Agenda Item 3
265 E. Deerpath
Replacement Windows for Northern Trust Bank

Staff Report
August 28, 2024 Meeting Minute Excerpt
December 10, 2025 Meeting Minute Excerpt
Vicinity Map
Air Photo

Materials Submitted by Petitioner
Application
Preservation Architect's Letter &
Additional Information dated March 5, 2025
Northern Trust Bank Follow Up
Presentation dated March 2025

Background Information Provided by Staff
US Department of Interior Guidelines
for Rehabilitating Historic Buildings - Windows
Ragdale Barn Photo

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	April 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**Replacement Windows for Northern Trust Bank at 265 E. Deerpath**

PROPERTY OWNER
Northern Trust Company
50 S. LaSalle
Chicago, IL 60603

PROPERTY LOCATION
265 E. Deerpath

HISTORIC DISTRICTS
East Lake Forest Local
& National Historic District

REPRESENTATIVES
Delph Gustitus, AIA, BTL Archit
Zoran Vranjes, CBRE

Background

The Northern Trust Bank Building addressed as 265 E. Deerpath was built in 1930 by the firm of Stanley Anderson. The building occupies the southeast corner of Deerpath and Bank Lane, and over the decades, two additions were constructed to the east of the original building along Deerpath. CBRE, the facilities management company for the Northern Trust Bank, has been doing maintenance work on the buildings, the original building and the two additions, addressed as 265, 279, & 287 E. Deerpath, to address general maintenance, energy efficiency issues and water leakage concerns.

The petitioner is bringing forward the first of a two phased window project which focuses on the original building, 265 E. Deerpath. Seven original wood windows are proposed for restoration and 25 non-original double hung windows are proposed for replacement. The second phase of the project will address the windows in the 279 and 287 E. Deerpath buildings and is not being considered in this petition. The bank's goal is to continue to address water leakage and energy efficiency concerns across all three buildings with this two phased window upgrade project.

Activity to Date on this Petition

This petition was heard at both the August 28th and December 10th Historic Preservation Commission meetings last year and was continued with direction to the petitioner to engage a window restoration firm to determine the feasibility, from various perspectives, of restoring both the (7) original windows as well as the (25) non-original windows. The minutes from the previous meetings are included in the Commission's packet for background.

Since the previous meetings, the petitioner engaged the construction firm of Bulley & Andrews to conduct an assessment with a window restoration specialist. The report has been completed and provided confirmation that the (7) original windows can be restored and a recommendation supporting replacement of the (25) non-original double hung windows due to the poor quality of wood and their overall deteriorated state.

For the (7) original windows, the proposed restoration, with the addition of insulating glass, addresses the Commission's comments from the December 10th meeting as well as the bank's goal of energy efficiency.
The original window proposed for restoration are located in the following areas:

- North Elevation (Fronting Deerpath)
  - Windows B1 & B2, small double hung flanking the bank entry
  - Window D – Circular window on the third story above the bank entry
- West Elevation (Fronting Bank Lane)
  - Window D1 – Circular window on the third story gable end
  - Windows F1, F2, & F3 – large Palladian style windows on the 1st floor

The (25) previously replaced non-historic windows are proposed to be replaced with aluminum clad wood windows, including aluminum clad brick mold trims. The proposed Marvin windows replicate the muntin sizing and the brick mold trim details of the original windows. The existing 25 non-historic windows do not replicate the original windows or trim. The 25 windows proposed for replacement are located in the following areas.
Previously Replaced Window locations:

- North Elevation (Fronting Deerpath)
  - Double Hung Windows Types A & C (11 locations)
- West Elevation (Fronting Bank Lane)
  - Double Hung Windows Types C, E, & G (10 locations)
- South Elevation (Fronting Parking Lot)
  - Double Hung Types H, I, & J - (4 locations)

STAFF EVALUATION

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

Findings

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

Standard 1 – Height

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

Standard 2 – Proportion of Front Façade

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

Standard 3 – Proportion of Openings

This standard is met. No changes are proposed to the proportions of the window openings.

Standard 4 Rhythm of Solids to Voids

This standard is met. No changes are proposed to the rhythm of solids to voids on any of the elevations.

Standard 5 – Spacing on the Street
This standard is not applicable to the petition. No changes are proposed to the size or mass of the building, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches
This standard is not applicable to the petition. No changes are proposed to the entrance of the building.

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

Original windows (historic) – The U.S. Department of the Interior's Preservation Guidelines do not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials or obscuring historic wood window trim with metal or other material. The petitioners are planning to restore, not replace, the (7) historic windows. Work will be completed by a window restoration firm and overseen by Bulley & Andrews, a contractor with successful restoration experience.

Previously replaced windows (non-historic) – The U.S. Department of the Interior's Preservation Guidelines state that "Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered." Given that the National guidelines and State Historic Preservation Office both allow aluminum clad replacement windows, and the fact that the 25 windows proposed for replacement are not original or historic, replacement with aluminum clad wood windows that replicate the profile of the original windows is reasonable. Examples of projects where original wood windows are installed next to or near replacement aluminum clad wood windows have been provided by the petitioner in response to a request from the Commission. A photo showing the use of aluminum clad replacement windows which replaced non-original windows on the Ragdale Barn is included in the Commission packet as a local example approved by the Historic Preservation Commission at the April 26, 2023 meeting. The original windows in the Ragdale Barn were restored. A mix of restored original and replacement windows exist on the Barn today.

Standard 8 – Roof Shapes.
This standard is not applicable to the petition. No changes are proposed to the roof shape of the building.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.
This standard is not applicable to this petition. There is no change to the existing streetscape proposed.

Standard 10 – Scale.
This standard is not applicable to the petition. No changes are proposed to the size or height of the building.

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

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. The original (7) historic wood windows will be restored to preserve their distinctive architectural character. The proposed replacement windows will match the historic details of the original windows making them more historically accurate than the non-original windows currently installed.

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 to this 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 mostly met. The Secretary of the Interior's Standards for Rehabilitation were revised in 1990 to address sustainability considerations and alternate use materials. The petitioner provided an email from the State Historic Preservation Office. The National Park Service changed its interpretation about requiring their use about 20 years ago and began to approve clad and aluminum windows, as long as their design is compatible and matches."

A key factor in this petition is the fact that the windows proposed for replacement are not original windows. Instead, they are lower quality replacement windows that pre-date products available today which can more faithfully replicate details of the original wood windows.

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

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
This standard is met. The (25) non-historic windows will be replaced with new windows that match the style and details of the original windows, and the original (7) historic windows will be restored and preserved.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving the restoration of the (7) original windows (Types B, D, & F), and the replacement of the (25) non-historic windows (Types A, C, E, G, H, I, & J) with aluminum clad wood windows that match the original wood window details subject to the following conditions.

1. All windows shall have muntins affixed to the inside and outside with an interior spacer bar if appropriate.

2. Submit plans for permit that clearly detail all aspects of the replacement windows. Any deviations proposed from the size, profile, or configuration of the original windows shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

Excerpt
Historic Preservation Commission
Proceedings of the August 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 28, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Lloyd Culbertson, Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, and Robin Petit.

Commissioners absent: Leif Soderberg

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

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7. **Consideration of a request for a Certificate of Appropriateness for replacement windows at 265 E. Deerpath, Northern Trust Bank.**
   Property Owner: Northern Trust Bank
   Presented by: Zoran Vranjes, Senior Project Manager, CBRE
   Matt Mariotti, Woodland Windows and Doors
   Jonathan Fine, AIA, Marvin Windows

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Vranjes stated that he is overseeing the project on behalf of Northern Trust Bank. He explained that the bank is comprised of three structures, the original building at the corner and two later additions to the east. He stated that the bank plans to replace the windows over a two year period with the work beginning on the original building. He noted that some of the windows in the building have been replaced over the years adding that not all of the windows match the original windows. He stated that the goal of the project is to provide consistent windows around the entire building.

Mr. Mariotti stated that the Marvin Ultimate Series windows are proposed as the replacement windows because the product line offers the ability to customize windows to match the existing windows. He stated that the proposed replacement windows will provide a sustainable long term solution while respecting the historic design of the original windows. He stated that the existing windows are deteriorating, require costly ongoing maintenance, and make it difficult to maintain comfortable temperatures inside the building. He stated that the intent is to work with the company to closely replicate all aspects of the existing windows. He stated for

instance that the company has the ability to replicate the crown molding on the large vertical windows. He stated that simulated divided lite windows with spacer bars between the glass will be used. He reviewed the various window types and quantities of each including single hung, double hung, the circular windows on the third level, and the three wide windows. He stated that in the gable end, the trim will likely be left in place. He stated that the brick mold and crown molding on the large windows will be replicated.

Ms. Vollmers confirmed that the original building is located on the corner with two later additions to the east. She stated that the window project is planned to address maintenance issues and for energy conservation purposes. She noted that based on the information available to staff to date, some of the windows in the original building appear to have been replaced over the years. She stated that more detailed information on the existing conditions of each window would be helpful. She acknowledged that the windows around the entire building vary in type and detailing. She pointed out that the bank is undertaking other maintenance work unrelated to the windows including replacement of the flat roof and limited related tuck pointing on the parapet walls as necessary to support the roof replacement. She stated that no work is proposed on the hipped roof elements which are slate. She stated that the bank has engaged the architectural firm Bulley and Andrews for the roof and tuckpointing work. She stated that with respect to the windows, staff received an updated set of drawings earlier in the date however, additional information is needed to fully understand the existing condition of the windows and the options for addressing deficiencies. She stated that given the importance and prominence of the building, Commission input and direction is requested at this early point in the process. She noted that as currently proposed, several standards do not appear to be met. She encouraged a discussion and exploration of restoration versus replacement and the pros and cons of each approach.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that he was not involved in previous work or replacement of windows which happened in past years. He stated that the wood sills are deteriorated, and it is evident that there have been past attempts to repair the sills in places. He stated that he is unsure what options are available to address the maintenance issues. He stated that Northern Trust is committed to improving the energy efficiency of their properties with new windows and by addressing heating and cooling issues. He acknowledged that he did not explore options for restoration of the existing windows.

In response to questions from Commissioner Daliere, Mr. Vranjes confirmed that the Bulley and Andrews firm is not involved in the window replacement project. He stated that he believes that out of 32 windows, five may be original in addition to the original large windows.

In response to a question from Commissioner Culbertson, Mr. Mariotti stated that wood windows with exterior aluminum cladding are proposed.

In response to a question from Commissioner Hanson, Mr. Vranjes stated that in the past, it appears that some of the windows in the building were replaced but the original trim remains. He explained that the windows were inserted into the existing frames.

In response to questions from Commissioner Dann-Fenwick, Mr. Fine stated that as planned, the brick mold and the entire jamb will be replaced for the long term sustainability of the building. He stated that it would be difficult to reuse the original brick mold.

Commissioner Dann-Fenwick suggested that there are other ways to improve energy efficiency without replacing the existing windows.

In response to Commissioner Dann-Fenwick, Mr. Vranjes pointed out that the owner of the building has already moved down the path of replacing the original windows in some areas. He stated that the intent is to standardize the windows around the building. He pointed out that the brick molds on the original building and on the additions are different.
In response to a question from Commissioner Culbertson, Ms. Czerniak confirmed that the Commission required restoration of various original windows in Market Square instead of replacement.

Chairman Grinnell encouraged the consultant to look to Ragdale as an example of how to restore original windows. She stated that further due diligence is needed on the part of the petitioner. She encouraged the petitioner to engage a preservation architect with experience in and knowledge about windows. Hearing no further questions from the Commission, she invited public comment.

Paul Bergmann, Lake Bluff resident, stated that Stanley Anderson designed the original building on the corner of Deerpath and Bank Lane in 1930, his father designed the 1967 addition, and Diana Melichar designed the easternmost addition in the late 1980's. He stated that he has many of the plans available and offered to provide the petitioner with the details of the brick molds. He commented on the importance of carefully weighing the opportunities to restore and repair windows against replacing windows. He noted two local examples of addressing windows; at Ragdale where 70 windows were rebuilt from brick mold to brick mold. He stated that laminated glass was used with a plastic film for insulation and UV protection. He stated that at the Lake Forest Library 28 double hung windows were restored. He stated that both projects were accomplished on a cost effective basis. He noted that as needed, windows can be rebuilt by cutting out rotten pieces of wood and replacing them from the available inventory of old growth lumber. He stated that stripping off the paint can reveal the moldings. He noted that there is a precedent in Lake Forest for restoring windows in public buildings. He stated that old growth Ponderosa Pine retains the original resins.

Jim Opsitnik, 971 Verda Lane, stated that he was a past President of the Lake Forest Preservation Foundation and managed the restoration of the east Lake Forest Train Station for the Foundation and the City. He stated that he also guided the restoration of the entrance gates at King Muir and Deerpath, on Castlegate, and on Melody Road. He stated that he lives in the home Stanley Anderson originally built for himself and added storm windows to the home and retained the original windows. He stated that he is on the advisory committee for the ongoing renovations at Lake Forest High School and pointed out that decisions around the windows on that building are a critical piece of the committee's discussion. He stated that new windows do not last in the same way that original windows do. He submitted a packet of information on windows. He cautioned that replacement windows can destroy the architectural integrity of a building.

Jan Gibson, 59 Franklin Place, read a statement from the Lake Forest Preservation Foundation which was submitted to the Commission in advance of the meeting. She noted that the Onwentsia Club is another local example where proper stewardship of the original windows occurred. She stated that the windows in the Northern Trust Bank building should not be replaced. She stated that in her opinion, the applicable standards are not met.
Wendy Forbes, Project Manager for Marvin, asked if the Commission would be more amenable to replacement windows if they were wood. She asked if the impact of needing to remove a window for some time to allow for restoration is a factor in the Commission's decision. She noted that if windows are removed, employees may be displaced from offices. She asked what type of window was used in the latest addition to the building.

Hearing no further requests to speak from the public, Chairman Grinnell invited a response to public testimony from the petitioner.

Mr. Mariotti stated that he respects the passion for restoration of original windows. He noted however that Marvin has nearly duplicated similar Palladian windows. He stated that the casing will match the existing casing. He stated that he would like the community to be happy with the end product. He stated that there are existing inconsistencies around the building. He suggested that it may be possible to restore some of the windows but noted that will result in continued inconsistencies in the windows around the buildings.

In response to a question from Chairman Grinnell, Ms. Vollmers confirmed that the entire building is under the Commission's purview.

Chairman Grinnell invited final comments from the Commission.

Commissioner Petit stated that a detailed inventory of the existing windows is needed. She pointed out that the Commission's work is guided by 17 Standards only four of which appear to apply to this petition. She stated that in her opinion, based on the

information presented to date, one of the applicable standards is partially met and the other three are not met. She stated that it would be beneficial for the petitioner to engage a restoration expert who will be able to speak to the feasibility and pros and cons of restoration. She stated that with that information, the petitioner and the Commission will be in a better position to make an educated decision. She stated that a comparative analysis is needed, restoration versus replacement.

Commissioner Daliere pointed out that cost considerations are not under the Commission's purview. She agreed that an expert should weigh in on the options available and the pros and cons of each.

Commissioner Dann-Fenwick agreed that more information is needed including how many of the windows are original. She noted that the large windows are significant.

Commissioner Hanson noted that Standards 12, 15 and 17 should be carefully considered by the petitioner adding that currently, the Standards do not appear to be met. He noted that there are many publicly accessible historic buildings in the community that have successfully restored, rather than replaced windows. He stated that information should be provided on all of the windows, the brick mold, trim, and muntins. He encouraged preservation of original wood on the exterior of the building.

Commissioner Culbertson commented that this is a complicated project. He noted the importance of assuring that the historic integrity of the building overall is preserved.

In response to a question from Commissioner Hanson, Ms. Czerniak stated that the Commission can encourage the petitioners to engage a consultant with expertise in windows but cannot require the use of a specific consultant.

Commissioner Hanson noted that from the comments offered by the petitioner's team, the goals of the petitioner, and the Commission appear to be aligned.

Commissioner Daliere stated that the windows should be inventoried to include the window type, condition, date installed, and material. She asked that samples of any proposed replacement windows be presented when the petition returns to the Commission.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Culbertson made a motion to continue the petition with the following direct to the petitioners.

1. Prepare and submit an inventory of the existing windows including type, condition, material, and whether the windows are original or replacements.

2. Consider engaging a consultant with expertise in window restoration to advise on the pros and cons of restoration versus replacement.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

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Excerpt

Historic Preservation Commission

Proceedings of the December 10, 2024 Meeting

A special meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, December 10, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Tina Dann-Fenwick, Geoffrey Hanson, Robin Petit, and Leif Soderberg.

Commissioners absent: Lloyd Culbertson, Elizabeth Daliere

City staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

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5. Continued Consideration of a Request for a Certificate of Appropriateness to replacement windows at 265 E. Deerpath, Northern Trust Bank.

Property Owner: Northern Trust Bank
Presented by: Zoran Vranjes, Senior Project Manager, CBRE
Delph Gustitus, AIA BTL Architects
Rano Mariotti, Woodland Windows and Doors
Jonathan Fine, AIA, Marvin Windows

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Vranjes stated that since the last meeting, a survey of the sixty-six windows on the building was completed. He stated that seven of the sixty-six windows are original. He stated that on the three buildings that comprise the Northern Trust Bank ownership, several different types of replacement windows were found.

Mr. Gustitus pointed out the seven original windows. He reviewed the details on the seven original windows and trim. He stated that on the windows that have been replaced over the years, most of the trim has also been replaced. He reviewed the Marvin windows that are proposed to replace both the remaining original windows and the previously replaced windows to achieve consistency. He stated that aluminum clad wood windows are proposed with aluminum clad trim. He presented shop drawings of the existing and proposed trim. He noted that the proposed trim is superior to the previously installed replacement trim because of improved manufacturing techniques available today. He stated that the poor energy

performance of the existing windows is the main reason for the proposed replacement noting the bank's commitment to sustainability and energy efficiency. He stated that the subject building has the lowest energy performance rating of all of the buildings in the Northern Trust system.

Ms. Vollmers acknowledged the challenge of balancing the architectural importance of the remaining original windows with the property owner's interest in functionality and sustainability. She confirmed that based on the survey conducted by the petitioner's consultants and a review of the City's permit files, most of the windows on the original building addressed as 265 E. Deerpath were replaced over the years. She stated that as a result, the Commission is considering replacement of two categories of windows, the seven original windows that remain, and the windows that are not original but instead, are replacement windows that were installed previously. She stated that a single solution may not be appropriate given the two categories of windows that exist today. She stated that based on staff's review, the replacement windows proposed for the non-original windows appear to be consistent with the applicable standards. She noted that questions remain about the trim particularly in cases where the original trim remains. She stated that all options should be explored to determine the viability of rehabilitating the remaining original windows and augmenting them as needed to achieve the petitioner's goals without full replacement.

Chairman Grinnell invited questions from the Commission.

In response to questions from Commissioner Hanson, Ms. Vollmers stated that based on available information, the replacement windows installed in the 265 E. Deerpath building in past years are wood adding that the windows have not held up well and as a result, are proposed for replacement again. She stated that the prior review process is unclear from the City files although permits for at least some of the replacements were issued.

In response to questions from Commissioner Soderberg, Mr. Vranjes stated that he is not aware of any storm windows on the building. He reviewed the various samples before the Commission and presented three-dimensionally printed samples of molding profiles.

In response to questions from Commissioner Soderberg, Mr. Gustitus stated that based on his experience, a warranty would not be offered for wood trim on aluminum clad windows due to the different expansion and contraction properties of the two materials. He acknowledged that storm windows could be added but noted that in his opinion, storm windows would degrade the appearance of the windows and exterior of the building. He confirmed that based on his observation, the original hardware was replaced along with the windows.

In response to questions from Commissioner Dann-Fenwick, Mr. Gustitus acknowledged that the aluminum trim will appear crisp in comparison to the existing trim due to the layers of paint which soften the edges of the wood over the years. He stated that he does not know whether interior storm windows are feasible on some or all of the windows given the existing interior conditions.

In response to a question from Commissioner Dann-Fenwick, Mr. Vranjes stated that there is not typically a security guard stationed at the bank but noted that a guard would need to be on site if windows are removed for rehabilitation.

In response to questions from Commissioner Petit, Mr. Gustitus stated that a window restoration consultant has not been engaged to inspect the windows and offer an opinion. He stated that the feasibility and scope of restoration that may be needed on the original windows cannot be determined until the paint is stripped off of the windows.

Chairman Grinnell acknowledged there would be security concerns that would need to be addressed if the windows are removed for rehabilitation but noted that there are new technologies that exist today that may be able to address the concerns. Hearing no further questions from the Commission, she invited public comment.

Laura Luce, 111 Ridge Lane, representing the Lake Forest Preservation Foundation, read the letter submitted by the Foundation which was previously distributed to the Commission. She stated that the Foundation would like to see the non-historic windows replaced with wood windows and the original windows restored.

Paul Bergman, Lake Bluff resident, stated that he has possession of Stanley Anderson's archives including the plans for the Northern Trust building. He confirmed that seven original windows remain and stated support for preservation and restoration of those windows. He pointed out that the three adjacent buildings owned by Northern Trust were constructed at different times and allow for three different window solutions. He offered to provide the original drawings to the petitioner to assist in replication of the details of the windows on the original building. He mentioned several notable local buildings on which the original windows were successfully restored. He stated support for matching the original brick molds.

Hearing no further requests to speak from the public, Chairman Grinnell invited final questions from the Commission.

In response to questions from Commissioner Dann-Fenwick, Mr. Gustitus reviewed the seven original windows in the 265 E. Deerpath building.

In response to questions from Commissioner Soderberg, Ms. Vollmers reviewed that replacement of the non-original windows is appropriate subject to understanding further details of the windows and trim. She stated that further exploration of the

feasibility of rehabilitating the seven original windows would be worthwhile before the Commission takes final action on that part of the petition.

Hearing no further questions from the Commission, Chairman Grinnell invited final comments from the Commission.

Commissioner Dann-Fenwick stated support for the staff recommendation on the non-historic windows. She stated that additional research and information is needed before a decision is made on the seven remaining original windows.

Commissioner Petit stated that further detail is needed on the intended replacement windows and trim for the non-historic windows.

Commissioner Soderberg expressed concern about two distinctly different types of windows on the building noting particularly the potential for a visible difference at the street level.

Commissioner Dann-Fenwick observed that the historic windows are grouped together and not directly next to the non-historic windows.

Chairman Grinnell questioned whether the Marvin product will be able to replicate the original muntins. She stated additional information would be helpful.

Commissioner Hanson stated that further investigation into the feasibility of restoration of the windows is needed. He stated that in some cases, restoration can be more cost effective than replacement. He stated that based on the information provided to date, in his opinion, Standards 7 and 12 are not satisfactorily met. He expressed concern about aluminum clad windows particularly on the first floor of the building.

Commissioner Soderberg stated support for further exploration of the feasibility and process involved in restoration of the original windows. He stated support for wood windows to replace the non-original windows.

Commissioner Petit shared concern for street level use of aluminum cladding.

Commissioner Dann-Fenwick expressed support for the use of aluminum clad windows in support of the sustainability aspect.

Commissioner Hanson clarified that the current previously replaced windows are wood and under standard seven the replacement material should match the existing.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Petit made a motion to continue consideration of the seven original windows (Types B, D1, & F - (7 locations) with direction to the petitioner to engage a consultant with expertise in restoration to investigate the feasibility of, process, and options for restoring the original windows. She stated that the study should include, but not be limited to:

1. Assess the original windows, sashes, and all components in depth.
2. Identify and evaluate options and alternate approaches including the installation of exterior or interior storm windows.
3. Outline the process for restoration, a timeline, and identify any challenges.
4. If restoration is determined to not be feasible, provide detailed plans for replication of the original windows.

The motion was seconded by Commissioner Soderberg and approved by the Commission by a 5 to 0 vote.

Commissioner Petit made a motion to grant a Certificate of Appropriateness approving the replacement windows for the non-historic windows (Types A, C, D, E, G, H, I, & J - (26 locations) with aluminum clad wood windows and aluminum trim to match, to the extent possible, the details of the original windows. She stated that the motion is based on the findings detailed in the staff report and is subject to the following conditions.

1. All windows shall have muntins affixed to the inside and outside with an interior spacing bar.

2. Submit plans for permit that clearly detail all aspects of the replacement windows. Any deviations proposed from the size, profile, or configuration of the original windows shall be clearly called out on the plans. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

The motion was seconded by Commissioner Dann-Fenwick.

The motion failed with a vote of 4 to 1.

Commissioner Hanson made a motion to continue consideration of the replacement of the non-historic windows at 265 E. Deerpath (Types A, C, D, E, G, H, I, & J - (26 locations) with the following direction to the petitioner.

1. Evaluate the use of wood replacement windows with wood trim with respect to the ability to replicate original historic details and durability. Consider the feasibility, pros, and cons of using wood windows at the street level.

2. Investigate the use of storm windows and other techniques used to restore windows including study of local examples of restoration/rehabilitation of historic windows.
3. Provide examples of aluminum clad wood windows and wood windows on the same building to illustrate how different window types appear visually from the streetscape.
4. Evaluate whether salvaging any of the non-original windows is of value from a visual perspective.

The motion was seconded by Commissioner Petit and approved by the Commission by a vote of 5 to 0.

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Area of Request
E NORTHGATE
E MARKET SQ
E MARKET SQ
E SOUTHGATE
E MARKET SQUARE CT
N FOREST AVE
N WESTERN AVE
E DEERPATH
N MCKINLEY RD
E ILLINOIS RD
N OAKWOOD AVE
N BANK LN
230
248
-270
227
-709
675
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-684
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247
-271
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-2,3,8
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-666
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-245
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-590
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-297
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700
-710
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689
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Area of Request
E MARKET SQ
E NORTHGATE
E SOUTHGATE
E MARKET SQUARE CT
N FOREST AVE
N WESTERN AVE
E DEERPATH
N MCKINLEY RD
E ILLINOIS RD
N BANK LN
N OAKWOOD AVE
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-590
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220
350

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

PROJECT ADDRESS 265 East Deerpath, Lake Forest, IL 60045

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

The Northern Trust Company
Owner of Property

Workplace Services, 50 S Lasalle.
Owner's Street Address (may be different from project address)

Chicago, IL 60603
City, State and Zip Code

312-444-5580
Phone Number *Fax Number*

TS2@ntrs.com
Email Address

Tammy Dunlap
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Delph Gustitus, AIA
Name and Title of Person Presenting Project

BTL Architects, Inc.
Name of Firm

5940 North Sheridan Road
Street Address

Chicago, Il 60660
City, State and Zip Code

708-729-8021
Phone Number *Fax Number*

dgustitus@btlarchitects.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**

BTL ARCHITECTS, INC.
ARCHITECTURE • PRESERVATION • CONSULTING

March 4, 2025

VIA Email: Vollmersa@cityoflakeforest.com

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

Re: Follow-Up Information Regarding Windows
Northern Trust Lake Forest
265 East Deerpath Building

Dear Abigail:

As we discussed during our meeting, BTL Architects, Inc. (BTLA) has prepared this letter to provide you with additional, follow-up information regarding the windows at the Northern Trust Bank buildings in Lake Forest, Illinois. Specifically, this information is being submitted for the 265 East Deerpath building. The information was requested to be part of the submittal to the Historic Preservation Commission (HPC) of Lake Forest for the March 2025 meeting.

Information is being provided for two different conditions on the building. The first is regarding the 7 window openings on the 265 East Deerpath building that are believed to be original and historic on the building. These windows were previously discussed at the December 2024 meeting of the HPC. As requested by the HPC, CBRE, on behalf of the Northern Trust Bank, engaged a general contractor and window restoration specialist to review these windows and determine if they could be restored. The findings from the team was that they can be restored. The general contractor provided a proposal for the restoration of these 7 window openings. The restoration would include the following:

- Removal of the sashes and trim; trucking these components to the window restoration shop; restoration of these components including paint stripping, wood repair as needed, modification of sash frames and **replacement of glass with new insulating glass**, and repainting.
- Repair of wood framing members remaining in place at the building; repainting the frames.
- Installation of new sealants around the perimeters of the window frames.
- Reinstallation of the sashes at the window openings.
- All general conditions, sidewalk protection, board-up of window openings, and other protection measures.

We discussed that the proposed scope of work is acceptable to Northern Trust Bank, and that restoration of these 7 window openings is the way you prefer to proceed.

The second condition is regarding the 25 other window openings on the 265 East Deerpath building. The windows in these 25 openings were reportedly replaced about 20 or so years ago with painted wood windows. These windows are deteriorating. Repair and restoration of these windows was discussed with the window restoration specialist. They do not recommend restoring these replacement windows. Northern Trust Bank wants to replace the windows in these openings with new aluminum clad wood windows.

The HPC requested information to justify the replacement of the wood replacement windows with aluminum clad wood windows. We assembled the following information. Copies of this information are attached for reference.

1. Photos of five projects are included that show new aluminum clad wood windows in stalled in historic buildings in Illinois. The photos show the quality of the aluminum cladding profiles and the appearance of the new windows. For the Park Ridge Public Library, there are side by side photos showing existing windows and the new aluminum clad windows, showing how the new windows are very similar to the original windows.
2. Woodland Windows and Doors obtained letters regarding why aluminum clad windows were selected for window replacement projects on two historic buildings. One letter is from the project architect for the Nichols Library building in Naperville. The other is from the operations manager for the Mayan building in Aurora.
3. In our experience with many projects, we have replaced historic wood windows with new aluminum clad wood windows. It has been accepted by the Illinois State Historic Preservation Office (SHPO) on these projects. BTLA reached out to the SHPO to ask about the replacement of historic wood windows with aluminum clad wood windows in historic buildings. An email is attached from the SHPO that discusses this issue and states that they have accepted aluminum clad wood windows to replace historic wood windows for many years.
4. Marvin Windows is the company that we have been working with to evaluate new windows for this project. Marvin provided us with information regarding new painted wood windows and new aluminum clad wood windows. In summary, Marvin offers both types of windows. The painted wood windows come unfinished or prime painted on the exterior. Marvin does not warranty the exterior paint. The wood windows have to be painted initially, and then every 3-5 years. The aluminum clad windows are factory finished with a high-quality coating and come with a 20 year warranty. The initial cost for a painted wood window is about 2 times the cost of a new aluminum clad window. Regular maintenance and painting of the wood windows is required by Marvin. Over the timeframe of the 20-year warranty of the clad windows, there would be an added cost of about another 3 times the cost for repainting the painted wood windows every 3-5 years. A copy of a sample warranty from Marvin is attached. Also attached is a written comparison of the exterior finishes for the aluminum clad wood windows and the painted wood windows.
5. The lead-based paint coatings that were commonly applied to historic windows were very durable. Paint coatings with modern paints are generally not as durable as historic paints. Painting is also not an environmentally friendly action. See the attached article on paints.

6. The wood used for historic wood windows was a dense, old growth wood from 100 year old trees. New wood used for wood windows is a much less dense, new growth from 10-20 year old trees. The new wood is not as durable as the old growth wood. That is one reason why the windows replaced in the 25 openings are deteriorating after about 20 years. An article discussing this issue is attached with images showing the differences in the densities of the two wood types.

We hope that this information provides the HPC with information sufficient to approve the proposed work, which is to restore the 7 historic window openings, and replace the 25 non-historic, wood windows with aluminum clad wood windows.

Please contact me if you have any questions.

Respectfully,

BTL Architects, Inc.

Delph Gustitus, AIA
Principal

Attachments

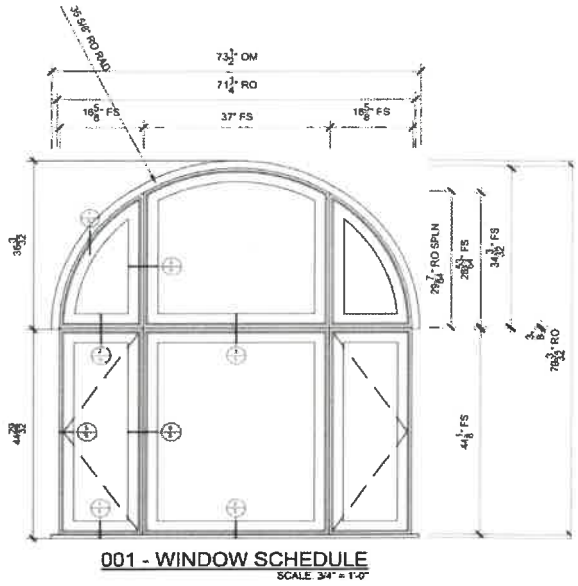
PHOTOS OF REPRESENTATIVE PROJECTS SHOWING ALUMINUM CLAD WOOD WINDOWS IN HISTORIC BUILDINGS

The McCormick Mansion Built 1896

Historic Landmark Mark Status

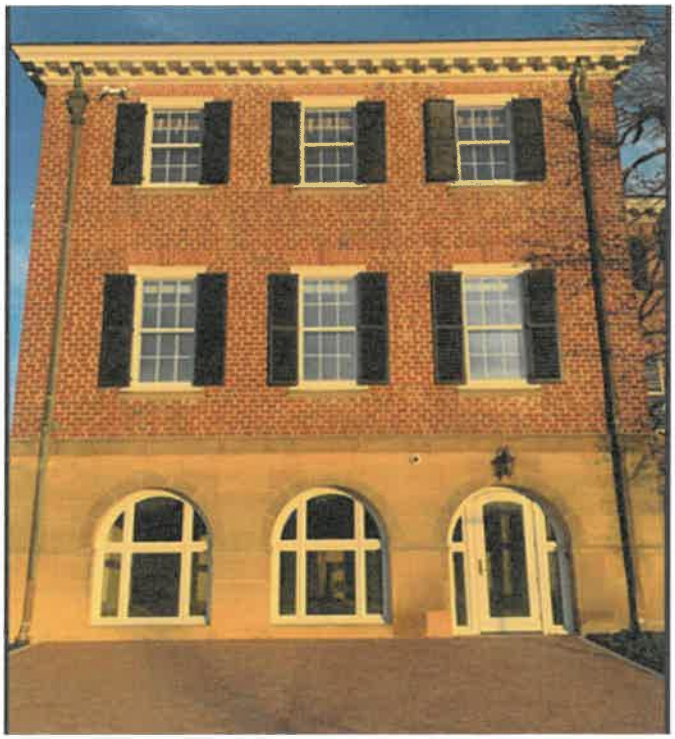
Partial Marvin Aluminum Clad Window Replacement as shown below

Original Wood Window



001 - WINDOW SCHEDULE
SCALE: 3/4" = 1'-0"

Marvin Custom Aluminum Clad Circle Top Window



Marvin Custom Clad Windows 1St Floor

LETTERS FROM HISTORIC BUILDING CLIENT AND PROJECT ARCHITECT FOR PROJECTS BY WOODLAND WINDOWS AND DOORS

fgma
FGMARCHITECTS

February 26, 2025

To Whom it May Concern,

I have worked on several historic preservation projects over the past several years that required window restoration and/or replacement. In the case when the existing historic wood windows have deteriorated beyond restoration and/or repair a customized aluminum-clad wood window is the best solution for replacement. This window replacement approach is approved for properties listed on the National Historic Register but requires proper documentation for approval.

It is critical to document any found remnants of the existing window units including the profiles of the perimeter brickmold, stile, rail, muntins, etc. This information can be used when designing the replacement unit. As part of the documentation process, it is good to develop cross-sectional drawings showing the existing window versus the proposed window replacement. These drawings would be taken through the head, jamb, and sill of the window and illustrate a side-by-side comparison. Window companies, including Marvin Windows can produce aluminum extrusions to match the existing profiles and provide custom paint finishes to replicate the historic finishes. When complete, this approach will provide a new window that will not only appear historically accurate but will provide the countless benefits of being maintenance-free as well as energy efficient.

In completing the design for the restoration work for the remaining portions of the Nichols Library building located in Naperville, Illinois which was designated as a local landmark; most of the existing window units had been removed and replaced with a non-historic window unit in the 1980s. The design team was required to use historic photos and details from several small original windows as the basis to replicate the primary window units. We worked with the team for Woodland Windows and Marvin in finalizing the design and installation of the new window units. The project was a great success.

If you have any questions, please feel free to contact me.

Regards,

Mike Elliott, AIA | Vice President-Principal
mikeelliott@fgmarchitects.com

KARADEMAS MANAGEMENT

4532 North Wilson Drive
Shorewood, WI 53211
Phone: (414) 383-5077
Fax: (414) 383-5177

Mayan Historic Building-Window Replacement Project

As we considered how to proceed with the window preservation on the Mayan Building

(Elks Building), it quickly became apparent that the existing windows were beyond repair, due to years of no maintenance on the existing building.

That's when we reached out to our architect who appreciated the historic value of the Mayan building and the need to provide window options that would provide historical accuracy and are customizable to match the original look, ensuring architectural integrity.

Marvin Windows were selected for the project due to their accuracy for historical design. This also needed to include energy efficient windows with an exterior substrate that would provide the look of a painted wood window. That's when Marvin provided a custom aluminum clad wood window corner section that included custom brickmold casing.

The Marvin Corner Section was pre-approved by the architect and the building owner. Then was presented at the Aurora Historic Preservation Commission that commented on the close resemblance of the proposed sample which was approved at that meeting. The Marvin windows were installed in the Mayan building in 2016, virtually appear the same as they did the day they were installed. Aluminum-clad wood windows are more durable and require less maintenance than exterior wood windows.

We are currently in the process of finalizing the replacement of the remaining windows on the first floor. We highly recommend Marvin Windows.

Fernando Castrejon

Operations manager

Mayan Building

Aurora, IL

EMAIL FROM SHPO TO BTLA

Gmail Delph Gustitus <dgustitus@btlarchitects.com>

Response from Illinois SHPO

1 message

Delph Gustitus <dgustitus@btlarchitects.com> Thu, Feb 27, 2025 at 5:47 PM
To: Delph Gustitus <dgustitus@btlarchitects.com>

---------- Forwarded message ---------
From: **Rubano, Anthony** <Anthony.Rubano@illinois.gov>
Date: Thu, Feb 27, 2025 at 5:03 PM
Subject: RE: [External] Re: Window Replacement Questions
To: Shelbye Doyen <sdoyen@btlarchitects.com>
Cc: Pressley, Jon L. <Jon.L.Pressley@illinois.gov>

Hi Shelbye,

Is this the former Marshall Field's in Market Square? If so, it applied for the historic tax credits in 1985, and that's probably when the windows date to. It's eligible to apply for the historic credits again. Just passing that along.

As for the windows, yes, we approve the re-replacement of windows with aluminum-clad wood windows, as long as they have the appearance of the historic wood windows – similar clear-glazed openings, putty bevels, offset meeting rails, no panning over the sills, thickened bottom rails, etc. If an owner wants to use solid-wood, double-glazed windows, we will approve those. But again, they have to look like the original windows. We don't find that new solid-wood windows last long enough to justify their use. The National Park Service changed its interpretation about requiring their use about 20 years ago and began to approved clad and aluminum windows, as long as their design is compatible and matches.

If this is the First National Bank of FL that was originally in the former Field's, it had 4-over-4 double-hung sash on the sides and pairs of 5-light French doors on the front. If it's the First National Bank of LF at 265 E Deerpath, it had multi-light double hungs all over it. In either case, we would accept simulated divided-light windows with interior, exterior, and sandwich (i.e., between the glass) muntins. In all cases, we approve "clear low-E" glass with 70% or greater light transmittance and 15% or less light reflectance.

We apply the Standards for Rehabilitation as promulgated by the NPS. But a Historic Preservation Commission can interpret the Standards how it wants. They are not bound to use the NPS's interpretation. We have had HPCs that demand solid wood windows. Not so much anymore, but there are some. If we were to review this project, and the project used aluminum-clad wood windows that we thought were approvable, that would not override the HPC's review, if they demanded solid wood windows that we would also approve.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Natural Resources Way

Springfield, Illinois 62702

MARVIN SAMPLE WARRANTY AND COMPARISON OF EXTERIOR FINISH FOR WOOD VS. ALUMINUM CLAD WINDOWS

Aluminum vs Wood

Aluminum:

NTB will incur the initial cost of an aluminum clad window with an AAMA 2605 finish warrantied for 20 years against manufacturing defects resulting in chalk, fade, and loss of adhesion (peel).

All Wood:

Marvin does not provide an exterior finish for any of its all-wood products. Marvin's all-wood products are more expensive than our aluminum clad products. Therefore, NTB would not only incur the added cost of purchasing the all-wood windows but would also incur the cost of hiring a 3rd party to prime and paint the exterior of the wood windows. While Marvin wood products are designed to be robust and have a long service life beyond the 10-year limited warranty for hardware and other non-glass components, wood exterior units require regular refinishing with a high-quality UV resistant paint. When regular maintenance is performed on wood units, we expect their service life to be comparable to clad units.

MARVIN

WINDOW AND DOOR LIMITED WARRANTY

This Limited Warranty applies to Marvin Signature® Ultimate, Marvin Signature® Modern, Marvin Elevate®, and Marvin Essential™ windows and exterior doors purchased on or after the Effective Date from an authorized Marvin dealer, and installed in the U.S.A. or Canada. This Limited Warranty extends to the owner of the structure in which the products are originally installed and is fully transferable. Please refer to the Marvin Signature® Coastline Limited Warranty for information on Marvin Coastline products.

SIGNATURE COLLECTION | ELEVATE COLLECTION | ESSENTIAL COLLECTION

GLASS COMPONENTS

Glass warranties apply to factory-installed glass or Marvin-supplied glass installed by Marvin-authorized service personnel. Standard insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years in sizes up to sixty (60) square feet, and for ten (10) years in sizes sixty (60) square feet and larger. Non- tempered glass is warranted against stress cracks caused by manufacturing defects for ten (10) years. All other glass and glass features are provided with the same warranties, limitations, and exclusions Marvin receives from its supplier; contact Marvin for further details.

NON-GLASS COMPONENTS

Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years. Stainless steel hardware and hardware with PVD finishes installed in coastal environments are warranted to be free from manufacturing defects that result in abnormal deterioration of the finish for a period of ten (10) years. Other hardware finishes are not warranted in coastal environments. Marvin Connected Home motorized operators are warranted to be free from manufacturing defects for five (5) years. Other electric operators and other motorized accessories are provided with the same warranties, limitations, and exclusions Marvin receives from its supplier; contact Marvin for further details.

EXTERIOR CLADDING FINISH

Except as described below, Marvin's standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade, and loss of adhesion (peel), per the American Architectural Manufacturer's Association's (AAMA) Specification 2605-11 Sections 8.4 and 8.9, for twenty (20) years. Anodized finishes and other specialty exterior finishes are warranted to be free from manufacturing defects for five (5) years.

Standard exterior aluminum cladding finish installed in coastal environments (within one (1) mile of a sea coast or other salt water source) is warranted against manufacturing defects resulting in abnormal deterioration caused by corrosion and/ or loss of adhesion for ten (10) years. "Abnormal deterioration" means damage to the finish (such as peeling, flaking, or blistering) beyond what is normal for an ocean coastline environment. Anodized or other specialty finishes are not warranted in coastal environments.

Marvin's standard exterior composite cladding finish is warranted against manufacturing defects per AAMA 625-10, Section 5 for ten (10) years.

INTERIOR FINISH

Factory-applied interior wood finish is warranted to be free from Finish Defects for a period of five (5) years. Factory-applied interior coated aluminum finish is warranted to be free from Finish Defects for a period of ten (10) years. Factory-applied interior anodized aluminum finish is warranted to be free from Finish Defects for a period of five (5) years. Finish Defects include cracking, peeling, checking, delamination, blistering, flaking, excessive chalking and, in the case of painted interior finish, fading or change in color (per ASTM D2244), under normal interior environmental conditions.

The color of wood changes, typically darkening over time, and is not a defect. The application of stains and/or clear finish does not prevent this natural process. Color change may be more noticeable in woods treated with a clear coat or light colored stain. The appearance of a raised grain or other natural variation in the wood grain may be enhanced by the interior finish and is not a defect. Interior finish is applied prior to assembly and is not intended to cover joinery seams. Factory-applied primer-only is not covered. Factory-applied wood primer must be painted in accordance with Marvin's finishing instructions within ninety (90) days of installation.

OBSOLETE OR DISCONTINUED PARTS

Parts designated at the time of sale by Marvin as obsolete or discontinued are warranted against manufacturing defects for a period of one (1) year.

EXCLUSIVE REMEDY

This Limited Warranty is made as of the original date of product purchase* and is not a warranty of future performance. Warranty notice periods begin on the original date of purchase*. If a covered defect is reported during the term of the applicable warranty notice period, and otherwise in accordance with the terms of the Limited Warranty, Marvin will, at its option, repair or replace the product or component, or refund the price paid for the defective product or component. Removal, installation, finishing, refinishing, and disposal costs and services are not included. Marvin will endeavor to supply original replacement parts; however, replacement parts may differ from the original parts. Replacement parts, including upgrades, are warranted for the remainder of the original product warranty.

EXCLUSIONS

Damage, defects, or problems resulting from causes outside Marvin's control are excluded from coverage under the Limited Warranty. Such causes include, without limitation:

Installation, Maintenance, and Acts of God

- Installation not in conformance with Marvin's installation instructions, industry best practices, and applicable building codes
- Improper or non-standard field finishing
- Non-standard installation, such as non-vertical or sloped glazing, upside down, or out-of square
- Installation or use in applications exceeding design standards
- Field mulls; field finishes
- Insulating glass installed above 5000 feet without capillary tubes (except as specifically provided in the Marvin Limited Warranty High Altitude Supplement)
- Installation or use near pools, saunas, hot tubs, or other high-humidity environments or sources of chlorine
- Power surges, loss of power, battery failure, or corrosion
- Integration or compatibility with any third party provided system or device
- Failure to follow Marvin's care and maintenance instructions
- Failure to properly treat, seal, and maintain exposed wood
- Use of brick wash, razor blades, or other inappropriate cleaners or chemicals
- Misuse, abuse, modification, alteration, accident, negligence, or application or use of third party products (films, tinting, security systems, etc.)
- Shifting or settling of the structure in which the product is installed
- Extreme weather events, extreme or unusual atmospheric conditions
- Water infiltration other than as a result of a manufacturing defect
- Normal wear and tear; normal discoloration or fading of finishes
- Variation in wood color, texture, and grain
- Glass imperfections consistent with ASTM or other industry standards, which do not affect structural integrity
- War, insurrection, civil unrest, terrorism, or Acts of God

WARP

Bow, twist, and warp shall not be considered defects unless in excess of ¼ inches in the plane of the door. Wood and wood-clad doors 8 feet or higher ordered without both sill and header locking hardware systems are not warranted against bow, twist, or warp. Action on claims for bow, twist, or warp may be deferred at Marvin's option for a period not to exceed twelve (12) months after installation to permit the door to acclimate to temperature and humidity conditions.

MOISTURE MANAGEMENT

Products installed in wall systems that do not allow for proper moisture management, such as exterior insulation and finish systems (EIFS) or "synthetic stucco" without effective engineered drainage systems, are not covered under the Limited Warranty.

THERMAL EFFICIENCY

Marvin does not warrant the amount or percentage of argon or other inert gas present in insulating glass at any time after manufacture. Inert gas dissipates over time, and may be ineffective in products manufactured with capillary tubes. Thermal efficiencies vary with the application of the product. Marvin does not warrant a specific level of thermal efficiency will be maintained by inert gas, low emissivity coatings, or other product features.

CONDENSATION

Condensation is not a product defect, but the result of excess humidity. Condensation, frost, mold, mildew, and/or fungus are not covered by the Limited Warranty.

CORROSION

Except as expressly provided in this Limited Warranty, finish failure or corrosion of aluminum cladding, anodized and other specialty finishes, hardware, or other components due to environmental conditions such as air pollutants, acid rain, salt, sand, chemicals, or other corrosive substances is not covered by the Limited Warranty. Follow Marvin's care and maintenance instructions, available at www.marvin.com/care or AAMA 609 & 210-02 (Cleaning and Maintenance guide for Architecturally Finished Aluminum).

SCREENS

Screens are not designed to, and will not prevent falls.

WINDOW OPENING CONTROL DEVICES

Window Opening Control Devices (WOCDs) are not a substitute for careful supervision of children. WOCDs must be tested at least monthly. Follow all safety information and instructions provided with WOCDs. This information is also available online at www.marvin.com/wocd-safetyinformation.

SENSORS

Factory-installed sensors are warranted against manufacturing defects for two (2) years. Marvin is not responsible or liable for any third-party system used in connection with the sensors, or their integration or compatibility with such third-party systems. Sensors are not a substitute for insurance, and may not be relied upon to prevent property loss or damage, personal injury, or death.

DISCLAIMERS, LIMITATIONS, AND ADDITIONAL TERMS AND CONDITIONS

Disclaimers

This Limited Warranty is the only warranty, written or oral, express or implied, provided by Marvin or its affiliates (collectively "Marvin" in this Limited Warranty). No dealer, employee, or agent of Marvin, nor any third party, may create or assume any other liability, obligation, or responsibility on behalf of Marvin. **ALL IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED**.

Any implied warranty which cannot be disclaimed under applicable law will be limited in duration to the shortest permissible term and, in any event, will not exceed the term of the applicable express limited warranty; the requirements for presenting any claim so affected will be as provided in this Limited Warranty. Any product or component not specifically subject to this Limited Warranty or another written Marvin product warranty is provided **AS IS** and without warranty. This Limited Warranty gives you specific legal rights and you may also have other rights, which may vary from state to state. **THIS WARRANTY IS NOT A WARRANTY OF FUTURE PERFORMANCE OR A STATEMENT OF THE USEFUL LIFE OF ANY MARVIN PRODUCT, BUT ONLY A WARRANTY TO REPAIR, REPLACE, OR REFUND.**

Limitations

IN NO EVENT WILL MARVIN BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES. IN NO EVENT WILL MARVIN'S LIABILITY EXCEED THE PRICE PAID FOR THE AFFECTED PRODUCT OR COMPONENT. The limitations of warranty and liability set forth herein shall survive and apply, even if the exclusive remedy set forth in this Limited Warranty is found to have failed of its essential purpose.

Certifications and Ratings

Many standard Marvin products are labeled with the Window & Door Manufacturers Association (WDMA) Hallmark Certification. WDMA Certification is based on the performance of a single sample of the product at the time of manufacture. Many standard Marvin products are labeled with National Fenestration Rating Council (NFRC) ratings. NFRC ratings are based on a combination of computer simulations and physical testing of product samples. Certifications and ratings typically apply to single products only; however certain factory-mulled or combined product configurations may also be certified. Performance of individual products may vary and will change over time, depending upon the conditions of use. WDMA certifications and NFRC ratings are not performance warranties. For details on Hallmark Certification, go to www.WDMA.com. For details on NFRC Energy Performance ratings, go to www.NFRC.org.

Suitability

Determining the suitability and compliance with local or other applicable building codes or standards, of all building components, including the use of any Marvin product, and the design and installation of any flashing, sealing, drainage, or water management system, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional. Marvin will not be liable for any problem or damage relating to inappropriate or faulty building design or construction, maintenance, installation, or selection of products. Windows and doors are only one element of a structure; Marvin does not warrant that third-party certification of a building or project to any specific standard will be achieved through the use of any Marvin product.

No Waiver

Marvin may, in its discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and shall not constitute a waiver of Marvin's right to strictly enforce the exclusions, disclaimers, and limitations set forth in this Limited Warranty in any or all other circumstances.

No Class Action or Jury Trial

YOU AGREE YOU WILL ASSERT ALL DISPUTES OR CLAIMS AGAINST MARVIN AND MARVIN'S EMPLOYEES, DEALERS OR AFFILIATES SOLELY ON AN INDIVIDUAL BASIS AND NOT AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OR IN ANY OTHER REPRESENTATIVE ACTION OR PROCEEDING, EXCEPT TO THE EXTENT SUCH WAIVER IS PROHIBITED BY LAW. YOU AND MARVIN ALSO AGREE TO WAIVE ANY RIGHT TO A JURY TRIAL AND AGREE TO HAVE ALL DISPUTES HEARD AND DECIDED SOLELY BY THE FEDERAL OR STATE COURT JUDGE.

Warranty Claims

All warranty claims must be made within sixty (60) days of the appearance of the defect and within the applicable warranty notice period. To make a warranty claim, contact your local Marvin dealer or distributor. If you do not know the name of your local dealer or distributor, use the "Find a Dealer" feature at www.marvin.com, or call 800-533-6898 to locate the one nearest you. If, after five (5) days, your dealer or distributor has not responded, send a written request to Marvin, PO Box 100, Warroad, MN 56763, Attn: Customer Service Department. Include the following information: your name, address, and telephone number, the date you purchased your product, the name of the dealer or distributor from whom you purchased your product, a description of product, order number, specific definition of problem or defect, actions you have taken, and contacts you have made with your local dealer or distributor.

Part #19980996

MARVIN®

*For product sold and originally delivered in California, the Limited Warranty is made and the warranty notice period begins to run on the original date of product delivery.

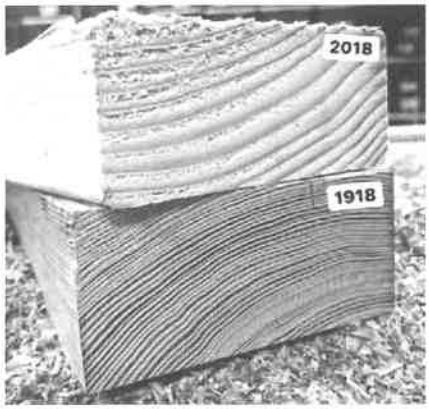
ARTICLE ON OLD GROWTH WOOD VS. NEW GROWTH WOOD

Materials (/blog/category/Materials)

MATERIAL: OLD GROWTH PINE (/BLOG/2020/2/14/MATERIAL-OLD-GROWTH-PINE)

Linda Childers (/blog?author=56c5e0493c44d841ad48b926) · February 14, 2020 (/blog/2020/2/14/material-old-growth-pine)

When wooden sash windows were crafted in the eighteenth and nineteenth century, pine was the wood of choice. It was plentiful, easy to work with, and most importantly, it was very strong and durable.



Note the tight growth rings of the old growth pine from 1918 compared to those of the pine currently being harvested.

The pine used then is what is now called, "old growth." This refers to virgin forests, where the trees being harvested were hundreds of years old.

Old growth pine bears no resemblance to the pine that is harvested now, which is usually only 10-20 years old.

By way of comparison, old growth pine typically had 30 growth rings per inch. The pine produced by modern lumber companies might only have 3-5 rings per inch.

Characterized by a very tight, straight grain, this is what gives this type of wood its strength. These trees grew very slowly in dense forests where there was great competition for light. Because of this, the growth

rings were very tight in these trees. In addition to making the wood strong, there are other benefits.

Because the trees tended to have more growth from summer to fall, as opposed to spring or early growth, this added a natural rot resistance. In addition, because the wood is harder and drier than modern lumber, termites are less of a problem. The wood-gnawing pests prefers soft and mushy wood, which is easier to chew.

Wood is not stable, as witnessed by windows and doors that become swollen with humidity during the summer months and become difficult to operate. Also, this instability and physical movement of the wood in turn causes coatings to fail. Once there's a crack in the paint, moisture seeps in and this allows rot to begin growing.

However, old growth pine doesn't expand or contract very much due to its very tight grain. This makes it a much more stable material. This lumber is ideal for windows and doors since they are expected to move freely. This lack of swelling and shrinking of the old growth pine greatly contributes to the longevity of the integrity of the paint on the window sashes.

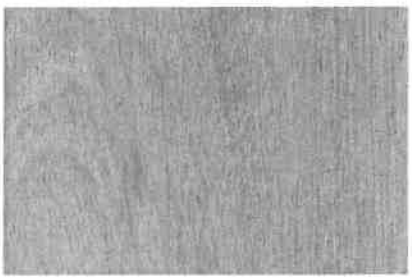
This allows them to remain in better condition for a longer period with less frequent maintenance required than most modern wood windows.

The tight, straight grain also give old growth wood greater strength than modern wood. This translates into being able to handle greater stress loads, which is of importance especially in large sash windows.

Sash windows crafted from old growth pine are irreplaceable. The wood can only be salvaged from old buildings. The forests where it grew were decimated by harvesting, primarily during the Industrial Revolution. By the 1940's, these forests were for the most part gone.

Before deciding to replace original wood sash windows, it's important to realize that the wood they were constructed of is irreplaceable. It's a far superior material to any modern growth wood.

RELATED POSTS:



(/blog/2018/7/13/material-sapele-mahogany)

MATERIAL: SAPELE MAHOGANY (/BLOG/2018/7/13/MATERIAL-SAPELE-MAHOGANY)

(/blog/2015/4/24/acetylated-wood-for-windows)

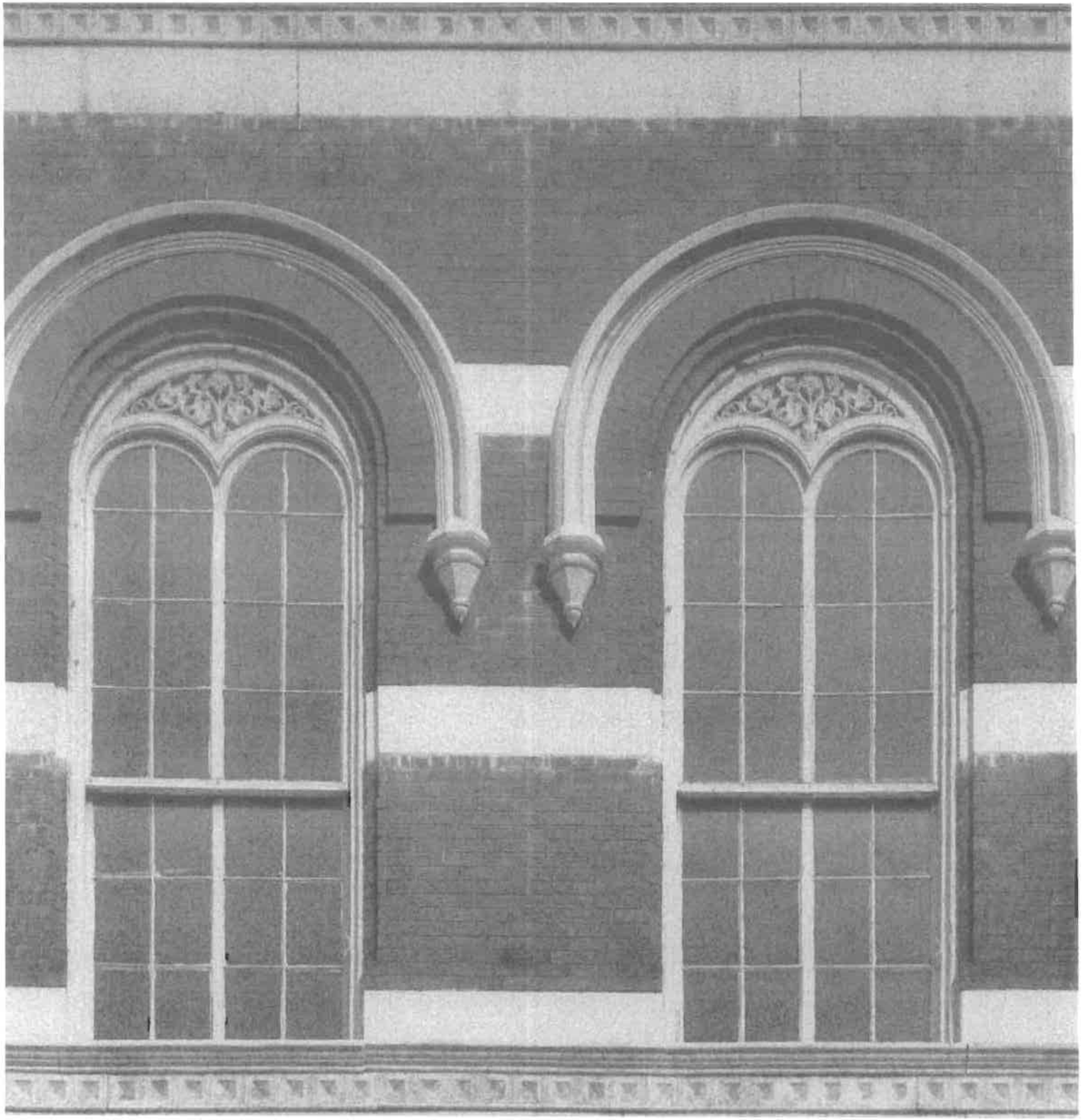
ACETYLATED WOOD FOR WINDOWS (/BLOG/2015/4/24/ACETYLATED-WOOD-FOR-WINDOWS)

Background Information Provided by Staff

The Secretary of the Interior's Standards for Rehabilitation &

Illustrated Guidelines for Rehabilitating Historic Buildings

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services



Building Exterior

Windows

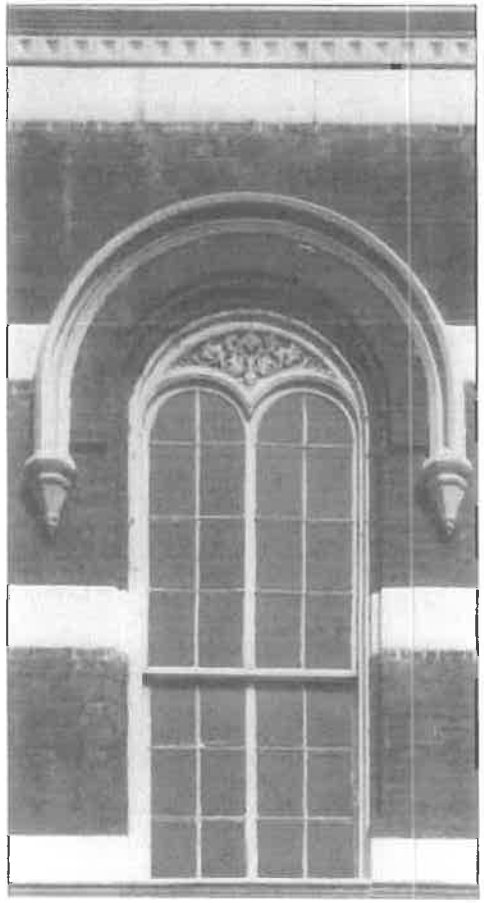
Building Exterior

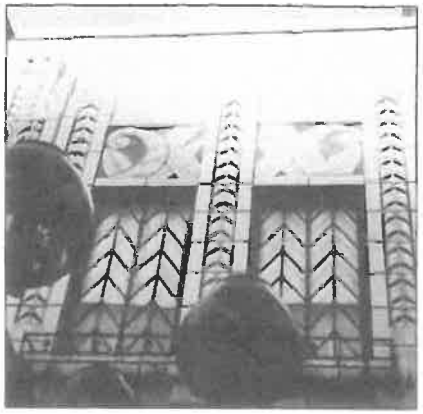
Windows

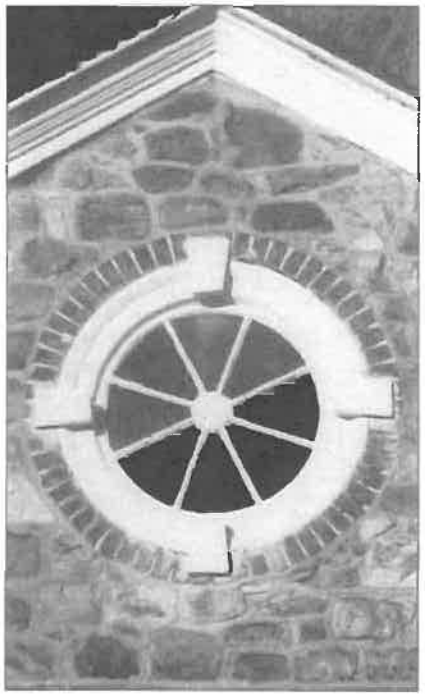
Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window. As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.





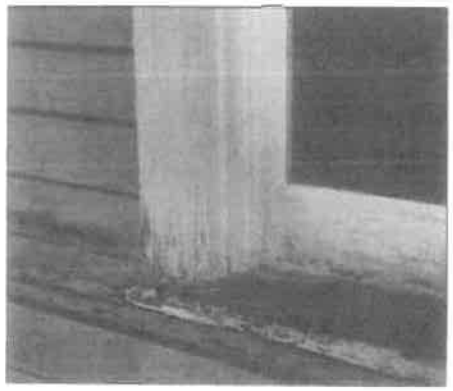


The distinctive shape and decorative detailing of a building's windows often help establish its architectural style and character.

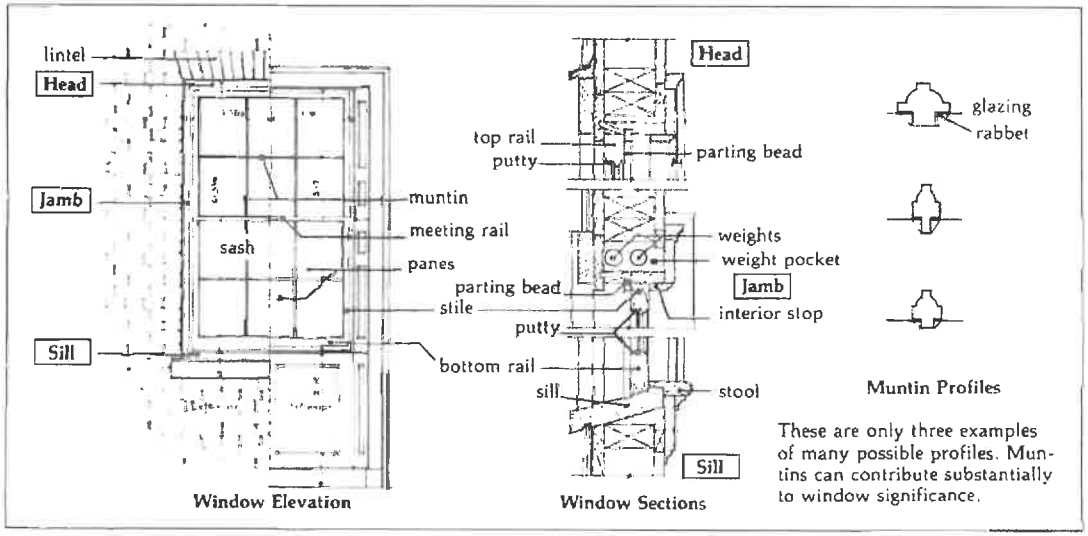
Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving windows — and their functional and decorative features — that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.	Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
	Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.
	Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
	Obscuring historic window trim with metal or other material.
	Stripping windows of historic material such as wood, cast iron, and bronze.
Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.	Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protect and maintain	
Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Maintaining a historic window may include work as basic as replacing a sash cord.

Recommended	Not Recommended
Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repair	
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.



Deterioration of poorly maintained windows usually begins on horizontal surfaces where water collects. Problem areas on this sill are clearly indicated by paint failure due to moisture.

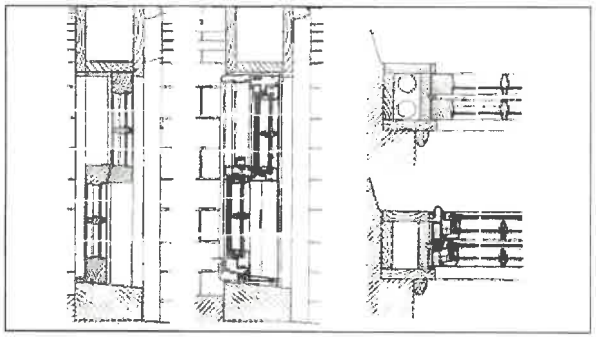


These drawings identify individual parts and fabrication details of a historic wooden double-hung window.

Recommended

Replace

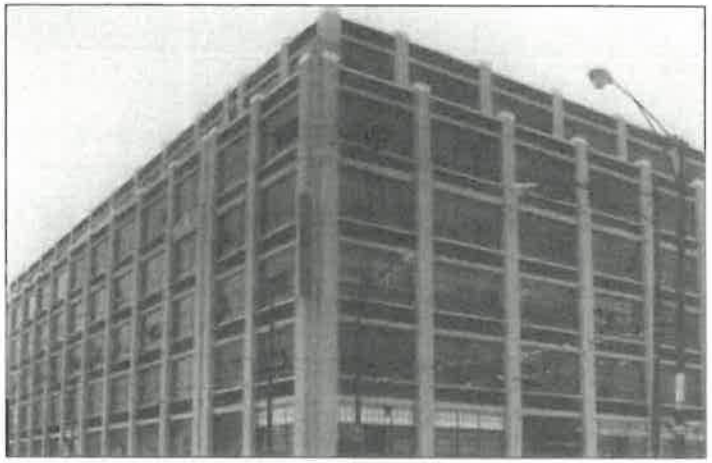
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched. Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.



For some larger buildings, it may be appropriate to replace seriously deteriorated windows with new ones that replicate most of the historic visual qualities.This two-part drawing shows the original windows in a mill and the rehabilitation solution that retained the wood frames, then utilized an aluminum sash with true divided lights and a piggyback interior storm panel.

Not Recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.



The steel pivot windows in this historic manufacturing building were replaced with new windows which matched the multi-lighted originals.

Ragdale Barn Restoration Project – Historic Preservation Commission approval April 26, 2023

Agenda Item 4
1235 Elm Tree Road and 1310 Lake Road
Continued Consideration for a Replacement of an Open Porch on the Tennis House with an Enclosed Mudroom, A New Two Car Garage, Driveway Piers and Gates at Elm Tree Road, and a Bocci Court and Pergola within the Gardens

Staff Report
Vicinity Map
Air Photo
Historic Resource Survey Forms
Building Scale Summary Sheet
January 22, 2025 Meeting Minute Excerpt

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Exterior Materials
Plat of Survey
Site Plans
Conceptual Renderings
Mudroom Elevations and Renderings
Mudroom Floor Plan
Proposed Garage Site Plan and Options
Garage Roof Studies
Garden Wall Awning Rendering and Existing Photos
Driveway Piers and Gates
Existing Ironwork Gate Images
Pergola Renderings
Exterior Lighting Fixtures and 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.

Historic Preservation Commission
April 23, 2025

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	April 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1235 Elm Tree Road and 1310 Lake Road – Replacement of an Open Porch on the Tennis House with an Enclosed Mudroom, a New Two Car Garage, Driveway Piers and Gates at Elm Tree Road, and a Bocci Court and Pergola within the Garden**

Petitioner
Elm Tree Road LLC
Winslow S. Bent & Seth Bent
Trustees

Property Location
1235 Elm Tree Road
and 1310 Lake Road

Historic Districts
East Lake Forest Local
& National Historic Districts

Project Representative
Nate Lielasus, AIA Northworks
John West, Landscape Architect

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for a small mudroom addition to the tennis house generally in the footprint of an existing open porch, a new two car garage near the cottage, a bocci court and pergola within the garden, and piers and gates at Elm Tree Road.

Description of Property and Surrounding Area
The original configuration of the Kersey Coats Reed Estate included the estate home located at 1315 Lake Road, the formal garden, garage, and gardener's cottage located at 1310 Lake Road, and the Tennis house located at 1235 Elm Tree Road. The estate house was separated from the gardens and tennis house by Lake Road and is currently under separate ownership. David Adler was the architect for the buildings and Ferruccio Vitale was the landscape architect. The garden is historically significant as an example of work that was championed by the Lake Forest Foundation for Architecture and Landscape Architecture in existence from the mid 1920's to 1935.

The site is addressed as 1235 Elm Tree Road and 1310 Lake Road and is comprised of three tax parcels but is considered a single zoning lot because of the use, siting of the structures, and common ownership. The proposed modifications are being requested to accommodate the next generation of ownership and to ensure the long-term preservation and viability of the property.

Activity to Date on this Petition
At the January 22, 2025 meeting, the Historic Preservation Commission indicated

general support for the overall scope of the proposed improvements and a building scale variance subject to further refinement and review.

The following items were approved as presented:

- Removal of the open porch on the east side of the tennis house.
- Alterations to the front of the tennis house.
- Replacement and expansion of the terrace in front of the tennis house.
- Extension of the driveway from Elm Tree Road.

The following items were continued with direction:

1. Study and refine the mudroom addition.
   a. Consider reducing and reconfiguring the windows.
   b. Consider alternate roof forms and/or further detail the roof and how it transitions to the tennis house.
   c. Refine and further detail the skylights.
   d. Further detail how the addition is inspired by the original trellis work. Balance the trellis work with a trellis on the west wing.
   e. Refine the mudroom to more closely relate to and appear as a part of the tennis house.
   f. Stake or mark the footprint of the mudroom addition.

2. Study and refine the garage.
   a. Provide images of alternate siting options considered and outline the pros and cons of each.
   b. Further detail the proposed connection to the garden wall of the cottage.
   c. Study alternate roof forms.
   d. Provide elevations of the garage and illustrate the proposed garage designs and siting alternatives in the context of the cottage and the other elements of the site.
   e. Stake or mark the footprint of the garage.

3. Develop the design for the pergola.
   a. Keep the design simple.
   b. Provide an image of the gates which are intended to influence the design of the pergola.
   c. Maintain a low profile, the pergola should not rise above the garden walls.

4. Provide images of the proposed gate at the Elm Tree Road entrance.

5. Provide a plan of all exterior lighting and provide cut sheets of all fixtures.

Additional Work Proposed

Replacement of the garden wall roof awnings was added to the scope of work since the January meeting due to their severely deteriorated condition and the need to ensure they do not collapse. They are located on the inside semicircular sections of the wall flanking the statue at the west end of the garden.

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

New Garage: This standard is met. The proposed garage is a single story and falls under the allowable height of 25 feet for accessory structures. No changes are proposed to the height of the other existing roofs.

Pergola: The height of the pergola is not provided but will need to be under 25' to comply with the height limitations for accessory structures.

Piers and Gates: The overall height of the Elm Tree Road driveway piers exceeds the maximum permitted height of 7'-0". Staff recommend further refinement of the pier design to meet this code requirement.

Standard 2 – Proportion of Front Façade

Tennis House: This standard is met. The minor conversions of the two windows to French doors was approved at the January 2025 meeting along with the placement of the mudroom.

Although setback from the primary front façade, a replacement trellis is now being proposed on the west side of the south wall to provide symmetry and balance with the new mudroom. The mud room on the east side of the front facing elevation is understanded and generally retains the proportions of the existing open porch.

New Garage: The standard is met. The garage is now separated from the cottage by a walkway and gate and in its new location provides a sense of completion to the outbuildings in immediate proximity as a cluster of service buildings not unlike a "grouping" found on historic gentleman farms.

Standard 3 – Proportion of Openings

Mudroom: This standard is met. The addition of the mudroom door in the center of the south elevation keeps the entrance in the same place as the opening in the trellis.

Standard 4 Rhythm of Solids to Voids

Mudroom: This standard is met. The placement of the mudroom windows works with the trellis geometry.

Standard 5 – Spacing on the Street

This standard is not applicable to the petition. The proposed additions and modifications are not visible from the street.

Standard 6 – Rhythm of Entrance Porches
This standard is met. The front terrace was approved at the January 2025 meeting.

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.
Mudroom and Garage: The standard is met. The exterior materials match the existing materials.

Standard 8 – Roof Shapes.
Garage: This standard is mostly met. The roof of the garage introduces a new roof form not found on the site. However, the garage relates to the garden walls as a low structure and as a result, sits quietly on the site, not calling attention. Multiple roof form options were studied by the petitioner and are included in the Commission packet for information. The petitioner prefers the flat roof option.

Garden Wall: The replacement garden wall roof structure is proposed to be copper in keeping with the addition of the copper awning over the front door of the tennis house. The use of decorative timbers to replicate the existing structure could be contemplated to more closely replicate the existing gracious open style which includes decorative stone pedestals built into the masonry wall itself to support of the wood structure.

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

Standard 10 – Scale.
The Commission indicated support for a building scale variance at the January 2025 meeting, acknowledging that 48% of the existing square footage is comprised of the indoor tennis court, and that the final overage amount is subject to the presentation of final plans and square footage calculations.

Since the last meeting, the mudroom increased by 28 SF, and the covered trellis added 243 SF to the design elements. However, these increases did not change the overall proposed overage of 64%. The final calculation for the petition may vary if ongoing refinements to the pergola change its size.

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met.* The Code does not require that all five standards be met. These standards recognize that

each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 – The project is consistent with the design standards of the City Code.
This standard is met. Based on the findings presented in this report, the mudroom addition, new garage, and the pergola honor the Design Guidelines and preservation intent of the Commission.

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. Much of the large mature trees and screening landscape materials on the site will be maintained and will shield views of the existing and new structures from both streetscapes. The ravine to the north further secludes the property. The mudroom addition and new garage are proposed internal to the site and will not add to the visible mass on the site.

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. Both the tennis house addition and garage are sited in locations away from the view of either streetscape

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 garage as proposed falls well below the height of the surrounding buildings and is in compliance with the 25-foot maximum height permitted for accessory structures.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is met. The property is located in the East Lake Forest Historic District and is registered both locally and nationally. The prominence of both the buildings and garden and their design quality are worthy of preservation. The tennis house is extremely unique but also represents a square footage and maintenance burden that encumbers the property owners with added responsibility. The proposed modifications to the tennis house will allow the petitioners to use the existing structure in a more compatible living style for a single-family dwelling.

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

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

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

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. The proposed changes to the south elevation of the tennis house are extremely minor and work with the architectural organization of the existing structure. The Commission previously approved these alterations.

Standard 13 – Preservation of natural resources
This standard is met. Six large Norway spruce trees located at the southwest corner of the gardener's cottage are proposed for removal to accommodate the proposed garage. The trees were evaluated by the city arborist and found to be in decline with a limited lifespan ahead of them. Replacement trees are proposed. Exact replacement inches and proposed species will be evaluated at the time a detailed landscape plan is submitted with the application for permits. The location of the bocci court and pergola respect the formal arrangement of the garden and are placed in order to preserve the overall layout and central axis.

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.
Pergola: This standard is not yet satisfactorily met. While the design intention is to provide a structure in keeping with the style of the garden gates, the proposed design is a highly stylized gazebo pavilion that appears Victorian in style. This style does not match the other structures on the property and should be further refined to address the Commission's direction of simplifying the design.

The structure appears quite tall and as presented, may be visible from some locations outside of the garden walls interrupting the simple lines and distinguishing character of the wall.

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.
Garage: This standard is met. The separation of the garage from the cottage preserves the historic materiality of the cottage. The removal of the proposed garage could be possible in the future without impact to the gardener's cottage.

Mudroom: The mudroom addition will utilize the same location of the current porch over the stairs and could be removed in future with repairs to the façade but leaving the architectural character of the structure intact.

Garden: The removal of the bocci court and pergola in the future will not jeopardize the historic garden axis or geometric organization.

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.

Recommendation
Grant a Certificate of Appropriateness approving the mudroom addition, the trellis element on the west patio, the pillars and gate at the Elm Tree Road driveway, the detached two car garage, and the bocci court subject to the following conditions of approval.

1. The pillars and gate at the Elm Tree Road driveway cannot exceed seven feet as measured from the adjacent lowest point of grade to the highest element of the structures.

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

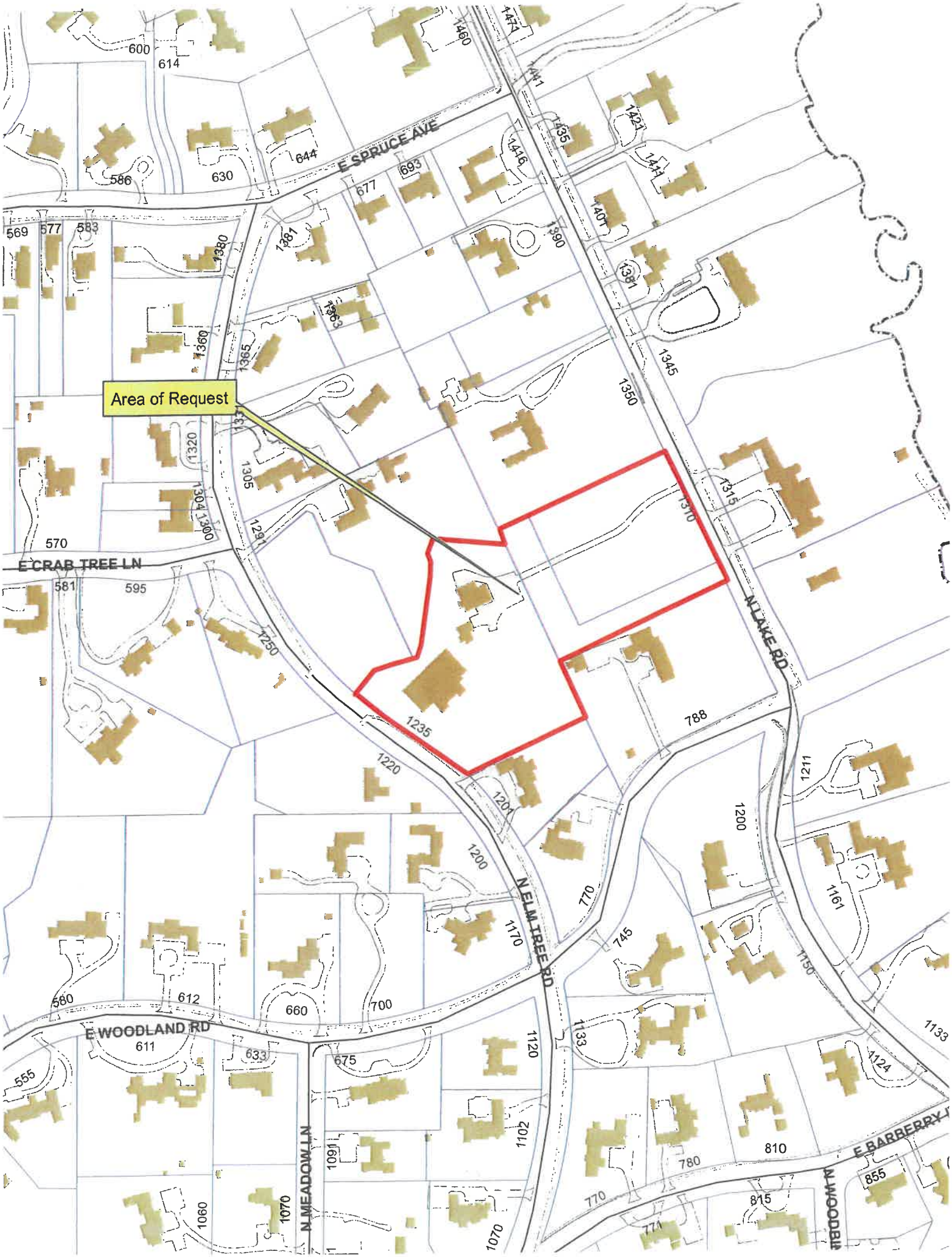
3. Submit a detailed landscape plan indicating species, location, and size at the time of planting. The plan shall identify all trees and vegetation intended to remain or A tree removal plan

4. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. Limited on street parking may be permitted at the City's discretion however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed.

AND

Continue consideration of:

1. The pergola with direction to simplify and lower the height of the pergola to eliminate views from outside of the garden, over the garden wall.
2. For the garden wall replacement awning, consider refinement of the design to more closely replicate elements of the existing awning.
3. Final approval of the building scale variance based on the square footage of any further modifications to the pergola or additions.


Area of Request
E SPRUCE AVE
E CRAB TREE LN
E WOODLAND RD
N LAKE RD
N ELM TREE RD
N MEADOW LN
E BARBERRY
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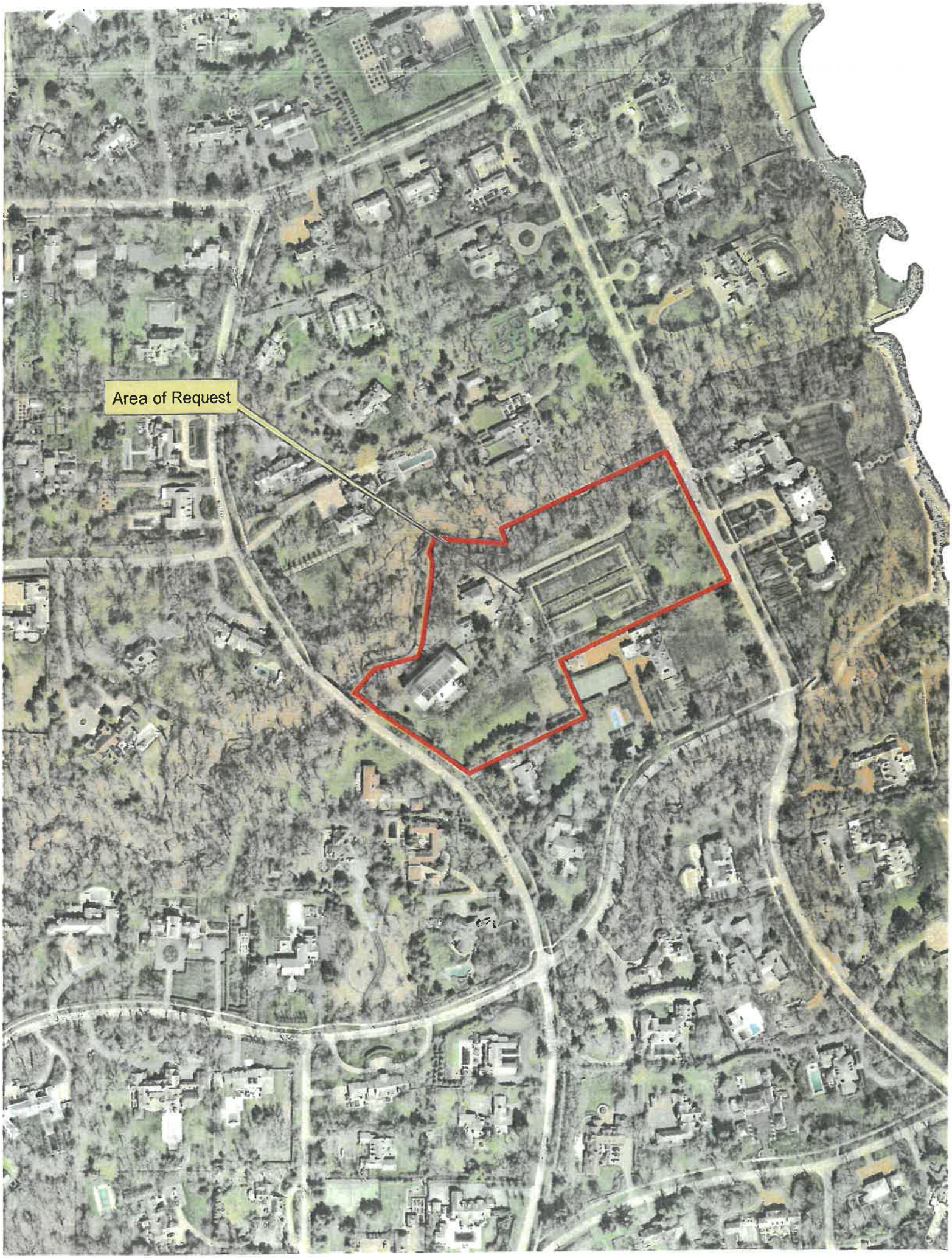
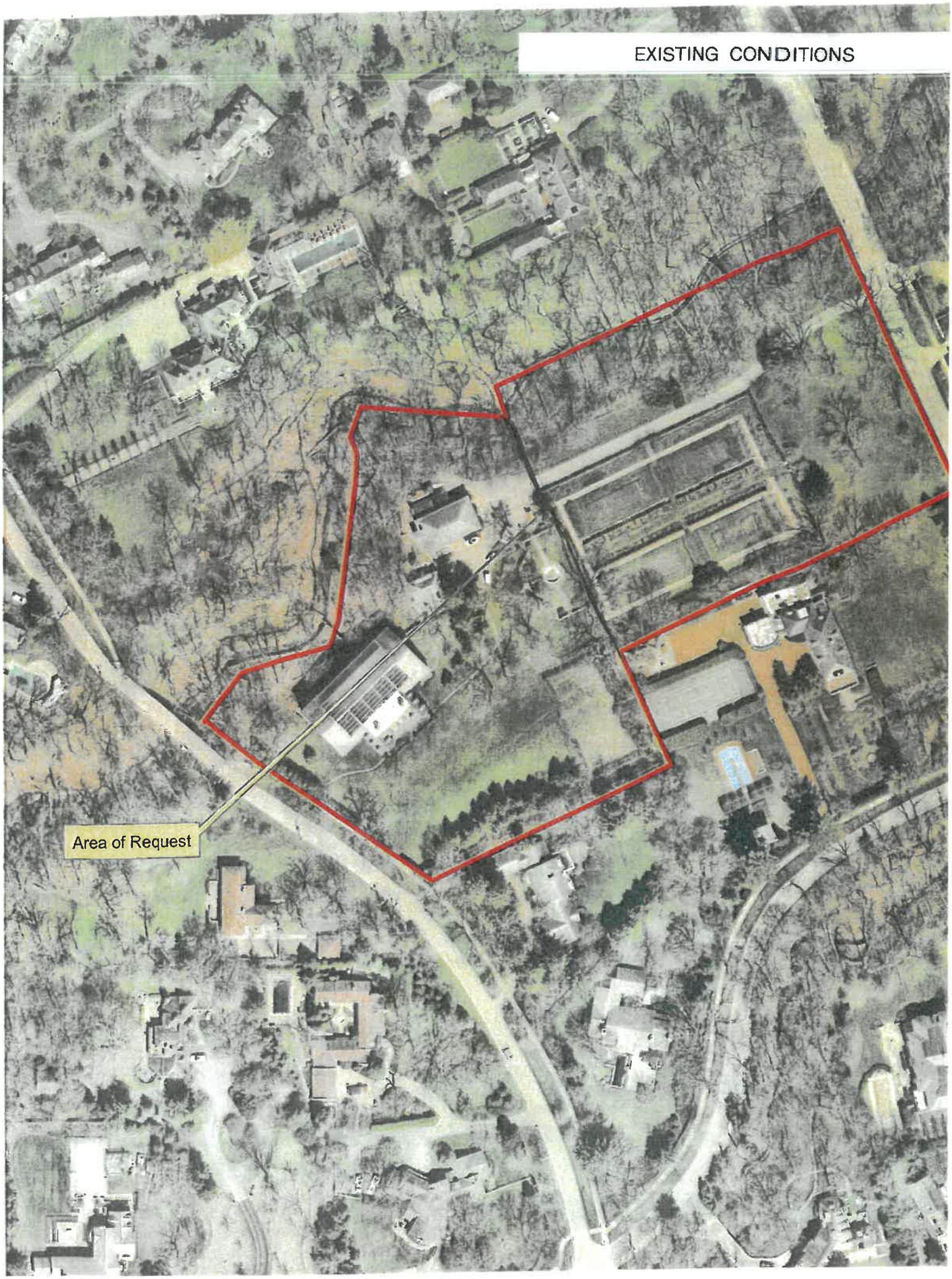

Area of Request


EXISTING CONDITIONS
Area of Request

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 6336

Property Address:
Street: 1235 N ELM TREE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Mrs. Stanley Keith Tennis Court Building

Original Owner: Mrs. Stanley Keith

Other Previous Owners: REED, JOHN S

Present Owner: ELM TREE ROAD LLC

Current Property Name:

Resource Type: Building

Date of Construction: 1931

Use, Original: Indoor Tennis Court

Use, Present: Single Family Residence

Theme: Recreation

Secondary Theme: 20th Century Architecture

Style: Colonial Revival

Secondary Style:

Architect/Engineer: David Adler

Builder/Contractor: unknown

Landscape Architect:

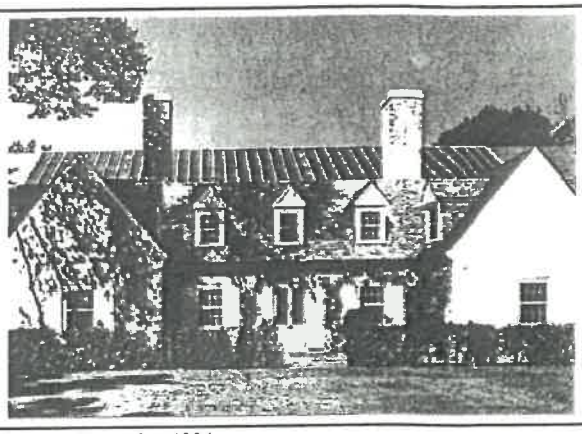


Photo Name: November 1994

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 27 Original Lake Forest; platted 06/23/1857

Subdivided from:

Current Property Size (est.): 6.65 acres
Original Property Size (est.) : 11.71 acres

Facade Easement?: None
Held by:

Conservation Easement?: None
Held by:

Plan Shape: Rectangular

Number of Stories: 2

Structural Framing: Unknown

Foundation Material: Poured Concrete

Facade Material: Brick

Roof Form: Gable

Roof Material: wood shingles

Primary Window Type: Double Hung - 6/6

Porches:

Integrity: Good

Condition: Good

Decorative Features & Surfacing:
Double front gables define the front elevation. Pedimented wall dormers are rhythmically placed across the façade.

Local Register:

Local Historic District:
Local Ordinance Historic District

Contributing Significance to Local District:
Contributing

Contributing Significant Resources:
Mrs. Stanley Keith Tennis Court Building - David Adler, 1931.

Is this Property Eligable 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:
Listed in the Illinois Historic Structures Survey (Illinois Dept. of Conservation, 1975)

History and Significance:
This property is identified as a significant contributing structure to the Historic District. The house was designed by David Adler, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1931, 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.

This was the first indoor tennis court in Lake Forest. The main house of this estate is at 1315 Lake Road. The western wall of this building rises from midway down the ravine, so to enter the courts one had to descend several flights of stone steps. The building originally had three guest chambers, a kitchen, and several sitting rooms. Balconies granted access to the courts below. The courts extended the length of the building and was lighted by the glass roof above.

This building was built by Helen Shedd Reed, daughter of John G. Shedd. In 1931, Mrs. Reed donated the Lake Forest Library building as a memorial to her first husband, Kersey Coates Reed. Mrs. Reed and her sister Laura Shedd Schweppe built the original building of the Shedd Aquarium at the south end of Grant Park. She was remarried to Stanley Keith.

David Adler (1882 - 1949) has been described as the last of the great eclectic architects. He designed at least fifty houses in a range of styles that included Italian Renaissance villas, French chateaux, Georgian, and American colonial. Though most of his houses were built on Chicago's North Shore, particularly in Lake Forest, some of his most important work is found from the East Coast to Honolulu.

A native of Milwaukee, Adler attended city schools and received a preparatory education at the Lawrenceville School in New Jersey. In 1894, Adler graduated from Princeton University and continued his studies at the Ecole des Beaux-Arts in Paris. While in Paris Adler became friends with Henry C. Dangler. This friendship proved worthy as they returned to United States in 1911 and both worked briefly for Howard Van Doren Shaw before breaking out on their own one year later. Adler devoted his attention to domestic architecture designing many private homes and apartment houses in the city's suburbs, particularly on the North Shore. For most of his career, Adler worked alone, except for the years between 1917 and 1928, when he was associated with Robert Work. Adler became a member of the Chicago Chapter, A.I.A. in 1926, and in 1941 was elected a Fellow of the American Institute of Architects.

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 Elm Tree two lots north of Woodland Road along the ravine.

Associated Buildings:

There is a Gardener's Cottage on the property. The vacant lot to the east, containing formal gardens, is in common ownership with this parcel. Both lots were once associated with 1315 Lake Road, the Mrs. Stanley Keith House - David Adler, 1931.

Sources of Information:

City of Lake Forest Address and History Files.

Certif. of Appropriateness Case #(s):

1235 N ELM TREE RD

Survey Date: May 1999

Demolished:

Demolition Date:

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 2696

Property Address:
Street: 1310 N LAKE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Mrs. Stanley Keith Gardener's Cottage

Original Owner: Mrs. Stanley Keith

Other Previous Owners: John S. Reed 1984. Steven Bent 2008

Present Owner: ELM TREE ROAD LLC

Current Property Name:

Photo Name:

Demolished: **Date:**

Resource Type: Building

Date of Construction: 1931

Use, Original: Gardener's Cottage

Use, Present: Single Family Residence

Theme: Domestic, Estate Service Building

Secondary Theme: Country Estate Era

Style: Colonial Revival

Secondary Style:

Architect/Engineer: David Adler

Builder/Contractor: Unknown

Landscape Architect: Feruccio Vitale; Rose Nichols (planting);

Zoning District: R4

Subdivision: Lot 27 Original Lake Forest; platted 06/23/1857

Subdivided from: Originally part of the Keith Estate - Main House, 1315 N. Lake Rd.

Current Property Size (est.): 6.65 acres
Original Property Size (est.) : 11.71 acres

Facade Easement?: None
Held by:

Conservation Easement?: None
Held by:

Plan Shape: Irregular

Number of Stories: 1 1/2

Structural Framing: unknown

Foundation Material: unknown

Facade Material: Brick

Roof Form:

Roof Material:

Primary Window Type: Double Hung

Porches:

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:

Local Register:

Local Historic District:
Local Ordinance Historic District

Contributing Significance to Local District:
Contributing

Contributing Significant Resources:
Mrs. Stanley Keith Gardener's Cottage - David Adler, 1931

Is this Property Eligable 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:

This property is identified as a contributing structure to the Historic District. This was originally the gardener's cottage to the Mrs. Stanley Keith estate at 1315 Lake Road. The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Many service buildings were located on the grounds of the main estate, and have since been subdivided or sold off and converted to single family residences. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. These buildings collectively contribute to the character of the historic district and should be preserved.

This building was built by Helen Shedd Reed, daughter of John G. Shedd. In 1931, Mrs. Reed donated the Lake Forest Library building as a memorial to her first husband, Kersey Coates Reed. Mrs. Reed and her sister Laura Shedd Schweppe built the original building of the Shedd Aquarium at the south end of Grant Park. She was remarried to Stanley Keith.

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Adler became a member of the Chicago Chapter, A.I.A. in 1926, and in 1941 was elected a Fellow of the American Institute of Architects.

The term "Colonial Revival" refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Post-medieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

Changes:

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

Property Setting:

Residential neighborhood; This property is located on the east side of Elm Tree two lots north of Woodland Road along the Ravine.

Associated Buildings:

There is an indoor tennis court on the property. The vacant lot to the east, containing formal gardens, is in common ownership with this parcel. Both lots were once associated with 1315 Lake Road, the Mrs. Stanley Keith House - David Adler, 1931.

Sources of Information:

City of Lake Forest address and history files.

Certif. of Appropriateness Case #(s):

1310 N LAKE RD

Survey Date:

Demolished:

Demolition Date:

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

Address **1235 Elm Tree Road - 1310 Lake Road** Owner(s) **Elm Tree Road LLC**

Architect **Nate Lielasus, AIA Northworks** Reviewed by: A. Vollmers

Date **4/23/2025**

Lot Area **233655** sq. ft. Tableland: 198,532 SF Non Tableland: 70,246 SF 268778 Total Lot SF

Square Footage of Residence -- New

1st floor **13100** + 2nd floor **11411** + 3rd floor **4728** = **29239** sq. ft. (All Buildings)

Design Element Allowance = **2049** sq. ft.

Total Actual Design Elements = **493** sq. ft. *Excess* = **0** sq.ft.

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

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

Basement Area = **3598** sq. ft.

Accessory buildings = **0** sq. ft.

Total Square Footage of Residence = **32837** sq. ft.
(minus Design Elements, plus garage overage)

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

Square Footage of House and Proposed Addition:

1st floor **245** + 2nd floor _____ + 3rd floor _____ = **245** sq. ft.

New Garage **568** sq. ft. *Excess* = **568** sq. ft.

New Design Elements **693** sq. ft. *Excess* = **0** sq. ft.

TOTAL SQUARE FOOTAGE = **33650** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = **20492** sq. ft.

DIFFERENTIAL = **13158** sq. ft. **NET RESULT:**
Over Maximum

13158 sq. ft. is

64% over
Max. allowed

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

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: **2049** sq. ft.

Front & Side Porches = **0** sq. ft.
Cottage Screen Porch = **127** sq. ft.
Covered Entries = **0** sq. ft.
Greenhouse = **219** sq. ft.
Garden Pergola = **450** sq. ft. NEW
Breezeway = **0** sq. ft.
Covered Trellis = **243** sq. ft. NEW (West side of the Tennis House south elevation)
Individual Dormers = **147** sq. ft. (Cottgae & Tennis House)
Bay Windows = **0** sq. ft.

Total Actual Design Elements = **1186** sq. ft. **Excess Design Elements =** **0** sq. ft.

Excerpt
Historic Preservation Commission
Proceedings of the January 22, 2025 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, January 22, 2025, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell, and Commission members Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, Robin Petit, and Leif Soderberg.

Commissioners absent: Commissioner Lloyd Culbertson

City staff present: Abigail Vollmers, Senior Planner, Luis Prado, Assistant Planner, and Catherine Czerniak, Director of Community Development.

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3. **Consideration of a request for a Certificate of Appropriateness to allow removal of an open porch, a small addition and exterior modifications to the tennis house, a new detached two car garage, a bocce court and pergola in the garden, a driveway extension to Elm Tree Road, and a building scale variance for property addressed as 1235 Elm Tree Road and 1310 Lake Road.**
   Property Owner: Elm Tree Road LLC (S. Bent, W. Bell, G. Anderson)
   Presented by: Nate Lielasus, AIA, Northworks
   John West, Landscape Architect

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Lielasus stated that the property owner who has maintained and preserved the property in its original form for several decades, recently passed away. He explained that Mr. Bent's stepchildren will be taking over the property adding that both have a deep appreciation for it. He noted that the tennis house was never intended to be a single family home because the main estate house was located to the east, on Lake Road. He explained that the goal is to adapt the tennis house for use as a weekend home for a family with young children. He explained that the cottage and carriage house located just to the northeast of the tennis house predate the construction of the estate house and tennis house adding that the two pre-existing structures were reclad in brick and mica limestone during the construction of the estate. He pointed out the existing curb cut on Elm Tree Road and said that the intent is to re-establish a driveway on to the property from Elm Tree Road. He stated that the tennis house as originally constructed is largely intact with the exception of the original trellises located on the east and west wings of the south elevation. He described the proposed modifications

to the south elevation of the tennis house noting the windows that will be replaced with French doors, the open porch proposed for removal, the mudroom addition, and the expanded front terrace and knee walls. He reviewed the existing floor plan and the proposed interior modifications. He stated that the garden was established in 1927 and designed by Ferrucio Vitalie with a focal point at the west end. He pointed out the location of the proposed bocci court and pergola in one section of the garden. He reviewed the new garage proposed to the east of the tennis house, at the corner of the cottage.

Ms. Vollmers noted the significance of the property and acknowledged the family who for generations have been good stewards of the property. She stated that David Adler was the architect for the estate and confirmed that the garden was designed by Ferrucio Vitalie. She stated that the garden is likely one of the oldest surviving intact formal gardens in Lake Forest and possibly on the Northshore. She stated that the adaptive reuse of the tennis house for a single family residence requires attention to detail to ensure that minimal changes are made and that the applicable standards are satisfied. She noted that the staff report recommends further study of the proposed garage with respect to location, relationship to the cottage, and the roof form. She noted that the square footage overage on the site is due to the unique configuration of the tennis house building and the exposure of the structure at the end of the ravine which results in a significant amount of the square footage on the site. She noted that the staff report raises questions about the scale and detailing of the pergola. She acknowledged that the pergola could be removed from the garden in the future.

In response to questions from Commissioner Dann-Fenwick, Mr. Lielasus stated that the carriage house on the site is used for storing garden equipment and supplies and is not convenient for use by the family that will occupy the tennis house. He acknowledged that the proposed expanded terrace in front of the tennis house adds hardscape to the site but noted that the existing terrace is narrow and not functional as outdoor living space. He stated that the existing hedge at the front of the home is in poor condition and will be removed. He confirmed that the mudroom is elongated beyond the footprint of the existing porch to accommodate the stairs to the basement.

In response to questions from Commissioner Dann-Fenwick, Mr. West explained that boxwood hedges are not faring well City-wide due to climate change, diseases, and insects. He pointed out that the wall is intended to double as seating around the terrace. He stated that ivy could be grown on the walls to soften the appearance.

In response to questions from Commissioner Petit, Mr. Lielasus explained that the existing Elm Tree Road curb cut will be shifted slightly to the north to comply with zoning requirements and confirmed that the existing streetlight located to the south of the driveway will remain. He stated that a wrought iron gate will be installed at the entrance. He confirmed that the existing pedestrian gate and chain link fence will remain adding that the fence is not visible because it is within the vegetation. He

stated that the patio will be sand blasted bluestone, and the walls tumbled brick and limestone. He reviewed the details of the mudroom noting that the original trellis design is used for inspiration. He stated that the intent is to match the original architectural detailing.

In response to questions from Commissioner Petit, Mr. West stated that the existing garden gate is likely not original. He commented that the details of the pergola are intended to generally align with the formality of the main house adding that the goal is a structure that is light and durable. He stated that the final design of the pergola is not yet determined. He stated that the images presented are for the purpose of illustrating the general concept of a pergola.

In response to questions from Commissioner Hanson, Mr. Lielasus stated that the second floor of the carriage house is an apartment that is rented to a long term tenant. He stated that the future use of the cottage space has not yet been determined. He stated that the new garage is intended to support the family that will live part time in the tennis house. He explained that the siting of the garage is driven by the interest in retaining the park like setting on the south side of the property adding that all of the structures are clustered on the northern portion of the property with open space to the south. He stated that as proposed, the garage is connected to the tennis house by an open pathway and connected to the garden wall that extends from the cottage creating a nook between the tennis house and the cottage. He stated that there is not an interior connection between the cottage and proposed garage. He stated that the garage is designed as a low profile structure to appear as a garden wall. He noted that the garage doors and driveway apron are oriented to the east consistent with the existing driveway and garage doors. He stated that the flat roof design of the garage minimizes visibility from any of the other structures on the site.

In response to questions from Chairman Grinnell, Mr. West stated that the new driveway is intended to be constructed of permeable materials. He stated that the proposed driveway configuration is close to the original routing of the driveway.

In response to questions from Commissioner Daliere, Mr. Lielasus stated that the attachment of the garage to the garden wall is done with a light touch. He confirmed that there is no impact to the shutters on the cottage or to the interior space. He explained that the garden wall becomes the wall of the new garage. He agreed to stake the footprint of the garage. He stated that the garage doors will be similar in design to the garage doors on the carriage house. He stated that the garage will not have a basement and confirmed the intent to preserve the deciduous tree near the garage. He stated that the garage is sited based on functionality, relationship to the new mudroom on the tennis house, and the goal of preserving the open space and the park-like setting. He stated that a metal roof is proposed on the mudroom adding that the pitch of the roof does not allow for slate which is the roof material on the tennis house.

In response to questions from Commissioner Daliere, Mr. West stated that the proposed bocce court is within an existing garden bed and the pergola within the adjacent grassy area. He stated that the pergola will be about 12 feet in height, lower than the garden walls. He stated the intention to restore the outdoor grass tennis court.

In response to questions from Commissioner Soderberg, Mr. Lielasus acknowledged that the skylights proposed in the new mudroom are more modern in style than the existing skylights in the tennis house. He stated that the original skylights are difficult to maintain. He confirmed that the existing quoins on the tennis house are wood.

In response to questions from Chairman Grinnell, Mr. Lielasus pointed out the existing garden wall that extends from the cottage. He explained how the proposed garage will engage with the garden wall as well as the cottage itself.

Hearing no further questions from the Commission, Chairman Grinnell invited public comment.

Suzanna Sullivan, representing the Lake Forest Preservation Foundation, read the letter previously submitted by the Foundation which was distributed to the Commission in advance of the meeting. She thanked the property owner for the care that has been taken over past decades to preserve the unique historic structures and gardens on the property. She summarized that the Foundation would like to see more detail on various aspects of the project as requested in the letter provided.

Hearing no further requests to speak from the public, Chairman Grinnell invited final questions from the Commission.

In response to questions from Commissioner Soderberg, Mr. Lielasus stated that the existing awning and copper scalloping are not original to the house. He explained that fabric awnings do not wear well, and the tube structure can become bent. He stated that a metal awning is proposed. He stated that the copper will patina over time.

Chairman Grinnell encouraged limiting the number of different materials on the tennis house to the extent possible.

Hearing no further questions from the Commission, Chairman Grinnell invited final comments from the Commission on each aspect of the petition.

Building Scale Variance
Commissioners Soderberg and Petit stated support for the building scale variance noting the unique circumstances of the property.

The other Commissioners agreed.

Tennis House - Alterations and Mudroom Addition
Commissioner Dann-Fenwick commented that the proposed mudroom draws the eye away from the front of the tennis house and expressed concern about the roof and design of the windows. She suggested reducing the number of windows and configuring the roof in a manner that is more sympathetic to the historic structure. She suggested consideration of using brick on the lower portion of the mudroom addition and consideration of re-introducing lattice work on the mudroom as well as on the west wing of the tennis house.

Commissioner Daliere agreed that reducing the windows on the mudroom should be considered.

Commissioner Soderberg observed that the windows as proposed evoke the openness of the existing porch. He stated an understanding of the importance of the mudroom from a functional perspective.

Chairman Grinnell observed that originally, the structure was a tennis court with some entertaining spaces and going forward, the structure will be a single family residence with an indoor tennis court. She commented that the mudroom addition appears somewhat temporary and does not relate well to the overall structure. She observed that the mudroom is configured as tunnel like space.

Garage
Commissioner Soderberg stated support for the garage as proposed noting that the service buildings are clustered together on the northern portion of the property rather than infringing on the open space. He stated that keeping the garage low is beneficial adding that ivy can be planted to soften the structure.

Chairman Grinnell said that with the understanding that the garage is not attached to the cottage wall, but instead, to the garden wall, she is more comfortable with the placement than she was originally.

Commissioner Dann-Fenwick stated that the garage is incongruous to the other Adler designed buildings on the property. She stated that the garage appears large in comparison to the cottage and does not align with the features of the property. She suggested consideration of other roof forms.

Commissioner Daliere agreed that the garage appears to be out of context with the rest of the site. She stated that it would be helpful to have elevations of the garage and elevations of the garage in the context of the cottage and carriage house.

Commissioner Hanson stated a concern about the appropriateness of the roof form of the garage and questioned whether Standard 8 is satisfied. He stated that he is comfortable with how the garage is connected to the cottage but noted that it is

unusual for a garage to be attached to a structure that it is not serving. He suggested consideration of some separation. He stated appreciation for the removal of what is now a parking lot near the cottage and carriage house.

Expanded Terrace at Tennis House
Commissioner Hanson suggested the use of simple stone on the terrace to allow the tennis house to shine. He stated support for the walled terrace as proposed.

Chairman Grinnell stated support for the wall instead of a hedge around the terrace based on the information presented by Mr. West.

Pergola
Commissioner Soderberg acknowledged that a final design for the pergola is not yet available and asked that the pergola be designed in a manner that is sensitive to the height of the garden wall.

Commissioner Dann-Fenwick urged a simple design for the pergola.

Commissioner Hanson stated his understanding that the inspiration for the pergola is the design of the main gate.

Other
Commissioner Petit commented that there appears to be a significant amount of exterior lighting proposed. She requested that details be provided indicating the location and fixture types.

Hearing no further comments from the Commission, Chairman Grinnell invited motions noting that there appears to be support for some aspects of the petition and interest in seeing additional study and detailing on other aspects.

Commissioner Daliere made a motion to grant a Certificate of Appropriateness *conceptually* approving the overall scope of the proposed improvements on property addressed as 1235 Elm Tree Road and 1310 Lake Road and a building scale variance in a percentage yet to be determined subject to Commission approval. She stated that the findings detailed in the staff report are adopted in support of the motion along with the deliberations of the Commission. She stated that *approval is granted* of the following subject to the conditions detailed below.

- Removal of the open porch on the east side of the tennis house.
- Alterations to the front of the tennis house.
- Replacement and expansion of the terrace in front of the tennis house.
- Extension of the driveway from Elm Tree Road.

Conditions of Approval

1. Prior to submitting for permit for the approved items detailed above, the plans shall be refined as follows:
   a. The final form of the metal awning shall be further detailed including the scalloping.
   b. The materials of the terrace shall be simple to allow the tennis house to be the focal point.

2. Plans submitted for permit must reflect the project as presented to and approved by the Commission. Any refinements, including those made in response to the conditions listed above, in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. Staff is directed to review any changes in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

Commissioner Daliere made a motion to continue consideration of the mudroom addition, new garage, pergola, bocce court, and exterior lighting to allow the petitioner the opportunity to consider refinement and further detailing in response to the Commission's comments and questions. In particular, she noted the following direction:

1. Study and refine the mudroom addition.
   a. Consider reducing and reconfiguring the windows.
   b. Consider alternate roof forms and/or further detail the roof and how it transitions to the tennis house.
   c. Refine and further detail the skylights.
   d. Further detail how the addition is inspired by the original trellis work. Balance the trellis work with a trellis on the west wing.
   e. Refine the addition to relate and appear as a part of the tennis house.
   f. Stake or mark the footprint of the mudroom addition.

2. Study and refine the garage.
   a. Provide images of alternate siting options considered and outline the pros and cons of each.
   b. Further detail the proposed connection to the garden wall of the cottage.
   c. Study alternate roof forms.
   d. Provide elevations of the garage and illustrate the proposed garage designs and siting alternatives in the context of the cottage and the other elements of the site.
   e. Stake or mark the footprint of the garage.

3. Develop designs for the pergola.
   a. Keep the design simple.

b. Provide an image of the gates which are intended to influence the design of the pergola.
c. Maintain a low profile, the pergola should not rise above the garden walls.

4. Provide images of the proposed gate at the Elm Tree Road entrance.

5. Provide a plan of all exterior lighting and provide cut sheets of all fixtures.

The motion was seconded by Commissioner Petit and approved by the Commission by a 6 to 0 vote.

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THE CITY OF LAKE FOREST

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

PROJECT ADDRESS 1130 Lake Road / 1235 Elm Tree Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Elm Tree Road LLC
Owner of Property

410 Hunt Club Way
Owner's Street Address (may be different from project address)

Lake Geneva, WI 53147
City, State and Zip Code

(262) 384-3701 (262) 384-3715
Phone Number *Fax Number*

wbell@bellandersonlaw.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Nate Lielasus, Principal
Name and Title of Person Presenting Project

Northworks Architects
Name of Firm

1512 N Throop St.
Street Address

Chicago, IL 60647
City, State and Zip Code

(504) 931-5270
Phone Number *Fax Number*

nlielasus@nwks.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

PARTNERSHIP OWNERSHIP (EXHIBIT B)

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

Name Winslow S. Bent Trust dated 3/20/64	**Name** Seth L. Bent Trust dated 3/20/64
Address 410 Hunt Club Way Lake Geneva, WI 53147	**Address** 410 Hunt Club Way Lake Geneva, WI 53147
Ownership Percentage 50 %	**Ownership Percentage** 50 %
Name	**Name**
Address	**Address**
Ownership Percentage %	**Ownership Percentage** %
Name	**Name**
Address	**Address**
Ownership Percentage %	**Ownership Percentage** %
Name	**Name**
Address	**Address**
Ownership Percentage %	**Ownership Percentage** %
Name	**Name**
Address	**Address**
Ownership Percentage %	**Ownership Percentage** %

1310 Lake Road – 1235 Elm Tree Road

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Statement of Intent & Response to Standards for Review

January 16, 2025

Introduction

The Tennis House property at 1310 Lake Road / 1235 Elm Tree Road was originally developed beginning in 1929 as part of an estate that included the Main House at 1315 Lake Road across the street.

The property has been owned for decades by an LLC set up by Stephen Bent. Mr. Bent has recently passed away and now his stepchildren are hoping to acquire the property.

The current owner of the Tennis House is the same LLC set up by Stephen Bent. Mr Bent - a direct descendant of the original owner, Mrs Kersey Coates (Helen Shedd) Reed, who commissioned David Adler to design the estate - purchased the property from his Uncle John Reed in 2008. During his ownership, Mr Bent has gone to considerable lengths to preserve and restore the integrity of the buildings and grounds.

With Mr Bent's recently passing, his stepchildren are ready to take on stewardship for the property.
The new ownership and use of the property brings about the need for changes while also balancing protecting the historic character of the buildings and site.

Here is an overview of the proposed changes for each side of the property.

1235 Elm Tree Road

Tennis House - Renovation

The Tennis House has not been inhabited for decades and is only intermittently used for tennis and parties. Ethan Meers currently uses the adjacent Cottage as a weekend retreat for his family and now plans to shift that use to the Tennis House bringing new life to the structure. The Tennis House was briefly used as a home while the main house across Lake Road was constructed but it was not designed as a family home. While the layout largely works for modern living, some updates are needed. There is no full kitchen - only a small kitchenette - and the only entrance into the building leads directly into a large, paneled lounge without any nearby coat closet or place to leave your muddy shoes.

The large central paneled room overlooks the Tennis Court and is flanked by spaces for men and women to prepare for a game of tennis. One the west side there is a men's lounge, closets and men's bathroom as well as the stair which leads to the basement Tennis Court and second floor bedrooms. On the east side there is a women's lounge and restroom and a small kitchenette.

We propose combining the kitchenette, women's restroom and a hall to create one new larger kitchen. The remarkable women's lounge would be preserved as a breakfast room with a new large, cased opening to the new kitchen. A new mudroom addition will provide access from the exterior into the kitchen for use as a family entrance with plenty of space for coats and boots.

On the second floor, a new ensuite bathroom will be added to the east bedroom and the door to the west

bedroom will be relocated to make the existing hall bathroom ensuite to the bedroom. For the middle bedroom, the existing bathroom and closet will be remodeled to allow a shower and larger closet. All of the primary spaces in the Tennis House – including the paneled lounge, women's lounge, men's lounge and Tennis Court would be preserved. The new work will be compatible with the historic character of the building.

The two existing windows at the primary façade gable ends would be replaced with new French Doors to allow better circulation and more connection between outdoors and indoors. The new French Doors would be modeled on the existing central French Door and fit within the existing masonry opening width. The existing brick arch would be preserved.

New lighting would be installed over the new doors, at the right side of the existing front door, at the east and west elevations and at the new Mudroom Entrance.

Tennis House - New Mudroom Addition

An existing open porch at the east side of the Tennis Building will be demolished and replaced with a new larger mudroom addition. The new addition will be built with the same roof line and width as the existing porch, the length will be roughly doubled. The new addition will enclose the existing exterior basement stair and provide a new side entrance into the new kitchen. This entrance would occur within the width and height of an existing masonry opening for a window. The new Mudroom roof would have profiled rafter tails that would match the existing porch. The existing octagonal columns would also be replicated as corner boards.

It is unclear if the porch is original to David Adler's design. While it has many hallmarks of an Adler design – including the profiled rafter tails and octagonal columns, the original drawings for the Tennis House show a trellis in this location that runs the length of the wall. The existing porch is in poor condition with rotted wood. Many parts of the porch have been replaced piecemeal overtime. The structure is currently in poor condition.

New Garage

A new two-car garage will be added to the southeast corner of the Cottage. The location was selected to be near the conveniently located to the side mudroom entrance to the Tennis House, while also minimizing the view of the garage from inside of the cottage and the Tennis House. The site of the new garage sets it amongst the array of existing structures. The garage would have a flat roof to keep the massing low. The garage would be detailed like the garden walls with corner pilasters and stone copings. The masonry would be a cream city brick to match the existing masonry on site. The flat roof would not be visible. The wall of the garage one would view when entering the property from the east would replace an existing landscape wall in the same location.

New Driveway and Hardscape

A new driveway could connect from Elm Tree Road to the existing driveway stub off the parking area at the Cottage and Garage. The chain link gate at Elm Tree Road would be replaced with a black metal gate. The existing asphalt parking area by the Cottage would be pulled back from the Cottage to allow a new garden. The hardscape patio at the front of the Tennis House would be expanded and wrapped around the sides of the Tennis House to create more outdoor living space. A low garden seat wall would define the south edge of the terrace. This wall would return around the sides of the Tennis House. The area between the Tennis House and Cottage would be in-filled with new gardens and pathways.

1310 Lake Road

New Bocci Ball Court with Pergola

A new bocci court will replace the southwest garden bed. This bed is currently used as a seasonal pumpkin patch. The new bocci court will be 13' x 76' with a 12" stone border and will fit within the existing garden bed.

The court will be slightly depressed. A new open metal pergola structure will abut the bocci court and the existing gravel pathway

Design rationale per standards given in the Historic Preservation Commission Application:

Standard 1 – Height

There will be no change to the roofline of the Tennis House, Cottage or Garage structure. The proposed new garage will be under 15' tall and much shorter than the existing buildings on site. The mass of the garage was carefully studied to keep its presence low impact and to minimize view obstruction.

Standard 2 – Proportion of Front Façade

The buildings are situated along the Ravine and internally oriented to the lot. proposed garage would be connected to the existing cottage and carefully sited amongst the existing grouping of buildings to minimize the view of the garage from the grounds and within the Tennis House and Cottage. The garage doors face away from the other structures and streets.

Standard 3 – Proportion of Openings

Tennis House:

The new French Doors at the north façade of the Tennis House will match the scale of the existing French door that serves as the principal entrance.

Proposed Garage:

The proposed garage will be designed in the language of the masonry site walls. There will be no windows so that the walls of the garage read like extensions of the landscape walls. There will be two single car garage doors facing the proposed new driveway.

Standard 4 – Rhythm of Solids to Voids in Front Façade

Tennis House (New French Doors):

The proposed French Doors at the south facing gabled wings have been designed to fit into the overall design scheme. The new French doors will replace two existing windows. At the existing masonry openings, the brick below the sill will be removed to grade. The frame width and head height of the new French Doors will match the existing windows. The detailing of the French Doors and their shutters will be based on the existing French door that serves as the principal entrance. On the interior, the new French Doors will fit within the existing jambs to preserve existing interior finishes.

Tennis House (Addition):

The Mudroom addition to the Tennis House will de detailed similar to the existing open wood porch that will be replaced. The glassy structure will have an openness like the porch. Skylights will allow light to continue into the Tennis Court through the large windows that will be enclosed by the new addition.

Proposed Garage:

The proposed garage will have two single-car garage doors facing the proposed driveway.

Standard 5 – Rhythm of Spacing and Structures on Streets

The structures on the property are clustered along the ravine at the west side of the property. The proposed garage will be arranged as part of the ensemble continuing the rhythm of structures.

Standard 6 – Rhythm of Entrance Porches, Storefront Recessed, and other Projections

Openings into the new garage will be minimized to just the two single car garage doors. The new mudroom addition will be a glass-enclosed space to mimic the existing open porch that it will replace.

Standard 7 – Relationship of Materials and Texture

The existing buildings on site have a limited palette of Milwaukee Cream City Brick, limestone sills, slate roofs and painted white wood trim. The proposed garage would use the same material palette or cream city brick walls, white wood garage doors and trim.

Standard 8 – Roof Shapes

There is no change proposed to the shape of the existing roofs.

The proposed new garage would have a flat roof to keep the mass low. The walls would be designed in the language of the existing garden walls.

Standard 9 – Walls of Continuity

When architect David Adler developed the plan for the Kersey Coates Reed property, be reclad the existing cottage in the same Milwaukee Cream City brick that he used for the Tennis House and Garage structure. The new proposed garage will be constructed of the same brick with similar detailing.

Standard 10 – Scale of a Structure

The proposed new garage structure will be smaller in scale and lower in height than the existing structures to minimize its presence.

Standard 11 – Directional Expression of Front Elevation

The existing buildings on site are all arranged along the ravine with front elevations facing away from the ravine. The new garage structure will follow this example.

Standard 12 – Preservation of Distinguishing Original Qualities

In the proposed plan, the distinguishing qualities of the site – the extensive gardens, mature trees and historic structures - will all be maintained. The new structures and site features will be designed to be compatible with the existing.

The new driveway will resurrect a historic drive across the property and will be sited to avoid any harm to existing mature trees.

Standard 13 – Preservation of Natural Resources

The lot is beautifully landscaped with mature trees. Because of the open nature of the lot, and the lack of buildings in the central portion of the property, large trees are situated throughout the grounds in a park-like setting. All the large, mature trees will be protected and maintained.

There is stand of mostly limbed up Norway Spruce trees that crowd the space between the Tennis House and Cottage. These large trees block out light from both buildings and obstruct views of the grounds. We propose to remove this stand of Norway Spruces and replace with three new red bud understory trees.

ID#	Common Name	DBH	Condition	Reason for Proposed Removal
2047	Norway Spruce	15	Fair	To open up lawn and sight lines, allow more light
2048	Norway Spruce	24	Fair	To open up lawn and sight lines, allow more light
2049	Norway Spruce	20	Fair	Within footprint of proposed garage
2050	Norway Spruce	23	Fair	Within footprint of proposed garage
2052	Norway Spruce	6	Good to Fair	To open up lawn and sight lines, allow more light
2053	Norway Spruce	20	Fair	To open up lawn and sight lines, allow more light
2054	Norway Spruce	8	Good to Fair	To open up lawn and sight lines, allow more light
2055	Norway Spruce	9	Good to Fair	To open up lawn and sight lines, allow more light

Standard 14 – Compatibility

The new structures will be compatible with the existing in both their materials, scale and detailing.

The new garage will be constructed on matching brick and will be detailed like the garden walls.

The new Mudroom entrance will be detailed to match the existing side porch. The height and depth of the new structure, in addition to the eave trim, will match the existing.

Standard 15 – Repair to Deteriorated Features

Deteriorated features will likely include wood exterior trim. Any rotted trim will be replaced in kind.

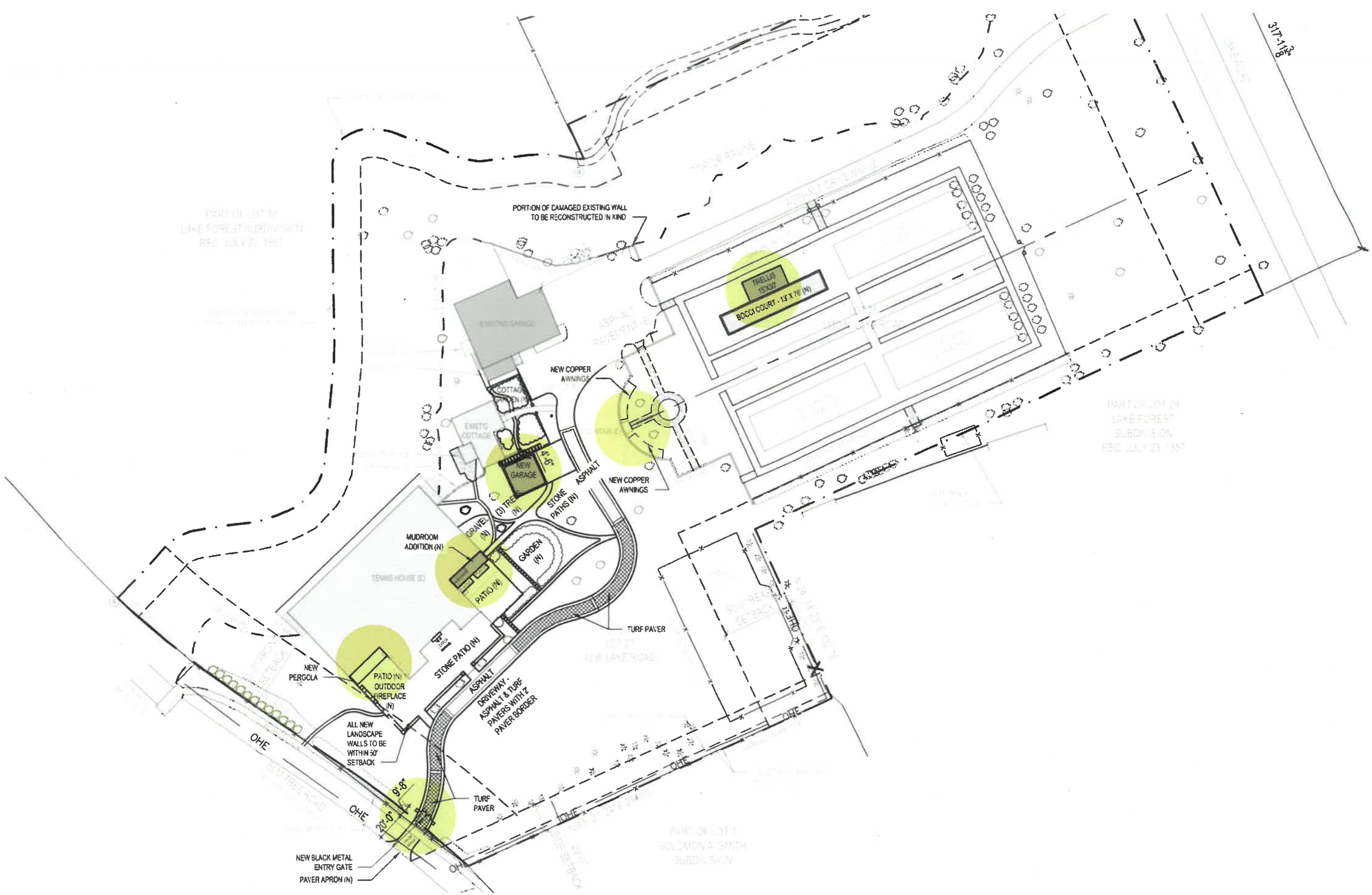
Deteriorating existing masonry will be repointed with a compatible lime-based mortar.

Standard 16 – Surface Cleaning

Not applicable

Standard 17 – Historic Integrity

All the existing buildings and major site features will be preserved and enhanced.



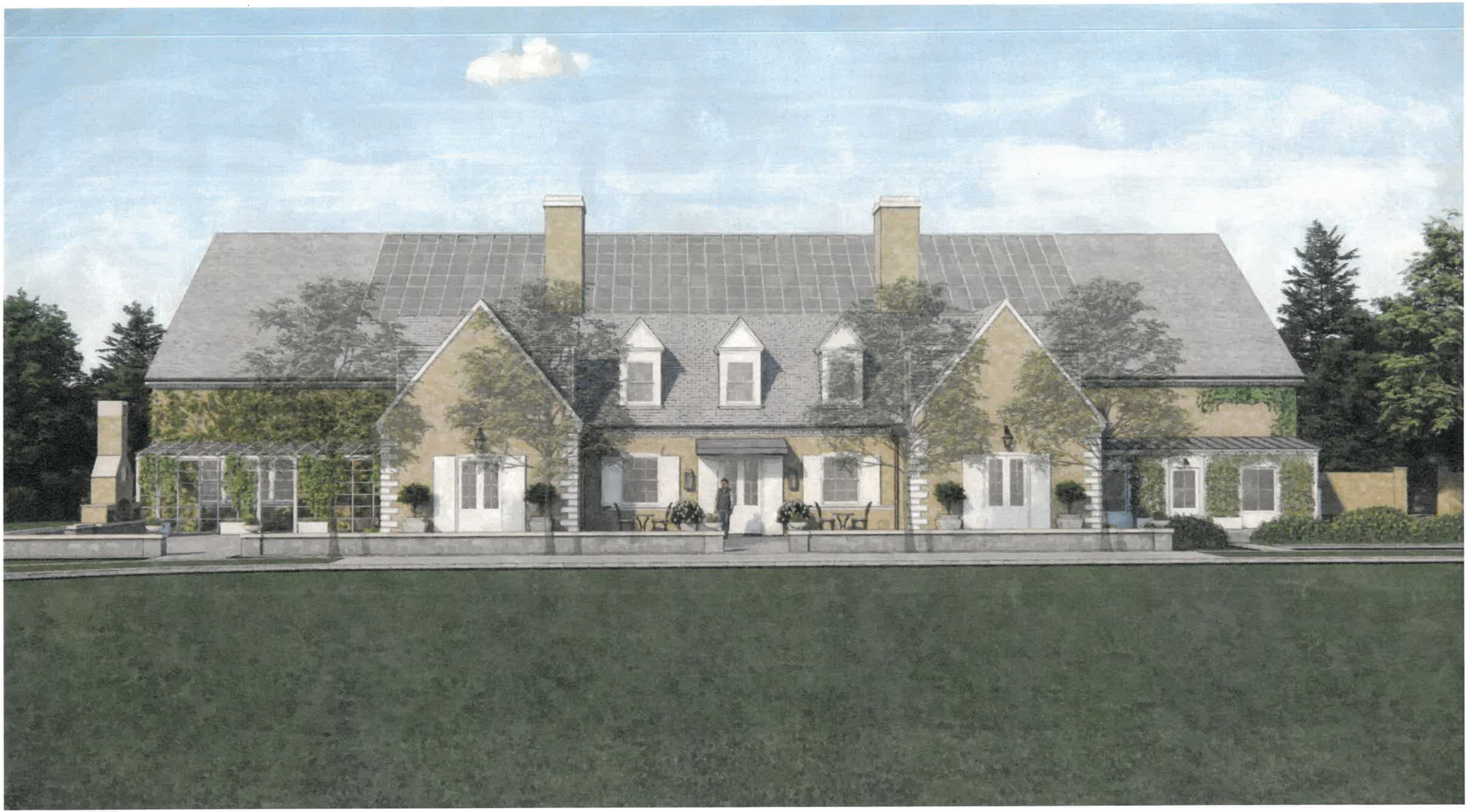
PROPOSED SITE PLAN - OVERALL

PROPOSED SITE PLAN

CRABTREE FARM

AERIAL VIEW 2

AERIAL VIEW 1

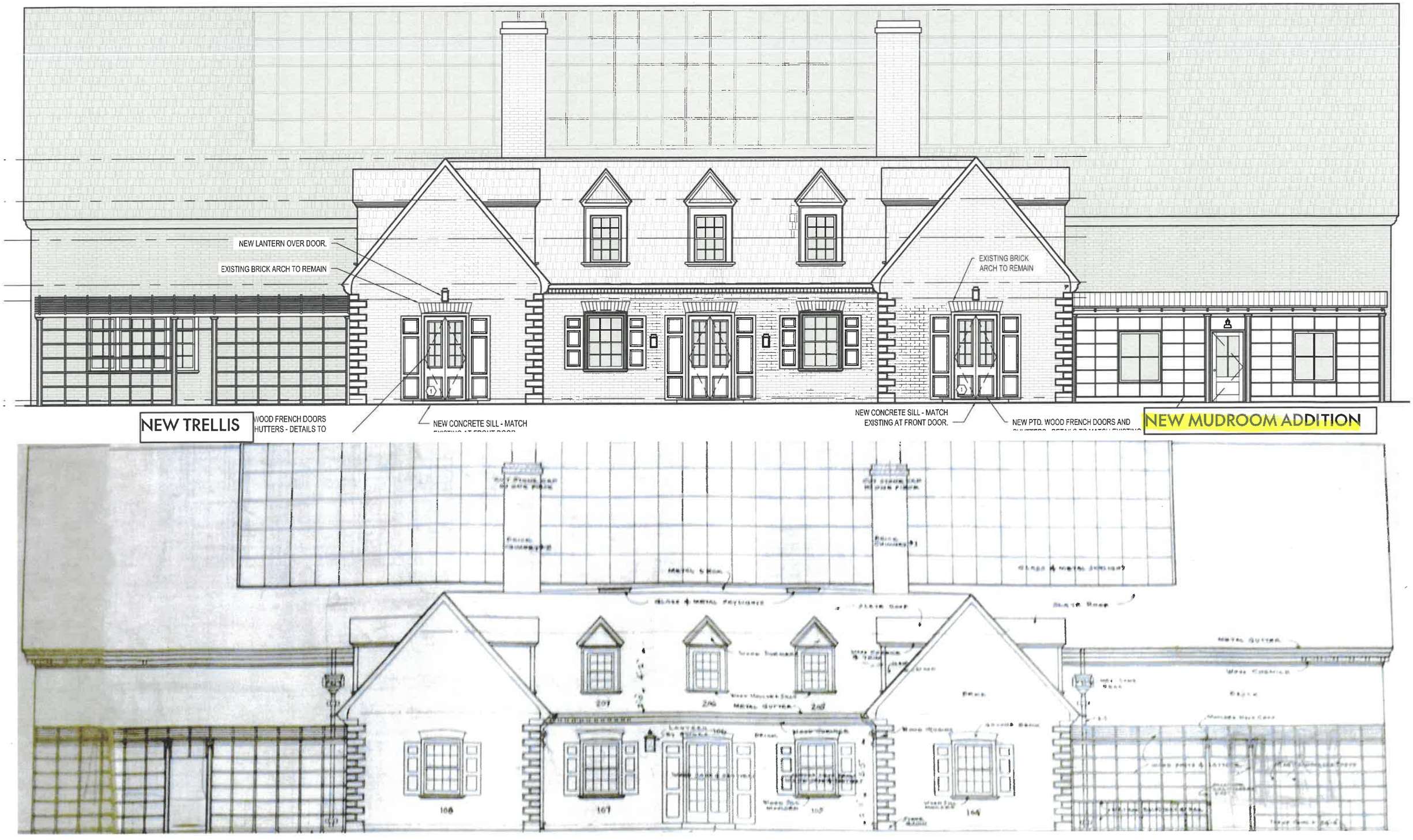


FRONT ELEVATION - VIEW OF PROPOSED ARCHITECTURE

VIEW OF MUDROOM ADDITION

EXISTING SIDE PORCH TO BE DEMOLISHED

DEMO - SOUTH ELEVATION

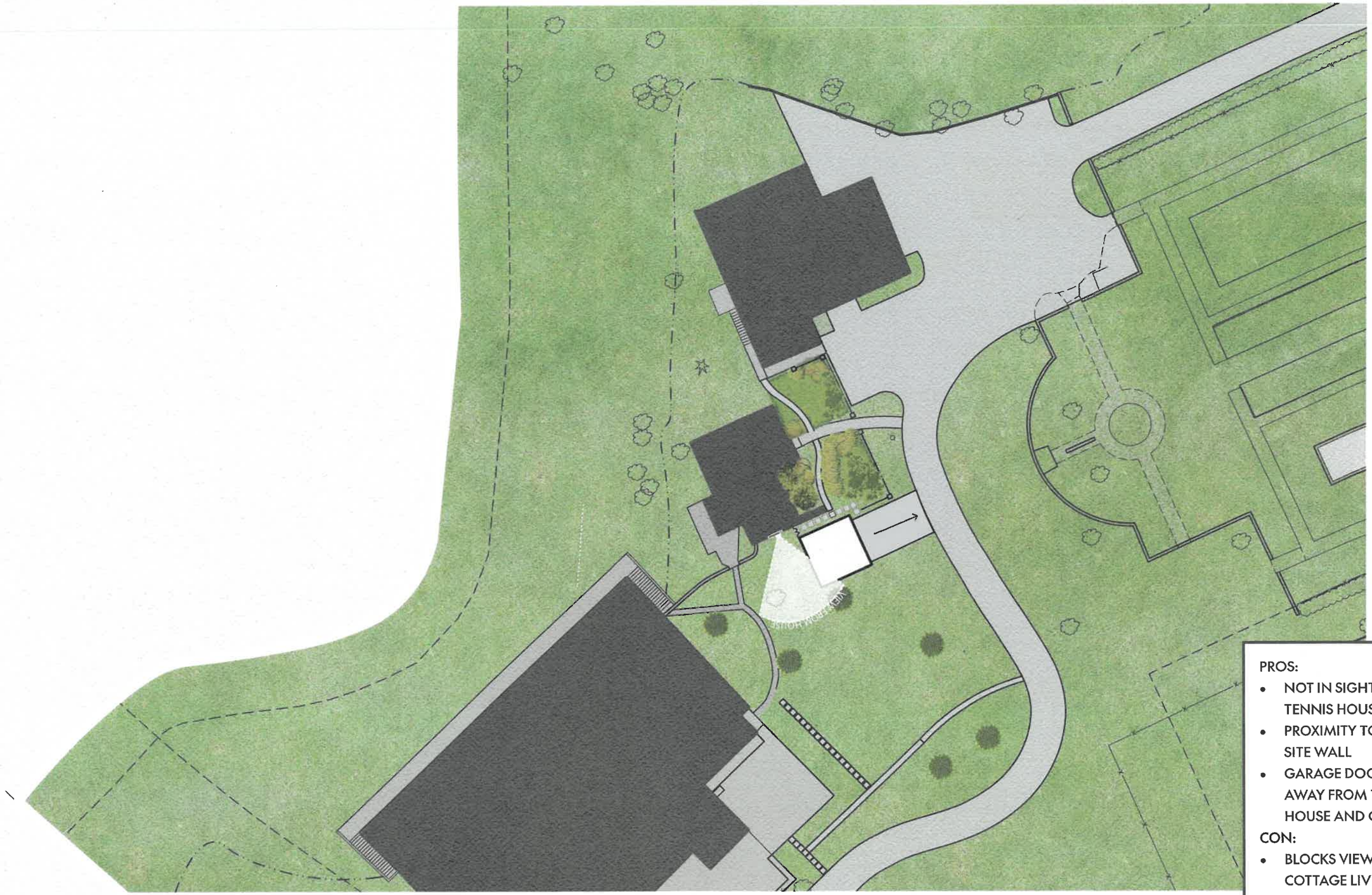


PROPOSED - SOUTH ELEVATION - COMPARISON TO ORIGINAL ADLER ELEVATION

1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED - EAST AND WEST ELEVATION



PROS:

- NOT IN SIGHT LINE OF TENNIS HOUSE
- PROXIMITY TO EXISTING SITE WALL
- GARAGE DOORS FACE AWAY FROM TENNIS HOUSE AND COTTAGE

CON:

- BLOCKS VIEWS FROM COTTAGE LIVING ROOM

GARGAE STUDY - PROPOSED

GARAGE PLACEMENT STUDY

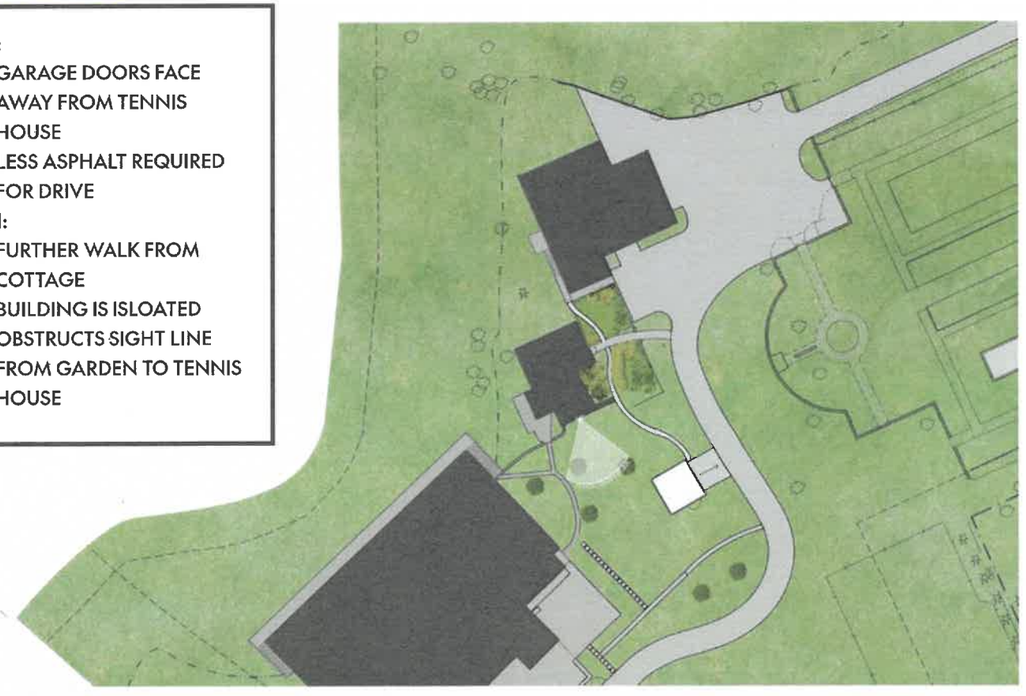
PROS:
- NOT IN SIGHT LINE OF TENNIS HOUSE
- PROXIMITY TO EXISTING SITE WALL
- GARAGE DOORS FACE AWAY FROM TENNIS HOUSE AND COTTAGE

CON:
- BLOCKS VIEWS FROM COTTAGE LIVING ROOM

GARGAE STUDY - PROPOSED

PRO:
- GARAGE DOORS FACE AWAY FROM TENNIS HOUSE
- LESS ASPHALT REQUIRED FOR DRIVE

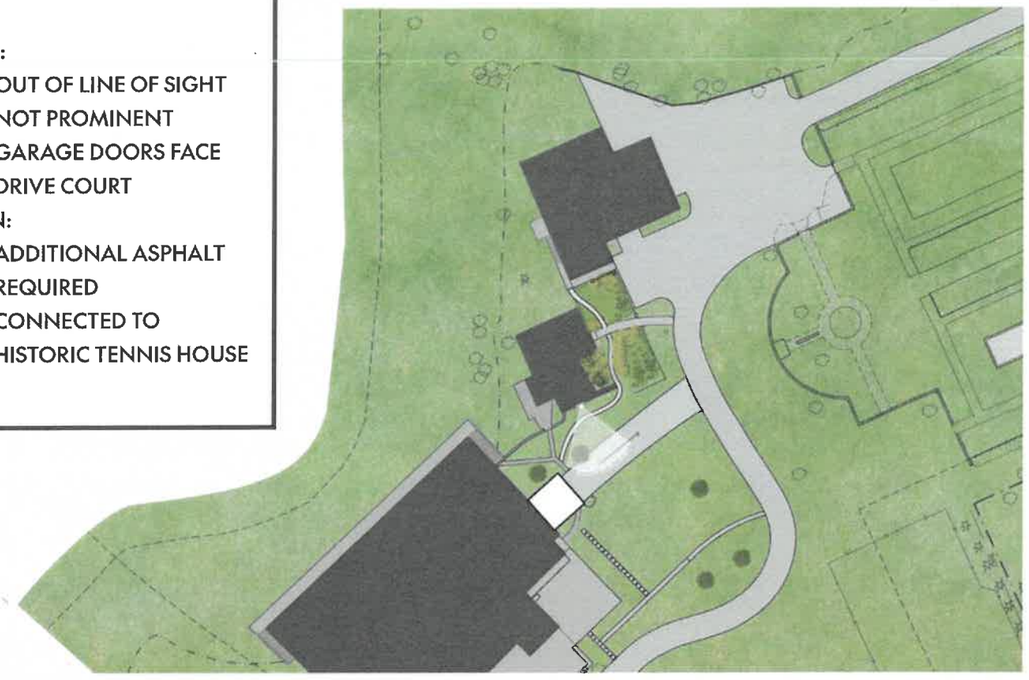
CON:
- FURTHER WALK FROM COTTAGE
- BUILDING IS ISLOATED
- OBSTRUCTS SIGHT LINE FROM GARDEN TO TENNIS HOUSE



ALTERNATE

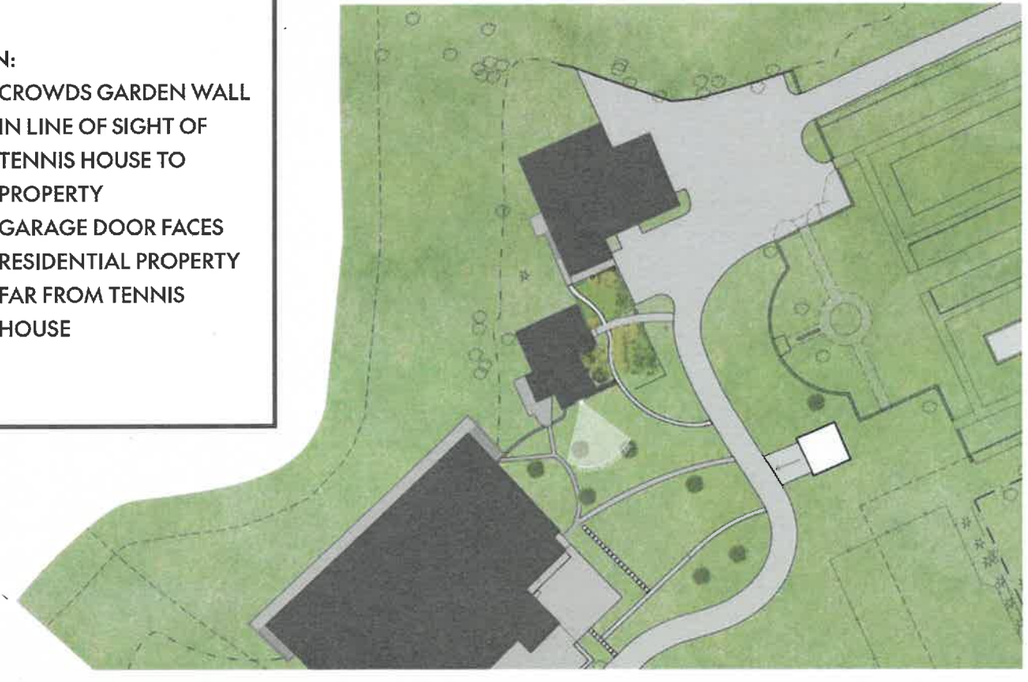
PRO:
- OUT OF LINE OF SIGHT
- NOT PROMINENT
- GARAGE DOORS FACE DRIVE COURT

CON:
- ADDITIONAL ASPHALT REQUIRED
- CONNECTED TO HISTORIC TENNIS HOUSE

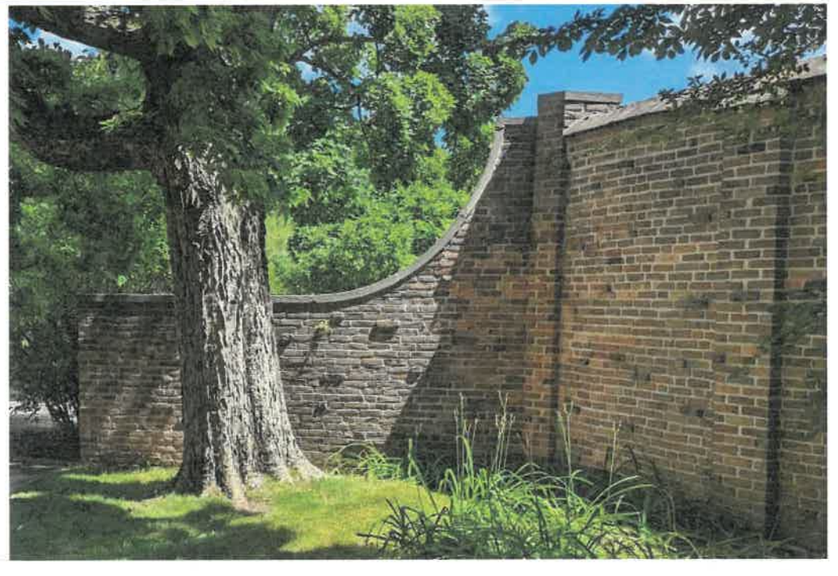


ALTERNATE

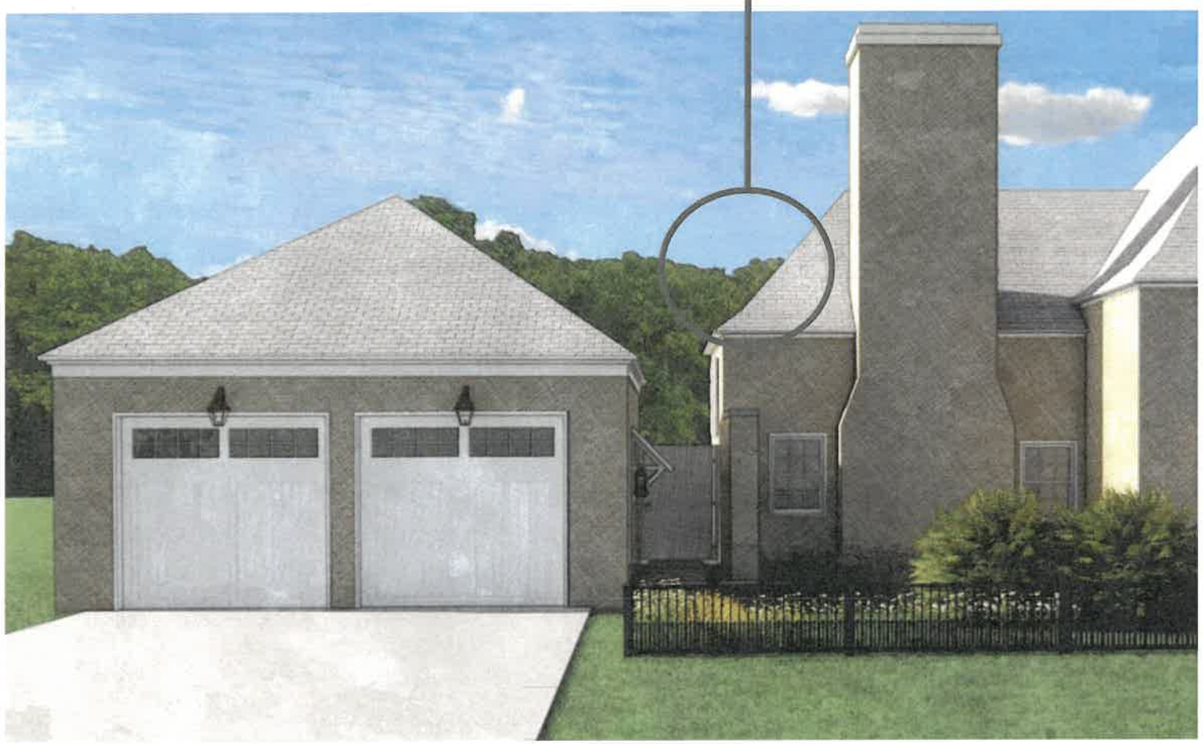
CON:
- CROWDS GARDEN WALL
- IN LINE OF SIGHT OF TENNIS HOUSE TO PROPERTY
- GARAGE DOOR FACES RESIDENTIAL PROPERTY
- FAR FROM TENNIS HOUSE



GARGAE ROOF STUDY 01



ROOF FORM REFERENCE
EXISTING COTTAGE ROOF

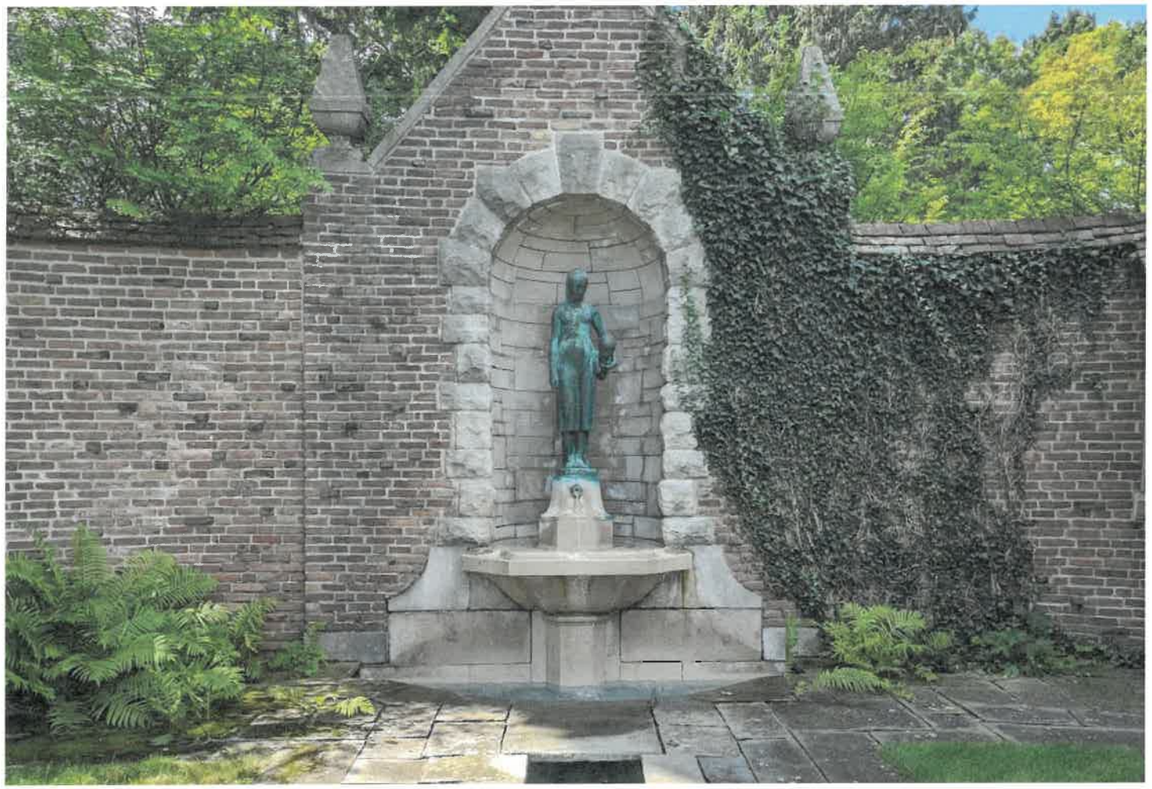


GARGAE ROOF STUDY 02

GARGAE ROOF STUDY 03

ROOF FORM REFERENCE
EXISTING MAIN HOUSE STORAGE

ROOF FORM REFERENCE

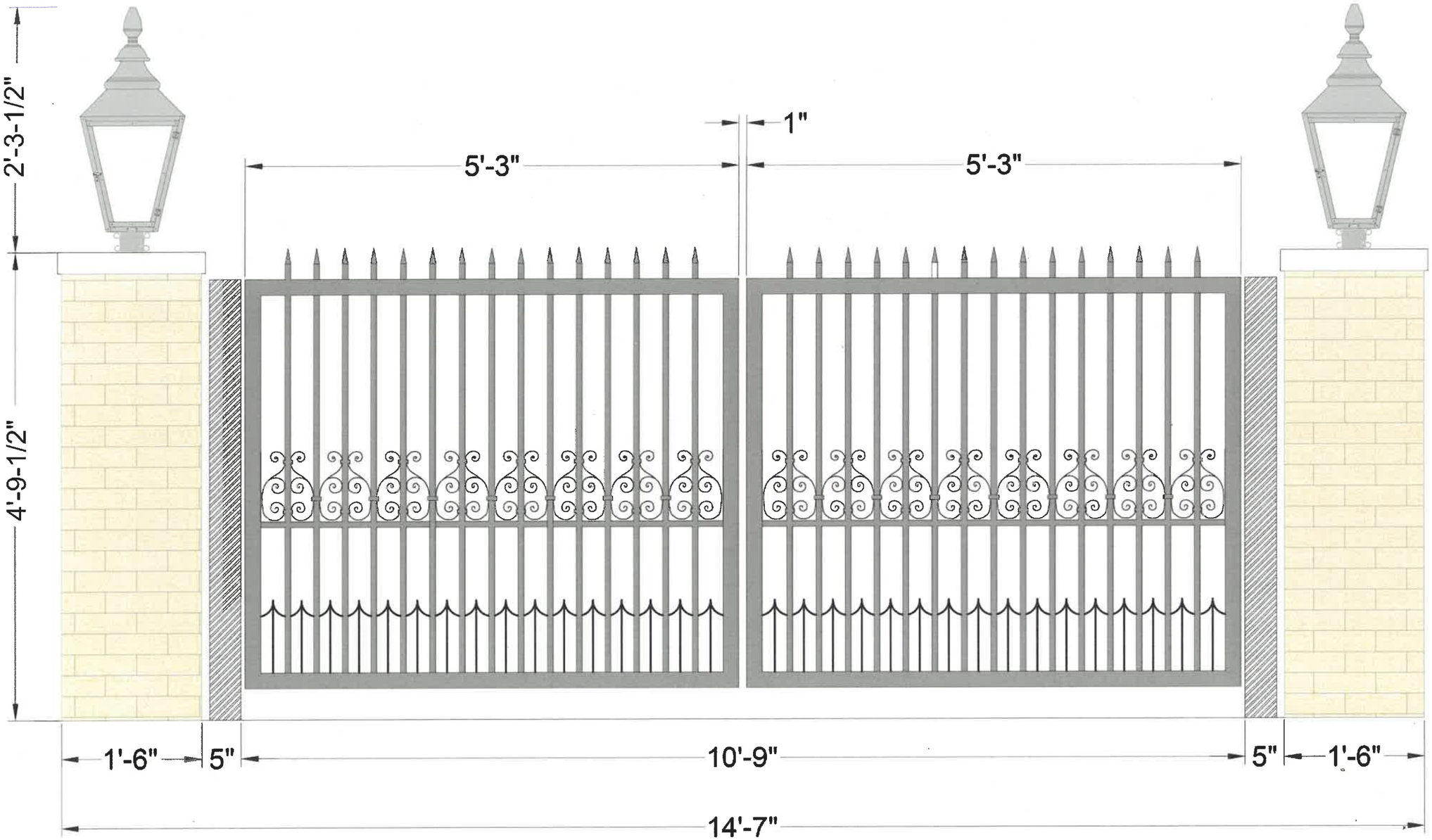


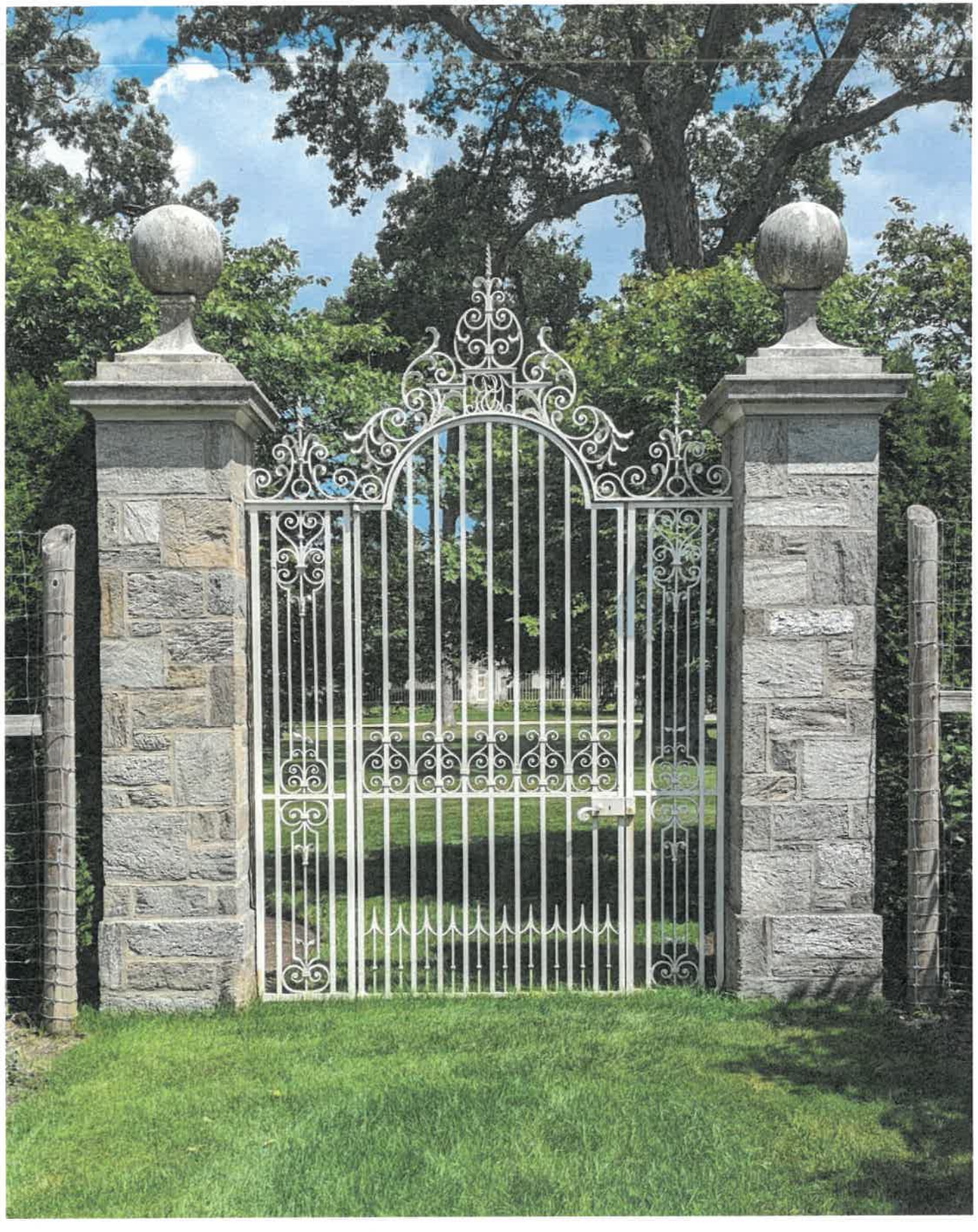
EXISTING IRONWORK

EXISTING GARDEN WALL ROOF AWNING

GARDEN WALL ROOF AWNING

MEERS LAKE FOREST
DRIVEWAY GATE/ENTRANCE ON ELM





EXISTING IRONWORK

PERGOLA RENDERING

PERGOLA VIEW FROM OUTSIDE OF GARDEN

BEVOLO
LONDON STREET
Finish: Aged Copper
Interior frosted hurricane shade

Locations:
25" Size / Original Bracket:
(2) Above new French Doors
(2) Above Garage Doors
25" SIze / Column Mount
(2) Elm Tree Gate

BEVOLO
WILLIAMSBURG
Finish: Aged Copper
Interior frosted hurricane shade
Original Bracket

Locations:
15" Size
(2) Tennis House - Flanking Entry Door
(1) West Terrace
(1) East Terrace

VISUAL COMFORT
BARN LIGHT (SMALL)
Finish: Antique Bronze

Locations:
(2) Over Mudroom Exterior Doors

TENNIS HOUSE

COTTAGE

GARAGE

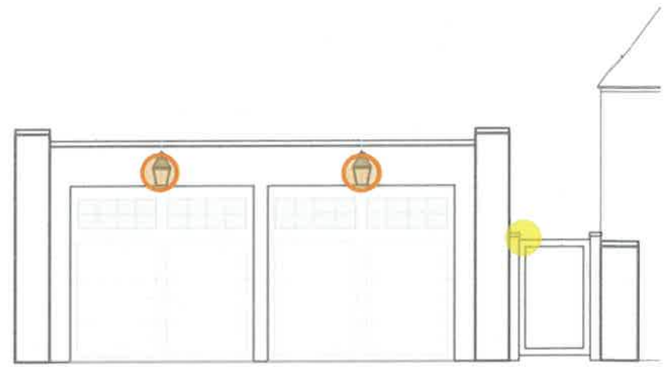
EXTERIOR LIGHTING

EXISTING EXTERIOR LIGHTING

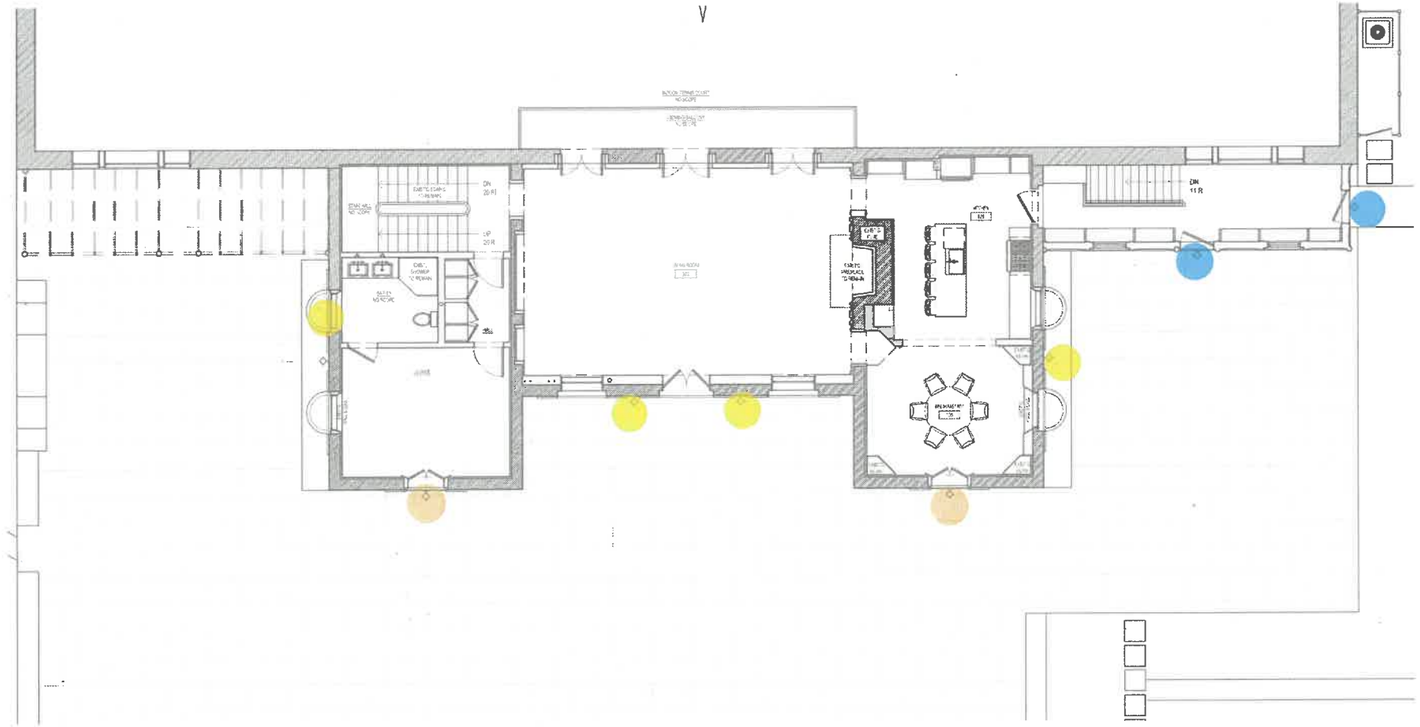
LIGHTING PLAN

1 PROPOSED SOUTH ELEVATION

PROPSED FRONT ELEVATION

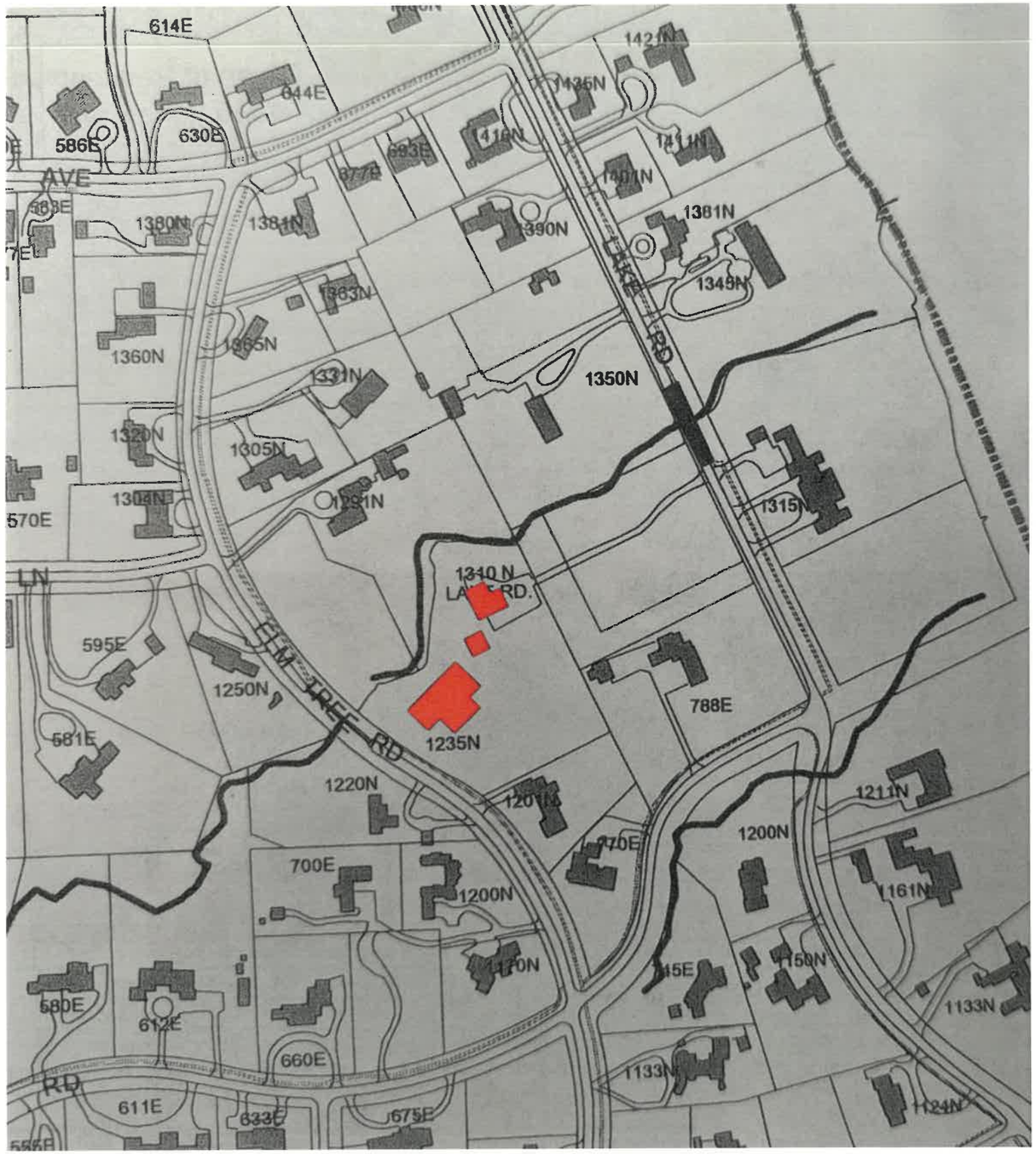


GARAGE ELEVATION



KEY:

- BARNLIGHT
- WILLIAMSBURG
- LONDON



HISTORIC IMAGERY

EXISTING IMAGERY

EXISTING IMAGERY

ELM TREE RD STREETSCAPE

Agenda Item 6
1360 Elm Tree Road
Partial Demolition and Replacement Addition, a new Pool and Pool House, with a Building Scale Variance

Staff Report
Vicinity Map
Air Photo
Historic Resources Form
Building Scale Information Sheet

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Materials
Existing Site Plan
Proposed Site Plan
Existing and Proposed South Elevations
Existing and Proposed East Elevations
Pool House Elevations
Floor Plans
Roof Plan
Pool House Floor and Roof Plans
Landscape Plan
Photos of Existing Conditions

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

Historic Preservation Commission
April 23, 2025

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	April 23, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1360 Elm Tree Road - Partial Demolition and Replacement Addition, a new Pool and Pool House, and a Building Scale Variance.**

Petitioners
Scott & Anne-Marie D'Angelo
1360 Elm Tree Road
Lake Forest, IL 60045

Property Location
1360 Elm Tree Road

Historic Districts
East Lake Forest
Historic District

Project Representative
Diana Melichar, Melichar Architects

Summary of the Petition
The petitioners are requesting a Certificate of Appropriateness approving a partial demolition of a prior addition, a new addition, a new pool with pool house at 1360 Elm Tree Road in the East Lake Forest Historic District. A building scale variance is also requested.

Description of Property and Surrounding Area
Lot 12, later addressed as 1360 Elm Tree Road, was part of the original Lake Forest plat of subdivision recorded in 1857. The current residence was built in 1926 for Mr. John Posser, Esq. by the architect Edwin Hill Clark. The style of the house is a Tudor Revival with a painted brick first floor and stucco and half-timbered second story. A rear addition was constructed on the west side of the house in the late 1960's, and a later addition was constructed on the rear east side during the 1990's. A detached garage is located north of the house. The house is currently under the maximum allowable square footage as built.

The petitioners are looking to remove the addition on the rear east side of the house and replace it with a larger addition that will accommodate the homeowners' family. The addition will include a larger kitchen and family room with breakfast area. The second story will have a minor change as the exterior wall is pushed out a few feet and a dormer added. A pool with a modest pool house is also included in the scope and two small accessory shed buildings are proposed to be removed from the property. These additions will increase the overall square footage above the maximum allowable square footage by 120 square feet or 1.8%.

In addition to review by the Historic Preservation Commission, a zoning variance for an encroachment into the front yard setback is requested and will be considered by the

Zoning Board of Appeals at an upcoming meeting. The site is heavily screened from the neighbors on all sides with mature evergreens and large canopy trees. Trees in decline are proposed to be removed and will be replaced with new trees to ensure the landscape screening is healthy and dense. A landscape plan is included with the Commission packet.

Staff Evaluation

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

Findings

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

Standard 1 – Height

This standard is met. No changes are proposed to the height of the main house which stands at 34'-6" and is well below the allowable height of 40 feet. The tallest point on the proposed addition is the dormer window which is several feet lower than the roofline and the same height as the existing dormer. The height of the pool house roof is below the accessory structure maximum height of 25'.

Standard 2 – Proportion of Front Façade

This standard is not applicable. The front elevation is not changing.

Standard 3 – Proportion of Openings

This standard is met. The addition provides balance to the rear elevation by introducing a similar gable end on the east matching the existing gable element and a corresponding second story dormer with French doors on the first floor matching the existing doors on the west side. These changes unify the rear elevation of the house and enhance the balance and overall appearance.

Standard 4 Rhythm of Solids to Voids

This standard is met as the proposed east elevation that fronts Elm Tree Road provides a simplified appearance with balanced first floor openings and a simplified roof form with partial visibility of the dormer beyond.

Standard 5 – Spacing on the Street

This standard is met as the addition does not increase the mass nor the relationship of the house to the street. The pool house is recessed into the lot and will not be visible from the road.

Standard 6 – Rhythm of Entrance Porches

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

Standard 7 – Relationship of Materials and Texture – The relationship of the materials and

texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
The standard is met. The petitioner plans to match the materials of the existing house on both the addition and the pool house.

Standard 8 – Roof Shapes.
This standard is met. The proposed roof forms match the existing addition on the west side of the rear elevation at the gable end and utilize the same sloped roof configuration and dormer which flank the center hipped roof cross gable. The pool house roof is the same style as the roof structures on the main house.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.
The standard is met. While the new addition is slightly larger than the existing addition, the size is proportional to the house. The proposed east elevation of the addition respects the prominence of the hipped roof end of the house and allows the historic bent timber detail to be a defining characteristic.

Standard 10 – Scale.
This standard is not met. The proposed addition and enclosed rooms of the pool house are 483 square feet. 120 square feet of which is over the allowable square footage for the lot size. This is a 1.8% overage which must be considered as a request for a building scale variance.

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

Standard 1 – The project is consistent with the design standards of the City Code.
This standard is met. Based on the findings presented in this report, the addition proposed is a match to the existing house style while providing the desired improvement to the kitchen and family room areas. The addition scale is appropriate to the size of the existing structure in proportion and composition although it exceeds the allowable square footage for the lot by 1.8%.

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

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

This standard is met. As noted earlier in this staff report, the addition is mostly shielded from the streetscape by mature vegetation. The landscape screening will be enhanced by the petitioner as part of the scope of the project.

Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.
This standard is met. The proposed addition runs parallel to the street but is smaller in scale than the existing addition at the west side and is not perceived as a large addition, but a simplified wing. The view of the side of the house is primarily seen from the driveway entrance as thick mature landscaping runs along the property line shielding the general view of the home from the road.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
This standard is met. Structures on surrounding properties consist of similarly sized multi-story homes. The pool house is in the rear middle of the lot and as such is well spaced and buffered by landscaping.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.
This standard is met. The property is a contributing structure to the East Lake Forest Historic District. The changes proposed provide a unified rear elevation and are stylistically appropriate and meet the City's Design Guidelines and the Commission's standards. The original residence and the additions predate the City's adoption of the Historic Preservation Chapter in the Code and the establishment of the Commission.

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

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

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

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
This standard is met. The demolition will remove an addition that was constructed in the late 1990's and replace it with an addition that more closely matches the style of the

original house and remaining addition.

Standard 13 – Preservation of natural resources
This standard is met. Several mature spruce trees will be removed along the south property line and replaced. Additional arborvitae will be added to the west property line to improve the density of the existing screening. The replacement inches appear to be met with the new plantings and will be reassessed at the time plans are submitted for permit.

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 work matches the architectural style of the existing historic home.

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

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

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.
This standard is met. The addition proposed is removing a smaller addition added in the 1990's while leaving the historic house intact.

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

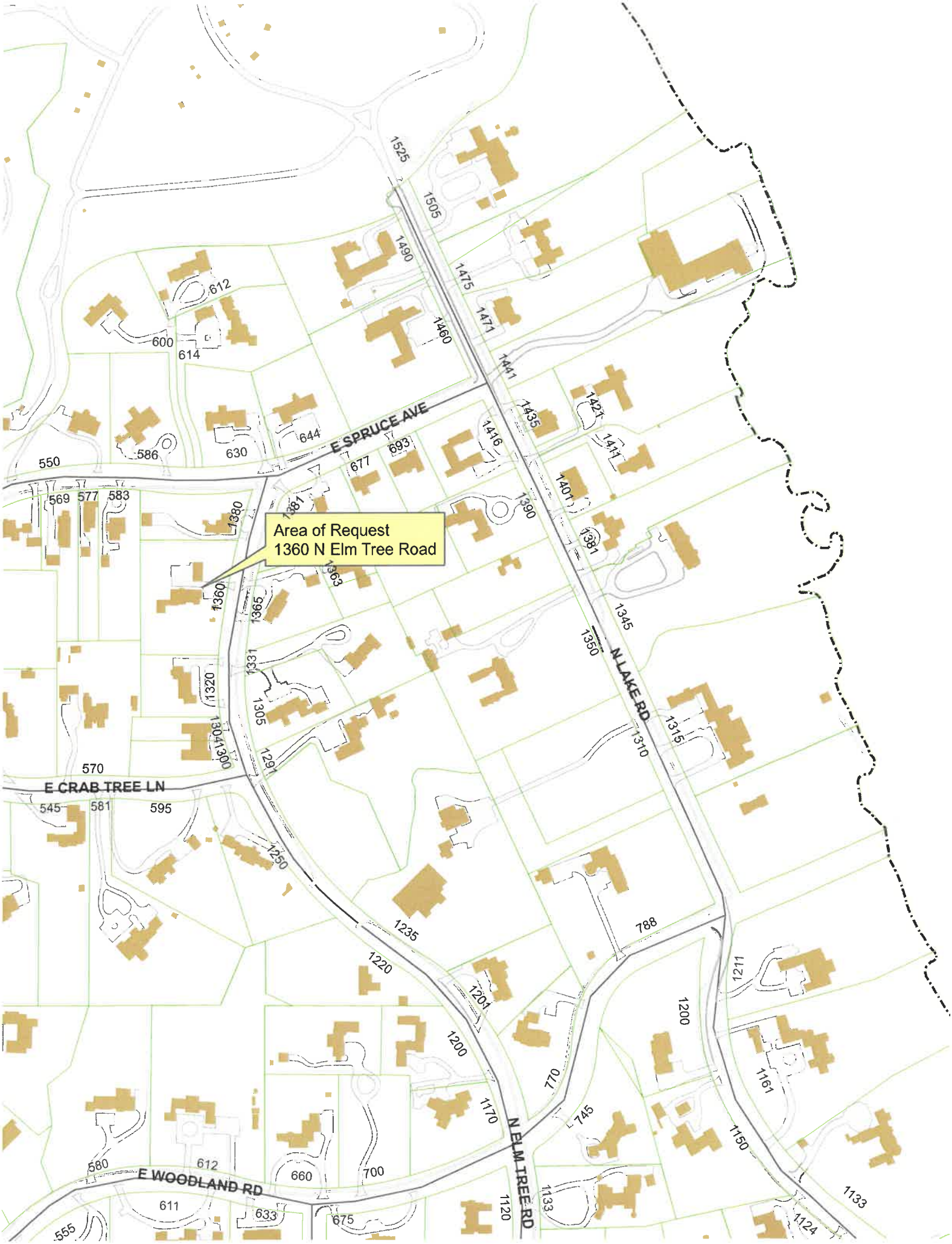
Recommendation
Grant a Certificate of Appropriateness approving the partial demolition, new addition, pool and pool house, and a building scale variance for 1360 Elm Tree Road.

The recommendation includes the following conditions of approval.

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

2. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times. Driveways in the area may not be obstructed.

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


Area of Request
1360 N Elm Tree Road
E SPRUCE AVE
E CRAB TREE LN
E WOODLAND RD
N LAKE RD
N ELM TREE RD
1525
1505
1490
1475
1471
1460
1441
1435
1421
1416
1411
1401
1390
1381
1380
1363
1360
1365
1345
1350
1331
1320
1315
1310
1305
1300
1291
1250
1235
1220
1211
1201
1200
1170
1161
1150
1133
1124
1120
788
770
745
700
693
677
644
630
612
600
614
586
583
577
569
550
570
545
581
595
580
611
633
675
660
555


Area of Request
1360 N Elm Tree Road
600
614
586
630
644
1460
693
677
1381
1380
1360
1365
1353
1331
1320
1305
1301
1300
1291
595

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 1226

Property Address:
Street: 1360 N ELM TREE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: John A. Prosser House

Original Owner: John A. Prosser

Other Previous Owners: KIEL, BRYANT

Present Owner: KEIL, SHEILA SWIFT

Current Property Name:

Resource Type: Building

Date of Construction: 1926

Use, Original: Single Family Residence

Use, Present: Single Family Residence

Theme: Domestic

Secondary Theme: 20th Century Architecture

Style: Tudor Revival

Secondary Style: English Period

Architect/Engineer: Edwin Hill Clark

Builder/Contractor: unknown

Landscape Architect:

Photo Name: January 1998

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 12 of Original Lake Forest; platted 06/23/1857

Subdivided from:

Current Property Size (est.): 1.36 acres
Original Property Size (est.) : 1.36 acres

Facade Easement?: No
Held by:

Conservation Easement?: No
Held by:

Plan Shape: Rectangular

Number of Stories: 2.5

Structural Framing: Unknown

Foundation Material: Unknown

Facade Material: Brick and half timbering

Roof Form: Gable

Roof Material: Asphalt Shingle

Primary Window Type: Casements

Porches: Covered entry

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:
DECORATIVE SURFACING: Brick at the first floor and half-timbering at the second.

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 1226

Local Register:

Local Historic District:
Local Ordinance Historic District

Contributing Significance to Local District:
Contributing

Contributing Significant Resources:
John A. Prosser House - 1926

Is this Property Eligable 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 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:

This property is identified as a contributing structure to the Historic District. The existing house, constructed in 1926, is an exemplification of the Tudor 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.

This dominant style of domestic building was used for a large proportion of early 20th Century suburban houses throughout the country. It was particularly fashionable during the 1920s and early 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The Tudor Revival, a harkening back to the English past, combined elements of the late Medieval period with Renaissance details. Patterned after buildings popular during the reign of Queen Elizabeth I from 1558 to 1603 and that of her successor King James I from 1603 to 1625, the "Jacobethan" style, as it has come to be called more recently, emphasizes steeply pitched roofs, steeply pitched gables on the front façade, ornamental half-timbering, tall chimneys with decorative chimney pots, one- and two-story bays, oriels, and label moldings; the walls were generally clad in stucco, stone, or brick.

Changes:

There was an addition to the west side of house in 1969.

Property Setting:

Residential neighborhood; This property is located on the west side of Elm Tree two lots south of Spruce Avenue.

Associated Buildings:

There is a detached garage on the property.

Sources of Information:

City of Lake Forest Address and History Files. Original architectural blueprints - Chicago History Center.

Certif. of Appropriateness Case #(s):

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

Address: 1360 Elm Tree Road | Owner(s): Scott & Anne-Marie D'Angelo

Architect: Diana Melichar | Reviewed by: A. Vollmers

Date: 4/23/2025

Lot Area: 60131 sq. ft.

Square Footage of Residence -- Existing

1st floor 3314 + 2nd floor 2048 + 3rd floor 662 = 6023 sq. ft.

Design Element Allowance = 661 sq. ft.

Total Actual Design Elements = 132 sq. ft. *Excess* = 0 sq.ft.

Garage 1024 sf actual ; 800 sf allowance *Excess* = 224 sq. ft.

Garage Width 22 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings (Two existing sheds to be removed) = 261 sq. ft.

Total Square Footage of Residence = 6508 sq. ft.
(minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing) = -102 sq. ft.
Under Maximum

Square Footage of House and Proposed Addition:

1st floor 483 + 2nd floor _____ + 3rd floor _____ = 483 sq. ft.

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

New Design Elements 500 sq. ft. *Excess* = _____ sq. ft.

TOTAL SQUARE FOOTAGE = 6730 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6610 sq. ft.

DIFFERENTIAL = 120 sq. ft.
Over Maximum

NET RESULT:

120 sq. ft. is

1.8% over
Max. allowed

Allowable Height: 40 ft. Actual Height 35 ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 661 sq. ft.

Front & Side Porches = 0 sq. ft.
Rear & Side Screen Porches = 386 sq. ft.
Covered Entries = 66 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 92 sq. ft.
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 544 sq. ft. **Excess Design Elements =** _____ sq. ft.

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

PROJECT ADDRESS 1360 Elm Tree Road Lake Forest, IL

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Scott and Anne-Marie D'Angelo
Owner of Property

1360 Elm Tree Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847-814-1103
Phone Number *Fax Number*

amwdangelo@gmail.com
Email Address

× [signature]

Anne Marie W. D'Angelo
Printed Name

ARCHITECT/BUILDER INFORMATION

Diana Melichar, president
Name and Title of Person Presenting Project

Melichar Architects
Name of Firm

207 E Westminster Road
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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for additions, a new pool and pool pavilion

For

Mr. Scott & Mrs. Anne-Marie D'Angelo

1360 Elm Tree Road

Request

The D'Angelos would like to correct the existing deficiencies in their home, providing appropriately sized functional spaces and amenities that support their contemporary family lifestyle. They would also like to improve their property with a new swimming pool, pool pavilion and landscaping.

Background

The original D'Angelo Residence was designed by architect Edwin Hill Clark for Mr. John Posser, Esq. in 1926. According to building permits on-record at the City of Lake Forest, the home was subsequently renovated on the interior in 1965 and 2002, a western family room wing was added in 1969, and an eastern breakfast room was added in 2002. In 1965 a detached garage was also added to the property.

Unfortunately, while living spaces were most recently added to the home, most functional support spaces were not updated for family needs of today. Therefore, there is no mudroom, the kitchen is sized for servant use, and the breakfast room is too small to include family room functions. Currently the large, western family room addition is inconvenient and remotely located from the kitchen and other entertainment spaces. Also, the architecture massing of the existing breakfast room addition is not in-keeping with the rest of the home's Tudor Revival architectural style.

On the second floor, the Primary Bedroom Suite lacks closet space and bathroom space. To create adequate space for these uses, we intend to convert an existing adjacent bedroom into bathroom use and convert the current bath to a walk-in closet. A secondary bedroom and bath will be expanded over a portion of the proposed kitchen addition, so as to provide an appropriate window and roof configuration for the home.

It is unclear as to when the third-floor attic space was built-out, since Melichar Architects is not in possession of building permits for this construction work. We intend on locating an additional bedroom in the attic to make up for the loss of one bedroom on the second floor that will be allocated to the enlarged Primary Bedroom Suite.

Design Description

The D'Angelos want to respect the original home's architectural style and integrity as much as possible. Improvements have been limited to bringing the D'Angelo's home up to 21st century lifestyle needs and performing maintenance and repairs to ensure a long-lasting family home for them.

The existing breakfast room is not original to the home and is not in-keeping with the original architecture. Its narrowness, limited size and layout also do not support the modern kitchen-breakfast-family room configuration that is desired by families today. The D'Angelos want to remove the existing breakfast room addition, provide a new addition that is appropriately sized for family living, and have a

simpler building form and details that relate to the existing home's architectural style. The proposed family room addition encroaches slightly into the front yard setback, due to the existing siting of the home on the property.

The existing kitchen is woefully narrow and lacks storage, work and gathering spaces that are required of a family home today. We want to expand the kitchen to accommodate the D'Angelo's cooking and entertainment needs, as well as to provide a better connection and access to the proposed family room addition.

At the roof, we intend on extending the slope to cover the first floor kitchen addition, and build a new bedroom dormer that balances the home's exterior façade.

Pool, Pool Pavilion and Landscape

Currently there are two unsightly sheds that are located well within the front yard setback (just 4.8 feet and 6.6 feet from the front property line). We intend on removing these sheds and providing new landscape around the perimeter of the home's front and rear yards for screening and privacy. A new pool and pool pavilion will be provided. The new pool pavilion will be detailed to match the architectural style of the original home.

The pool and pool house are centered along the main house's central axis. This orientation helps minimize the construction impact on two large existing oak trees (trees #52 and #53). The proposed pool limestone deck will surround the pool and pool house, providing circulation space as well as areas for lounging, seating, and gathering. The existing bluestone terrace between the house and the new pool will be modified to accommodate family gatherings and include an outdoor cooking facility. Landscape plantings will also be added to visually define different spaces and soften the winter view of the pool.

Regarding pool enclosure fencing, the existing stockade fence on the perimeter will remain in place, pending review with Community Development. New fencing and gates will be installed on the west and east sides of the house to complete the pool enclosure.

The landscape planting in the rear yard will be refreshed, with healthy existing trees preserved where possible. Where needed, large, healthy canopy and evergreen trees will be added to provide privacy around the perimeter of the rear yard. These trees will be underplanted with low shrubs (understory plants) and groundcover selections, adding layers, color, and texture to create a vibrant garden environment.

Building Scale

The proposed additions and pool pavilion create an overage of 122 square feet, or 1.8%, above the allowable building scale.

THE CITY OF LAKE FOREST

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

(The use of natural materials is strongly encouraged)

Façade Material

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

Color and/or Type of Material_____

Foundation Material

Exposed Foundation Material_____

_____

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☑ Casement
- ☐ Sliding
- ☐ Other _____

Color of Finish Black

Finish and Color of Windows

- ☐ Wood (recommended)
- ☐ Aluminum Clad
- ☐ Vinyl Clad
- ☑ Other Metal

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_____

Door Sills - Limestone to match existing

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

Chimney Material

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

Roofing

Primary Roof Material

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

Color of Material_____

Flashing Material

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

Gutters and Downspouts

- [ ] Copper
- [ ] Aluminum
- [x] Other Match Existing

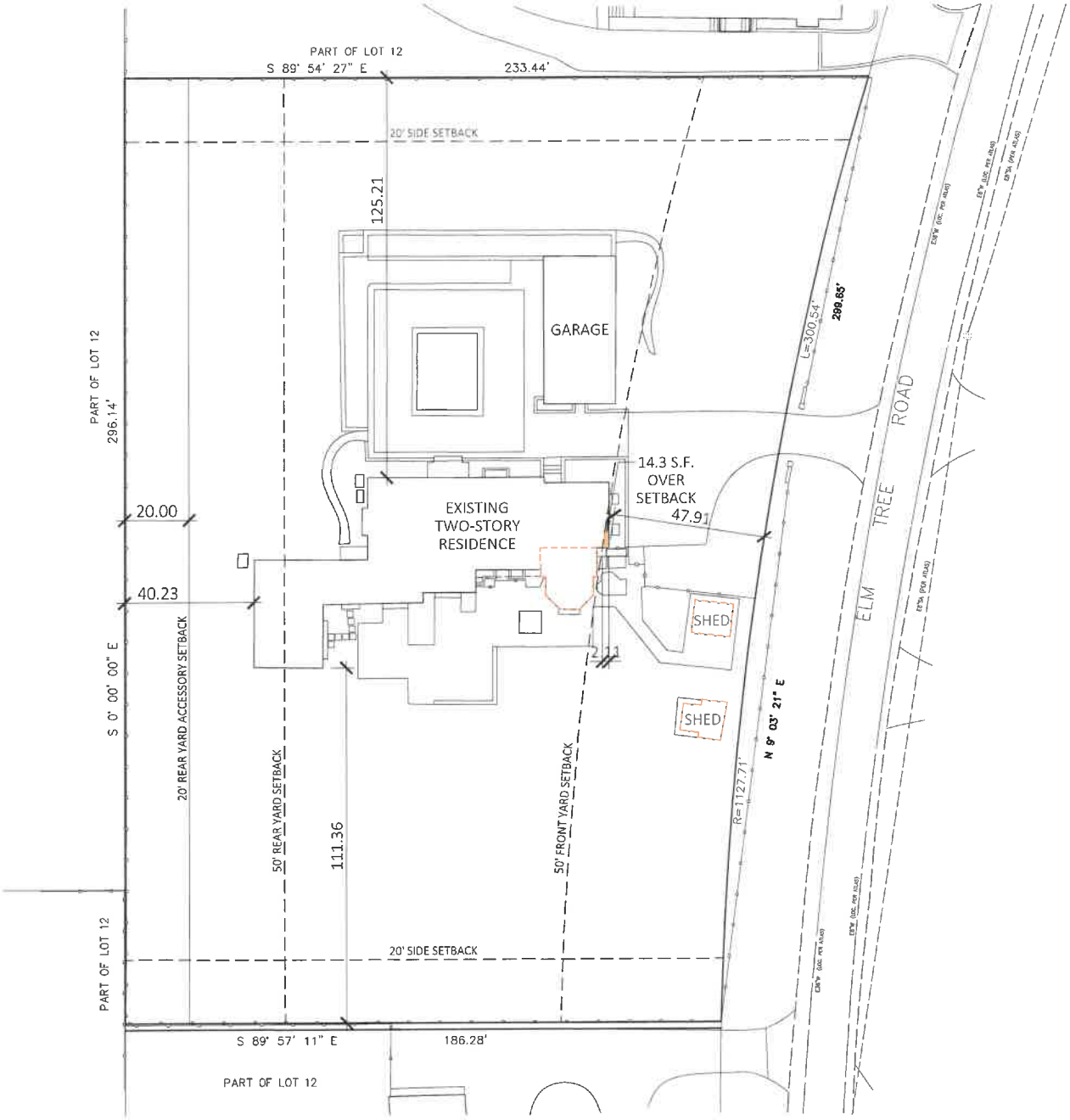
Driveway Material

- [ ] Asphalt
- [ ] Poured Concrete
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [ ] Other N.A.

Terraces and Patios

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

EXISTING SITE PLAN



DRAWING LEGEND

- DEMO EXISTING STRUCTURE
- PROPOSED ADDITION

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE: EXISTING SITE PLAN

SCALE: 1'-0"=1/32"

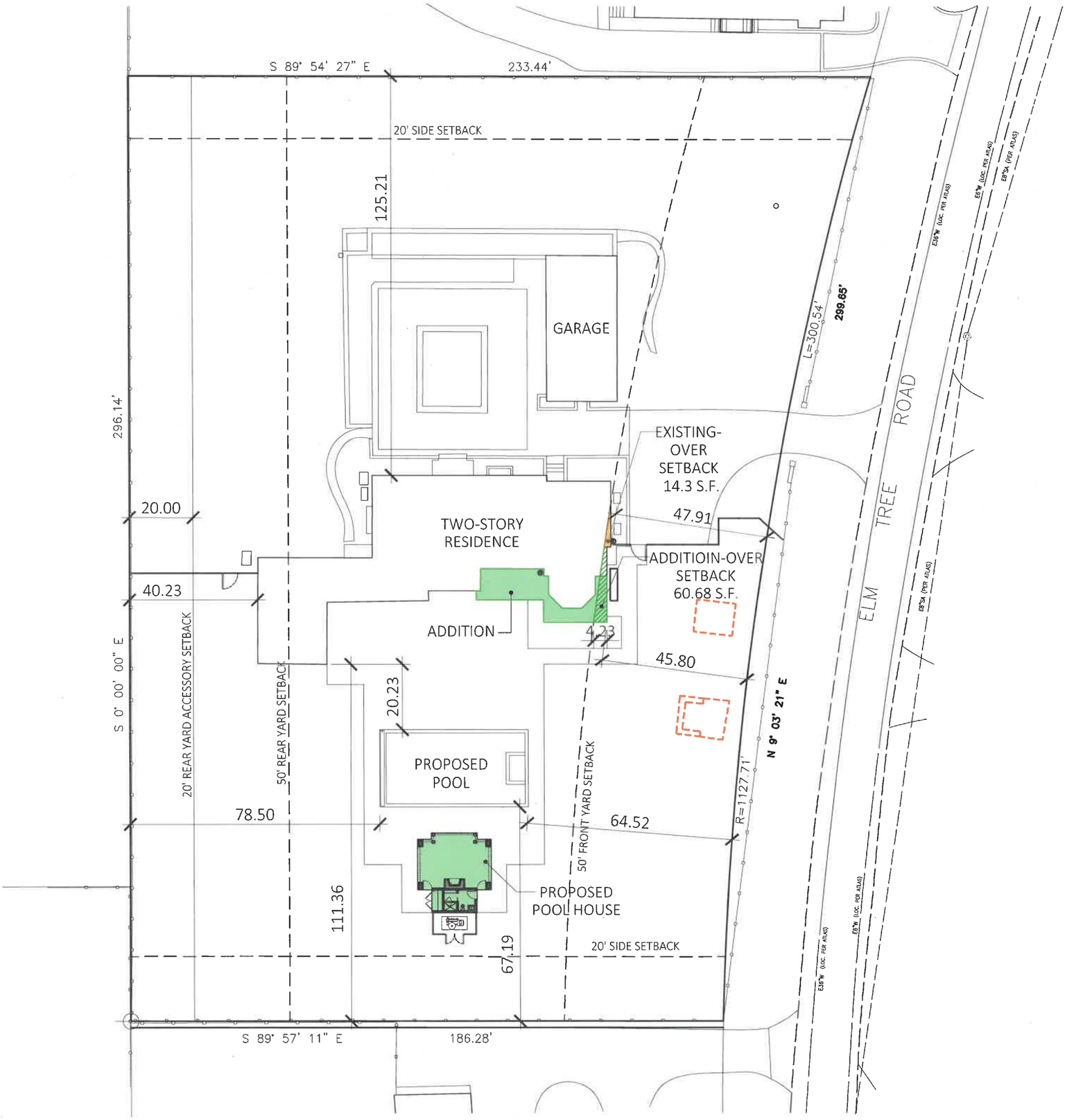
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

JOB NO.: 2066

ISSUE: 03/21/2025

PROPOSED SITE PLAN



DRAWING LEGEND

- DEMO EXISTING STRUCTURE
- PROPOSED ADDITION

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE: PROPOSED SITE PLAN

SCALE: 1'-0"=1/32"

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ISSUE: 03/21/2025

EXISTING SOUTH ELEVATION

1 SOUTH (REAR) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DRAWING LEGEND
PREVIOUS ADDITION

TITLE: EXISTING EXTERIOR ELEVATION

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/21/2025

PROPOSED SOUTH ELEVATION

1 SOUTH (REAR) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DRAWING LEGEND
PROPOSED ADDITION

TITLE: PROPOSED EXTERIOR ELEVATION

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

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THE PRACTICE OF FINE ARCHITECTURE
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1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/26/2025

EXISTING EAST ELEVATION

1 EAST (SIDE) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DRAWING LEGEND
PREVIOUS ADDITION

TITLE: EXISTING EXTERIOR ELEVATION

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/21/2025

1 EAST (SIDE) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DRAWING LEGEND
PROPOSED ADDITION

TITLE: PROPOSED EXTERIOR ELEVATION

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
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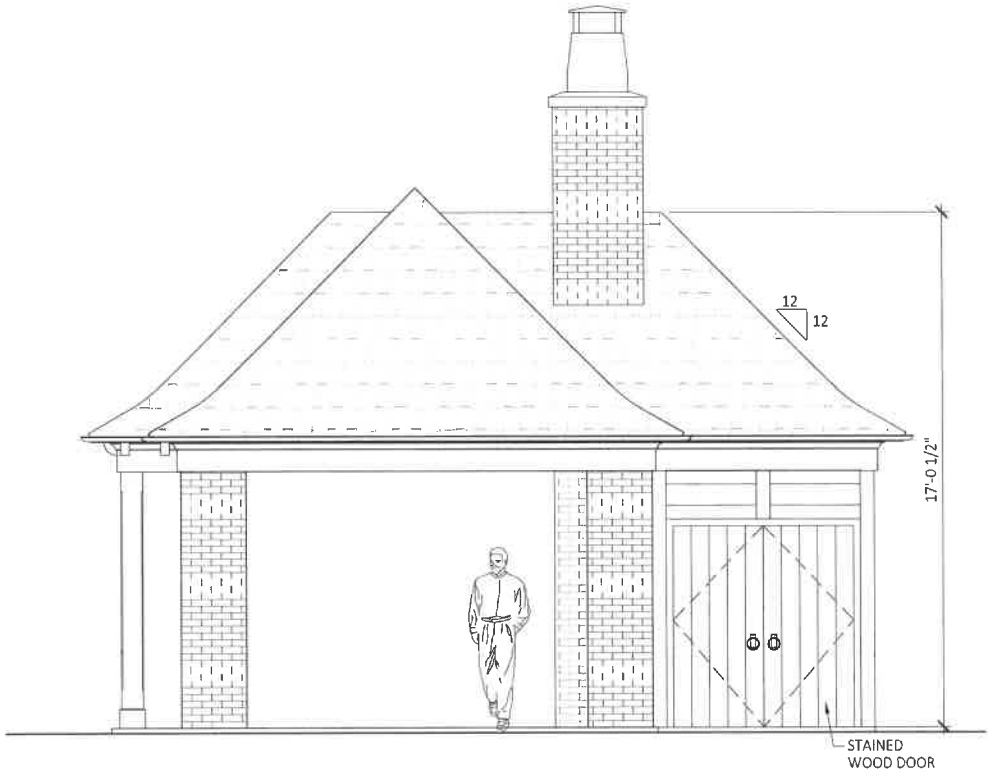
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

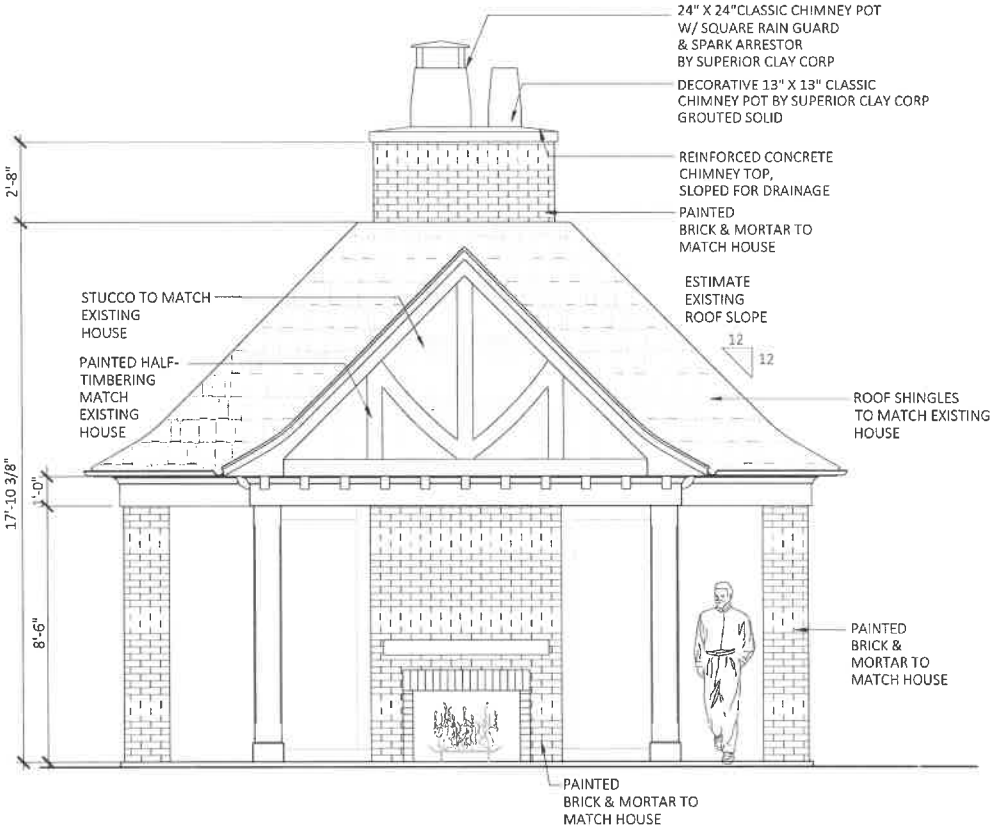
JOB NO.: 2066

ISSUED: 03/26/2025

POOL HOUSE EXTERIOR ELEVATIONS



1 POOL HOUSE SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2 POOL HOUSE WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

TITLE: PROPOSED EXTERIOR ELEVATIONS

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

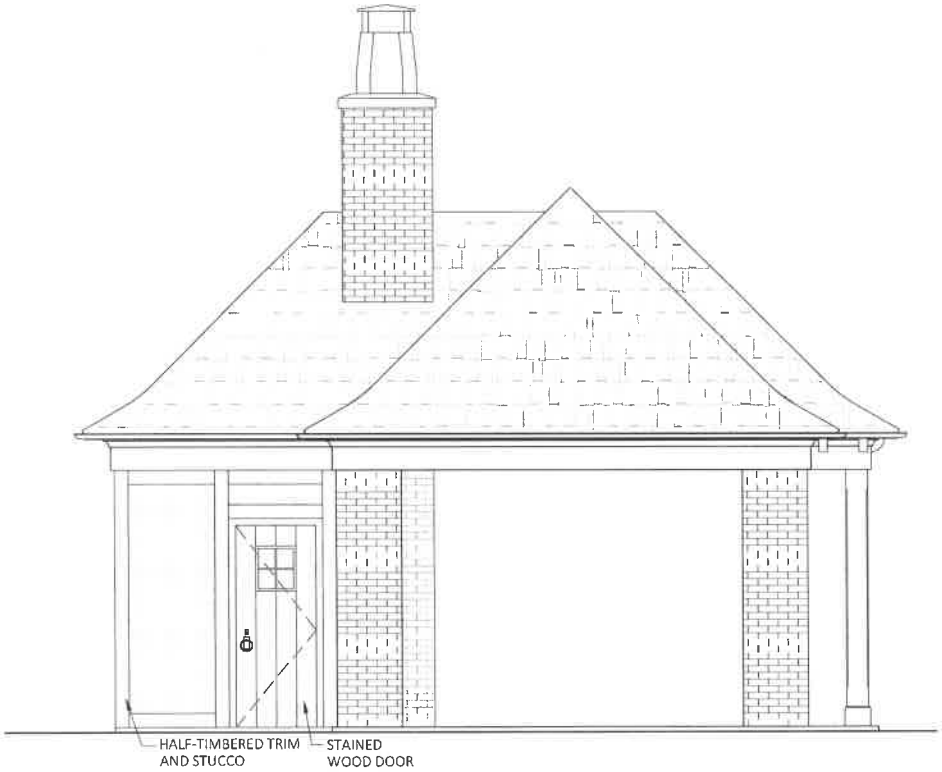
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

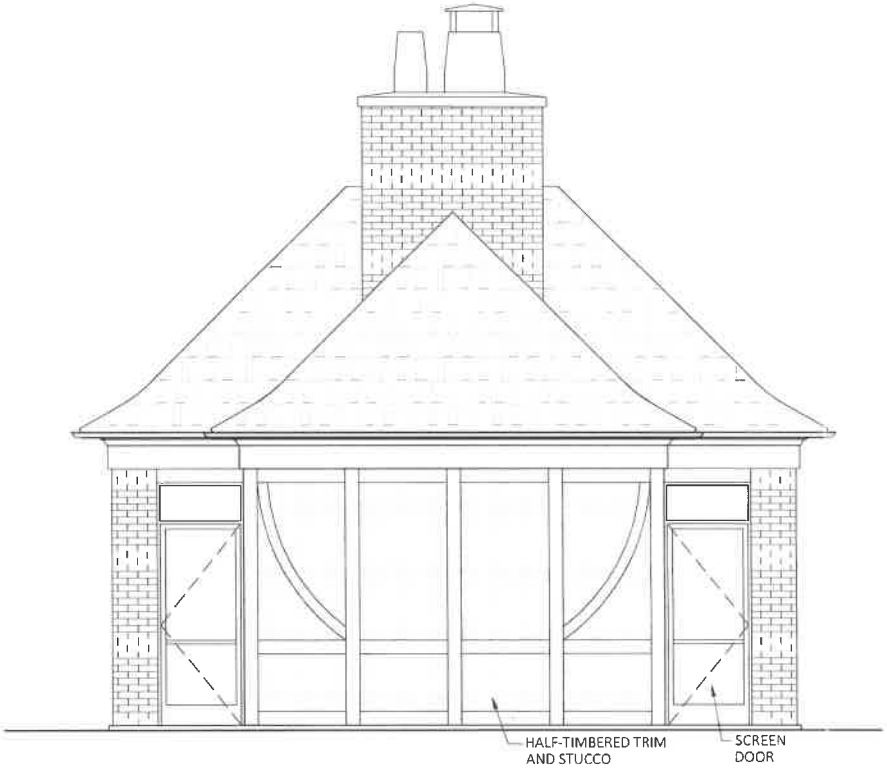
JOB NO.: 2066

ISSUED: 3/21/2025

POOL HOUSE EXTERIOR ELEVATIONS



1 POOL HOUSE NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2 POOL HOUSE EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

TITLE: PROPOSED EXTERIOR ELEVATIONS

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

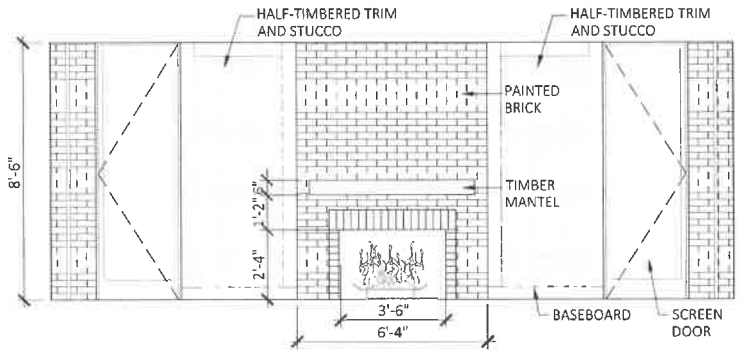
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 3/21/2025

POOL HOUSE INTERIOR ELEVATION



TITLE: FIREPLACE INTERIOR ELEVATION

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

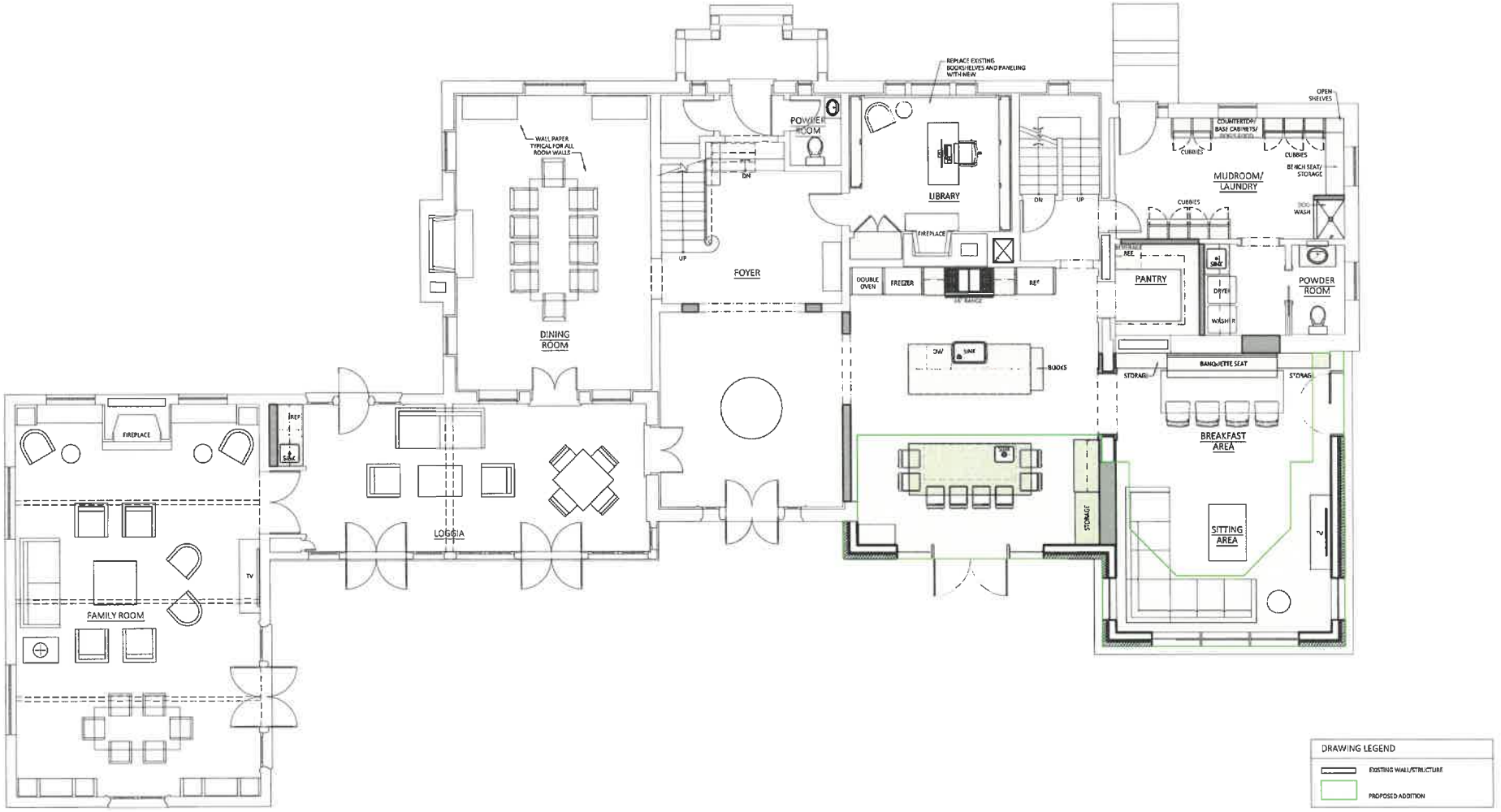
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 3/21/2025

FIRST FLOOR PLAN



TITLE: PROPOSED FIRST FLOOR PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

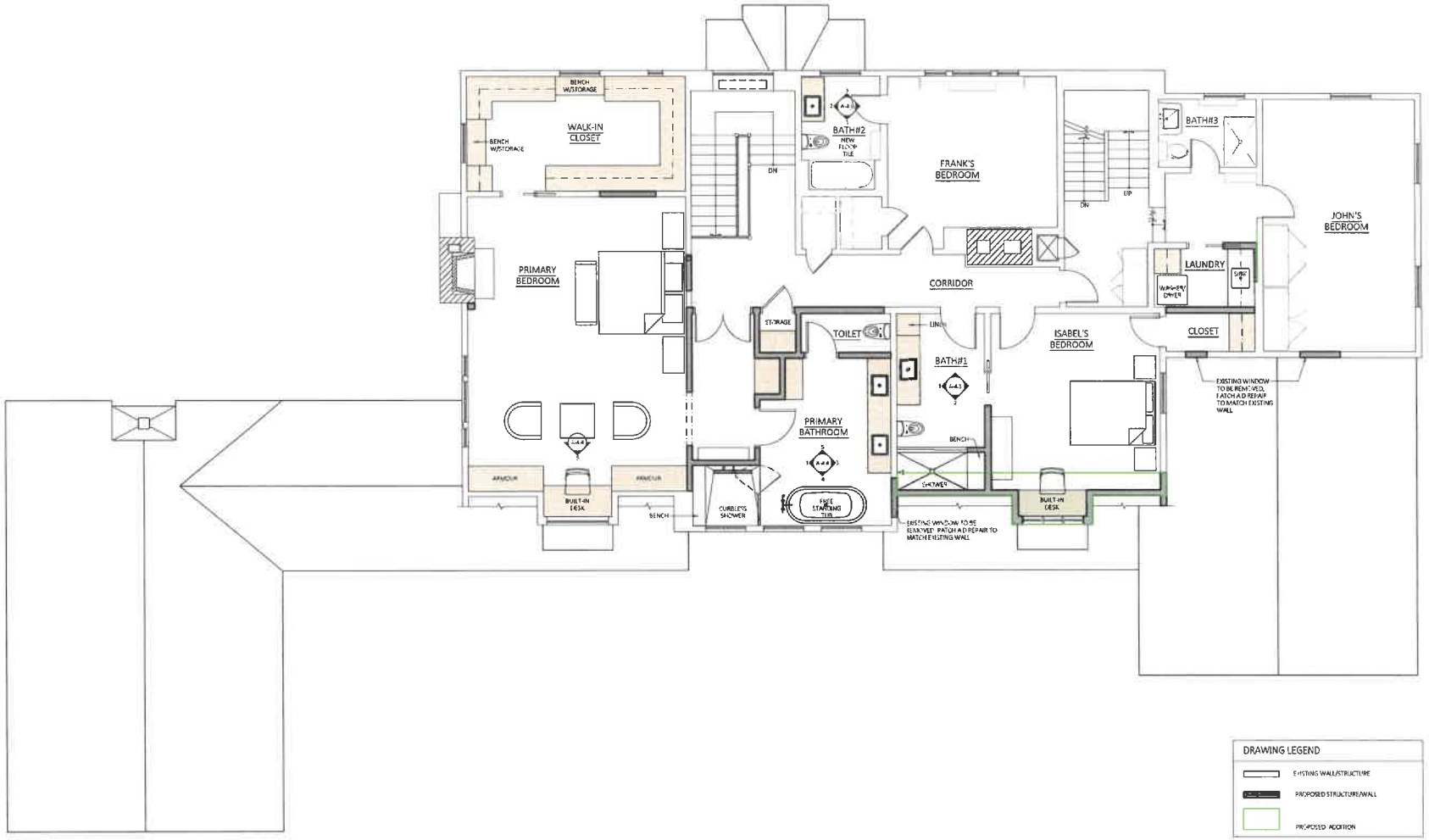
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 3/26/2025

SECOND FLOOR PLAN



TITLE: PROPOSED SECOND FLOOR PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

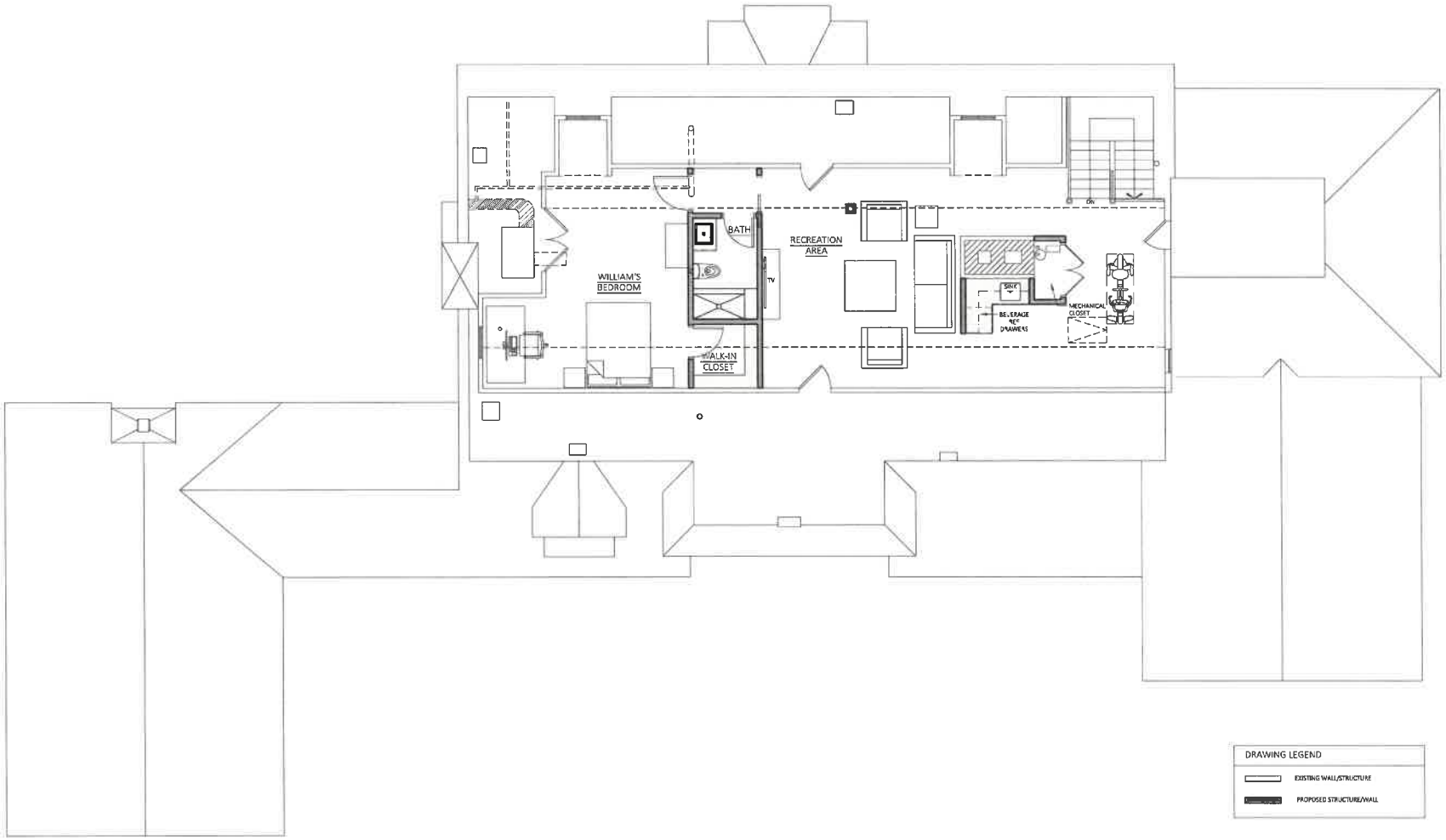
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/26/2025

THIRD FLOOR PLAN



TITLE: PROPOSED ATTIC PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

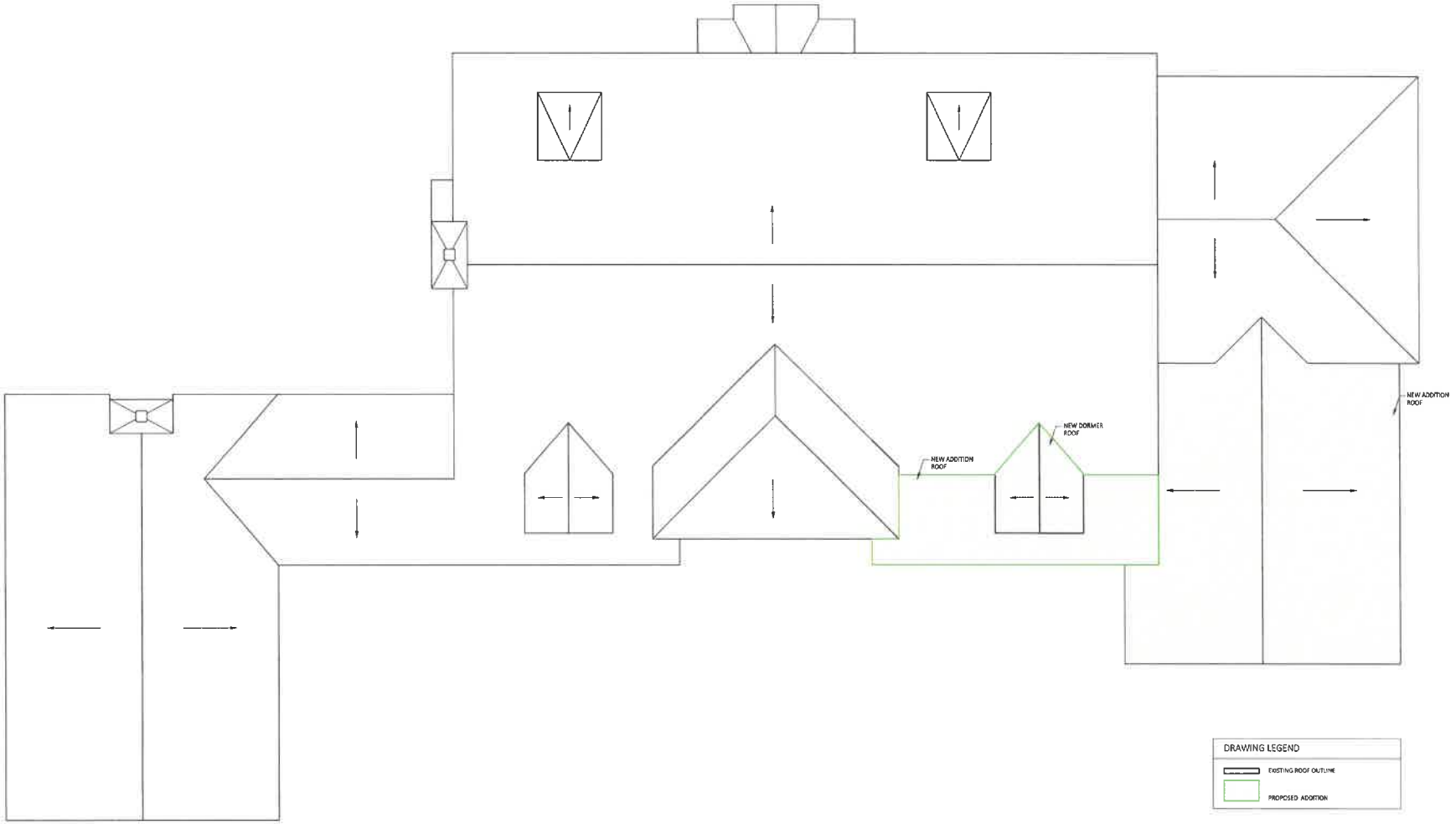
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/14/2025

ROOF PLAN



TITLE: PROPOSED ROOF PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

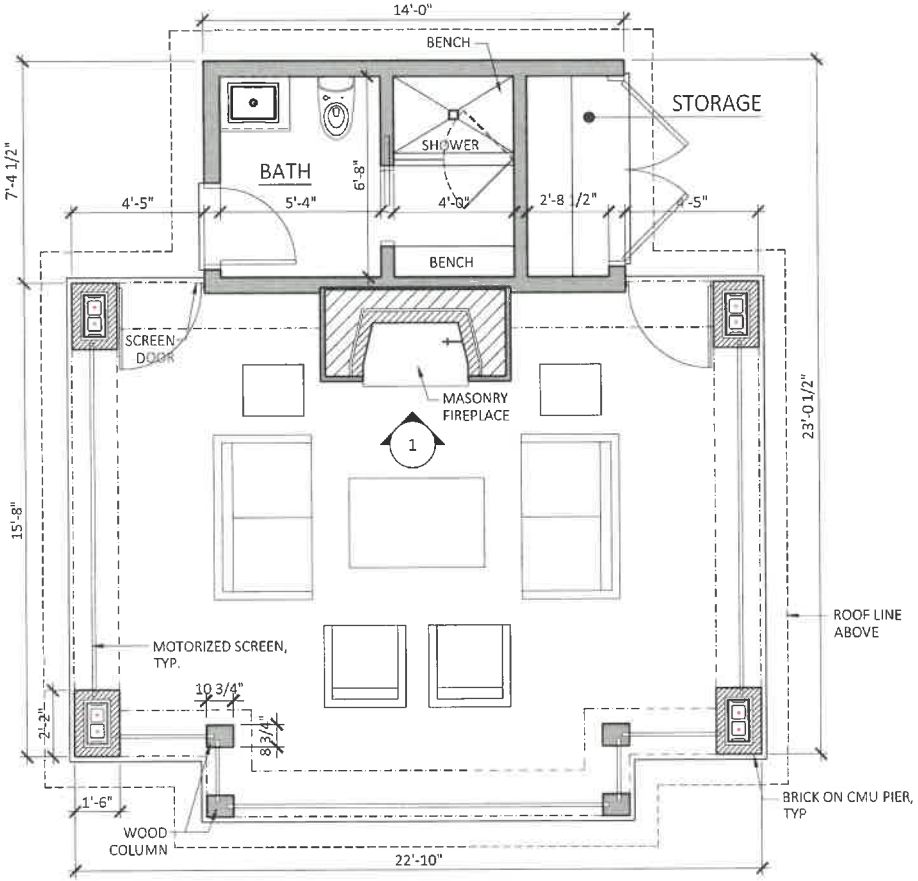
D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

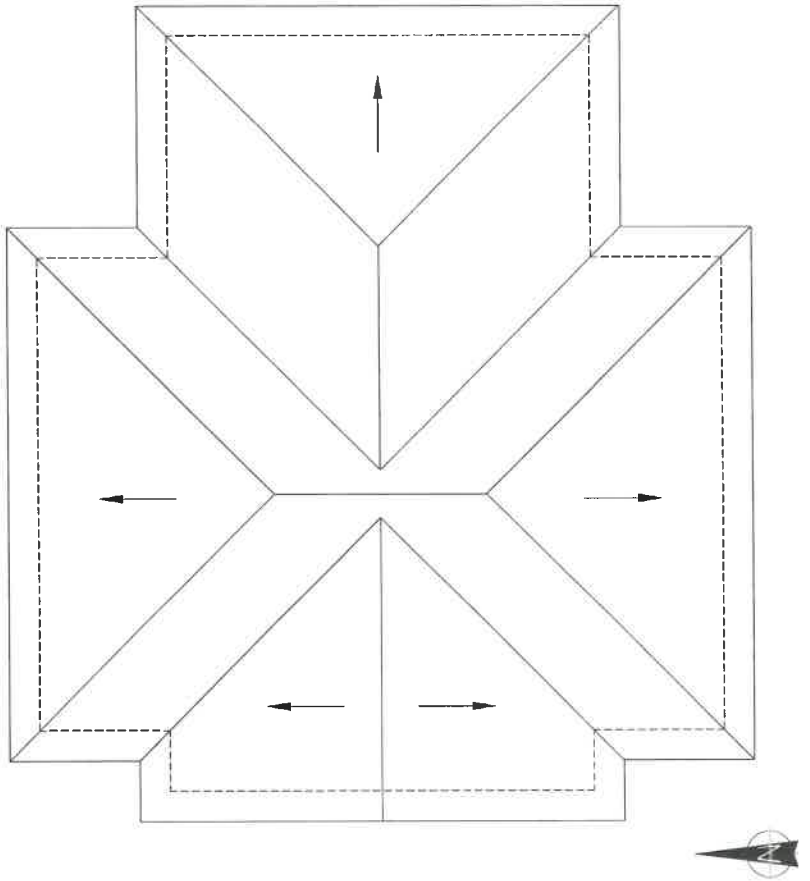
PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 03/26/2025

POOL HOUSE FLOOR AND ROOF PLAN





TITLE: PROPOSED POOL HOUSE FLOOR PLAN

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

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066

ISSUED: 3/21/2025

LANDSCAPE PLAN

INDIANA LIMESTONE POOL TERRACE

1 L-1 REAR-YARD DESIGN DEVELOPMENT
SCALE: 3/32" = 1'-0"

Tree Preservation Survey					1360 Elm Tree Rd Lake Forest, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
1	25	Sugar Maple	3		Parkway
2	20	Hickory	3		
3	12	Norway Maple	3		
4	19	Hawthorn	3		
5	18	Norway Maple	3		
6	20	Norway Maple	3		
7	12	Norway Maple	3		
8	13	Norway Maple	5		
9	20	Silver Maple	3		
10	8	Norway Maple	3		
11	12	Norway Maple	5		
12	12	Norway Maple	4		
13	16	Norway Maple	4		
14	7	Norway Maple	4		Uprooting
15	7	Norway Maple	4		Uprooting
16	16	Norway Maple	4		
17	18	Spruce	3		
18	11	Spruce	3		
19	19	Spruce	3		
20	19	Spruce	3		
21	11	Spruce	3		
22	8	Spruce	4		
23	18	Spruce	3		
24	23	Spruce	3		
25	8	Hawthorn	3		
26	8	Hawthorn	3		
27	14	Box Elder	3		
28	10	Spruce	4		
29	15	Apple	6		
30	7	Spruce	5		
31	9	Silver Maple	3		
32	32	Silver Maple	4		
33	7	Ash	6		
34	17	American Elm	6		
35	12	Spruce	3		
36	13	Spruce	3		
37	18	Spruce	3		
38	9	Spruce	4		
39	7	Spruce	4		
40	8	Crabapple	4		
41	25	Spruce	3		
42	10	Spruce	3		
43	9	Spruce	3		
44	14	White Pine	3		
45	20	Crabapple	3		
46	13	Tree Lilac	3		
47	12	Tree Lilac	3		
48	14	Hawthorn	3		
49	15	White Pine	3		
50	15	White Pine	3		
51	20	White Pine	3		
52	38	White Oak	3		
53	35	White Oak	4		Decay at base
54	7	Spruce	4		
55	9	Spruce	6		
56	23	Box Elder	5		DEAD
57	7	Spruce	6		Topped
58	12	Spruce	3		
59	11	Spruce	4		
60	13	Spruce	3		
61	14	Spruce	3		
62	14	Sugar Maple	3		
63	17	Hedge Maple	3		
64	9	Hedge Maple	4		Large Canker
65	16	Red Maple	3		
66	18	Spruce	3		
67	11	Spruce	3		
68	11	Spruce	3		
69	6	Spruce	3		
70	16	Norway Maple	3		
71	15	Red Bud	3		
72	30	Norway Maple	4		
73	17	Spruce	3		
74	12	Spruce	3		
75	12	Spruce	3		
76	10	Hawthorn	3		
77	12	Spruce	3		
78	17	American Elm	6		
A	32	Pear	3		

Thank you,
Lou Leggett
Certified Arborist #177
847-561-7081

TOTAL CALIPER INCH REMOVAL: 133"
TOTAL CALIPER INCH REPLACEMENT: 126.5"
CANOPY TREE (5 @ 6" CAL): 30"
EVERGREEN TREE (4) @ 10' @ 5", (5) @ 12' @ 5.5", (4) @ 16' @ 6": 71.5"
MULTI-TRUNKS (5) @ 10' @ 5" : 25"

TOTAL LOT AREA: 60,131 SF

EXISTING IMPERVIOUS SURFACE

RESIDENCE:	3,495.19 SF
DETACHED GARAGE:	1,021.84 SF
DRIVEWAY:	4,912.84 SF
WALLS/PIERS:	645.00 SF
WALKS / STOOPS / PADS:	2,493.94 SF
SHEDS:	262.04 SF
EXISTING TOTAL:	12,930.55 SF = 21%

PROPOSED IMPERVIOUS SURFACE

RESIDENCE:	3,881.17 SF (ADDITION = 386.51 +/-)
DETACHED GARAGE:	1,021.84 SF
DRIVEWAY:	4,912.84 SF
WALLS/PIERS:	569.67 SF
WALKS / STOOPS / PADS:	4,553.07 SF
POOL-HOUSE:	501.95 SF
PROPOSED TOTAL:	15,450.77 SF = 25.6%

NOTE: PROPOSED DECORATIVE GRAVEL UTILITY AREA AND POOL NOT CALCULATED IN IMPERVIOUS CALCS

JMR LANDSCAPING
1930 INNOVATION WAY
LIBERTYVILLE, IL 60048
224 715 3275

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

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207 E WESTMINSTER SUITE 104
LAKE FOREST, IL

GREENGARD ENGINEERING
DOUGLAS WHITE
DWHITE@GREENGARDINC.COM
111 BARCLAY BLVD SUITE 310
LINCOLNSHIRE, IL

DESIGNED BY: DM
ISSUE DATE: 2025/03/18

REV #	DESCRIPTION	DATE
#1	SUBMITTAL	2025/03/11
#2	REVS	2025/04/01

CONCEPT DRAWINGS

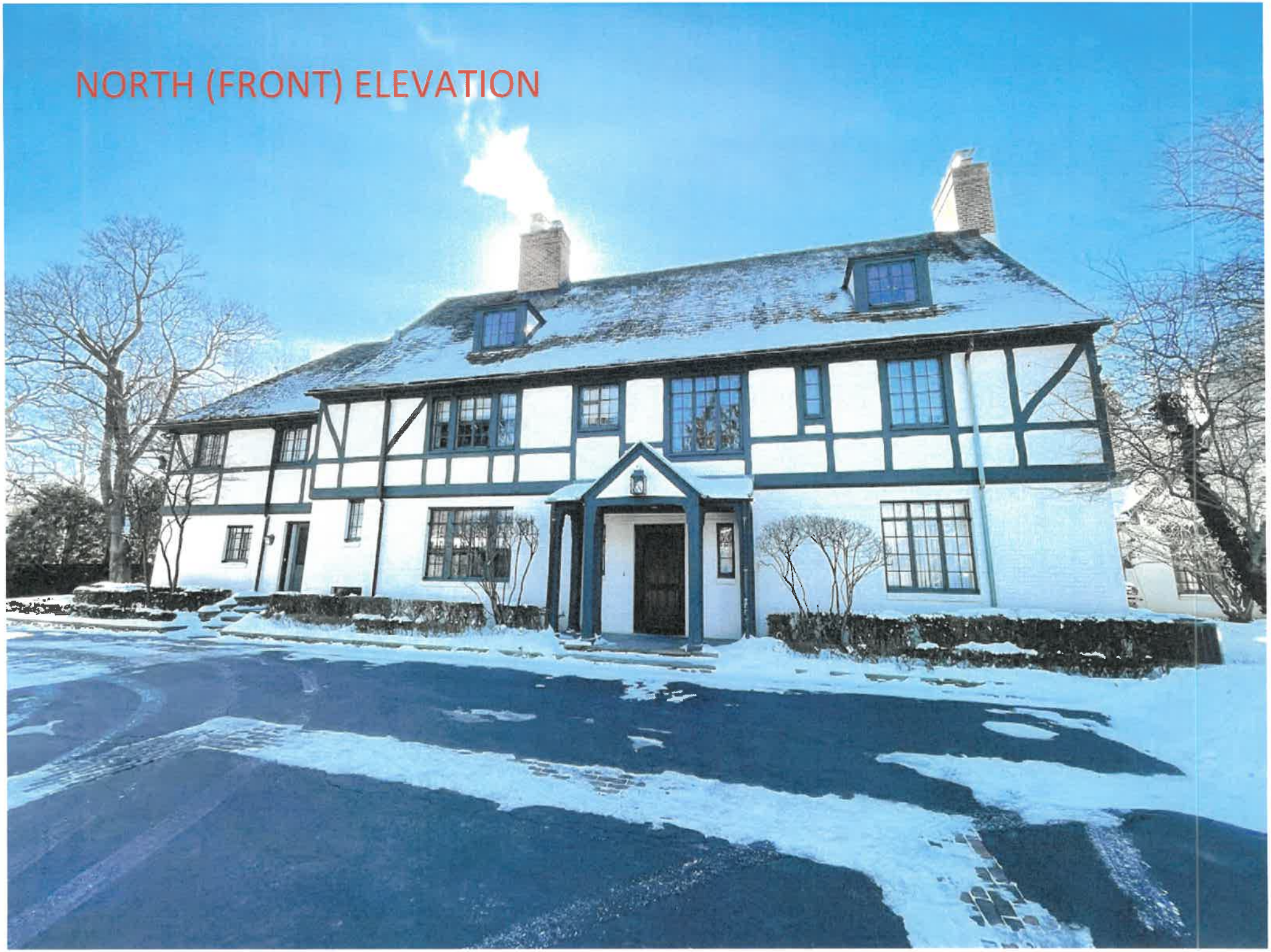
SCALE:
3/32" = 1'-0"

N

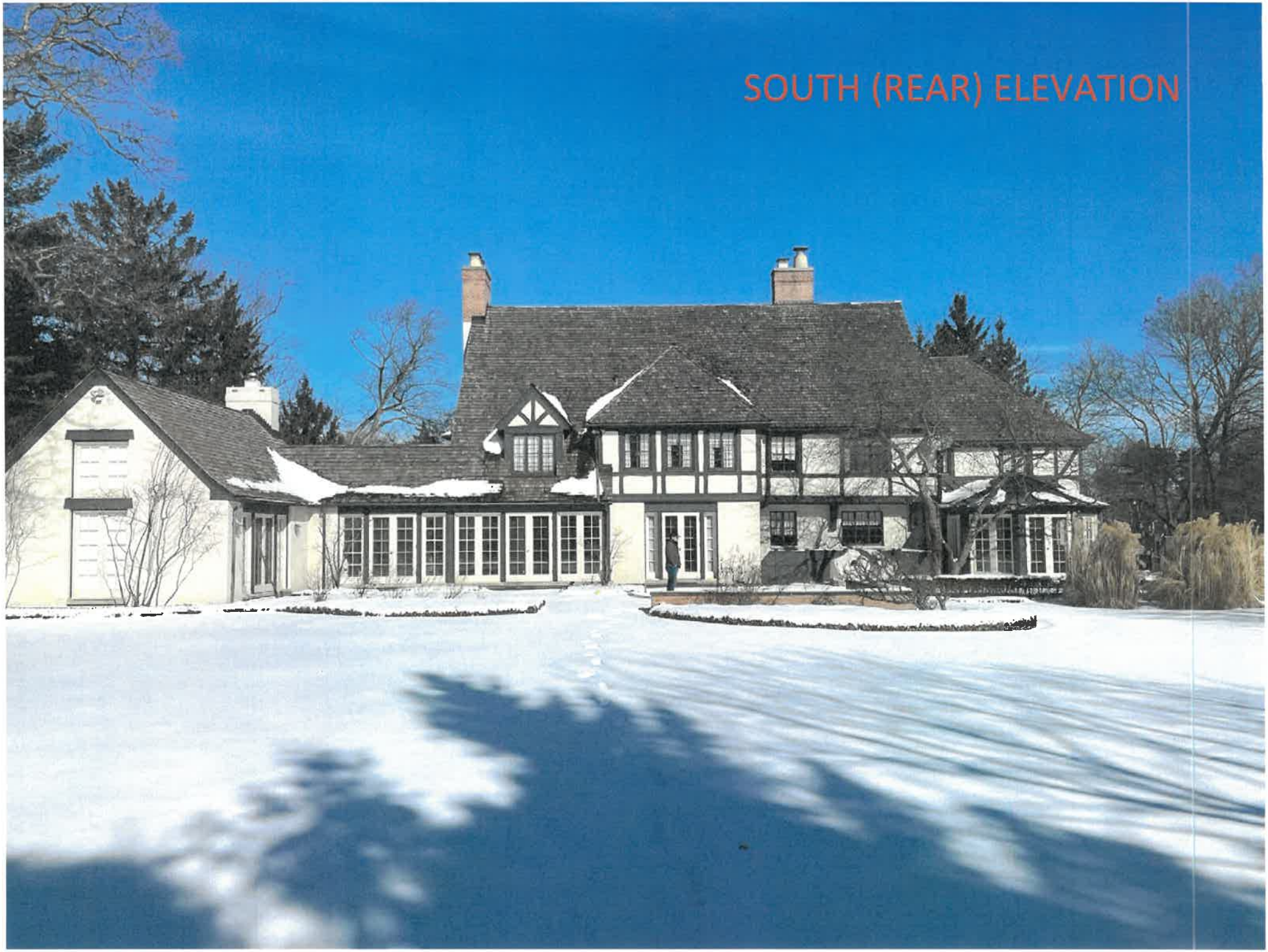
REAR-YARD PLAN

L-1

STREET VIEW


NORTH (FRONT) ELEVATION


EAST ELEVATION


SOUTH (REAR) ELEVATION


STORAGE SHEDS