

**Agenda Item 4**  
**268 E. Deerpath**  
**New Tenant Band Sign for Once Upon A Bagel**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

*Application*

*Proposed Sign Option with Bagel Fairy*

*Proposed Sign Option Letters Only*

*Existing Streetscape 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.*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 28, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>New Storefront Sign for Once Upon A Bagel</b>

### **TENANT**

Once Upon A Bagel  
1888 1<sup>st</sup> Street  
Highland Park, IL 60035

### **PROPERTY LOCATION**

268 E. Deerpath

### **HISTORIC DISTRICTS**

East Lake Forest Local  
& National Historic District

### **REPRESENTATIVE**

Eddy Tranquilino  
Fast Signs  
3065 Dundee Road  
Northbrook, IL 60062

### **Property Owner**

Jennifer Altounian  
919 Sherwood Drive  
Lake Bluff, IL 60044

### **Background**

Once Upon A Bagel has leased out the storefront addressed at 268 E. Deerpath, formerly Bake 465. The new tenant has opened their shop and is now looking to add a permanent band sign above the glass window of their space.

### **Staff Evaluation**

#### **Wall Sign**

The new sign is proposed above the existing storefront window in a similar placement as the neighboring UPS Store and Compass Real Estate Office.

The proposed sign is mounted approximately 10' above the sidewalk. The lettering is proposed at 10" high, the overall height of the sign being 18". The overall sign size of 4.7%, the height of the letters, and overall height of the sign are within the size limitations outlined in the City of Lake Forest signage design guidelines.

A graphic is proposed on the sign at 15 inches in height and 10.5 inches in width totaling just under ten percent of the total sign area. The size of the graphic complies with the limitations in Signage Guidelines. The graphic introduces white as a third color to the sign. Graphics on signs are subject to Commission approval. In the images provided by the petitioner, the graphic from a distance appears to be difficult to distinguish. Other signs along Deerpath do not include graphics.

Recommendation: Eliminate the graphic from the sign.

The sign will be made of 1 ½” thick High-Density Urethane with a metal backer board. The colors will be a green background with gold letters and gold outline border. The colors are consistent with the recently approved Hollywood Feed sign.

The thickness of both the backer board and the lettering will offer some dimension to the sign against the brick wall.

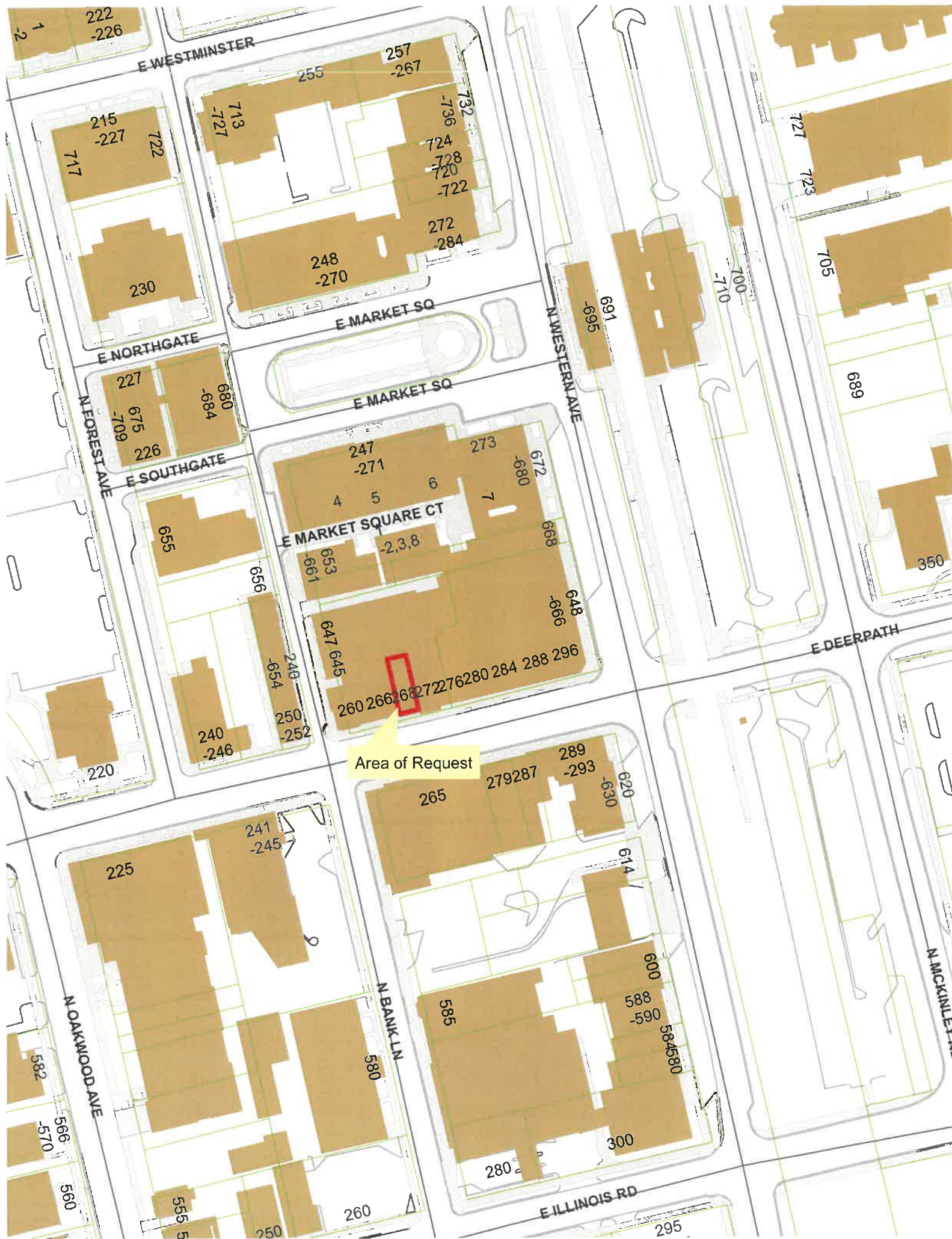
### ***Door and Window Signage***

No additional signage is proposed for the door or the storefront window however, open hours of the business are permitted on the door if desired by the tenant. A small lit “Open” sign has been placed inside the storefront window and must be relocated 18” from the back side of the window to meet City requirements.

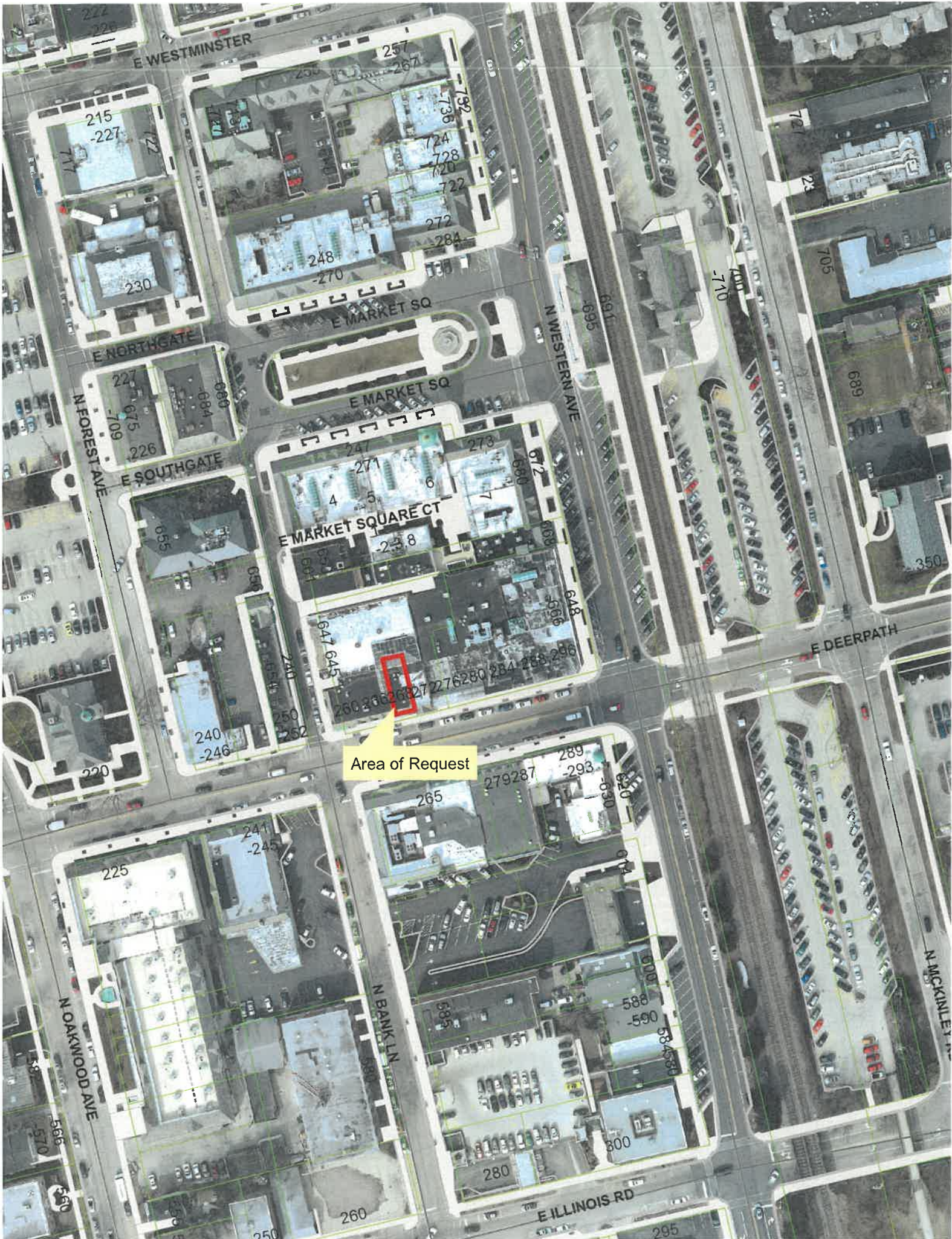
### **RECOMMENDATION**

Grant a Certificate of Appropriateness for a band sign for Once Upon a Bagel and authorize business hours to be posted on the door in a size approved by staff if desired by the tenant. Adopt the findings detailed above. The recommendation is subject to the following conditions.

1. The graphic on the sign shall be eliminated.
2. The lighted “Open” sign shall be relocated at least 18 inches back from the window or be eliminated.
3. Sign mounting fasteners must be located within mortar joints, not the bricks themselves to limit permanent damage to the building façade.
4. Plans submitted for permit shall reflect the signage as approved by the Commission. Any modifications made after Commission review shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.



Area of Request



Area of Request



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

PROJECT ADDRESS 268 E Deerpath Rd, Lake Forest, IL 60045

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**

Jennifer Altounian

*Owner of Property*

919 Sherwood Dr

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

Lake Bluff, IL 60044

*City, State and Zip Code*

847-340-0151

*Phone Number*

*Fax Number*

Jennifer@altounian.com

*Email Address*

Jennifer Altounian

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Eddy Tranquilino - Visual Communication Specialist

*Name and Title of Person Presenting Project*

Fastsigns

*Name of Firm*

3065 Dundee Rd

*Street Address*

Northbrook, IL, 60062

*City, State and Zip Code*

847-291-7446

*Phone Number*

*Fax Number*

138@fastsigns.com

*Email Address*

Eddy Tranquilino

*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

Project: **124516**

**Once Upon a Bagel**  
268 E Deerpath Rd  
Lake Forrest, IL 60045

**WALL SIGN**

Fabricated out of 1-1/2" thick HDU with a metal core for support.

Raised border and letters.

Installed on to brick facade

11.25 sq/ft

**DESIGN**

FONT: Bradley Gatis Regular

**COLORS:**

 Ronan Bulletin Enamel  
B148 Dark Green

 Ronan Aqualeaf  
WP18 Real Gold

**Approval**

Representative Eddy Trancullino

Drawn By Alfred Mulle

Date 08/02/2024

Scale NTS

Drawing No. \_\_\_\_\_

90"



18"



**FASTSIGNS**  
More than fast. More than signs.  
3055 Dundee Road Northbrook, IL 60062  
(847) 291-7446 fax: (847) 291-7450  
Email: 138@fastsigns.com



Project: **124516**

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268 E Deerpath Rd  
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Approval \_\_\_\_\_

Representative \_\_\_\_\_ Eddy Trannullino

Drawn By \_\_\_\_\_ Alfred Mülle

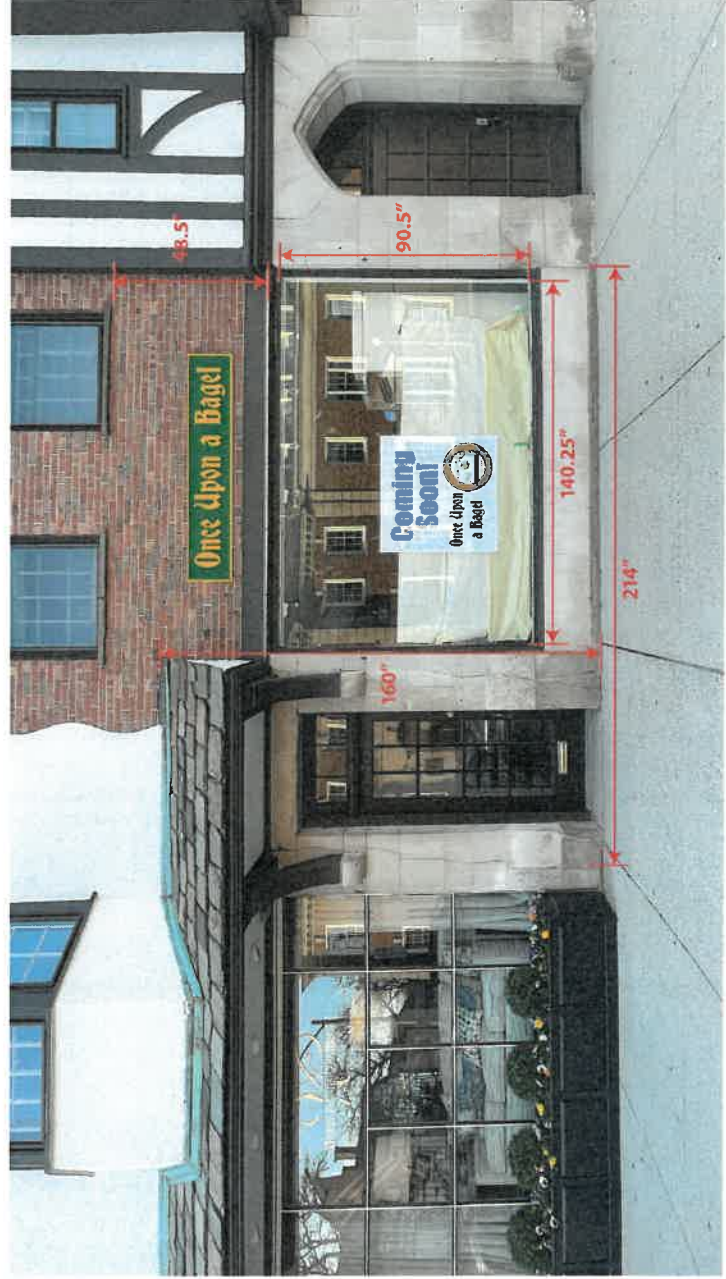
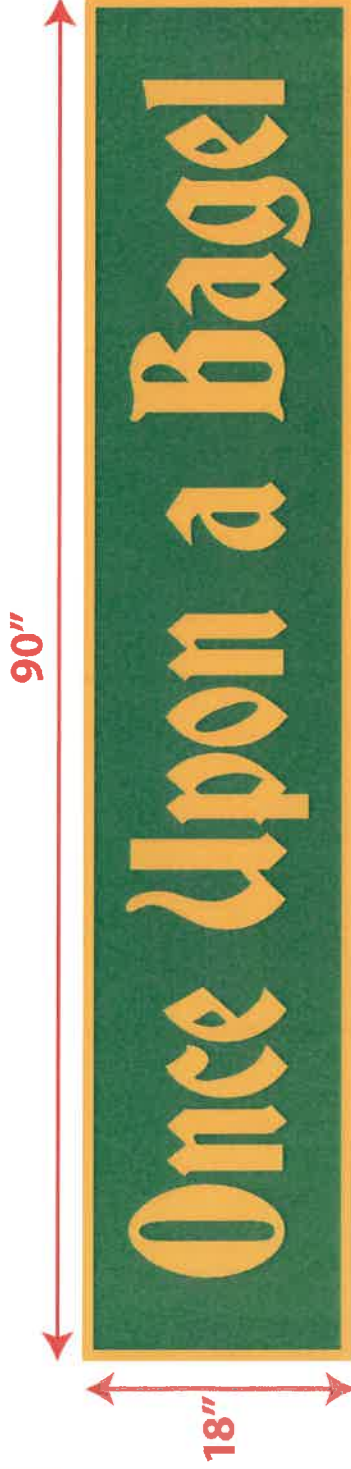
Date \_\_\_\_\_ 08/02/2024

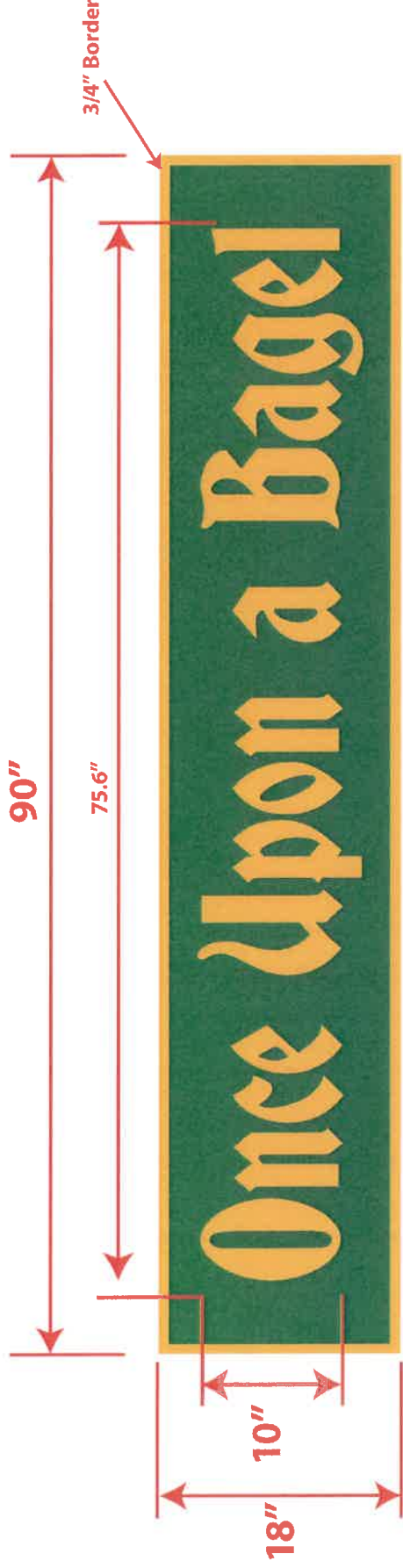
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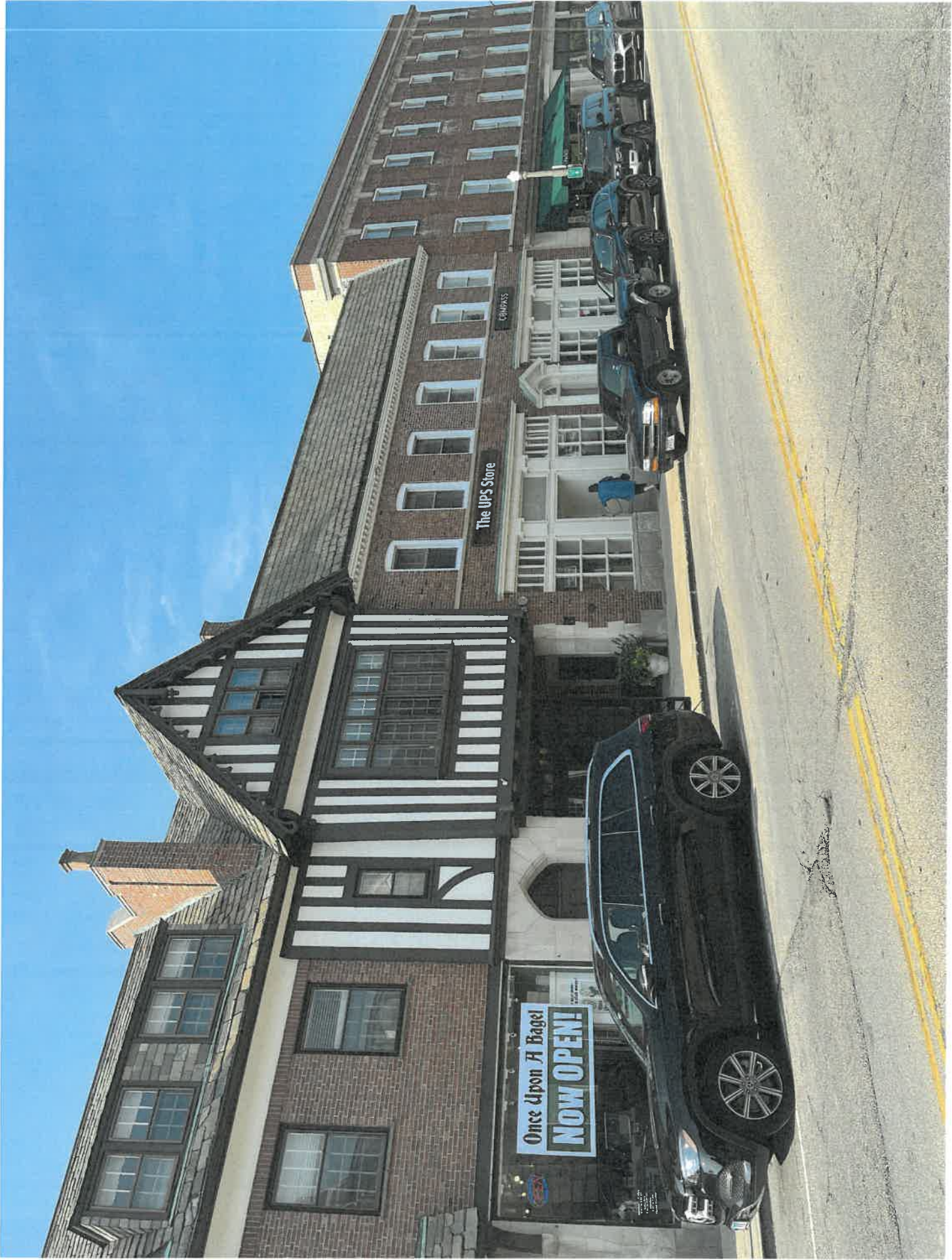
**FASTSIGNS.**  
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(847) 291-7446 fax (847) 291-7450  
Email: [138@fastsigns.com](mailto:138@fastsigns.com)





EXISTING STREETSCAPE



**Agenda Item 5**  
**390 N. Green Bay Road**  
**House Addition, Garage Addition, Driveway Reconfiguration,**  
**and Landscaping**

Staff Report  
Vicinity Map  
Air Photo  
Building Scale Summary Sheet

Materials Submitted by Petitioner

*Application*

Statement of Intent

Description of Exterior Materials

*Plat of Survey*

Existing Site Context Photos

Site Plan of Proposed Improvements

*Proposed Floor Plan*

Proposed Roof Plan

Building Massing Hierarchy Sketches

Proposed Elevations

Site Diagrams

Impervious Surface Sketch

Tree Survey

Landscape Plan

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## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 28, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>390 N. Green Bay Road Garage and House Additions, Driveway Reconfiguration, and Landscape Enhancements</b>

### Petitioners

Jagdeep and Elisabeth  
Dosanjh

### Property Location

390 N. Green Bay Rd.

### Historic Districts

Green Bay Road  
Historic District

### Project Representative

Diana Melichar, Melichar Architects

### Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for a house addition, a garage addition, driveway reconfiguration, and landscape enhancements.

### Description of Property and Surrounding Area

The Louis XV styled residence at 390 N. Green Bay Road was constructed in 1954 with a main two-story central block and an east wing. The home sits on the north end of an almost 2-acre lot located on the west side of Green Bay Road at the north corner of Pembroke Drive. The driveway enters the property from Green Bay Road on the north side of the lot, two existing garages are located on the existing east wing and are visible from the street. The French styled home is stucco with a mansard roof punctuated by double window hipped dormers. The corners of the home are quoined giving it an elegant appearance. The front door is tastefully emphasized by a modest porch canopy. The overall appearance of the house is a gracious, modest French styled home.

The proposed modifications to the home are a companion wing on the west side of the house for a first-floor primary bedroom suite with exercise room which will complete the symmetrical arrangement of the house. A third car garage addition is proposed on the front of the existing east wing along with a garage orientation change of the existing two garage bays from the north elevation to the east elevation. This change will allow both wings to be configured symmetrically from the front or north elevation.

The change in garage door openings from the north elevation to the east elevation will necessitate a service court reconfiguration on the east side of the house which will allow for the removal of parking space to the north of the driveway. An existing single-story shed will be removed where the new service court is planned to be installed. The access into the third garage bay will require a three-point turn as no direct access is

possible given the site. The homeowners are aware of this additional maneuvering needed.

The removal of the service court on the north side of the garages will allow for a direct approach to the formal motor court in the front of the home, and area for landscaping on the side of the garage addition which will provide a better street view of the home. Instead of seeing garage doors when pulling into the driveway, the side windows of the garage will be visible along with the new landscape plantings. This change also allows for more landscaping at the north property line in the area where the existing service driveway was removed.

In reviewing this petition, the additions give the home a completed formal arrangement while improving the driveway configuration with better landscaping views from the street. The enhanced plantings along Green Bay Road along with the removal of the shed will further shield the garage doors from street view.

### **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 and the existing house is well below the allowable height of 40'.

### **Standard 2 – Proportion of Front Façade**

This standard is met. The proposed west wing addition respects the established symmetrical arrangement of the house respecting both the height and width of the east wing and the central block of the house.

### **Standard 3 – Proportion of Openings**

This standard is met. The windows align in placement and match the size and arrangement of the existing windows.

### **Standard 4 Rhythm of Solids to Voids**

This standard is met as the new addition respects the existing relationship of the solids and voids.

### **Standard 5 – Spacing on the Street**

This standard is met. While the garage addition and orientation of the existing garage doors changes from the north elevation to the east elevation, the placement of the structure remains the same in relation to the streetscape. The removal of the shed and

the orientation change improve the street view to a side view of the garage instead of the garage doors.

**Standard 6 – Rhythm of Entrance Porches**

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

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

The standard is met. The petitioner plans to match the materials of the existing house.

**Standard 8 – Roof Shapes.**

This standard is met. The roof forms of the proposed additions match the existing roof configurations. The garage and exercise room portion of the additions have a flat roof which mimics the flat roof found on the porch at the southeast corner of the central block of the house. The west wing addition matches the mansard roof form found on the rest of the house.

**Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.**

The standard is met. The proposed changes do not change the relationship between the house and the street. The garage addition will be visible from the street, but the view will be improved by seeing the side elevation, not the garage doors.

**Standard 10 – Scale.**

This standard is met. The open space to the west and south will remain even with the additions. The north property line will be improved with additional buffer landscaping. The house with the additions remains under the maximum allowable square footage.

**Standard 11 – Directional Expression of Front Elevation**

This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

**Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.**

This standard is met. The proposed additions respect the historical arrangement of the house, improve the desired symmetry of the arrangement, and respect the roofline, dormers, window placement, and simplicity of the existing house.

**Standard 13 – Preservation of natural resources**

This standard is met. Two existing sugar maple trees on the east side of the house, one being in poor condition, are proposed for removal. Four replacement trees are planned in the area where the driveway reconfiguration will take place. Additional shrubs are also proposed around the new driveway along with landscaping around the

west wing addition. No trees will be impacted with the west wing addition.

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

This standard is met. The petitioner is matching the existing architectural style of the existing home.

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

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

**Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.**

This standard is met. The additions are sensitive to the existing style and symmetry of the home. The addition completes the implied arrangement of the original layout without looking like an addition.

### **Public Comment**

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

### **Recommendation**

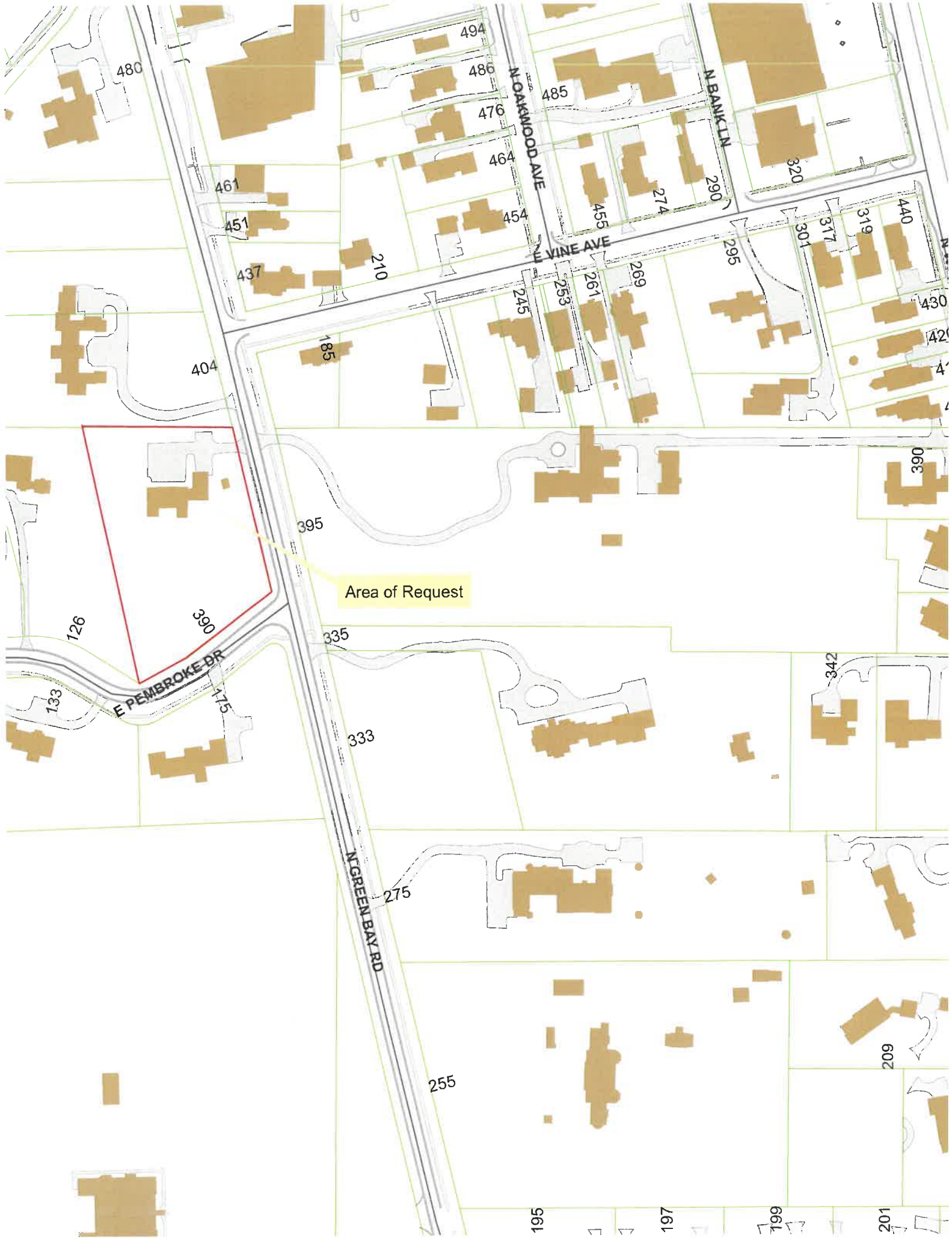
Grant a Certificate of Appropriateness approving the house and garage additions, the driveway reconfiguration, and landscaping enhancements at 390 N. Green Bay Road and adopt the above findings as the basis for the Commission’s decision.

The recommendation includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission’s review and in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans

submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking on Green Bay Road is not permitted.
3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and all lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.



Area of Request

480

494

486

476

464

485

461

451

437

210

454

455

274

320

290

440

319

317

301

404

185

245

253

261

269

295

430

420

410

400

390

380

370

360

395

Area of Request

126

390

335

133

E PEMBROKE DR

175

333

342

N GREEN BAY RD

275

255

602

191

197

199

201



N Green Bay Rd

Pembroke Dr

Pembröke Droke Dr

N Green Bay Rd

**THE CITY OF LAKE FOREST -- BUILDING SCALE SUMMARY SHEET**

Address 390 N. Green Bay Rd Owner(s) Jagdeep & Elisabeth Dosanjh  
 Architect Diana Melichar Architects Reviewed by: A. Vollmers  
 Date 8/28/2024  
 Lot Area 84857 sq. ft.

**Square Footage of Residence -- Existing**

1st floor 3096 + 2nd floor 2489 + 3rd floor 0 = 5585 sq. ft.  
 Design Element Allowance = 859 sq. ft.  
 Total Actual Design Elements = 0 sq. ft. Excess = 0 sq. ft.  
 Garage 606 sf actual ; 800 sf allowance Excess = 0 sq. ft.  
 Garage Width 24 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*  
 Basement Area = 0 sq. ft.  
 Accessory buildings = 354 sq. ft.  
**Total Square Footage of Residence** = 5939 sq. ft.  
 (minus Design Elements, plus garage overage)  
**DIFFERENTIAL (Existing)** =                      sq. ft.  
**Under Maximum**

**Square Footage of House and Proposed Addition:**

1st floor 1199 + 2nd floor 286 + 3rd floor                      = 1484 sq. ft.  
 New Garage 271 sq. ft. Excess = 78 sq. ft.  
 New Design Elements 0 sq. ft. Excess = 0 sq. ft.  
**TOTAL SQUARE FOOTAGE** = 7501 sq. ft.  
**TOTAL SQUARE FOOTAGE ALLOWED** = 8588 sq. ft.  
**DIFFERENTIAL** = 1087 sq. ft. **NET RESULT:**  
**Over Maximum**

1087 sq. ft. is

12% under  
Max. allowed

Allowable Height: 40 ft. Actual Height 27 ft.

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 857 sq. ft.  
 Front & Side Porches = 0 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 32 sq. ft.  
 Portico = 0 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 0 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 175 sq. ft.  
 Bay Windows = 21 sq. ft.  
**Total Actual Design Elements =** 228 sq. ft. **Excess Design Elements =** 0 sq. ft.



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

**PROJECT ADDRESS** 390 N. Green Bay Road

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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 Green Bay Road District    
 Vine/Oakwood/Green Bay Road District  
 Local Landmark Property or District    
 Other

**PROPERTY OWNER INFORMATION**

Jagdeep & Elisabeth Dosanjh

*Owner of Property*

390 N. Green Bay Road

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

Lake Forest, IL 60045

*City, State and Zip Code*

610-283-4821

*Phone Number*

*Fax Number*

JagLisCam@mac.com

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Diana Melichar, Architect

*Name and Title of Person Presenting Project*

Melichar Architects

*Name of Firm*

207 E. Westminster, Suite 104

*Street Address*

Lake Forest, IL 60045

*City, State and Zip Code*

847-295-2440

*Phone Number*

*Fax Number*

Diana@MelicharArchitects.com

*Email Address*

*Representative's Signature (Architect/ Builder)*

**The staff report is available the Friday before the meeting, after 3:00pm.**

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OWNER      REPRESENTATIVE

*Please fax a copy of the staff report*

OWNER      REPRESENTATIVE

*I will pick up a copy of the staff report at the Community Development Department*

OWNER      REPRESENTATIVE

# LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for partial demolition and new additions to the

Mr. Jagdeep and Mrs. Elisabeth Dosanjh

390 North Green Bay Road

## REQUEST

The Dosanjhs are requesting a third bay garage addition on the east side of their home, and a first floor primary bedroom suite on the west side of their home. Minor demolition will occur at the areas of the additions' attachment to the existing home. Landscape and driveway improvements will complement the additions. The existing storage shed on the east side of the home will be removed.

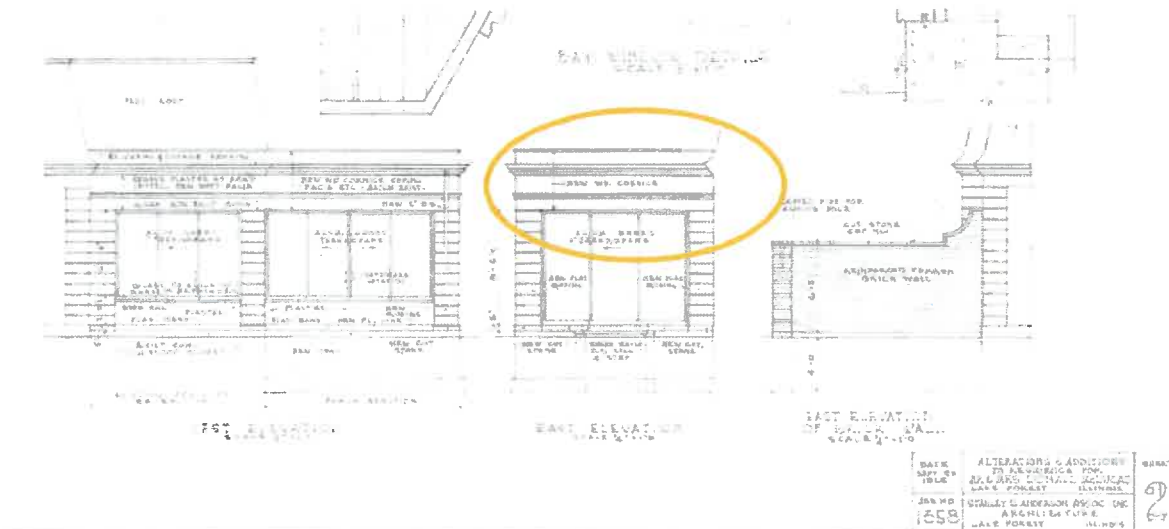
## BACKGROUND

Jagdeep and Elisabeth Dosanjh moved into their home in 2022. Since then, they have been continually investing in their property. Improvements they've made include: new driveway entry gates, a full basement renovation, existing primary bedroom suite and second floor upgrades, maintenance items throughout the house, new greenhouse, shed rehabilitation, storm water management improvements and an intensive landscape design on-site and at the parkways.

The Dosanjhs would like to stay in their home long-term, and they love its architecture and property. The proposed additions provide the opportunity for single floor living and enclosed garage space that will allow the Dosanjhs to age-in-place.

The residence was originally designed for Mrs. Huntington Henry by architect Bill Bergmann in 1954. The home's formal Louis XV French style has been simplified slightly, but the building features, forms and details are of this style, along with building symmetry of the main building mass.

In 1968, Bergmann, under the auspices of his successor firm, Stanley D. Anderson Associates, Inc., created a design to enclose an existing porch on the southwest side of the home, and extend the space further southwest (see attached drawing). Later a second floor primary dressing room and bath were added over this addition by others. Melichar Architects' design for the one story portions of the proposed additions incorporates Bergmann's original design details for the porch. (See sketch below)



## **PROPOSED BUILDING DESIGN**

It is unfortunate that Bergmann originally was not able to create balance and symmetry of building masses for his strong, central entry forecourt. In 1954, there undoubtedly was a lack of building need by Mrs. Huntington Henry to create a western wing, and so the house has just one, eastern wing and open space on the western side, thereby creating a lopsided assembly of building masses around the central forecourt.

We currently have the opportunity to create balance and symmetry of the building massing to complete the forecourt composition. The Dosanjhs intend on adding a one-and-a-half-story building mass, composed of a first floor primary bedroom suite and attic storage above. This western addition will complete a balanced building composition.

Note that the Dosanjhs are not in need of second floor living space, but they are completely committed to the original design and aesthetic of the home. Therefore, they are willing to invest in, and mimic, the eastern building wing in massing and detailing to achieve appropriate balance and symmetry. The one-and-a-half story building wings are subordinated to and maintain a more diminutive appearance to the main two-story building mass. Also note that the first floor ceiling height of the proposed primary bedroom suite is higher than the eastern service space, therefore the attic space above the primary suite is even more limited than the space above the garage at the eastern building wing.

As mentioned above, a single floor addition at the garage eastern wing, and the one-story space of the exercise room on the proposed western wing are detailed in a similar manner to Bergmann's southwest porch. These building masses step down in size and scale, thereby further reinforcing the strong symmetry and axis set by the two-story main building mass and entry, hyphens and flanking one-and-a-half story wings.

Architectural detailing, dormers, windows and French doors, building materials, and colors of the additions will match the existing home.

## **PROPOSED SITE IMPROVEMENTS**

The addition of a third garage bay and changes to the service driveway correct shortcomings of the current site:

### **Priority of Visible Building Elements:**

Currently, view from the street, and entry drive to the home from Green Bay Road are immediately met with a view of overhead garage doors and vehicle parking. Visitors must traverse this service area before being welcomed into the formal drive court and front entry of the home that are nestled further into the site and set back from the garage wing. This existing layout confuses site entry and parking for visitors and deters from the beauty of the home, presenting the garage as the home's most visible feature. The rest of the site and home are screened from street view by a stockade fence and landscaping.

In contrast to the existing site conditions, the proposed site layout conceals the garage doors and garage access paving. The new north garage addition wall is fenestrated with salvaged, original French casement windows and landscaped to provide a pleasing backdrop for visitors passing through to the entry court. Garage doors are rotated to face east, away from the entry drive and hidden behind stockade fencing and dense vegetation. Between the garage pavement and stockade fence additional evergreen plantings will be provided to further screen this service area from view.

**Priority of Site Material:**

The current asphalt entry drive widens out just inside the entrance gates for access to the garage doors and for vehicle parking. This asphalt service court measures 65' from north to south and takes on a prominence both in size and sequence, deterring from the main entry court.

The proposed site layout eliminates the utilitarian service court by relocating it to the south with the separate garaging area, and concealing it with vegetation. The former garage access pavement will be removed and replaced with landscaping in front of the added garage bay, and the service parking area north of the driveway has also been removed to further reduce the pavement. The result is a landscaped driveway that invites visitors to the entry forecourt. The new garage access pavement has been engineered to minimize its size but still be functional; and is concealed by the existing stockade fence and additional evergreen screening to the south and east.

**Alternate Design Studies:**

Alternate garage addition configurations were prepared by Melichar Architects, and reviewed by the Dosanjhs. They were ruled-out in favor of adding to the north end of the existing garage. An addition on the west side of the garage would significantly detract from the appearance of the home and its elegantly designed entry court. Adding to the east side of the garage (thereby keeping garage doors facing north like their current condition) would place almost the entire bay in the corner side yard. Both of these options increase the entrance confusion and detract from the appearance of the home from the driveway and street.



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

**Façade Material**

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco **(new to match existing)**
- Other \_\_\_\_\_

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
**(concrete to match existing)**

**Window Treatment**

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other \_\_\_\_\_

Color of Finish **(white to match existing)**

**Finish and Color of Windows**

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other \_\_\_\_\_

**Window Muntins**

- Not Provided
- True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

- Limestone
- Brick
- Wood
- Other **(stucco to match existing)**

**Window Trim**

- Limestone
- Brick
- Wood
- Other **(stucco to match existing)**

**Fascias, Soffits, Rakeboards**

- Wood **(new to match existing)**
- Other \_\_\_\_\_

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

**Chimney Material**

---

- Brick (new to match existing)
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- Wood Shingles (at steep roof to match existing)
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles (asphalt at lower slope, high roof areas to match existing)
- Sheet Metal \_\_\_\_\_
- Other (membrane roof at low-slope 1-story additions)

**Flashing Material**

- Copper
- Other \_\_\_\_\_
- Sheet Metal

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

---

- Copper
- Aluminum (to match existing)
- Other \_\_\_\_\_

**Driveway Material**

---

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

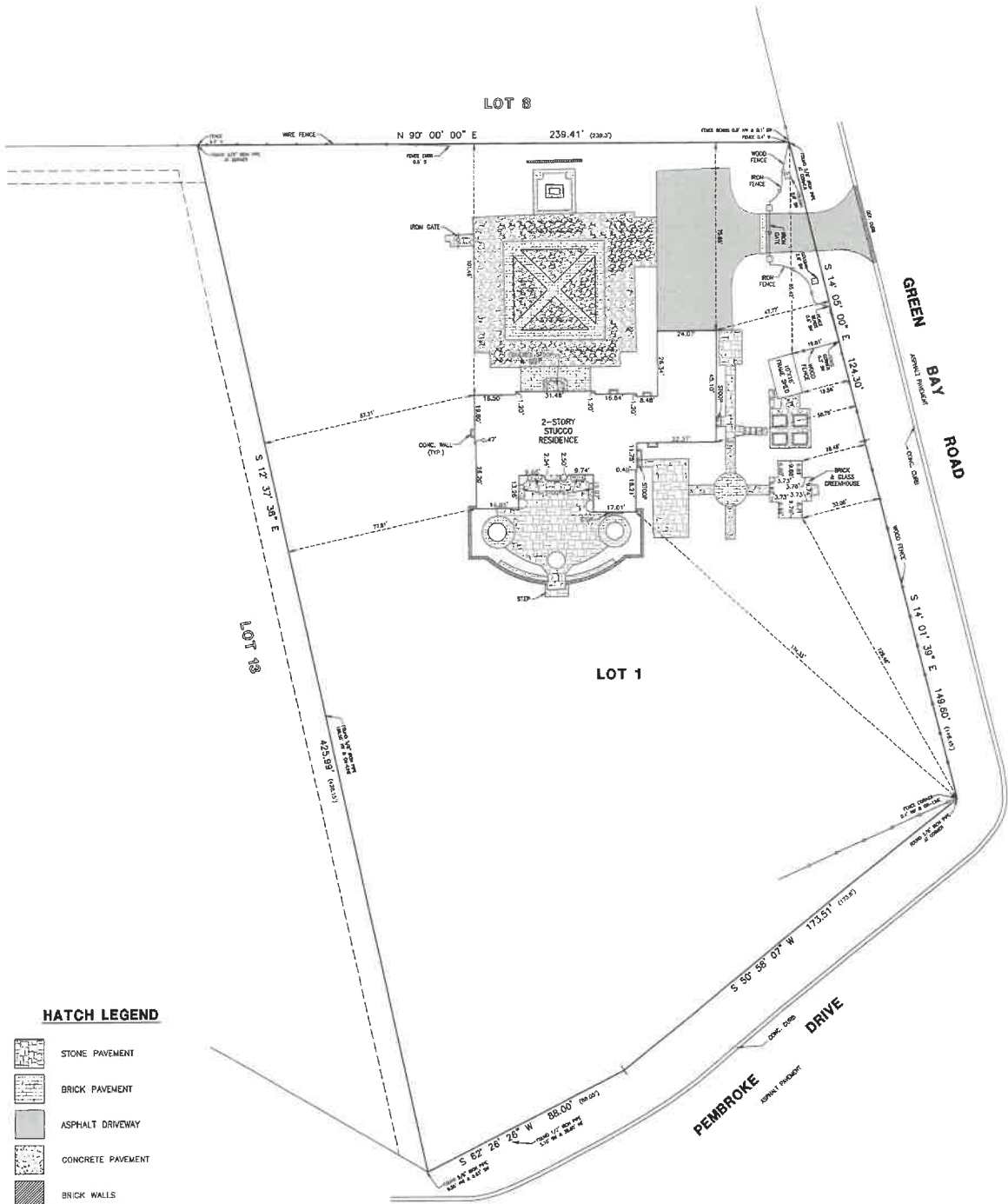
**Terraces and Patios**

---








- Bluestone (to match existing)
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other \_\_\_\_\_

# PLAT OF SURVEY

LOT 1 IN THE HARRINGTON HENRY SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 13, 1954 AS DOCUMENT 848295 IN BOOK 1306 OF RECORDS, PAGE 29, IN LAKE COUNTY, ILLINOIS.



### HATCH LEGEND

-  STONE PAVEMENT
-  BRICK PAVEMENT
-  ASPHALT DRIVEWAY
-  CONCRETE PAVEMENT
-  BRICK WALLS
-  STONE COLUMNS
-  GRAVEL

**SURVEYORS NOTES:**

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- ( ) DENOTES RECORD DIMENSION.
- BOUNDARY HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT - JAG & LJS DESIGN.
- ORIGINAL FIELD WORK COMPLETED - 07-01-24

**GENERAL NOTES:**


- DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF.
- NO DISTURBANCE SHALL BE ASSUMED BY LOCAL DISBURSEMENT HEREON.
- ONLY THOSE BEARING LINE SURVEYS AND CALCULATIONS WHICH ARE SHOWN HEREON SHALL BE CONSIDERED AS PART OF THIS SURVEY. ANY OTHER BEARINGS, DISTANCES, POINTS, CORNERS, OR OTHER INSTRUMENTS OF RECORD, DEEDS, LOCAL ORDINANCES, EJECTA, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND BEC CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA  
84,546 Sq. Ft. OR 1.94 ACRES (MORE OR LESS)

STATE OF ILLINOIS }  
COUNTY OF LAKE } 88

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 3RD DAY OF JULY, A.D. 2024

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

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

390 N. GREEN BAY ROAD - LAKE FOREST, IL

DESIGNED BY: JLS	DATE: 07-03-24	 <b>GREENGARD, INC.</b> Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-6887 E-MAIL: JLS@GREENGARD.COM ILL. REGISTRATION NO. 134-000885	SCALE: 1"=20'
DRAWN BY: JLS	DATE: 07-03-24		SHEET NO.: 70055
APPROVED BY: JLS	DATE: 07-03-24		SHEET TOTAL: 1 OF 1

PLAT OF SURVEY



VIEW FROM GREEN BAY ROAD TOWARD EAST (GARAGE) WING



VIEW FROM GREEN BAY ROAD TOWARD EAST (GARAGE) WING



EXISTING SITE CONTEXT PHOTOS  
390 N. GREEN BAY ROAD



EXISTING STREETVIEW OF ENTRANCE COMING FROM SOUTH



EXISTING STREETVIEW OF ENTRANCE COMING FROM NORTH



EXISTING SITE CONTEXT PHOTOS  
390 N. GREEN BAY ROAD



EXISTING GARAGE FACE UPON ENTRY OF DRIVEWAY



EXISTING GARAGE AND HOUSE BEYOND UPON ENTRY OF DRIVEWAY



EXISTING SITE CONTEXT PHOTOS  
390 N. GREEN BAY ROAD



EXISTING NORTH ELEVATION OF GARAGE (EAST WING)



EXISTING NORTH BUILDING ELEVATION (GARAGE ON LEFT)



EXISTING SITE CONTEXT PHOTOS  
390 N. GREEN BAY ROAD



EXISTING NORTH WEST ELEVATION AT  
LOCATION OF PROPOSED WEST ADDITION



EXISTING WEST BUILDING ELEVATION



EXISTING SITE CONTEXT PHOTOS  
390 N. GREEN BAY ROAD



LANDSCAPE BUFFER AT EAST PROPERTY LINE  
ALONG GREEN BAY ROAD

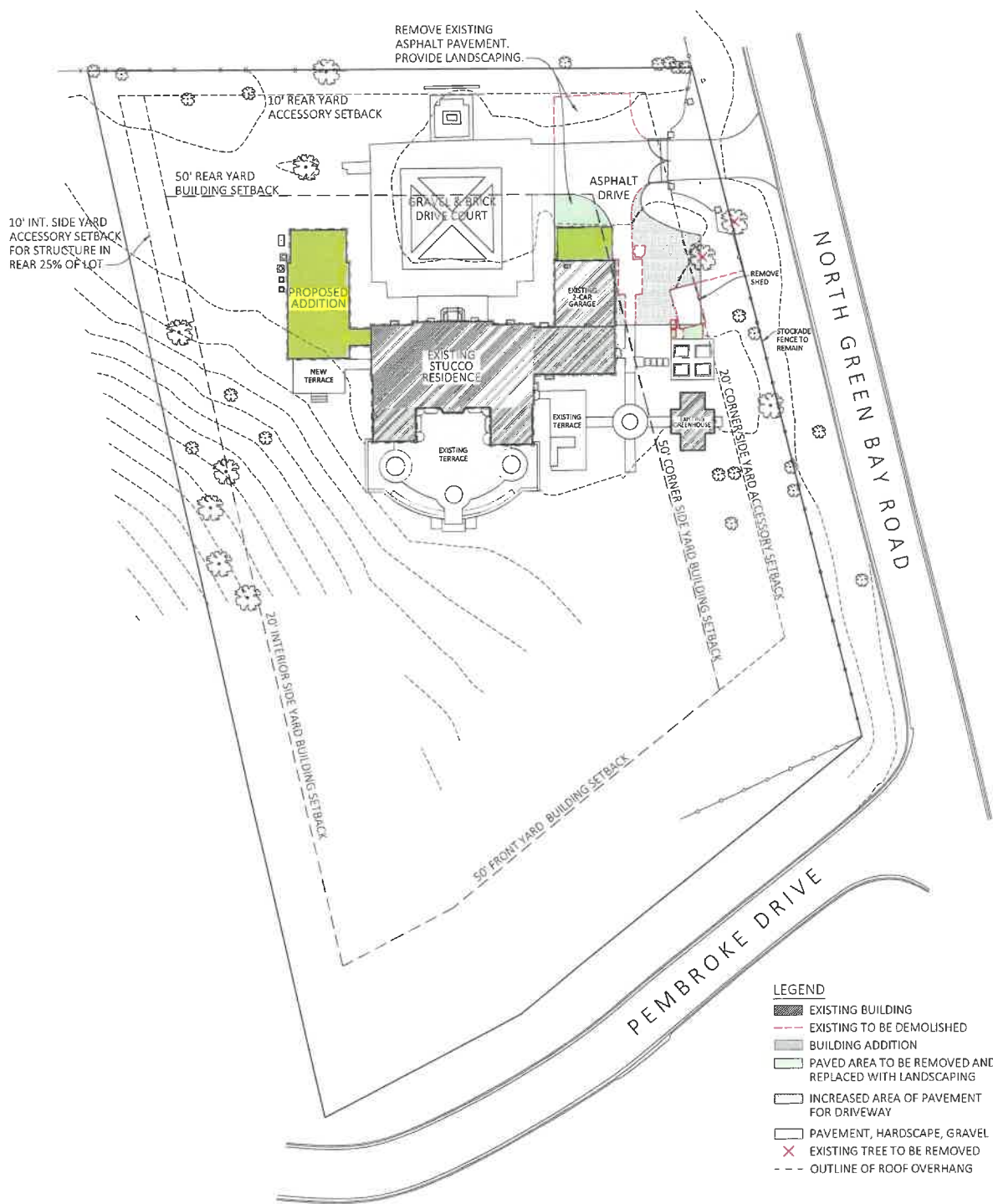


LANDSCAPE BUFFER AT SOUTH PROPERTY LINE  
ALONG PEMBROKE DRIVE



## EXISTING SITE CONTEXT PHOTOS

### 390 N. GREEN BAY ROAD



○ SITE PLAN OF PROPOSED IMPROVEMENTS  
Scale: 1" = 40'



**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE

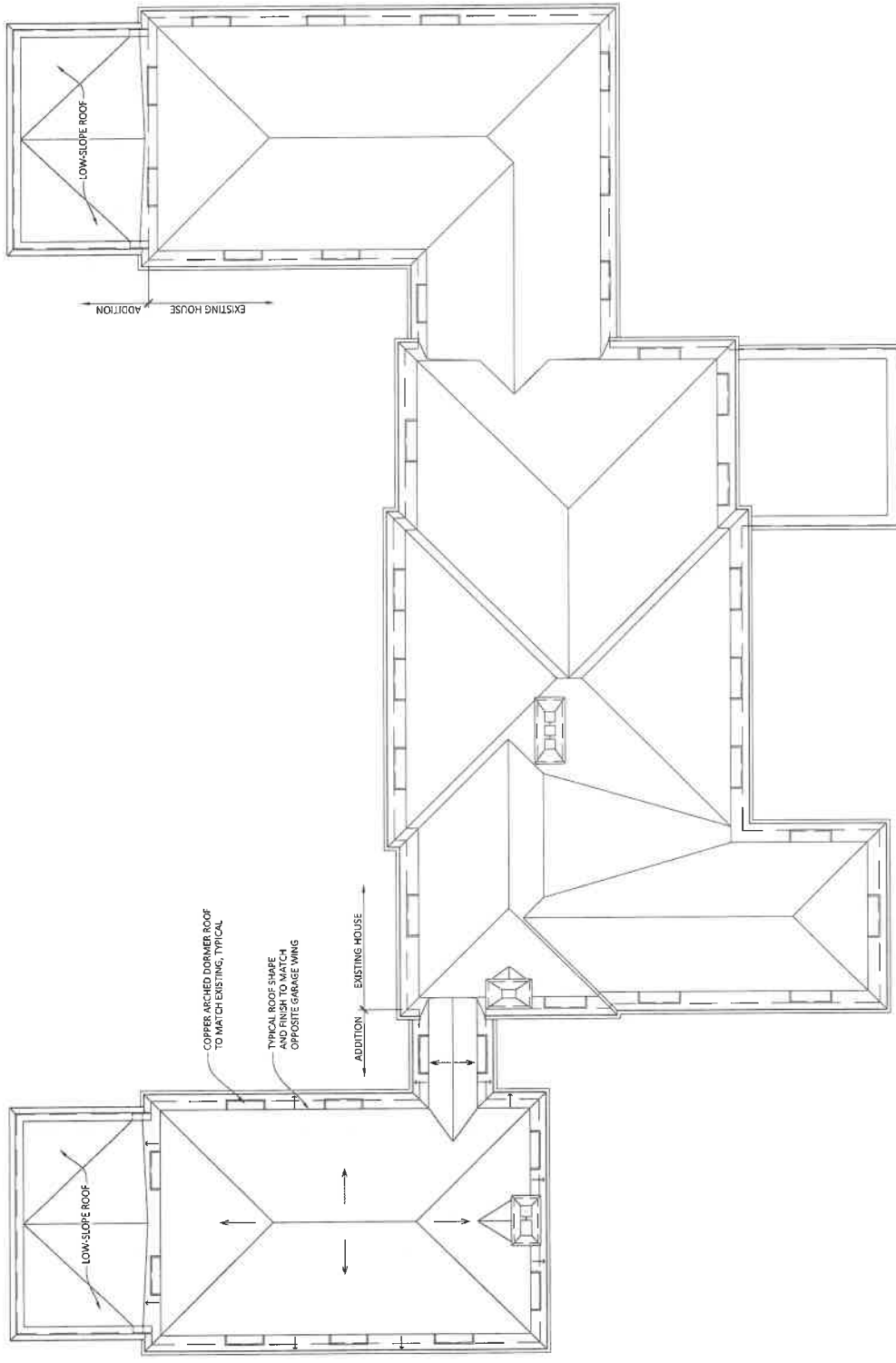
207 EAST WESTMINSTER P 847-295-2440 F 847-295-2451  
LAKE FOREST, ILLINOIS 60045 © 2024 MELICHAR ARCHITECTS

**DOSANJH RESIDENCE**  
ADDITIONS TO  
390 N GREEN BAY  
LAKE FOREST, IL

JOB NO.: 2037

ISSUE DATE: JULY 19, 2024  
(SUBMISSION)





ROOF PLAN - PROPOSED  
Scale: 3/32" = 1'-0"

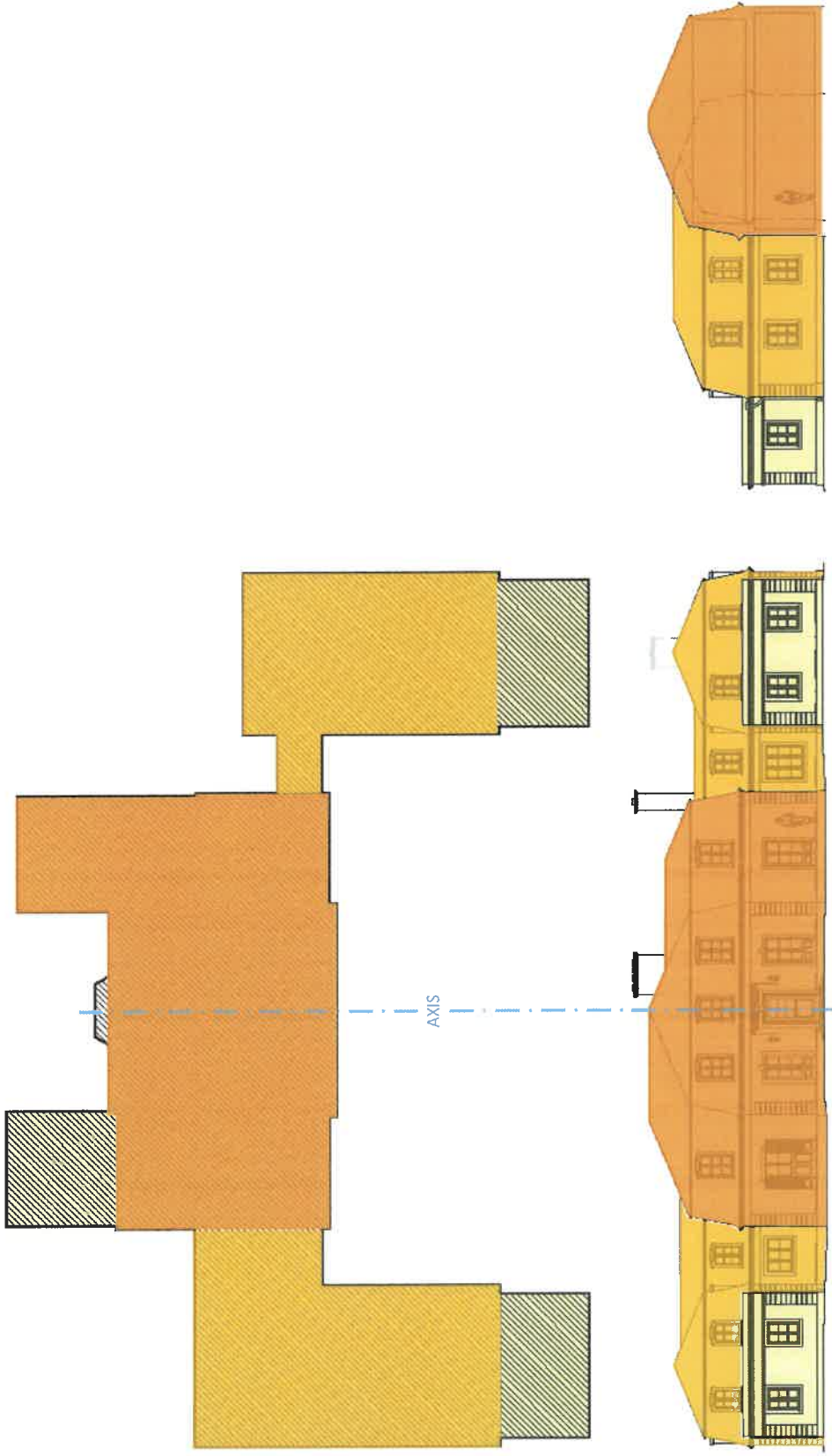
JOB NO.: 2037

ISSUE DATE: JULY 19, 2024  
(SUBMISSION)

**DOSANJH RESIDENCE**  
ADDITIONS TO  
390 N GREEN BAY  
LAKE FOREST, IL

**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE  
207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS



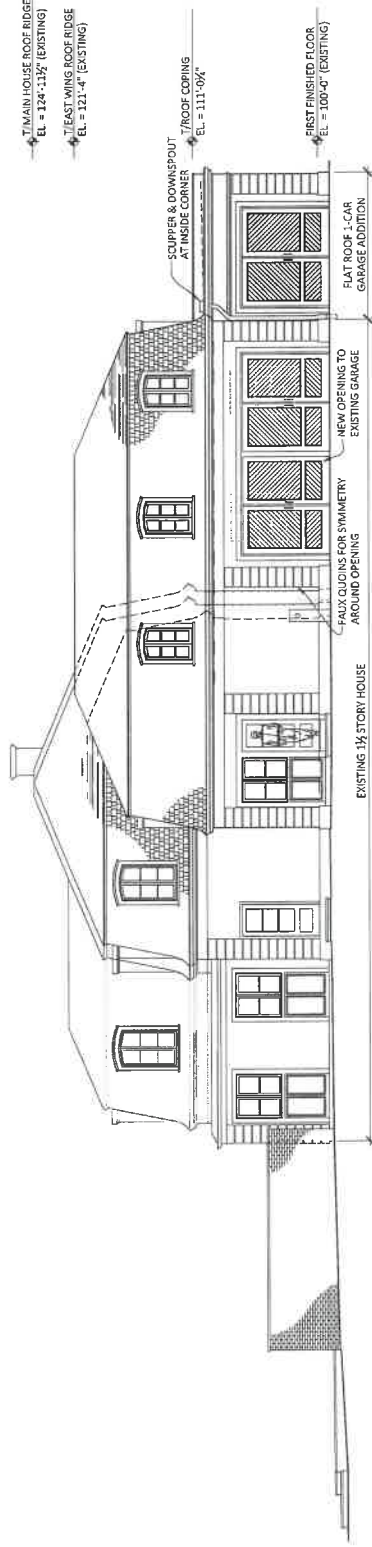


BUILDING MASSING – HIERARCHY SKETCHES

390 N. GREEN BAY ROAD



1 NORTH ELEVATION - PROPOSED  
Scale: 3/32" = 1'-0"



2 EAST ELEVATION - PROPOSED  
Scale: 3/32" = 1'-0"

**MELICHAR ARCHITECTS**  
 THE PRACTICE OF FINE ARCHITECTURE  
 207 EAST WESTMINSTER  
 P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS  
 LAKE FOREST, ILLINOIS 60045

**DOSANJH RESIDENCE**  
 ADDITIONS TO  
 390 N GREEN BAY  
 LAKE FOREST, IL

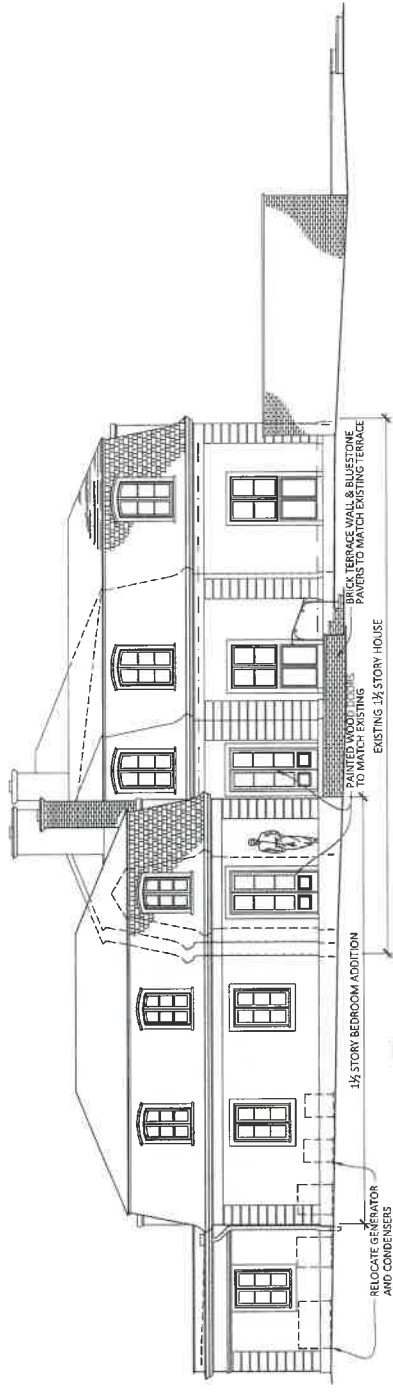
JOB NO.: 2037

ISSUE DATE: JULY 19, 2024  
(SUBMISSION)





3 SOUTH ELEVATION - PROPOSED  
Scale: 3/32" = 1'-0"



4 WEST ELEVATION - PROPOSED  
Scale: 3/32" = 1'-0"

MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

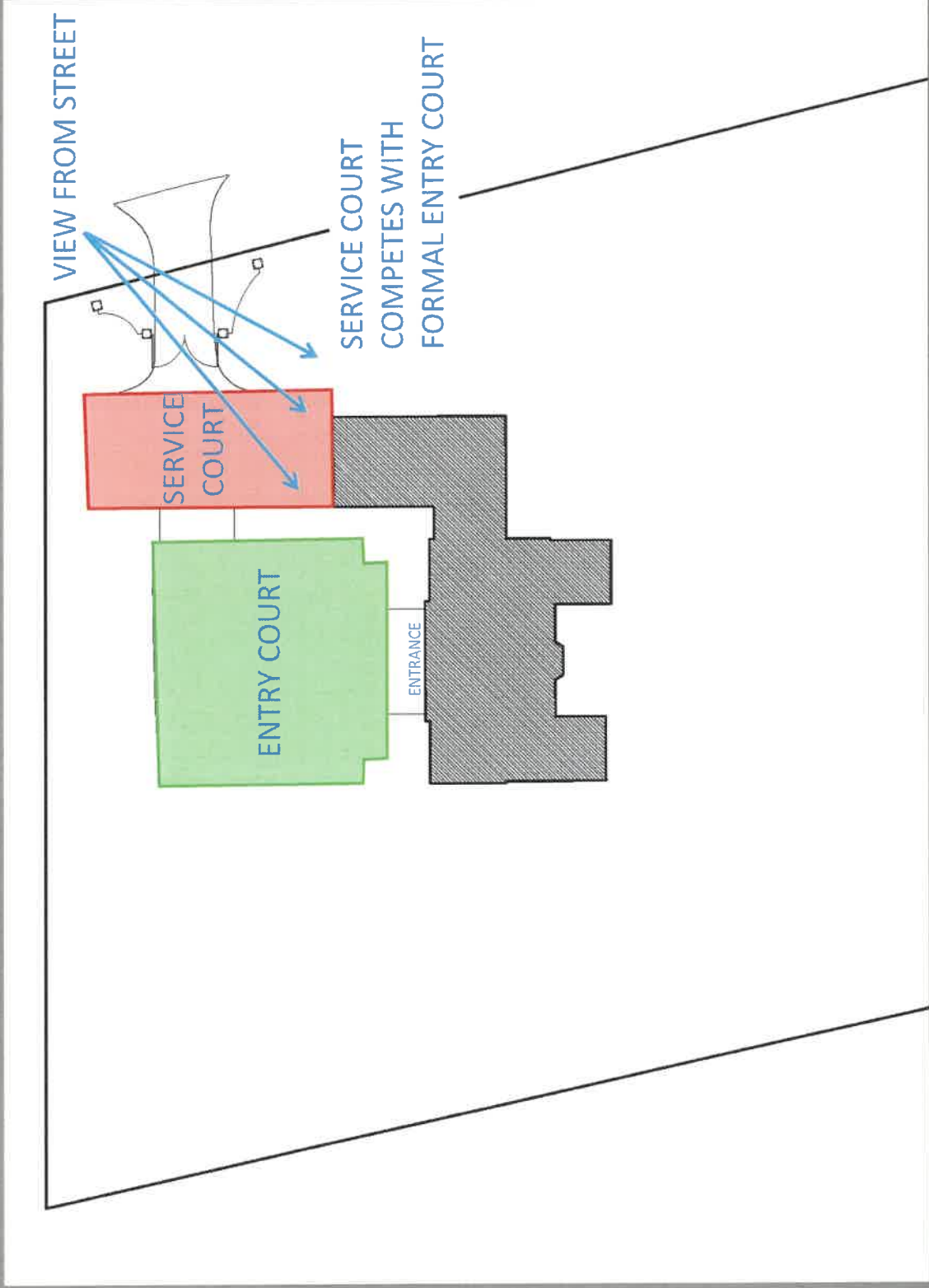
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P 847-295-4440 F 847-295-2451  
LAKE FOREST, ILLINOIS 60045  
© 2024 MELICHAR ARCHITECTS

DOSANJH RESIDENCE  
ADDITIONS TO  
390 N GREEN BAY  
LAKE FOREST, IL

JOB NO.: 2037

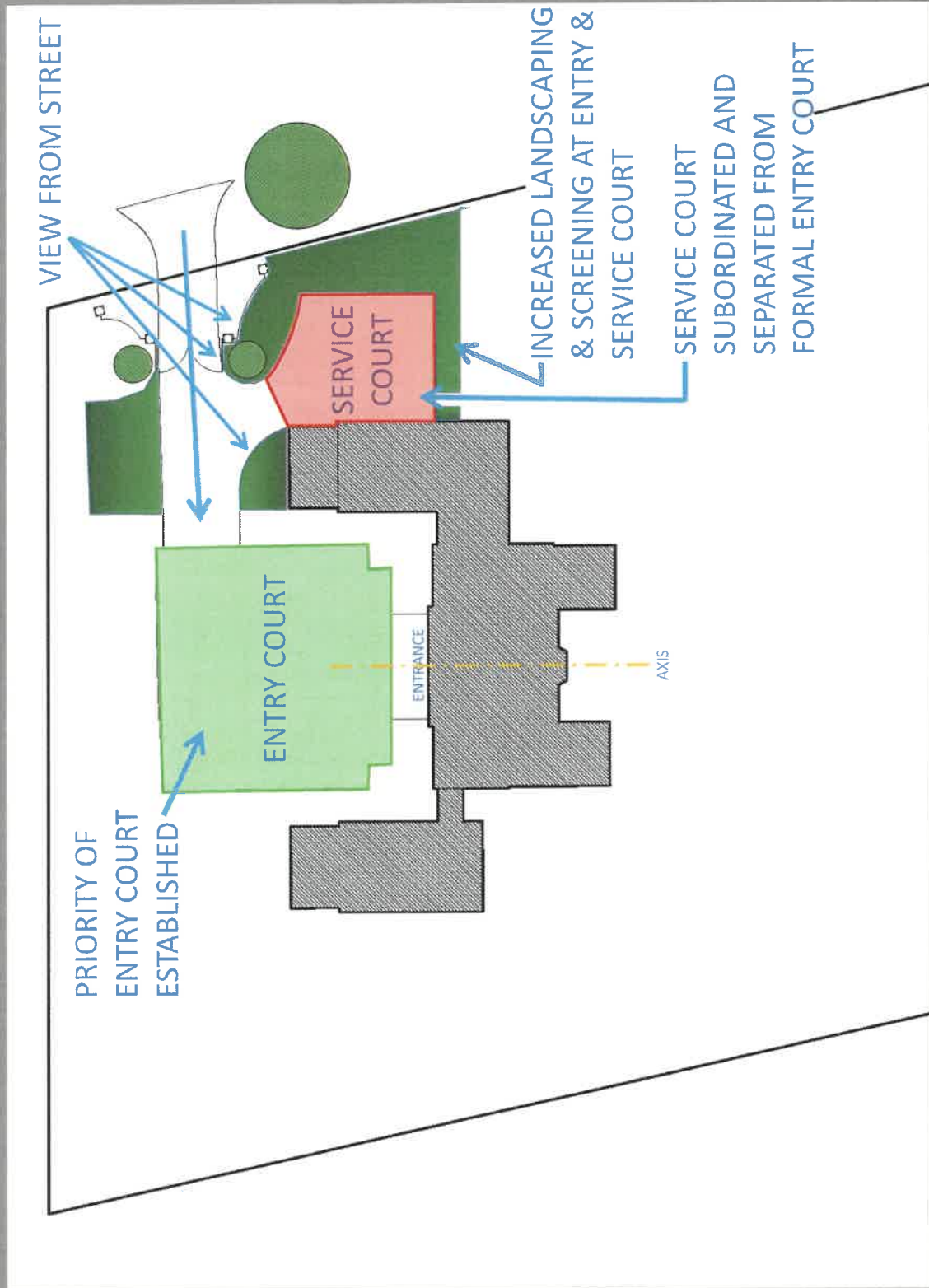
ISSUE DATE: JULY 19, 2024  
(SUBMISSION)





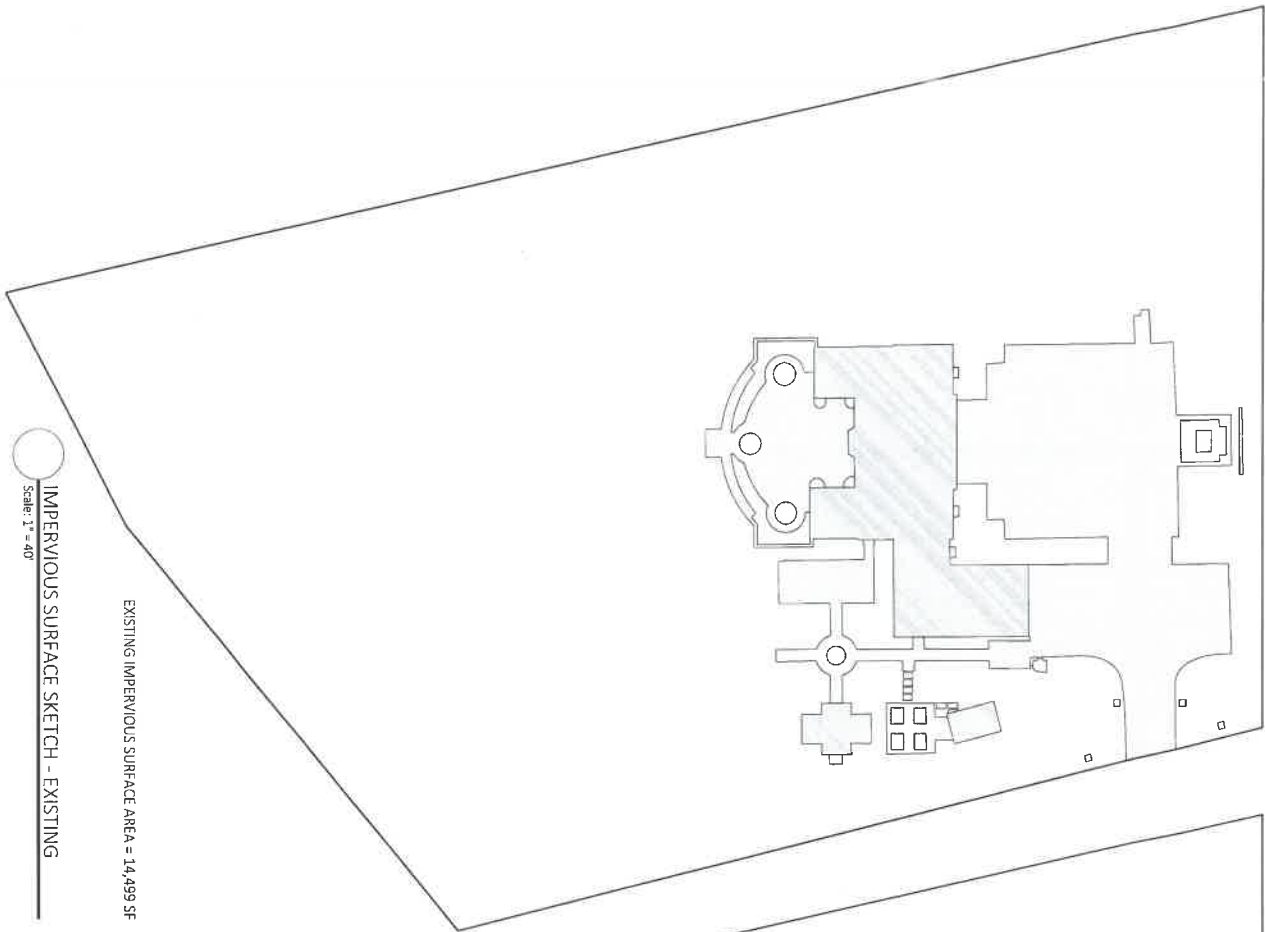
SITE DIAGRAM – EXISTING SERVICE COURT AND STREET VIEW

390 N. GREEN BAY ROAD



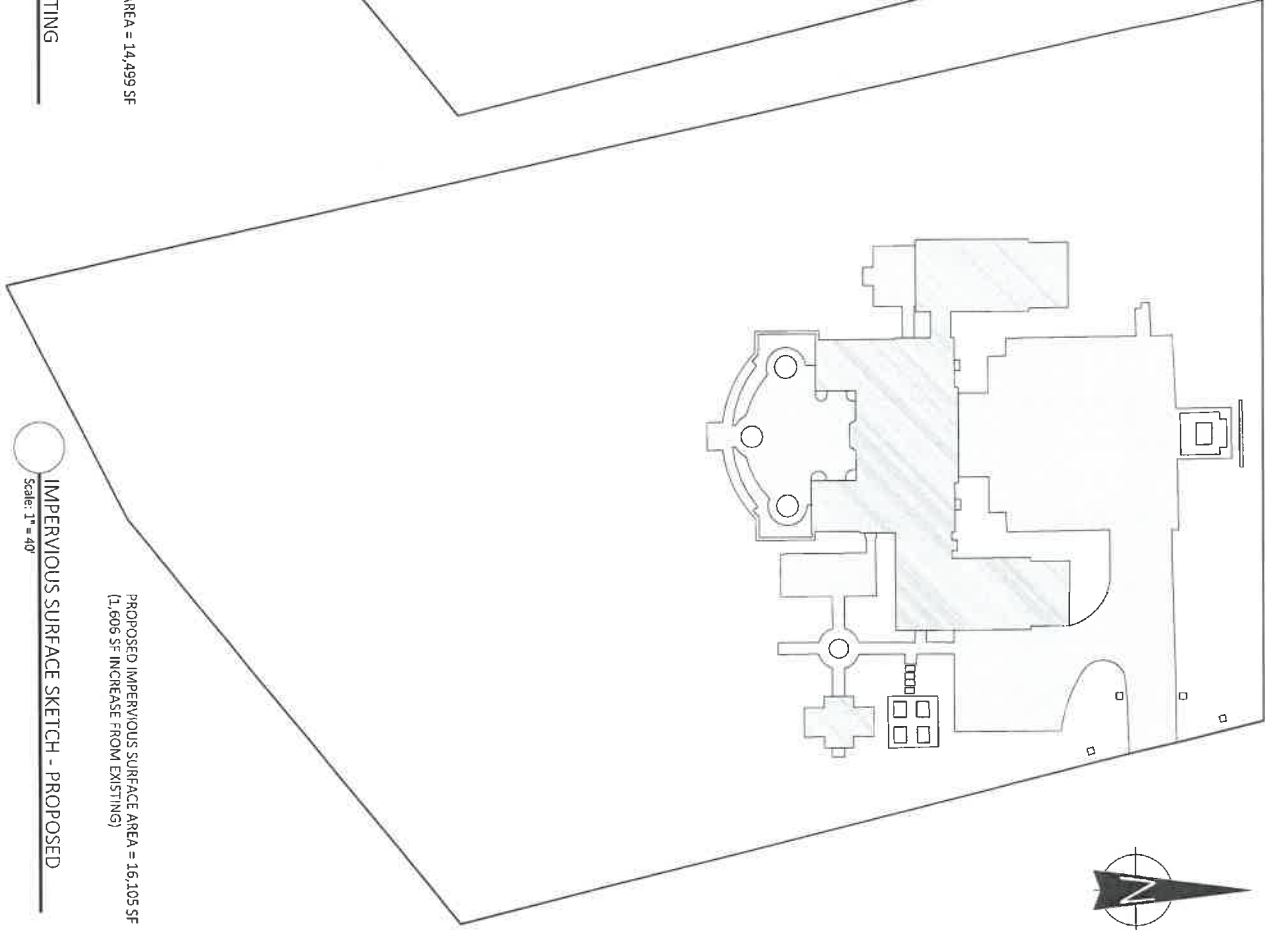
SITE DIAGRAM – INCREASED LANDSCAPING

390 N. GREEN BAY ROAD



IMPERVIOUS SURFACE SKETCH - EXISTING  
Scale: 1" = 40'

EXISTING IMPERVIOUS SURFACE AREA = 14,499 SF



IMPERVIOUS SURFACE SKETCH - PROPOSED  
Scale: 1" = 40'

PROPOSED IMPERVIOUS SURFACE AREA = 16,105 SF  
(1,606 SF INCREASE FROM EXISTING)



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

DOSANJH RESIDENCE  
ADDITIONS TO  
390 N GREEN BAY  
LAKE FOREST, IL

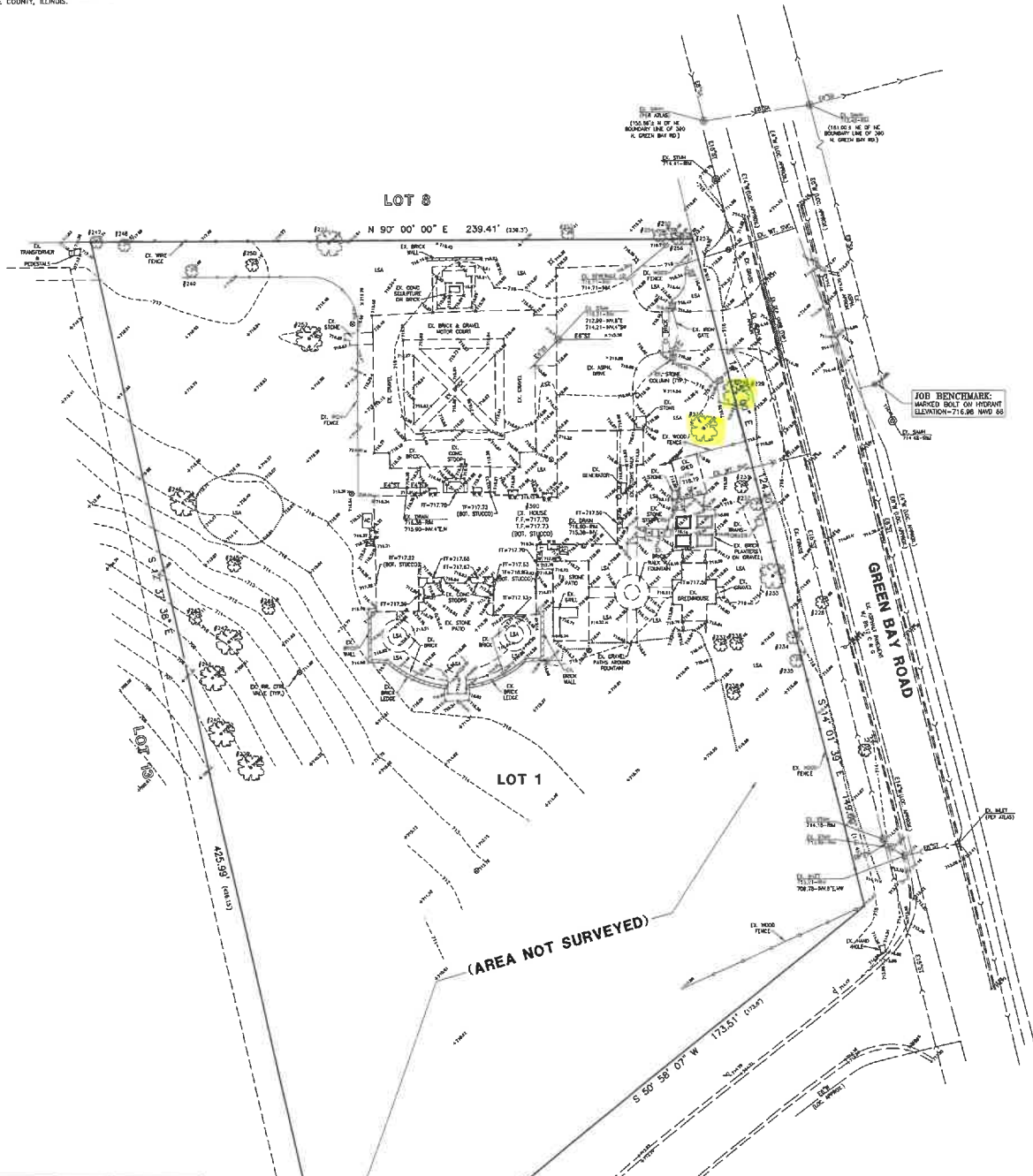
JOB NO.: 2037

ISSUE DATE: JULY 19, 2024  
(SUBMISSION)

Tree Preservation Survey				Greengard, Inc
				390 N Green Bay Rd
				Lake Forest, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
228	19	Linden	3	Parkway
229	19	Sugar Maple	4	Remove Tree
230	22	Sugar Maple	3	Remove Tree
231	19	Sugar Maple	4	
232	12	Norway Maple	3	
233	21	Norway Maple	3	
234	8	Norway Maple	3	
235	11	Norway Maple	3	
236	10	Black Walnut	3	
237	10	Norway Maple	3	
238	11	Norway Maple	3	
239	44	White Oak	3	
240	20	Hawthorn	4	
241	19	Hawthorn	3	
242	11	Hawthorn	3	
243	22	Hawthorn	4	
244	15	Hawthorn	3	
245	20	Hawthorn	4	
246	26	Hickory	3	
247	8	Norway Maple	3	
248	16	Norway Maple	3	
249	9	Norway Maple	3	
250	9	Norway Maple	3	
251	19	Norway Maple	4	
252	41	White Oak	3	
253	18	Norway Maple	4	
254	15	American Elm	3	
255	9	American Elm	3	
256	16	Norway Maple	3	
257	9	Norway Maple	3	
Lou Leggett				
Certified Arborist #177A				

**LEGAL DESCRIPTION**

LOT 1 IN THE HUNTINGTON HENRY SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTERS OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 13, 1954 AS DOCUMENT 642296 IN BOOK 1306 OF RECORDS, PAGE 29, IN LAKE COUNTY, ILLINOIS.



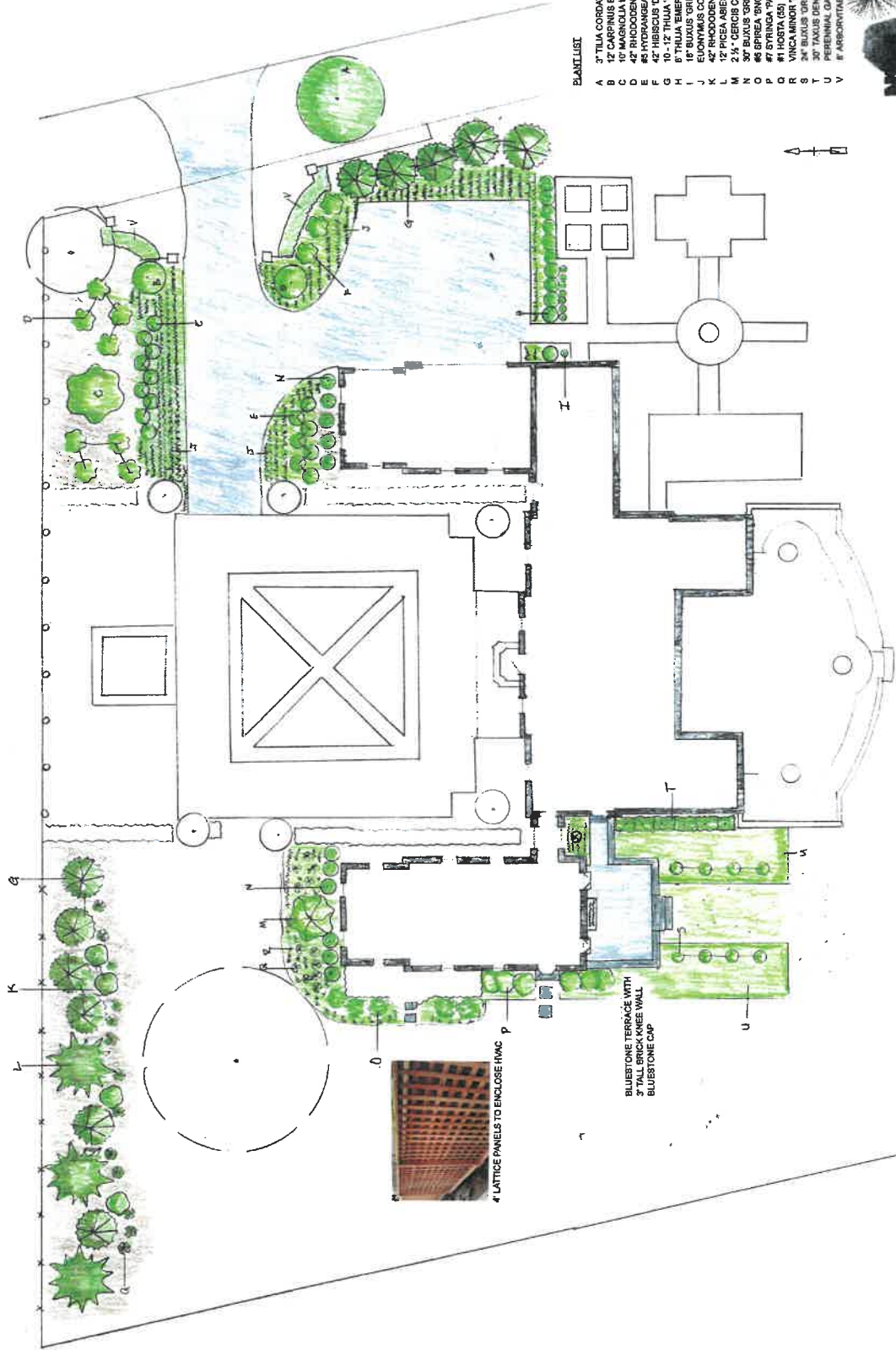
JOB BENCHMARK:  
MARKED BOLT ON IRON PIPE  
ELEVATION=716.86 (NAVD 88)

SOURCE BENCHMARK:  
CITY OF LAKE FOREST BAL  
INCHMENT MARKER 51  
ELEVATION=670.378 (NAVD 88)

Tree Preservation Survey				Greengard, Inc. 390 N Green Bay Rd Lake Forest, IL	
TAG #	SIZE	SPECIES	CONDITION 1- # (1=BEST- # DEAD)	NOTES/LOCATION	
228	19	London	3	Parkway	
229	19	Burger Maple	4		
230	22	Burger Maple	3		
231	19	Burger Maple	4		
232	12	Norway Maple	3		
233	21	Norway Maple	3		
234	8	Norway Maple	3		
235	11	Norway Maple	3		
236	10	Black Walnut	3		
237	10	Norway Maple	3		
238	11	Norway Maple	3		
239	44	White Oak	3		
240	23	Hawthorn	4		
241	19	Hawthorn	3		
242	11	Hawthorn	3		
243	22	Hawthorn	4		
244	15	Hawthorn	3		
245	20	Hawthorn	4		
246	26	Hickory	3		
247	8	Norway Maple	3		
248	16	Norway Maple	3		
249	8	Norway Maple	3		
250	8	Norway Maple	3		
251	19	Norway Maple	4		
252	41	White Oak	3		
253	18	Norway Maple	4		
254	15	American Elm	3		
255	8	American Elm	3		
256	19	Norway Maple	3		
257	8	Norway Maple	3		

Cancelled rebar at 177A

- LEGEND**
- - - 10' - 10' - CONTOUR
  - x 100.00' - SPOT ELEVATION
  - - DECIDUOUS TREE W/D.A.
  - - CONIFEROUS TREE W/D.A.
  - - CRITICAL ROOT ZONE
  - - SANITARY MANHOLE
  - - STORM MANHOLE
  - - CATCH BASIN
  - - INLET
  - - WATER SERVICE BOX
  - - VALVE & VAULT
  - - FIRE HYDRANT
  - - UTILITY POLE
  - - LIGHT STANDARD
  - - STORM CULVERT
  - - SANITARY SEWER
  - - STORM SEWER
  - - WATER MAIN
  - - DITCH
  - - SWALE
  - - DIRECTION SURFACE DRAINAGE
  - - FENCE
  - - DOWNSPOUT



**PLANTLIST**

- A 3' TILIA CORDATA 'GREENSPRE' (1)
- B 12' CARPINUS BETULUS 'FRANS FONTAINE' (2)
- C 12' MAGNOLIA LOEBNERI 'LEONARD MESSEL' (1)
- D 42' HYDRANGEA 'LITTLE LIME' (6)
- E 42' HYDRANGEA 'LITTLE LIME' (18)
- F 42' HYDRANGEA 'LITTLE LIME' (3)
- G 10'-12' TILIA 'GREEN GIANT' (11)
- H 8' TILIA 'EMERALD GREEN' (1)
- I 8' TILIA 'EMERALD GREEN' (6)
- J 8' TILIA 'EMERALD GREEN' (6)
- K 42' RHODODENDRON 'CHIONODES' (6)
- L 12' PICEA ABIES (3)
- M 2 1/2' CERCIS CANADENSIS (1)
- N 30' BUXUS 'GREEN MOUNTAIN' (1)
- O 48' SPIREA 'SNOWBOUND' (6)
- P 48' SPIREA 'SNOWBOUND' (6)
- Q 48' SPIREA 'SNOWBOUND' (6)
- R VINCA MINOR 'DARTS BLUE'
- S 24' BUXUS 'GREEN VELVET' (6)
- T 30' TAXUS DENSIFORMIS (6)
- U PERENNIAL GARDEN
- V 8' ARBORVITAE 'TECHNY' (10)



390 GREEN BAY ROAD

NO.	REVISION	BY	DATE	DESIGNED BY	DATE	SCALE

1381 Montgomery Drive, Downers Grove, IL 60515 • (630) 345-2788 • Fax: (630) 345-6410

BLUESTONE TERRACE WITH  
3" TALL BRICK KNEE WALL  
BLUESTONE CMP

4 LATTICE PANELS TO ENCLOSE FINAC



**Agenda Item 6**  
**51 S. Mayflower Road**  
**Exterior Alterations of an Existing Structure**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

*Application*

Statement of Intent

Materials and Color Samples

*Existing Plat of Survey*

Proposed Site Plan

Photos of the Existing Property & Surrounding Neighborhood

Historic Drawings

Demolition Plans and Elevations

*Proposed Floor Plans*

Proposed Roof Plan

Proposed Elevations

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 28, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>51 S. Mayflower Road, Exterior Alterations</b>

### Petitioners

Kara Mann  
51 S. Mayflower Road

### Property Location

51 S. Mayflower Road

### Historic Districts

East Lake Forest  
Historic District

### Project Representative

Dick Bories, Bories & Shearron Architecture

### Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for alterations to the exterior elevations of the existing house.

### Description of Property and Surrounding Area

The Hamill Tower was built in 1928 by Alfred E. Hamill, who engaged David Adler to design the structure often referred to as a folly. This accessory building housed Hamill's study, a playroom for his children, the estate garages, a separate residence for the gardener, and a second story apartment for the chauffeur, along with a motor workroom and greenhouse to support the operation of the Centaur Estate House located at 1115 E. Illinois Road.

The arrangement of spaces within the structure supported the original work functions well but left a challenging shell to adapt into a single-family residence given the elongated wings and simple but effective separations built between the different spaces, not to mention the tower with its own separate entrance.

In 1986 alterations to better fit the structure for single family living were brought before the Building Review Board and approved in February of that year. The Historic Preservation Commission did not exist at that time and the Building Review Board was the reviewing body. Changes included removing the failing greenhouse that ran along the south side of the single story wing, adding a small greenhouse on the south side of the tower to function as a breakfast room, filling in the dog trot which separated the gardeners' residence from the garages, moving the first floor tower windows from the south side of the tower to the west side of the tower, converting the garages into living space which included the addition of a fireplace and chimney, and removing the trellis separations on the second story balcony along with extensive interior remodeling.

The petitioner is proposing to make a series of alterations that remove many of the 1986 modifications and replace windows with doors on the first floor of both wings. The unblocking of the dog trot will reopen the connection from the front to the back of the house. The removal of the three Palladian styled windows which infilled the original garage doors will be infilled with stucco and the same matching double pane windows found on the wings of the house. The greenhouse added in 1986 is proposed to be removed and an outside terrace constructed to take its place. On the back side of the two-story wing, the first-floor windows are proposed to be replaced with French doors opening onto the existing terrace. On the single-story wing, the existing windows are proposed to be replaced with French doors, a new fireplace is proposed in the middle of the wing, and on the opposite wall of the new fireplace, a large plate glass window is proposed looking out to the back yard. On the north elevation of the two-story wing, the only proposed change is the addition of two small windows on the second story.

The proposed changes are in support of a new interior layout which shifts the family centered spaces from the back single-story wing to the front two story wing. The reopening of the dog trot eliminates the current front door, and the existing single door at the tower will become the front door. The two arched openings leading out to the greenhouse on the south elevation will become a door and a window with the removal of the greenhouse.

### **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 met. The proposed reopening of the dog trot and the conversion of the large glass windows on the front elevation to stucco infill with the original Adler designed two pane windows like the rest of the house maintains the established proportions of the façade and honors the original window forms found further north on the elevation.

### **Standard 3 – Proportion of Openings**

This standard is met. The conversion of the first-floor windows on the back elevation of the two-story wing and the windows of the single-story wing to French doors appears appropriate to the sizing and height of the overall respective elevations. While these are not an original feature of the house as Adler built it, they are a compatible change

to the style of the house.

**Standard 4 Rhythm of Solids to Voids**

This standard is met. The use of the French doors on the single-story wing improves the overall composition of the wing making it feel grander which helps it relate to the scale of the tower and the two-story wing.

**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 mostly met. The door leading into the tower will serve as the new front door. The placement and arrangement of the door doesn't have the architectural importance traditionally given to a front door, and the tight interior arrangement inside the door, although the interior is not within the purview of the Commission, may create a less-than-optimal solution, but these are both factors of the original design.

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

The standard is not applicable. No materials are being replaced.

**Standard 8 – Roof Shapes.**

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

**Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.**

The standard is not applicable. The visual appearance of the house is not changing to any great extent.

**Standard 10 – Scale.**

This standard is not applicable to the petition. No changes are proposed to the size or height of the home. No change is proposed to the square footage of the home therefore, no Building Scale calculation worksheet is included in the Commission's packet.

**Standard 11 – Directional Expression of Front Elevation**

This standard is not applicable to the petition. The changes proposed are only to the openings within the existing 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 mostly met. The proposed changes honor the original design of the structure and enhance the openings by providing a more residential character to the single-story wing and by enhancing the back elevation of the two-story wing.

The shape of the new chimney appears slightly modern for the structure but not to the Spanish Colonial vernacular. Painting the lower portion of the chimney to align with the tower paint change and leaving exposed brick above could help relate this new element to the existing structure and visually ground it.

**Standard 13 – Preservation of natural resources**

This standard is not applicable to this petition.

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

This standard is not applicable to the petition.

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

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

**Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.**

This standard is met. The modifications return the organization of the masses closer to the original design with the opening of the dog trot and removal of the greenhouse. The new French doors can be converted back to windows in the future without impacting the appearance of the overall structure.

**Public Comment**

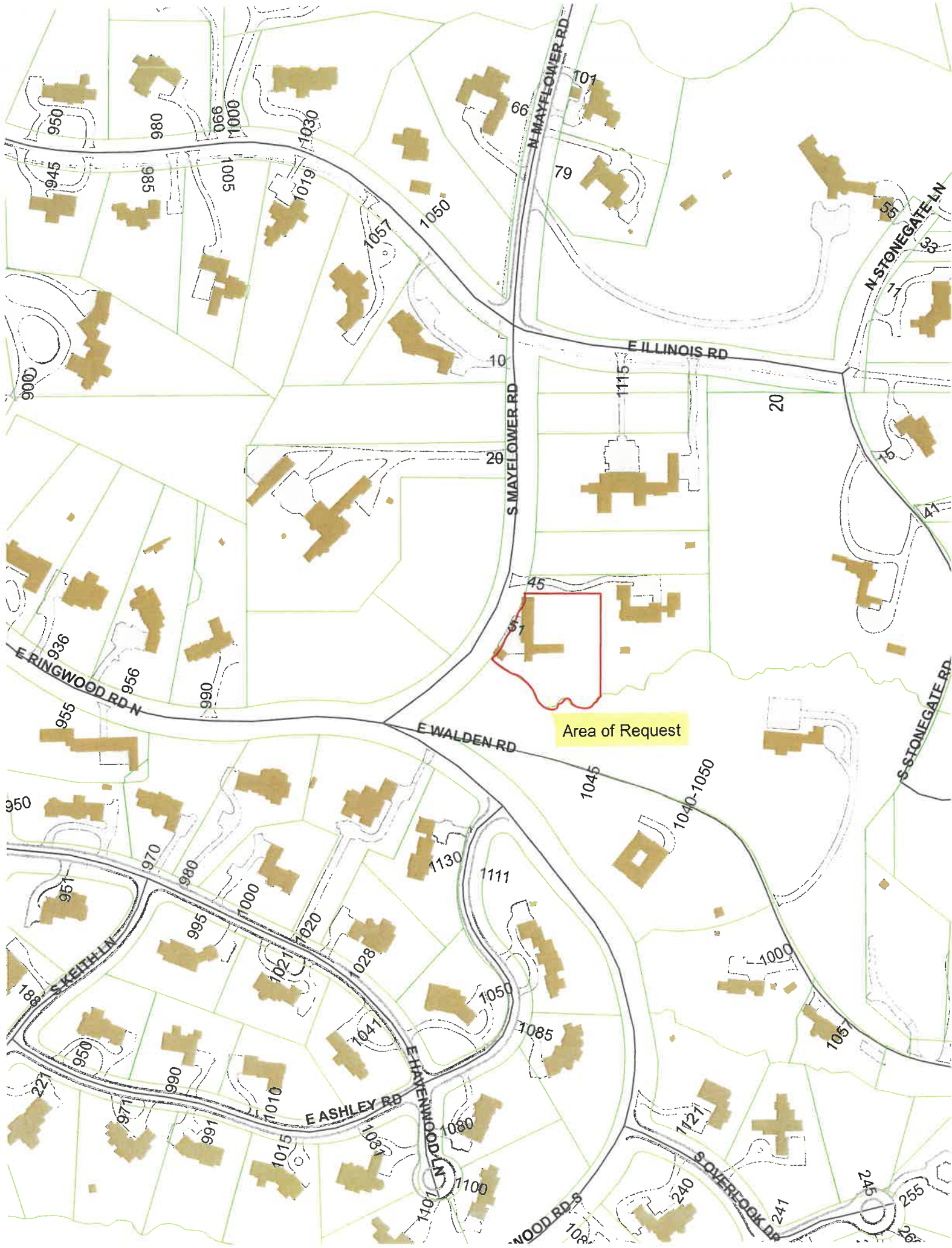
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City’s website. As of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

**Recommendation**

Grant a Certificate of Appropriateness approving the exterior alterations at 51 S. Mayflower Road and adopt the above findings as the basis for the Commission's decision.

The recommendation includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans in response to the Commission's direction or discussion and any changes resulting from final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and to consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking is not permitted east of Sheridan Road. Parking and staging for construction vehicles and materials will need to be accommodated on the site. The street must remain passable at all times and access to all neighboring driveways must be unobstructed.





S MAYFLOWER RD

57

5

Area of Request

E RINGWOOD RD N

E ASHLEY RD

E WALDEN RD

1045

1040  
-1050

1130

1111



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

**PROJECT ADDRESS** 51 S. Mayflower Road, Lake Forest, IL 60045

**APPLICATION TYPE**

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

Kara Mann  
*Owner of Property*

51 S. Mayflower Rd.  
*Owner's Street Address (may be different from project address)*

Lake Forest, IL 60045  
*City, State and Zip Code*

(312) 593-1797  
*Phone Number*                      *Fax Number*

kmann@karamann.com  
*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Dick Bories & James Shearron  
*Name and Title of Person Presenting Project*

Bories and Shearron Architecture DPC  
*Name of Firm*

36 East 20th Street 3rd Floor  
*Street Address*

New York, NY 10003  
*City, State and Zip Code*

(212) 706-8262  
*Phone Number*                      *Fax Number*

dick@boriesandshearron.com  
*Email Address*

  
*Representative's Signature (Architect/ Builder)*

<b>The staff report is available the Friday before the meeting, after 3:00pm.</b>	
<i>Please email a copy of the staff report</i>	<input type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE

# LAKE FOREST HISTORIC PRESERVATION COMMISSION

## STATEMENT OF INTENT

Request for  
Minor Alterations  
to the single-family residence at  
51 S. Mayflower Rd,  
Lake Forest, Illinois 60045

Prepared by:  
Bories and Shearron Architecture DPC  
August 2024

We are respectfully requesting the Building Review Board's consideration and approval for minor alterations to 51 S. Mayflower Road for Kara Mann.

### Request and Project History

Kara Mann is requesting alterations to their c1928 Tuscan Hill Tower with adjoining Italianate-style coach house, designed by David Adler. The house is in the East Lake Forest Historic District.

### Description of Alterations

Alterations:

Kara Mann is particularly aware of the need for stewardship of her Tower Residence. Kara intends to maintain David Adler's architectural vision while removing the eccentric additions added to the residence after the death of the original owner Alfred Hamill.

- 1) West Elevation (Front): Kara plans to reopen Adler's original open dog trot and remove the Foyer and the front door added in the 1980s. Additionally, the eccentric arched glass windows replacing Adlers original planked garage doors will be removed so the interior space can be used as a Kitchen. They will be replaced by windows with details to match Adlers originals, balancing the arcade. Finally, the existing chimney in the center of the coach house will be removed, allowing for a more open space in the interior.
- 2) North Elevation: The narrow addition added to the east side of the tower was constructed after the property was sold by Alfred Hamill. Kara intends to replace the French Doors in this wing with new ones which proportionally fill the space and include detailing true to Adlers original vision. A new period appropriate window bay will also be added centered on the addition. This will open this wing up to the rear Garden / Courtyard. New second story windows will be added to Adlers original coach house allowing light into the primary bathroom. The new windows will be constructed and detailed in a similar fashion to the bathroom window on the East façade.
- 3) East Elevation (Rear): The rear door to the foyer will be removed and replaced by Adler's original open dog trot. New French doors are proposed to replace the existing doors and windows on the coach house addition. This opens the rear courtyard / garden into the house. New shutters matching the historical shutters on the West elevation will be added to the second story windows. Adler's original Elevations show shutters on the second-floor windows.

- 4) **South Elevation:** Kara plans to remove the existing Solarium protruding off the South side of the tower. The Solarium was not included in Adlers original plans and was added sometime in the 1980s. The existing concrete slab will remain and be paved to make a new south facing terrace. The two openings to the Solarium will be filled with a new window and door detailed to match Adlers original proposal. Additionally, on the south side of narrow eastern addition to the tower two French doors flanking a center tapered chimney is proposed. New stucco Chimney to match original house stucco and detailed to match the existing architectural style.

#### **14 Standards of the Historic Preservation Ordinance**

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

- 1.) Height. This standard has been met. No proposed changes to the height of the tower or the existing wings. All heights are existing and grandfathered in.
- 2.) Proportion of front façade. This standard has been met. The proposed alterations to the façade strengthen the historic precedent set by Adler's original proposal. The open dog trot is true to the original proposal and strengthens the center access through the coach house addition. The new windows proposed to replace the large glass arched windows balances the proportion of the front arcade. No new additions are proposed to the front façade.
- 3.) Proportion of openings. All new windows and doors are visually compatible with the original Adler proposal. New windows and doors are exact replicas of the existing original windows and doors. The new window bay matches the proportions of the similar period appropriate windows bays.
- 4.) Rhythm of solids to voids in front façade. This standard has been met. The only change is the proposed open dog trot center on the coach house expansion to the tower. This open access is true to Adler's original proposal.
- 5.) Rhythm of spacing and structures on streets. This standard has been met. The visible alterations to the property do not impact the spacing and structures on the street.
- 6.) Rhythm of entrance porches, storefront recesses, and other projections. This standard has been met. The new open dog trot provides clear central access to the rear courtyard / gardens.
- 7.) Relationship of materials and textures. This standard has been met. The new alterations to the windows / doors / shutters will match the existing finishes and materials of the existing doors and windows. The new proposed chimney will match the finishes and materials of the existing house. Finally, the new terrace replacing the existing Solarium will be paved to match the existing eastern terrace.
- 8.) Roof shapes. This standard has been met. No new alterations proposed to the existing clay tile roof.

- 9.) Walls of continuity. This standard has been met. No new alteration are proposed to the existing Fences and walls.
- 10.) Scale of a structure. This standard has been met. No new additions are proposed that would alter the scale of the structure.
- 11.) Directional expression of front elevation This standard has been met. No new Additions proposed that would alter the front façade from the street.
- 12.) Preserving distinguishing features. This standard has been met. The house retains its original detailing, windows, doors, chimneys, etc. There is no plan to remove or alter these elements. When necessary, we copy the existing details exactly to maintain the structure's inherent beauty.
- 13.) Protection of Resources. This standard has been met. No sitework is proposed. Every reasonable effort shall be made to protect and preserve existing healthy trees and vegetation on site.
- 14.) New Construction. This standard has been noted and met. No new additions are proposed. The new chimney and window bay proposed are consistent and appropriate to existing houses original style.
- 15.) Repair to deteriorated features. This standard has been met. The new chimney will match the materials being replaced in composition, design, color, texture, and other visual qualities. New windows and doors will be designed with exact copies of these existing, original elements on the structure.
- 16.) Surface cleaning. This standard has been met. The surface cleaning of the existing stucco walls and brick facade will be undertaken with gentlest means possible so as not to damage it. Prior to any cleaning work, we will direct the contractor to perform test patches in the areas where we will be removing existing stucco for new window and door openings to determine the best, final cleaning methods.
- 17.) Reversibility of additions and alterations. This standard has been met. Wherever possible, alterations to the historic structure and property shall be done in a manner that if such alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

We appreciate this opportunity to present the new proposal to the Mann Residence. Please let us know if you have any questions or require further information.

Thank you Sincerely,

Dick Bories  
Partner

Bories & Shearron Architecture DPC  
36 East 20<sup>th</sup> Street  
3<sup>rd</sup> Floor  
New York, NY 10003  
T: (212) 706-8262  
W: [www.boriesandshearron.com](http://www.boriesandshearron.com)



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

**Façade Material**

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other \_\_\_\_\_

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other \_\_\_\_\_

Color of Finish \_\_\_\_\_

**Finish and Color of Windows**

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other \_\_\_\_\_

**Window Muntins**

- Not Provided
- True Divided Lites

***Simulated Divided Lites***

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

**Trim Material**

**Door Trim**

- Limestone
- Brick
- Wood
- Other stucco & stone

**Window Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood
- Other \_\_\_\_\_

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

**Chimney Material**

---

- Brick
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles \_\_\_\_\_
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

**Flashing Material**

- Copper
- Other \_\_\_\_\_
- Sheet Metal

Color of Material \_\_\_\_\_

**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 \_\_\_\_\_

# EXISTING PLAT OF SURVEY

BORTES & SHEARRON  
ARCHITECTURE



36 East 20th Street, 3rd Floor  
New York, NY 10003  
T: (212) 746-8565

Scale: 1 inch = 30 feet

Surveyor's Notes:

All dimensions herein shown unless it is otherwise noted are given in feet and decimal parts thereof.

### Legal Description

Lot 4 in Centaurs Subdivision being part of Lot 278 in Lake Forest, in the southwest quarter of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian and in the northwest quarter of Section 3, Township 43 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded December 21, 1961 as Document 1133574 in Book 37 of Plats of page 16, in the City of Lake Forest, Lake County, Illinois

The 51 North Mayflower Road property is in the R4 Single-Family Residence District wherein each residential lot must have a minimum area of 60,000 square feet and a minimum width of 150 feet except lots-in-depth which must have a minimum area of 66,000 square feet and a minimum width of 170 feet. The 51 North Mayflower Road property is in the Historic Residential and Open Space Reservation District.

	Required Setbacks			
	front yard	interior side yard	corner side yard	rear yard
Single-family detached dwellings	50	20	50	50
Buildings, accessory	50	20*	20	10

\* Unless the entire structure is located on the rear 25% of the lot, in which case only 10 feet shall be required.

The maximum height of all principal buildings and structures shall not exceed forty (40) feet and the maximum height of all accessory buildings and structures shall not exceed twenty-five (25) feet.

For a front lot within a lot-in-depth subdivision the setbacks shall be as required in the applicable zoning district except that the yard adjacent to the contiguous access area shall also meet the required front yard setback of the applicable zoning district as measured from the easement (lot) line of road access area.

**NOT FOR CONSTRUCTION**

SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

### ISSUE DATE:

NO.	DATE	ISSUE
1	08/28/2024	HPC

### REVISION DATE:

NO.	DATE	REVISION
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MANN RESIDENCE  
51 S. MAYFLOWER RD.  
LAKE FOREST, IL 60045

OFFICIAL  
PLAT OF SURVEY

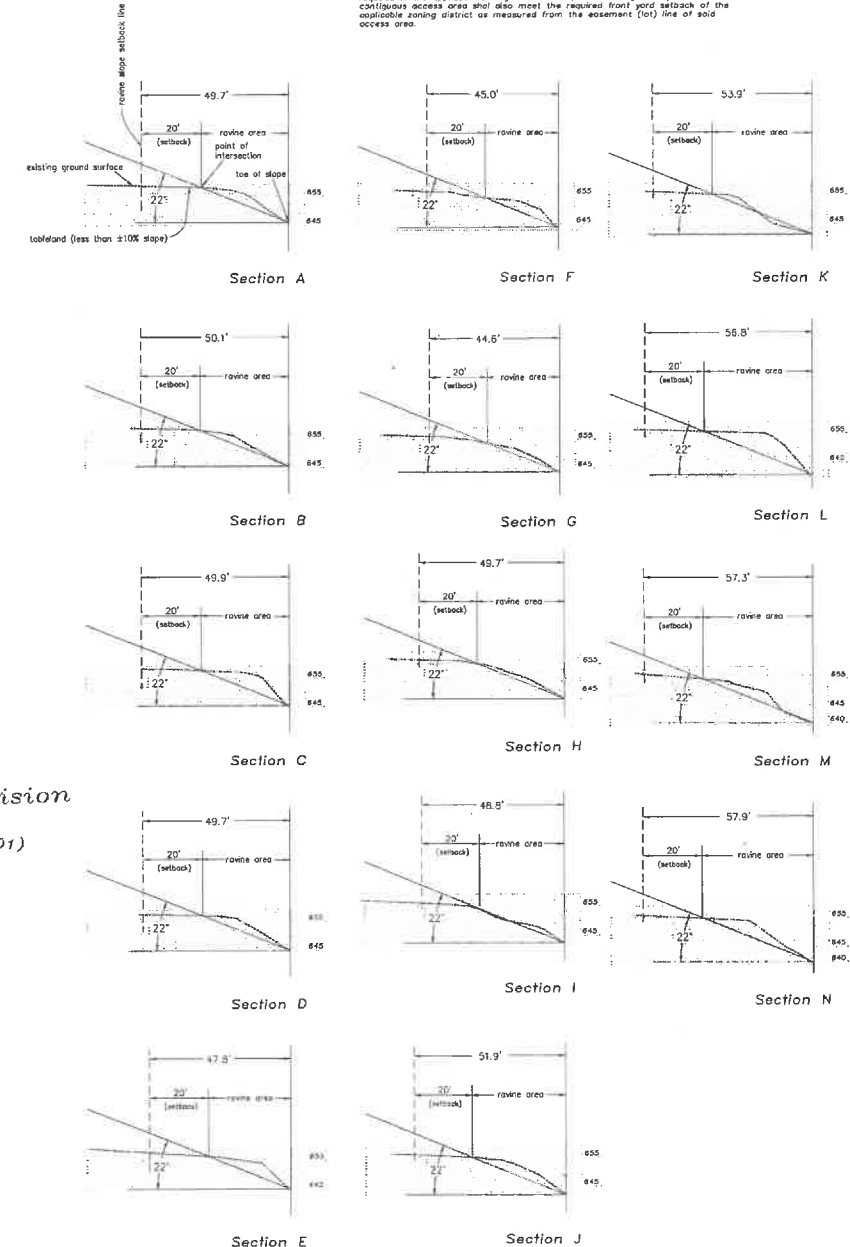
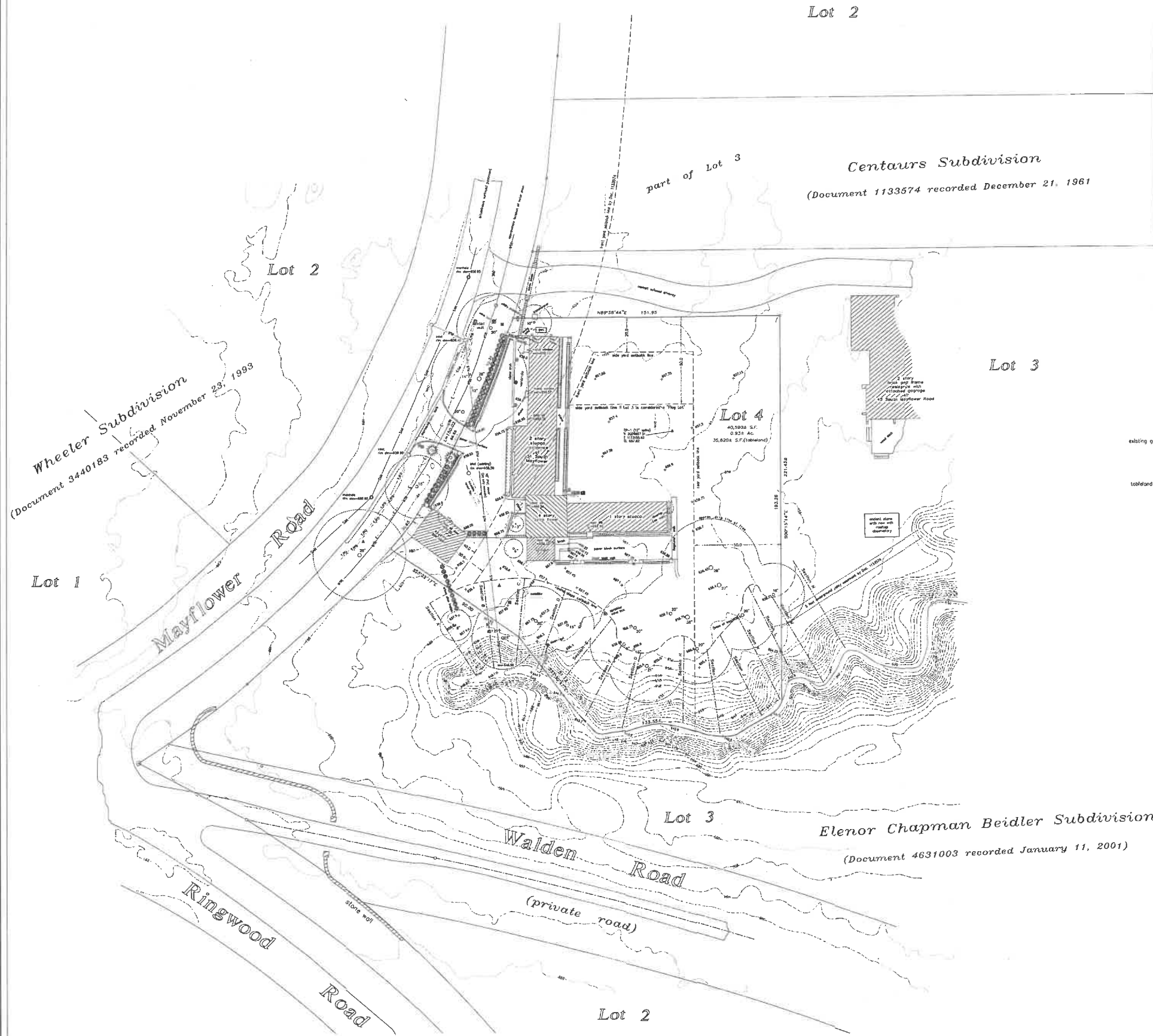
PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO:

**A-001**





**PHOTOGRAPHS OF EXISTING PROPERTY**



**1** WEST ELEVATION



**2** EAST ELEVATION

**BORIES & SHEARON  
ARCHITECTURE**



36 East 24th Street, 3rd Floor  
New York, NY 10010  
T: (212) 706-8812

**NOT FOR  
CONSTRUCTION**

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**ISSUE DATE:**

NO.	DATE	ISSUE
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**REVISION DATE:**

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

PHOTOGRAPHS OF  
EXISTING PROPERTY

**PROJECT NO. :** 202404

**DRAWN BY :** DM

**CHECKED BY :** MK

**DRAWING NO.:**

**A-003**

**PHOTOGRAPHS OF EXISTING PROPERTY**



**3** NORTH ELEVATION



**4** NORTH ELEVATION



**5** PHOTOGRAPHS OF EXISTING SOUTH ELEVATION



**BORIES & SHEARON  
ARCHITECTURE**



36 East 20th Street, 3rd Floor  
New York, NY 10003  
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1	08/28/2024	HPC

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51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

PHOTOGRAPHS OF  
EXISTING PROPERTY

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO:

**A-004**

**PHOTOGRAPHS OF IMMEDIATE NEIGHBORHOOD**



**1** LOOKING NORTH



**2** LOOKING EAST



**3** EXISTING ENTRY



**4** LOOKING SOUTH



**3** LOOKING SOUTH

**BORIES & SHEARRON  
ARCHITECTURE**



36 East 4th Street, 3rd Floor  
New York, NY 10003  
T: (212) 708-8462

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NO.	DATE	REVISION

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

PHOTOGRAPHS OF  
IMMEDIATE NEIGHBORHOOD

PROJECT NO. : 202404

DRAWN BY : DM

CHECKED BY : MK

DRAWING NO:

**A-005**

# HISTORIC SUPPORTING DOCUMENTATION

BORIES & SHEARON  
ARCHITECTURE



36 East 24th Street, 3rd Floor  
New York, NY 10010  
T: (212) 696-8360

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1	08/28/2024	HPC

REVISION DATE:

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

HISTORIC SUPPORTING  
DOCUMENTATION

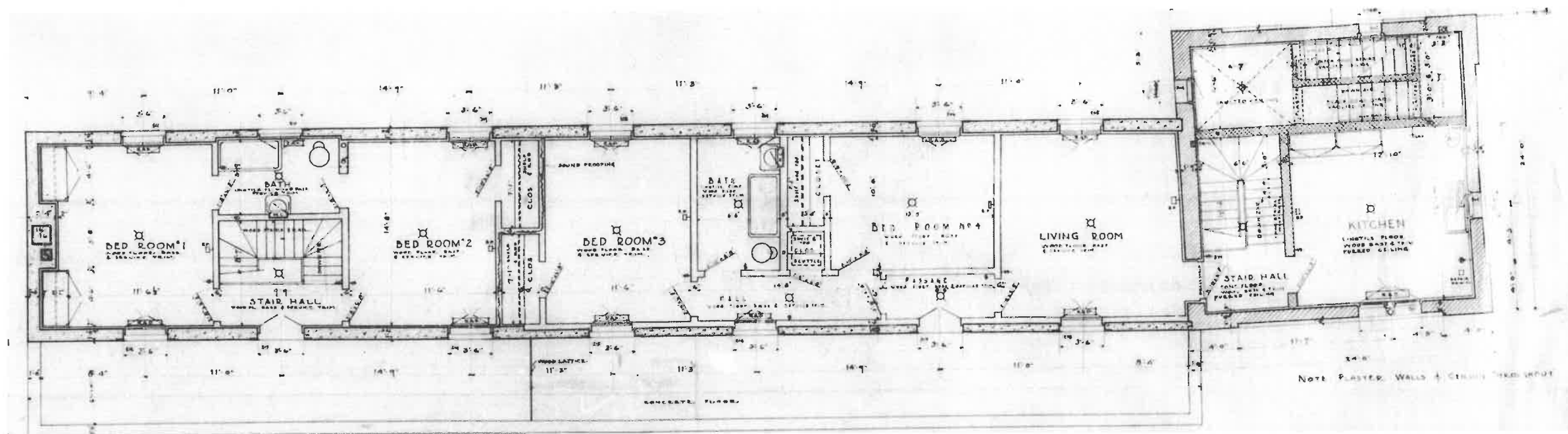
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CHECKED BY: MK

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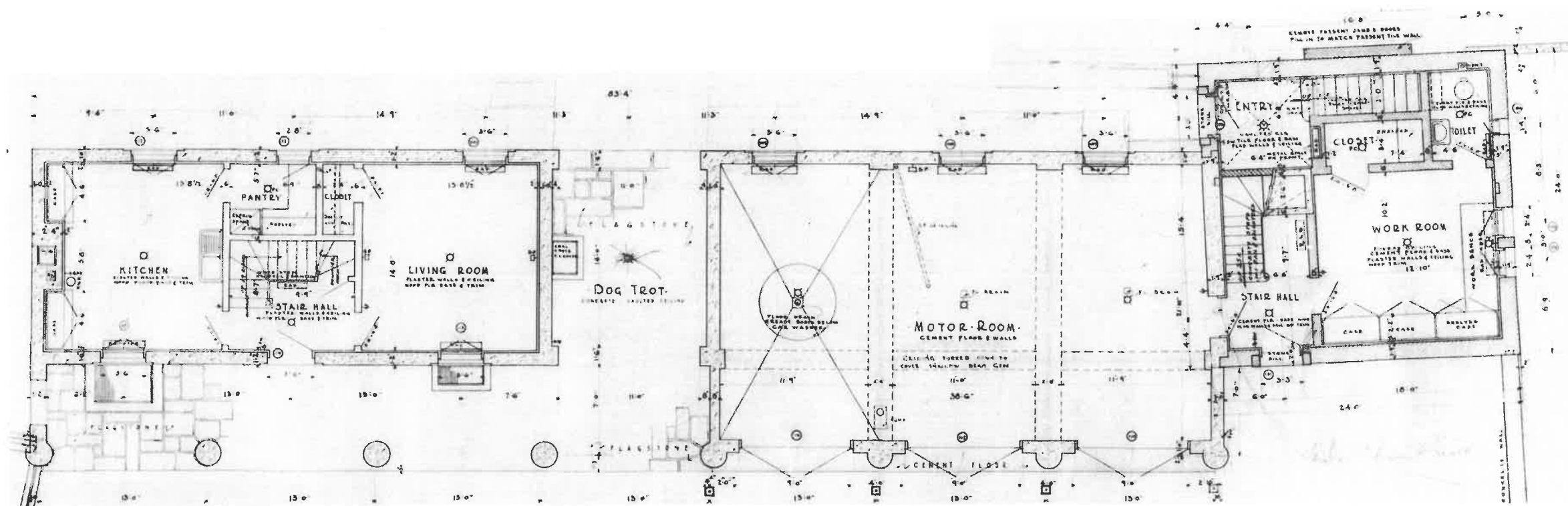
**A-006**



2

## SECOND FLOOR PLAN

CIRCA 1928



1

## FIRST FLOOR PLAN

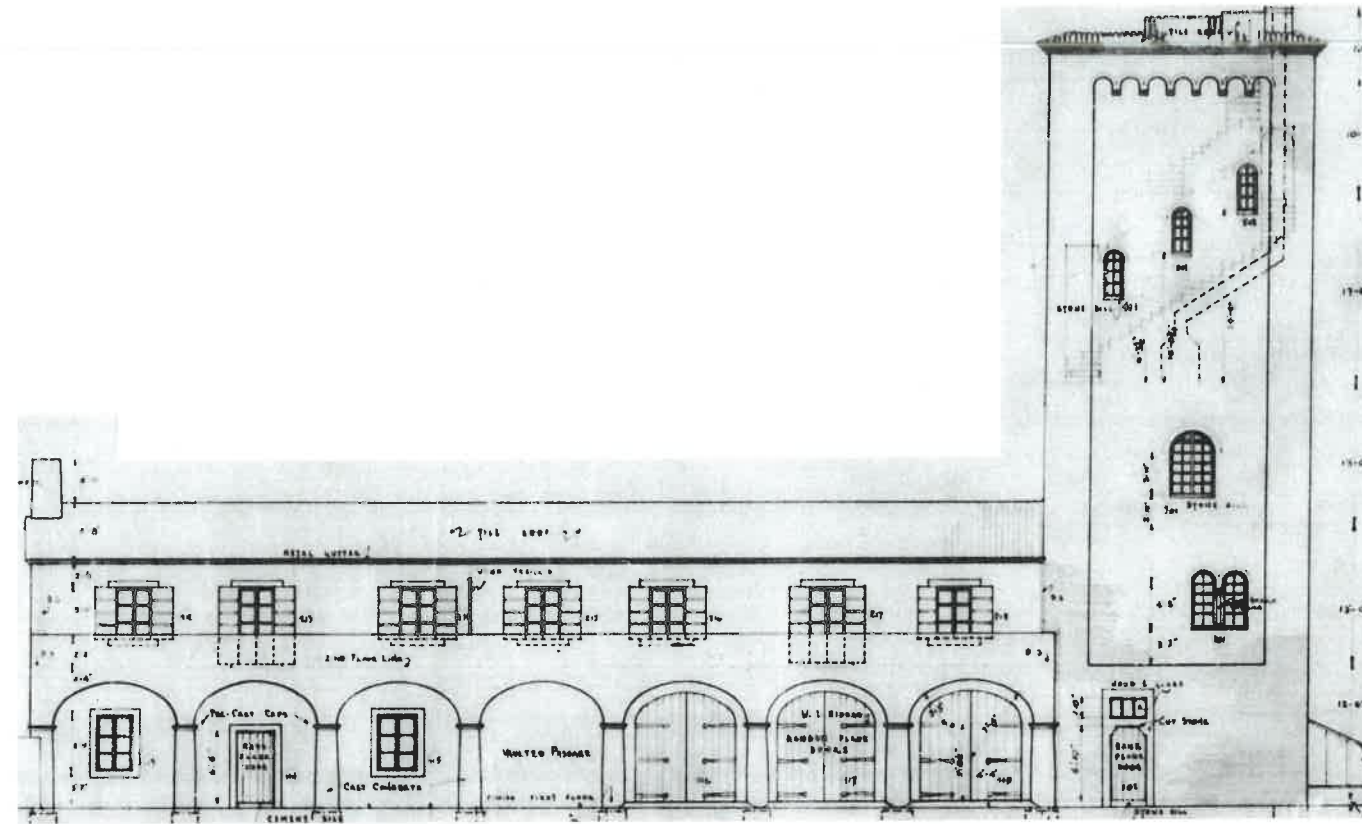
CIRCA 1928



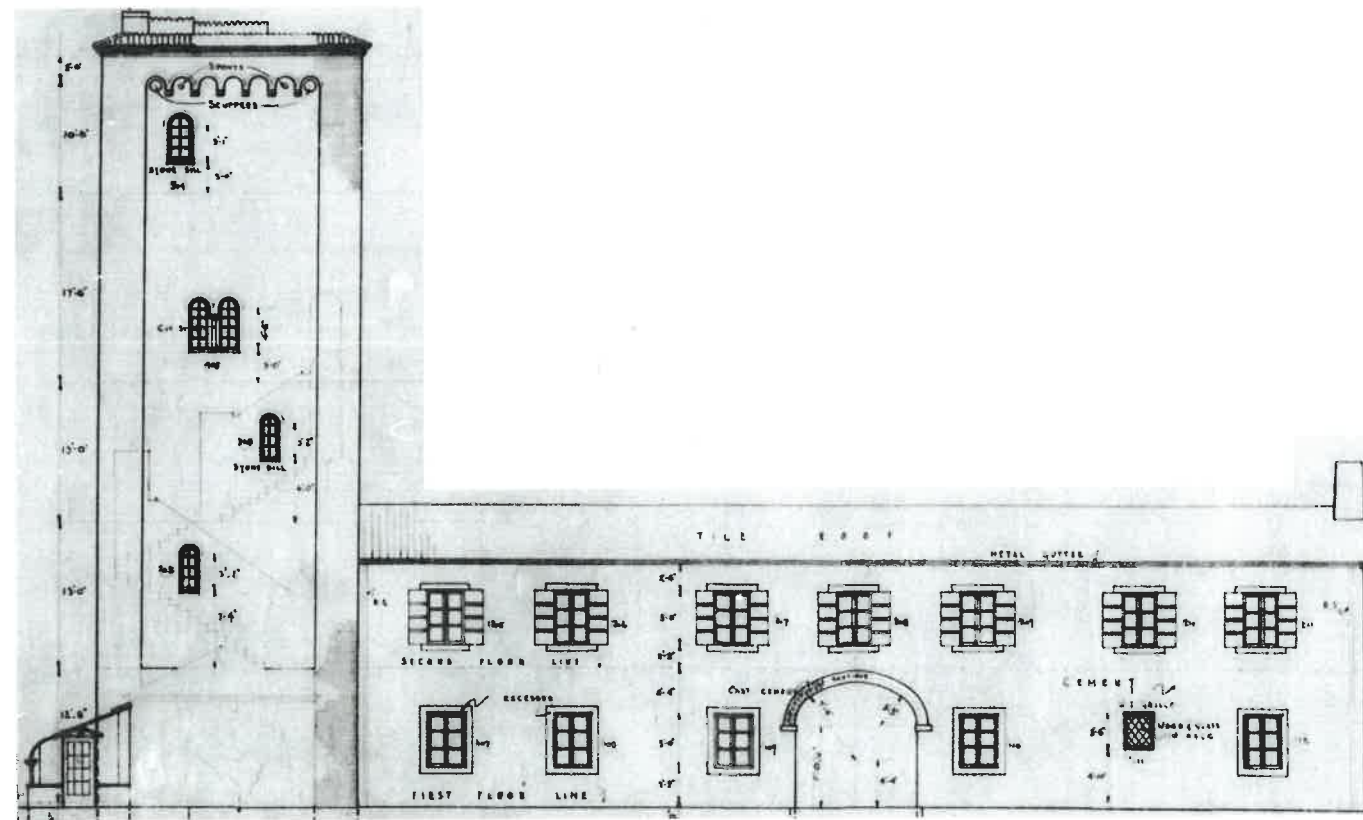
# HISTORIC SUPPORTING DOCUMENTATION



**1** WEST ELEVATION  
CIRCA 1928



**2** EAST ELEVATION  
CIRCA 1928



BORIES & SHEARRON  
ARCHITECTURE



36 East 24th Street, 3rd Floor  
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51 S. MAYFLOWER RD.  
LAKE FOREST, IL 60045

HISTORIC SUPPORTING  
DOCUMENTATION

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO:

A-007

# HISTORIC SUPPORTING DOCUMENTATION

BORIES & SHEARRON  
ARCHITECTURE



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New York, NY 10003  
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NO.	DATE	REVISION

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

HISTORIC SUPPORTING  
DOCUMENTATION

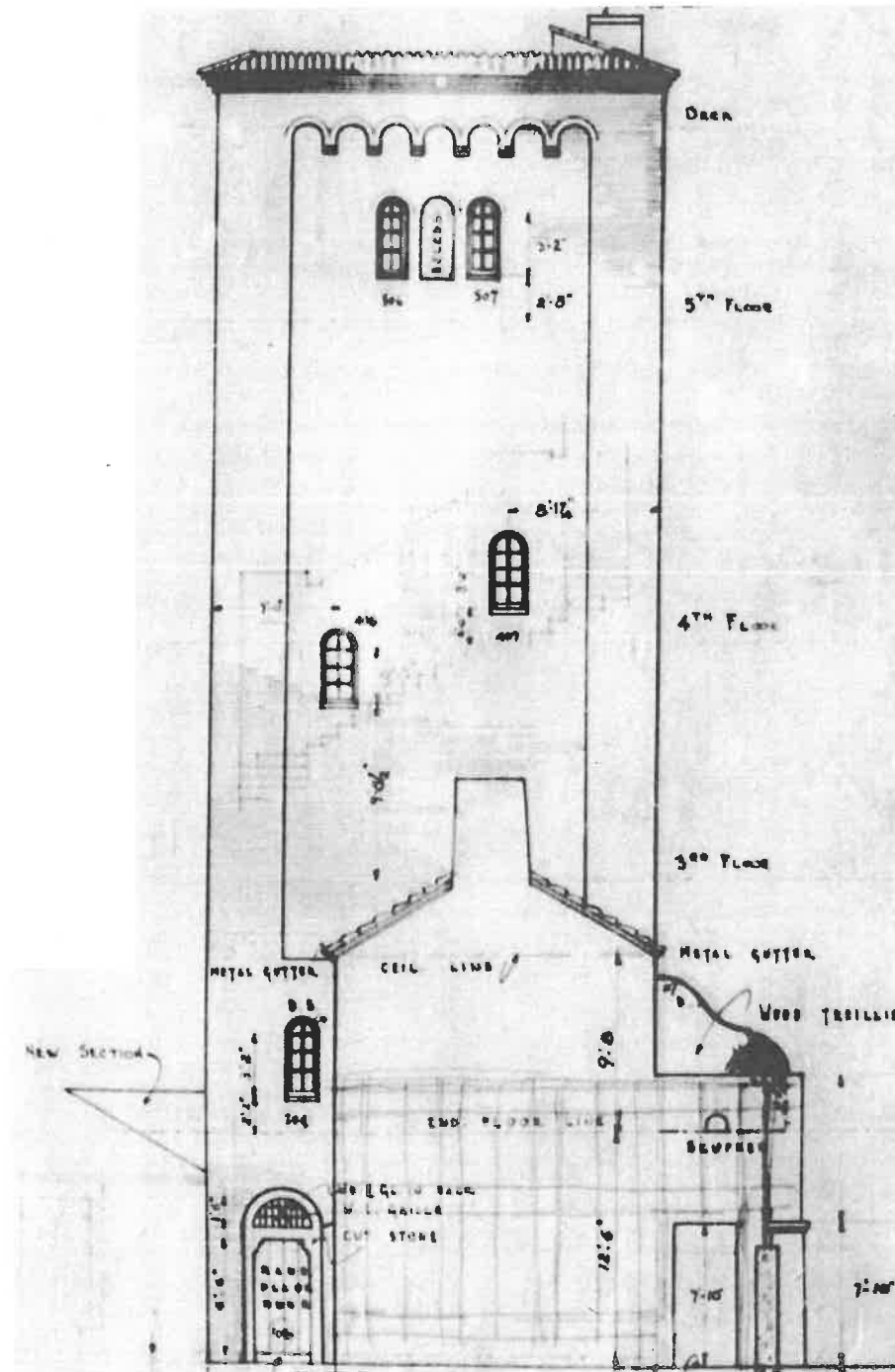
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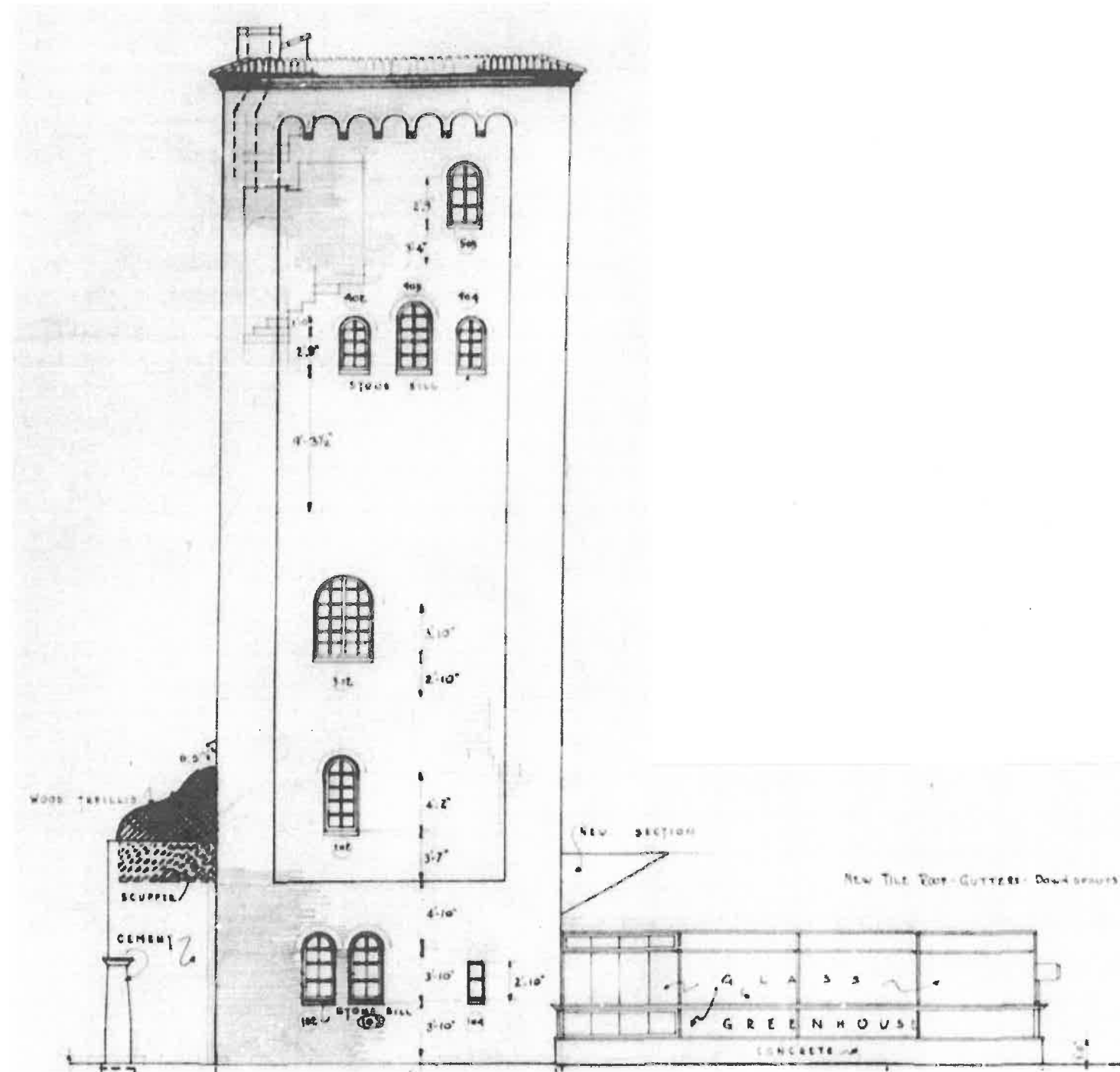
CHECKED BY: MK

DRAWING NO:

A-008



1 NORTH ELEVATION  
CIRCA 1928



2 SOUTH ELEVATION  
CIRCA 1928



NOT FOR  
CONSTRUCTION

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REVISION DATE:

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

EXISTING  
1ST FLOOR / DEMO PLAN

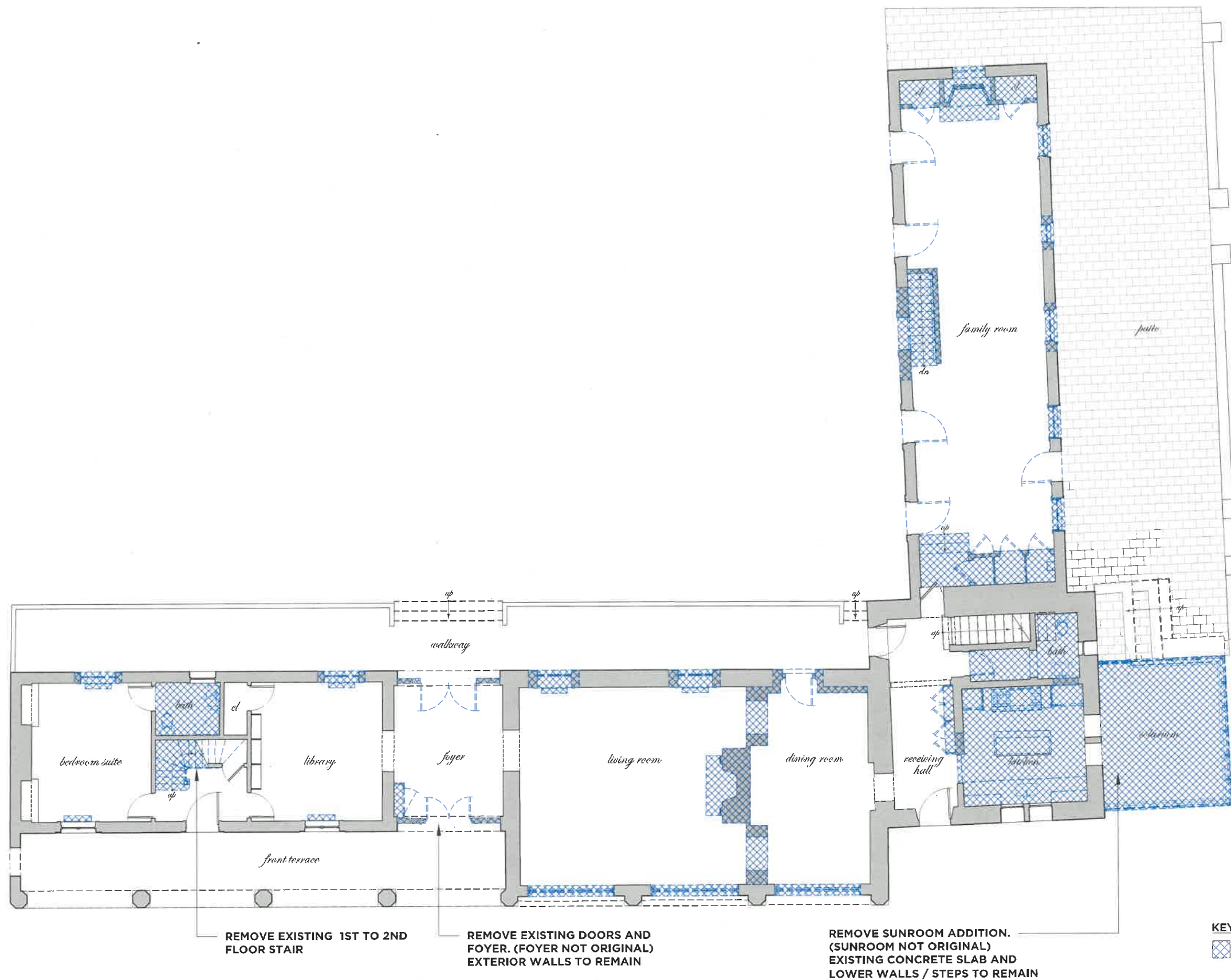
PROJECT NO. : 202404

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CHECKED BY : MK

DRAWING NO.:

EX-101



1

EXISTING 1ST FLOOR / DEMOLITION PLAN

SCALE: 3/16"=1'-0"











NOT FOR  
CONSTRUCTION

The design and concepts shown are the sole property of Bories & Shearon Architecture DPC. The drawings may not be used except with the express written consent of Bories & Shearon Architecture DPC.

SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
1	08/28/2024	HPC

REVISION DATE:

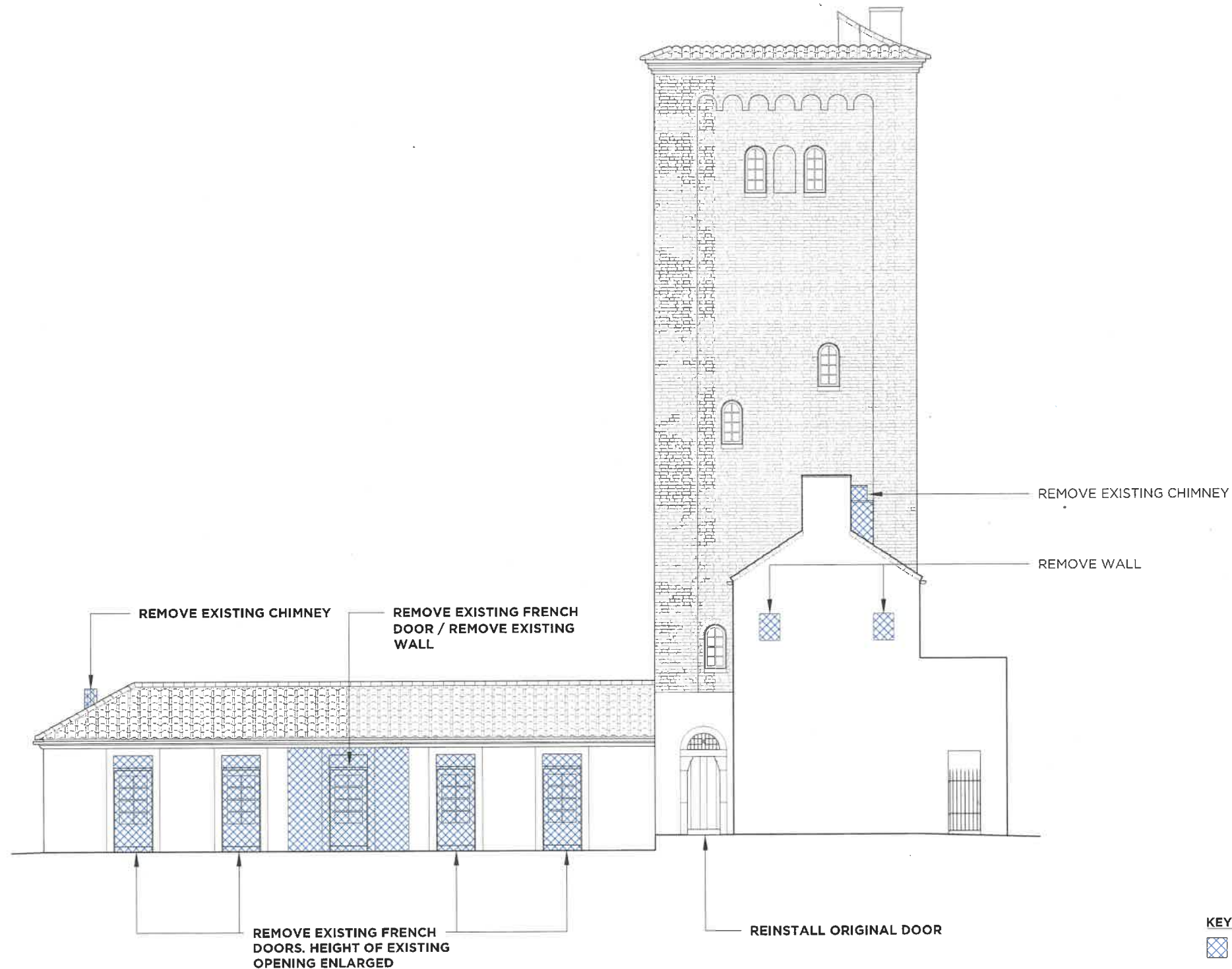
NO.	DATE	ISSUE

MANN RESIDENCE  
51 S. MAYFLOWER RD.  
LAKE FOREST, IL 60045

EXISTING  
NORTH ELEVATION

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK
DRAWING NO.:	

EX-202



**1** EXISTING NORTH ELEVATION  
SCALE: 3/16"=1'-0"



NOT FOR  
CONSTRUCTION

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SCALE : AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
1	08/28/2024	HPC

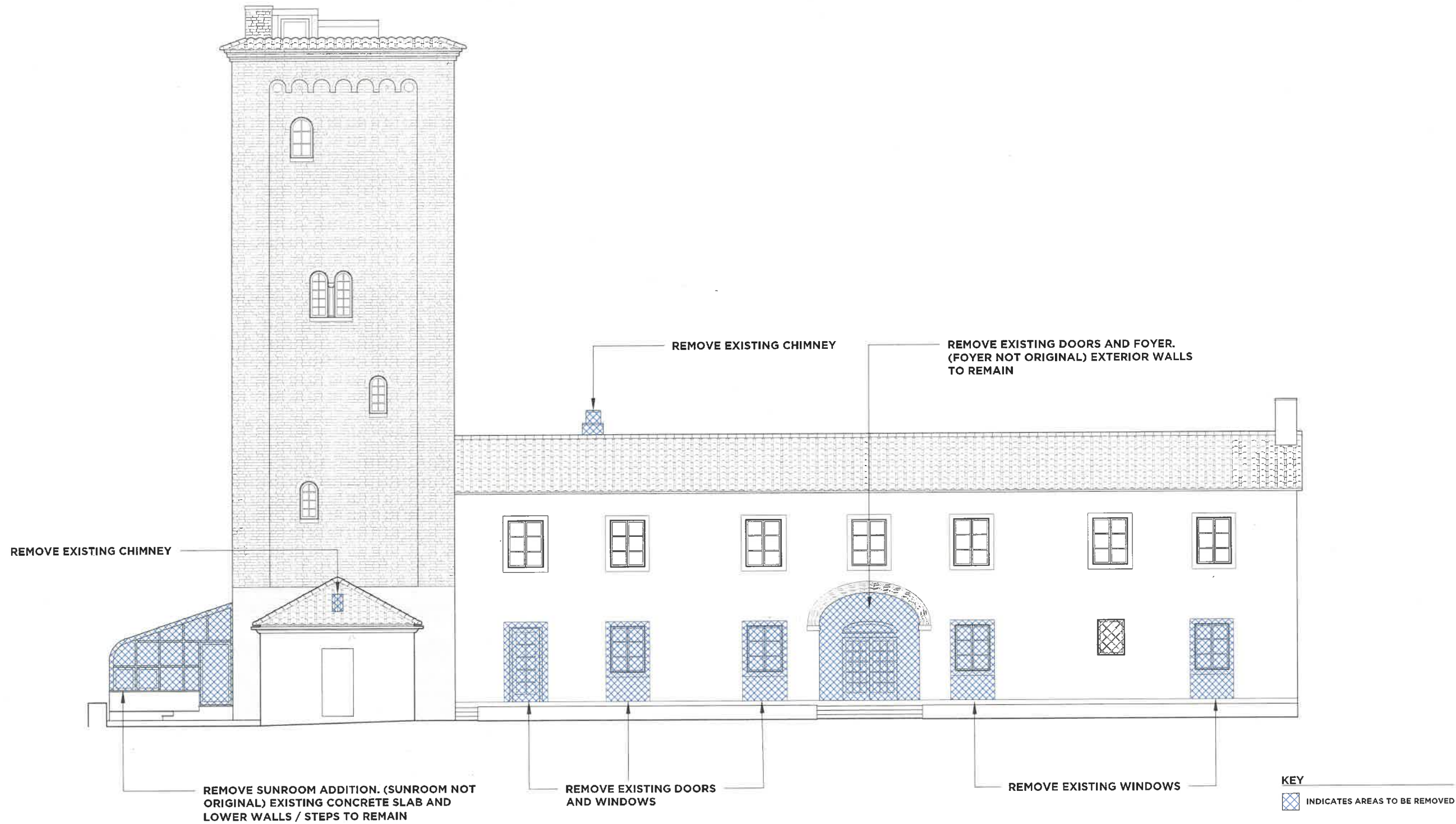
REVISION DATE:

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

EXISTING  
EAST ELEVATION

PROJECT NO. : 202404  
DRAWN BY : DM  
CHECKED BY : MK  
DRAWING NO.:

EX-203



1

EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



NOT FOR  
CONSTRUCTION

The design and concepts shown are the sole property of Bories & Shearon Architecture, DPC. The drawings may not be used except with the express written consent of Bories & Shearon Architecture, DPC.

SCALE : AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
1	07/26/2024	HPC

REVISION DATE:

MANN RESIDENCE  
51 S. MAYFLOWER RD,  
LAKE FOREST, IL 60045

EXISTING  
SOUTH ELEVATION

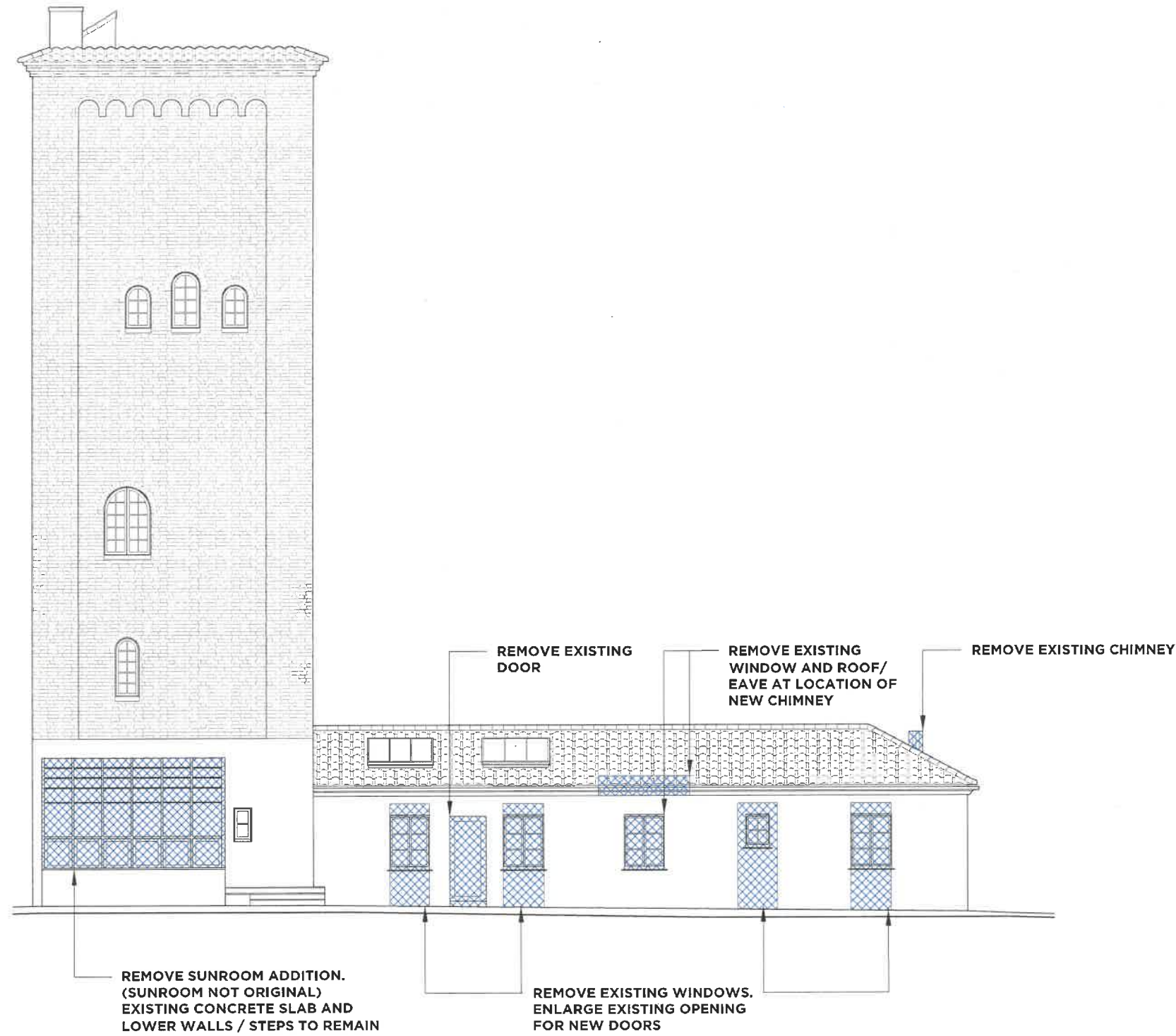
PROJECT NO. : 202404

DRAWN BY : DM

CHECKED BY : MK

DRAWING NO:

EX-204



**1** EXISTING SOUTH ELEVATION  
SCALE: 3/16"=1'-0"

KEY  
 INDICATES AREAS TO BE REMOVED















**Agenda Item 7**  
**265 E. Deerpath**  
**Replacement Windows for Northern Trust Bank**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

*Application*

Statement of Intent

Description of Exterior Materials

Elevation Photos with Lettered Windows

Window Type Photos with Dimensions

Brickmould Photos

Marvin Replacement Window Shop Drawings

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 28, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>Replacement Windows for Northern Trust Bank</b>

### **PROPERTY OWNER**

Northern Trust Company  
Workplace Services  
50 S. LaSalle  
Chicago, IL 60603

### **PROPERTY LOCATION**

265 E. Deerpath

### **HISTORIC DISTRICTS**

East Lake Forest Local  
& National Historic District

### **REPRESENTATIVE**

Matthew Mariotti  
Woodland Windows & Doors  
Zoran Vranjes, CBRE

### **Background**

The Northern Trust Bank Building addressed as 265 E. Deerpath was built in 1930 by the firm of Stanley Anderson. The building occupies the southeast corner of Deerpath and Bank Lane, and over the decades, two additions were constructed to the east of the original building along Deerpath.

Northern Trust Bank is doing maintenance work on their buildings at 265, 279, & 287 to address energy efficiency issues and water leakage concerns. The flat roof on all three buildings will be replaced through the normal permitting process as will routine tuckpointing of the brick facades being conducted by Bulley & Andrews Masonry Restoration Division. As part of the review process, detailed information will be required to assure that appropriate materials are used for the repair and restoration work. No work is proposed to date on the slate hipped roofs visible to the street.

The petitioners are bringing forward a two phased window replacement package in which they are proposing to first replace the windows in the 265 Building, the original building, with Marvin aluminum clad wood windows that replicate the original windows where they exist, in size, profile and lite configuration. The second phase will replace the existing windows in the 279 and 287 Deerpath buildings with the windows of the same type and material as applicable, once Commission approval is received. The goal is to replace the windows consistently across all three buildings.

Since the original construction of the 265 building, some windows have been replaced over the years which are not exact replicas to the original units. The replacement windows as proposed will match the windows currently installed on building rather than replicate the original windows. It should be noted that the windows in the 279 and 287 Buildings currently do not match those in the 265 Building, but the intention is, as noted above, to have all the windows match after this project is completed.

For security reasons it is unusual for a bank to have double hung windows, but the look of these is distinctive to the Georgian character of the building and preserving the window style is a key factor to the project success. The mullions will be matched with same size mullions, and the filler strips will be used between the glass panes to provide an authentic look. The color of the windows will be a white to match the existing color. The color specifications and a sample of the color on the aluminum cladding will be required as part of the permit submittal.

### **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 building.

#### **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 building, 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 of the building.

#### **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 partially met. The proposed windows will look similar to the existing ones in size, openings, and style. The trim details are close to the existing for the simpler double hung windows listed as type A, B, C, and D, but are not the same trim profiles for the more ornate specialty windows listed as F and G.

**Standard 8 – Roof Shapes.**

This standard is not applicable to the petition. No changes are proposed to the roof shape of the building.

**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 applicable. There is no change to the existing streetscape proposed.

**Standard 10 – Scale.**

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

**Standard 11 – Directional Expression of Front Elevation**

This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

**Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.**

This standard is not met. The existing windows are proposed to be replaced not repaired due to the continual maintenance considerations and lack of energy efficiency with the single pane glass. The petitioner has been repairing the windows for several years and recent repairs have not addressed leaking issues.

The replacement trim material and exact construction of window type F is not replicated with the new window package proposed. Further work is needed to finalize the replacement typical for these three windows given the prominence of place on the Bank Lane elevation.

**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 not met. Replacing the windows is replacing an architectural feature of the building given the importance they have in the façade and the detailing present on the existing windows. Wholesale replacement to make these aluminum clad changes a material at street level which can be acceptable if the trim profiles are matched and the overall detailing is consistent. Window type F is particularly concerning as neither the horizontal trim pieces, the vertical indented rectangles, nor the brickmould trim pieces are matches to the original windows.

**Standard 16 – Surface cleaning.**

This standard is not applicable.

**Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.**

This standard is not met. The original windows once removed would be hard to replicate in future. One of the challenges the bank is working against is that of security and keeping the facility safe if the windows were taken out for restoration. However, the use of a preservation architect or specialty historic window fabricators could provide expertise needed to develop a plan to restore or replace more closely the historic windows.

Replacement of the windows on the later two additions does not raise the same concerns as replacement of the windows on the original building.

**PUBLIC COMMENT**

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

**RECOMMENDATION**

Grant a Certificate of Appropriateness for the replacement windows which can be matched in kind to the original windows in size, profile, and configuration with aluminum clad wood windows in the buildings addressed as 265, 279, and 287 based on the applicable findings detailed above with the proposed replacement windows subject to the following conditions of approval.

1. All windows shall have muntins affixed to the inside and outside with an interior spacing bar if appropriate.
2. The existing windowsills, headers, and brickmould trim shall be retained and restored as needed.
3. Submit plans for permit that clearly detail all aspects of the replacement windows. Any deviations proposed from the size, profile, or configuration of the original windows shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission’s approval and consult with the Chairman as appropriate.

AND

Continue consideration of the proposed specialty replacement windows on the original building with direction to the petitioner to conduct further study to assure that the replacement windows replicate the size, profile, and configuration of the historic windows. Consideration of engaging a preservation consultant to advise on the window replacement is encouraged.







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

**PROJECT ADDRESS** 265 East Deerpath, Lake Forest, IL 60045

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**

The Northern Trust Company

*Owner of Property*

Workplace Services, 50 S Lasalle.

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

Chicago, IL 60603

*City, State and Zip Code*

312-444-5580

*Phone Number*

*Fax Number*

TS2@ntrs.com

*Email Address*

Tammy Dunlap  
*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



HOMEOWNER | COMMERCIAL | HOMEOWNERS ASSOCIATION | CONTRACTOR

---

8/16/24

**Rano Mariotti & Matt Mariotti**  
Commercial Sales Representatives  
Woodland Windows & Doors

To Whom it may concern,

I am writing on behalf of CBRE and Northern Trust Bank to formally express the intent to undertake the historical window replacement project at Northern Trust Bank in Lake Forest (265 E Deerpath Rd, Lake Forest, IL 60045). This project will involve the installation of new Marvin aluminum-clad windows, which are designed to replace the existing wood windows that have deteriorated due to rot and are compromising the integrity of the building.

**Project Overview:**

**Scope of Work:** Woodland Windows & Doors will be responsible for the careful removal of the existing wood windows and the installation of high-quality Marvin aluminum-clad windows. The new windows have been selected for their ability to match the historical aesthetic of the building while providing superior durability and energy efficiency.

**Material Specifications:** Marvin aluminum-clad windows have been chosen due to their excellent performance in protecting against the elements while maintaining a traditional appearance that is in harmony with the building's historical character.

**Preservation and Compliance:** We understand the importance of preserving the architectural integrity of this historic building. The project will be executed with the utmost care to maintain the building's aesthetic while addressing the structural issues caused by the rotting wood windows.

**Project Objectives:**

**Enhanced Durability:** The new Marvin windows will provide the necessary protection against weather-related damage, significantly extending the life of the building's exterior.

**Improved Energy Efficiency:** The installation of these modern, energy-efficient windows will contribute to lower energy costs and improve the overall comfort of the interior spaces.

**Historical Integrity:** We are dedicated to ensuring that the new windows blend seamlessly with the building's historic design, maintaining its original charm while upgrading to modern standards.



HOMEOWNER | COMMERCIAL | HOMEOWNERS ASSOCIATION | CONTRACTOR

---

Future Plans:

**Scope of Work:** CBRE and Northern Trust Bank have expressed their plans in the next couple of years to replace the windows on the remainder of the building. They have decided to start with the Landmarked structure first to keep everything as cohesive as possible.

Commitment to Excellence:

At Woodland Windows & Doors, we take great pride in our ability to combine historical preservation with modern functionality. Our experienced team of installers will work diligently to complete the project on time and to the highest standards of quality and craftsmanship.

We look forward to collaborating with CBRE and Northern Trust Bank on this important project and are confident that the completed work will enhance the building's longevity and preserve its historical significance for years to come.

Thank you for entrusting Woodland Windows & Doors with this opportunity to contribute to the preservation of this esteemed building.

Sincerely,

Rano Mariotti & Matt Mariotti  
Commercial Sales Representatives  
Woodland Windows & Doors



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

**Façade Material**

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other \_\_\_\_\_

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other \_\_\_\_\_

Color of Finish \_\_\_\_\_ Whites \_\_\_\_\_

**Finish and Color of Windows**

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other \_\_\_\_\_

**Window Muntins**

- Not Provided
- True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Window Trim**

- Limestone
- Brick
- Wood
- Other aluminum brickmould to the exterior to match window.

**Fascias, Soffits, Rakeboards**

- 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 \_\_\_\_\_

**Flashing Material**

- Copper
- Other \_\_\_\_\_
- Sheet Metal

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

---

- Copper
- Aluminum
- Other \_\_\_\_\_

**Driveway Material**

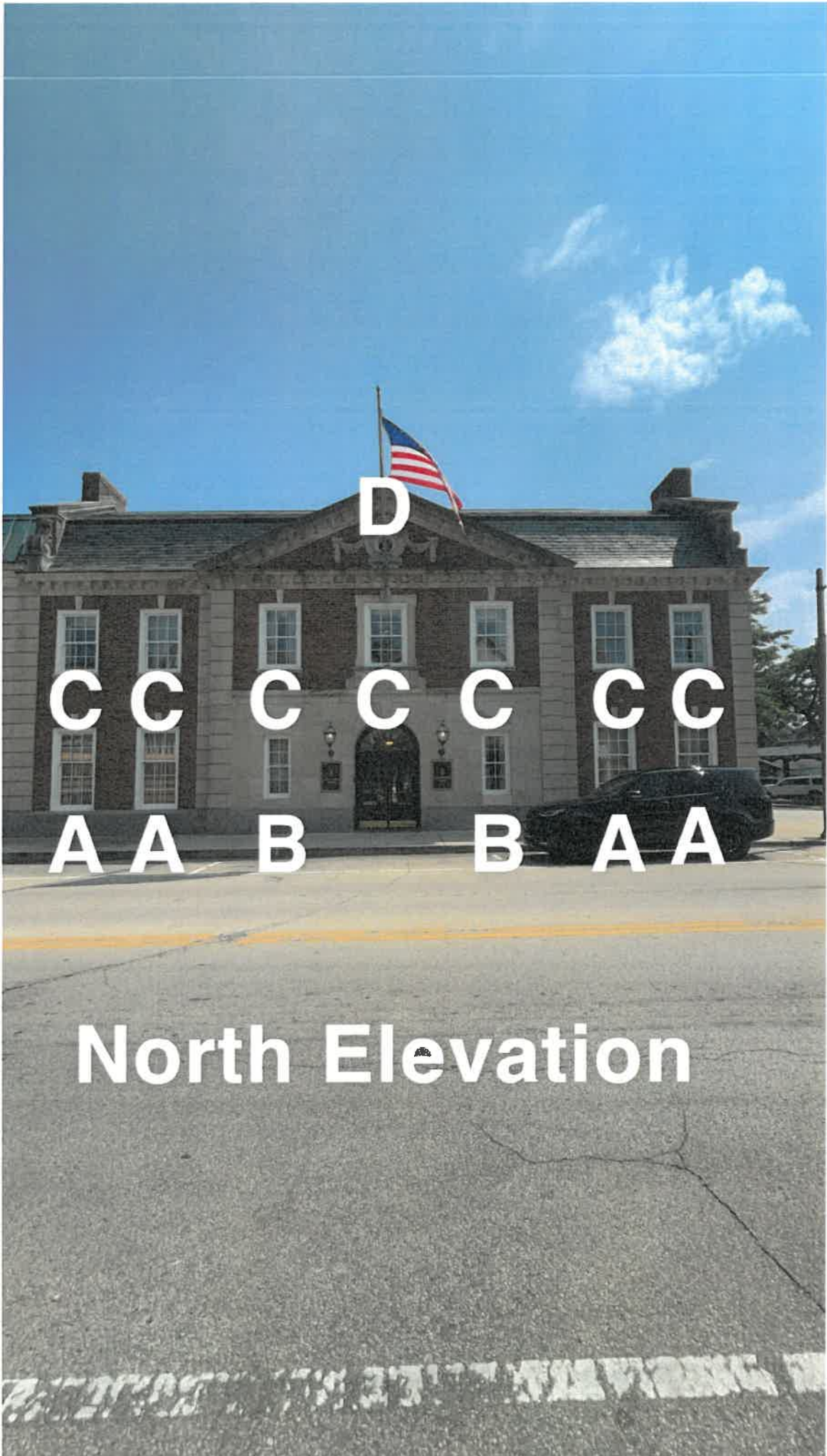
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- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

**Terraces and Patios**

---

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other \_\_\_\_\_



**North Elevation**



D.1

G

C C

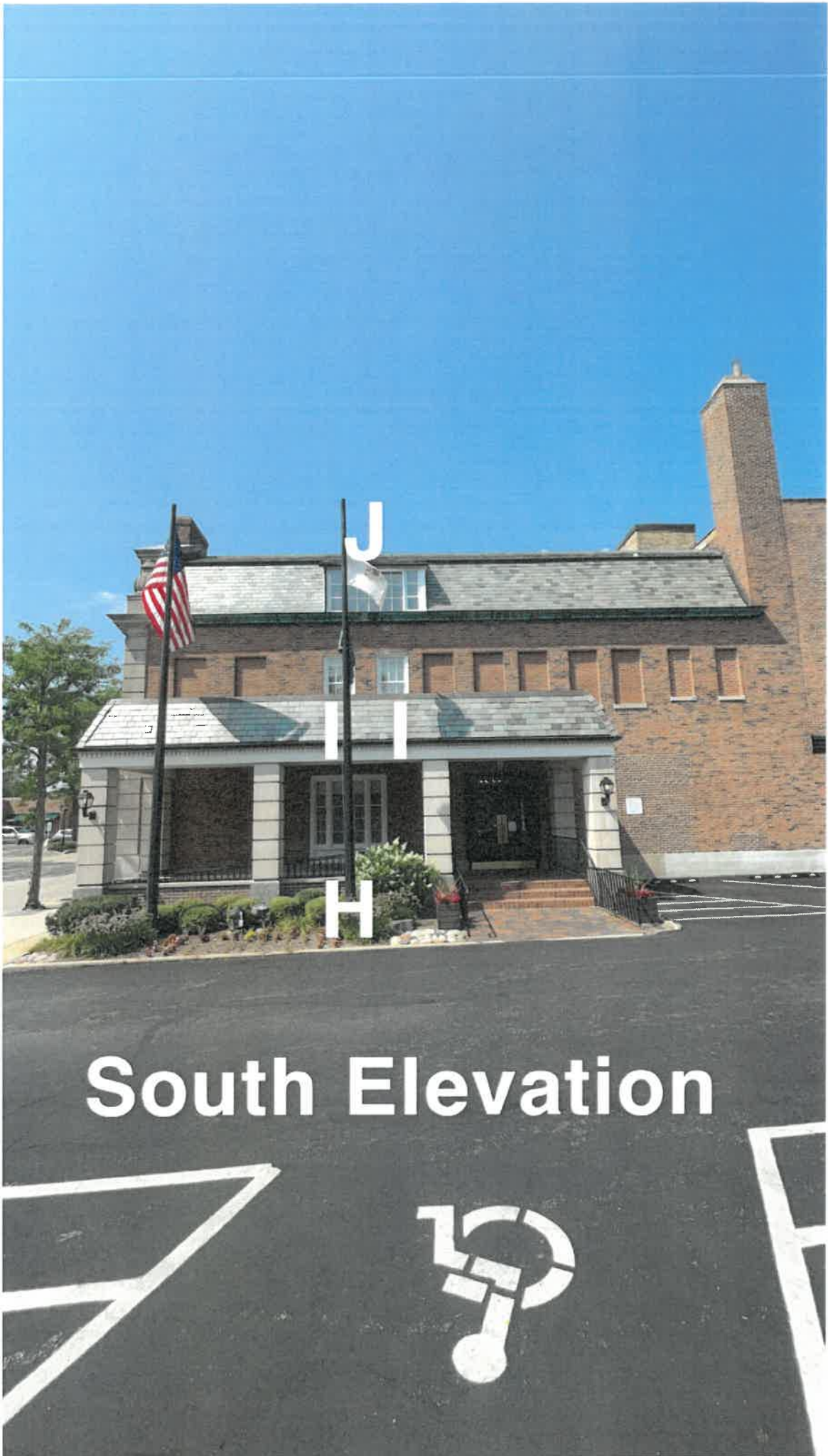
C C C C

E

F F F

C C C

West Elevation



South Elevation





**31 1/2" DLO**

**90 1/2" FS**

**94 1/2" MO**

**35 1/4" DLO**

**47 3/4" DLO**

**FS 42"**

**MO 49"**

**Window Type A**

21 1/2" DLO

30" DLO

71 3/4" MO

69 1/2" FS

28" FS

32" MO

Window Type B

**DLO 33 3/4"**

**DLO 30"**

**76" MO**

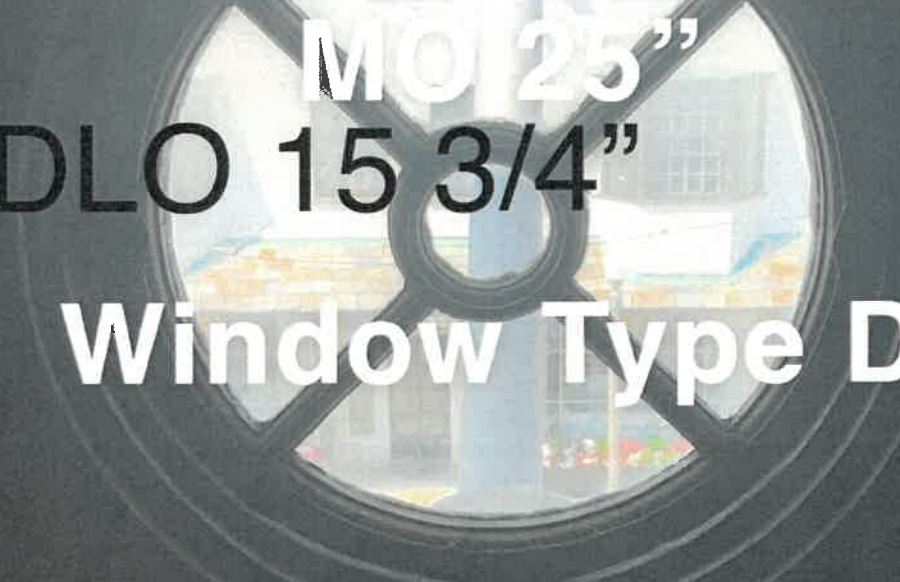
**71 3/4" FS**

**5 1/4" exterior  
trim**

**42 1/2" FS**

**49 1/2" MO**

**Window Type C**



**MO 25"**  
**DLO 15 3/4"**  
**Window Type D**  
**FS 22 1/2**

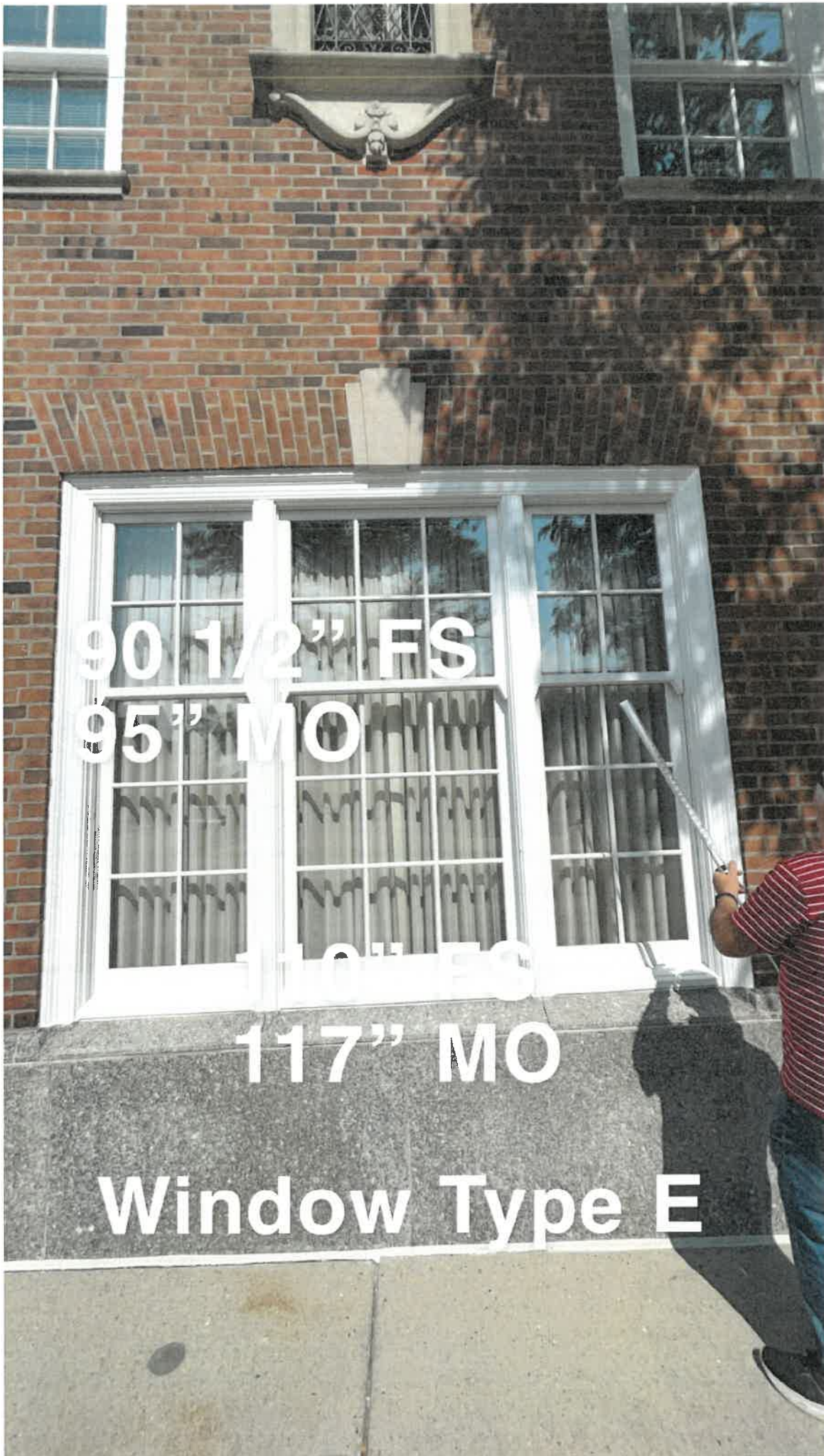


**35 3/4" MO**

**DLO 26 1/4"**

**FS 33 3/4"**

**Window Type D.1**



90 1/2" FS

95" MO

110" FS

117" MO

Window Type E



72" FS  
201 1/2" MO

2" MULL

73" FS

89 3/4" FS

97 3/4" MO

Window Type F

Need to figure all  
rebuilding  
exterior detail

55 1/4" FS

43 1/2" FS

18.5 FS

8" frame depth

Window Type G

79 1/4" FS  
98" MO with long  
legs

3 1/8" multi casing

78 3/4" FS

16" MO 86"

Window Type H



DLO 26 1/4"

DLO 26 3/4"

66 1/2" MO

64 1/4" FS

33 1/2" FS

36" MO

Window Type I



**60" FS**

**55 1/2" FS**

**Add 5" spread**

**20 1/2" FS**

**mill**

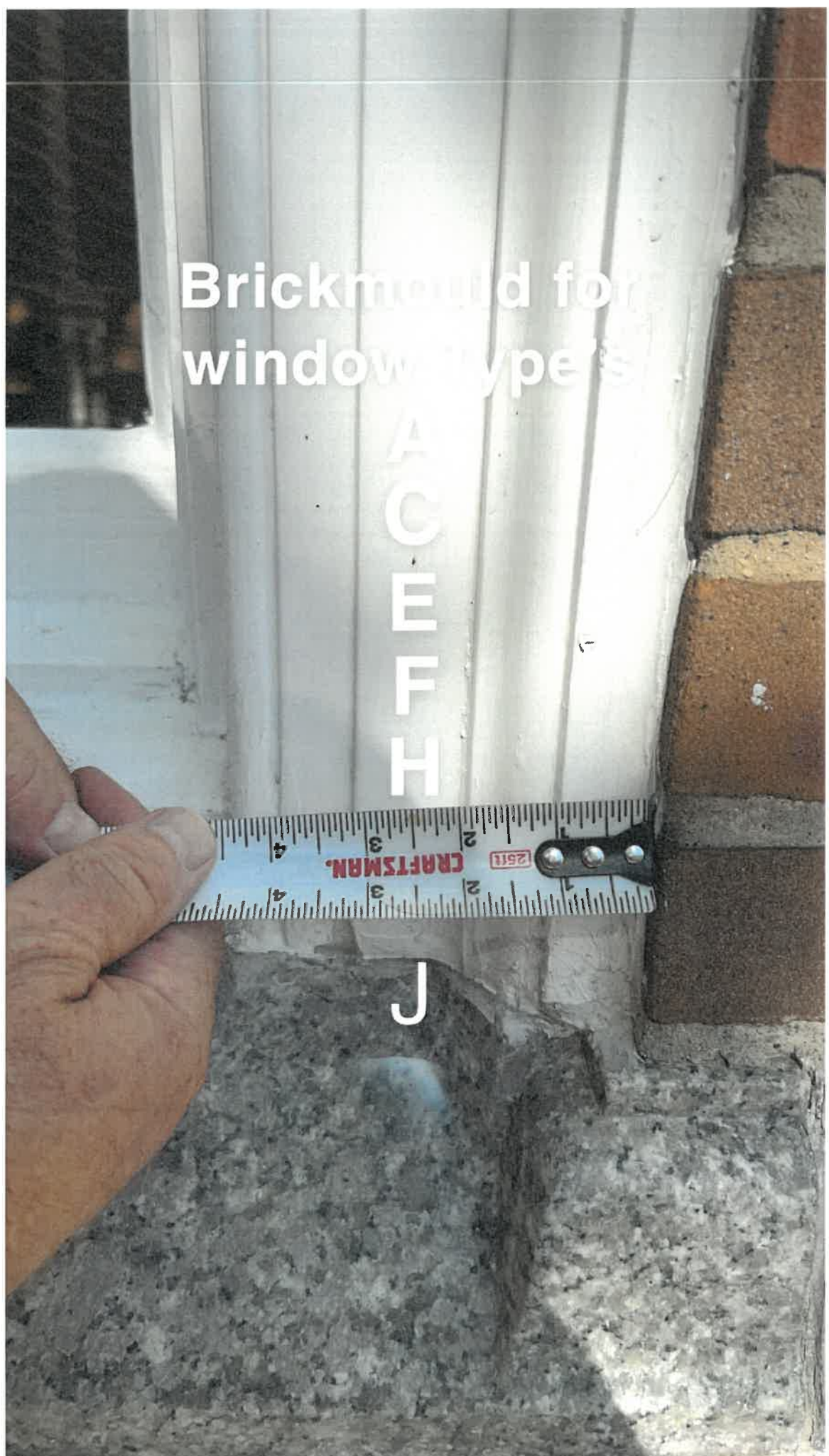
**Window type J**

Brickmould for  
window type s

A  
C  
E  
F  
H



J



**Window Type B**



**Window Type D**

**Window Type D.1**

**Window Type I**

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these drawings, the purchaser must obtain the architectural approval signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Watertown, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION: 3/15/2024

CREATED: 06/18/2024

PK VERSION: 0004.08.01

PROJ/JOB: NTB-LAKEFOREST / OPTION #1

DIST/DEALER: WOODLAND WINDOWS & DOORS

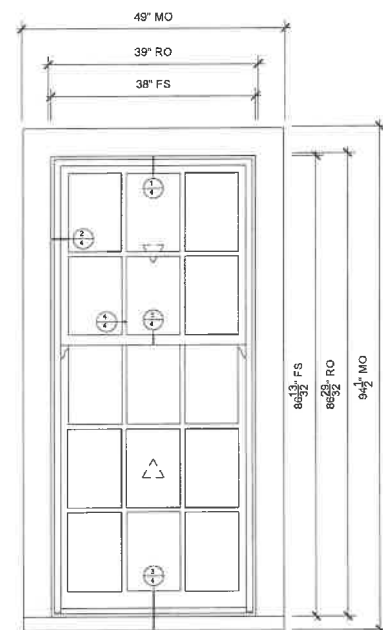
DRAWN: DEAN HEINEN

QUOTE#: 395524 rev4

SHEET

1

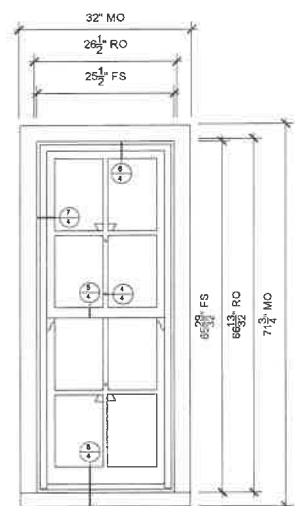
OF 5



**WINDOW TYPE A**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

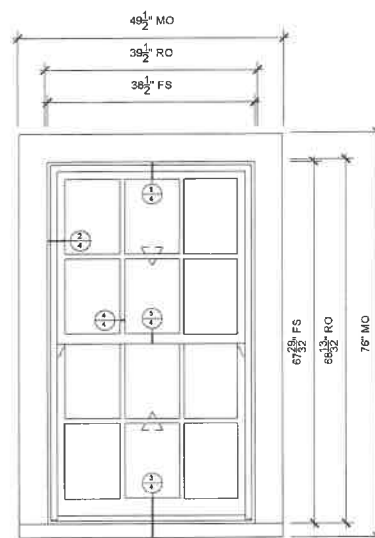
Line #: 1  
Qty: 4  
Mark Unit: WINDOW TYPE A  
Product Line: Ultimate  
Unit Description: Double Hung G2  
Exterior Finish: Stone White  
Species: Pine  
Interior Finish: Painted Interior Finish - White  
Unit Type: Double Hung G2  
Call Number: None  
Glass Information: IG, Low E2 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: Non-Tilt Sash Lock, Lift Type: None, No Finger Pull, Top Sash Limiter: None, Bottom Sash Limiter: None  
Screen Type: No Screen  
Hardware Color: White  
Screen Surround Color: None  
Jamb Depth: Standard Jamb, Custom, 6 5/8"  
Interior Trim: None  
Exterior Casing: Casing Type: None  
Subsill: A1452 Subsill, Stone White  
Comments:  
JambExtension - PM: A03810 EXTERIOR JAMB EXTENSION  
NAILING FIN IN INNER KERF  
ExteriorCasingandSubsill - PM: APPLY A3225/A0000 SW CASING  
MarvinUDHNG2 (A1) - MO 48" X 94.5"



**WINDOW TYPE B**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

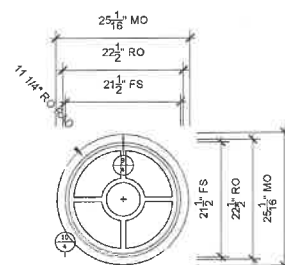
Line #: 2  
Qty: 2  
Mark Unit: WINDOW TYPE B  
Product Line: Ultimate  
Unit Description: Double Hung G2  
Exterior Finish: Stone White  
Species: Pine  
Interior Finish: Painted Interior Finish - White  
Unit Type: Double Hung G2  
Call Number: None  
Glass Information: IG, Low E2 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: Sash Lock, Lift Type: None, No Finger Pull, Top Sash Limiter: None, Bottom Sash Limiter: None  
Screen Type: No Screen  
Hardware Color: White  
Screen Surround Color: None  
Jamb Depth: Standard Jamb, Custom, 7 1/16"  
Interior Trim: None  
Exterior Casing: Casing Type: None  
Subsill: A1452 Subsill, Stone White  
Comments:  
JambExtension - PM: A03810 EXTERIOR JAMB EXTENSION  
NAILING FIN IN INNER KERF  
ExteriorCasingandSubsill - PM: APPLY A0000 SW CASING  
MarvinUDHNG2 (A1) - MO 32" X 71.75"



**WINDOW TYPE C**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

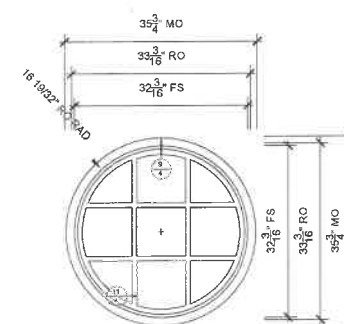
Line #: 3  
Qty: 15  
Mark Unit: WINDOW TYPE C  
Product Line: Ultimate  
Unit Description: Double Hung G2  
Exterior Finish: Stone White  
Species: Pine  
Interior Finish: Painted Interior Finish - White  
Unit Type: Double Hung G2  
Call Number: None  
Glass Information: IG, Low E2 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: Sash Lock, Lift Type: None, No Finger Pull, Top Sash Limiter: None, Bottom Sash Limiter: None  
Screen Type: No Screen  
Hardware Color: White  
Screen Surround Color: None  
Jamb Depth: Standard Jamb, Custom, 6 5/8"  
Interior Trim: None  
Exterior Casing: Casing Type: None  
Subsill: A1452 Subsill, Stone White  
Comments:  
JambExtension - PM: A03810 EXTERIOR JAMB EXTENSION  
NAILING FIN IN INNER KERF  
ExteriorCasingandSubsill - PM: APPLY A3225/A0000 SW CASING  
MarvinUDHNG2 (A1) - MO 49.5" X 76"



**WINDOW TYPE D**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Line #: 4  
Qty: 1  
Mark Unit: WINDOW TYPE D  
Product Line: Ultimate  
Unit Description: Direct Glaze Round Top  
Exterior Finish: Stone White  
Species: Pine  
Interior Finish: Painted Interior Finish - White  
Unit Type: Direct Glaze Round Top  
Call Number: None  
Glass Information: Low E2 w/Argon, Black  
Divider Type: 7/8" Sunburst SDL No Spacer  
Hardware Type: None  
Screen Type: None  
Hardware Color: None  
Screen Surround Color: None  
Jamb Depth: Standard Jamb, Custom, 7 1/16"  
Interior Trim: Interior Trim Types: None  
Exterior Casing: 1 5/16" Enclosed Clad BMC, Stone White, Casing All Sides  
Subsill: None  
Comments:  
ExteriorCasingandSubsill - PM: APPLY A40858 EXTERIOR JAMB EXT



**WINDOW TYPE D.1**  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Line #: 5  
Qty: 1  
Mark Unit: WINDOW TYPE D.1  
Product Line: Ultimate  
Unit Description: Direct Glaze Round Top  
Exterior Finish: Stone White  
Species: Pine  
Interior Finish: Painted Interior Finish - White  
Unit Type: Direct Glaze Round Top  
Call Number: None  
Glass Information: Low E2 w/Argon, Black  
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
Hardware Type: None  
Screen Type: None  
Hardware Color: None  
Screen Surround Color: None  
Jamb Depth: Standard Jamb, Custom, 7 1/16"  
Interior Trim: Interior Trim Types: None  
Exterior Casing: 1 5/16" Enclosed Clad BMC, Stone White, Casing All Sides  
Subsill: None  
Comments:  
ExteriorCasingandSubsill - PM: APPLY A40858 EXTERIOR JAMB EXT  
MarvinCladCMRTDG (A1) - MO 35.75" X 35.75"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Watwood, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION: 3/15/2024

CREATED: 06/18/2024

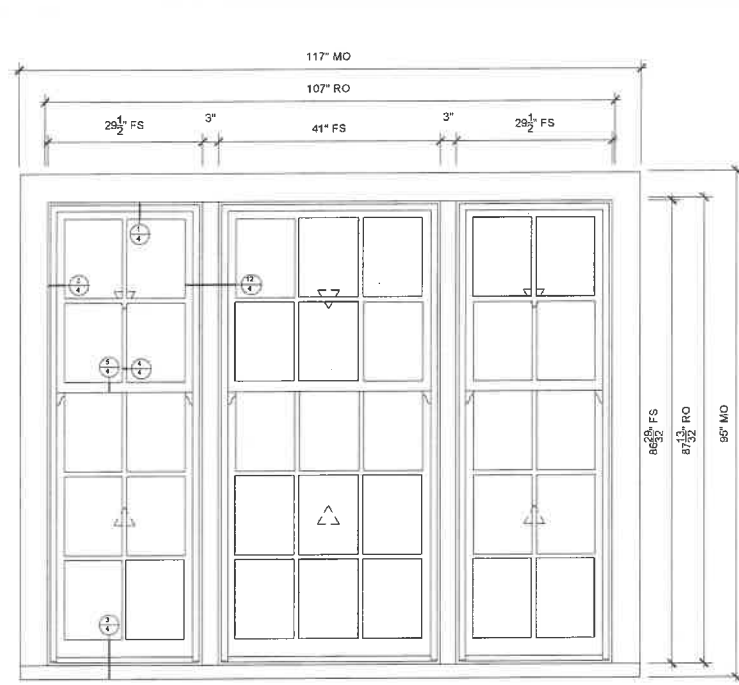
PK VERSION: 0004.06.01

PROJ: NTB-LAKEFOREST / OPTION #1

DIST/DEALER: WOODLAND WINDOWS & DOORS

DRAWN: DEAN HEINEN

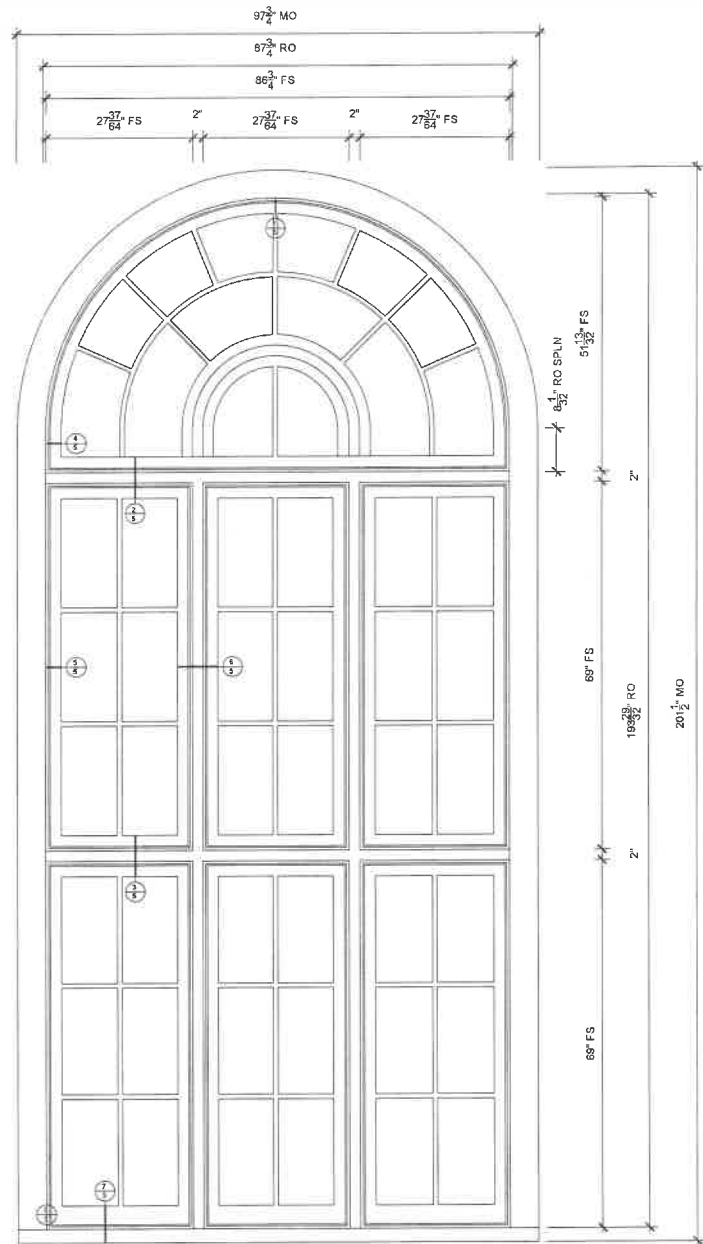
QUOTE#: 395524 rev4



**WINDOW TYPE E**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

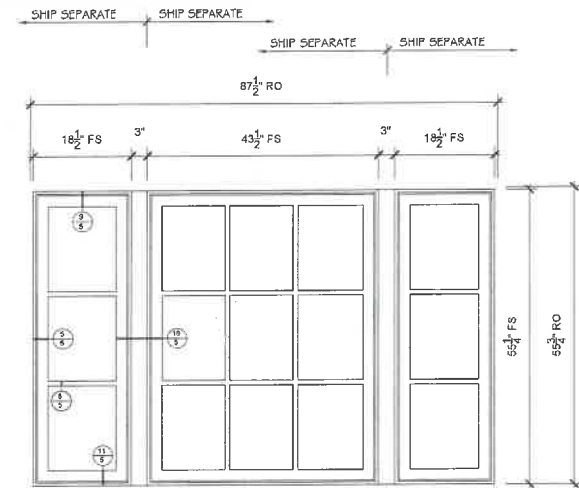
Line #: 6  
 Qty: 1  
 Mark Unit: WINDOW TYPE E  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Non-Tilt Sash Lock, Lift Type: None, No Finger Pull, Top Sash Limiter: None, Bottom Sash Limiter: None  
 Screen Type: No Screen  
 Hardware Color: White  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 6 5/8"  
 Interior Trim: None  
 Exterior Casing: Casing Type: None  
 Sub sill: A1452 Sub sill, Stone White  
 Comments:  
 Jamb Extension - PM: A03810 EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF  
 Exterior Casing and Sub sill - PM: APPLY A3225/A0000 SW CASING  
 MarvinUDHNG2 (A1) - MO 117" X 95"  
 MarvinUDHNG2 (A2) - MO 117" X 95"  
 MarvinUDHNG2 (A3) - MO 117" X 95"



**WINDOW TYPE F**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Line #: 7  
 Qty: 3  
 Mark Unit: WINDOW TYPE F  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: (A1) Casement Picture Round Top, (B1/B2/B3/C1/C2/C3) Casement, Stationary  
 Call Number: None  
 Glass Information: (A1) Tempered Low E2 w/Argon, Black, (B1/B2/B3/C1/C2/C3) IG - 3/4", Low E2 w/Argon, Black  
 Divider Type: (A1) 7/8" Sunburst SDL W/ Spacer - Black, (B1/B2/B3/C1/C2/C3) 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: None  
 Screen Type: None  
 Hardware Color: None  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 6 5/8"  
 Interior Trim: Interior Trim Types: None  
 Exterior Casing: Casing Type: None  
 Sub sill: A1452 Sub sill, Stone White  
 Comments:  
 Interior Trim - MO 38" X 206"  
 Jamb Extension - PM: A04005 RT EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF  
 Exterior Casing and Sub sill - PM: APPLY A3225/A0000 SW CASING  
 MarvinLICasementRTStat (A1) - PM: 6" MILLED SDL BAR HUB WITH SPACER - SEE DRAWING  
 Energy Panel (A1) - EXT BAR PER PRINT #141364 DETAIL B / INT BAR PER PRINT #141362 DETAIL B  
 Hardware (A1) - 7/8" SDL W/SBAR  
 14 RADIUS LITES  
 PER SKETCH



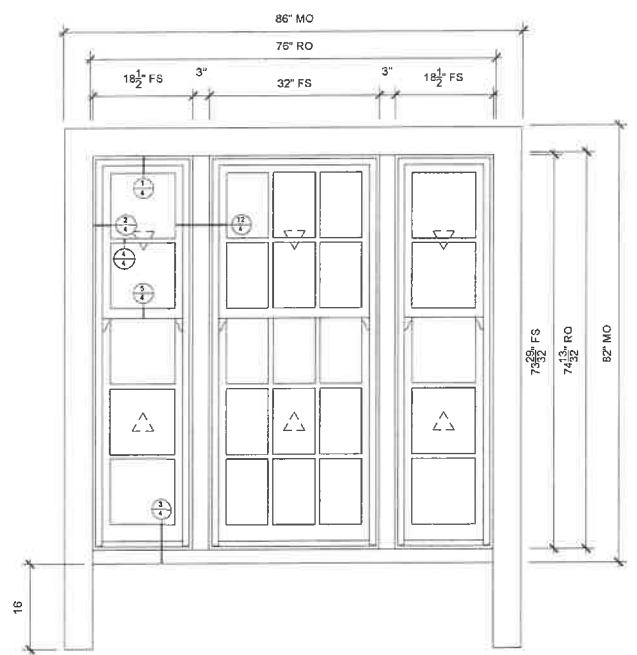
**WINDOW TYPE G**  
 SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**

Line #: 8  
 Qty: 1  
 Mark Unit: WINDOW TYPE G  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Casement Picture  
 Call Number: None  
 Glass Information: IG - 3/4", Low E2 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: None  
 Screen Type: None  
 Hardware Color: None  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 6 5/8"  
 Interior Trim: None  
 Exterior Casing: Casing Type: None  
 Sub sill: Sub sill Type: None  
 Comments:  
 Jamb Extension - PM: A03810 EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF

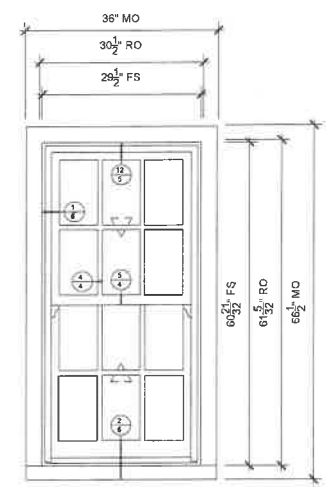
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Please indicate the Marvin Window and Door products illustrated within the drawings on the purchase order. The purchase order must be approved and signed by the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winnetka, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: NTB-LAKEFOREST / OPTION #1  
 DIST/DEALER: WOODLAND WINDOWS & DOORS  
 DRAWN: DEAN HEINEN  
 QUOTE#: 395524 rev4  
 PK VERSION: 0004.08.01  
 CREATED: 06/18/2024  
 REVISION: 3/15/2024



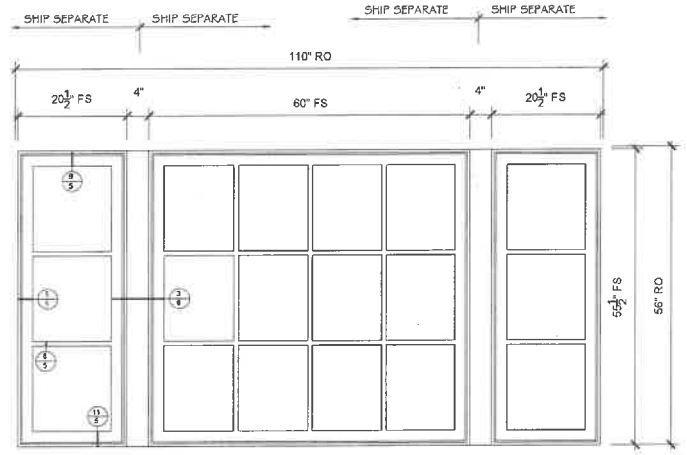
**WINDOW TYPE H**  
 SCALE: 3/4" = 1'-0"

Line #: 9  
 Qty: 1  
 Mark Unit: WINDOW TYPE H  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Sash Lock, L/R Type: None, No Finger Pull, Top Sash Limiter: None,  
 Bottom Sash Limiter: None  
 Screen Type: No Screen  
 Hardware Color: White  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 6 5/8"  
 Interior Trim: None  
 Exterior Casing: Casing Type: None  
 Sub sill: A1452 Sub sill, Stone White  
 Comments:  
 Interior Trim - EXTEND SIDE CASING BELOW FRAME BOTTOM -16"  
 SHIP UPSIDE DOWN  
 Jamb Extension - PM: A03810 EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF  
 Exterior Casing and Sub sill - PM: APPLY A3225/AXXXX SW CASING  
 MarvinUDHNG2 (A1) - MO 86" X 82"  
 MarvinUDHNG2 (A2) - MO 86" X 82"  
 MarvinUDHNG2 (A3) - MO 86" X 82"



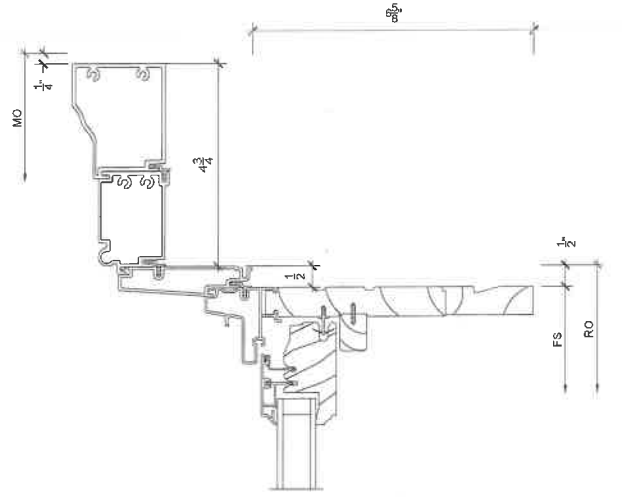
**WINDOW TYPE I**  
 SCALE: 3/4" = 1'-0"

Line #: 10  
 Qty: 2  
 Mark Unit: WINDOW TYPE I  
 Product Line: Ultimate  
 Unit Description: Double Hung G2  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Double Hung G2  
 Call Number: None  
 Glass Information: IG, Low E2 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: Sash Lock, L/R Type: None, No Finger Pull, Top Sash Limiter: None,  
 Bottom Sash Limiter: None  
 Screen Type: No Screen  
 Hardware Color: White  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 7 1/16"  
 Interior Trim: None  
 Exterior Casing: Casing Type: None  
 Sub sill: A1452 Sub sill, Stone White  
 Comments:  
 Jamb Extension - PM: A03810 EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF  
 Exterior Casing and Sub sill - PM: APPLY AXXXX SW CASING  
 MarvinUDHNG2 (A1) - MO 36" X 66.5"

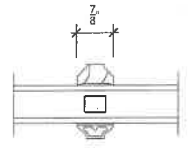


**WINDOW TYPE J**  
 SCALE: 3/4" = 1'-0"

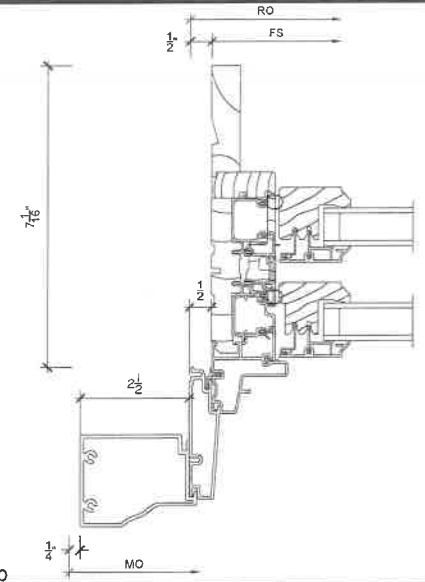
Line #: 11  
 Qty: 1  
 Mark Unit: WINDOW TYPE J  
 Product Line: Ultimate  
 Unit Description: Marvin Assembly  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Casement Picture  
 Call Number: None  
 Glass Information: IG - 3/4", Low E2 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Hardware Type: None  
 Screen Type: None  
 Hardware Color: None  
 Screen Surround Color: None  
 Jamb Depth: Standard Jamb, Custom, 6 5/8"  
 Interior Trim: None  
 Exterior Casing: Casing Type: None  
 Sub sill: Sub sill Type: None  
 Comments:  
 Jamb Extension - PM: A03810 EXTERIOR JAMB EXTENSION  
 NAILING FIN IN INNER KERF



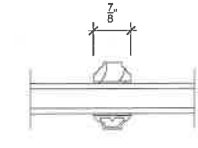
1  
4 Head SCALE: 6" = 1'-0"



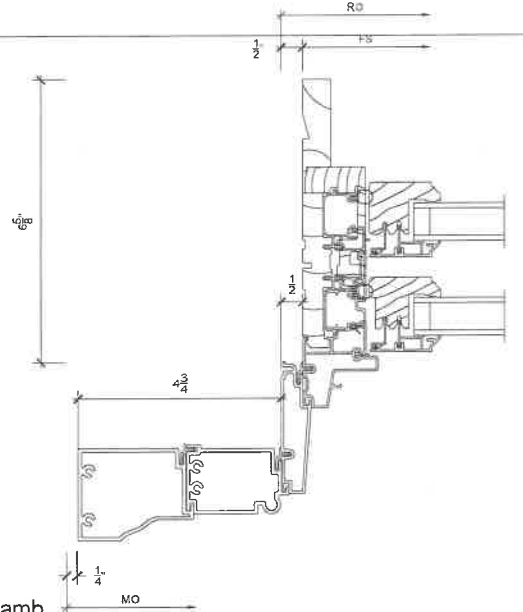
4  
4 Divided Lite SCALE: 6" = 1'-0"



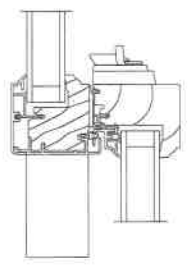
7  
4 Jamb SCALE: 6" = 1'-0"



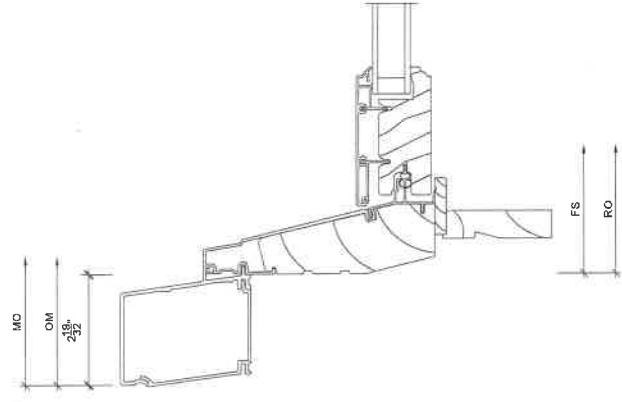
10  
4 Divided Lite SCALE: 6" = 1'-0"



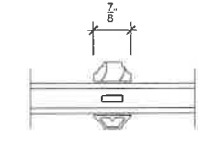
2  
4 Jamb SCALE: 6" = 1'-0"



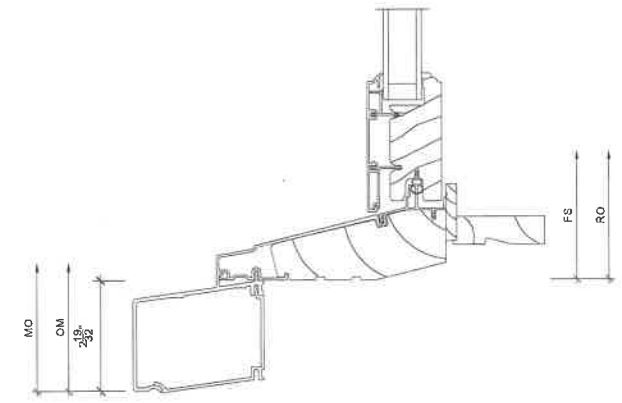
5  
4 Checkrail SCALE: 6" = 1'-0"



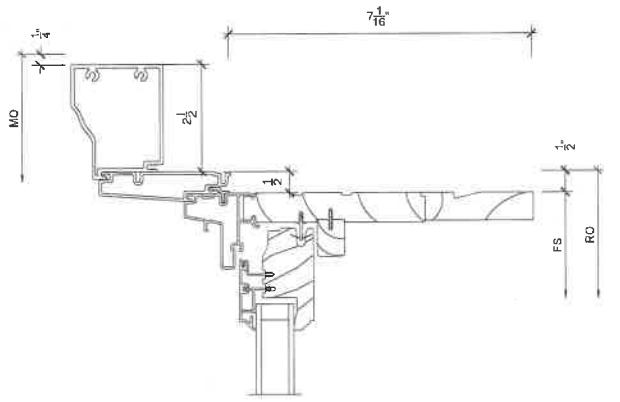
8  
4 Sill SCALE: 6" = 1'-0"



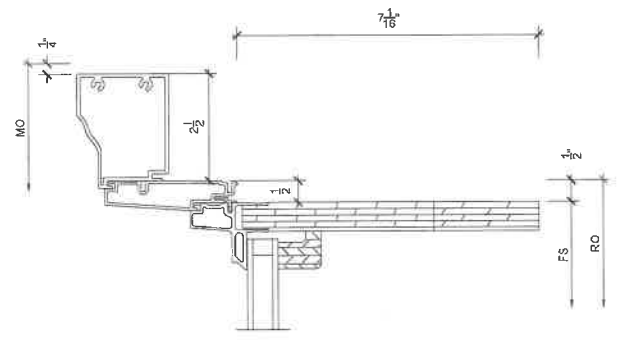
11  
4 Divided Lite SCALE: 6" = 1'-0"



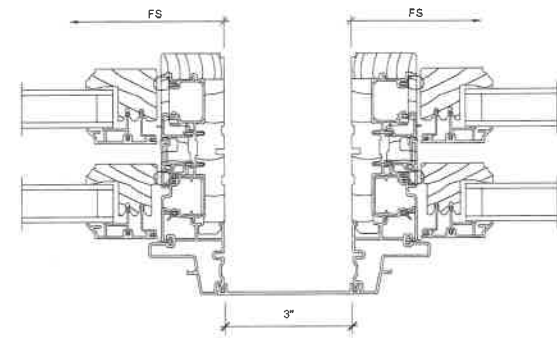
3  
4 Sill SCALE: 6" = 1'-0"



6  
4 Head SCALE: 6" = 1'-0"



9  
4 Head SCALE: 6" = 1'-0"



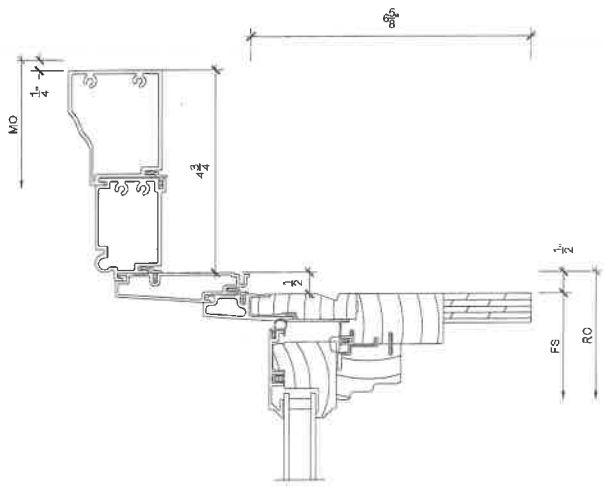
12  
4 Vertical Mullion SCALE: 6" = 1'-0"



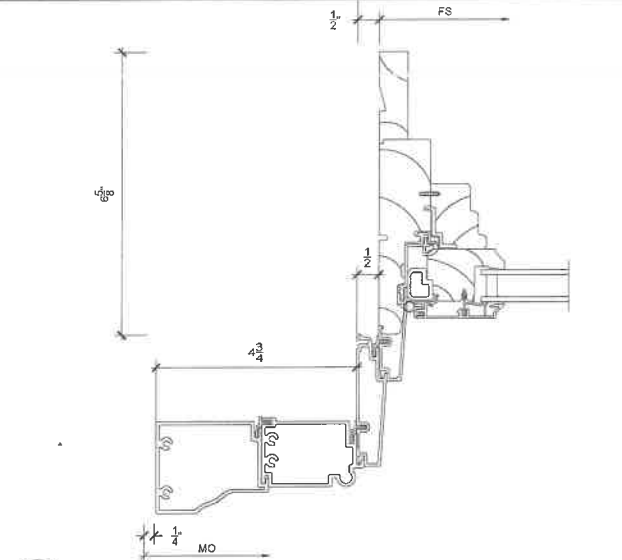
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin Window and Door products illustrated within these drawings, please contact your local Marvin representative for an approved signatory. The signatory must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Watford, Minnesota 55783. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: NTB-LAKEFOREST / OPTION #1  
DIST/DEALER: WOODLAND WINDOWS & DOORS  
DRAWN: DEAN HEINEN  
QUOTE#: 595524 rev14  
CREATED: 06/18/2024  
REVISION: 3/15/2024

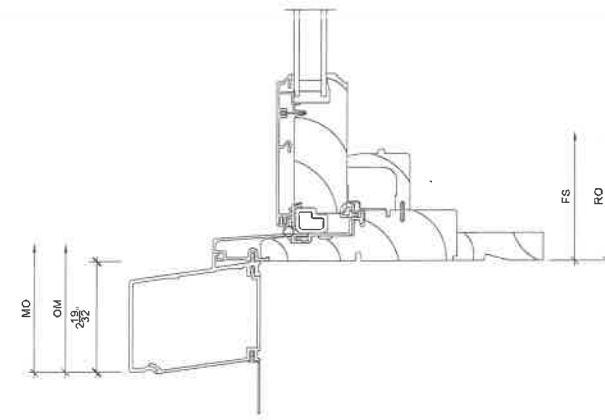
PK VERSION: 0004.08.01



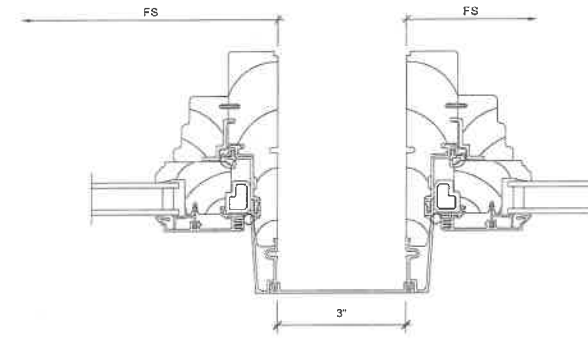
1  
5 Head SCALE: 6" = 1'-0"



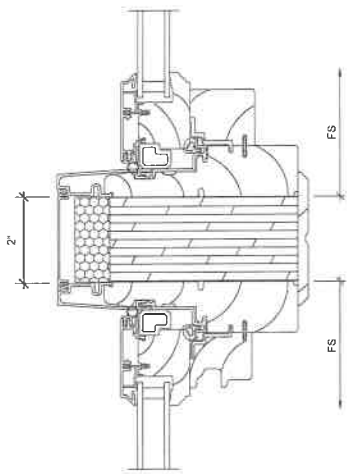
4  
5 Jamb SCALE: 6" = 1'-0"



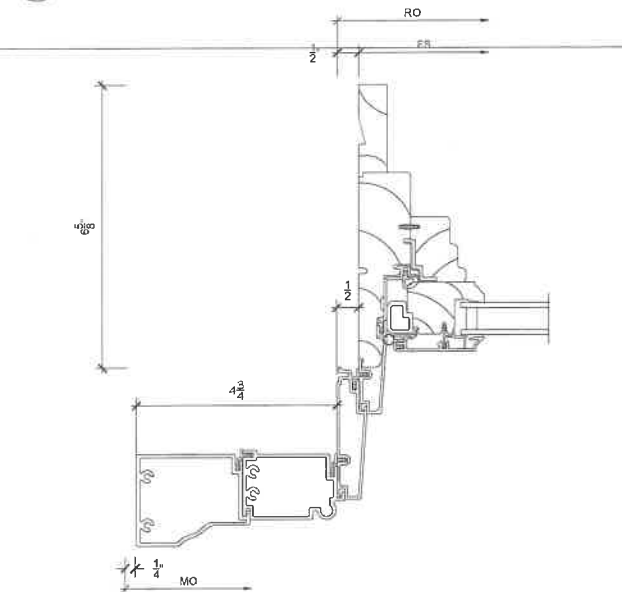
7  
5 Sill SCALE: 6" = 1'-0"



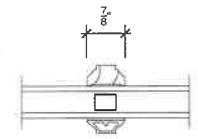
10  
5 Vertical Mullion SCALE: 6" = 1'-0"



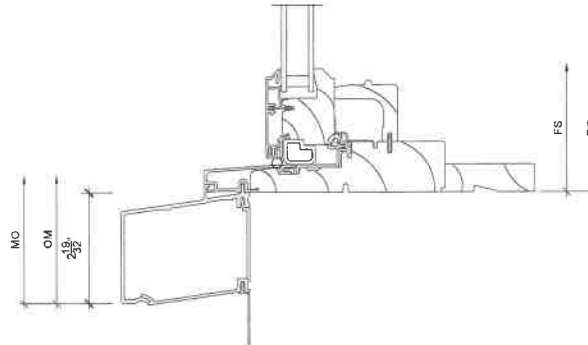
2  
5 Horizontal Mullion SCALE: 6" = 1'-0"



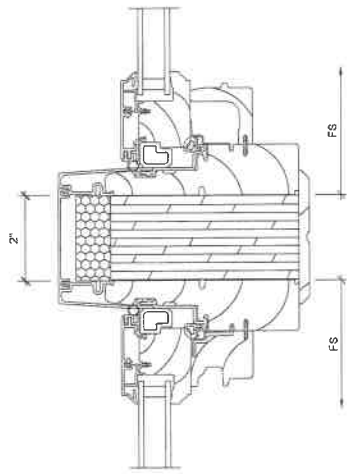
5  
5 Jamb SCALE: 6" = 1'-0"



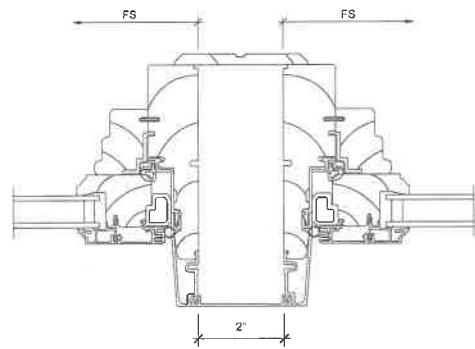
8  
5 Divided Lite SCALE: 6" = 1'-0"



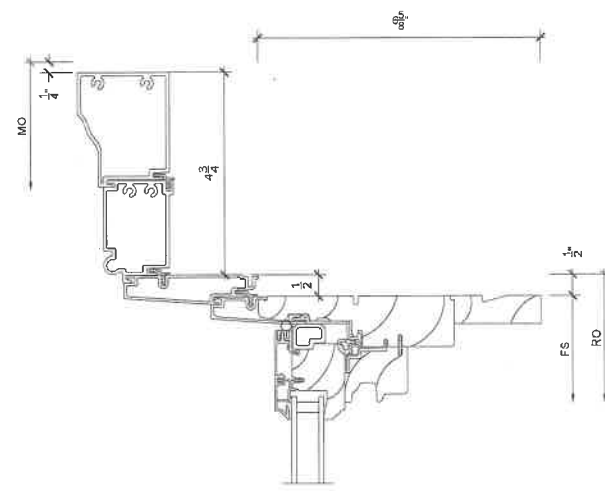
11  
5 Sill SCALE: 6" = 1'-0"



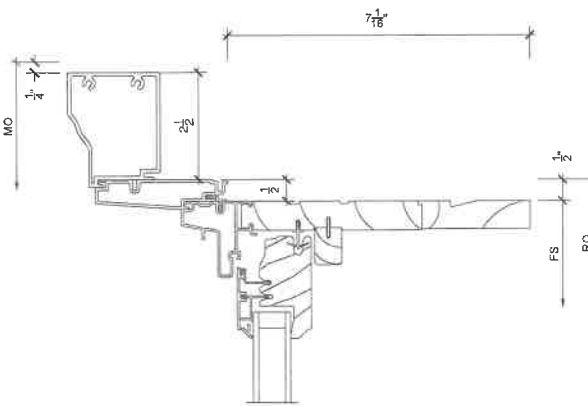
3  
5 Horizontal Mullion SCALE: 6" = 1'-0"



6  
5 Vertical Mullion SCALE: 6" = 1'-0"



9  
5 Head SCALE: 6" = 1'-0"



12  
5 Head SCALE: 6" = 1'-0"

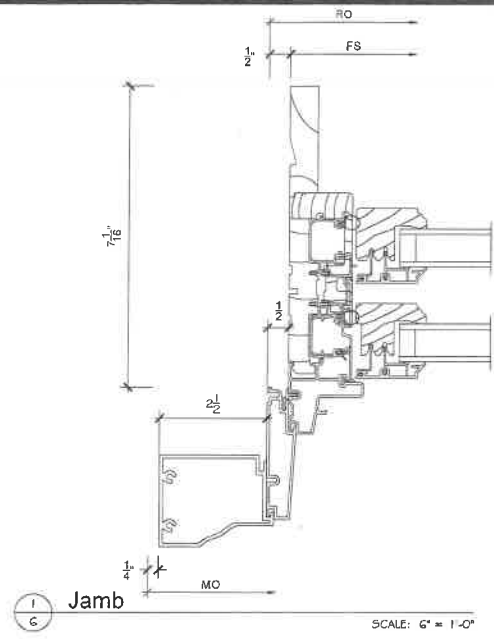


ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin Window and Door products illustrated within these drawings, the purchaser must be assured that the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Waukegan, Minnesota 55763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

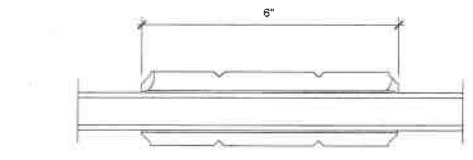
PROJ: JOB: NTB-LAKEFOREST / OPTION #1  
DIST/DEALER: WOODLAND WINDOWS & DOORS  
DRAWN: DEAN HEINEN  
QUOTE#: 395524 rev4

CREATED: 06/18/2024  
REVISION: 3/15/2024

PK VERSION: 0004.08.01



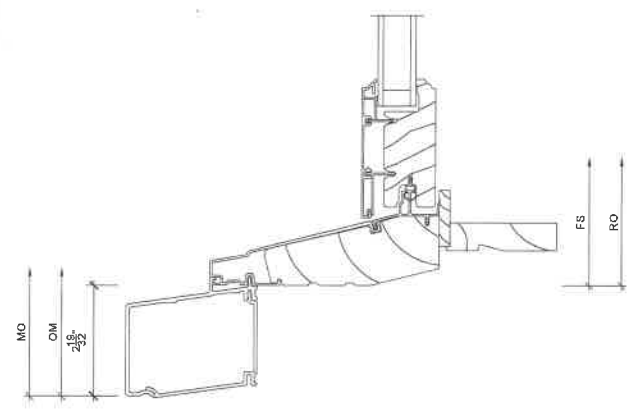
1  
6 Jamb SCALE: 6" = 1'-0"



4  
6 MILLED SDL SCALE: 6" = 1'-0"

7  
6 NOT USED SCALE: 6" = 1'-0"

10  
6 NOT USED SCALE: 6" = 1'-0"

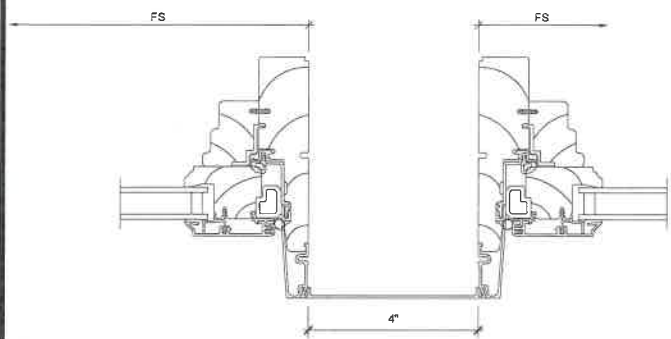


2  
6 Sill SCALE: 6" = 1'-0"

5  
6 NOT USED SCALE: 6" = 1'-0"

8  
6 NOT USED SCALE: 6" = 1'-0"

11  
6 NOT USED SCALE: 6" = 1'-0"



3  
6 Vertical Mullion SCALE: 6" = 1'-0"

6  
6 NOT USED SCALE: 6" = 1'-0"

9  
6 NOT USED SCALE: 6" = 1'-0"

12  
6 NOT USED SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin Window and Door products illustrated within these drawings, the drawings must be accompanied by an approved signature of the purchaser, P.O. Box 100, Winnetka, Minnesota 55793. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

NORTHERN TRUST BANK  
WOODLAND WINDOWS & DOORS

PROJ/JOB: MARVIN  
DIST/DEALER:  
DRAWN: 395524-rev3.dwg DEAN HEINEN  
QUOTE#: 06/19/24 PK VERSION:

SHEET  
6  
OF

CREATED: REVISION: