

Agenda Item 4
611 East Woodland Road
Front Porch Alterations and Landscaping

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Plat of Survey

Floor Plans

Front Façade Photo

Demolition Plan

Landscape Plan

Elevations

Renderings

Landscape Planting Plans

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	May 22, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	611 East Woodland Road, Entrance Porch Alteration

Petitioner

Woodland Properties, LLC
Randall Moore – 100%

Property Location

611 East Woodland Road

Historic Districts

East Lake Forest
Historical District

Project Representative

Diana Melichar, Melichar Architects

Summary of the Petition

The petitioner is requesting a Certificate of Appropriateness for alterations to the front porch configuration.

Description of Property and Surrounding Area

This property is identified as a significant contributing structure to the Historic District. The house was designed by Edwin Hill Clark, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1929, is distinguished by its overall quality of design, detail, materials, and craftsmanship.

The house is Tudor Revival in style with many of the notable features of the style such as ornamental half timbering, steep pitched rooflines, tall chimneys with decorative pots, partial brick walls, leaded glass windows, and large clusters of windows in a stacked arrangement. The home sits on 2 plus acres and is Lot 2 of the Harold C. Smith subdivision, platted in 1955. The house is known as the Mrs. Harold Smith House.

The front porch is nestled in the right corner of the main house and the right leading gable wing, sharing a common wall, and aligning in height to the horizontal timber line of the second floor. The left side wall of the porch is partially constructed of half height brick walls with stair rail like balustrades punctuating the open space above. The full length of the wall is divided into two sections by vertical beams that align with beams in the porch ceiling and the shared wall of the house.

The proposed modification is to remove the lower brick sections and balustrades of the side wall. The middle vertical beams will remain, and the openings will receive arches to match the front. On the front elevation the small open area on either side of the existing archway will be bricked in to match the existing condition on the side wall thereby eliminating two half balustrades and the open space between them.

The remaining alterations being proposed to the home involve relocating a generator and two air conditioning condensers out of the front yard, eliminating one basement window well, and relandscaping the front lawn area between the house and the driveway. The new landscaping will be visible from inside the porch allowing for an elevated arrival experience.

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 to the petition. No changes are proposed to the height of the porch.

Standard 2 – Proportion of Front Façade

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

Standard 3 – Proportion of Openings

This standard is met. The new openings respect the existing spacing established by the vertical beams in the middle of the side wall.

Standard 4 Rhythm of Solids to Voids

This standard is met. The proposed change does not alter the relationship of the porch to the house.

Standard 5 – Spacing on the Street

This standard is not applicable to the petition. No changes are proposed to the size or mass of the home, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is met. The proposed changes do not affect the sizing or height of the existing porch nor the rhythm of the beams inside and outside of the porch.

Standard 7 – Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

The standard is met. The proposed wood arches will match the type and texture of the existing arch material. The brick infill on the front elevation will match the type and arrangement of the existing stacked brick.

Standard 8 – Roof Shapes.

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

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. The visual appearance of the house is not changed.

Standard 10 – Scale.

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

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 affect the timbers which are a distinctive architectural feature of the front porch in a sensitive way. The joints where the horizontal beams interact with the vertical beams are an enlarged notch that currently allows the horizontal members to soundly sit between the vertical beams. When the horizontal members are removed, the notches will be patched with wood. The patches will enable the existing vertical members to remain in use. The ornamental distressing of the wood timbers implies a high level of craftsmanship in the original construction of the house, and the architect has called for a similar treatment to ensure that the patches are compatible with the existing beams.

The removal of the balustrades is not significant as they appear to have been added to keep the screens in place when the space was a fully screened porch and don't relate to any other architectural feature on the house.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition. No substantial tree or distinctive vegetation removal is proposed as part of this request.

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 can be met. Proposed modifications may be able to incorporate the reuse of materials removed from the side walls. Every consideration should be given to repurposing both the horizontal beams as well as the removed bricks in the alterations.

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 not met. The modification will change the configuration of the front porch walls in such a manner as they cannot be replaced as they are currently. The existing conditions should be photo documented and submitted to the city for cataloguing in the historical file for this property.

Public Comment

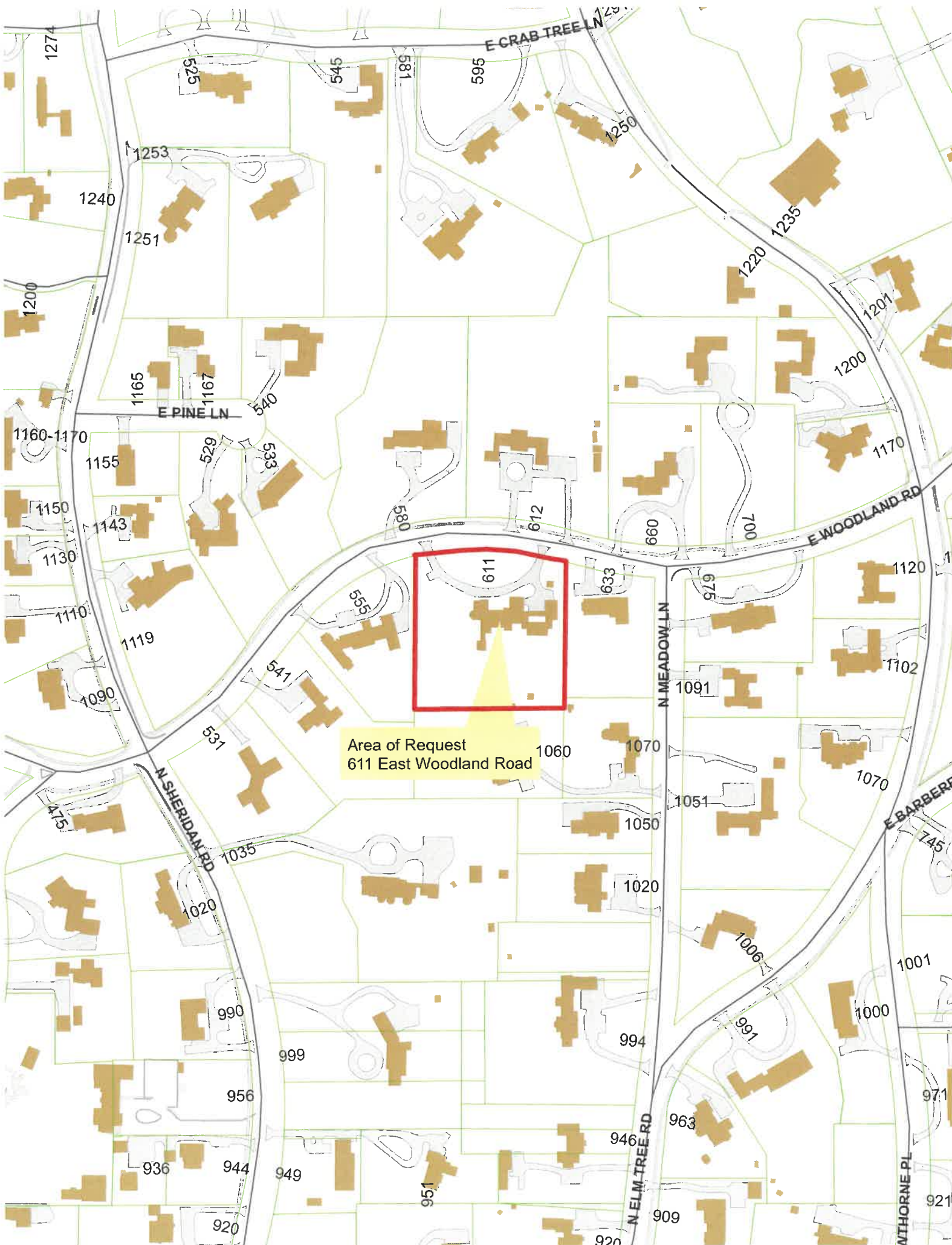
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City’s website. As of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

Recommendation

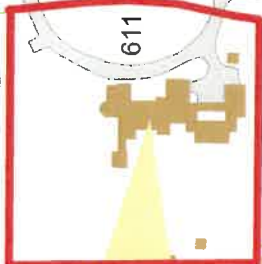
(1) Grant a Certificate of Appropriateness approving the entrance porch alteration as proposed and adopt the above findings as the Commission’s written findings of fact and reasons for its determination. Staff recommends the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission’s direction and approval prior to the issuance of any permits.

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



Area of Request
611 East Woodland Road



611

1274

525

545

581

595

1250

1253

1240

1251

1200

1165

1167

1166-1170

1155

529

533

540

1150

1143

580

612

660

700

1130

1119

555

633

675

1120

1110

1119

541



611

1060

1070

1120

1102

1090

531

N MEADOW LN

1090

541

Area of Request
611 East Woodland Road

1060

1070

1051

1070

1075

N SHERIDAN RD

1035

1050

1070

1020

1020

1020

1006

E BARBERF

745

990

999

994

991

1001

1000

936

944

949

951

946

963

971

920

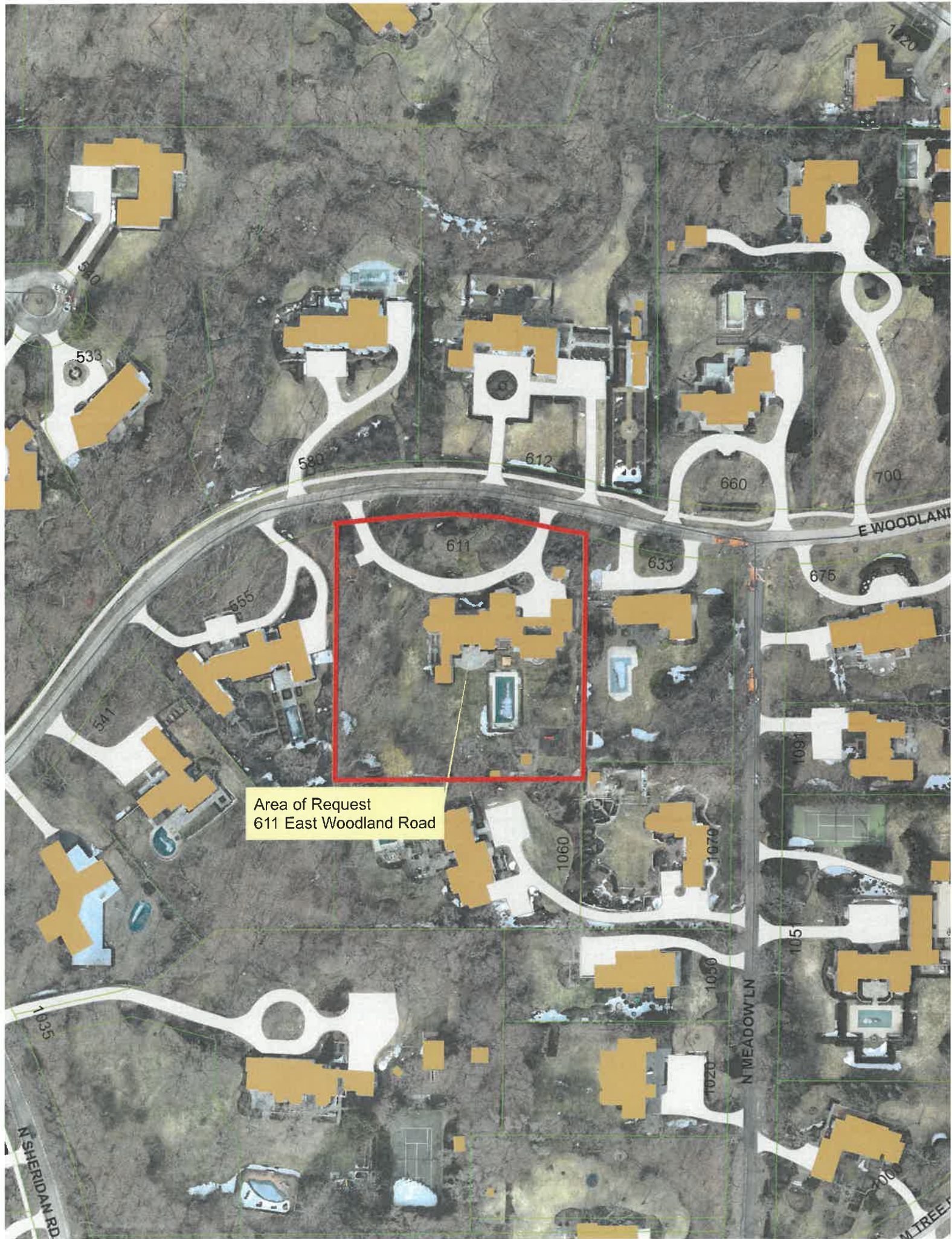
920

N ELM TREE RD

909

ATHORNE PL

921



Area of Request
611 East Woodland Road



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Randall Moore</u>	Name _____
Address <u>101 N. Mayflower Rd. Lake Forest, IL 60045</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

STATEMENT OF INTENT

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for partial demolition to
611 E. Woodland Road

Request

The homeowners are requesting the partial removal of the eastern wall at their open front entrance porch, and new courtyard landscaping to complement the porch changes.

Background

The current owners purchased this home in February 2023. They are currently renovating the interior of their home to suit the needs of their family, providing much needed upgrades to building systems and making exterior repairs due to deferred maintenance. A comprehensive landscape renovation is also being planned to refresh this home, including mechanical equipment relocations, significant pool maintenance and driveway material upgrades.

This Tudor Revival style house was designed by notable architect, Edwin Hill Clark, in 1928 for Harold C. Smith. Although the home has an atmosphere of an English country estate, the existing north facing front entrance porch suggests more of strength and scale than of light and welcome. The courtyard between the semi-circular drive and front façade is overgrown and utilitarian, having been the easy solution for placement of utility manholes, the gas service, and later the home's generator and several air conditioning condensers. In short, this courtyard is disorganized and poorly used.

The front porch's north entrance uses a pleasant Tudor arch, with carved timber head and profiled jamb. This front wall opening is framed with a pair of timber posts on either side of the opening, with the timbers spaced apart to allow a stack of full brick to infill between. This pattern of two timbers, opening, two more timbers, is carried around the east face of the entrance porch, which, due to its length, has two openings. The language of timber construction is then carried through to the interior with matching posts engaged in the shared brick wall of the house, and these lines of posts on either side providing bearing for similar ceiling beams as they span across the width of the porch.

It is the east wall, specifically the existing two openings on this wall, for which we are proposing renovation. The sill height of these openings is quite tall, approximately 57" above the stone floor. The openings themselves are filled with turned spindles sitting atop the horizontal timber. The wall below is infilled with timbers and brick, following the pattern of the adjacent wall. As visitors approach the front entrance door, they are presented with a long solid masonry wall on the right and these high-silled openings with vertical spindles on the left, creating a dark and almost forbidding path to the front door.

The proposed change to these east wall openings, and the integral courtyard landscape improvements are intended to greatly improve the entrance experience for this home by bringing light into the entrance porch, and providing a sense of connection and purpose for this prominent courtyard space.

The existing width of these two opening and the language of timber support posts is maintained. The existing spindles and partial wall beneath the openings will be removed so one can walk through the openings into the garden. These posts on either side of the openings will receive a profiled edge, and

there will also be a carved timber Tudor arch created and set into the side posts, replicating the language of the existing north opening. The stone paving then will be adjusted to extend through the openings.

Within the front courtyard, an elliptical shaped lawn panel will provide the form for the garden layout, complementing the length of the courtyard with soft lines. The lawn panel is on axis with one of the renovated entrance porch openings on the west, and aligns with the fenestration pattern of the existing home on the east. A shade tree is planted off-axis in the center to maintain line-of-sight across the courtyard, but also to visually fill some of the vast second floor brick wall space of the house. Access from the driveway and from the renovated entrance porch openings makes this courtyard garden accessible and prominent. The existing home's generator, two air conditioning condensers and their related wood fences will be removed, with the equipment relocated to a less prominent area of the property.

Standards for review for a Certificate of Appropriateness for additions and alterations:

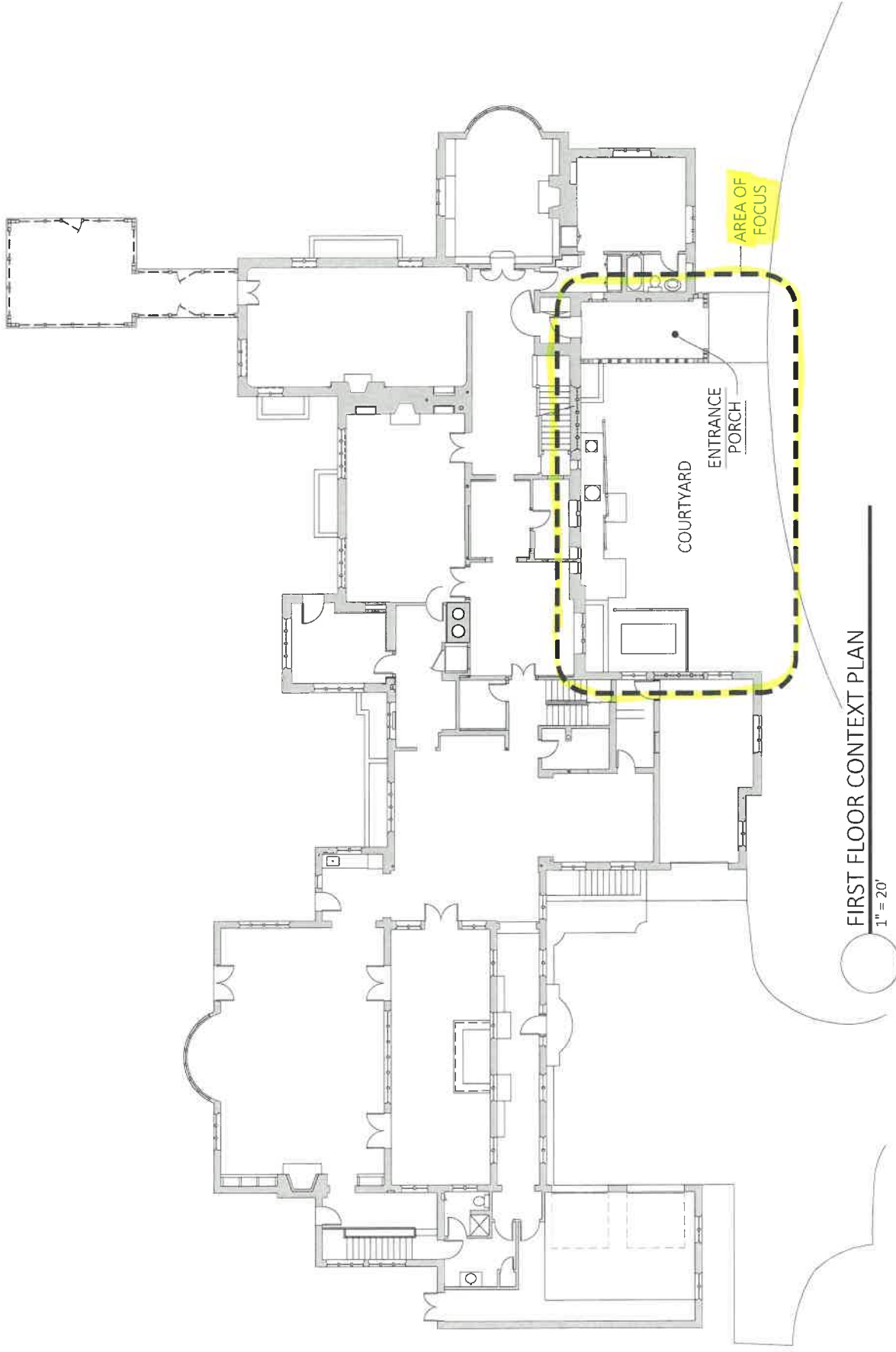
Regarding the Standards for review, removing a portion of the east front entrance porch does not impact: Building Height, Proportion of Front Face, Proportion of Openings, Rhythm of Solids to Voids on Front Facades, Rhythm of Spacing of Structures on Streets, Rhythm of Entrance Porches, Storefront Recesses and other Projections, Relationship of Materials and Texture, Roof Shape, Walls of Continuity, Scale of Structure, Directional Expression of Front Elevation.

Removing a portion of the eastern porch wall does not diminish the Distinguishing Original Qualities or Character of the Property, Structure, Site or Object, nor will the home's Environment be Destroyed.

Conclusion

The design changes provide increased light to the entrance porch, a beautiful courtyard garden and improvement of the house in its presentation to the neighborhood and specifically to visitors.

The proposed renovation is not destroying a distinguishing feature of the home by removing a portion of the east porch wall. The requested changes are improvements to the home, landscape and streetscape that are consistent with and complement the Tudor Revival style of the home and property.



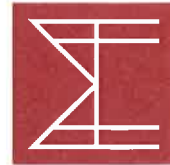
FIRST FLOOR CONTEXT PLAN

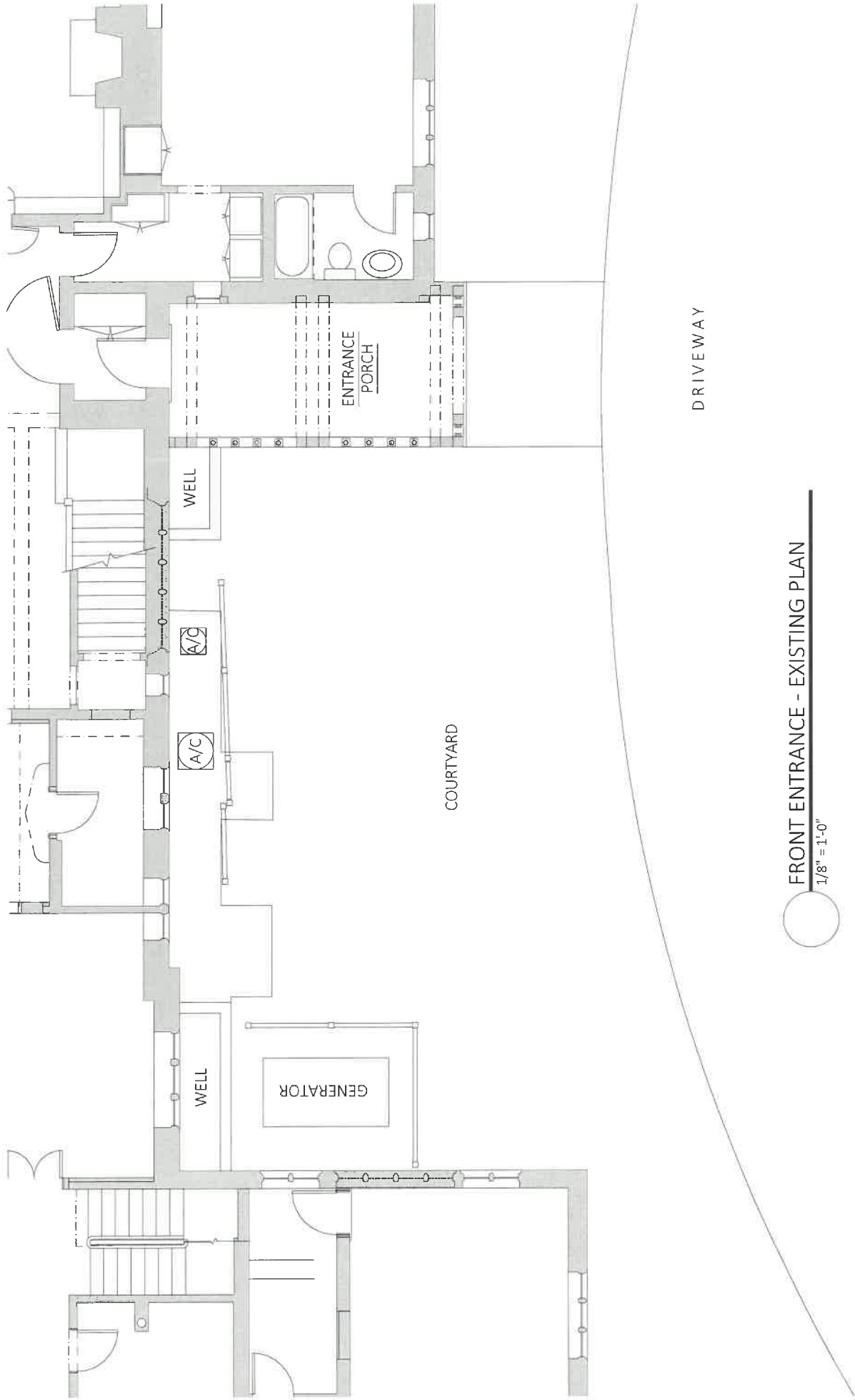
1" = 20'

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 © 2024 MELICHAR ARCHITECTS

PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL





PROPOSED FRONT ENTRANCE RENOVATIONS TO
 611 E. WOODLAND ROAD
 LAKE FOREST, IL

MELICHAR ARCHITECTS
 THE PRACTICE OF FINE ARCHITECTURE

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 LAKE FOREST, ILLINOIS 60045
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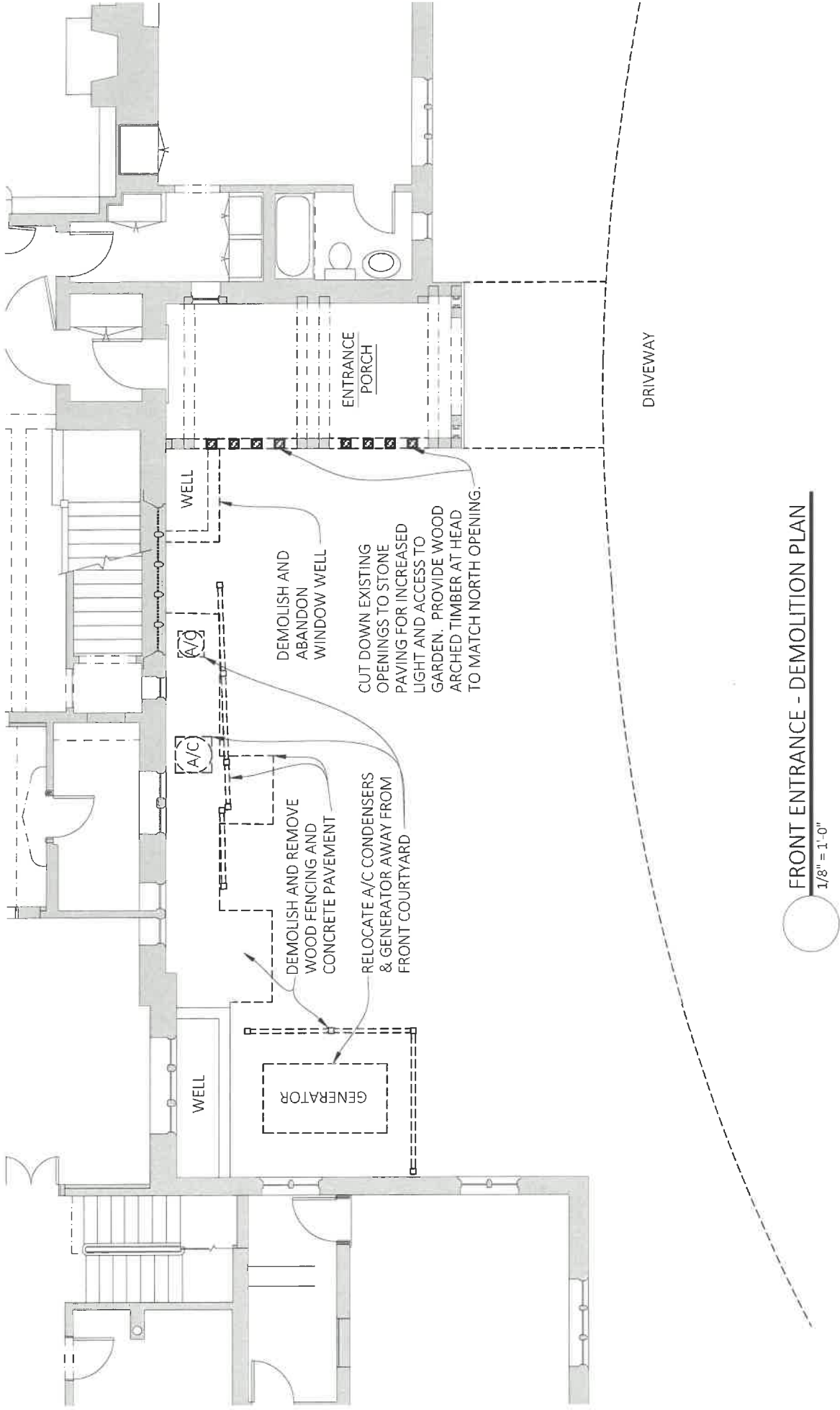
FRONT FACADE - EXISTING PHOTO

PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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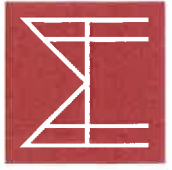


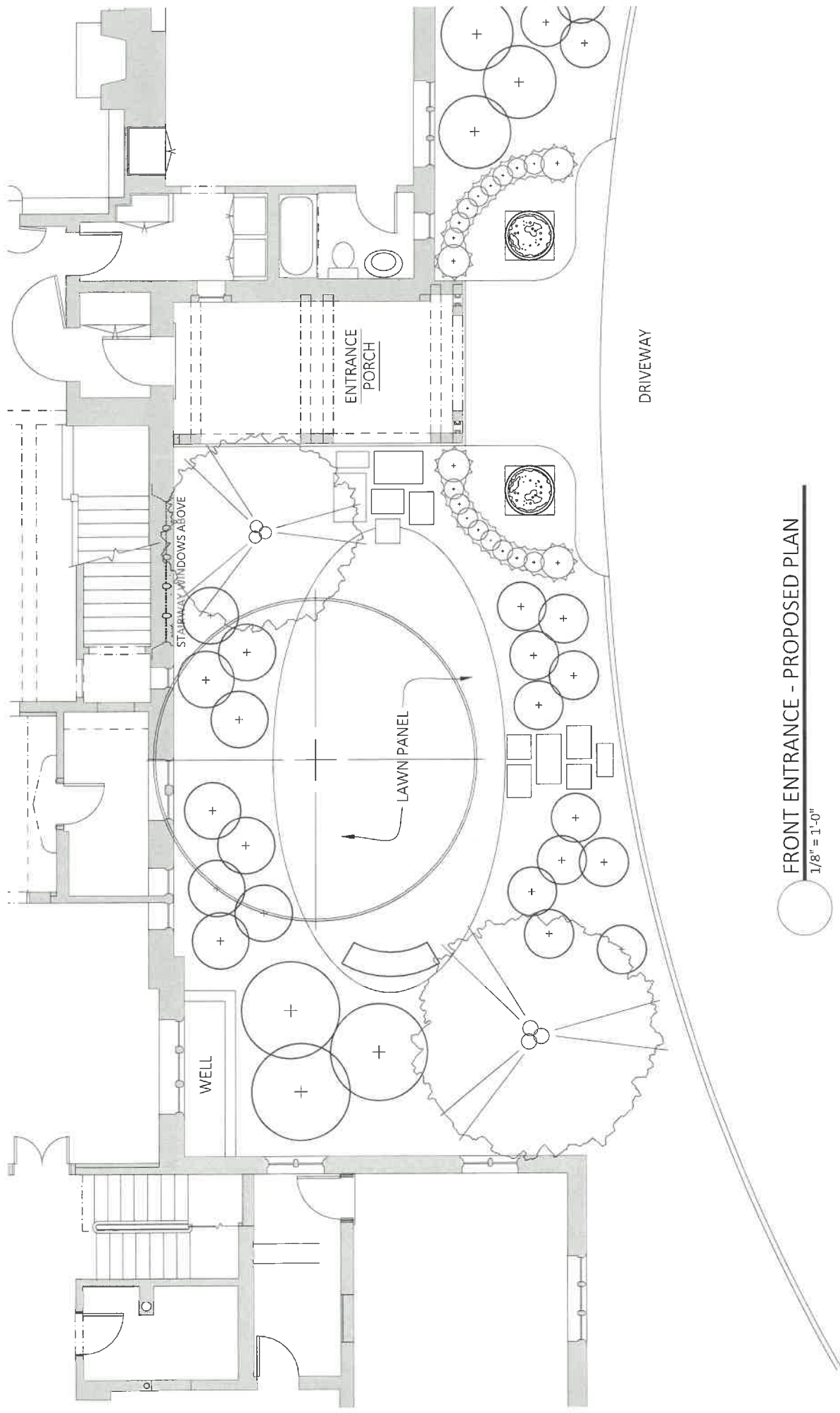
FRONT ENTRANCE - DEMOLITION PLAN
1/8" = 1'-0"

PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
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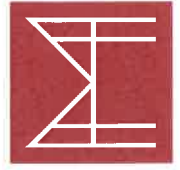


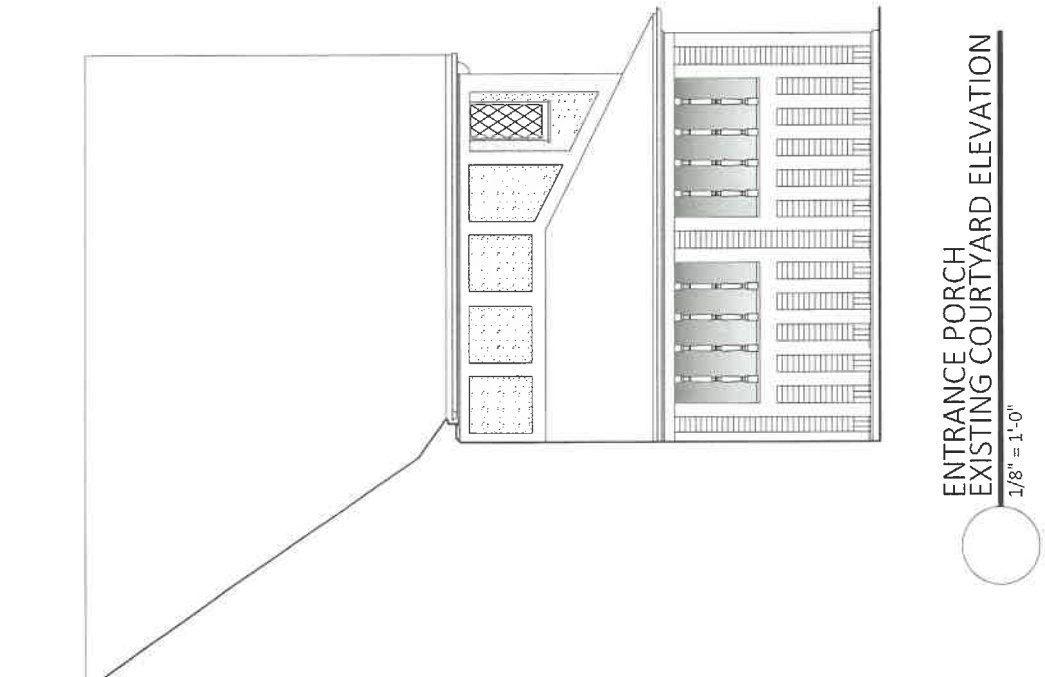
○ FRONT ENTRANCE - PROPOSED PLAN
 1/8" = 1'-0"

PROPOSED FRONT ENTRANCE RENOVATIONS TO
 611 E. WOODLAND ROAD
 LAKE FOREST, IL

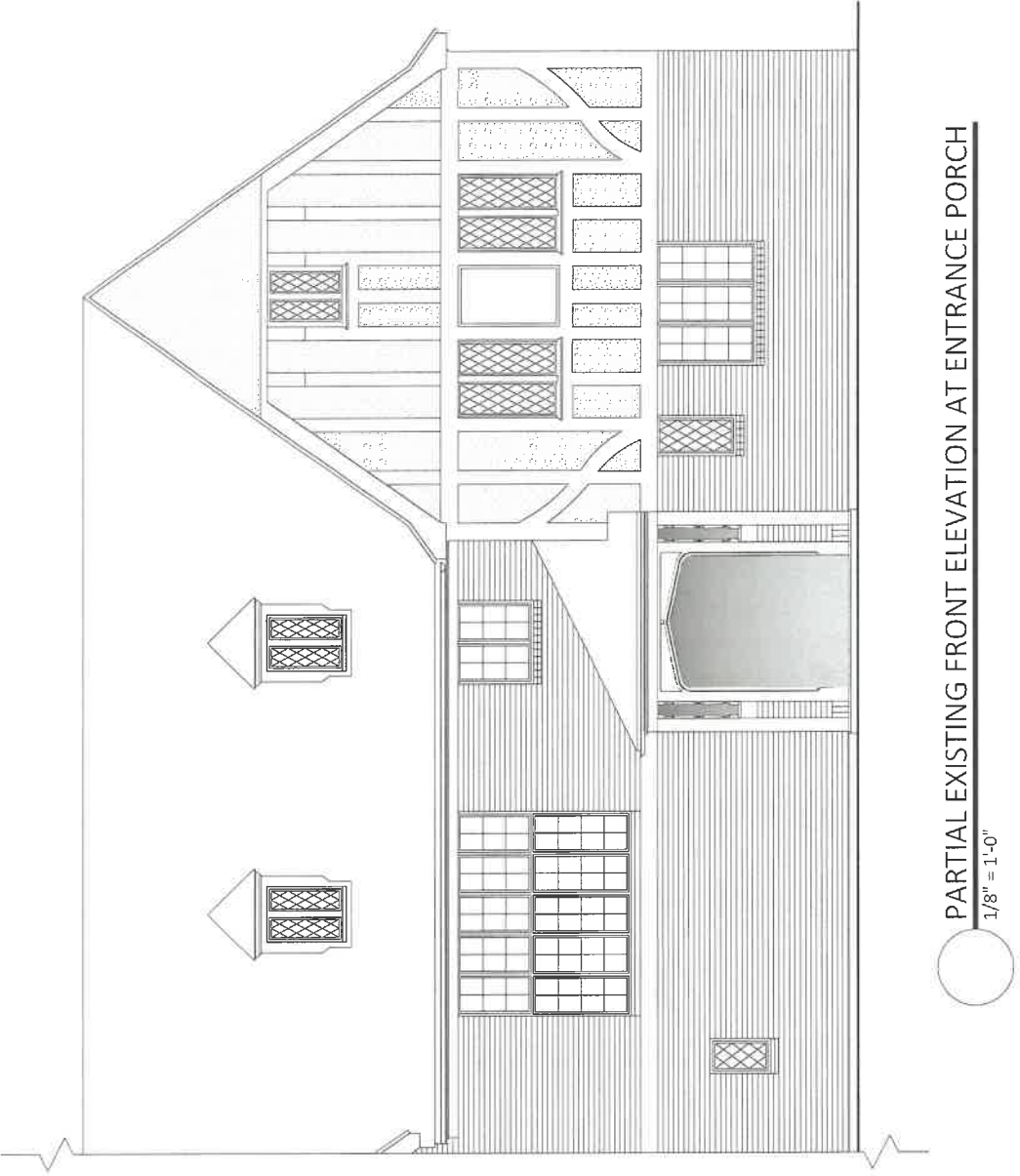
MELICHAR ARCHITECTS
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ENTRANCE PORCH
EXISTING COURTYARD ELEVATION
1/8" = 1'-0"

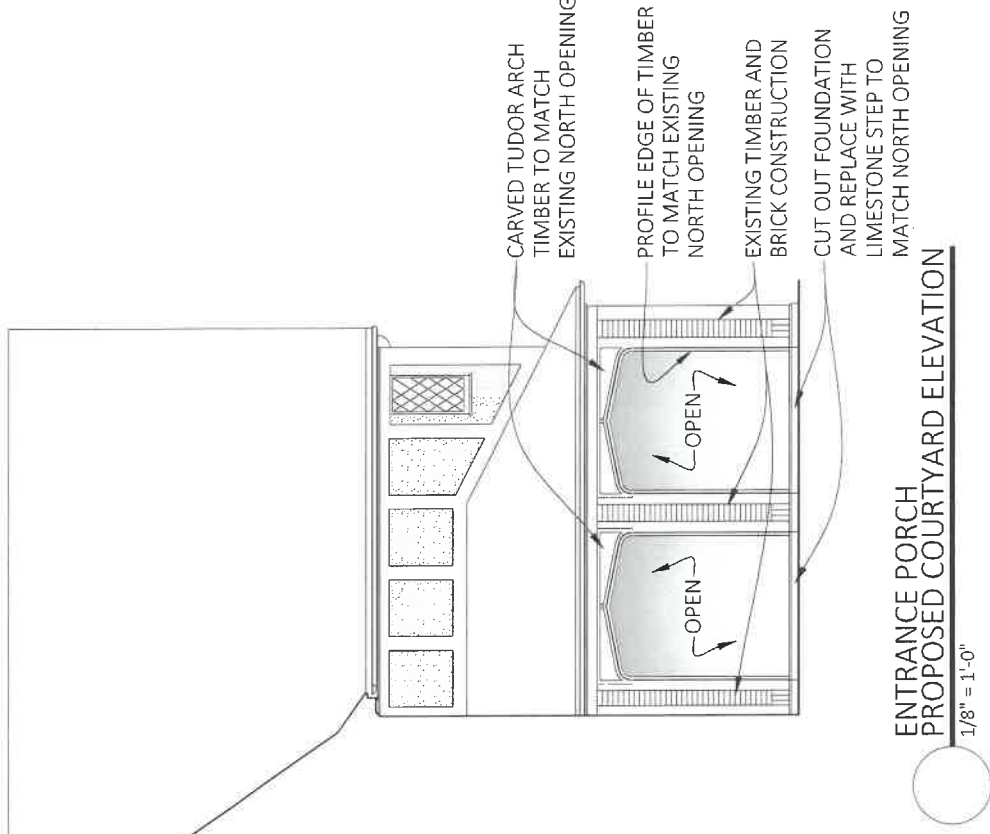


PARTIAL EXISTING FRONT ELEVATION AT ENTRANCE PORCH
1/8" = 1'-0"

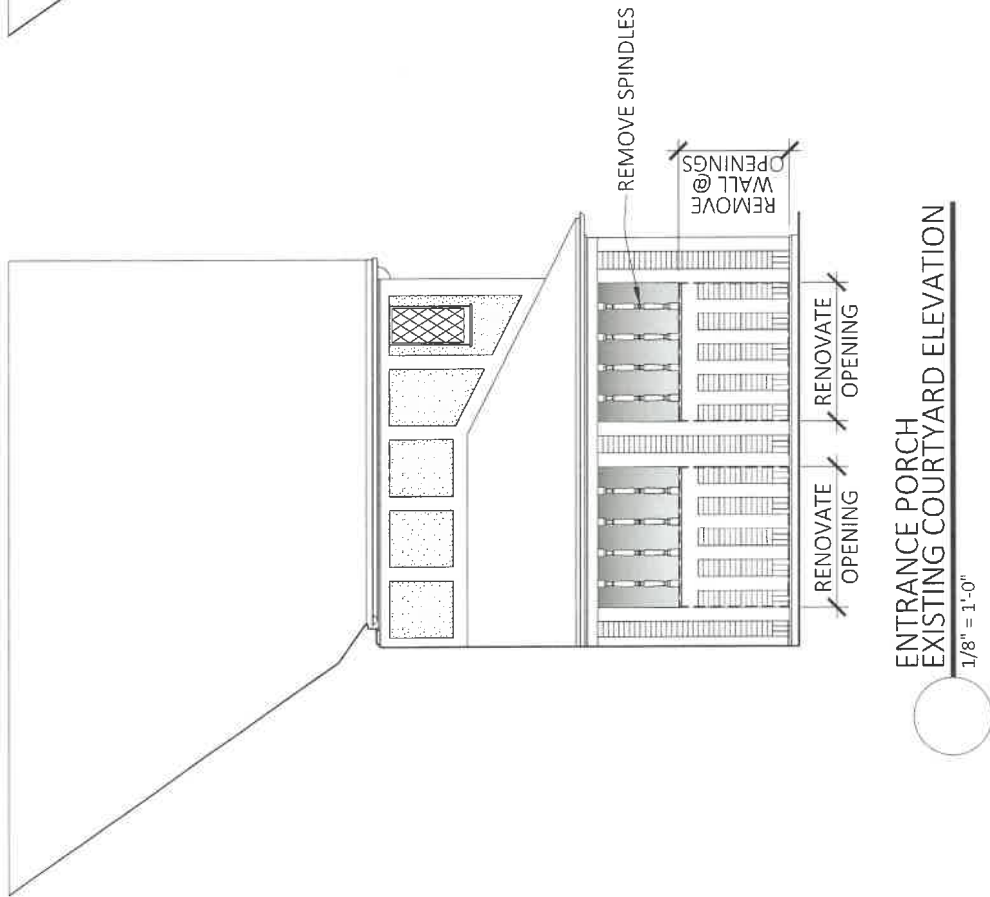


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THE PRACTICE OF FINE ARCHITECTURE
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PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL



ENTRANCE PORCH
PROPOSED COURTYARD ELEVATION
1/8" = 1'-0"



ENTRANCE PORCH
EXISTING COURTYARD ELEVATION
1/8" = 1'-0"

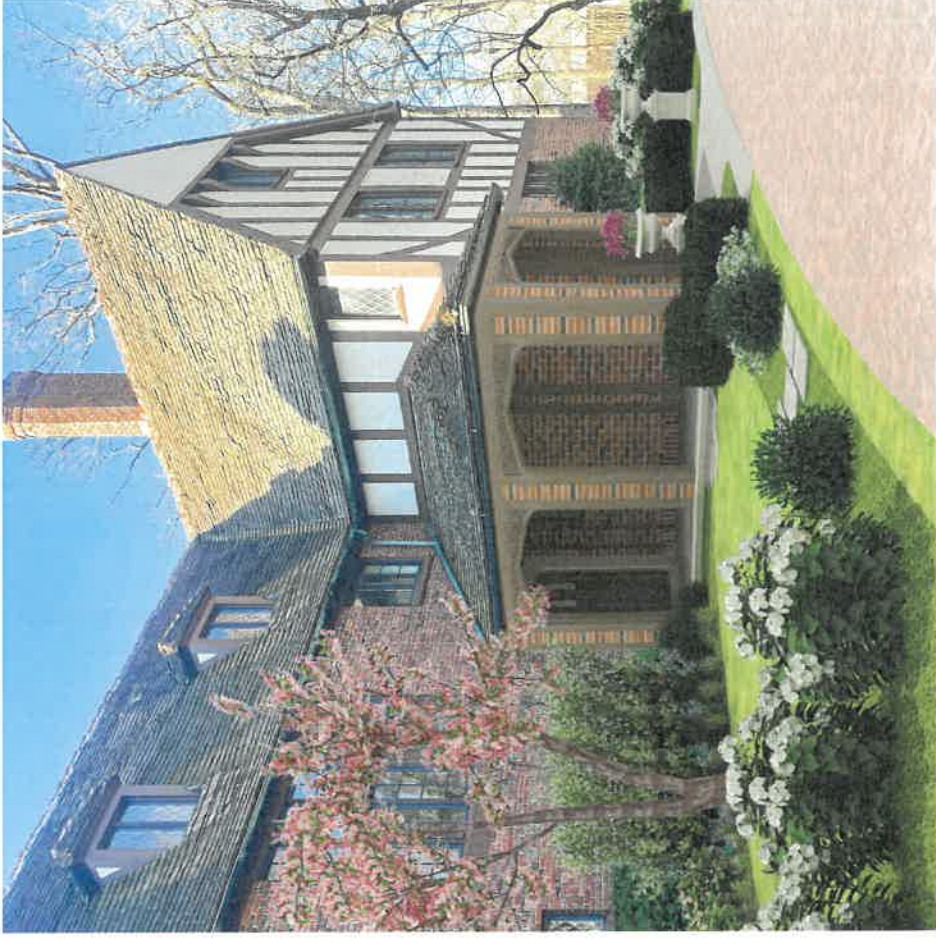
PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL

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THE PRACTICE OF FINE ARCHITECTURE
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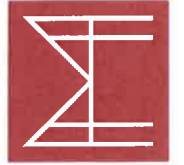




○ EAST WALL OF ENTRANCE PORCH - EXISTING



○ EAST WALL OF ENTRANCE PORCH - PROPOSED



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER
P 847-295-2440

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PROPOSED FRONT ENTRANCE RENOVATIONS TO
611 E. WOODLAND ROAD
LAKE FOREST, IL

1. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD'S (ILLAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE. 2. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD'S (ILLAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE. 3. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD'S (ILLAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE.



FRONT YARD

611 E WOODLAND RD, LAKE FOREST, IL 60045
 Project No: W0023980
 04.10.2024

Agenda Item 5
464 Oakwood Avenue
Removal of a Chimney

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Plat of Survey

Exterior Photos

Floor Plans

Roof Plan

Interior Photos

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	May 22, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	464 Oakwood Avenue, Chimney Removal

Petitioners

464 Oakwood Avenue, LLC
Stephen & Allison Brewster

Property Location

464 Oakwood Avenue

Historic Districts

Vine Avenue
Historical District

Project Representative

Diana Melichar, Melichar Architects

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for alterations to remove the chimney visible from the streetscape.

Description of Property and Surrounding Area

The residence at 464 Oakwood is a simple wood frame rectangular house with a wraparound front porch that was given its street address in March of 1928, the owner being Mr Samuel T. Chase. The city files on this property provide a long history of minor interior renovations, new fences, a couple of roof replacements, a few dead tree removals, driveway repaving, and several HVAC system replacements. Two rear additions are the only modifications of note to the house. The house sits between two slightly grander and larger structures that appear to have been built around the same time but substantially added onto.

This house feels more historic in character than its neighbors because of its size and simplicity. The chimney sits close to the front of the house in an atypical location which makes it noticeable. It is not a thing of great beauty or prominence as some chimneys are but lends an air of historic functionality to the house. While the placement of the feature on the exterior makes it noticeable, this same placement in the interior of the house makes it an obstacle. Upon entering through the front door, one happens upon the side of the firebox almost immediately. On the second floor the chimney runs right through the walkway of the primary bedroom.

The new owners of the house are updating the HVAC system and removing the original boiler from the basement. They are also looking to remove the fireplace directly inside the front door since it is in poor condition and in an awkward place for the functionality of the room. This placement of the fireplace is historically accurate given it was to keep the house and any arriving guest warm once they entered the front door.

In reviewing this petition one needs to account for both the aesthetic consideration as well as the functional considerations inside the house. Possible solutions would be to try and support the existing chimney with some type of structure in the attic while removing the lower vertical flu, or if possible, to add a new fireplace and chimney on either side elevation of the house. Completely removing the fireplace and the chimney from the home takes away some of the historical function that one would typically see in a house of this time period.

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 to the petition. No changes are proposed to the height of the house.

Standard 2 – Proportion of Front Façade

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

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 to the petition. No changes are proposed to the size or mass of the home, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable. No changes are proposed to the 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 not applicable. No materials are being replaced.

Standard 8 – Roof Shapes.

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

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. The visual appearance of the house is not changed.

Standard 10 – Scale.

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

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 not met. The proposed change will alter the appearance of the house in a minor way. The question being whether this decision warrants a strict adherence to the standard or an interpretation of the standard recognizing that the removal is an improvement to the functionality of the house.

If the chimney is evaluated on the grounds of whether it improves the look of the house, the off centered placement stands out immediately against the well-ordered elements and details of the home, and the utilitarian look does little to further recommend it. The home would benefit from a correctly placed and architecturally pleasing chimney, but that is not what is currently on the house.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition.

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 to the petition.

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 not met. The modification will remove an original element visible from the streetscape that will not be easy to replace.

Public Comment

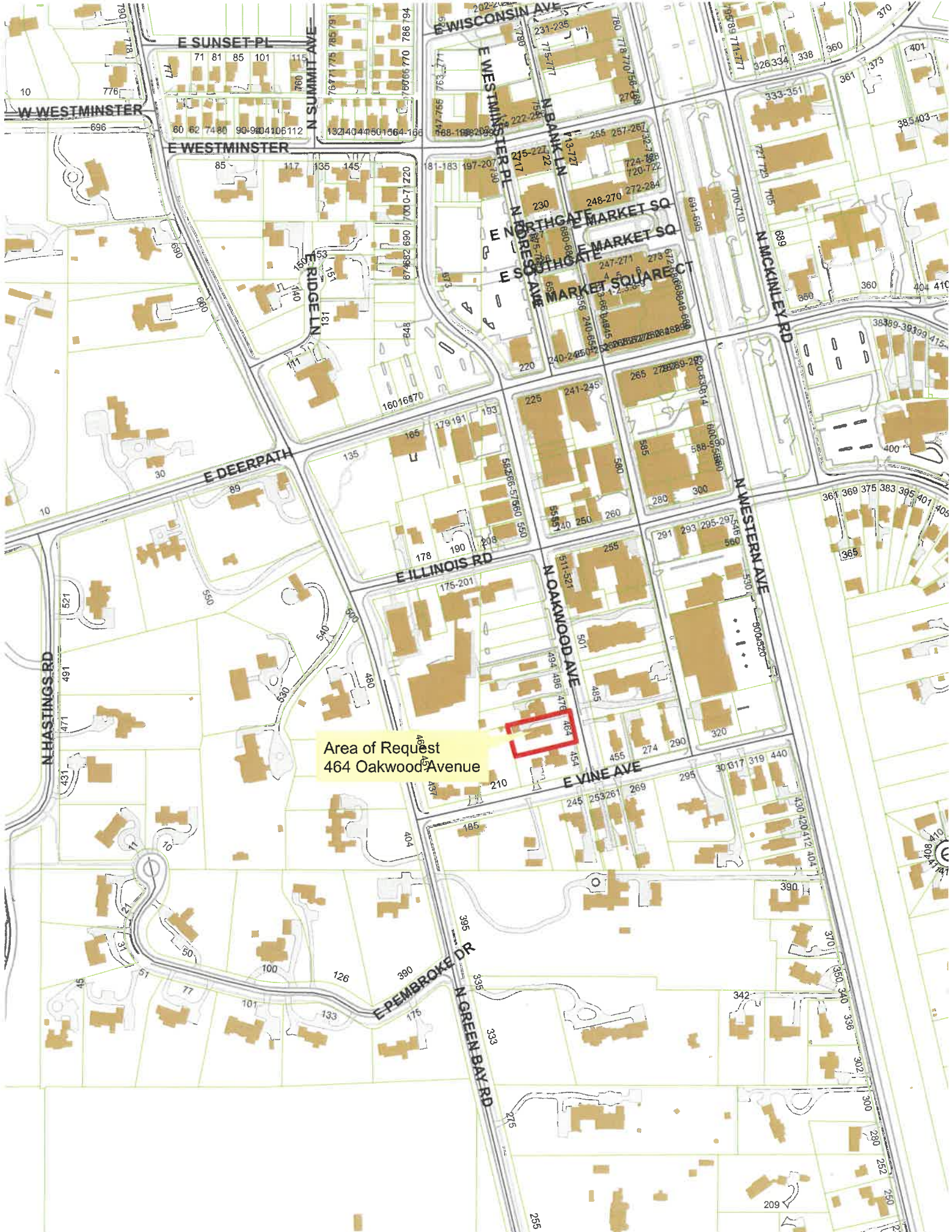
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of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

Recommendation

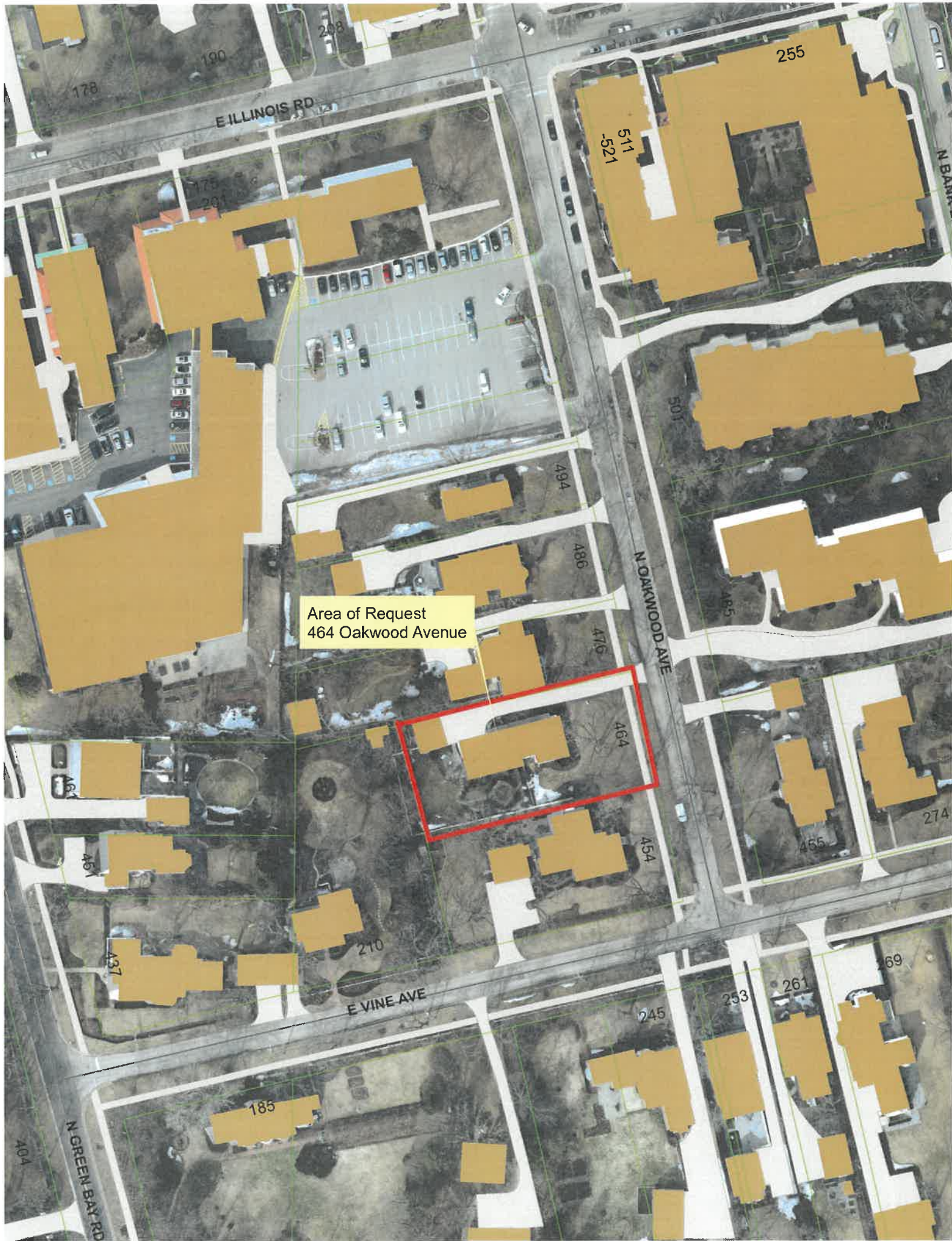
Grant a Certificate of Appropriateness approving the removal of the chimney and adopt the above findings as the basis for the Commission's decision.

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 permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.



Area of Request
464 Oakwood Avenue



Area of Request
464 Oakwood Avenue



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

PROJECT ADDRESS 464 Oakwood Avenue

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input checked="" type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

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

464 Oakwood Avenue, LLC

Owner of Property

2407 Atlantic Avenue

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

Sullivan's Island, SC 29482

City, State and Zip Code

312-420-3351

Phone Number

Fax Number

SBrewster@GCMLP.com

Email Address



Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana K. Melichar, President

Name and Title of Person Presenting Project

Melichar Architects

Name of Firm

207 E. Westminster

Street Address

Lake Forest, IL 60045

City, State and Zip Code

847-295-2440

Phone Number

Fax Number

Diana@MelicharArchitects.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



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Stephen Brewster</u>	Name <u>Alison Brewster</u>
Address <u>2407 Atlantic Ave</u> <u>Sullivan's Island, SC</u>	Address <u>2407 Atlantic Ave</u> <u>Sullivan's Island, SC</u>
Ownership Percentage <u>50</u> %	Ownership Percentage <u>50</u> %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

STATEMENT OF INTENT

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for partial demolition to the

Mr. Stephen and Mrs. Alisoun Brewster Residence

464 Oakwood Avenue

Request

The Brewsters are requesting the removal of an existing masonry chimney at the front of their home.

Background

The Brewsters are currently undertaking a comprehensive maintenance and renovation project of improvements and upgrades, including bringing their historic home up to current code requirements, as much as possible. Their comprehensive work includes:

- Interior (entire home) and exterior painting (as needed, same color of white on the exterior as existing), home and barn.
- Repair of rotten wood throughout, home and barn
- Removal of the existing asphalt shingle roof, and installation of new taper sawn cedar shakes with 7.5" exposure, home and barn
- New copper gutters and downspouts, home and barn.
- New furnace, home.
- New attic insulation, home.
- Electric and plumbing repairs, home.

While undertaking their project to upgrade their home, their general contractor, James LaDuke and Associates, along with their mason, were concerned about the safety of their first floor fireplace and two-story chimney. The existing first floor fireplace firebox, hearth, and flue all do not meet code, and the chimney masonry is not safe for wood burning. Therefore, the entire fireplace and chimney need to be rebuilt if it were to be a functioning fireplace.

However, the fireplace is not needed by the Brewsters, nor is it located in a desirable place in their home. On the first floor, the fireplace crowds the front entry and obstructs a clear view to other spaces beyond. On the second floor, the chimney impedes the entry to their primary bedroom suite; and, its bulk dominates the room. The Brewsters would like to remove the fireplace and chimney in its entirety, so both their first and second floor spaces have better function and flow.

Since the Brewsters will be upgrading their roof with cedar shingles, now is the time for them to remove the chimney, repair the hole in the roof left behind when the chimney is removed, and shingle it for watertightness.

Standards for review for a Certificate of Appropriateness for additions and alterations:

Regarding the Standards for review, the removal of the existing, utilitarian chimney does not impact: Building Height, Proportion of Front Face, Proportion of Openings, Rhythm of Solids to Voids on Front Facades, Rhythm of Spacing of Structures on Streets, Rhythm of Entrance Porches, Storefront Recesses and other Projections, Relationship of Materials and Texture, Roof Shape, Walls of Continuity, Scale of Structure, Directional Expression of Front Elevation, and the Distinguishing Original Qualities or Character of the Property, Structure, Site or Object and its Environment will not be Destroyed.

Conclusion

The existing brick chimney is a utilitarian necessity rather than an architectural feature of this simplified Italianate Style home (or Italianate farmhouse). Its location is awkward not only inside the home, but on the exterior façade and roofscape with its off-center placement in the middle of a roof ridge beam. The Brewsters are not destroying a distinguishing feature of the home, but rather making an improvement to their home and streetscape by removing the chimney.

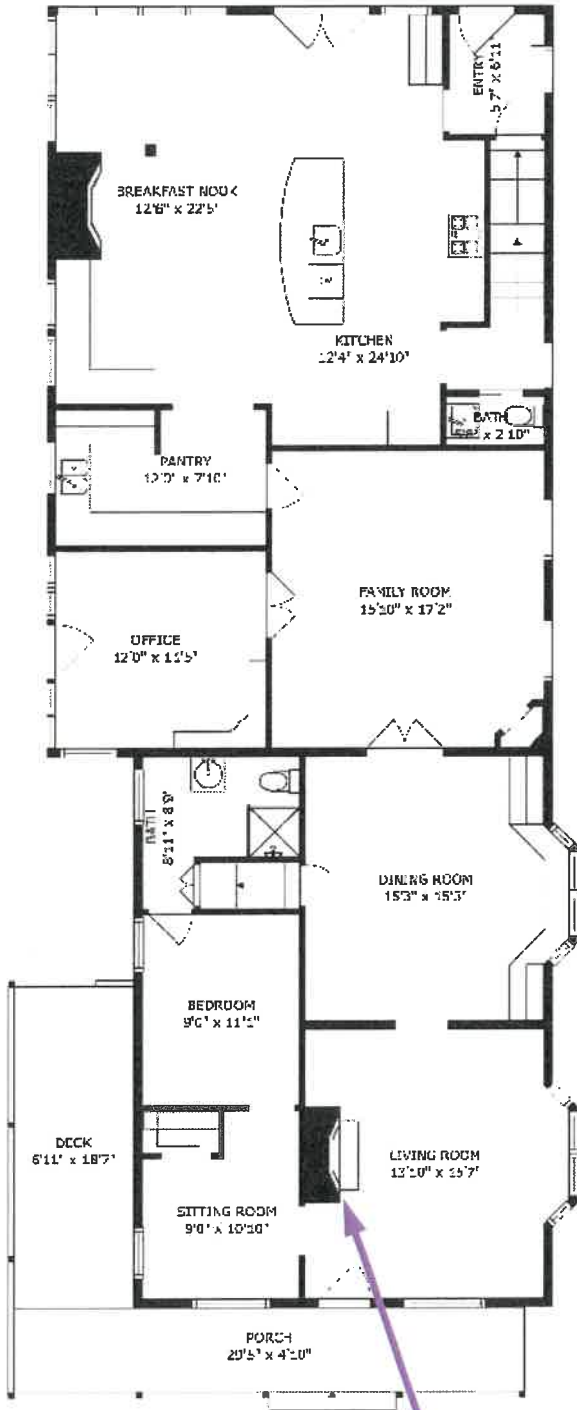


EXISTING STREET ELEVATION

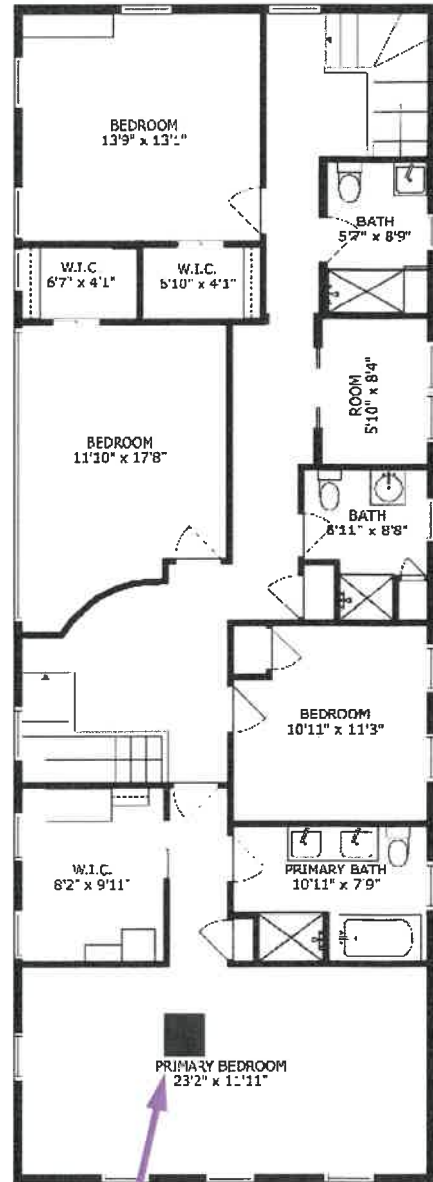


PROPOSED STREET ELEVATION – chimney removed

Existing Floor Plans



FIRST FLOOR

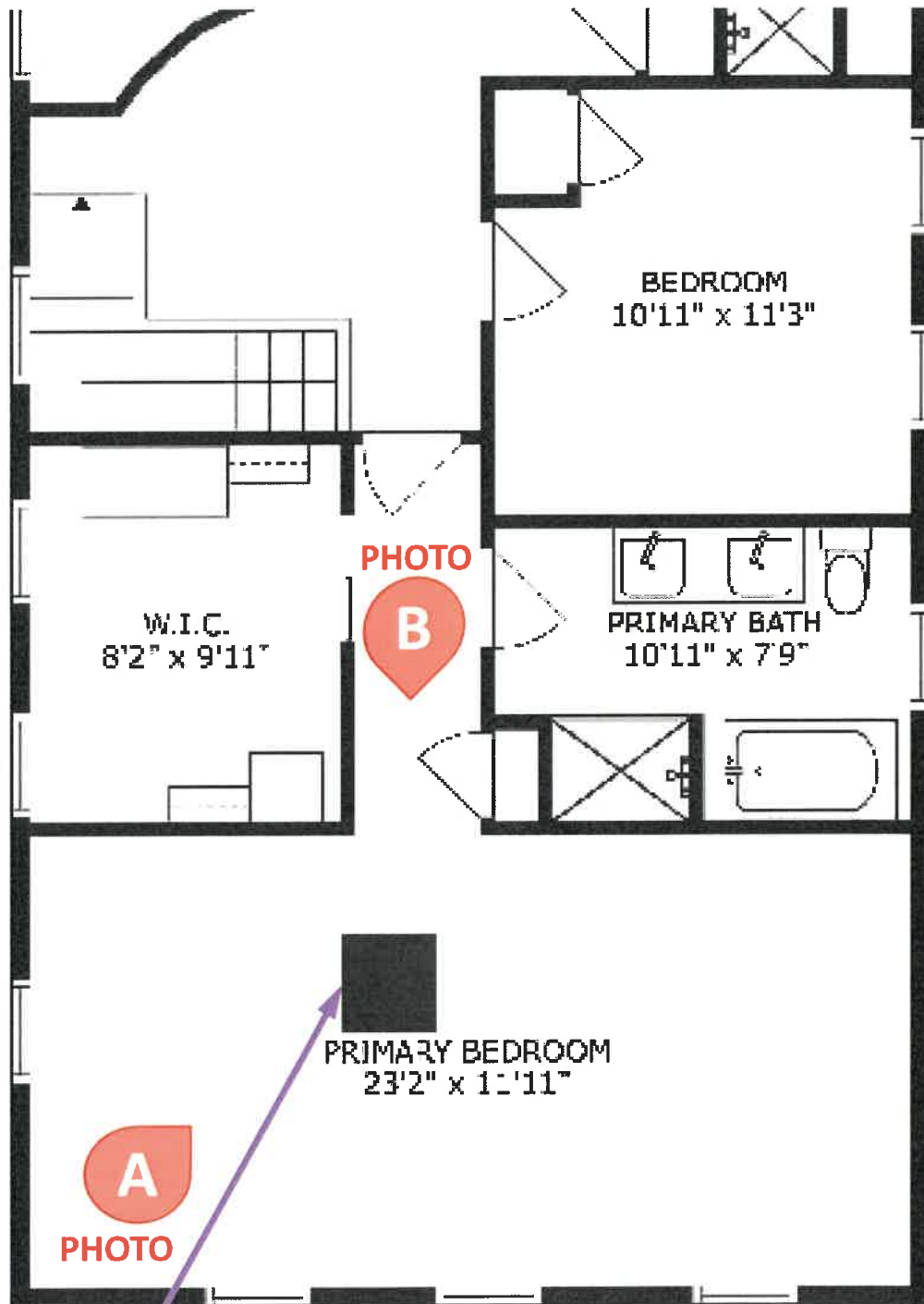


SECOND FLOOR

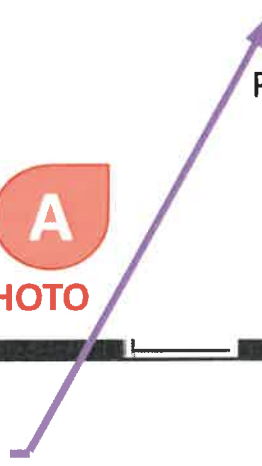
Fireplace & Chimney



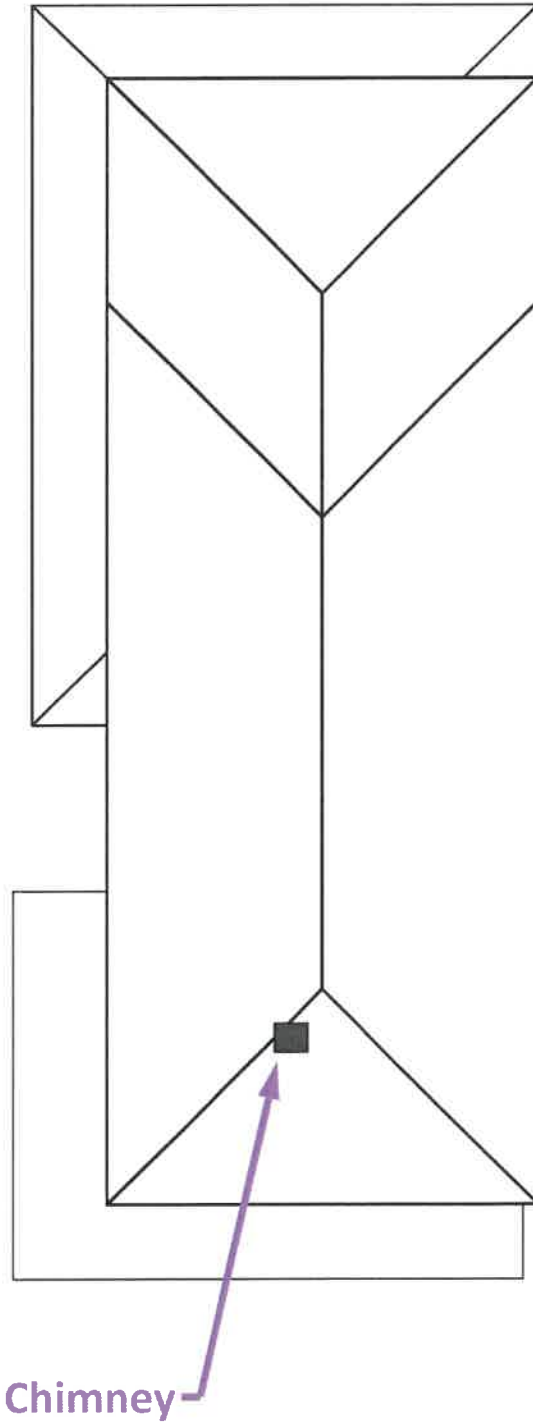
Existing Primary Bedroom



Chimney



Existing Roof Plan



chimney



Primary Bedroom – IMAGE A



chimney

Primary Bedroom – IMAGE B

Agenda Item 6
205 North Green Bay Road
New Residence on a Vacant Lot

Staff Report
Building Scale Summary
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Introduction
Statement of Intent
Description of Exterior Materials
Site Plan
Conceptual Renderings
Elevations
Images of Exterior Materials
Design Inspiration Images
Roof Plan
Sections – with heights
Floor Plans
Tree Removal Survey
Conceptual Landscape
Neighboring Homes

Correspondence

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



TO: Chairman Grinnell and members of the Historic Preservation Commission
DATE: May 22, 2024
FROM: Abigail Vollmers, Senior Planner
SUBJECT: **205 North Green Bay Road – New Residence on a Vacant Lot**

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 a Certificate of Appropriateness to approve a new single-family residence and attached garage on a vacant lot. Approval of the site and landscape plans, including a back yard fence, is also requested.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide additional details on the proposed project.

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

Site Plan

The property is 0.94 acres with direct access to the private drive on the south and east sides of the lot. The lot slopes down from north to south across the full width, almost parallel to the private drive, allowing the house to be sited along the grade and within the 50' front and side setbacks, and the 20' rear yard setback. All site zoning requirements for placement are met. The proposed driveway has two curb cuts and is U shaped across the front yard with an access to the garage on the east side of the house. A full auto turn survey will be required with the permit submission documents. A 4' aluminum fence is proposed around the backyard with an access gate on each side of the house. An existing sanitary sewer easement runs through the east side yard setback and remains accessible with the proposed improvements.

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.

The inset front porch and lintels contribute to the strong traditional massing but in their clean execution feel modern. The casement windows are historically accurate for the cottage style and the blend of mullions makes them both traditional and modern.

The placement of the golf cart garage gable produces a mini wing that camouflages the front width of the garage. It provides a visual barrier between the experience at the front of the house and the service side of the house to the east.

The color palette is an earthy compliment of tones ranging from light limestone veneer to bronze window frames. The cedar siding will be stained a dark greyish blue, and the trim is proposed as a dark French grey. The roof will be natural cedar shakes. The dormers on the back and side of the house will have metal roofing to match the cedar roof color.

Findings

A staff review of the applicable standards in the City Code is provided below. Preliminary findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The height of the house as proposed is 33 feet and 6 inches as measured from the lowest point of existing grade to the highest roof peak. A maximum height of 35 feet is permitted for a lot of this size.

Standard 2 – Proportion of Front Façade.

This standard is met. The height of the house is balanced with the overall width. Many of the homes on the private drive have a similar composition that has the taller central block with shorter wing sections flanking them on either side.

Standard 3 – Proportion of Openings.

This standard is met. The window walls form secondary planes that complement the large strong masses of the gable ends and break walls. Each gable end is punctuated by a set of double casement windows, and the center gable contains the front door. The tops of the end gable windows align with the top of the window walls establishing a clear datum line across the whole house.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The west elevation is punctuated with a box bay window and punched openings on either side. The front elevation gable ends are visible in a stepped progression which add to the visual interest.

The rear elevation loses the symmetry of the front elevation, but the center block of the house is consistently delineated by the break walls. End gables punctuate the outer ends of the elevation and a large dormer over the central block of the house provides daylight to the second story.

The east elevation is composed of two masses, the primary bathroom and garage and two recesses, the back door and golf cart garage. The door openings and a box bay window provide visual interest on this elevation. This elevation is composed of mostly solid mass but is still visually complex.

Standard 5 – Spacing on the Street.

This standard is met. The home fills the center of the lot allowing for generous landscaping on either side yard.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entrance is centered on the central block of the house. The entrance is recessed in the center gable wall with prominent light fixtures on either side for accent.

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 exterior walls are a combination of stone veneer and wood siding. The roof will be cedar shake with standing seam metal on the dormers. Aluminum clad casement windows with interior and exterior muntin bars are proposed. Wood headers at the gable end windows and front porch door are proposed as is wood trim for the facias and soffits. The chimneys will be limestone veneer with caps, and the gutters and downspouts are intended to be painted aluminum.

Hardscape on the site includes an asphalt driveway with bluestone stone stepper walkways, and a bluestone patio at the rear of the home.

Standard 8 – Roof Shapes.

This standard is met. The home features primarily gable roof forms with a 10:12 pitch in the front and the front facing gables will have a 14:12 pitch. The flat roof dormers have a softer 3:12 or 4:12 pitch depending on placement.

Standard 9 – Walls of Continuity.

This standard is met. The architectural style, exterior materials and detailing are consistent across the elevations of the home. The front elevation is more symmetrically organized than the side elevations and the back elevation, but the different features of

the house collect it into a unified structure. There are no accessory structures proposed and the fencing and landscaping are consistently applied to the side yards.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale regulations. The lot size allows for a residence up to 4,807 square feet, a garage of up to 600 square feet, and 480 square feet of design elements. The residence totals 4,669 square feet. The garage totals 724 square feet and there are 469 square feet of design elements. In total, the proposed residence is 1 percent below the allowable square footage, totaling out at 4,793 square feet.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front elevation of the house is parallel to the private road providing a consistent appearance with the existing homes on the street.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request.

Standard 13 – Protection of Natural Resources.

This standard is not fully met. The lot is partially wooded with 16 dead trees sprinkled throughout. 21 tree removals are proposed to accommodate the construction of the house, leaving 34 healthy trees on the site. Trees #27 & #38, both large caliper burr oak trees, are noted for removal due to construction impacts. #27 is in the middle of the proposed driveway, and #38 is right next to the future west elevation of the house.

Considerations could be given to adjusting the siting of the house and driveway in an effort to preserve and protect these trees. However, the trees are likely to be impacted with grading changes and soil compaction even if they are kept. Care needs to be taken for preserving all the trees intended for preservation as they will likely also suffer and ultimately die if best practices in tree preservation are not followed. The replacement tree sizing is not commensurate in caliper inches to what is being removed, a calculation will be done for total replacement inches during permitting. A minimum of 72 inches of replacement tree inches will be required for the two noted heritage trees. Any additional trees that are impacted during construction will increase this replacement requirement.

The landscaping plan also includes removal of the buckthorn hedge that currently runs along the south edge of the site, the planting of 21 new trees ranging from swamp white oak trees to Serbian spruce and Japanese lilac trees is included in the planting plan. A variety of medium scale native bushes such as bottle brush buckeye and viburnum, along with arborvitae for screening and hydrangeas for interest are also planned.

The landscaping plan appears to be well suited to the site. A small water feature is included along the eastern side of the back yard while formal planting arrangements are planned at the front entrance.

Standard 14 – Compatibility.

This standard is met. The surrounding neighborhood features a variety of architectural styles. The proposed residence is similar in scale and height to the surrounding homes. The exterior of the house features high quality, natural materials that are consistent with the surrounding homes along the private drive.

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.

This standard is met. The proposed residence reflects complex massing expressed in a traditional arrangement with simple roof forms, high-quality materials. The style achieves a clean modern appeal that is transitional in style and blends with the character and integrity of the surrounding neighborhood and the Historic District overall.

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 received one email in support of the project and been contacted by one neighboring property owner who had questions and concerns about the project.

RECOMMENDATION

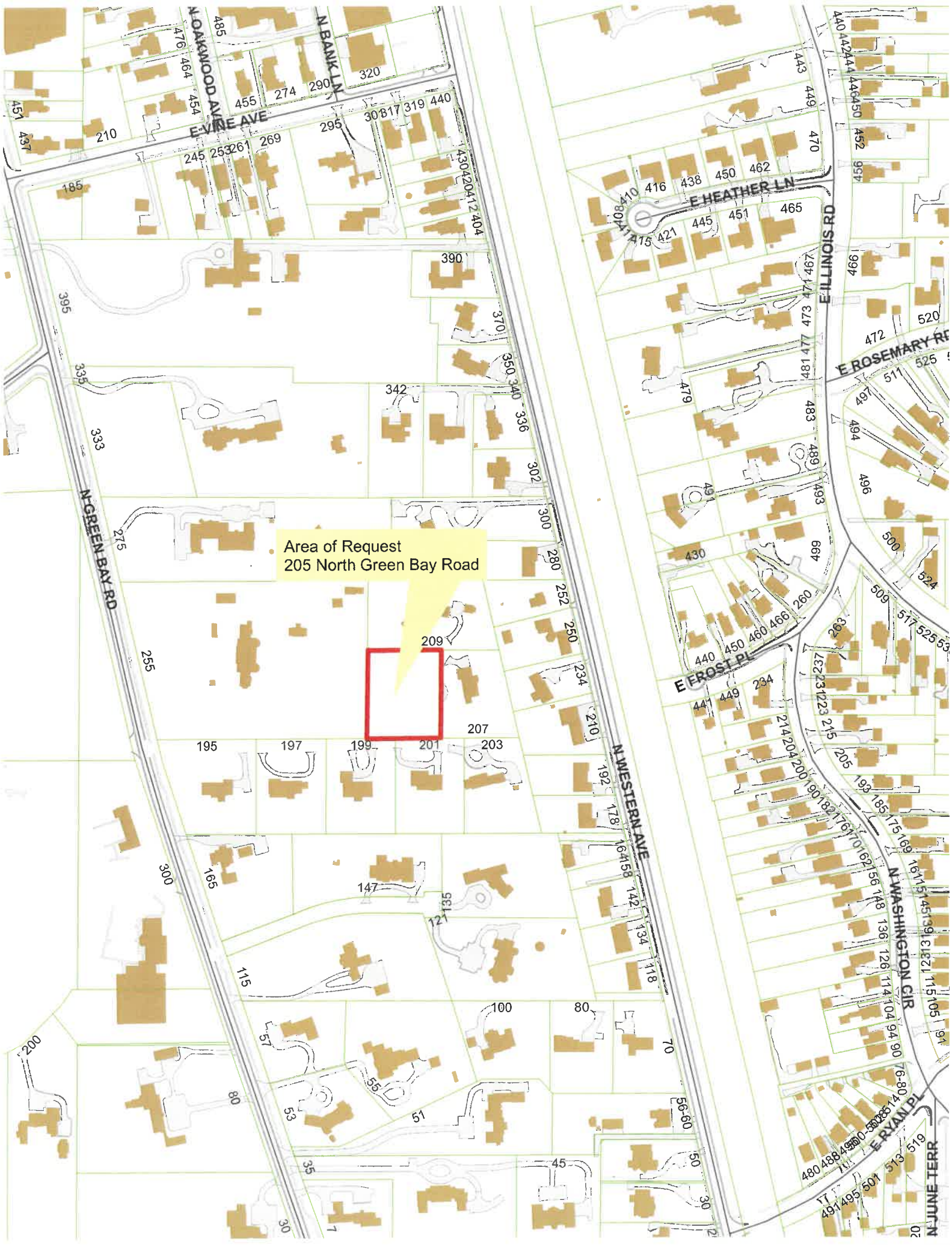
Grant a Certificate of Appropriateness approving a new single-family residence, attached garage, and overall site plan for property located at 205 North Green Bay Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

AND

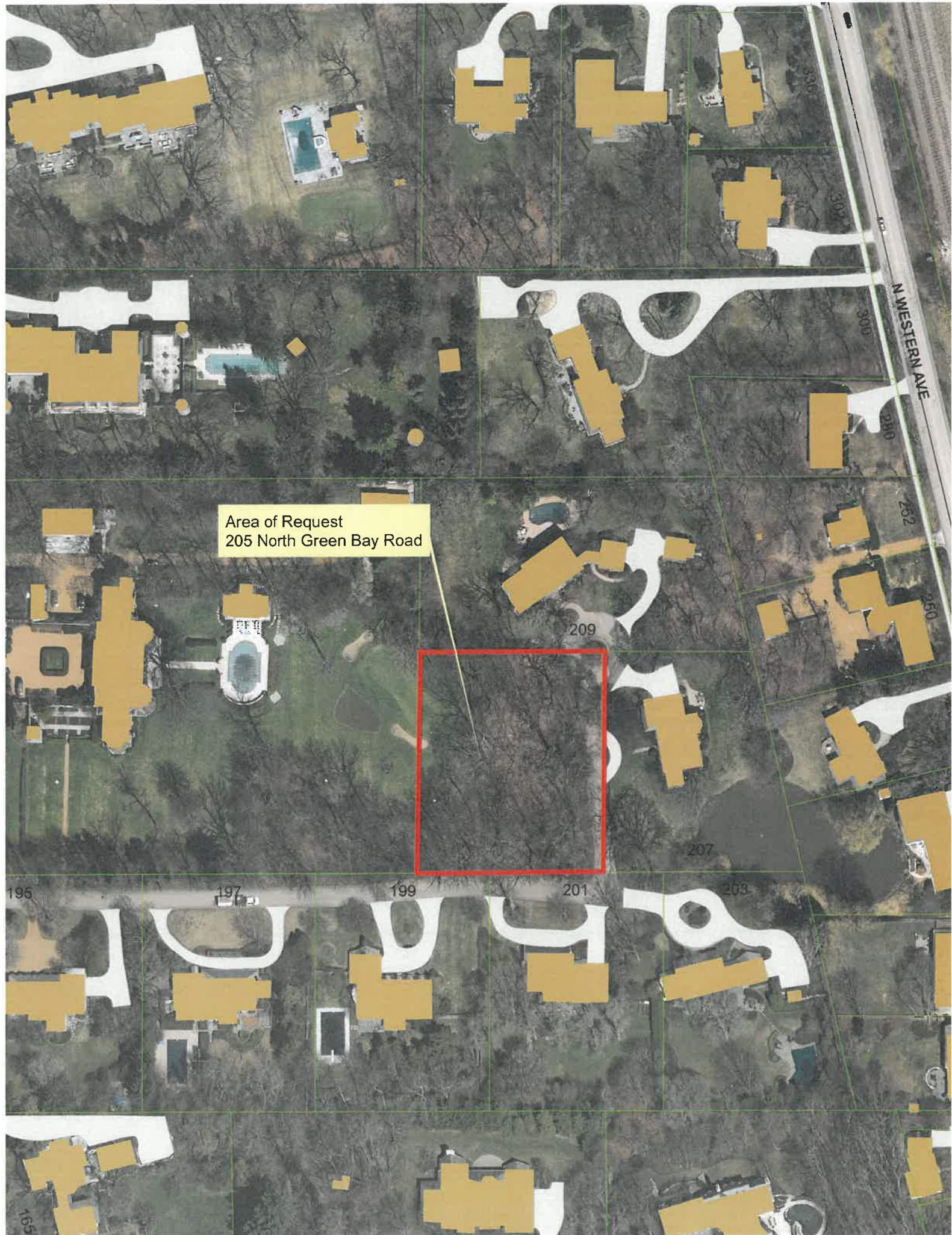
1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
2. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring

properties, must be submitted and will be subject to review and approval by the City's Certified Arborist.

3. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on the public park and the wood land across the street and the dark sky character of the neighborhood.
4. A final, detailed landscape plan and tree removal plan shall be submitted at the time of submittal for permit reflecting a minimum of 72 replacement inches with high quality trees. The plans will be subject to review and approval by the city arborist.
5. Grading and filling on the site shall be kept to the absolute minimum necessary to achieve proper drainage consistent with good engineering practices.
6. Prior to the issuance of a building permit, a materials' staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. Given the limited access to the area from the private road, off site parking for contractors may be required. The private drive must remain open and passable at all times.



Area of Request
205 North Green Bay Road



Area of Request
205 North Green Bay Road

N WESTERN AVE

195

197

199

201

203

209

207

252

250

300

302

304

193



**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	
<input checked="" type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

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
Name and Title of Person Presenting Project **ARCHITECTURE**

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.		
<i>Please email a copy of the staff report</i>	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

Dear Members of the Historic Preservation Commission,

Thank you for the opportunity to present the plans for 205 N. Green Bay Road. We moved to Lake Forest in 2021 and have been waiting for the opportunity to build our forever home in this beautiful town. It is also a privilege for that home to be in the Green Bay Road Historic District and we feel so fortunate to have been able to acquire a piece of land nestled serenely down a private drive off Green Bay Road. We approach this endeavor with a profound sense of responsibility and enthusiasm, endeavoring to build a home that not only meets our present needs but also stands as a testament to the preservation of the historic district.

Our hope for this home is that it can be enjoyed and cherished by generations to come. Indeed, when conceptualizing the design, we drew inspiration from the architectural heritage of my own family's ancestral home in England, infusing elements that evoke a timeless elegance and cottage charm.

With the utmost respect we request your consideration for the approval of this home, and we are looking forward to Commission meeting in May, where we hope to engage in further dialogue regarding our plans.

Kindest Regards,

A handwritten signature in cursive script, appearing to read "John A. Plant", written in blue ink. The signature is fluid and includes a long horizontal flourish at the end.

John A. Plant

P L A N T R E S I D E N C E

205 N. Green Bay Road, Lake Forest, IL 60045

Statement of Intent

On behalf of our clients, we respectfully submit the considerations for approval of a New Single Family Residence located at 205 N. Green Bay Road. The intent is to build a new home for our client that encompasses the character of the neighborhood while utilizing authentic materials and consistent architectural design forms.

Throughout the design of the new home, the Standards for Architectural & Site Design Review outlined by the City of Lake Forest Code were carefully consulted.

The siting of the house was carefully studied in order to help preserve the natural characteristics of the property. The location of the proposed home nestles into the surrounding neighborhood while minimally impacting the existing healthy trees on the property. It strives to maintain and add to the natural screening along the property lines to the neighboring properties along with conforming with all zoning setbacks & easements. Through the proposed conditions outlined on both the Landscape Plans (prepared by North Shore Turf Industries) and the Civil Engineering (prepared by Pearson Brown & Associates) it is intended to strike the balance outlined in our goals above.

The entry to the property, as outlined in the Landscape Plans, is nestled between existing trees along the perimeter and right of way to create a formal u-shaped driveway that swoops across the front of the property and proposed residence. The home was sited while studying the location of the neighboring houses to ensure it fit within their context while shielding the view of the garage doors from the street with a side load garage.

The Proposed Single Family Residence was designed in the English Cottage Style. The home blends the classical European vernacular with modern features in order to meet our client's needs in their adapting life. The design is consistent on all elevations while carefully studying the massing and proportions of the design within the context of the neighborhood and the surrounding community. The forms of the home are massed with a combination of gable, shed, and carefully placed flat roofs with extended overhangs. The fenestrations have been designed to blend the indoor and outdoor spaces within the house and on the site.

The exterior materials of the home are composed of a mixture of authentic materials, including natural stone veneer, vertical stained cedar siding, natural stained cedar wood trim, Medium Cedar Shake Shingle Roofing, & Standing Seam Metal Accent Roofing. The proposed windows within the home are aluminum clad casement windows with interior & exterior muntin bars to reflect the History Character of Lake Forest. All materials are intended to be of high quality and consistent with the Architectural Style of the home.

P L A N T R E S I D E N C E

205 N. Green Bay Road, Lake Forest, IL 60045

Standards of the Historic Preservation Ordinance:

1. *(Height) The proposed dwelling consists of a central two-story structure flanked by one-story wings with a maximum height of 33'-6" to top of ridge. The home is lower than the 35'-0" maximum allowable height. The proposed height is appropriate and will be visibly compatible to nearby properties.*
2. *(Proportion of front facade) The main portion of the home is symmetrical with the wings being asymmetrical in plan while repeating the same stone gable facade. The main volume is two-stories tall and arranged in a symmetrical composition with the central entrance in a stone gable component with floor to ceiling glass on either side. There are no second story windows facing the front of the home, making the home appear to be one-story.*
3. *(Proportion of openings) The proportion of the openings vary depending on location. The solid stone gable components have tall windows with transoms, while the main volume and links have floor-to-ceiling windows.*
4. *(Rhythm of solids to voids in front facades) The home has a rhythm of solid and void with expanses of stone, vertical siding, and glass. Inspired by Sequoia Court in Lake Forest, the glazing at the main portion consists of floor to ceiling windows of multiple units. Windows in the stone gables are punched openings. The rhythm of solids and voids are consistent on all elevations.*
5. *(Rhythm of spacing and structures on streets) The home faces East and is set back with substantial spacing on all sides. There are 50 foot setbacks on each side. The siting of the home relates to other homes along this stretch of Green Bay Road (private lane) in that it is well set back with ample space between other buildings.*
6. *(Rhythm of entrance porches, storefront recesses and other projections) The front entrance of the home is through a solid masonry component that creates a covered entry that connects to the driveway with pavers.*
7. *(Relationship of materials and texture) The exterior of the home features solid bookend stone components, vertical siding, and an expanse of windows and are intended to be complimentary to materials in the neighborhood.*
8. *(Roof shapes) The home will be built using gabled roof forms with a 10:12 pitch. The front facing gables and the link with the stair will have a 14:12 pitch.*
9. *(Walls of continuity) The style, materials and detailing are consistent on all elevations.*

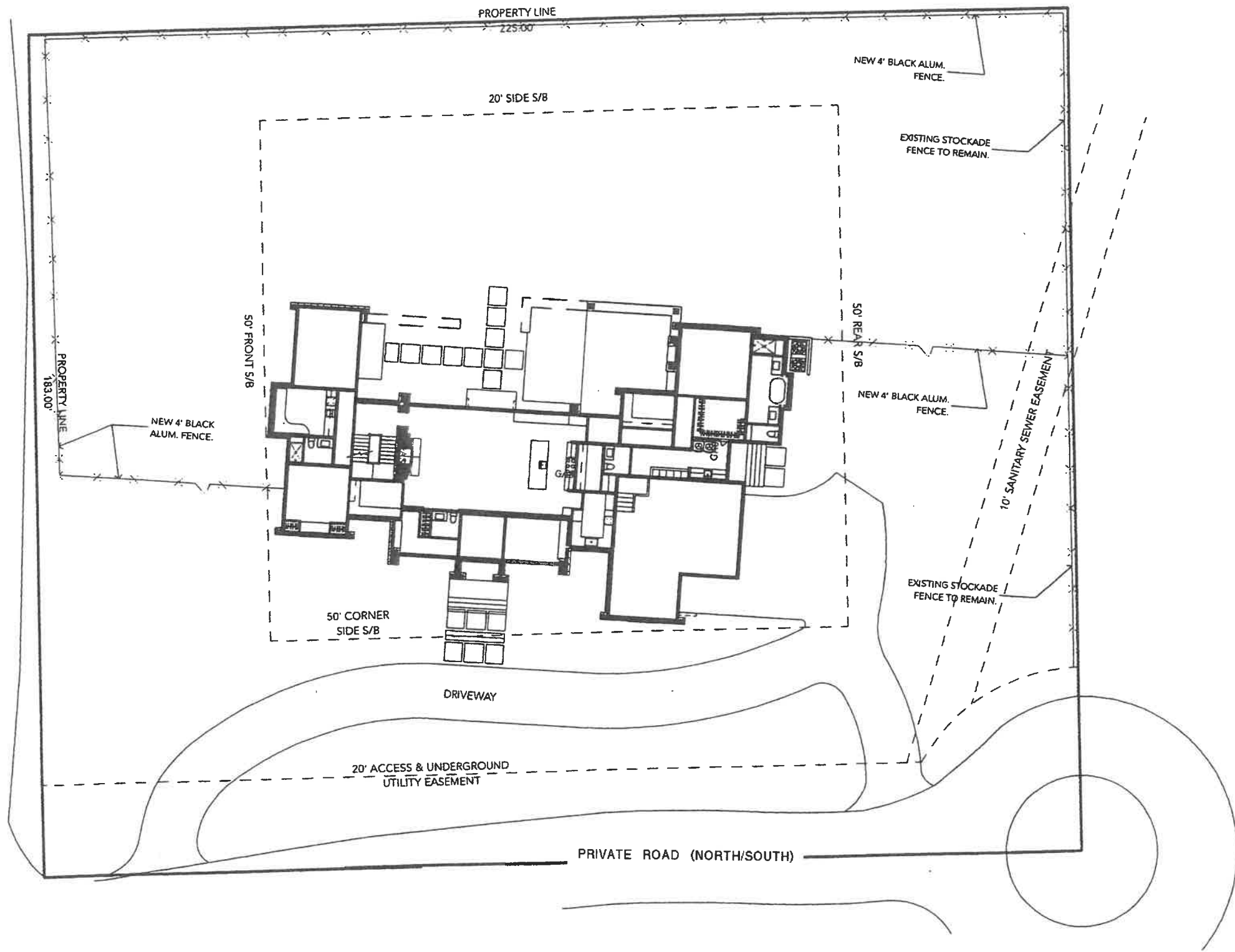
P L A N T R E S I D E N C E

205 N. Green Bay Road, Lake Forest, IL 60045

10. *(Scale of a structure) The home is similar in scale to the surrounding homes. The building is under the allowable bulk and no variance is requested.*
11. *(Directional expression of front elevation) The home faces East with access to the home from an existing private lane.*
12. *(Preserving distinguishing features) Currently the property is vacant.*
13. *(Protection of resources) Vacant lot, the driveway was designed to preserve as many healthy trees as possible.*
14. *(New construction) The proposed style is English Cottage. The home will infill the vacant corner appropriately and will not call undue attention or be inconsistent with the existing streetscapes.*
15. *(Repair to deteriorated features) Not applicable.*
16. *(Surface cleaning) Not applicable.*
17. *(Reversibility of additions and alterations) Not applicable.*

TO GREEN BAY ROAD

PRIVATE ROAD (EAST/WEST)



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



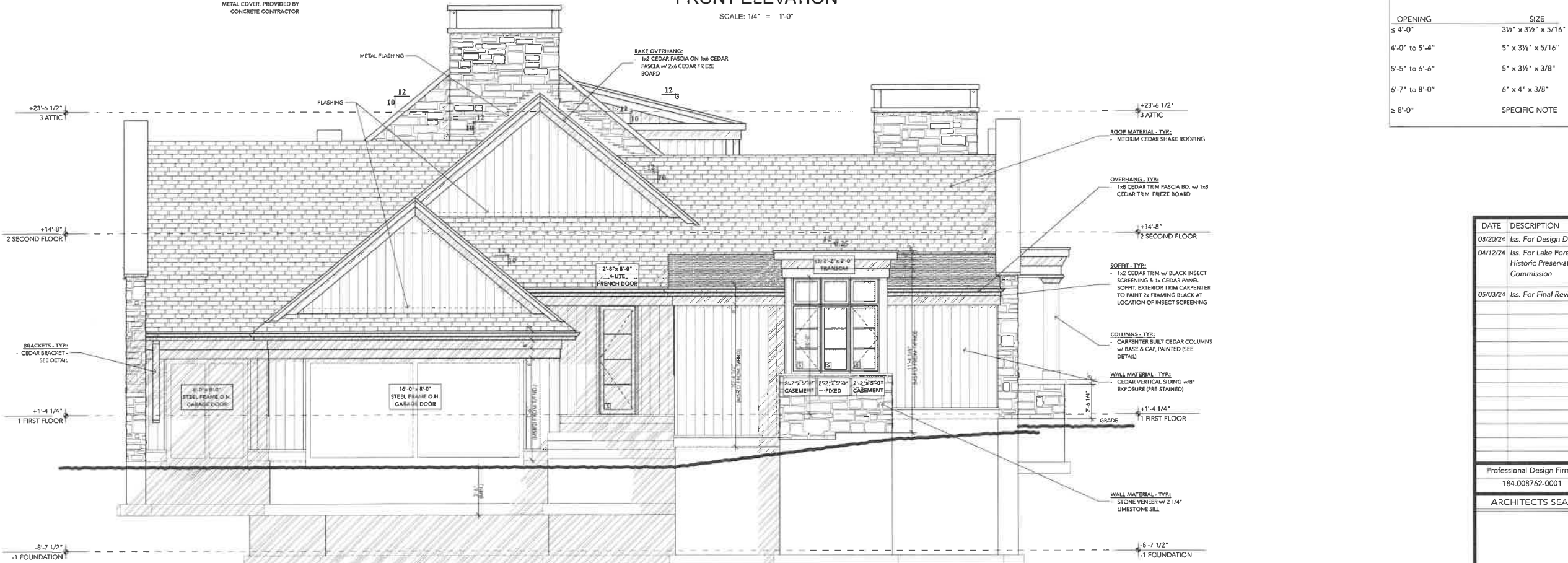
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW NOTES

- EW - REQUIRED EGRESS WINDOWS (AS DEPICTED ON ELEVATION)
 - SG - REQUIRED SAFETY GLAZING (AS DEPICTED ON ELEVATION)
 - SL - REQUIRED SLASH LIMITERS FOR FALL PROTECTION (WOOD) (AS DEPICTED ON ELEVATION)
- EMERGENCY ESCAPE AND RESCUE OPENING IN ALL ROOMS THAT MAY BE USED AS SLEEPING ROOMS SHALL BE 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPEN WIDTH OF 20" AND A MINIMUM CLEAR OPEN HEIGHT OF 24".
- PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS INCLUDING WINDOWS WHERE AN EDGE IS WITHIN 24" OF EITHER EDGE OF A SWINGING DOOR, WINDOWS LOCATED LESS THAN 60" ABOVE THE STANDING SURFACE OF A TUB OR SHOWER, WINDOWS LOCATED LESS THAN 60" ABOVE A STAIRWAY LANDING OR WALKING SURFACE, WINDOWS WITH AN AREA OF GREATER THAN NINE SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR THE SURFACE BELOW SHALL NOT HAVE AN OPENING LESS THAN 24" ABOVE FINISHED FLOOR IN THE ROOM.
- EXCEPTIONS:
- WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2086 OR F 2096.

ELEVATION NOTES:

- STONE VENEER w/ 2 1/4" CUT LIMESTONE SILL
- CUT LIMESTONE SILLS AS SHOWN (ONLY AT MASONRY VENEER)
- PAINTED STEEL LINTEL HEADERS AS SHOWN (ONLY AT MASONRY VENEER)
- CEDAR VERTICAL SIDING, PRE-STAINED
- MEDIUM CEDAR SHAKE ROOFING AS SHOWN
- STANDING SEAM METAL ROOFING AS SHOWN
- ALUMINUM ROOF FLASHING
- ALUMINUM GUTTERS & DOWNSPOUTS
- TYPICAL OVERHANG CONDITION: 1x8 STAINED CEDAR FASCIA BOARD w/ 1x8 STAINED CEDAR FRIEZE w/ CEDAR PLYWOOD SOFFIT
- TYPICAL RAKE CONDITION: 1x2 STAINED CEDAR TRIM OVER 1x6 STAINED CEDAR TRIM
- WINDOWS ARE DENOTED BASIC UNIT SIZE. VERIFY w/ SELECTED MFG. TO ENSURE EGRESS WHERE REQ'D.
- SEE ELECTRICAL PLAN FOR EXTERIOR LIGHT LOCATIONS



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

LINTEL SCHEDULE
(UNLESS NOTED OTHERWISE)

OPENING	SIZE
≤ 4'-0"	3 1/2" x 3 1/2" x 5/16"
4'-0" to 5'-4"	5" x 3 1/2" x 5/16"
5'-5" to 6'-6"	5" x 3 1/2" x 3/8"
6'-7" to 8'-0"	6" x 4" x 3/8"
≥ 8'-0"	SPECIFIC NOTE

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

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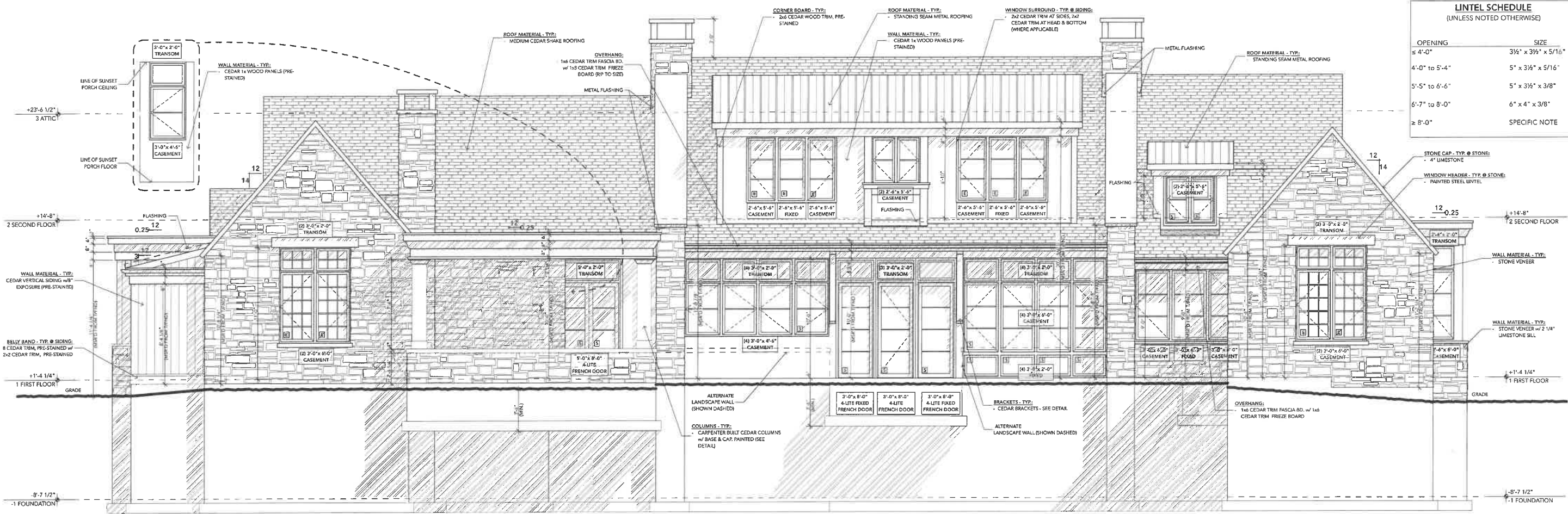
A. PERRY ARCHITECTS, ILLINOIS, PLLC.
1220 WASHINGTON AVE.
WILMETTE, IL 60091
847.549.0668
WWW.APERRYHOMES.COM

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

PROJECT NO.: 23-326.N
PROJECT TYPE: NEW CONSTRUCTION
FILE: 240516_Plant_HPC_CD.pln
DATE: 01.29.24
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FRONT / RIGHT ELEVATIONS

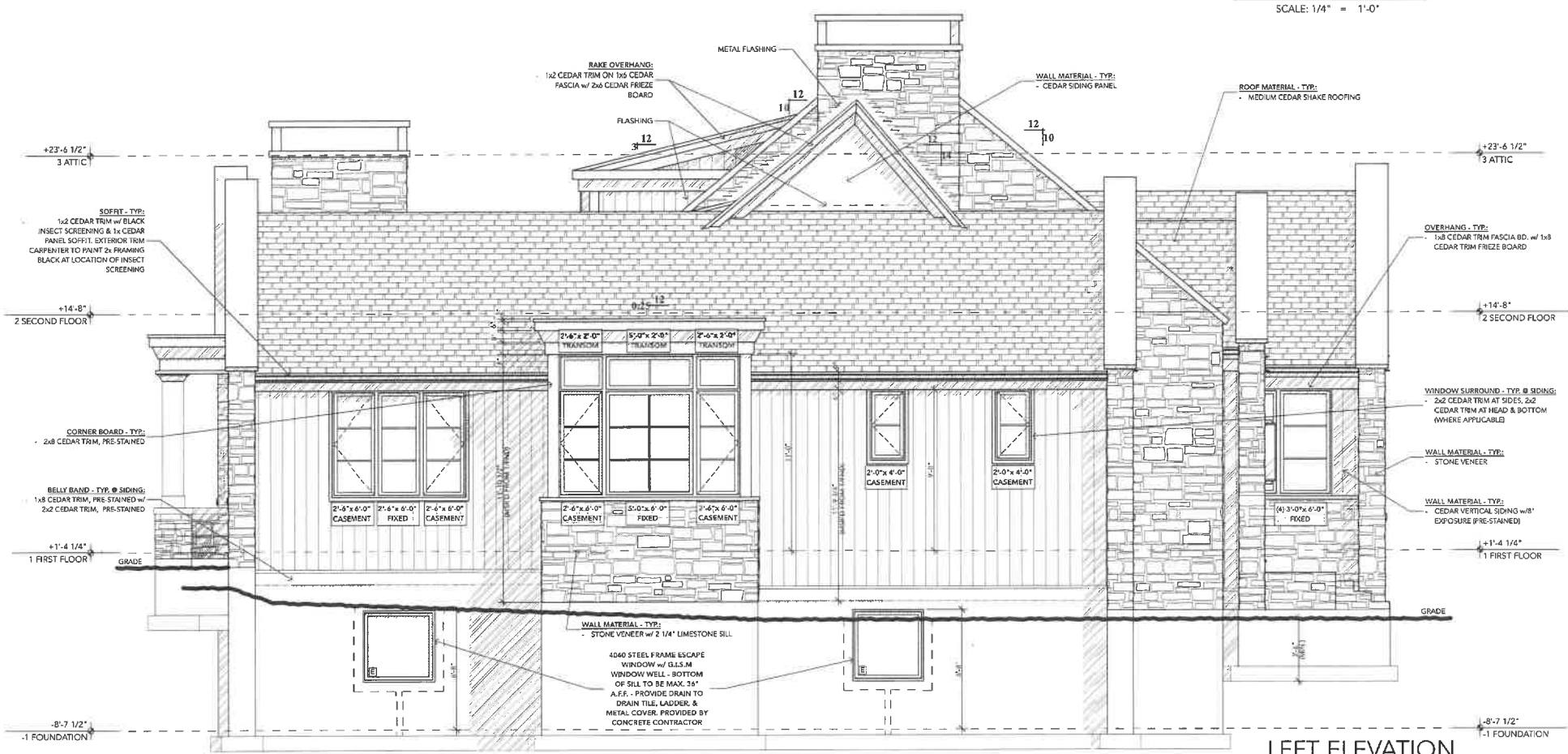
A-6 of 10
SHEET 7



LINTEL SCHEDULE
(UNLESS NOTED OTHERWISE)

OPENING	SIZE
≤ 4'-0"	3 1/2" x 3 1/4" x 5/16"
4'-0" to 5'-4"	5" x 3 1/2" x 5/16"
5'-5" to 6'-6"	5" x 3 1/2" x 3/8"
6'-7" to 8'-0"	6" x 4" x 3/8"
≥ 8'-0"	SPECIFIC NOTE

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



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

- ELEVATION NOTES:**
- STONE VENEER w/ 2 1/4" CUT LIMESTONE SILL
 - CUT LIMESTONE SILLS AS SHOWN (ONLY AT MASONRY VENEER)
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 - TYPICAL RAKE CONDITION: 1x2 STAINED CEDAR TRIM OVER 1x6 STAINED CEDAR TRIM
 - WINDOWS ARE DENOTED BASIC UNIT SIZE. VERIFY w/ SELECTED MFG. TO ENSURE EGRESS WHERE REQ'D.
 - SEE ELECTRICAL PLAN FOR EXTERIOR LIGHT LOCATIONS

- WINDOW NOTES**
- [E] - REQUIRED EGRESS WINDOWS (AS DEPICTED ON ELEVATION)
 - [S] - REQUIRED SAFETY GLAZING (AS DEPICTED ON ELEVATION)
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- OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2036 OR F 2090

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

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PLANT RESIDENCE
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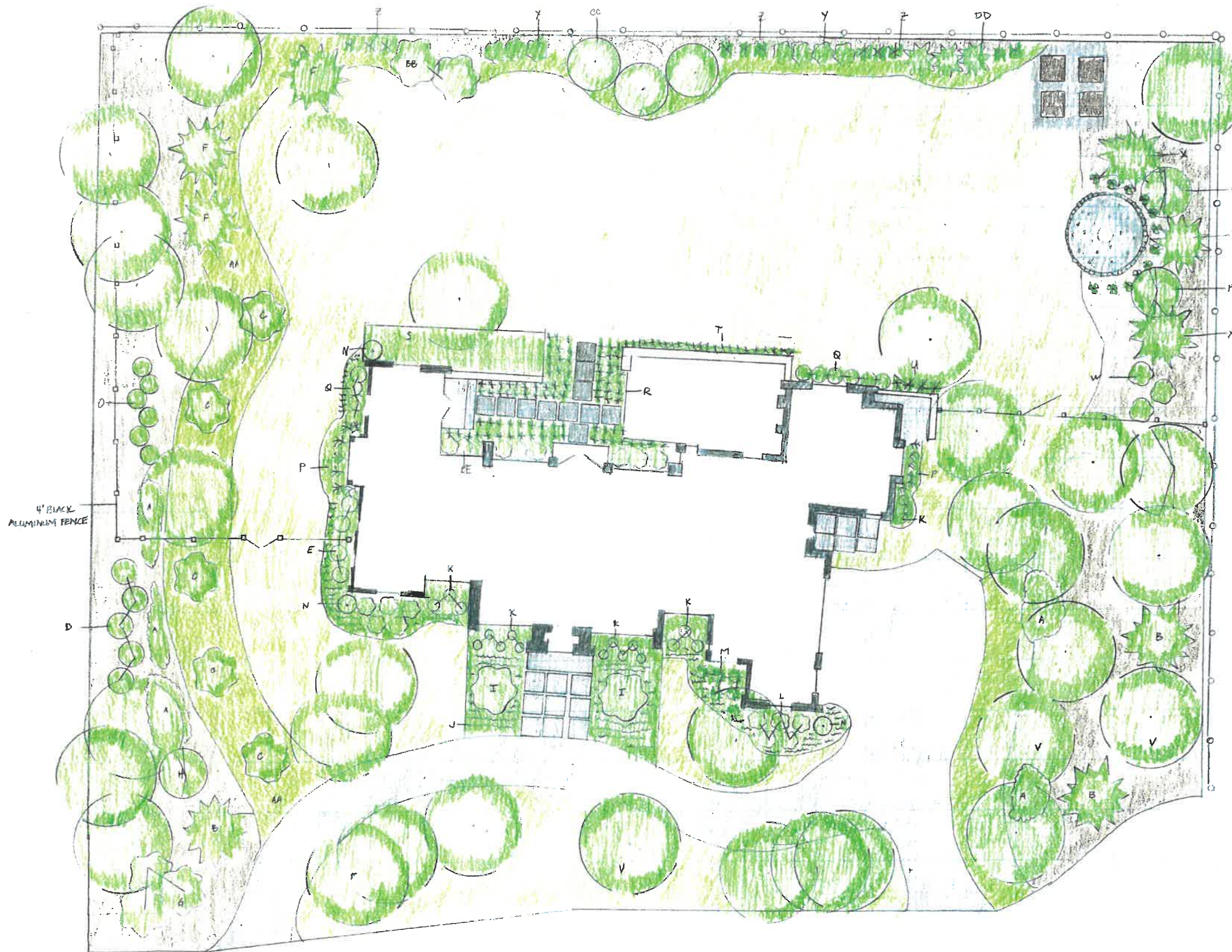
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REAR / LEFT ELEVATIONS

A-7 of 10

EXPIRES: 11/30/24

CONCEPTUAL LANDSCAPE PLAN



PLANT LIST

- A Shade perennials
- B 3 Taxodium distichum Bald Cypress 12'
- C 5 Malus 'Donald Wyman' Crabapple 3'
- D 5 Aesculus parviflora Bottlebrush Buckeye 3'
- E 4 Hydrangea quercifolia 'Alice' Oakleaf Hydrangea 3'
- F 3 Picea abies Norway Spruce 12'
- G 3 Hamamelis vernalis Vernal Witchhazel 48"
- H 3 Amelanchier grandiflora 'Autumn Brilliance' 6'
- I 2 Syringa reticulata 'Ivory Silk' Japanese Tree Lilac 5'
- J 25 flats Liriope spicata
- K 27 Buxus 'Green Velvet' Boxwood 24"
- L 14 Hydrangea macrophylla 'Twist and Shout' #6
- M 5 Azalea 'Karens' #6
- N 3 Thuja 'Emerald Green' Arborvitae 6'
- O 6 Physocarpus 'Dorina May' Ninebark #6
- P 12 Cotoneaster spicatus Cranberry cotoneaster #6
- Q 9 Viburnum carlesii 'Compadrum' #6
- R 48 Festuca glauca 'Elijah Blue' Elijah Blue fescue #1
- S Perennial beds
- T 14 Pennisetum alopecuroides 'Hameln' Fountain grass #1
- U 4 Panicum virgatum 'Heavy Metal' Blue Switch grass #1
- V 3 Quercus bicolor Swamp White Oak 3'
- W 3 Viburnum plicatum 'Mariesii' Double file Viburnum 48"
- X 3 Picea omorika Serbian Spruce 6'
- Y 7 Hydrangea paniculata 'Quick Fire' #7
- Z 11 Miscanthus sinensis 'Silberfeder' Silver Feather grass #2
- AA No Mow grass
- BB 2 Syringa reticulata 'Ivory Silk' Japanese Tree Lilac 5'
- CC 3 Tilia cordata 'Corinthian' Linden 3'
- DD 3 Thuja occidentalis 'Tectry' arborvitae 9'
- EE 8 Hydrangea macrophylla 'Endless Summer' #6



NO.	REVISION	BY	DATE	DRAWN BY:	APPROVED BY:	205 GREEN BAY ROAD	
1		LA	3/25	LAT	AK		
				DATE:	3/25/2004		
				SCALE:			
						JOB NO.	SHEET ___ OF ___