

Agenda Item 3
464 Oakwood Avenue
Screen Porch Addition, Garage Addition,
And Exterior Alterations

Staff Report
Vicinity Map
Air Photo
Historic Resources Survey Form

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Materials
Plat of Survey
Proposed Site Plan
Elevations
Floor Plans
Roof Plans
Section Plan
Existing Photos

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	February 26, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	464 Oakwood Avenue - Screen Porch Addition, Garage Addition, and Exterior Alterations

Petitioners

464 Oakwood Avenue, LLC
Stephen & Allison Brewster

Property Location

464 Oakwood Avenue

Historic District

Vine Avenue
Historic District

Project Representative

Diana Melichar, Melichar Architects

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for a screen porch addition, a garage addition, exterior alterations to the existing front porch, removal of the first floor shutters, and shifting the location of the left garage door on the existing garage.

Description of Property and Surrounding Area

The residence at 464 Oakwood Avenue is an Italianate style wood house with minimal detailing. It was built in 1884 for John J. McIntyre, an original settler of Lake Forest. When built, the house had a front porch, which was replaced in 1986. A wraparound porch was added onto the house in 1998. Two rear additions have been added to the home, one in the 1990s and the other in the early 2000s. The house sits between two similarly styled but larger homes that appear to have been built around the same time.

This residence came before the HPC in April of 2024 for the removal of an awkwardly placed service chimney on the front roof. During that meeting the existing shutters on the first floor were noted by the Commission as being historically inaccurate. The petitioners are returning to the HPC with a petition to modify the exterior of the house to be more stylistically appropriate including the removal of the first-floor shutters, the replacement of the railing on the wrap around front porch with an Italianate style railing, and the removal of the second story balustrade which is not a typical feature of this style.

A modest screen porch addition on the side of the house is also proposed. The screen porch detailing will match the proposed front porch detailing to provide a cohesive look for the house. The petition also includes shifting the placement of the left garage door of the stand-alone garage to improve functionality and front elevation symmetry of this structure.

A modest addition is proposed on the back of the garage. Both proposed additions are within the allowable square footage for the property and do not encroach on any setbacks. No building scale variance is needed for the additions.

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.

Findings

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

Standard 1 – Height

This standard is met. The garage addition will be lower than the existing garage height, and the screen porch is a single-story addition which aligns with the roof of the existing front porch.

Standard 2 – Proportion of Front Façade

This standard is met. The existing home is modest in width at the front elevation and the screen porch addition is narrower than the front elevation. The placement of the screen porch toward the rear of the house lessens the visual impact from the street. The roof aligns with the height of the screen porch providing a unified first floor elevation.

Standard 3 – Proportion of Openings

This standard is met. The adjustment of the left garage door gives the garage front elevation a symmetrical appearance while improving the functionality. The openings on the house are not changing, and the screen porch columns are placed closer together than the spacing of the vertical columns on the front porch giving the prominence of scale to the front porch.

Standard 4 Rhythm of Solids to Voids

This standard is met. The solids and voids are appropriate with the neighboring structures.

Standard 5 – Spacing on the Street

This standard is met. The addition of the screen porch is towards the rear of the house allowing for landscaping and depth of yard to lessen the visual impact. The scale and size of the porch is in keeping with the scale of the house.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable. No changes in depth are proposed for the porch.

Standard 7 – Relationship of Materials and Texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used

in the structures to which it is visually related.

The standard is met. The proposed changes reflect matching materials of the existing house.

Standard 8 – Roof Shapes.

This standard is met. The roof of the screen porch addition will match that of the existing front porch with a minimal pitch. The garage addition roof is a matching simple gable roof proposed at a slightly lower height than the existing garage roof.

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 replacement railing of the front porch will be compatible with neighboring structures.

Standard 10 – Scale.

This standard is met. The proposed additions are within the allowable square footage and are in scale with the size of the existing house and garage.

Standard 11 – Directional Expression of Front Elevation

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

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

This standard is met. The proposed changes to the front porch will restore features that are in keeping with the Italianate look. The City does not have any original images of the house that establish the original detailing of the front porch, including information on the second story railing, so the proposed changes may be removing an original feature, but the previous replacement that occurred in 1986 did not replace in kind the railings so the material itself is not historic. The removal of the single shutters on the first-floor windows is a welcome correction to better preserve the stylistic integrity of the home.

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 railing details can be changed in future. The existing materials do not have the appearance of being original nor stylistically accurate.

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 front porch modifications, first floor shutter removal, screen porch addition, garage front elevation modifications, and garage addition and adopt the above findings as the basis for the Commission's decision.

The recommendation includes the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review, including those made in response to Commission comment and direction and those made 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 is permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.



Area of Request





City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 3832

Property Address:

Street: 464 N OAKWOOD AVE
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: John J. McIntyre House

Original Owner: John J. McIntyre
Other Previous Owners: SIBLEY, FRANK, BIRKHAUSER, RYAN A

Present Owner: 464 Oakwood Ave, LLC, Stephen & Allison Brewster

Current Property Name:

Resource Type: Building
Date of Construction: 1884
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 19th Century Architecture
Style: Italianate
Secondary Style: Victorian

Architect/Engineer:

Builder/Contractor: Unknown
Landscape Architect:



Photo Name: November 1994

Demolished: **Date:**

Zoning District: R1
Subdivision: Part of Lot 322 of the Original Plat of Lake Forest, platted 1857.
Subdivided from: Patrick Conlin's homestead, pre-1856

Current Property Size (est.):
Original Property Size (est.):

Facade Easement?: No
Held by:

Conservation Easement?: No
Held by:

Plan Shape: Rectangular
Number of Stories: 2
Structural Framing:
Foundation Material:
Facade Material: Clapboard
Roof Form: Hip

Roof Material: Wood Shingle
Primary Window Type:
Porches:
Integrity: Good
Condition: Good

Decorative Features & Surfacing:

Italianate in style, this frame structure features a bracketed, hipped roof, front porch with balustrade, and transomed doorway.



Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

John J. McIntyre House- 1884

Is this Property Eligible for Local Landmark Designation?:

Local Landmark Designation:

Is this Property Identified as a Historic Resource located outside the Local Historic District?:

Other Districts:

Historic Residential and Open Space Preservation

National Register:

National Register Historic District:

Vine/Oakwood/Green Bay Road

Contributing Significance to National District:

Contributing

Contributing Significant Resources:

John J. McIntyre House- 1884

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

This property is identified as a contributing structure to the Historic District. The existing house, constructed in 1884, is an exemplification of the Italianate style and is distinguished by its overall quality of design, detail, materials, and craftsmanship. Overall the building possesses a high level of integrity making it worthy of preservation.

John J. McIntyre, one of the township's first settlers, built this house after selling his farm, which was ultimately incorporated into the grounds of the Onwentsia Club.

Given its situation on high well-drained ground near a major highway, what is now the Vine Avenue area was a natural place for settlement. It was in fact the location of settler Patrick Conlin's homestead, one of eight clearings among the fourteen hundred acres of forested land purchased by the "Lake Forest Association" in 1856. One year later Almerin Hotchkiss, a topographer of wide reputation, was hired to lay out the town, with its winding streets and dramatic vistas. Vine and Oakwood Avenues appear on the Hotchkiss plan as part of the simple grid of streets west of the Chicago & Northwestern tracks which contrasted with the elaborate plan to the east.

As Lake Forest developed, this neighborhood followed a unique evolution so far as the rest of the city is concerned. This is especially true of the Vine Avenue area, which came to be surrounded on the west, south, and east by estate development.

Judging by the stylistic ages of buildings in the Deerpath, Western, Vine, Oakwood and Green Bay area, the four block enclosed were largely residential until about the time of the First World War. Commercial development, focusing on the area north of Deerpath opposite the railroad station, seems to have avoided the Vine-Oakwood area except perhaps for some limited commercial development along Western. Thus, given the evolution of Lake Forest as a residential community that emphasized the siting of the houses on large lots defined by the curving streets of east Lake Forest, and by the development of estates on large tracts of land, the Vine Avenue area was built up in a distinct, and for Lake Forest unique, manner.

Inroads into the four block area by commercial buildings and apartments have reduced the original residential area to less than one third of what it was in the 19th century. Those houses that survive to form a connected visual fabric are confined to the southwest part of the original area. These twenty homes were designated to the National Register of Historic Places in 1980.

Changes:

The front porch was replaced in 1986. A detached garage was constructed in 1986. Glass windows were installed on the screen porch in 1987. A one-story addition was added to the west and south sides of the house in 1993. An addition was added to the front porch in 1998.

Property Setting:

Residential neighborhood; The John J. McIntyre house is located on the on the west side of Oakwood Avenue, two lots north of Vine Avenue. The house is oriented to the east and faces Oakwood. Vine Avenue is a short residential street bound at it western end by Green Bay Road and on the east by Western Avenue. Its orientation, in being perpendicular to both Green Bay and Western, does not fall in the points of the compass despite the grid pattern produced by Vine, Oakwood, Deerpath, Illinois, Green Bay and Western. The disorientation is explained by the alignment of Green Bay Road, from which Vine issues perpendicularly, for here Green Bay follows high ground between the Lake Michigan ravines on the east and the valley of the Skokie River on the west. Green Bay Road, shown on the original Federal Survey of 1838 as the "Chicago and Milwaukee Road," is the oldest of the three major highways in Lake County raying out from Chicago. This quiet neighborhood retains its turn-of-the-century appearance. The homes, generally two stories in height, are set

Associated Buildings:



City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 3832

Garage

Sources of Information:

Vine/Oakwood/ Green Bay Road Historic District National Register Nomination - Prepared by Ronald Polster, 1979; Lake Forest Preservation Foundation Guide to National Register Properties, 1994; City of Lake Forest Address and History Files

Certif. of Appropriateness Case #(s):

HPC-5/22/2024 Certificate of Appropriateness for the removal of a chimney visible from the streetscape.

464 N OAKWOOD AVE

Survey Date:

Demolished:

Demolition Date:



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

PROJECT ADDRESS 464 Oakwood Avenue

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input 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	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

464 Oakwood Avenue, LLC

Owner of Property

2407 Atlantic Avenue

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

Sullivan's Island, SC 29482

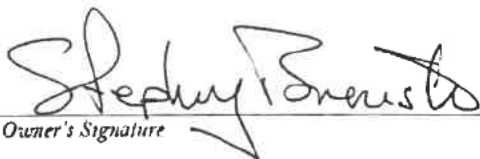
City, State and Zip Code

Phone Number

Fax Number

SBrewster@GCMLP.com

Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar, President

Name and Title of Person Presenting Project

Melichar Architects

Name of Firm

207 E. Westminster

Street Address

Lake Forest, IL 60045

City, State and Zip Code

847-295-2440

Phone Number

Fax Number

Diana@MelicharArchitects.com

Email Address


Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

OWNER

REPRESENTATIVE

Please fax a copy of the staff report

OWNER

REPRESENTATIVE

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

OWNER

REPRESENTATIVE

STATEMENT OF INTENT

LAKE FOREST HISTORIC PRESERVATION COMMISSION

FEBRUARY 26, 2025

Request for front porch enhancements, screened porch addition, and addition to the detached garage for the

Mr. Stephen and Mrs. Alisoun Brewster Residence
464 Oakwood Avenue
Lake Forest, Illinois

Request

The Brewsters are requesting the repair and enhancement of their existing front porch, a screened porch addition, and addition to their detached garage for the further enjoyment and functionality of their property.

Background

The Brewsters purchased their home at 464 Oakwood Avenue in March of 2024. They are committed to improving their existing historic home, and they have diligently made interior and exterior repairs. Now, they are eager to focus on repairing and enhancing the front porch, adding outdoor living space that is protected from sun and bugs, and providing more storage and functionality to their garage.

According to the Lake County Tax Assessor's website, the Brewster's home and garage were built in 1880, with many subsequent additions and renovations. The original home was designed in the Italianate architecture style, and embodies simple massing forms. Classic details and timeless materials adorn the walls and roofs. The decorative eave brackets on the original portion of the home are characteristic of the Italianate style, and visually show the transition between the original structure and the 2-story rear addition (Melichar Architects is unsure of when this addition was constructed). The massing of this addition remains simple in form, and the hipped roof steps down from the original hipped roof. Furthermore, a 1-story addition that wraps both the west and south facades was added to their home. It is quite evident that the Brewster's home has been altered and adapted by numerous homeowners throughout the years.

The detached garage is simple in style and massing. Although it does not have the Italianate detailing, it complements the home by having the same siding, roofing, and copper gutter materials as the home.

Below, we will explain what the Brewsters are requesting.

Front Porch Repairs and Proposed Enhancements

The current front porch of the Brewster's home is in need of repairs. Some of the wood has deteriorated, and portions of the porch have settled. Additionally, the porch roof needs to be replaced, and the Brewsters would like have copper gutters & downspouts to match the rest of their home's exterior. It is their intention to provide these much needed repairs to the damaged/deteriorated portions of the porch, provide a solution to properly "lift" areas of the porch that are sagging to prevent further movement, re-roof the porch and install copper gutters & downspouts.



Existing Front Porch (east facade).

Along with the front porch repairs, the Brewsters would also like to provide minor enhancements that more accurately reflect a traditional Italianate style porch. Judging by the baluster style (it is of the Colonial style) and the wood type, it appears that stock railing parts were installed recently. These balusters are not in-keeping with the Italianate architectural style. Additionally, the existing balusters are spaced too far apart, creating an awkward rhythm of solid to void. Furthermore, the porch posts are lacking any detail and character. And finally, the bed moulding at the porch entablature is undersized.

The proposed front porch improvements include:

- new balustrade that reflects the Italianate style with spindles/balusters that are spaced more appropriately
- adding an astragal moulding at the top of the square posts (to create more of an appearance of a capital)
- adding a new bed moulding that is proportionate with the scale of the porch entablature



Existing Front Porch as viewed from the side (south).

Also, the front porch currently has a second-floor balustrade. Although you can find *some* Italianate porches with this feature, it is rather uncommon. In fact, more historic Italianate homes simply have a flat roof above the porch (with no upper balustrade), as shown in these historic precedent images.



Precedent images of historic Italianate porches

The Brewsters would like to replicate a more accurately styled porch system by eliminating their current top balustrade.

Alongside the front porch repairs and enhancements, we would also like to address the first floor window shutters that face the street – just beyond the front porch. Historically, an Italianate style home has narrow and tall windows, thus narrow/tall shutters. However, the Brewster’s home has two street-facing windows

that are wide and tall (on both sides of the front door), with each window currently having only *one* very narrow shutter. We propose that these two “out-of-character” windows *do not* receive shutters at all. If properly sized shutters were to be introduced to these two windows, these extra wide shutters would visually create an imbalance with the typical narrow/tall rhythm of the shutters around the house.



Existing Front Façade (east). Notice the two wider first floor windows, each with one very narrow shutter.

Proposed Screened Porch Addition

Currently, the Brewster’s interior living spaces on the south side of their home have very little physical connection to the southern side yard. Additionally, the Brewster’s would like an outdoor living space free of bugs and direct sunlight. Thus, a screened porch addition on the south side of their home will provide an outdoor living area (covered and screened) for the Brewster’s to enjoy, as well as better access & connection to the south yard.

The proposed Screened Porch is modest in size, and diminutive to the main house. The eave details are consistent with the existing home, and the Screened Porch posts will complement the front porch posts. The proposed Screened Porch will be painted white to match the existing house, and a continuation of the home’s copper gutters and downspouts will be present. The Brewster’s are considering a brick Screened Porch floor.

The Screened Porch will be set back from the front-property line approximately 108’ (and set back over 129’ to the street). Additionally, it will be visually screened from the street by an existing wood picket fence and evergreen landscaping. Thus, the Screened Porch will minimally affect the streetscape, if at all.



Property will maintain visual landscape screening near fence line.

Proposed Garage Addition & Changes

The existing garage was designed with a gable façade facing the street. Unfortunately, this classic “barn” style garage is unbalanced because the garage doors were not located symmetrically. Thus, the driveway-facing façade looks awkward. We are proposing to move the left-hand (southern) garage door so that it is symmetrical with the right-hand (northern) garage door. Additionally, the shifting of this left-hand garage door will greatly improve the functionality of the Brewster’s use of the left garage bay. Because the current left-hand garage door is incredibly close to the exterior wall, it is very difficult to pull a vehicle in and open up the driver door. This minor change will bring significant architectural balance to the exterior, and make the garage more functional.



Existing Garage (east façade) with unbalanced left-side garage door location.

As with many historic and older garages, they were designed for horses or automobiles that were much smaller. So, when longer and wider vehicles are in the Brewster’s garage it leaves very little space for any storage. The garage depth is extremely tight, leaving just a few inches around parked vehicles. Therefore, we are proposing an addition to the rear of the garage to allow for the Brewster’s vehicles to fit, as well as space for garbage cans, bicycles, and other necessary garage storage. This addition is not visible from the street, and it will not impact views from adjacent neighbor’s homes. The closest structure to this proposed garage addition is a small shed/outbuilding to the west, and there is an 8’ high solid wood fence that separates the two properties (see photo below).



*View from the south, looking north.
Neighbor’s shed/out-building on left, separated with 8’-0” solid wood fence. Brewster’s existing garage on right.*

Historic Information

Per our knowledge, no renowned architect nor persons of significant importance have been attributed to the home.

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

(1) Height. The height of the proposed screened porch addition is visually compatible with the existing Italianate style home. The height of the proposed garage addition is subordinate to the height of the existing detached garage.

(2) Proportion of front facade. The proposed front porch enhancements and elimination of the second story baluster is visually compatible to the existing house and adjacent structures, as well as the Italianate architecture style.

(3) Proportion of openings. The proportions of the openings at the proposed screened porch are visually compatible with the existing home.

(4) Rhythm of solids to voids in front facades. The existing rhythm of solids to voids on the front porch balustrade is *not* in-keeping with the Italianate architecture. We propose to fix that rhythm and properly space new spindles/balusters. The proposed relocation of the garage door (on the garage's front façade) will now be symmetrical and balanced.

(5) Rhythm of spacing and structures on streets. The rhythm of building spacing will be maintained along the street.

(6) Rhythm of entrance porches, storefront recesses and other projections. The proposed front porch enhancements (new first floor baluster, additional mouldings, and elimination of second story porch baluster) are more compatible with the Italianate architecture style.

(7) Relationship of materials and texture. The proposed additions will match the same materials and texture as the original home and garage.

(8) Roof shapes. The proposed screened porch addition will have a low-slope hip roof. The proposed garage addition will have a gable roof with a roof pitch to match the existing garage.

(9) Walls of continuity. Facades of the proposed screen porch addition relate to the existing home and to the neighborhood.

(10) Scale of a structure. The size and mass of the proposed screen porch addition is subordinate to the existing home, and visually compatible with the scale of the existing home. The scale of the proposed garage addition is unobtrusive and appropriately sized in relation to the scale of the existing garage.

(11) Directional expression of front elevation. The proposed front porch enhancements are more compatible with the Italianate style of the home and its street facing facade than the current porch details. Research shows that most historic Italianate style homes do not have an upper porch railing. See below.

(12) Preserving distinguishing features. The distinguishing qualities and character of this property will not be destroyed nor adversely affected in a material way. The current spindles/balusters are not historic. Judging by the wood type and Colonial style, and configuration, the spindles/balusters appear to be a "stock" item

from a hardware store. Thus, the proposed front porch enhancements include a more appropriately sized baluster of the Italianate style, which will be properly spaced.

(13) Protection of resources. Every reasonable effort will be made to preserve the existing home when making changes to it.

(14) New construction. Not applicable.

(15) Repair to deteriorated features. Repairs to the existing front porch are necessary due to deterioration. If new material is needed, it will match in composition, color, and texture to the existing front porch features.

(16) Surface cleaning. If surface cleaning is needed on the existing front porch, gentle care will be taken to not damage historic materials.

(17) Reversibility of additions and alterations. The proposed additions/enhancements will not destroy the distinguishing characteristics of the existing home; and, if these proposed additions/alterations are removed in the future, the essential form and integrity of the original historic property would not be impaired.



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 match existing
- Wood Shingle
- Cementitious Stucco
- Other wood posts & screened openings

Foundation Material

Exposed Foundation Material concrete

Color and/or Type of Material wood posts & screened openings

Window Treatment

Primary Window Type

- Double Hung
- Casement
- Sliding
- Other _____

Finish and Color of Windows

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

Color of Finish match existing

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 match existing
- Other _____

Window Trim

- Limestone
- Brick
- Wood match existing
- Other _____

Fascias, Soffits, Rakeboards

- Wood match existing
- Other _____

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

Chimney Material *Not applicable*

- Brick
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles *Garage addition*
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles _____
- Sheet Metal _____
- Other *Screened Porch addition - low-slope granular sheet roofing*

Flashing Material

- Copper
- Other _____
- Sheet Metal

Color of Material _____

Gutters and Downspouts

- Copper
- Aluminum
- Other _____

Driveway Material *Not applicable*

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

Terraces and Patios *Not applicable*

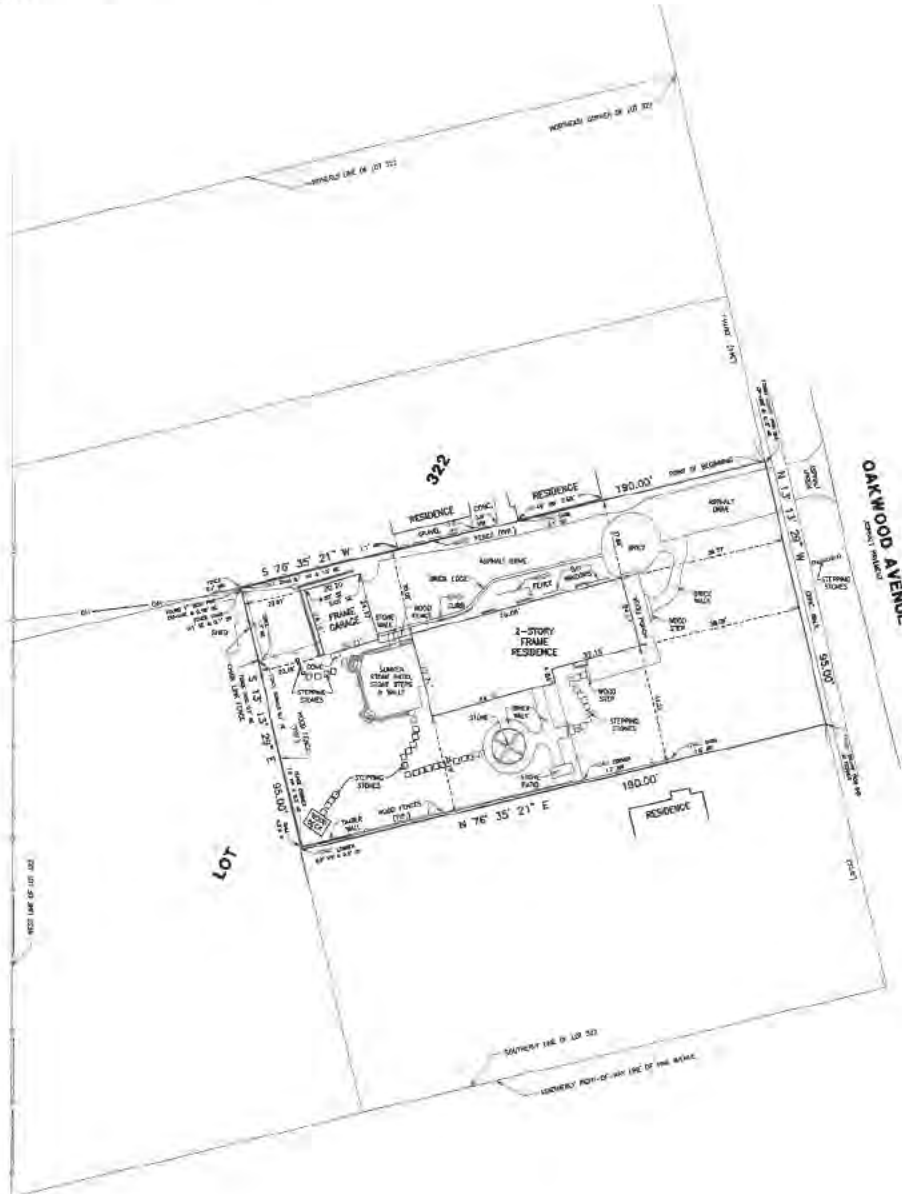
- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other _____

PLAT OF SURVEY

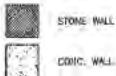
THAT PART OF LOT 322 IN THE CITY OF LAKE FOREST, IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERY LINE OF SAID LOT, 140 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE RUNNING WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 65 FEET; THENCE RUNNING SOUTHWESTERLY PARALLEL WITH THE EASTERY LINE OF SAID LOT, 65 FEET; THENCE RUNNING EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO THE EASTERY LINE THEREOF; THENCE RUNNING NORTHERLY ON SAID EASTERY LINE, 25 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
AS SHOWN

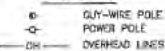


HATCH LEGEND



STONE WALL
CONIC WALL

LEGEND



OUT-WIRE POLE
POWER POLE
OVERHEAD LINES

SUPPLEMENTARY NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- (1) UNLESS OTHERWISE SHOWN.
- BOUNDARY METERS SHOWN ARE ON AN AIRMASS BASIS.
- ORIGINAL SURVEY CERTIFICATE & ALIQUOT INSTRUMENT ORIGINAL FIELD NOTES DATED: 05-25-24.
- CONVEYANCE INSTRUMENTS
- INSTRUMENTS AND INSTRUMENTS IN 1991 AND RECORD PLACES THEREIN ARE REFERENCED BY BEARING AND DISTANCE TO THE POINT OF BEGINNING OF THE SURVEYED LOT OF SAID SECTION AND SECTION THEREIN AND TO THE POINT OF BEGINNING OF THE SURVEYED LOT OF SAID SECTION AND SECTION THEREIN.
- CONVEYANCE INSTRUMENTS AND INSTRUMENTS IN 1991 AND RECORD PLACES THEREIN ARE REFERENCED BY BEARING AND DISTANCE TO THE POINT OF BEGINNING OF THE SURVEYED LOT OF SAID SECTION AND SECTION THEREIN.
- CONVEYANCE INSTRUMENTS AND INSTRUMENTS IN 1991 AND RECORD PLACES THEREIN ARE REFERENCED BY BEARING AND DISTANCE TO THE POINT OF BEGINNING OF THE SURVEYED LOT OF SAID SECTION AND SECTION THEREIN.

STATE OF ILLINOIS }
COUNTY OF LAKE } 99

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 4TH DAY OF OCTOBER A.D. 2024



GREENGARD, INC.
111 SHIPLEY BOULEVARD, SUITE 310
UNIONDALE, ILLINOIS 60099
JOSEPH R. SADORSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 5318
MY RENEWABLE LICENSE EXPIRES 11-30-24.

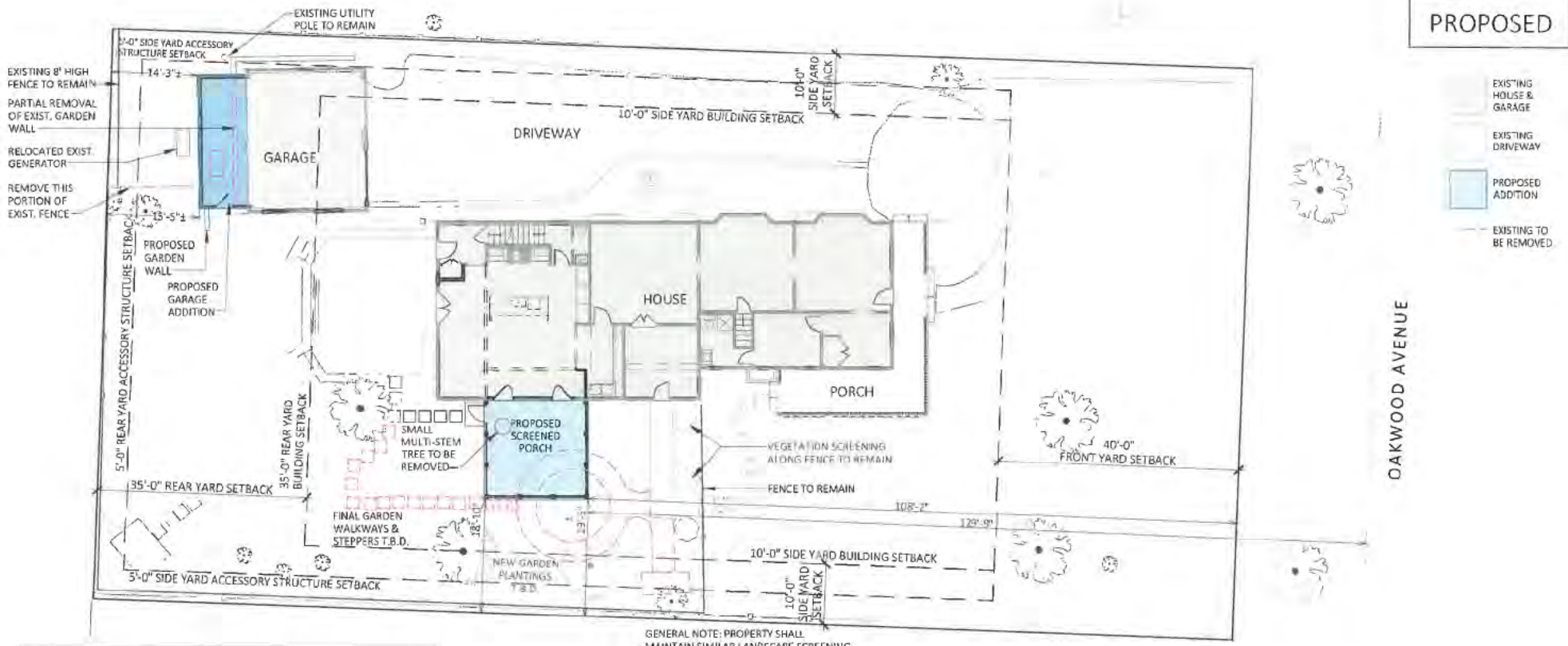
AREA
18,050 SQ. FT. OR 0.41 ACRES (MORE OR LESS)

GREENGARD, INC.
Engineers & Surveyors & Planners
111 Shipley Blvd., Suite 310, Uniondale, Illinois 60099-3215
PHONE: 847-428-2800 FAX: 847-428-2801
WWW.GREENGARDINC.COM

SCALE: 1"=20'
BLOCK NO. 70115
SHEET 1 OF 1

464 OAKWOOD AVENUE - LAKE FOREST, ILLINOIS

PLAT OF SURVEY



IMPERVIOUS SURFACE	
TOTAL EXISTING (Per Greengard)	6990 SF
PARTIAL REMOVAL OF EXISTING WALKS/STEPPERS	-300 SF
PARTIAL REMOVAL OF EXISTING GARAGE GARDEN WALL	-19 SF
NEW GARAGE ADDITION	+182 SF
NEW SCREENED PORCH ADDITION	+295 SF
NEW GARAGE GARDEN WALL	+3 SF
NEW STEPPERS	+28 SF
TOTAL IMPERVIOUS SURFACE AFTER PROPOSED ADDITIONS & CHANGES = 7179 SF	

SITE PLAN OF PROPOSED IMPROVEMENTS

Scale: 1/16" = 1'-0"



EXISTING



EXISTING EAST ELEVATION (front)

Scale: $\frac{1}{8}''=1'-0''$



EXISTING WEST ELEVATION

Scale: $\frac{1}{8}''=1'-0''$



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

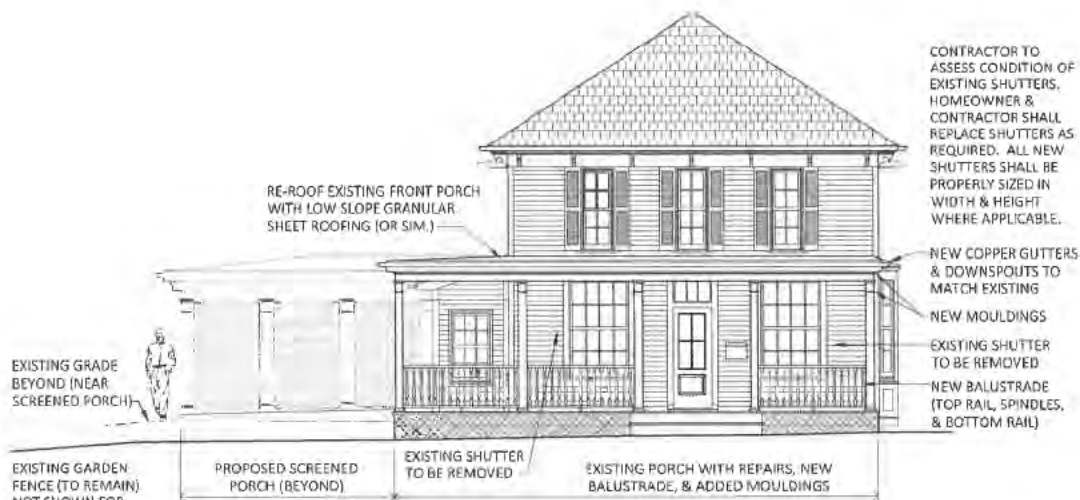
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440 © 2025 MELICHAR ARCHITECTS

BREWSTER RESIDENCE
464 OAKWOOD AVE
LAKE FOREST, IL 60045

JOB NO.: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING

PROPOSED



PROPOSED EAST ELEVATION (front)

Scale: $\frac{1}{8}''=1'-0''$



PROPOSED WEST ELEVATION

Scale: $\frac{1}{8}''=1'-0''$



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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BREWSTER RESIDENCE
464 OAKWOOD AVE
LAKE FOREST, IL 60045

JOB NO: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING

EXISTING



EXISTING SOUTH ELEVATION

Scale: $\frac{3}{8}'' = 1'-0''$



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BREWSTER RESIDENCE
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JOB NO.: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING

PROPOSED



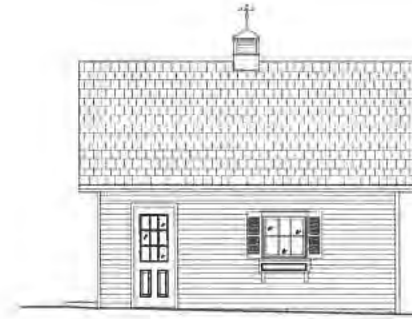
PROPOSED SOUTH ELEVATION

Scale: 1/8"=1'-0"

EXISTING



EAST



SOUTH



WEST



NORTH

EXISTING GARAGE ELEVATIONS

Scale: $\frac{1}{8}'' = 1'-0''$



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

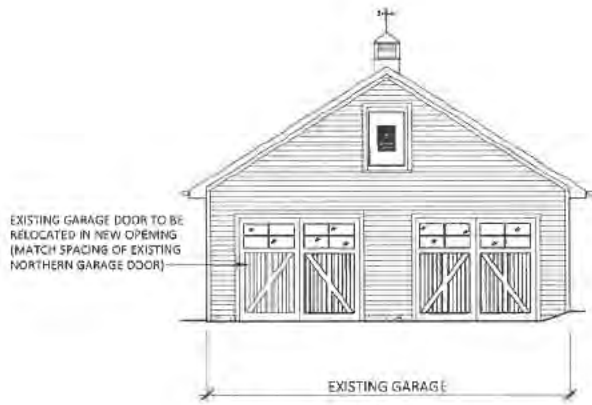
297 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
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BREWSTER RESIDENCE
464 OAKWOOD AVE
LAKE FOREST, IL 60045

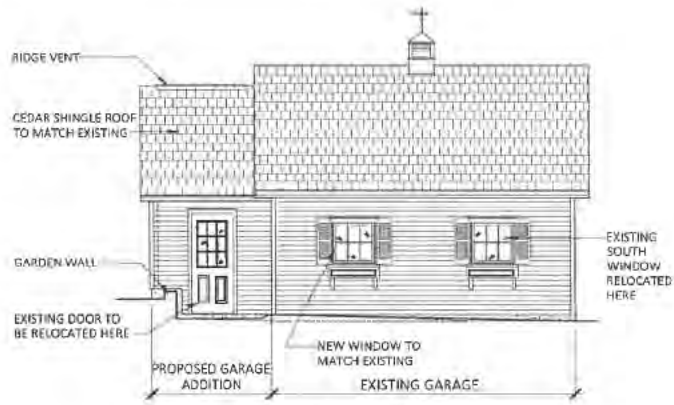
JOB NO.: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING

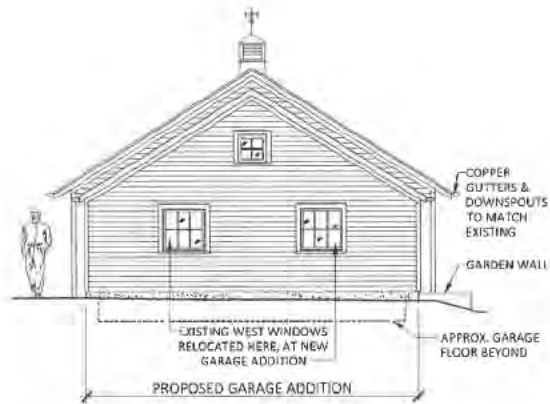
PROPOSED



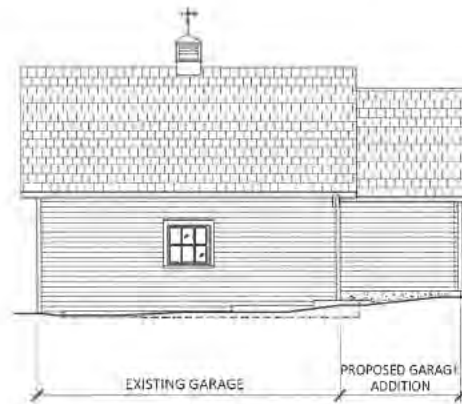
EAST



SOUTH



WEST



NORTH

PROPOSED GARAGE ELEVATIONS

Scale: $\frac{1}{8}'' = 1'-0''$



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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BREWSTER RESIDENCE
464 OAKWOOD AVE
LAKE FOREST, IL 60045

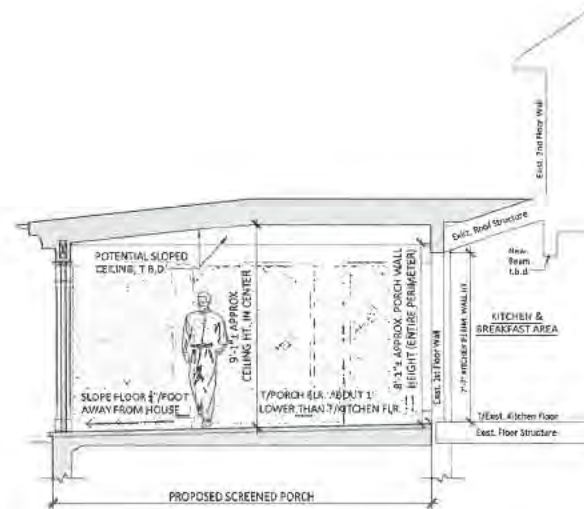
JOB NO: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING

PROPOSED



LOOKING NORTH



LOOKING WEST

PROPOSED SCREENED PORCH SECTIONS

Scale: $\frac{3}{16}'' = 1'-0''$



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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BREWSTER RESIDENCE
464 OAKWOOD AVE
LAKE FOREST, IL 60045

JOB NO.: 2051

HPC SUBMISSION for
FEBRUARY 26, 2025 MEETING



EXISTING FRONT ELEVATION (East)



EXISTING STREET ELEVATION (East)



EXISTING SIDE ELEVATION (South)



EXISTING SIDE ELEVATION (South)



EXISTING GARAGE FRONT ELEVATION (East)



EXISTING GARAGE SIDE ELEVATION (South)



EXISTING GARAGE REAR ELEVATION (West)



EXISTING VIEW OF BACKYARD FROM THE SOUTH (looking North)

Oakview Avenue Streetscape



Images from Google Maps



Agenda Item 4
3 S. Green Bay Road
Window Restoration and Replacement,
And Exterior Restoration

Staff Report
Vicinity Map
Air Photo
Historic Resources Survey Form
Correspondence

Materials Submitted by Petitioner

Application
Statement of Intent
Existing Photos
Replacement & Refurbishment Matrix
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:	February 26, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	3 S. Green Bay Road Window Restoration and Replacement, and Exterior Restoration

Petitioners

Richard Golf & Suzette Vela

Property Location

3 S. Green Bay Road

Historic Districts

Green Bay Road
Historical District

Project Representative

Eric Kraus, Dan Menitoff Architects

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for window restoration, window replacement, and exterior restoration work including shutter replacement, brick cleaning and painting, and roof and gutter replacement.

Description of Property and Surrounding Area

The Samuel J. Walker house was designed by Walter Frazier and built in 1927. Originally the house had a separate servant's quarters to the north of the existing structure. In 1935 David Adler designed small additions on the rear of the house with alterations to the front entrance and interior of the house. A pool and pool house were added to the grounds in 1960 by the firm of Frazier, Rafferty, Orr, & Fairbanks. In 1965 the servant's quarters were demolished and the existing garage was added to the north end of the house. In 1976 a detached garage was added towards the rear of the property.

The style of the house is eclectic, composed of Colonial elements with some distinctly Dutch Colonial elements. The L shaped house appears short on the front elevations where an existing front door surround ends just below the sill of the second story window above it. The rear of the house appears taller and more elegant with the swooping roof lines of the Adler porch additions and the additional height that results from the descending grade.

The proposed facelift for the house entails window restoration for the figured muntin French Doors on the first floor Adler porch additions, and replacement windows are proposed for all double hung windows on the house. Currently, the existing windows are wood, single pane, true divided lights, with a mix of hardware and components suggesting some are possibly original and others have been replaced. All the double hung windows have exterior metal track storm windows. Many of the windows are in poor condition as it is likely the storm windows were added later than the original

construction and a couple of the upper windows are missing since window air conditioning units were used by the previous owners. Original wood shutters and replacement vinyl shutters are located on most of the second story windows, all are proposed to be replaced with new wood shutters matching the original style and hardware. The existing asphalt shingle roof is proposed to be replaced in kind with a new asphalt shingle roof in a similar grey color, along with new gutters to match the existing. The painted brick elevations on the front of the house will be cleaned and either left natural or Lyme washed. The rest of the house will be cleaned and left with the existing exposed natural brick.

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 as there are no proposed additions or alterations to the height of the existing house.

Standard 2 – Proportion of Front Façade

This standard is not applicable as there are no proposed changes to the composition of the front façade of the house.

Standard 3 – Proportion of Openings

This standard is not applicable as there are no proposed changes to the openings.

Standard 4 Rhythm of Solids to Voids

This standard is not applicable as there are no changes to the elements of the house.

Standard 5 – Spacing on the Street

This standard is not applicable as there are no changes to the spacing proposed.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable as there are no entrance porches on the house.

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 proposed changes do not alter the existing relationship of materials with the exception of the wood double hung windows. While the windows

themselves are wood, the material is not visible because of the metal storm windows that were added on the outside of the windows cover it up. They were mounted in the middle of the brick mold trim which leaves part of the trim exposed with a large storm window frame presence in the window.

Standard 8 – Roof Shapes.

This standard is not applicable as the roof forms will not change. The existing roof will be replaced with in kind asphalt shingles.

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 as no changes are being proposed that will impact the visual compatibility to other properties or the streetscape.

Standard 10 – Scale.

This standard is not applicable as no additions or alterations to the size of the structure are being proposed.

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 mostly met. The proposed window restoration will preserve the unique character of the patterned muntin French Doors from the David Adler additions. The replacement of the double hung windows with the aluminum clad windows is appropriate given the poor quality and condition of the existing windows, their mixed hardware styles, and the very industrial looking metal storm windows that are more visible than the materials of the windows themselves. The use of aluminum cladding will allow the windows to be viewed without the poor-quality storm window framing while upgrading the look of the house. Given the existing mixed components and hardware, it is also not apparent which windows are original windows. About 25% of the windows have deteriorated components which further erodes the viability of preserving them, and two locations are missing the upper half of the unit itself.

The original wood shutters do not appear to be of unique detailing or construction to warrant a restoration, their current condition being beyond disrepair in many cases. The existing vinyl shutters should be replaced in kind with the replacement wood shutters to bring consistency to the house. The use of the shutters at the double window locations is not historically accurate and should be removed without consideration for replacement.

The pool house windows appear to be contemporary style metal windows. Replacement with aluminum clad windows is appropriate given their original character.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition as no landscaping changes are proposed.

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.

The standard is mostly met. The restoration of the historically significant French Doors is important to the preservation of deteriorated features while the replacement of the double hung windows is warranted given their poor quality and mixed condition. The replacement brickmold trim should be matched in profile to preserve the original historic detailing.

Standard 16 – Surface cleaning.

This standard can be met with appropriate cleaning methods for the front elevations in order not to destroy or damage the bricks themselves.

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 applicable as no additions or alterations to the architecture of the house are being proposed.

Public Comment

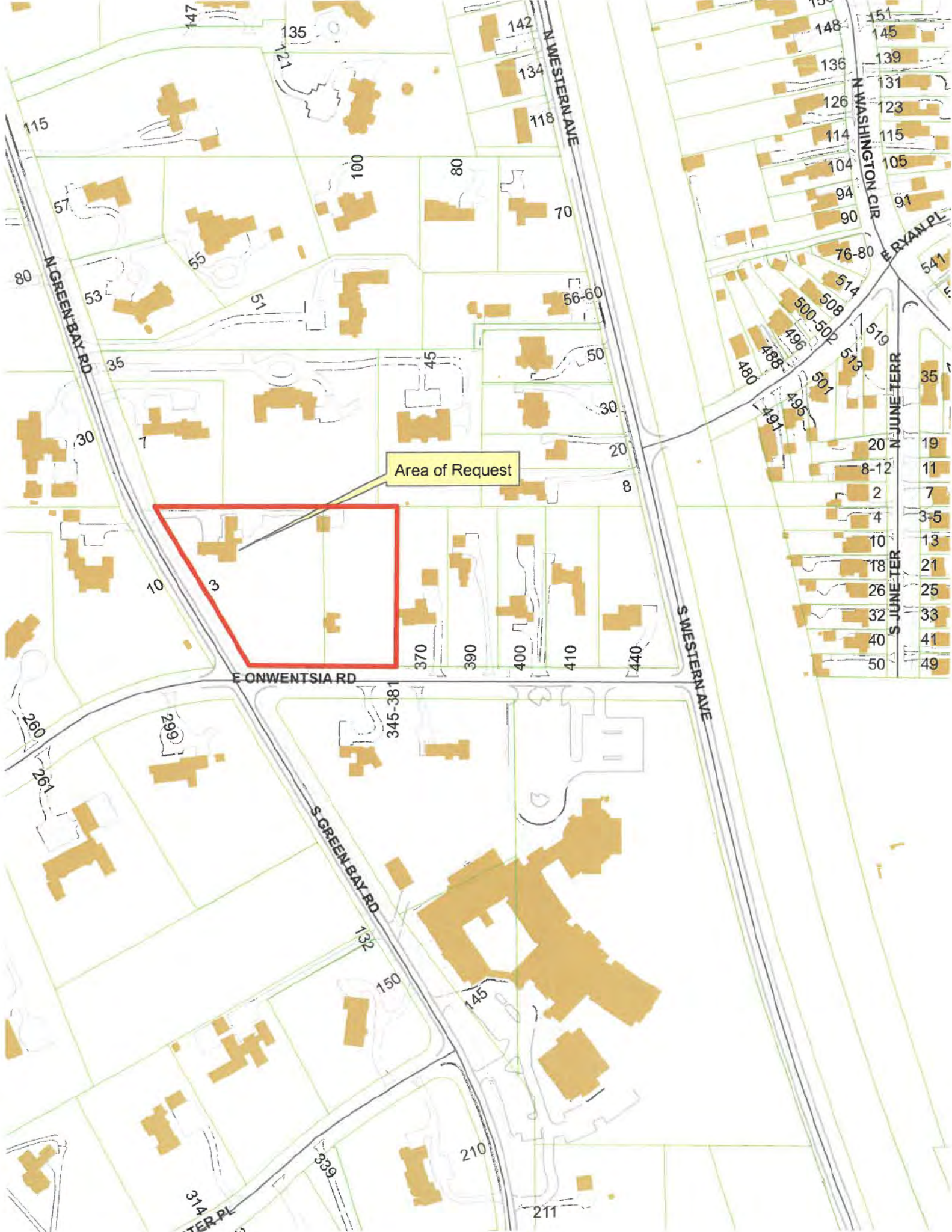
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, one piece of correspondence was received and is included in the Commission's packet.

Recommendation

Grant a Certificate of Appropriateness approving the French Door restoration, double hung window replacement with aluminum clad wood windows, pool house window replacement with aluminum clad wood windows, and exterior alterations as proposed and adopt the above findings as the basis for the Commission's decision.

The recommendation includes the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review, either in response to the Commission's comments or direction, 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. No on street parking for contractors or construction vehicles is permitted on Green Bay Road or on Onwentsia Road near the corner.



Area of Request



Area of Request



City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 1669

Property Address:

Street: 3 S GREEN BAY RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Samuel J. Walker, Jr. House

Original Owner: Samuel J. Walker, Jr.
Other Previous Owners: BLAIR, BOWEN & JOAN

Present Owner: RICHARD GOLF

Current Property Name:

Resource Type: Building
Date of Construction: 1927
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: Country Estate Era

Style:
Secondary Style:

Architect/Engineer: Walter Frazier

Builder/Contractor: unknown
Landscape Architect:

Plan Shape: L-Shape
Number of Stories:
Structural Framing:
Foundation Material:
Facade Material:
Roof Form:

Decorative Features & Surfacing:



Photo Name: 1669_1

Demolished: **Date:**

Zoning District: R4

Subdivision: No Subdivision

Subdivided from: The land was purchased from Leander James McCormick estate and farm

Current Property Size (est.): 2.90 acres
Original Property Size (est.): 2.90 acres

Facade Easement?: No
Held by:

Conservation Easement?: No
Held by:

Roof Material:
Primary Window Type:
Porches:
Integrity: Good
Condition: Good



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 1669

Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Samuel J. Walker, Jr. House - Walter Stephen Frazier, 1927; additions and alterations - David Adler, 1935

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

Is this Property Identified as a Historic Resource located outside the Local Historic District?:

Other Districts:

Historic Residential and Open Space Preservation

National Register:

National Register Historic District:

Green Bay Road

Contributing Significance to National District:

Contributing

Contributing Significant Resources:

Samuel J. Walker, Jr. House - Walter Stephen Frazier, 1927; additions and alterations - David Adler, 1935

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

The Samuel J. Walker, Jr. House is identified as a significant contributing structure in the Historic District. The house was designed by Walter Frazier, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1927, is distinguished by its overall quality of design, detail, materials, and craftsmanship. Overall the building possesses a high level of integrity making it worthy of preservation.

Eclectic in its choice of antecedents, this L-shaped brick house has a two-story main wing with a Colonial Revival entrance with an arched pediment. The ridge of the gable roof runs parallel to the front of the house. Although there are no windows on the first floor, there are three evenly spaced windows that meet the eave line on the second floor. Perpendicular to the main wing is a one-and-a-half-story garage wing with five small windows. Its gabled roof has four hipped dormers and ends in a corbiestep.

A 1917 graduate of Yale University, Samuel J. Walker, Jr. (February 23, 1895-November 11, 1964) began his business career as an industrial engineer with Joseph T. Ryerson & Sons, Chicago, after World War I. Walker married Elizabeth Ware on April 16, 1921. He became assistant to the president of Chicago Railway Equipment Company in 1941 and executive vice president in 1946; president of the company from July 1947 to 1961, he served as chairman of the board from 1956 to 1963, when he retired.

Walter Frazier (1895-1976) received his Bachelor of Science degree in Architecture from the Massachusetts Institute of Technology in 1919 and attended the Ecole des Beaux-Arts from 1919 to 1920. He was associated with the firm of Holabird and Root from 1920 to 1924 when he formed Frazier, Blouke and Hubbard. He went into partnership with John Howard Raftery in 1927. The firm was Frazier, Raftery, Orr and Fairbank from 1949 to 1969.

John Raftery attended Princeton University from 1916 to 1919, the Massachusetts Institute of Technology from 1922 to 1925, the Ecole des Beaux-Arts, Fontainebleu in 1925, and the American Academy in Rome in 1927. He served as draftsman for Chicago architect Frank Davis Chase in 1921 and for New York architect John Russell Pope in 1926. He went into partnership with Walter Frazier in 1927, and the firm was Frazier, Raftery, Orr and Fairbank from 1949 to 1969.

Changes:

Additions and Alterations, David Adler, 1935. Poolhouse 1960, Frazier, Rafferty, Orr, & Fairbanks. Alterations to the kitchen 1964, architect unknown. Demolition of servant's quarters and garage addition 1965, architect unknown. Detached garage built 1976.

Property Setting:

Residential; The Samuel J. Walker, Jr. House is located on the northeast corner of Green Bay and Onwentsia Roads. The house is well screened from both streets by mature pine trees.

Associated Buildings:



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

PROJECT ADDRESS 3 SOUTH GREEN BAY ROAD

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 type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input checked="" 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

ARCHITECT/BUILDER INFORMATION

RICH GOLF & SUZETTE VELA
Owner of Property

ERIC KRAUS
Name and Title of Person Presenting Project

3 SOUTH GREEN BAY RD
Owner's Street Address (may be different from project address)

EIGHTY-EIGHT INC
Name of Firm

LAKE FOREST IL 60045
City, State and Zip Code

6332 ROOSEVELT RD
Street Address

708-774-9301
Phone Number Fax Number

ORK PARK IL 60304
City, State and Zip Code

R6alf@lrsrecycles.com
Email Address

312-720-3951
Phone Number Fax Number

EK@EIGHTYEIGHTINC.COM
Email Address

Richard Golf Suzette Vela
Owner's Signature

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

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

Dated: February 20th, 2025

Memo: Statement of Intent



To Whom It May Concern:

My wife, Suzette Vela, and I would like to extend our heartfelt gratitude to the commission for taking the time to consider our project at 3 South Green Bay Road. We began visiting Lake Forest in May 2024 and, having lived in Chicago our entire lives, we quickly fell in love with the charm and offerings of this beautiful town. Although we had just completed a significant renovation of our condo in Chicago, which we initially envisioned as our forever home, the moment we discovered the historic property on Green Bay Road, we were captivated. The unique character and rich history of the house left a lasting impression on us. After a thorough due diligence process and negotiations, we secured our new dream home. Over the past 25 years, Suzette and I have undertaken more than ten renovation projects in Chicago, Saugatuck, MI, and Naples, FL. However, this home truly stands out as the culmination of our aspirations. We have long dreamed of renovating an older home, and we are thrilled to finally find the perfect fit. We eagerly anticipate revitalizing this nearly 100-year-old property and look forward to moving in. From the moment we stepped through the front door, we were enchanted by the original details, including the Eagle tables and decorative crown in the foyer, the intricate panel moldings, the charming fireplaces, and the character of the library and dining room, along with the original flooring. After officially becoming the new owners, we invited sub-contractors to consult with us regarding the renovation direction. Each professional who has visited the house has shared our enthusiasm and expressed admiration for both the beauty of the home and its grounds. We are particularly excited about the 1935 David Adler additions and are collaborating with Ragsdale Company to ensure careful consideration is given to the entranceway, sunroom doors, fireplaces, and other unique features. Additionally, we are thrilled to preserve the pool and pool house, which were added by the Blair family, the home's second owners in the 1960s. The original plans for these structures were designed by Walter Frazier, the architect of the home. As we continue our visits to monitor progress, we consistently uncover new and delightful details. Given the expansive outdoor space and exquisite landscaping, we anticipate that this property will provide us with years of enjoyable and meaningful work as a true labor of love.

I would also like to highlight our collaboration with our General Contractor, Eric Kraus. We have worked with Eric on two previous occasions, and we appreciate his shared passion for restoration and meticulous attention to detail. He is a highly respected professional with extensive experience, and we feel fortunate to have him on our team as we bring our vision to life.

In closing, Suzette and I are genuinely excited to prepare this house for its 100th birthday in 2027, with hopes that it will endure for another hundred years. More importantly, we look forward to planting our roots in our new home and becoming an integral part of the community here in Lake Forest.

Thank you for your time and consideration.

Sincerely,  
Richard Golf and Suzette Vela

EXISTING PHOTO- SOUTH ELEVATION



EXISTING PHOTO- NORTH ELEVATION PAINT TRANSITION





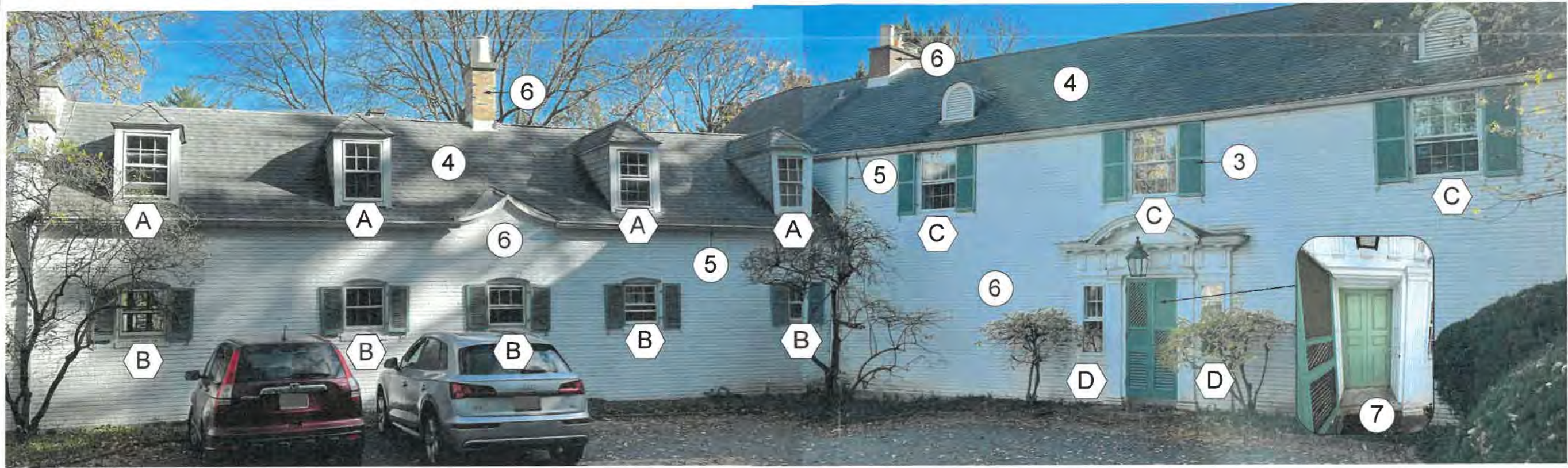


3 South Green Bay Road - Historic Preservation Commission

26-Feb-25

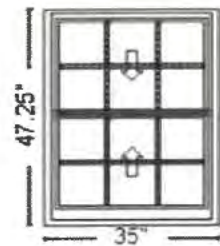
Double Hung Windows - Proposed Replacement							
Room	Qty of Double Hung Units	Rope Pulleys	Chain Pulleys	Lugs	Pull Type	Missing Parts	Deteriorated Components
Kitchen	4	1	3	2	applied	upper window	
Bedroom/ Bath 3	4		4	0	applied	upper window	2 sills
Library	1	1		2	inset		2 lower sash
Den	3		3	0	applied		1 sash
Family Room	4		4	0	applied		1 sill, 1 sash
Foyer/ Entry	2		2	0	applied		
Hall Stair	1		1	0	applied		
Laundry	4	4		4	none- not operable		
Sitting Room	5	5		4	4 inset, 1 applied		half upper sash
Primary	4	4		4	inset		2 upper sash
Primary Bath	2	2		2	inset		
Bedroom/ Bath 2	7		7	0	applied		
Totals	41	17	24	18	3 types	2	10

French Doors - Refurbishment	
Room	Qty of Doors
Sunrooms	11
Library	2
Family Room	1
Total	14



TYPICAL EXTERIOR WORK NOTES

1. ALL WINDOWS TO HAVE SIMULATED DIVIDED LIGHT MUNTINS ON BOTH INTERIOR AND EXTERIOR WINDOW GLASS TO MATCH EXISTING PROFILES. A MUNTIN SPACER BAR TO BE INSTALLED BETWEEN INSULATED GLASS UNITS TO BEST SIMULATE TRUE DIVIDE LIGHTS. EXTERIOR TRIM TO BE FACTORY APPLIED BRICKMOULD, 1/2" SILL NOSE
2. ALL EXISTING GROUND FLOOR SOLID AND GLASS DOORS TO BE COMPLETELY REFURBISHED AND RE-INSTALLED. COLORS AS NOTED.
3. ALL SHUTTERS WILL BE REPLACED WITH NEW PAINTED WOOD SHUTTERS TO MATCH EXISTING SIZE AND DETAIL. COLOR: FARROW AND BALL STUDIO GREEN NO 93. ALL EXISTING HINGES AND SHUTTER DOGS WITH BE RE-USED AND PAINTED COLOR: BLACK NO DOUBLE WINDOWS TO RECEIVE SHUTTERS.
4. EXISTING ROOF SHINGLES TO BE REMOVED AND REPLACED. GAF TIMBERLINE HDZ HIGH DEFINITION ASPHALT SHINGLES, COLOR: PEWTER GRAY
5. ALL GUTTERS AND DOWNSPOUTS TO BE REPLACED WITH NEW 5 INCH K-STYLE GUTTERS IN WHITE FINISH
6. CLEAN EXISTING WHITE INTERIOR COURTYARD BRICK. AFTER CLEANING BRICK TO BE LEFT NATURAL OR TREATED WITH WHITE LIME WASH. APPLY SAME FINISH TO CHIMNEYS.
7. SHUTTER "SCREEN DOOR" AND ENTRY DOOR TO BE RESTORED AND PAINTED.



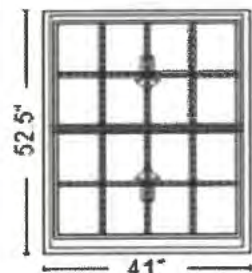
A QYT. 4

PELLA RESERVE, TRADITIONAL DOUBLE HUNG
COLOR: WHITE



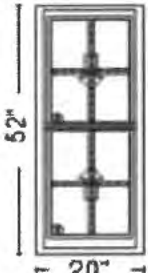
B QYT. 5

PELLA RESERVE, TRADITIONAL DOUBLE HUNG
COLOR: WHITE



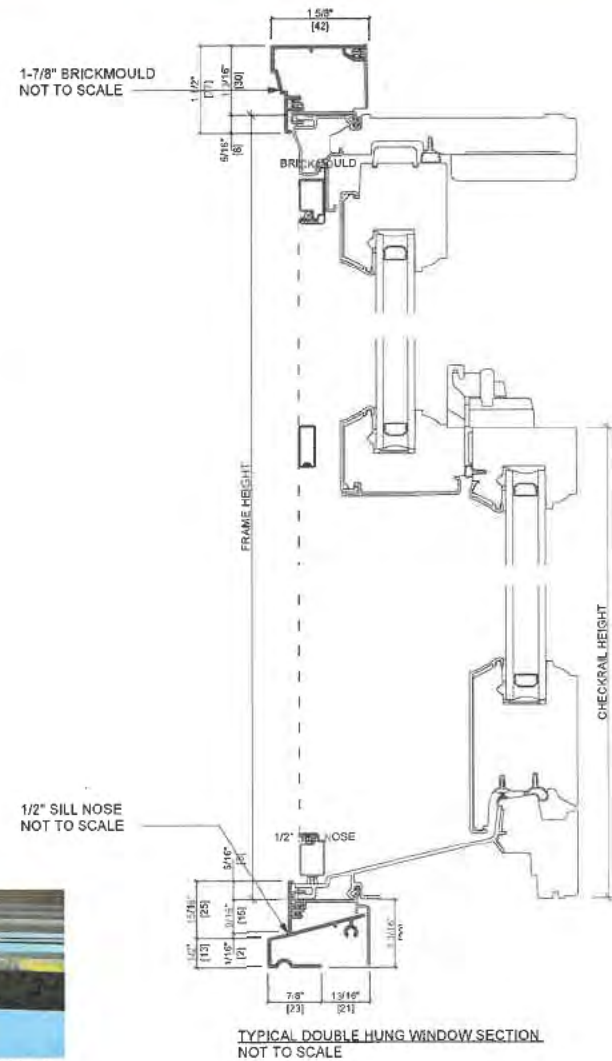
C QYT. 3

PELLA RESERVE, TRADITIONAL DOUBLE HUNG
COLOR: WHITE



D QYT. 2

PELLA RESERVE, TRADITIONAL DOUBLE HUNG
COLOR: WHITE



GAF TIMBERLINE HDZ HIGH DEFINITION ASPHALT SHINGLES
COLOR: PEWTER GRAY



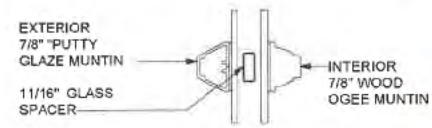
PROPOSED SHUTTER COLOR
COLOR: FARROW AND BALL STUDIO GREEN NO. 93



PROPOSED BRICK COLOR
COLOR: NATURAL OR WHITE LIME WASH



EXISTING EXTERIOR MUNTIN



EXISTING INTERIOR MUNTIN



Project File

Architect
Dan Merloff Architect
5510 Spruce Ave.
West Palm Beach, FL 33407
(313)246-5900
dan@dmarch.com

Consultant

Owner

02/03/25 LANDMARKS REVIEW

NO. DATE ISSUE NOTE

Date FEB 3, 2025

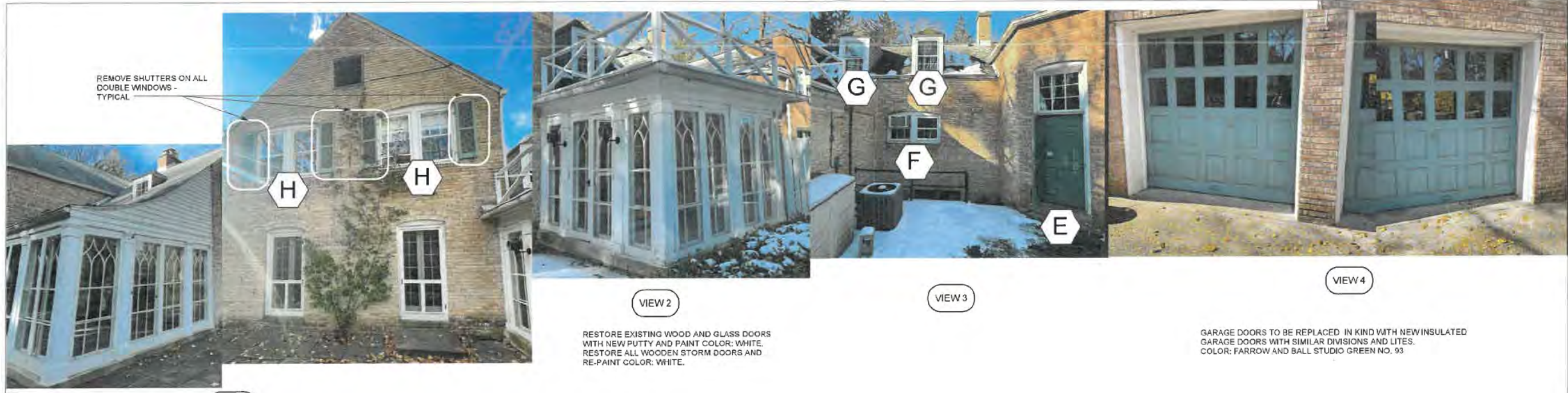
Project ID 2432

Sheet File

**MAIN HOUSE
FRONT MOTOR
COURT**

Sheet No.

LM-01



REMOVE SHUTTERS ON ALL DOUBLE WINDOWS - TYPICAL



VIEW 1

RESTORE EXISTING WOOD AND GLASS DOORS WITH NEW PUTTY AND PAINT COLOR: WHITE. RESTORE ALL WOODEN STORM DOORS AND RE-PAINT COLOR: WHITE.



VIEW 2

RESTORE EXISTING WOOD AND GLASS DOORS WITH NEW PUTTY AND PAINT COLOR: WHITE. RESTORE ALL WOODEN STORM DOORS AND RE-PAINT COLOR: WHITE.

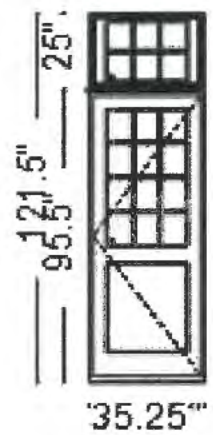


VIEW 3



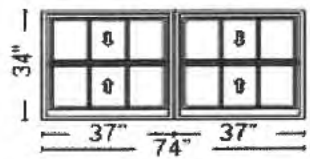
VIEW 4

GARAGE DOORS TO BE REPLACED IN KIND WITH NEW INSULATED GARAGE DOORS WITH SIMILAR DIVISIONS AND LITES. COLOR: FARROW AND BALL STUDIO GREEN NO. 93



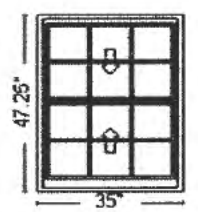
E QYT. 1

PELLA RESERVE, LEFT INSWING DOOR ALUMINUM CLAD PINE WITH 12 UNIT DIVIDED LIGHT. DOOR COLOR: FARROW AND BALL STUDIO GREEN NO. 93, FRAME TO BE WHITE. FIXED CLAD TRADITIONAL TRANSOM WINDOW COLOR: WHITE



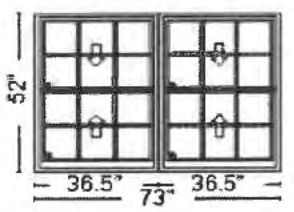
F QYT. 1

PELLA RESERVE, TRADITIONAL DOUBLE HUNG MULLED COLOR: WHITE



G QYT. 2

PELLA RESERVE, TRADITIONAL DOUBLE HUNG COLOR: WHITE



H QYT. 2

PELLA RESERVE, TRADITIONAL DOUBLE HUNG MULLED COLOR: WHITE

VIEW 1

VIEW 2

VIEW 3

VIEW 4



KEY PLAN NOT TO SCALE



Project Title

Architect
Dan Menloff Architect
5516 Spruce Ave.
West Palm Beach, FL 33407
(312)246-5000
dan@dmaarch.com

Consultant

Owner

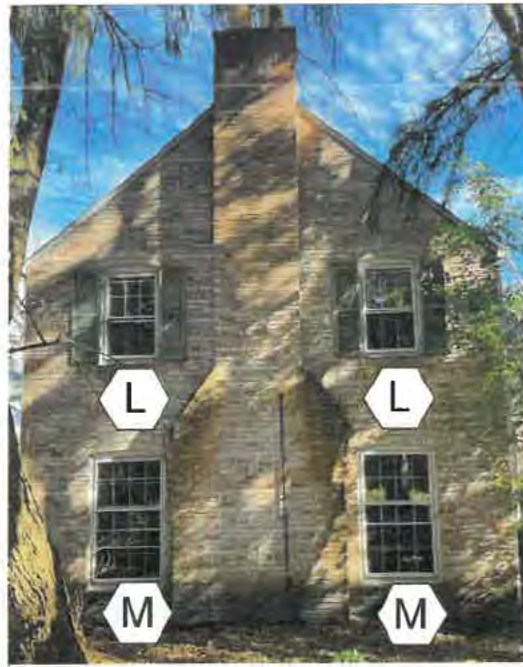
02/03/25 LANDMARKS REVIEW

NO.	DATE	ISSUE NOTE
	FEB 3, 2025	
Project ID: 2432		
Sheet Title:		

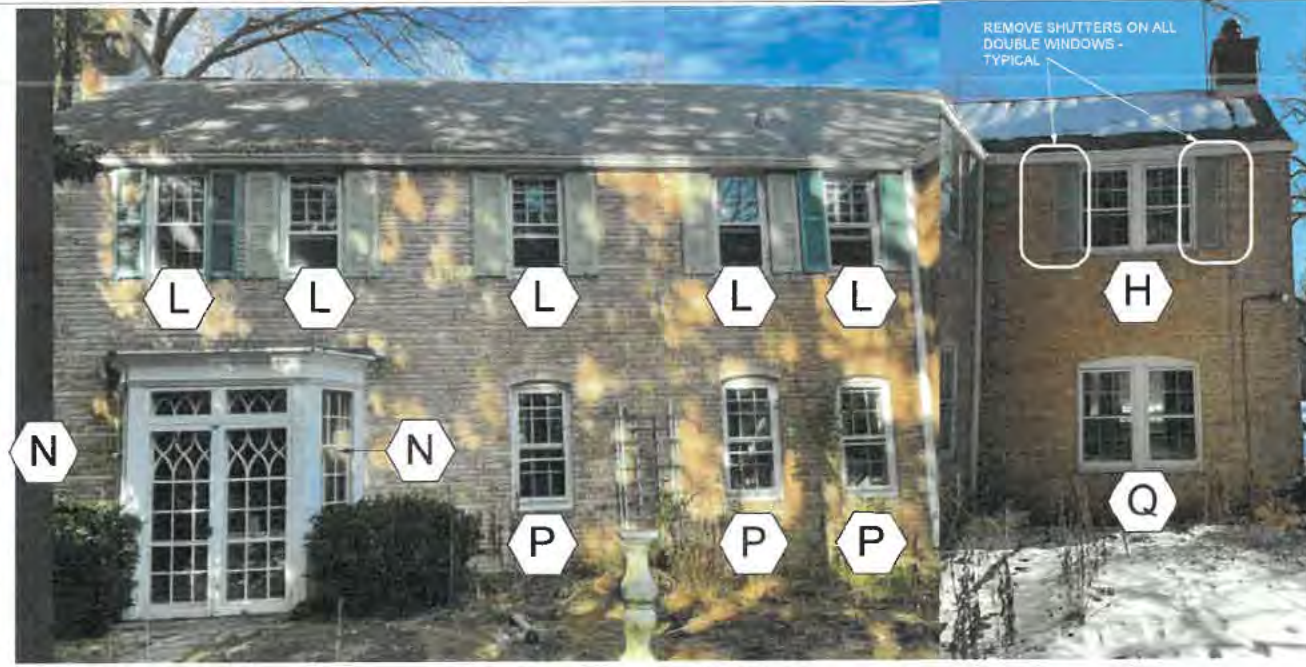
REAR ELEVATION

Sheet No.

LM-02



VIEW 1



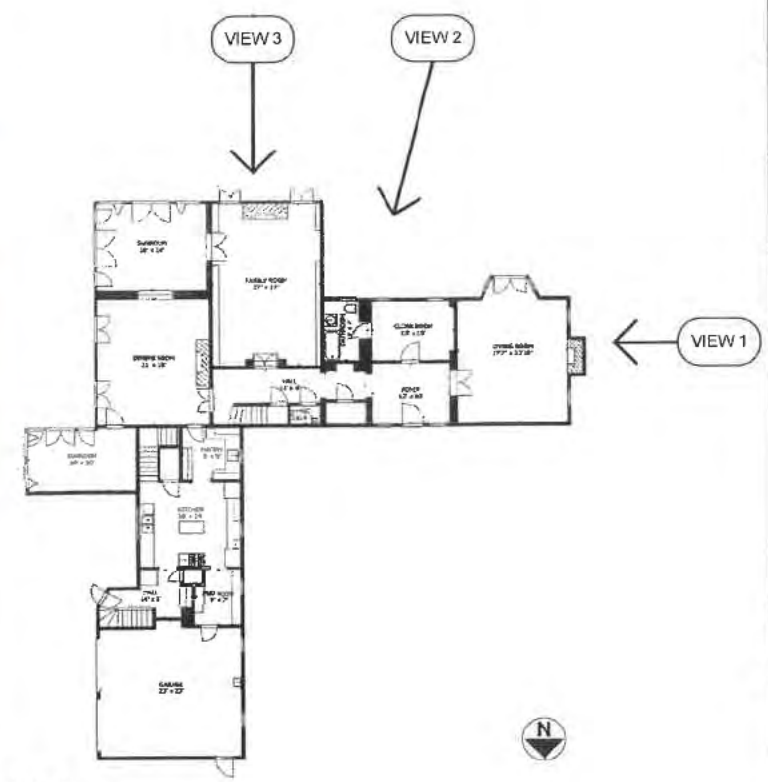
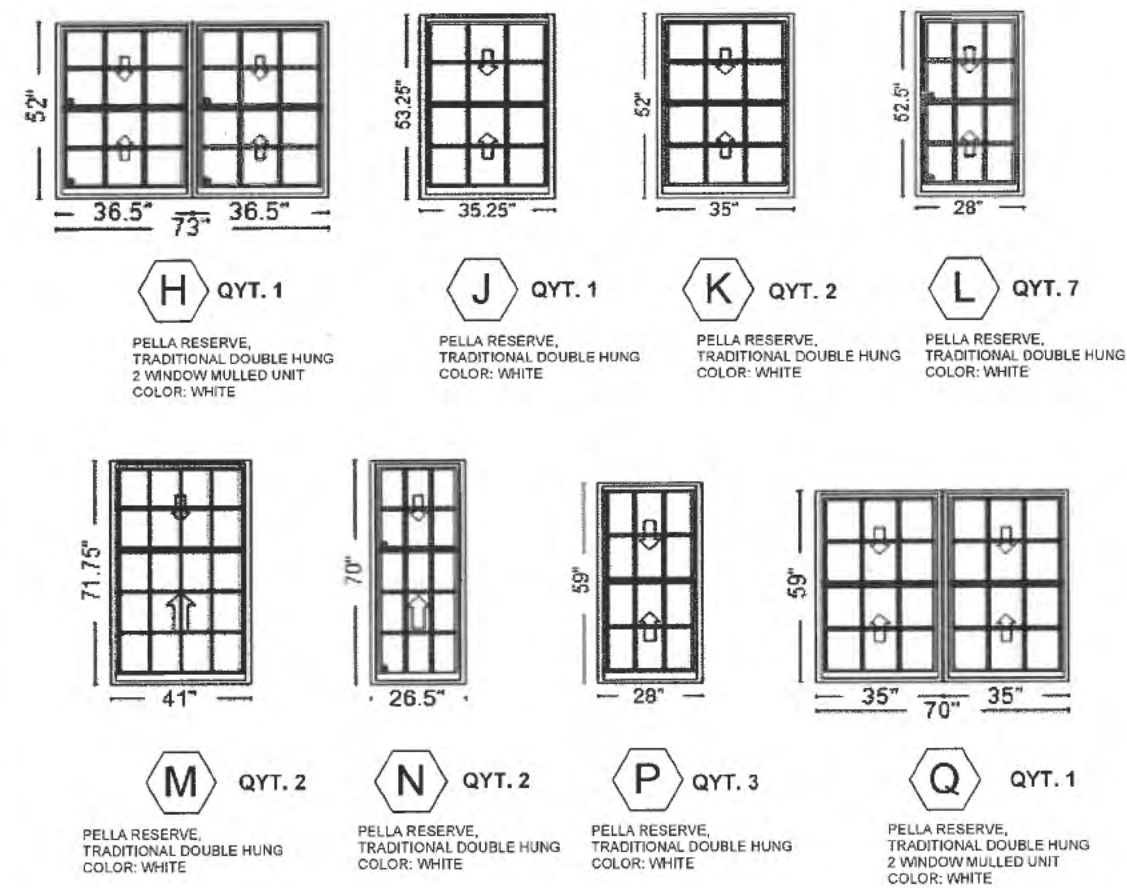
VIEW 2

RESTORE EXISTING WOOD AND GLASS DOORS WITH NEW PUTTY AND PAINT COLOR: WHITE. RESTORE ALL WOODEN STORM DOORS AND RE-PAINT COLOR: WHITE.



VIEW 3

RESTORE EXISTING WOOD AND GLASS DOORS WITH NEW PUTTY AND PAINT COLOR: WHITE. RESTORE ALL WOODEN STORM DOORS AND RE-PAINT COLOR: WHITE.



02/03/25 LANDMARKS REVIEW		
NO.	DATE	ISSUE NOTE
	FEB 3, 2025	
Project ID: 2432		
Sheet Title:		

SOUTH ELEVATION

Sheet No. LM-03

Project Title

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(312) 245-5000
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Consultant

Owner

02/03/25 LANDMARKS REVIEW

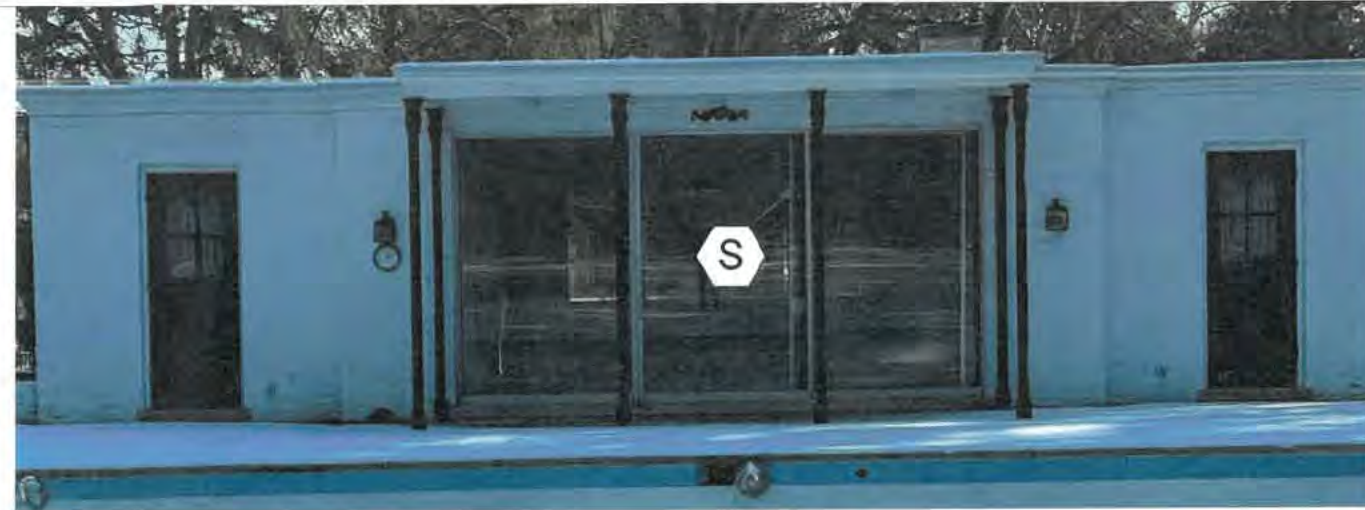
NO.	DATE	ISSUE NOTE
1	FEB 3, 2025	

POOL HOUSE

Sheet No.
LM-04



VIEW 1 REPLACE WINDOW UNIT 'R' WITH NEW WINDOW IN NEW LOCATION, PATCH AND PAINT SURROUNDING MASONRY TO MATCH EXISTING



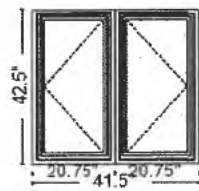
VIEW 2 PATIO SLIDERS TO BE REPLACED WITH SIMILAR STYLE 4 PANEL DOOR SYSTEM
TWO EXISTING SWING DOORS TO REMAIN, REFURBISH AND REPAINT



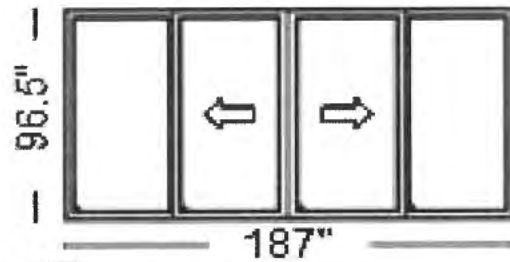
VIEW 3 REPLACE WINDOW UNIT 'T' WITH NEW WINDOW
REPLACE EXISTING DOOR WITH NEW FIXED WINDOW PATCH IN SIDING TO MATCH EXISTING.



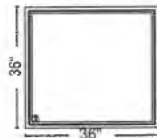
VIEW 4 REPLACE WINDOW UNIT 'U' WITH NEW WINDOW . 'EX' WINDOW TO REMAIN.
REMOVE EXISTING WINDOW AND INFILL WITH SIMILAR EXTERIOR SIDING



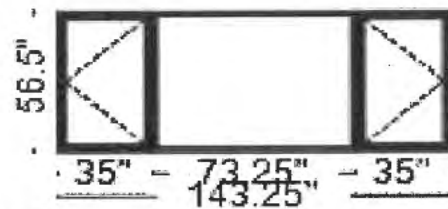
R QYT. 2
PELLA RESERVE,
TRADITIONAL 2-WIDE CASEMENT
COLOR: WHITE



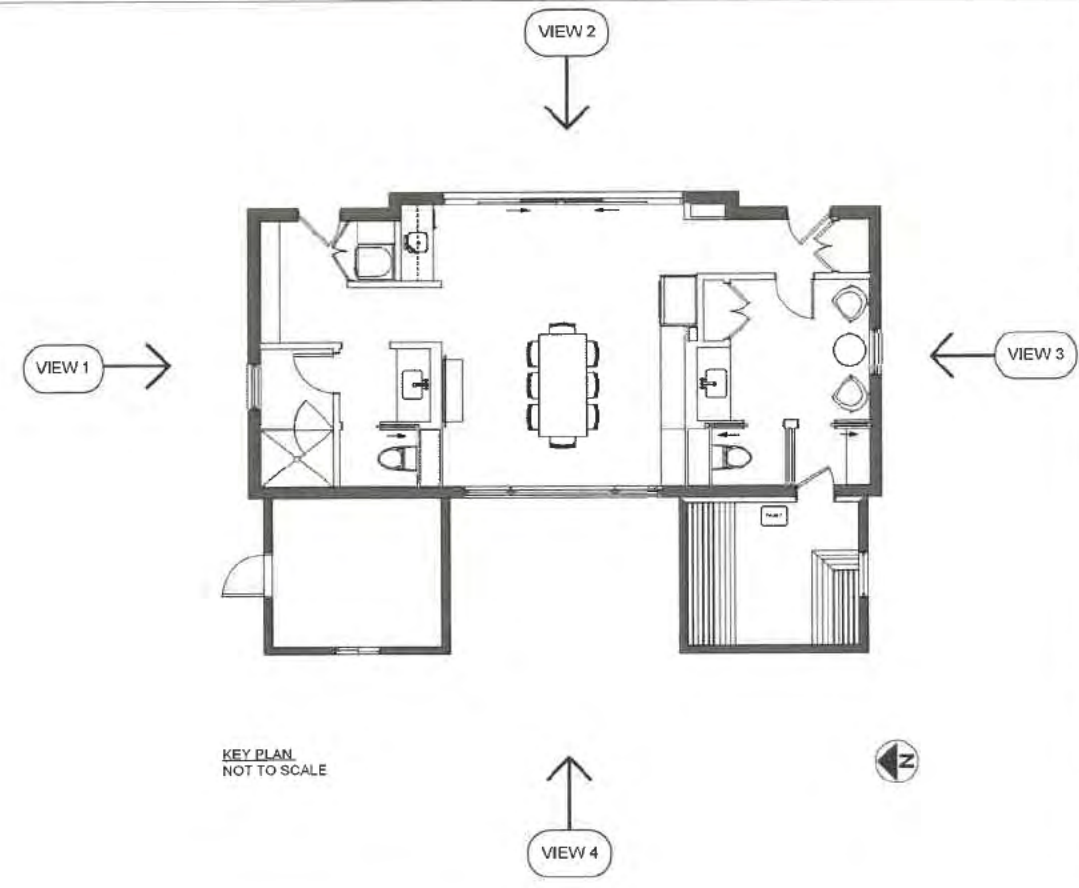
S QYT. 1
PELLA CONTEMPORARY QUAD SLIDING
DOOR, WITH FIXED VENT LEFT AND
VENT RIGHT



T QYT. 1
PELLA RESERVE,
TRADITIONAL DIRECT SET FIXED
FRAME RECTANGLE
COLOR: WHITE



U QYT. 1
PELLA RESERVE,
TRADITIONAL CASEMENT WITH
TRADITIONAL DIRECT SET FIXED
FRAME RECTANGLE
COLOR: WHITE



Agenda Item 5
1051 Meadow Lane
Additions and Exterior Modifications with
A Building Scale Variance

Staff Report
Vicinity Map
Air Photo
Historic Resource Survey Form
Correspondence

Materials Submitted by Petitioner

Application
Description of Materials
Proposed Lighting Cutsheet
Statement of Intent
Statement of Building Scale Variance
Existing Site Plan
Proposed Site Plan
Existing Photos
Existing Elevations
Proposed Elevations
Existing Floor Plans
Proposed Floor Plans
Roof Plans
Renderings
Existing Porch Details
French Door Typical and Elevation
Proposed Front Gate
Proposed Garage Doors
Proposed Gable End/ Chimney
Triangle Window Detail
Streetscape Photos
Landscaping Plan

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



STAFF REPORT AND RECOMMENDATION

TO: Chairman Grinnell and members of the Historic Preservation Commission
DATE: February 26, 2025
FROM: Abigail Vollmers, Senior Planner
SUBJECT: **1051 Meadow Lane Additions and Exterior Modifications with a Building Scale Variance**

Petitioners

Chicago Title Land Trust
#8002382033, [REDACTED]
[REDACTED]

Property Location

1051 Meadow Lane

Historic Districts

East Lake Forest Local &
National Historic Districts

Project Representative

Dick Bories & James Shearron, Bories & Shearron Architecture DPC

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness for a Family Room Addition, a small Family Dining Addition, a new Back Porch, modifications to the existing garage elevation, modifications to the existing garden shed elevation, new wood entry gates, the demolition and replacement of the masonry garden wall, and a new stone patio with relocated mechanical equipment. A building scale variance is also requested.

Description of Property and Surrounding Area

The residence at 1051 Meadow Lane, "Linfield", was designed by Harrie T. Lindberg for Robert Gardner, and constructed in 1928-9. The style of the house is French Eclectic with a steep tiled roof. The "L" shaped structure is composed of a main wing and a perpendicular service wing which is subordinate in size and height. The red brick structure is elegantly massed and simply detailed resulting in a strong stately house. The sense of formality begins with the straight driveway leading to a forecourt composed of the house on two sides and masonry stone walls on the two outer sides. A covered passageway under the service wing leads to a separate walled off service court.

The exterior of the house and landscaping were restored in the late 1990's with selective renovation and restoration on the inside of the home. This work was awarded a Lake Forest Historic Preservation Foundation award in July of 1999. Per City records other permitted maintenance work, including the addition of a pool, has been conducted over the years, but there has not been an addition or exterior modifications to the original structure. The residence is a significant contributing structure to the Local East Lake Forest Historic District.

The proposed scope of work involves two additions off the southeast corner of the service wing, a small single story family dining area on the south elevation, and a 1 ½ story family room on the east elevation. As a result of the additions, modifications to the existing masonry wall, the removal and rebuilding in kind of the open back porch, and the relocation of the mechanical equipment are proposed. A new stone patio and associated landscaping to the south of the new additions are also included in the scope of work.

Exterior modifications are proposed to the east elevation of the service wing which include the removal of two double garage doors and replacement with three new single garage doors, removal of flower boxes on the second story windows, removal of awnings, the relocation and reconstruction of the open porch, and removal of several windows and doors that conflict with the new family room addition. On the south elevation of the existing garden shed a second garage door is proposed. A Building Scale Variance is also requested as the existing structure is 32% larger than the allowable square footage for the lot.

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.

Findings

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

Standard 1 – Height

This standard is met. The height of both additions is well below the height of the existing house which is 36’-3” tall. The maximum allowable height limit for this lot is 40’.

Standard 2 – Proportion of Front Façade

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

Standard 3 – Proportion of Openings

This standard is mostly met. The relationship of the width to the height of the windows and doors is appropriate to the residence, however the number of openings per grouping differs from the double openings of the French Eclectic style. The additions are not visually related to any structures or public ways off of the site.

Standard 4 Rhythm of Solids to Voids on Front Facades

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

Standard 5 – Spacing on the Street

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

Standard 6 – Rhythm of Entrance Porches

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

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 proposed materials match the existing house. A cutsheet for the proposed light fixture is included in the Commission's packet.

Standard 8 – Roof Shapes.

This standard is met. The shape of the Family Dining addition matches the hipped roof style used on the house. The Family Room addition includes the chimney gable end used on the east and west elevations of the main house but is extended out from the east elevation. This is a new expression for the house but is consistent with the overall massing.

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 re-introduction of the wood gates to the front entrance wall is historically accurate per the 1929 photo provided by the petitioners.

Standard 10 – Scale.

This standard is not met. A building scale variance is requested. The house was designed and built as a single-family residence long before the City's adoption of the current building scale code provisions, and as such, is not a conversion from a former use where there are often spatial challenges aligning the existing structure with current living standards, resulting in justifiable overages. Approval of the building scale variance is a discretionary matter for the Commission's consideration.

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

Standard 1 – The project is consistent with the design standards of the City Code.

This standard is partially met. Based on the findings presented in this report, the additions and alterations proposed honor the Design Guidelines by their placement, limited scale, and materials, however with limited impact to the historic materials and the original design of the house.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed

development is in keeping with the streetscape and overall neighborhood.

This standard is met. The placement of the additions at the back of the property eliminates visibility from the Meadow Lane streetscape. Existing screening, both vegetation and a masonry wall, limits visibility to the neighboring home and the street view from Elm Tree Road.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. The massing of the house will not change as viewed from the Meadow Lane streetscape. No negative impacts to the light and views of the neighboring homes will occur from the siting of the additions.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

This standard is met. The single-story family dining addition and 1 ½ story Family Room addition are well below the 36'-3" height of the house.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is partially met. The property is located in the East Lake Forest Historic District and is a significant contributing structure. The limited additions further the intent of the preservation ordinance by providing modern living but do not fully meet the criteria as they introduce changes to the intact historical exterior of the house by altering and removing historical materials of the home.

The proposed additions add 5% to the existing overage of 32% totaling a 37% overage or 3,361SF over the allowable square feet. The existing overage is the result of a later subdivision of the original estate grounds into three lots. Standard 5 allows leeway for overages that support updates to historic residences that provide viable single-family homes for modern living.

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

This standard is not met. There are no open spaces around the site that help to absorb the mass of the building. The existing home carries a large presence on both Meadow Lane and Elm Tree Road, however, the proposed additions will not add to the overall appearance of mass from the streetscape.

In summary, the criteria for a building scale variance are potentially satisfied. Three of the above standards are satisfied based on staff's review, and Standard 1 is partially met.

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 fully met. The proposed changes will result in the loss of some original architectural features such as the porch and masonry wall at the southeast corner of the house.

All original windows, timbers, bricks, and salvageable building materials should be reused to the greatest extent possible to ensure that as much of the house's history is preserved.

The front entrance gates were original to the house as the photo documentation shows. As proposed, the replica gates are appropriate.

Standard 13 – Preservation of natural resources

This standard is met. No trees have been identified for removal resulting from the proposed additions however it appears large well-established hedges will be impacted at the southeast corner of the house. Supplemental landscaping is proposed for the new patio and around the mechanical units which will soften the appearance of the new 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 proposed style of the additions is in keeping with the original style of the house. The repetition of the windows differs from the French Eclectic style and is more in keeping with the English Cottage style. Further study of the repetition of the window units on the additions may be appropriate if so directed by the Commission.

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

This standard is not applicable to this petition.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

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

This standard is not met, the alterations to the original structure resulting from the additions will not be reversible. The family room addition will alter the service courtyard with the removal of original windows, porch, and masonry wall. Additional windows on the south elevation and a unique diamond shaped window on the east elevation of the main house will also be removed. The petitioner's have stated the intention to repurpose the unique diamond shape window as an interior window. Other original elements removed to allow the additions should be considered for reuse to the extent possible.

Standard 17 is met with respect to the proposed garage door reconfiguration on the east elevation of the service wing and the south elevation of the garden shed. The garage door reconfiguration does not impact the overall composition of the east elevation as the first and second floor elements are not vertically aligned. The south elevation of the garden shed is improved with the second door added. These modifications could be reversed in future without changing the overall character of the house.

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, two pieces of correspondence were received and are included in the Commission's packet.

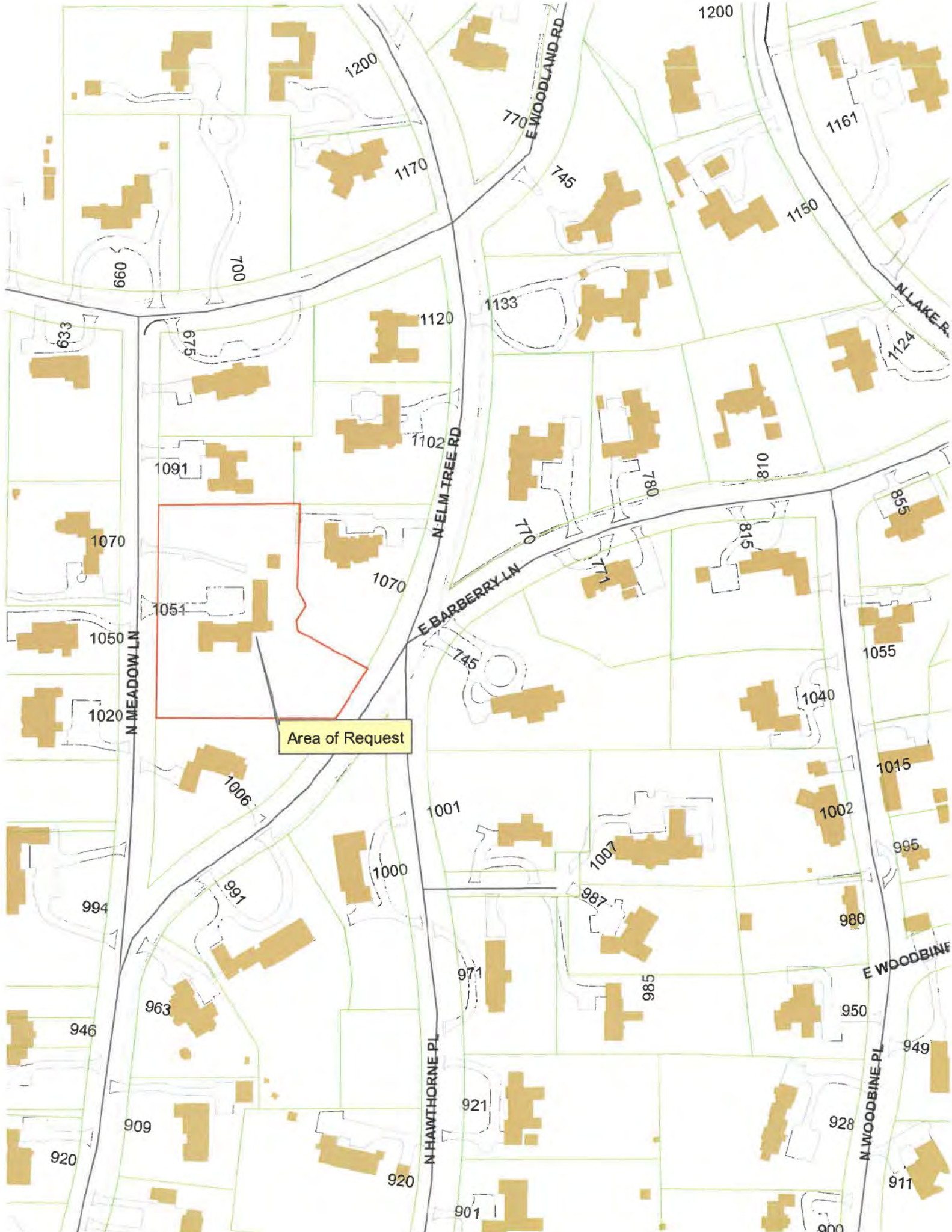
Recommendation

Grant a Certificate of Appropriateness approving the building scale variance, the removal and reconstruction of the rear open porch, the family room addition, and the family dining addition, the reconfiguration of the garage doors on the east elevation of the service wing, the garage door reconfiguration of the garden shed, and the re-introduction of the gates at the front wall of the Forecourt for reasons stated within the staff report and adopt the findings as well as the Commissioners deliberations as the basis for the Commission's decision. The recommendation includes the following conditions:

1. Study and refine the family dining addition to address considerations with the number of windows and placement.
2. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made

to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

3. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking is permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.



Area of Request

N MEADOW LN

N ELM TREE RD

N HAWTHORNE PL

N WOODBINE PL

N LAKE RD

E WOODLAND RD

E BARBERRY LN

E WOODBINE PL

1200

1170

745

1200

1150

1161

660

700

1120

1133

633

675

1102

780

810

1124

1091

1070

710

815

855

1070

1051

1050

745

1055

1020

1040

Area of Request

1006

1001

1007

1015

1002

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994

991

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Area of Request



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 3397

Property Address:

Street: 1051 N MEADOW LN
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Robert A. Gardner House, "Linfield"

Original Owner: Robert A. Gardner
Other Previous Owners: FARRELL, W JAMES

Present Owner: CHICAGO TITLE LAND TR # 8002382033

Current Property Name:

Resource Type: Building
Date of Construction: 1929
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: French Eclectic
Secondary Style:

Architect/Engineer: Harrie T. Lindeberg

Builder/Contractor: unknown
Landscape Architect:



Photo Name: 1928

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 2 of Meadow Lane Subdivision; platted in 1959.

Subdivided from:

Current Property Size (est.): 2.08 acres

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape: L-Shape
Number of Stories: 2.5
Structural Framing:
Foundation Material:
Facade Material: Brick
Roof Form: Hip

Roof Material: Slate
Primary Window Type: Casements
Porches:
Integrity: Excellent
Condition:

Decorative Features & Surfacing:

Decorative brickwork at cornice, stone surround at entry. Steep pitch hip roof, polygonal bays at wings, small hip dormers.

DECORATIVE SURFACING: Limestone detailing



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 3397

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

contributing

Contributing Significant Resources:

Robert A. Gardner House, "Linfield" - Harrie T. Lindeberg, 1929

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

Is this Property Identified as a Historic Resource located outside the Local Historic District?:

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

"Linfield" is identified as a significant contributing structure to the Historic District. The house was designed by Harrie T. Lindeberg, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1929, is distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

Harrie T. Lindeberg (1880 - 1959) was a student at the National Academy of Design from 1898 to 1901, he served as an apprentice with the firm of McKim, Mead and White from 1901 to 1906. He founded the firm of Albro and Lindeberg in 1906. The firm specialized in country homes and was greatly influenced by the Arts and Crafts movement. Albro and Lindeberg had a monograph published on their work in 1912. When the firm disbanded in 1914 Lindeberg went into private practice in New York.

The French Eclectic style, characterized by a steeply pitched hipped roof, is based on precedents provided by many centuries of French domestic architecture. This relatively uncommon style is found throughout the country in Eclectic suburbs of the 1920s and 30s. The style was out of fashion in the 1940s and 50s, but a neo-eclectic form became popular in the 1960s. The style was originally made popular by the fact that many Americans served in France during WWI and became familiar with French architecture. In the 1920s a number of photographic studies of modest French homes were published giving architects and builders many models to draw from.

Changes:

Based on City permits, little or no exterior changes have taken place.

Property Setting:

Residential neighborhood; This property is located on the east side of Meadow Lane, two lots north of Elm Tree.

Associated Buildings:

There are servants' quarters, pool, tennis courts, and a garage on the property.

Sources of Information:

City of Lake Forest Address and History Files

Certif. of Appropriateness Case #(s):



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

PROJECT ADDRESS 1051 Meadow Lane, 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 checked="" 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 checked="" 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

Chicago Title Land Trust Co #8002382033

Owner of Property

1051 Meadow Lane

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

Lake Forest, IL 60045

City, State and Zip Code

Phone Number

Fax Number

Email Address

Chicago Title Land Trust Company - Trust 8002382033

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 E 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

[Signature]

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

OWNER REPRESENTATIVE

Please fax a copy of the staff report

OWNER REPRESENTATIVE

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

OWNER REPRESENTATIVE



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 Off-White

Finish and Color of Windows

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

Window Muntins

- Not Provided
- True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- Limestone
- Brick
- Wood
- Other _____

Window Trim

- Limestone
- Brick
- Wood
- Other _____

Fascias, Soffits, Rakeboards

- Wood
- Other _____

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

Chimney Material

- 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 Natural

Gutters and Downspouts

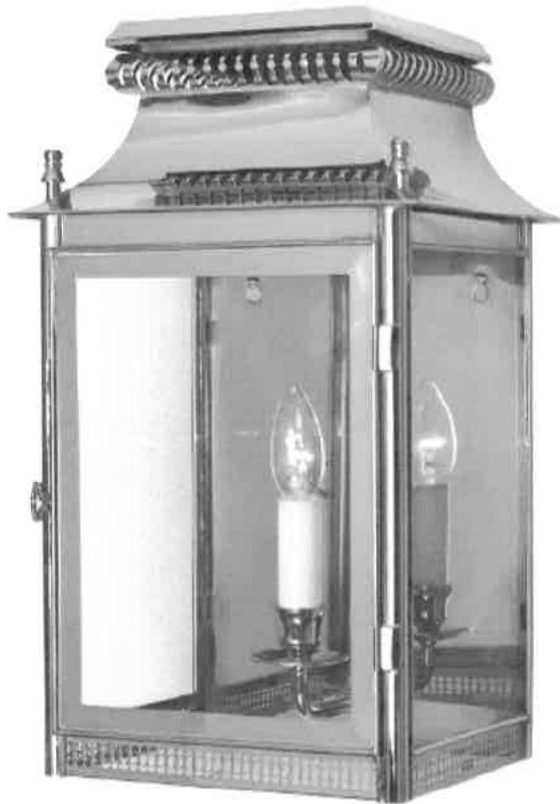
- Copper
- Aluminum
- Other _____

Driveway Material

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

Terraces and Patios

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



Large size in Chrome

Ledbury Wall Lantern

PRODUCT WL • 28



This classic lantern has an elegant feel with its beautifully detailed roof and pierced gallery base, a nod to 19th Century French design.

VIEW DETAILS



All items are handmade and may vary slightly from dimensions stated.



THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION

STATEMENT OF INTENT

A request for

Alteration and Additions to a Single-Family Residence

at

1051 Meadow Lane
Lake Forest, Illinois 60045

Prepared by

Bories & Shearron Architecture DPC

January 2025

We are respectfully requesting the Lake Forest, Illinois Historic Preservation Commission's consideration and approval for **alterations and additions to 1051 Meadow Lane, Lake Forest, Illinois** for [REDACTED]

Request and Project History

The Owner is requesting alterations and additions to their c1929 brick house, designed by Harrie T. Lindeberg (1879-1959). The house is in the East Lake Forest Historic District.

As a designer, Lindeberg drew inspiration from the English Arts and Crafts movement, along with elements from the Beaux-Arts, mixed with Norman, Tudor, and Georgian influences. Lindeberg began his career as an assistant draftsman at the noted architecture firm McKim, Mead & White. A partnership with colleague Colt Albro followed this until 1914, after which he founded his eponymous practice.

The Owners are particularly aware of the need for careful stewardship of their Lindeberg masterpiece, built in 1929 for the illustrious stockbroker Robert Abbe Gardner. Mr. Gardner was known for his athletic prowess in track & field, racquet sports, and especially golf, as an inductee into the PGA Hall of Fame. This house is a superb example of the architect's brick country house architecture.

BORIES & SHEARRON ARCHITECTURE, DPC

36 E 20th Street, 3rd Floor

New York, NY 10003

212 - 706 - 8262

Description of Alterations and Additions

Our design will maintain the original architectural vision while adding a sympathetic, appropriate single-story **Family Room** addition, open **Porch**, and **Kitchen Bay**.

1) NORTH ELEVATION (Front)

- *No Work*

2) EAST ELEVATION ("Service"/Garage)

- **New Porch:** remove/store/reinstall existing wood Porch elements into new Porch (columns, brackets, fascia, roof tile, gutters/leaders, etc.). All new elements will match original scope exactly, typical.
- **Garage Doors:** Service Wing Garage: remove existing brick pier between doors. Add (2) new brick piers/steel lintels to accommodate (3) new, painted wooden Garage doors to match paneled/glazed design from a similar Lindeberg project. New brick/mortar to match existing, typical. Existing Garden Shed: the same scope of work applies, creating (2) matching door openings with (1) central brick pier.
- **Existing Windows/Doors:** Service Wing: remove existing 1st-story French doors (not original), entry door, small casement window in Stairwell, and double steel casement window. Remove/relocate existing 2nd-story southern-most steel casement window per new location overlooking new Family Room. Patch and repair existing brick as needed with matching brick/mortar, typical. Main House: remove existing diamond-shaped window in existing Bar and reinstalls as an interior window.
- **New Family Room:** new brick/mortar, clay roof tiles, steel casement windows, decorative brick eave, lead gutters/leaders to match existing, typical.
- **Existing E/W Garden Wall:** remove and replace with new brick wall with curved top at north end to mimic existing wall. Brick/mortar to match existing, typical.
- **Mechanical Equipment:** relocated from south side of Kitchen wing to the southeast lawn. Evergreen privacy hedge to screen equipment.

3) SOUTH ELEVATION (Rear/Lawn)

- **New Family Room:** see above. Note that the new French doors will be exact replicas of the existing French doors in the Main Hall of the house.
- **New Bay:** new door, casement windows, eave/gutter/leaders, and roof to match existing elements on house exactly, typical.
- **Mechanical Equipment/Electrical Elements/etc.:** to be removed and relocated per drawings.

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- **New Garden Wall Gate:** new raw oak garden gate with iron hardware, design inspired by the original Entry Court gate.

4) **WEST ELEVATION** (street elevation from Meadow Lane)

- **New Entry Court Gate:** new raw oak gate detailed to match the one shown in the original c1929 photo.

(17) Standards of the Historic Preservation Ordinance

We considered the following applicable standards regarding our request for a Certificate of Appropriateness for additions and alterations to 1051 Meadow Lane, Lake Forest, Illinois as follows:

- 1) **Height:** *This standard has been met.* No proposed heights are greater than the allowable heights per the Zoning Ordinance.
- 2) **Proportion of Front Façade:** *This standard has been met.* There is no proposed work for the front or “street” elevation—in this case the, west elevation.
- 3) **Proportion of Openings:** *This standard has been met.* All new windows and doors are visually compatible with the original Lindeberg design. New Family Room addition window and door openings match existing opening sizes or are a multiple of existing elements. The new Kitchen Bay matches the proportions of the similar period appropriate windows bays by this architect.
- 4) **Rhythm of Solids to Voids in Front Façade:** *This standard has been met.* There is no proposed work for the front or “street” elevation—in this case the, west elevation.
- 5) **Rhythm of Spacing and Structures on Street(s):** *This standard has been met.* The visible alterations to the property do not impact the spacing and structures viewable from surrounding streets.
- 6) **Rhythm of Entrance Porches, Storefront Recesses, and other Projections:** *This standard has been met.* The alterations to the property do not impact the inherent rhythm of Porches or Projections. The additions employ building forms and textures designed by the original architect.
- 7) **Relationship of Materials and Textures:** *This standard has been met.* The new alterations to the windows, doors, roofs, garden walls, new Porch, Garage, and new Family Room/Kitchen Bay additions will match the existing details, color, materials, and finish exactly.
- 8) **Roof Shapes:** *This standard has been met.* The new Family Room addition, Kitchen Bay, and Rear Porch roof shapes match existing slopes, materials, and details exactly.

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- 9) **Walls of Continuity:** *This standard has been met.* The new Garden/Mechanical enclosure walls will match the existing brick/mortar, detailing, and color exactly, typical.
- 10) **Scale of a Structure:** *This standard has been met.* The new Family Room, Kitchen Bay, and Rear Porch additions are in keeping with the general scale of the existing house. The additions “step down” from the existing Service Wing to continue the reduction in roof/wall/chimney heights already established in the original design.
- 11) **Directional Expression of Front Elevation:** *This standard has been met.* There is no proposed work for the front or “street” elevation—in this case the, west elevation.
- 12) **Preserving Distinguishing Features:** *This standard has been met.* The house will retain its original detailing. Removed existing windows, doors, trim, columns, brick, roof tile, gutters/leaders, etc. will be reused wherever possible. All new elements will be painstakingly sourced to match the original detailing, material, color, and finish as precisely as possible.
- 13) **Protection of Resources:** *This standard has been met.* Minimal site work is proposed. Every reasonable effort shall be made to protect and preserve existing grade, healthy trees, and vegetation on the site.
- 14) **New Construction:** *This standard has been met.* The new alterations to the windows, doors, roofs, garden walls, Garages, and new Family Room/Kitchen Bay additions will match the existing details, color, materials, and finish exactly. The new Family Room, Kitchen Bay, and Rear Porch additions are in keeping with the general scale of the existing house. The additions “step down” from the existing Service Wing to continue the reduction in roof/wall/chimney heights from the main house block already established in the original design
- 15) **Repair to Deteriorated Features:** *This standard has been met.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties. Repair or replacement shall be based on accurate duplications of features and will match the material being replaced in composition, design, color, texture, and other visual qualities. Any maintenance required to existing fabric will be specified and performed to meet the especially high level of detail and quality of the existing structure. For the record, the Owner maintains the current property at the highest level.
- 16) **Surface Cleaning:** *This standard has been met.* Required surface cleaning of the existing architectural elements will be undertaken with the gentlest means possible so as not to damage them. Prior to any cleaning work, we will direct the contractor to perform test patches in the areas where we will be removing existing brick/mortar for new window and door openings to determine the best and 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 will not be impaired. We appreciate this opportunity to present this proposal for the Neighbours's Residence. Please let us know if you have any questions or require further information.

Thank you,



Dick Bories, R.A.
Partner

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

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THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION

BUILDING SCALE VARIANCE

A request for

Building Scale Variance for Additions to a Single-Family Residence

at

1051 Meadow Lane
Lake Forest, Illinois 60045

Prepared by

Bories & Shearron Architecture DPC

January 2025

We are respectfully requesting the City of Lake Forest Historic Preservation Commission's consideration and approval for **Building Scale Variance** for alterations and additions to **1051 Meadow Lane, Lake Forest, Illinois** for [REDACTED] [Owner].

Request and Project History

The Owner is requesting alterations and additions to their c1929 brick house, designed by Harrie T. Lindeberg (1879-1959). The house is in the East Lake Forest Historic District.

As a designer, Lindeberg drew inspiration from the English Arts and Crafts movement, along with elements from the Beaux-Arts, mixed with Norman, Tudor, and Georgian influences. Lindeberg began his career as an assistant draftsman at the noted architecture firm McKim, Mead & White. A partnership with colleague Colt Albro followed this until 1914, after which he founded his eponymous practice.

The Owners are particularly aware of the need for careful stewardship of their Lindeberg masterpiece, built in 1929 for the illustrious stockbroker Robert Abbe Gardner. Mr. Gardner was known for his athletic prowess in track & field, racquet sports, and especially golf, as an inductee into the PGA Hall of Fame. This house is a superb example of the architect's brick country house architecture.

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New York, NY 10003

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(6) Standards for Approval of a Building Scale Variance

We considered the following applicable standards regarding our request for a **Building Scale Variance** for additions and alterations to **1051 Meadow Lane, Lake Forest, Illinois** as follows:

- 1) **Consistency:** *This standard has not been met.* The project is **not consistent** with the design standards in Section 148 of the City of Lake Forest, IL Code, specifically, the **maximum allowable square footage**, Section 148(C)(1)(b)(1)(c)/Single-Family Dwelling/40,001 SF or larger. Maximum Bulk calculated as $90,142 \text{ SF (lot area)} \times 0.08 + 1,800 = 9,011.36 \text{ SF}$. Existing total square footage of residence is **11,877.8 SF**, non-conforming as per code. Total square footage of proposed residence = **12,372.4 SF**.
- 2) **Vegetation:** *This standard has been met.* Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure as a result, the proposed development is in keeping with the streetscape and overall neighborhood.
- 3) **Mass Minimalization:** *This standard has been met.* New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed additions will not have a significant, negative impact on the light to and views from the neighboring homes.
- 4) **Mass Compatibility:** *This standard has been met.* The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
- 5) **HPC Compatibility:** *This standard has been met.* The property is in a local historic district and the additions are consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.
- 6) **Adjacent Open Areas:** *This standard has been met.* The property is not adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond, and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

Statement of Intent

The Owner respectfully petitions the Historic Preservation Commission and the Zoning Board of Appeals for approval of a Building Scale Variance, grounded in the following considerations:

The R.A. Gardner House, designed by architect H.T. Lindeberg in 1929, stands as a testament to exceptional craftsmanship and visionary design. David and Jennifer Neighbours deeply respect Lindeberg's original vision, having already completed a full renovation that restored the house, both inside and out, to immaculate period status, which continues to define this extraordinary residence.

A Careful Consideration of Needs

After living in the house for five years and thoughtfully assessing their family's needs, the Neighbours have concluded that the addition of a family room and breakfast area is essential to enhancing the home's livability for the evolving needs of their family.

However, this need cannot be met within the existing footprint or without eradicating features that define the architectural integrity of this exceptional Lindeberg house. While the house spans a generous 4,300 square feet on the first floor, only 1,130 square feet is devoted to the original service sector, which includes the kitchen, small breakfast area, butler's pantry, service areas, basement stairs, and mudroom. These areas are tightly arranged within this somewhat "windowless" and limited square footage, leaving no space for a comfortable, dedicated family room that can adequately serve a family of six.

Several other limitations further underscore the need for thoughtful expansion:

- **Ceiling Heights:** The kitchen and service areas have a ceiling height of only 8'6", which restricts the functionality and potential of these spaces.
- **Basement Challenges:** The basement is primarily a small finished area for mechanical infrastructure, with the rest being crawl space. As such, it offers no viable opportunity to create usable living spaces—such as a traditional rumpus room—or to accommodate basic household storage needs.
- **Library Constraints:** The small library, located at the opposite end of the house, is too isolated and modest in size to function as a practical family room. Its location and dimensions, combined with its distance from the kitchen, make it unsuitable for family gatherings or daily use.

Alternative Solutions

Numerous alternatives were considered, including repurposing existing space. We explored enclosing the dogtrot and converting a portion of the existing garage. However, each of these options would have distorted Lindeberg's "quiet" architecture, disrupting the subtle balance that is so central to the house's character and thus eroding its historical and architectural significance.

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Why Not Expand Southward?

We respectfully note that expanding to the south—regardless of how carefully executed—would, in our view, destroy the house's architectural integrity. The necessary bulk for a family room, even if done with meticulous detailing, would wholly disrupt the character of Lindeberg's design, which the Neighbours hold in the highest regard.

Proposed Solution: A Thoughtful Expansion to the East

Given these constraints, it is clear that the current layout cannot support the needs of the Neighbours' growing family. After considerable thought, it seems the most respectful and architecturally sensitive solution would be a family room expansion to the east, mirroring the existing setback of the shed and small breakfast bay to the south. This new expansion would draw inspiration from the original massing techniques, subtly stepping down from the main house block. Here, the new kitchen breakfast bay will comfortably break down the impact of the longer elevation created by the new family room wing. We propose to mimic the existing curved-top garden wall to soften the massing of the building.

Additionally, a scaled-down version of the iconic "chimney gables" from the ends of the main house will terminate the new 1½-story addition, preserving the harmonious proportions of the original design.

The new service porch on the east elevation will be an exacting recreation (e.g., pegged oak timbers) of the original porch. Its new roof lines will marry with the roof pitches on the back side of the new family room wing, ensuring seamless continuity. The proposed alterations and additions are crafted to elevate the home's function while honoring the distinctive beauty and historical richness of its original design. In doing so, we seek to preserve the spirit and elegance of this remarkable house, adapting it for modern living without compromising its timeless charm.

The mechanical equipment location needs to be relocated because the current placement does not allow for access from the kitchen breakfast bay or the family room. We propose moving it to the rear southeast lawn, enclosed with evergreen privacy hedges, maintaining its proximity to the existing basement mechanical/equipment room.

A Commitment to Preservation

With the utmost respect for both the historical and architectural value of the R.A. Gardner House, we respectfully request that the Historic Preservation Commission (HPC) and Zoning Commission consider the necessity of these proposed expansions. The Neighbours are committed to executing these changes with the greatest care, ensuring that they align with Lindeberg's original vision. The proposed additions will be undertaken with the same craftsmanship and attention to detail that defines the home's legacy, preserving both its architectural heritage and suitability for contemporary living.

BORIES & SHEARRON ARCHITECTURE, DPC
36 E 20th Street, 3rd Floor
New York, NY 10003
212 - 706 - 8262

We trust that the commissioners will understand the need for these modifications and approve this request, so that the house may continue to serve as a meaningful and functional home for generations to come, while honoring its rich architectural history.

We appreciate this opportunity to present this proposal for the Neighbours' residence. Please let us know if you have any questions or require further information.

Thank you.

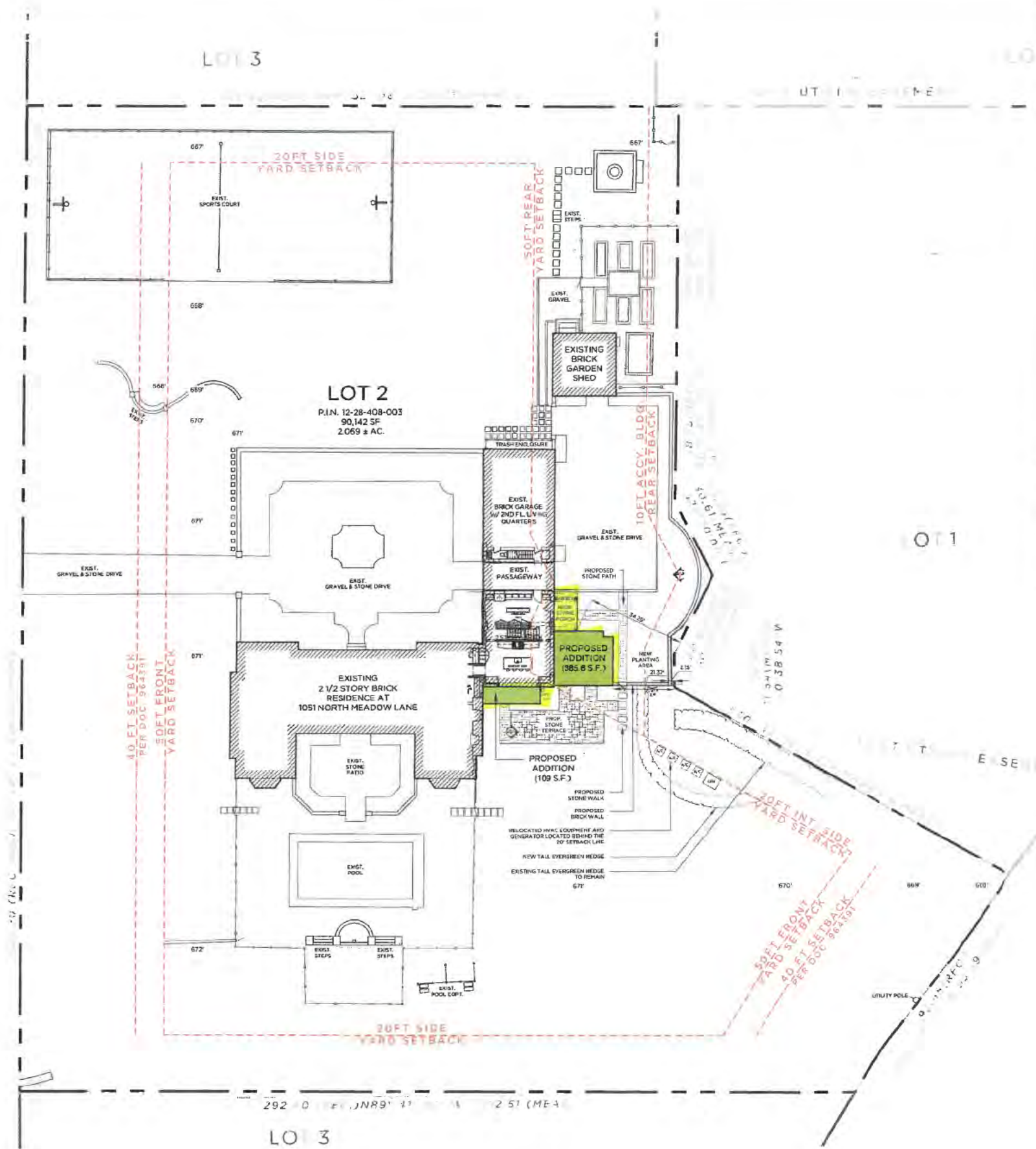
A handwritten signature in blue ink, appearing to read "Dick Bories".

Dick Bories, R.A.
Partner

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MEADOW LANE



PROPOSED LOT COVERAGE CALCULATIONS

Lot Area	= 90,142 sq. ft.
Proposed Building Footprint	= 4,802.3 sq. ft.
Existing Porte-Cochere	= 252.3 sq. ft.
Existing Garage	= 1,014.4 sq. ft.
Proposed Open Porch	= 90.4 sq. ft.
Proposed Stone Path	= 148.4 sq. ft.
Proposed Stone Terrace	= 550.9 sq. ft.
Existing Garden Shed	= 484 sq. ft.
Existing Garden Area	= 1,994.1 sq. ft.
Existing Fire Pit	= 233.2 sq. ft.
Existing Front Driveway	= 4,299.2 sq. ft.
Existing Rear Driveway	= 2,284.9 sq. ft.
Existing Rear Stone Patio	= 660.5 sq. ft.
Existing Pool w/ Surround	= 1,208.2 sq. ft.
Existing Sports Court	= 6,446.2 sq. ft.
Existing Landscape Walls	= 514.9 sq. ft.
Proposed Landscape Walls	= 35.9 sq. ft.
Existing Landscape Stone Pavers	= 342 sq. ft.
Proposed Landscape Stone Walk	= 46.3 sq. ft.
Existing Trash Enclosure	= 74.6 sq. ft.
TOTAL LOT COVERAGE	= 25,482.7 sq. ft.
COVERAGE PERCENTAGE	= 28.27 %

GENERAL NOTES

- NO PROPOSED CHANGES TO GRADE
- NO PROPOSED TREE REMOVAL

BORRES & SHEARON ARCHITECTURE

26 East 20th Street, 3rd Floor
New York, NY 10003
T: (212) 696-8262

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ISSUE DATE:

NO.	DATE	ISSUE
1	01/27/2024	HPC & ZBA SUBMITTAL

REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PROPOSED SITE PLAN

PROJECT NO.:	202408
DRAWN BY:	DM JP
CHECKED BY:	TH
DRAWING NO.:	

A-002.0

1 PROPOSED SITE PLAN
SCALE: 1"=20'



1 From N. Meadow Lane



2 From N. Elm Tree Road



3 From N. Meadow Lane



4 From Southwest



5 From South



6 From Southwest



7 From East - Covered Dining Room Area



8 From Northeast



9 From North - Garden Shed



10 From North



11 From North - Front Entry



12 From West - Porte-Cochere



A 1051 Meadows Lane Map

BORIES & SHEARON
ARCHITECTURE



115 East 20th Street, 3rd Floor
New York, NY 10003
Tel: 212 706-8464

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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PHOTOGRAPHS OF
EXISTING PROPERTY

PROJECT NO.:	202408
DRAWN BY:	DM JP
CHECKED BY:	TH
DRAWING NO.:	

A-004



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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

EXISTING
NORTH & SOUTH ELEVATIONS

PROJECT NO.: 202408

DRAWN BY: DM JP

CHECKED BY: TH

DRAWING NO:

EX-201



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



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

KEY
[Hatched Box] INDICATES AREAS TO BE REMOVED

BORIES & SHEARRON
ARCHITECTURE



36 East 96th Street, 3rd Floor
New York, NY 10029
Tel: 212-666-8816

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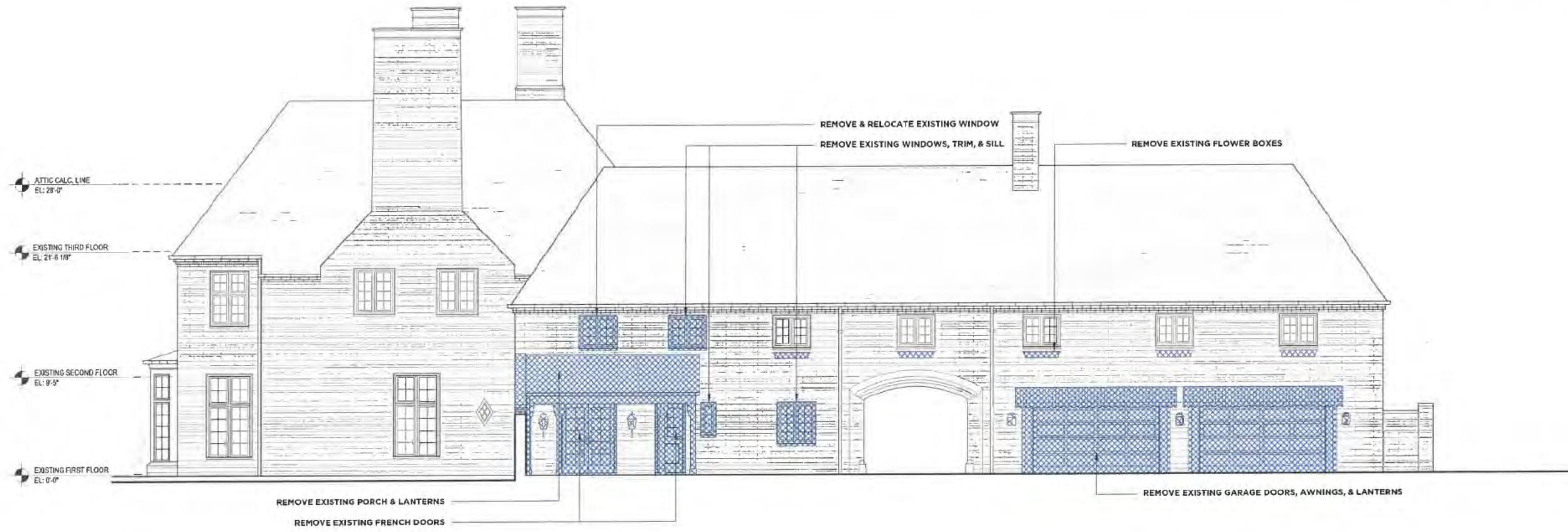
REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

EXISTING
EAST & WEST ELEVATIONS

PROJECT NO.: 202408
DRAWN BY: DM JP
CHECKED BY: TH
DRAWING NO:

EX-202



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



2 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

KEY
[Cross-hatched box symbol] INDICATES AREAS TO BE REMOVED

BORIES & SHEARRON
ARCHITECTURE



36 East 20th Street, 2nd Floor
New York, NY 10003
Tel: (212) 766-8862

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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

EXISTING
GARDEN SHED ELEVATIONS

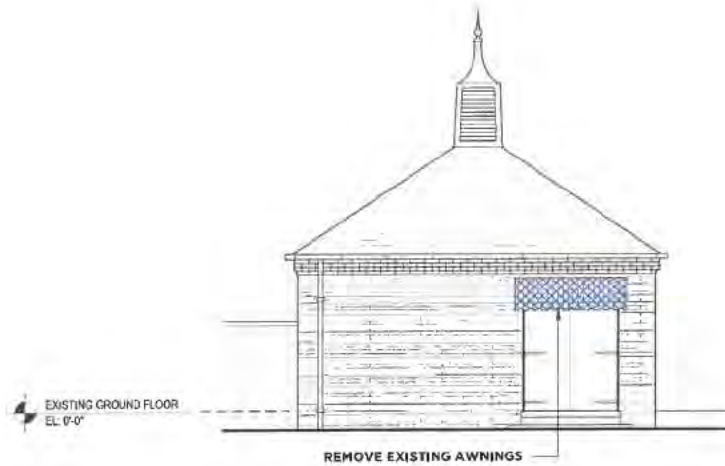
PROJECT NO.: 202408

DRAWN BY: DM JP

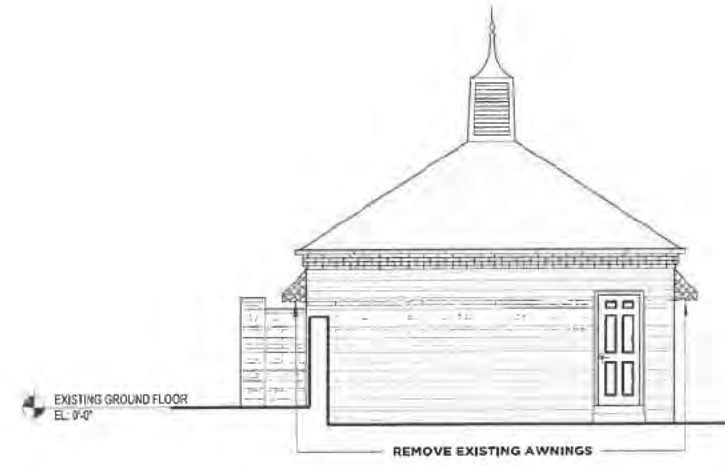
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DRAWING NO:

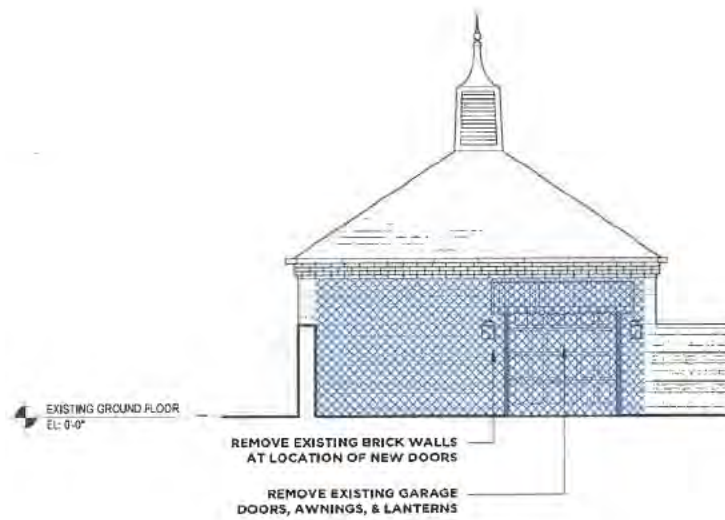
EX-203



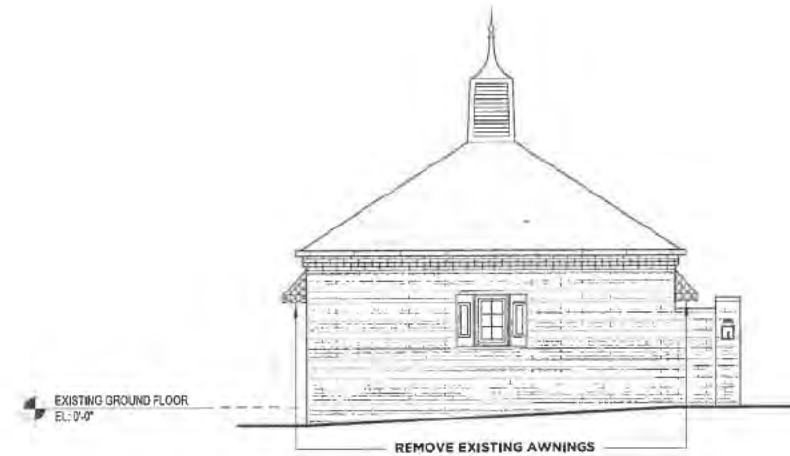
1 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



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



4 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

KEY

INDICATES AREAS TO BE REMOVED



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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PROPOSED
EAST & WEST ELEVATIONS

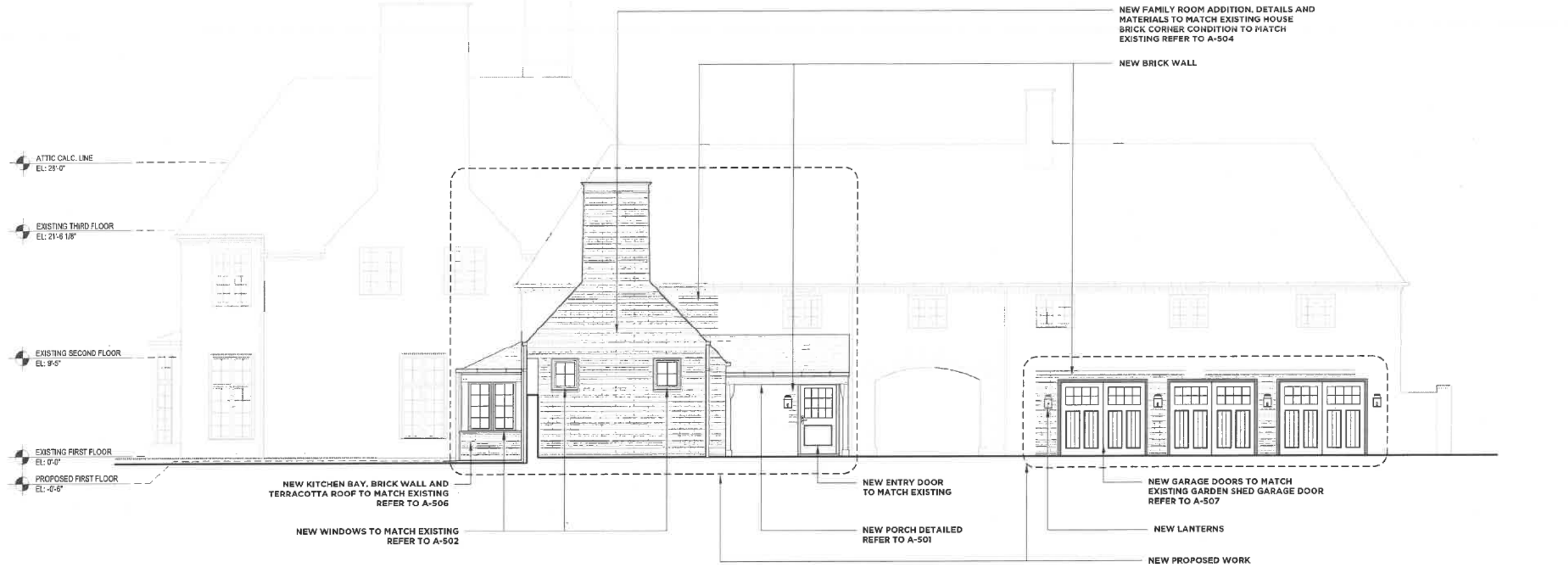
PROJECT NO.: 202408

DRAWN BY: DM, JP

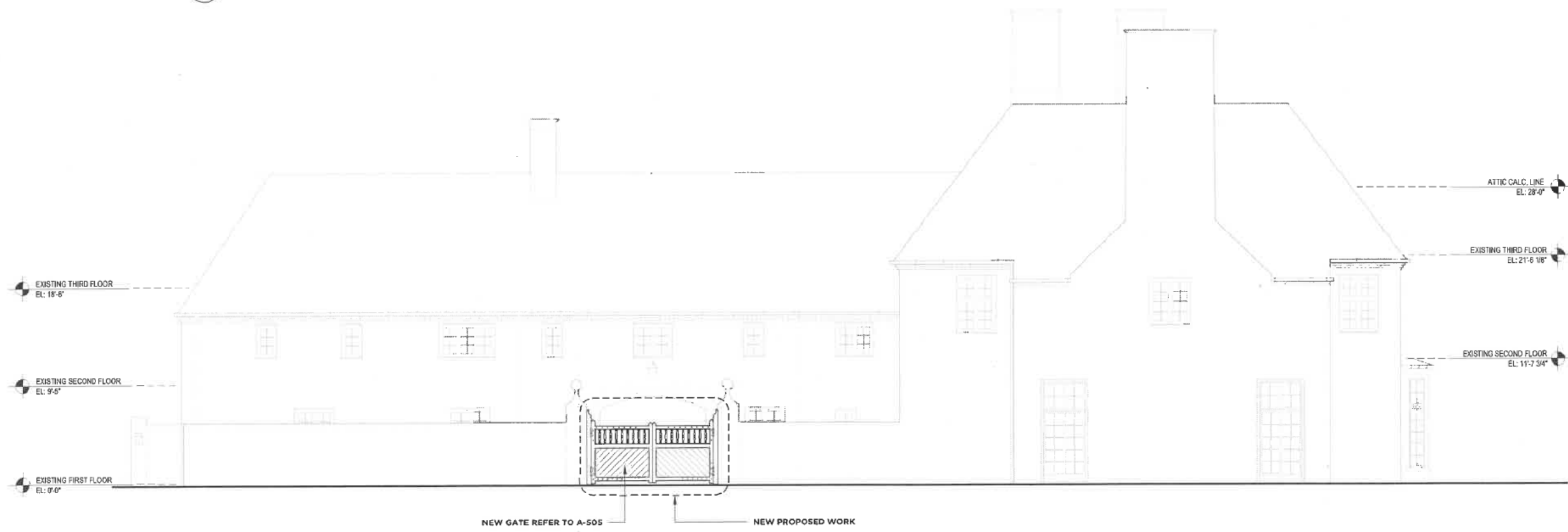
CHECKED BY: TH

DRAWING NO:

A-202



1 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

BORIES & SHEARON
ARCHITECTURE



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PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PROPOSED
GARDEN SHED ELEVATIONS

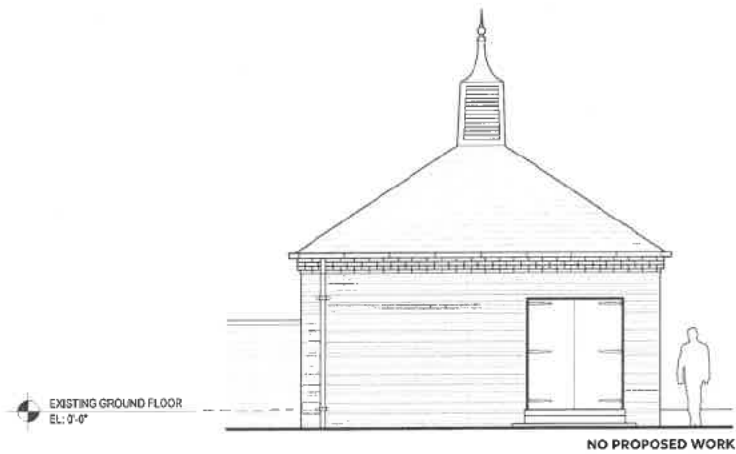
PROJECT NO.: 202408

DRAWN BY: DM JP

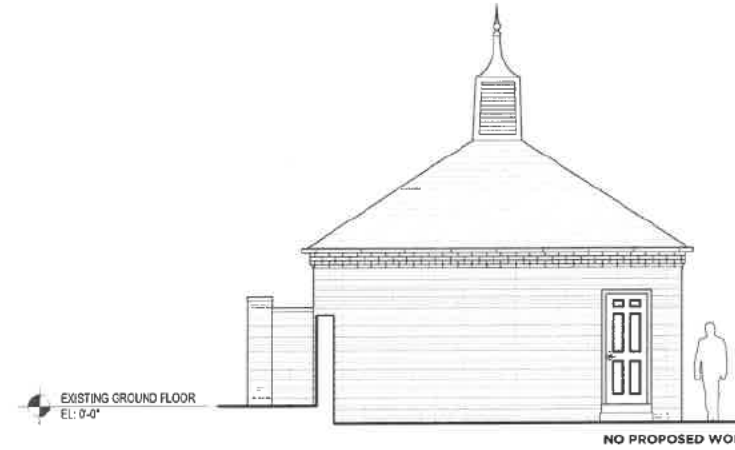
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DRAWING NO:

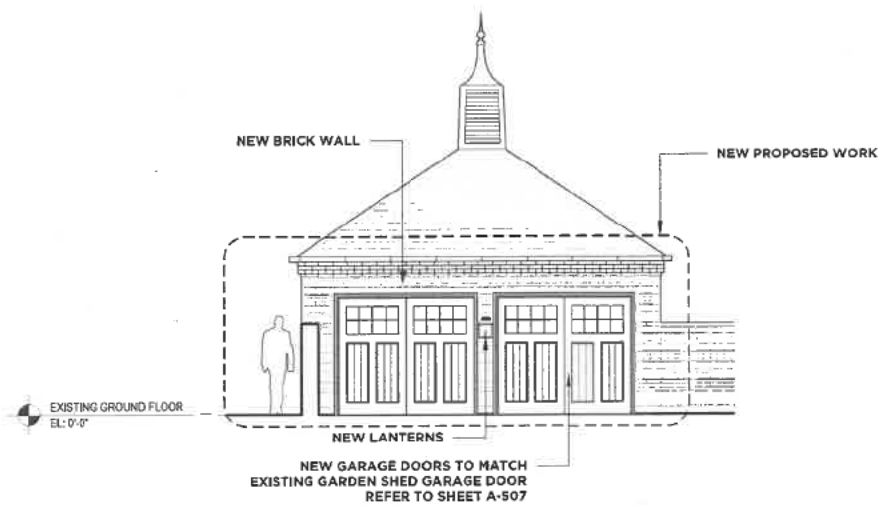
A-203



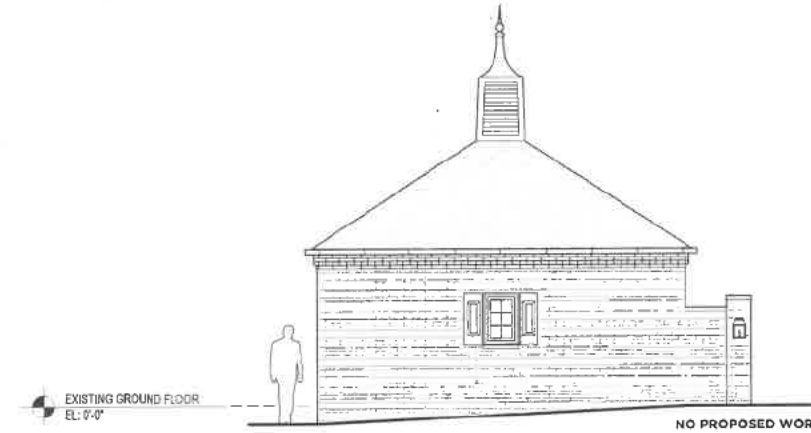
1 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"



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



4 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

RENDERING

BORTES & SHEARON
ARCHITECTURE



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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PROPOSED
3D Concept

PROJECT NO. : 202408

DRAWN BY : DM JP

CHECKED BY : TH

DRAWING NO:

A-405



AERIAL VIEW FROM THE SOUTHEAST

RENDERING

BORIES & SHEARON
ARCHITECTURE



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New York, NY 10010
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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PROPOSED
3D Concept

PROJECT NO.: 202408

DRAWN BY: DM JP

CHECKED BY: TH

DRAWING NO:

A-403



VIEW FROM THE SOUTH OF THE SERVICE COURT

PROPOSED FRONT GATE

BORRES & SHEARON
ARCHITECTURE



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Tel: 212-766-8424

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NO.	DATE	REVISION

PRIVATE RESIDENCE
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LAKE FOREST, IL 60045

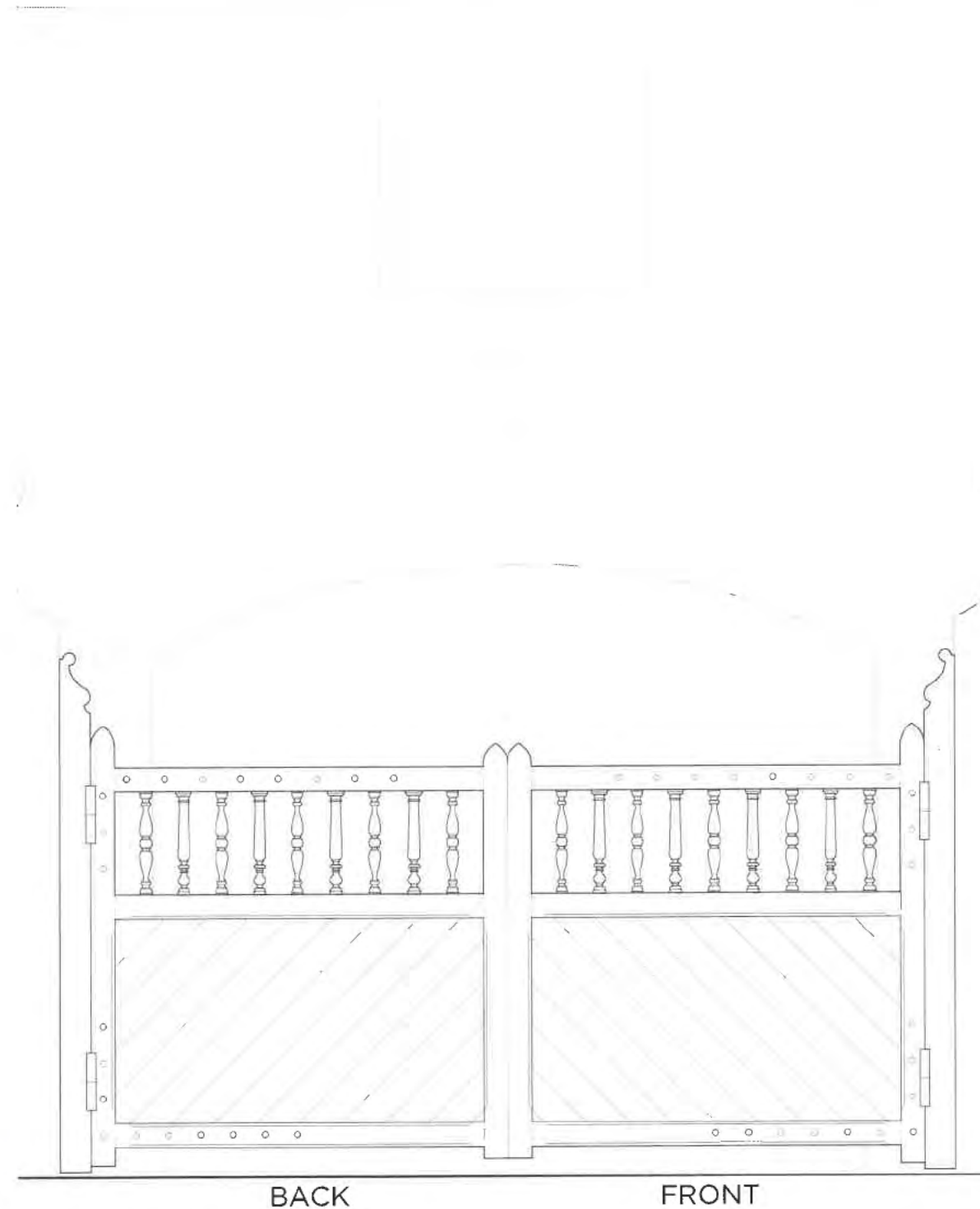
INSPIRATION IMAGES
BRICK CORNER CONDITION

PROJECT NO. :	202408
DRAWN BY :	DM JP
CHECKED BY :	TH
DRAWING NO. :	

A-505



HISTORIC PHOTOGRAPH CIRCA 1929
SHOWING REAR OF EXISTING GATE



PROPOSED ELEVATIONS

BACK

FRONT

TRIANGLE WINDOW DETAIL

BORIES & SHEARON
ARCHITECTURE



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T: (212) 756-2560

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REVISION DATE:

NO.	DATE	REVISION

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

INTENDED REUSE
BAR & WINDOW

PROJECT NO.: 202408

DRAWN BY: DM1 JP

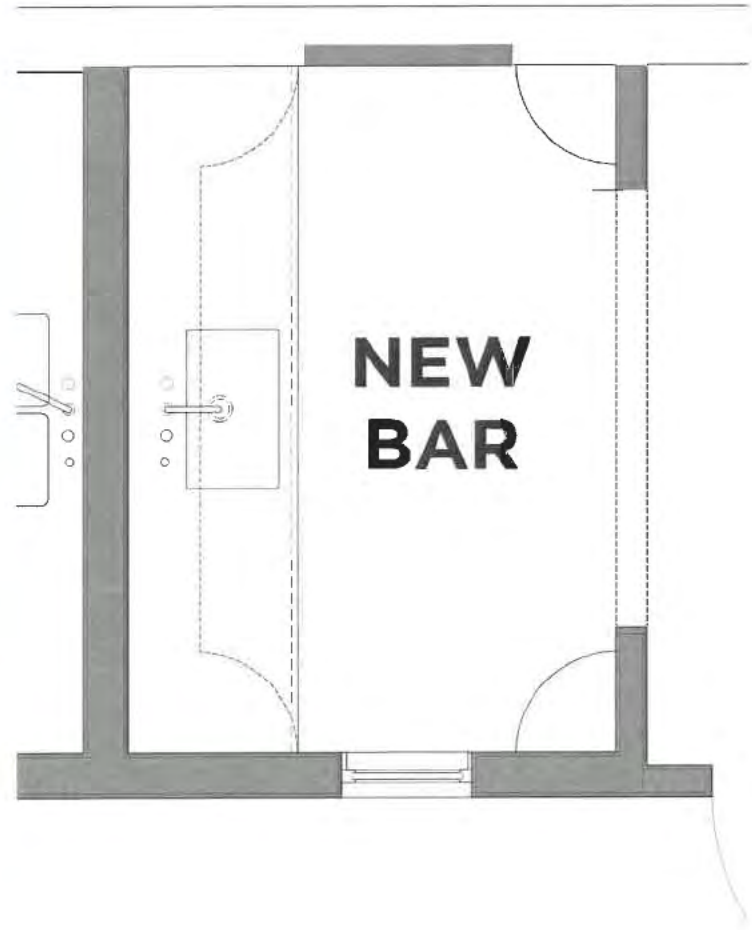
CHECKED BY: TH

DRAWING NO:

A-509



EXISTING BAR MILLWORK AND WINDOW



PROPOSED BAR PLAN
REUSE EX. MILLWORK AND REINSTALL
EXISTING WINDOW TO HALLWAY.



1 994 Meadow Lane



2 1020 Meadow Lane



3 1050 Meadow Lane



4 1070 Meadow Lane



5 1091 Meadow Lane



6 1006 N. Elm Tree Road



7 1006 N. Elm Tree Road



8 1070 N. Elm Tree Road



9 1102 Meadow Lane



10 1120 Meadow Lane



11 675 E. Woodland Road



12 633 E. Woodland Road



A Community Map



BORIES & SHEARRON
ARCHITECTURE



36 East 20th Street, 3rd Floor
New York, NY 10003
T: (212) 261-2462

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REVISION DATE:

PRIVATE RESIDENCE
1051 MEADOW LANE
LAKE FOREST, IL 60045

PHOTOGRAPHS OF
IMMEDIATE NEIGHBORHOOD

PROJECT NO. : 202408

DRAWN BY : DM JP

CHECKED BY : TH

DRAWING NO:

A-003

Agenda Item 6
1536 Estate Lane
Roof Replacement with Synthetic Material

Staff Report
Vicinity Map
Air Photo
Excerpt from Local Landmark Application
Photos Circa 1960s

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Materials
Plat of Survey
Synthetic Roof Information Sheet
Existing Photos

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	February 26, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	1536 Estate Lane – Proposed Roof Replacement with Synthetic Material

Petitioners

Bruce and Julia Burnham
1536 Estate Lane
Lake Forest, IL 60045

Property Location

South end of Estate Lane,
West side of the street

Historic Districts

Local Landmark

Project Representative

Michael Denton, Redhawk Roofing

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness to allow replacement of the existing cedar shingle roof and shed dormers with a synthetic material. The house is an original structure of the Lasker Estate, known as the "milk house", was designed by a significant architect, and is a locally landmarked structure. Consistent with the established procedures for synthetic roofing material on a historically significant structure, this petition is presented to the Commission for review.

Description of Property and Surrounding Area

This property, the Lasker Estate "Milk House" was constructed in 1926 as an outbuilding on the estate for the production and storage of milk. The original single-story structure consisted of a rectangular building with a gable roof and a chimney at each end in the same French Eclectic style as the rest of the estate. Early photos of the structure show an asphalt shingle roof.

In 1946 the building was purchased by Jerome Cerny who converted it into a single-family residence by adding a second floor along with long shed dormers on the front and back sides. A single-story addition on the north side of the structure was also added at this time. The addition had a shallow pitched gable roof.

In 1962 a dining room addition was added on the rear of the house. The current owners bought the home in 1988 and added a north wing addition in 2007 while renovating the rear additions of the original milk house to provide appropriate architectural detailing commensurate with the original structure.

The petitioners are bringing forward a request to change their current cedar shake roof to a synthetic Brava roof due to substantial increases with their homeowner's insurance premiums due to the roofing material. Although the original milk house roof was

asphalt shingles, the petitioners feel the synthetic shake roof is more in keeping with the architectural style of the tile roofing material used on the main Lasker Estate house and other architecturally significant buildings on the estate. Their efforts to update and maintain this aesthetic on the milk house have made the conversion from a small milking structure into an architecturally pleasing single family home with historic charm.

Staff Evaluation

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

Findings

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

Standard 1 – Height

This standard is not applicable to the petition. No changes are proposed to the height of the house.

Standard 2 – Proportion of Front Façade

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

Standard 3 – Proportion of Openings

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

Standard 4 Rhythm of Solids to Voids

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

Standard 5 – Spacing on the Street

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

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to the petition. No changes are proposed to the entrance to the home.

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

The standard is mostly met. The proposed synthetic roofing material is a match in size to the current roof shakes. The look of the material mimics the existing cedar shakes but

will look shinier and will be discernable as a synthetic product to the trained eye.

Standard 8 – Roof Shapes.

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

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

This standard is partially met. The siting of the milk house is quite close to the road which does not allow for a visual landscape buffer. An existing tree located in the front yard will provide partial foliage in front of the roof, however the descending grade change makes the roof prominent from the street. Views from the street from both the north and south provide clear vistas of the original milk house roof and the north wing addition. The petitioners have selected the synthetic material with the intention of maintaining the current overall appearance of the structure, both the original remaining portion of the residence and the additions, to the extent possible.

Standard 10 – Scale.

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

Standard 11 – Directional Expression of Front Elevation

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

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

This standard is met. The existing roof material is neither original, nor historic. Only a small area of the original milk house roof exists today as a result of the later shed dormer additions. The homeowner considered asphalt but has been advised by their roofer that the shallow roof pitch at the hyphen addition is not suitable for asphalt shingles. The proposed replacement with a synthetic roof product does not impact the overall character of the house, however, it would be an alternate material selection in lieu of the historically appropriate choice which in this case would be asphalt shingles.

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 applicable as roofs are replaced periodically as a best practice.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. Cleaning of the existing cedar roof shingles, which, according to City records were installed in 1988 on the original house, were repaired and only partially replaced in 2004, is not proposed or appropriate due to the deteriorating condition of the original shingles. The addition roof was installed in 2006 and is nearing the end of its lifespan. A useful life of approximately 23 years is reasonable for cedar shingles which can fluctuate with the quality of the shingles and the level of the maintenance performed.

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

This standard is met. The roof material can be removed in the future without impacting the essential form of the historic property. Any newly developed material without a proven track record is subject to the risk of potential deterioration or failure over time. The replacement process for a failed roof is straightforward and the responsibility falls on the homeowner to remediate.

Public Comment

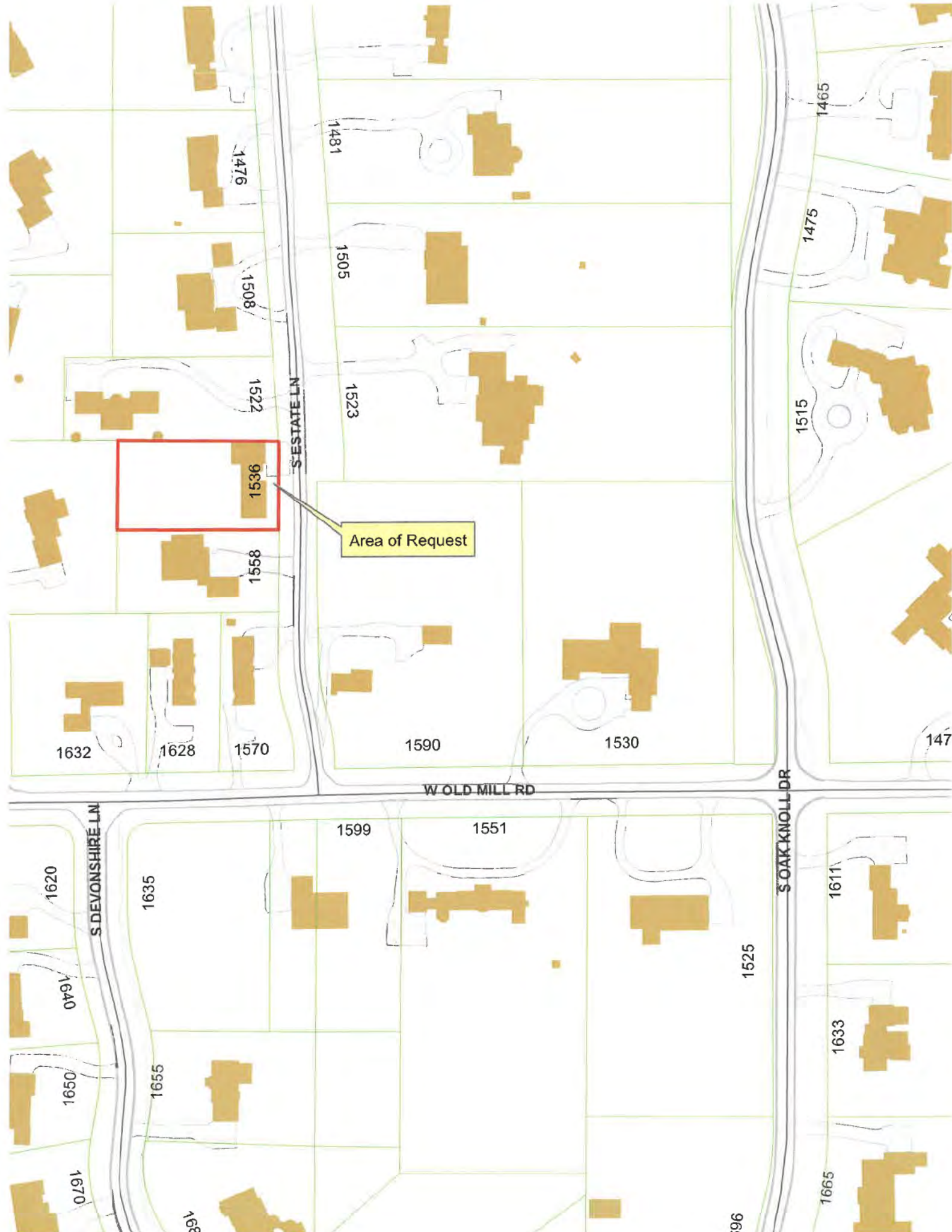
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of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

Recommendation

Grant a Certificate of Appropriateness approving the synthetic roof product with the characteristics as specifically proposed in this petition by adopting the above findings as the basis for the Commission's decision.

The recommendation includes the following conditions of approval.

1. 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. No on street parking is permitted given the narrow street.



Area of Request

S ESTATE LN

W OLD MILL RD

S DEVONSHIRE LN

S OAK KNOLL DR

936

8551

1570

1628

1632

1590

1530

1481

1505

1523

1476

1508

1522

1465

1475

1515

147

1620

1640

1650

1670

1631

1651

1691

1599

1551

521

1611

1633

1665

996



Area of Request

1508

1522

1530

1550

1590

1599

1626

1635

1636

1636

5. Description of Property

The one-and-a-half story residence at 1536 Estate Lane, also known as the Lasker Estate's Milk House, is composed of a pair of perpendicularly oriented, rectangular brick structures connected by a hyphen. The Milk House was constructed in 1926 as a north-south running, one-story structure that was open to the rafters and topped by a gabled roof. Additionally, a small washing room was attached at the Milk House's northwest corner continuing just beyond the main structure's north elevation.

In 1946, then owners, Jerome Robert Cerny, a noted Chicago architect and designer, and his wife, June Welch Cerny, remodeled the Milk House. At that time it was converted to a single-family residence through the addition of a second floor and the introduction of shed dormers on both the east and west elevation. During this conversion, a small addition was built at the west end of the north elevation, adjacent to the washing room's north extension. This north wing had a rectangular shape and was topped by a shallow pitched roof over the 1946 addition with a shed roof covering the washing room.

In 1962, the homeowners, Malcolm and Allison Walker added a dining room to the rear of the residence. The addition features a pair of French doors towards the south end of the room's west wall that access a patio in the west lawn.

The current homeowners, Bruce Burnham and Julia Stibolt Burnham, replaced the dining room's aluminum sliding windows and door with models that are more complementary to the residence's historic aesthetic in that they are multi-paned. In addition, the homeowners introduced a north wing addition, completed in 2007. The addition consists of the one-and-a-half story, rectangular structure that runs on an east-west axis. The northern addition and the original Milk House are connected via a small hyphen containing both the washing room's north extension and the historic footprint of the 1946 addition. The 1946 addition required rebuilding as it rested on a poor foundation consisting of the infill from the construction of the Milk House, which caused the addition to pull away from the historic structure. The north wing's roofing system was also revised to feature a gabled roof with a steeper angle so as to complement the historic roofline of the original structure and the addition.

The residence's main entrance is located on the historic portion's east elevation. It consists of a simple wood door with a shallow arched door head. The lower portion of the door features a large recessed, square panel, while the upper portion consists of nine divided lights. The entrance is centered between four, double-hung six-over-six windows. The original door was replicated and installed at entrances found on the north end of the hyphen's east elevation, the east end of the addition's north elevation and just off-center on the addition's west elevation. Additional entrances consist of a pair of fifteen-light French doors located towards the center of the Milk House's west elevation, introduced during the addition of the dining room by prior homeowners in 1962, and a pair of fifteen-light French doors towards the north end of the hyphen's west elevation. Finally, the addition's east elevation boasts a pair of paneled wood garage doors that are topped by shallow arches.

The residence's first floor windows are all rectangular double-hung, six-over-six wood windows set within a slightly arched opening, while the historic Milk House's second floor windows are set within a rectangular opening. The first floor windows found on the hyphen and addition

replicate those found on the historic portion of the residence. Most of the openings contain single windows, with some exceptions. The addition's second floor boasts a pair of rectangular, eight-light casement windows set within a shallow arched opening on both the east and west elevation, while the north and south elevation boast eight-light casement dormer windows that are arranged in various combinations and are set within rectangular openings.

The residence has rectangular brick chimneys, oriented on an east-west axis, that are located at the north and south end of the historic portion of the residence while a short, square chimney can be found at the southwest corner of the residence. Finally, the addition boasts a wood cupola at the center of its roof ridge. All exterior face brick has been painted white and the gabled roofs boast wood shingles.

The residence is approached by a large, roughly square-shaped driveway composed of cement pavers. The driveway is accessed at its east end from Estate Road and runs almost the full width of the hyphen and north addition between the residence and the east property line. The south end of the driveway has a stone pathway projecting from its center that extends across the length of the front lawn providing access to the south elevation while also curving to connect directly with the main entrance. The entrance to the hyphen found on the east elevation is covered by a small shed roof, which extends from the hyphen's gable roof, supported by a wood pillar in its southeast corner. A small, raised stone patio is located below the shed roof. Additionally, a small stone patio, approximately three feet by three feet, can be found abutting the entrance on the addition's north elevation. The entry on the addition's west elevation has a more substantial stone access way, with the north end of the patio sloping to meet the lawn while the south end has a stepped descent that connects to the rear lawn's stone walkway. The walkway connects with the large tiered patio found off of the historic portion's rear entrance while also curving to meet with the small stone entry patio off of the entrance found on the hyphen's west elevation. Finally, the residence features two, approximately six-foot tall, east-west running stucco garden walls, which extend from the northeast and southwest corner of the historic portion of the residence. Both garden walls are interrupted near their center by a waist-high wooden gate.

The residence's interior feels intimate as a result of the low ceilings necessitated to introduce the second floor and transition to a single-family residence in 1946, yet still open as a result of the numerous window openings, the use of French doors, and the substantial room sizes. The main entrance to the residence opens directly into the living room, which had a touch of formality introduced through the inclusion of a dark wood, paneled wall at the east end of the room's north wall. The west end of the same wall contains the staircase that accesses the private sleeping space and bathrooms on the second floor. The room has three additional openings: two pairs of French doors on the room's north wall, the west accesses a small family room and the east, which is on axis with the front entrance, opens into the rectangular-shaped dining room. Finally, an opening on the centered, recessed portion of the east wall, which is on axis with the west wall's fireplace, accesses the kitchen. Just south of this opening yet within the recessed space, are two doors; the east opens into a small powder room while the west accesses the stairwell that leads to the basement. The kitchen contains two additional openings, a doorway located towards the west end of the north wall, which provides the only access point to the study found within the eastern half of the hyphen, and an opening at the north end of the west wall that accesses the pantry/storage room, which was formerly the Milk House's washing room. The pantry/storage room found at the rear of the residence opens into the dining room at its west end while the east end accesses the addition. The first floor of the addition contains a large hall/mud room with

built-in cabinetry for storage, a workshop and the garage, while the second floor has two bedrooms and a hallway bathroom.

The Milk House has excellent integrity, including retention of the residence's original wood windows, as well as the trim, decorative finishes and much of the historic floorplan that was introduced in the 1946 conversion to a single-family residence. The only alterations to the historic portion of the residence included the replacement of the hardwood flooring on the first floor due to significant damage, the kitchen enlargement and remodel that necessitated the removal of a wall that formerly created a small servant room on the first floor, and the transition of the washing room to a modern pantry/storage room. Although the inadequate, backfilled foundation found under the 1946 northern addition required its removal, the rebuilt space occupies the historic footprint. Additionally, the two historic openings from the residence into the north wing were retained. This retention included both the brick wall and the arched openings. The recent addition to the residence, completed in 2007 by the current homeowners, was undertaken in such a way as to complement the historic aesthetic of the Milk House through material usage, its scale and roof shape, and through the use of decorative treatments, including the replicated wood doors on the elevations visible from the public way.



View of Milk House's West Elevation featuring Dining Room Addition, Facing East on November 15, 2007



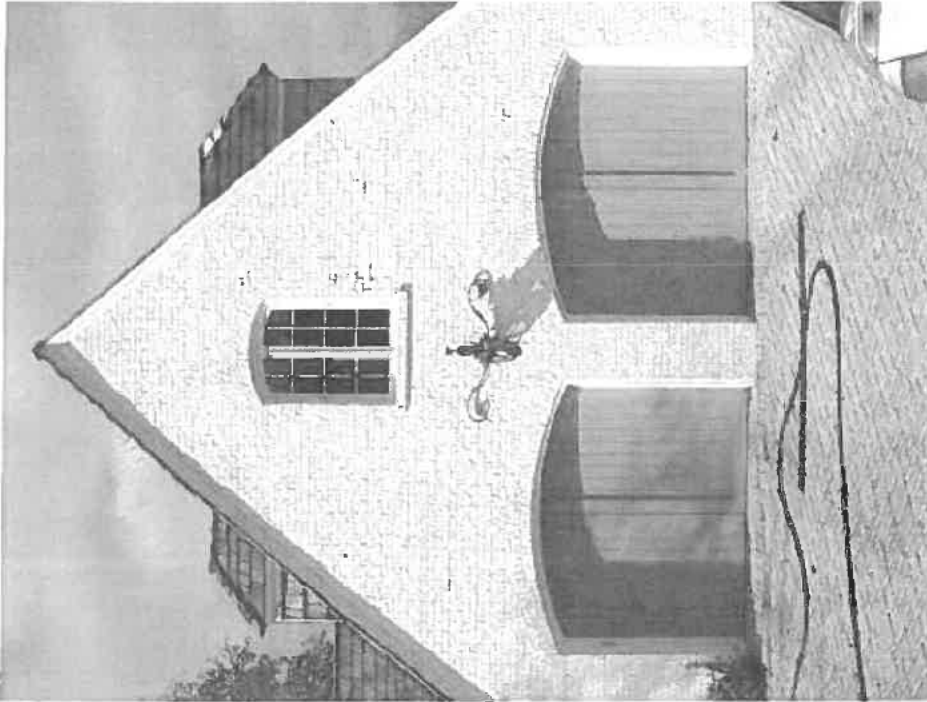
View of West Elevation featuring Hyphen, Facing East on November 15, 2007



View of Addition's West Elevation and Hyphen, Facing Southeast on November 15, 2007



View of Addition's North Elevation, Facing Southwest on November 15, 2007



View of Addition's East Elevation, Facing West on November 15, 2007

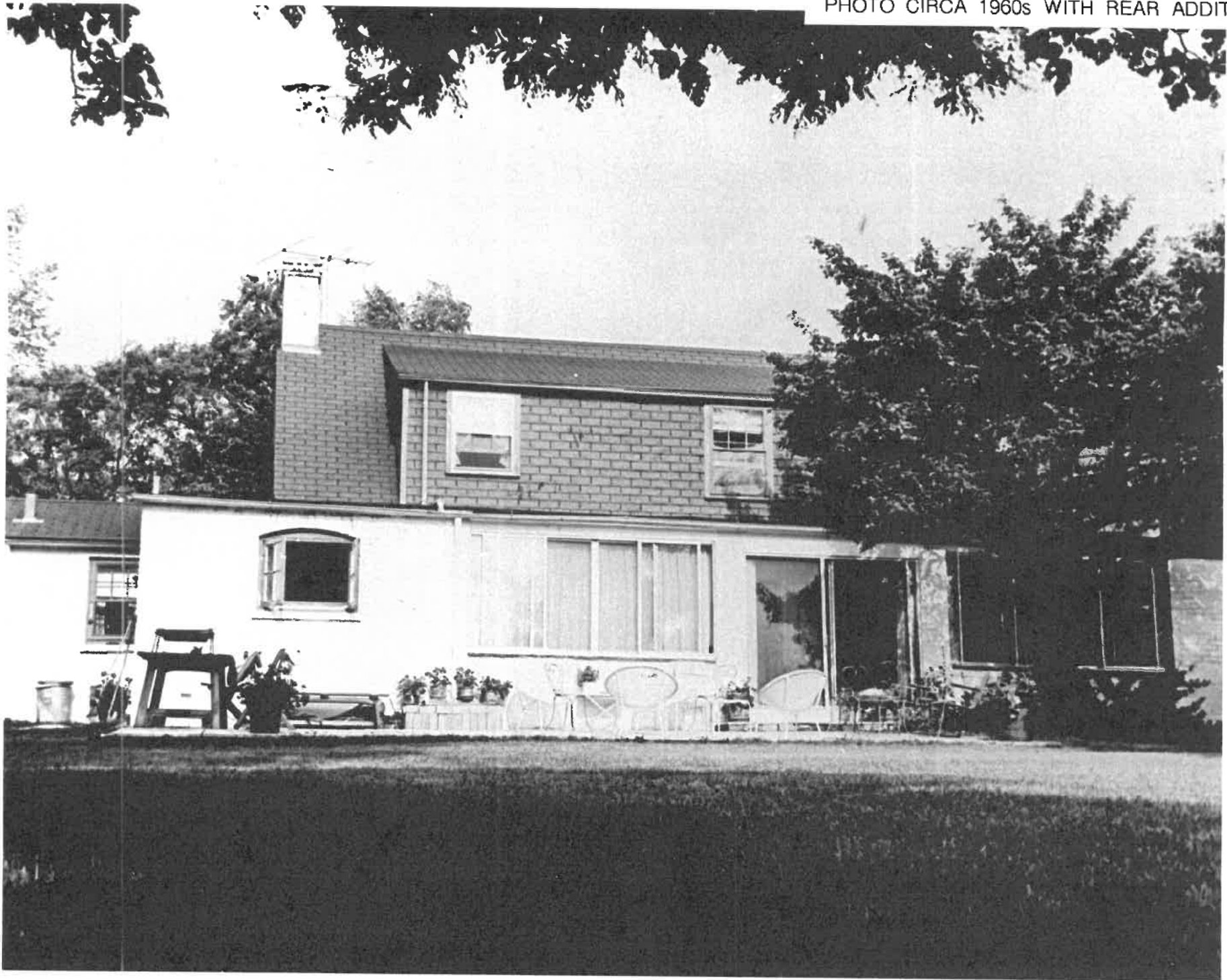


View of Hyphen's East Elevation, Facing Northwest on November 15, 2007

PHOTO CIRCA 1960s WITH ADDITION



PHOTO CIRCA 1960s WITH REAR ADDITIONS





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

PROJECT ADDRESS 1536 S. Estate Ln., Lake Forest, IL

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 type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input checked="" type="checkbox"/> Other <u>Roof</u>	<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

Bruce & Julia Burnham
Owner of Property

1536 S. Estate Lane
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

224-456-9514 N/A
Phone Number *Fax Number*

BWBURNHAM44@hotmail.com
Email Address

ARCHITECT/BUILDER INFORMATION

Michael Denton
Name and Title of Person Presenting Project

Redhawk Roofing
Name of Firm

872 S. Milwaukee Ave #265
Street Address

Libertyville, IL 60048
City, State and Zip Code

224.504.7162
Phone Number *Fax Number*

redhawkroofinginc@gmail.com
Email Address

(email approval received)
Owner's Signature

Representative's Signature (Architect/ Builder)

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

To: The City of Lake Forest, Historic Preservation Committee

Re: 1536 S. Estate Lane

We have proposed a new roof for our home for several reasons -

First, **the appearance of the structure.** Parts of the existing cedar shake roof are now more than 35 years old, and many shingles are now curled, stained and uneven in appearance. We would like to re-roof the building. After considerable research, we believe that Brava artificial shakes in the color "Canyon Gray" would best unify the older and newer parts of the structure in a traditional way, offering a consistent but slightly varied color and texture that echoes the look of traditional shakes. Brava shakes are in wide use throughout the city on non-historic homes.

Second, **the safety and maintenance costs of the structure.** While Brava artificial shakes cost about the same as traditional wood shakes, they are completely fireproof and come with a 50-year warranty. The peace of mind over not worrying about regular maintenance on a non-fire-resistant shake roof was a major factor in our thought process.

And third, **the carrying costs and long-term value of the structure.** Our insurance costs have risen dramatically in recent years, in large part because of the wood roof we are told. We realize this is a complicated issue but feel strongly that the appeal of an historic home with a good-looking, fireproof roof with a long-term transferable guarantee would help sustain the market value of the property.

Respectfully submitted,

Bruce and Julia Burnham
1536 S. Estate Lane
Lake Forest

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

Chimney Material

- Brick - not being replaced
- Stone
- Stucco
- Other _____

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles Brava Shake
- Sheet Metal _____
- Other _____

Flashing Material

- Copper
- Other _____
- Sheet Metal

Color of Material _____

Gutters and Downspouts

- Copper - not being replaced
- 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 _____



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

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

DESCRIPTION OF THE EXISTING ROOFING MATERIAL

Material Type Composite

Thickness 5/8" - 7/8"

Color Canyon Gray

SYNTHETIC ROOFING MATERIAL MANUFACTURER Brava

SYNTHETIC ROOFING MATERIAL TYPE Shake

COLOR OF SYNTHETIC ROOFING MATERIAL Canyon Gray

For Proposed Shingles and Trim

PRODUCT SPECIFICATIONS:

Shingle thickness 5/8"-7/8"

Single width tiles – width of tiles

Multi width tiles – range of individual tile width 5 1/8", 7 1/8", 12 1/8"

INSTALLATION METHOD

Exposure distance between rows of shingles 10"

Installation Arrangement – Select One:

Straight Coursing

Staggered Coursing

Gable Ends/ Rakes – Select One:

Factory Edge on gable end/ rake - No End Cap

End Cap at gable end/ rake

FLASHING

Material Copper

Color Copper

ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:

1. 891 Carol Road. Lake Forest 60045
2. 302 Whyte Gate. Lake Forest 60045

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

EXISTING STREETScape - VIEW IN FRONT OF HOUSE



EXISTING STREETScape - VIEW OF NORTH ELEVATION



EXISTING STREETScape - VIEW OF SOUTH ELEVATION



FRONT YARD LANDSCAPING



DRIVEWAY VIEW

