
WILLIAM B. HOLLANDER
001-011103
LICENSED ARCHITECT
EXP 11.30.2024

IA+D Studios, LLC
41786 N. CRAWFORD ROAD
ANTIOCH, IL 60002
T. 312.296.7175

No.	Description	Date
	ISSUED FOR PERMIT	08.30.2024
Revision		

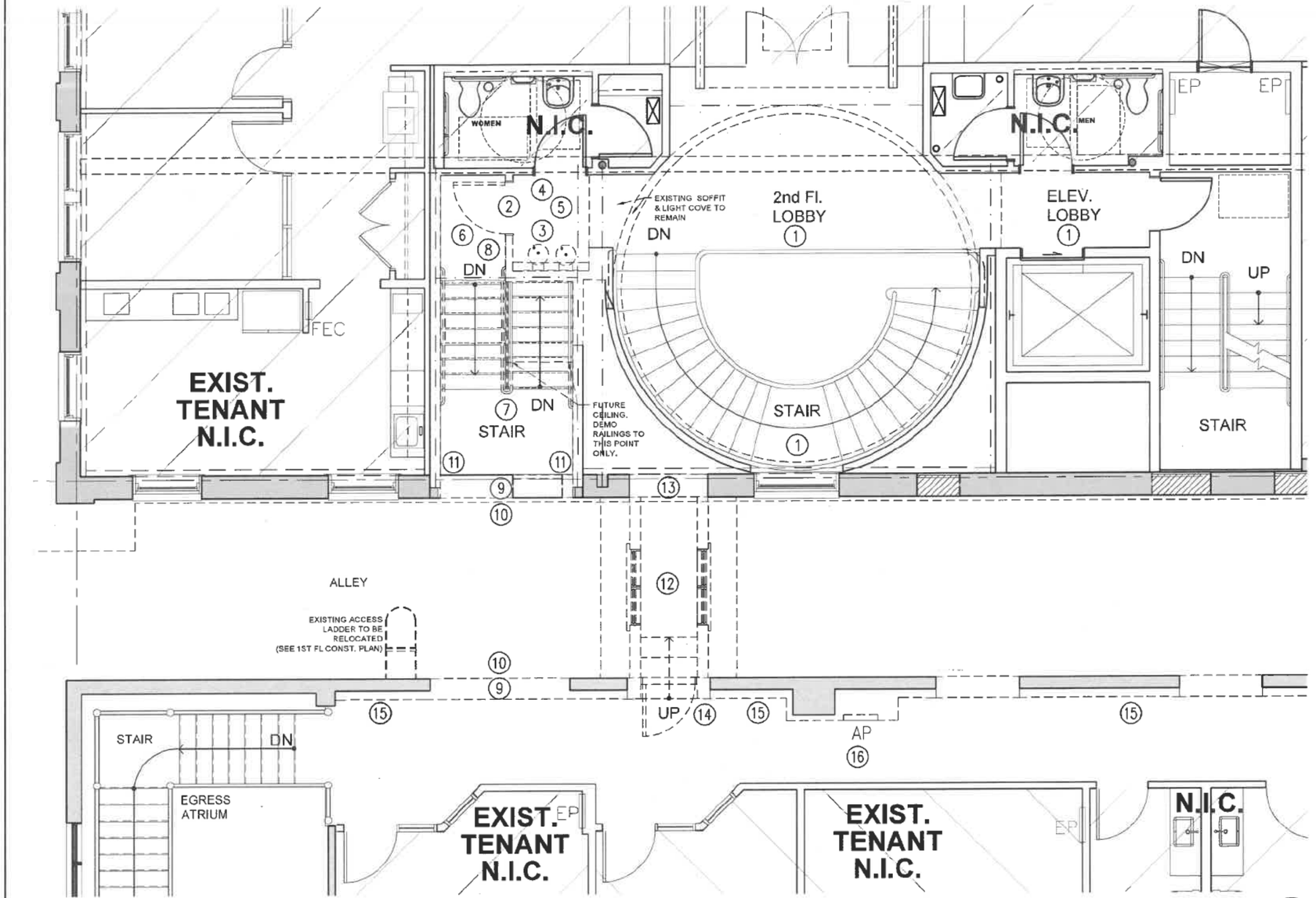
Date	08.12.2024
Scale	1/4" = 1'-0"
Drawn	DBS
Checked	WBH

Client
Schreiber Investments
Connection Bridge Replacement Project
682 North Bank Lane/227 Northgate Street
Lake Forest, IL 60045

Drawing
FIRST FLOOR
DEMOLITION PLAN

ID1.0

SECOND FLOOR PLANS - DEMOLITION



DEMOLITION KEYNOTES

1. REMOVE EXISTING LOBBY AND STAIR BROADLOOM CARPET. PREPARE FOR NEW BROADLOOM CARPET INSTALLATION. PROTECT ALL REMAINING FINISHES DURING DEMOLITION.
2. REMOVE EXISTING DRYWALL PARTITIONS, DOOR HEADER AND DOOR SET AS SHOWN. RETURN DOOR SET TO BUILDING. PREPARE REMAINING CONSTRUCTION FOR NEW INSTALLATIONS AS SHOWN ON CONSTRUCTION PLAN.
3. REMOVE EXISTING WATER FOUNTAIN AND RECONFIGURE ALL FOR POWER AND PLUMBING TO ACCOMMODATE NEW WATER FOUNTAIN/BOTTLE FILLER INSTALLATION. (SEE ENGINEERING AND CONSTRUCTION DRAWINGS.)
4. REMOVE EXISTING VESTIBULE CEILING AND LIGHTING. PREPARE FOR NEW DW CEILING TO MATCH EXISTING STAIRWAY CEILING AT 9'-0" VIF.
5. EXISTING PLYWOOD SUB-FLOOR TO REMAIN.
6. EXISTING STAIR LANDING AND STAIRWAY TO REMAIN. REMOVE ALL RAILING AND BALUSTRADES AS SHOWN/NTD.
7. REMOVE EXISTING STAIRWAY PARTITION DRYWALL TO ALLOW FOR ACCESS TO EXISTING STRUCTURAL MEMBERS. (SEE STRUCTURAL DRAWINGS.)
8. CUT AND GRIND EXISTING STAIR STRINGER FLUSH WITH FLOOR PLATE AND TO ALLOW FOR NEW LANDING AND NEW, EXTENDED STAIR LANDING STRUCTURAL SUPPORT MEMBERS. (SEE STRUCTURAL DRAWINGS.)
9. SAWCUT AND REMOVE EXISTING MASONRY TO ALLOW FOR A NEW 7'-8 1/4"W X 8-9"H FINISHED OPENING. PROTECT AND BRACE EXISTING MASONRY DURING THIS OPERATION.
10. PREPARE NEW OPENING FOR LINTEL INSTALLATION. (SEE STRUCTURAL DRAWINGS.)
11. PROTECT EXISTING BEAM POCKETS DURING DEMOLITION.
12. REMOVE ENTIRE EXISTING BUILDING CONNECTION BRIDGE CONSTRUCTION, SERVICES AND STRUCTURE. PROTECT ALLEY, SURROUNDING AREAS AND EXISTING BUILDINGS DURING DEMOLITION.
13. REMOVE EXISTING CONCRETE BLOCK FILL. REPLACE WITH NEW COMMON BRICK FILL TO MATCH EXISTING BRICK OR OTHER FILL AREAS.
14. SAWCUT AND REMOVE ANY EXISTING REMAINING MASONRY AFTER BRIDGE REMOVAL TO ALLOW FOR FINISHED OPENING. TO MATCH NEW WINDOWS, IN EXIST. OPENINGS TO THE SOUTH. VERIFY EXIST LINTEL.
15. REMOVE ALL EXIST. DRYWALL AND FURRING ALONG EAST WALL INTERIOR AS SHOWN. PREPARE FOR NEW INSTALLATIONS. (SEE CONSTRUCTION PLANS.) PROTECT EXIST. CORRIDOR AND OTHER EXIST. FINISHED AREAS DURING DEMOLITION.
16. EXISTING TELEPHONE CABINET TO BE REMOVED. RELOCATION, IF REQUIRED, TO BE UNDER SEPARATE CONTRACT/PROJECT.

DEMOLITION NOTES

CONTINUED:

INSPECTION
PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CAREFULLY INSPECT AREAS IN VICINITY OF WORK. PHOTOGRAPH ANY CONDITIONS WHICH COULD LATER BE CONSTRUED AS DAMAGE CAUSE BY DEMOLITION OPERATIONS AND FILE WITH ARCHITECT.

PREPARATION
PROVIDE REQUIRED INTERIOR BRACING AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF WORK TO BE DEMOLISHED AND REMAINING WORK ADJACENT THERETO. COVER AND PROTECT EQUIPMENT ASSOCIATED WITH DEMOLITION OPERATIONS. ERECT REQUIRED DUST-PROOF PARTITIONS AND CLOSURES. LOCATE, IDENTIFY STUB-OFF AND DISCONNECT UTILITY SERVICES NOT REQUIRED TO REMAIN.

DEMOLITION
PERFORM DEMOLITION WORK SYSTEMATICALLY, USING METHODS THAT ARE APPROPRIATE AND MEET GOVERNING REGULATIONS. COORDINATE WORK WITH LANDLORD AND BUILDING ENGINEERING STAFF.

DISTRIBUTE DEMOLITION EQUIPMENT AND DEBRIS UNIFORMLY THROUGHOUT STRUCTURE.

IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS ARE UNCOVERED WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN, REPORT CONDITIONS TO ARCHITECT WITHOUT DELAY, FOR SUITABLE DISPOSITION.

DISPOSAL
REMOVE DEMOLISHED MATERIALS PROMPTLY FROM PREMISES, TRANSPORTING AND LEGALLY DISPOSING OF MATERIALS OFF-SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

CLEAN-UP AND REPAIR
ON COMPLETION, REMOVE TOOLS, EQUIPMENT, PROTECTION AND DEMOLISHED MATERIALS FROM SITE. REPAIR ANY DEMOLITION IN EXCESS OF THAT REQUIRED AND ADJACENT AREAS SOILED OR DAMAGED BY DEMOLITION WORK. LEAVE PREMISES BROOM CLEAN.

ADDITIONAL
DEMOLITION OPERATIONS CAUSING EXCESSIVE NOISE, AS DETERMINED BY BUILDING MANAGEMENT, OR ENTAILING GENERAL INTERRUPTION OF BUILDING UTILITY SERVICES, SHALL BE PERFORMED EITHER BEFORE OR AFTER NORMAL OPERATING HOURS.

STATE OF ILLINOIS
WILLIAM B. HOLLANDER
001-011105
LICENSED ARCHITECT

EXP 11.30.2024

IA+D
Studios, LLC
41786 N. CRAWFORD ROAD
ANTIOCH, IL 60002
T. 312.296.7175

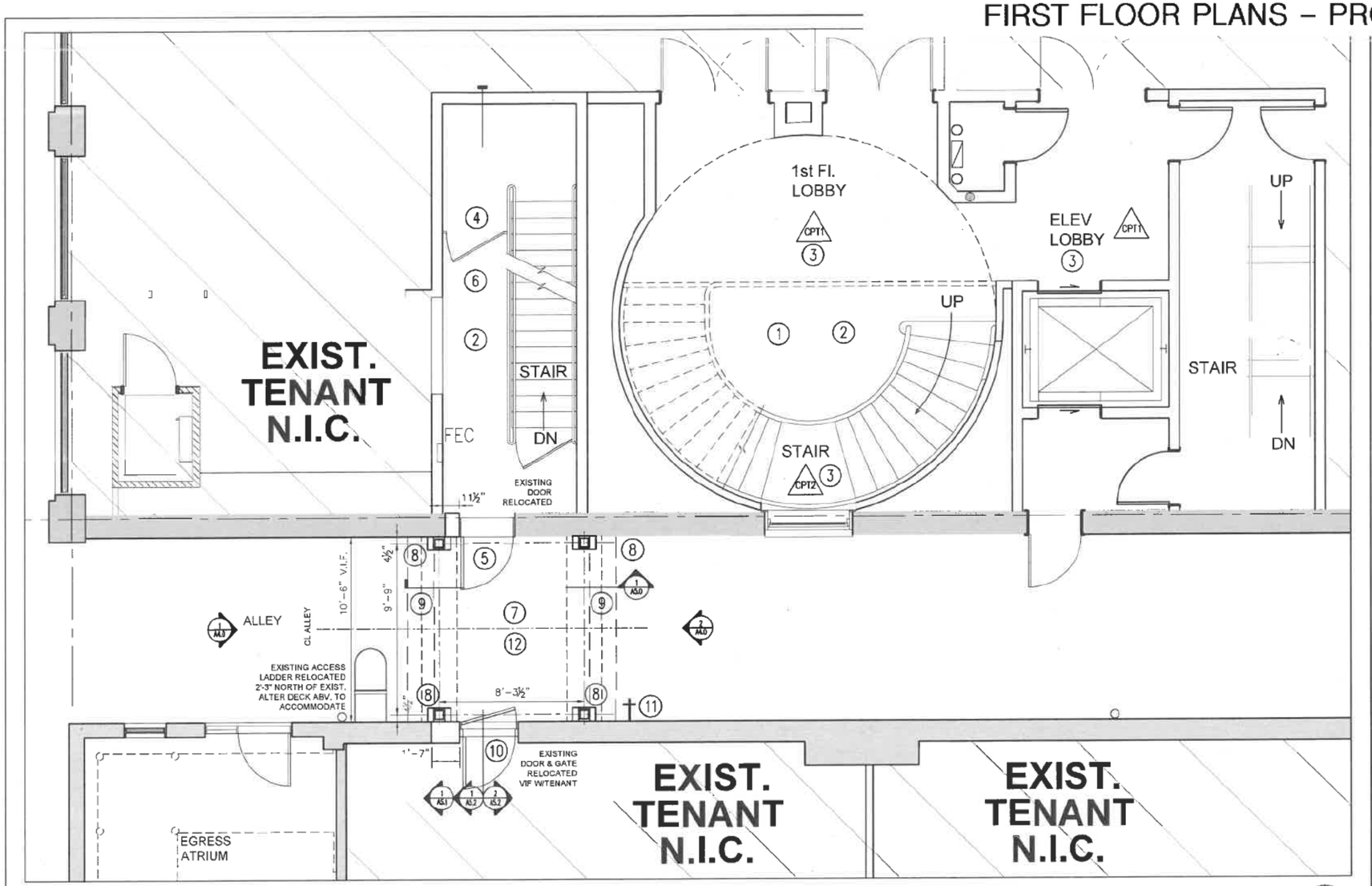
No.	Description	Date
	ISSUED FOR PERMIT	08.30.2024
Revision		
Date	08.12.2024	
Scale	1/4" = 1'-0"	
Drawn	DBS	
Checked	WBH	

Client
Schreiber Investments
Connection Bridge Replacement Project
682 North Bank Lane/227 Northgate Street
Lake Forest, IL 60045

Drawing
SECOND FLOOR DEMOLITION PLAN

2D1.0

FIRST FLOOR PLANS - PROPOSED



CONSTRUCTION KEYNOTES

1. ALL BUILDING FINISHES SCHEDULED TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. ALL FINISHES TO BE RESOLVED WITH NEW CONSTRUCTION.
2. PATCH AND REPAIR ALL WALL DAMAGE IN LOBBY AND AROUND STAIRS, CAUSED DURING EXISTING CONSTRUCTION VERIFICATION.
3. ALL CARPET IN LOBBY AND MAIN STAIRCASE TO BE REPLACED AS SPECIFIED. SEE FINISH SPECIFICATIONS, THIS SHEET.
4. EXISTING STAIRWAY TO THE 2ND FLOOR WILL NO LONGER BE ACCESSIBLE. STAIR STRUCTURE TO REMAIN. INSTALL NEW LOCKABLE GATE AS SHOWN, TO MATCH EXISTING GATE TO BASEMENT.
5. EXISTING DOOR, FRAME, HARDWARE AND LINTEL TO BE RELOCATED OR MATCHED IN-KIND AS SHOWN. FILL IN MASONRY/DRYWALL EXTERIOR WALL TO MATCH EXISTING AS REQUIRED.
6. REPAINT ENTIRE STAIRWAY TO MATCH EXISTING.
7. SEE STRUCTURAL DRAWINGS FOR NEW BRIDGE FOUNDATION AND STRUCTURE SPECIFICATION AND ERECTION. PROVIDE BARRICADES AND SITE PROTECTION AS REQUIRED. SURVEY EXISTING SITE TO VERIFY UTILITIES, BUILDING PLUMBING AND POWER AND EXISTING FOUNDATION PRIOR TO ANY EXCAVATION.
8. NEW STEEL COLUMNS TO BE WRAPPED IN 5/8" DENS-GLASS GOLD FIREGUARD TYPE-X. PROVIDE BLOCKING AS RQ'D. APPLY DRYVIT, STUC-COAT ONE-COAT SYSTEM (WITHOUT FOAM INSULATION) OVER DENS-GLASS SUBSTRATE. LEAVE 3/8" GAP AT ALL EXISTING MASONRY WALLS. FILL GAP WITH BACKER ROD AND CAULK TO MATCH DRYVIT. SEE SECTIONS AND ELEVATIONS FOR DRYVIT COLORS.
9. LINE OF NEW BRIDGE ABOVE..
10. EXISTING DOOR, FRAME, GATE, HARDWARE AND LINTEL TO BE RELOCATED OR REPLACED IN-KIND, AS SHOWN. FILL IN MASONRY/DRYWALL EXTERIOR WALL TO MATCH EXISTING AS REQUIRED.
11. RELOCATE EXISTING OUTDOOR WATER FAUCET TO THIS LOCATION.
12. ONCE FOUNDATION WORK IS COMPLETED, GC TO REPLACE EXISTING SLAB IN "LIKE KIND" IN CONSTRUCTION AND DRAINAGE SLOPES. COORDINATE WITH REMAINING SLABS.

0 5 10 15 N

FINISH SPECIFICATONS

PAINT
TO MATCH EXISTING THROUGHOUT FIRST FLOOR AREAS.

CARPET
CPT-1: Interface, Third Space, Carpet Tile 301, Style 16805, Color 107851 Shell.
CPT-2: Interface Special Order, 6' Wide Goods to Match Third Space 301, 16085, 107851. For Use On Bridge Stairs and Rotunda Stairs.

WALL BASE
TO MATCH EXISTING THROUGHOUT FIRST FLOOR AREAS.

CONSTRUCTION NOTES

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND STRUCTURAL ENGINEERING DRAWINGS (AS INCLUDED AND APPLICABLE) FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO BE SURVEYED AND VERIFIED IN FIELD BY CONTRACTOR. THIS IS ESPECIALLY REQUIRED FOR THE DETERMINATION OF THE DIFFERENCES IN FLOOR ELEVATIONS BETWEEN THE TWO BUILDINGS AND ALLEY CLEARANCES.
3. WHERE NEW WORK ADJOINS EXISTING, NEW WORK SHALL PROPERLY INTEGRATE WITH EXISTING TO ENSURE FINISHED SURFACE ALIGNMENT.
4. PROVIDE SHOP DRAWINGS, SCHEDULES AND MATERIAL SAMPLE SUBMITTALS FOR PREFABRICATED STAIRWAY AND LANDING, DOORS, FRAMES & HARDWARE, FIXTURES & EQUIPMENT. COORDINATE WITH ARCHITECT.
5. VERIFY THAT ALL EXISTING TO REMAIN SYSTEMS, FIXTURES, DEVICES, MECHANICAL UNITS, ETC. ARE IN GOOD WORKING ORDER. CLEAN, REPAIR AND/OR REPLACE AS NECESSARY, PER OWNER DIRECTION, TO BE IN LIKE-NEW CONDITION.
6. CONTRACTOR TO VERIFY LOCATIONS OF NEW ELECTRICAL/ LOW VOLTAGE DEVICES LOCATED IN EXISTING CONSTRUCTION OR ON EXISTING COLUMNS, PERIMETER AND CORE WALLS AND PROVIDE FOR FURRING OR PATCHING AS REQUIRED TO ALLOW FOR CONCEALED INSTALLATION. COORDINATES LOCATIONS WITH ARCHITECT.

FINISH NOTES

1. PAINT APPLICATION TO BE 1 COAT PRIME, 2 COATS FINISH FOR ALL SURFACES.
2. ALL PAINTS, FINISHES, SEALERS & ADHESIVES USED SHALL CONTAIN NO VOLATILE ORGANIC COMPOUNDS (VOCs) AS ALLOWED PER MANUFACTURER RECOMMENDATIONS. PROVIDE MATERIAL SAFETY DATA-SHEETS FOR ARCHITECT APPROVAL PRIOR TO USE, AND FOLLOW ALL BUILDING REGULATIONS FOR SPECIFICATIONS & USE OF THESE MATERIALS.
3. PREPARE WALLS TO RECEIVE NEW BASE, SKIM-COAT & SAND, PRIME & PAINT WALLS PRIOR TO INSTALLATION OF NEW WALL BASE IF REQUIRED.
4. SUBMIT ALL FINISHES FOR DESIGNER REVIEW & APPROVAL PRIOR TO ORDERING MATERIAL.

STATE OF ILLINOIS
WILLIAM B. HOLLANDER
001-011103
REGISTERED ARCHITECT
EXP 11.30.2024

IA+D Studios, LLC
41786 N. CRAWFORD ROAD
ANTIOCH, IL 60002
T. 312.296.7175

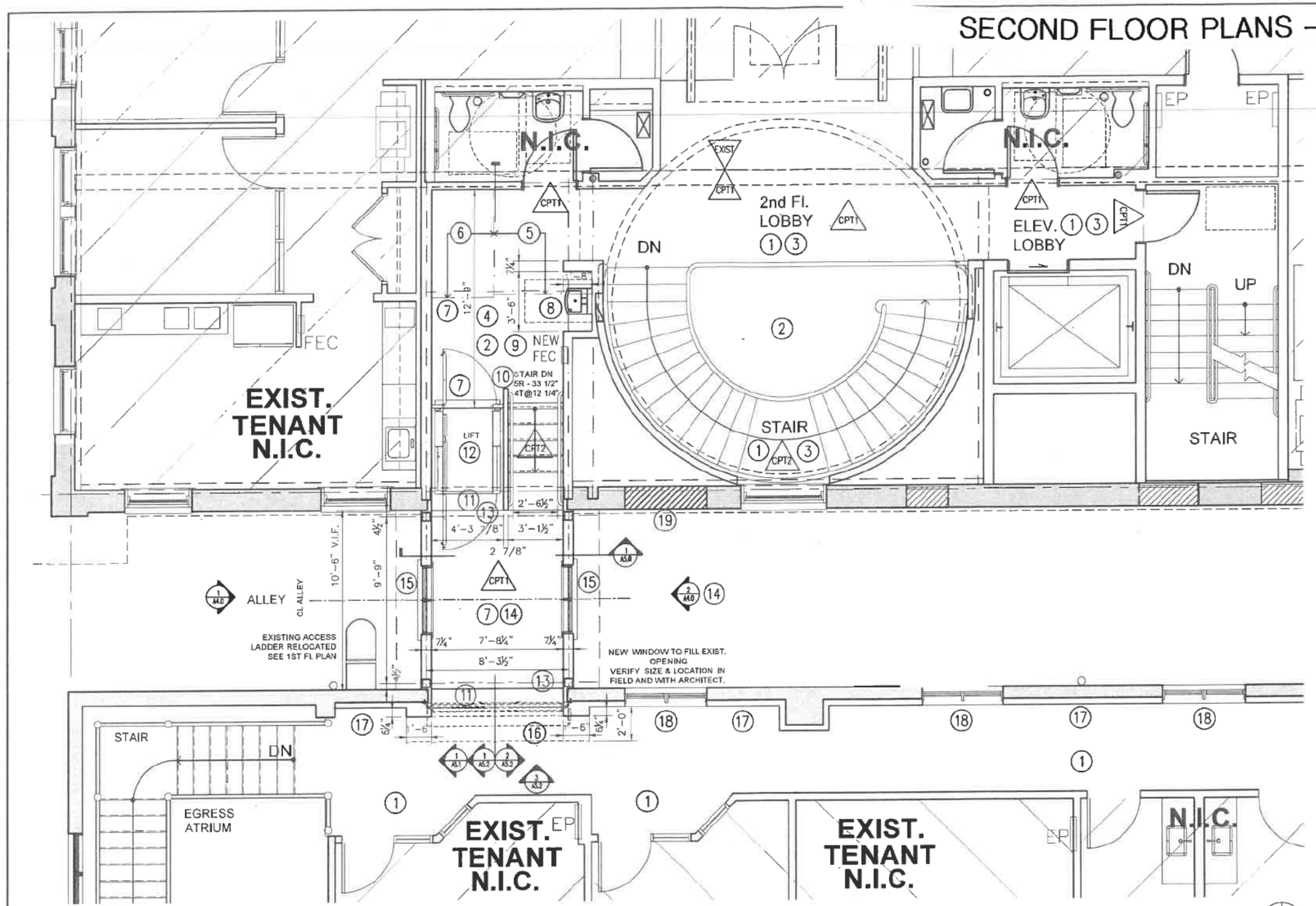
No.	Description	Date
	ISSUED FOR PERMIT	08.30.2024
Revision		
Date	08.12.2024	
Scale	1/4" = 1'-0"	
Drawn	DBS	
Checked	WBH	

Client
Schreiber Investments
Connection Bridge Replacement Project
682 North Bank Lane/227 Northgate Street
Lake Forest, IL 60045

Drawing
FIRST FLOOR CONSTRUCTION PLAN

IA1.0

SECOND FLOOR PLANS - PROPOSED



CONSTRUCTION KEYNOTES

1. ALL BUILDING FINISHES SCHEDULED TO REMAIN TO BE PROTECTED DURING CONSTRUTION. ALL FINISHES TO BE RESOLVED WITH NEW CONSTRUCTION.
2. PATCH AND REPAIR ALL WALL DAMAGE IN LOBBY AND AROUND STAIRS, CAUSED DURING EXISTING CONSTRUCTION VERIFICATION.
3. ALL CARPET IN LOBBY AND MAIN STAIRCASE TO BE REPLACED AS SPECIFIED. SEE FINISH SPECIFICATIONS, THIS SHEET.
4. NEW 682 BUILDING INTERIOR CONSTRUCTION TO MATCH EXISTING. 5/8" FC X DRYWALL ON METAL STUDS OR SLEEPERS TO FILL, ALIGN AND CONNECT WITH EXISTING PARTITIONS AND NEW BRIDGE CONSTRUCTION.
5. EXISTING PLYWOOD SUB-FLOOR TO REMAIN.
6. EXISTING STAIRWAY LANDING AND STAIR INSTALLATION TO REMAIN. MODIFY PER DEMOLITION DRAWINGS TO ACCOMMODATE NEW STRUCTURE AND CONSTRUCTION.
7. SEE STRUCTURAL DRAWINGS FOR NEW STAIR SUPPORT AND BRIDGE STRUCTURE, SPECIFICATION AND ERECTION. PROVIDE BARRICADES AND SITE PROTECTION AS REQUIRED TO PROTECT EXISTING CONDITIONS AND RESTRICT SITE ENTRY.
8. FURNISH AND INSTALL, NEW ELKAY LZS8WSVRSK WALL MOUNT, FILTERED, REFRIGERATED, BOTTLE FILLER & FOUNTAIN WITH VR BUBBLER. FINISH: STAINLESS STEEL, BRUSHED FINISH. INSTALL AT ADA ACCESSIBLE HEIGHT, SEE SECTION 2A5.2.
9. NEW LANDING EXTENSION & STAIR TO BE DESIGNED AND DETAILED BY STEEL FABRICATOR. MATCH EXISTING MAIN STAIRCASE IN GENERAL DESIGN AND DETAIL. SEE SECTIONS AND DETAILS.
10. NEW DRYWALL PARTITION WITH MILLWORK CAP. SEE SECTIONS AND DETAILS.
11. NEW LINTEL PER STRUCTURAL DRAWINGS. STABILIZE, PATCH AND REPAIR EXISTING MASONRY SURROUNDING NEW OPENING TO ACCOMMODATE NEW CONSTRUCTION.
12. FURNISH AND PERMANENTLY INSTALL, NEW INTERIOR, ASCENSION PROTEGE 5442FG VERTICAL PLATFORM WHEELCHAIR LIFT WITH GATE AND FRAME AT UPPER LANDING (BUILD TO FIT OPENING). PROVIDE FULL WALL FASCIA, DOOR OPERATORS ON BOTH GATES, HANDS FREE PHONE, AUXILIARY LIGHTING AND EXTERNAL BATTERY BACKUP UNIT. COLOR TO BE POWDER COAT TO MATCH PROJECT STANDARD PAINT COLOR (P-1). SUBMIT SAMPLES FOR REVIEW.
13. NEW 1/2", FLUSH CONTROL JOINT IN CONCRETE SLAB. SEE DETAIL 3A5.1. CARPET TO BE INSTALLED OVER JOINT.
14. SEE SECTIONS AND ELEVATIONS FOR BRIDGE EXTERIOR CONSTRUCTION DETAILS AND FINISHES.
15. FURNISH AND INSTALL, NEW MARVIN ELEVATE, FIXED CASEMENT WINDOW WITH DIVIDED LIGHTS, ELCA2539 2W. INTERIOR TRIM TO MATCH 682 BUILDING EXISTING AND BE PAINTED TO MATCH THE WALLS. EXTERIOR TO BE PAINTABLE TO MATCH EXISTING BRIDGE WINDOW COLOR. EXTERIOR SILL TO BE COMPOSITE AND MATCH EXISTING BRIDGE IN SIZE AND COLOR. SEE SECTIONS AND ELEVATIONS.
16. FURNISH AND INSTALL, ABOVE NEW DW SOFFIT, NEW VERTICAL ACTING, AUTOMATIC, FAIL SAFE, 1 1/2 HR RATED, FIRE DOOR ON FUSIBLE LINK, HOOKED TO BOTH BUILDING FIRE DETECTION SYSTEMS. MCKEON FSD-IS WITH LH TOP MOUNTED MOTOR, SAFETY EDGE, HOOD AND SMOKE SEALS. SIZE DOOR PER OPENING. POWDER COAT TO MATCH PROJECT STANDARD PAINT (P-1). SEE SECTIONS AND DETAILS.
17. NEW, 227 BUILDING, EAST EXTERIOR WALL INTERIOR BUILD OUT TO BE 3 5/8" METAL STUDS @ 24" CENTERS, ATTACHED TO EXISTING MASONRY AND FILLED WITH CLOSED CELL FOAM INSULATION, COVERED BY 5/8" FC X DRYWALL.
19. REPLACE EXISTING BLOCK FILL WITH NEW COMMON BRICK FILL TO MATCH EXISTING BRICK OR OTHER FILL AREAS.

FINISH SPECIFICATONS

PAINT

P-1: Benjamin Moore: Color OC-109, Lemon chifon. finish to match exiasting.

CARPET

CPT-1: Interface, Third Space, Carpet Tile 301, Style 16805, Color 107851 Shell.

CPT-2: Interface Special Order, 6' Wide Goods to Match Third Spoce 301, 16085, 107851. For Use On Bridge Stairs and Rotunda Stairs.

WALL BASE

B -1: 2 1/2" Paint Grade Poplar Wood Base. Match P-1 (Typical Through-Out Stair/Bridge Area.)

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND STRUCTURAL ENGINEERING DRAWINGS (AS INCLUDED AND APPLICABLE) FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO BE SURVEYED AND VERIFIED IN FIELD BY CONTRACTOR. THIS IS ESPECIALLY REQUIRED FOR THE DETERMINATION OF THE DIFFERENCES IN FLOOR ELEVATIONS BETWEEN THE TWO BUILDINGS AND ALLEY CLEARANCES.
3. WHERE NEW WORK ADJOINS EXISTING, NEW WORK SHALL PROPERLY INTEGRATE WITH EXISTING TO ENSURE FINISHED SURFACE ALIGNMENT.
4. PROVIDE SHOP DRAWINGS, SCHEDULES AND MATERIAL SAMPLE SUBMITTALS FOR PREFABRICATED STAIRWAY AND LANDING, DOORS, FRAMES & HARDWARE, FIXTURES & EQUIPMENT. COORDINATE WITH ARCHITECT.
5. VERIFY THAT ALL EXISTING TO REMAIN SYSTEMS, FIXTURES, DEVICES, MECHANICAL UNITS, ETC. ARE IN GOOD WORKING ORDER. CLEAN; REPAIR AND/OR REPLACE AS NECESSARY, PER OWNER DIRECTION, TO BE IN LIKE-NEW CONDITION.
6. CONTRACTOR TO VERIFY LOCATIONS OF NEW ELECTRICAL/ LOW VOLTAGE DEVICES LOCATED IN EXISTING CONSTRUCTION OR ON EXISTING COLUMNS, PERIMETER AND CORE WALLS AND PROVIDE FOR FURRING OR PATCHING AS REQUIRED TO ALLOW FOR CONCEALED INSTALLATION. COORDINATES LOCATIONS WITH ARCHITECT.

FINISH NOTES

1. PAINT APPLICATION TO BE 1 COAT PRIME, 2 COATS FINISH FOR ALL SURFACES.
2. ALL PAINTS, FINISHES, SEALERS & ADHESIVES USED SHALL CONTAIN NO VOLATILE ORGANIC COMPOUNDS (VOCs) AS ALLOWED PER MANUFACTURER RECOMMENDATIONS. PROVIDE MATERIAL SAFETY DATA-SHEETS FOR ARCHITECT APPROVAL PRIOR TO USE, AND FOLLOW ALL BUILDING REGULATIONS FOR SPECIFICATIONS & USE OF THESE MATERIALS.
3. PREPARE WALLS TO RECEIVE NEW BASE, SKIM-COAT & SAND, PRIME & PAINT WALLS PRIOR TO INSTALLATION OF NEW WALL BASE IF REQUIRED.
4. SUBMIT ALL FINISHES FOR DESIGNER REVIEW & APPROVAL PRIOR TO ORDERING MATERIAL.

IA+D Studios, LLC
41786 N. CRAWFORD ROAD
ANTIOCH, IL 60002
T. 312.296.7175

No.	Description	Date
	ISSUED FOR TEAM REVIEW	08.16.2024
	ISSUED FOR ENGINEERING	08.12.2024
Revision		
Date	08.12.2024	
Scale	1/4" = 1'-0"	
Drawn	DBS	
Checked	WBH	

Client
Schreiber Investments
Connection Bridge Replacement Project
682 North Bank Lane/227 Northgate Street
Lake Forest, IL 60045

Drawing
SECOND FLOOR CONSTRUCTION PLAN

2A1.0

Agenda Item 6
1320 Elm Tree Road
Building Scale Variance for a Partial Demolition and Addition to an Existing Residence

Staff Report
Vicinity Map
Air Photo
Building Scale Summary Sheet

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Exterior Materials

Plat of Survey
Site and Landscape Plan
Existing Photos
Proposed Elevations
Proposed Demolition Plans
Proposed Floor Plans
Proposed Roof Plan

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

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	November 20, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1320 Elm Tree Road - Partial Demolition, Replacement Addition, Building Scale Variance**

Petitioner
Chicago Land Trust Title Company #9002345942
1320 Elm Tree Road
Lake Forest, IL 60045

Property Location
1320 Elm Tree Road

Historic Districts
East Lake Forest Historic District

Project Representatives
[redacted]
Scott Streightiff, Streightiff Architects, LLC

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for a partial demolition and addition to an existing residence in the East Lake Forest Historic District. A building scale variance is also requested.

Description of Property and Surrounding Area
Lot 12, addressed as 1320 Elm Tree Road, was part of the original Lake Forest plat of survey recorded in 1857. The current residence was built in 1924 for George H. Malcolm and Isabelle Cooper Malcolm by the architect George Seyfarth. The style of the house is a Colonial Revival clapboard. The front door surround and distinctive stepped chimney provide the character to the house while the shutters, double hung windows, gable end, and clapboard siding provide the typical elements of the architectural style.

The house is modest in size and height with pleasant landscaping, a feature wall in the front yard, and a side approach garage accessed by a gravel driveway. The home has been well maintained over the years, with a small addition to the back of the house including a dormer in 2001. A box bay window was added to the addition in 2012. The house today is under the maximum allowable square footage by 2%.

The petitioner proposes to remove the additions put on the house in 2001 and 2012 and construct a larger addition to increase the size of the kitchen and provide a pantry, mudroom, office, code compliant secondary stair, and a two-story family room. Above

the proposed first floor addition, a laundry room, and ensuite bedroom are proposed. These additions will increase the overall square footage of the residence by 1,027 square feet, which results in a 21% overage above the maximum allowable square footage.

In addition to this review by the Historic Preservation Commission, a variance from the rear yard setback is requested and will be considered by the Zoning Board of Appeals at an upcoming meeting. The site is heavily screened from the neighbors on both sides with mature evergreens, and a large tree at the front northeast corner of the house will likely block views of the proposed addition from the street.

Staff Evaluation

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

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. No changes are proposed to the height of the main house which is 26 feet and is well below the allowable height of 35 feet. The height of the addition, as measured from the lowest point of existing grade to the tallest peak is 26 feet, which is also below the allowable height of 35 feet for a property of this size.

Standard 2 – Proportion of Front Façade

This standard is met. The proposed addition can be seen from the north end of the front of the house during winter and sits above an existing shed roof that ends at the back porch. The roof line matches that of the existing front gable with a partial dormer just visible.

Standard 3 – Proportion of Openings

This standard is met. The proportions of openings on the proposed addition appear appropriate.

Standard 4 Rhythm of Solids to Voids

This standard is met as the new addition is proportionally small in comparison to the front façade and introduces a roofing mass at the same angle as the front gable. The new office window under the porch enhances the existing blank wall.

Standard 5 – Spacing on the Street

This standard is not applicable as the addition does not impact the relationship of the existing house to the street.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable. No changes are proposed to the existing porch.

Standard 7 – Relationship of Materials and Texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
The standard is met. The petitioner plans to match the materials of the existing house.

Standard 8 – Roof Shapes.
This standard is met. The addition roof forms match those of the existing gable roof. On the north elevation, the roof of the new addition meets the house the same way as the roof of the existing addition with the second floor corner utilizing the existing dormer corner. The family room roof is lower in height which allows the addition to scale down in mass at the back and side yards.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.
The standard is not applicable.

Standard 10 – Scale.
This standard is not met. The proposed addition is 1,027 square feet which results in the residence in total being 21% above the allowable square footage for the lot size. While the addition is compatible with the size of the existing house, it represents a considerable overage for the lot size which must be considered as a request for a building scale variance.

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met.* The Code does not require that all five standards be met. These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 – The project is consistent with the design standards of the City Code.
This standard is met. Based on the findings presented in this report, the addition proposed is a match to the existing house style. The scale is appropriate to the size of the existing structure in proportion and composition however, the large addition exceeds the allowable square footage for a lot that is just over half an acre, smaller than many other properties in the surrounding area.

The modifications to the existing residence do not compromise any of the qualities outlined in the City's Design Guidelines.

On the north elevation, the proposed addition does not address the existing condition on the right side of the garage gable end where the façade has been cut off resulting in an unsymmetrical gable. This tight corner will remain with the new addition, but in looking at the front of the façade, the first-floor window to the left of the front door is

too close to the corner of the chimney for the shutter to lay flat. The vernacular practice of providing the function at the expense of the form might make the tight corner at the garage more acceptable given the historic imperfection at the front.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.
This standard is met. As noted earlier in this staff report, the addition is mostly screened from the streetscape by existing vegetation. Significant landscape screening exists and is intended to be maintained and enhanced by the petitioner.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.
This standard is met. The proposed addition is along the north side of the property, within the side yard setback, and is barely visible from the streetscape. In addition, residence on the lot to the north is sited further north, creating a very wide separation between the existing fence to the south side of the neighboring residence although future changes to that home could potentially change that relationship.

Any new light fixtures will need to comply with the dark sky character of the area, directing light downward and fully screening the light source from view from off of the site.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
This standard is met. Structures on surrounding properties consist of larger multi-story homes.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is met. The property is located in the East Lake Forest Historic District. The changes proposed are in keeping with the original design features that align closely with the City's Design Guidelines and the Commission's standards. The original residence predates the City's adoption of the Historic Preservation Chapter in the Code and the establishment of the Commission. The minor additions added in 2001 and 2012 complied with the allowable square footage.

Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.
This standard is not met.

In summary, the criteria for a building scale variance are satisfied. Five of the above standards are satisfied based on staff's review.

Standard 11 – Directional Expression of Front Elevation
This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. The proposed addition is sized according to the existing roof height and shape, and the location does not impact the overall view of the house from the street. The proposed demolition will remove later, non-original, additions.

Standard 13 – Preservation of natural resources
This standard is met. Four small ornamental trees will be removed to accommodate the addition along with some lower shrubs and a garden. The larger mature trees on the site will not be impacted by the construction and placement of the new square footage. Replacement inches will be accessed at the time of permitting as required. A landscape plan for the area around the proposed addition will be required.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.
This standard is met. The petitioner is matching the architectural style of the existing historic home.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
This standard is not applicable to this petition.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
This standard is met. The addition proposed is removing two smaller additions added in the early 2000's while leaving the historic house as is. A future modification could be done to the property in a similar fashion.

Public Comment

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents 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, no additional correspondence was received regarding this request.

Recommendation

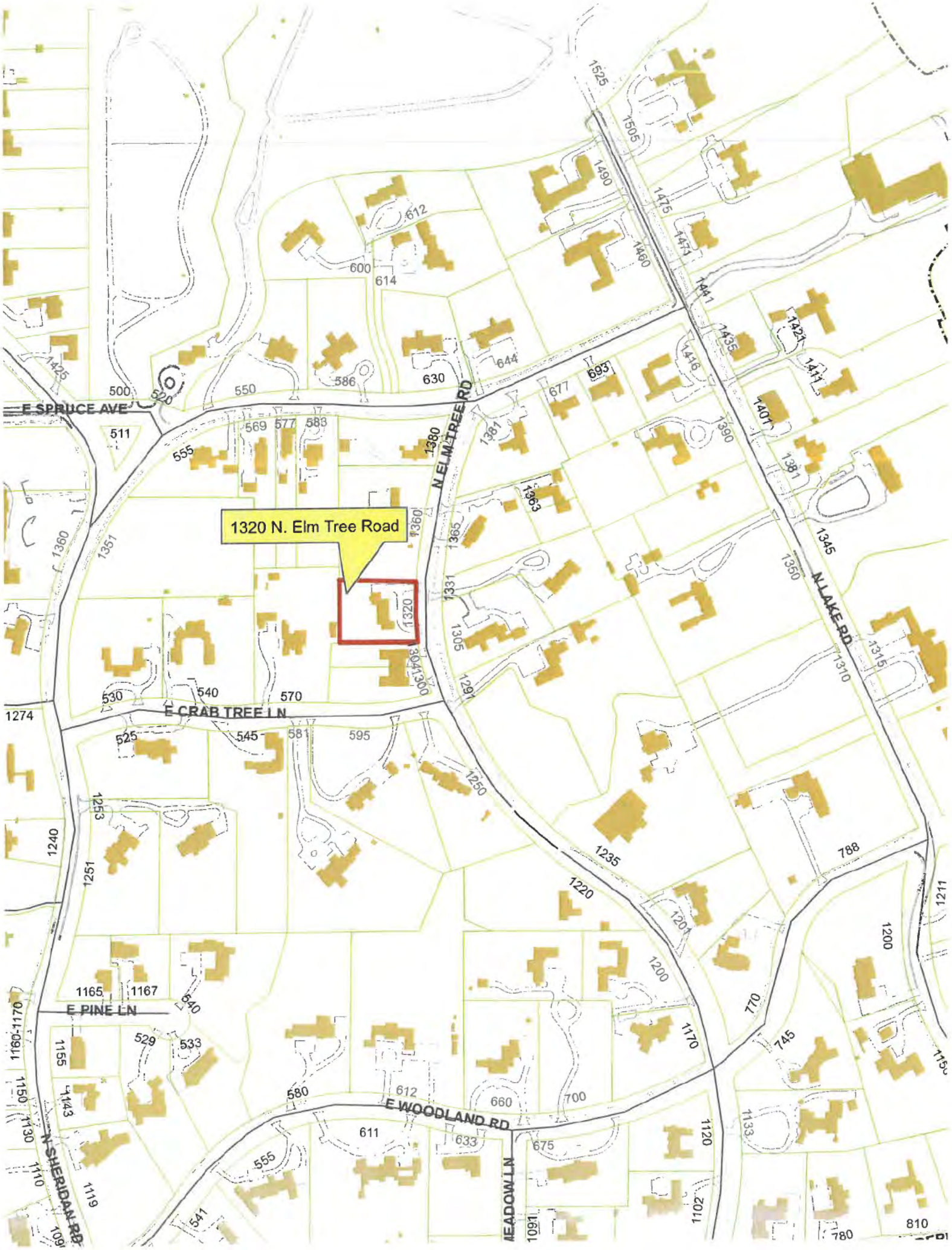
Grant a Certificate of Appropriateness approving the partial demolition, addition, and a building scale variance for 1320 Elm Tree Road.

The recommendation includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times.

3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and directed down. All lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.


1320 N. Elm Tree Road
E SPRUCE AVE
N ELM TREE RD
E CRAB TREE LN
N LAKE RD
E PINE LN
E WOODLAND RD
N SHERIDAN RD
MEADOW LN


1320 N. Elm Tree Road
1320
550
583
1381
1365
1331
570
581
595
677
1235
1220

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address: 1320 N. Elm Tree Road | Owner(s): Chicago Land Trust #9002345942

Architect: Scott Streightiff | Reviewed by: A. Vollmers

Date: 10/23/2024

Lot Area: 28069 sq. ft.

Square Footage of Residence -- New

1st floor 2381 + 2nd floor 1942 + 3rd floor 0 = 4323 sq. ft.

Design Element Allowance = 440 sq. ft.

Total Actual Design Elements = 423 sq. ft. *Excess* = 0 sq.ft.

Garage 464 sf actual ; 600 sf allowance *Excess* = _____ sq. ft.

Garage Width _____ ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Residence = 4323 sq. ft.
(minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing) = _____ sq. ft.
Under Maximum

Square Footage of House and Proposed Addition:

1st floor 767 + 2nd floor 264 + 3rd floor _____ = 1031 sq. ft.

New Garage 0 sq. ft. *Excess* = 0 sq. ft.

New Design Elements 0 sq. ft. *Excess* = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 5354 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4404 sq. ft.

DIFFERENTIAL = 950 sq. ft.
Over Maximum

NET RESULT:

950 sq. ft. is

21% over
Max. allowed

Allowable Height: 35 ft. Actual Height 26 ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 440 sq. ft.

Front & Side Porches = 60 sq. ft.
Rear & Side Screen Porches = 328 sq. ft.
Covered Entries = 0 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 0 sq. ft.
Bay Windows = 35 sq. ft.

Total Actual Design Elements = 423 sq. ft. **Excess Design Elements =** 0 sq. ft.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 1320 ELM TREE

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

[redacted]
Owner of Property

1320 ELM TREE
Owner's Street Address (may be different from project address)

LAKE FOREST IL 60045
City, State and Zip Code

[redacted]
Phone Number *Fax Number*

[redacted]
Email Address

CHICAGO TITLE LAND TRUST COMPANY as Trustee under Trust No. 1002345942 and not personally
BY: [signature]
ASSISTANT VICE PRESIDENT
MAURA MANNIX
CHICAGO TITLE LAND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS
Owner's Signature

ARCHITECT/BUILDER INFORMATION

SCOTT STREICHTIFF
Name and Title of Person Presenting Project

STREICHTIFF ARCHITECTS
Name of Firm

555 OAKWOOD AVE
Street Address

LAKE FOREST, IL 60045
City, State and Zip Code

847-525-4000
Phone Number *Fax Number*

SCOTT STREICHTIFF@COMCAST.NET
Email Address

[signature]
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☑ OWNER	☑ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

STREIGHTIFF ARCHITECTS LLC
555 Oakwood Ave.
Lake Forest, IL 60045

STATEMENT OF INTENT

Date: August 29, 2024

Project: [redacted]
1320 Elm Tree
Lake Forest, IL 60045

Description: Request for an approval for a new addition & interior renovations

Statement: The primary intent of this petition is to request approval for an approximately **1,027 sf new addition** and interior renovations to the existing residence located at **1320 Elm Tree**.

The proposed modifications will require the following Zoning Variance for the 29,180 sf lot.

- A building scale variance not to exceed **900 SF** or ~20%
- A **rear yard setback** variance to allow the fireplace to encroach the rear yard as shown.
- **Note 1:** The current residence is under bulk on both the design element and garage allowance exemptions.
- **Note 2:** The proposed project shall conform to all other building scale, and zoning ordinances set forth by the City of Lake Forest.

Background/Historical data:

This section of Elm Tree is characterized by a fairly wooded streetscape with predominantly larger manor homes on large lots. The zoning parameters for this R-4 district are designed for larger lots. The minimum lot area in this zoning district is 60,000 SF.

The subject property is located on the west side of Elm Tree. The existing home, built in 1925 for George H. Malcom is identified as Lot 12 of the original Lake Forest plan, plotted in 1857. The original architect was Robert Seyfarth. The home represents a fine example of Colonial Revival style architecture. The foundation, structure and mechanical systems are all in excellent working condition and the structure is very sound. This structure contributes to the fabric of the Historic District and the Owner's intent is to preserve and maintain its original character.

In 2001, an addition was added to the northwest corner of the home that we are proposing to remove.

The current Owner recently purchased this property, loves the property, and intends to be a good steward long term, enhancing the fabric of this distinctive neighborhood. That said, there are some key elements that are significantly lacking for this category of home and the current lifestyle standard of its residents.

These are:

- The current kitchen is very small and only has a 7'-5" ceiling
- While the current home has a gracious living room on the south end of the home, it does not offer a family room near the kitchen.
- The back stair is very tight and non-conforming to current safety codes.
- The 2nd floor bedroom over the kitchen only has a 7'-5" ceiling
- The home does not have a reasonably functional laundry room.
- The garage is small, but the owners are willing to work with it in exchange for other program amenities.

The intent with the proposed design is to sensitively preserve the original structure, create minimal change from the streetscape elevation, and find resolution to these above listed deficiencies.

The homeowners have addressed the following ***Standards for Approval of a Building Scale Variance*** set forth by the City of Lake Forest.

Standard 1 – The project is consistent with design standards section 148

This Standard is met.

Standard 2 - Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure.

This standard is met. The property borders are heavily screened with non-deciduous screening (See attached photos).

Standard 3 - New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape.

This standard is met. The addition is proposed in the back of the home and cannot be seen from the street and has minimal visibility from neighboring properties given the mature perimeter screening.

Standard 4 – The height and mass of the residence will generally be compatible with the height and mass of structures on adjacent lots.

This standard is met. The height of the structure to the ridge is only 26.5', well below the allotted 35' max. height for this zoning district. The proposed addition is diminutive in scale and has an eave line that steps down from the main central mass.

Standard 5 – This standard is met, the Owners wish to preserve and maintain the original architecture.

Standard 6 – Not applicable

The homeowners have also addressed the following ***Relevant Criteria*** set forth by the City of Lake Forest.

Review of Standards -- Chapter 51, Historic Preservation

Standard 1 – Height.

The height of the existing home to the ridge line is 26'-6". Well under the maximum height of 35' permitted on this lot. The proposed addition….. The chimney is properly scaled. The proposed height is appropriate and will be visually compatible and will not be disruptive to nearby properties, residences or the streetscape.

Standard 2 - Proportion of front façade.

This standard is met. No changes are proposed to the front façade.

Standard 3 – Proportion of openings.

The windows and doors are generally consistent and aligned on all elevations. The proportions of the openings are consistent with the chosen architectural style. The south façade of the addition has more expansive windows to take advantage of garden and yard views.

Standard 4 – Rhythm of solids to voids.

There is a consistent rhythm of solids to voids around the house.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is met.

Standard 6 – Rhythm of entrance porches.

This standard is met.

Standard 7 – Relationship of materials and textures.

This standard is met.

Standard 8 – Roof shapes.

The shapes are simple and consistent with the overall character of the proposed residence.

Standard 9 – Walls of continuity.

The massing, scale, detailing and, materials are generally consistent around the house.

Standard 10 – Scale.

- The subject property is surrounded by significantly larger homes.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated by its location on the property and stepping down the eave lines.
- No neighbors would be adversely impacted by these modifications.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property - Reversibility of Additions.

This standard is met.

Proposed Design
The proposed design will not adversely impact the neighborhood character. The proposed addition is in the rear of the property, not visible from the streetscape. The lot perimeter is heavily screened from the neighboring properties with both deciduous and evergreen trees (see attached photos).

The proposed design is similar in style to the original Colonial Revival style home and uses high quality traditional materials and details similar in scale and composition to the existing structure. The proposed exterior is composed of natural materials such as thick horizontal wood siding, enhanced painted wood shutters, painted wood trim and fascia. The windows are clad with simulated true divided lites. The roof is cedar shingle with copper gutters and downspouts. These elements will appear continuous and consistent on the proposed addition as shown in the attached drawings.

Alternative Studies
We have explored alternatives to the design of this project and feel that the petition before you offers the best solution. Minimizing impact to the neighboring properties, while meeting the programmatic needs of the owner. And provides resolution to the deficient elements for this distinguished property. The owners have reviewed this petition with the surrounding neighbors and have had no objection to the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,

Scott A. Streightiff, AIA

THE CITY OF LAKE FOREST

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- ☐ Stone
- ☐ Brick
- ☒ Wood Clapboard Siding
- ☐ Wood Shingle
- ☐ Cementitious Stucco
- ☐ Other _____

Color and/or Type of Material_____

Foundation Material

Exposed Foundation Material_____

_____

Window Treatment

Primary Window Type

- ☒ Double Hung
- ☒ Casement
- ☐ Sliding
- ☐ Other_____

Color of Finish WHITE

Finish and Color of Windows

- ☐ Wood (recommended)
- ☒ Aluminum Clad
- ☐ Vinyl Clad
- ☐ Other _____

Window Muntins

- ☐ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars (recommended)
- ☐ Interior muntin bars only
- ☐ Exterior muntin bars only
- ☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
- ☐ Brick
- ☒ Wood
- ☐ Other_____

Window Trim

- ☐ Limestone
- ☐ Brick
- ☒ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
- ☐ Other_____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- [x] Brick
- [ ] Stone
- [ ] Stucco
- [ ] Other _____

Roofing

Primary Roof Material

- [x] Wood Shingles
- [ ] Wood Shakes
- [ ] Slate
- [ ] Clay Tile
- [ ] Composition Shingles_____
- [ ] Sheet Metal_____
- [ ] Other _____

Color of Material_____

Flashing Material

- [x] Copper
- [ ] Other_____
- [ ] Sheet Metal

Gutters and Downspouts

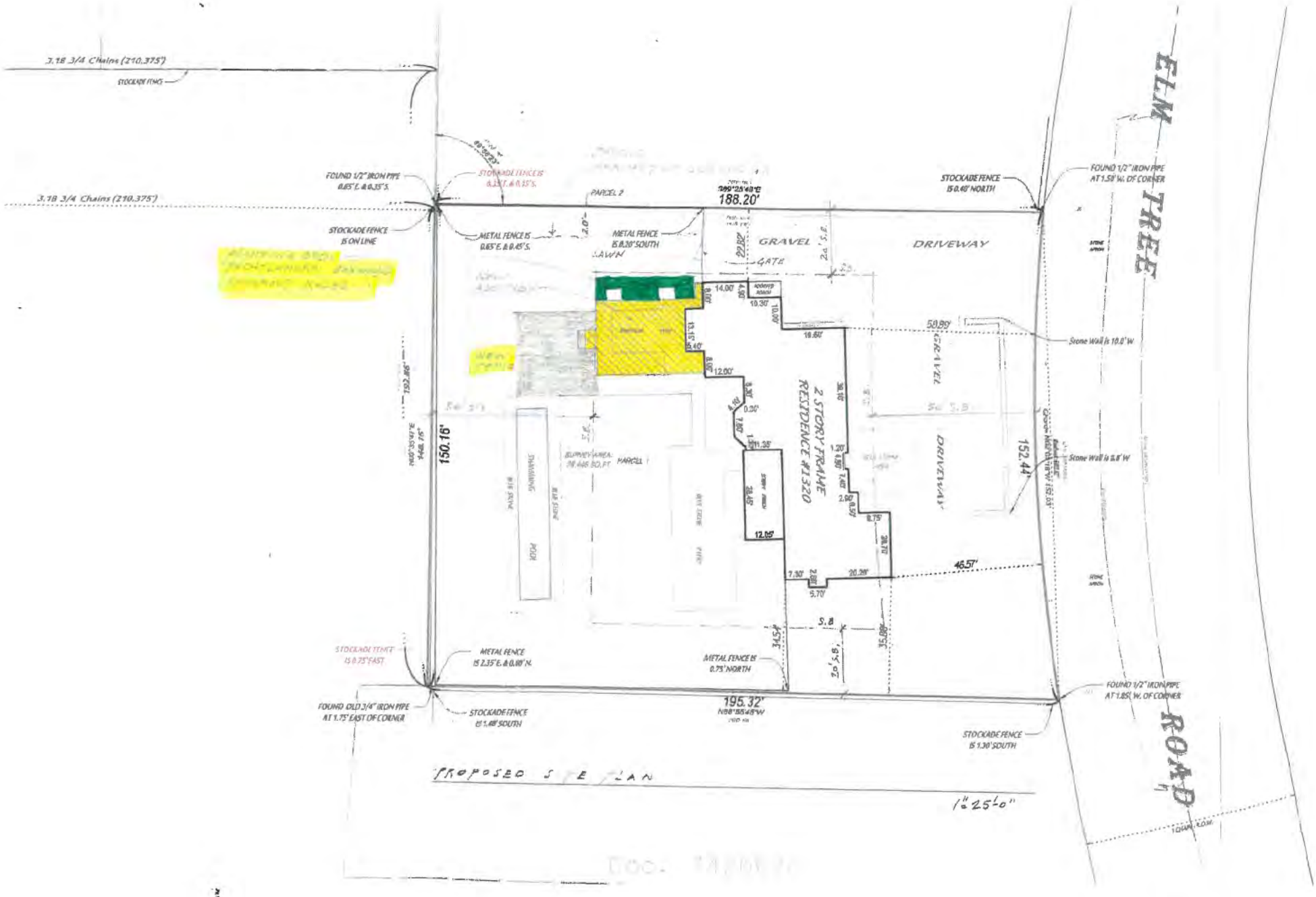
- [x] Copper
- [ ] Aluminum
- [ ] Other _____

Driveway Material

- [ ] Asphalt
- [ ] Poured Concrete
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [x] Crushed Stone
- [ ] Other _____

Terraces and Patios

- [x] Bluestone
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [ ] Other _____



LANDSCAPE PLAN

EXISTING PHOTOS - FRONT ELEVATION (EAST)

EXISTING PHOTOS - SIDE ELEVATION (NORTH)

EXISTING PHOTOS – REAR ELEVATION (WEST)

EXISTING PHOTOS - REAR ELEVATION (WEST)

MATERIALS KEY:

1. CEDAR SHINGLE ROOF
3. HORIZONTAL WOOD SIDING
3. CLAD WINDOWS W/SDL
4. COPPER GUTTERS & DOWNSPOUTS
5. WOOD SHUTTERS
6. BRICK CHIMNEY
7. LIMESTONE

1 PROPOSED EAST - SCHEME 'C'

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

* THE VERMEULEN RESIDENCE *
1320 ELM TREE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

FRONT ELEVATION – EAST

MATERIALS KEY:

1. CEDAR SHINGLE ROOF
2. HORIZONTAL WOOD SIDING
3. CLAD WINDOWS W/ SDL
4. COPPER GUTTERS & DOWNSPOUTS
5. WOOD SHUTTERS
6. BRICK CHIMNEY
7. LIMESTONE

1 PROPOSED NORTH - SCHEME "C"

THE VERMEULEN RESIDENCE
1320 ELM TREE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

SIDE ELEVATION - NORTH

1 PROPOSED SOUTH - SCHEME "C"

• THE VERMEULEN RESIDENCE •
1220 ELM TREE LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

SIDE ELEVATION – SOUTH

MATERIALS KEY:

1. CEDAR SHINGLE ROOF
2. HORIZONTAL WOOD SIDING
3. CLAD WINDOWS W/ SDL
4. COPPER GUTTERS & DOWNSPOUTS
5. WOOD SHUTTERS
6. BRICK CHIMNEY
7. LIMESTONE

1 PROPOSED WEST - SCHEME "C"

• THE VERMEULEN RESIDENCE •
1320 ELM TREE LAKE FOREST

STREIGHTIFF

REAR ELEVATION – WEST

Agenda Item 7
600 N. Mayflower Road
Exterior Alterations, Garage Addition, and Screen Porch Addition with Building Scale Variance for an Existing Residence

Staff Report
Vicinity Map
Air Photo
Building Scale Summary Sheet

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Exterior Materials
Proposed Siding Material Information
Plat of Survey
Existing Photos
Annotated Rendering Views
Site Plan
Proposed Elevations
Proposed Floor Plans
Proposed Roof Plan
Proposed Rendering Views

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

Historic Preservation Commission
November 20, 2024

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	November 20, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**600 N. Mayflower Road - Exterior Alterations, Garage and Screen Porch Addition, and a Building Scale Variance**

Petitioners
JE Ventures, LLC
Judy Nygard

Property Location
600 N. Mayflower Road

Historic Districts
East Lake Forest Historical District

Project Representatives
Judy & Eric Nygard
Nick Marmitt, architect, ALA Architects & Planners Inc.

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for exterior alterations, garage and screen porch additions, and a building scale variance.

Description of Property and Surrounding Area
The residence at 600 N. Mayflower Road was constructed in 1950 for Robert Hixon Glore and is Lot 4 of the Merrie Meade subdivision which was platted that same year. The southern half of the property is ravine and as a result, the steep slope setback meanders adjacent to the ravine, along the south side of the property. The table land while square on three sides is irregularly shaped along the southern edge as a result of the ravine. The steep slope setback encroaches furthest into the property close to Mayflower Road, within the front yard setback.

The existing residence is a modern single story brick structure without ornamentation which is configured in an irregularly shaped form consisting of three wings jutting out in different directions and at various angles. The siting of the house makes it necessary for the petitioner to request variances from the required setbacks for the proposed additions. The requests for zoning variances will be heard by the Zoning Board of Appeals at an upcoming meeting.

While documentation providing clear evidence of the architect has not been found, it is widely supposed that the house was designed by Boyd Hill. The use of brick and vertical siding, unique window shape configurations, and the slanting

upward eve features are similar to other homes he designed in Lake Forest during the 1950's.

An addition consisting of a partial second story was added onto the southeast corner of the house in the 1990's. While the cladding matches the vertical siding on other parts of the house, the form of the addition is not consistent with the style of the existing house. The addition, an oversized shed dormer, is visible from the street and appears to compromise the original character of the house. Due to various modifications over the years and limited maintenance, the new owner desires to give the residence and the property an overhaul.

A storage shed, which is original to the construction of the house, is adjacent to the front yard fence along Mayflower Road and the peak of the roof of the shed can be seen over the stockade fence from the Mayflower Road streetscape. The petitioner proposes to remove the shed to clean up the sight lines from the streetscape and replace the storage space within the proposed garage addition.

The fencing along the east property edge, along Mayflower Road, consists of the original Merrie Meade estate historic iron fence with brick peers. A stockade fence was installed in front of the iron fence at some later date. Emergency repairs were conducted this fall to preserve the brick fence peers as they were in danger of collapse.

The proposed exterior alterations include:

- Reconfiguring the front door by walling in the recessed overhang area.
- Reconfiguring the second story addition by raising the roof to 25 feet and changing the roof style from a shed to a hipped roof.
- Replacing the windows to match the style and grouping of the existing windows.
- Relocating the interior living room fireplace and chimney.
- Changing the configuration of the service chimney to match the existing chimney on the garage wing.
- Converting the hipped gable at the primary suite bedroom into a gable end for additional ceiling height to achieve the owners desire for additional light and ventilation.
- Adding windows on the east and west walls in the primary bedroom to maximize natural air flow.
- Adding windows in the family room on the west elevation to break up the existing blank wall.
- Adding a pool with hardscape in the northeast corner.

The proposed additions include:

- A garage addition which will eliminate one existing car stall, preserve one existing stall, and add three stalls for a total of four car stalls and a storage area.
- A screen porch addition at the southeast corner of the house with a fireplace.
- A front porch addition with hipped roof and a reconfigured front door.

Staff Evaluation

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

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 second story addition is 25' which falls under the 40' maximum height requirement. The rest of the house will remain at the existing 22' height.

Standard 2 – Proportion of Front Façade

This standard is met. The front of the house faces north and west, not east toward Mayflower Road. The garage addition is angled to the north by 45 degrees which mirrors the existing house angle and adds a sense of balance to the overall front facade.

Standard 3 – Proportion of Openings

This standard is met. The window configurations of the house are a combination of oversized plate glass windows consistent with the modern style architecture and smaller vertical windows in groups of two or three. Vertical grouping of three windows is proposed on the garage addition and on the modified second story to bring consistency around the home.

Standard 4 Rhythm of Solids to Voids in Front Facade

This standard is met. The existing house is modern in style and already part of the streetscape. The proposed modifications visible to the streetscape are the screen porch addition and the reconfigured second story addition. The proposed hipped roof on the addition will provide a more architecturally consistent second story dormer, and the height and scale of the screened porch provide a step down closer to the street that matches the pitches of the

existing roofline. The screen porch openings utilize trapezoidal clerestory shapes which are found on other homes designed by Boyd Hill. Additional landscaping is proposed to provide screening on the inside of the fence where currently the house is visible from Mayflower Road.

Standard 5 – Rhythm of Spacing and Structures on the Street
This standard is met. This house is the last house on the southwest side of Mayflower Road before crossing the Ferry Hall bridge. Across the street to the east is a large home accessed from Spring Lane with a stockade fence that runs along Mayflower Road. The house is setback from the road and only partially visible in winter. To the north are houses that utilize a shared private drive with varying setbacks and landscaping, and a prominent coach house on the southwest corner of Mayflower Road and Spring Lane. Given the excessive screening and mixed character of the existing homes, the addition, modifications and screen porch will not impact the rhythm of the spacing. The removal of the storage shed will provide better separation between the house and streetscape.

Standard 6 – Rhythm of Entrance Porches
This standard is not applicable since the front elevation does not face Mayflower Road. However, the porch addition will differentiate the front door from the side door making the front entrance more prominent than the existing entrance configuration.

Standard 7 – Relationship of Materials and Texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
The standard is met. The garage addition will be painted brick to match the rest of the house. A decorative brick pattern mimicking patterns found on Boyd Hill houses will be used at the front door infill and added at the side door entrance into the family room as well as the back door into the garage. The second story addition will be clad in vertical siding which was used on the original house and is also found on other Boyd Hill designed homes.

The original roof was likely a natural cedar shake as a small patch still exists in the attic under the addition. The asphalt roof currently on the house was installed around the same time as the addition. The petitioners are proposing to use a synthetic imitation slate roof. The proposed material is Brava Slate in the Light Arendale colorway. This product was selected because of the greater exposure distance between rows and the etched pattern that minimizes the shine of the product once installed.

Standard 8 – Roof Shapes.
This standard is met. The original home had two gable conditions, a gable end

and a hipped roof gable end. The proposed change in roof shape from a shed roof to a hipped roof on the second story addition better aligns with the original roof shapes of the house. The change of the hipped roof to a gable end at the primary suite is in keeping with the original roof shapes. The east end of the house has a gable end which the proposed screen porch will continue forward.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.
The standard is met. The screen porch addition will expand the house to the east and in doing so, will provide a mass closer to the street that steps down from the main house. The screen porch provides a balance to the two story section of the home. The proposed hipped roof helps to minimize the appearance of mass of the second story addition.

Standard 10 – Scale.
This standard is not met. A building scale variance is requested. The addition of the garage and screened in porch result in a 5% square footage overage. Due to the presence of the ravine, 54% of the property is non-table land and only 50 percent of that non-table land area is counted toward the allowable building square footage.

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met.* The Code does not require that all five standards be met. These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 – The project is consistent with the design standards of the City Code.
This standard is met. Based on the findings presented in this report, the additions and alterations proposed refine the existing residence in a manner that better aligns it with the City's Design Guidelines than the existing conditions.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.
This standard is met. As noted earlier in this staff report, the residence is only partially visible from the streetscape. The existing landscape screening will be improved with new plantings in areas where gaps above the fence currently exist.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.
This standard is not met. Both additions encroach on the front yard setback which brings them closer to Mayflower Road than the existing condition. The proposed siting of the additions is driven by the existing siting of the house which limits options for adding to the home in a manner that does not encroach into the required setbacks and driven by the petitioner's preferred size of the additions.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
This standard is met. Structures on surrounding properties consist of single-story and multi-story homes. While the second story height increases to 25 feet, it is still well below the maximum allowable height for a lot of this size and is comparable to other homes in the neighborhood.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is met. The property is located in the East Lake Forest Historic District and the changes proposed modify and improve upon 1990's addition and remove the original shed located adjacent to the fence that extends along the front of the property. The proposed exterior modifications follow the principle of designing within a style which is a key objective in the City's Design Guidelines.

Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.
This standard is met. The south half of the property is a ravine which will remain as open space, undeveloped land.

In summary, the criteria for a building scale variance are satisfied. Five of the above standards are satisfied based on staff's review.

Standard 11 – Directional Expression of Front Elevation
This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. The proposed changes will improve the overall appearance of the house while honoring the original characteristics of the architectural style.

Standard 13 – Preservation of natural resources
This standard is met. No significant trees are impacted by the proposed additions. The existing landscape includes ornamental trees with large beds of ground covering. The ornamental trees are nearing the end of life and will need to be replanted soon.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.
This standard is met. The petition provides exterior alterations that honor the original style of the home with details that are intended to enhance the overall appearance and provide uniformity around the home. The intention to match the dormer style and details Boyd Hill historically used on his other homes provides a level of architectural sophistication to this house while removing the elements from past alterations that compromise the character of the home.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
This standard is not applicable to this petition.

Standard 16 – Surface cleaning.
This standard is not applicable to this request.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
This standard is met. The proposed modifications can be altered or removed in the future without destroying the essential form or integrity of the original construction.

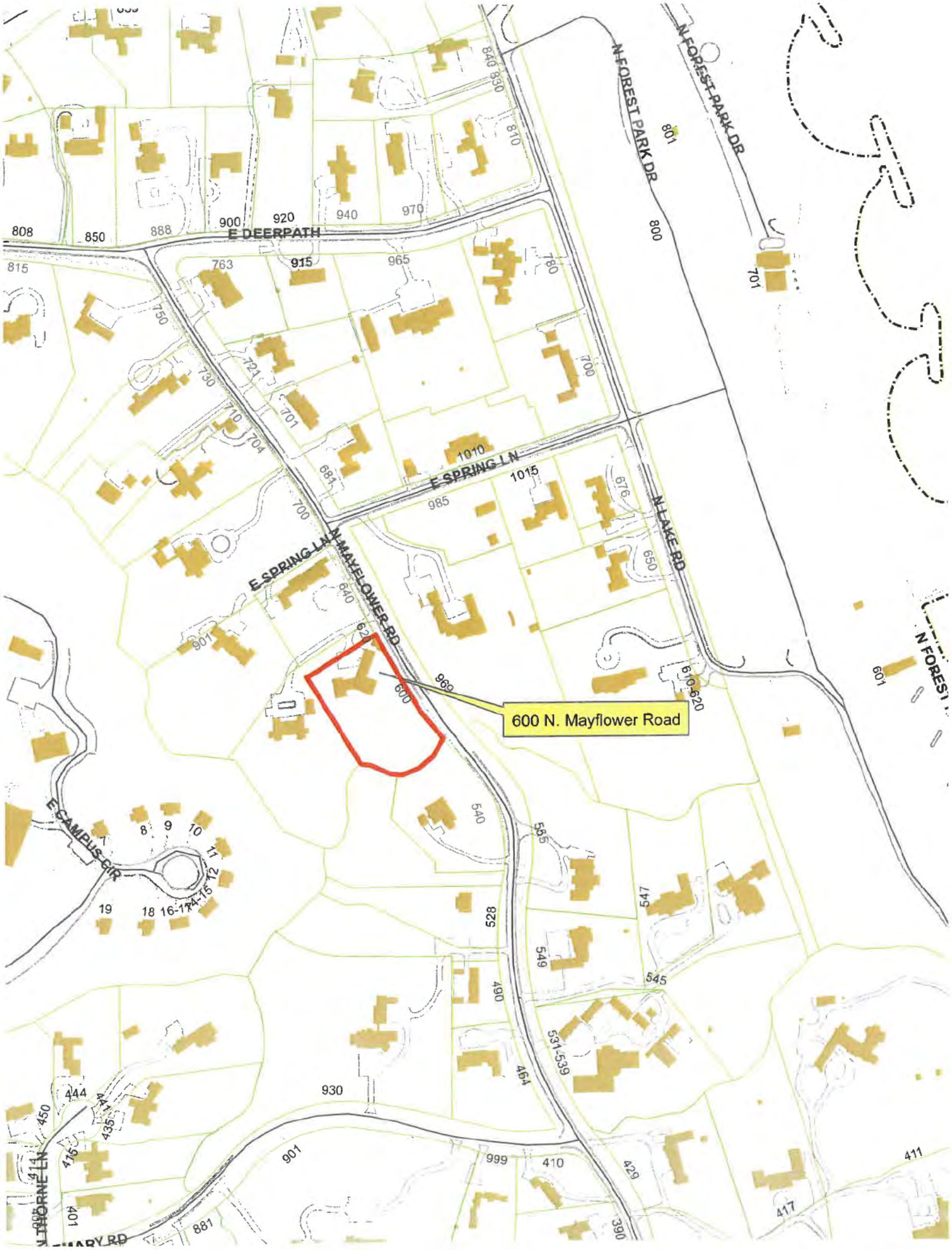
Public Comment
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no additional correspondence was received regarding this request.

Recommendation
Grant a Certificate of Appropriateness approving a building scale overage in an amount not to exceed 287 square feet or five percent over the allowable square footage for garage and screen porch additions and approving various alterations around the home. The recommendation includes the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking is not permitted east of Sheridan Road. Access to the private drive and neighboring driveways must be unobstructed at all times.

3. Provide details of all exterior lighting with the plans submitted for permit. Submit cut sheets for all light fixtures. 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 from off the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for motion detector lights.


600 N. Mayflower Road
E DEERPATH
E SPRING LN
N MAYFLOWER RD
N FOREST PARK DR
N LAKE RD
E CAMPUS CIR


600 N. Mayflower Road

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address **600 N. Mayflower Road** Owner(s) **Judy & Eric Nygard**

Architect **Nick Marmitt** Reviewed by: A. Vollmers

Date **11/20/2024**

Lot Area **48557** sq. ft.

Square Footage of Residence -- Existing

1st floor **4130** + 2nd floor **1114** + 3rd floor **0** = **5244** sq. ft.

Design Element Allowance = **569** sq. ft. (removing existing 72 sf for dormers)

Total Actual Design Elements = **0** sq. ft. *Excess* = **0** sq.ft.

Garage **560** sf actual ; **800** sf allowance *Excess* = _____ sq. ft.

Garage Width **24** ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = **0** sq. ft.

Accessory buildings (removing existing 473 sf shed) = **0** sq. ft.

Total Square Footage of Residence = **5244** sq. ft.
(minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing) = **440** sq. ft.
Over Maximum

Square Footage of House and Proposed Addition:

1st floor **62** + 2nd floor _____ + 3rd floor _____ = **62** sq. ft.

New Garage **755** sq. ft. *Excess* = **515** sq. ft.

New Design Elements **720** sq. ft. *Excess* = **151** sq. ft.

TOTAL SQUARE FOOTAGE = **5972** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = **5685** sq. ft.

DIFFERENTIAL = **287** sq. ft.
Over Maximum

NET RESULT:

287 sq. ft. is

5% over Max. allowed

Allowable Height: **40** ft. Actual Height **25** ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: **569** sq. ft.

Front & Side Porches = **87** sq. ft.
Rear & Side Screen Porches = **633** sq. ft.
Covered Entries = **0** sq. ft.
Portico = **0** sq. ft.
Porte-Cochere = **0** sq. ft.
Breezeway = **0** sq. ft.
Pergolas = **0** sq. ft.
Individual Dormers = **0** sq. ft.
Bay Windows = **0** sq. ft.

Total Actual Design Elements = **720** sq. ft. **Excess Design Elements =** **151** sq. ft.

THE CITY OF LAKE FOREST
CHARTERED 1861

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 600 N. Mayflower Road

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other _____

PROPERTY OWNER INFORMATION

JE Ventures
Owner of Property

494 Oakwood Ave
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847 604 4155
Phone Number *Fax Number*

jnygard@sgtnetwork.com
Email Address

Judy Nygard
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Nick Marmitt
Name and Title of Person Presenting Project

ALA Architects & Planners
Name of Firm

2600 Behan Road
Street Address

Crystal Lake, IL 60014
City, State and Zip Code

815-788-9200 815-788-9201
Phone Number *Fax Number*

info@alaarchitects.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☒ OWNER	☒ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

Overview of Proposed adjustments to:

600 N. Mayflower Road, Lake Forest IL

The home was built in the 1950s and has been remodeled and updated over the years including a significant addition/remodel done in the 1990s by the previous owners. After much research, we understand there is a chance the home may have been originally built by Boyd Hill, but are not certain, given lack of information available. We have reviewed any documentation available with the City of Lake Forest, FOIA, and the History Center of Lake Forest Lake Bluff, to conclude there is no original documentation or photos of the original home to provide insight of the original architect or builder, or of what the home looked like prior to extensive additions/renovations over the years. The official documentation only indicates original ownership and that the home was originally commissioned by Robert Hixon for 7 rooms for $60,000 based on acquiring the property as was subdivided in the 1950s. There are currently no Boyd Hill features on the residence, and we are not aware if there ever were any features on this home, as there are not currently any details that reflect that period.

Our objective is to update the home to incorporate unique features representative of Boyd Hill and similar houses of that period and align with homes in the neighborhood. We are looking to invest in updates that will better represent the style and the homes in this neighborhood. We have taken extensive steps in partnership with our architect, to maintain the exterior profile of the home and improve the aesthetics impacted by the addition completed in the 1990s. Our proposed additions are to be added on areas that were impacted by the addition done in the 1990s. The proposed exterior updates include the following:

1. Removing large storage structure(s) that have been on the property for many years and are indicated on surveys dating back to the 1950s. These are in an area that sits directly on the property line against the fence line on Mayflower Road. The structure(s) cover a section that is over 25'x23' running diagonally along the fence line. We would remove these structures and instead add onto the existing garage.
2. Garage addition proposed will make the area far more visually appealing, move any structure away from the property line, and will further shift the visibility of the garage away from the road. The garage addition as proposed, would be

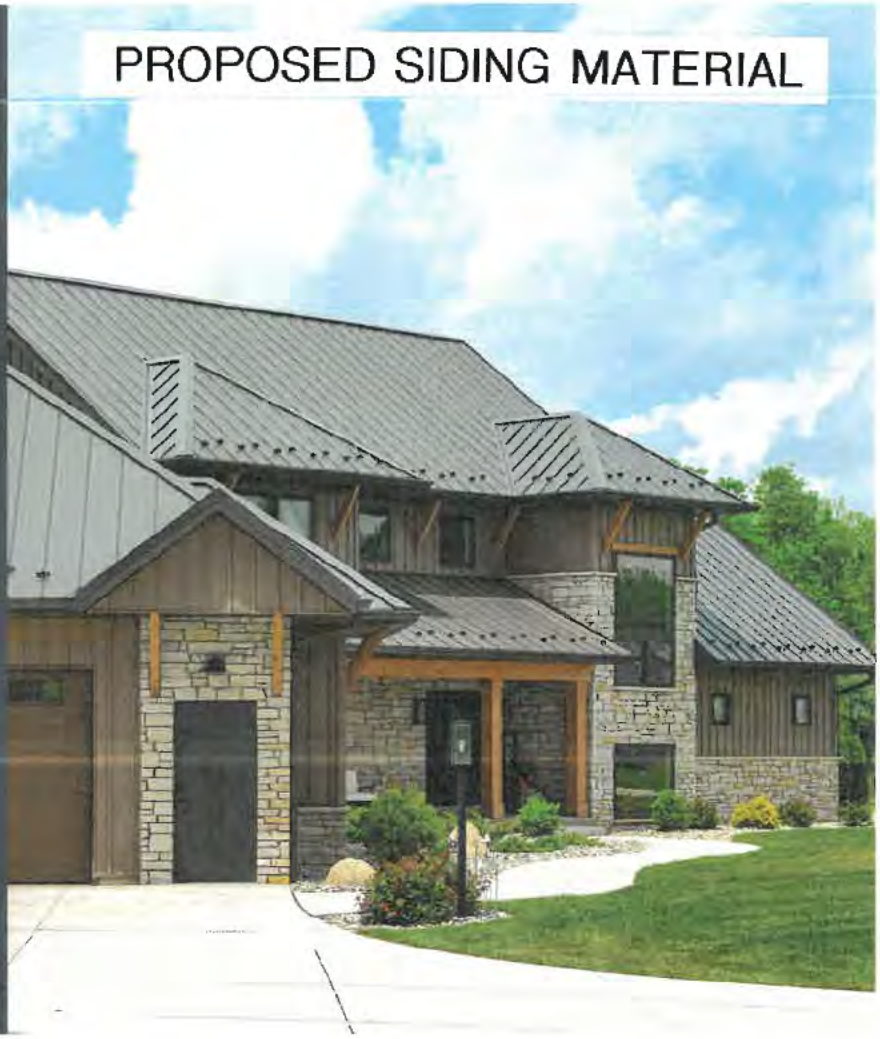
attached to the current garage and maintain the current garage distance of more than 20' away from the Mayflower Road property/fence line (instead of the structures sitting directly on the property/fence line). The proposed addition ensures that the distance from the corner of the current garage is maintained with no change and serves as the new minimum distance away from the property line at Mayflower Road for any structure on the property. The NE corner of the current garage is over 20' away from the property line at Mayflower Road instead of zero feet away for the storage structure(s). The new NW corner of the garage will be more than 57' from the North property line inclusive of the area of deeded easement for the driveway. Note: driveway easement has existed since 1950 and is recorded with property transfer on September 20, 2024. The proposed garage addition will follow the profile and aesthetics of the home while also adding significantly improved visual appearance for the neighbors and public.

3. Screened porch addition will be attached to the East side of the home that had been part of the 1997 addition/remodel. The new proposed porch will follow the existing roof line and clean up elements of the previous remodeling. The porch would be more than 40' from the property line at Mayflower Road. The vast majority of the square footage of the porch will sit within the respective setbacks. No part of this structure will protrude into the actual ravine area. In addition, this will not be visible to neighbors or public.
4. Pool installation includes a small pool to provide health benefits and family enjoyment. Pool will be at minimum 37' from the Mayflower Road property line and will not be visible by any neighbors, surrounding properties or public areas including any roads/sidewalks/etc. Pool equipment will be placed on a cement pad adjacent to home air conditioning equipment and will be fenced in to ensure no visibility (even from within this property).

We are excited to be the new owners of this property and are looking forward to partnering with the City of Lake Forest to improve this home and better align with the lovely East Lake Forest neighborhood.

TRUCEDAR® STEEL SIDING

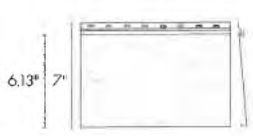
A Tru Difference.



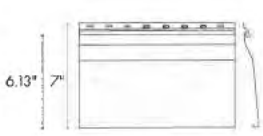
Using one of the strongest, most versatile and recyclable materials on our planet, TruCedar reduces your carbon footprint and safeguards your home against costly repairs. From pencil sketch to finished profile, our entire siding collection was expertly engineered to blend the best of both durability and aesthetic.

- Natural woodgrain texture
- Lifetime Limited Warranty
- Easy to install
- Unmatched impact resistance that doesn't crack, melt or fade
- Made from recycled material and is 100% recyclable

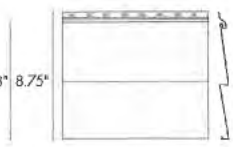
12 ft 6.5" lengths



Single 6"



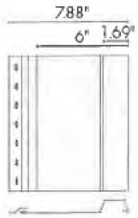
Single 6" Dutch Lap



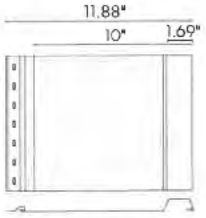
Double 4"

Single 8"

10 ft lengths



6" Board & Batten



10" Board & Batten

Shake Sidewall

Seamless Coil

TruCedar® Steel Siding

AVAILABLE OPTIONS
Single 6" - S6S & S6SHD2
Single 6" Foam Backed - S6FBS & S6FBSSHD2
Single 6" Dutch Lap - S6DLS & S6DLSHD2
Single 6" Dutch Lap Foam Backed - S6DLFBS & S6DLFBSHD2
Single 8" - S8S & S8SHD2
Double 4"- D4S & D4SHD2
6" Board & Batten - 6BBS & 6BBSHD2
10" Board & Batten - 10BBS & 10BBSHD2
Shake Sidewall Panel - SHK

Seamless Coil
9.075" x 500 lb roll - SSC9.075 & SSC9.075HD2
10.77" x 700 lb roll - SSC10.77 & SSC10.77HD2
13.25" x 700 lb roll - SSC13.25 & SSC13.25HD2
14.77" x 700 lb roll - SSC14.77 & SSC14.77HD2

MATERIAL AVAILABILITY
Steel

COATING
Lap and Board & Batten
Kynar®, CarbonTech60™, Corrosion-Resistant Barrier

Shake Sidewall
Kynar 500®, CarbonTech90™, Corrosion-Resistant Barrier

THICKNESS
0.016"

TEXTURE
Embossing: Lightly formed embossing is applied to all TruCedar profiles (except seamless coil) to support a natural, traditional look.

PANEL APPLICATION
Lap & Shake Sidewall - Horizontal
Board & Batten - Vertical

PATENTS
Shake U.S. Patents: 9,097,019 | 9,181,702 | 9,181,703 | 9181704

WARRANTY
Lifetime Limited Warranty

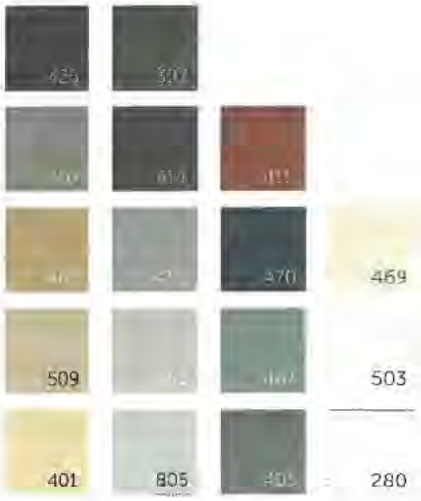
CERTIFICATION & RATING
Go to QualityEdge.com/Resources for detailed specification information.

INSTALLATION NOTES
Go to QualityEdge.com/Resources for detailed installation information.

BUILDING CODES AND BEST PRACTICES

R703.3 Wall covering nominal thickness and attachments.
The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3, the wall covering material requirements of this section and the wall covering manufacturer's installation instructions.

SOLID COLORS



HD2 WOODGRAIN COLORS

HD3 SHAKE SIDEWALL COLORS

SOLID COLORS: 425 Statuary Bronze [STB], 307 Ripe Olive [RO], 410 Thatch [THA], 414 Ironstone [IRNS], 411 Cottage Red [CRED], 468 Fawn [FAWN], 415 Gray Dusk [GDSK], 470 Midnight Blue [MNBLU], 469 Fresh Canvas [FCAN], 509 Norwood [NOR], 462 Silver Lining [SVRL], 467 Evening Shade [EVES], 503 Eggshell [EGG], 401 Bennington Beige [BENB], 805 Pewter [P805], 405 Foothill Blue [FHB], 280 White [W]

Solid colors have a light texture to the paint finish.

HD2 WOODGRAIN COLORS: 106 Timber Ash [TASH], M15 Napa Vine [NAP], 109 Cedar [CDR], 416 Spruce [SPR], 108 Weathered Wood [WWD], M17 English Saddle [ENG], M16 Cider Mill [CID]

HD2 Woodgrain colors use 2 paint colors (high and low-key tones) to create a natural looking woodgrain pattern.

HD3 SHAKE SIDWALL COLORS: 106 Timber Ash [TASH], 108 Weathered Wood [WWD], 109 Cedar [CDR]

HD3 Woodgrain colors use 3 paint colors (high, medium and low-key tones) to create a natural looking woodgrain pattern.

Although we make every effort to ensure color accuracy in our printing process, your final products may not be an exact match to those displayed.

Front Elevation – Looking South

Front Elevation – Existing Garage

Side Elevation – Looking West (Streetscape View)

Looking South

View Looking East – Towards Mayflower Road

View Looking South – From Private Driveway

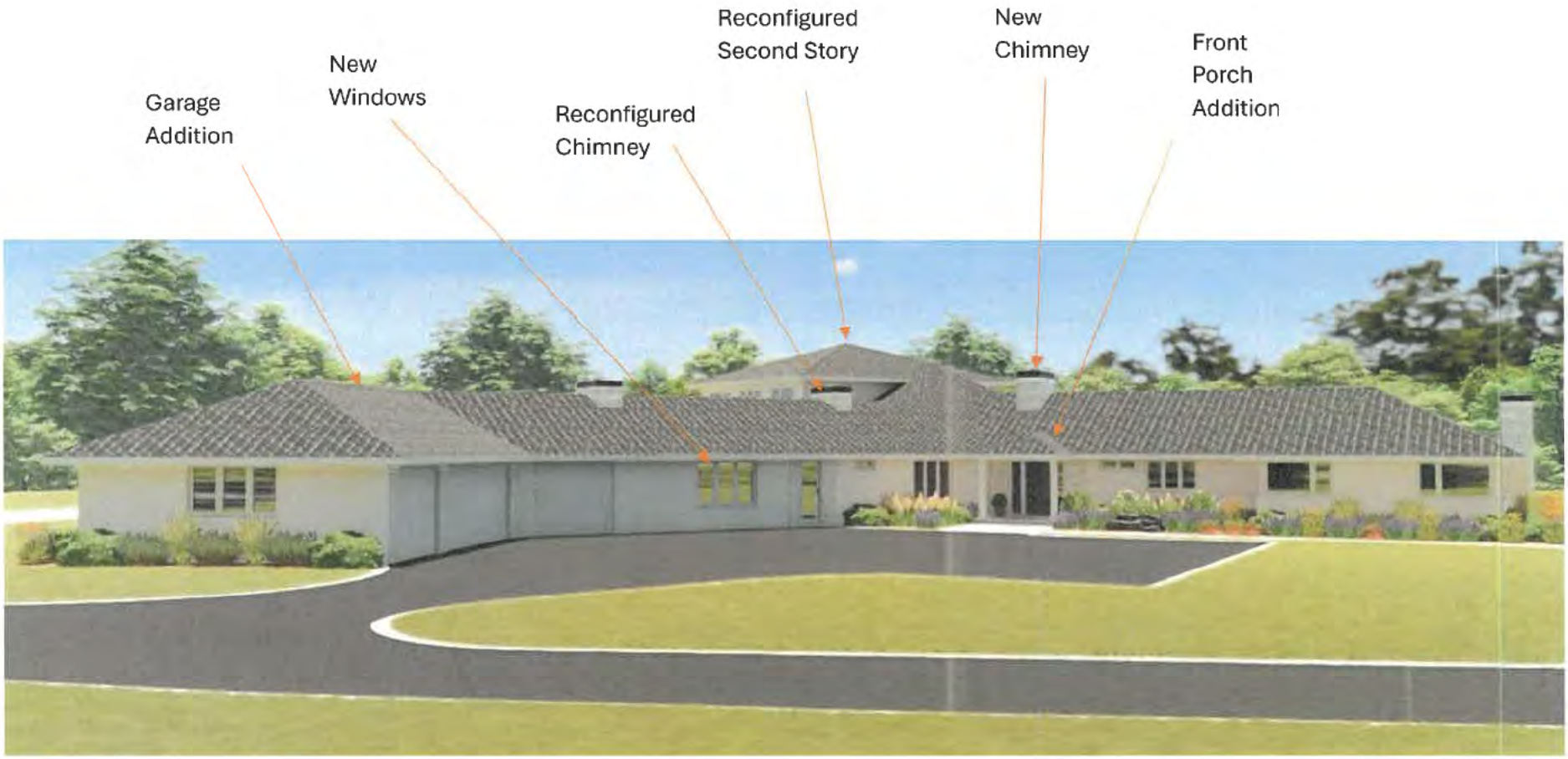
View Looking North – Backyard

View Looking East – West Side of House

Storage Shed – Against Mayflower Road Fence

Storage Shed

Arial View of Roof – Looking South

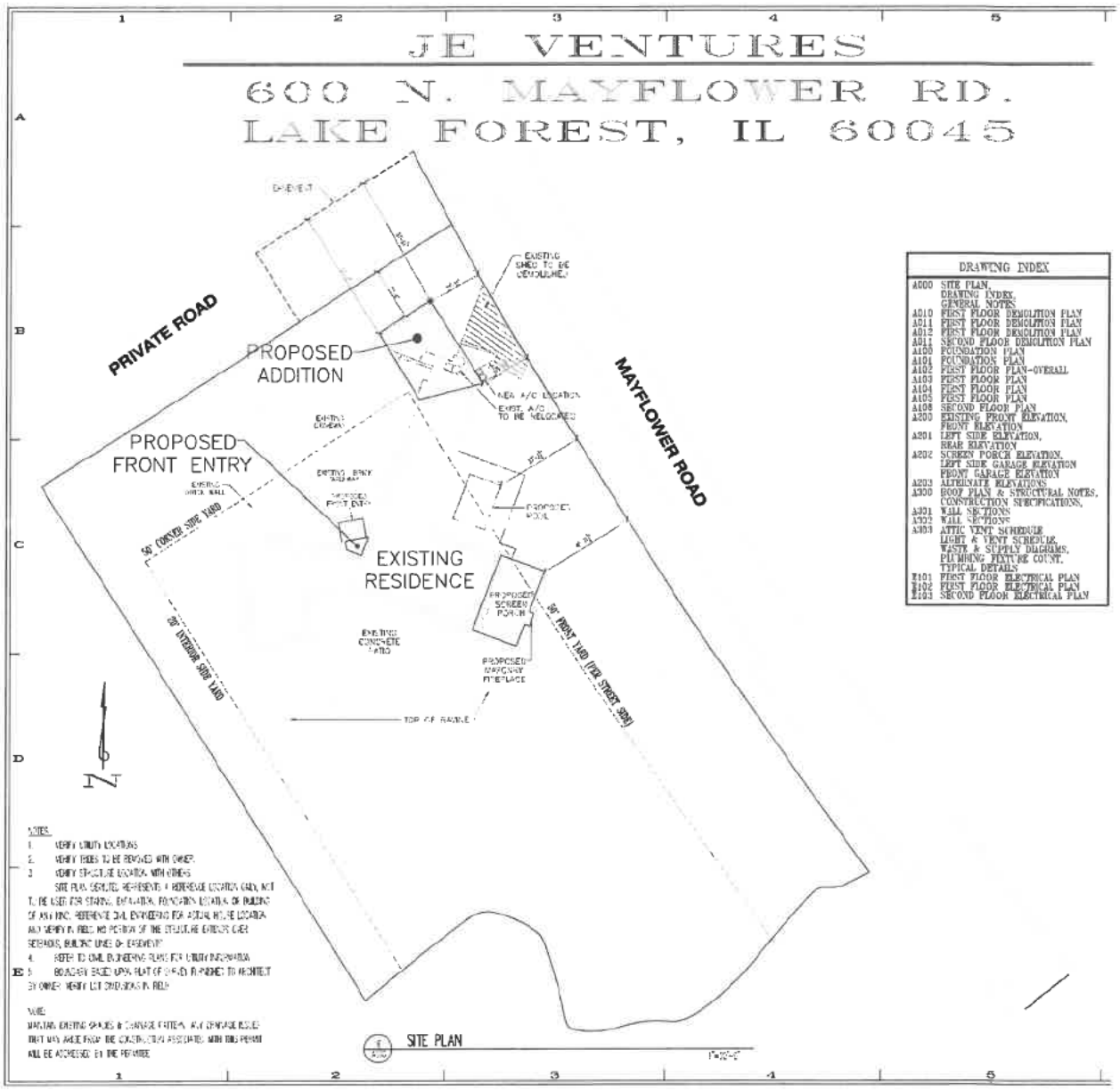


Front of House Looking South (from neighboring property north of the shared driveway)

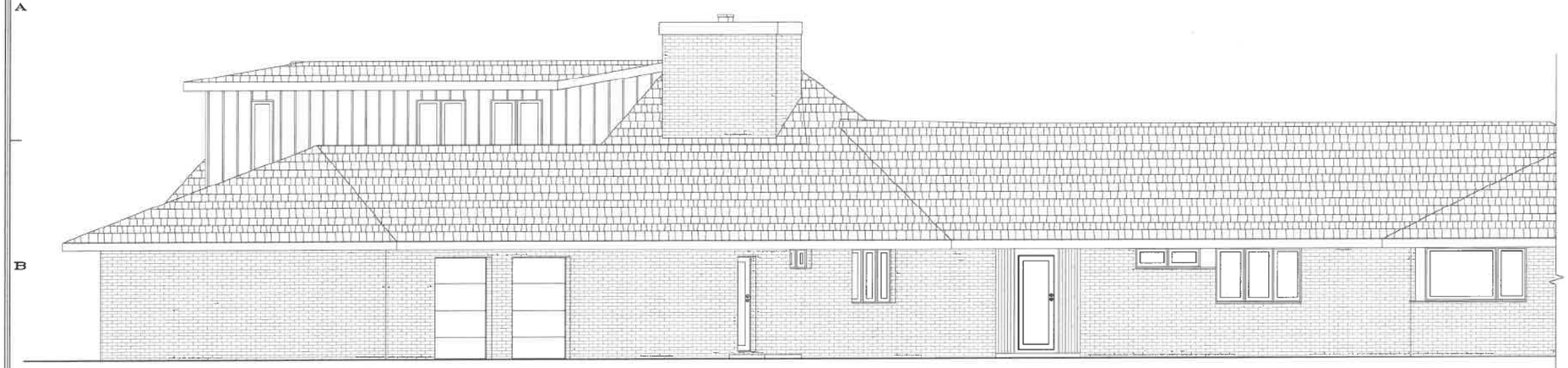
Rear of House – Looking North

Arial View – Looking Southwest

SITE PLAN


JE VENTURES
600 N. MAYFLOWER RD.
LAKE FOREST, IL 60045
PRIVATE ROAD
MAYFLOWER ROAD
PROPOSED ADDITION
PROPOSED FRONT ENTRY
EXISTING RESIDENCE
EXISTING SHED TO BE DEMOLISHED
AREA A/C LOCATION
EXIST. A/C TO BE RELOCATED
PROPOSED POOL
PROPOSED SCREEN PORCH
PROPOSED MASONRY FIREPLACE
EXISTING CONCRETE PATIO
50' CORNER SIDE YARD
20' INTERIOR SIDE YARD
30' FRONT YARD (FOR STREET SIDE)
TOP OF RIDGE
SITE PLAN
1"=20'-0"
DRAWING INDEX
A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 FIRST FLOOR DEMOLITION PLAN
A011 FIRST FLOOR DEMOLITION PLAN
A012 FIRST FLOOR DEMOLITION PLAN
A013 SECOND FLOOR DEMOLITION PLAN
A100 FOUNDATION PLAN
A101 FOUNDATION PLAN
A102 FIRST FLOOR PLAN-OVERALL
A103 FIRST FLOOR PLAN
A104 FIRST FLOOR PLAN
A105 FIRST FLOOR PLAN
A106 SECOND FLOOR PLAN
A200 EXISTING FRONT ELEVATION, FRONT ELEVATION
A201 LEFT SIDE ELEVATION, REAR ELEVATION
A202 SCREEN PORCH ELEVATION, LEFT SIDE GARAGE ELEVATION FRONT GARAGE ELEVATION
A203 ALTERNATE ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES, CONSTRUCTION SPECIFICATIONS,
A301 WALL SECTIONS
A302 WALL SECTIONS
A303 ATTIC VENT SCHEDULE, LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 FIRST FLOOR ELECTRICAL PLAN
E103 SECOND FLOOR ELECTRICAL PLAN
NOTES:
1. VERIFY UTILITY LOCATIONS
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS
SITE PLAN GRAPHICALLY REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION
5. BOUNDARY BASED UPON PLAT OF SURVEY PROVIDED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD
NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT SHALL BE ADDRESSED BY THE PERMITEE

FRONT ELEVATION – LOOKING SOUTH & EAST



1E / A200 EXISTING FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF ROOF AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED BY ROUGH OPENING, SHOWN IN FEET & INCHES TO BE WET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"

EXAMPLE: 3068 = 3'-0" X 6'-8"

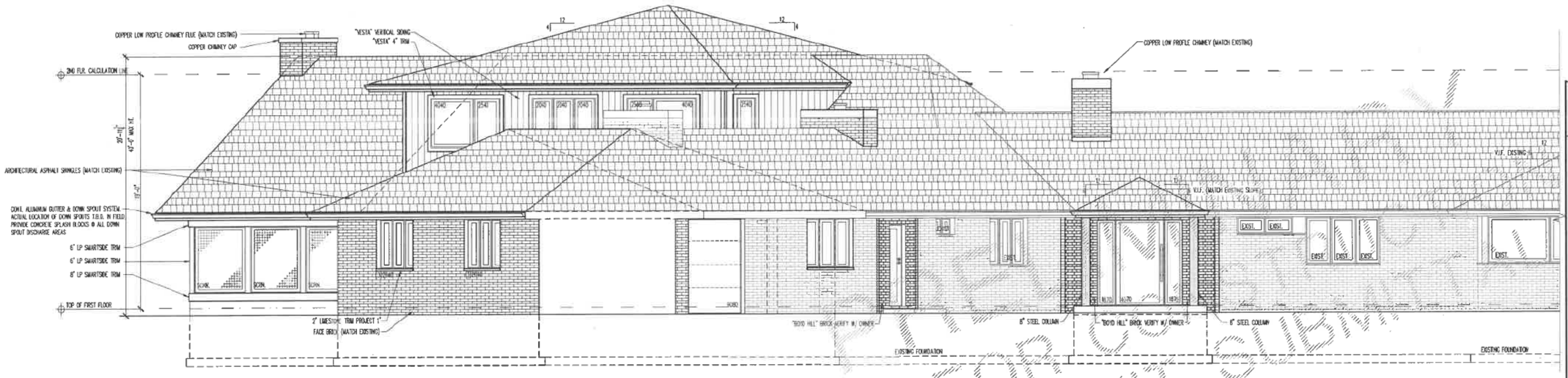
EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (T)
FIELD WINDOW = (F)
EGRESS WINDOW = (E)
DOOR OR WINDOW PANE SLIDES RIGHT = (R)
DOOR OR WINDOW PANE SLIDES LEFT = (L)

EGRESS WINDOW BREAKDOWN =
- MIN. CLEAR OPEN AREA OF 5.7 S.F.
- MIN. CLEAR OPEN WIDTH OF 20"
- MIN. CLEAR OPEN HEIGHT OF 24"
- MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



1E / A200 FRONT ELEVATION

1/4"=1'-0"

Architects & Planners, Inc.
IL Telephone: 815-788-9000 WI Telephone: 262-338-6081
2600 Reton Road at Rt. 176, Crystal Lake, IL 60014
96 W. Main St., Lake Geneva, WI 53147
49 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

ISSUED / REVISIONS

PRELIMINARY DESIGN	08-05-24 JM
PRELIMINARY DESIGN	08-22-24 JM
PRELIMINARY ESTIMATE	09-13-24 JM
ARCH REVIEW	09-19-24 JM
FINAL REVIEW	10-24-24 LM
RELEASE FOR PERMIT	10-18-24 JM
ADDENDUM	10-27-24 JM

JE VENTURES
600 N MAYFLOWER RD
LAKE FOREST, IL 60045

PRELIMINARY

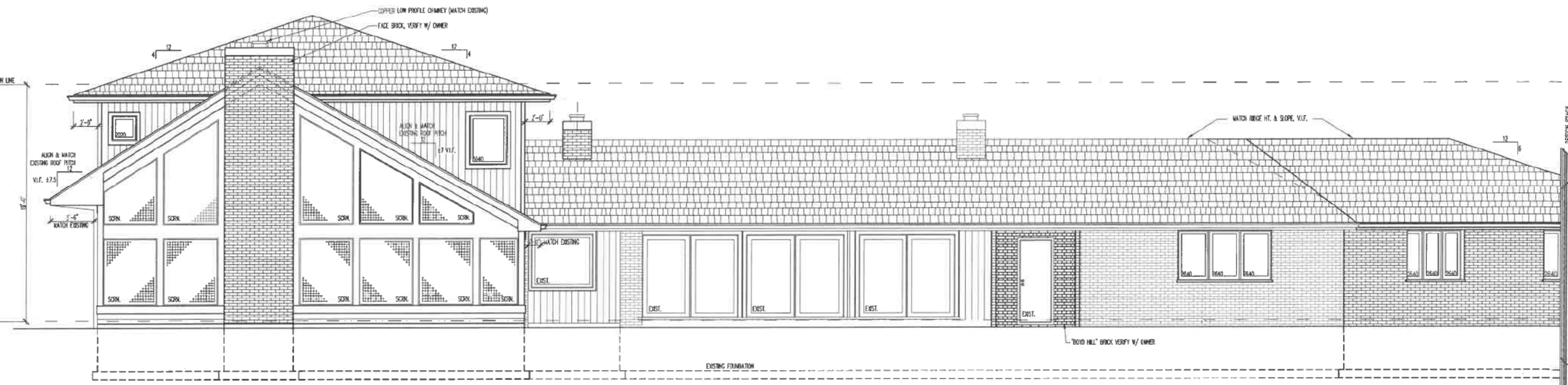
EXISTING FRONT ELEVATION
EXISTING REAR ELEVATION

Job Number: 24233

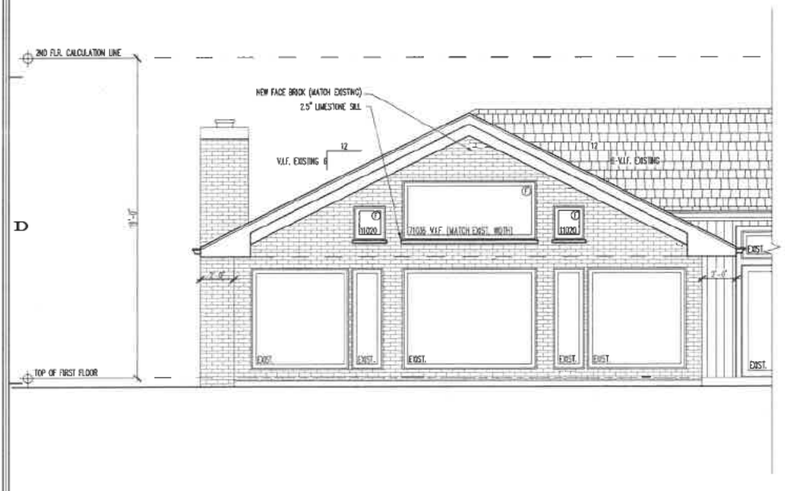
Sheet Number: A200

A200

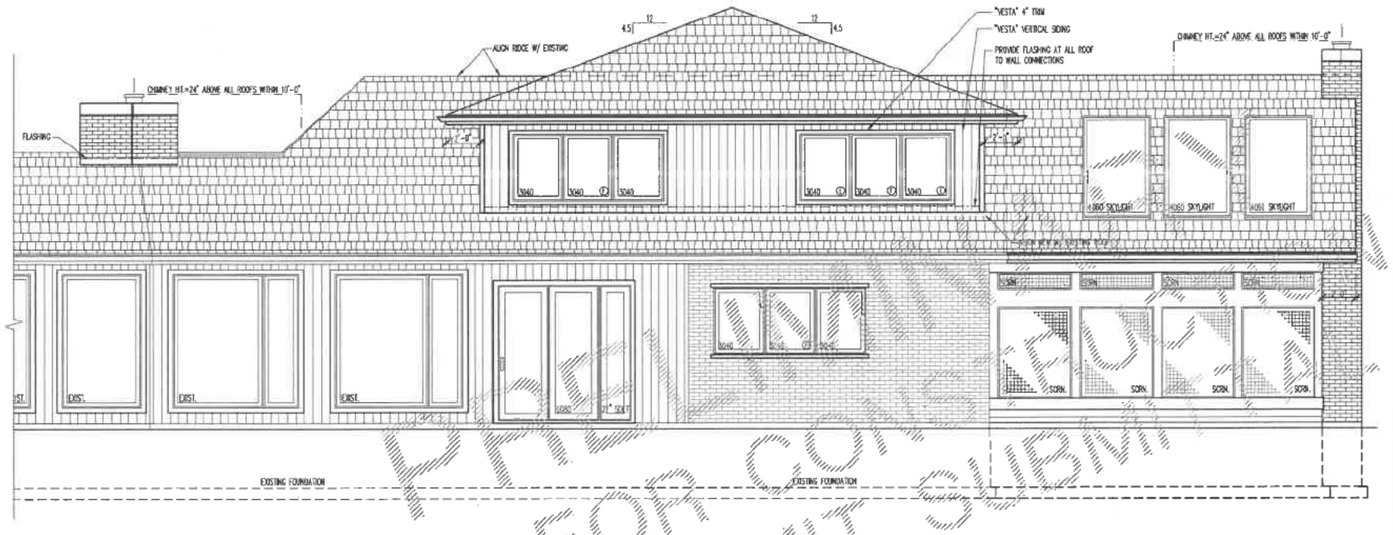
EAST ELEVATION – LOOKING WEST



1C / A201 LEFT SIDE ELEVATION 1/4"=1'-0"



1E / A201 REAR ELEVATION 1/4"=1'-0"



4E / A201 REAR ELEVATION 1/4"=1'-0"

SOUTH ELEVATION – LOOKING NORTH

DESIGN STAGE	DATE
PRELIMINARY DESIGN	08-05-24 JM
DESIGN TEXT DRAFT	09-25-24 JM
DESIGN REVISIONS	09-27-24 JM
ARCH REVIEW	10-24-24 JM
FINAL REVIEW	10-28-24 JM
PERMIT FOR PERMIT	04-23-24 JM
REVISIONS	DATE

JE VENTURES
600 N MAYFLOWER RD
LAKE FOREST, IL 60045

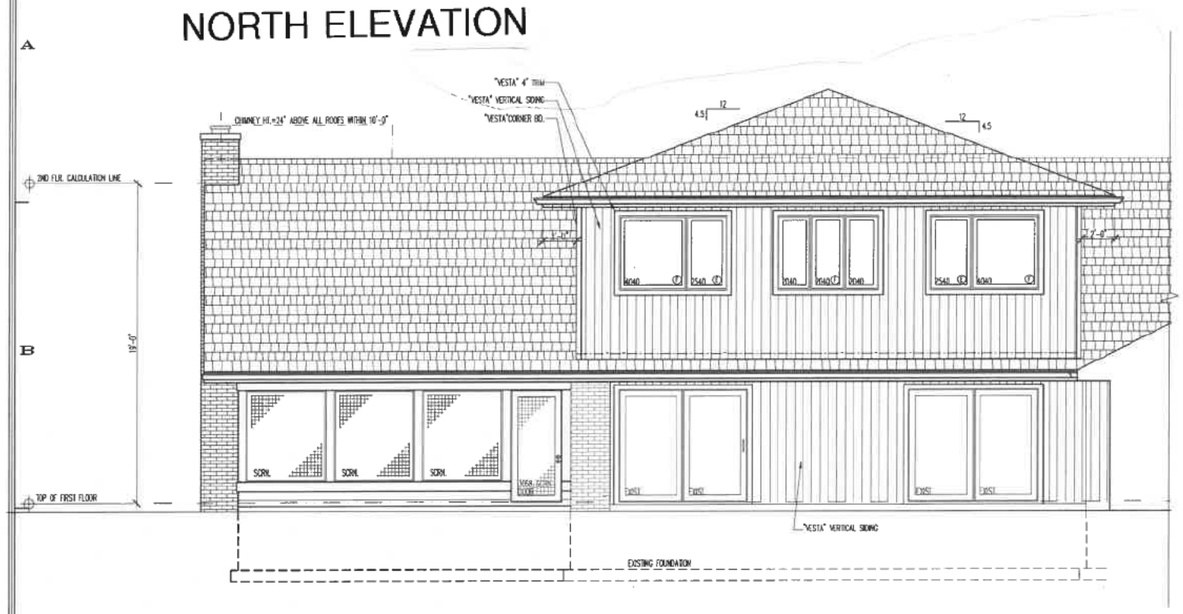
PRELIMINARY

LEFT SIDE ELEVATION
REAR ELEVATION

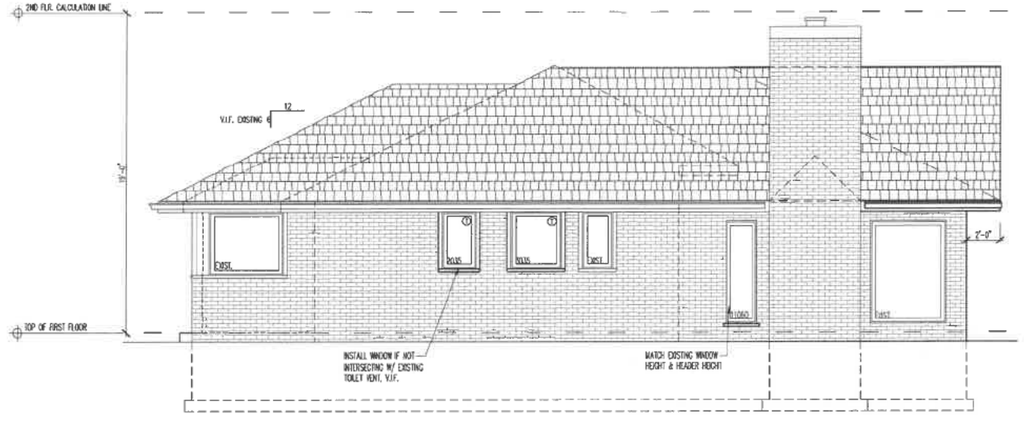
Architects & Planners, Inc.
IL Telephone: 815-788-9300 WI Telephone: 262-338-3021
2500 Bolton Road at Rt. 176, Crystal Lake, IL 60014 — 50 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013 — 17010 E. Racine Ave., Waukesha, WI 53186

Job Number: 24233
Sheet Number: A201

NORTH ELEVATION

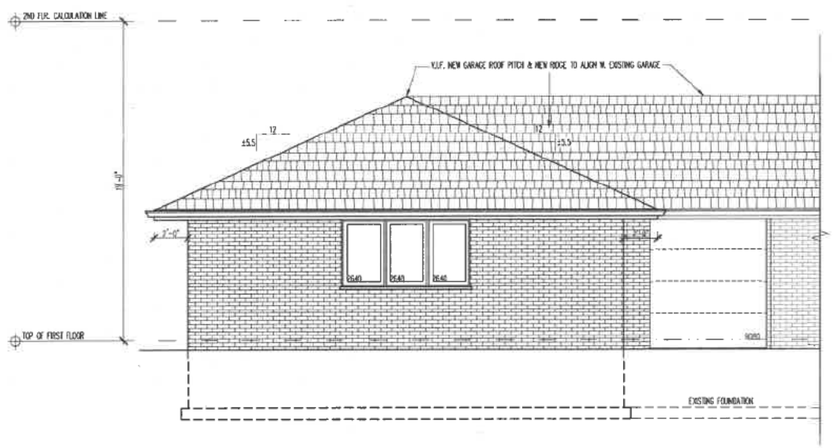


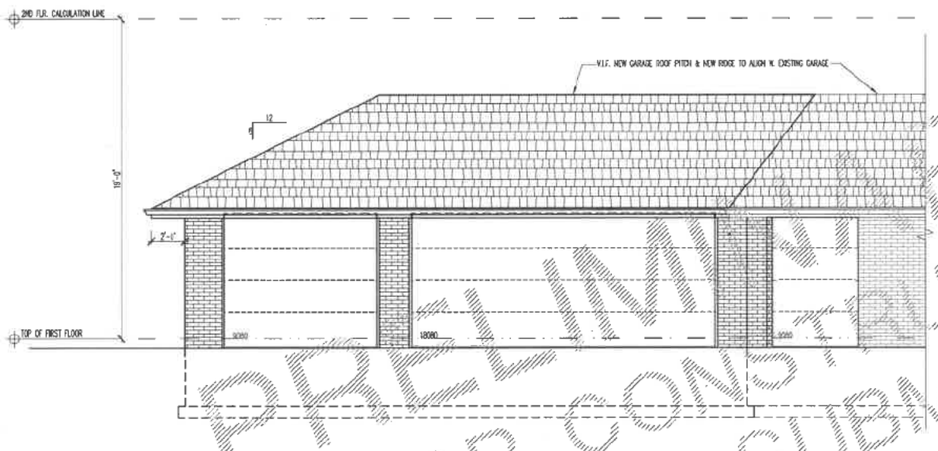
WEST ELEVATION



2C / A200 SCREEN PORCH ELEVATION 1/4"=1'-0"

2C / A200 RIGHT SIDE ELEVATION 1/4"=1'-0"





2C / A200 LEFT SIDE GARAGE ELEVATION 1/4"=1'-0"

2C / A200 FRONT GARAGE ELEVATION (LEFT SIDE) 1/4"=1'-0"

NORTH ELEVATION

EAST ELEVATION

JE VENTURES
600 N MAYFLOWER RD
LAKE FOREST, IL 60045

REVISIONS
1 05-06-24 JM PRELIMINARY DESIGN
2 05-24-24 JM PRELIMINARY DESIGN
3 05-31-24 JM DESIGN DEVELOPMENT
4 06-17-24 JM ARCH REVIEW COMMENT
06-27-24 JM FINAL REVIEW
15-8-24 JM RELEASE FOR PERMIT

ISSUED / STAMP

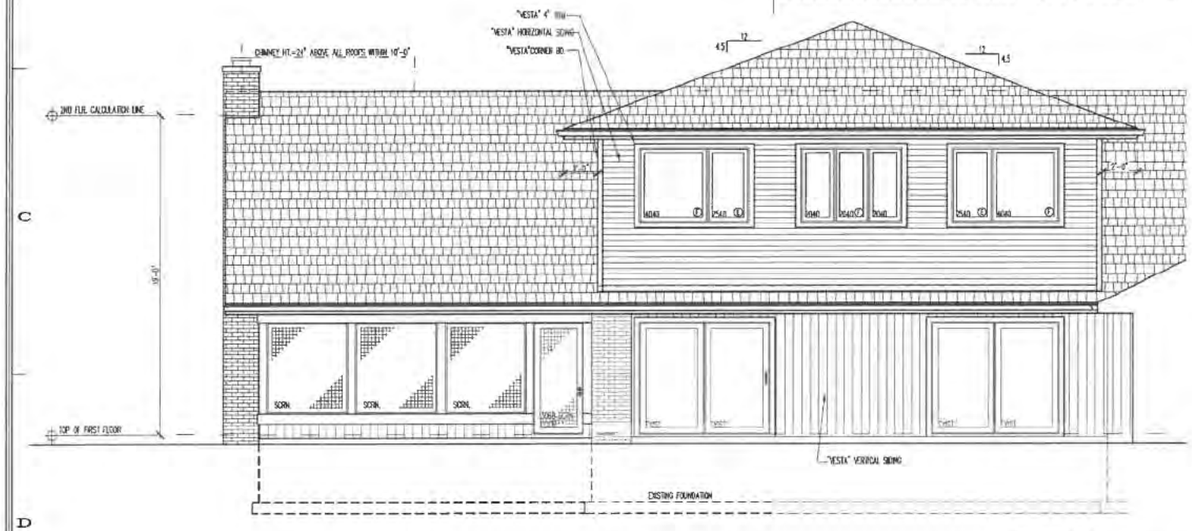
PRELIMINARY

SCREEN PORCH ELEVATION
LEFT SIDE GARAGE ELEVATION
FRONT GARAGE ELEVATION

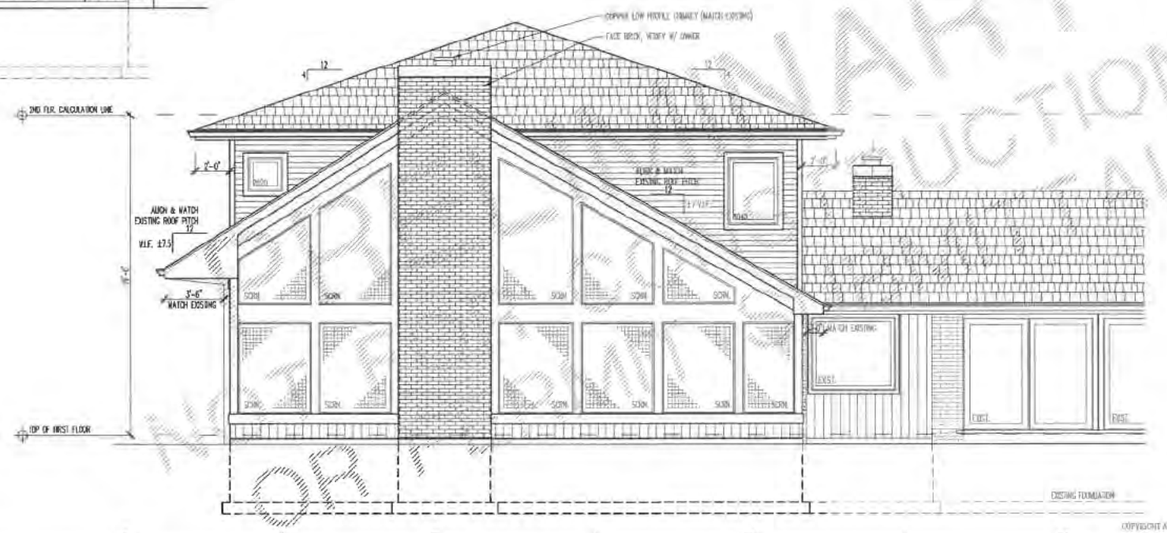
Architects & Planners, Inc.
IL Telephone: 815/788-9200 WI Telephone: 262/249-0021
2600 Bohan Road st. Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

Job Number: 24233
Sheet Number: A202
File Name: A200

REAL-SIZE SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



ALTERNATE ELEVATION DESIGN FOR HORIZONTAL SIDING ON SECOND FLOOR



REVISIONS	
1	09-06-24 JM
2	09-20-24 JM
3	10-29-24 JM
4	11-15-24 JM
5	12-20-24 JM

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
ARCH. REVIEW
FINAL REVIEW
RELEASE FOR PERMIT
AS BUILT

JE VENTURES
600 N MAYFLOWER RD
LAKE FOREST, IL 60045

ALTERNATE ELEVATIONS

Architects & Planners, Inc.
IL Telephone 815-385-9000 WI Telephone 262-249-3001
2600 Belvidere Road at Rt. 176, Suite 330, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
730 E. Racine Ave., Waukesha, WI 53186
46 Crystal St., Cary, IL 60013

Job Number: 24233
Sheet Number: A203
File Name: A2010

Front of House Looking South (from neighboring property north of the shared driveway)

Front of the House – Looking East

Rear of House – Looking North

Rear of House – Looking North

Rear Yard – Looking West

Side Yard – Looking Southwest

Arial View – Looking Northeast

Arial View – Looking South West