Agenda Item 4
265 E. Deerpath
Replacement Windows for Northern Trust Bank

Staff Report
Vicinity Map
Air Photo
Mock Up 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
May 28, 2025

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	May 28, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**Replacement of Non-Original 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. 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. This is the first of a two-phase window replacement project, phase one addressing the windows at the 265 E. Deerpath Road, and phase two addressing the windows at the 279 & 287 E. Deerpath Buildings.

Activity to Date on this Petition

At the April 23rd Historic Preservation Commission meeting, a Certificate of Appropriateness was approved for the restoration of the (7) remaining historic windows on the 265 E. Deerpath Building.

A second Certificate of Appropriateness was approved subject to Commission approval of supporting findings for the replacement of the previously replaced (25) non-historic windows with new wood windows at the 265 E. Deerpath Building. A caveat of the second approval allowed the petitioners to return to the Commission with a request for reconsideration of replacement of the non-original windows with aluminum clad wood windows if they provide a mock-up clearly illustrating how the finish appears alongside the restored original wood window finish.

The petitioner is pursuing the approval of replacement aluminum clad wood windows rather than wood windows as provided for in the Commission's discussion at the April meeting.

A mockup of the finishes of both restored wood and aluminum clad trim has been installed on the south façade of the Northern Trust Bank and made available to the Commission for viewing. The petitioners are requesting a motion to rescind the previous replacement Certificate of Approval for replacement with wood windows issued at the April 23rd meeting and to approve a new Certificate of Appropriateness for replacement of the (25) non-historic wood windows with replacement aluminum clad wood windows.

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 additional correspondence beyond that received prior to the previous Commission discussions on this petition was received.

RECOMMENDATION

Finalize the Certificate of Appropriateness that was put forward at the April meeting approving the replacement of the (25) non-historic windows (Types A, C, E, G, H, I, & J) with replacement wood windows that match the original wood window details based on the findings detailed in (Exhibit A) and 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.

-OR-

Grant a Certificate of Appropriateness approving 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 based on the findings detailed in (Exhibit B) and 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.

EXHIBIT A – In Support of Replacement Wood Windows

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. Replacement wood windows will be consistent with the original materials although the quality of the wood will differ given the products available today. The finish of the wood windows will be consistent, to the extent possible, with the finish of the restored original wood windows.

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 not applicable as the 25 non-historic windows have been previously replaced.

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 met. Repair or restoration of the non-original wood windows is not appropriate given the deterioration and lower quality of the wood in comparison to the wood of the original windows.

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

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

EXHIBIT B – In Support of Replacement Aluminum Clad Wood Windows

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 can be met. The petitioner has provided an onsite mock-up to demonstrate the texture and finish of both materials in a side-by-side placement of the aluminum clad wood windows with the restored original windows. The finish on the 25 replacement windows proposed will be applied to achieve a visually compatible appearance with the seven restored replacement windows.

The U.S. Department of the Interior and the State Historic Preservation Office both allow the use of aluminum clad wood windows as replacements for deteriorated wood windows. The windows being replaced are not original windows and although they are wood windows, the original detailing is not carefully replicated in the existing replacement windows. The replacement windows now proposed will be customized to

more accurately and fully replicate the original detailing.

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 not applicable as the 25 windows proposed for replacement are not original windows.

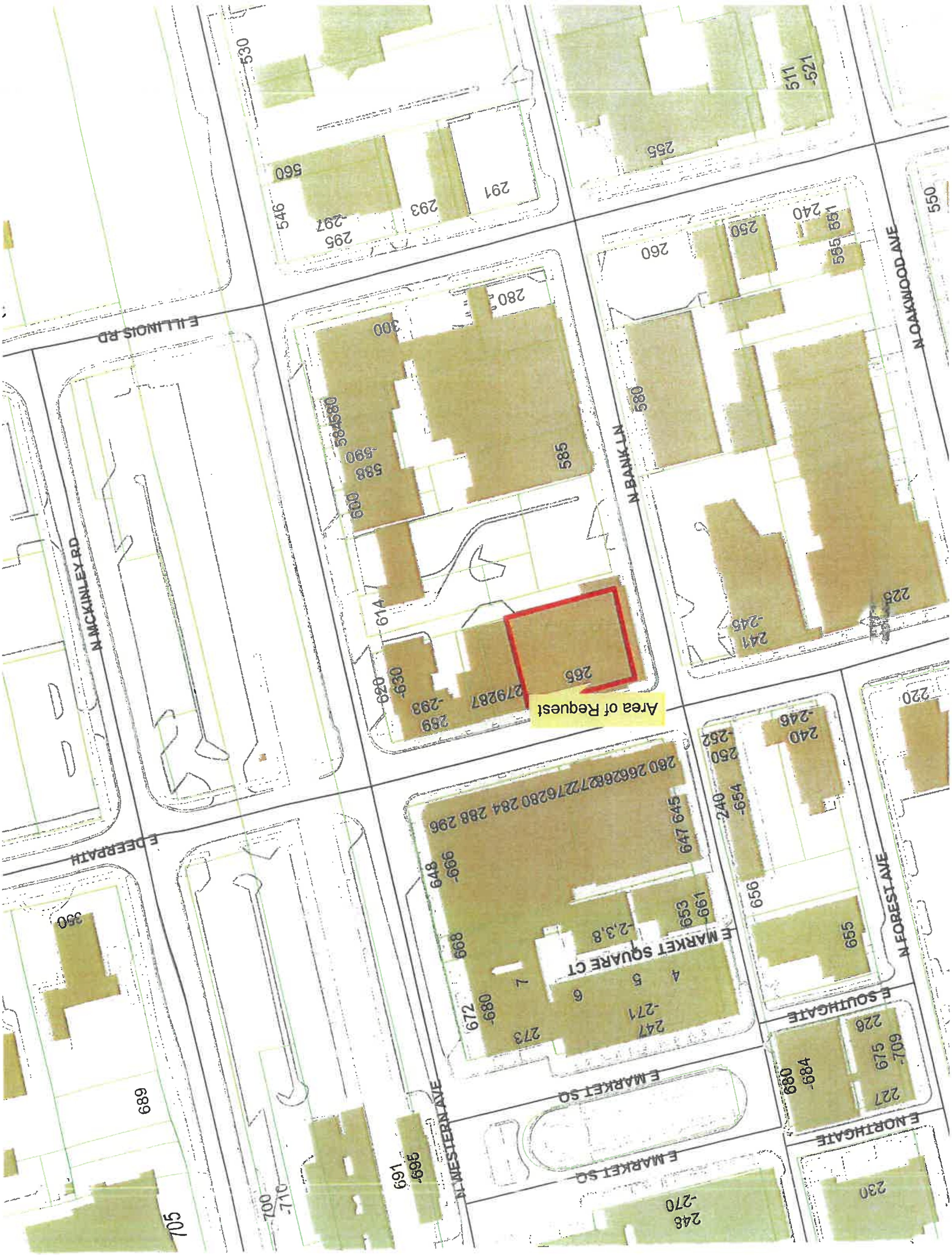
Standard 13 – Preservation of natural resources
This standard is not applicable to this petition. No tree or vegetation removal is proposed as part of this request.

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. 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) windows can be replaced in future.



Area of Request
E ILLINOIS RD
E DEERPATH
N MCKINLEY RD
N WESTERN AVE
N BANK LN
N OAKWOOD AVE
N FOREST AVE
E MARKET SQUARE CT
E MARKET SQ
E SOUTHGATE
E NORTHGATE
265
585
580
300
280
260
255
291
293
560
546
295
-297
530
511
-521
550
240
250
551
555
588
-590
584
600
614
620
-630
289
-293
279
287
260 266 268 272 276 280 284 288 296
647 645
648
-666
653
661
-2,3,8
668
672
-680
7
6
5
4
273
247
-271
240
-654
250
-252
240
-246
656
655
241
-245
225
220
226
675
-709
680
-684
227
230
248
-270
691
-695
700
-710
705
689
350

Area of Request
265
E DEERPATH
E ILLINOIS RD
N BANK LN
N WESTERN AVE
N FOREST AVE
N OAKWOOD AVE
N MCKINLEY RD
E MARKET SQUARE CT
E MARKET SQ
E SOUTHGATE
E NORTHGATE
225
240
-246
220
260
250
280
300
291
293
295
-297
546
560
255
521
530
350
689
705
-710
695
226
709
675
227
660
684
230
248
-270
273
247
-271
672
648
655
647 645
279287
289
-293

Finish Mockup Location – South Elevation at Parking Lot Entry

Trim samples:

Aluminum clad wood window finish – Marvin

Restored wood window finish sample - from restoration firm performing restoration of 7 historic original windows

Northern Trust Bank
265 E. Deerpath Road

Agenda Item 5
360 E. Deerpath
Courtyard Rehabilitation with Modifications to Hardscape, Doors and Windows, and Landscape

Staff Report
Vicinity Map
Air Photo
Historic Resources Form

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Materials
Existing Site Plan
Enlarged Plans
Elevations
Lighting Information
Landscape Plan
Landscaping Material
Existing Images

Correspondence

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission
DATE: May 28, 2025
FROM: Abigail Vollmers, Senior Planner
SUBJECT: **360 E. Deerpath – Lake Forest Library – Courtyard Rehabilitation with Modifications to Hardscape, Doors and Windows, and Landscape**

Petitioners
City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

Property Location
360 E. Deerpath

Historic Districts
East Lake Forest Local and National Historic Districts

Project Representative
Ishwar Laxminarayan, Executive Director, Lake Forest Library
Kenneth Itle, Associate Principal, Wiss, Janey, Elstner Associates, Inc.

Summary of the Petition
This is a request for a Certificate of Appropriateness approving the rehabilitation of the two courtyards on either side of the Lake Forest Library main entrance. The scope of work includes repair and refinishing of the courtyards including maintenance work to address the building envelope. The full scope of the proposed work is detailed later in this report.

Description of Property and Surrounding Area
The library is located on the north side of Deerpath, between McKinley and Washington Roads. The architect was Edwin Hill Clark, the building was constructed in 1931 and is a Contributing Structure to the Historic District. Three wings were added in 1978, two of which are perpendicular to the original cross shape of the building and comprise the third side of each of the courtyards.

Modifications were made to lower the overall height of the original courtyard walls and gates in the late 1950's, and the east and west walls of the courtyards were removed to accommodate the 1978 additions. The library lobby doors into the courtyards were added after the library was built, replacing original windows. These doors were replaced in 2012 due to a deteriorated condition. Trim pieces were added to the windows in the walls that border the north side of each courtyard during a previous interior renovation.

The courtyards have not been actively used, and the rehabilitation project is intended to provide an enhanced setting for more frequent use and for Library programing and events.

The following list of modifications comprise the scope of work to be evaluated by the Commission:

- Rebuild the courtyard walls with a mix of refurbished brick and stone to match the current wall configuration on the south elevations and to add back masonry walls to match on the east and west ends of the courtyards where the iron fence was placed after the 1978 additions.
- Refurbish the iron gates to address deterioration and reinstall in current locations.
- Raise the elevation of the courtyard by approximately 6" to allow for a new flush hardscape surface of granite paver blocks inset in concrete to provide ADA accessibility into the courtyards and improve safety.
- Removal of the added trim pieces on 4 existing windows on the north side of both courtyards that block the full operation of the windows.
- Replace the non-historic doors in the library entrance hall with doors that provide ADA accessible access into the courtyards.
- Refurbish original light fixtures on the courtyard walls and add new patio lighting.
- Replace landscaping in the courtyards while preserving the anchor trees on both sides of the courtyard walls, removing the European Weeping Beech trees adjacent to the south elevations.

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. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

Standard 1 – Height

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

Standard 2 – Proportion of Front Façade

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

Standard 3 – Proportion of Openings

This standard is met. The proposed replacement doors that provide access to the courtyards from the library entrance hall closely match the style of the windows and preserve the size of the opening.

Standard 4 Rhythm of Solids to Voids

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

Standard 5 – Spacing on the Street
This standard is not applicable to the petition. No changes are proposed to the size or relationship of the existing building to the street.

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. The proposed rehabilitation work will preserve the iron gates and reuse salvaged bricks from the existing courtyard walls. The limestone will be repaired or replaced in kind as needed. The result will be rebuilt courtyard walls that match the existing walls.

The courtyard surface material and the elevation of the hardscape within each courtyard will be altered to provide ADA accessibility from the library lobby. The change of paving material from bluestone to granite is similar in tone and maintains the elevated materiality of the courtyard hardscape surface.

Standard 8 – Roof Shapes.
This standard is not applicable to the petition. No changes are proposed to the roof 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 met. The replacement of the walls at the east and west ends of the courtyard return the full courtyard enclosure to the originally designed configuration without changing the relationship of the courtyard to the street.

Standard 10 – Scale.
This standard is not applicable to the petition. No changes are proposed to the size or scale 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 wall configuration and materiality will be maintained with the reuse of salvaged materials. Where needed, new limestone components will be fabricated to match the original components ensuring the detailing of the rebuilt walls is consistent with the original walls. The gates and light fixtures will be refurbished for continued use.

Standard 13 – Preservation of natural resources
This standard is met. Each courtyard has multiple trees deemed worthy of preservation by the City Arborist. The weeping European beech trees planted against the north walls will need to be removed in order to perform the necessary waterproofing work. The removal is unfortunate but necessary. The magnolia trees in the west courtyard will be preserved in place. In the east courtyard, the enlarged hardscape concept will require the removal of two hawthorn trees which are not specimen trees in the opinion of the City Arborist. A landscape plan for replacement landscaping is included in the Commission packet. Replacement inches for the tree removals will be calculated at the time of permit submission.

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

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
This standard is met. The project includes restoration and repair of the courtyard walls and gates, rebuilding and replacing only what is needed given the existing conditions. No historic record exists of the original hardscape material in the courtyards. The proposed use of the gray granite pavers will mimic the existing bluestone material and provide a safe walking surface. The windows adjacent to the courtyards will be repainted and maintenance tuckpointing and waterproofing are planned.

Standard 16 – Surface cleaning.
This standard is met. The petition includes the use of cleaning practices that will not deteriorate or damage the existing limestone or brick.

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 restoration efforts are intended to replicate the existing walls and preserve the architectural features such as the gates. The wall sections removed as part of the 1978 addition will be reconstructed returning the courtyard enclosure to its original state. The return of functional windows in the wall on the north side of the courtyards and the reintroduction of the urns restore original features that have been lost over time.

Public Comment

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

Recommendation

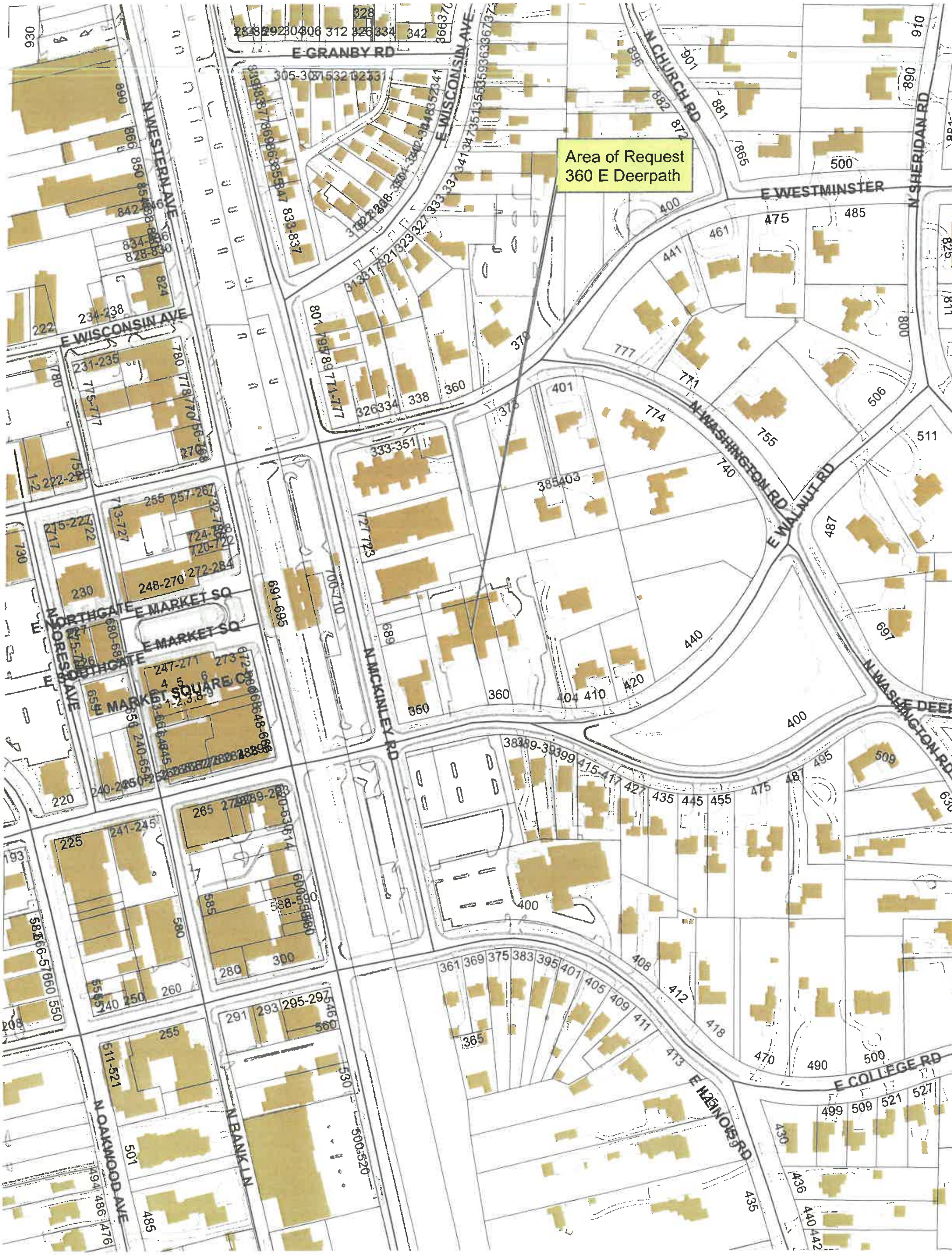
Grant a Certificate of Appropriateness approving the courtyard rehabilitation and full scope of work presented.

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 as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. No on street parking on Deerpath is permitted.

3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off of the site and 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
360 E Deerpath
E GRANBY RD
N CHURCH RD
E WESTMINSTER
N SHERIDAN RD
N WESTERN AVE
E WISCONSIN AVE
N WASHINGTON RD
E WALNUT RD
E NORTHGATE
E MARKET SQ
E SOUTHGATE
E MARKET SQUARE CT
N FOREST AVE
N MCKINLEY RD
E COLLEGE RD
E ILLINOIS RD
N OAKWOOD AVE
N BANK LN


Area of Request

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 1010

Property Address:
Street: 360 E DEERPATH
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Lake Forest Library

Original Owner: City of Lake Forest

Other Previous Owners: LAKE FOREST LIBRARY

Present Owner: BOARD OF DIRECTORS OF THE LAKE FOREST

Current Property Name: Lake Forest Library

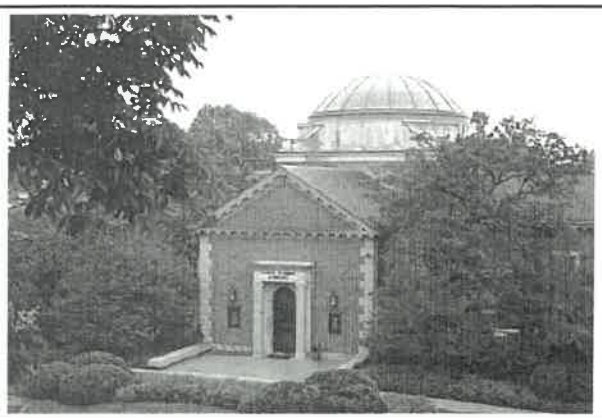


Photo Name: 1010_1
Demolished: **Date:**

Resource Type: Building
Date of Construction: 1931
Use, Original: Library
Use, Present: Library
Theme: Education
Secondary Theme: 20 Century Architecture
Style: Colonial Revival
Secondary Style: Georgian

Architect/Engineer: Edwin Hill Clark

Builder/Contractor: unknown
Landscape Architect:

Zoning District: O1

Subdivision: Lot 5 W. A. Nichols Subdivision

Subdivided from: Dr. Charles H. Quinlan Estate - 13.4 acres, built 1870, extant. Location: 404 East Deerpath

Current Property Size (est.): 2.05 acres
Original Property Size (est.) : 2.05 acres

Facade Easement?: No
Held by:

Conservation Easement?: No
Held by:

Plan Shape: Irregular
Number of Stories: 1.00
Structural Framing: unknown
Foundation Material: unknown
Facade Material: Brick
Roof Form: Cross gable with dome

Roof Material: Asphalt Shingle
Primary Window Type: Fixed
Porches:

Integrity: Excellent
Condition: Good

Decorative Features & Surfacing:
Quoins, dentilled pediment, square columns with Ionic capitals at entry, dome are some of the decorative features of this building.

DECORATIVE SURFACING: Limestone details

Local Register:

Local Historic District:
Local Ordinance Historic District

Contributing Significance to Local District:
Contributing

Contributing Significant Resources:
Lake Forest Library - Edwin Hill Clark, 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:

National Register:

National Register Historic District:
Lake Forest

Contributing Significance to National District:
Contributing

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 contributing structure to the Historic District. The existing building, constructed in 1931, is an distinguished by its overall quality of design, detail, materials and craftsmanship. Edwin Hill Clark was a noted architect whose work is significant to the history and development of Lake Forest. Overall the building possesses a high level of integrity making it worthy of preservation.

The library sits atop a slight rise up from Deerpath, which is to the south across a broad lawn. A bench at the sidewalk on Deerpath is in line with the building's center. A driveway at each side of the site with a parallel footpath moves northward before the footpath turns inward across the terrace top to reach the small forecourt before the central entrance.

The brick building has long pitched-roof wings extending east and west and a similar but smaller projection reaching back toward the road. On its front is the entrance with an arched door flanked by an ionic pier, each one made of three pieces of white and yellow marble with a matte surface and holding a simple entablature with the library's identity. The corners of this wing, like the other, have limestone quoins. The gable is a pediment; its horizontal and raking elements have only a cornice with large modillions, both in limestone. The same cornice serves as the eaves for the flanking wings. In front of the wings are small courts defined by low walls running out from the entrance projection. At the lateral wings' intersection with the entrance projection rises a square brick element slightly higher than the roof ridges. It sustains an octagon, the diagonal corners of which are sloped with a warped plane. Above it rises a low dome with broad ribs in its metal covering. Below it, inside, is the circulation desk. Beyond it and not visible from the street except at the extreme ends are additions with simpler walls but done in keeping with the original design. The building's ultimate parent is the Pantheon in Rome, but its more immediate source is Monticello, the home of Thomas Jefferson, a domestic application of the same prototype. The result is a building that is clearly civic in purpose but an appropriate occupant of a residential area.

Although Mayor Gorton appointed the first library board in 1898, there was no public home for the library. When City Hall was completed the second floor became the library's new home. In 1929, an offer to fund a building for the library was received from Mrs. Kersey Coates Reed and her sister, Mrs. Charles H. Schweppe. This was to be a memorial to Mrs. Reed's late husband, Kersey Coates Reed. Of their gift of $250,000, $50,000 would eventually be spent to furnish and equip the building. The library was designed by noted architect, Edwin Clark, and won the Craftsmanship Award of the Chicago Architects' Club for 1931.

In May 1932, the Remiscoff murals were completed. These murals represent the poets and prose writers of antiquity as conceived by the artist.

In 1978 three new wings were added. Brenner, Danforth, Rockwell were the architects and Franz Lipp was the landscape architect. Monies for the addition were underwritten by gifts from the community and a substantial donation from the Reed family.

A renovation of the three bookstacks was completed in 1990. In 1992, the Children's Department was refurbished and a mural by Thomas Melvin, commissioned by the Friends of Lake Forest Library, was installed in the children's foyer.

Edwin Hill Clark (1878 – 1967) was born in Chicago and graduated from Yale University in 1900. From 1900 to 1903 he was the assistant superintendent of Wadsworth-Howland Company, his brother's paint company. Clark went into architecture in 1903, working for William Augustus Otis; he was admitted to partnership in April 1908 and the name of the firm was changed to Otis & Clark in 1914. After the firm of Otis & Clark was dissolved on April 15, 1920, Clark went into partnership with Chester Howe Walcott until 1924, when they both returned to private practice. Clark later was a member of the Illinois State Art Commission.

Changes:

In 1977 additions, by architect George Danforth, were made to the building including wings on the east and west sides and along the north elevation. In 2000, a sunken patio on the east side of the building was enclosed with a glass structure. The addition was designed by architect David Woodhouse.

Property Setting:

This property is located on the north side of Deerpath just east of the intersection of McKinley and Deerpath. The Church of the Covenents, designed by Howard Van Doren Shaw, is located to the west of the Library.

Associated Buildings:

Sources of Information:

City of Lake Forest Address Files, City of Lake Forest History File. IL Historical Journal, Summer 1986.

Certif. of Appropriateness Case #(s):

360 E DEERPATH

Survey Date: October 1999

Demolished:

Demolition Date:

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

PROJECT ADDRESS 360 East Deerpath Road, Lake Forest, IL 60045 (Lake Forest Library)

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

Lake Forest Library Board
Owner of Property

360 East Deerpath Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

(847) 810-4602
Phone Number *Fax Number*

ishwar@lakeforestlibrary.org
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Kenneth Itle, Associate Principal
Name and Title of Person Presenting Project

Wiss, Janney, Elstner Associates, Inc.
Name of Firm

330 Pfingsten Road
Street Address

Northbrook, IL 60062
City, State and Zip Code

(847) 272-7400
Phone Number *Fax Number*

kitle@wje.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

WJE

LAKE FOREST LIBRARY COURTYARD REHABILITATION

Statement of Intent

May 21, 2025

Historic Background

The Lake Forest Library was chartered on July 4, 1898, by Lake Forest City Council. Funded by a donation from sisters Mrs. Charles H. Schweppe and Mrs. Stanley Keith in memory of Mrs. Keith's first husband, Kersey Coates Reed, a new library building was constructed on East Deerpath Road in 1930–1931. The building was designed by Chicago architect Edwin H. Clark in 1930. Exterior construction was largely complete by March 1931, and the building was dedicated and opened to the public in June 1931. H. F. Friestedt Co. was the general contractor.

The original design of the building included walled courtyards at the southwest and southeast corners of the overall plan. These courtyards were enclosed by approximately 8-foot high brick and limestone masonry walls. The courtyards were accessed from a single gate on the side wall (east or west) from the courtyard to the site. No doors led from the interior to the courtyards; rather, several windows in the adjacent lobby and reading rooms had sills at floor level and extra-tall bottom sash that could be opened for access to the courtyard from the building interior.

In 1957, the courtyard walls were shortened in height. The original iron gates were modified to fit the new shorter masonry walls. The courtyard walls had been deteriorating over a number of years, and changes to the courtyards had been considered since at least 1953, potentially including removal of the masonry walls entirely and installing ornamental iron fencing. The original architect, Edwin Clark, was asked to provide a report on potential changes in May 1956. In May 1957 the decision was made to shorten the masonry walls; as recorded in meeting minutes at the time, trustees noted that the original height of the walls blocked views from the sidewalk along Deerpath Road of the library windows facing the courtyard. As part of the work, the original iron gates were also trimmed and shortened in height. The work was begun in August and completed by October 1957.

When the east and west additions were constructed in 1978, the east masonry wall of the east courtyard and the west masonry wall of the west courtyard were removed. The original iron gates were salvaged and reinstalled at a new position at each side wall; new steel fences were installed to connect from the original south masonry wall of each courtyard to the corner of each addition. Each addition has one emergency egress door that discharges into the courtyard.

The existing paired wood doors from the main lobby to each courtyard were fabricated and installed circa 2012.

The original landscaping within each courtyard is not documented. Historic photographs show a few deciduous trees within the courtyards, and evergreen shrubs along the outside face of each wall. The landscape of the library was re-designed by Franz Lipp (1897–1996) as part of the construction of the 1978 additions. The slate paving may be partially original, although the paving was certainly altered as part of

the construction of the 1978 additions. More recently, the plantings have been renewed per designs by Rodney Robinson Landscape Architects (now Robinson Anderson Summers, Inc.).

Refer to the reference drawings and photographs, below.

Existing Conditions

Courtyards

From the building interior, a paired wood door at each side of the lobby leads to each courtyard. The wood doors lead to an exterior concrete stoop (supported on the walls of a closed-up window well), which is raised approximately 6 inches above the courtyard pavement.

The courtyard pavement consists of relatively large slate slabs. The pavers are set on sand bed with open joints in a random ashlar pattern. The east courtyard pavement has a generally squared-off H-shape overall, while the west courtyard has an oval figure-8 shape overall. Some pavers show delamination and spalling. Minor displacement and lipping has occurred.

The west courtyard contains the limestone sculpture "Lion and Lamb" by Frances R. "Gine" Odell (c. 1901–1996), commissioned as a memorial to Ruth Lasley Young in 1965. This sculpture was installed in its present location in 1965–1966. The east courtyard contains the marble sculpture "Lake Forest Library Stone Book" by German sculptors Wolfgang Kubach (1936–2007) and Anna Maria Kubach-Wilmsen (1937–2021).[1] This sculpture was installed in its present location in August 1988.

The masonry walls of the courtyard are in poor condition. Mortar joints are heavily eroded and deteriorated, to the point that some brick units are loose. Limestone panels exhibit displacement, cracks, and spalls. As shown on the 1930 drawings, the courtyard walls are built atop deep concrete foundations. The concrete is intact, and no distress or deterioration was observed.

Currently, at the east and west ends, the historic masonry wall ends at the outside corner of the courtyard. The remaining distance back to the corner of the 1978 addition is enclosed with a painted steel fence, and the historic gate is mounted to the fence. The existing fences are inadequate to support the weight of the historic gates. At the east courtyard, a limestone staircase leads down from the gate to the sidewalk level.

Surface drainage in the courtyards previously consisted of four square cast iron drain inlets, connected to underground piping. These drain inlets appear to be completely clogged. At the west courtyard, a sump pump system located in a window well serves to discharge water from the foundation drain tile of the original 1931 building. Lighting for each courtyard is provided by a single wall-mounted fixture adjacent to the door from the entrance wing, and a single wall-mounted fixture on the wall of the addition.

[1] The artists, a married couple, developed their "stone-books" ("Steinbücher") concept in 1976, subsequently used for a variety of sculptures, which was intended to reveal the inner materiality and "contents" of the stone. Anna Kubach-Wilmsen described it as follows: "A book is held in the hand and read with the eyes. A stone-book is held by the eyes and read with the hand."

Summary of Proposed Work

The proposed work will involve the rehabilitation of the courtyards. The included scope is as follows:

- The existing iron gates will be salvaged, sandblasted, primed, and painted. The existing steel fences at the east and west ends will be removed. A new brick masonry wall with gate opening will be constructed to replace the fences, and the existing iron gates will be installed with new hardware.
- The existing courtyard masonry walls will be dismantled, and intact bricks and stone units will be salvaged. The existing concrete foundations will be protected in place. A new reinforced concrete masonry structural wall will be constructed atop the original foundations and clad with salvaged brick and limestone matching the existing appearance. A limited quantity of new brick will be required to replace damaged units, and similarly new stone will be necessary to replace damaged limestone units.
- The existing courtyard landscaping and paving will be removed, except for the larger trees adjacent to the south enclosing wall, which will be protected in place. The existing concrete stoops at the doors from the entrance hall to the courtyards will be removed. The courtyards will be filled and re-graded to a higher level, to provide an ADA-compliant transition from the entrance hall to the courtyard. For the new pavement surface, a new concrete slab supporting new mortar-set stone pavers will be installed. For the new paving, thermally finished granite in a dark gray-green color is proposed.
- The existing non-original paired wood doors from entrance hall out to courtyard will be replaced with a new custom wood door, for each courtyard. The new doors will provide an ADA-compliant path to enter each courtyard from the entrance hall. The design of the new doors is based on the historic window sash design.
- At the south wall of the library, non-historic trim will be removed at two windows in each wing, to allow the historic wood window sash to be fully opened to the courtyard.
- Existing wall-mounted lighting will be refurbished. New exterior free-standing path lighting will be installed around the perimeter of the pavement within each courtyard. Electrical receptacles will be provided within the courtyard pavement.
- The courtyard will be excavated to the basement footing level at the 1931 building walls, to permit installation of new waterproofing at the basement level.
- Existing subsurface piping, catch basins, and drain tile piping in the courtyards will be removed and replaced with new drainage infrastructure.
- Maintenance repairs will be performed on the facades of the 1931 building facing the courtyard. Selected eroded mortar joints will be repointed, and wood windows will be prepared and repainted, matching existing colors.
- New landscaping in the courtyards will be installed after completion of construction.
- Alternate items under consideration include the following:
    1. In the east courtyard only, expand the paved area to an overall rectangular shape.
    2. Install cast concrete urns atop the courtyard walls, as shown in the 1930 drawings.

Review of Standards

The proposed work meets the Standards for Review of Applications for Certificates of Appropriateness. A discussion of each standard as it applies to this project follows.

1. **Height**. The height of the building will not be changed by the courtyard project.
2. **Proportion of front facade**. The proportions of the facades will not be changed by the courtyard project.
3. **Proportion of openings**. The proportion of openings in the facades will not be changed by the courtyard project.
4. **Rhythm of solids to voids in front facades**. The pattern of openings in the facades will not be changed by the courtyard project.
5. **Rhythm of spacing and structures on streets**. The relationship of the structure to the open space between it and adjoining structures will not be changed by the courtyard project.
6. **Rhythm of entrance porches, storefront recesses and other projections**. The relationship of entrances and other projections to sidewalks will not be changed by the courtyard project.
7. **Relationship of materials and texture**. For most of the work, the project will use salvaged material (such as limestone, brick, and iron) or will match existing materials (new brick and limestone to replace deteriorated material, and new wood doors to replace non-historic wood doors). For the courtyard paving, it is proposed to use granite in lieu of the existing slate pavers. The slate pavers experience occasional face spalling as they weather, making maintenance difficult. Also, the slate surface can be very slippery when wet and will not meet minimum standards for slip resistance of walking surfaces. Natural granite pavers can provide a similar appearance to the slate with improved durability and slip resistance suitable for a universally accessible space that is open to the public.
8. **Roof shapes**. The roof shape will not be changed by the courtyard project.
9. **Walls of continuity**. The courtyard walls will be reconstructed to the currently existing configuration. At the east and west ends, where the historic masonry walls were removed in 1978, new masonry walls will be added to close the corner of the courtyards.
10. **Scale of a structure**. The size and mass of the structure will not be changed by the courtyard project.
11. **Directional expression of front elevation**. The directional expression of the facade will not be changed by the courtyard project.
12. **Preserving distinguishing features**. The courtyard walls are an original feature of the historic design, and the current project will preserve and repair these elements. Original iron gates will be preserved and reinstalled. Elements to be modified date to the 1978 modifications related to the east and west additions.
13. **Protection of resources**. The contract documents require protection in place of the large trees adjacent to the courtyard walls, typically two trees inside the wall and three trees outside the wall at each courtyard. Other landscaping within the courtyard must be removed to accommodate necessary waterproofing and drainage work.

14. **New construction**. The courtyard project does not include new construction.
15. **Repair to deteriorated features**. The existing courtyard masonry walls are deteriorated. The current project will restore them to a stable condition while maintaining the existing appearance. Waterproofing and drainage improvements will mitigate water infiltration to the finished basement level.
16. **Surface cleaning**. The cleaning of the limestone will use mild chemical cleaners to remove accumulated soiling. The use of inappropriate cleaning systems such as acidic cleaners will be expressly prohibited in the contract documents.
17. **Reversibility of additions and alterations**. Relatively few alterations are proposed, mainly related to accommodating universal accessibility to the courtyards, and affect only non-original materials and elements. The alterations proposed are fully reversible if desired in the future without modification of the historic building.

REFERENCE DRAWINGS AND PHOTOGRAPHS

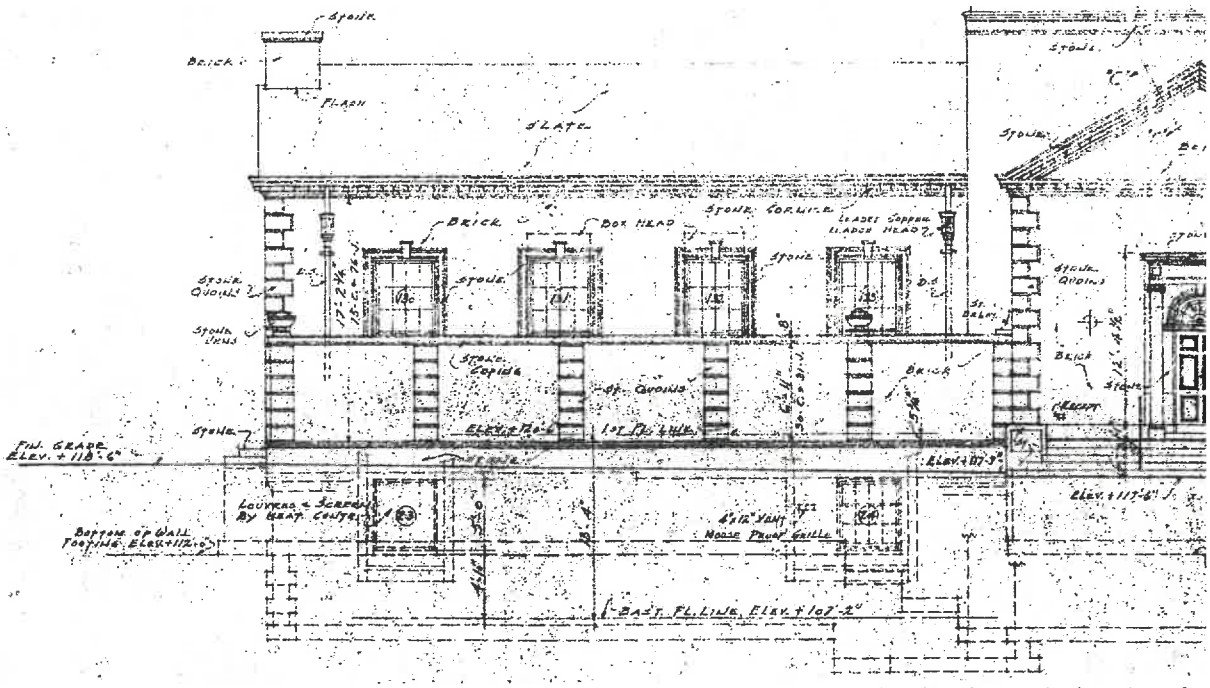


Figure 1. Excerpt of drawing sheet 6 prepared by architect Edwin H. Clark, April 1930, showing the south elevation of the west courtyard.

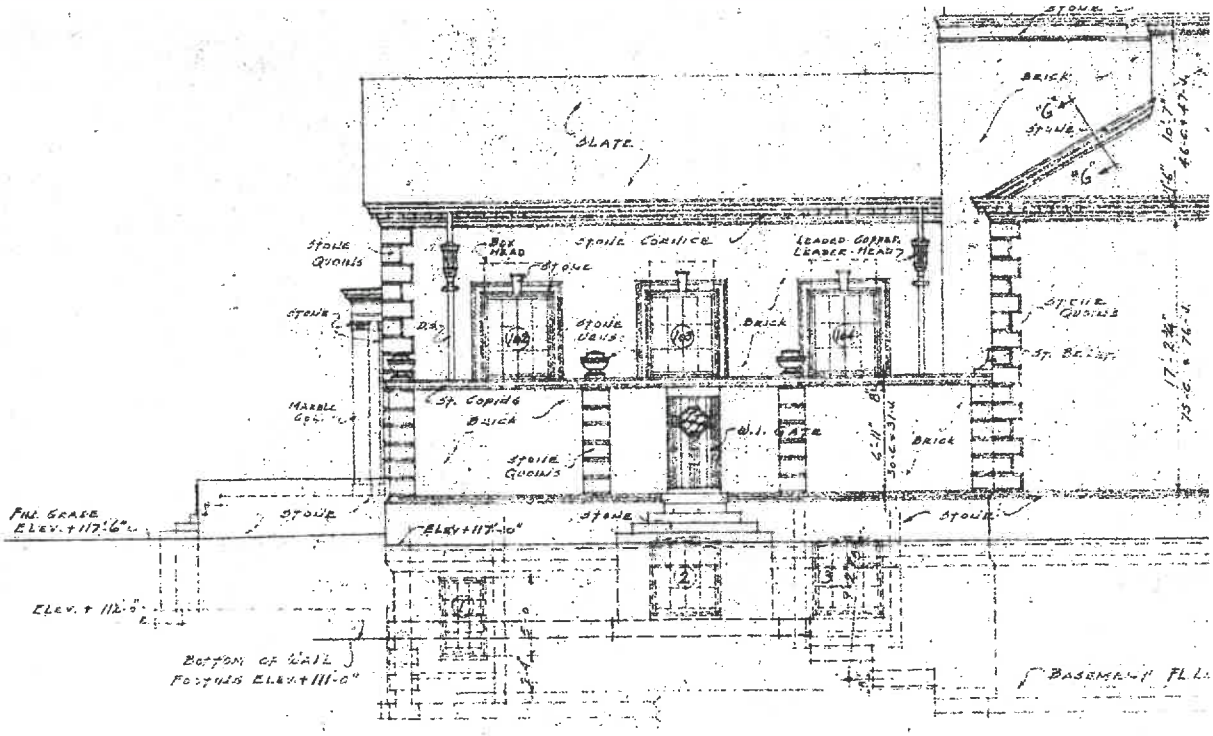


Figure 2. Excerpt of drawing sheet 6 prepared by architect Edwin H. Clark, April 1930, showing the east elevation of the east courtyard. Note the original iron gate design.

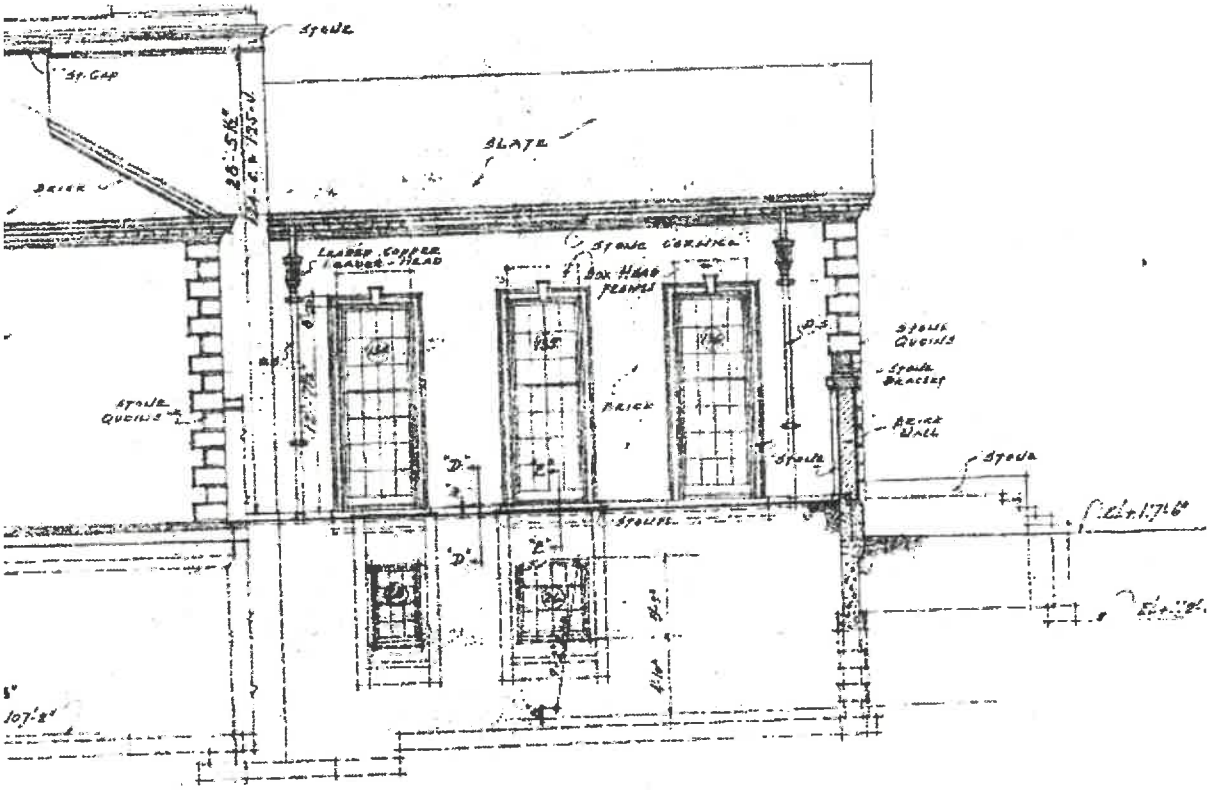


Figure 3. Excerpt of drawing sheet 9 prepared by architect Edwin H. Clark, April 1930, showing the west elevation of the building inside the west courtyard. Note that no door was present leading into the courtyard, only the larger-size window sash.

Figure 4. 1930s view from the south, showing the original height of the courtyard walls (arrows).

Figure 5. View from the southwest, 1975, showing the reduced height of the courtyard walls prior to the 1978 additions.

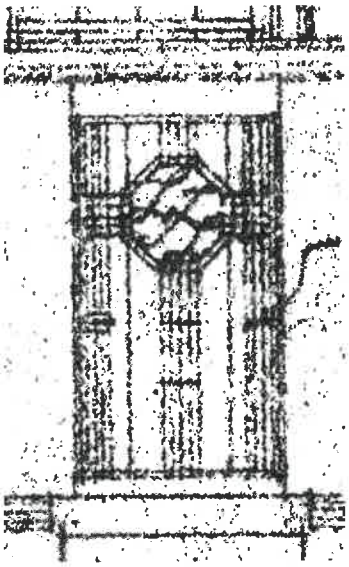


Figure 6. Detail of 1930 drawing showing the original courtyard gate. The existing gates very closely match this design, including the script "L F L" in the central octagon.

Figure 7. Existing appearance of the gate. When the masonry walls were lowered in height, the gates were trimmed at the top and bottom to fit the altered opening. The latch handle was relocated to a new location; the arrow indicates the original latch box.

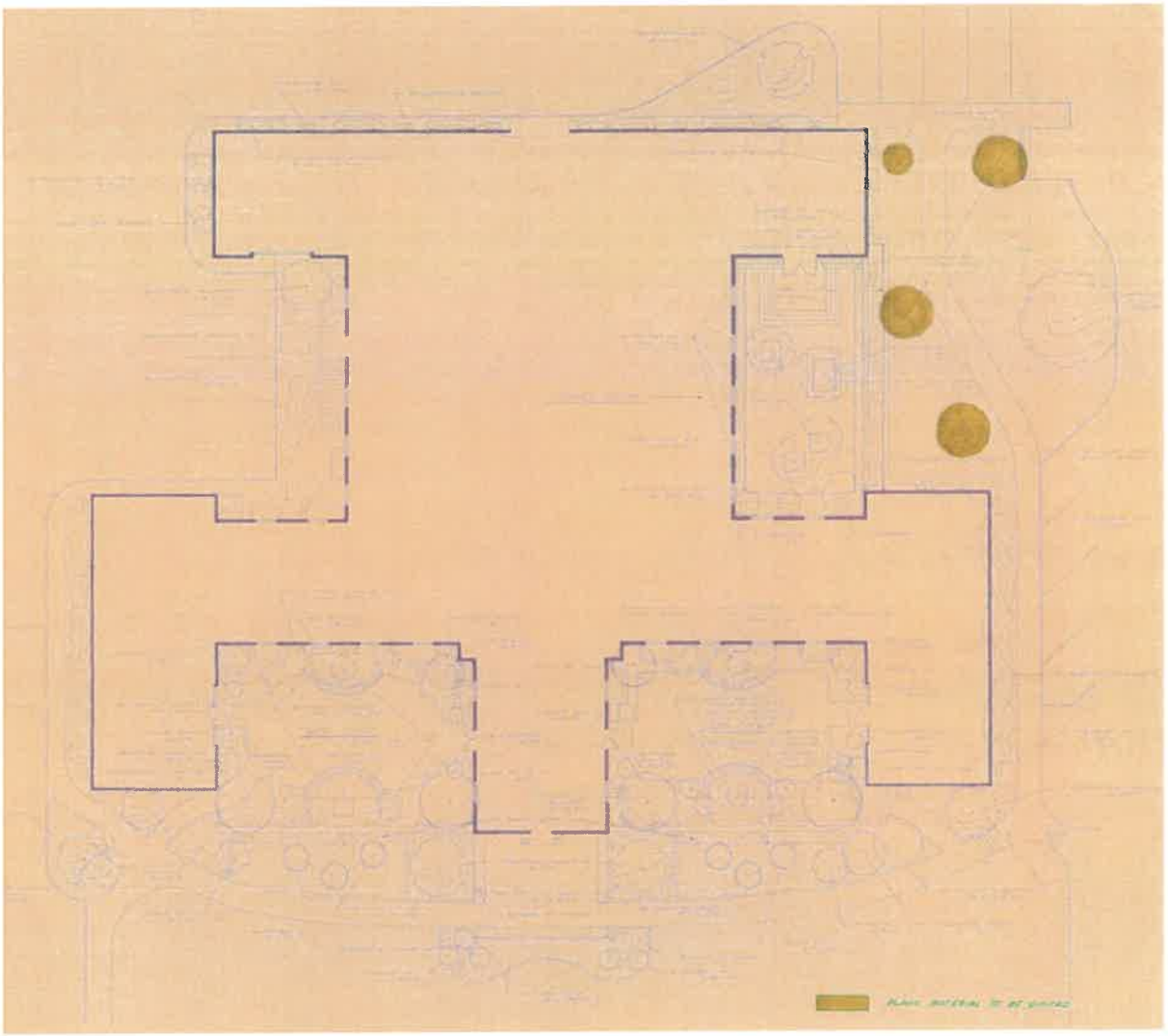


Figure 8. Landscape plan, 1977, by Franz Lipp.

THE CITY OF LAKE FOREST
CHARTERED 1861

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

(The use of natural materials is strongly encouraged)

Façade Material

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

Color and/or Type of Material_____

Foundation Material

Exposed Foundation Material_____

_____

Window Treatment

Primary Window Type

- ☑ Double Hung
- ☐ Casement
- ☐ Sliding
- ☐ Other_____

Color of Finish_____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
- ☑ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☑ Limestone
- ☐ Brick
- ☐ Wood
- ☐ Other_____

Window Trim

- ☑ Limestone
- ☐ Brick
- ☐ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☐ Wood
- ☑ Other Limestone cornice

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
- [x] Slate
- [ ] Clay Tile
- [ ] Composition Shingles_____
- [x] Sheet Metal Tin-Zinc-Alloy Coated Copper
- [x] Other Modified Bitumen Membrane

Color of Material_____

Flashing Material

- [ ] Copper
- [x] Other Tin-Zinc-Alloy Coated Copper
- [ ] Sheet Metal

Gutters and Downspouts

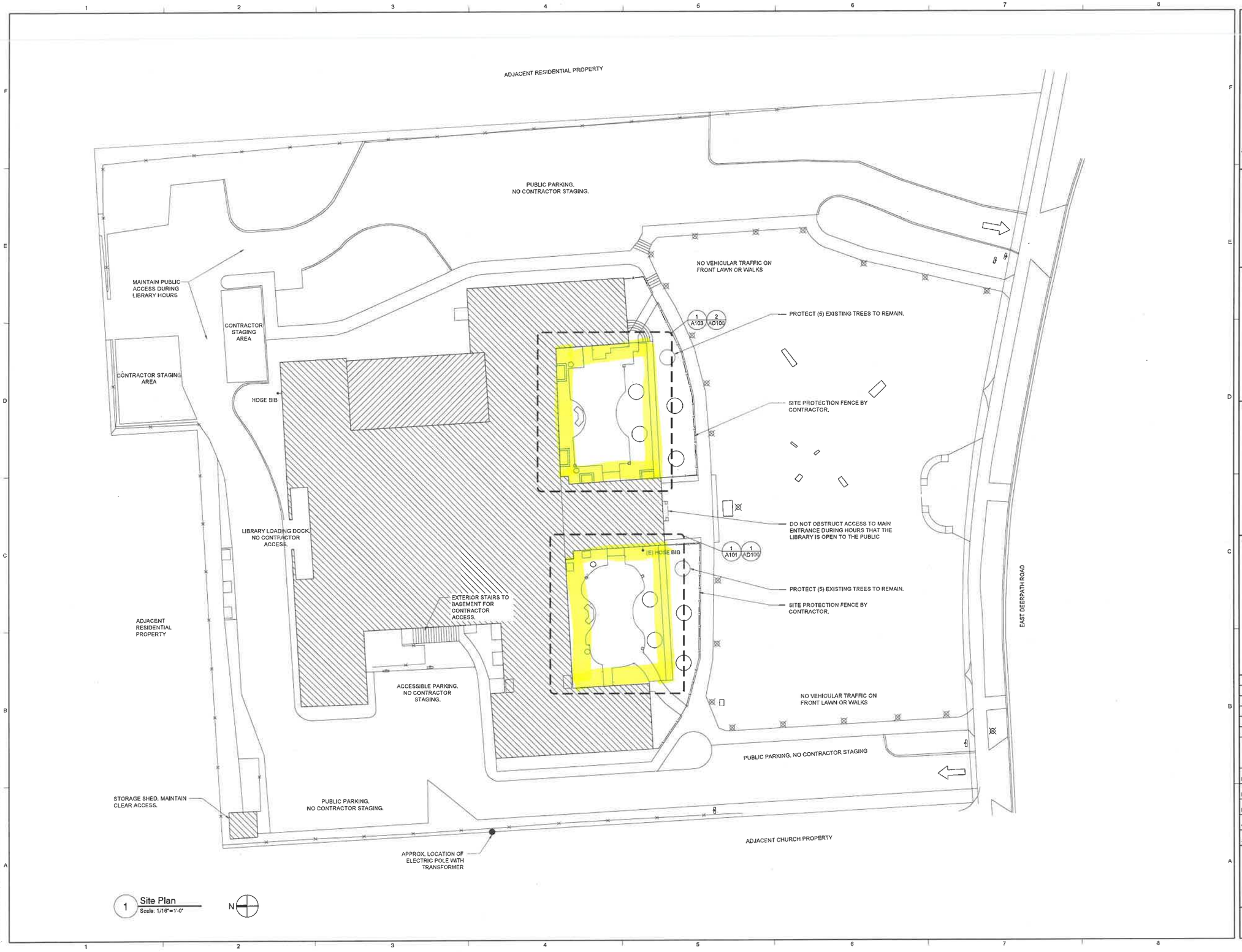
- [x] Copper
- [ ] Aluminum
- [x] Other Tin-Zinc-Alloy Coated Copper

Driveway Material

- [x] Asphalt
- [ ] Poured Concrete
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [ ] Other _____

Terraces and Patios

- [ ] Bluestone
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [x] Other Granite pavers (proposed)



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

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

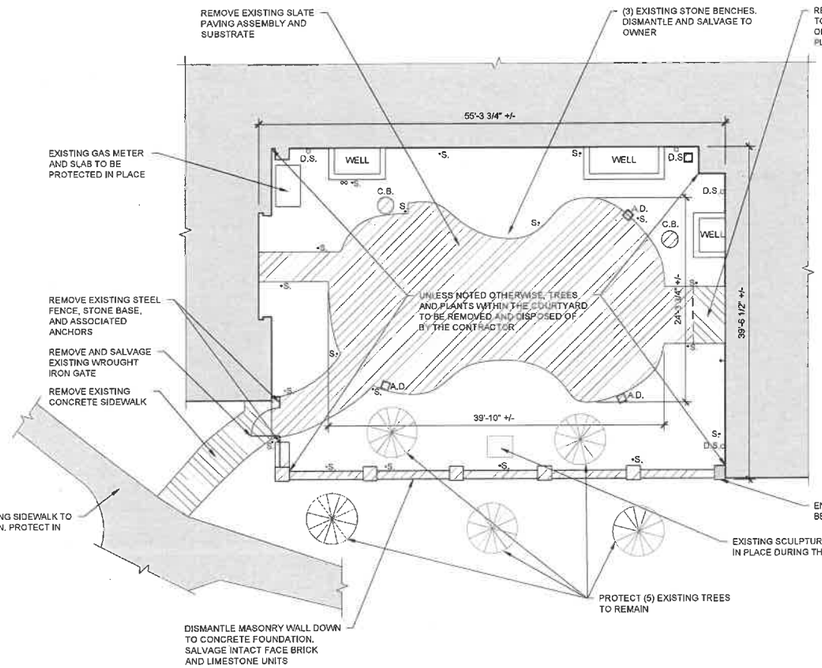
Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

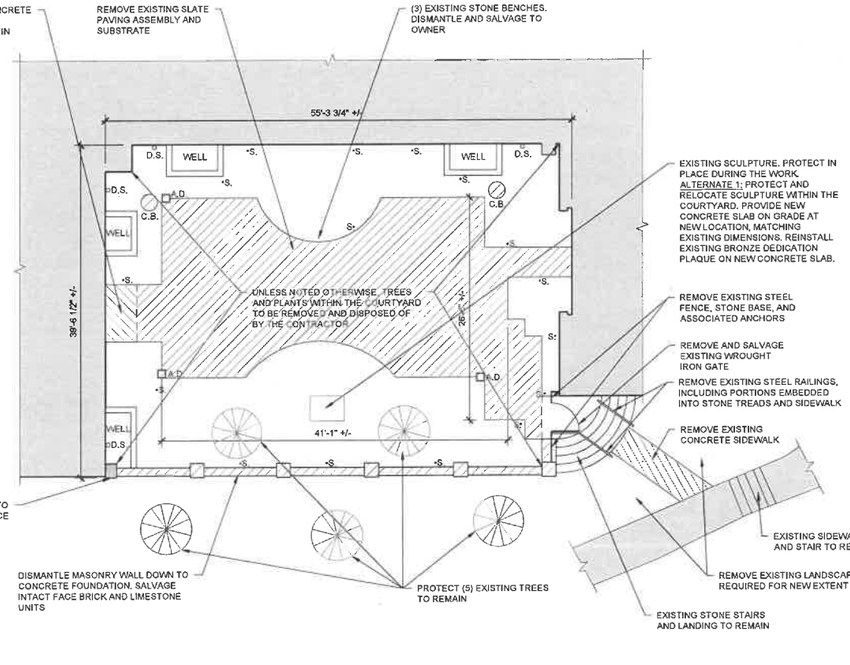
Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Site Plan
Sheet Title

G001
Sheet No.



1 West Courtyard Demolition Plan
Scale: 1/8"=1'-0"



2 East Courtyard Demolition Plan
Scale: 1/8"=1'-0"

DEMOLITION LEGEND

A.D.	EXISTING AREA DRAIN TO BE DEMOLISHED. REFER TO PLUMBING SHEETS
C.B.	EXISTING CATCH BASIN TO BE DEMOLISHED. REFER TO PLUMBING SHEETS
WELL	EXISTING AREA WELL WALLS AND SLAB TO BE RETAINED IN PLACE
D.S.	EXISTING DOWNSPOUT TO REMAIN. REMOVE ASSOCIATED SUBGRADE PIPING. REFER TO PLUMBING SHEETS
S.	EXISTING SPRINKLER HEAD TO BE REMOVED. REMOVE ALL ASSOCIATED PIPING BACK TO CONTROL MANIFOLD. CAP PIPING AT MANIFOLD

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

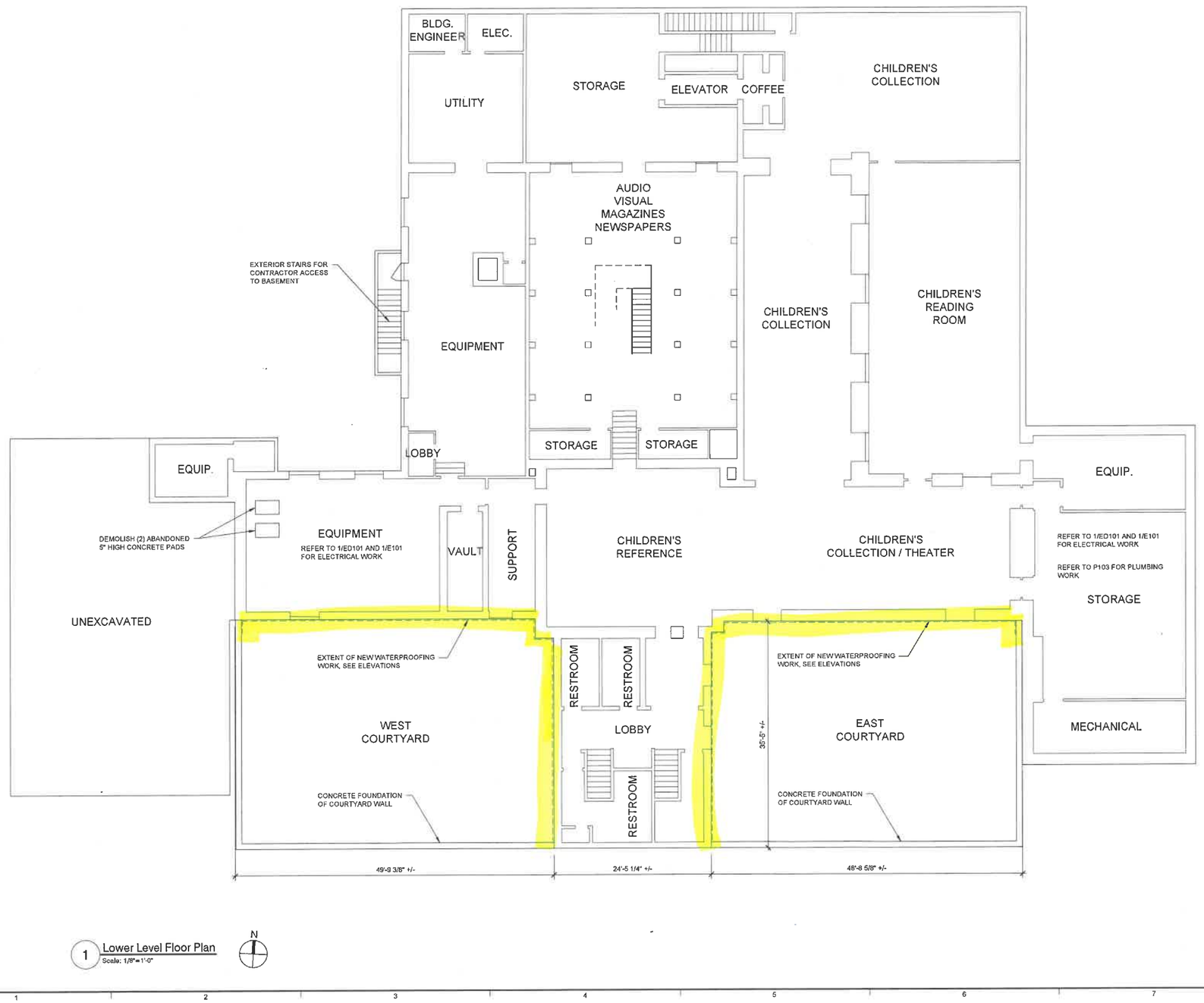
Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Demolition Plan

Sheet Title

Sheet No. **AD100**

Plotted: 5/20/2025 5:59 PM by Hanley, Isabelle File Name: P:\2024\02024.3xxx\02024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMJ)\Drawings\2025-05-19_Bid Docs\AD100.dwg



1 Lower Level Floor Plan
Scale: 1/8" = 1'-0"

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

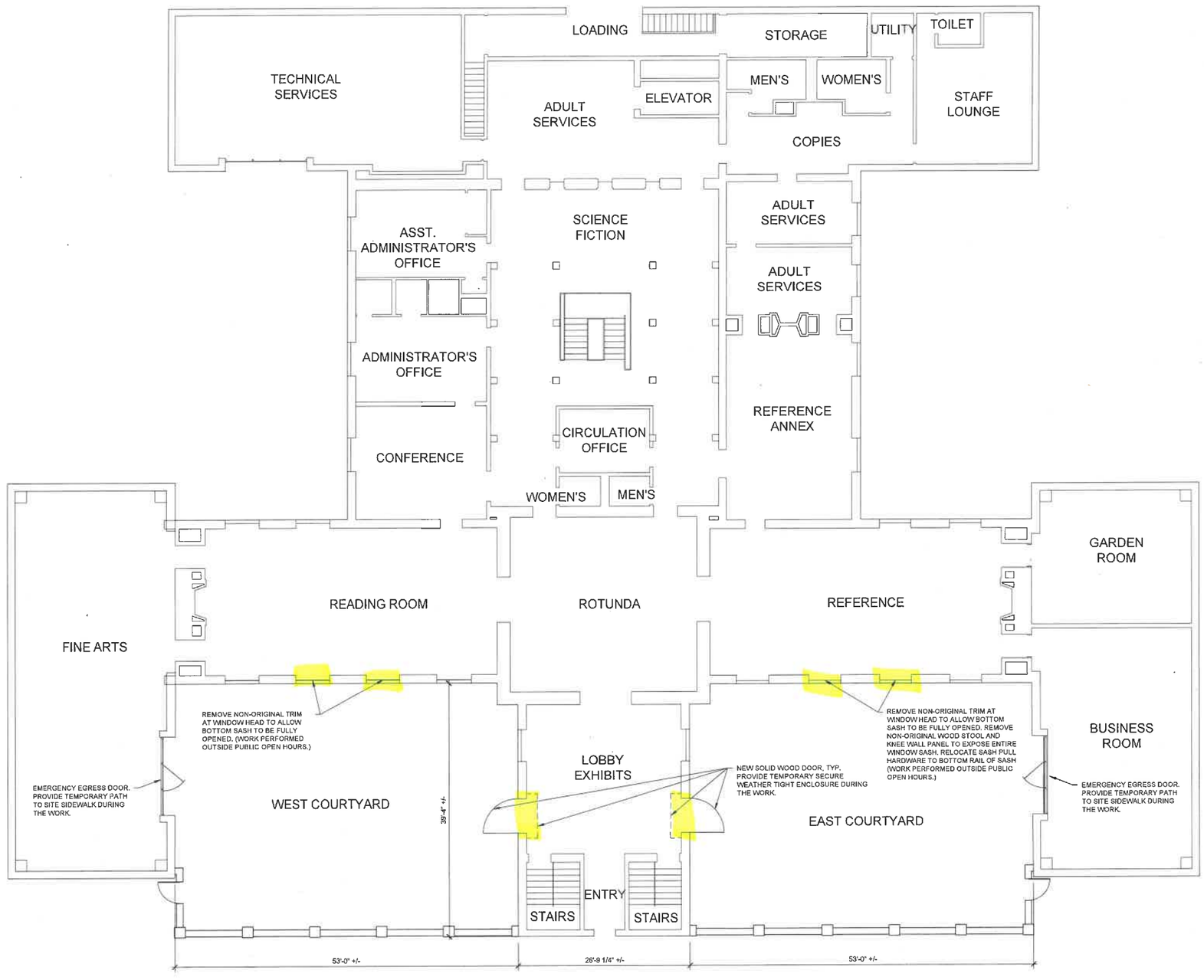
0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Lower Level Floor Plan

Sheet Title

Sheet No. **A001**



1 Main Level Floor Plan
Scale: 1/8" = 1'-0"

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

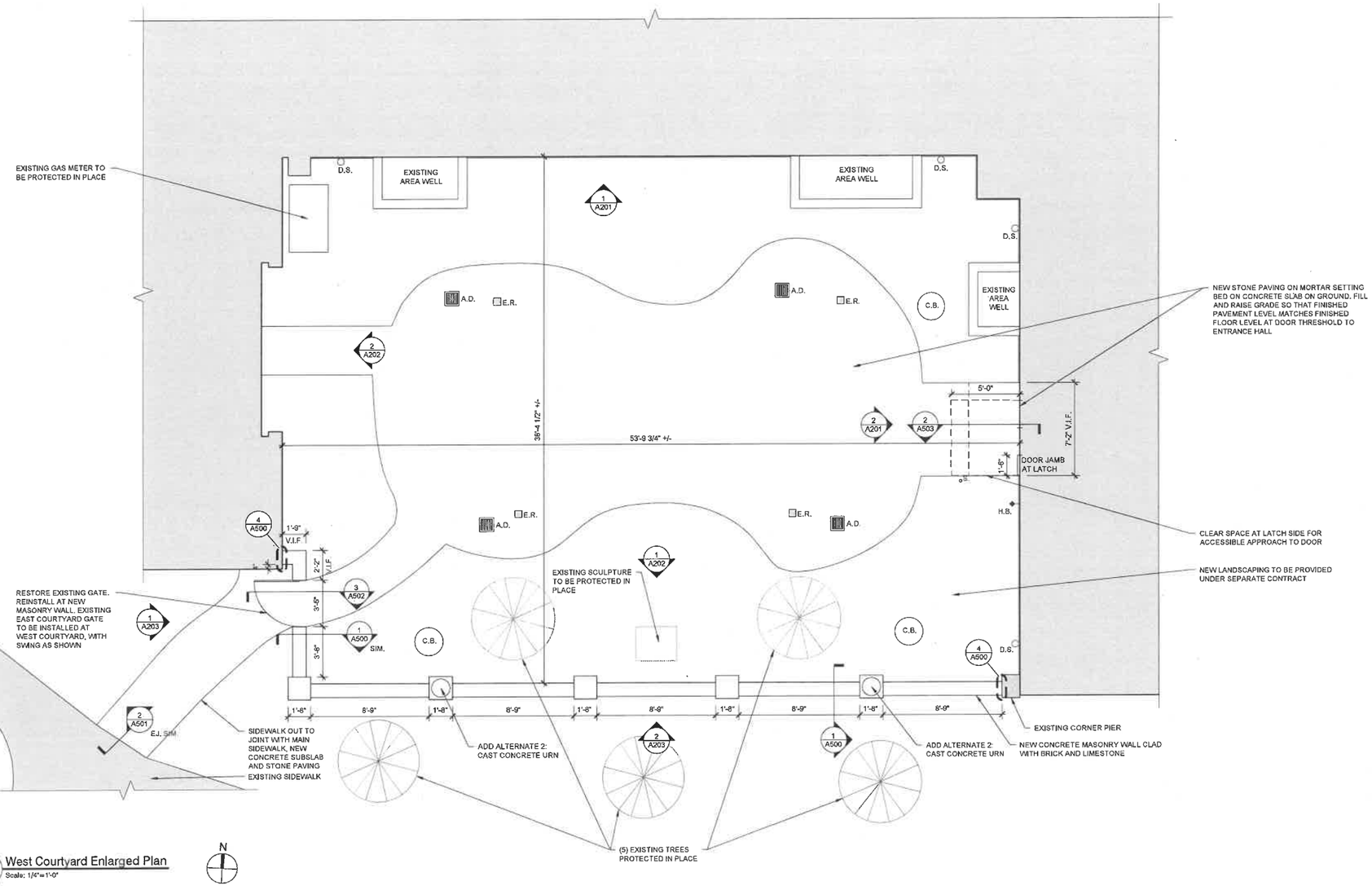
Mark	Date	Description

0 1/2" 1" 2"
1"=0 SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Main Level Floor Plan
Sheet Title

A002
Sheet No.



1 West Courtyard Enlarged Plan
Scale: 1/4"=1'-0"

LEGEND

D.S.	EXISTING DOWNSPOUT CONNECTED TO NEW SUBGRADE PIPING. SEE PLUMBING SHEETS
H.B.	EXISTING HOSE BIB
A.D.	NEW CAST BRONZE AREA DRAIN CONNECTED TO UNDERGROUND PIPING. SEE DETAIL 6/A501
C.B.	NEW CATCH BASIN. SEE PLUMBING SHEETS
E.R.	NEW ELECTRICAL RECEPTACLE. SEE DETAIL 5/A501

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

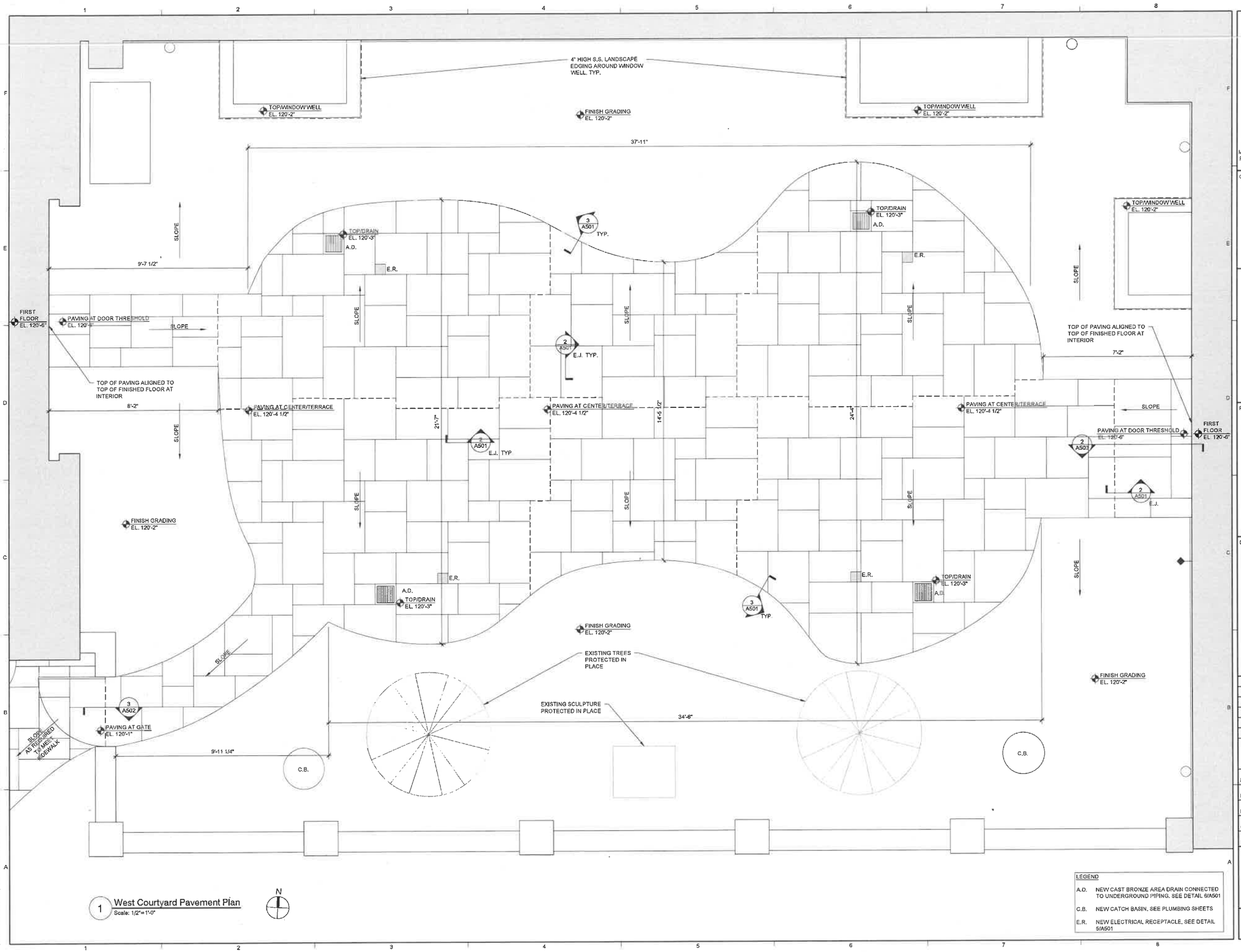
Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

West Courtyard Enlarged Plan
Sheet Title

Sheet No. **A101**



1 West Courtyard Pavement Plan
Scale: 1/2"=1'-0"

LEGEND

A.D.	NEW CAST BRONZE AREA DRAIN CONNECTED TO UNDERGROUND PIPING. SEE DETAIL 6/A501
C.B.	NEW CATCH BASIN. SEE PLUMBING SHEETS
E.R.	NEW ELECTRICAL RECEPTACLE. SEE DETAIL 5/A501

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

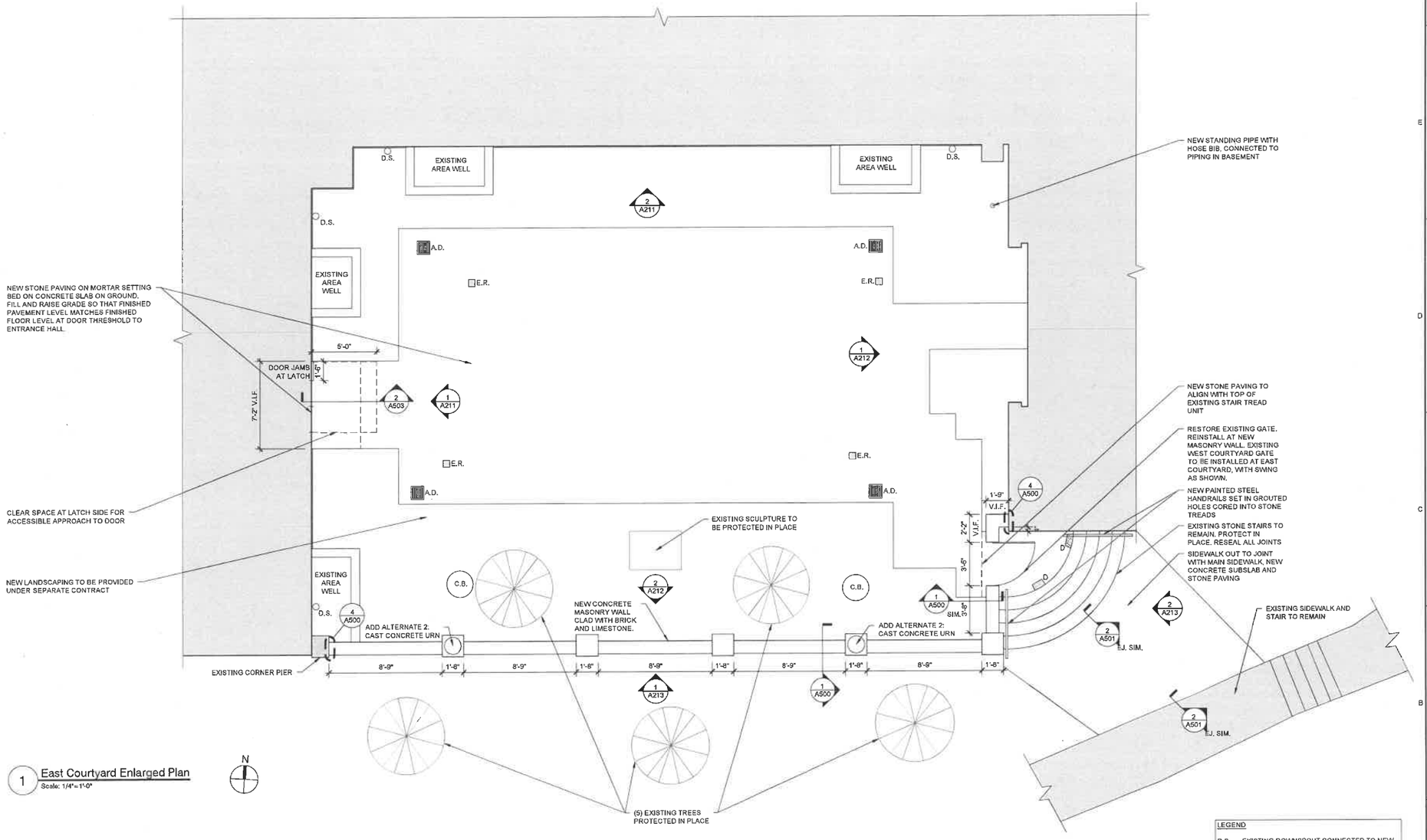
Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Sheet Title: West Courtyard Pavement Plan

Sheet No.: **A102**



1 East Courtyard Enlarged Plan
Scale: 1/4" = 1'-0"

LEGEND

D.S.	EXISTING DOWNSPOUT CONNECTED TO NEW SUBGRADE PIPING. SEE PLUMBING SHEETS
H.B.	EXISTING HOSE BIB
A.D.	NEW CAST BRONZE AREA DRAIN CONNECTED TO UNDERGROUND PIPING. SEE DETAIL 6/A501
C.B.	NEW CATCH BASIN. SEE PLUMBING SHEETS
E.R.	NEW ELECTRICAL RECEPTACLE. SEE DETAIL 4/A501
D	DUTCHMAN REPAIR OF ORIGINAL STONE UNIT. MATCH CARVED PROFILES OF ADJACENT STONE

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

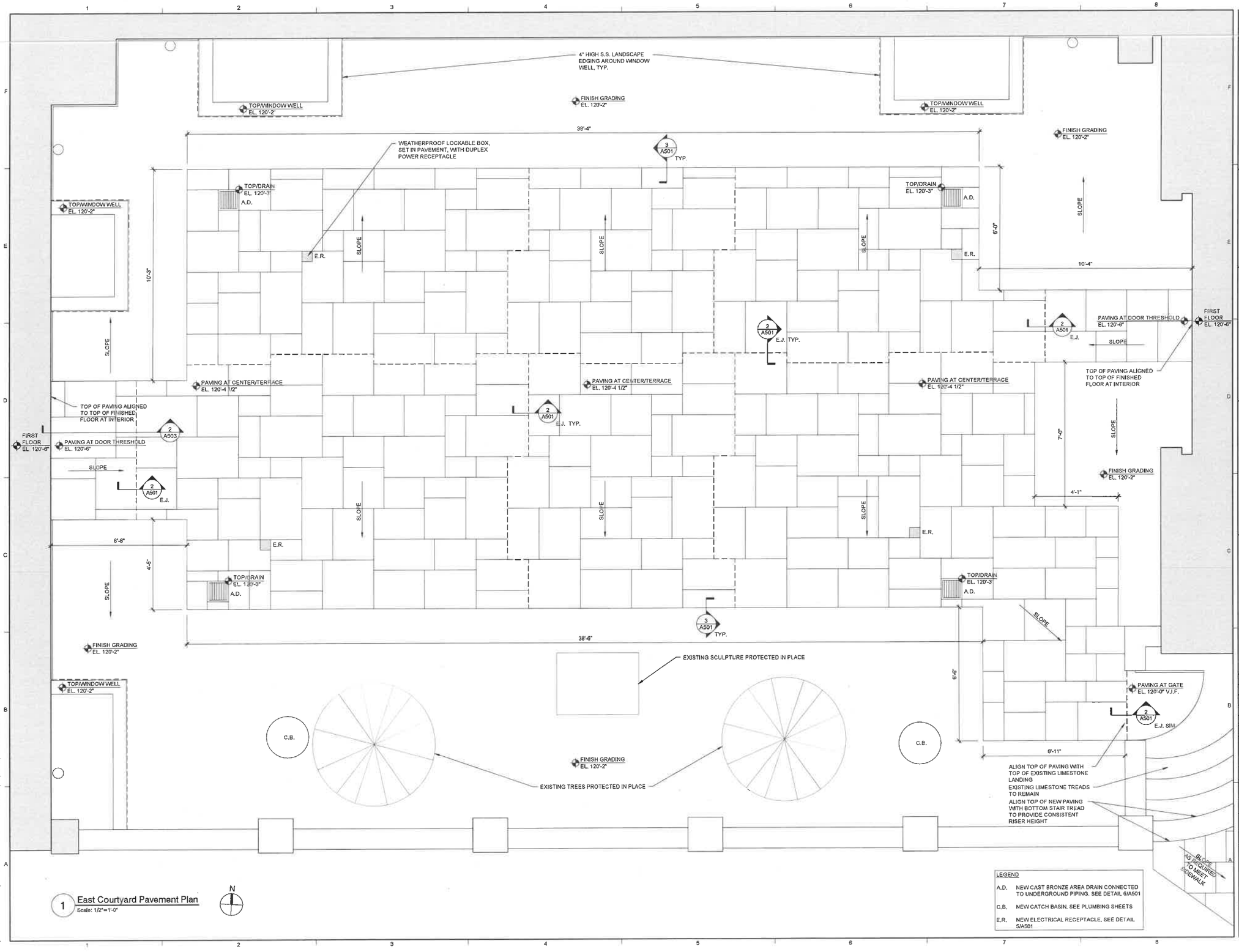
Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

East Courtyard Enlarged Plan

Sheet Title

Sheet No. A103

Plotted: 5/20/2025 6:04 PM by Hailey Isabelle File Name: P:\2025\2025-1xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMI)\Drawings\2025-05-19_Bid Docs\A103.dwg



1 East Courtyard Pavement Plan
Scale: 1/2"=1'-0"

N

LEGEND

A.D.	NEW CAST BRONZE AREA DRAIN CONNECTED TO UNDERGROUND PIPING. SEE DETAIL 6/A501
C.B.	NEW CATCH BASIN, SEE PLUMBING SHEETS
E.R.	NEW ELECTRICAL RECEPTACLE, SEE DETAIL 5/A501

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Base Bid: East Courtyard Pavement Plan
Sheet Title

Sheet No. **A104**

4" HIGH S.S. LANDSCAPE EDGING AROUND WINDOW WELL, TYP.

TOP/WINDOW WELL EL. 120'-2"

FINISH GRADING EL. 120'-2"

RELOCATED SCULPTURE ON NEW CONCRETE SLAB

REINSTALL EXISTING DEDICATION PLAQUE AT NEW SLAB

TOP/DRAIN EL. 120'-3" A.D.

WEATHERPROOF LOCKABLE BOX, SET IN PAVEMENT, WITH DUPLEX POWER RECEPTACLE, TYP.

E.R.

5/A501 TYP.

SLOPE

6'-3 1/4"

PAVING AT CENTER/TERRACE EL. 120'-4 1/2"

TOP OF PAVING ALIGNED TO TOP OF FINISHED FLOOR AT INTERIOR

FIRST FLOOR EL. 120'-6"

PAVING AT DOOR THRESHOLD EL. 120'-6"

2/A503

2/A501 E.J.

6'-8 7/8"

6'-8"

10'-10 1/2"

4'-2"

2/A501 E.J. TYP

PAVING AT CENTER/TERRACE EL. 120'-4 1/2"

2/A501 E.J. TYP.

PAVING AT CENTER/TERRACE EL. 120'-4 1/2"

5'-0"

5'-6 3/4"

3'-6"

TOP OF PAVING ALIGNED TO TOP OF FINISHED FLOOR AT INTERIOR

14'-3 1/4"

45'-4 3/4"

3/A501 TYP.

C.B.

FINISH GRADING EL. 120'-2"

C.B.

PAVING AT GATE EL. 120'-0" V.I.F.

2/A501 E.J. SIM.

ALIGN TOP OF PAVING WITH TOP OF EXISTING LIMESTONE TREAD

EXISTING LIMESTONE TREAD TO REMAIN

ALIGN TOP OF NEW PAVING WITH BOTTOM STAIR TREAD TO PROVIDE CONSISTENT RISER HEIGHT

SLOPE AS REQUIRED TO MEET SIDEWALK

LEGEND

A.D. NEW CAST BRONZE AREA DRAIN CONNECTED TO UNDERGROUND PIPING. SEE DETAIL 6/A501

C.B. NEW CATCH BASIN. SEE PLUMBING SHEETS

E.R. NEW ELECTRICAL RECEPTACLE. SEE DETAIL 5/A501

1 Alternate 1: East Courtyard Pavement Plan
Scale: 1/2" = 1'-0"

N

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

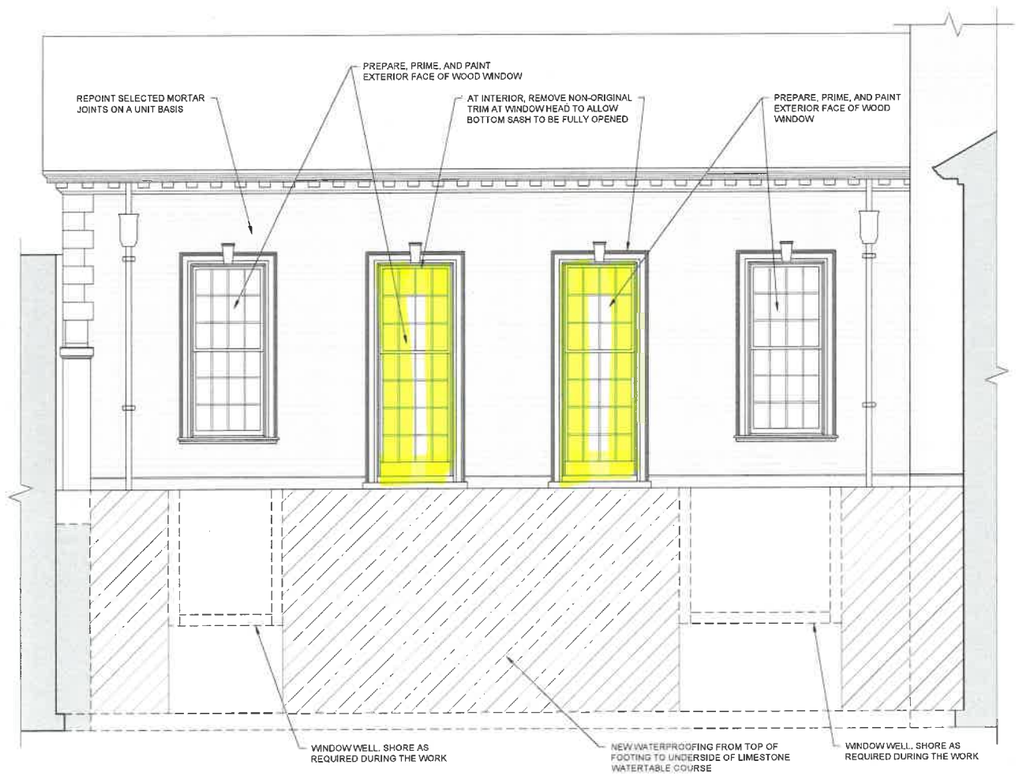
Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24X36 (INCHES)

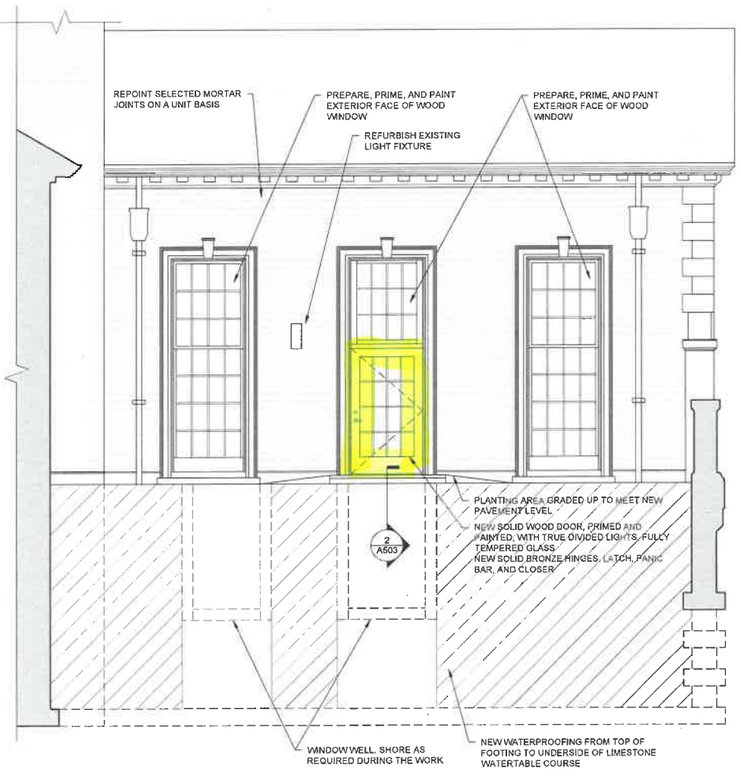
Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Sheet Title: Alternate 1: East Courtyard Pavement Plan

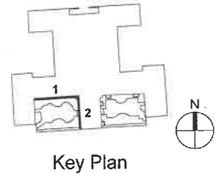
Sheet No. **A105**



1 West Courtyard - South Elevation of Library
Scale: 1/4"=1'-0"



2 West Courtyard - West Elevation of Library
Scale: 1/4"=1'-0"



Key Plan

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates

820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

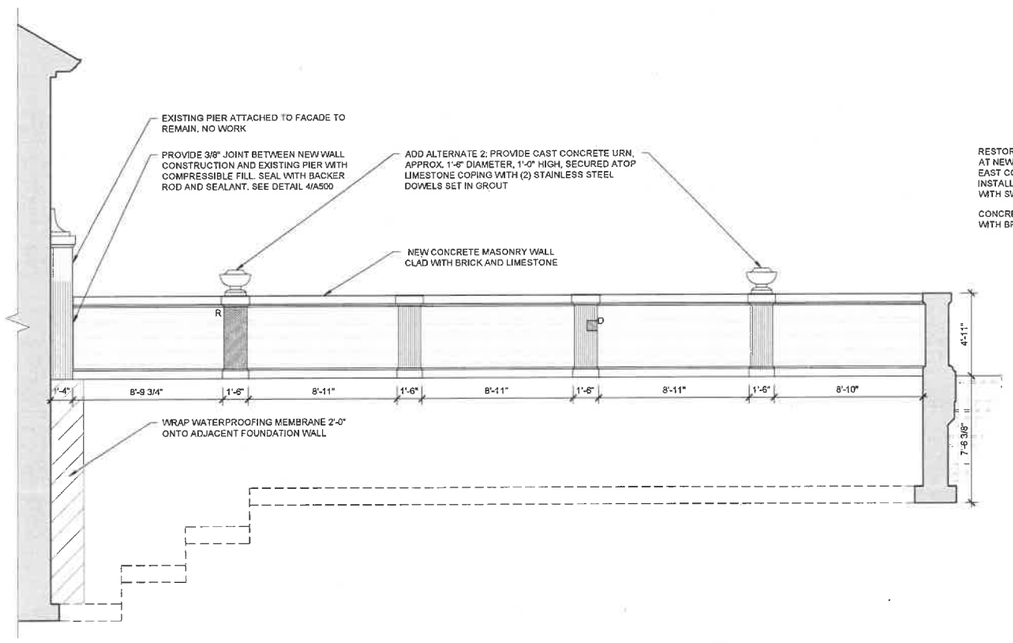
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

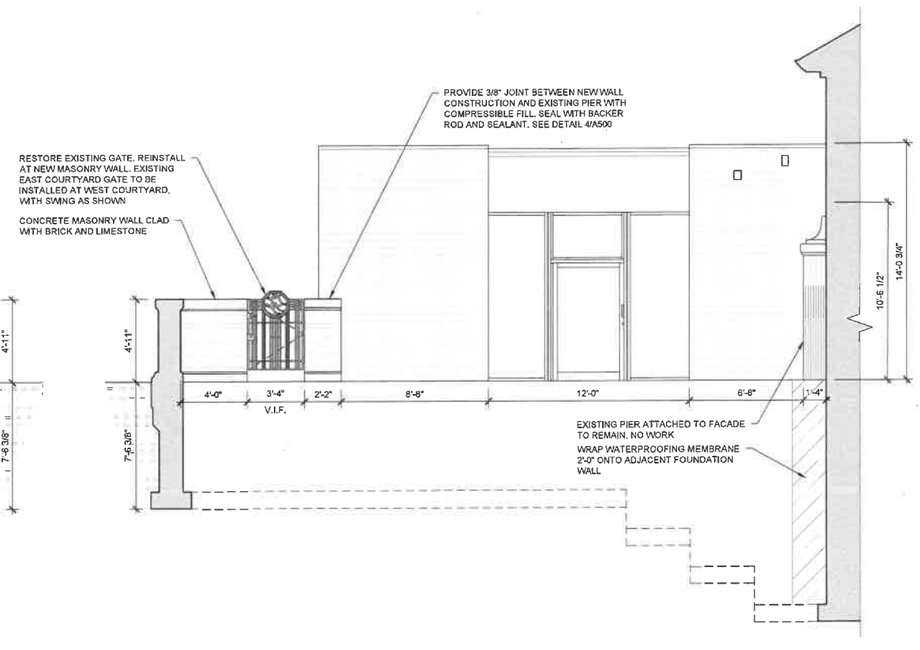
Sheet Title: West Courtyard Elevations

Sheet No.: **A201**

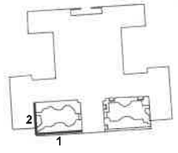
Plotted: 5/20/2025 6:06 PM by Hanley, Isabelle File Name: P:\2024\2024.3xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMI)\Drawings\2025-05-19_Bid Docs\A201.dwg



1 West Courtyard - South Wall (Interior Face)
Scale: 1/4"=1'-0"



2 West Courtyard - West Wall (Interior Face)
Scale: 1/4"=1'-0"



Key Plan

N

LEGEND

R REPLACE STONE UNIT WITH NEW LIMESTONE UNIT MATCHING ORIGINAL CARVED PROFILES

D DUTCHMAN REPAIR OF ORIGINAL STONE UNIT. MATCH CARVED PROFILES OF ADJACENT STONE

Plotted: 5/20/2025 6:07 PM by Hanley, Isabella File Name: P:\2024\2024.3xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMH)\Drawings\2025-05-19_Bid Docs\A202.dwg

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

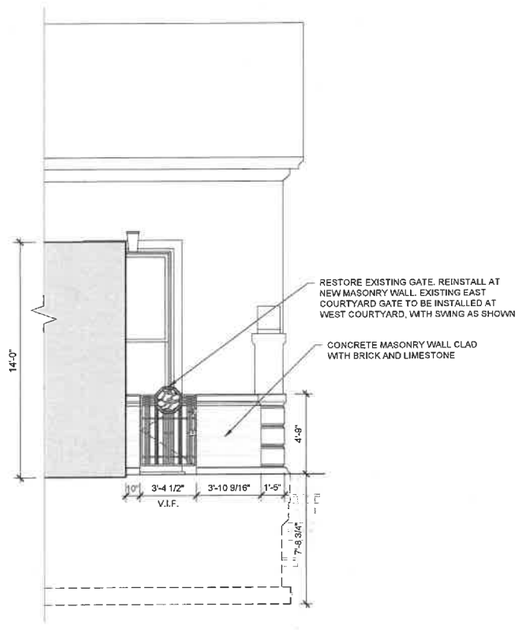
0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

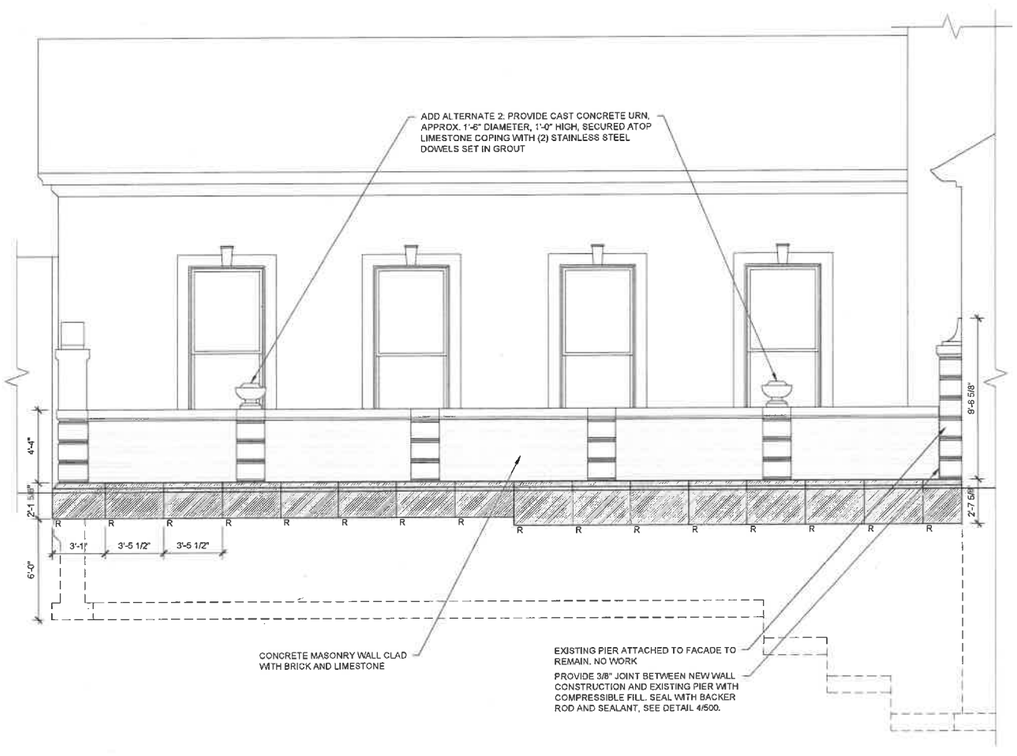
West Courtyard Elevations

Sheet Title

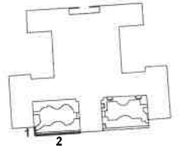
Sheet No. **A202**



1 West Courtyard - West Elevation
Scale: 1/4" = 1'-0"



2 West Courtyard - South Elevation
Scale: 1/4" = 1'-0"



Key Plan

LEGEND

R — REPLACE STONE UNIT WITH NEW LIMESTONE UNIT MATCHING ORIGINAL CARVED PROFILES

D — DUTCHMAN REPAIR OF ORIGINAL STONE UNIT. MATCH CARVED PROFILES OF ADJACENT STONE

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

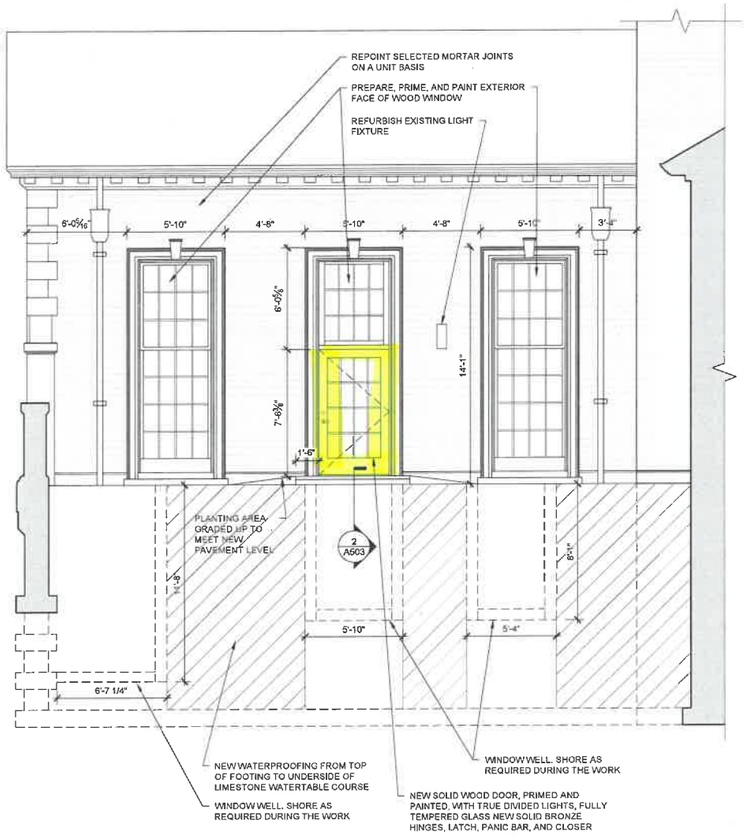
0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

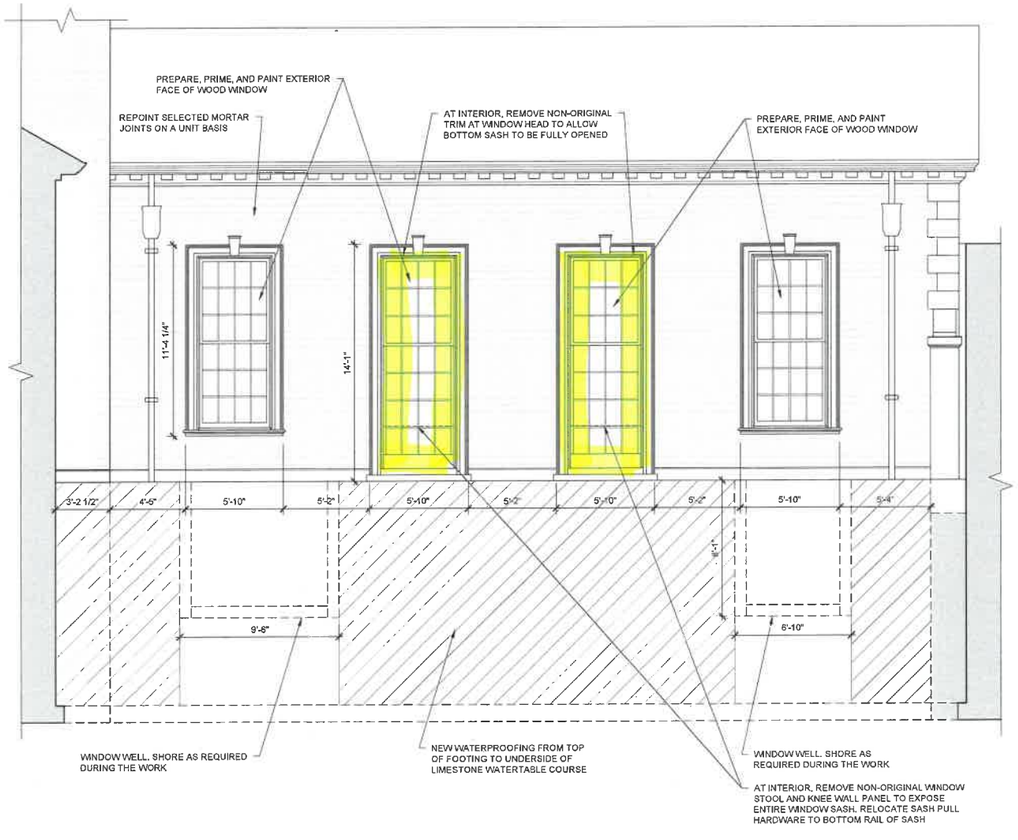
West Courtyard Elevations

Sheet Title

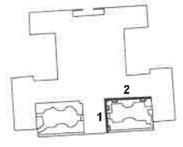
Sheet No. **A203**



1 East Courtyard - West Elevation
Scale: 1/4"= 1'-0"



2 East Courtyard - South Elevation of Library
Scale: 1/4"= 1'-0"



Key Plan

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

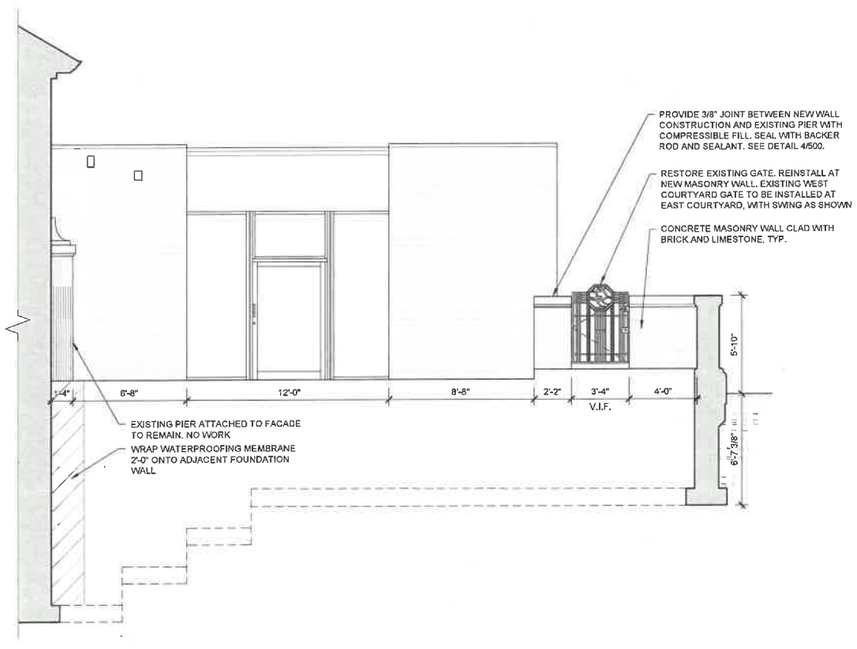
0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

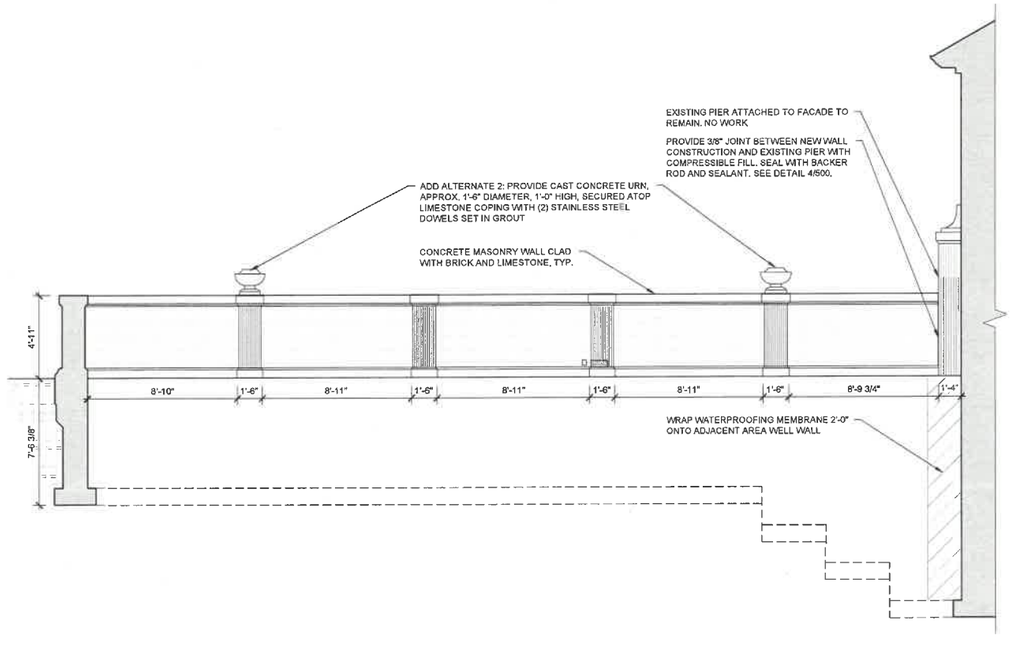
East Courtyard Elevations
Sheet Title

Sheet No. **A211**

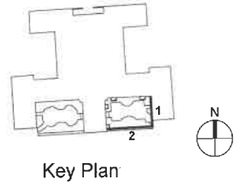
Plotted: 5/20/2025 6:08 PM by Henley, Isabelle File Name: P:\2024\2024.3xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMI)\Drawings\2025-05-19_Bid Docs\A211.dwg



1 East Courtyard - East Wall (Interior Face)
Scale: 1/4" = 1'-0"



2 East Courtyard - South Wall (Interior Face)
Scale: 1/4" = 1'-0"



Key Plan

LEGEND

R — REPLACE STONE UNIT WITH NEW LIMESTONE UNIT MATCHING ORIGINAL CARVED PROFILES

D — DUTCHMAN REPAIR OF ORIGINAL STONE UNIT, MATCH CARVED PROFILES OF ADJACENT STONE

Plotted: 5/20/2025 6:09 PM by Hayley Isabella File Name: P:\2024\2024.3xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMJ)\Drawings\2025-05-19_Bid Docs\A212.dwg

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

THIS SHEET PLOTS FULL SIZE AT 24x36 [INCHES]

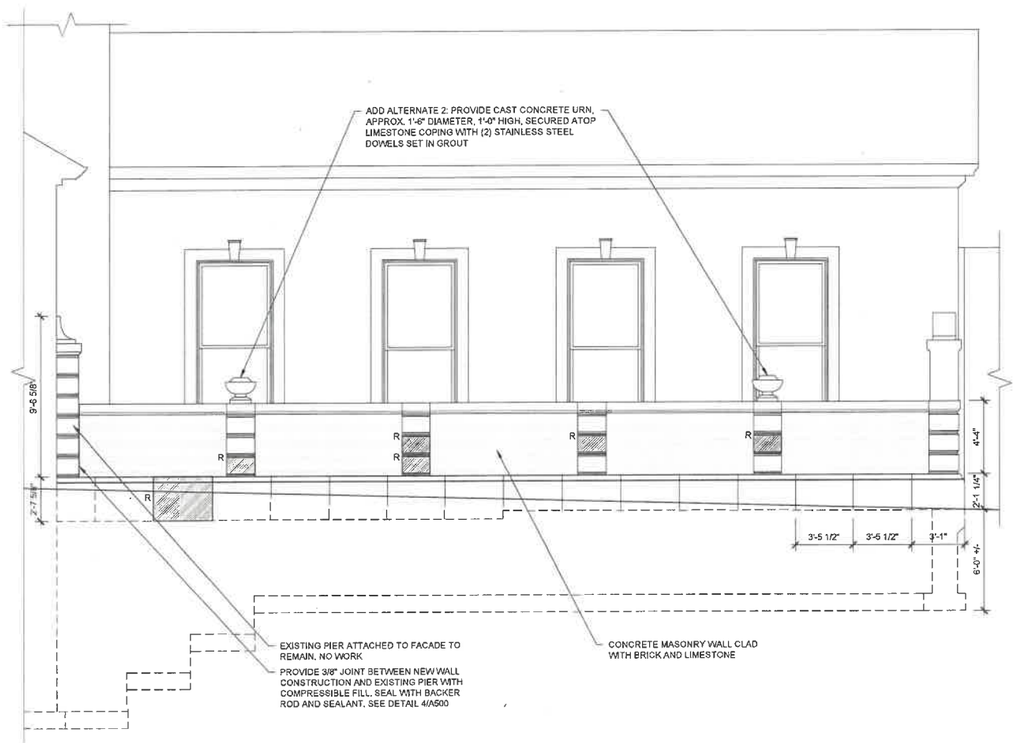
Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Sheet Title

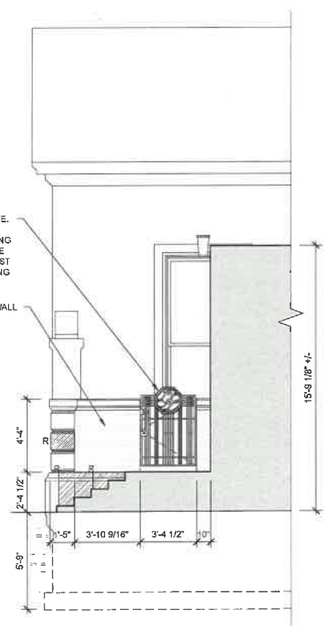
East Courtyard Elevations

Sheet No.

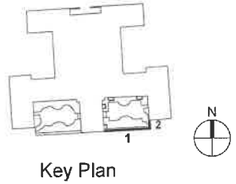
A212



1 East Courtyard - South Elevation
Scale: 1/4"=1'-0"



2 East Courtyard - East Elevation
Scale: 1/4"=1'-0"



Key Plan

LEGEND

R — REPLACE STONE UNIT WITH NEW LIMESTONE UNIT MATCHING ORIGINAL CARVED PROFILES

D — DUTCHMAN REPAIR OF ORIGINAL STONE UNIT, MATCH CARVED PROFILES OF ADJACENT STONE

WJE | ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman | Butkus Associates
820 Davis Street, Suite 300
Evanston, Illinois 60201 4446
(847) 328-3555 grummanbutkus.com

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description

0 1/2" 1" 2"
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2024.3861.0
Date	May 19, 2025
Drawn	ICH / JFC / JH
Checked	KMI / MKH
Scale	As Shown

Sheet Title: East Courtyard Elevations

Sheet No.: **A213**

Plotted: 5/20/2025 6:10 PM by Hanley, Isabella File Name: P:\2024\2024.3xxx\2024.3861.0 - LAKE FOREST LIBRARY - COURTYARDS (KMD)\Drawings\2025-05-19_Bid Docs\A213.dwg

PHOTO 1: LEGRAND XB814 SERIES OUTDOOR FLOOR BOX WITH QUAD CONFIGURATION WHILE OPEN. GFCI QUAD REQUIRED FOR OUTDOOR COURTYARD USE.

PICTURE F1: HEIGHT - 17-27"

PHOTO 2: LEGRAND XB814 OUTDOOR FLOOR BOX WHILE IN USE (LOCKABLE)

GENERAL NOTES FOR DEMOLITION

1. EXAMINATION
   - A. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE AREAS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - B. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS FOR DEVICES SHOWN ON DRAWINGS.
   - C. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DRAWINGS. REPORT DISCREPANCIES TO OWNER BEFORE DISTURBING EXISTING INSTALLATION.
   - D. COMMENCEMENT OF DEMOLITION MEANS ACCEPTANCE OF EXISTING CONDITIONS.
2. PREPARATION
   - A. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
   - B. COORDINATE UTILITY SERVICE SHUT-DOWN WITH THE UTILITY COMPANY.
   - C. NOTIFY THE OWNER AT LEAST 48 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING ANY ELECTRICAL SYSTEM.
   - D. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. EXPERIENCED PERSONNEL SHALL BE USED WHEN WORKING ON ENERGIZED EQUIPMENT OR CIRCUITS.
   - E. EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING ELECTRICAL SYSTEM IN SERVICE UNTIL NEW SERVICE IS COMPLETE AND READY FOR SERVICE. DISABLE ELECTRICAL SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN ELECTRICAL SERVICE IN AREAS ADJACENT TO WORK AREA.
   - F. MAINTAIN EXISTING FIRE ALARM SYSTEM IN SERVICE UNTIL NEW SYSTEM IS ACCEPTED. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. WHERE FIRE ALARM DEVICES MUST BE REMOVED TO ACCOMMODATE THE REMOVAL OF WALLS, NOTIFY THE OWNER AND ENGINEER IN WRITING WITH LOCATIONS OF DEVICES.
3. DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK
   - A. REMOVE, RELOCATE, AND EXTEND EXISTING ELECTRICAL WORK AS INDICATED ON THE DRAWINGS AND AS NOTED HEREIN.
   - B. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT THAT IS NO LONGER IN USE.
   - C. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND ALL OTHER ACCESSORIES.
   - D. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION OF WORK.
4. CLEANING, REPAIR, AND REPLACEMENT
   - A. GENERAL: CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT WILL REMAIN OR ARE TO BE REUSED.
   - B. PANELBOARDS: CLEAN EXPOSED SURFACES AND TIGHTEN ALL ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED SCHEDULES SHOWING REVISED CIRCUITING INFORMATION.
   - C. LUMINAIRES: REMOVE EXISTING LUMINAIRES FOR CLEANING. USE MILD DETERGENT TO CLEAN EXTERIOR AND INTERIOR SURFACES, RINSE CLEAN WITH CLEAN WATER AND WIPE DRY. REPLACE EXISTING LAMPS AND BALLASTS WITH NEW.
5. DISPOSAL
   - A. OWNER SHALL HAVE RIGHT TO RETAIN ANY EQUIPMENT OR MATERIALS THAT HAVE BEEN DEMOLISHED PRIOR TO DISPOSAL OR REMOVAL FROM SITE.
   - B. ANY EQUIPMENT OR MATERIALS NOT WANTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM SITE.
   - C. CONTRACTOR SHALL COMPLY WITH ENVIRONMENTAL LAWS AND REGULATIONS FOR DISPOSAL OF DEMOLISHED MATERIALS AND EQUIPMENT.

ELECTRICAL GENERAL NOTES

1. CODES

   THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, AND NATIONAL CODES. WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

2. DRAWINGS AND SPECIFICATIONS

   THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH BOTH THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, OR CODES, THE REFERENCE WHICH PROVIDES THE MORE COMPLETE OR HIGHER STANDARD SHALL PREVAIL.

3. INTERPRETATION OF THE DOCUMENTS

   CAREFULLY COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING MEASUREMENTS AND CONDITIONS UNDER WHICH THIS INSTALLATION IS TO BE MADE. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS, BETWEEN DRAWINGS OR SPECIFICATION, OR BETWEEN SECTIONS OF THE SPECIFICATION. THE MATTER SHALL BE REFERRED TO THE ENGINEER BEFORE ANY WORK IS EXECUTED. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS A COMPLETE, READY TO USE INSTALLATION. IF NOT STATED IN THE PROPOSAL, IT WILL NOT BE CONSIDERED EXTRA.

4. ELECTRICAL DRAWINGS

   THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL DOORS, WALLS, FURNITURE, EQUIPMENT, ETC. THE LOCATION OF RACEWAY SYSTEM COMPONENTS IS SCHEMATIC. THE EXACT LOCATION OF RACEWAY SYSTEM COMPONENTS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONFIRM THE DIMENSIONS OF THE ACTUAL EQUIPMENT TO BE SUPPLIED FOR THIS PROJECT, AND VERIFY CLEARANCES AND ROUGH-INS PRIOR TO STARTING WORK.

5. SITE EXAMINATION

   BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, EXAMINE THE PREMISES, AND MAKE A THOROUGH SURVEY OF THE EXISTING CONDITIONS. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO VISIT THE SITE OR FOR LATER CLAIMS FOR LABOR, EQUIPMENT, MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN SITE EXAMINATION BEEN MADE.

6. COORDINATION WITH OTHER TRADES

   THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS AND COORDINATE WITH, PLUMBING, ARCHITECTURAL, AND OTHER TRADES FOR EXACT DIMENSIONS, CLEARANCES, ROUGH-IN LOCATIONS, AND OTHER ADDITIONAL SCOPES OF WORK THAT MAY NOT BE SHOWN ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 120 VOLT (AND HIGHER) AC POWER TO OTHER TRADES EQUIPMENT AND HARDWARE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CONTROLS, FIRE AND SECURITY SYSTEMS, MOTORIZED DOORS, DAMPERS, LIFTS, AND OTHER SYSTEMS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ELECTRICAL PLANS, THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL SAFETY DISCONNECT SWITCHES TO MECHANICAL EQUIPMENT.

7. PERMITS, APPLICATIONS AND RELEASES

   THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INSPECTIONS, APPLICATIONS, RELEASES AND FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES FOR THE EXECUTION OF THIS WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

8. FIRE STOPPING

   ALL PENETRATIONS IN WALL, FLOOR OR CEILINGS SHALL BE SUITABLY CLOSED UP AND SEALED WITH AN INTUMESCENT FIRE STOPPING COMPOUND LISTED IN THE MOST RECENT FACTORY MUTUAL RESEARCH CORPORATION (FMRC) APPROVAL GUIDE. FIRE STOPPING PRODUCTS SHALL BE MANUFACTURED BY 3M COMPANY OR APPROVED EQUAL.

9. PAINTING

   ALL NEWLY INSTALLED EXPOSED PIPING IN FINISHED AREA SHALL BE PAINTED TO MATCH THE EXISTING ADJACENT WALL OR CEILING SURFACE.

10. ELECTRICAL SERVICE DISRUPTIONS

    ALL WORK WHICH EXPOSES ACTIVE BUS REQUIRES A WRITTEN NOTIFICATION TO THE OWNER WHICH WILL OUTLINE THE METHOD OF PROCEDURE FOR THE WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 5 DAYS NOTICE TO THE OWNER BEFORE WORKING ON ANY ENERGIZED ELECTRICAL SYSTEM. ALL POWER DISRUPTION SHALL OCCUR AT TIMES AND OF DURATIONS ACCEPTABLE TO THE OWNER.

11. EQUIPMENT

    ALL MATERIALS AND EQUIPMENT USED IN THIS INSTALLATION SHALL BE NEW, AND HAVE THE APPROPRIATE UL LISTING AND LABEL.

12. MISCELLANEOUS SUPPORTING MEMBERS

    ALL ANGLES CHANNELS, AND OTHER MISCELLANEOUS STEEL, BOLTS, RODS, ETC. REQUIRED TO SUPPORT LIGHT FIXTURE, CONDUIT, RACEWAY, LADDER TRAY, OR OTHER ELECTRICAL EQUIPMENT OR DEVICES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

13. PANELBOARDS

    ALL PANELBOARDS SHALL BE PROVIDED WITH TYPEWRITTEN DIRECTORIES. SEE PANEL SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS FOR COMPLETE IDENTIFICATION AND LABELING REQUIREMENTS.

    A. EXISTING PANEL BOARDS TO BE REUSED SHALL BE PROVIDED WITH UPDATED TYPE WRITTEN DIRECTORIES AFTER NEW WORK IS COMPLETED. CONTRACTOR SHALL PROVIDE NEW CIRCUIT BREAKERS TO MATCH EXISTING PANEL BOARDS AS INDICATED ON DRAWINGS.

    B. NEW BRANCH CIRCUIT AND LIGHTING PANEL BOARDS SHALL BE OF THE DEAD-FRONT, SAFETY TYPE, WITH BOLTED-TYPE UL LISTED MOLDED CASE CIRCUIT BREAKERS. CIRCUIT BREAKERS SHALL BE LISTED AS SWITCH RATED (SWD) FOR LIGHTING CIRCUITS. VOLTAGE RATINGS, NUMBER OF POLES, FRAME SIZES, TRIP RATINGS, MAIN BREAKER, NEUTRAL BUS, AND EQUIPMENT GROUND BARS ARE AS SHOWN ON THE DRAWINGS. PANEL BOARDS ARE TO BE FULLY RATED FOR THE SHORT CIRCUIT RATING SHOWN ON THE DRAWINGS BUT NOT LESS THAN 22,000 AMPS. BUS BARS SHALL BE RECTANGULAR, SOLID COPPER, MAXIMUM OF 1000 AMPS PER SQUARE INCH, SECURELY MOUNTED AND BRACED. ALL CONNECTIONS TO BUS BARS SHALL BE SECURELY BOLTED. CABINETS BOXES SHALL BE CONSTRUCTED OF CODE GRADE GALVANIZED STEEL, SIZED TO PROVIDE MINIMUM 4-INCH WIDE WIRING GUTTERS ON SIDES, TOPS AND BOTTOM.

14. SAFETY

    THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE OWNERS EMPLOYEES, BUILDING EMPLOYEES AND GUESTS, AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CONDUCTORS, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

    COMPLY WITH NFPA 241 FOR SAFEGUARDING DURING CONSTRUCTION AND ALTERATION OPERATIONS. IN ADDITION, ANY OPENINGS IN FIRE RATED SEPARATIONS BETWEEN OCCUPIED AND UNOCCUPIED (OR OPERATIONAL AND NON-OPERATIONAL) AREAS SHALL BE SEALED AT THE END OF EACH WORK DAY WITH AN APPROPRIATE FIRE RATED ENCLOSURE OR SEALANT. DO NOT COMPROMISE EXISTING SECURITY OR FIRE ALARM SYSTEMS SERVING THE OCCUPIED OR OPERATIONAL AREAS.

15. EQUIPMENT CONNECTIONS

    PROVIDE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT FURNISHED UNDER OTHER TRADES AND FOR ALL OWNER FURNISHED EQUIPMENT. PROVIDE A FLEXIBLE LIQUID TIGHT CONNECTION TO ALL VIBRATION PRODUCING EQUIPMENT.

16. INTERFERENCE WITH OCCUPANCY

    THE PRESENT BUILDING IS OCCUPIED AND WILL CONTINUE TO BE DURING THE PROGRESS OF THIS WORK. IT IS IMPERATIVE, THEREFORE, THAT THE WORK COVERED BY THESE DOCUMENTS BE EXECUTED WITH A MINIMUM OF INCONVENIENCE TO THE BUILDING PERSONNEL, AND OTHER TENANTS.

17. TEMPORARY REQUIREMENTS

    PROVIDE TEMPORARY LIGHTING AND POWER COMPONENTS AS REQUIRED IN AREAS UNDERGOING WORK DURING CONSTRUCTION.

    FURNISH AND INSTALL ONE OSHA APPROVED PIGTAIL SOCKET WITH 150-WATT LAMP FOR EVERY 500 SQUARE FEET OF FLOOR SPACE AND A MINIMUM 1 PER ROOM. THE TEMPORARY LIGHTING SHALL BE LEFT IN PLACE UNTIL PERMANENT LIGHTING IS COMPLETELY OPERATIONAL.

    FURNISH AND INSTALL POWER OUTLETS TO A TOTAL ONE FOR EVERY 2000 SQUARE FEET OR PART THEREOF OF FLOOR AREA AND THESE SHALL BE 15 AMP, SINGLE PHASE RECEPTACLES FOR EITHER 110 OR 220 VOLTS AS DIRECTED BY THE GENERAL CONTRACTOR. COORDINATE FOR ADDITIONAL TEMPORARY POWER REQUIREMENTS WITH OTHER TRADES AND PROVIDE AN ADEQUATE INSTALLATION.

18. CABLING

    BRANCH CIRCUITS TO RECEPTACLES, LIGHTING AND MISC. SMALL LOADS (15 OR 20 AMP CIRCUITS), UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE 2#12, 1#12G. - 3/4" C. SEE NOTE BELOW FOR ADDITIONAL REQUIREMENTS. MINIMUM SIZE WIRE SHALL BE #12 AWG AND MINIMUM SIZE CONDUIT SHALL BE 3/4" TRADE SIZE.

19. CABLING SIZES

    BRANCH CIRCUIT CABLE SIZING SHALL BE BASED ON THE VALUES INDICATED BELOW:

    A. 120/208V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE ADJUSTED AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

    0' - 65' #12 AWG MINIMUM
    65' - 103' #10 AWG MINIMUM
    103' - 161 #8 AWG MINIMUM
    161' - 250' #6 AWG MINIMUM

    B. 277/480V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE ADJUSTED AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

    0' - 140' #12 AWG MINIMUM
    140' - 225 #10 AWG MINIMUM
    225' - 350' #8 AWG MINIMUM

22. SPECIAL LUG REQUIREMENTS

    ANY CABLE WHICH TERMINATES DIRECTLY ON TO A BUS BAR SHALL BE 2 BOLT LONG BARREL TYPE WITH INSPECTION HOLES PRODUCED WITH NON FLASHING TYPE DYES AS MANUFACTURED BY THOMAS AND BETTS OR APPROVED EQUAL. MINIMUM 10 TONS OF COMPRESSION, HEX CRIMP. THE USE OF HEAT SHRINK TUBING IS EXPLICITLY FORBIDDEN. THERE SHALL BE NO "SHINERS" AT THE LUGS.

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
(847) 272-7400
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle South Florida | Washington, DC

Consultants

Grumman|Butkus Associates
Energy Efficiency Consultants and Sustainable Design Engineers
820 Davis St, Ste 300
Evanston, Illinois 60201-4446
847 328.3555 www.grummanbutkus.com

P24-1146-00

Project

Lake Forest Library Courtyard Rehabilitation

360 East Deerpath Road
Lake Forest, IL 60045

Client

Lake Forest Library

360 East Deerpath Road
Lake Forest, IL 60045

Mark	Date	Description
	05-19-2025	ISSUED FOR BID

THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No. 2024.3861.0
Date May 19, 2025
Drawn JWE
Checked SSC
Scale

GENERAL NOTES, DEMOLITION NOTES, EQUIPMENT SCHEDULE & PRODUCT IMAGES

Sheet Title

E002

Sheet No.

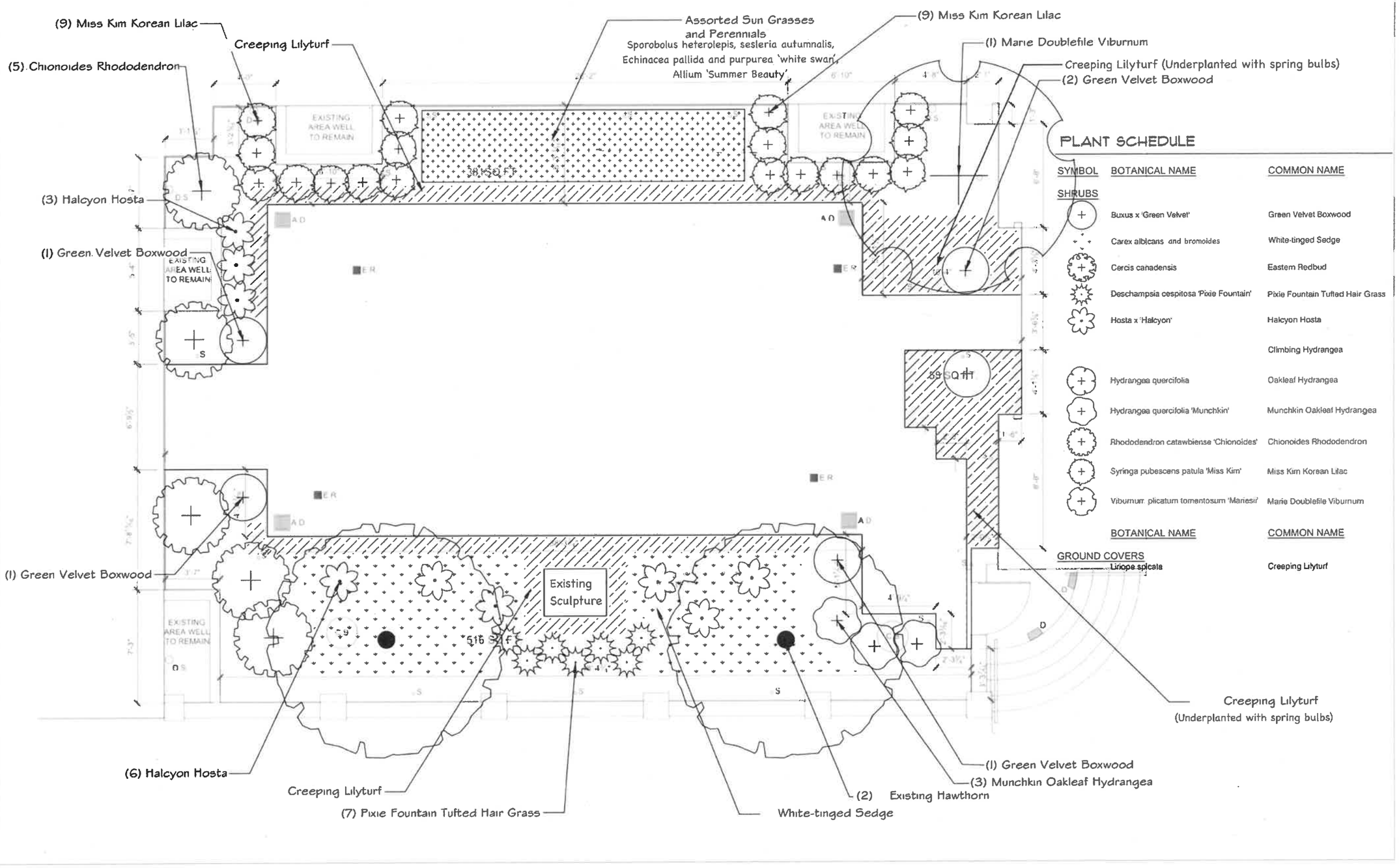
(9) Miss Kim Korean Lilac
(1) Climbing Hydrangea
(on lattice panel)
(2) Green Velvet Boxwood
Creeping Lilyturf
(1) Eastern Redbud
Assorted Sun Grasses
and Perennials
Sporobolus heterolepis, sesleria autumnalis,
Echinacea pallida and purpurea 'white swan',
Allium 'Summer Beauty'
(10) Miss Kim Korean Lilac
(236) Creeping Lilyturf (Underplanted with spring bulbs)
(1) Marie Doublefile Viburnum
(2) Green Velvet Boxwood
EXISTING AREA WELL TO REMAIN
EXISTING AREA WELL TO REMAIN
EXISTING AREA WELL TO REMAIN
Existing Sculpture
(3) Oakleaf Hydrangea
(1) Green Velvet Boxwood
Creeping Lilyturf
(5) Halcyon Hosta
(14) Pixie Fountain Tufted Hair Grass
(2) Existing Magnolia
White-tinged Sedge
(3) Chionoides Rhododendron

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
+	Buxus x 'Green Velvet'	Green Velvet Boxwood
⁘	Carex albicans and bromoides	White-tinged Sedge
+	Cercis canadensis	Eastern Redbud
✳	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
✿	Hosta x 'Halcyon'	Halcyon Hosta
⌒	Hydrangea anomala	Climbing Hydrangea
+	Hydrangea quercifolia	Oakleaf Hydrangea
+	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea
+	Rhododendron catawbiense 'Chionoides'	Chionoides Rhododendron
+	Syringa pubescens patula 'Miss Kim'	Miss Kim Korean Lilac
+	Viburnum plicatum tomentosum 'Mariesii'	Marie Doublefile Viburnum
	BOTANICAL NAME	**COMMON NAME**
GROUND COVERS		
	Liriope spicata	Creeping Lilyturf

Lake Forest Library-West Garden

GARDENS IN PROGRESS



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	Buxus x 'Green Velvet'	Green Velvet Boxwood
	Carex albicans and bromoides	White-tinged Sedge
	Cercis canadensis	Eastern Redbud
	Deschampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass
	Hosta x 'Halcyon'	Halcyon Hosta
		Climbing Hydrangea
	Hydrangea quercifolia	Oakleaf Hydrangea
	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea
	Rhododendron catawbiense 'Chionoides'	Chionoides Rhododendron
	Syringa pubescens patula 'Miss Kim'	Miss Kim Korean Lilac
	Viburnum plicatum tomentosum 'Mariesii'	Marie Doublefile Viburnum
	BOTANICAL NAME	**COMMON NAME**
GROUND COVERS		
	Liriope spicata	Creeping Lilyturf

Lake Forest Library-East Garden

GARDENS IN PROGRESS

Shrubs

Syringa pubescens subsp. patula 'Miss Kim'

Buxus 'Green Velvet'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Rhododendron catawbiense 'Chionoides'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Liriope spicata

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Hydrangea quercifolia

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Hydrangea quercifolia 'Munchkin'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Sun Perennials

Sporobolus heterolepis

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Sesleria autumnalis

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Echinacea pallida

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Echinacea purpurea 'White Swan'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Lake Forest Library

Allium 'Summer Beauty'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Tree/ large Shrub

Cercis canadensis

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Viburnum plicatum tomentosum 'Mariesii' ~ Mariessi Viburnum

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Shade Perennials

Hosta 'Halcyon'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Carex albicans

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Carex bromoides

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Deschampsia cespitosa 'Pixie Fountain'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Lake Forest Library

Spring Bulbs

Leucojum aestivum 'Gravetye Giant'

Gardens in Progress PO Box 349 Lake Forest, IL 60045 Tele: 847-295-1191

Narcissus 'Sir Winston Churchill'

Narcissus 'Mount Hood'

Figure 1. View of west courtyard from front lawn.

Figure 4. View of east courtyard from east parking lot.

Figure 5. Existing courtyard gate to be restored and reinstalled.

Figure 6. West courtyard, looking east towards lobby.

Figure 7. West courtyard, looking west towards addition.

Figure 8. West courtyard, looking south towards masonry wall.

Figure 9. West courtyard sculpture to be protected in place.

Figure 10. Existing masonry wall to be rebuilt. Viewed from inside west courtyard.

Figure 12. West courtyard from front lawn, with landscaping.

Figure 14. Existing east courtyard masonry wall, viewed from inside courtyard.

Figure 15. Existing east courtyard steps and gate.

Figure 16. East courtyard, looking west towards lobby.

Figure 17. East courtyard, looking east towards addition.

Figure 18. East courtyard sculpture to be protected in place.

Figure 19. East courtyard, looking north, outside of masonry wall, with landscaping.

Agenda Item 6
Lasker Mill Road Farm Historic District
Informational Presentation

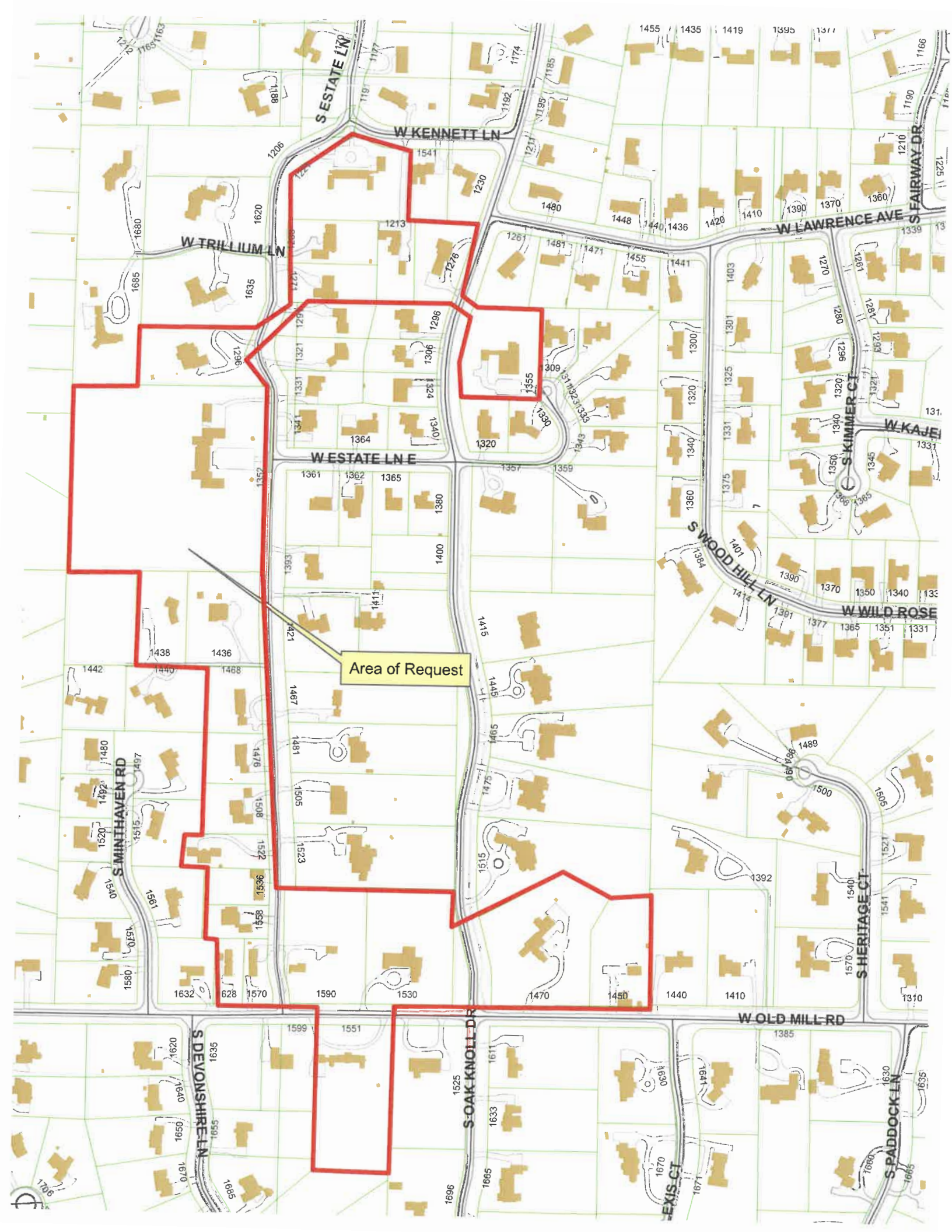
Memorandum
Vicinity Map

Materials Submitted by Petitioner
Historic District Informational Presentation

Correspondence

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

Historic Preservation Commission
May 28, 2025


Area of Request
S ESTATE LN
W KENNETT LN
W TRILLIUM LN
W LAWRENCE AVE
S FAIRWAY DR
S KIMMER CT
W KAJE
W ESTATE LN E
S WOOD HILL LN
W WILD ROSE
S MINTHAVEN RD
S DEVONSHIRE LN
S OAK KNOLL DR
W OLD MILL RD
S HERITAGE CT
S PADDOCK LN
EXIS CT

THE CITY OF LAKE FOREST
CHARTERED 1861

Memorandum

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	May 28, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**Information Only – Nomination for a New Local Historic District - Lasker Mill Road Farm Local Historic District**

Petitioner
Lake Forest Preservation Foundation
400 E. Illinois Road
Lake Forest, IL 60045

Representatives
Susannah Sullivan, VP of Advocacy and Director, LFPF
Paul Bergmann, Local Historian

Overview of Historical Districts
The City of Lake Forest is recognized for its rich architectural heritage dating back to the city's incorporation in 1857 and is one of the oldest planned communities in the United States. The City adopted the Historic Preservation Ordinance in 1998 as outlined in Chapter 155 of the City Code. Since the Ordinance was instituted there have been five Local Historic Districts established and incorporated into the Code.

- The East Lake Forest Historic District, 1998
- The Vine-Oakwood-Green Bay Road Historic District, 1998
- Green Bay Road Historic District, 1998
- Meadowood Dairy District, 2000
- Grove School Historic District, 2002

Introduction to the Lasker Mill Road Farm Local Historic District
The Lake Forest Historic Preservation Foundation has been working with all 25 homeowners to seek support for the formation of a Local Historic District to further the preservation and protection of structures associated with the Lasker Estate. This effort is still underway, and to raise awareness about the effort, as well as provide background to the Commission, an informational presentation is planned. Commission comments and questions as well as those from the public are requested to allow the Foundation to finalize the Local Historic District nomination and incorporate answers as part of the final submittal. This petition will return to the Commission at a future meeting for a formal public hearing and action. **No Commission action is requested at this time.**

Local Historic District Procedure

The process for nomination, consideration, and designation of Local Landmarks and Local Historic Districts is detailed in Chapter 155, Historic Preservation, in the City Code. Nominations may be submitted by a local preservation organization such as the Lake Forest Preservation Foundation, a property owner, a member of the Historic Preservation Commission, or a simple majority of the City Council.

All owners of properties within a proposed district must be notified of the proposed District, and once a formal submittal is made, the Historic Preservation Commission must consider the nomination at a public hearing. Although the matter is now before the Commission for information only, a mailed notice was sent out to all residents in the area. Prior to the formal submittal hearing, the City will mail and publish notice of the public hearing.

After the conclusion of the public hearing, the Historic Preservation Commission will forward a recommendation on the proposed nomination to the City Council for final action. If approved, the new Local Historic District would be incorporated as an amendment to the Historic Preservation Chapter in the City Code.

For a Local Historic District designation comprised of contiguous properties, the following criteria must be satisfied:

a. At least 50% of the properties, structures, areas or objects of significance in the historic district must satisfy at least one of the following criteria for landmark designation:
    1. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, materials or craftsmanship
    2. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the city, the state, the Midwest region or the United States
    3. Its exemplification or important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail
    4. Its representation of an historic, cultural, architectural or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous
    5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community of the city
    6. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the city, whose components may lack individual distinction
    7. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect

of the development of the city, state, Midwest region or the United States
8. Its association with important cultural or social aspects or events in the history of the city, the state, the Midwest region or the United States
9. Its location as a site of important archaeological or natural significance, and
10. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of any existing improvements on the property

b. The Historic District must be geographically definable and reasonably compact in geographic size and

c. The Historic District must satisfy at least one of the following five criteria:

1. The properties, structures, areas or objects of significance in the Historic District, taken together, shall convey or represent one or more architectural, cultural, economic, historic, social or other aspects particular to the heritage of the city, county, state or country

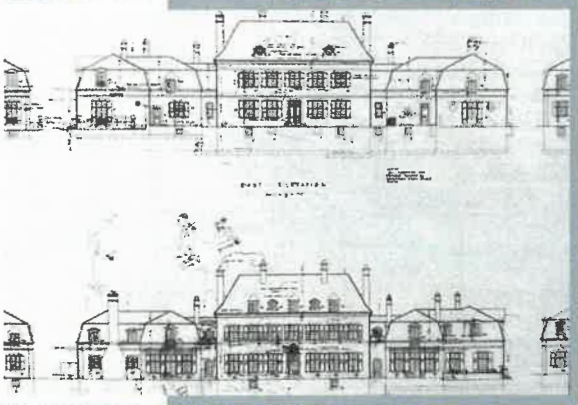
2. The properties, structures, areas or objects of significance in the Historic District shall exhibit consistency or similarity of use, design, scale, style, orientation, materials, detailing, façade design, ornamentation, color, lighting, technology and/or storefronts

3. The properties, structures, areas or objects of significance in the Historic District must have been built, used or have been significant during the same specified time period

4. The properties, structures, areas or objects of significance in the Historic District must create, define or enhance the character of the area for which historic district designation is appropriate and/or

5. The properties, structures, areas or objects of significance in the historic district must be largely intact, particularly with respect to those qualities for which designation as a Historic District is sought, unless such alterations or modifications to those properties, structures, areas, objects and landscapes of significance in the area comply with the United States Secretary of the Interior's Standards for Rehabilitation.

Preliminary Background



NOMINATION FOR HISTORIC DISTRICT
TO THE CITY OF LAKE FOREST, IL

LASKER MILL ROAD FARM

SUBMITTED BY

The Lake Forest Preservation Foundation

MAY 2025

MILL ROAD FARMS

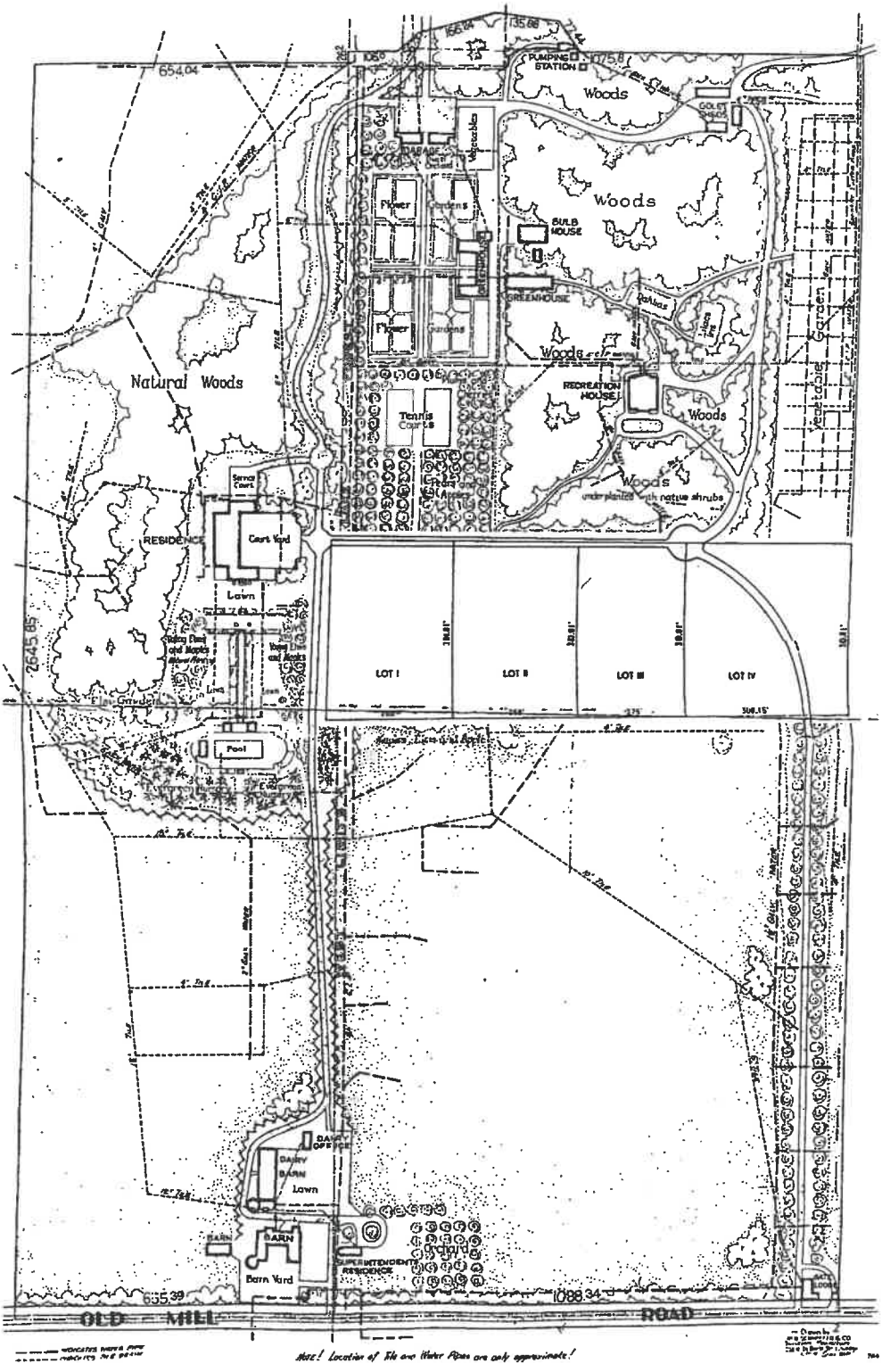


TABLE OF CONTENTS

INTRODUCTION

Pursuant to the Lake Forest Preservation Ordinance §155.04(A)(1)(d) (the "Preservation Ordinance"), the Lake Forest Preservation Foundation (the "LFPF"), a local non-profit organization dedicated to the preservation of Lake Forest's exceptional architectural and landscape legacy, nominates the Lasker Mill Road Farm for the long over-due designation as a local Lake Forest historic district. A landmark of architectural, cultural, and historic significance, the David Adler designed estate, which was begun in the 1920s, originally encompassed nearly 500 acres and, in addition to the 25,000 square foot main home, had 27 outbuildings (including horse stables, a cow barn, a milk barn, dovecotes, greenhouses, and a thirty-seat theatre), an 18-hole golf course, an Olympic-size swimming pool, pear and apple orchards, and a herd of guernsey cows, among other things. Remarkably, nearly 100 years later, 17 of the original structures not only stand, but now flourish as single-family homes.[1]

The Lasker Mill Road Farm represents a unique blend of architectural excellence, historical importance, and preservation stewardship, which merits its designation as a local historic district. Indeed, the Preservation Ordinance requires at least 50% of the buildings of significance in a proposed historic district to meet only one of ten standards. Still exceeding expectations, the Lasker Mill Road Farm buildings meet at least three.

ARCHITECTURAL SIGNIFICANCE

First, as indicated, David Adler (1892-1949) designed the 55-room main house and designed or redesigned the 15 remaining significant structures in the proposed district to create an architecturally cohesive estate. Adler, one of the most influential architects of his time, left an indelible mark not only on the architectural history of Lake Forest but the nation through his grand residential designs. A master of traditional European styles adapted for the American market, Adler's work on the Lasker Mill Road Farm exemplifies his ability to integrate architectural beauty with functional luxury.

Adler was a prolific and revered architect, designing over 200 buildings across the country, at least twelve of which have been recognized on the National Register of Historic Places. Robert A.M. Stern, one of the nation's foremost architects and former Dean of the Yale School of Law, said that Adler **"put the search for beauty, not the reflection of ideology, at the heart of architecture."** (The Element of Style*: David Adler, Architect,* 2002. Pg. 7). Architectural historian, Richard Guy Wilson, placed Adler in a historical perspective as follows:

[1] The only structure that has not been repurposed into a single-family home is the Pump House.

"Adler's work offers an opportunity to reinterpret Chicago's contribution to American architecture. He stands apart from the so-called progressivist and postmodern work of Louis Sullivan, Frank Lloyd Wright and their followers with his reliance upon traditional imagery and styles. But he also challenges the major eastern and western architects who worked in this vein. Adler's range of stylistic choices and his quality of design and execution rank with and indeed surpass such contemporaries as John Russell Pope, Delano and Aldrich, Harrie T. Lindeberg, F. Burrall Hoffman, Jr., George Washington Smith, and Myron Hunt and Elmer Grey. Adler's preeminence shows forth in the wide geographical spread of his houses and their enduring excellence."

(*Id* at 31.)

HISTORIC SIGNIFICANCE

Second, Adler designed the Mill Road Farm for Albert D. Lasker (1880-1952), who is regarded as the Father of Modern Advertising. In contemporary terms, he can be considered the first of the *Mad Men*. He not only pioneered new advertising and branding techniques for leading companies, but showed how advertising could break down social barriers, sharpen political campaigns, and promote philanthropic causes. His groundbreaking campaigns significantly shaped the cultural and economic development of the city, state, and nation, being among the first to recognize the emerging power of women as a key market demographic and the potential of radio and television as advertising mediums. Outside of advertising, he joined Theodore Roosevelt's campaign team, was a leader in the Republican National Committee, was a Trustee of the University of Chicago, and was a part owner of the Chicago Cubs, who convinced his friend William Wrigley to rename the ballpark Wrigley Field. Cub fans are eternally grateful.

CULTURAL SIGNIFICANCE

Third, the Lasker Mill Road Farm is not just associated with the Country House Era of Lake Forest and the United States, but in many respects represents the pinnacle of the estate building period. With its Adler designed main house, an 18-hole golf course, 27 outbuildings and its own cow herds, few estates were as lavish as Mill Road Farm. Moreover, several of the farm structures on the property pre-date the estate, representing some of the last surviving vestiges of Lake Forest's agricultural heritage. All in all, the Lasker Mill Road Farm is an integral part of Lake Forest's cultural history.[2]

[2] Pursuant to the Historic Residential and Open Space Ordinance, §159.048(B)(5), all the structures contained in the proposed Lasker Mill Road Farm Historic District have already been "declared" to be of special historic, architectural, and/or cultural significance. *See* Section 6.

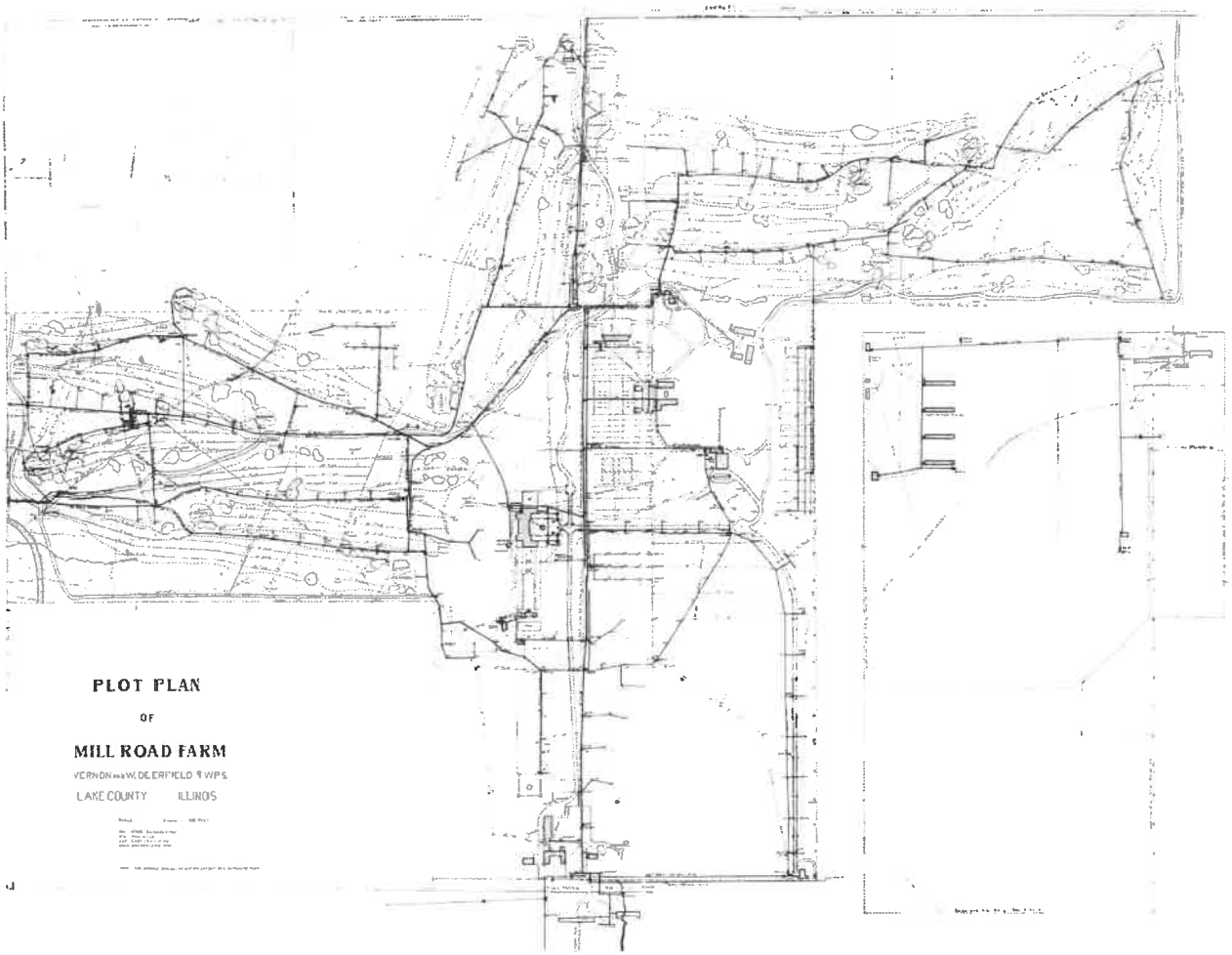
INTEGRITY

Finally, what makes the designation of the proposed Lasker Mill Road Farm historic district viable is the enduring integrity of the location, design and workmanship. In addition to the main house, 17 of the 27 original outbuildings survive and 15 of them are clustered in the proposed historic district, all where they were originally situated. This is a testament not only to the enduring quality of Adler's designs, but to their owners, who for decades have lovingly and thoughtfully repurposed and preserved them as single-family homes and maintained the area –era fences and all – to retain its original character. Such stewardship is amply demonstrated by the fact that to date 23 of the 25 homeowners in the proposed district have signed an affirmation, which is attached, supporting the designation of the Lasker Mill Road Farm as a Lake Forest historic district.

For these reasons and those set forth below, the LFPF nominates the Lasker Mill Road Farm for designation as a Lake Forest historic district, which the LFPF submits meets all the criteria in Section 155.05 of the Preservation Ordinance.

1. NAME OF PROPERTY

As originally conceived and built, the property was known as Mill Road Farm, as shown in the plot plan below. Today, the area is commonly referred to as the Lasker Estate. The LFPF suggests that the proposed district be identified as the Lasker Mill Road Farm Historic District, recognizing both its historic name and its historic patron.



2. LOCATION

The rough boundaries of the proposed district are along Estate Lane between Old Mill to the South and Kennett Lane to the North, and Oak Knoll to the East. It includes 25 total properties, 15 of which are original to the estate, as set forth in the map and chart below:

1	THE GATEHOUSE	1450 W OLD MILL
2	THE MEN'S DORMITORY	1551 W OLD MILL
3	THE HORSE BARN-I	1628 W OLD MILL
4	THE HORSE BARN-II	1570 ESTATE LANE
5	THE FARM MANAGER'S HOME	1590 ESTATE LANE
6	THE COW BARN	1558 ESTATE LANE
7	THE MILK HOUSE	1536 ESTATE LANE
8	THE DOVECOTES	1522 ESTATE LANE
9	THE COCKTAIL HOUSE	1438 ESTATE LANE
10	THE POOL & CABANAS	1436 ESTATE LANE
11	THE MAIN HOUSE- "FLORA'S GARDEN"	1352 ESTATE LANE
12	THE THEATRE HOUSE	1355 ESTATE LANE
13	THE GARDENER'S HOUSE	1213 ESTATE LANE
14	THE GARAGE HOUSE	1221 ESTATE LANE
15	THE PUMP HOUSE	1191 S ESTATE LANE
16		1470 W OLD MILL
17		1530 W OLD MILL
18		1508 S ESTATE LANE
19		1476 S ESTATE LANE
20		1468 S ESTATE LANE
21		1296 S ESTATE LANE
22		1271 S ESTATE LANE
23		1255 S ESTATE LANE
24		1541 KENNETT LANE
25		1276 OAK KNOLL DR

SIGNIFICANT	ORIGINAL ESTATE STRUCTURE
CONTRIBUTING	BUILT PRIOR TO 1975
NON-CONTRIBUTING	BUILT AFTER 1975

3. CLASSIFICATION

While most of the original buildings were used for agricultural purposes, the buildings within the proposed district are now all privately owned residences with the exception of the extant Pump House structure.

4. REPRESENTATION IN EXISTING HISTORIC SURVEYS

THE DOVECOTES

1522 Estate Lane

Locally Landmarked in 2008

THE MILK HOUSE

1536 Estate Lane

Locally Landmarked in 2008

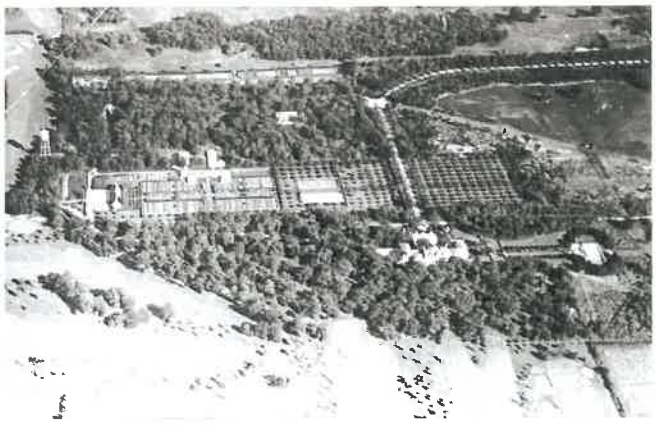
5. DESCRIPTION

THE ORIGINAL FARM

In 1921, Albert Lasker acquired 480 acres from meatpacking scion Louis Swift, for $1,000 per acre. In today's dollars, the total purchase price for the property alone was in excess of $7,500,000. Located in the southwestern corner of the district, a working farm complex predated Lasker's development. This complex included a tack house, horse stable, farm manager's house, cow barn, and milk house. As set forth below, these structures were later adapted for reuse by architect David Adler, during his work on the estate. According to Cyril A. Tregillus, the general manager of Mill Road Farm, it was common for an estate of Lasker's scale to operate a working dairy farm.

The original dairy farm complex was well-equipped to support agricultural operations. The horse stable and tack house accommodated horses and their gear, while the cow barn and milk house formed the dairy facility for housing cows and processing dairy products. The farm manager's home provided on-site supervision of daily operations. These early structures laid the foundation for Lasker's later gentleman's farm, which became known for its high-quality milk and eggs. For this reason, the Lasker Mill Road Farm not only represents the estate building period in Lake Forest's history but also contains some of the few remaining farm structures from Lake Forest's agricultural history.

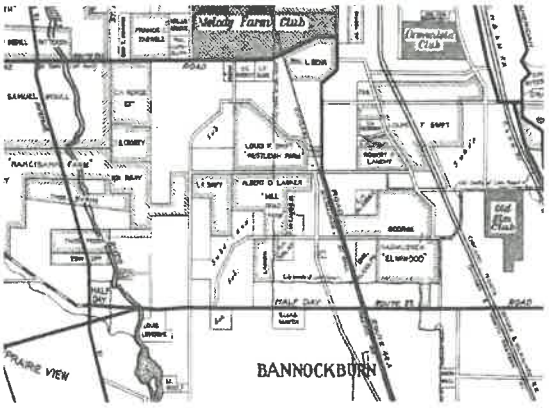
THE LASKER ESTATE DESIGN AND CONSTRUCTION



Mill Road Farm was an estate and gentleman's farm designed on a grand scale, south of J. Ogden Armour's even larger 1904-10 Mellody Farm, both west of Lake Forest. Meticulously designed and executed by David Adler, it is fortuitous that a majority of the original estate structures are still standing today.

Adler began work on drawings for a Highland Park country residence planned for Albert D. and Flora Lasker as early as 1917. At this point, the Laskers maintained a primary residence on Chicago's Gold Coast and summered in their country home in Glencoe (constructed in 1912). The main house was conceived and originally designed to overlook the town of Highland Park, with a mansard-roof, use of enfilade organization, and checkered marble entryway. It was not constructed in its original location.

In the early 1920s, Lasker contacted Adler as he was acquiring contiguous land parcels in Everett, Illinois, in Vernon township west of Highland Park and Lake Forest. Lasker acquired almost 500 acres of land and commissioned Adler to construct an estate complex complete with a working farm, pool, eighteen-hole golf course, and twenty-seven outbuildings. The large manor home was completed in the grand 17th century French architecture style, consistent with the earlier Highland Park proposal.



Original drawings in the collection of the Architecture and Design Archives at the Art Institute of Chicago (AIC) document the initial plans and alterations for the property. The David Adler and Robert Work collection at AIC holds the comprehensive collection of original blueprints of the A.D. Lasker Estate. Prints indicate proposed materials, dimensions, decorative details, building placement, and Adler's proposed alterations to the existing farm buildings.

Adler himself selected the sites for buildings, though he and Lasker collaborated with landscape architects or designers. The initial 1920s work of planting was undertaken by Winnetka based Louise Stone Hubbard, and continued later by John L. Greenleaf, a prominent New York-based estate landscape architect. Greenleaf had been practicing as a civil engineer, like Chicago's contemporary W.L.B. Jenney, but in the 1890s, switched entirely to landscape architecture in that period of increasing specialization. A highlight was his 1922 landscape for the Lincoln Memorial, Washington, DC.

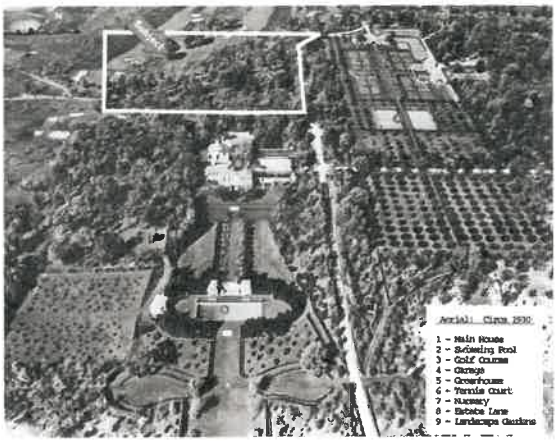
Interior details in the home were attended to by Flora Lasker who enlisted the help of Adler's younger sister, Francis Elkins. Elkins embarked on a shopping spree in France with a carte blanche and returned with numerous goods for the interior.

The entrance to the estate was at the southernmost boundary marked by the surviving Lasker Gatehouse (see Exhibit 1)[3]. Lasker's Gatehouse opened into a tree-lined drive curving to the northwest, leading to the central estate house, also a surviving structure (see Exhibit 11). The main house of 25,000 square feet and 55 rooms has a central entryway setback from the road by a front courtyard. When constructed it was larger than any residence in nearby Lake Forest. Walls enclosing the courtyard extended out around 100 feet east from the main building. A circular pool with a fountain sculpture of a bronze cherub, sitting on a porpoise, holding a conch, and spouting water adorns the center of the courtyard.

[3] Full descriptions and photos of each of the 25 significant, contributing, or non-contributing buildings within the proposed Lasker Mill Road Farm Historic District are provided in Exhibits 1-25 attached and referenced herein. These exhibits correspond with the numbers on the district map set forth above.

After his visitors had arrived, one can imagine a member of Lasker's staff perhaps taking their vehicle on the northern road past the pear and apple orchards, tennis courts, and expansive flower gardens to the Garage (see Exhibit 14). A symmetrical Dutch styled structure facing north, oriented with its length running east and west. The garage's main mass has a lantern on top supported by four thin columns holding a flared dome. Following the conventions of the main house, the garage was completed with brick walls covered in white stucco, Adler blue shutters, and a tiled roof. The second floor of the garage held residences for the chauffeurs.

The neighbor to the Garage House, the Gardener's House (see Exhibit 13), housed the person with enormous responsibility for the upkeep of the estate. The Gardener's house originally consisted of a potting house and residence, both with adjoining greenhouses. Of the 480 original contiguous acres of the Lasker Estate, 250 were meticulously landscaped. Low privet hedges were planted to outline the borders of the garden, with geometric designs in front of the greenhouses, main house, and around guest and golf houses. A team of at least six men were specifically tasked with the upkeep of a combined six miles of hedges.



Head gardener Robert Brydon established a nationally recognized topiary garden to the west of the swimming pool. The topiary garden featured a half-acre of hedges and specimens trimmed into fantastic shapes. David Adler designed two greenhouses for the purpose of growing fruits such as peaches, nectarines, and Belgian grapes. Greenhouses were later given a 50-foot expansion to accommodate an orchid planning campaign. Each year, $1,000 would be spent on the cultivation of orchids alone. Today, the greenhouses stand, adaptively reused, as a private residence.

If Lasker and his guests had an appetite for entertainment, they did not need to look further than the movie palace, the interior of which theatre specialists Rapp & Rapp designed (see Exhibit 12). The theatre was located to the southeast of the main home, set back behind landscaping, and a later addition to the complex was built between 1930-1931. Theatre architects designed the building to be multi-purpose with a kitchen and game rooms, alongside an auditorium stage and screening room. Guests could be seated in 24 upholstered chairs or up to 50 golden ballroom chairs. On average, the theatre hosted 60 shows a season– a cartoon and two feature length films, Hollywood's latest. The ballroom was also used to hold dinners for large parties of over 100 people.

Moving just south of the main house, there were ample opportunities to lounge in the pool area (see Exhibits 9-10). Olympic-size, at 100 feet by 40 feet, the pool held 186,000 gallons of water. The pool overflowed daily as part of the cleaning process. At the pool pavilion, today the Cocktail House, guests could enjoy ice-cold beer on tap or select from Lasker's deep liquor cabinet. Every morning the lawn furniture was placed

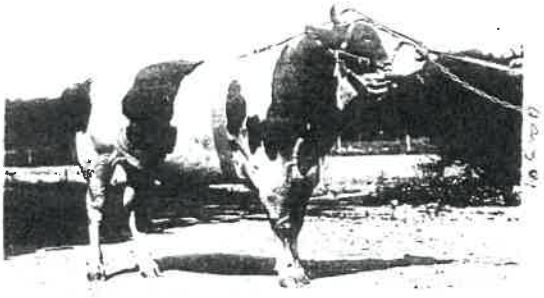
poolside and stored nightly, allowing guests to look out over the topiary garden visible from the pool complex. Today, two cabanas, a scaled down pool, and the adaptively reused cocktail house survive.

The Lasker Estate's Dovecote (see Exhibit 8) was constructed in 1926 as an elaborate garden ornament, a vista terminus, with the additional benefit of attracting pigeons and doves who flew around the octagonal towers. Its location -- about an acre south of the pool complex -- allowed Lasker to relax poolside while watching the birds in flight. Today, reimagined as a single-family home, the structure includes a central eight-sided tower flanked by two octagonal garden sheds (see appendix for original images).

Farther south were the gentleman's farm structures. The seven that remain include the Men's Dormitory, Horse Stables/Barns I & II, Farm Manager's House, Cow Barn, Milk House, and the Dovecotes (see Exhibits 2-8). The footprints of these structures existed prior to Lasker's acquisition of the property. Structures associated with the original farm were constructed in 1915 and were adaptively reused by David Adler ca. 1925-26. Adler redesigned the exterior and interior aesthetics of the structures to coincide with the visual theme of the estate. The buildings retained their original functions, as they housed Lasker's gentlemen's farm. Some ten of the original Adler outbuildings have been lost over the years. Among them was the Poultry House, rumored to have held around 2,000 chickens, which offered copious numbers of fresh eggs. Today, the farm structures stand as single-family residences.

The dairy complex resides behind the Dovecotes and includes the Milk House and Cow Barn (see Exhibits 6-7). The Milk House, a recipient of a Lake Forest Landmark Status (2008), was originally used for milk and butterfat. Original drawings of the historic structure show an entrance on the northern elevation entering an office followed by a bottling room, then a washroom. The first floor also included an ice machine, cooling room, and washing machine (see Historical Photo 1A). The building was set up to efficiently process fresh milk from the neighboring Cow Barn. The basement, significantly cooler than the first floor, was used to provide cold storage until the products were transported to their point of sale or consumption (see Historical Photo 1B).

Guernsey was the desirable breed at the time. According to Cyril A. Tregillus' *Reminiscences*, a New York cattle broker was commissioned to go to the Island of Guernsey and bring back a cartload of prize stock. To store the prized breed, Adler redesigned the Cow Barn set to the southwest of the Milk House. With 20 new cow stalls, new entry ways, and airway consideration the Cow Barn had a substantial capacity for sheltering a sizeable herd (see Historical Photo 2). Lasker sold milk products and eggs from his farm in Highland Park.



A FINE OLD MILL FARM Bull

Behind the dairy complex was the horse stable (see Exhibits 3-4). Part of the original farm complex, the stables were adaptively reused by Adler. The stable was sizeable with twelve box stalls for riding horses with windows, troughs and drains on a creosote block floor. On the second floor of the stables was a hayloft. David Adler designed the doors of the stable along with new doors for the hay loft. An earlier drawing of the stable complex depicted two towers with cone roofs for the north and south corners of the western elevation. In addition to twelve spaces for riding horses, there was a smaller space constructed at the northern end of the stable for ten working farm horses (see Historical Photo 3). Today, the horse stable is divided into two separate structures with identical footprints.

Across the street from the stables is the Farm Manager's house (see Exhibit 5). On the other side of Old Mill Road, the Men's Dormitory was adaptively reused by David Adler (see Exhibit 2). At the southernmost point of the property, the dormitory had capacity for eight to ten single men with a separate apartment for a married couple.

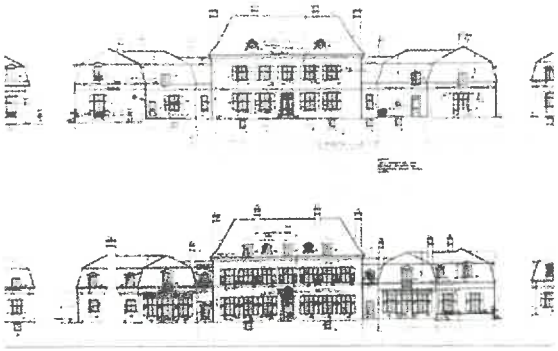
The golf course, the motivation behind the estate, was on the western portion of the grounds. Lasker loved golf, but private clubs slighted Lasker from membership because he was Jewish. He also hated waiting to play and decided to construct a personal, private course on his new estate. The course was designed by William S. Flynn, a notable golf course architect, with several surviving designed courses. His courses were distinguished by their blend of carefully engineered greens and fairways with adjacent natural areas and by the variety of his holes, never repeated in character on a course. His courses ranged from the pioneer Long Island Shinnecock club, founded in the 1880s, to the Glen View Club on the North Shore. Construction began in early 1928, and the course was opened two years later.

Lasker spent a reported $1 million on the course. He sent his friends complimentary memberships for the opening year providing unlimited play, guest passes, and luncheons. The course was par 70, the only pro who ever broke par was the 1927 U.S. Open Champion, Tommy Armour, who shot a 69 in 1934. Bobby Jones described the course as one of the top three in the country. There was a great deal of effort that went into the upkeep of the course. Assisting with the upkeep of the course and grounds were the 150 employees. A.D. Lasker was the largest employer in Lake Forest.

THE LASKER ESTATE 1940-1975

After the completion of the estate, the Lasker family made the house their primary residence. Following the Roosevelt administration's huge increase on federal income taxes for the highest brackets and the death of Mrs. Lasker in 1936, Albert Lasker donated the $3,500,000 property to the University of Chicago, where he served as a Trustee. On January 11, 1940, the property was formally transferred to the University's Board of Trustees, with the condition that the estate be preserved in its entirety for at least two years. After this period, if no educational purpose could be found, the property could be sold.

During the University's ownership, the grounds were made available for student use, with a small fee required for access to the pool, tennis courts, and hiking trails on weekends. While students did not have free access to the golf course, alumni who were life members of the Alumni Association could pay an annual fee of $100 to play. The Head of the Department of Botany also used the greenhouses and gardens for research. Additionally, the Lake Forest Garden Club was granted permission to use the estate grounds for its annual flower show in 1940 and 1941. The event included tours of the furnished residence and attracted over 500 visitors within just three hours on its opening day.



On October 6, 1943, the University of Chicago sold 195 of the remaining 416 acres of the Lasker Estate. Of these, 105 acres were sold to the Frederick H. Bartlett Realty Company for $110,000, while 90 acres were bought by Abel E. Fagen, a textile dealer. The land purchased by Bartlett included the main residence and over $1 million worth of buildings and infrastructure. Although Bartlett initially offered the land as a single parcel, they recognized the possibility of subdividing it into lots of 10 to 20 acres if the larger parcel did not sell. The University retained the remaining 221 acres, including the 18-hole golf course, until after World War II, at which point plans were made to subdivide it into individual residential lots.

Following the Lasker era of ownership and the initial transitional University of Chicago stewardship, the next one-third of a century, from ca. 1940 to ca. 1975, saw the critical preservation period through the initial postwar vogue for modernist vs. historicist architectural design. While a modern house was built on the site of the swimming pool, most of the significant buildings survived, adaptively re-purposed as residences.

The buildings were treasured by their residents, and preserved, allowing for more suitable conversions and subtle additions later. For example, the main house likely survives through the efforts of architect Jerome Cerny, who bought it in the 1940s and then subdivided it, while minimally impacting Adler's features, into four sizable units. These attracted renters with adventurous hearts whose funding helped Cerney keep the house together; he and his family living in the south unit, the living room and above. The proposed district includes a home designed by Cerny, built in 1959 (see Exhibit 16). Following Cerny's death in 1970, the main house was converted back to a single-family home and has been well preserved by its current owners for decades. These early contrarian steps by owners and renters in the era of ranch houses and Mid-century Modern design and furnishings saved these structures from being lost.

By the 1960s and early 1970s, new lots were developed around the remaining historic structures. Five Mid-century Modern one- and two-story ranch-style homes were introduced, mirroring the architectural trends of the time. This pattern of development is evident in the National Register-listed Deerpath Hills Estates neighborhood, located near the southeast corner of Deerpath and Waukegan Road. The integration of these modern ranch-style additions, as seen in exhibits 17, 19, 21, 22, and 23, reflects how the neighborhood evolved with the modernist period.

The evolution of the Lasker Estate reflects a balance between preservation and adaptation, which ensured that its historical significance endured. From its origins as a quaint country farm turned grand country estate to its transitional period under the University of Chicago and subsequent private ownership, the property has retained its architectural integrity despite changing times. The foresight of preservation-minded individuals like Jerome Cerny played a crucial role in maintaining the estate's character. Today, the district stands as a testament to the resilience of historic architecture, blending early 20th-century grandeur with the mid-century modern aesthetic that later shaped the neighborhood. The balance between 20th-century and contemporary usage is exemplified in exhibit 19, an infill home done in the style of historic Adler designs. The ongoing appreciation for these structures underscores their importance as part of Lake Forest's architectural and cultural heritage.

6. STATEMENT OF SIGNIFICANCE

As indicated, the proposed Lasker Mill Road Farm Historic District contains a cluster of 15 buildings of significant architectural, historical, and cultural value that merits designation as a local historic district, because it satisfies three of the requirements of §155.05(B)(1)(a). The estate stands as a testament to Adler's architectural mastery (§155.04(A)(1)(2)), Lasker's immense contributions to American business, culture and history (§155.05(A)(7)), and the estate's broader impact on the social and cultural history of Lake Forest and beyond (§155.05(A)(8)).

For much the same reasons, the proposed historic district also satisfies §§155.05(B)(1)(c)1-4. The buildings of significance exhibit consistency in design and use, were all built during the same period, and not only enhance but set the character of the area for which historic designation is appropriate. Taken together they represent an architectural, cultural, and historical aspect particular to the heritage not only of Lake Forest, but of the nation. And as set forth above and in the exhibits, through decades of diligence and care by homeowners, the integrity and distinctiveness of the location, design, materials and workmanship has been maintained.

Indeed, Lake Forest has long recognized the significance of this area, designating it as a Historic Residential and Open Space Preservation District for zoning purposes. *See* §159.048. One of the purposes of this ordinance is to **"preserve the architecturally significant homes and estate properties concentrated in the city, and rarely found elsewhere in this state or the Midwest, because such homes and properties comprise an irreplaceable historic resource embodying high standards of architectural design and craftsmanship that represent a significant period of residential development, which is important and rare in American history and whose continued existence is desirable in order to maintain the distinct urban ambiance that characterizes the city as a unique community in the United States."** §159.048(A)(2).

Consequently, the City of Lake Forest has already formally "declared" that all the structures within the proposed Lasker Mill Road Farm Historic District are "significant":

> **"All property and structures contained within the Historic Residential and Open Space Preservation District are collectively significant and are hereby declared to be of a special historic, architectural, cultural, ecological and/or aesthetic significance to the city by their very inclusion since each individually contributes to the ambiance existing within the District which is an irreplaceable resource."**

§159.048(B)(5).

THE ARCHITECTURAL SIGNIFICANCE OF THE ADLER DESIGNED LASKER MILL ROAD FARM

The Lasker Mill Road Farm is distinguished as the work of David Adler, an architect whose individual contributions are significant in the history and development of the city, state, Midwest region, and the nation. Adler's great houses were built in the latter half of the U.S. Great House period in the Country House Era, 1893-1940. Adler oversaw the conception, development, and realization of the Lasker Mill Road Farm. He has been recognized as the U.S.'s leading traditional architect of his era by architectural historian Richard Guy Wilson in his leading article in *David Adler, Architect: The Elements of Style* (Art Institute of Chicago and Yale U. Press, 2002). This followed the publication in 2001 of Stephen M. Salny's monograph, *The Country Houses of David Adler*, published by W.W. Norton.

Adler was born in Milwaukee, Wisconsin on January 3, 1892. At 16 years old, he went east to study at Lawrenceville preparatory school, in New Jersey. After Lawrenceville, Adler attended nearby Princeton University where he studied architectural history and art. Following his 1904 completion at Princeton, Adler studied architecture at the Munich Polytechnic (1904-1906) and at the Ecole des Beaux-Arts in Paris (1906-1911). In Paris Adler was exposed to much of the design sensibility that would become iconic to his residences. At the Ecole des Beaux-Arts, the architecture curriculum was based on the study of the art of antiquity with emphasis on organization, geometry, and perspective.

Upon returning to the United States, Adler settled in Chicago and worked under country-house architect Howard Van Doren Shaw, who in 1926 was the first Midwest practicing architect awarded the American Institute of Architects Gold Medal. Many of Shaw's North Shore commissions, including those in Lake Forest, helped establish the area as a hub for grand residential design. As of January 1, 1913, Adler partnered with Henry Dangler, a fellow Paris-trained architect and Shaw draftsman. Together, they received commissions for country estates from wealthy patrons. Following Dangler's sudden death in 1917, Adler formed a new partnership with Robert Work, as Adler himself had not yet obtained an Illinois architectural license. This partnership paved the way for Adler's continued success, and by 1925, he was elected a trustee of the Art Institute of Chicago, became a member of the American Institute of Architects in 1926, and finally secured his Illinois Registered Architect license in 1929. Adler had a prolific career, designing over 200 buildings nationwide. Among these, 45 were country homes, with 27 located in the Chicago area. Notably, at least 12 of his homes have been honored with placement on the National Register of Historic Places.

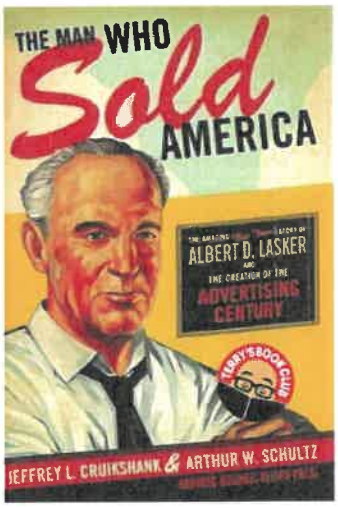
Adler's meticulous design of the Lasker Estate, with its unified aesthetic and harmonious relationship between the main house, the 27 outbuildings, and their landscape setting, reflects the grandeur and sophistication of the property. This visual cohesion was part of a larger vision, where every detail of the

estate, from its architecture to its landscaping, embodied the great substance and ambition of its owner. It was, in many ways, the physical manifestation of Albert Lasker's success – a man whose achievements extended far beyond the realm of architecture.

THE HISTORIC SIGNIFICANCE OF THE LASKER MILL ROAD FARM

This historic district is notably identified with Albert Davis Lasker, whose groundbreaking contributions to the advertising industry shaped the cultural and economic development of the city, state, and the nation, earning him recognition by scholar Walter Roth as the Father of Modern Advertising.

Born in Freiberg, Germany, on May 1, 1880, his early career marked the beginning of a transformative journey that would reshape the marketing landscape. Lasker spent his childhood in Galveston, Texas, where at the age of 12, he launched a four-page newspaper called the *Galveston Free Press*. At 16, Lasker began his career at the Chicago firm Lord & Thomas, earning just ten dollars a week. Determined to make his mark, he took an unconventional approach by soliciting accounts in person and requesting the firm assign him their least profitable accounts. When Lord retired in 1903, Lasker seized the opportunity to buy his share, making him a partner at just 24 years old.



Lasker convinced clients to let agencies write as well as place copy. At the time there was often deep suspicion at the corporate level that an ad agency, which didn't produce the product, could do a better job of selling it than the producer. Most businesses simply prepared their own ad copy and gave it to agencies to place in newspapers and magazines. Often the copy did little more than describe the merchandise and tell customers where they might find it. Lasker helped promote "Reason Why" advertising, a concept that emphasized that copy should be positive yet aggressive.[4] Over time, he became the owner of the company and managed more than 400 accounts throughout his career.

Among these, three stand out as prime examples of his innovative advertising strategies: Palmolive, Kotex, and Lucky Strike. For Palmolive, Lasker transformed a modest soap brand made with palm and olive oils into a global sensation with the memorable slogan, "Keep that schoolgirl complexion." He also revolutionized the marketing of women's sanitary products by designing a Kotex box that could be displayed openly on store shelves, rather than hidden behind a pharmacy counter. His Lucky Strike campaign, with the slogan "Reach for a Lucky Instead of a Sweet," targeted a new market of female smokers.

[4] See https://www.immigrantentrepreneurship.org/entries/albert-lasker/

Through these bold campaigns, Lasker not only changed the way products were marketed to women but also reshaped consumer culture, tapping into the emerging power of women as a key demographic in the marketplace and the use of radio and television as advertising mediums. Lasker remained the head of Lord & Thomas until his retirement in 1938, a remarkable 44 years after joining the firm. He left behind a legacy of innovation and business acumen that helped shape both the advertising industry and the cultural landscape of his time.

Lasker's enthusiasm and tremendous talents brought him successes in and out of the business world. He joined the campaign of Theodore Roosevelt and was a leader in the Republican National Committee. In addition, he was the Chairman of US Shipping and on the Board from 1921-1923; Director of the First National Bank of Chicago in 1926, and a Trustee at both the University of Chicago and Associated Jewish Charities of Chicago.

Lasker was also a part owner of the Chicago Cubs from 1916 to 1925. During his involvement with the team, he financed legal representation, following the 1919 bribery scandal of the Chicago White Sox, to prevent further scandal and save baseball. He was also instrumental in naming the Cubs ballpark Wrigley Field after his good friend and business partner William Wrigley.

To this day, Albert Lasker and his legacy endure through the Lasker Awards, established in 1945. These prestigious honors recognize groundbreaking contributions to medical science and public health. Often called 'America's Nobels,' the awards have been presented to 86 future Nobel laureates.

A.D. Lasker's third wife, Mary Lasker, was a tireless advocate for medical research funding. She played a key role in shaping the awards' impact. Her advocacy led to the National Cancer Act of 1971 and increased support for the National Institutes of Health. The Lasker Awards, announced annually in September, honor those who make a lasting impact on human health and inspire innovation in medical science. The awards are given in four categories: Special Achievement Award in Medical Science, Public Service, Clinical Medical Research, and Basic Medical Research.

THE CULTURAL SIGNIFICANCE OF THE LASKER MILL ROAD FARM

The Lasker Estate epitomized the wealth, prestige, and refined taste of its owner. Mill Road Farm, with its grand scale, luxury, and sophistication, stood as a symbol of economic success and leadership, setting a benchmark for estates while marking key social and cultural milestones. Moreover, the estate embodies Lake Forest's historic association with Chicago's affluent families, serving as a prime example of how the area was designed to accommodate the city's influential figures.

Indeed, Lake Forest's history is deeply intertwined with the rise of country houses, particularly grand estates. When Lake Forest was developed in 1857, city planner Almerin Hotchkiss of St. Louis deliberately laid out roads to limit access, preserving the area's scenic seclusion. This plan provided a picturesque retreat where Chicago's commercial and industrial magnates could bring their idyllic country visions to life. The North Shore became home to numerous sporting and country clubs, most notably Lake Forest's Onwentsia Club, founded in 1895. According to Jeremy Solomon, Onwentsia was "the premiere social and sporting club in the Midwest." Its founding members included prominent Lake Forest Presbyterian families alongside Chicago's business leaders, such as the Armours, McCormicks, and Pikes.

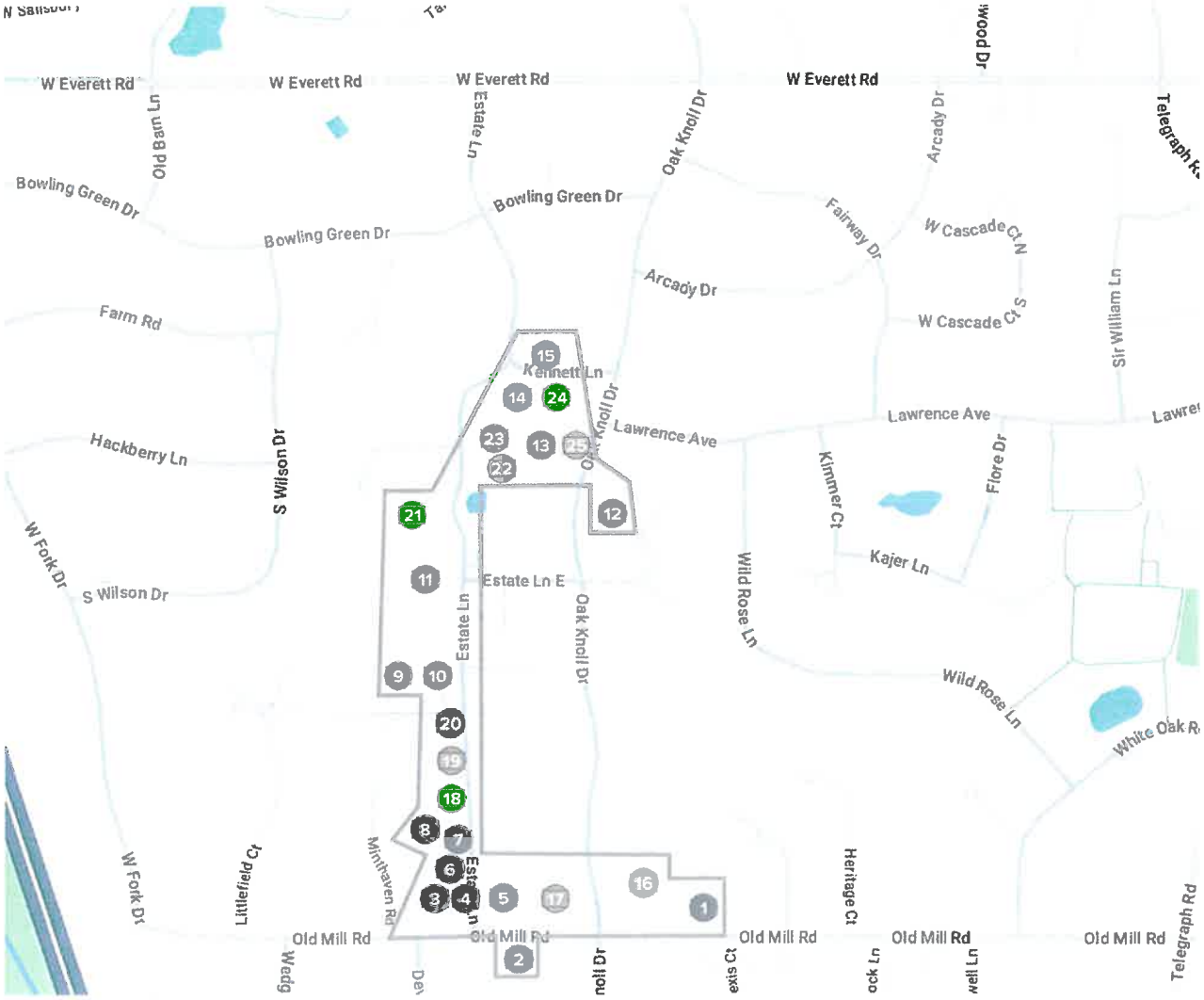
The establishment of the Onwentsia Club ushered in a new era of estate construction in Lake Forest. Moving away from the domesticity of the Victorian era, architects and their clients embraced grander, more complex country homes. It was during this time, in 1897, that Howard Van Doren Shaw designed and built his summer residence northwest of Lake Forest. The rise of golf culture and the influence of Onwentsia reshaped the social landscape, sparking a wave of estate commissions that took advantage of the region's striking bluffs, ravines, and lakefront views.

By the early 1900s, estate development expanded south and west of Onwentsia to accommodate new residents. Among them was Louis Swift, who commissioned a grand Colonial-style estate on Westleigh Road, adjacent to what would later become Lasker's Mill Road Farm.

But the Lasker Mill Road Farm, with its outbuildings and private golf course, in many respects represents the high-water mark of estate development. Fortunately, because so many of those buildings have survived, the grandeur of the estate can still be appreciated.

7. PROPERTY DESCRIPTION

As set forth in the map below, the proposed Historic District, the Lasker Mill Road Farm, encompasses 15 original structures that are clustered along West Old Mill Road and Estate Lane to the north boundary of Kennett Lane. The additional 10 structures (7 historic/contributing and 3 non-contributing), as identified in Section 2 Location, connect the original 15 in a contiguous compact district. See §§155.05(B)(1)(b).



BIBLIOGRAPHY

"Albert D. Lasker Retires as Head of Lord & Thomas." *The Lake Forester*, Lake Forest, Illinois, July 28, 1938.

Barr, Kyra. "An Overview of the Lasker Estate." *Private Publication* in the collection of Lake Forest Preservation Foundation, ca. June 1996.

Benjamin, Susan. "1522 Estate Lane Local Landmark Nomination [Dovecotes]." Historic Preservation Commission, September 24, 2008.

Channick, Robert. "A Lost Jewel of Golf." *Chicago Tribune* in North Chicagoland Extra, June 26, 2009

Chase, Al. "Part of Lasker Estate Sold by University of Chicago." *Chicago Daily Tribune*, October 7, 1943.

Cohen, Stuart. "Inventing the New American House: Howard Van Doren Shaw, Architect." *The Monacelli Press*, 2015.

Cronin, Tim. "A Link to the Past," "Chicago District History Lesson," *Chicago District Golfer*, May/June 2001. pp. 22-27.

Coventry, Kim, Daniel Meyer, Arthur H. Miller. *Classic Country Estates of Lake Forest: Architecture and Landscape Design 1856-1940.* New York: W.W. Norton & Company, 2003.

"David Adler: Great House Architect an Independent Documentary." *Exemplar Arts LLC*: https://www.adlerarchitecturefilm.com/ (accessed January 25, 2025)

"Docent Guide: A Tour of Albert Lasker's Mill Road Farm," prepared by Lake Forest-Lake Bluff Historical Society, tour held on June 23, 2007.

"Domestic Architecture of Henry Corwith Dangler, Architect: Houses Designed by David Adler and Henry Dangler." *The Architectural Forum*: Volume 36, Number 4, April 1922.

Gunther, John. *Taken at the Flood, The Story of Albert D. Lasker.* New York: Harper & Brothers, 1960.

"James Leal Greenleaf." *National Academy of Design*: https://nationalacademy.emuseum.com/people/1500/james-leal-greenleaf (accessed January 30, 2025).

Johnson, Andy. "William Flynn: An A-List Architect." *Fried Egg Golf*: https://thefriedegg.com/william-flynn-biography/ (accessed January 30, 2025).

"Lasker Estate Becomes U. of C. Picnic Grounds." *Chicago Daily Tribune*, June 8, 1940, p. 10.

"Lasker Estate to be Open for Flower Show." *Chicago Daily Tribune*, May 5, 1941, p. 14.

"Lasker Gives Huge Estate to U. of Chicago." *Chicago Daily Tribune*, December 28, 1939, p. 1.

"Looking Back at a Lake Forest Estate: Lasker's golf course earned rave reviews – even from the legendary Bobby Jones." *Pioneer Press Publication* (www.pioneerlocal.com), June 4, 2009.

"Louise Stone Hubbard." *TCLF, The Cultural Landscape Foundation*: https://www.tclf.org/pioneer/louise-stone-hubbard (accessed January 30, 2025).

Miller, Arthur. "The History of Lake Forest. Lake Forest Country Places XX: The Albert Lasker Estate- The Coach House at 1221 Estate Lane," *The Journal, Lake Forest*, Volume 4, Issue 11, (August 1996).

Peltier, Patti. "Lasker Estate one of LF's Finest," *Lake Forest-Lake Bluff News-Advertiser*, July 29, 1976.

Powell, Scott "Frances Elkins: Visionary American Designer," *Rizzoli*, 2023.

Roman, Kenneth. "Present at the Birth of Modern Advertising." *Wall Street Journal* Book Review, July 30, 2010.

Roth, Walter, "Albert Davis Lasker the Father of Modern Advertising." *Chicago Jewish History* Volume 30, Number 3, Chicago Jewish Historical Society 2006.

Salny, Stephen M. "The Country Houses of David Adler." *W.W. Norton & Company Inc.*, 2001.

Schultz, Arthur W. "Albert Lasker's Advertising Revolution." Yesterday's City, *Chicago History*, Fall 2002 p.p. 3-53.

Soloman, Jeremy. "Lake Forest and Lake Bluff Have the Same Roots." *Chicago Tribune*, April 22, 1987.

"Thousands View Flower Show at Lasker Estate." *Chicago Daily Tribune*, May 19, 1941, p. 9.

Tregillus, Cyril A. Excerpts from *Reminiscences, Lake Forest, Illinois, April 1929 - August 1942.* [from Lake Forest College library special collections]

"U. of C. Opens Lasker Farm to its Students." *Chicago Daily Tribune*, April 19, 1940, p. 31.

"U. of C. Sets Up Institute for Military Study." *Chicago Daily Tribune*, April 14, 1941, p. 10.

Wilson, Richard Guy "The Style of David Adler" in David Adler, Architect: The Element of Style, *Art Institute of Chicago and Yale University Press*, 2002.

EXHIBITS

LASKER MILL ROAD FARM PROPERTY DESCRIPTIONS

SITES AND STRUCTURES OF SPECIAL SIGNIFICANCE

Numbers refer to the Lasker Mill Road Farm corresponding map. Historical significance is cited only when taking precedence of architectural significance or where the latter is negligible. There are three grades: significant (stands on its own for landmark designation); contributing (contributes to a district but doesn't necessarily stand on its own for landmark designation); and non-contributing (found within a district but not the appropriate age and/or architectural style).

The photography has been used from various sources: Davis Priest, LFPF Archivist; Diana Melichar, Architect; the Lake Forest Preservation Foundation's archives; and the Lake Forest-Lake Bluff History Center.

1. LASKER GATEHOUSE - 1450 W. OLD MILL ROAD

Built in 1924 by architect David Adler (currently 1.34 acres)

The gatehouse façade faces west onto the original private estate lane. This is a two-story building constructed in a rustic French provincial style with four arched windows regularly space across the façade and flanking the arched-topped front door. All windows on the first-floor façade have arched-top wood shutters. Wood shutters are painted in thematic French blue paint that defines the Lasker farm group buildings. The second floor has three dormers. The two flanking dormers are larger than the center dormer. Each dormer has double casement windows with two-over-three panes and a center mullion. It is built with white-painted masonry. Chimneys frame the gable ends each with multi-rowed corbeled white-brick chimney cap.

In the early 2000s, a gable-faced garage was constructed with offices on the second floor facing west with arched windows and white-painted masonry compatible with the main house. The second-floor arched-topped window is a double casement with curved-topped French, blue-painted wood shutters. There is an ancillary building (potting shed) east of the gatehouse with a double-hipped (pyramidal) roof.

The street elevation driveway has flanking brick pier gateposts, with wrought-iron lanterns, and white wood gates with masonry brick wing walls. The gates and fencing are a combination of horizontal planks above and below crossed planks in each fence section.

The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. There is a single horizontal plank at the top and double horizontal planks below the crossed planks. This fence design is a distinctive connecting element linking all the Lasker estate farm buildings into one visual farm group.

ARCHITECTURAL GRADING: Significant

PHOTOS OF GATEHOUSE

Lasker Gatehouse, looking northeast.

Lasker Gatehouse, looking east.

Lasker Gatehouse and garage and office building (on left), looking east.

2. LASKER MEN'S DORMITORY - 1551 W. OLD MILL ROAD

Built in 1919 by architect David Adler (currently 2.48 acres)

This two-story building was constructed in a rustic French provincial style in three sections. The center section of the facade has a gambrel roof and is symmetrical. There are four banks of double casement windows with double transom windows over the casements below on the first floor. Each window set is flanked with French blue-painted wood shutters. The front door is in a masonry quoined enclosed porch that projects from the face of the building mass. The front door has raised French panels painted in French blue. There is a transom light over the front door.

The second-floor façade is the lower portion of the gambrel roof shingled in wood. The façade is punctuated with six arched-topped dormers. Each dormer has two casement windows. There are two masonry chimneys flanking the center mass and a third chimney located in the center.

There are wings on both ends of the main building. The east wing is also a gambrel roof with the lower-level roof covering an open-faced porch supported by braced wood columns. On the second-floor façade is a French-style oeuf-de-boeuf (bull's eye) dormer. The west wing is a gable roof with braced wood columns; a pergola extending to a two-stall garage newer addition topped with a double-hipped roof and cupola.

The men's dormitory was built for the groomsmen and dairy workers who were employed to maintain the farm and the property, including the golf course.

ARCHITECTURAL GRADING: Significant

PHOTOS OF MEN'S DORMITORY

Men's Dormitory façade, looking southeast.

Men's Dormitory, looking south.

Men's Dormitory, with new garage addition (on right), looking southeast.

3. LASKER STABLE/HORSE BARN I - 1628 W. OLD MILL ROAD

Built in 1915 and adaptively reused in 1924 by David Adler (currently .39 acres)

The south facing façade is a two-story masonry building painted white has a double-hipped roof that is flared at the eaves in rustic French provincial style. There are two white masonry center chimneys at the edges of the roof hips. The first-floor façade windows are divided into three sections by mullions with the larger center section in one panel and the flanking casements windows that are fixed. The shutters are ornamental wrought iron. The second-story windows are set into a dormer that pierces the flared eave of the hipped roof. The windows are similar to that of the first-floor configuration with two casements flanking a central larger pane. Below the second-floor window set is a wrought iron ornamental flower box bracket.

The entrance is located on the east elevation and is accessed by a wrought iron garden gate that accesses a brick-paved enclosed courtyard. In the center of the courtyard is the original concrete horse water trough. The garden gate is flanked by a masonry wingwall. There are French blue accents on the elevation window and door trims.

The west elevation continues with the continuity of the window design and the French blue trim displayed throughout. The newer-designed two-stall garage follows the French provincial style of the arched-topped doors.

There is a replacement fence along the street elevations of both stables. The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. This fence design is a connecting element linking all of the Lasker estate farm buildings into one visual farm group.

ARCHITECTURE GRADING: Significant

PHOTOS OF STABLE/HORSE BARN I

Stables/Horse Barn I and II, looking northwest

Stable/Horse Barn I, looking north.

PHOTOS OF STABLE/HORSE BARN I

Stable/Horse Barn I façade, looking north.

Stable/Horse Barn I, looking northeast.

Stable/Horse Barn I with water trough, looking west.

Stable/Horse Barn I, looking northeast.

Original Stable Structure, looking southwest. Tack House and Cow Barn visible on right.

4. LASKER STABLE/HORSE BARN II - 1570 ESTATE LANE

Built in 1915 and adaptively reused in 1924 by David Adler (currently .35 acres)

The façade of this building faces east onto Estate Lane. This is a two-story masonry building painted white with a steeply pitched double-hipped roof flared at the eaves in a rustic French provincial style. There are two chimneys at each end of the center mass in painted white masonry. There is a newer two-stall gable-faced attached garage on the north elevation.

The first floor is partially embedded into the terrain to bring this stable on-grade with Stable/Horse Barn I. Both buildings (Stables/Horse Barns I and II) are long and rectangular defining their former use as stables. The first floor has an offset front door with a three-section window set of double casement windows on either side of larger center pane. There are black wooden shutters on either side of the windows. The newly painted French blue wooden door has a small door hood. There are two window sets on the north side of the door. The first window set is identical to the south window set. The north-most window set has three casements with transoms over the windows.

The second floor has two dormers that pierce the flared-eave roofline. The south dormer has a three-window set of casement windows flanking a larger single pane. The north dormer has a ribbon of four casement windows separated by mullions.

This fence is along the street elevations of both stables. The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. This fence design is a connecting element linking all of the Lasker estate farm buildings into one visual farm group.

ARCHITECTURAL GRADING: Significant

PHOTOS OF STABLE/HORSE BARN II

Stable/Horse Barn II façade, looking southwest.

Stable/Horse Barn II, south elevation, north.

Stable/Horse Barn II, looking southwest.

5. FARM MANAGER'S HOUSE - 1590 S. ESTATE LANE

Built in 1915 and adaptively reused in 1928 by David Adler (currently 1.93 acres)

This is a two-story, white-painted masonry rustic French provincial style building with a steeply pitched double-hipped roof with flared eaves and matching chimneys at the edge of the roof hips. There is a small one-story shed roof entrance addition on the west facade that is the front door. There is a small attic dormer window on each of the four elevations on the roof.

The south elevation first floor center mass has three window sets. The two outside windows are casements with glass transoms and French blue-painted wood shutters. The center window set has two casement windows flanking a larger fixed single-pane window. The second floor has three symmetrically placed six-over-six double-hung windows with fixed storm windows attached. The entrance addition is white painted masonry with an 18-panel door and storm door with lanterns on either side.

The fence is along the street elevations of both stables. The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. This fence design is a connecting element linking all the Lasker estate farm buildings into one visual farm group.

ARCHITECTURAL GRADING: Significant

PHOTOS OF FARM MANAGER HOUSE

Farm Manager's House south elevation, looking north. (Photo circa 1940).

Farm Manager's House south elevation, looking north.

Farm Manager's House facade, looking northeast.

6. THE COW BARN - 1558 ESTATE LANE

Built in 1915 and adaptively reused in 1924 by David Adler (currently .45 acres)

This is a two-story masonry building painted white with a gambrel roof and center chimney. It has a newer L-shaped three-stall garage masonry gambrel roof addition. The first floor has a pent roof porch extending from the gambrel roof over part of the east-facing façade. Under the porch is the main entrance flanked by double casement windows and a ribbon of three large casement windows with arched-topped glass transoms. Completing the first-floor façade are two large casement windows at the north. Each has arched-topped glass transoms.

The second floor has three dormers. The two outside dormers are narrow, each with double casement windows and French blue wood shutters. The center dormer is wider than the flanking dormers and has four casement windows separated by mullions. The center dormer has French, blue-painted wood shutters. All three dormers pierce the gambrel roof eave.

The new three-stall garage addition has individual stall arched-topped doors with transom windows and wrought iron lanterns. The gambrel roof is made of cedar shake shingles. The street facing gable end of the garage has two arched-topped windows with French blue shutters on the first floor and a similar single window on the second floor with French blue shutters.

The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. This fence design is a connecting element linking all the Lasker estate farm buildings into one visual farm group.

ARCHITECTURAL GRADING: Significant

PHOTOS OF COW BARN

Newer garage addition (left), looking southwest.

Cow Barn, with garage addition (in foreground), looking west.

7. THE MILK HOUSE - 1536 ESTATE LANE

Built in 1915 and adaptively reused in 1926 by David Adler (currently .59 acres) This house is individually listed on the National Register of Historic Places (2008).

A milk house is used to separate milk from the animals and the storage feed so that the milk is cooled and not contaminated.

This east-facing milk house façade is a two-story shed roof white-painted masonry building with a shake roof and chimneys at the gable ends. It has a newer passageway extension to a cross gable two-story newer two-stall garage. The first floor of the milk house has a center entranceway painted in French blue and two double-hung windows flanking the nine-pane window over a large lower paneled French blue front door. The windows are six-over-six configuration. The second floor has a large shed dormer extending across most of the face of the façade with two outlying six-over-six double-hung windows and a smaller centered six-over-six double hung window.

The newer white painted masonry passageway is a shed extension with a passageway door and windows. The newer, also white-painted, masonry garage addition has a steeply pitched roof in a cross-gable format. The façade's gable face has wood arched-topped doors for each garage stall painted in French blue. On the second floor of the gable face is a double casement arched-topped window with French blue painted arched shutters.

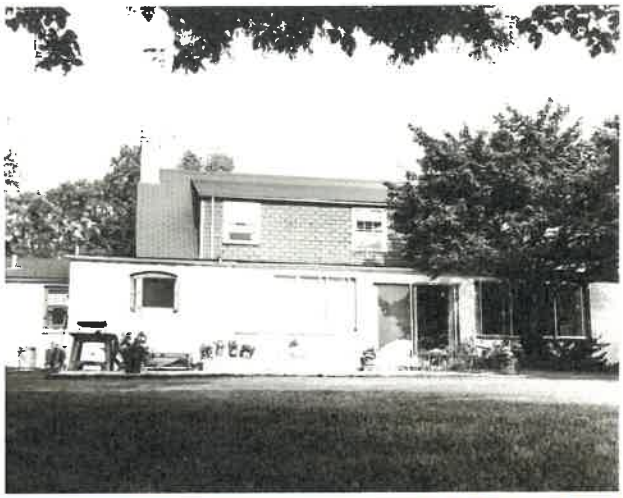
On the garage roof are two dormers with casement windows, each having sloped face (jerkinhead) hipped roof. There is an eight-sided cupola at the ridge line on the garage roof.

Between the original milk house and the newer additions is a masonry garden wall with concrete coping and concrete ball finials at the gate piers.

The fence is a repeating combination of horizontal planks with crossed planks in the center of each fence section. This fence design is a connecting element linking all the Lasker estate farm buildings into one visual farm group.

ARCHITECTURAL GRADING: Significant

PHOTOS OF MILK HOUSE



Milk House façade, with garage addition (on right), looking west.

Garage addition (on right), looking southwest.

8. THE DOVECOTE - 1522 ESTATE LANE

Built in 1926 by David Adler (currently .59 acres)

The dovecote, or 'Pigeon Court', is located on the former Lasker Estate and built in 1926. This house is listed on the National Register of Historic Places (2008). The original dovecote/pigeon court was comprised of three octagonal buildings, one large dovecote and two smaller sheds.

'Pigeon Court' possesses excellent integrity in that all extant historic elements on both the dovecote and the pair of smaller outbuildings, or sheds, were retained and restored during the recent renovation project. In addition, the homeowners were remarkably sensitive to later additions in that they retained the footprint and openings within the historic east addition, presumed to have been built initially to service the land sales office in the late 1940s, and built within the footprint of the non-historic two-car garage that was constructed west of the dovecote. Any alterations to the east addition and hyphen, and the introduction of the new west and south additions, were thoughtfully planned to be sympathetic to Adler's original design intent for the Lasker Estate as a whole, as seen through the addition's symmetry and use of mansard roofs. The additions are also complementary to the historic structure in scale, materials, ornamentation, and workmanship, and thus appear as natural extensions of the dovecote." (Excerpt from the National Register application)

The large dovecote is 1½ stories high built in white painted brick masonry. It is octagonal with a red-tile roof and with a windvane on top. The front door has an arched-top wooden single door with a center doorknob that is flanked by a window on each side of the door. The windows are on the flanking octagonal planes of the tower and are arched-topped casements and two-over-three panes with arched shutters. The windows are trimmed in a dark French blue paint. There is an ornament above the door in bronze near the corbeled coping. There are seven holes, now filled with glass blocks, for the doves to enter from the center section. The openings in the other planes of this tower have been filled in with masonry.

The east newer addition, built in 1962, is a white-painted masonry building with a red-tiled mansard roof with the Adler flare overhang at the cornice. The building is connected to the east portion of the main octagonal dovecote. There are three sets of windows facing north on the first floor of the building. The three windows are each two-over-three paned double casements separated by a mullion. On the east side, there are no windows on the first floor.

The second floor is faced with the lower section of the mansard roof that gently flares. In this roof face, there are three dormers that are all arched topped and are just underneath the upper roofline. The upper face of the mansard roof is hipped with a chimney on the south elevation. The windows of the dormers are arched topped as well with a three-over-three configuration of a casement window.

The western newer addition of the property is a north facing three-stall garage with a matching mansard roof. It is attached to the octagonal dovecote with a hyphen. The hyphen and building are white-painted masonry on the first floor. The north window on the hyphen is a double casement with two-over-three panes and center mullion painted a dark shade of French blue. The roof is gabled with red tiles.

The garage has an east-facing wooden passageway door painted white with three-over-three window panes in the top half of the door and a cross-buck lower door with French blue panels – all with black hardware trim. The garage façade, facing north, has three stalls. Each two-door stall is arched topped with a crossed pattern of diagonal planks and black wrought iron hardware. There are window lights at the top of each stall forming the arched pattern of the stall configuration. There are black lanterns on either side of the stalls.

The garage roof is a mansard with a flared overhang. There are two dormers, each having a double casement window with a two-over-three windowpane pattern. There is coping around the top of the mansard in an off-white color. The upper face of the mansard roof is hipped with red tiles.

There are two smaller sheds. One is in the southwest portion of the yard and the other is in the southeast portion of the yard. Both sheds are octagonal and have red tile roofs that are in the same configuration as the dovecote. They are white-painted masonry with a small arched-topped doors in a dark French blue paint. They have black wrought iron hardware.

ARCHITECTURAL GRADING: Significant

PHOTOS OF DOVECOTE

Original service building and tool sheds, looking west.

Dove portals, now filled with glass blocks, showing ornament collection, interior photo.

PHOTOS OF DOVECOTE

New addition facing north, looking west.

Façade flanked by additions facing north, looking southwest

Dovecote façade, looking south.

Dovecote, with garage addition, looking southwest.

Original tool shed (left) - new additions (center and of right), looking west.

Tool shed, looking west

9. COCKTAIL HOUSE/PAVILLION - 1438 ESTATE LANE

Built in 1926 by David Adler (currently .96 acres)

The Cocktail House, originally called a Pavillion, is a concave building that overlooked the Lasker swimming pool and was used as a dance pavilion and summer parties. It was converted into a small residence in the 1930s. Over time it has had several additions added to the north and south elevations. The center portion of the façade retains its original David Adler charm and design.

The façade of the building is approximately 15-feet above grade on this elevation so that the Cocktail House/Pavillion could be on grade with the pool. There is a newer stair with wrought iron railing leading to the main entrance. This is a one-story common brick masonry building with several different styles of mansard roofs. The original mansard roof maintains the French-design concave curve, while the newer addition mansard roofs have the American-style straight roof line. The David Adler-designed center bay has a double door flanked by two large casement window sets. In the center is a large front double-door with two-over-six panes in each door. The doorcase is a large arched limestone coping with a carved medallion and swag keystone. Flanking the front door are two windows with matching limestone coping and matching medallions with swags as keystones. The windows are four-over-two double casements.

To the south of the center bay is a smaller arched-topped fixed three-over-five window also with an arched brick lintel with a smaller medallion keystone.

Above the façade windows, there is a limestone beltline. Above the beltline is the cornice supporting the eave of the mansard roof. The building has a tiled mansard roof with a steeply flared lower portion and hipped roof upper portion.

The chimney flanks the south end of the center portion. The south newer addition is one floor and has pale red brick. There is a set of double casement windows with two-over-five panes in white painted wood. The second-floor cedar-shingled mansard is different in that it has a straight rake rather than the Adler-flared lower section. The upper roof is hipped with a skylight.

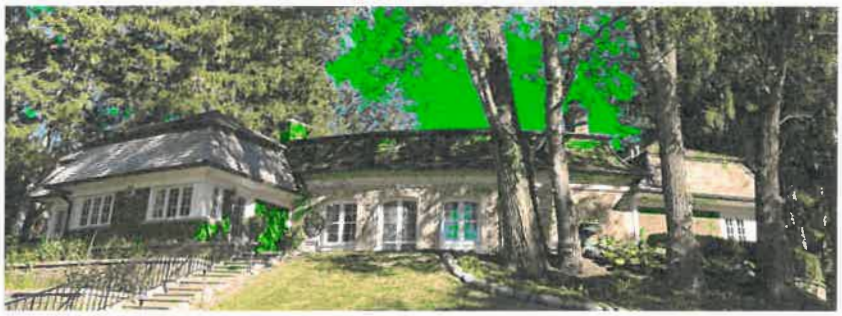
The north addition is a one-story red brick addition that extends forward by approximately twelve to fifteen feet from the plane of the original center section. The west façade of this addition has a pair of three casement window ribbons. Each is two-over-three in configuration. There is a passageway door on the south elevation of the addition. The white-painted door has a three-over-four glass panes above the lower wood panel. It has a hanging mansard roof with a straight rake rather than the Adler-flared lower section. The upper roof is hipped. The east-faced elevation faces into the swimming pool and dance area.

ARCHITECTURAL GRADING: Significant

PHOTOS OF COCKTAIL HOUSE/PAVILLION

Original Cocktail House/Pavillion section of the façade, looking east.

Cocktail House/Pavillion, with new additions on left and right, looking east.



Cocktail House/Pavillion, with new additions on left and right, looking east.

10. THE POOL AND CABANAS - 1436 ESTATE LANE

Pool and Cabanas were built in 1924 in David Adler; mid-century modern house was built over the pool in 1960 (currently 1.38 acres)

The pool and the cabana are due south of the estate house on the formal allée with gardens. This complex of pool and two cabana structures (sometimes referred to as the men's and women's bathhouses) are in the south-facing axis of the main estate house. The pool has been altered from perpendicular to the estate house to parallel with the house. The pool has a large concrete deck surrounding it for bathers and guests.

The one-story cabanas are positioned on either side of the pool approximately ten feet from the north end of the pool edge. They are both white-painted masonry, square-shaped structures with mansard roofs that are in the Adler-style showing his curved-roof signature design. Both cabanas are symmetrical on all four sides. Each elevation has a center recess that is one-third of the width of the structure. The recess is accented with a curved-topped dormer that pierces the mansard roofline with an elegant double mold that repeats the cornice of the facia of the dormer.

On the south facade, there is a limestone niche, inserted in the recess, that has a dolphin spraying water into a small pool. The arched-topped niche has a scallop shell fanning upward in the French style. Above the niche is a double casement window with two-over-two panes and a mullion in between. The wood window is trimmed in a French blue paint.

There is a brick belt line below the cornice. The corbeled trim of the dormer surrounds the center window and is painted in French blue paint. The original red tiled roof is a mansard roof with flared eaves and is thought to be Ludowici tile. The upper hipped roof is gently pitched.

The east door on the west structure and the west door on the east structure face each other and allow entrance to the interior dressing rooms.

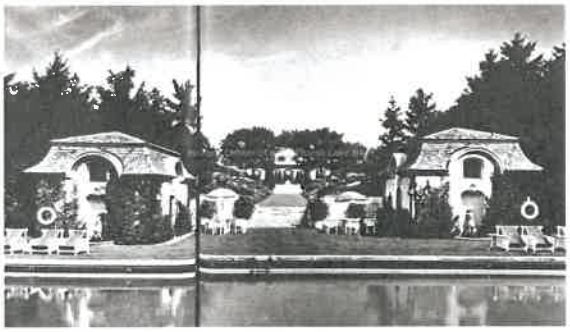
ARCHITECTUAL GRADING: Significant

PHOTOS OF THE POOL HOUSE AND CABANA

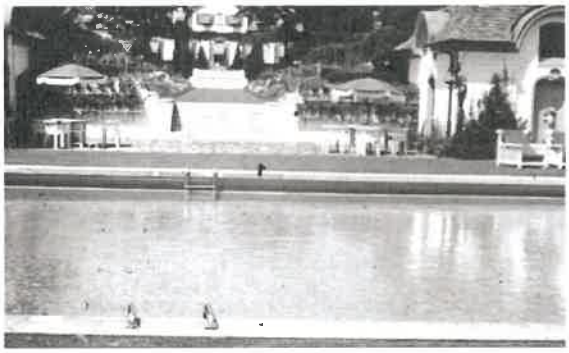
Both cabanas and pool circa 1940, looking northeast.

The east cabana, looking northeast.

PHOTOS OF THE POOL HOUSE AND CABANA



Both cabanas and pool on the axis towards the main house, looking north.



East cabana towards the main house, looking north.

The east cabana, looking northeast.

Both cabanas on the original axial, looking south.

The east cabana, looking north.

The west cabana, looking north.

11. THE MAIN HOUSE – "FLORA'S GARDEN" - 1352 ESTATE LANE

Built in 1926 by David Adler (currently 7.52 acres)

Built in 1926, this 17th century French Renaissance Revival manor house is 25,000 square feet and is the center piece of the 480-acre estate located on the west side of Lake Forest. The main house is rectangular two-story with an attic. The façade faces east onto a gravel forecourt with a center fountain. The building material is light common red brick masonry. Originally, the masonry was painted buff-white, and all of the window trim and shutters were painted the thematic French blue color that defined the estate. The facade window configuration is five-over-four with a center front door or five bays wide. There are two windows flanking each side of the front door. The windows throughout the house are double casements of four rows of two panes below a meeting rail with a transom of two rows of two panes. Today, all the windows have shutters that are painted blue-grey, similar to that of the original French blue.

There are five second-floor windows that follow the casement window form. The shutters are a blue grey. A belt line of bricks extends the length of the façade between the first and second floors. The tiled roof (Ludowici tile) is in a double-hipped configuration with flared eaves and has two oeuf de beouf (bull's eye) dormers symmetrically placed over the first and second windows and fourth and fifth windows below. The dormers pierce the roof line. There are two sets of chimneys at the ends of the house.

Two wings extending laterally from the north and south ends of the manor are connected by hyphens of the same material and roofing. The north and south parallel wings have mansard roofs with tall arched-topped dormers touching the lower cornice taking the entire lower roof and extending into the upper hipped roof. There is the described double casement in each dormer painted in the same blue-grey color.

Contiguous to the lateral north and south wings are two east projecting wings that turn east to define the sides of the forecourt. The entire complex presents a U-shape pattern around the forecourt. The east-projecting wings use the same masonry as the manor house and the lateral wings. These connecting buildings have been constructed with mansard roofs in the same tile roofs. There is a chimney in each of these wings. There are two dormers on the façade, and they punch into the upper hipped roof.

The east side of the forecourt is defined by a brick wall on the sides of the forecourt and a wood picket fence that sits on a several foot-high-brick wall at the front. Two brick columns with a wooden gate greet guests as they enter the forecourt. The fountain in the center is a cherub spewing a stream of water while sitting on a stylized porpoise.

ARCHITECTURAL GRADING: Significant

PHOTOS OF THE MAIN HOUSE

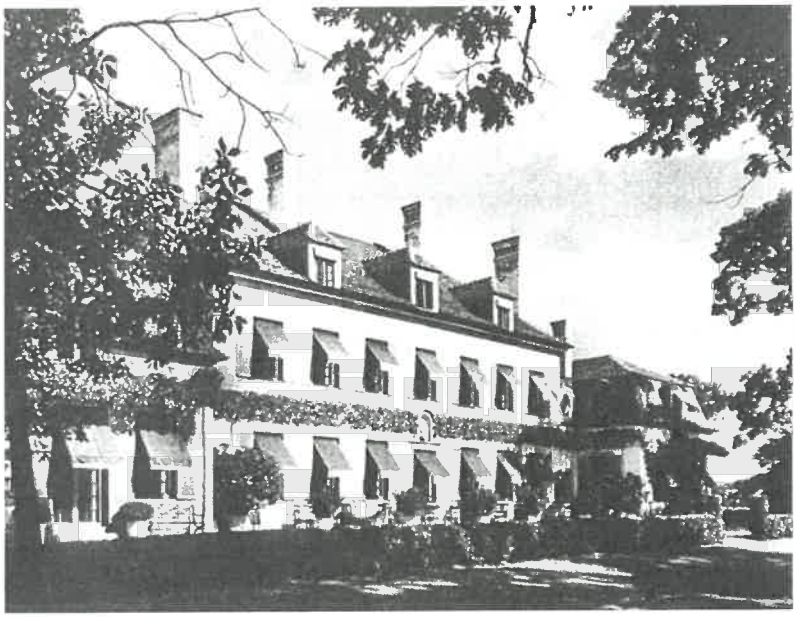
Lasker main house, east façade, looking west.

West elevation, looking east.

East façade - forecourt gates across fountain (west).

Aerial view of the main house, looking northwest.

South elevation Flora's gardens on the axial alle (north).



West elevation, looking southeast.

A cherub riding a porpoise.

12. THEATRE HOUSE - 1355 ESTATE LANE

Built in 1930 by David Adler (currently 1.50 acres)

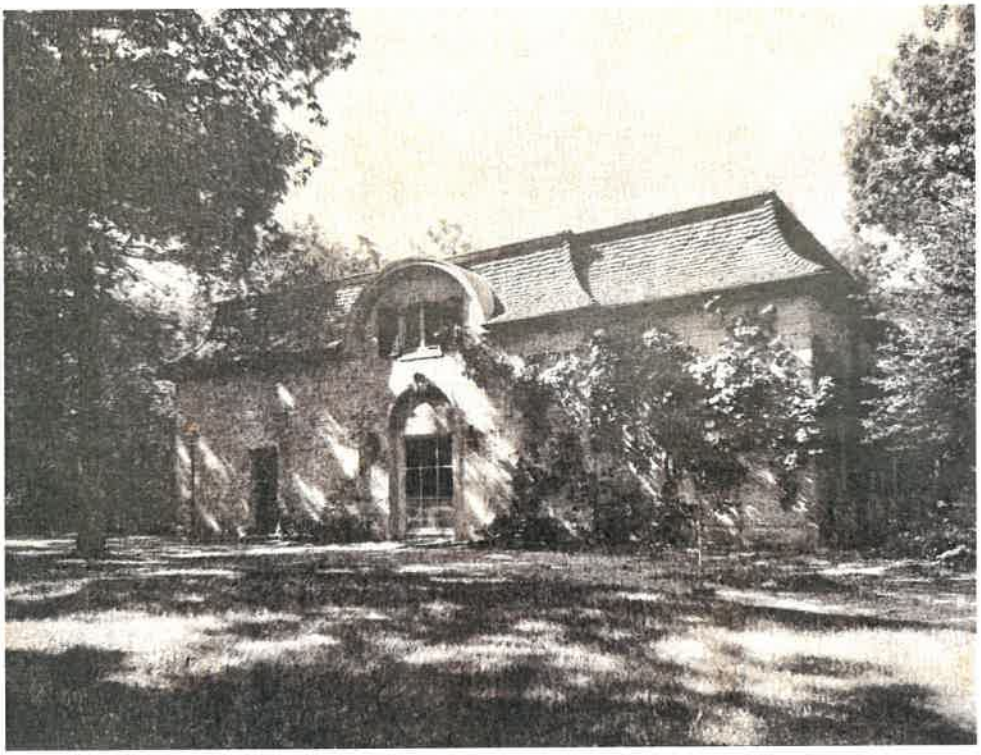
The Lasker theatre house was designed as a movie theatre by David Adler. The movie projection equipment and interior were designed by the noted movie theater architects, Rapp and Rapp. Lasker showed first-run movies here several nights each week. The building has a forecourt that has a limestone compass medallion embedded into the bluestone pavement. Its façade faces south as a one-story building with few windows. The building is constructed using rusticated common brick. It has a mansard roof. The façade is articulated with a broad gable face that extends from the building's center line by several feet. The mansard roof extends over the gable face. The front door is flanked by large oculus windows with a wood trellis used as fenestration surrounding each window. The door is outlined with a limestone coping with a carved scallop shell keystone.

Above the windows are large carved limestone panels, with cherubs sitting on fruit swags. The front door is painted black and set in a French-style arched-topped recess that has a wood trellis with an ornamental detail fenestration. French style lanterns are on either side of the door. The arch design over the front door is repeated in the arched top cut into the mansard roof. The upper section of the dormer is an arched-topped double casement window with arched shutters. The mansard roof is red tiled, and the upper portion of the mansard is a low-pitched hipped roof.

ARCHITECTURAL GRADING: Significant

PHOTOS OF THEATRE HOUSE

Theatre House facade entrance facing south, looking northeast. – left
Theatre House façade south showing the pavement medallion in forecourt, looking north. – right



Historic façade facing south, looking north.

13. THE GARDENER'S HOUSE - 1213 ESTATE LANE

Built in 1926 by David Adler (currently .62 acres)

The gardener's house resembles a white painted brick French country streetscape in a small village. The façade of this house faces east--away from the street elevation on the north. The all-masonry façade is in three bays and each bay has a separate hipped roof. All of the window trim, doors, and shutters are painted French blue. The front door of the façade is in the center bay and is offset to the south. There is a double casement window of three rows of two panes below a meeting rail with a transom of two rows of two panes, balancing the first floor and offset to the north. The shutters are wood board and batten Z-patterned. There is a dormer that pierces the roofline, has an eight-pane fixed window and a sloped-face hipped roof (often called jerkinhead). The roof of the center section is clay tile.

The north bay is the largest bay. It has two tall double-pane casement windows with double pane transoms symmetrically placed on the first floor. On the second floor there is an oculus ventilator/window in the upper left quadrant; to the right is a tall double-pane casement window. Above the window is a dormer that pierces the cornice line. There are two single-pane casement windows in the dormer. There is a sloped-face hipped roof that has asphalt shingles.

The south bay is the smallest. It is connected to the center bay with a narrow hyphen. On the first floor is a double casement window with each window having three rows of two panes. The second-floor dormer windows are double hung with three-over-three panes. The window is framed by board and batten Z-patterned shutters. On the second floor is a dormer that pierces the roofline. The dormer has a six-over-six double-hung window. The roof is asphalt shingles.

At the south end of the house is a glass conservatory with curved-domed glass top. The conservatory has been adaptively reused from a greenhouse designed to grow orchids into four-season living space. A modern detached garage is set back from the house and has French blue painted doors. There is a large center courtyard between the main house and the garage with low concrete walls in rectangular patterns that are thought to have been cold frames.

ARCHITECTURAL GRADING: Significant

PHOTOS OF GARDENER'S HOUSE

Gardener's house façade, looking southwest.

Conservatory-greenhouse, looking northwest.

Gardener's house, garage on the right, and conservatory-greenhouse in center, looking north.

Gardener's gardens, with house and garage in background, looking northeast.

14. THE GARAGE HOUSE - 1221 ESTATE LANE

Built in 1931 by David Adler (currently 1.75 acres)

The main garage of the Lasker estate is a long, narrow two-story, white-painted masonry two-story building. It is a shed form with gables and masonry chimneys at either end. The stalls have been converted to living spaces. A centered circular courtyard greets visitors.

The façade is two stories and divides into three bays. The center bay has a curved gable that extends from the building's center line by several feet. The edge of the masonry gable is in the Dutch gable style of undulating curves and recurves. On the first floor there is a double door. Each door has three glass panes that have undulating horizontal muntins that emulate the curves of the Dutch gable face. Above the double door is a glass transom with a globe-shaped circle window flanked by undulating muntins. On either side of the entrance are double casement windows with five rows of two panes. Each window has French-blue painted wood shutters. On the second floor of the gable are two tall double casement windows symmetrically placed. Each window has five rows of two panes. The windows are flanked by French blue shutters.

Both of the side bays are the original auto stalls and are shown by three evenly spaced openings now filled with double casement windows five rows of two panes and flanked by French-blue painted shutters. Above the side bays (stalls) is a red tile roof (Ludowici tile). In the roof of each bay are two dormers with double casement windows with three rows of two panes. The dormer has a sloped-face (jerkinhead) hipped roof also covered in red tile. The roof ridge has several ventilators. The center ventilator sits on a large square plinth and is in the form of an approximately 10-foot-tall Roman temple folly with a curved metal roof sitting on four cylindrical columns and has a windvane. There are two smaller metal ventilators and two masonry chimney form ventilators. Beyond the main center mass of the building are two hyphens that connect to a new multi-stall garage and wings that extend into the rear yard.

ARCHITECTURAL GRADING: Significant

PHOTOS OF GARAGE HOUSE

PHOTOS OF GARAGE HOUSE

Garage house façade facing north, looking south.

Aerial view of Garage house, looking at rear.

Rear elevation of Garage house, looking north.

15. THE PUMP HOUSE - 1191 S ESTATE LANE

Accessory structure only, built in 1924 (currently .83 acres)

The Lasker estate required a large flow of water for both its 18-hole golf course and farm operations as well as the many other buildings on the property. The solution was to drill a 2,000-foot well and build this small pump house to power the pumps and manage water flow.

The building is a rectangular white-painted masonry building with a shed roof in asphalt shingles.

The gable face façade has a narrow passageway door with window in the upper third with four panes of glass. Below are two rows of vertical wood panels. Flanking the door are two small square windows set at the top of the door height. The building has a masonry belt line accent at the top of the door and windows. There is a small dormer with a fixed six-pane window. The shutters are painted wood in French blue. There is a small shed-roofed extension to the rear of the structure.

ARCHITECTURAL GRADING: Significant

PHOTOS OF THE PUMP HOUSE

Pump house façade, looking east.

Pump house, looking east.

Pump well under the deck - turned into a patio, looking east.

South elevation with addition, looking north.

16. 1470 W. OLD MILL ROAD

Built in 1959 – attributed to architect Jerome Cerny (currently 2.50 acres)

This 66-year-old house is a compatible addition in the Lasker farm group area. The building is L-shaped with white-washed brick exterior. It has a county-style rolling gable roof in its center mass that extends forward creating a front porch and entrance supported by three square braced wood columns. There are three dormers inset into the roof with sloped-face (jerkinhead) hipped gables. The roof is wood shingled, and there is a centered chimney. The south wing has a large bow window with multiple panes of glass. The northeast single-story wing has a hyphen to the multiple-stall garage portion. The shutters and window trim repeat the French blue-painted color theme of the Lasker estate.

ARCHITECTURAL GRADING: Contributing

PHOTOS FOR 1470 W. OLD MILL ROAD

Front porch and rolling gable, looking north.

Front façade showing west wing on left, looking north.

Façade view, looking northwest.

17. 1530 W. OLD MILL ROAD

Built in 1956 (currently 2.02 acres)

This nearly 70-year-old ranch house is a contributing building as an addition in the Lasker farm group area. It is a multi-gable-faced one-story ranch clad in stone with a cementitious stucco siding. The façade faces south, and L-shaped house has a two-car garage. The center porch is supported by a single square-braced column. The roof is wood shingled. The painted trim is a dark blue-green color.

ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1530 W. OLD MILL ROAD

South façade of 1530 W. Old Mill Road, looking north.

South façade of 1530 W. Old Mill Road, looking northeast.

18. 1508 S. ESTATE LANE

Built in 2007 (currently .65 acres)

This newer 18-year-old Georgian Revival-style L-shaped house is classified as non-contributing due to its less than 50-year age. The white-washed brick center mass is a classic pedimented gable-faced front with a center front door flanked by two six-over-nine, double-hung windows with shutters. The second floor has three symmetrical six-over-six, double-hung windows with shutters. There are two shed roof dormers flanking the center gable. All the shutters and door trims are painted in a thematic French blue color. The white-painted cedar-sided south wing is also pedimented, and the building is a multi-stall garage. There is a separate white-painted cedar-sided building on the north connected by a wood fence that is also a multi-stall garage. The axial position of the north building creates a courtyard.

ARCHITECTURAL GRADING: Non-contributing

PHOTOS OF 1508 S. ESTATE LANE

1508 S. Estate Lane east facing façade, looking west.

View of south garage on left and north building on right, looking northwest.

19. 1476 S. ESTATE LANE

Built in 1959 (currently .61 acres)

This 66-year-old home is a two-story two-gabled cottage with first-floor vertical board and batten siding painted buff yellow. The second floor is clad in cementitious siding. The scale of the cottage fits in well with the surrounding Lasker estate buildings. The façade faces east with the multi-stall garage with shed roof at the south end of the building topped with a weathervane.

The red painted front door is located at the north end of the façade. There is a large five-over-three picture window to the south of the door. The two windows south of the picture window are each in three bays with two-over-three panes and separated by mullions. The second floor has a recessed open porch with arched-face gable and one column supporting the gable. All shutters are a black color. A center chimney is on the gabled asphalt-shingled roof. The house is accented by a scalloped, white-painted picket fence with ball finials on the posts and a trellis accented entryway.

ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1476 S. ESTATE LANE

1476 S. Estate Lane façade facing east, looking northwest.

Façade, looking west.

20. 1468 S. ESTATE LANE

Built in 1950 (currently .76 acres)

This 70-year-old Colonial Revival split-level house is very typical of the buildings constructed at this time. The I-shaped house three-bay has a center front door. The northern bay is a two-story section with an asphalt roof. It has four symmetrically placed double-hung windows on wood siding. The first floor is pale red brick masonry with a door offset to the left of the north bay. Flanking the door is a window configuration of two-over-four fixed pane centered windows with two-over two double-hung windows. The door and the window combination are covered by a narrow porch roof that is supported by wood columns. Farther north, there are two double-hung windows. The center bay has a triple window combination with three-over-four fixed pane centered windows flanked by two-over-two double-hung windows in a pale red-brick face. There is a chimney at the south end of the second bay. The third bay is a short building hyphen containing two two-over-four double-hung windows separated by a mullion. The garage is a gable-faced two-stall with wood siding in the gable and brick piers. Fenestration is minimal for the house.

ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1468 S. ESTATE LANE

1468 S. Estate Lane east-facing façade, looking west.

East-facing façade, looking southwest.

East-facing façade, looking northwest.

21. 1296 S. ESTATE LANE

Built in 1998 (currently 1.39 acres)

This 27-year-old house is the first infill house north of the manor house. It is white-brick masonry with two large gables and a third small side gable. The façade faces northeast. The largest gable face has two arched-topped windows with six-over-nine double-hung windows with five small panes in the arched transoms on the first floor. There is an identical window on the second floor. The center section has two arched-topped double-hung windows that are smaller. On the cedar shingled roof above is a dormer with a Palladian triple window and a small ventilator in the gable face. The front door gable has an arched-topped doorcase with limestone coping and keystone. The front door is six-paneled with side lights and a glazed transom window above. Flanking the doorcase are two oval windows. The smaller third gable at the north end pierces the roofline and has a tall three-over-four fixed pane window with a glazed arched transom and small ventilator above. All of the windows and doors are outlined in stone-faced trim and keystones. There is a corbeled masonry chimney with two chimney pots.

ARCHITECTURAL GRADING: Non-contributing

PHOTOS OF 1296 S. ESTATE LANE

1296 S. Estate Lane, façade facing northeast, looking southwest.

1296 S. Estate Lane, rear elevation facing southwest, looking northeast.

22. 1271 S. ESTATE LANE

Built in 1961 (currently .74 acres)

This L-shaped one-story 64-year-old ranch house is contributing to the district. The façade faces west and is a buff-white cementitious stucco. The front door and side window are in a recessed porch that is accented by a braced-wood column. The natural stained wood front door has two-over-four panes with a wood panel below that is flanked by two sidelights. The triple windows to the south of the door are two-over-four triple casements. There is a double-casement window on the north side of the door with three-over-five panes and has sand-colored painted shutters. The L-shape extension is a two-stall garage wing with quoins. The gable-faced façade facing west has two two-over-four casement windows flanked by shutters. There is an oculus window centered in the upper section of the gable.

ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1271 S. ESTATE LANE

1271 S. Estate Lane façade facing west, looking east.

1271 S. Estate Lane façade facing west, looking southeast.

23. 1255 S. ESTATE LANE

Built in 1960 (currently .82 acres)

This is a 65-year-old L-shaped pale red-brick masonry contributing ranch house with façade facing west. The center spine of the house divides into three bays. The north end of the house has a large plate-glass shallow-bay window with two side windows, each having three vertical panes at the top and one awning (transom) window at the bottom. There is a green canvas awning over the windows. The center bay has a small front stoop with a glass-paned single front door. Next to the door there is a similar large plate glass shallow-bay window with two side windows, each having three vertical panes at the top and one awning window at the bottom with a repeating green canvas awning over the windows. The third bay has a ribbon of waist-high windows and a glass-pane side door with two single-stall garage doors.

The side L-shaped wing is a two-story extension with three stalls on the first floor and a shed dormer with two horizontal windows on the second floor. The roof is asphalt shingles.

ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1255 S. ESTATE LANE

1255 S. Estate Lane. façade facing west, looking southeast.

1255 S. Estate Lane rear elevation facing east, looking northwest.

24. 1541 KENNETT LANE

Built in 2001 (currently .60 acres)

This 24-year-old Colonial Revival house is non-contributing due to its less than 50-year age. The façade faces north. The center mass is in the standard Colonial configuration in a five-over-four with a door format (e.g., five windows on second floor; four on first floor with center door). The main entrance has a shallow pedimented porch supported by wood columns. The entrance door is a six-paneled door flanked by sidelights with a glazed transom. The door and trim are painted in the thematic French blue. The four symmetrically-placed windows on the first floor are six-over-six double-hung windows. The five windows on the second floor are symmetrically placed. The center window, over the front door, is scaled smaller. All windows are six-over-six double-hung windows. There are no shutters.

The garage mass to the east has two symmetrically placed six-over-six double-hung windows. There are gabled dormers with six-over-six double-hung windows on the garage portion. The roof is asphalt shingled with a single red-brick masonry chimney at the west end. The house is an off-white color, and the trim is pure white.

ARCHITECTURAL GRADING: Non-contributing

PHOTOS OF 1541 KENNETT LANE

1541 Kennett Lane, Façade facing north, looking south.

25. 1276 OAK KNOLL DRIVE

Built in 1962 (currently .86 acres)

This is a 63-year-old Maryland Colonial Revival contributing red-brick masonry house. The house façade faces east. It has a rolling gable roof that creates a two-story porch supported by four sets of double square wood columns. The second floor has five symmetrically placed six-over-six double-hung windows under the overhanging porch. The first floor has four six-over-nine double-hung windows with limestone keystones. The centered front entranceway is a French-style two-paneled double-door surmounted by a white-painted wood broken pediment. The house has a hyphen to the south with a ribbon of a fixed 12-pane window flanked by two six-pane casement windows. The second floor has a dormer with a six-over-six double-hung window. The hyphen connects to a gable-faced two-stall garage. The façade of the garage has two six-over-six double-hung windows on the first floor and one six-over-six double-hung window on the second floor. All windows have black-painted shutters.

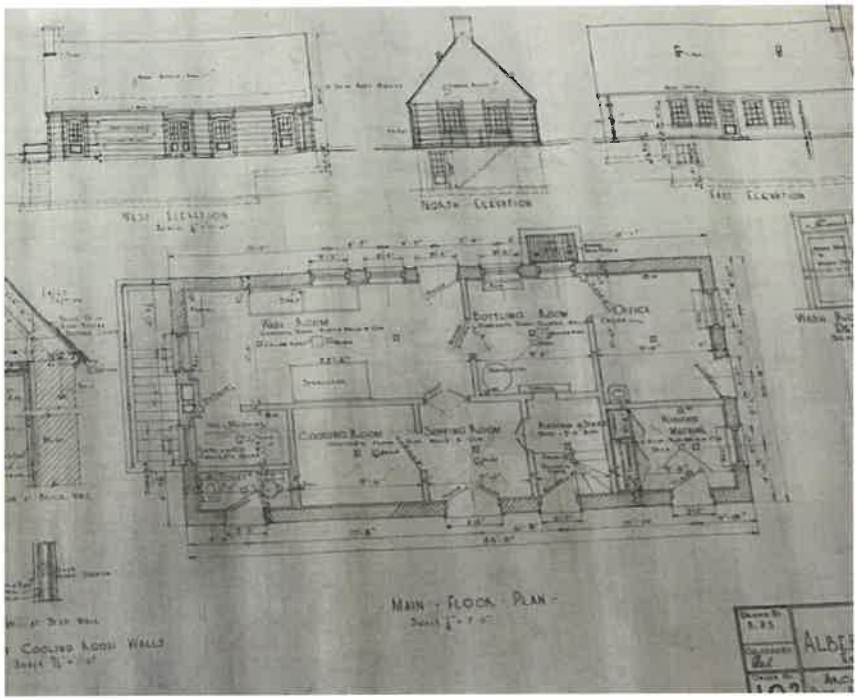
ARCHITECTURAL GRADING: Contributing

PHOTOS OF 1276 OAK KNOLL DRIVE

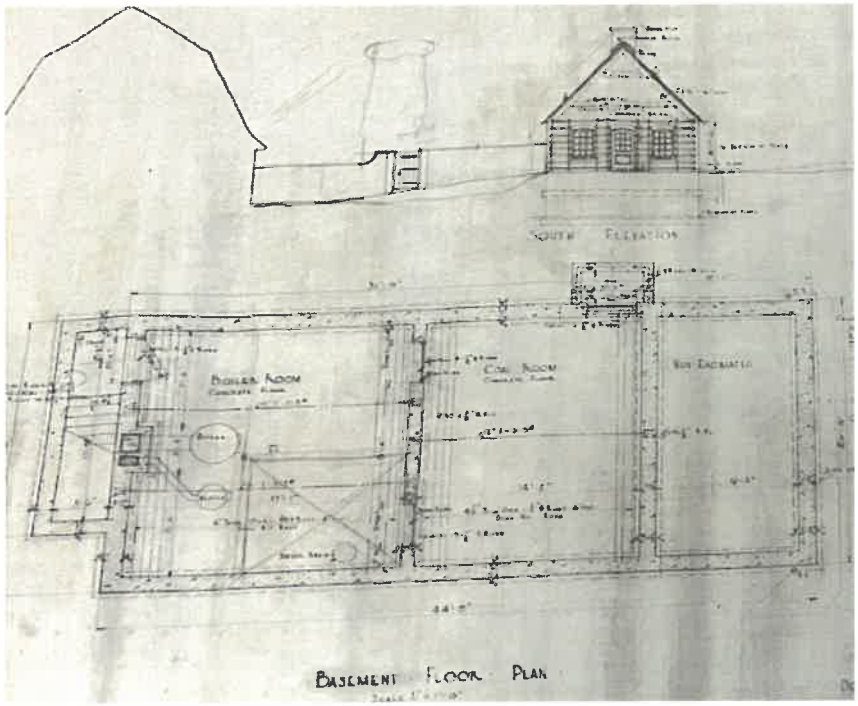
1276 Oak Knoll Drive façade facing east, looking west.

1276 Oak Knoll Drive façade facing east, looking west.

HISTORICAL PHOTOS

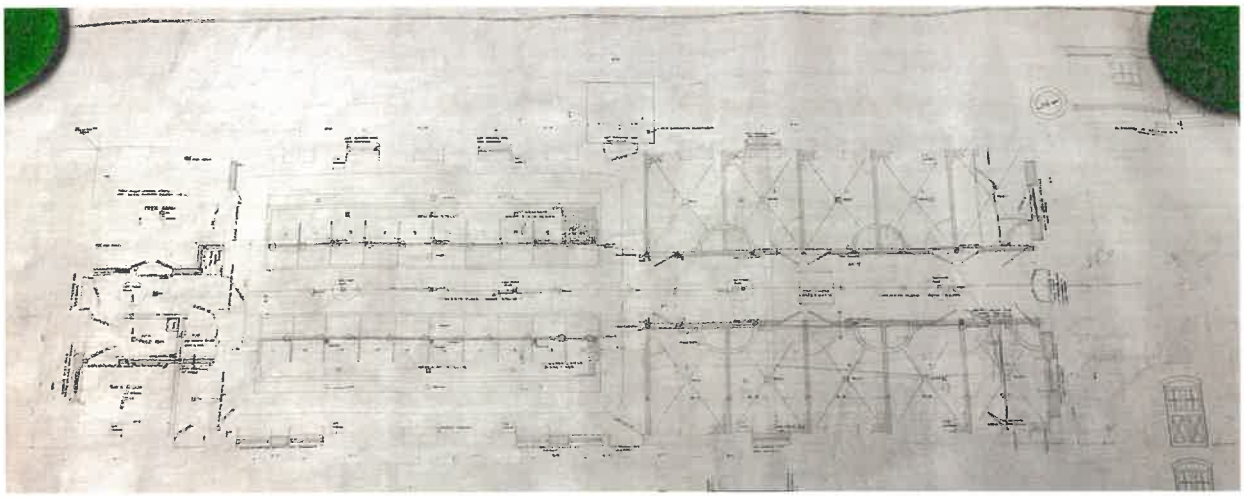


1A. Main floor plan of Milk House and details of facade. Architecture and Design Archives at AIC



1B. Basement floor plan of Milk House. Architecture and Design Archives at AIC.

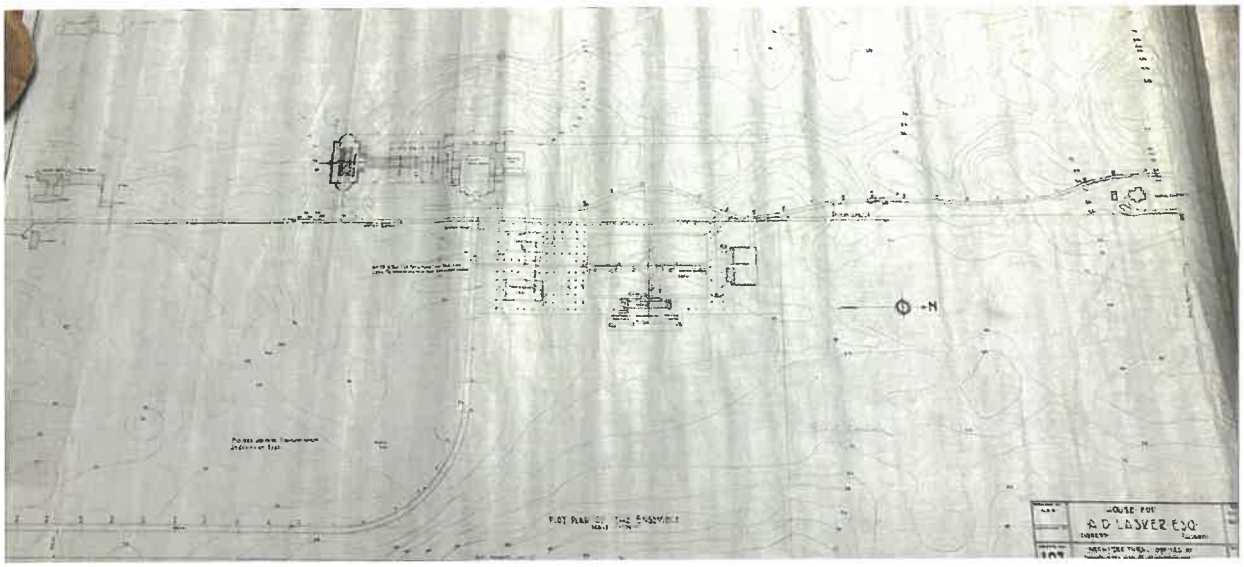
HISTORICAL PHOTOS



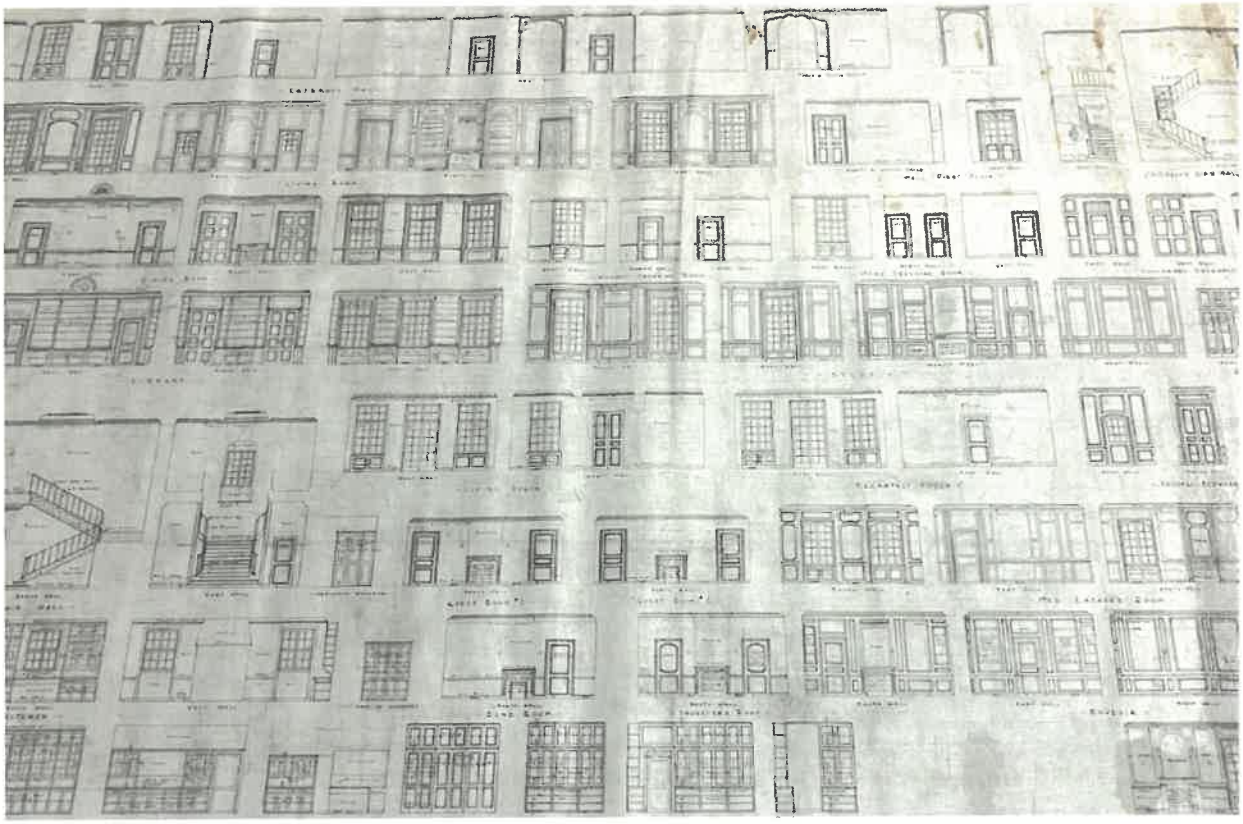
2. Alterations to Cow Barn. Architecture and Design Archives at AIC.

3. Alterations for Horse Barn. Architecture and Design Archives at AIC.

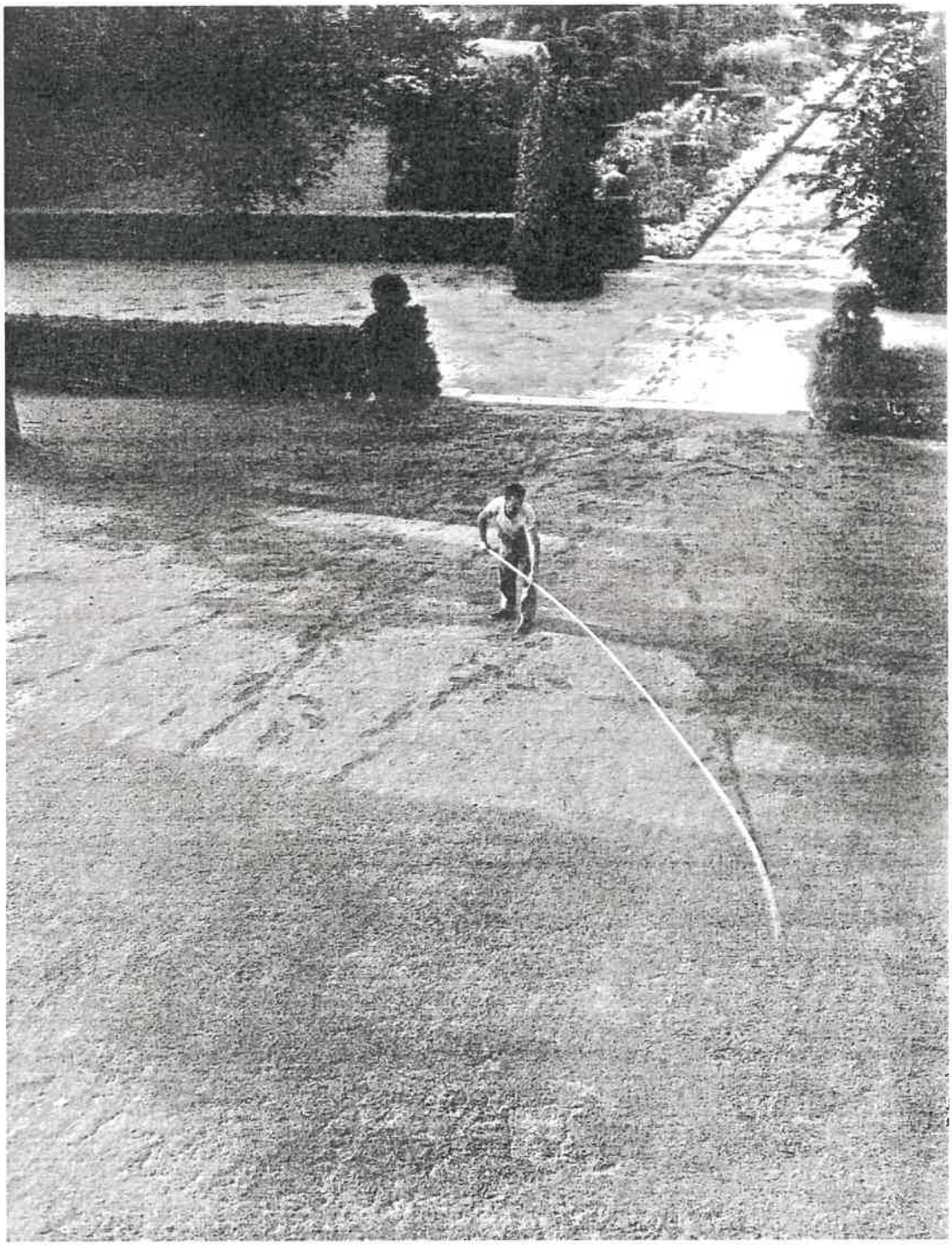
HISTORICAL PHOTOS



4. Early (n.d.) Plot Plan. Gentleman's farm structures on the left side of image. AIC.



5. Details of windows and doors for Main House. AIC.



6. Gardener removing the morning dew off the lawn with a bamboo pole.

AFFIRMATION

The undersigned homeowners do hereby affirm that they (1) approve of the creation of a local historic district under the Lake Forest Historic Preservation Ordinance §155.01, *et seq.*, to be known as the Lasker Estate/Mill Road Farms Historic District, as defined in the Lake Forest Preservation Foundation's Nomination Application for this proposed district, (2) consent and agree to the inclusion of their property within this district, which will become subject to the guidelines, standards and processes identified in the Lake Forest Historic Preservation Ordinance, and (3) support the Lake Forest Preservation Foundation's Nomination Application for the proposed Lasker Estate/Mill Road Farms Historic District.

Name	***Address***	***Signature***
BRIAN MAXWELL	1522 Estate Ln	[illegible]
Neelie Fritz	1570 S Estate Ln	[illegible]
Joan Maxwell	1522 S Estate lane	[illegible]
Julianne Steele	432 S Estate Ln	[illegible]
Stephanie Weber	1436 S Estate Ln	signed by J. Steele For S. Weber
Sarah Priest	1476 Estate Lane	[illegible]
[illegible]	1221 S Estate Ln	[illegible]
[illegible]	1078 [illegible] Estate Lane	[illegible]
[illegible]	1296 S Estate Lane	[illegible]
[illegible]	1536 S. Estate Lane	[illegible]
NORM WALD	1276 OAK KNOLL DR	[illegible]
Sarah Lohr	1470 W. Old Mill Rd	[illegible]
Jennifer Wanigar	1028 W. Old Mill Rd	[illegible]

AFFIRMATION

The undersigned homeowners do hereby affirm that they (1) approve of the creation of a local historic district under the Lake Forest Historic Preservation Ordinance §155.01, *et seq.*, to be known as the Lasker Estate/Mill Road Farms Historic District, as defined in the Lake Forest Preservation Foundation's Nomination Application for this proposed district, (2) consent and agree to the inclusion of their property within this district, which will become subject to the guidelines, standards and processes identified in the Lake Forest Historic Preservation Ordinance, and (3) support the Lake Forest Preservation Foundation's Nomination Application for the proposed Lasker Estate/Mill Road Farms Historic District.

Name	***Address***	***Signature***
Patricia/Neil Mann	1557 Old Mill	[signature]
David Rauch	1296 S. Estate Lane	[signature]
Jeffrey Mannie	1255 S Estate Ln	[signature]
Bill Graham	1271 S Estate Ln	[signature]
Roger Owen	1465 S. Estate Ln	[signature]
Roxanne Owen	1468 S. Estate Ln.	[signature]
Tim + Lynn Lawler	1541 Kennett Ln.	Verbal
Sonja Koenig	1191 S. Estate Ln	Verbal
Catherine Beckman	1530 W. Old Mill	Verbal
Frank + Becky Portario	1450 W. Old Mill	Verbal

AFFIRMATION

The undersigned homeowners do hereby affirm that they (1) approve of the creation of a local historic district under the Lake Forest Historic Preservation Ordinance §155 01, *et seq*., to be known as the Lasker Estate/Mill Road Farms Historic District, as defined in the Lake Forest Preservation Foundation's Nomination Application for this proposed district, (2) consent and agree to the inclusion of their property within this district, which will become subject to the guidelines, standards and processes identified in the Lake Forest Historic Preservation Ordinance, and (3) support the Lake Forest Preservation Foundation's Nomination Application for the proposed Lasker Estate/Mill Road Farms Historic District

Name	*Address*	*Signature*
Cindy K. Gresham	1271 S. ESTATE LN., LF	Cindy K. Gresham
Nina and Jason Saul	1213 S Estate Lane, Lake Forest, IL 60045	
Lee and Brian Stecko	1508 S. Estate Lane, Lake Forest IL	Lee Stecko
Deborah Saran	1355 W. Estate Ln E, LF	Deborah Saran
Mark Saran	1355 W. Estate Ln. E, LF	Mark J. Saran
Shana Armentano	1558 Estate Ln Lake Forest IL	
Robert Armentano	1558 Estate Ln Lake Forest IL	


LAKE FOREST
PRESERVATION
FOUNDATION

Agenda Item 7
1460 Lake Road
Exterior Modification, Pool House and Pool 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
Landmarks Illinois Correspondence
Description of Materials
Plat of Survey
Proposed Site Plan
Proposed Site Plan Overlay
West Elevation – Main House
Pool House Plan and Elevations
Site Elevation
Tree Survey
Landscape Plan
Photos of Existing Conditions

Correspondence

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

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	May 28, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	**1460 Lake Road – Exterior Modification, Pool House and Pool, with a Building Scale Variance.**

Petitioners
Joseph Liotine
1460 Lake Road
Lake Forest, IL 60045

Property Location
1460 Lake Road

Historic Districts
East Lake Forest Historic District

Project Representative
Diana Melichar, Melichar Architects

Summary of the Petition
The petitioner is requesting a Certificate of Appropriateness for an exterior modification on the house, a new pool house with a pool, and a building scale variance at 1460 Lake Road.

Description of Property and Surrounding Area
The Dexter Cummings House was designed by Harrie T. Lindeberg in 1930 for Emilie and Dexter Cummings on land that was part of the Ruth Dexter and David Mark Cummings estate. There is a Façade Easement on all four sides of the home held by Landmarks Illinois, a state-wide not for profit preservation advocacy organization. The residence is also a contributing structure to the East Lake Forest Historic District.

The property totals approximately two acres and is located on the northwest corner of Lake Road and Spruce Avenue and is near the Lake Forest Cemetery.

Description of Proposed Project
One exterior modification is proposed on the house, a conversion of a window to a door on the west facade of the octagonal shaped folly tower at the northwest corner of the rear of the house. The proposed modification was approved by Landmarks Illinois as required by the Façade Easement. Since this property is also a contributing structure to the East Lake Forest Historic District, local review and approval by the Commission is also required.

The proposed pool house with associated landscape and a building scale variance are also presented to the Commission for review based on the 17 Standards. The existing residence is 192% of the maximum allowable square footage as it was constructed prior

to current zoning codes. Some of this overage is a result of the overall height of the house and the third floor attic area counting towards the allowable square footage.

The proposed pool house is composed of three screen walls and one solid wall, matching the characteristics of a screen porch, which is calculated as a design element. The roof shape, rusticated columns, and chimney design of the pool house are the same style as the design elements of the main house. The placement and siting of the pool house, with the solid wall along the north property line, provides privacy to the neighboring house despite being tucked deep into the northwest corner of the property.

The landscaping to the west of the existing terrace will be revised to accommodate the pool and associated hardscape. The central axis of the terrace will be extended west to the tree buffer along the western edge of the property. This walkway will be planted with flanking hornbeam trees on both sides, creating an alle. This new alle bounds the pool area in a garden-like room to the north while preserving the pristine expansive park like lawn to the south. The reuse of many of the existing landscape plantings is included in the new plan with the exception of 20 invasive pear trees which will be removed as a forestry best practice. The pool deck hardscape will match the existing terrace bluestone. A final calculation of replacement inches will be completed with the permit application.

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. The pool house complies with the 25' height limit requirement for accessory structures. No changes are proposed to the height of the main house.

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 conversion of the door to a window does not change the opening size or placement of the opening.

Standard 4 Rhythm of Solids to Voids

This standard is met. The change proposed does not disrupt the established relationship of the solids to voids.

Standard 5 – Spacing on the Street
This standard is not applicable. No changes are proposed to the front of the house.

Standard 6 – Rhythm of Entrance Porches
This standard is not applicable.

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 the pool house addition.

Standard 8 – Roof Shapes.
This standard is met. The proposed roof of the pool house matches the roof shape 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 not applicable. No changes are proposed to the front of the house.

Standard 10 – Scale.
This standard is not met. The house is currently well over the maximum allowable square footage. The addition of the pool house adds another 260 square feet or 2% to that overage resulting in the home being 194% over the allowable square footage. A building scale variance is requested.

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 proposed pool house matches the historic French Eclectic style of the house and is modest in size and scale. The conversion of the window into an entry door at the octagonal folly allows for direct access from the pool area into the house which will be renovated to provide support spaces typically included in a pool house.

The modification to the existing residence does not compromise any of the qualities outlined in the City's Design Guidelines. Landmarks Illinois holds a Façade Easement on the residence and has reviewed and approved the proposed modification as well.

Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.
This standard is met. The heavy use of tree screening around the proposed pool and pool house will mitigate the impact of the structure and provide privacy for the neighboring homes.

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 pool and pool house are located in the northwest corner of the property partially behind the main house. The proposed structure will not be visible from either the Lake Road or Spruce Avenue streetscapes due to the existing landscaping and solid fencing.

Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
This standard is met. The single-story pool house is modest in height and will not be noticeable from the streetscape on either Lake Road or Spruce Avenue given the extensive existing plantings of shrubs and trees, existing structures, and solid fencing as noted above.

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 significant contributing structure to the East Lake Forest Historic District. The existing conditions present a very significant square footage overage. The Standard is intended to recognize situations such as this where a historic structure that well predates current Code Limitations exists and is being preserved with updates to provide amenities desired for modern living.

The modest pool house, which is sited in a manner to avoid views from off of the site, provides an amenity to the larger manor house. The design matches the French Eclectic style of the main house and adheres to the City's Design Guidelines and the Commission's standards.

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 pool house will not impact the historic nature of the main house. The minor window to door alteration is consistent with the applicable standards and is approved by Landmarks Illinois.

Standard 13 – Preservation of natural resources
This standard is met. Several mature Callery Pear trees, deemed an invasive species, will be removed during the project and replaced with hornbeam trees along the east-west alle. Many of the existing shrubs will be reused in the new configuration. Replacement tree inches will be calculated at the time of permitting.

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 pool house can be removed in future without damaging the historic main house.

Public Comment

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

Recommendation

Grant a Certificate of Appropriateness approving the exterior modification, pool and pool house, and a building scale variance for 1460 Lake Road.

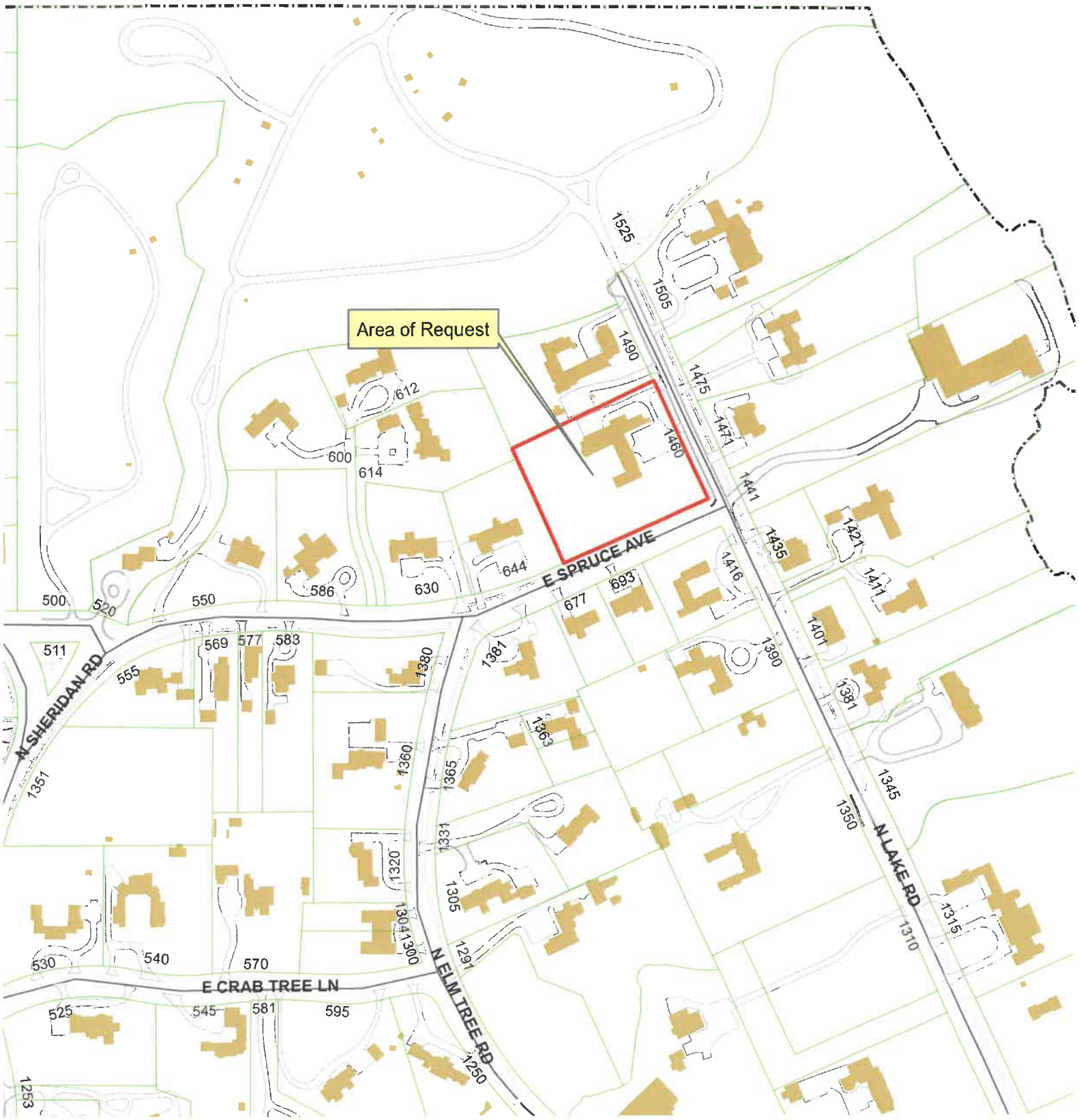
The recommendation includes the following conditions of approval.

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 final landscaping plan reflecting all proposed removals, relocations, and new plantings. The required tree replacement inches shall be noted on the landscaping plans.

3. 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.

4. 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
E SPRUCE AVE
E CRAB TREE LN
N SHERIDAN RD
N ELM TREE RD
N LAKE RD
1525
1505
1490
1475
1471
1460
1441
1435
1421
1416
1411
1401
1390
1381
1380
1365
1363
1360
1351
1345
1350
1331
1320
1310
1315
1305
1300
1291
1250
1253
612
600
614
644
630
586
693
677
500
520
550
511
569
577
583
555
530
540
570
525
545
581
595


Area of Request
1525
1505
1490
1475
1471
1460
1441
1435
1421
1416
1401
1390
1381
1380
1365
1363
1360
1331
1320
1305
1304
612
600
586
583
575
565
550

City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 2708

Property Address:
Street: 1460 N LAKE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Dexter Cummings House

Original Owner: Dexter Cummings

Other Previous Owners: KIRSCH, DAWN & WILLIAM

Present Owner: Joseph & Colleen Liotine

Current Property Name:

Photo Name: April 1995

Demolished: **Date:**

Resource Type: Building

Date of Construction: 1930

Use, Original: Single Family Residence

Use, Present: Single Family Residence

Theme: Domestic

Secondary Theme: 20th Century Architecture

Style: French Eclectic

Secondary Style:

Architect/Engineer: Harrie T. Lindeberg

Builder/Contractor: unknown

Landscape Architect: Harrie T. Lindeberg

Zoning District: R4

Subdivision: Lot 2 of the Cummings Resubdivision; platted 11/16/1983

Subdivided from:

Current Property Size (est.): 2.06 acres

Original Property Size (est.) :

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape: T-shape

Number of Stories: 2

Structural Framing:

Foundation Material:

Facade Material: Brick

Roof Form: Hip

Roof Material: Wood Shingle

Primary Window Type: Casements with transoms

Porches:

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:

A high, brick wall along Lake Road opens to a rectangular court defined on the left by another wall and on the right by a large service wing. The main, formal, section of the house is dominated by a central entrance framed by a generous limestone pedimented motif. The high, hipped roof is a signature feature of the architect.

DECORATIVE SURFACING: Limestone detailing

Local Register:

Local Historic District:
Local Ordinance Historic District

Contributing Significance to Local District:
contributing

Contributing Significant Resources:
Dexter Cummings House - Harrie T. Lindeberg, 1930

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

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 Harrie Lindeberg, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1930, 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.

Dexter Cummings was an attorney.

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

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

Changes:

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

Property Setting:

Residential neighborhood; This property is located on the northwest corner of Lake Road and Spruce Avenue. The surrounding area is characterized by large estates set on large parcels. The entrance to Lake Forest cemetery is located to the north.

Associated Buildings:

Sources of Information:

Lake Forest Historic District Nomination Form; A Preservation Foundation Guide To National Register Properties; Lake Forest, Illinois; Illinois Historic Structures Survey; City of LF Address Files; LF Library Community Cornerstone Files.

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

Address **1460 Lake Road** Owner(s) **Joseph Liotine**

Architect **Diana Melichar** Reviewed by: A. Vollmers

Date **5/28/2025**

Lot Area **90213** sq. ft.

Square Footage of Residence -- Existing

1st floor **6747** + 2nd floor **6797** + 3rd floor **3718** = **17262** sq. ft.

Design Element Allowance = **902** sq. ft.

Total Actual Design Elements = **632** sq. ft. *Excess* = **0** sq.ft.

Garage **839** sf actual ; **800** sf allowance *Excess* = **39** sq. ft.

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

Basement Area = **0** sq. ft.

Accessory buildings (Two existing sheds to be removed) = **0** sq. ft.

Total Square Footage of Residence = **17301** sq. ft.
(minus Design Elements, plus garage overage)

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

Square Footage of House and Proposed Addition:

1st floor _____ + 2nd floor _____ + 3rd floor _____ = **0** sq. ft.

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

New Design Elements **530** sq. ft. **NEW:** Pool House *Excess* = **260** sq. ft.

TOTAL SQUARE FOOTAGE = **17561** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = **9017** sq. ft.

DIFFERENTIAL = **8544** sq. ft.
Over Maximum

NET RESULT:

8544 sq. ft. is

94.0% over Max. allowed

Allowable Height: **40** ft. Actual Height **45'-6"** ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: **902** sq. ft.

Front & Side Porches = **0** sq. ft.
Rear & Side Screen Porches = **300** sq. ft.
Covered Entries = **23** sq. ft.
Portico = **0** sq. ft.
Porte-Cochere = **0** sq. ft.
Breezeway = **0** sq. ft.
Pergolas = **0** sq. ft.
Individual Dormers = **309** sq. ft.
Bay Windows = **0** sq. ft.

Total Actual Design Elements = **632** sq. ft. **Excess Design Elements =** _____ sq. ft.

LAKE FOREST

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

PROJECT ADDRESS 1460 Lake 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	**ARCHITECT/BUILDER INFORMATION**
Joseph T. Liotine *Owner of Property*	Diana Melichar, President *Name and Title of Person Presenting Project*
1460 Lake Road *Owner's Street Address (may be different from project address)*	Melichar Architects *Name of Firm*
Lake Forest, IL 60045 *City, State and Zip Code*	207 E. Westminster, Suite 104 *Street Address*
269-277-1673 *Phone Number* *Fax Number*	Lake Forest, IL 60045 *City, State and Zip Code*
gio.liotine@gmail.com *Email Address*	847-295-2440 *Phone Number* *Fax Number* Diana@MelicharArchitects.com Gavin@MelicharArchitects.com *Email Address*
Joseph T Liotine *Owner's Signature*	*Representative's Signature (Architect/ Builder)*

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☑ OWNER	☑ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for a new Pool Pavilion, Pool and Landscape Upgrades

For

Mr. Joe and Mrs. Colleen Liotine

1460 Lake Road

Request

New pool pavilion, pool and associated landscape upgrades. Landscape changes to improve indoor connection to the out-of-doors, and to improve outdoor family living.

Background

The home at 1460 Lake Road was designed by architect Harrie T. Lindeberg in 1930 for Dexter Cummings and Emilie Hoyt Cummings. Designed in the 17th-century French chateau style, this home exhibits a large, central pavilion and flanking wings that are organized around front and rear exterior courtyards. Architectural building forms dominate over intricated detailing. Strong masonry walls support tall hipped roofs. Eaves transitioning between wall and roof are formed of brick in detailed coursing. A few eclectic building elements are added to the otherwise fairly austere brick building forms, including a cut stone front entry surround and a stone portico on the home's folly-like octagon tower. Painted timbers accent the open porch and garage doors on the north, service façade.

The strong axial nature of this home is quite evident as one progresses through the property. Starting at Lake Road and moving westward, the masonry parkway wall opening is centered on the front door and tree-lined parking courtyard. Upon arrival into the home's entry foyer, visitors can see directly through the home into the walled western courtyard and beyond to the backyard.

Although there have been some updates made to the original home's interiors in recent years, most of the northerly servant's wing has remained unchanged. It is compartmentalized into numerous, small servant spaces that no longer support today's family living. The Liontines are investing much into upgrading the service wing interior to tie together with the adjacent living areas of their home. They would also like more usable and comfortable outdoor living spaces, to appreciate this historic property.

Design Description

The proposed pool, pool pavilion, and landscape designs respect and further reinforce the architectural typology and axial arrangements presently on site. The proposed amenities respect the existing, formal east-west axis on-site and introduce a secondary, north-south axis, based on the existing geometry of the building and rear yard.

The Liotines are being respectful of the formal landscape features by situating the pool house outside of the strong east-west axis and line-of-site from formal interior spaces of the home. The northwest corner of the site was originally a playground. So it is fitting that the proposed pool and pool pavilion are placed in this space, transitioning formal yard to service area.

The pool pavilion forms a backdrop to the pool, and anchors the north side of the property, setting up the north-south counter-axis in the Liontine's yard. It also buffers entertainment use from the neighboring property to the north.

The pool is located on-axis with the octagon tower, making use of the tower as a formal backdrop while providing access to the readily available support spaces inside the home.

The pool pavilion is architecturally compatible with the existing home in massing and appropriately subordinate in scale. Building materials will match the home, including brick and clay tile roofing. Brick quoins and eave detailing are similar to the home.

Landscape Design

The property is two acres of land enclosed by brick walls and fencing with evergreen hedge. Approach to the home is through a break in the brick walls on axis with the front door into a gravel courtyard flanked by an allee of Linden trees under-planted with pachysandra. A planting of clipped yews, Annabelle hydrangea and pruned boxwood hedges frame both sides of the front door.

The U-shaped building footprint creates another courtyard space between the north and south wings on the west side of the house. All the interior living rooms have windows and doors facing into this space. At the center is an inactive ornamental pool surrounded by roses and clipped boxwood hedges. A canopy of four Callery Pear trees surround the pool. Around the courtyard perimeter, a dense planting of Cypress trees and boxwood hedges outline each entrance encroaching on the windows and doors. A two-foot-high brick wall frames the space on the west side with a center walkway to the back lawn. The brick wall is flanked on both sides by masses of Annabelle hydrangea enclosed by clipped boxwood hedges.

Beyond the western courtyard, an expansive allee of twenty Callery Pear Trees was recently planted in a rectangular gravel panel and underplanted with yew shrubs. The remainder of the yard is an open, gently sweeping lawn. Only two mature deciduous trees, a majestic 45" White Oak and a 22" Red Maple, punctuate the lawn on the south side of the house.

The focus on improvements will be the northwest corner of the backyard where a new 45' x 20' swimming pool and spa will be installed on-axis with the octagon tower. A gracious bluestone terrace is accessed through a new door opening, providing plenty of lounging and entertaining space for family and friends. A new bluestone sidewalk will connect the formal courtyard with the pool area. Low brick walls will flank the spa and make the grade change from the house to the existing raised grade at the pool level. The pool equipment is tucked behind a boxwood hedge close to the driveway.

The pool area will be separated from the great lawn by a boxwood hedge. A bed of Annabelle hydrangea in front of the west Arborvitae border will add color during the summer months.

Renovation of the west courtyard space will follow the pool development. Previous over planting has led to the homeowner's inability to utilize the space for their current needs. Also, since the last landscape installation, Callery Pears have been declared an "invasive" species by the State of Illinois: https://extension.illinois.edu/invasives/invasive-callery-pear. Therefore, it is our intention to remove the 4 - 4" Callery Pears in the courtyard and the 20- 3" Callery Pear allee in the backyard while they are still small and before they become weak and hazardous. In lieu, we propose to replace the courtyard trees with 4 matching Crab apple trees. A new allee of 10 Hornbean trees, will be planted running east to west to parallel the new pool and reinforce the axial design.

The existing courtyard water feature will be filled, and a new bluestone terrace installed at its center for daily use. Bluestone sidewalks extending on axis to the north, east and west will connect the house to the terrace. The cypress will be removed to regain full access to the doors. Next the existing boxwood and hydrangea will be lifted, transplanted and re-planted around the perimeter in the appropriate spacing. An under-planting of ground cover and lawn will refresh the space and soften it up.

The proposed landscape plan is carefully designed with the existing topography in mind to minimize walls and retain positive drainage.

Building Scale

At 17,300 square feet in building scale, the existing home is approximately 92% over the allowable bulk. This overage is due in part to the soaring roof. The Liotine's pool pavilion footprint is minimal compared to the main house, adding 530 square feet, or approximately 1/32 of the amount of building that is currently on-site.

To mitigate the added building scale overage, the pool pavilion is set well within the required yard setback. A portion of the roof is flat, to maintain appropriate building proportions of wall and roof heights. While the south and side elevations of the pavilion are almost entirely open, the north façade is a fenestrated wall, adding privacy for the Liotines and their neighbor to the north.

Local Landmark Review

In 1978, 1460 Lake Road was listed in the National Historic Register of Historic Places as a structure of architectural significance. Therefore, any changes to the existing home must be reviewed and approved by Landmarks Illinois. The Liotines requested two minor exterior changes to their home that were initiated by the interior conversion of the servant spaces to family living spaces and physical connection from interior to exterior. They include the octagon room west window (facing the new pool) being changed out to a French door and the north kitchen door being changed out to a window. Minor modifications to the exterior of the home were reviewed and approved by Landmarks Illinois on March 5, 2025 (see attached document).

Landmarks Illinois confirmed that the proposed pool and pool pavilion are not under Landmarks Illinois purview, since they do not touch the house. Landscape walls will abut the house, without brick or mortar connection.

LANDMARKS ILLINOIS

30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.landmarks.org
(312) 922-1742

March 10, 2025

Gavin Sheridan
207 E. Westminster, Suite 104
Lake Forest, IL 60045
RE: 1460 Lake Road, Lake Forest

VIA EMAIL: Gavin@MelicharArchitects.com

Dear Gavin Sheridan,

Thank you for submitting a request for alterations to easement property 1460 Lake Road in Lake Forest. The committee approved your requests to convert a window into French doors on the west wall and the changing of the servant's door on the north façade into a window. Please contact me if there are any changes made to the approved plans. Feel free to contact me with any questions or concerns.

Sincerely,

Amber Delgado
Easements and Advocacy Associate

cc: Joe and Colleen Liotine

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 to match existing
- ☐ Wood Clapboard Siding
- ☐ Wood Shingle
- ☐ Cementitious Stucco
- ☐ Other _____

Color and/or Type of Material to match existing

Foundation Material

Exposed Foundation Material
Poured Concrete

Window Treatment Not Applicable

Primary Window Type

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

Color of Finish_____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
- ☑ Brick to match existing
- ☑ Wood to match existing
- ☐ Other _____

Window Trim Not Applicable

- ☐ Limestone
- ☐ Brick
- ☐ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards Not Applicable

- ☐ Wood
- ☐ Other_____

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

Chimney Material

- [x] Brick to match existing
- [ ] Stone
- [ ] Stucco
- [ ] Other _____

Roofing

Primary Roof Material

- [ ] Wood Shingles
- [ ] Wood Shakes
- [ ] Slate
- [x] Clay Tile to match existing
- [ ] Composition Shingles_____
- [ ] Sheet Metal_____
- [x] Other membrane roof at low-slope portion in center

Color of Material_____

Flashing Material

- [ ] Copper
- [x] Other tin-zinc coated copper to replicate color of existing lead-coated copper
- [ ] Sheet Metal

Gutters and Downspouts

- [ ] Copper
- [ ] Aluminum
- [x] Other tin-zinc coated copper to replicate color of existing lead-coated copper

Driveway Material Not Applicable

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

Terraces and Patios

- [x] Bluestone to match existing
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [ ] Other _____

EXISTING PLAT OF SURVEY

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY • ALTA • TOPOGRAPHIC • CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS, 60712
PROFESSIONAL DESIGN FIRM NO. 184-003703

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-5424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

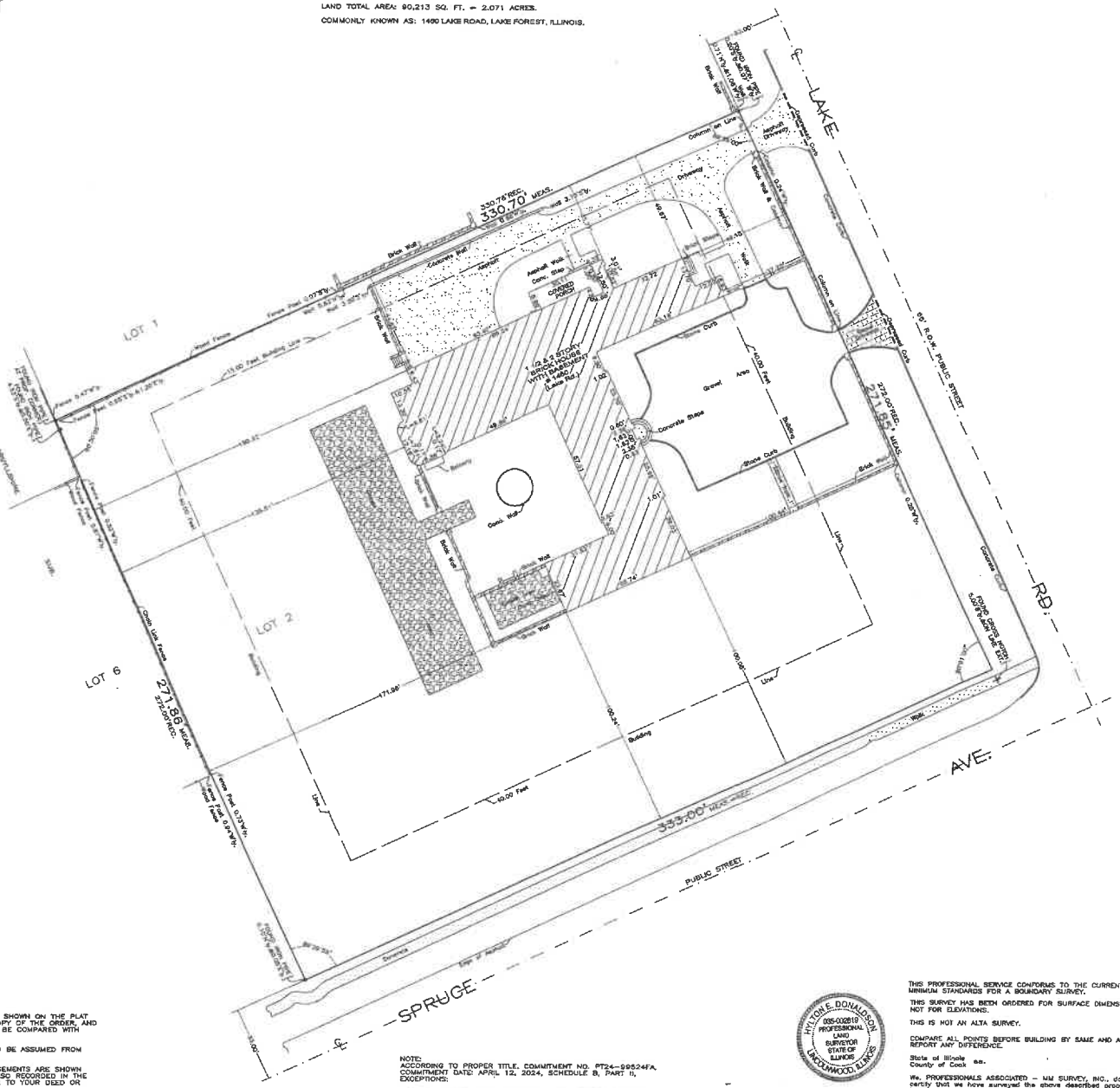
LOT 2 IN CUMMINGS' RESUBDIVISION OF PART OF THE LOT 5 IN THE ORIGINAL SUBDIVISION OF LAKE FOREST, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1983, AS DOCUMENT 2251319, IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 90,213 SQ. FT. ± 2.071 ACRES.

COMMONLY KNOWN AS: 1460 LAKE ROAD, LAKE FOREST, ILLINOIS.

NORTH

GRAPHIC SCALE
0 25
(IN FEET)
1 inch = 25 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 17-93111

SCALE: 1 INCH = 25 FEET.

DATE OF FIELD WORK: May 8, 2024.

ORDERED BY: TAFT LAW

NOTE:
ACCORDING TO PROPER TITLE, COMMITMENT NO. PT24-99524FA, COMMITMENT DATE: APRIL 12, 2024, SCHEDULE B, PART II, EXCEPTIONS:

ITEM 16 – EASEMENT IN FAVOR OF NORTH SHORE ELECTRIC COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/ FILED SEPTEMBER 30, 1909. (NOT PLOTTABLE)

HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss.
County of Cook

We, PROFESSIONALS ASSOCIATED – MM SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

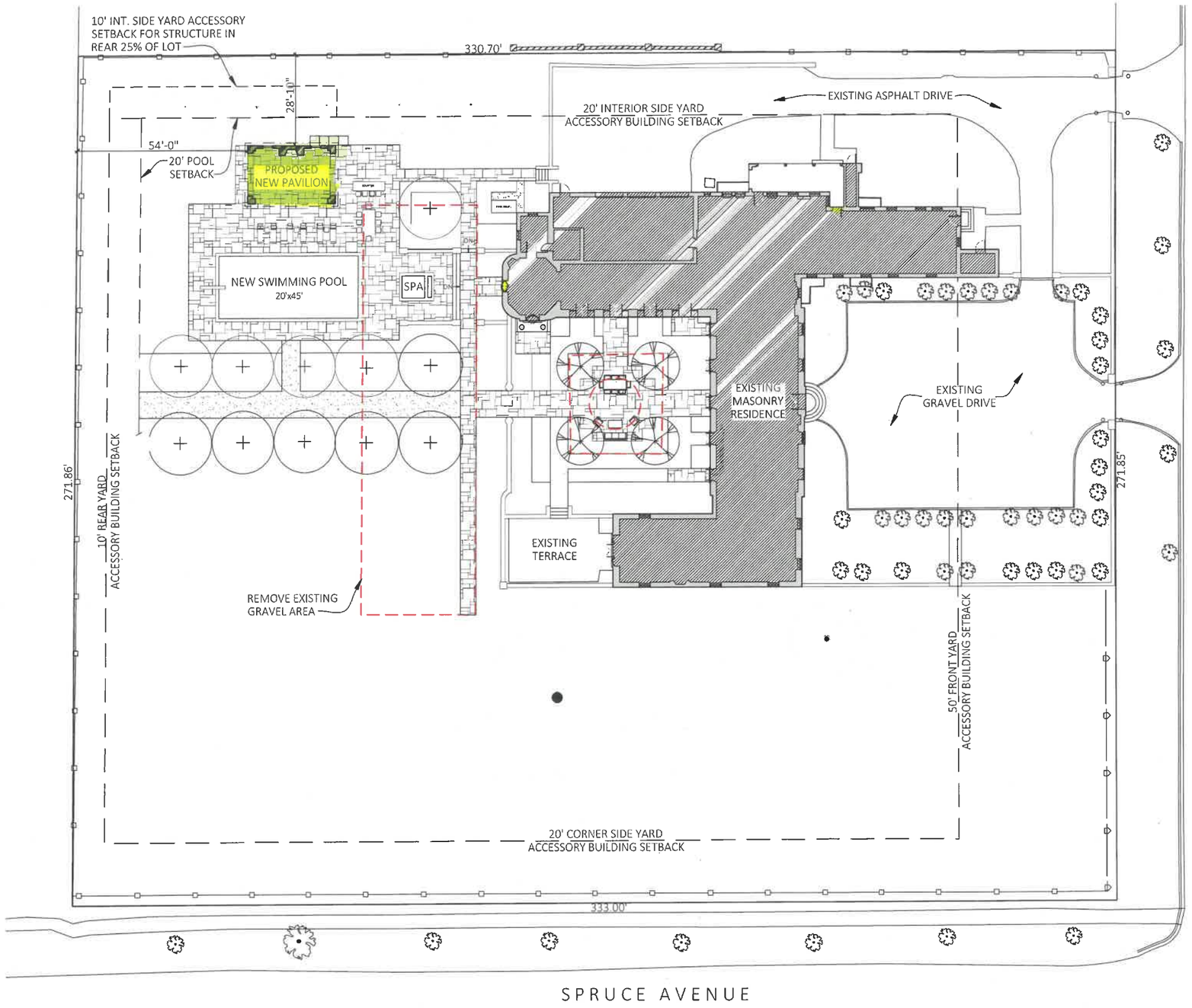
Dated May 10, 2024

Hylton E. Donaldson

ILL. PROF. LAND SURVEYOR – LICENSE EXP. DATE NOV. 30, 2024.

Drawn by: ZZ – J.V.

PROPOSED SITE PLAN



LEGEND

- EXISTING BUILDING
- EXISTING TO BE DEMOLISHED
- NEW ACCESSORY BUILDING
- NEW HARDSCAPE
- NEW GRAVEL
- OUTLINE OF ROOF OVERHANG

SITE PLAN OF PROPOSED IMPROVEMENTS
Scale: 1" = 30'

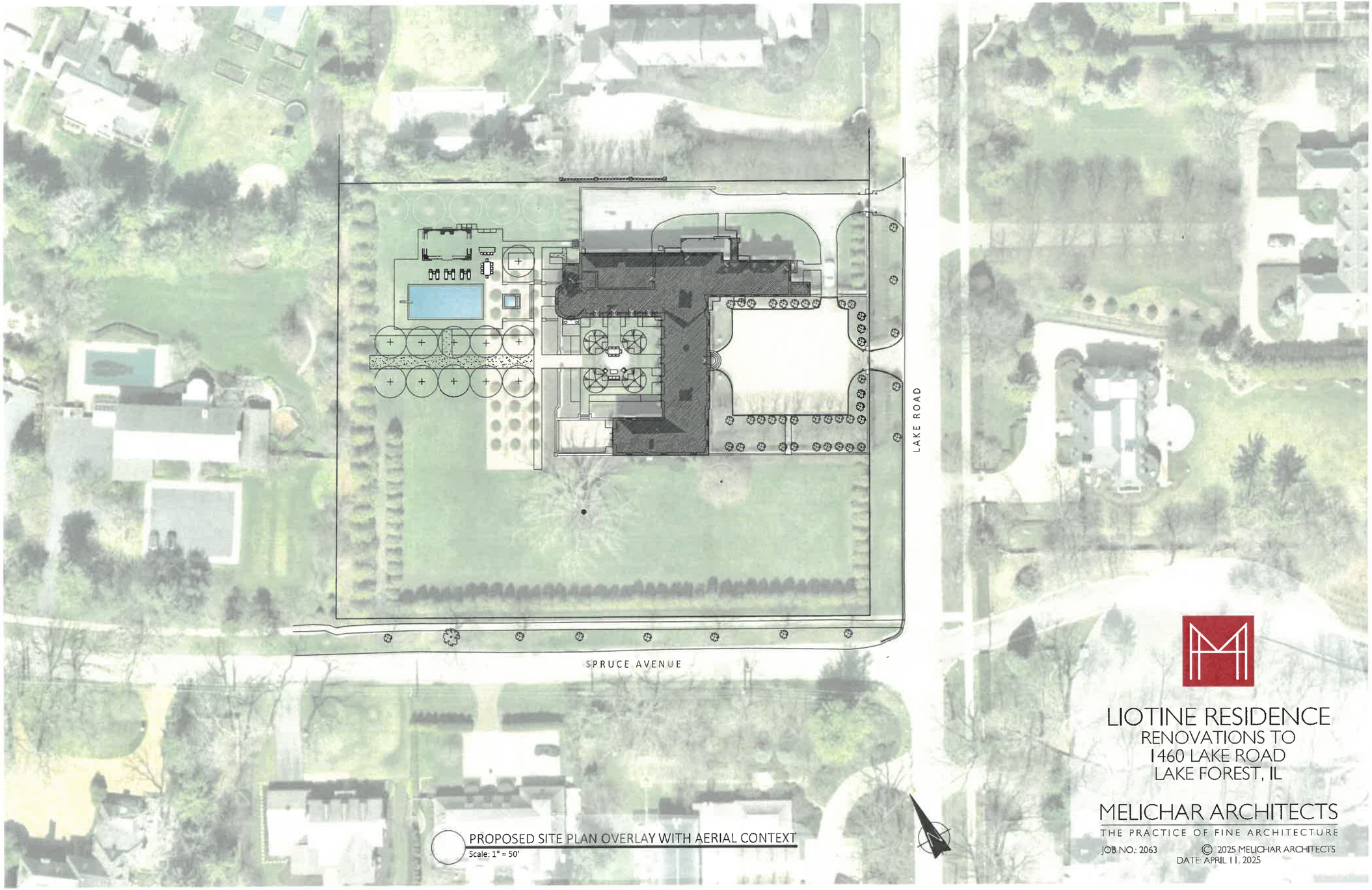
LIOTINE RESIDENCE
RENOVATIONS TO
1460 LAKE ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

JOB NO.: 2063

DATE: APRIL 11, 2025

PROPOSED SITE PLAN OVERLAY



PROPOSED SITE PLAN OVERLAY WITH AERIAL CONTEXT
Scale: 1" = 50'

LIOTINE RESIDENCE
RENOVATIONS TO
1460 LAKE ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

JOB NO.: 2063

DATE: APRIL 11, 2025

OCTAGON - EXISTING WEST FACADE OPENING
Scale: 1/8" = 1'-0"

OCTAGON - PROPOSED WEST FACADE OPENING
Scale: 1/8" = 1'-0"

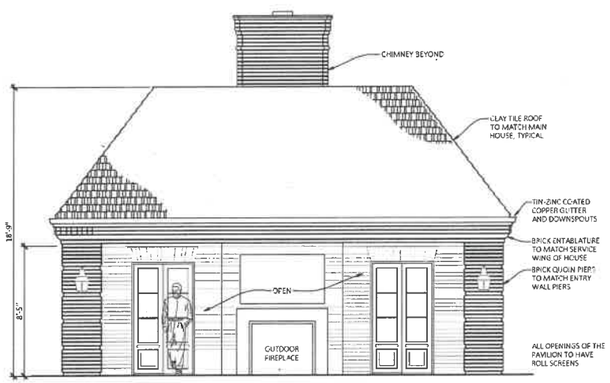
PRECEDENT IMAGE - TYPICAL FRENCH DOOR AT WEST COURTYARD ELEVATION
Not to Scale

LIOTINE RESIDENCE
RENOVATIONS TO
1460 LAKE ROAD
LAKE FOREST, IL

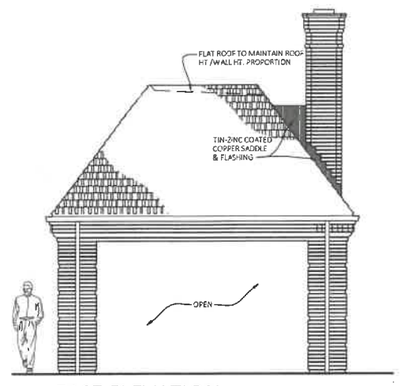
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

JOB NO.: 2063

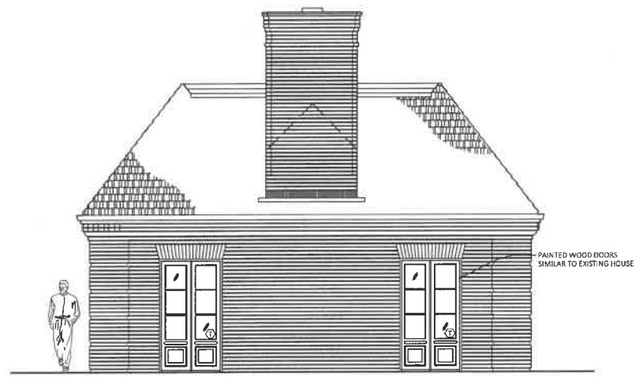
DATE: MAY 20, 2025



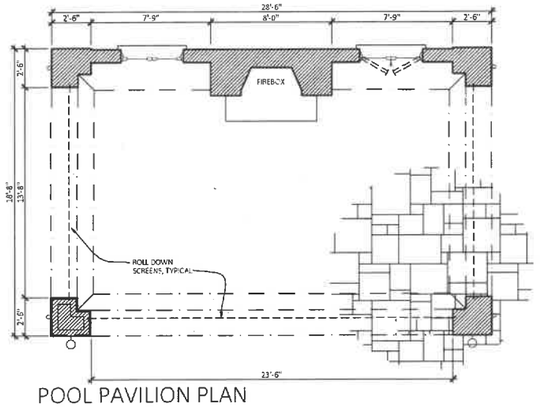
SOUTH (POOL FACING) ELEVATION



EAST ELEVATION
(WEST SIMILAR)



NORTH ELEVATION



POOL PAVILION PLAN

PAVILION ELEVATIONS AND PLAN
Scale: 1/8" = 1'-0"

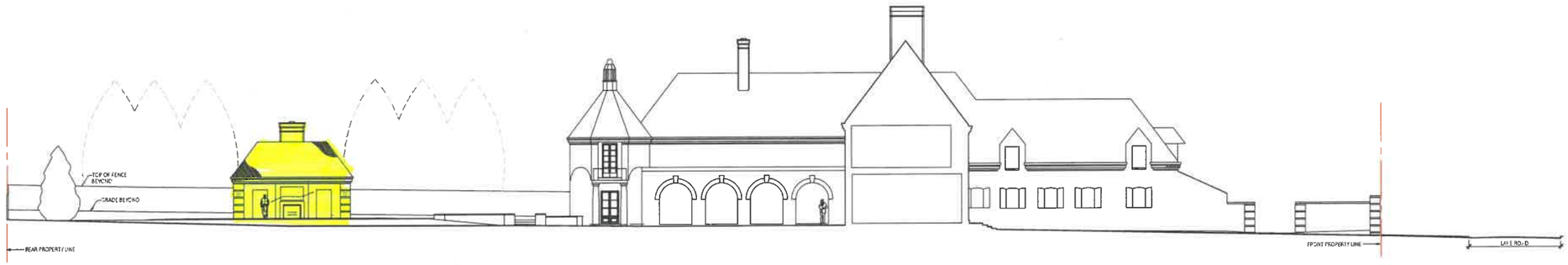
LIOTINE RESIDENCE
RENOVATIONS TO
1460 LAKE ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

JOB NO.: 2063

DATE: APRIL 11, 2025

SITE ELEVATION



SOUTH PAVILION ELEVATION - CONTEXT DRAWING
Not to Scale

LIOTINE RESIDENCE
RENOVATIONS TO
1460 LAKE ROAD
LAKE FOREST, IL

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

JOB NO.: 2063

DATE: APRIL 11, 2025

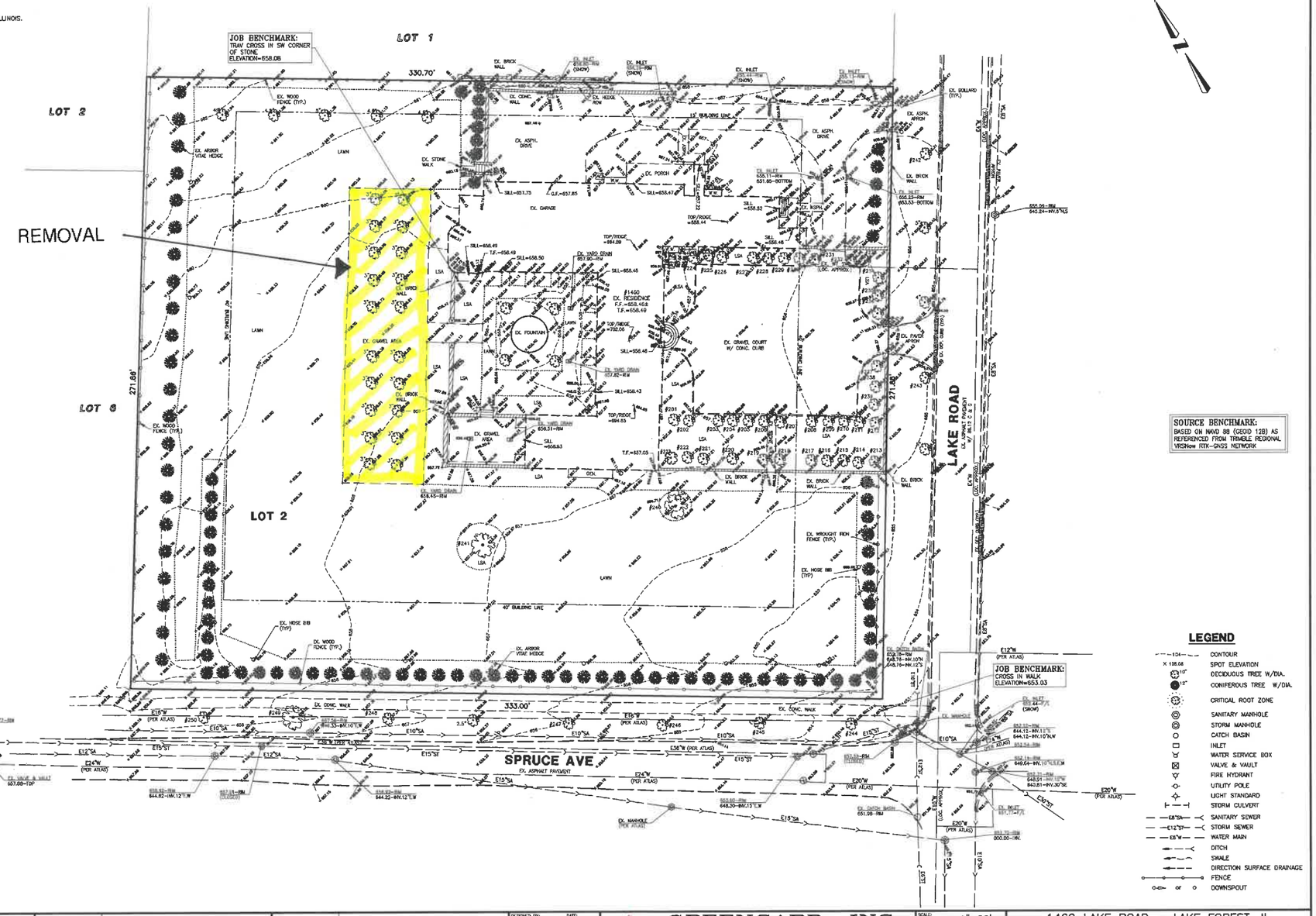
LEGAL DESCRIPTION

LOT 2 IN CUMMINGS' RESUBDIVISION OF PART OF THE LOT 5 IN THE ORIGINAL SUBDIVISION OF LAKE FOREST, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1983, AS DOCUMENT 2251319, IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 90,213 SQ. FT. ± 2.071 ACRES.

COMMONLY KNOWN AS: 1460 LAKE ROAD, LAKE FOREST, ILLINOIS.

Tree Preservation Survey				
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6= DEAD)	NOTES / LOCATION
201	14	Linden	4	
202	13	Linden	4	
203	14	Linden	4	
204	11	Linden	4	
205	13	Linden	4	
206	10	Linden	4	
207	12	Linden	4	
208	13	Linden	4	
209	11	Linden	4	
210	8	Linden	5	
211	15	Linden	4	
212	11	Linden	4	
213	12	Linden	4	
214	7	Linden	5	
215	14	Linden	4	
216	10	Linden	4	
217	16	Linden	4	
218	11	Linden	4	
219	14	Linden	4	
220	12	Linden	4	
221	13	Linden	4	
222	11	Linden	4	
223	13	Linden	4	
224	13	Linden	4	
225	9	Linden	4	
226	14	Linden	4	
227	13	Linden	5	
228	9	Linden	4	
229	9	Linden	5	
230	13	Linden	4	
231	15	Linden	5	
232	16	Linden	4	
233	7	Linden	5	
234	11	Linden	4	
235	14	Linden	4	
236	12	Linden	4	
237	15	Linden	4	
238	8	Linden	5	
239	11	Linden	4	
240	22	Red Maple	3	
241	45	White Oak	4	
242	6	Carpinus	3	Parkway
243	6	Carpinus	3	Parkway
244	13	Sugar Maple	3	Parkway
245	14	Sugar Maple	3	Parkway
246	14	Sugar Maple	4	Parkway
247	9	Sugar Maple	4	Parkway
248	18	Sugar Maple	3	Parkway
249	33	Hickory	4	Parkway
250	17	Sugar Maple	3	Parkway Hollow
Lou Liggett 847-561-7061				
Certified Arborist #177				



NOTE

BOUNDARY TAKEN FROM PLAT OF SURVEY SUPPLIED BY PROFESSIONALS ASSOCIATED - MM SURVEY CO, DATED MAY 10TH, 2024.
BOUNDARY SHOWN IS ONLY AN ESTIMATE.
THIS DRAWING IS NOT A PLAT OF SURVEY.

SOURCE BENCHMARK:
BASED ON NAVD 88 (GEOID 12B) AS REFERENCED FROM TRIMBLE REGIONAL VRSNow RTK-GNSS NETWORK

JOB BENCHMARK:
CROSS IN WALK
ELEVATION=653.03

LEGEND

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

0 20 40 60 80
SCALE IN FEET

DRAWN BY: DATE: REVISIONS
DRAWN BY: DATE: REVISIONS

DESIGNED BY: AT DATE: 01-17-25
CHECKED BY: DRF DATE: 01-17-25
APPROVED BY: DRF DATE: 01-17-25

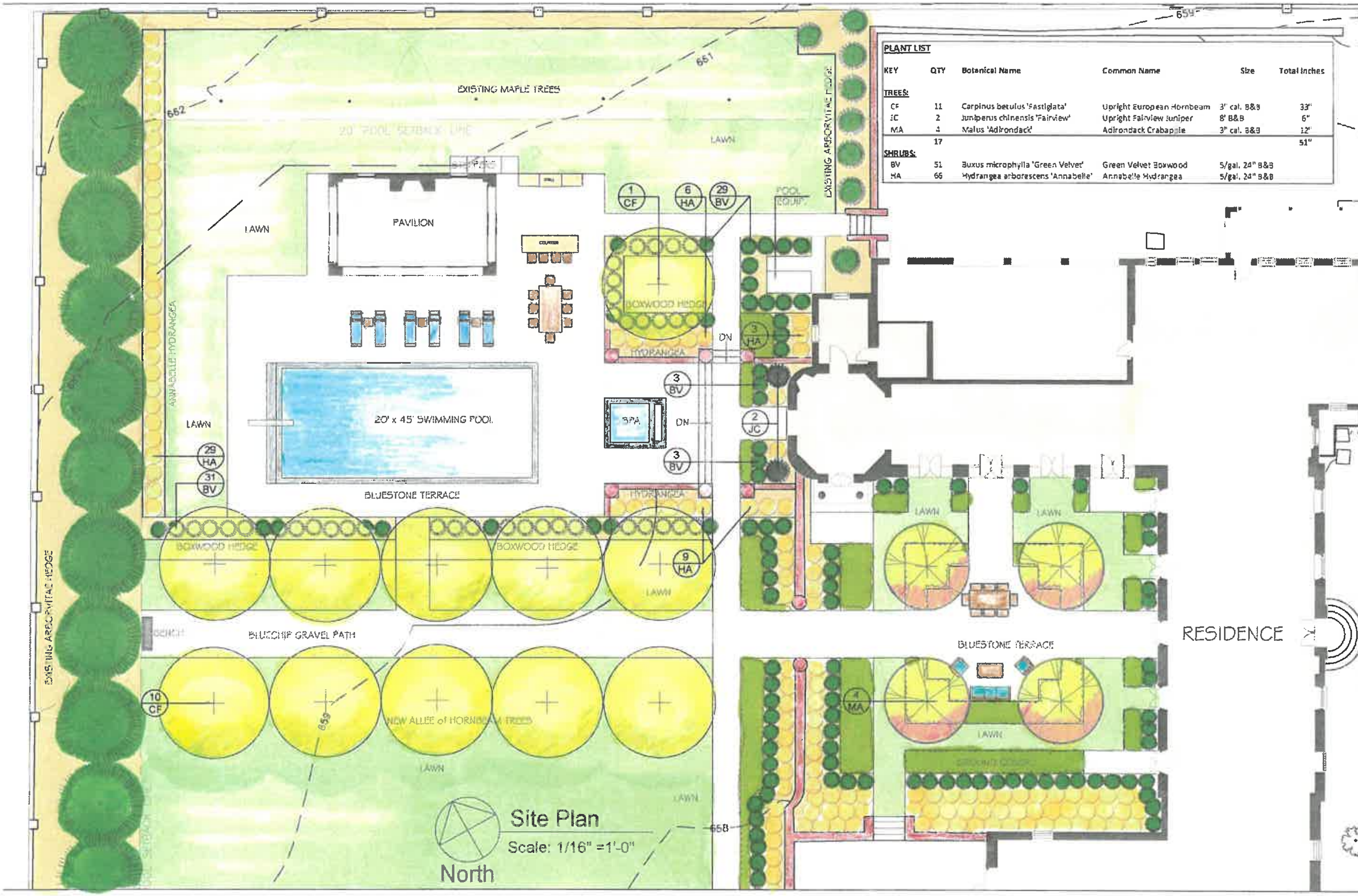
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000993

SCALE: 1"=20'
DRAWING No. 70276
SHEET 1 OF 1

1460 LAKE ROAD - LAKE FOREST, IL

EXISTING TOPOGRAPHY

LANDSCAPE PLAN



PLANT LIST

KEY	QTY	Botanical Name	Common Name	Size	Total Inches
TREES:					
CF	11	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	3" cal. B&B	33"
JC	2	Juniperus chinensis 'Fairview'	Upright Fairview Juniper	8' B&B	6"
MA	4	Malus 'Adirondack'	Adirondack Crabapple	3" cal. B&B	12"
	17				51"
SHRUBS:					
BV	51	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	5/gal. 24" B&B	
HA	66	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5/gal. 24" B&B	

I certify that this drawing has been prepared under my direct supervision.

Nancy Lyons Hanrick Date

Registered Illinois Landscape Architect No. 317

Pool Landscape Plan

Liotine Residence

1460 Lake Road, Lake Forest, Illinois 60045

NLH LANDSCAPE ARCHITECTS

1460 Lake Road Lake Forest, Illinois 60045 (847) 977-7183

Sheet

L2

VIEW FROM LAKE ROAD

AERIAL IMAGES

BACK YARD VIEW FACING NORTH

BACK YARD VIEW FACING SOUTHWEST

Agenda Item 8
225 E. Onwentsia Road
Demolition and Replacement Residence

Staff Report
Excerpt – Minutes from 11/20/2024 Meeting
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Description of Materials
Statement of Intent
Structural Engineering Report
Historic Consultant's Report
Survey – Existing Conditions
Site Plan – Proposed
Entrance Pillars and Gates – Proposed
Elevations and Color Rendering – Proposed
Roof Plan – Proposed
Cross Section – Proposed
Floor Plans – Propose
Landscape Plan
Landscape Plan – Enlarged
Engineering Plans – Existing Conditions
Engineering and Tree Removal Plan
Tree Inventory

Materials shown in italics are included in the Commission 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 Culbertson and members of the Historic Preservation Commission
DATE:	May 28, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	**225 E. Onwentsia Road – Demolition and Replacement Residence**

PROPERTY OWNER
Chris and Brooke Tagliaferro
668 Forest Hill Road
Lake Forest, IL 60045

PROPERTY LOCATION
225 E. Onwentsia Road

HISTORIC DISTRICTS
Green Bay Road Local and National Historic Districts

PROJECT REPRESENTATIVE
Rick Swanson, architect
11418 E. Mission Lane
Scottsdale, AZ 85259

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving the demolition of the existing single-family residence and attached garage and approving a replacement residence, attached garages, hardscape and a conceptual landscape plan.

PREVIOUS COMMISSION CONSIDERATOIN OF THIS PROPERTY

On October 11th, 2022, the Commission considered a petition submitted by a previous contract purchaser for this property. At that meeting, the Commission granted a Certificate of Appropriateness for the demolition of the residence. The sale of the property did not move forward and the home remains today. The previous approval for demolition has expired and the property is now under new ownership. An excerpt of the minutes from the 2022 meeting is included in the Commission's packet. There was little discussion or comment on the proposed demolition at that time.

PROPERTY DESCRIPTION

The property is located on the south side of Onwentsia Road, west of Green Bay Road. The Onwentsia Road streetscape is mostly made up of mature landscaping with homes setback significantly from the street. The architectural styles in the neighborhood vary from single story ranch style homes to very large two and two-and-half story homes. The existing two-story Colonial Revival style home faces Onwentsia Road and is minimally visible from the street due to being setback significantly and screened by vegetation. The property is 2.86 acres.

According to the Historic Resource Evaluation, which can be found in the Commission's packet, the residence on the property is recognized as a Contributing Structure to the Historic District due to the age of the structure. It is otherwise not significant. Constructed in 1931, the residence was designed by the architectural firm of Alfred Granger and John Bollenbacher. The Historic Resource Evaluation details that the home underwent major alterations and additions in 1946, 1953 and 2002.

STAFF EVALUATION

Demolition

A Historic Resource Evaluation was completed by Benjamin Historic Certifications in August of 2022. A structural evaluation was completed by Samartano and Company in June of 2022. These reports are included in the Commission's packet. Based on the information in the reports, the following findings are presented in support of the demolition request. As noted above, the Commission previously approved demolition of the residence on October 11th, 2022.

Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.
Although the residence is identified as a Contributing Structure, this designation does not prohibit demolition. Instead, it indicates that careful review and evaluation should take place. And, if demolition is approved, the house is well documented with photos and a narrative. The documentation is kept in the City's files and a copy is provided to the History Center. The attached Historic Resource Evaluation is an example of such documentation.

While the residence is identified as a Contributing structure due to its age and was designed by respected architects, the house itself is not architecturally or historically significant. As described in the Historic Resource Evaluation, the exterior of the home is generally unremarkable and the major additions to the home that occurred over time affected the architectural clarity and balance of the original design. The additions changed the massing, character, and consistency of the house.

Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.
The residence is significantly setback from the street and its streetscape presence is minimal. In comparison to the character of surrounding properties, it is not particularly unique or significant to the Historic District.

Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.
The demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The residence is not a unique or strong example of a Colonial Revival home.

Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
The residence was constructed in 1931. It is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated.

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

Plans for a replacement residence are presented to the Commission for review and approval.

Site Plan
The proposed residence is significantly set back from the street, similar to many other homes along the Onwentsia Road streetscape. The home is approximately 30 feet closer to Onwentsia Road than the existing home. Shifting the footprint of the home to the north creates a better relationship to the neighboring house to the east, whose rear yard perspective is oriented towards the subject property.

The existing curb cut at the far west side of the property will be removed. A new curb cut is proposed to the east, closer to the center of the property. A 5-foot-tall wrought iron gate and 7-foot-tall brick pillars are proposed at the entrance to the property. The proposed driveway winds through the front yard to a loop at the front of the home. From the east side of the loop, the driveway wraps around to the attached four-car garage which faces east and two car garage which faces north. A terrace and inground pool are proposed at the rear of the home.

Replacement Residence
As described in the petitioner's statement of intent, the proposed replacement residence is inspired by French Neoclassical architectural. The home is mostly symmetrical and consistent with the City's Residential Design guidelines in massing and organization. The detached two-car garage is setback from the street further than the house and provides screening of headlights and activity near the garages for the residence to the east and also serves as a buffer between the neighboring home and the pool and terrace in the rear yard.

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

Standard 1 – Height.
This standard is met. The height of the existing house is approximately 30 feet as measured from the lowest point of existing grade to the highest roof peak. The proposed replacement residence is 40 feet tall at its highest point. There are several other homes in the surrounding neighborhood that are similar in height and massing. The increased height is mitigated by the setback from the street and vegetative screening.

> Staff Recommendation: Submit as built drawing while construction is in progress to confirm that the height of the residence does not exceed the maximum allowable height of 40 feet and conforms to the approved plans.

Standard 2 – Proportion of Front Façade.
This standard is met. The front façade is generally symmetrical with the main mass of the home flanked by the wings on the east and west sides creating a clear hierarchy of massing across the front elevation. The openings on the front façade are organized and spaced evenly across the façade creating balance across the front of the home.

Standard 3 – Proportion of Openings.
This standard is met. The relationship of the height of the windows and doors is well balanced and compatible with the surrounding area and consistent with the French Neoclassical style.

Standard 4 – Rhythm of Solids to Voids.
This standard is met. The rhythm of solids to voids is consistent on the north, east and west elevations. The south elevation presents large expanses of windows, taking advantage of views of the rear yard. Given the distance from the rear elevation of the home to the south property line and the existing vegetation in the rear yard, impacts on neighboring properties from light spillover will be minimal. Maintaining vegetative screening along the east property line should be required.

Standard 5 – Rhythm of Spacing and Structures on the Street.
This standard is met. The proposed replacement residence is sited closer to the street than the existing residence. The street and vegetative screening limit the impact of the home on the streetscape. The forward placement of the replacement residence improves the relationship of the house to the neighboring home to the east providing more distance between the private areas of the homes.

Standard 6 – Rhythm of Entrance Porches.
This standard is met. The front entrance is centered on the main mass of the home. The entrance is highlighted by an ornamental two-story pediment, a characteristic feature of the Neoclassical architectural style.

Standard 7 – Relationship of Materials and Texture.
This standard is met. High quality materials are proposed. The exterior walls are a soft beige brick veneer. The primary roof forms will be a Da Vinci synthetic or natural slate with a final decision pending. Aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. Limestone door and window trim and wood fascia and soffits are proposed. The chimney will be brick. The gutters and downspouts are copper.

The asphalt driveway will have a brick apron and an 8 inch brick edge. The rear terrace will be bluestone.

Staff Recommendation: The brick veneer must be at least four inches thick.

Standard 8 – Roof Shapes.
This standard is mostly met. The roof design includes a combination of hip roofs corresponding to the selected style of architecture. The variation throughout the roof adds visual interest and helps break up the massing. Throughout the elevations, different dormer styles are used. Studying and refining the dormers throughout the elevations for consistency could help the overall design appear more cohesive.

Staff Recommendation: Study and refine the dormers throughout the elevations for consistency in style.

Standard 9 – Walls of Continuity.
This standard is met. The proposed entry gate, columns and landscape masses are consistent with the streetscape and surrounding neighborhood.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 11,770 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 1,177 square feet of design elements. The residence totals 10,179 square feet. The garages total 1,124 square feet and there are 1,125 square feet of design elements. The excess square footage of the garages and design elements must be added to the overall square footage of the home. In total, the proposed replacement residence totals 11,114 square feet and is less than 1 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.
This standard is met. The front of the house is oriented to face north, toward the street, like many of the surrounding homes.

Standard 12 – Preservation of Historic Material.
This standard is not met. The petitioner proposes to demolish the existing house.

Standard 13 – Protection of Natural Resources.
This standard is met. The proposed landscape plan demonstrates adequate vegetative screening and foundation and tree plantings which exceed the minimum criteria for new construction. According to the submitted plans and tree inventory, four trees are proposed for removal. These trees in fair health vary in species and size and total to 107 inches required for replacement. At the time of permit, the landscape and tree replacement plan will be reevaluated.

Standard 14 – Compatibility.
This standard is met. The architectural style, scale, high quality materials, and architectural detailing of the replacement residence are compatible with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.
This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 16 – Surface cleaning.
This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 17 – Integrity of historic property.
This standard is met. Although the existing residence is proposed for demolition, the structure has been photo-documented and an historic assessment has been completed.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving the demolition of the existing single-family residence and attached garage and a proposed replacement residence and hardscape and landscape

plan for the property located at 225 E. Onwentsia Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. Prior to submitting for permit, study and refine the dormers throughout the elevations for consistency in style. The refinements shall be subject to staff approval.

2. Specify the brick veneer as at least four inches thick.

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

4. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape criteria for new construction and provide for the required 107 replacement inches on site to the extent possible using good forestry practices. The plan shall also clearly detail existing vegetation intended to remain along the east property line and new trees and vegetation planned in that area to provide screening between private areas of the new residence and the existing residence to the east.

   If all required replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.

5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.

6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.

7. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Onwentsia Road due to the narrow, curving nature of the street.

8. Submit as built drawing while constructions in in progress to confirm that the height of the residence does not exceed the maximum allowable height of 40 feet and conforms to the approved plans.

Excerpt

Historic Preservation Commission

Proceedings of the October 11, 2022 Meeting

A special meeting of the Lake Forest Historic Preservation Commission was held on Tuesday, October 11, 2022, 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 Commissioners Lloyd Culbertson, Elizabeth Daliere, Jan Gibson, Geoffrey Hanson and Robin Petit.

Commissioners absent: None (one vacant position)

City staff present: Catherine Czerniak, Director of Community Development,

4. **Consideration of a request for a Certificate of Appropriateness approving demolition of the residence at 225 E. Onwentsia Road and approval of a replacement residence, landscape plan and overall site plan.**
   Property Owner: Bill Conopeotis
   Contract Purchaser: Jacob Cline
   Project Representative: Rick Swanson, architect

***

Gwen Sommers Gant, Benjamin Historic Certifications, described the property and provided some history. She stated that the existing residence is a stripped down version of an original Colonial Revival home. She presented images of the interior of the home. She reviewed the alterations and additions that occurred on the property over time and commented on the impact of the changes on the integrity of the home. She stated that today, the façade of the home is overly lean. She stated that the demolition of the house will not diminish the character of the historic district.

Mr. Swanson reviewed the existing conditions noting the large motor court in front of the house and the garage on the east side of the property. He stated that the property is 2.93 acres and noted that the existing home was designed by Granger and Bollenbacher in 1931. He stated that additions to the home were constructed in 1946, 1954 and 2003 all of which diminished the integrity of the original home. He provided photos of the home as it exists today.

Ms. Czerniak stated that based on the information provided, the staff report included findings in support of the demolition of the existing residence.

***

Commissioner Petit stated support for the demolition.

***

Commissioner Hanson stated support for the demolition of the existing house.

Commissioner Culbertson stated general support for the petition.

***

Commissioner Culbertson made a motion to approve the demolition of the existing residence at 225 E. Onwentsia Road.

The motion to approve the demolition was seconded by Commissioner Gibson and approved by a vote of 6 to 0.

***

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

Address **225 E. Onwentsia Road** Owner Chris and Brooke Tagliaffero

Architect **Rick Swanson** Reviewed by: L. Prado

Date **5/28/2025**

Lot Area **124630** sq. ft. New Residence Yes Allowable sq 11770

Square Footage of Residence -- New

1st floor **4252** + 2nd floor **4339** + 3rd floor **1588** = **10179** sq. ft.

Design Element Allowance = **1177** sq. ft.

Total Actual Design Elements = **1125** sq. ft. *Excess* = **8** sq.ft.

Garage **1124** sf actual ; **800** sf allowance *Excess* = **324** sq. ft.

Basement Area = **0** sq. ft.

Accessory buildings = **603** sq. ft.

Total Square Footage of Residence = **11114** sq. ft.
(minus Design Elements, plus garage overage)

TOTAL SQUARE FOOTAGE ALLOWED = **11770** sq. ft.

DIFFERENTIAL = **656** sq. ft. **NET RESULT:**
Under Maximum

656 sq. ft. is

Lesss Than **1%** **under**
Max. allowed

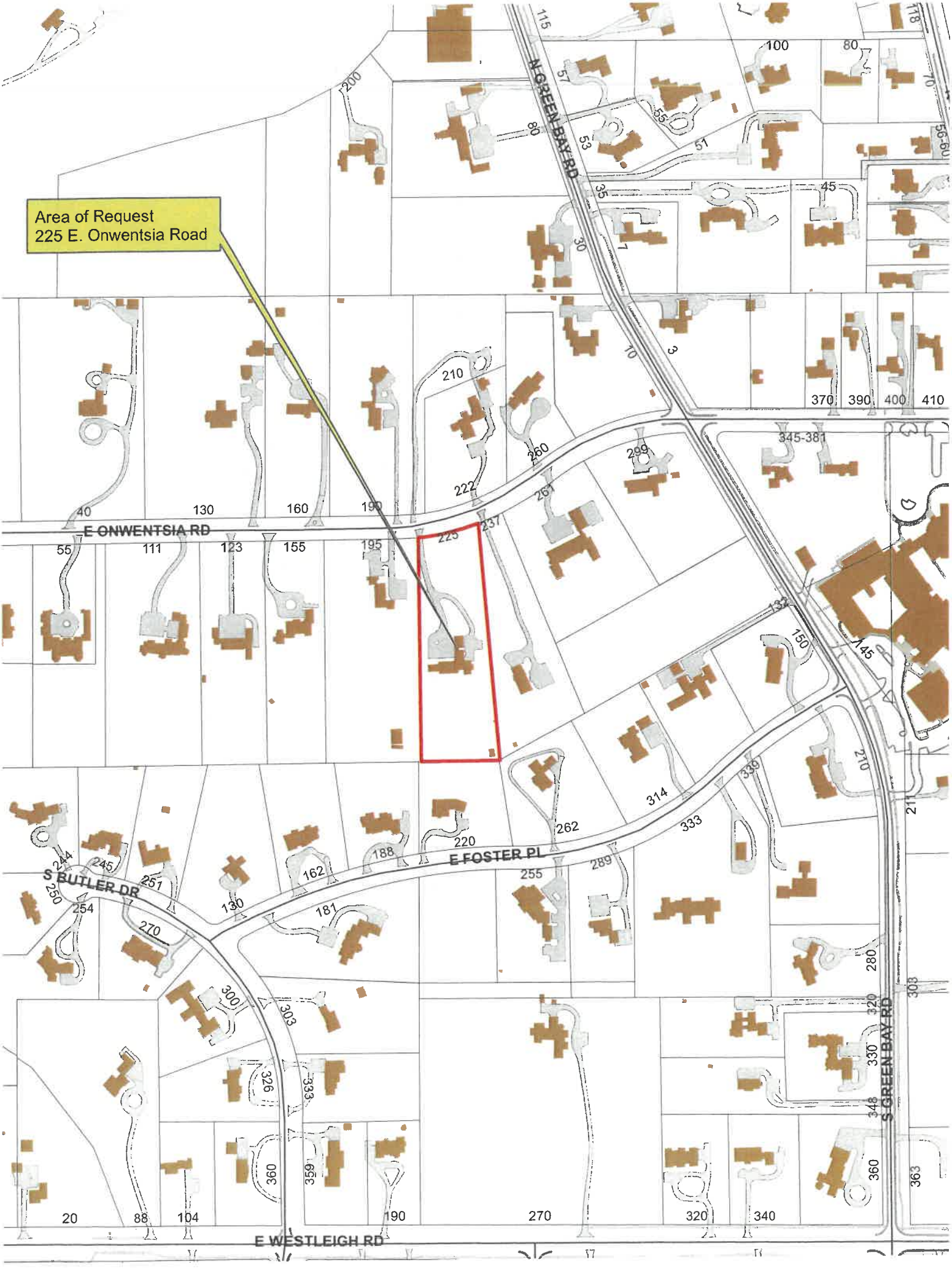
Allowable Height: **40** ft. Actual Height 40 ft.

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 1177 sq. ft.

Open Porches = **405** sq. ft.
Screen Porches = **0** sq. ft.
Covered Entries = **26** sq. ft.
Portico = **0** sq. ft.
Porte-Cochere = **0** sq. ft.
Breezeway = **0** sq. ft.
Pergolas = **0** sq. ft.
Dormers = **663** sq. ft.
Bay Windows = **31** sq. ft.

Total Actual Design Elements = 1125 sq. ft. **Excess Design Elements =** **324** sq. ft.


Area of Request
225 E. Onwentsia Road
E ONWENTSIA RD
N GREEN BAY RD
E FOSTER PL
S BUTLER DR
S GREEN BAY RD
E WESTLEIGH RD


Area of Request
225 E. Onwentsia Road


Area of Request
225 E. Onwentsia Road

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

PROJECT ADDRESS 225 E Onwentsia 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

Chris & Brooke Tagliaffero
Owner of Property

688 Forest Hill Rd
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

(847) 772-1553
Phone Number *Fax Number*

brooketaglia@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson Architect
Name and Title of Person Presenting Project

R.M. Swanson Architects PC
Name of Firm

11418 E Mission Ln.
Street Address

Scottsdale, AZ. 85259
City, State and Zip Code

(847)757-3975
Phone Number *Fax Number*

rick@rmswanson.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

THE CITY OF LAKE FOREST

CHARTERED 1861

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

(The use of natural materials is strongly encouraged)

Façade Material

- [x] Stone
- [x] 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
- [x] Casement
- [ ] Sliding
- [ ] Other_____

Color of Finish_____

Finish and Color of Windows

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

Window Muntins

- [ ] Not Provided
- [ ] True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- [x] Limestone
- [ ] Brick
- [ ] Wood
- [ ] Other_____

Window Trim

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

Fascias, Soffits, Rakeboards

- [x] Wood
- [ ] Other_____

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

Chimney Material

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

Roofing

Primary Roof Material

- [ ] Wood Shingles
- [ ] Wood Shakes
- [x] Slate
- [ ] Clay Tile
- [x] Composition Shingles Da Vinci
- [ ] Sheet Metal _____
- [ ] Other _____

Color of Material _____

Flashing Material

- [x] Copper
- [ ] Other _____
- [ ] Sheet Metal

Gutters and Downspouts

- [x] Copper
- [ ] Aluminum
- [ ] Other _____

Driveway Material

- [x] Asphalt
- [ ] Poured Concrete
- [x] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [ ] Other _____

Terraces and Patios

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

RM
SWANSON
ARCHITECTS

11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

Louis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

March 28, 2025

Re: Statement of Intent for 225 E Onwentsia Road.

Mr. Prado,

We are respectfully requesting the Historic Preservation Committee's consideration and approval for the demolition of the existing residence and planned two-story replacement structure for Chris and Brooke Tagliaferro at 225 E Onwentsia Road.

The Tagliaferro's both grew up in Lake Forest and therefore shared a deep appreciation for the charming character and inclusive culture of the community. They recognize firsthand the value of historic preservation and importance of compatibility with new homes in their diverse neighborhoods. The Tagliaferro's vision was that this home evoke a sense of casual elegance that withstands the test of time. This will be home for many years, and it must be right and most of all, feel welcoming to friends and family.

The proposed architectural vernacular is influenced by the Classic French Neoclassic style found throughout the French countryside in the mid 1700's to the mid 1800's. The overall composition of this façade is generally symmetrical proportions with straight lines and forms, such as a central pediment element, long casement windows and parapet roof with decorative balustrade rails. Veneers were typically brick and or smooth cut limestone with simpler, less ornamented, and more classical detailing.

The design of the proposed Tagliaferro residence was inspired by the elegantly symmetrical homes of David Adler who mastered the art of aesthetic balance, combined with the application of appropriate materials. His work continually took its cue from forms and references fixed in history. Our plan provides a hierarchy of symmetrical shapes with a pediment element articulating the main entrance point and a pair of wings projecting subtly in the driveway forecourt to frame the center section of the home. Lower flanking roofs serve as a transition of this hierarchy and reduce roof mass. The Garage was intentionally set back from view to maintain aesthetic balance as you approach the home from the street entrance. The Garage appendage also offers a privacy wall to the central recreational area of the home, which will include a pool, spa outdoor kitchen with bluestone terrace. Landscaping is designed to echo the more disciplined arrangement of the façade and complement the existing mature trees on the site. There are a total of 70 trees on the property, and we are proposing the removal of three.

Two of them are large Norway Spruce and one mature American Elm. All three are rated "fair" condition and we will work with city staff to provide the appropriate replacement trees on the property.

The proposed new structure will be 270'-0" from the front ROW with the adjacent structure to the east 374'-0" and the adjacent west structure 90'-0". The existing homes, like the homes on each side, are mostly discernible from Onwentsia Road. Nevertheless, the proposed structure will be shifted forward of the current home placement, which provides a more balanced relationship to its immediate neighbors. In addition, this offers an opportunity to use the open space of the current motor court and protect standing trees on the site.

The proposed home meets all established building scale and height limitations of the city and will be approximately the same width as the existing home with an 8.5% increase in mass and scale of the front facing façade. However, the minimum front yard setback for this neighborhood is 50'-0", which is significantly less than what is existing and proposed.

The intended exterior materials for the Tagliaferro Residence will be as follows:

Roof: Da Vinci Slate or Natural Slate (black and gray blend)

Brick Veneer: Oyster Bay (soft beige blend) with regular mortar

Stone Trim & Quoins: Smooth Indiana cut limestone

Windows: SDL aluminum clad casement (warm-white)

Exposed flashings: Copper

Exterior Trim: smooth composite fascia, soffit and eaves painted to match warm-white window color

Porch and Steps: Bluestone

Front Door: Stained Insulated (dark mahogany stain)

Gutters & Downspouts: Copper

Garage Doors: Insulated fiberglass overhead door (dark stained walnut)

We appreciate this opportunity to present the proposed Tagliaferro residence at the scheduled May HPC meeting. Please let me know if you should have any questions or further information you or members of the HPC might find helpful in understanding our proposed design. Thank you for your assistance in processing this application.

Respectfully,

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC

RM SWANSON ARCHITECTS

11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Louis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

March 28, 2025

Re: 225 E Onwentsia Road

Mr. Prado,

On behalf of my clients Chris and Brooke Tagliaferro, I wish to provide our response to the ***Historic Preservation Standards*** for the proposed replacement structure at 225 E Onwentsia Road.

Standard 1- *Height. Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed structure will be 35'-6" from proposed grade to parapet height. The height as measured from the lowest adjacent point will be 40'-0". As a point of reference, the existing home is approximately 30'-0" from existing grade. The proposed residence will be raised approximately 1'-0" from current grade. The immediately adjacent homes are setback significantly from Onwentsia Road and mostly screened by mature landscape, which is consistent with what is proposed.

Standard 2- *Proportion of Front Façade. The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* Although the proposed home will be visually compatible in width to height to neighboring properties, it will not be visible from most perspectives.

Standard 3- *Proportion of Openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visibly related.* We propose a Neo-classic French architectural vernacular, which is characterized by carefully rhymed and balanced fenestration and classical pediments. Moreover, we propose exterior materials that are historically correct and of high quality, which are all compatible with the Onwentsia neighborhood.

Standard 4- *Rhythm of Solids to Voids in Front Façade. The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The composition of the proposed residence is comprised of symmetrical solids and voids commonly used to provide visual relief, which is consistent with adjacent properties.

Standard 5- *Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with properties, structures, sites,*

public ways, objects, and places to which it is visibly related. The proposed structure will be shifted north from the location of the existing home. The existing home to the east is approximately 120'-0" from Onwentsia Rd and the existing home to the west is approximately 380'-0" from the same. When completed, the proposed residence will be approximately 230'-0", which is 58'-0" closer to Onwentsia than the existing home. Although mostly screened by mature landscaping, the proposed shifting of the new structure will also provide a more balanced relationship to the adjacent homes.

Standard 6- *Rhythm of Entrance Porches, Storefront Recesses, and other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed residence meets this standard.

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 proposed residence will incorporate materials that are of high quality and consistent with the historic detailing applied to this design vernacular.

Standard 8- *Roof Shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.* We proposed roof massing will be visually compatible with neighboring homes and utilize composite slate w/ copper dormers and ornamentation consistent with other homes in the neighborhood.

Standard 9- *Walls of Continuity. Facades and property and site structures, such as masonry walls, fences, and landscape masses, 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 which such elements are visually related.* We propose a wrought iron entry gate with stone columns and wing walls that are consistent with the intended design and common along Onwentsia Road. In addition, we plan to preserve the existing mature coniferous and deciduous trees along the parkway.

Standard 10- *Scale of a Structure. The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* Most of the lots in this neighborhood have larger homes and, in many cases, set back well over 100'-0" with virtually no exposure from the road. That is the true with this property and will remain so. Nevertheless, the size and mass of the proposed structure will be visually compatible.

Standard 11- *Directional Expression of Front Elevation. A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non -directional character.* The massing of the front facing façade and first 24'-0" of the returning east and west elevations are symmetrical with intentionally restrained fenestration and ornamentation. The proposed Garage has been placed to the rear and away from view from any street perspective. The directional character is therefore compatible with neighboring homes.

Standard 12- *Preserving Distinguishing Features. 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.* The property is comprised of mature trees clustered around the existing home with large areas of open space. Some of these are Heritage trees and we have made great effort to place the proposed residence to save and or protect the vast majority. Shifting the proposed home forward has provided the ability to protect the more vulnerable trees and preserve the character of the site.

Standard 13- *Protection of Resources. Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project.* We are not aware of any archeological or natural resources on this property other than the trees and it is not our intent to harvest them or in any way compromise their natural environment.

Standard 14- *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 compatibility.* We acknowledge and appreciate this position and have made a sincere effort to put forth a replacement structure that is timeless and respectful of the traditional aesthetic character of the neighborhood.

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 Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities.* Assuming there is existing site related architectural features such as existing gates, fences or other relevant elements, we would work to preserve and or restore

Standard 16- *Surface Cleaning. The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.* We acknowledge this Standard

Standard 17- *Reversibility of Additions and Alterations. Whenever possible, additions or alterations to historic properties shall be done in such a 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.* We acknowledge this Standard

We appreciate this opportunity to present the proposed Tagliaferro Residence at the scheduled May HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC

RM SWANSON ARCHITECTS

11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Louis Prado
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

April 8, 2025

Re: 225 E Onwentsia Road

Mr. Pardo,

On behalf of my clients Chris and Brooke Tagliaferro, I wish to provide our response to the ***Standards For Approval Of Demolition of A Structure*** for the existing two story residence located at 225 E Onwentsia Road.

Standard 1- *Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.* The original existing residence was designed by architects Granger & Bollenbacher, and expressed a modernized interpretation of Colonial Revival architecture that was popular in the 1930's. Over a 70-year period, several somewhat "tone deaf" additions and "enhancements" were made to the home that significantly corrupted the architect's original vision and aesthetic significance. The home has no historic, cultural, architectural, or archeological significance. An Historic Study is provided in this submittal packet, offering more detailed background on this property and neighborhood.

Standard 2- *Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and state.* The property is a part of the original Onwentsia subdivision, which were comprised of mostly large estate lots averaging 3-acres and intentionally developed to provide country estates for wealthy families on the north shore of Chicago. The subject home was constructed in 1931, which was the onset of the Great Depression. In many circumstances, design considerations were made based on cost and availability of materials. The evolution of modifications made to the structure based on design trends, personal taste, and passive disregard of architectural integrity have rendered this home aesthetically dysfunctional. Therefore, it offers no substantive contribution to the Historic District.

Standard 3- *Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.* The subject home does not embrace the statelier characteristics of other dwellings in the historic Onwentsia neighborhood. Removal of the existing structure will provide the opportunity to construct a replacement structure that offers architectural elements that are consistent with the aesthetic integrity and high quality, historically relevant materials of adjacent properties.

Standard 4- *Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.* The subject residence was initially constructed in 1932 just after the beginning of the Great Depression. The materials and to some extent, the design reflect the more streamlined approach at that time. Nevertheless, there are no materials that it could not be reproduced.

Standard 5- *Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.* The Clines intend to begin construction upon completion of all due process of the Historic Preservation Committee and understand the replacement structure must be compatible with the aesthetic composition, scale and rhythm of the neighborhood and City.

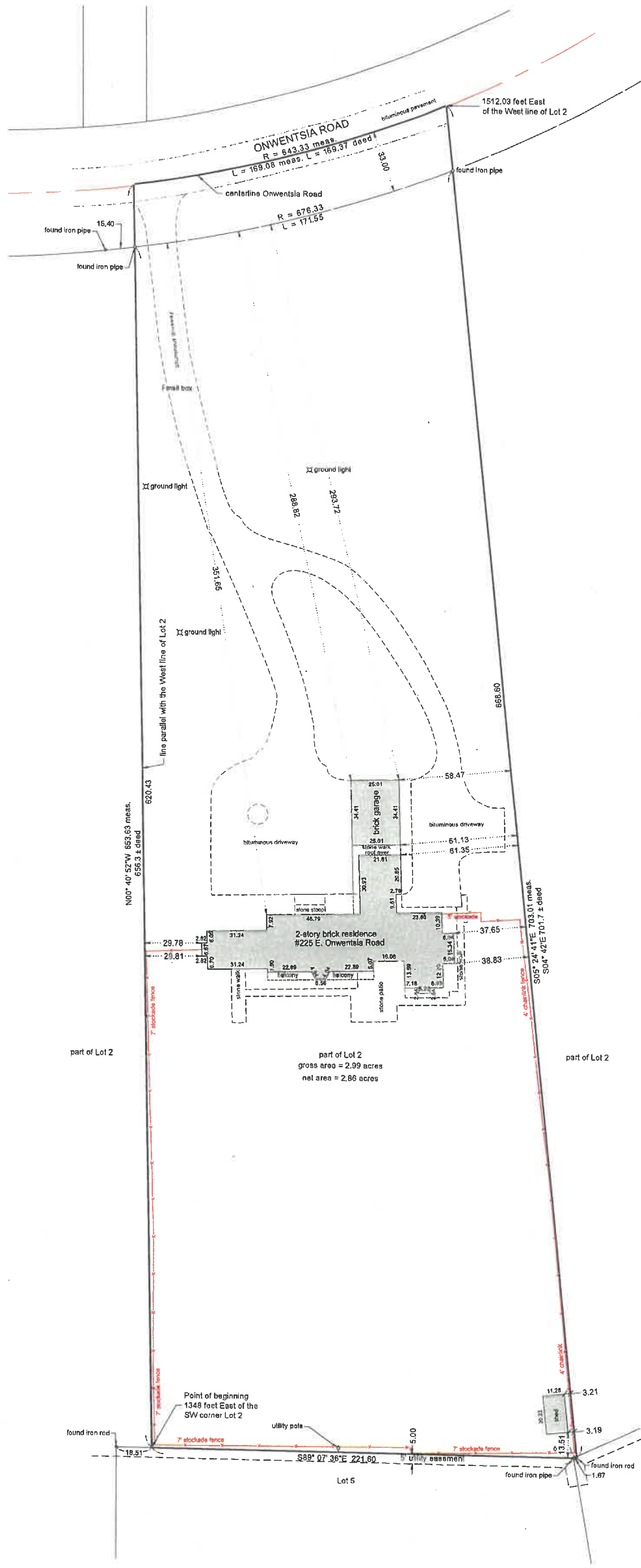
We appreciate this opportunity to present the proposed Tagliaferro Residence at the scheduled May HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC

PLAT OF SURVEY

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTH LINE AFORESAID LOT 2, 1348 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE NORTH PARALLEL WITH THE WEST LINE OF THE AFORESAID LOT 2, 656.3 FEET, MORE OR LESS, TO THE CENRERLINE OF ONWENTSIA ROAD (AN UNDEDICATED ROAD); THENCE NORTHEASTERLY (ON A CURVE, CONVEX SOUTHEASTERLY) ALONG SAID ROAD CENTER LINE, 169.37 FEET (ARC MEASURED) TO A POINT WHICH IS 1512.03 FEET EAST OF THE WEST LINE OF SAID LOT 2; THENCE SOUTH 4 DEGREES AND 42 MINUTES EAST, 701.7 FEET, MORE OR LESS, TO AN OLD CUT STONE MONUMENT IN THE SOUTH LINE OF LOT 2 AFORESAID; THENCE WEST ON SAID SOUTH LOT LINE 221.6 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 15TH DAY OF AUGUST A.D., 2022.

BY ______________________
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
R = radius
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

N

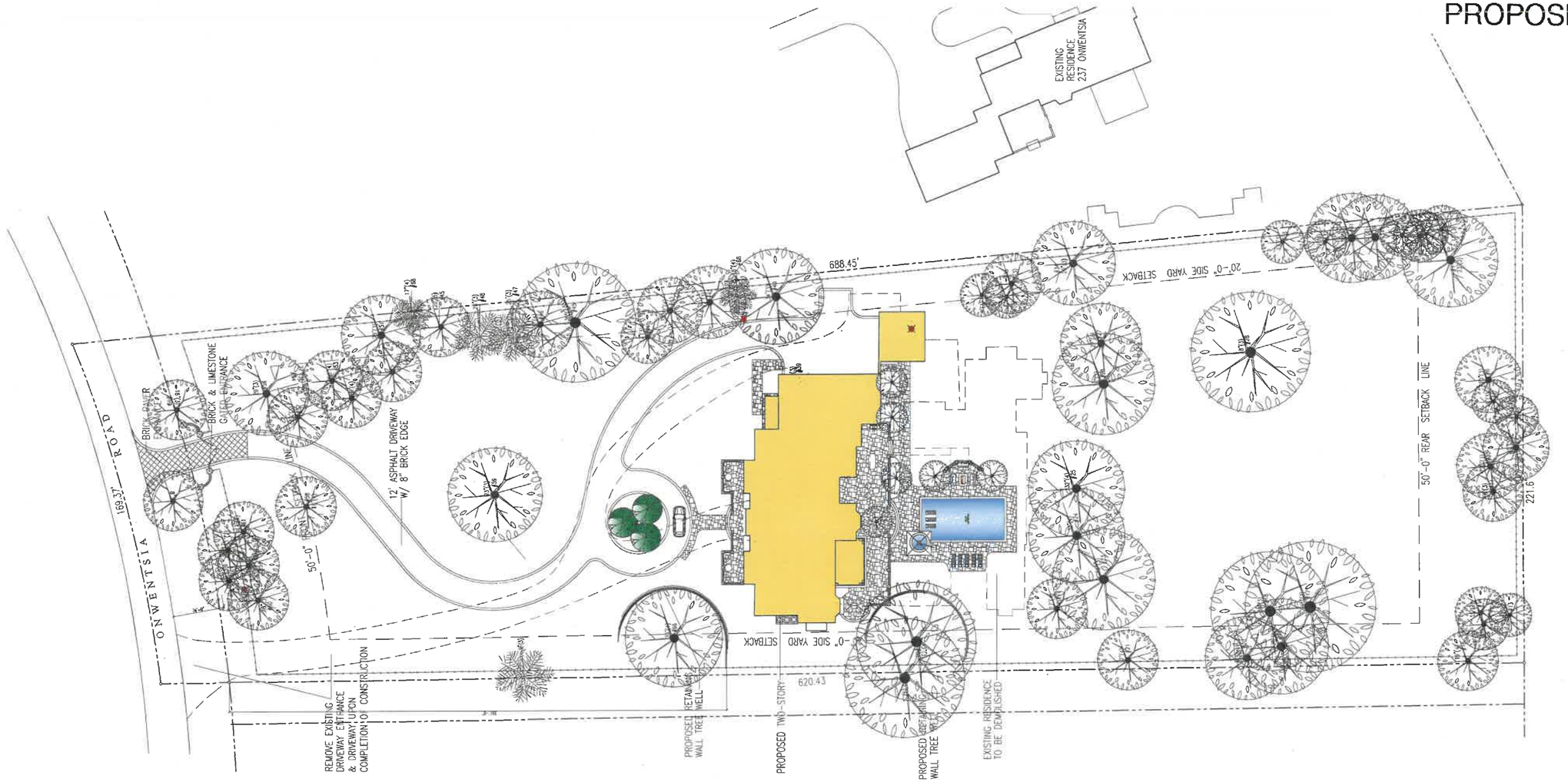
0' 10' 20' 40'
Scale 1" = 20'

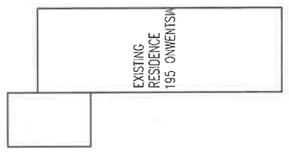
Job # 70-1272

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

SITE PLAN
PROPOSED

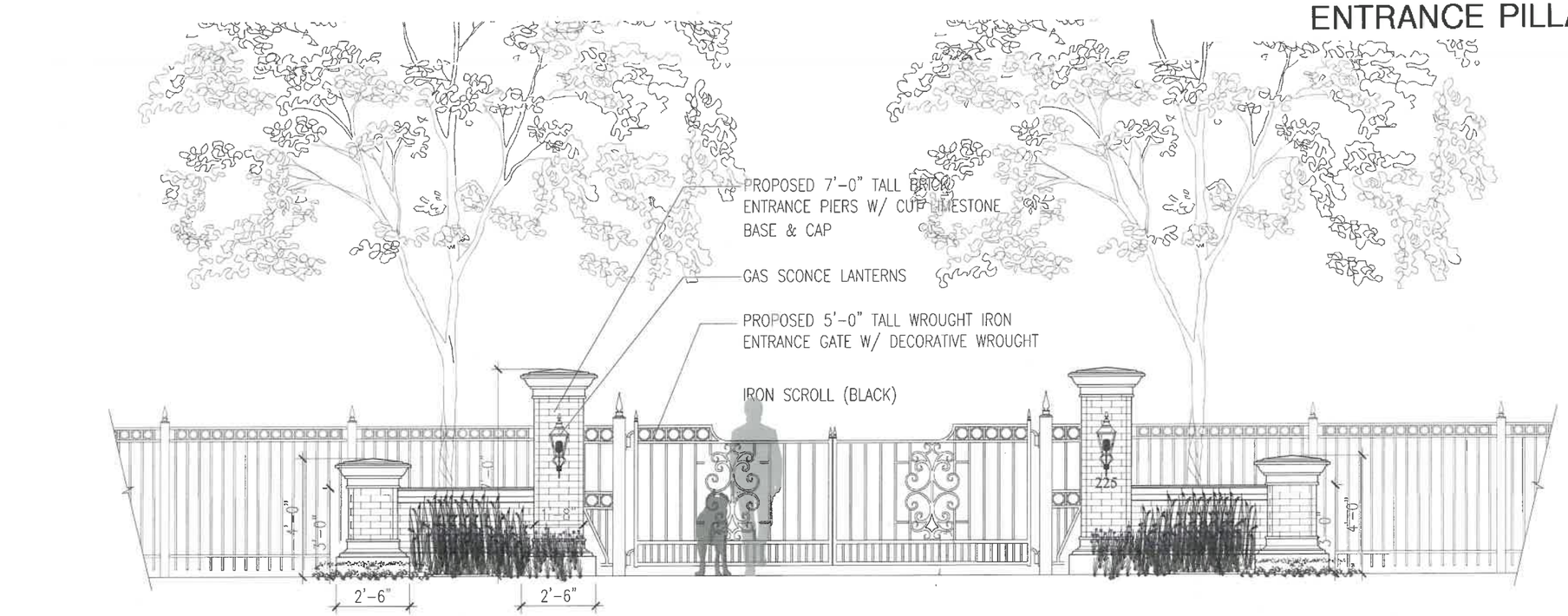


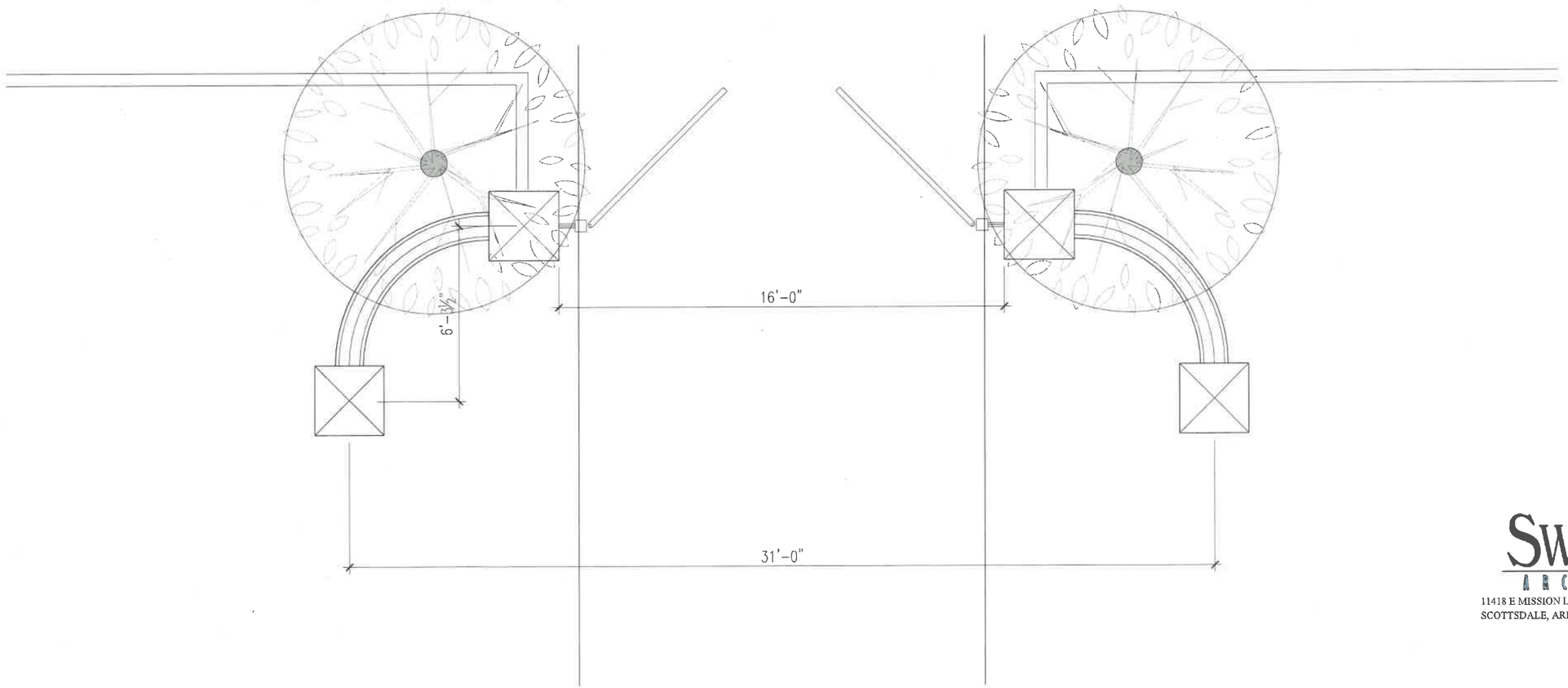


A SITE PLAN
Scale: 1"=20'-0"

RM SWANSON ARCHITECTS
11418 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

ENTRANCE PILLARS AND GATES





RM SWANSON ARCHITECTS
11418 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

April 2, 2025

PROPOSED COLOR RENDERING
ENTRANCE GATE

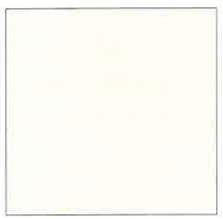
PROPOSED NORTH ELEVATION

FRONT ELEVATION

Proposed Brick & Limestone Palette

Proposed Brick - Oyster Bay w/ Regular Mortar

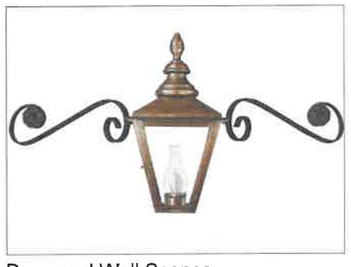
Proposed Roof Natural or Da Vinci Slate



Proposed Window & Trim Color

Proposed Front Door & Garage Doors

Proposed Wall Sconce



Proposed Wall Sconce

Proposed Copper Scuppers

Proposed Copper Gutters

Proposed Porch & Terrace - Bluestone

RM SWANSON ARCHITECTS
11418 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

April 2, 2025

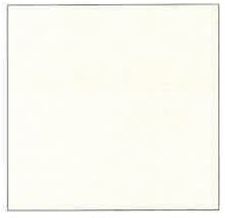
PROPOSED COLOR RENDERING
FRONT (NORTH)

PROPOSED SOUTH ELEVATION

Proposed Brick &
Limestone Palette

Proposed Brick - Oyster Bay w/
Regular Mortar

Proposed Roof
Natural or Da Vinci Slate



Proposed Window & Trim
Color (warm white)

Proposed Front Door &
Garage Doors

Proposed Wall
Sconce

Proposed Wall Sconce

Proposed Copper Scuppers

Proposed Copper Gutters

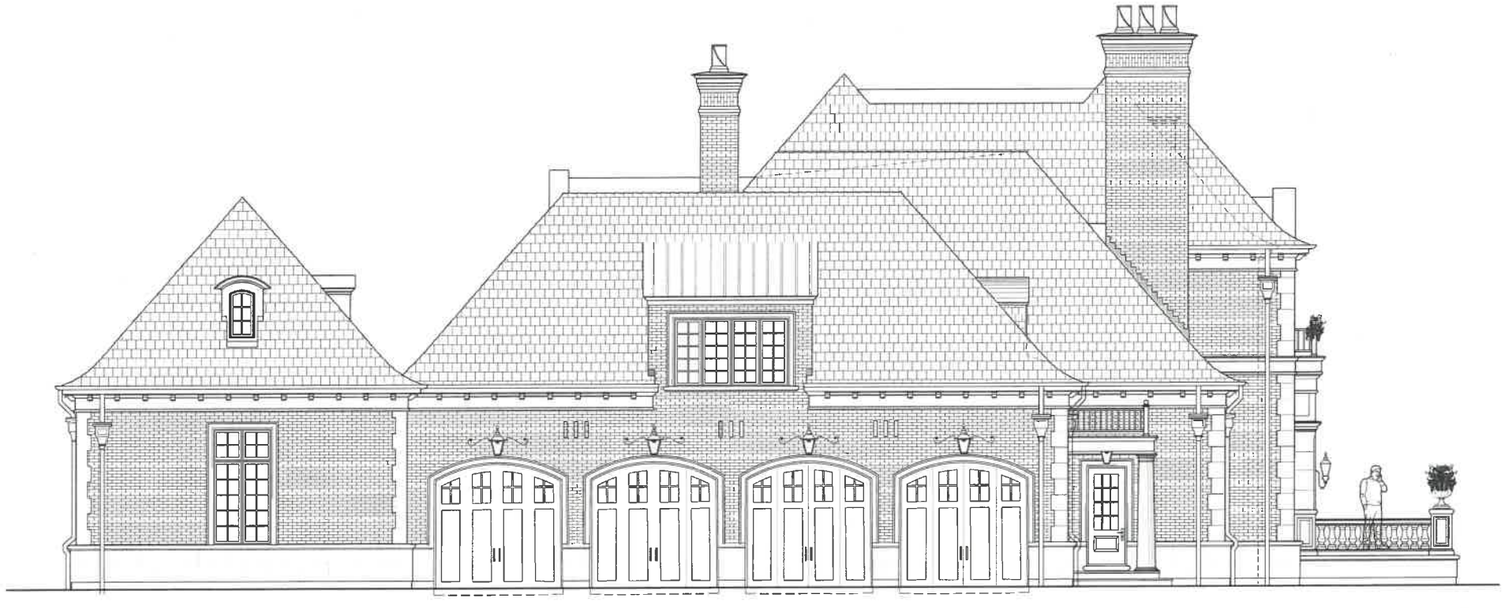
Proposed Porch &
Terrace - Bluestone

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

April 2, 2025

PROPOSED COLOR RENDERING
REAR (SOUTH)

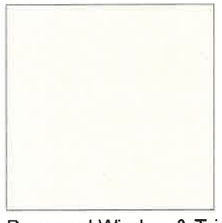
PROPOSED EAST ELEVATION



Proposed Brick &
Limestone Palette

Proposed Brick - Oyster Bay w/
Regular Mortar

Proposed Roof
Natural or Da Vinci Slate



Proposed Window & Trim
Color (warm white)

Proposed Front Door &
Garage Doors

Proposed Wall
Sconce

Proposed Wall Sconce

Proposed Copper Scuppers

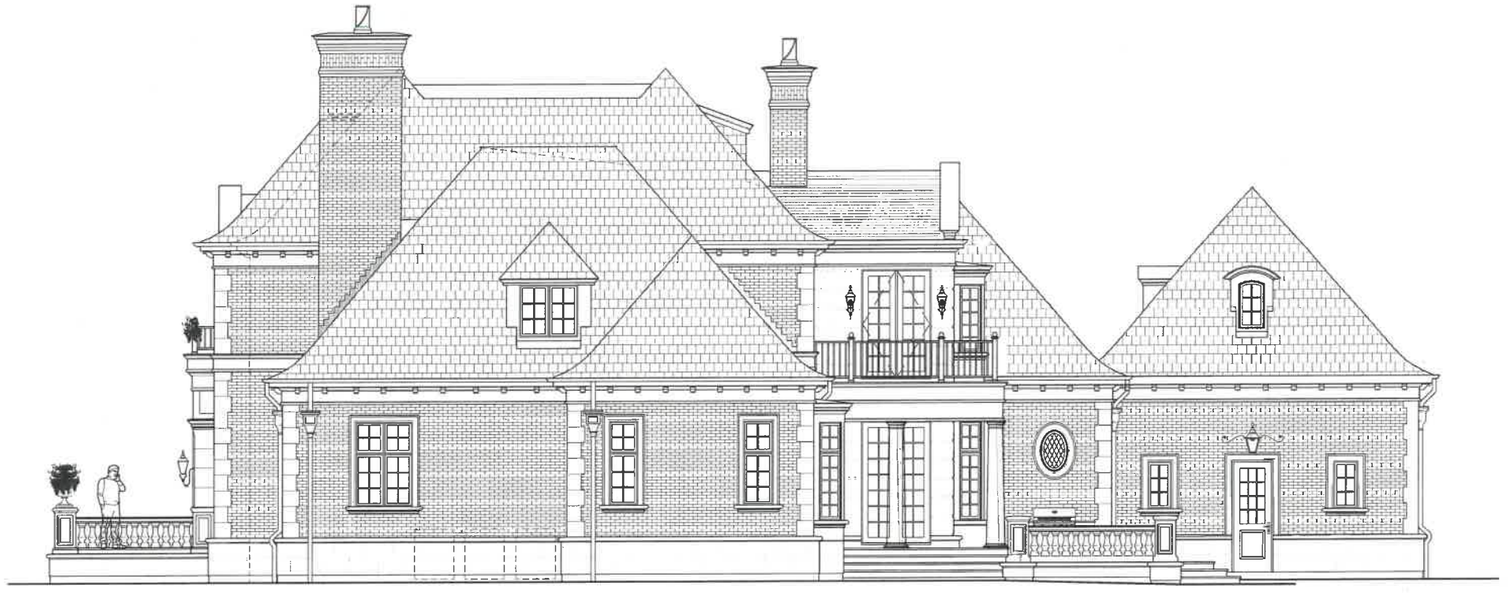
Proposed Copper Gutters

Proposed Porch &
Terrace - Bluestone

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. · 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

April 2, 2025

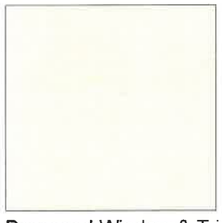
PROPOSED WEST ELEVATION



Proposed Brick &
Limestone Palette

Proposed Brick - Oyster Bay w/
Regular Mortar

Proposed Roof
Natural or Da Vinci Slate



Proposed Window & Trim
Color (warm white)

Proposed Front Door &
Garage Doors

Proposed Wall
Sconce

Proposed Wall Sconce

Proposed Copper Scuppers

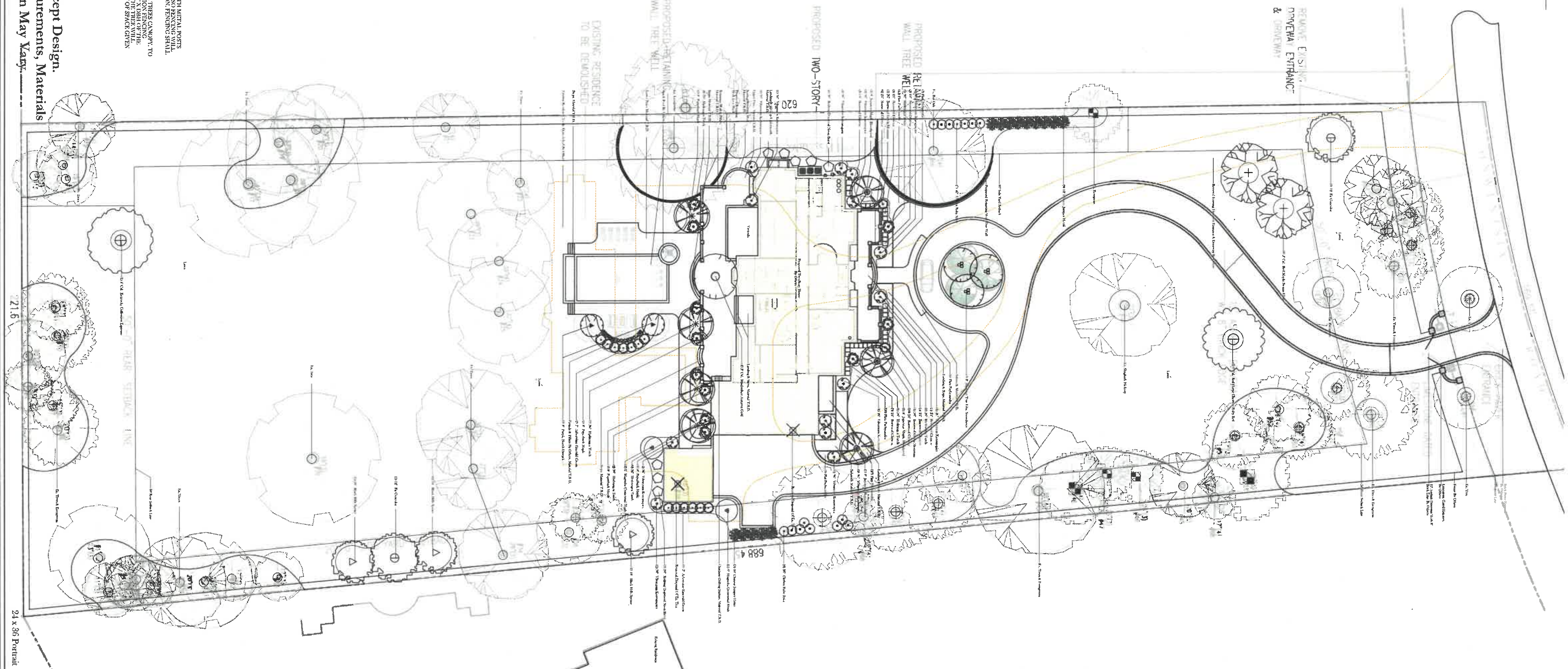
Proposed Copper Gutters

Proposed Porch &
Terrace - Bluestone

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

April 2, 2025

LANDSCAPE PLAN



Landscape Plan

NOTE:

CONSTRUCTION FENCING PERIMETER WITH METAL POSTS SET NO FATHER THAN 3-FT CENTERS (MAX.) SO FENCING WILL REMAIN STABLE THROUGHT CONSTRUCTION. FENCING SHALL BE MAINTAINED DAILY.

ROOTS OF TREES EXTEND FAR BEYOND THE TREES CANOPY. TO PROTECT THESE ROODS PLACE CONSTRUCTION FENCING AROUND THE CRITICAL ROOT ZONE (CZR = 1'X DBH OF THE TREE. THE IMPACT OF CONSTRUCTION ON THE TREE WILL LARGELY BE DETERMINED BY THE AMOUNT OF SPACE GIVEN FOR THE TREE PROTECTION AREA.

Artisan Concept Design.
Actual Design Measurements, Materials & Installation May Vary.

NOTE:
Plant Substitution May Be Used. Installation Sizes On Plants See Contractors Agreement. Plants Shown On Design At Maturity & Maintained Height. Plants Shown At Best Attribute.

NOTE:
Call J.U.L.I.E. Before Digging.

REVISIONS:

DATE:	#:	DISCRIPTION:
4-3-2025		Front Entryway, pillars, Walls & Gate Changes

BUHRMAN design group
20200 W. Winchester Rd. | Mundelein, IL 60060
847-949-9245
info@buhrmandesigngroup.com

LANDSCAPE PLAN VIEW

CLIENT INFORMATION:

THE TAGLIOFERRO RESIDENCE
225 E. Onwentsia Rd.
Lake Forest, IL 60045

SCALE: 1/20" = 1'0
DATE: 4-3-2025
DESIGNED BY: R.G./M.Q.

SHEET NUMBER:
PG 1.1

0 5 10 15 20 25 30 35 40 45 Scale: 1/20" = 1 ft

THE TAGLIAFERRO RESIDENCE

LANDSCAPE PLAN ELARGED

N

20' Side Yard Setback

Proposed Retaining Wall Tree Well

(7) 36" Clethra Ruby Spice

Ex. Bur Oak

(7) Flats Pachysandra

(1) 36" Viburnum Koreanspice

(3) 24" Boxwood Glencoe

(1) 36" Hydrangea Torch

(43) Flats Pachysandra

(3) 24" Boxwood Glencoe

(1) 36" Boxwood Green Mountain

(4) 24" Boxwood Glencoe

(1) 8' Japanese Maple Bloodgood

(1) 36" Viburnum Koreanspice

(3) 24" Boxwood Glencoe

(2) 36" Viburnum Koreanspice

(5) 36" Redtwig Dogwood Neon Burst

(1) 36" Viburnum Koreanspice

Landing & (1) Step Underneath. Material T.B.D.

(1) 36" Viburnum Koreanspice

Upper Patio. Material T.B.D.

Seating/Retaining Wall. Material T.B.D.

Proposed Retaining Wall Tree Well

Retaining Wall & Pillars. Material T.B.D.

Steps. Material T.B.D.

(2) 36" Hydrangea Torch

(1) 8' Paperbark Maple

Ex. Evergreens

Spa & Pool By Others

Lower Patio. Material T.B.D.

Steps. Material T.B.D.

Existing Residence To Be Demolished By Others

Proposed Two-Story House By Others

Veranda

(3) 8' Japanese Tree Lilac Snowdance

Sidewalk Material T.B.D.

(6) Flats Pachysandra

Landing & Steps. Material T.B.D.

(1) 36" Viburnum Koreanspice

(3) 24" Boxwood Glencoe

(1) 36" Hydrangea Torch

(3) 24" Boxwood Glencoe

(1) 36" Boxwood Green Mountain

(10) 24" Boxwood Glencoe

(1) 8' Japanese Maple Bloodgood

(1) 36" Hydrangea Torch

(3) 24" Boxwood Glencoe

(20) Flats Pachysandra

(1) 36" Viburnum Koreanspice

Landing & Steps. Material T.B.D.

(20) Flats Pachysandra

(1) 8' Japanese Maple Bloodgood

(2) 36" Viburnum Koreanspice

Sidewalk Material T.B.D.

(3) 36" Viburnum Koreanspice

(1) Flat Pachysandra

Removal/Disposal Of Ex. Tree

(8) 36" Clethra Ruby Spice

Landing & Steps. Material T.B.D.

(1) 3" Cal. Maidenhair Autumn Gold

(5) 10' Chinese Juniper Hetzii

(1) 6' Magnolia Centennial Blush

Outdoor Grilling Station. Material T.B.D.

(6) 7' Arborvitae Emerald Green

Removal/Disposal Of Ex. Tree

(3) 36" Redtwig Dogwood Neon Burst

(1) 36" Viburnum Koreanspice

(1) 10' Black Hills Spruce

(1) 36" Viburnum Koreanspice

(1) 8' Paperbark Maple

(2) 36" Hydrangea Torch

(1) 6' Magnolia Centennial Blush

(2) 36" Hydrangea Torch

(1) 8' Paperbark Maple

Steps. Material T.B.D.

(2) 36" Hydrangea Torch

(1) 8' Paperbark Maple

(7) 7' Arborvitae Emerald Green

Pergola & Pillars By Others. Material T.B.D.

(2) 8' Purple Beech Dawyck

NOTE:

CONSTRUCTION FENCEING PERIMERTER WITH METAL POSTS SET NO FATHER THATN 3-T CENTERS (MAX.) SO. FENCING WILL REMAIN STABLE THROUGHT CONSTRUCTION. FENCING SHALL BE MAINTAINED DAILY.

ROOTS OF TREES EXTEND FAR BEYOND THE TREES CANOPY. TO PROTECT THESE ROODS PLACE CONSTRUCTION FENCING AROUND THE CRITICAL ROOT ZONE (CZR – 1' X DBH OF THE TREE. THE IMPACT OF CONSTRUCTION ON THE TREE WILL LARGELY BE DETERMINED BY THE AMOUNT OF SPACE GIVEN FOR THE TREE PROTECTION AREA.

Artisan Concept Design.
Actual Design Measurements, Materials & Installation May Vary.

NOTES:

NOTE:
Plant Substitution May Be Used. Installation Sizes On Plants See Contractors Agreement. Plants Shown On Design At Maturity & Maintained Height. Plants Shown At Best Attribute.

NOTE:
Call J.U.L.I.E. Before Digging.

PG 1

LANDSCAPE PLAN

REVISIONS:

DATE:	#:	DISCRIPTION:
4-3-2025	1	Front Entryway Pillars, Walls & Gate Changed.
5-8-2025	2	Changed From 24 x 36 Portrait To 11 x 17 Landscape, Made Portion Of The Design Bigger.

20200 W. Winchester Rd. | Mundelein, IL 60060
847-949-9245
info@buhrmandesigngroup.com

BUHRMAN
design group

THE TAGLIOFERRO RESIDENCE

225 E. Onwentsia Rd.
Lake Forest, IL 60045

SCALE:	1/20" = 1'0
DATE:	5-8-2025
DESIGN BY:	R.G./M.Q.

11 x 17 Landscape

Scale: 1/20" = 1 ft

0 5 10 15 20 25 30 35 40 45