Agenda Item 3
605 East College Road
Replacement Roof with Synthetic Shingles

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner
Application
Plat of Survey
Statement of Intent
Preferred Roofing Material Information – Option A Slate
Alternate Roofing Material Information – Option B Shake
House Photo

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:	July 24, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**Continued Consideration - 605 East College Road – Proposed Roof Replacement with Non-Historic Synthetic Material**

Petitioners
Dr Mani and Dana Kumar
605 East College Road
Lake Forest, IL 60045

Property Location
SE Corner of College and Washington Roads

Historic Districts
East Lake Forest Local & National Historic District

Project Representative
Dr Mani and Dan Kumar

Summary of the Petition
The petitioners are requesting a Certificate of Appropriateness to allow replacement of the existing cedar shingle roof with a synthetic material that imitates slate. The house was designed by a significant architect and is considered a Contributing Structure to the historic district and consistent with the established procedures, is presented to the Commission for review.

The Commission considered this petition at the June meeting and continued consideration with direction to the petitioner to fully respond to the required submittal materials and the criteria. The minutes of the June meeting at which this petition was discussed are included in the Commission's packet.

Description of Property and Surrounding Area
This property, "Linden Lodge" is located on the southeast corner of College and Washington Roads and is just over an acre in size. The residence was designed by Frost and Granger and constructed in 1903 for former Lake Forest Mayor Henry Calvin Durand and his wife, Alice Platt Durand. The residence is identified as a Contributing Structure to the Historic District. Frost and Granger also designed Lake Forest City Hall in 1898 and many of the train stations along the North Shore and are listed on the Significant Architects List of Lake Forest.

Earlier this year, the Commission granted a Certificate of Appropriateness for this property approving a porch addition, a connection between the residence and the garage, and related alterations. A cedar roof was specified on the plans submitted for that project.

Permit records in the City's archives show that a roof replacement permit was issued in May of 1993 for an asphalt shingle roof and in 2001, another permit was issued for a roof replacement. The cedar roof installed by the previous owners in 2001 appears to be the roof that exists on the home today. Early photos of the house appear to show an asphalt roof.

The strong simple façade of the house lends itself to either a cedar shake, slate, or an asphalt roof. This house, being a significant Contributing Structure to the Historic District, is subject to the expectation of maintaining the authentic historic materiality of the house, which is a factor in this roofing material decision. However, the existing roof materials is neither original, nor historic. Staff believe the asphalt roofing material may be more historically appropriate for the structure given the historic use and look of the material. The synthetic material that imitates slate being proposed appears to be one of the best product options available, but use of it would be an alternate material selection, not a replacement in kind of the existing non-original cedar roof.

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 to the petition. No changes are proposed to the proportions of the openings.

Standard 4 Rhythm of Solids to Voids

This standard is not applicable to the petition. No changes are proposed to the rhythm of solids to voids.

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 to the petition. No changes are proposed to the entrance to the home.

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 mostly met. The proposed synthetic imitation slate roofing material will provide a different look than the existing cedar shake, but the appearance is likely to be similar to other Frost and Grainger buildings in Lake Forest. The look of the synthetic material will be shinier than either cedar or slate as it is a synthetic product, but other than that characteristic, the variation in shading of the materials as represented by the petitioner should make the synthetic imitation slate look somewhat similar to authentic slate.

Standard 8 – Roof Shapes.
This standard is not applicable to the petition. No changes are proposed to the roof shape 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.
This standard is not met. In 2014 twelve trees were removed from the property by the previous owner, ten of which were American Ash trees, all of which were dead. These trees formed a landscaping buffer between the streetscape and softened the prominence of the house. Consideration by the Commission is requested of whether some limited additional plantings along the west and north perimeter of the property would be helpful to soften the visual impact of the synthetic roof product since it will not patina over time. Direction is requested from the Commission.

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 existing roof material is neither original, nor historic. Replacement with a synthetic product could call more attention to the roof if the selected color is too bold, drawing attention away from the historic home itself, however, a replacement roof will not impact the overall character of the house, Use of

a synthetic product will be an alternate material selection in lieu of an historically appropriate choice.

Standard 13 – Preservation of natural resources
This standard is not applicable to this petition. No tree or 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 is met. Cedar roofs that have significant deterioration cannot reasonably be repaired. Roofs are replaced periodically as a best practice.

Standard 16 – Surface cleaning.
This standard is met. Cleaning of the existing cedar roof shingles, which, according to City records were installed in 2001 is not proposed or appropriate due to the deteriorating condition of the shingles. A useful life of approximately 23 years is reasonable for cedar shingles.

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 roof material can be removed in the future without impacting the essential form of the historic property. Any newer material without a proven track record is subject to uncertainty. The replacement process for a failed roof is straightforward and the responsibility falls on the homeowner to remediate any failure or deterioration of the product.

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. Public comment on this petition was offered at the June meeting and is summarized in the minutes of that meeting. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Grant a Certificate of Appropriateness approving the synthetic roof product which imitates slate with the characteristics and installation method as specifically represented by the petitioner and adopt the findings detailed in the staff report as the basis for the Commission's decision.

AND

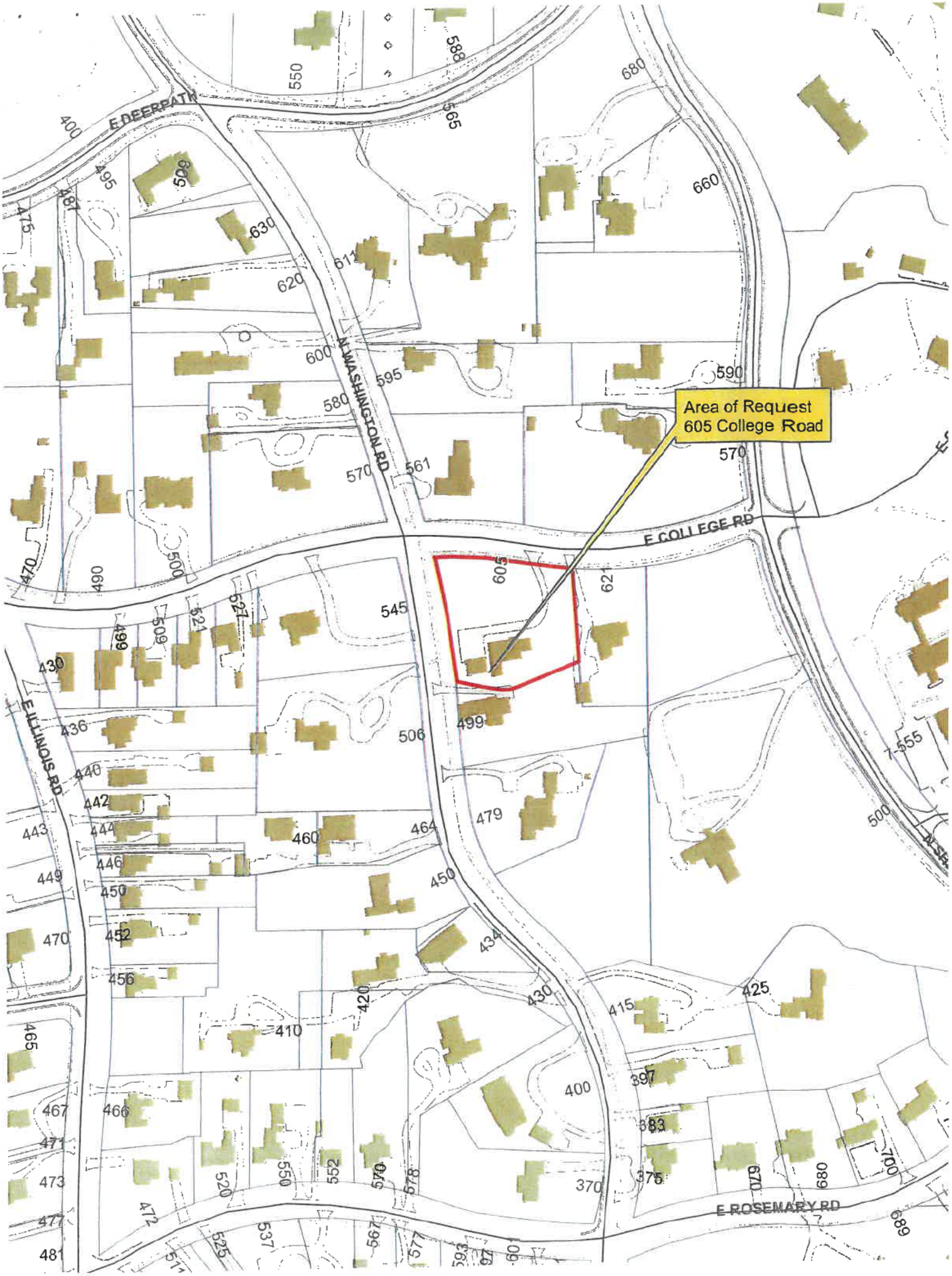
Acknowledge that the cedar roof reflected on the plans recently approved for a porch addition and related improvements will be modified to reflect a synthetic product consistent with the roof on the main part of the house.

The recommendation includes the following conditions of approval.

1. Submit a tree planting plan to, over time, enhance the buffer along College and Washington Roads. Species should be selected to provide a medium to tall visual buffer to the roof. Tree species and size at time of planting shall be detailed on the plan. The plan will be subject to review and approval by the City's Certified Arborist. Plantings shall be completed during the first available planting season after issuance of the roof replacement permit and shall be completed before the roof permit is finalized and closed.

2. City staff is directed to issue a revised Certificate of Appropriateness for the porch addition approved at the February 28, 2024 meeting to change the roofing material from cedar shakes to synthetic roofing material.

3. 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 away from the intersection however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.


Area of Request
605 College Road
E DEERPATH
N WASHINGTON RD
E COLLEGE RD
E ILLINOIS RD
E ROSEMARY RD


Area of Request
605 College Road

THE CITY OF LAKE FOREST
CHARTERED 1861

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

PROJECT ADDRESS 605 College Road, Lake Forest, IL

APPLICATION TYPE Synthetic Roof Request

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

Dr Mani and Mrs Dana Kumar
Owner of Property

605 College Road
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

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Name and Title of Person Presenting Project

Name of Firm

Street Address

City, State and Zip Code

Phone Number *Fax Number*

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**

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER _____

Veeramani Kumar
2019 Trust

TRUSTEE INFORMATION

Name Veeramani Kumar

Firm _____

Address 605 College Rd. Lake Forest IL 60045

Phone [redacted]

Beneficiaries

Name Dana E. Kumar	**Name** _____
Address 605 College Rd. LF, IL 60045	**Address** _____
Trust Interest 100 %	**Trust Interest** _____ %
Name _____	**Name** _____
Address _____	**Address** _____
Trust Interest _____ %	**Trust Interest** _____ %
Name _____	**Name** _____
Address _____	**Address** _____
Trust Interest _____ %	**Trust Interest** _____ %

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER _____

Dana E. Krueger 2015 Trust

TRUSTEE INFORMATION

Name Dana E. Kumar

Firm _____

Address 605 College Rd. Lake Forest IL 60045

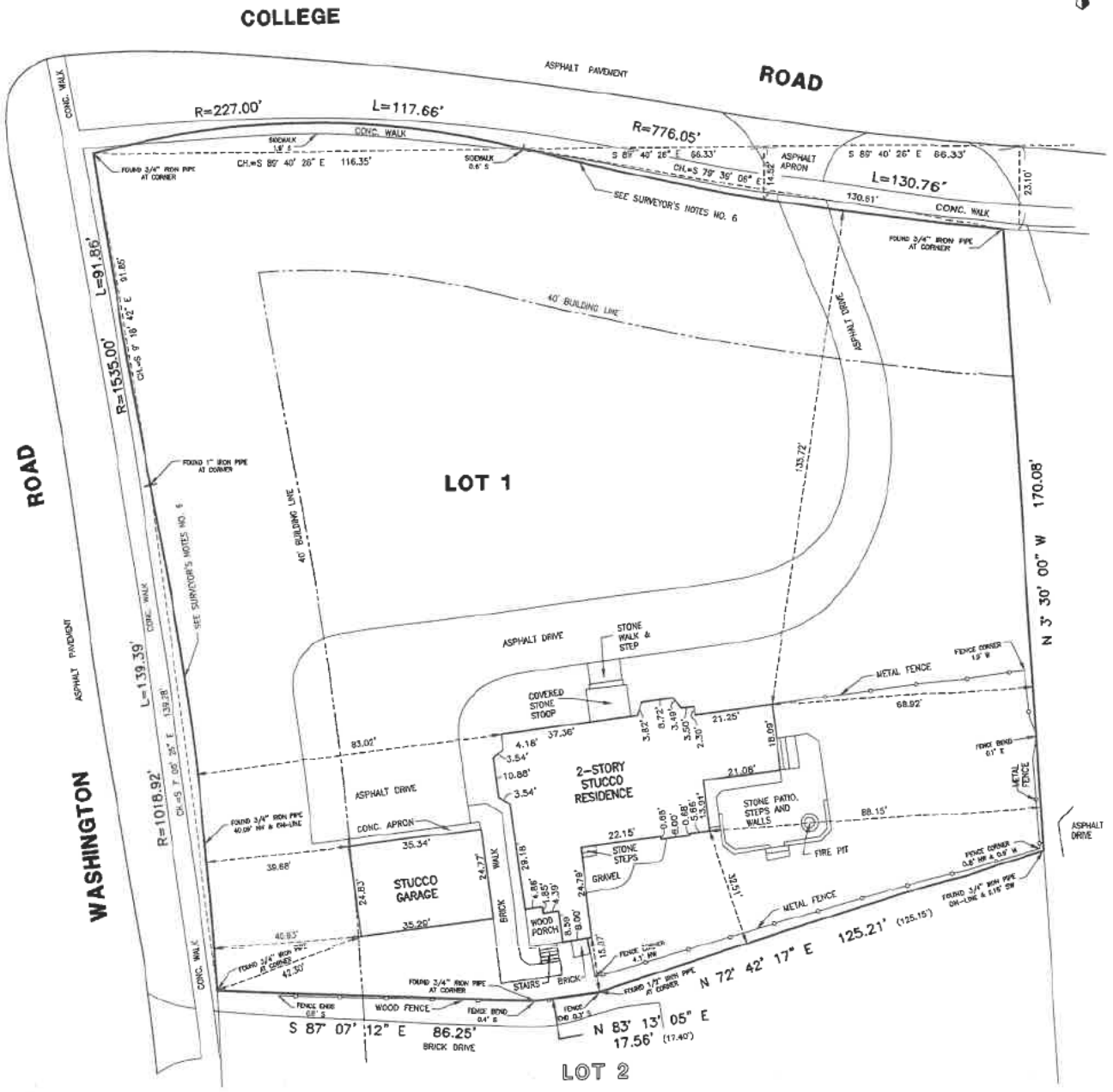
Phone [redacted]

Beneficiaries

Name Veeramani Kumar	**Name** _____
Address 605 College Rd. LF, IL 60045	**Address** _____
Trust Interest 100 %	**Trust Interest** _____ %
Name _____	**Name** _____
Address _____	**Address** _____
Trust Interest _____ %	**Trust Interest** _____ %
Name _____	**Name** _____
Address _____	**Address** _____
Trust Interest _____ %	**Trust Interest** _____ %

PLAT OF SURVEY

LOT 1 IN J. CLIFFORD COSGROVE SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 2, 1978, IN BOOK 64 OF PLATS, PAGE 14, AS DOCUMENT 1896197, IN LAKE COUNTY, ILLINOIS.



SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT- DR. MANI & DANA KUMAR
5. ORIGINAL FIELD WORK COMPLETED- 09-28-23
6. THERE WAS NO RADIUS INFORMATION SUPPLIED ON THE RECORDED PLAT OF SUBDIVISION. RADIUS INFORMATION SHOWN HEREON ALONG THE NORTHERLY LINE WAS ESTABLISHED FROM INFORMATION SHOWN ON SAID SUBDIVISION PLAT AND REFLECTED HEREON. THE WESTERLY LINES WERE ESTABLISHED FROM MONUMENTATION FOUND IN THE FIELD.

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DECDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. DOMAINS, DEED DESCRIPTION AND SITE CONDITIONS WITH THIS DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 2ND DAY OF OCTOBER, A.D., 2023

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

DATE	REVISIONS	BY
09-XX-XX	REVISED	JRS

DESIGNED BY: AN DATE: 09-28-23
CHECKED BY: JRS DATE: 10-02-23

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3683
FAX: 847-634-0887
E-MAIL: 2310GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING No. 69176
SHEET 1 OF 1

605 COLLEGE ROAD – LAKE FOREST, ILLINOIS

PLAT OF SURVEY

Drawing File: J:\69176\dwg\Survey\69176-SB.dwg Oct 02,2023-10:14am

Statement of Intent
605 College Road

Due to extensive hail storm damage, we need to replace our roof at 605 College Road. Like the Commission, we have conducted extensive research, held discussions with multiple roofers and manufacturers of synthetic roofing products, as well as Illinois Landmarks, and examined synthetic shake and slate roofs installed on homes in Lake Forest and the North Shore. We have concluded that the best option for our replacement roof at this time is to use a synthetic product for the following reasons:

1. We understand that old growth cedar is no longer available due to preservation efforts and Canadian forest fires. Accordingly, cedar shake currently available is not as strong as the cedar shake that has historically been used on roofs and is likely more susceptible to hail damage.
2. We are concerned about widespread reports that insurance companies are increasingly reluctant to insure cedar shake roofs, requiring cedar shake to be replaced after just ten years, refusing to renew insurance, significantly increasing premiums and even cancelling coverage. If we were to suffer another hailstorm, we are concerned that our insurance could be cancelled or could become prohibitively expensive.
3. The synthetic products have evolved significantly over the past five to seven years, do not require maintenance and have a 50-year warranty. The Brava products have undergone advanced weather testing in chambers where they are subjected to significant levels of UV, wind, rain and hail to ensure their durability and that they will retain their original appearance.
4. The synthetic products are an environmentally friendly product – made from recycled products and recyclable at the end of their life.
5. Because our home has an extensive setback from the road and has a very high roof, we do not believe that the streetscape would be negatively impacted in any way. We further believe that it would be extremely difficult to discern from the street whether our roofing was natural or synthetic.

We are not inclined to replace our roof with asphalt as we believe that an asphalt roof would detract from the beauty of the home. Whereas a synthetic shake roof that is practically, if not entirely indistinguishable from a cedar shake roof, would not detract from the home's distinguished appearance.

We do, however, understand that the Commission may be more amenable to the look of synthetic slate. A number of Frost and Grainger buildings at Lake Forest College have slate roofs. We would be open to using synthetic slate on our roof if the Commission prefers.

Having grown up in a historic home in Lake Forest, one of the reasons we fell in love with 605 College Road is because of the many historic features of the home. We intend to be good stewards of our home, but we do not believe that replacing the roof with a synthetic roof would in any way detract from the home's appearance or historic look and we are concerned that replacing the roof with cedar shake will impair our ability to do other required maintenance to the home.

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*

OPTION A - PROPOSED OPTION

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

DESCRIPTION OF THE EXISTING ROOFING MATERIAL
Material Type Natural Cedar Shake
Thickness Medium
Color Cedar

SYNTHETIC ROOFING MATERIAL MANUFACTURER Brava

SYNTHETIC ROOFING MATERIAL TYPE Old World Slate

COLOR OF SYNTHETIC ROOFING MATERIAL Light Arendale
For Proposed Shingles and Trim

PRODUCT SPECIFICATIONS:
Shingle thickness 1"

☑ Single width tiles – width of tiles 12"

☐ Multi width tiles – range of individual tile width

INSTALLATION METHOD
Exposure distance between rows of shingles 10"

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 Copper
Color Copper

ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:
1. 1670 Millburne Road, Lake Forest
2. 1841 Wagner Road, Glenview (three-story, light colored home with gables)

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

BRAVA

Old World Slate Installation Guide

Published June 15, 2023

Brava Old World Slate Specifications

Dimensions

Length	22"
Width	12"
Thickness	1"
Maximum Exposure	10"
Minimum Keyway	$^{3}/_{16}$"
Minimum Sidelap	1-$^{1}/_{2}$"

Weight

Lb./Piece	2.7 (12")
Lb./Square	310
Lb./Pallet	1836

Packaging

Pieces/Bundle	10
Pieces/Square	115
Pieces/Pallet	660
Bundles/Square	11.5
Squares/Pallet	5.74

Testing & Performance

See Appendix A High Wind Installation and Appendix F – Fire Rating

Class A Material

Weatherometer	ASTM G155
Fire Resistance	ASTM E108 Class A
Impact Resistance	UL 2218 Class 4
Wind-Driven Rain	TAS 100
Wind Uplift	TAS 125
Temperature-Cycling	ICC-ES AC07
Penetration	ICC-ES AC07

Class C Material

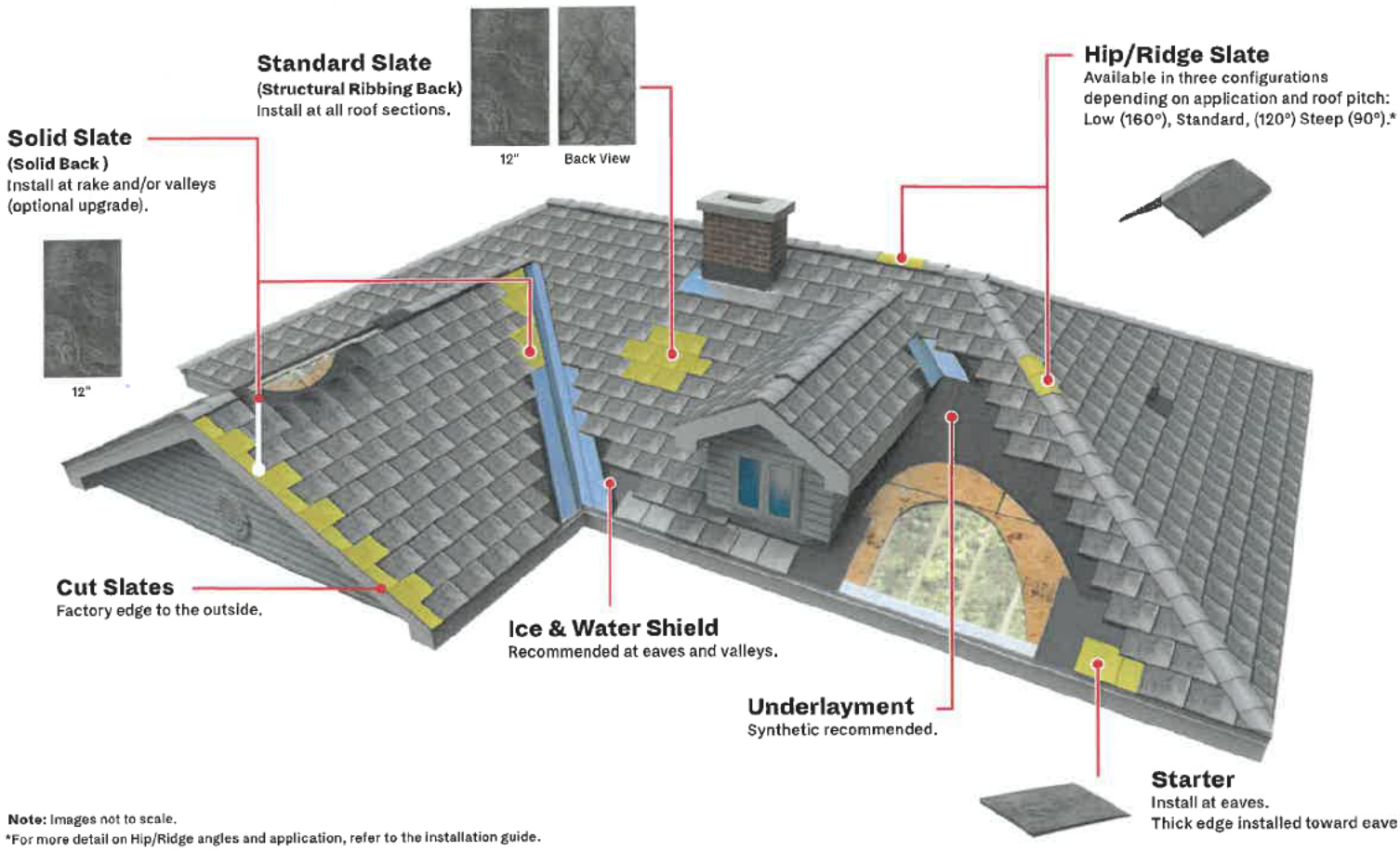
Weatherometer	ASTM G155
Fire Resistance	ASTM E108 Class C
Impact Resistance	UL 2218 Class 4
Wind-Driven Rain	TAS 100
Wind Uplift	TAS 125
Temperature-Cycling	ICC-ES AC07
Penetration	ICC-ES AC07

Code Compliance

Miami-Dade Approved	NOA 21-1213
Florida Building Code Approval (FBC)	FL 41880
TDI Approval	RC-12
Title 24 / Cool Roof Approval	Select Colors
International Building Code (IBC) Compliant	Yes
International Residential Code (IRC) Compliant	Yes
ICC AC07	Yes

Visit bravarooftile.com for any product and testing updates.

Brava Old World Slate Roofing System



Note: Images not to scale.
*For more detail on Hip/Ridge angles and application, refer to the installation guide.

Hip & Ridge

Follow the chart below to determine correct hip and ridge cap for the slope of your project installation.

Low (160°) – Steep (90°)

1 Ridge Cap	2 Hip Cap
Low: 4:12 or lower	**Low:** 5:12 or lower
Standard: 5:12 – 10:12	**Standard:** 6:12 – 14:12
Steep: 11:12 or higher	**Steep:** 15:12 or higher

Note: Recommendations are for symmetrical Hip/Ridge only. For example, a 5:12 slope meeting a 5:12 slope. Calculate angle for asymmetric Hip/Ridge, or contact Brava Technical Support. For example, a 5:12 slope meeting an 11:12 slope.

4.2 Valley and Rake Installation

When it is necessary to cut slates at valleys, rakes, and other details, make straight even cuts and place the factory edge to the outside. At rake edge, install Starters and Slates with a 1-inch overhang. *See Section 2.4 (Keyway, Lap, and Overhang).*

For the most natural aesthetic, Brava recommends using the Solid Slate accessory at valleys and rakes. This will allow for a solid edge when the slate is cut (*Figure 3.6.3*), and no structural ribbing will be exposed when the underside of the slate is visible (*Figure 4.2.3*).

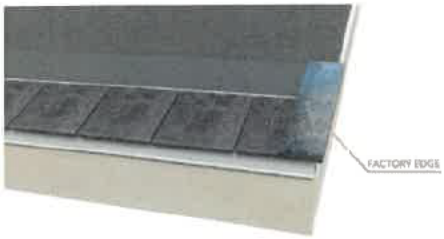


Figure 4.2.1

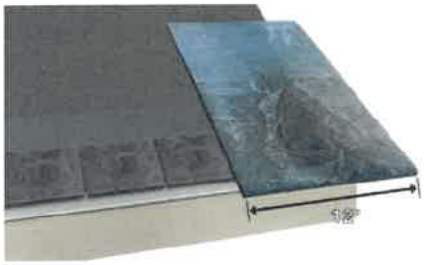


Figure 4.2.2

Figure 4.2.3 (Solid Slate at rake)

At rakes and eaves, a D-Style flashing may be used to conceal structural ribbing on standard Field Slates. *See Figure 4.2.4.*

Figure 4.2.4

At valleys, Brava recommends a 36-inch strip of Ice and Water Shield. Ensure compliance with project and code requirements.

Figure 4.2.5

Code compliant flashing should extend 10-inches from the center crimp on either side for slopes of 4:12 and up or 14-inches for slopes of 3:12 and below.

Do not place fasteners within 5-inches of the center crimp. *See Section 3.6 Valley Metal*

Figure 4.2.6

For Open Valleys, a "W" style valley metal may be used with a 1-inch center crimp. For best appearance at cut edges, use accessory Solid Slates.

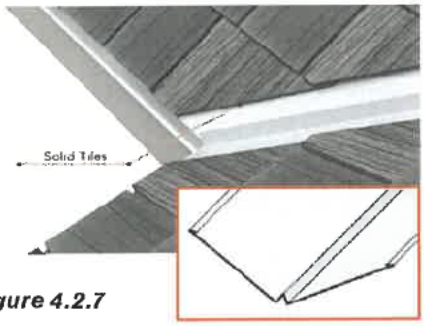


Figure 4.2.7

If Solid Slates are not used, a Double "W" valley metal, with 1 1/2-inch crimps, may be used to conceal cut edges.

Figure 4.2.8

For Closed Valleys, a "W" style valley metal may be used with a 1 1/2-inch center crimp and slates cut along the center crimp leaving a 3/16-inch gap for expansion.

Figure 4.2.9

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

OPTION B

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 Natural Cedar Shake
Thickness Medium
Color Cedar

SYNTHETIC ROOFING MATERIAL MANUFACTURER Brava

SYNTHETIC ROOFING MATERIAL TYPE Cedar Shake

COLOR OF SYNTHETIC ROOFING MATERIAL Natural Cedar
For Proposed Shingles and Trim

PRODUCT SPECIFICATIONS:
Shingle thickness 1/2" to 1"

☐ Single width tiles – width of tiles

☑ Multi width tiles – range of individual tile width 5", 7", & 12"

INSTALLATION METHOD
Exposure distance between rows of shingles 10"

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 Copper
Color Copper

ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:
1. 6231 Pine Tree Court, Long Grove (three story home with gables like ours)
2. 222 W. Old Mill Road, Lake Forest (light colored home like ours)

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

BRAVA

Cedar Shake Installation Guide

Published June 13, 2023

Brava Cedar Shake Specifications

Dimensions

Length	22"
Width	5", 7", 12"
Thickness	1/2" –1"
Maximum Exposure*	10"
Minimum Keyway	$^{3}/_{16}$"
Minimum Sidelap*	1-$^{1}/_{2}$"

Weight

Lb./Piece	1.1 (5"); 1.4 (7"); 2.5 (12")
Lb./Square	287
Lb./Pallet	1737

Packaging

Pieces/Bundle	12 (4 each size)
Bundles/Pallet	84
Bundles/Square	14.3
Squares/Pallet	5.86

Testing & Performance

See Appendix A High Wind Installation and Appendix F – Fire Rating

Class A Material

Weatherometer	ASTM G155
Fire Resistance	ASTM E108 Class A
Impact Resistance	UL 2218 Class 4
Wind-Driven Rain	TAS 100
Wind Uplift	TAS 125
Temperature-Cycling	ICC-ES AC07
Penetration	ICC-ES AC07

Class C Material

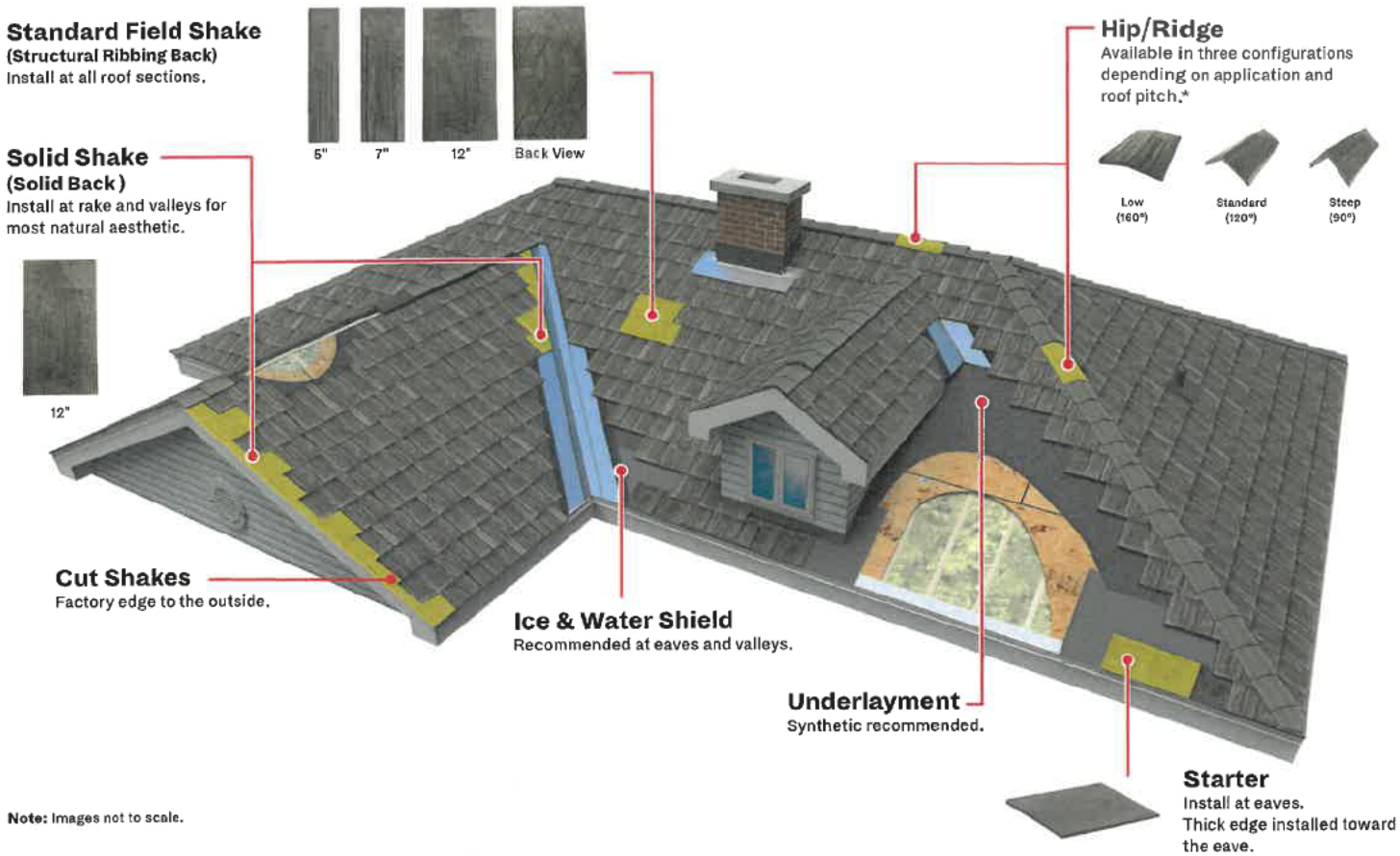
Weatherometer	ASTM G155
Fire Resistance	ASTM E108 Class C
Impact Resistance	UL 2218 Class 4
Wind-Driven Rain	TAS 100
Wind Uplift	TAS 125
Temperature-Cycling	ICC-ES AC07
Penetration	ICC-ES AC07

Code Compliance

Miami-Dade Approved	NOA 21-1213
Florida Building Code Approval (FBC)	FL 41880
TDI Approval	RC-703
Title 24 / Cool Roof Approval	Select Colors
International Building Code (IBC) Compliant	Yes
International Residential Code (IRC) Compliant	Yes
ICC AC07	Yes

Visit bravarooftile.com for any product and testing updates.

Brava Cedar Shake Roofing System



Note: Images not to scale.

Hip & Ridge

Follow the chart below to determine correct hip and ridge cap for the slope of your project installation.

Low (160°) Standard (120°) Steep (90°)

1 Ridge Cap	2 Hip Cap
Low: 4:12 or lower	**Low:** 5:12 or lower
Standard: 5:12 – 10:12	**Standard:** 6:12 – 14:12
Steep: 11:12 or higher	**Steep:** 15:12 or higher

Note: Recommendations are for symmetrical Hip/Ridge only. For example, a 5:12 slope meeting a 5:12 slope. Calculate angle for asymmetric Hip/Ridge, or contact Brava Technical Support. For example, a 5:12 slope meeting an 11:12 slope.

4.2 Valley and Rake Installation

When it is necessary to cut shakes at valleys, rakes, and other details, make straight even cuts and place the factory edge to the outside. At rake edge, install Starters and Shakes with a 1-inch overhang. *See Section 2.4 (Keyway, Lap, and Overhang).*

For the most natural aesthetic, Brava recommends using the Solid Shake accessory at valleys and rakes. This will allow for a solid edge when the shake is cut (*Figure 3.6.3*), and no structural ribbing will be exposed when the underside of the shake is visible (*Figure 4.2.3*).

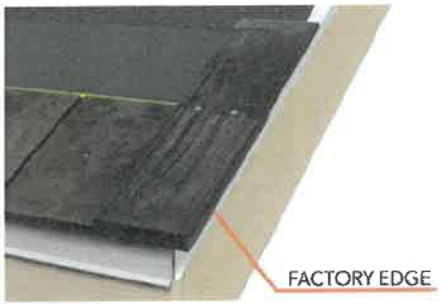


Figure 4.2.1

Figure 4.2.2

Figure 4.2.3 (Solid Shake at rake)

At rakes and eaves, a D-Style flashing may be used to conceal structural ribbing on standard Field Shakes. *See Figure 4.2.4.*

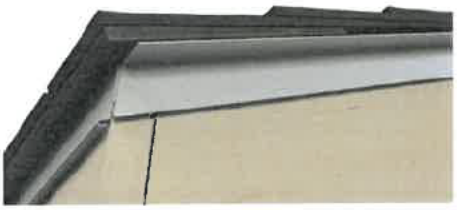


Figure 4.2.4

At valleys, Brava recommends a 36-inch strip of Ice and Water Shield. Ensure compliance with project and code requirements.

Figure 4.2.5

Code compliant flashing should extend 10-inches from the center crimp on either side for slopes of 4:12 and up or 14-inches for slopes of 3:12 and below.

Do not place fasteners within 5-inches of the center crimp. *See Section 3.6 Valley Metal*

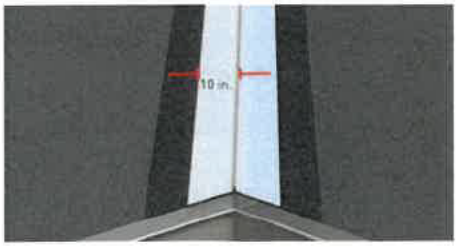


Figure 4.2.6

For Open Valleys, a "W" style valley metal may be used with a 1-inch center crimp. For best appearance at cut edges, use accessory Solid Shakes.

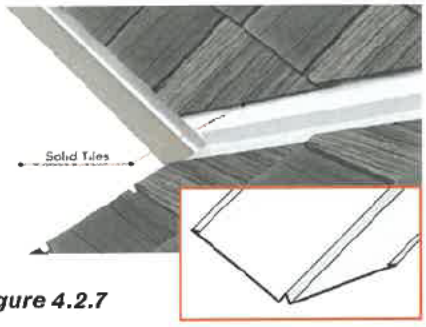


Figure 4.2.7

If Solid Shakes are not used, a Double "W" valley metal, with 1 $^{1}/_{2}$-inch crimps, may be used to conceal cut edges.

Figure 4.2.8

For Closed Valleys, a "W" style valley metal may be used with a 1 $^{1}/_{2}$-inch center crimp and shakes cut along with the center crimp. leaving a $^{3}/_{16}$-inch gap for expansion.

Figure 4.2.9

605 EAST COLLEGE ROAD

Agenda Item 4
750 N. Mayflower Road
Demolition of an Existing Residence and a Replacement Structure

Staff Report
Vicinity Map
Air Photo
Building Scale Information Sheet

Materials Submitted by Petitioner
Application
Historical Assessment
Statement of Intent
Materials and Color Samples

Existing Plat of Survey
Drawing of the Proposed Home
Site Plan
Overlay Elevation of New and Existing Elevations
Floor Plans
Roof Plan
Tree Removal Plan & Survey
Landscape 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:	July 24, 2024
FROM:	Abigail Vollmers, Senior Planner Community Development
SUBJECT:	**750 N. Mayflower Road** – Demolition of an Existing Residence with Attached Garage and Replacement Structure

Property Owners
John and Monica Dilenschneider

Property Location
West side of Mayflower Road, South side of Deerpath

Historic Districts
East Lake Forest Local & National Register Historic Districts

Representative
John Krasnodebski, Lake Forest Landmark Development Company

Summary of the Request
This is a request for a Certificate of Appropriateness to demolish the existing residence and attached garage at 750 N Mayflower Road and approving a replacement residence on the 2.13-acre property.

Description of the Property and Surrounding Area
The property is located on the southwest corner of Deerpath and Mayflower Road on lots 2 and 3 of the Franklin P. Smith subdivision platted in 1952. Boyd Hill, the architect of record for the home, is on the list of significant architects in Lake Forest. His notable projects include the Aragon Ballroom, condominium buildings at1540 N. Lakeshore Drive and 210 E. Pearson Street, both in Chicago, as well as several private residences in Lake Forest and Freeport Illinois. The house in this petition is referred to as the William C. Douglas House and was built in 1957 in a "No Style" architecture style.

The "No Style" architectural form is described as highly simplified and "Modern", but traditional in shape, according to a description of Boyd Hill's work in the Lake Forest Historic District, National Register of Historic Places. The simple two-story central mass has protruding single story wings that give it an overall L shaped layout. The structure has the original windows, the original brick has been painted, and an asphalt roof replaced in 1998 remains on the structure. Minor maintenance permits for the property have been pulled according to City records, and an enclosed porch was added to the residence in 1968. Otherwise, the house exists today largely as it did when it was built.

Staff Review
The Historic Preservation Commission is charged with preserving and protecting structures and sites having a special historical, community or architectural interest or value to the community. The Commission is *not* charged with preserving all old structures. In fact, the integrity of the City's preservation ordinance itself is protected

and strengthened through the due diligence with which the Commission considers each unique property and request. It is essential that the Commission is selective about determining which structures are worth preserving, those that are found to have a high level of historic importance, to be of exceptional architectural design with pure and accurate detailing and constructed of quality materials. Neglect is not a justification for demolition, however, the Commission is charged with looking beyond current conditions and considering the "bones" of structures, the original grandeur, the importance of the original or subsequent architects, and changes made over time and whether or not they served to preserve the historic integrity of the property.

Demolition

A review of the standards for demolition is provided below.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

This structure, constructed in 1957, is not one of the strongest examples of Boyd Hill's work. The building is constructed of a two and a half story central mass which has single story wings projecting off different ends of the house, one parallel to the central mass and the other perpendicular off the front elevation which gives the house its overall L shape which is somewhat unbalanced.

The front door is located on the parallel wing just to the east of the central mass and is surrounded by glass sidelights on both sides and a glass transom above the door. The placement of the front door on the wing is off centered and somewhat visually confusing due to its dark color, the recessed location of the wing, and the prominent window in the center of the central mass which is scaled similarly to the front door. The tall window is located halfway up the elevation with a much smaller single window below it. The effect is a top-heavy window creating some tension in the solids and voids. In a neighboring Boyd Hill home at 681 N. Mayflower Road, the first and second floor windows are the same width and stacked with a limestone panel of the same width between them. The result is a balanced element that feels grounded in the gable end providing a pleasing feature to the home.

On the front elevation of the central mass, a datum line is established by the roof line of the parallel wing and the top of the first-floor window and is carried across the elevation by the bottom of the tall second story central window. The roof line of the perpendicular wing is lower than the datum line which leaves the datum unfinished on the right side of the front elevation. This meeting of the datum line with the lower roof of the perpendicular wing is covered up by a couple of arborvitaes perhaps to purposely screen this element.

These architectural aspects give the house an overall unbalanced and unresolved appearance instead of a cohesive appearance like the house at 681 N. Mayflower Road which is more architecturally pleasing. In contrast, the back elevation of the 750 N. Mayflower Road house achieves the simple desired symmetry of the other Boyd Hill designs and is more successful than the front elevation.

The home at 750 N. Mayflower is clad with painted brick walls around the central mass, vertical wooden siding on the wings, custom sized single pane original wood windows, and plywood garage doors. There is a lack of detail in the original construction in keeping with the contemporary style. However, the lack of detailing extends to other aspects of the residence including the lack of windowsills, cornices, trim of any kind, and a lack of the decorative bricks found at 681 N. Mayflower Rd. This treatment makes the simple brick frame of the single small window in the 1968 porch addition on the parallel wing look lavish and out of character with the original home.

Although the interior of the home is not under the purview of the Commission, in review of the house's interior, the window placements on axis create beautiful views to the landscaping around the house, but the overall layout breaks the house into front and back with small hallway like rooms. There is a lack of architectural detailing, in moldings, doors, stair railing, lighting, and paneling. The interior of the home lacks significant character. The terrazzo at the front entrance is flat black mortar with tan colored stones, the living room has parquet that matches a popular eighties style, and the kitchen has square terra cotta tiling with plywood cabinets.

In summary, this house appears to have been constructed economically and has been minimally maintained and never updated beyond inexpensive cosmetic applications. The original electric service, large baseboard heaters, low ceiling heights, single pane wood frame windows, and a layout that does not support modern family living, along with flaws in the architectural composition provide a substandard home on a beautiful lot at arguably one of the most prominent corners in East Lake Forest. While the home was built by a significant architect, it does not appear to be a significant or exemplary work by Boyd Hill, and as such is not an example of architectural value or historic importance that its loss would be a detriment to the people of Lake Forest if it were demolished.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.

There is no distinctive, cultural, or archeological character in this house worth preserving from either an architectural or a materiality perspective.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

The property on which the residence is located is on a prominent corner of Deerpath and as situated, is setback on the property with a large expanse of park like front yard separating the home from the street. The existing wrought iron fence around the front yard provides the only grandeur to the structure. The house gets lost on the expansive lawn with several mature trees providing middle ground interest between the house and the street. Once you enter the driveway and see a full view of the house the architectural tension immediately draws your attention. The quality of the home does

not position it as a strong example of a significant architect's work and make it a candidate for removal. In short, the home does not have good bones, demolition of this house is not contrary to the purpose and intent of the Historic Preservation objectives for the East Lake Forest Historic District.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

The residence has no old, unusual, or uncommon design, texture, or materials that cannot be reproduced without great difficulty or expense.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

Plans for a replacement structure have been submitted with the request for demolition and will be evaluated against the 17 Standards for the Historic Preservation Commission.

Staff Review

An overview of the replacement residence is provided below. Additional detail is available in the Commission's packet including the materials provided by the petitioners' and their representative.

Site Plan

The overall site is a large trapezoid shaped lot with a long protruding triangular strip jutting to the southwest where it ends at a ravine. The new residence is centered on Lots 2 & 3, which together are a single zoning lot, and sits farther back on the lot than the existing home. A large U-shaped driveway is proposed for the new residence, one curb cut being on Mayflower Road and the other on Deerpath. The driveway entrances are close to the property edges which keeps them comfortably away from the intersection of Deerpath and Mayflower Road. The curb cuts and portions of the driveway in the front and corner side yard setbacks meet the side yard setbacks along the west and south property lines. A large motor court is planned for the front of the house, accessible from both drives, and with access to two car garages on either side. There is adequate guest parking and maneuverability without an excess of paved surface. The garage openings face each other sheltering the neighbors from a view of the garage doors and consolidating the driveways needed to the front of the home.

All front, side, and back yard zoning setbacks are met with the proposed house siting. In the back of the house a large terrace is positioned between the two end wings allowing for a large private gathering area and a central path leading to a pool and sauna which are sited perpendicularly to the house on

the projecting triangular strip. The siting of the house responds well to the odd shaped corner lot and avoids crowding the streetscape while also providing a private outdoor area for the homeowners within the established park like setting. Many of the large trees in the front yard and the rear yard will be kept allowing the view of the new home to be punctuated by the existing tree canopies. The wrought iron fence that runs along the front yard will also be kept which will maintain the immediate visual character of the lot from the street.

Proposed Residence
The architect describes the house as a traditional French styled home with formal massing and proportions, elegant detailing, and natural materials of the highest quality. The home is organized on a symmetrical central main two-story mass with a single third story dormer above the front door and a pair of second story French doors. The rest of the house is symmetrically organized around this central mass with a slightly lower roofline and overall height giving the home a traditional hierarchy. The ends of the house are forward projecting wings that end in smaller offset garages which bring the scale back to a single story. The double front doors have a decorative transom above. A front porch is composed of flanking pairs of columns which rest on an architrave with a second story balcony and balustrades sitting atop the porch. Small symmetrical porches are tucked in the corners between the front ends of the wings and the garages. Oval dormers are centered over the gables and are secondary focal points on either side of the center mass completing the elements of a traditional French styled house.

High quality exterior materials are proposed. The exterior walls are to be irregularly shaped Lannon stone with limestone windowsills and trim around the doors. The casement windows will be off white in color with simulated divided lites including interior and exterior muntin bars, and the trim is proposed to be wood. The chimneys will be the same Lannon stone material as the house. The roof will be natural slate with copper standing seam roofing on the oval dormers. The gutters and downspouts will also be copper. The driveway materials are a mix of brick paver accents and asphalt, and the terraces and porches are planned to be bluestone.

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. The height of the new residence central mass is 40', the maximum allowable height for this lot is 40'. An as-built height survey will be required during construction to confirm that the height as measured from the lowest point of existing grade to the tallest peak or roof ridge does not exceed

the maximum allowable height of 40 feet.

Standard 2 - Proportion of front façade.
This standard is met. The height to width relationship is visually compatible in the house and with other structures in the neighborhood. The stepped massing at each end provides the house with a graceful, stepped configuration which gently brings it down to the human scale.

Standard 3 – Proportion of openings.
This standard is met. The proposed openings reflect vertical, nicely proportioned and detailed lites, and openings that are consistent with the style of the home.

Standard 4 – Rhythm of solids to voids.
This standard is met. The proposed openings are symmetrically arranged nicely proportioned, and their placement achieves a balanced arrangement on all of the elevations.

Standard 5 – Rhythm of spacing and structures on streets.
This standard is met. The house is well sited on the lot and separated from the adjacent streets by green space and landscaping.

Standard 6 – Rhythm of entrance porches.
This standard is met. The porch proposed at the front entrance is centered and the detailing of the porch and façade around it provide the typical visual prominence associated with an entrance. The side porches and entries are symmetrical in design and are visually scaled down to denote their secondary importance. There is good visibility of the front door from the street.

Standard 7 – Relationship of materials and textures.
This standard is met. The proposed exterior materials are natural, high-quality materials that are compatible with the quality of materials found in the surrounding neighborhood and in the historic district.

Information on the chimney caps should be provided.

Standard 8 – Roof shapes.
This standard is met. Hip roofs, gables, and dormers are consistent with the vocabulary of traditional French design.

Standard 9 – Walls of continuity.
This standard is met. The style, materials, and detailing are consistent on all of the street facing elevations, and the reuse of the existing wrought iron fence will maintain the immediate visual character of the lot.

Standard 10 – Scale.

The square footage of the house, including the excess square footage in the garage which is added to the square footage of the house, complies with the building scale limitations. The porches and dormers qualify for the design element bonus since they add pedestrian scale and detailing that break up the visual appearance of mass.

Standard 11 – Directional Expression of Front Elevation.
This standard met. The northeast elevation faces the intersection providing dramatic views of the side elevations and the front elevation as you turn the corner. The symmetrical arrangement of the house allows you to see a similar side elevation on both sides of the house. The siting of this house will make it visually interesting to view from multiple angles and directions which only underscores the importance of the balance, proportion, and arrangement of the detailing and voids.

Standard 12 – Preservation of historic material.
This standard does not apply to the new house proposed.

Standard 13 – Preservation of natural resources.
This standard is met. The conceptual landscape plan was provided and, at a high level, details the owners' plans to landscape the property. Additional evergreens will provide privacy and screening between the neighboring houses and ornamental plantings in front will generate more screening from the corner of Deerpath and Mayflower Road.

The property is not heavily wooded however, most of the trees on the site will remain. Three silver maples, a dying crabapple tree, two unhealthy looking river birches, and one 10" red oak will be removed to construct the house and driveway. Given the limited impact on existing trees on the site and in consideration of the lower quality of the trees planned for removal only the oak tree will require replacement inches. It is noted that the petitioner and the contractor need to be vigilant to protect all the existing trees on site from root compaction and other forms of subtle grading damage that may cause them to die over a period of five to ten years. Four mature trees are near the proposed driveway and the petitioner is encouraged to have their arborist provide directions for any grading or root cutting under the drip lines to protect them. New trees are proposed as part of the landscaping plan which include additional Norway spruce to screen for both neighbors, hornbeam trees around the motor court, and additional decorative trees at the front yard. No additional tree inches will be required beyond those required for the Oak to be removed. The standard landscape requirements for new homes found in the City Code will apply.

Standard 14 – Compatibility.
This standard is met. The proposed house matches the stately homes in near proximity and elevates the corner as the home style is unique in this location and is traditional in form and design. The style and exterior materials proposed as well as the siting of the house on the lot fit well into the surrounding area.

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 – Reversibility of Additions and Alterations.
This standard is not applicable to the new house.

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 five public locations and on the City's website. As of the date of this writing, no correspondence has been received.

Recommendation

Based on the findings detailed in this staff report and incorporating the information submitted by the petitioner, staff recommends approval of a Certificate of Appropriateness authorizing the demolition of the residence and attached garage at 750 N. Mayflower Road subject to the following conditions.

1. Until demolition occurs, the structure must remain secure, all windows and doors closed and locked to prevent unauthorized entry. General maintenance of the structure and overall property shall continue in compliance with all Code requirements.

2. During demolition activity, all trees and vegetation, unless approved before removal by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, significant trees, if any, close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long-term survival.

3. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. Any hazardous material removal will be conducted according to code requirements prior to general demolition.

4. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other remaining vegetation shall be regularly maintained to avoid the appearance of an unkempt or overgrown property.

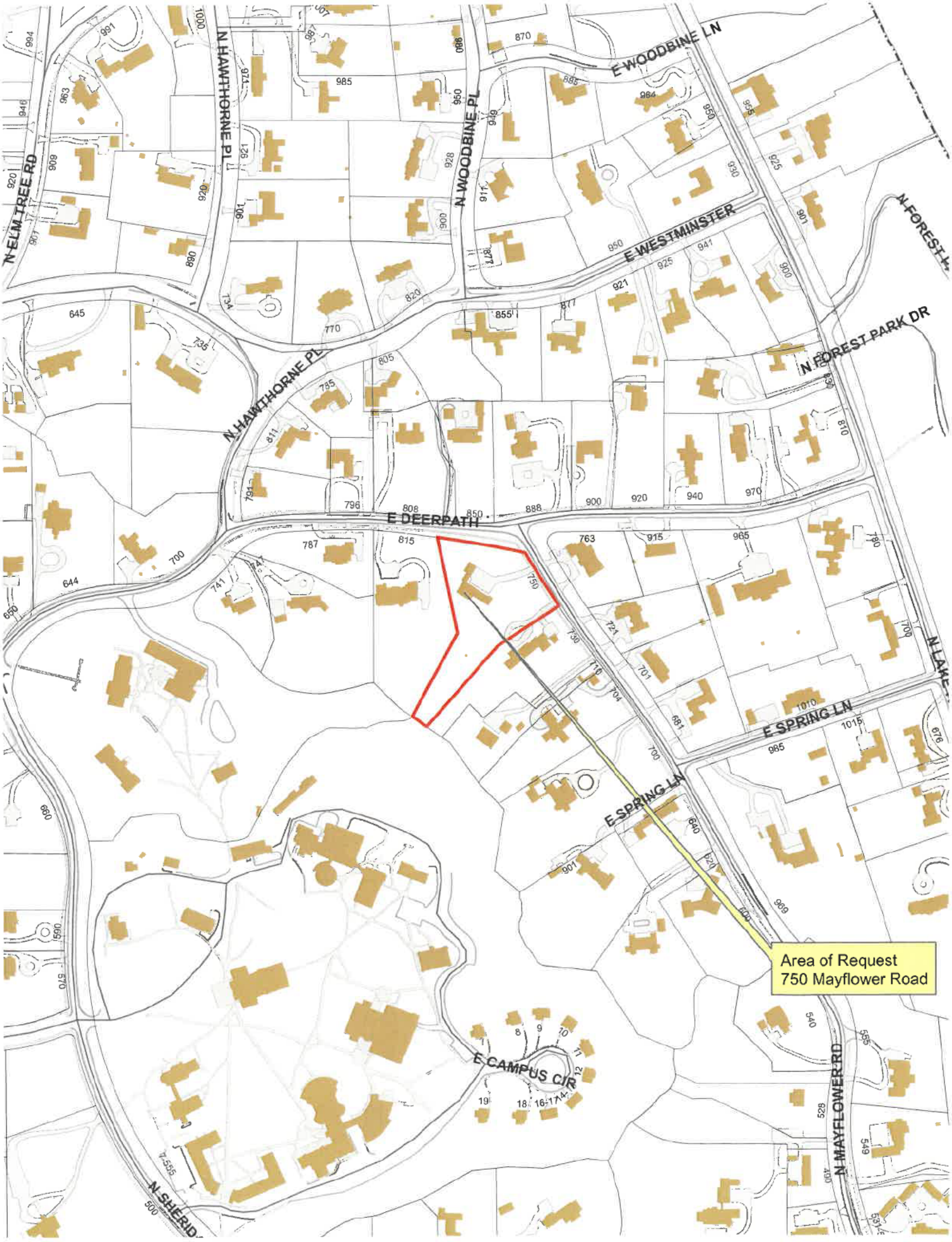
5. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted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

6. An as built height survey shall be submitted after framing is complete and prior to rough inspections to confirm the overall height of the new structure is in full compliance with the maximum height requirement and the plans as approved.

7. Submit a detailed landscape plan that fully meets the Code requirements for new residences and the required replacement tree inches. The plan must be submitted prior to the scheduling of rough inspections and shall be subject to the review and approval by the City.

8. Submit a tree protection plan and construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. No on street parking is permitted on Deerpath or Mayflower Roads.

9. 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.


E WOODBINE LN
N WOODBINE PL
N HAWTHORNE PL
N ELM TREE RD
E WESTMINSTER
N FOREST PARK DR
E DEERPATH
E SPRING LN
E CAMPUS CIR
N MAYFLOWER RD
Area of Request
750 Mayflower Road


Approximate
Corrected lot
line
Area of Request
750 Mayflower Road

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

Address: 750 N. Mayflower Road | Owner(s): John & Monica Dilenschneider

Proj. Manager: John Krasnodebski | Reviewed by: Abigail Vollmers

Date: 7/24/2024

Lot Area: 92050 sq. ft. | New Residence: Yes | Allowable sq: 9164

Square Footage of Residence -- New

1st floor: 4272 + 2nd floor: 3176 + 3rd floor: 1332 = 8780 sq. ft.

Design Element Allowance = 916 sq. ft.

Total Actual Design Elements = 1012 sq. ft. | *Excess* = 96 sq.ft.

Garage: 1036 sf actual ; 800 sf allowance | *Excess* = 236 sq. ft.

Garage Width: NA 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 = 9112 sq. ft.
(minus Design Elements, plus garage overage)

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

Square Footage of Proposed Addition:

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

New Garage = _____ sq. ft.

TOTAL SQUARE FOOTAGE = 9112 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 9164 sq. ft.

DIFFERENTIAL = 52 sq. ft.
Under Maximum

NET RESULT:

52 sq. ft. is

Less than **1%** **under Max. allowed**

Allowable Height: 40 ft. | Actual Height 40 ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 916 sq. ft.

Front & Side Porches =	654	sq. ft.
Rear & Side Screen Porches =	0	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 =	358	sq. ft.
Bay Windows =	0	sq. ft.

Total Actual Design Elements = 1012 sq. ft. | **Excess Design Elements =** 96 sq. ft.

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

PROJECT ADDRESS 750 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

JOHN & MONICA DILENSCHNEIDER
Owner of Property

1034 BENELLI PARK CT.
Owner's Street Address (may be different from project address)

FRANKLIN, TN 37064
City, State and Zip Code

630-432-3900
Phone Number *Fax Number*

JOHNDILENSCHNEIDER@GMAIL.COM
Email Address

Monica A Dilenschneider
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN KRASNODEBSKI
Name and Title of Person Presenting Project

LAKE FOREST LANDMARK DEV. CO.
Name of Firm

272 E. DEERPATH
Street Address

LAKE FOREST, IL. 60045
City, State and Zip Code

847-812-9906
Phone Number *Fax Number*

jkrase@lakeforestlandmark.co.
Email Address

John Krasnodebski
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

HISTORICAL AND ARCHITECTURAL STUDY:

THE WILLIAM C. DOUGLAS HOUSE
750 N. MAYFLOWER ROAD, LAKE FOREST, ILLINOIS

Built 1955-56, architect Boyd Hill

PREPARED BY:
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January 8, 2024

Synopsis of Findings of Significance

The Douglas House at 750 Mayflower Road in Lake Forest does not possess historic significance at a local, statewide, or national level. Its pre-1974 owner was researched through a variety of sources and was not found to merit individual distinction. No information was found relating the house to an historic event. The Douglas House does not exemplify a specific architectural style, nor does it embody elements of design, detail, material, or craftsmanship of exceptional quality. However, the house does have local architectural significance as a design by Boyd Hill, a Chicago-based architect who lived in Lake Forest. Hill, in partnership with architect Ralph Huszagh, was a prominent designer of high-rise "apartment hotels" in Chicago during the 1920s. As a sole practitioner from the 1930s through the 1950s, Hill notably designed or remodeled about 35 houses in Lake Forest. Such houses, though smaller in scale and less pretentious than many of the high style houses that characterize the city's earlier residential building stock, are nonetheless representative of residences that populated parcels of its post-World War II subdivisions.

Ownership history of the 750 Mayflower Road parcel

Property Owner Name	Period of Ownership
William C. Douglas	1955 to 1975
Robert Largay/Robert Largay Trust	1975 to 2024

William C. Douglas, Original Owner

William Clow Douglas (1923-2013), the original owner of the house at 750 N. Mayflower Road, was born on November 14, 1923, the son of Donald B. and Martha C. Douglas. His father served as vice president in charge of advertising for Quaker Oats. William was raised in a large estate house at 980 Green Bay Road in Lake Forest, where he lived with his parents, his older brother, Donald B. Jr., and several servants. He enlisted in the Army's elite 10th Mountain Division during World War II and was awarded the Bronze Star for his service in Nazi-occupied Italy.[1]

William C. Douglas married Anne Warton of Chicago on January 27, 1951, at St. Chrysostom's church with a reception at the Racquet Club.[2] The couple initially lived in a house at 289 Glenwood in Lake Forest.[3] In 1955, Douglas commissioned architect Boyd Hill, a Lake Forest resident, to design a house on an approximately two-acre parcel at the southwest corner of Mayflower and Deerpath Roads. The property was originally part of a larger estate called "Clover Nook," which was established in the late 1890s by Franklin P. Smith (1869-1952), a wealthy industrialist and founder of the F.P. Smith Iron works at 2346 Clybourn Avenue in

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1 U.S. Federal Census for Population, varying years; "Rites private for Douglas, former Quaker Oats exec," *Chicago Tribune* (October 4, 1975); "Douglas, William Clow," *Chicago Tribune* (March 10, 2013).

2 "Wedding Unites Ann Warton and Wm. C. Douglas," *Chicago Tribune* (January 28, 1951).

3 Lake Forest-Lake Bluff Telephone Directory, 1954.

Chicago.[4] Smith's estate was subdivided into four lots in 1952, following his death in that year. The Douglas property was on Lots 2 and 3 of the newly created Franklin P. Smith Subdivision.

The Douglas House was completed by March 1956, according to a blurb in the *Chicago Tribune*, which quoted Anne Douglas as stating, "We're in…the dust in still settling, but we're in!" It further stated: "That was Mrs. William C. Douglas' jubilant comment about the Douglases' new home, which has just been completed on a wooded lot that is part of the late Franklin P. Smith estate in Lake Forest. Mr. and Mrs. Douglas' new home, into which they moved March 7, is a two-story traditional residence of brick and wood, "with some modern aspects," according to Mrs. Douglas."[5]

William and Anne Douglas opened their new house to the public in June 1956 as part of a charity event, as announced in *Chicago Tribune*, which noted: "The Douglas residence, of fresh white brick with gray roof and yellow trim, was planned by Boyd Hill, with landscaping by Roy Clavey."[6] Another article on the June 1956 charity event for which the Douglas House was opened, referred to the residence as one of four "outstanding examples of contemporary living." Included in the list of four houses to be opened for the public tour was "the William C. Douglas' brand new house planned by Boyd Hill."[7]

William C. Douglas was a Chicago stockbroker, investment banker and venture capitalist. In the 1960s he served as the president of Douglas Securities, Inc., of Chicago and New York City, and as vice president of Stewart Miller & Company. The two companies merged in 1969 to form a new brokerage known as Douglas, Stewart, Maguire & Parkhurst, Inc.[8]

William and Anne Douglas raised their three children—Elizabeth, William Jr. and Margaret—in the house at 750 N. Mayflower Road. The couple resided in the house for twenty years, eventually selling it in 1975 to Robert E. Largay, the 2005 Grantor of the Trust bearing his name that currently holds title to the property. Robert and Julianne Largay's three children (Julie, Meg, and Bobby) were raised in this house. Their father was the owner and operator of Ace Sandblast Company, located on the North Side of Chicago.

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4 "Franklin Smith Leaves an Estate of $1,874,953," *Chicago Tribune* (August 12, 1952).

5 "Here and There," *Chicago Tribune* (March 15, 1956).

6 "Chicago Commons Benefit," *Chicago Tribune* (June 8, 1956).

7 *Chicago Tribune* (June 17, 1956).

8 "Douglas-Stewart Merge to Form New Brokerage," *Chicago Tribune* (June 3, 1969).

Narrative Description of the William C. Douglas House

P.I.N.: 12-31-101-037-0000

Legal Description for 750 Mayflower Road: Lots 2 and 3 in the Franklin P. Smith Subdivision of Parts of Lots 101 and 102 in Lake Forest and Part of the Northerly Half of Vacated Spring Lane in the Northwest Quarter of Section 34, Township 44, Range 12, East of the Third Principal Meridian, according to the Plat of said Franklin P. Smith Subdivision, recorded May 12, 1952, as Document 757379, in Book 32 of Plats, Page 72, in Lake County, Illinois (Shields Township).

Construction Date: 1955-56

Architect: Boyd Hill; The building permit for the Douglas House at 750 N. Mayflower Road does not specify an architect's name. However, Boyd Hill is identified as the architect of this house in two 1956 newspaper articles and on a 1975 real estate listing for this residence, a copy of which is attached to this report.[9]

Contractor: Nelson Johnson Inc.

Building Permit Date & number	Owner	Action	Architect	Contractor
2-25-1955 No. 4274	William C. Douglas	Building Permit - Construct a one- and two- story residence with attached garage	Not specified	Nelson-Johnson, Inc.
8-10-1968 No. 9366	William C. Douglas	Tool Shed and windows for porch	N/A	Chris Larsen & Son
6-25-1971 No. 10853	Willliam C. Douglas	Re-roof	N/A	A-1 Security Roofing Co.

House Description:
The Douglas House is located at 750 N. Mayflower Road in the eastern portion of Lake Forest, near Lake Michigan. The house is situated on a 2.13-acre parcel at the southwest corner of N. Mayflower and Deerpath Roads, which was part of the Franklin P. Smith Estate prior to its subdivision in 1952.[10] It is set back approximately 75 feet from Deerpath Road and about 150 feet from Mayflower Road, from which it is accessed via a curving, asphalt-paved driveway that leads to a courtyard in front of the house. The entrance to the driveway at Mayflower Road is flanked by two truncated brick walls painted white.

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9 "Chicago Commons Benefit," *Chicago Tribune* (June 8, 1956); *Chicago Tribune* (June 17, 1956).

10 The original Franklin P. Smith House at 815 E. Deerpath Road, built in the late 1890s, was replaced by a new residence in 1958; that house was in turn replaced in 1997 by the current house on the property.

Views of the Douglas House from the public right-of-way are obscured by dense bushes and trees along the iron fence that bounds its Deerpath (254') and Mayflower (180') frontage. The rear portion of the property backs up to a ravine. The house is surrounded by sweeping, grassy lawns. Its rear facade has a bluestone terrace that is delineated on one side by a knee-height brick wall. Brick walkways interspersed by formal planting beds are situated alongside the west façade of the house.

The Douglas House has an L-shaped footprint comprised of a central, two-story block flanked by one-story wings, all of which have gable roofs covered with asphalt shingles. The central block and its east wing—which are on the same axis—each have one brick chimney near their gable ridgelines. The roofs of the house have overhanging eaves with can lights in the soffits. The central block is entirely sheathed with brick painted white. The flanking wings are sheathed with a combination of brick painted white and wood boards applied vertically that are painted black.

The west wing of the house faces southeast and includes the house's breakfast wing, a brick-paved breezeway, and a three-car garage with paneled metal overhead doors. The breezeway has doors that open onto both the house and the garage, as well as a wood storm door that provides access to the formal plantings on the west side of the house. The northeast-facing front entrance to the house is at the western end of its east wing, adjacent to the two-story block, and is comprised of a paneled wood door surrounded by transom with sidelights. A pair of doors is situated in the center of the two-story block's rear façade. The sunporch at the end of the east wing has sliding aluminum doors.

Fenestration throughout the house is flush with the wall planes and comprised of wood fixed and casement windows divided by wood muntins into square panes. Such windows on the two-story block are arranged in varying shapes—vertical strips, horizontal bands, large, divided-light picture windows—and asymmetrically arranged. The east wing has large picture windows on either side divided into large, square panes by wood muntins.

The first-floor plan of the east wing features a front entrance foyer that opens onto a powder room; a long, rectangular living room (33x17); and a sunporch. The first-floor plan of the central block has a stair hall in the center that opens onto a hallway that extends to the east wing; a den; a rear entrance vestibule; a bedroom with an ensuite full bathroom containing twin sinks, toilet, bathtub, and a separate shower; and a kitchen. The west wing's first floor plan consists of a breakfast room that opens onto the kitchen, and an exterior door that opens onto the breezeway.

A stair landing is situated in the center of the second-floor plan, which has a total of five bedrooms, three of which have ensuite bathrooms containing a toilet, sink, and bathtub. Two of the smallest bedrooms—which were originally intended for servants—share the fourth full bathroom on this floor. Above the second floor is a full unfinished attic accessible by a retractable ceiling staircase.

Walls and ceilings are plaster and drywall throughout the house, except in the den, in which one wall is paneled in what appears to be elm or teak. A fireplace with inward curving marble surround is inserted into this wall as are several cabinets. This room also features built-in bookcases. The living room has a fireplace with a traditional wooden mantel painted white. The

walls of the dining room, stair hall, and three of the bedrooms are covered with wallpaper. The kitchen has original wood cabinets and countertops from the 1950s and a built-in oven from the same period. The central stairway has geometric wood railings painted black and its second-floor landing has a large linen closet with slatted wood doors painted white.

The primary public spaces on the first floor of the house—foyer, living room, dining room, den—and the first-floor bedroom, feature parquet flooring. The central staircase is carpeted as are three of the second-floor bedrooms. The remaining two bedrooms have hardwood flooring. Flooring in the combined kitchen/breakfast room is comprised of 12 by 12-inch, orange-colored quarry tiles. Bathrooms have ceramic tile flooring. Wood doors painted white are used throughout the interior of the house. All have simple wood surrounds painted white.

The unfinished partial basement beneath the central block is accessed from a door in the kitchen that opens onto a wood stairway. Its floor plan includes an open bathroom with toilet and utility sink; two large storage rooms; and a laundry/mechanical room that contains a hot water boiler with circulating pumps for zoned circulation to baseboard heating units on the first and second floors. Basement walls have exposed studs; the flooring is concrete; and none of the spaces have doors. The basement ceiling features the underside of the overhead floor joists (concrete beams).

Architectural Integrity

The Douglas House has excellent exterior architectural integrity, retaining its original doors, fenestration, cladding, and chimneys. The only exterior alteration appears to be that the house received a new roof in 1971. The interior of the house retains its original plan and its wall, ceiling, and floor finishes. Notably, the kitchen features its 1950s cabinets and countertops, as well as its original built-in oven. Some of the bathrooms may include non-original toilets and sinks, although bathtubs appear to be original. Air conditioning was added at an unknown date and features a Space Pak system, with its ducts running through various closets.

Architect Boyd Hill

Boyd Tinsley Hill (1896-1964), the architect of the William C. Douglas House, was born on June 13, 1897, in Freeport (Stephenson County), Illinois. He was the son of Boyd P. and Caroline (Tinsley) Hill. His father was president of the B.P. Hill Grain Company in Freeport, and the members of the Hill family were prominent in the town's civic affairs. Boyd graduated from Freeport High School in 1916 and served in the U.S. Navy during World War I. He subsequently attended Cornell University, from which he graduated in 1920 with a degree in architecture. He worked as a draftsman for the firm Wells Bosworth in New York from 1920-22 and then as a designer for Schmidt, Garden & Erikson—a prominent Chicago firm—from 1922-23.[11]

In 1923, Boyd Hill formed a partnership with Ralph Huszagh (1898-1977), with offices at 6 N. Michigan Avenue in Chicago's Loop. The two men likely met at Cornell University, which they

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[11] *American Architects Dictionary* (New York: R.R. Bowker, LLC, 1956) 248; "Boyd P. Hill," *Chicago Tribune* (December 2, 1956); "Boyd Hill, Architect, Dies Monday," *Freeport Journal-Standard* (Freeport, Illinois) (January 7, 1964).

attended at the same time. One of Huszagh & Hill's most prominent commissions was the **Aragon Ballroom** at 1106 W. Lawrence Avenue (1926) in Chicago's Uptown community, which then featured a booming commercial and entertainment district. The *Chicago Tribune* published drawings of the Spanish-Moorish style dance hall in 1925, when it was under construction.[12] The brick and stucco-sheathed exterior upon completion featured exuberant ornamentation in colorful terra cotta.

Huszagh & Hill were also hired to design two high rise apartment hotels in Uptown just a block east of the Aragon Ballroom, which were located diagonally across the street from each other: the eight-story **Viceroy Hotel** at 1039-53 W. Lawrence (1926) and the 12-story **New Lawrence Hotel** at 1020 W. Lawrence Avenue (1928). Both buildings—and the Aragon Ballroom—are contributing resources to the City of Chicago's Uptown Square District. The landmark nomination for this district states: "The designs of Huszagh & Hill, who worked extensively in the [Uptown] district, helped define the area's distinct architectural character and represent the most intact and expressive assemblage of their work."[13]

The Venetian Gothic style Viceroy Hotel originally had 150 rooms and a second-floor restaurant and dance club that was illuminated by the building's tall, pointed-arch windows that are detailed with terra cotta ornamentation and infilled with leaded glass.[14] The imposing New Lawrence Hotel—a courtyard type building—was designed in the Art Deco style with terra cotta spandrels and strong vertical lines. It originally featured 400 furnished apartments and hotel rooms, a rooftop garden, solarium, swimming pool, and an indoor putting green lit by skylights. A contemporary writer dubbed the edifice "a monument to modern living."[15]

Huszagh & Hill were well-known designers of high-rise "apartment hotels," a popular building type in the 1920s typically built for the growing ranks of single professionals and young married couples seeking affordable rental units in desirable communities along Chicago's lakefront. Such buildings featured hotel amenities, that could include maid, laundry, and/or concierge services. Other notable apartment hotels in Chicago designed by Huszagh & Hill include the **1540 N. Lake Shore Drive Building** (17 stories; 1926); the **210 E. Pearson Building** (16 stories; 1927); and the **5240 Sheridan Road Building** (12 stories; 1928), which featured a rooftop solarium.[16] Illustrations and articles on these and other buildings designed by Huszagh & Hill were regularly published in the popular press.

Huszagh & Hill also designed a $150,000 terminal hangar for Century Air Lines at Chicago's Midway (originally Municipal) Airport. It was located on 63rd Street, near Cicero Avenue. The

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12 "Uptown to Have a 'World's Most Beautiful Ballroom,'" *Chicago Tribune* (May 10, 1925); "Outside View of Lawrence-Winthrop Ballroom," *Chicago Tribune* (September 27, 1925).

13 "Uptown Square District," Final Landmark Recommendation adopted by the Commission on Chicago Landmarks (October 6, 2016) 27.

14 "Plan Hotel for Lawrence and Kenmore Site," *Chicago Tribune* (June 5, 1926).

15 "New Lawrence Hotel, 1020 Lawrence Avenue," *Chicago Tribune* (March 26, 1929).

16 "1540 Lake Shore Drive," *Chicago Tribune* (August 30, 1925); "210 East Pearson Street," *Chicago Tribune* (March 13, 1927); "Rising at 5240 Sheridan Road," *Chicago Tribune* (July 8, 1928); "Owners to Beautify Roof of Tall Edgewater Flats," *Chicago Tribune* (July 8, 1928).

hangar, which measured 220 by 160 feet, featured two 100-foot clear spans that were large enough to house 20 propeller planes.[17]

Huszagh & Hill dissolved their partnership in 1931, at the start of the Great Depression, after which time Boyd Hill established an independent practice under his own name. In 1932, Hill went on the "usual European tour,"[18] accompanied by his wife, Louise (Sanborn) Hill, an interior designer and a native of Kenilworth, whom he married in 1926. The couple had two daughters—Joan (b. 1927) and Caroline (b. 1928)—and initially resided in the Huszagh & Hill-designed 210 East Pearson Street apartment hotel in the late 1920s. Hill moved his young family to Lake Forest by 1934, where they lived in a house 137 E. Westminister until at least 1946. The Hill family lived at 900 E. Maplewood in 1950 and by 1954 they moved to a house at 1210 Sheridan Road.[19]

Boyd Hill mainly worked as a residential architect starting in the 1930s. According to the National Register of Historic Places nomination for the Lake Forest Historic District, Hill designed or remodeled approximately 35 Lake Forest houses. Of these, nine are contributing resources to that District.[20] Boyd Hill was a member of the Onwentsia Club in Lake Forest and the Arts Club in Chicago where he presumably became acquainted with many of his clients.[21] Hill's Lake Forest designs of the 1930s include the Albert D. Williams House at **530 E. Crab Tree Lane** (1934), which a contemporary writer referred to as a "happy mingling of the traditional with the modern."[22]

Boyd Hill designed a two-story house for H. M. McLeod at 1130 N. Sheridan Road (c. 1935) in a pared-down version of the Colonial Revival style, which was illustrated in the September 7, 1947, issue of the *Chicago Tribune*. An accompanying article noted that the house was "built in the simple, sturdy, New England tradition" and identified Boyd Hill as the architect of the "charming white house, built before the war."[23] Hill also designed two side-by-side residences for Fred Shafer in the 1930s: a French Provincial style house at **255 Maple Court** (1937) and a Colonial Revival style house at **245 Maple Court** (1939).[24]

Hill remodeled the Clymer S. Bowen House at 301 S. Ridge Road (c. 1934) in 1940, as reported in *The Lake Forester*, which stated: "Boyd Hill, a well-known architect in Chicago who resides in Lake Forest, presents his clients with match boxes made from the blueprints of their home.

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17 "Work Under Way on New $150,000 Terminal Hangar," *Suburbanite Economist* (June 19, 1931).

18 *American Architects Dictionary* (New York: R.R. Bowker, LLC, 1956) 248; *Chicago Tribune* (September 2, 1932).

19 Lake Forest Lake Bluff Telephone Directory. Chicago: Illinois Bell Telephone Company, varying years.

20 Robert Wagner, "Lake Forest Historic District," National Register of Historic Places nomination, June 4, 1976. The Chicago History Museum is home to the Boyd Hill Collection (ID# 1980.0314+), which contains architectural drawings and photographs of his residential designs in Lake Forest and elsewhere from the 1950s. Efforts to review this collection were unsuccessful, however, and the collection is housed in CHM's offsite warehouse, and they lack the staff to retrieve the materials at this time.

21 "Boyd Hill, 66, Dies; 40 Years an Architect," *Chicago Tribune* (January 7, 1964).

22 *Chicago Tribune* (June 6, 1948).

23 "Simple Charm is Keynote of McLeod Home," *Chicago Tribune* (September 7, 1947).

24 Wagner; *The Lake Forester* (November 26, 1936).

The Clymer S. Bowens, who recently remodeled and enlarged their home on Ridge Road in the Georgian period, were among the latest to receive this gift."[25]

Boyd Hill served as a Lieutenant Commander during World War II, during which time he represented the interests of the U.S. Navy with the War Production Board in Detroit.[26] He relocated his architectural office to the Chicago Tribune Tower at 435 N. Michigan Avenue after the war, likely due to his new role as architectural advisor the newspaper's newly created Chicagoland Prize Home Competition, which was intended to encourage new designs for single-family homes to meet pent-up demand. A September 1945 article in the *Chicago Tribune* announced the new competition and Boyd Hill's role:

> Boyd Hill, licensed Chicago architect who has been prominent in his field since 1922, has been retained as professional adviser for the competition. Hill will have entire charge of entries and records for the competition. Only he and his assistants will have access to drawings before they are placed before the jury of awards. No entries will be shown until the jury's decisions are made.[27]

Residential designs in Lake Forest became smaller in scale during the post-World War II era, according to author Edward Arpee in his 1961 book, *Lake Forest, Illinois: History and Remembrances, 1861-1961*:

> The face of Lake Forest has changed appreciably since World War II. The new architecture endorses the ranch house, modern colonial, and modern American. The trend is toward smaller properties and smaller homes with a view toward independence in maintenance. All dwellings stress light and convenience and recognize, for the first time, the existence of the automobile with ample garage space. Air conditioning, central heating, and efficient kitchens are standard requirements. All have stressed the building of houses 'inside out' instead of 'outside in,' but now in modern America, an outward beauty is also achieved which has enduring quality.[28]

Boyd Hill was among those identified by Arpee in 1961 as representing "the new generation of architects" in Lake Forest. The author noted that, "Boyd Hill has achieved a happy inward and outward beauty combined with utility by 'striving toward the modern with a traditional feeling.'"[29]

Lake Forest Houses designed by Boyd Hill in the 1940s and 1950s—in addition to the Douglas House at 750 Mayflower Road (1956)—include the James Forlander House at **900 North Maplewood** (1946); the Telfer MacArthur House at **485 E. Westminster Road** (c 1950); the Fred W. Shafer House at **1150 N. Sheridan** (1956); the Clarence H. Ross House at **540 Pine**

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25 *The Lake Forester* (August 22, 1940).

26 "Tribune Offers $24,000 for Best New Home Designs," *Chicago Tribune* (September 16, 1945).

27 Ibid.

28 Edward Arpee, *Lake Forest, Illinois: History and Remembrances, 1861-1961* (Lake Forest: Rotary Club of Lake Forest, 1963) 259-260.

29 Ibid.

Lane (1956); the DeWitt W. Buchanan Jr. House at **541 E. Woodland Avenue** (1957); the Clymer S. Bowen House at **529 Pine Lane** (1958); and the David H. Betts House at **681 N. Mayflower Road** (1959).

Each of the Lake Forest houses identified above represents a melding of traditional architectural features—such as gable or hip roofs and divided light windows—with Modern and/or Contemporary elements, which typifies Boyd Hill's residential work of the post-World War II period. A signature element of Hill's residential designs of this era is the flat, planar surfaces of the common brick walls, which were often either left exposed, or more commonly, painted white. Such painted white brick walls from a distance provide the appearance of smooth stucco—a surface commonly associated with houses designed by European Modernist architects of the 1920s—some of which Hill may have seen during this 1932 European tour. Windows on Hill's houses are typically set flush with the wall planes and are devoid of applied ornament, elements also typical of Modernist style houses. Contemporary features exhibited on Hill's postwar residences—some of which are Ranch houses or have Ranch type wings—included low-slung forms, as well as the use of large picture windows, sliding glass doors, wood board siding applied vertically, and attached garages.

Boyd Hill's design for the Fred W. Shafer House at **1150 N. Sheridan** (1956) was the subject of a 1956 *Chicago Tribune* article, which noted:

> The Fred W. Shafer's charming little ground hugging home in Lake Forest falls into that interesting category often termed transitional. In it the architect, Boyd Hill, deftly has combined strikingly modern features with a warmly traditional feel. He planned the three bedroom white painted brick home to complement the Colonial type residence next door where the Shafers formerly lived and which Hill also built.
>
> Modern flat roofing covers a portion of the newer residence, but there's the more traditional low-pitched roofing above the living-dining room and the kitchen areas. Traditional mullioned windows are of unusually large size-their sweep is from nearly roof to ground. Easily kept asphalt tile flooring in cork finish indicates the modern influence within, as do beautifully equipped storage closets, built in chests and cabinets, all with sliding doors.
>
> The versatile breakfast area of the kitchen includes a built-in desk plus work and storage space for sewing.
>
> Although plans called for a servantless residence, the architect nevertheless included a back bedroom and bath which, if desired, may be completely closed off and used for a maid, leaving privacy for the family in the rest of the house.[30]

Boyd Hill also designed buildings in his hometown of Freeport, Illinois, including those for Donald L. Breed, Robert M. Seeley, Clarence Young, Charles M. Fish, and Howard K. Hill.

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30 Kathryn Loring, "The Best of Two Worlds," *Chicago Tribune* (March 18, 1956).

Boyd Hill continued working as an architect until his death on January 6, 1964, at the age of 66.[31]

Landmark Status of the Property

The Douglas House is not a locally designated individual landmark, nor is it part of a City of Lake Forest historic district. However, it is listed on the National Register of Historic Places as a contributing resource to the Lake Forest Historic District, which was designated in 1978.

Evaluation of Historic Significance

The house does not possess historic significance at a local, statewide, or national level. The historic (pre-1974) owner of this house was researched through a variety of sources, including the Chicago History Museum's online catalog, the newspapers.com database, U.S. Census records, and the Lake Forest-Lake Bluff Museum files. Although William C. Douglas was well respected within his profession, he was not found to merit individual distinction. No information was found relating the house to an historic event.

Evaluation of Architectural Significance

The Douglas House does not exemplify a specific architectural style, nor does it embody elements of design, detail, material, or craftsmanship of exceptional quality. Its design is a melding of various stylistic influences, including Colonial Revival (two-story, brick-clad, gable-roof block; divided light windows); European Modernism (brick wall surfaces painted white to resemble stucco cladding; windows set flush with the wall surface; elimination of applied ornamentation; asymmetrically placed window arrangements of various orientations); and Contemporary (low-slung Ranch forms of the one-story wings; wood sheathing applied vertically; aluminum sliding glass doors; attached garage). Although an interesting amalgam of stylistic elements, the Douglas House does not display a concentration of the more distinctive visual features of any of the styles/forms mentioned above.

However, the Douglas House does have local architectural significance as a quintessential, post-World War II house by architect Boyd Hill, whose residential designs of this era combine traditional elements with Modern and/or Contemporary features and forms. Hill, a Chicago-based architect who lived in Lake Forest, reportedly designed or remodeled about 35 houses in Lake Forest from the 1930s through the 1950s, nine of which are contributing resources to the National Register-listed Lake Forest Historic District. Such houses, though smaller in scale and less pretentious than many of the high style houses that characterize the city's earlier residential building stock, are nonetheless representative of residences that populated parcels of its post-war subdivisions.

Boyd Hill, in partnership with architect Ralph Huszagh, was also a prominent designer of numerous high-rise "apartment hotels" in Chicago during the building boom of the 1920s. Such buildings by Huszagh & Hill—often sheathed or detailed in terra with profuse ornament in a

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31 "Boyd Hill, Architect, Dies Monday," *Freeport Journal-Standard* (Freeport, Illinois) (January 7, 1964).

variety of architectural styles—contribute to the fabric of commercial streetscapes in neighborhoods throughout Chicago, especially Uptown, where they also designed the Aragon Ballroom. Some of these buildings appear as visual landmarks in their surroundings due to their placement at prominent locations, such as the intersections of busy thoroughfares.

The importance of Hill's work was recognized in his lifetime: illustrations of, and articles about, his projects, practicing in partnership with Huszagh or alone, were regularly published in the popular press. His esteem in the architectural community was evidenced by his selection in 1945 as an architectural advisor to the *Chicago Tribune*.

Evaluation of Neighborhood Impact

The Douglas House is situated on a 2.13-acre parcel at the southwest corner of Mayflower and Deerpath Roads. The northeast-facing residence is set back about 75 feet from Deerpath Road and 150 feet back from Mayflower Road. Views of the house are obscured from the public right-of-way by dense foliage and trees along its boundaries. It is not part of a cohesive group of houses from a similar era or that display harmonious architectural styles, massing, heights, materials, or setbacks.

Houses in the vicinity of the Douglas House are set far back on their parcels and accessed via long-private driveways. Some are not visible at all from the public right-of-way due to deep setbacks and dense foliage. Nearby houses feature a wide variety of styles built in different eras that face different directions and are disconnected from one another. There is no uniform character of size, height, roofline, or materials found. For these reasons, it was determined that the demolition of this house would not constitute a negative impact on the existing character of the neighborhood.

Person Responsible for Performing the Study

Jean L. Guarino, Ph.D., has worked as an independent architectural historian since 1998, documenting hundreds of buildings through local and national landmark nominations, architectural survey work, and Historic American Buildings Survey (HABS) projects. All projects involve conducting site inspections and intensive research to develop physical descriptions of, and historical context essays for, historic buildings/sites. Clients include architectural firms, non-profit organizations, developers and municipalities, including the City of Chicago. Dr. Guarino has taught design history classes in The School of the Art Institute's Art History Department. She is the co-author of a book titled, *Benjamin H. Marshall, Chicago Architect* (Acanthus Press, 2016), and a contributor to the book *Art Deco Chicago* (Yale University Press, 2018).

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"Rising at 5240 Sheridan Road," *Chicago Tribune*, July 8, 1928.

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"Tall Building for Winthrop and Lawrence," *Chicago Tribune*, April 23, 1929.

"Tribune Offers $24,000 for Best New Home Designs," *Chicago Tribune*, September 16, 1945.

"2 More Hotels Will Go Up on Uptown Sites," *Chicago Tribune*, August 14, 1927.

"210 East Pearson Street," *Chicago Tribune*, March 13, 1927.

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"Uptown to Have a 'World's Most Beautiful Ballroom,'" *Chicago Tribune*, May 10, 1925.

"Uptown Square District," Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, October 6, 2016.

Wagner, Robert, "Lake Forest Historic District," National Register of Historic Places nomination, June 4, 1976.

"Wedding Unites Ann Warton and Wm. C. Douglas," *Chicago Tribune*, January 28, 1951.

"Work Under Way on New $150,000 Terminal Hangar," *Suburbanite Economist*, June 19, 1931.

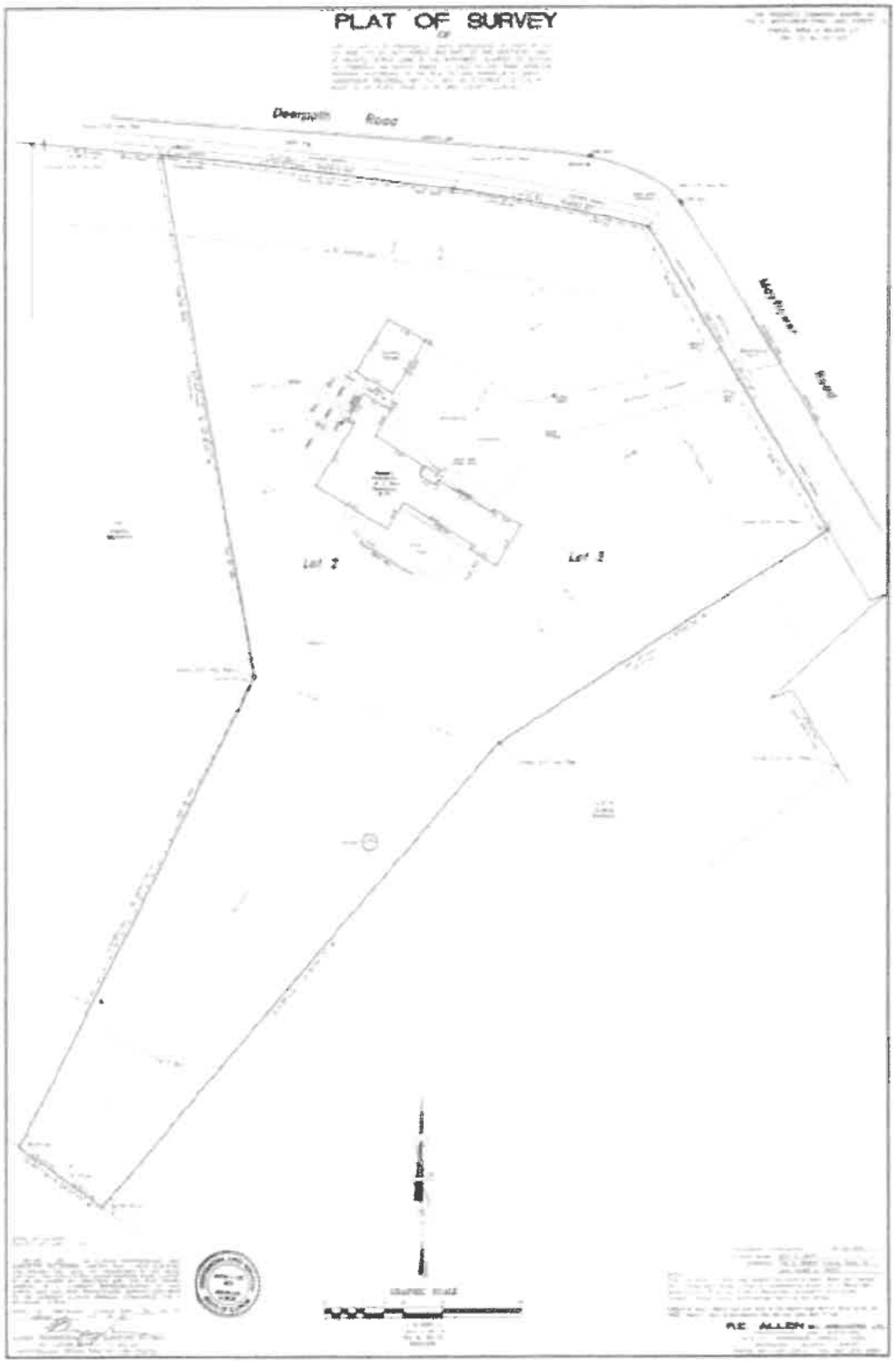
List of Attachments

Attachment A:	Site Plan, 2023
Attachment B:	Exterior photographs, December 2023
Attachment C:	Floor Plans, 2023
Attachment D:	Interior photographs, December 2023
Attachment E:	Photographs/Illustrations of buildings designed by Huszagh & Hill and Boyd Hill

Supplemental Materials

ATTACHMENT A:

SITE PLAN, 2023


PLAT OF SURVEY
Deerpath Road
Mayflower Road
Lot 2
Lot 1

ATTACHMENT B:

EXTERIOR PHOTOGRAPHS, DECEMBER 2023

Front façade from street showing truncated brick walls flanking driveway.

Front façade of main block (center), flanking living room/sunporch wing (left), and breakfast wing/garage (right).

View of attached garage from driveway.

Front façade of main block, view southwest from driveway.

Front façade of main block, window detail.

Front façade of main block, window detail.

Overhead doors of attached three-car garage.

Covered breezeway between house and three-car garage with entrance to the breakfast room wing on the left.

Entrance to the breakfast room wing.

Front façade of living room/sunporch wing, showing main entrance on the right.

Front façade of living room, view northwest.

Front façade, view northwest.

East façade of sunporch on the left, view northwest.

Sunporch/living room wing in foreground, view north.

Sunporch/living room wing, view north.

East façade of two-story main block with living room/sunporch wing in foreground.

Rear façade of living room.

Rear façade of house, view northeast.

Rear façade of main block, view northeast.

Rear façade of main block, view southeast toward terrace.

Rear façade of house, view southeast toward terrace.

Rear façade of the living room/sunporch wing, view southeast.

East façade of two-story main block, view northwest.

West façade of main block, view southeast.

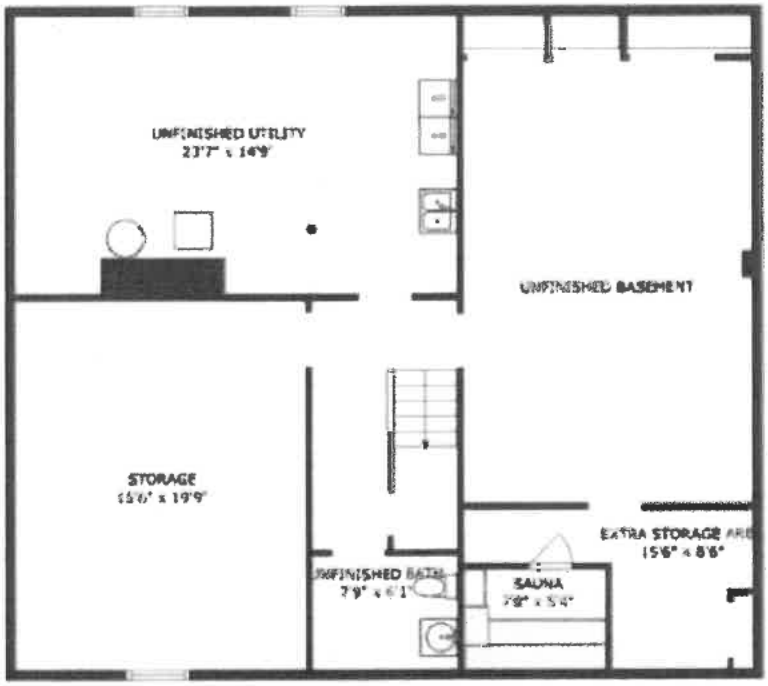
West façade of house with breakfast wing in the center, view southeast.

West façade of house with garage on the left, view southwest.

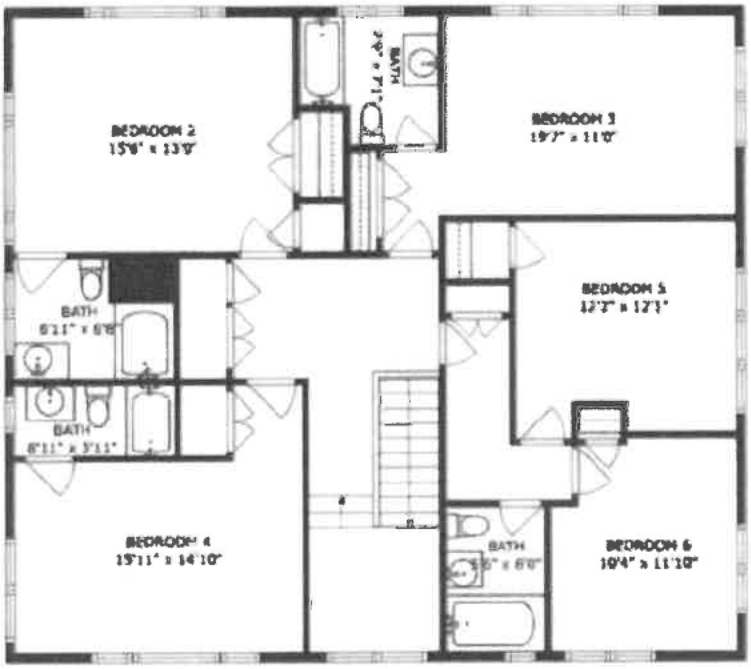
ATTACHMENT C:

FLOOR PLANS, 2023

First floor plan.



Basement (above) and second floor (below) plans.



ATTACHMENT D:

INTERIOR PHOTOGRAPHS, DECEMBER 2023

Front entrance foyer.

Living room with parquet flooring.

Living room picture window.

Living room fireplace flanked by doors to sunporch.

Sunporch with stone flooring and sliding exterior doors.

Wood paneled double doors between sunporch and living room.

Living room, looking toward front hallway.

Wood paneled wall with built-in cabinets and fireplace in the first-floor den, which has parquet flooring.

Detail of fireplace with curving marble surround built into the wall of the den.

Built-in cabinet in the den.

Built-in bookcases flanking picture window in the den.

First floor bedroom (Bedroom 1) with picture window and parquet flooring.

First floor bathroom with double sink, toilet, tub, and shower.

Hallway with parquet flooring connecting the one-story wing to the two-story main block.

Main stairway with geometric wood railings painted black.

Dining room with parquet flooring.

Dining room, looking into kitchen.

Kitchen, looking into dining room.

Kitchen with original cabinets and countertop.

Views of original 1950s kitchen.

Views of original 1950s kitchen.

Views of original 1950s kitchen and breakfast room.

Second floor stair landing.

Second floor stair landing with built-in linen closet (below).

Views of Bedroom 1.

Bedroom 2's ensuite bathroom.

Bedroom 3 and its ensuite bathroom.

Bedroom 4 and its ensuite bathroom.

Bedroom 5.

Bedroom 6.

Ensuite bathroom serving Bedrooms 5 and 6.

Basement stairway.

Unenclosed basement toilet room.

Unfinished basement storage room.

Unfinished basement storage room.

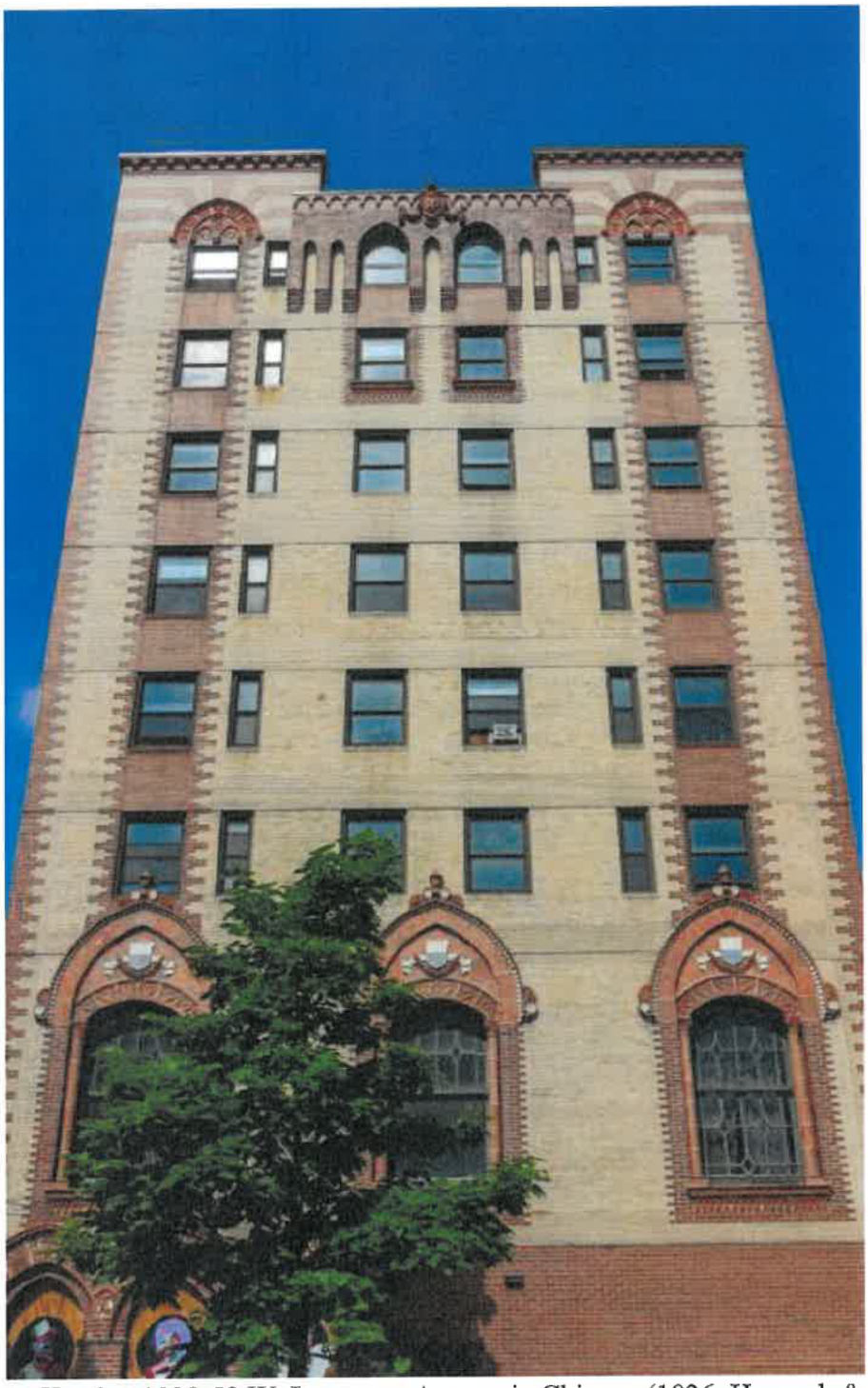
Unfinished basement laundry/mechanical room.

Garage interior.

ATTACHMENT E:

PHOTOGRAPHS/ILLUSTRATIONS OF BUILDINGS DESIGNED BY HUSZAGH & HILL AND BOYD HILL

Aragon Ballroom at 1106 W. Lawrence Avenue, Chicago (1926; Huszagh & Hill).



Viceroy Hotel at 1039-53 W. Lawrence Avenue in Chicago (1926; Huszagh & Hill).

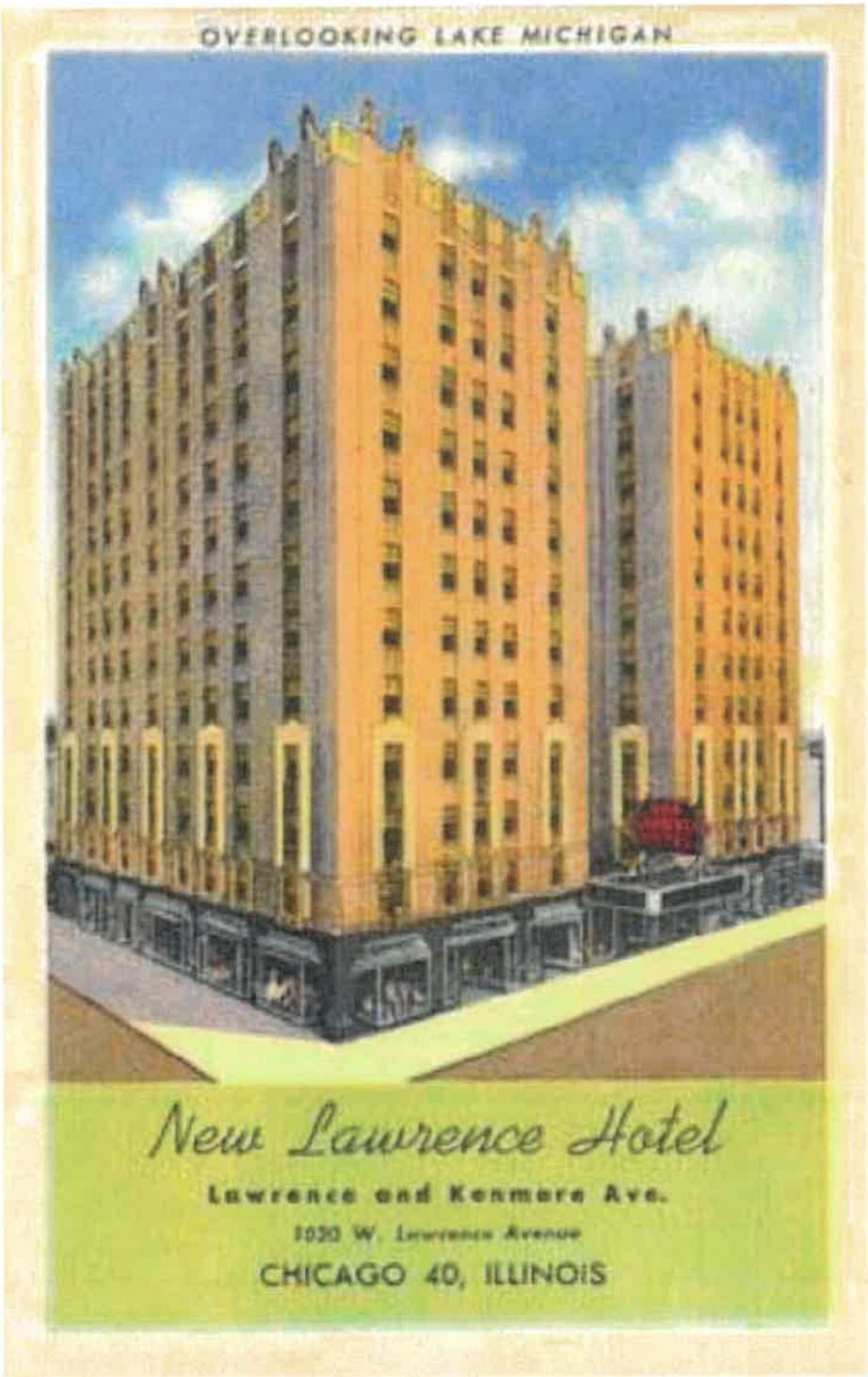


Illustration of the New Lawrence Hotel at 1020 W. Lawrence Ave. (Huszagh & Hill; 1928).

1540 LAKE SHORE DRIVE HUSZAGH & HILL, Architects

AVERY BRUNDAGE

General Contractor

110 So. Dearborn Street

CHICAGO

Telephone Central 7762-3

1540 N. Lake Shore Drive Building (1926; Huszagh & Hill).

200 E. Pearson Street Building, Chicago (1927; Huszagh & Hill).

5240 N. Sheridan Road Building, Chicago (1928; Huszagh & Hill).

Fred Shafer House at 255 Maple Court, Lake Forest (1937; Boyd Hill).

James Forlander House at 900 N. Maplewood, Lake Forest (1946; Boyd Hill).

Telfer MacArthur House at 485 E. Westminster Road, Lake Forest (c. 1950; Boyd Hill).

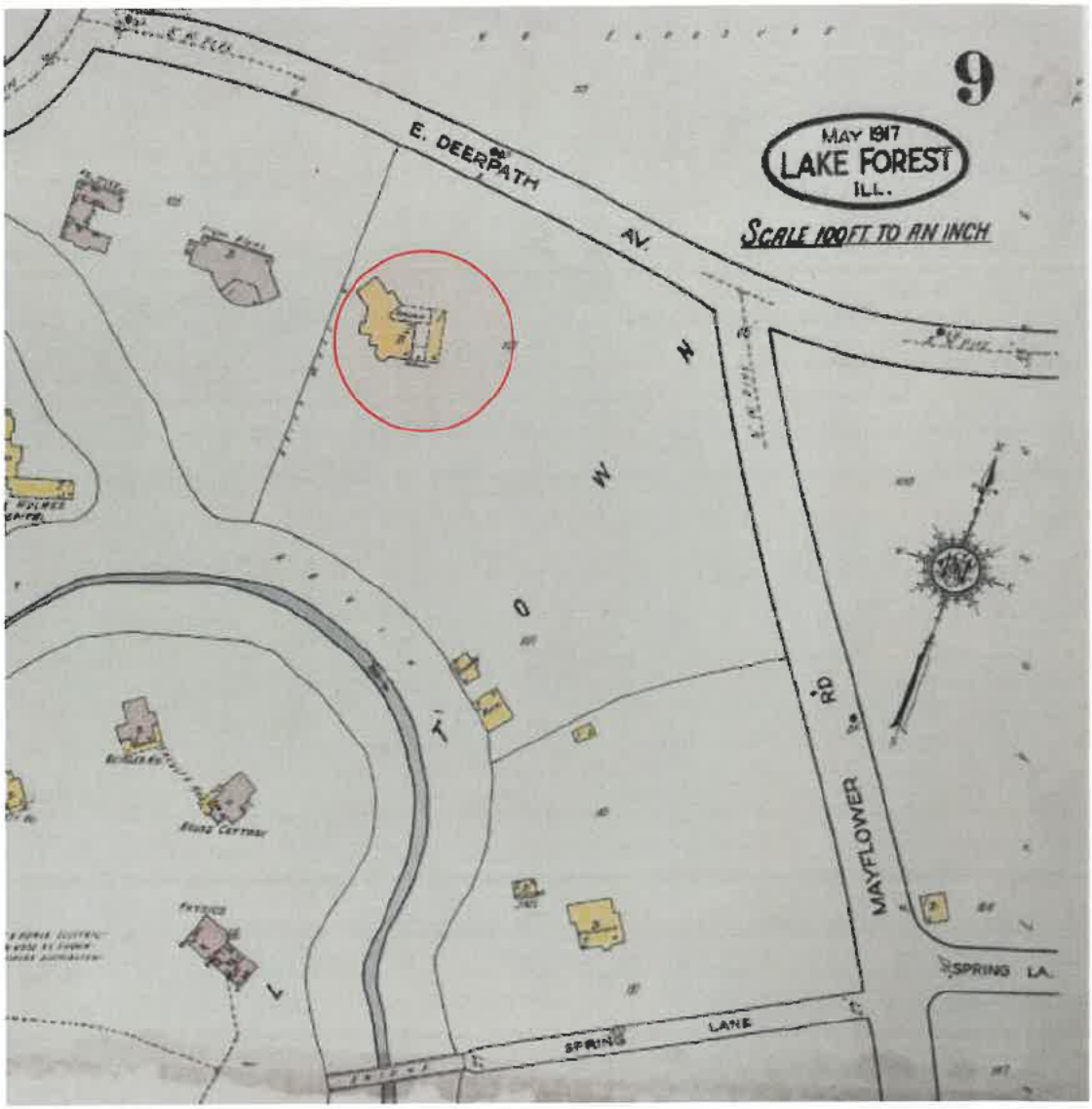
DeWitt W. Buchanan Jr. House at 541 E. Woodland Road, Lake Forest (1957; Boyd Hill).

Front and rear views of the Clarence H. Ross House at 540 Pine Lane, Lake Forest (1956; Boyd Hill).

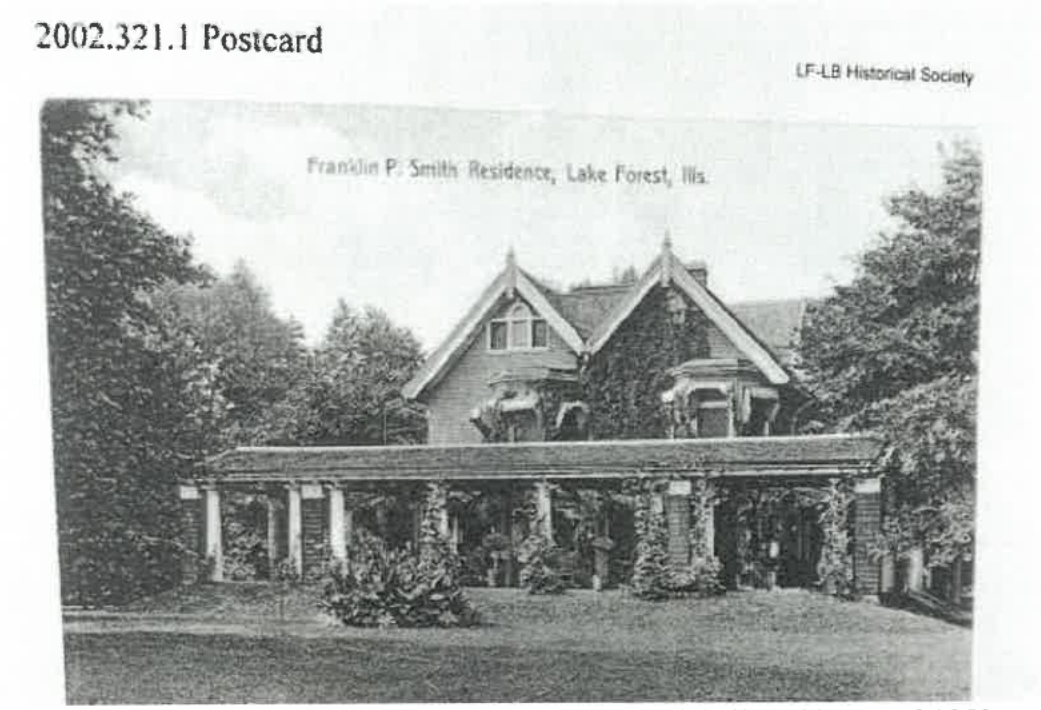
Front and rear views of the Clymer S. Bowen House at 529 Pine Lane, Lake Forest (1958; Boyd Hill).

Front façade (top) and main entrance (bottom) of the David H. Betts House at 681 Mayflower Road, Lake Forest (1959; Boyd Hill).

SUPPLEMENTAL MATERIALS

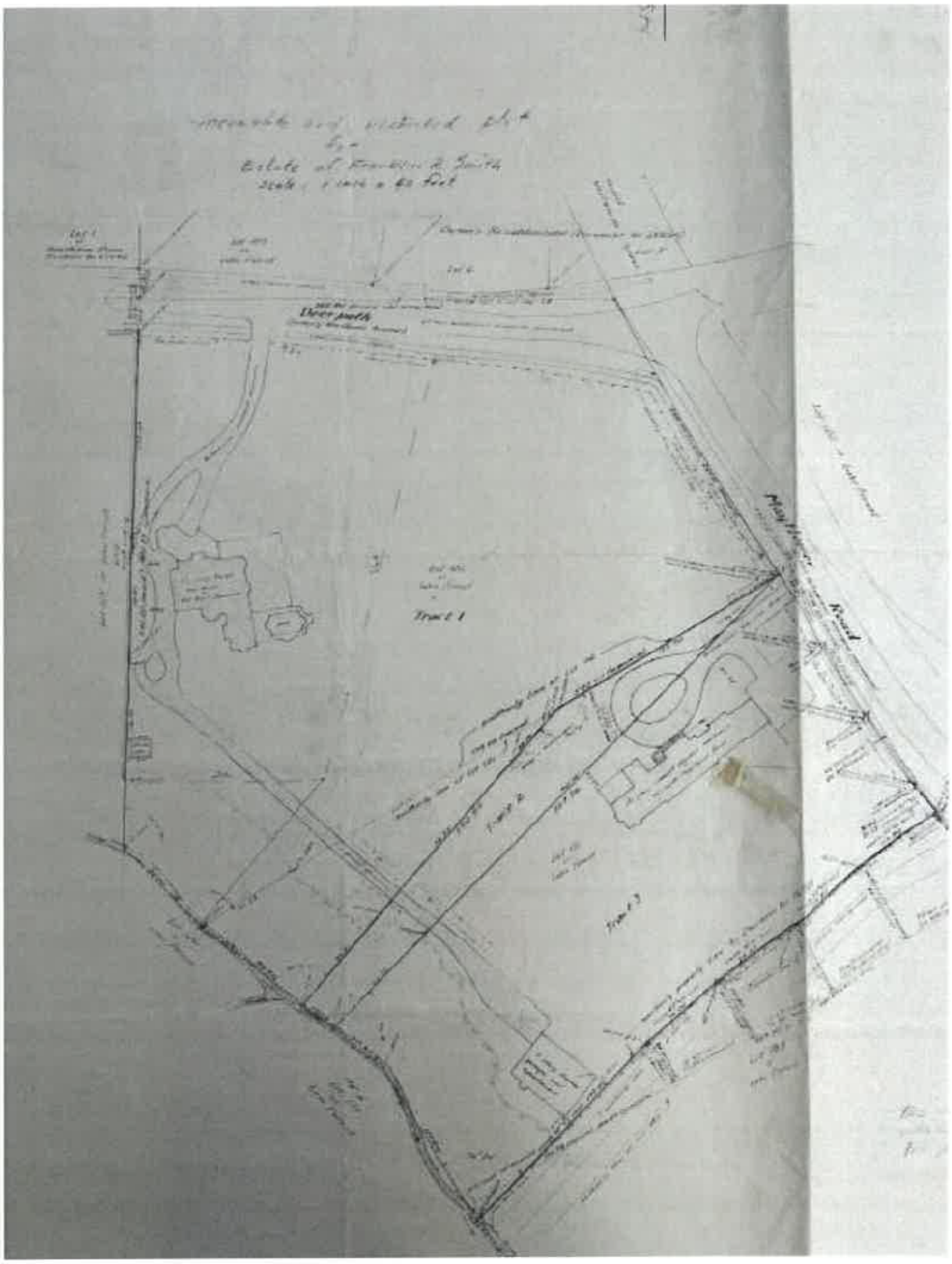


Sanborn Fire Insurance Map for Lake Forest, Illinois, 1917. View showing the footprint Franklin P. Smith House on its original parcel at the southwest corner of Deerpath Avenue and Mayflower Road prior to the property's 1952 subdivision into four lots.

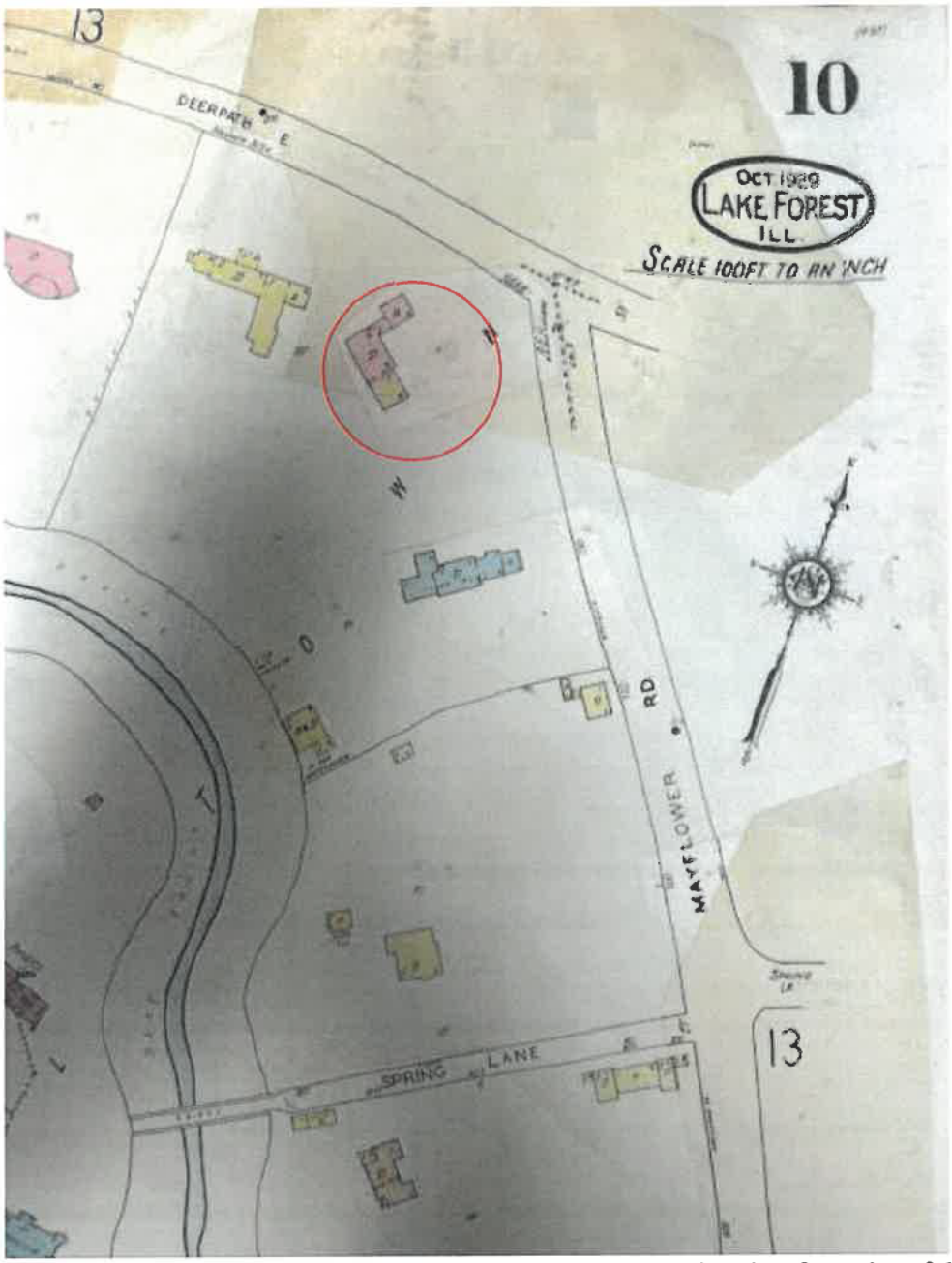


Franklin P. Smith Residence at 815 E. Deerpath Road, built 1890s; razed 1950s.

House at 730 Mayflower Road, which was built in 1929 on the Franklin P. Smith property. It was commissioned by Franklin P. Smith as a wedding present for his daughter, Daisiana Smith, who married John T. Pirie, Jr. in 1928.



James Anderson Co., Plat for Estate of Franklin P. Smith, November 13, 1951; revised on December 19, 1951.



Sanborn Fire Insurance Map for Lake Forest, 1929; revised 1963, showing footprint of the William C. Douglas House.

FEE 167 67

No. 4274
Feb 25 1955

THE CITY OF LAKE FOREST
APPLICATION FOR BUILDING PERMIT
AND FOR A CERTIFICATE OF OCCUPANCY

As prescribed by the Building Code and Zoning Ordinance of Lake Forest.

Lake Forest, Ill. February 24 1955

The undersigned Nelson-Johnson Inc. hereby applies to the City of Lake Forest, Illinois, for a Permit to construct, alter, repair or construct the following described structure or part thereof:

A 1 and 2 story Residence
(Type of structure such as Residence, Garage, etc.)

to be used as a One family
(Kind of Occupancy)

located at No. 750 N. Street Mayflower Rd. on Lot 2 and 3 Block

Subdivision Franklin P. Smith

Zone Section location NW ¼, Section 34, Township 44 North, Range 12 East of the 3rd P.M.

The proposed structure (is) (~~is not~~) to be, within the Fire Limits, constructed of frame and brick veneer (Kind of Material) consisting of 11 rooms, 1 attic, 1 basement. There will be 7 bath rooms; toilet rooms. Plumbing fixtures include 8 lavatories; 7 toilets; 5 bath tubs; 1 showers; 1 laundry tubs; 1 sinks and (Other Plumbing)

The Building will be heated by Hot water (Kind of heat such as hot water) using oil (Kind of Fuel) There (will) (~~will not~~) be domestic hot water using gas (Kind of Fuel)

all more fully set forth in the plans and specifications submitted with this application.
The estimated cost of the work contemplated, including pipe trades, and all construction work necessary to complete the structure is $ 50,000.00

The cubical content of the building or alteration is cubic feet.

This estimate is made by Donald J Johnson Title President

Address 2018 Cooke Ct. Waukegan, Ill. Telephone WH 7-1881

Owner William C. Douglas

Address 789 Ellenwood Lake Forest Telephone 2180

Application is also made for a Certificate of Occupancy to occupy and use the premises as above set forth, said certificate to be issued after the completion and acceptance of the building.
If granted the Permit applied for and a Certificate of Occupancy is issued, I or We hereby agree to construct, alter, repair or construct, and to use said building and premises only for the kind of occupancy designated above, in strict compliance with the provisions of the Zoning Ordinance, Building Code and Health Regulations of the City of Lake Forest.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of ~~his~~ knowledge and belief.

Signature Donald J Johnson Pres. Nelson-Johnson Inc.
(Owner or Authorized Agent)

Address 2018 Cooke Ct. Waukegan, Ill.

NOTE: Accompanying this application is a plat, in duplicate, drawn to scale showing the actual dimensions of the lot to be built upon, the area of the lot, the size, and location of all buildings, the location of the sanitary sewer, storm water drains, water service, gas service, light and power service and telephone service. The said plat shall be drawn on 8½" x 13" sheet, provided adequate and complete details can be shown on this size drawing.

Building Permit No. Issued 19

Certificate of Occupancy No. Issued 19

5-1-55

Fee 22.50 No. 9366

THE CITY OF LAKE FOREST
APPLICATION FOR BUILDING PERMIT

As prescribed by the Building Code and Zoning Ordinance of Lake Forest
(Please Print or Type)

Lake Forest, Ill., AUG 10 19 68

The undersigned CHRIS LARSEN & SON hereby applies to The City of Lake Forest, Illinois, for a Permit to construct, alter, repair or the following described structure or part thereof:

A ... story Tool Shed & Windows for Porch. located at
(Type of structure such as Dwelling, Garage, etc.)

to be used as ...
(Kind of Occupancy such as Single Family Dwelling, etc.)

No 750 N. Street MAYFLOWER AVE. on ... Lot ... Block ...

Subdivision ...

Zone ... Section Location ... ¼, Section ..., T ... N, R ... E. of the 3rd P.M.

The proposed structure is to be constructed of ...
(Kind of Material)
..., consisting of ... rooms, ... attic, ... basement. There will be ... bath rooms, ... toilet rooms. Plumbing fixtures include ... lavatories; ... toilets; ... bath tubs; ... showers; ... laundry tubs; ... sinks and ...
(Other Plumbing)

The Building will be heated by ...
(Kind of heat such as hot water)
using ...
(Kind of Fuel)

There will / will not be domestic hot water using ... There will / will not be air conditioning ...

all more fully set forth in the plans and specifications submitted with this application.
The estimated cost of the work contemplated, including pipe trades, and all construction work necessary to complete the structure is $ 450 00

The Ground Floor Area of the building (exclusive of attached garage, porches, etc.) is ... square feet.

This estimate is made by JAMES T. LARSEN Title OWNER

Address 139 LAUREL AVE Telephone 234-2778

Owner WILLIAM C. DOUGLAS

Address 750 N. MAYFLOWER Telephone 234-2180

Application is also made for a Certificate of Occupancy to occupy and use the premises as above set forth, said certificate to be issued after completion, but before occupancy, of the building.
If granted the Permit applied for and a Certificate of Occupancy is issued, I or We hereby agree to construct, alter, repair or ... and to use said building and premises, only for the kind of occupancy designated above, in strict compliance with the provisions of the Zoning Ordinance, Building Code and Health Regulations of The City of Lake Forest.

The Applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of knowledge and belief.

Signature ...
(Owner)

Address ...

NOTE: With this drawing there shall be submitted two complete set of plans and specifications for the proposed work together with an accurate plot plan, in duplicate, drawn to scale on a sheet 8½" x 11", showing the legal description, the area and the actual dimensions of the lot to be built upon; the over-all dimensions and location of all existing and proposed buildings on the lot with distances of all buildings from lot lines; the proposed first floor elevation of the structure to be built, the proposed ground grades at the structure, the elevation of the sidewalk or pavement in front of the structure, and the ground elevations at all lot corners; the proposed location for sanitary sewer connections or private sewerage-treatment works; and the proposed locations for connections to water mains, storm water sewers, gas mains, electric services and telephone services.

A plot plan will not be required with applications for permits to make alterations or repairs to the interior of a structure or for repairs to the exterior of an existing structure.

Building Permit No. ... Issued ... 19 ...

Certificate of Occupancy No. ... Issued ... 19 ...

LIST ALL CONTRACTORS AND SUBCONTRACTORS ON REVERSE SIDE

Form 20-10-1000-1-66 Redmond

Fee 11.00 No 0853

THE CITY OF LAKE FOREST
APPLICATION FOR BUILDING PERMIT

As prescribed by the Building Code and Zoning Ordinance of Lake Forest
(Please Print or Type)

Lake Forest, Ill., 19

The undersigned X A. Security Roofing Co. hereby applies to The City of Lake Forest, Illinois, for a Permit to construct, alter, repair or X Re Roof the following described structure or part thereof:

A story (Type of structure such as Dwelling, Garage, etc.)

to be used as a (Kind of Occupancy such as Single Family Dwelling, etc.) located at

X No. 750 Street Mayflower on Lot Block

Subdivision

Zone Section Location ¼, Section , T N, R E of the 3rd P.M.

The proposed structure is to be constructed of (Kind of Material) consisting of rooms, attic, basement. There will be bath rooms; toilet rooms. Plumbing fixtures include lavatories; toilets; bath tubs; showers; laundry tubs; sinks and (Other Plumbing)

The Building will be heated by (Kind of heat such as hot water) using (Kind of Fuel)

There will / will not be domestic hot water using. There will / will not be air conditioning

all more fully set forth in the plans and specifications submitted with this application.
The estimated cost of the work contemplated, including pipe trades, and all construction work necessary to complete the structure is $ 2200.00

The Ground Floor Area of the building (exclusive of attached garage, porches, etc.) is square feet.

This estimate is made by W. W. Baker, A. Security Roofing Co. Title Owner

X Address 111 Arlington Dr. Telephone 362-0850

X Owner William Douglas

X Address 750 Mayflower Telephone

Application is also made for a Certificate of Occupancy to occupy and use the premises as above set forth, said certificate to be issued after completion but before occupancy, of the building.
If granted the Permit applied for and a Certificate of Occupancy is issued, I or We hereby agree to construct, alter, repair or and to use said building and premises, only for the kind of occupancy designated above, in strict compliance with the provisions of the Zoning Ordinance, Building Code and Health Regulations of The City of Lake Forest.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of knowledge and belief.

X Signature W. W. Baker (Owner)

Address 111 Arlington Dr. Lake Forest, Ill.

NOTE: With this drawing there shall be submitted two complete set of plans and specifications for the proposed work together with an accurate plot plan, in duplicate, drawn to scale on a sheet 8½" x 11", showing the legal description, the area and the actual dimensions of the lot to be built upon; the over-all dimensions and location of all existing and proposed buildings on the lot with distances of all buildings from lot lines; the proposed first floor elevation of the structure to be built, the proposed ground grades at the structure, the elevation of the sidewalk or pavement in front of the structure, and the ground elevations at all lot corners; the proposed location for sanitary sewer connections or private sewerage-treatment works; and the proposed locations for connections to water mains, storm water sewers, gas mains, electric services and telephone services.

A plot plan will not be required with applications for permits to make alterations or repairs to the interior of a structure or for repairs to the exterior of an existing structure.

Building Permit No. Issued 19

Certificate of Occupancy No. Issued 19

LIST ALL CONTRACTORS AND SUBCONTRACTORS ON REVERSE SIDE

Form 20-10 (1962) 8-66 Reitman

Directions: East on Deerpath to Southwest corner of Mayflower, drive off Mayflower.

Address: 750 Mayflower Road 5578
City: Lake Forest, Illinois
Constr: Brick
Style: Contemporary - Boyd Hill-Architect
Roof: Composition
Built: 1955-56 Faces: Northeast

Lot Size: Approximately: 2+ acres — $ 220,000

Rms.	Bed.	Baths	Heat	Cent
11	6	5½	Gas HW	app. $70/mo.

Year — Taxes	Porches	Garage	Elect: 220V-110V
~~1973~~	One	3 car Breezeway	
~~$ 5238.18~~	Terrace		

Contract:

Basmt: Large compartmented - storage; sauna; recreation room; furnace room.
1st: Large foyer; powder room; Living room w/fireplace; dining room; library w/fpl. & wet bar; sun rm; large kitchen-dining area, laundry area, D&D, 2 ranges, 2 refrigerators; Master bedroom suite, large dressing area, double basins, shower and tub.
2nd: Three family bedrooms; three baths; two maids rooms and bath.
Flood Insured Insurance may be required by Lender

LR 26 x 18
DR 16 x 14
K 24x9 + 15x15
Sun: 22 x 13
Lib: 16 x 15
BR's 18 x 14
16 x 13
16 x 12
16 x 11+
12 x 12
12 x 10

Check: School: Grade: Sheridan HS: Deerpath HS: Lake Forest, ESW
Transp: RR: C&NW Bus: O'Hare Airport Other: L.F. Day, Parochial
Mortgage: Existing Available: L.F. Academy, Ferry Hall, Barat, L.F. College
City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank
Special Assessments $ None for
Remarks and any special conditions: In well established Lake Forest East location. One block from Lake. Beautiful landscaping - ideal family home, lends itself to formal and/or informal living. Inclusions: all floor and window coverings presently in house.

Possession: Immediate
Reason for Sale: Other
Title: CT&T

Titleholder: Haffner, C.C., Jr. Brokerage Fee: 6% 50/50 split

FILE COPY

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For office use only 072175 REALTOR® Office: QUINLAN AND TYSON, Inc., LF Phone: 234-8000
Sales Person: Kathryn Ager Jelcks Home Phone: 234-0809

TWO KEEN YOUNG MODERNS, Ralph D. Huszagh (right) and Boyd Hill, of Huszagh & Hill, Architects, who planned the New Lawrence, a monument to modern, effortless living

Photos of Ralph Huszagh & Boyd Hill, published in the *Chicago Tribune*, March 26, 1929.

Dipping into cheese fondue while planning benefit for Skiers Training Trust Jan. 26 are Mrs. Robert Wilson (left), Mrs. William C. Douglas, Mr. Douglas (left), and Mr. Wilson (B photo).

Photo of William D. Douglas (second from left) and Ann (Warton) Douglas (far right), published in the *Chicago Tribune*, January 18, 1962.

L A K E F O R E S T
LANDMARK
DEVELOPMENT COMPANY

ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

HISTORIC PRESERVATION COMMISSION
STATEMENT OF INTENT
CERTIFICATE OF APPROPRIATENESS
DEMOLITION CRITERIA
750 N. MAYFLOWER ROAD, LAKE FOREST

Date: June 14, 2024

PROJECT:
REQUEST FOR NEW CONSTRUCTION AND DEMOLITION
750 N. Mayflower Road, Lake Forest, IL 60045

Statement of Intent:

The Historic Preservation Commission Application is attached. Part one is submitted to obtain approval of a Certificate of Appropriateness for the proposed new home. Part two addresses the request for demolition of the existing structure located at 750 N. Mayflower Road.

The homeowners, John and Monica Dilenschneider, are longtime residents of Lake Forest and have lived in Lake Forest for many years. After evaluating and studying many properties, they finally found 750 N. Mayflower Road. Our proposal for this new home embodies a classic, timeless, thoughtful design that enhances the property and the neighborhood. This graceful design includes formal massing and proportion, intricate and elegant detailing, and natural materials of the highest quality. This traditional French home incorporates a hierarchy of massing, with a two-story central portion, cascading wings, and open porches that integrate into the equally, thoughtfully conceived landscape. This elegant home and landscape will dramatically improve the property and will appear as a home that is original to the streetscape of this unique Mayflower Road neighborhood.

The original structure was built in 1955 and has not been cared for in many years. The existing home is over 4500 square feet and is not a unique example of an authentic historic architectural style. It does not represent the elements typically supported by the Historic Preservation Commission.

This application requests to demolish the existing structure and replacing it with a vastly improved home. Our proposal preserves the streetscape because the new home is sited similarly to the footprint of the existing house. The proportion of home to land and open space is improved since the new proposed home is set further back from the street. In addition, we are proposing enhanced landscaping of the property. A new curb cut on Deerpath is proposed. The new home will be constructed of high-quality natural materials and will blend harmoniously with the fabric of the existing historic neighborhood and its mix of historic and new homes.

We are very dedicated about maintaining both the character and the history of the neighborhood. We have been sensitive in proposing significant improvements to this property while meeting the needs of modern family living.

LAKE FOREST
LANDMARK
DEVELOPMENT COMPANY

ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

Part One - Certificate of Appropriateness:

The first part of this application addresses a Certificate of Appropriateness for the proposed replacement structure. The proposed project satisfies the following relevant ***Standards*** for granting the Certificate of Appropriateness forreplacement structure to 750 N. Mayflower Road and will generally improve the overall appearance of and enhance the property. Detailed evidence addressing the fourteen standards for granting the request is provided below:

1. ***Height.*** The height of the central massing is 40 ft. There are secondary roof lines transitioning down to 18 ft at the wings. The proposed structure's roof lines are visually compatible with neighboring homes.

2. ***Proportion of front façade.*** The relationship of the width to height of the proposed home's massing is visually compatible with the neighboring homes.

3. ***Proportion of openings.*** The relationship of the width to height of the windows and doors in the proposed new home's elevations are well balanced in a symmetrical composition.

4. ***Rhythm of solids to voids in front façade.*** The front façade of the proposed new home exemplifies a symmetrical, traditional colonial composition with a strong center entrance and flanking secondary wings. The fenestration pattern is characterized by simulated divided light, casement windows with transoms.

5. ***Rhythm of spacing and structures on streets.***
The proposed new home will be compatible with and will not adversely impact the neighborhood character. The distinguishing feature of this area is the relationship of the landscape to the built structures within the fabric of the picturesque country lane of Deerpath and Mayflower. The proposed home will maintain the rhythm of spacing and structures on the surrounding roads.

6. ***Rhythm of entrance porches.*** A common theme throughout many historic designs are the traditional porch elements utilized on the first floor which is included in this design. We have proposed several porch elements with historic references which serve to complement and enhance the design and provide a human scale. The proposed front elevation will include a traditional entry portico and side porches. The new front door is in a similar location as the existing entrance. There are examples of these porch elements on other historical homes of similar style in Lake Forest and in this neighborhood.

7. ***Relationship of materials and texture.*** The new home will be constructed of high-quality, timeless natural materials and will blend seamlessly with the fabric of the existing historic neighborhood and its mix of historic and new homes. It is proposed in natural Lannon stone with limestone details, aluminum clad casement windows, Lannon stone chimneys, and a slate roof. The porch elements are proposed in Indiana limestone. The entry drive and service entrance will be crushed stone and stone pavers.

8. ***Roof shapes.*** The new home has predominantly hip roof forms for the primary massing and for the secondary massing. The garage is expressed as a separate secondary mass with hip roof forms. All roof shapes are consistent with historic classical architecture in the neighborhood.

LAKE FOREST
LANDMARK
DEVELOPMENT COMPANY

ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

9. ***Walls of continuity.*** The proposed front facade of the new home will enhance the property. The articulation of the walls, dormers, windows, and porches create a cohesive wall of continuity which will improve the appearance of the property from the street.

10. ***Scale of structure.*** The size and mass of the proposed new home is compatible in relation to the open space of the property, along with the articulation of all four elevations, fenestration patterns, dormers and porches are visually compatible with the neighboring properties. Since the scale of the existing structure is consistent with many historic homes in the area and on Mayflower, the new home will be a dramatic improvement.

11. ***Directional expression of front elevation.*** The directional expression of the front elevation of the proposed new house is sited similarly to the existing structure, but further back from the street. The proposed design and directional expression will facilitate a better composition for the site and an improved driveway position.

12. ***The distinguishing original qualities or character of the property, structure, site or object and its environment shall not be destroyed.*** The new structure is sited similarly as the existing structure. The new structure will be parallel to the corner of the property. The character of the property will be preserved, and improved upon by maximizing the potential that the property has aesthetically and architecturally. The original qualities of proportion of home to property is improved.

13. ***Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.*** Agreed.

14. ***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 compatibility.*** Our collective goal for the design of this project is to create a traditional, understated structure within the landscape. This integration of the house and landscape has precedence with examples of historic architectural design and would contribute to the rich architectural heritage of Lake Forest, specifically in the iconic neighborhoods around Deerpath and Mayflower. The new home's massing, multi-level roof heights, entry portico, side porches, windows, French doors, and covered entries all serve to preserve and enhance the character of the property. The proposed home with traditional materials will match seamlessly with the iconic neighborhood of Mayflower Road.

15. ***Repair to deteriorated features.*** This standard does not apply.

16. ***Surface cleaning.*** This standard does not apply.

17. ***Reversibility of additions and alterations.*** This standard does not apply.

L A K E F O R E S T
LANDMARK
DEVELOPMENT COMPANY

ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
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Part Two - Demolition Criteria:

The proposed project satisfies the following relevant ***Standards*** for granting the Certificate of Appropriateness for demolition and will generally improve the overall appearance of the property on Lake Road. The detailed evidence addressing the five standards for granting the demolition request is provided below:

1. ***Whether the property, structure or object is of such historic, cultural, architectural, or archeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state:***

The existing structure does not exhibit historic, cultural, architectural, or archeological significance and the demolition of the existing structure would not be detrimental to the public interest or contrary to the general welfare of the people of the city and the state. The existing structure does not possess historic significance at a local, state, or national level. The owners have not found to merit individual distinction. There were no historic events at the property. The existing home does not have a specific architectural style, nor does it have elements of design, detail, material, or craftsmanship of good or exceptional duality. The existing structure is not a fine example of modernism, and it does not relate to the traditional architectural styles in the neighborhood.

2. ***Whether the property, structure or object contributes to the distinctive historic, cultural, architectural, or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state:***

The existing home is not a unique example of a historic architectural style, and it does not contribute to the distinctive historic, cultural, architectural, or archeological character of the district as a whole. There are no significant features that justify the home's preservation for the benefit of the people of the city and the state. The pseudo-modern style of the home does not fit into the neighborhood.

3. ***Whether the demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.***

The demolition of this structure is not contrary to the purpose and intent of the Chapter and to the objectives of the historic preservation for the applicable district. This home is not exemplary in its character and does not warrant preservation. It is not a fine example of modern architecture.

4. ***Whether the property, structure or object is of such old, unusual, or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.***

The existing structure is not of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense. The materials used are very standard and ordinary. The existing home has a white painted brick veneer and painted plywood siding exterior, asphalt shingle roof, wood casement windows with many seals broken, aluminum gutters and downspouts, low ceiling heights, a partial leaking basement, and portions are slab on grade. The existing floorplan layout does not take advantage of the best parts of the lot, with the kitchen that is very internalized. Fixing all these problems is very impractical and financially infeasible. The new proposed home will be constructed of high-quality natural materials,

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and with its traditional design, the home will blend seamlessly with the fabric of the existing neighborhood. The proposed design for the new home exemplifies a much more significant historic character than the existing structure.

5. ***Except in case where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.***

This Standard does not apply. The replacement home design is submitted and complies with all codes, ordinances, and design guidelines. It is a find example of traditional French architecture and compliments the existing traditional architecture in the neighborhood.

In conclusion, the new home is a significant improvement from the existing home and will add significant character and value to the property. We have created a sensitive and traditional design, which responds to and enhances this property and its distinctive setting.

Please note the enclosed package includes further information for your review. If you have any questions, please contact me at 847-615-0637.

Sincerely,
LAKE FOREST LANDMARK DEVELOPMENT

John Krasnodebski, President

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

- [x] Stone
- [ ] Brick
- [ ] Wood Clapboard Siding
- [ ] Wood Shingle
- [ ] Cementitious Stucco
- [ ] Other _____

Color and/or Type of Material LANNON STONE – BUFF

Foundation Material

Exposed Foundation Material CONCRETE

Window Treatment

Primary Window Type

- [ ] Double Hung
- [x] Casement
- [ ] Sliding
- [ ] Other _____

Finish and Color of Windows

- [ ] Wood (recommended)
- [x] Aluminum Clad
- [ ] Vinyl Clad
- [ ] Other _____

Color of Finish OFF WHITE

Window Muntins

- [ ] Not Provided
- [ ] 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

- [x] Limestone
- [ ] Brick
- [ ] Wood
- [ ] Other _____

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
- ☐ Other _____

Roofing

Primary Roof Material

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

Color of Material BLUE/GREY

Flashing Material

- ☒ Copper
- ☐ Other_____
- ☐ Sheet Metal

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

- ☒ Asphalt
- ☐ Poured Concrete
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

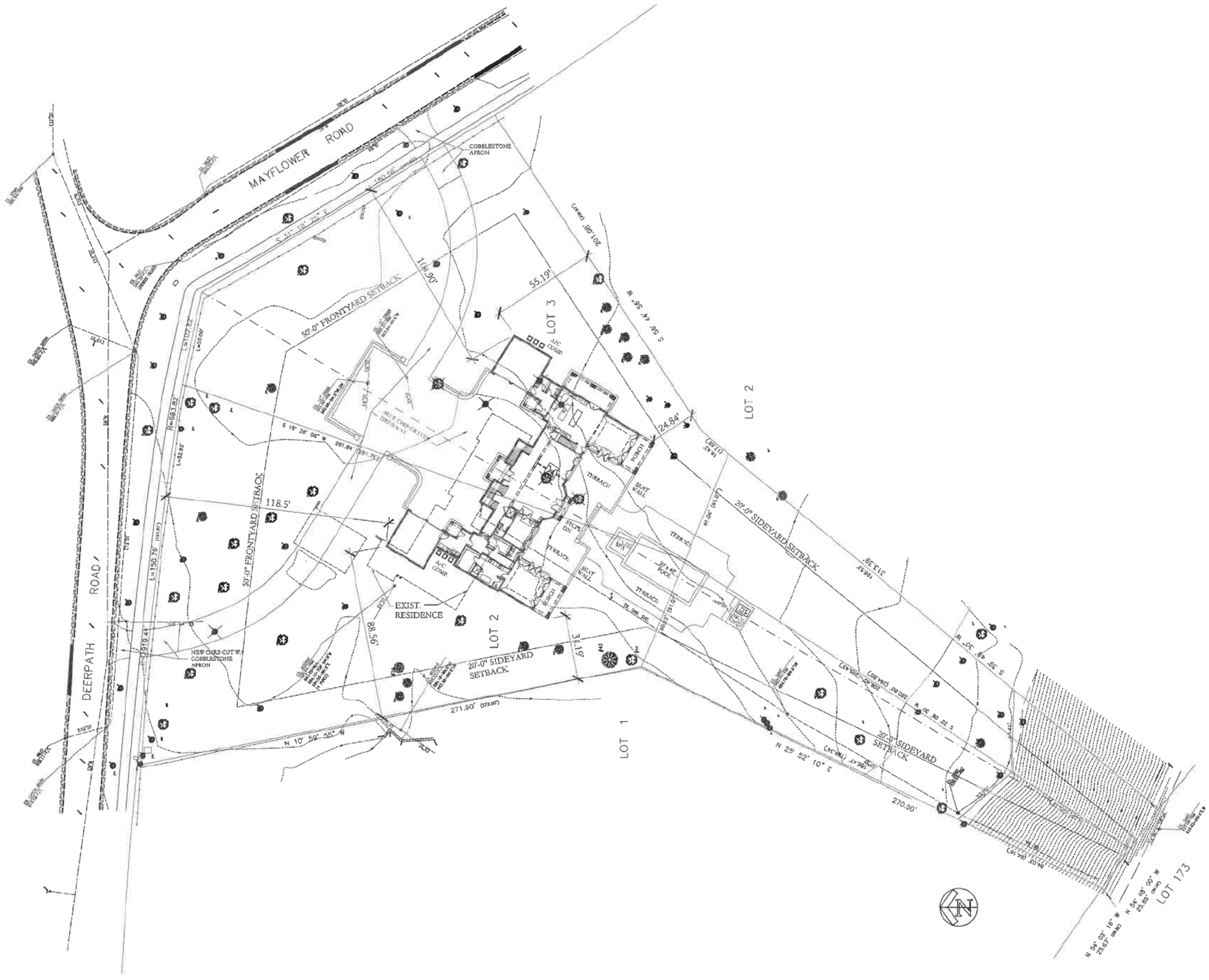
Terraces and Patios

- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____

DRAWING OF PROPOSED HOME

750 N. MAYFLOWER ROAD

SITE PLAN



SITE PLAN

SCALE: 1"=20'-0"

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

DILENSCHNEIDER RESIDENCE

750 NORTH MAYFLOWER ROAD
LAKE FOREST, ILLINOIS 60045

LANDMARK DEVELOPMENT COMPANY
222 DEERPATH RD LAKE FOREST, IL
TEL. 847.615.0937 FAX. 847.615.0110

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OVERLAY ELEVATION OF NEW AND EXISTING

OVERLAY DRAWING EXISTING HOME WITH PROPOSED HOME

1/8"=1'-0" 750 MAYFLOWER 6.6.24

NORTHEAST ELEVATION

FRONT ELEVATION

SCALE: 1"=20'-0"

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

DILENSCHNEIDER RESIDENCE

750 NORTH MAYFLOWER ROAD

LAKE FOREST, ILLINOIS 60045

LANDMARK DEVELOPMENT COMPANY
378 DEERPATH RD LAKE FOREST IL
TEL: 847.615.9037 FAX: 847.615.9116

A-5A

SOUTHWEST ELEVATION

REAR ELEVATION

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

DILENSCHNEIDER RESIDENCE
750 NORTH MAYFLOWER ROAD
LAKE FOREST, ILLINOIS 60045

LAKE FOREST
LANDMARK
DEVELOPMENT COMPANY
272 DEERPATH ROAD LAKE FOREST, IL
TEL: 847.615.0027 FAX: 847.615.0110

A-5B

WEST ELEVATION

RIGHT SIDE COURT YARD ELEVATION

RIGHT SIDE ELEVATION

EAST ELEVATION

LEFT SIDE ELEVATION

LEFT SIDE COURT YARD ELEVATION

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

DILENSCHNEIDER RESIDENCE
750 NORTH MAYFLOWER ROAD
LAKE FOREST, ILLINOIS 60045

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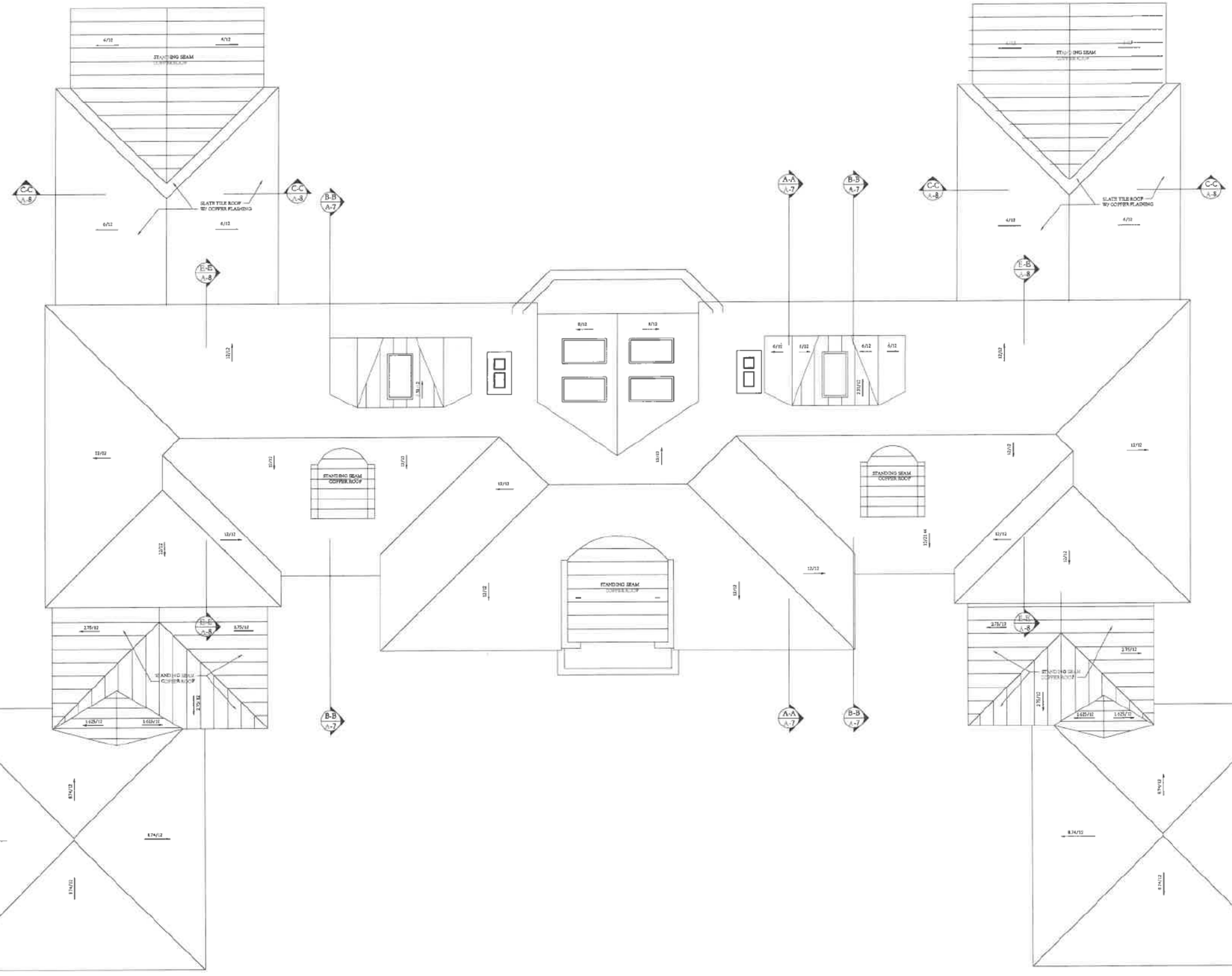
A-6



ROOF PLAN

ISSUED FOR REVIEW:
ISSUED FOR PERMIT:
ISSUED FOR BID:
ISSUED FOR CONSTRUCTION:
REVISED:

DILENSCHNEIDER RESIDENCE

750 NORTH MAYFLOWER ROAD
LAKE FOREST, ILLINOIS 60045

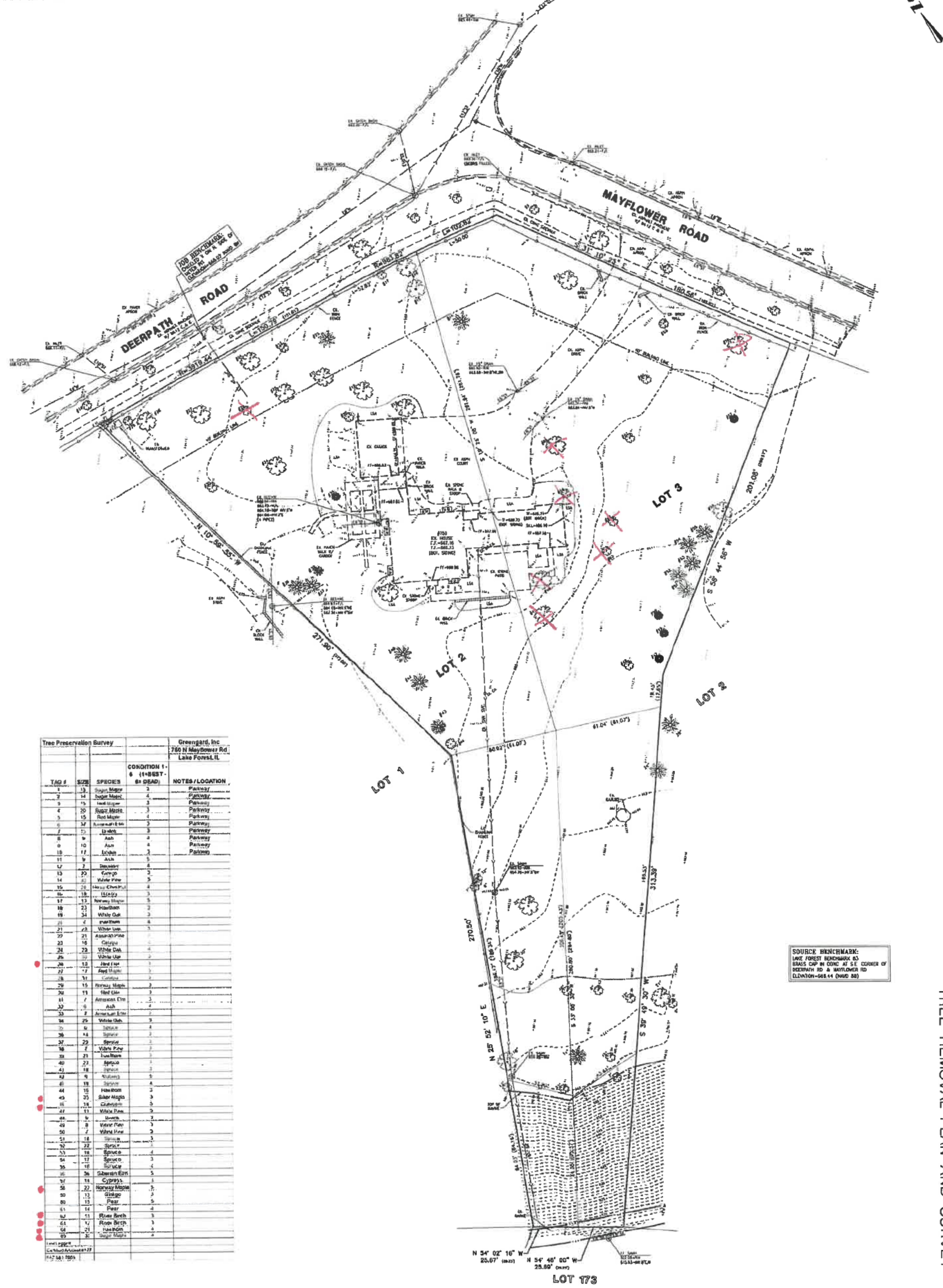
LANDMARK
DEVELOPMENT COMPANY
772 DEERPATH RD LAKE FOREST, IL
TEL: 847.615.0707 FAX: 847.615.0716

A-4

TREE REMOVAL PLAN AND SURVEY

LEGAL DESCRIPTION

LOTS 2 AND 3 IN FRANKLIN P. SMITH SUBDIVISION OF PART OF LOTS 101 AND 102 IN LAKE FOREST AND PART OF THE NORTHERLY HALF OF VACATED SPRING LANE IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FRANKLIN P. SMITH SUBDIVISION RECORDED MAY 12, 1852 AS DOCUMENT 757370, IN BOOK 37 OF PLATS, PAGE 72, IN LAKE COUNTY, ILLINOIS.



Tree Preservation Survey				Greengard, Inc
				750 N Mayflower Rd
				Lake Forest, IL
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST-6= DEAD)	NOTES / LOCATION
1	15	Sugar Maple	3	Parkway
2	14	Sugar Maple	4	Parkway
3	15	Red Maple	3	Parkway
4	20	Sugar Maple	3	Parkway
5	15	Red Maple	4	Parkway
6	37	American Elm	3	Parkway
7	15	Linden	3	Parkway
8	9	Ash	4	Parkway
9	10	Ash	4	Parkway
10	17	Linden	3	Parkway
11	9	Ash	5	
12	7	[illegible]	4	
13	22	Ginkgo	3	
14	[illegible]	White Pine	5	
15	20	Horse Chestnut	4	
16	18	Hickory	3	
17	13	Norway Maple	5	
18	23	Hawthorn	3	
19	34	White Oak	3	
20	4	Hawthorn	4	
21	23	White Oak	3	
22	21	Austrian Pine	[illegible]	
23	16	Catalpa	4	
24	22	White Oak	4	
25	[illegible]	White Oak	3	
26	12	Red Elm	3	
27	17	Red Maple	3	
28	31	Catalpa	3	
29	15	Norway Maple	3	
30	11	Red Elm	3	
31	7	American Elm	3	
32	9	Ash	4	
33	7	American Elm	3	
34	25	White Oak	3	
35	6	Spruce	4	
36	14	Spruce	3	
37	22	Spruce	3	
38	7	White Pine	3	
39	21	Hawthorn	3	
40	22	Spruce	4	
41	18	Spruce	3	
42	9	Mulberry	5	
43	19	Spruce	4	
44	16	Hawthorn	3	
45	35	Silver Maple	3	
46	18	Crabapple	5	
47	11	White Pine	5	
48	6	Beech	3	
49	8	White Pine	3	
50	7	White Pine	3	
51	18	Spruce	5	
52	22	Spruce	3	
53	18	Spruce	4	
54	17	Spruce	3	
55	18	Spruce	4	
56	36	Siberian Elm	5	
57	14	Cypress	4	
58	22	Norway Maple	5	
59	13	Ginkgo	3	
60	15	Pear	5	
61	14	Pear	4	
62	11	River Birch	3	
63	17	River Birch	3	
64	21	Hawthorn	4	
65	30	Sugar Maple	4	
[illegible]				
Certified Arborist [illegible]				
[illegible]				

SOURCE BENCHMARK:
LAKE FOREST BENCHMARK 63
BRASS CAP IN CONC AT S.E. CORNER OF DEERPATH RD & MAYFLOWER RD
ELEVATION=688.44 (NAVD 88)

SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DESIGNED BY: JDM	DATE: 03-01-24
CHECKED BY: DRF	DATE: 03-01-24
APPROVED BY: DRF	DATE: 03-01-24

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0537
IL REGISTRATION NO 184-000983

SCALE	1"=20'
DRAWING No.	70023
SHEET	1 of 1

750 MAYFLOWER RD. – LAKE FOREST, IL

EXISTING TOPOGRAPHY

LANDSCAPE PLAN