

**Agenda Item 3**  
**225 E. Onwentsia Road**  
**Demolition and Replacement Residence**

Staff Report  
Building Scale Summary Sheet  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Description of Materials  
Statement of Intent  
Site Plan and Entrance Gates - Proposed  
Elevations – Proposed  
*Floor Plans - Proposed*

Materials from the May 28<sup>th</sup>, 2025 Meeting

Site Plan  
Elevations

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	June 25, 2025
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b>225 E Onwentsia Road – Demolition and Replacement Residence</b>

### PROPERTY OWNERS

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 petition for a Certificate of Appropriateness approving a replacement residence, attached garages, hardscape and a conceptual landscape plan was continued by the Commission at the last meeting with direction for further refinement. At the previous meeting on May 28<sup>th</sup>, 2025, the Commission indicated support for demolition of the existing structure. The official approval of the demolition should be incorporated into a single motion with the replacement residence at the conclusion of the Commission's deliberations.

### 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.

The residence on the property is recognized as a Contributing Structure to the Historic District due to the age of the structure and was previously approved for demolition by the Commission in 2022. Demolition did not proceed and the property is now under new ownership. As noted above, at the last meeting, the Commission stated support for re-approval of the demolition.

### COMMISSION COMMENTS ON THE REPLACEMENT RESIDENCE FROM THE LAST MEETING

A summary of the comments and direction offered by the Commission at the last meeting is provided below. Staff commentary on how the petitioner responded to the direction of the Commission is in **bold**.

1. Simplify the windows and dormers on all elevations and achieve more consistency around the home in style and design.

**Dormers and windows are now more consistent across the elevations. The casement windows on the mud room and guest bedroom and the garage windows are now all arched transom windows. The oval garage window on the north elevation has been changed to match the adjacent rectangular windows. The arched dormers on all elevations have been replaced by shorter inset arched dormers. The large arched dormer and shed dormer on the garage are now hipped dormers.**

2. Reduce the level of ornamentation on the front elevation.

**The front elevation has been simplified to some extent.**

- **The three arched dormers above the main entrance were removed and instead, one dormer is placed on each side of the central pediment on the adjacent hipped roofs.**
- **The height of the front entrance element was raised.**
- **A closed, rather than an open pediment cap is used the front entry element.**
- **The stone scrolling on the entrance was removed.**
- **The decorative wrought iron railing is shorter than previously proposed.**
- **The entrance surround is lower than previously proposed.**
- **The quoins on all elevations are now brick instead of stone, simplifying the materials.**

3. Remove the balustrade to the left of the main entrance.

**The balustrades immediately adjacent to both sides of the entrance have been removed. The balustrades beyond remain.**

**The balustrade along the garage wall remains.**

4. Set the front gate and pillars further back from the front property line to preserve the landscape dominant character of the streetscape.

**The front gate and pillars were moved to the west and setback an additional 25 feet from Onwentsia Road. The pillars and gate as now proposed are located 54 feet back from the front property line.**

## **STAFF EVALUATION**

### *Site Plan*

In response to comments made by the Commission, the location of the curb cut and driveway were adjusted so that the gate and pillars are now 25 feet further back than previously proposed, preserving the landscape dominant character of the streetscape. The new curb cut will be just east of the existing curb cut. The apron of the driveway entrance as now proposed encroaches slightly into the extended side yard setback and will need to be adjusted to avoid that encroachment.

**Staff Recommendation:** Shift the apron of the driveway to the east so that it does not

encroach into the extended side yard setback along the west property line.

#### *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, located to the south of the attached garage, is setback from the street further than the house and helps to screen headlights and activity near the garages from the residence to the east. The detached garage may also buffer the pool and terrace in the rear yard from the neighboring property to the east.

#### *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 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 the vegetative screening.

Staff Recommendation: Submit as built drawing while construction is in progress to confirm that the height of the residence, as measured from the point of lowest existing adjacent grade to the tallest peak of the roof, 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 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 balanced and compatible with the surrounding area and consistent with the French Neoclassical style. In response to the Commission's comments and direction, the windows, dormers, and front entrance are further refined to improve the proportions of openings.

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

This standard is met. The rhythm of solids to voids was refined in response to Commission comments. The rhythm is consistent on the north, east and west elevations. The south elevation presents large expanses of windows in relation to solid wall. This configuration, takes 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.

Staff Recommendation: Maintain and enhance vegetative screening along the east property line.

#### **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 but is still setback further than required. The vegetation along the street in combination with the extensive setback limit the visual impact of the home on the streetscape. The proposed siting of the replacement residence improves the relationship of the new 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 roof product or natural slate, a final decision is 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.

In accordance with comments and direction from the Commission, as well as staff comments, the dormers are now more consistent across the elevations than previously proposed.

On the east facing attached garage elevation, the single large dormer appears heavy and out of scale.

**Staff Recommendation:** Eliminate the dormer or explore the appropriateness of two smaller dormers in place of the single large dormer.

**Standard 9 – Walls of Continuity.**

This standard is met. The proposed entry gate and landscape masses are consistent with the streetscape and surrounding neighborhood. The gate is setback from the front property line 54 feet. The landscaped streetscape character will remain.

As recommended by the Commission at the previous meeting, the roof top balustrade on the garage, to the east of the main entrance should be removed to avoid disrupting the continuity of the front elevation overall.

**Staff Recommendation:** Eliminate the balustrade at the garage to simplify the front façade.

**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. A central front entrance is prominent on the front façade.

**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 are in fair health, vary in species and size, and total to 107 inches. Replacement tree inches planted on site will be required to compensate for the trees removed. At the time of permit, a bond to assure planting of the required replacement inches will be required. As work on the site proceeds, the landscape plan and impacts on trees will be reevaluated and adjusted if determined to be appropriate by the City's Certified Arborist.

**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. 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 plans for permit, revise the plans to reflect the following:
  - a. Shift the driveway curb cut to the east, out of the extended side yard setback along the west property line.
  - b. Specify the brick veneer as at least four inches thick.
  - c. Eliminate the balustrade east of the front entrance at the garage roof.
  - d. Eliminate the dormer over the garage doors or explore the use of two smaller dormers with final review subject to City staff approval.
2. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any other 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. 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.
3. Prior to the issuance of a building permit, detailed tree removal and landscape plans shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall, at a minimum, meet the landscape requirements for new construction and provide for the required 107 replacement inches on site using good forestry practices. Specifically, the plan shall also clearly detail existing vegetation intended to remain along the perimeter of the property and additional plantings proposed along the east property line to screen the private areas of the neighboring home. The required replacement tree inches may be adjusted if additional trees, beyond those identified on the tree removal plan, are impacted or compromised in the opinion of the City's Certified Arborist.
4. 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.
5. 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 respect the dark sky character of the neighborhood.

6. 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 or staging is permitted on Onwentsia Road due to the narrow, curving nature of the street.**
7. Submit an 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 as measured from the point of lowest adjacent grade to the tallest roof peak and conforms to the approved plans.

**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**

Allowable Height: 40 ft. Actual Height 40 ft. Less Than 1% under  
Max. allowed

**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



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

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

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

**PROPERTY OWNER INFORMATION**

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)*

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



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 \_\_\_\_\_

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

**Chimney Material**

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

**Roofing**

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**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**

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

**Driveway Material**

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

**Terraces and Patios**

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



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

June 11, 2025

Re: Architect's Response to HPC Comments for 225 E Onwentsia Road.

Mr. Prado,

As you know, last month we appeared before the Lake Forest Historic Preservation Committee to present the proposed new home for Chris and Brooke Tagliaferro at 225 E Onwentsia Road. This included approval for the demolition of the existing vacant residence, which was granted during that meeting. While the overall feedback from committee members was positive, there were some who expressed concern about fenestration and certain design elements. We were asked to consider these concerns and explore possible refinements to the proposed design that offered appropriate alternatives while respecting the Tagliaferro's design vision for their home.

The comments provided by committee members and our response to each are as follows:

A. *Simplify the windows and dormers on all elevations and achieve more consistency around the home in style and design.*

- The three arched dormers have been removed from the main upper roof. One shorter dormer has been added to each of the hip roofs flanking the central pediment.
- The double casement windows in the Mud Room and the opposite Guest Bedroom have been changed to an arched transom.
- The arched dormer and window above the garage have been changed to a hip roof.
- The oval window on Garage wall has been replaced to match the other two smaller windows under the service entrance covered porch.
- The shorter inset arched dormer has substituted the longer dormer on all elevations.
- The four-unit window above the Garage doors on the Left Side Elevation has been changed to a triple casement and the shed roof has been changed to a matching hip dormer.

B. Reduce the level of ornamentation on the front elevation.

- As previously mentioned, the three arched dormers on the upper roof have been removed

- The center entrance roof has been raised and changed from an open to a closed pediment with historically correct proportions
  - The width of the center entrance appendage was widened 18" to balance increase in height of the pediment element.
  - The stone scrolling has been removed from the entrance surround and pediment gable.
  - The decorative wrought iron rail height has been lowered and the upper portion of the entrance surround lowered.
  - The quoins have been changed from stone to brick.
- C. Remove the balustrade to the left of the main entrance.
- The balustrade has been removed on both sides of the entrance. The remaining balustrades have been reduced in depth 4'-0" and will now be 8'-0" from the wall face.
- D. Set the front gate and pillars further back from the front property line to preserve the landscape dominate character of the streetscape.
- The entrance gate and pillars have been moved to the west side of the property and set an additional 25'-0" from the property for a total distance of 54'-0" from Onwentsia road.

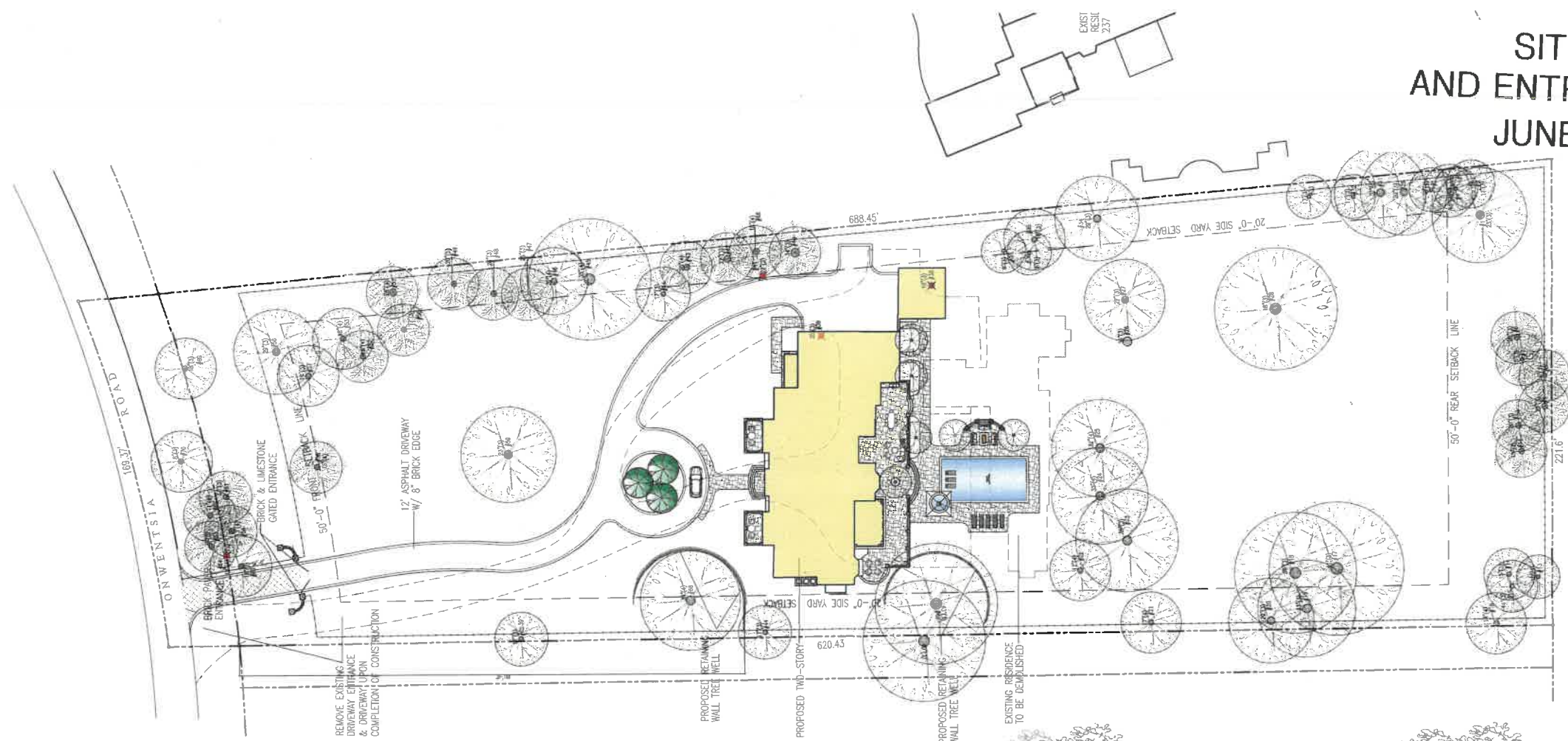
Please let me know if there is any additional information you require to assist with review of the proposed refinements to Tagliaferro's home. We look forward to meeting with the HPC in June.

Respectfully,

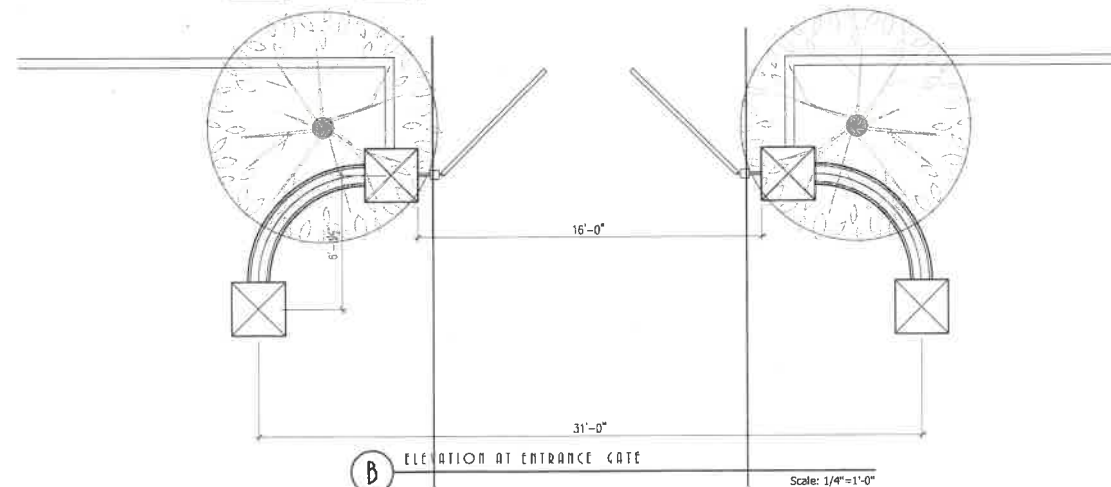
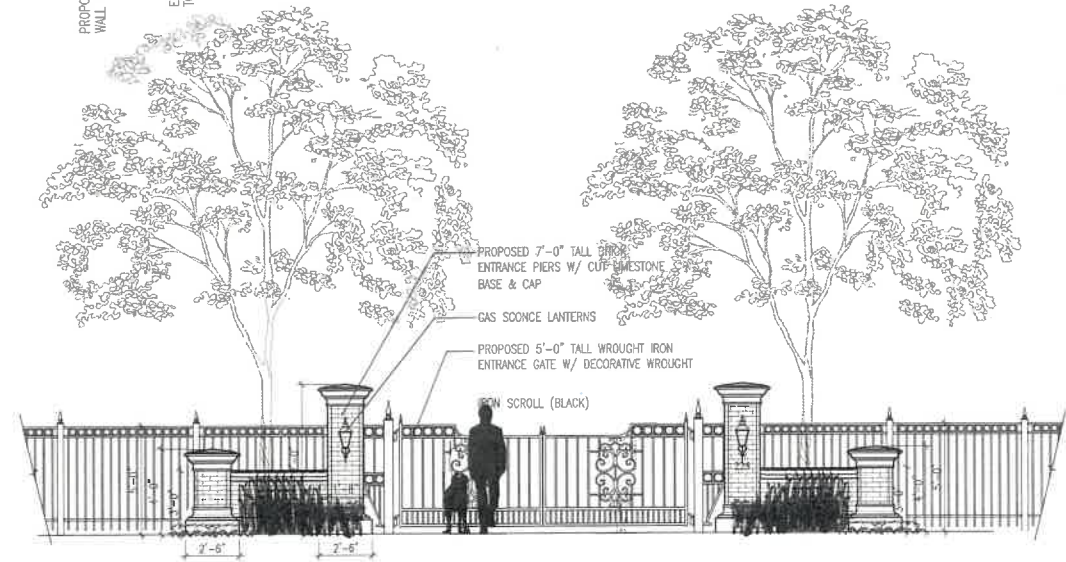
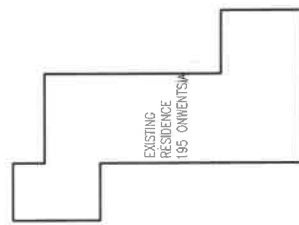


Rick Swanson AIA, NCARB  
R.M. Swanson Architects PC

# SITE PLAN AND ENTRANCE GATE JUNE 25, 2025



**A** SITE PLAN  
Scale: 1"=30'-0"



225 E ONWENTSIA ROAD

**RM SWANSON ARCHITECTS**  
11418 E MISSION LANE SUITE 201 PHOENIX, ARIZONA 85029  
602.998.8888

**B** ELEVATION AT ENTRANCE GATE

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



FRONT ELEVATION

RELEVANT REFINEMENTS

1. REVISITED THE CENTRAL ENTRANCE APPENDAGE INCLUDING ENTRANCE SURROUND AND PEDIMENT.
2. THE LIMESTONE SCROLLING HAS BEEN REMOVED TO REDUCE ORNAMENTATION.
3. THE PEDIMENT HAS BEEN MODIFIED FROM AN OPEN TO A CLOSED PEDIMENT AND REFINED TO BE MORE HISTORICALLY PROPORTIONATE.
4. THE 3-ARCHED DORMERS ON THE UPPER ROOF HAVE BEEN REMOVED AND THE PEDIMENT RAISED TO ALLOW A HIERARCHY TO THE COMPOSITION OF THE FACADE.
5. THE ENTRANCE SURROUND HAS BEEN SIMPLIFIED BY LOWERING THE DECORATIVE WROUGHT IRON RAIL/BASE AND REMOVING THE STONE SCROLLING. IN ADDITION, THE WIDTH OF THE CENTRAL ENTRANCE ELEMENT HAS BEEN INCREASE 18" TO PROVIDE A MORE PROPORTIONATE BALANCE TO THIS KEY DESIGN ELEMENT.
6. THE LIMESTONE QUOINS HAVE BEEN CHANGED TO BRICK.
7. THE ARCHED DORMERS HAVE BEEN SHORTENED AND LOWERED.
8. THE LARGER ARCHED DORMER HAS BEEN MODIFIED TO A STRAIGHT WINDOW FRAME AND A HIP ROOF ADDED.
9. THE OVAL WINDOW ON THE GARAGE WALL HAS BEEN REPLACED WITH A MATCHING RECTANGULAR WINDOW.
10. THE BALUSTRADE HAS BEEN REMOVE FLANKING EACH SIDE OF THE ENTRANCE AND THE REMAINING TERRACES REDUCED IN DEPTH 4'-0".



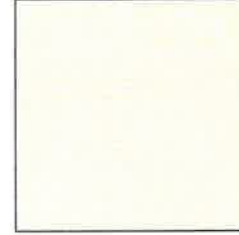
Proposed Brick & Limestone Color Palette



Proposed Face Brick (Oyster Bay) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany)



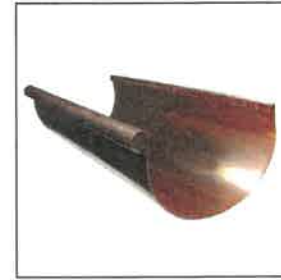
Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSI A ROAD



11418 E MISSION LN. 847 757-3975  
SCOTTSDALE, ARIZONA rick@rmswanson.com



FRONT ELEVATION



Proposed Brick & Limestone Color Palette



Proposed Face Brick (Oyster Bay) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany



Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

RELEVANT REFINEMENTS

1. REVISITED THE CENTRAL ENTRANCE APPENDAGE INCLUDING ENTRANCE SURROUND AND PEDIMENT.
2. THE LIMESTONE SCROLLING HAS BEEN REMOVED TO REDUCE ORNAMENTATION.
3. THE PEDIMENT HAS BEEN MODIFIED FROM AN OPEN TO A CLOSED PEDIMENT AND REFINED TO BE MORE HISTORICALLY PROPORTIONATE.
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10. THE BALUSTRADE HAS BEEN REMOVE FLANKING EACH SIDE OF THE ENTRANCE AND THE REMAINING TERRACES REDUCED IN DEPTH 4'-0".



11418 E MISSION LN. 847 757-3975  
 SCOTTSDALE, ARIZONA rick@rmswanson.com

225 E ONWENTSI A ROAD



REAR ELEVATION

RELEVANT REFINEMENTS

1. THE PEDIMENT HAVE BEEN MODIFIED TO BE CONSISTENT WITH THE FRONT PEDIMENT
2. THE STONE SCROLLING HAS BEEN REMOVED



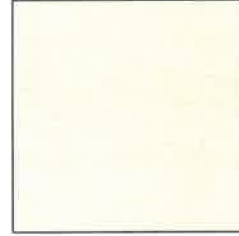
Proposed Brick & Limestone Color Palette



Proposed Face Brick (Oyster Bay) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany)



Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSI A ROAD



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(CHANGES HIGHLIGHTED)

PROPOSED SOUTH ELEVATION

JUNE 25, 2025



REAR ELEVATION

RELEVANT REFINEMENTS

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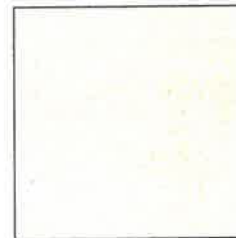
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Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters

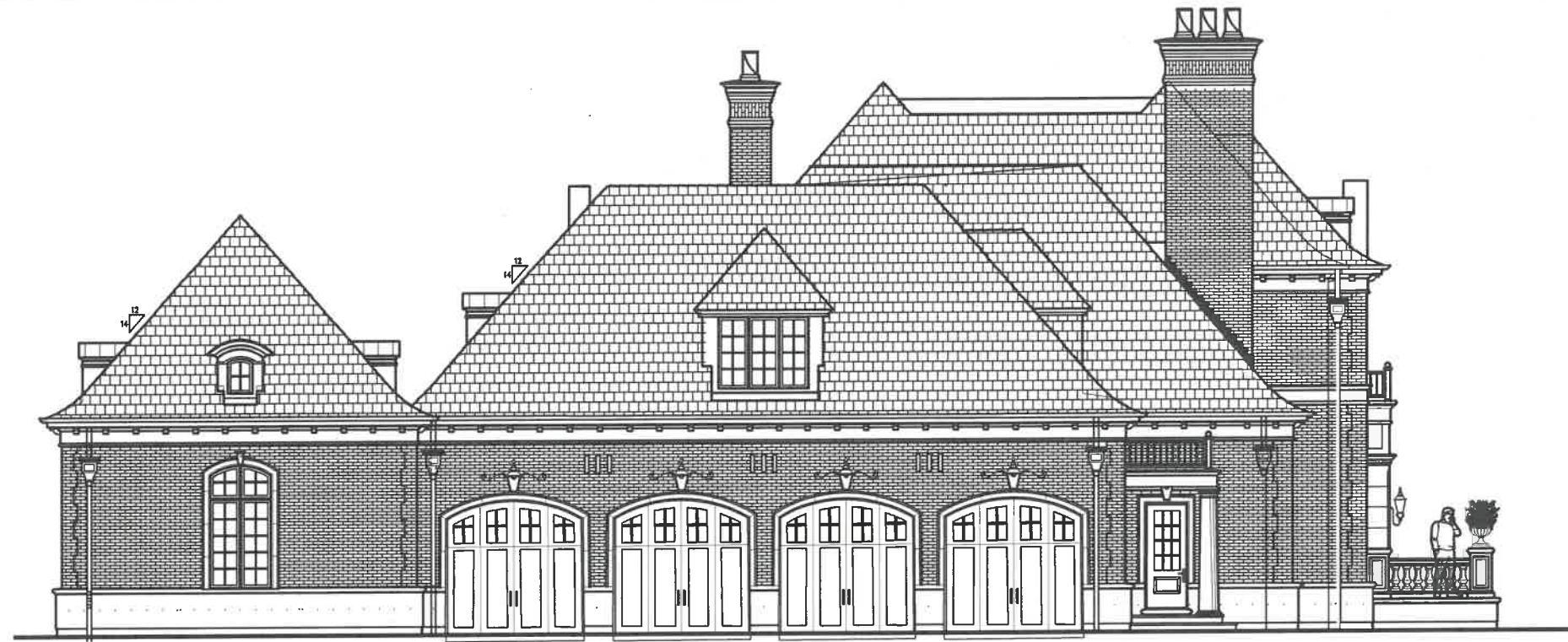


Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSI A ROAD

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LEFT SIDE ELEVATION

RELEVANT REFINEMENTS

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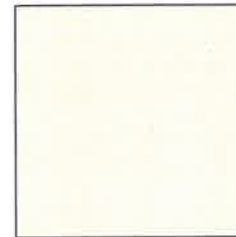
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Proposed Window & Trim Color Marvin (Coconut White)



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Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters

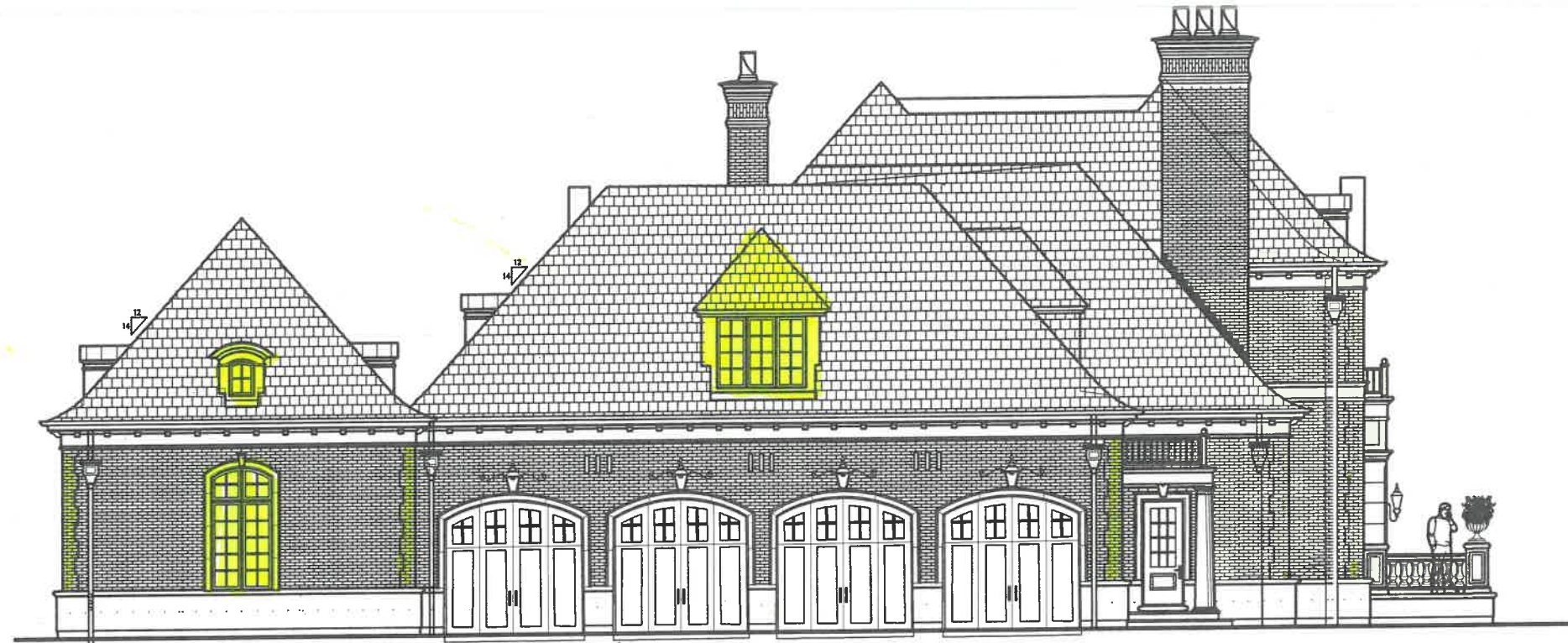


Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSI A ROAD

(CHANGES HIGHLIGHTED)

PROPOSED EAST ELEVATION  
JUNE 25, 2025



LEFT SIDE ELEVATION

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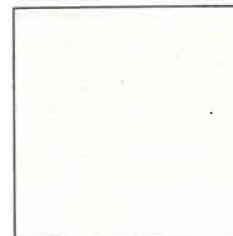
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Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany



Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSIA ROAD

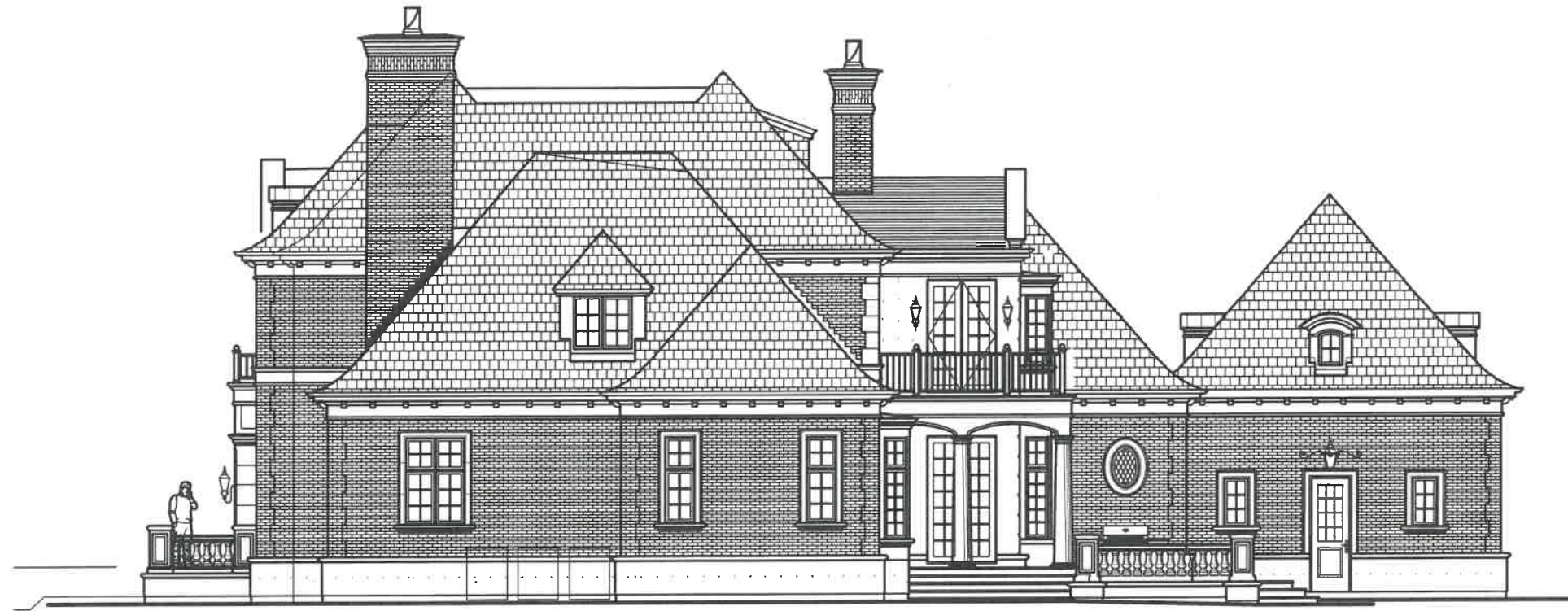
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ARCHITECTS

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rick@rmswanson.com

# PROPOSED WEST ELEVATION

JUNE 25, 2025



## RIGHT SIDE ELEVATION

## RELEVANT REFINEMENTS

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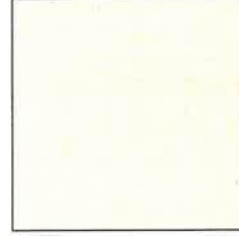
Proposed Brick & Limestone Color Palette



Proposed Face Brick (Oyster Bay) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany



Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

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(CHANGES HIGHLIGHTED)

PROPOSED WEST ELEVATION

JUNE 25, 2025



RIGHT SIDE ELEVATION

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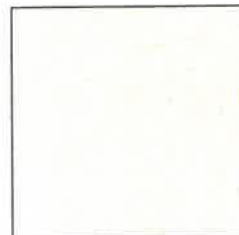
Proposed Brick & Limestone Color Palette



Proposed Face Brick (Oyster Bay) W/ Regular Mortar Joints



Proposed Roof Material - Natural or Composite Slate



Proposed Window & Trim Color Marvin (Coconut White)



Proposed Front Door & Garage Door Stain Color: Dark Mahogany)



Proposed Wall Sconce



Proposed Wall Sconce



Proposed Copper Scuppers



Proposed Copper Gutters



Proposed Patio, Porch & Terrace: Bluestone

225 E ONWENTSI A ROAD

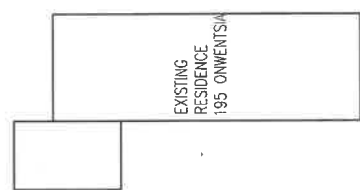
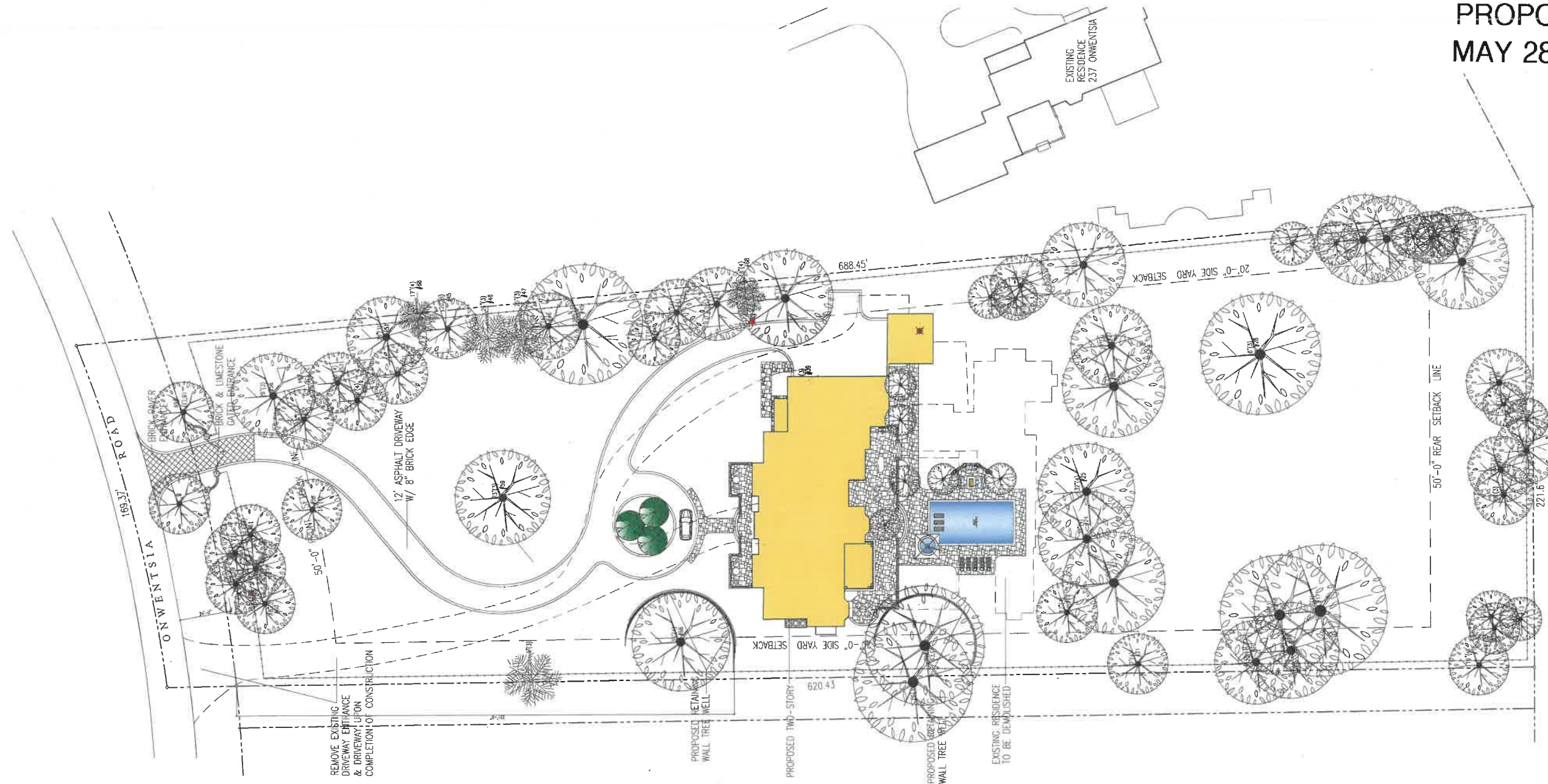
RM SWANSON ARCHITECTS

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847 757-3975 rick@rmswanson.com

## **Materials Submitted by Petitioner from the May 28, 2025 Meeting**

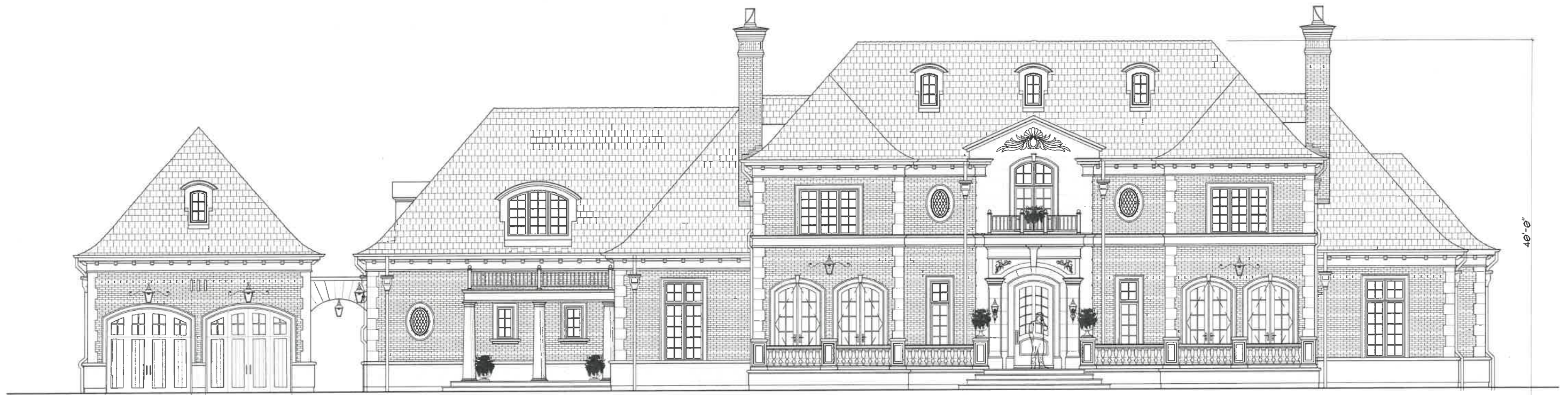
SITE PLAN  
 PROPOSED  
 MAY 28, 2025




 A SITE PLAN  
 Scale: 1"=20'-0"

PROPOSED NORTH ELEVATION

MAY 28, 2025



FRONT ELEVATION

69144  
LOWEST ADJ  
GRADE



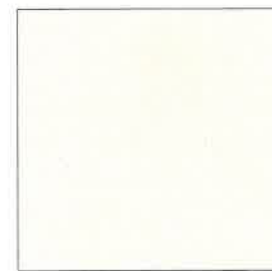
Proposed Brick & Limestone Palette



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

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PROPOSED SOUTH ELEVATION

MAY 28, 2025



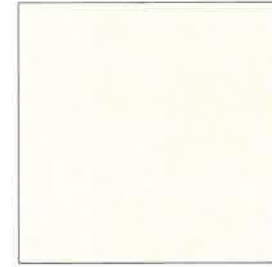
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Proposed Brick - Oyster Bay w/ Regular Mortar



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



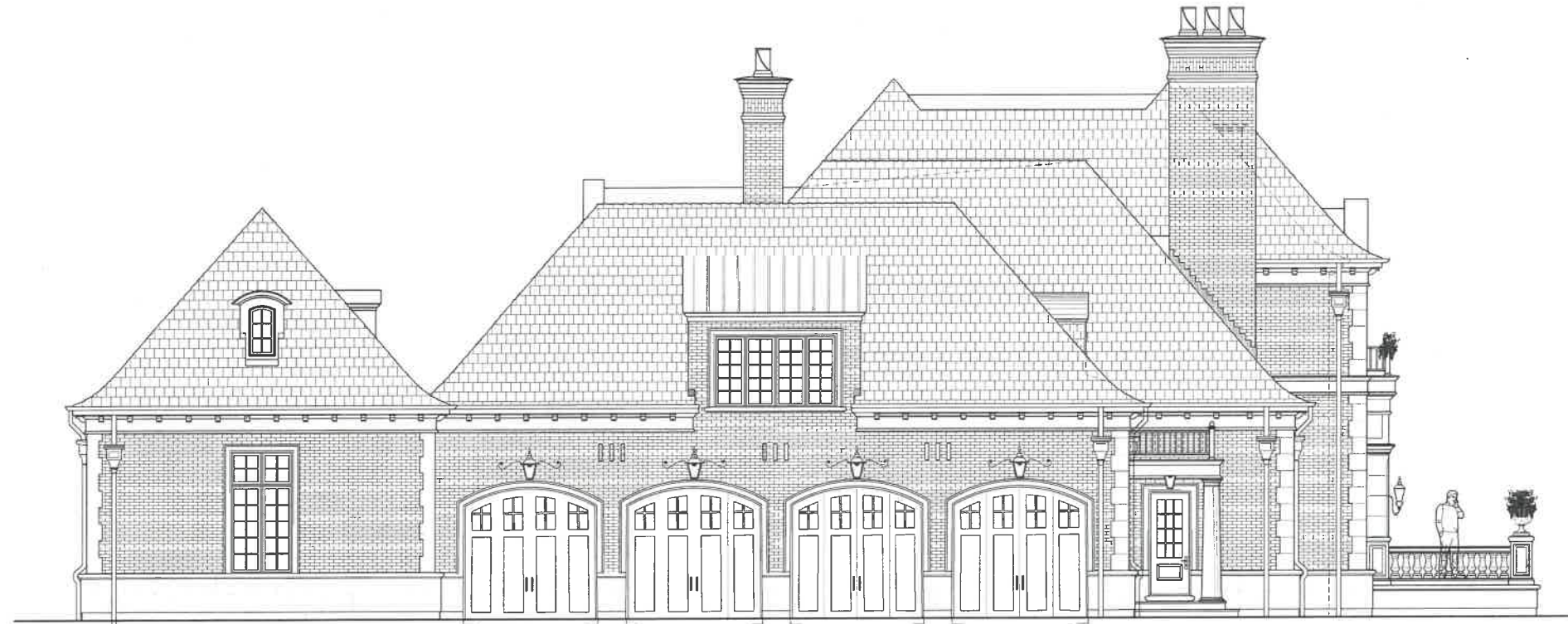
Proposed Porch & Terrace - Bluestone

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# PROPOSED EAST ELEVATION

MAY 28, 2025



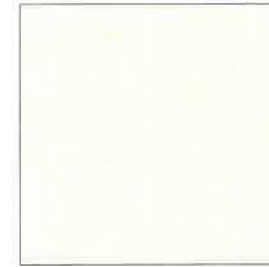
Proposed Brick & Limestone Palette



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



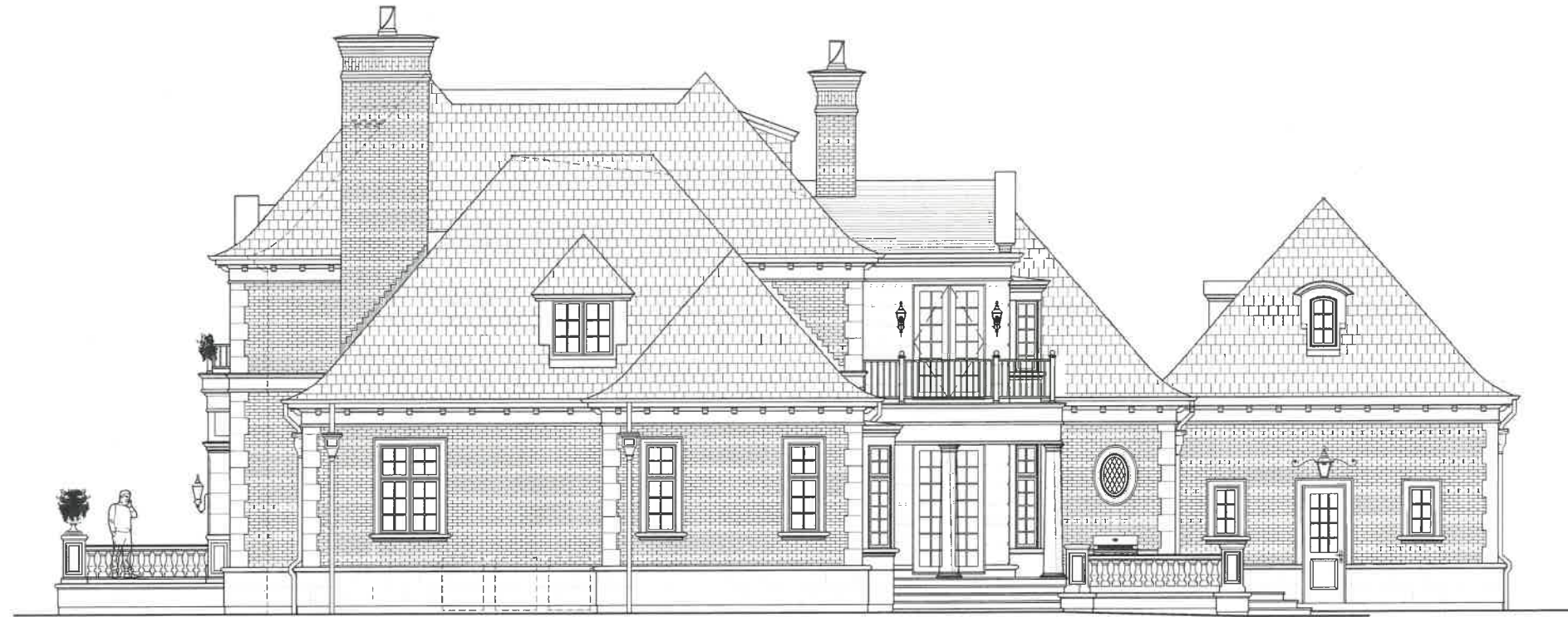
Proposed Porch & Terrace - Bluestone

RM  
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ARCHITECTS

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SCOTTSDALE, ARIZONA rick@rmswanson.com

PROPOSED WEST ELEVATION

MAY 28, 2025



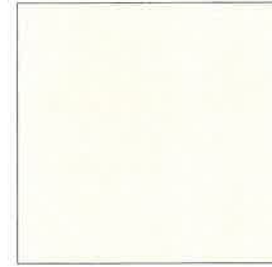
Proposed Brick & Limestone Palette



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  
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ARCHITECTS

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**Agenda Item 4**  
**855 Rosemary Road**  
**Garage and Rooftop Patio Renovations with a new Outdoor Kitchen**

Staff Report  
Vicinity Map  
Air Photo  
Historic Resources Form

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Materials  
*Plat of Survey*  
Preservation Letter  
Existing and Proposed Floor Plans  
Lighting Plan  
Existing and Proposed Views  
Photos of Existing Conditions

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Culbertson and members of the Historic Preservation Commission
DATE:	June 25, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>855 Rosemary Road – Garage and Rooftop Patio Renovations and Addition of an Outdoor Kitchen</b>

### Petitioners

Michael Curcio & Nicole  
Sherrod  
855 Rosemary Road  
Lake Forest, IL 60045

### Property Location

855 Rosemary Road

### Historic Districts

East Lake Forest  
Historic District

### Project Representative

Charles Cook, Cook Architectural Design Studio, Inc.

### Summary of the Petition

The petitioner is requesting a Certificate of Appropriateness for a garage renovation, conversion of an existing rooftop solarium into an open-air pavilion with the addition of an outdoor kitchen, and renovation of the existing rooftop patio at 855 Rosemary Road.

### Description of Property and Surrounding Area

The Finley Barrell House is an English Arts & Crafts House designed by Howard Van Doren Shaw, and was constructed in 1910. The house is executed in red brick with limestone accents and columns and is an early example of the work that would later distinguish Lake Forest estate architecture. The house is a significant Contributing Structure to the East Lake Forest Historic District and the interior was recently renovated by the current owners in compliance with the property tax assessment freeze and the Secretary of the Interior's Standards for Rehabilitation.

The garage structure on the east end of the house was designed by Holabird & Root and constructed in 1938. In 1975 a permit was issued for renovation of the garage. The exact scope of the work completed is not clear, but the existing roof top solarium or garden room as it is sometimes referred to was likely added or refurbished at that time.

The house is located on the south side of Rosemary Road just east of Sheridan Road on a lot that is 1.8 acres. A subdivision of the estate, Lot 218 in the original Lake Forest plat, was approved in 1956. Five lots were created by the subdivision resulting in a lot in depth behind the garages at the southeast corner of the home. The property line between the Finley Barrell House and the neighboring house at 881 Rosemary Road is heavily screened with tall arborvitae on both sides of a separating fence. The garages front Rosemary Road and are visible to the street at the service entrance driveway. A

uniform evergreen shrub line screens the front of the property. A low brick wall separates the service drive and parking area from the U-shaped front entrance driveway and front yard of the house.

### **Description of Proposed Project**

The proposed work includes the following:

- The main 4-bay garage structure will be repaired and a new roof installed. The front (north) wall will be tuckpointed, new light fixtures will be added above the garage doors, and new garage doors will be installed.
- The existing solarium will be modified with the removal of a large expanse of the south wall to create an open-air pavilion. Three supporting columns will be added in the opening with a limestone entablature and limestone quoining at the opening edges. This detailing replicates a feature on the main house and produces a complimentary architectural style for the pavilion. The interior space will be fully renovated to withstand exposure to the elements, a new stone floor will be installed, and a fireplace with chimney will be built on the east end of the pavilion.
- The fifth garage bay, which was built sometime after the 1938 garage addition, will be modified to include a higher parapet wall and limestone cap. The quoining detail on the east corner will be modified to match the main garage detailing, and a new garage door and light fixture to match the other four will be installed. An outdoor kitchen is proposed on the roof of this garage bay, the higher parapet wall will conceal the appliances and countertop equipment.
- The main terrace area to the south of the pavilion and kitchen will also receive new stone flooring and the stairs on the southeast end of the terrace will be refurbished with new stone steps.

### **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 height of the solarium is not changing. The proposed parapet wall on the fifth garage bay is below the wall height of the main garage, so there is no height change to the overall structure.

#### **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 distinctive round window shapes on the north elevation will remain. Two small accent windows will be added on the east wall of the pavilion flanking the new proposed chimney. These will match the window style of the house.

**Standard 4 Rhythm of Solids to Voids**

This standard is met. The higher parapet wall proposed on the fifth garage bay does not disrupt the rhythm of solids and voids and relates appropriately to the four-bay garage. The addition of the chimney provides an architectural terminus to the main four-bay garage which improves the transition to the fifth bay.

**Standard 5 – Spacing on the Street**

This standard is met. The minor change of the parapet wall on the fifth garage bay and the addition of the chimney do not change 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 brick and limestone will match the materials of the existing house. The roof and downspouts will be copper. The round windows on the north elevation and east elevation of the garage will be refurbished. New wood garage doors are proposed. The new windows on the east elevation will be aluminum clad wood windows.

**Standard 8 – Roof Shapes.**

This standard is met. The low pitch roof line of the solarium will not be changed in the conversion to an open pavilion.

**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 that impact the walls of continuity.

**Standard 10 – Scale.**

This standard is not applicable. The proposed modifications do not change the square footage of the existing house.

**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 round windows on the north and east elevations will be refurbished. The existing brick walls will be tuckpointed and the limestone quoining on the four-bay garage will be restored.

**Standard 13 – Preservation of natural resources**

This standard is not applicable. The proposed modifications do not impact the established landscape of the house.

**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 renovation 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 met. Deteriorated features and materials will be repaired and restored. The sensitive reuse and matching of the material palette, and the introduction of lighting and garage doors that are architecturally appropriate replicate the quality and character of the historic features and materials of the residence.

**Standard 16 – Surface cleaning.**

This standard is met. The proposed cleaning method does not include sandblasting.

**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 does not affect the essential form of the residence, garage, or the rooftop area. The pavilion could be retrofitted with glass in the future returning it to a three-season room.

### **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

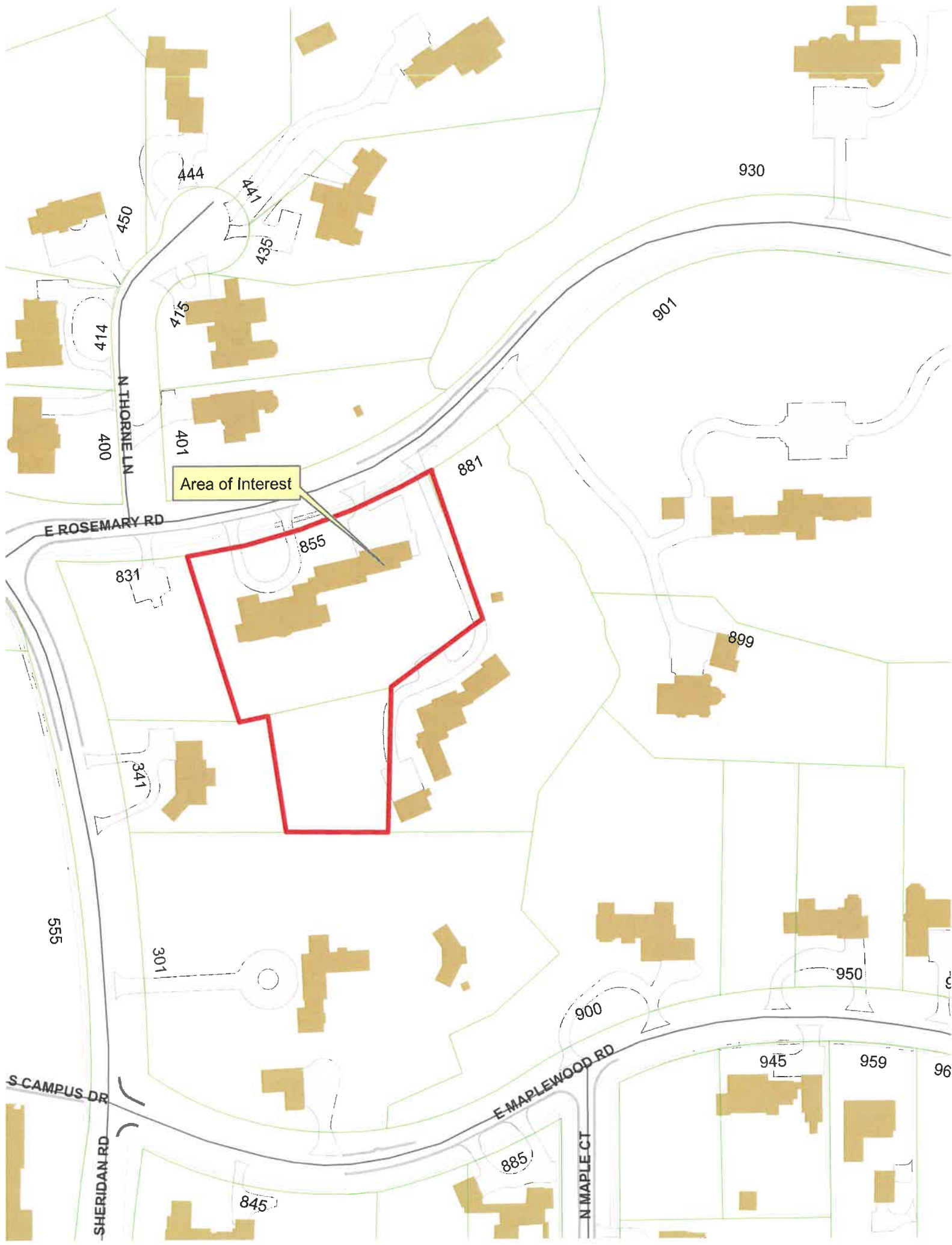
surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

### **Recommendation**

Grant a Certificate of Appropriateness approving a garage renovation, conversion of a solarium to an open-air pavilion, modifications to a rooftop patio, and the addition of an outdoor kitchen on the rooftop.

The recommendation includes the following conditions of approval.

1. Any and all changes and enhancements made to the plans after the Commission's review in response to Commission direction or comments or as a result of final design development must be clearly highlighted on the plans submitted for permit. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan and a construction parking and staging plan. The plans shall be subject to City review and approval prior to the issuance of building permits. The adjacent public streets must remain unobstructed and passable at all times. Driveways in the area may not be obstructed.
3. Submit an exterior lighting plan and cut sheets of proposed fixtures. All light sources must be screened from view from off the site recognizing the elevated patio area and potential light impacts on neighboring properties. All lights on the rooftop must be off unless the space is actively being used. After installation, adjustments to the intensity of the lighting may be required if visible from off the site.
4. All other lights, except for motion detector lights, must be set on timers to go off no later than 11 p.m.



Area of Interest

N THORNE LN

E ROSEMARY RD

555

S CAMPUS DR

SHERIDAN RD

E MAPLEWOOD RD

N MAPLE CT

444

441

435

414

400

475

401

881

855

831

341

301

845

885

901

930

899

900

950

945

959

96



Area of Interest

855

881

901

839

900



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 4428

**Property Address:**

**Street:** 855 E ROSEMARY RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Finley Barrell House I

**Original Owner:** Finley Barrell  
**Other Previous Owners:** MCGINLEY, JACK

**Present Owner:** CURCIO, MICHAEL

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1910  
**Use, Original:** Single Family Residence  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** 20th Century Architecture  
**Style:** English Arts & Crafts  
**Secondary Style:**

**Architect/Engineer:** Howard Van Doren Shaw

**Builder/Contractor:** unknown  
**Landscape Architect:** Warren Manning



**Photo Name:** February 1998

**Demolished:** **Date:**

**Zoning District:**

**Subdivision:** Lot 2 of Rosemary Resubdivision; platted 1958.

**Subdivided from:**

**Current Property Size (est.):** 1.80 acres

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

**Facade Easement?:**

**Held by:**

**Conservation Easement?:**

**Held by:**

**Plan Shape:** Irregular

**Number of Stories:** 2.5

**Structural Framing:**

**Foundation Material:**

**Facade Material:** Brick

**Roof Form:** Multi Gable

**Roof Material:** Slate

**Primary Window Type:** Casements

**Porches:** two-story screen porch at side.

**Integrity:** Good

**Condition:**

**Decorative Features & Surfacing:**

Elaborate entry with limestone columns and pilasters. Multi-gables across the front façade. Exposed rafter tails, decorative stone panels at chimneys, and carvings at the cornice line. The garage has circular windows at the second story with a greenhouse at the second story at the rear. There are low limestone balustrade walls at the rear garden. The entry is marked with brick and limestone piers with wrought iron fencing.

DECORATIVE SURFACING: Limestone at the entry.



# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 4428

### Local Register:

#### Local Historic District:

Local Ordinance Historic District

#### Contributing Significance to Local District:

contributing

#### Contributing Significant Resources:

Finley Barrell House I - Howard Van Doren Shaw, 1910

#### Is this Property Eligible for Local Landmark Designation?:

Yes

#### Local Landmark Designation:

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

#### Other Districts:

Historic Residential and Open Space Preservation District

### National Register:

#### National Register Historic District:

Lake Forest

#### Contributing Significance to National District:

contributing

#### Contributing Significant Resources:

#### Is this Property Eligible for National Register Listing?:

#### Individual National Register Listing :

#### Other Designations:

### History and Significance:

The Finley Barrell House I is identified as a significant contributing structure to the Historic District. The house was designed by Howard Van Doren Shaw, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1910, 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.

The following is an excerpt from "Lake Forest Country Places, XII," written by Mr. Arthur Miller and published in the Lake Forest Journal, April 9, 1995.

At 855 Rosemary Road is the English Arts & Crafts country house Lake Forest architect Howard Van Doren Shaw designed for one of the nation's leading grain and stock commission traders, Finley Barrell. This house, with its very striking street facade on the south side of Rosemary just east of Sheridan Road, is of significant interest both architecturally and historically. Architecturally Shaw's Barrell house and garden show this future winner of the American Institute of Architects' Gold Medal reaching the height of his powers at the crest of the Chicago Renaissance wave, truly a golden moment in Lake Forest's past. Shaw was yet to build his great "Havenwood" for Edward L. Ryerson in 1914, a few blocks south on Sheridan, or his Market Square in 1916. But here he demonstrates as well as anywhere his adapting for the Chicago climate the English Arts & Crafts country house vogue then so dominant. The local variation, the Prairie Style of Wright and others (Maher, Van Bergen), was an important sub-theme of this international trend. But nobody brought the English interpretation to Chicago in this era as did Shaw. Modelling his designs on English suburban and weekend houses springing up within striking distance by rail of London, Shaw imported this rich tradition to Chicago and the midwest in the period when hundreds of wealthy Americans' daughters were marrying European nobility.

But in bringing Old World style to the prairies Shaw ingeniously adapted his country-house form to the rigors of Chicago summers before air conditioning. Perhaps nowhere is this seen less-obtrusively done than in this 1912 Barrell house. Shaw's own 1897 Ragdale (1230 North Green Bay Road) shoves out north, west, and south with sitting and sleeping porches, to capture every afternoon and evening breeze. But in the manor-house scaled Barrell place the porches are much more discrete. Between these porches and the lawn with its garden beyond is an Italian influenced terrace, mediating the transition from the facade to the lawn and formal gardens. Here is achieved handsomely the Italian garden ideal of integration of interior and garden space, perfect for Chicago (or Italian) summers.

Beyond the Barrell house's architectural significance there is considerable historical interest, as well. Barrell's commercial importance was noted above, but the family's story has a special poignancy. The handsome Gothic-Revival gray stone gate to the Lake Forest Cemetery is a memorial to Finley and Grace Barrell's only child, their son Jack who drowned in July 1916, at the Barrells' summer place at Havana, Illinois on the Illinois River. The Sunday, July 2 Tribune story likened this sad happening to the Lake Geneva drowning of Charles G. Dawes' son, Rufus, four years earlier. The summer place had been built to provide a "strenuous life" fitness opportunity for Jack, a 1915 graduate of Yale and recent addition to the Barrell & Co. firm, who was not strong physically.

Perhaps the explanation for the second Barrell house in Lake Forest, 747 Deerpath by Frederick Perkins in 1916, relates to this sad family occurrence. By 1917 Finley Barrell, who had held a "commanding place" in the markets, at 53 was listed in The Book of Chicagoans as retired. He died in July, 1925 -- nine years after his son's death. The beautiful if somber entrance to the Lake Forest Cemetery was given by Mrs. Barrell -- according to the 1991 supplement to Arpee's history of Lake Forest, carried out by Susan Dart. The stately gateway recalls this untimely and shocking accidental death in 1916, an event which cut short a promising Chicago and Lake Forest dynasty.

The original "Barrell Garage" designed by Shaw is located to the west, across Sheridan Road, on the grounds of Lake Forest College's South Campus. This building since 1940 has been Hixon Hall -- at first at the Academy and by the end of that decade at Lake Forest College. Today this Shaw structure houses the Alan Carr Theater and the College's Drama Department.

Howard Van Doren Shaw graduated from Yale in 1890. He then studied architecture at MIT where he graduated in 1891. After graduation he returned to Chicago to apprentice at Jenny & Mundie, a firm well known for its tall building designs. Early in 1894 Shaw established his own practice working out of his father's house in Chicago. Shaw built his own summer estate Ragdale, 1230 N. Green Bay Road, in Lake Forest in 1898. Known by 1905 as one of the leading country house architects in America, Shaw also established a reputation for his industrial, commercial, and institutional work. His influential



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 4428

designs were published in the Architectural Record, Brickbuilder, House Beautiful, Inland Architect, and Western Architect. These designs included his own country house, Ragdale; Market Square, the nation's first planned shopping center; the Lakeside Press building, a vast printing complex that set new standards for industrial architecture; and Marktown, a model steel town for industrialist Clayton Mark.

Shaw belonged to many social clubs and organizations, including the Yale Club, Little Room, the University Club, the City Club, the Arts Club, and the Cliffdwellers. He belonged to the Onwentsia Country Club in Lake Forest and Shore Acres Country Club in Lake Bluff. Shaw also served as a trustee of United Charities, Illinois College in Jacksonville, and the Art Institute of Chicago. He was also involved with the American Institute of Architects at all levels and was awarded the Gold Medal, their highest honor, in 1926.

This home is featured in Architectural Record of 1913 "Shaw's recent works" p. 283-

**Changes:**

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

A garage and green house were added to the home in 1938. The architect was Holabird & Root, and the general contractor was Bulley & Andrews.

**Property Setting:**

Residential neighborhood; This property is located on the south side of Rosemary Road, two lots east of Sheridan Road.

**Associated Buildings:**

There is a pool on the property.

**Sources of Information:**

City of Lake Forest address and history files; The Architecture of Howard Van Doren Shaw, V.A. Green.

**Certif. of Appropriateness Case #(s):**

<p><b>855 E ROSEMARY RD</b></p> <p>Survey Date:</p>	<p><b>Demolished:</b></p> <p><b>Demolition Date:</b></p>
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**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

**PROJECT ADDRESS:** 855 Rosemary Road, Lake Forest, Illinois 60045

**APPLICATION TYPE:**

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

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

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

**PROPERTY OWNER INFORMATION**

Michael Curcio and Nicole Sherrod  
*Owner of Property*  
 855 Rosemary Road  
*Owner's Street Address (may be different from project address)*  
 Lake Forest, Illinois 60045  
*City, State and Zip Code*  
 646.236.5978  
*Phone Number*                      *Fax Number*  
 nicoleelizabeth@mac.com  
*Email Address*

*Michael Curcio*  
 \_\_\_\_\_  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Charles Cook, Principal  
*Name and Title of Person Presenting Project*  
 Cook Architectural Design Studio, Inc  
*Name of Firm*  
 350 N Orleans, Suite 900N  
*Street Address*  
 Chicago, Illinois 60654  
*City, State and Zip Code*  
 312.846.6292  
*Phone Number*                      *Fax Number*  
 ccook@cookarchitectural.com  
*Email Address*

*Charles S. Cook*  
 \_\_\_\_\_  
*Representative's Signature (Architect/ Builder)*

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

Nicole Sherrod  
855 Rosemary Road  
Lake Forest, IL 60045

Thursday, May 22, 2025

Members of the Lake Forest Historic Preservation Foundation  
400 East Illinois  
Lake Forest, IL 60045

**RE: Intended Use of New Space at 855 Rosemary Road**

Dear Members,

My husband and I are keen to renovate the garage and "greenhouse" space at our home on Rosemary Road. We were asked to provide a statement on our intended use of the space.

The genesis of this project was to rehabilitate the garage which is in a state of complete disrepair. We can no longer park cars in the garage as calcified water is leaching through the concrete ceiling above and damaging the paint on our cars. In addition, pipes have burst and fallen from the ceiling onto our cars. In order to fix the water issues, we needed to do something with the space above. The space above is also in disrepair. The roof leaks, the ceiling sags, the limestone is crumbling, and the copper roof is failing.

At one point in time, the space above the garage was an aviary for a prior owner's birds. It has also been a greenhouse but it lacks sufficient airflow and we no longer want any water issues from the second story to impact the garage below.

Our home has often been described as one of Howard Van Doren Shaw's finest interpretations of an English Country Home. We love the seamless transition from indoor spaces to outdoor gardens. We worked closely with Craig Bergmann to transform our formal garden while holding onto the historical integrity of the landscape that Manning designed. And now that the garden is maturing, we wanted to transform the prior "greenhouse" into a space where we can relax and overlook the beauty of the garden.

In addition, in all the years that we have enjoyed this home, we have grilled outside on one singular occasion. So we really want a space where we can cook outside and enjoy our meals overlooking the garden. We were inspired by our next door neighbors' outdoor space and the amazing meals they have shared with us. In addition, the Filkin's new outdoor space is one of our favorite spots to have a glass of wine and a fun conversation. We would love a space to reciprocate the hospitality that our neighbors have shown us.

And finally, because our interior first floor is so formal, we really have no place to Netflix and Chill. So we would love to enjoy family movie night under the pavilion.

We chose to work with Charles Cook to design the space because we always felt that its midcentury look from the garden was inconsistent with what we believe Van Doren Shaw would have imagined. We love how Mr. Cook has incorporated traditional elements from the front entry of the home into the architectural design of the new space. We think that his work beautifully melds the traditional English aspects of the existing home with the more modern lifestyle that our family (and the families of future owners) will enjoy.

Sincerely,



Nicole Sherrod



## Statement of Intent

The primary intent of the work at 855 Rosemary Road is to repair an ongoing problem of the existing roof and related structure that has been leaking for decades. This has caused extensive damage to the finishes of the garage and vehicles. Currently the garage is not usable as it is not safe to store cars there.

The proposed work includes building a new roof above the pavilion and removing the terrace finishes down to the structure, making repairs and installing a new membrane roof above the garage. The terrace and the stairs will receive new stone pavers that will be consistent with other hardscape materials on the site. In the course of making these repairs the use of the upper space will be modified from a greenhouse/solarium to an open pavilion to make it a useful feature for the owners. The façade facing the street will remain. The garage with second floor solarium was an addition to the original house but is also considered historically significant. The eastern one-story garage was a later addition and is not considered significant. That one story element is the only component that will be visually modified by eliminating the open metal rail and extending the masonry wall vertically as a parapet to screen the terrace from the street and from the east. Care will be taken to have the brick on the one-story garage match the rest of the façade. The parapet will be capped with limestone cut with a profile to match the garden walls on the property. The east wall of the pavilion will be modified to have two (2) punched window openings in a brick wall. The rear façade will have new limestone quoining detailed to match the other porch features on the house and limestone columns similar to those at the front entrance. There will be no windows or glass doors on the rear façade of the pavilion. See below for specific descriptions of how these elements and the proposed work address the Historic Preservation Ordinance Standards. Also of note, the owners sought guidance from the State Historic Preservation Office regarding the rehabilitation of their historic garage, and Darius Bryjka, project reviewer from the SHPO, approved the drawings as meeting the Secretary of the Interior's Standards for Rehabilitation.

## HISTORIC PRESERVATION ORDINANCE STANDARDS

Standard 1      **Height:** There is no change proposed to the height of the structure.

Standard 2      **Proportion of Front Façade:** There is no change proposed to the front façade.

Standard 3      **Proportion of Openings:** The proposed revision to the east façade includes two (2) windows which are single punched openings consistent with the vertically proportioned single punched openings on the existing house.

Standard 4      **Rhythm of Solids to Voids in Front Façade:** The only proposed change to the front façade is to eliminate a section of open rail above the eastern most garage and replace it with a brick parapet wall. That garage bay was a subsequent addition to the original Holabird and Root garage addition and is not considered part of the home's architectural significance. That said, we believe the extended parapet will make this one-story garage element more proportionate to the rest of the façade.

Standard 5      **Rhythm of Spacing and Structures on Streets:** There is no change proposed the rhythm of spacing and structures on streets.

Standard 6      **Rhythm of Entrance Porches, Storefront Recesses and other Projections:** There is no change proposed to the rhythm of entrance porches, storefront recesses and other projections.



Standard 7      **Relationship of Materials and Texture:** The proposed new portions of the façades will be brick as the primary field material and limestone as the accent details to be consistent with the existing house. The roof and downspouts will be copper to match existing materials.

Standard 8      **Roof Shapes:** The proposed new roof is a low pitch so as not to be seen from eye level at the public way, similar to the existing roof. It will have a very shallow hip. The original house is primarily hip roof forms.

Standard 9      **Walls of Continuity:** As noted in Standard 4 and 7, the proposed new walls are brick and limestone consistent with the existing house.

Standard 10     **Scale of Structure:** There is no change proposed to the scale of the structure.

Standard 11     **Directional Expression of Front Elevation:** There is no change proposed to the directional expression of the front elevation.

Standard 12     **Preserving Distinguishing Features:** The most distinguishing features of the existing façade are the four (4) round windows centered above each garage door. Those windows will remain and will be refurbished.

Standard 13     **Protection of Resources:** The existing trees and landscape will be protected during construction activities as the owner values their aesthetic contribution and benefit.

Standard 14     **New Construction:** NOT APPLICABLE

Standard 15     **Repair to Deteriorated Features:** As noted in Standard 12, the existing round windows on the front façade will be refurbished. Portions of the brick façade are also deteriorating and will be removed, salvaged, cleaned and reinstalled with new mortar to match the existing. The garage doors are also in severe disrepair and will be replaced with historically appropriate new wood doors and indicated in the drawings.

Standard 16     **Surface Cleaning:** The existing façade will be gently cleaned but will not be sand blasted.

Standard 17     **Reversibility of Additions and Alterations:** The proposed work is preserving the essential form and integrity of the existing structure. If someone in the future wanted to enclose the space again to use as a solarium it could be accommodated without any change to the street appearance.



855 Rosemary Road  
Historic Preservation Commission Application

### **Description of Exterior Materials**

The proposed renovation work at 855 Rosemary Road, Lake Forest will keep the existing brick walls facing the street. Some areas require repair and the entire wall will be tuckpointed using mortar to match the existing adjacent façade. The side and rear elevations will be brick with limestone accents and detailing to match other areas of the house. The roof and downspouts will be copper.



Susan Benjamin  
Jeanne Sylvester  
Benjamin Historic Certifications, LLC  
711 Marion Avenue  
Highland Park, IL 60035

January 10, 2025

Darius Bryjka  
Project Reviewer  
Illinois State Historic Preservation Office  
Illinois Department of Natural Resources

Re: 855 Rosemary Road, Lake Forest

Darius:

As you know, the owners of 855 Rosemary Road in Lake Forest have recently completed a rehabilitation of their historic home in compliance with the Property Tax Assessment Freeze program and were awarded a property tax assessment freeze on December 12, 2024. The owners would like to make some changes to the garage that is attached to their home and are asking if their proposed plans meet with the Secretary of Interior's Standards for Rehabilitation. Attached are plans and recent photographs for your review.

While the Tudor Revival house was designed by Howard Van Doren Shaw in 1909, permit files at the city of Lake Forest show that the two-story, four room garage was designed by Holabird & Root in 1938. The permit calls this a "garage and greenhouse," but the space on the second floor that faces south is referred to in the tax freeze application as the "plant room." The only other permits found in the city's files relate to plumbing, opening the parkway and a storage tank. The one-story portion at the east of the garage does not appear to have been built at the same time as the garage. The brick is a different color from those on the garage, and the quoins are bigger. No permits were found for this "annex."

The owners are proposing changes to the interior and exterior of the garage addition because the low slope roof has allowed years of water infiltration and is in danger of collapse. The interior of the garage suffers from cracked and spalled plaster and staining. Worse, the garage does not appear to be structurally sound; the roof of the

plant room sags eight or nine inches in the middle. The owners do not use the garage to park their cars because the one time they did their car was damaged from rusty water.

To address these problems, the garage will essentially have to be re-built. However, the owners wish to retain as much historic material and historic appearance as possible. Most of the changes to the building will be on the interior and in the rear of the building where they will not be visible from the street. On the interior, the "topping" slab over the garage will have to be replaced, and the ceiling will have to be supported. All interior finishes will have to be repaired, patched and painted. On the second floor facing south over the east garden, the owners plan to remove the glass curtain wall of the plant room garden and create a covered, but not enclosed, outdoor living space. Three new limestone columns on the south will be added to support a roof over the space; the columns will reference those found elsewhere on the house.

The roof of the garage has allowed extensive damage from water infiltration. A low, sloped hipped roof with small overhangs will be installed to reference the main massing of the house, and to provide proper drainage and protection from water infiltration.

On the north wall of the garage that faces the street, the owners plan to retain the existing four circular windows and clean the limestone surrounds. Existing pilasters between the garage doors will be retained and cleaned. The existing non-historic garage doors are damaged, and they will be replaced. The existing lighting, which does not appear to be historic, will be removed and replaced with four lights, one over each of the four garage doors to provide better lighting. On the one-story portion of the garage, or the "annex," the owners would like to make it appear more sympathetic with the main garage by staining the brick to match the walls of the four-bay garage building. They also plan to add a brick parapet wall with smaller quoins that match those on the garage. This would allow the owners to hide an outdoor grill. The new chimney for the outdoor fireplace will reference the two original chimneys that flank the main entrance of the house. It will include offset limestone shoulders, a brick reveal, and a limestone cap designed to match the original details. The original chimneys appear to have metal spark arrestors above the cap but given the lower height of the proposed new chimney, the owners' architects are recommending a more traditional clay pot.

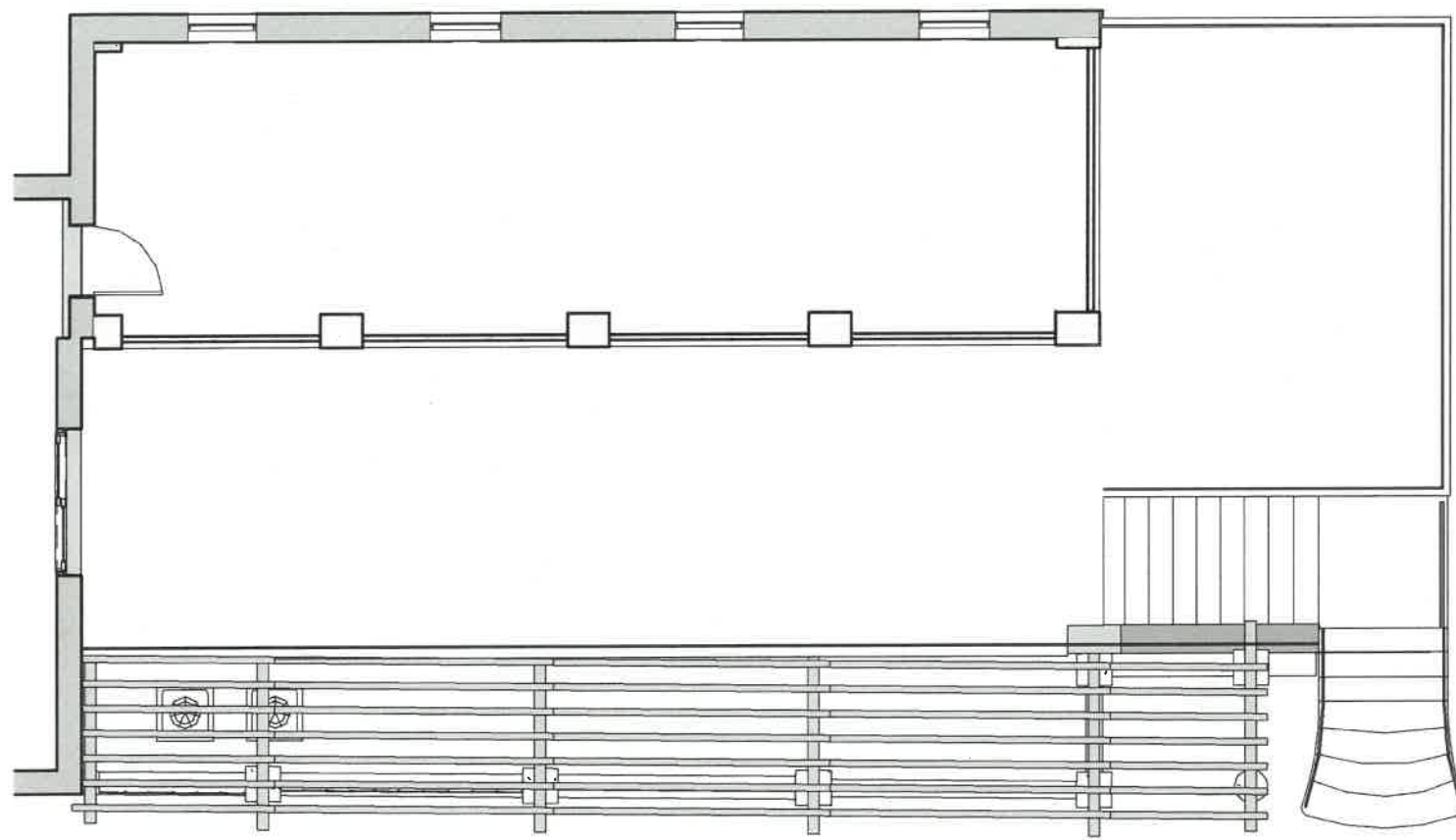
On the south wall, the detailing will be taking design cues from the house by adding columns and pilasters, and a limestone entablature facing the rear yard; these details are similar to those at the front entrance and east and west porches on the house. The existing staircase that leads from the plant room over the garage to the east garden has deteriorated and will be replaced to match the original with a new concrete foundation and new limestone treads and risers. The design will be the same and the new staircase will be in the exact location as the existing stairs. The guardrail is not to code, so a new guardrail will be installed that matches the details used around the balconies at the main house.

Please let us know if the proposed changes meet with the Secretary of Interior Standards for Rehabilitation. We appreciate your consideration of, and guidance, in this matter.

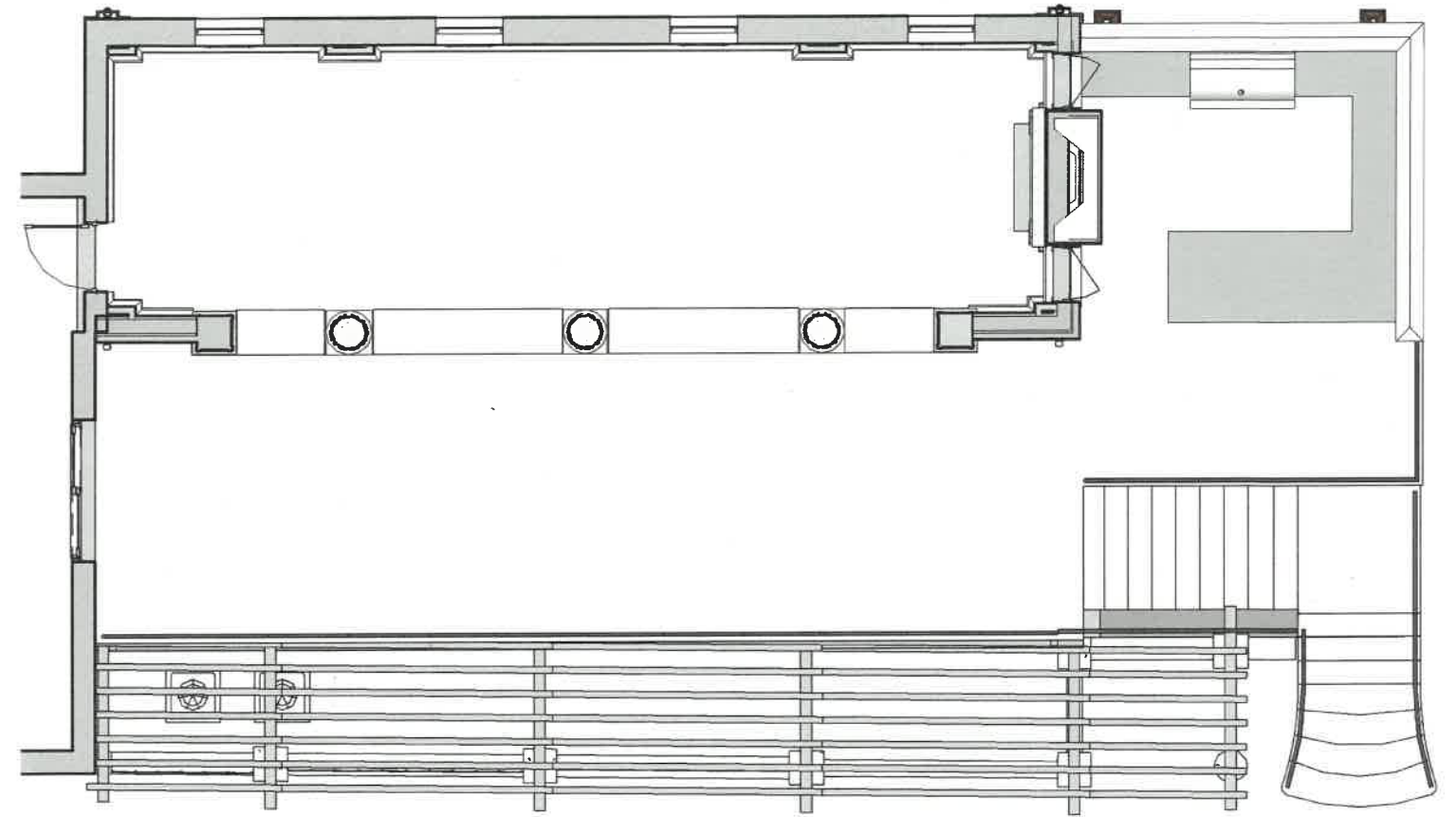
Best regards,

Jeanne

Jeanne Sylvester  
Benjamin Historic Certifications, LLC  
jeannemsylvester@gmail.com  
847.989.1237



EXISTING PATIO FLOOR PLAN



PROPOSED PATIO FLOOR PLAN



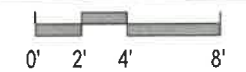
ALL DIMENSIONS ARE APPROXIMATE  
LAYOUTS ARE SUBJECT TO REVISION

350 NORTH ORLEANS, SUITE 9000N  
CHICAGO, ILLINOIS 60654 312.846.6292

## CURCIO SHERROD RESIDENCE

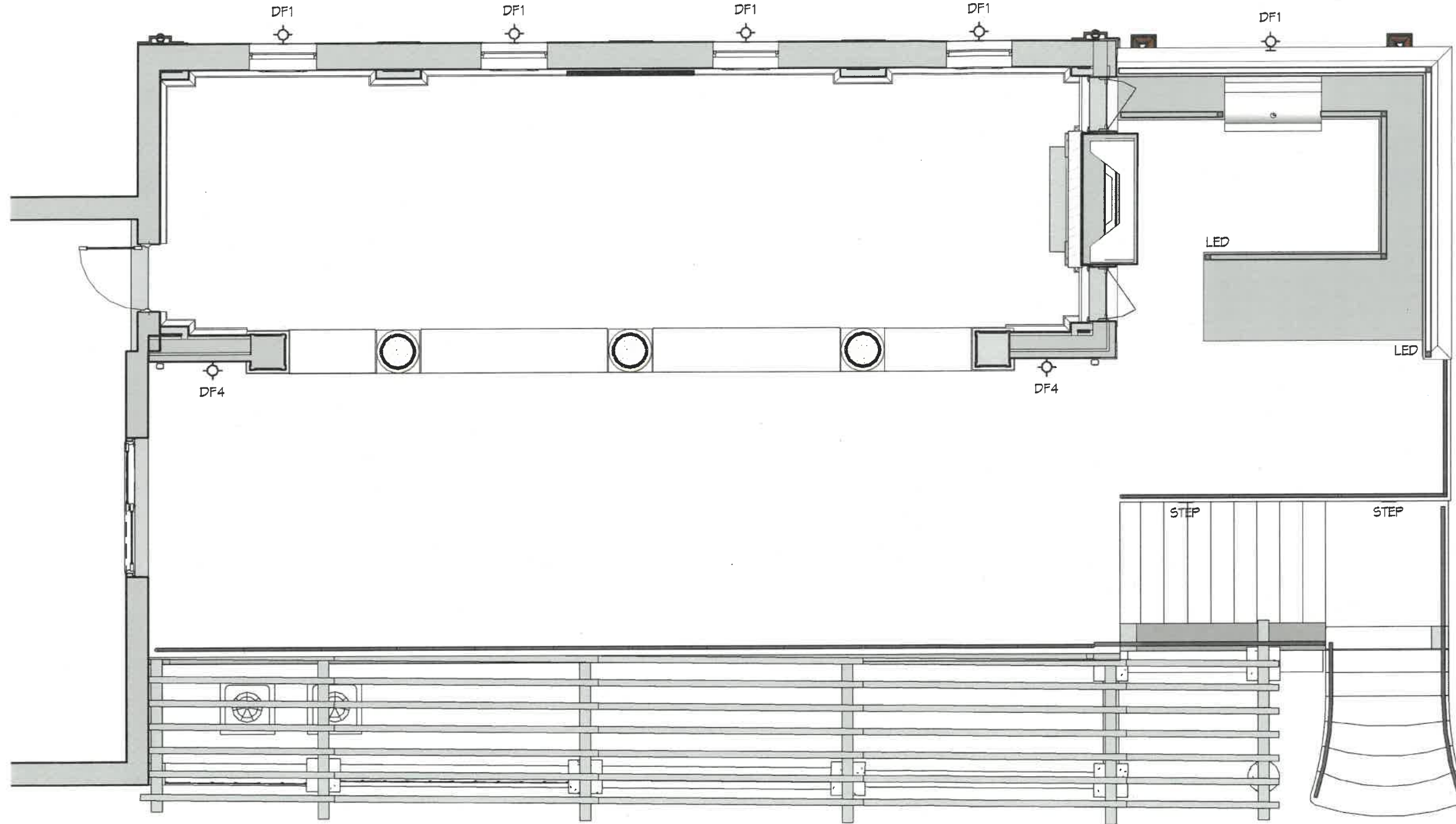
855 ROSEMARY ROAD  
LAKE FOREST, IL 60045

BEFORE AND AFTER PLANS



1/8" = 1'-0"  
2025.05.27

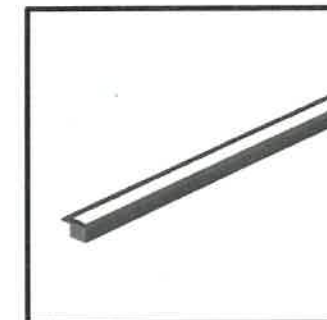




DF1  
GARAGE SCONCE  
FRENCH MARKET  
JOLIE WALL MOUNT  
LANTERN IN ANTIQUE  
COPPER FINISH BY  
PRIMO



DF4  
PATIO SCONCE  
PACIFICA SCONCE IN  
BLACK FINISH BY  
REJUVENATION



LED STRIP LIGHTING  
KENDO M RECESSED  
WET / OUTDOOR  
RATED LINEAR LIGHT  
BY LUMINII



STEP LIGHTING  
WL-LED100 STEP  
LIGHT IN BLACK  
FINISH BY WAC



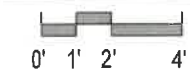
ALL DIMENSIONS ARE APPROXIMATE  
LAYOUTS ARE SUBJECT TO REVISION

350 NORTH ORLEANS, SUITE 9000N  
CHICAGO, ILLINOIS 60654 312.846.6292

## CURCIO SHERROD RESIDENCE

855 ROSEMARY ROAD  
LAKE FOREST, IL 60045

EXTERIOR LIGHTING PLAN



3/16" = 1'-0"  
2025.05.27





EXISTING VIEW FROM DRIVEWAY ENTRY



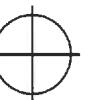
PROPOSED VIEW FROM DRIVEWAY ENTRY



EXISTING VIEW FROM STAIRS



PROPOSED VIEW FROM STAIRS





855 Rosemary Road  
Historic Preservation Commission Application

**Photographs**





855 Rosemary Road  
Historic Preservation Commission Application





855 Rosemary Road  
Historic Preservation Commission Application





855 Rosemary Road  
Historic Preservation Commission Application



**Agenda Item 5**  
**951 N. Sheridan Road**  
**Demolition of a House without a Replacement Residence**

Staff Report  
Vicinity Map  
Air Photo  
Historic Resources Survey Form

Materials Submitted by Petitioner  
Application  
*Plat of Survey*  
Historic Assessment Report

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



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission  
DATE: June 25, 2025  
FROM: Abigail Vollmers, Senior Planner  
SUBJECT: **951 N. Sheridan Road – Demolition without a Replacement Structure**

### **Petitioners**

Brooke & Duncan Maclean  
946 Elm Tree Road  
Lake Forest, IL 60045

### **Property Location**

951 N. Sheridan Road

### **Historic Districts**

East Lake Forest  
Historic District

### **Property Owner**

Sheridan Road LLC (Brooke Aldenifer MacLean 100%)

### **Project Representative**

Diana Melichar, Melichar Architects

### **Summary of the Petition**

The petitioner is requesting a Certificate of Appropriateness for the demolition of the house and attached garage at 951 N. Sheridan Road. The petitioners intend to consolidate this property with the property to the east and develop it with amenities for the main residence at 946 Elm Tree Road. The following agenda item details the plans for improvements proposed on the 946 Elm Tree Road property once the consolidation is completed.

### **Description of Property and Surrounding Area**

The 951 N. Sheridan Road property is a lot in depth currently accessed off Sheridan Road by way of a driveway shared with the property addressed as 949 N. Sheridan Road. The ownership of and access rights across the parcel on which the shared driveway is located is currently being researched.

The house at 951 N. Sheridan was constructed in 1964 and is unremarkable architecturally and is in average condition. The home was recently purchased by the petitioners with the intention of demolishing the existing house and attached garage and consolidating the property with their property at 946 Elm Tree Road.

In 1906 the current lot configuration of 949 and 951 N. Sheridan Road and 946 Elm Tree Road was established through a resubdivision of Lots 62 and 65 of the Original Plat of Lake Forest. Prior to the 1906 subdivision, lots 62 and 65 had been merged into a single lot providing a historic precedence for the joining of the lots at 951 N. Sheridan and 946 Elm Tree Road.

### **Description of Proposed Project**

The residence at 951 N. Sheridan Road is proposed to be demolished. The home is a Colonial Revival structure with simple detailing that lacks architectural distinction. A large irregularly shaped addition was added to the back of the house in the late 1980's. There is no architectural relationship between this house and the Alfred Granger designed houses at 907 and 949 N. Sheridan Road. The home is not visible from the street as it is sited directly behind the home at 949 N. Sheridan Road. A Property Report prepared by Melichar Architects was submitted by the petitioners and is included in the Commission's packet.

### **Staff Evaluation**

The Historic Preservation Commission is charged with preserving and protecting structures and sites having a special historical, community or architectural interest or value to the community. The Commission is *not* charged with preserving all old structures. In fact, the integrity of the City's preservation ordinance itself is protected and strengthened through the due diligence with which the Commission considers each unique property and request. It is essential that the Commission is selective about determining which structures are worth preserving, those that are found to have a high level of historic importance, to be of exceptional architectural design with pure and accurate detailing and constructed of quality materials. Neglect is not justification for demolition, however, the Commission is charged with looking beyond current conditions and considering the "bones" of structures, the original grandeur, the importance of the original or subsequent architects, and changes made over time and whether or not they served to preserve the historic integrity of the property.

**Demolition 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.**

The house at 951 N. Sheridan Road is 61 years old and based on age is now a Contributing Structure to the East Lake Forest Historic District. The house lacks the architectural pedigree and character to recommend itself as significant. As such, it is not a strong example of historic architecture worthy of preservation.

**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 does not provide any character or distinctive architectural detailing that marks it as an object worthy of preservation. The house does not contribute to the character of the overall 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 and attached garage would not be contrary to the purpose, intent or objectives of the Historic Preservation Chapter in the City Code.

The property on which the residence is located is not visible from the street. As noted above, the house is unremarkable in design, historic significance, and materials and does not relate or add value to the historic structures located to the east and west. The planned consolidation of the property with the property to the east is intended to allow redevelopment with amenities to support the historic residence at 946 Elm Tree Road. The proposed structures, hardscape, and landscape will be subject to review and approval by the Historic Preservation Commission. Removal of the house at 951 strengthens the connection between the historic houses at 907 and 949 N. Sheridan Road and 946 Elm Tree Road as they were all designed by Charles Sumner Frost for various family members on land owned by his father-in-law Marvin Hughitt.

**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 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 does not have the architectural quality to be considered anything other than unremarkable and is not at a level of detailing or character of other structures in the Historic District. Based on the information submitted by the petitioner, the residence lacks the historic and architectural integrity to be of great importance to the district.

**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.**

The current owners intend to merge the property with that of their primary residence in order to make alterations to their landscaping and to add other amenities under the petition at 946 Elm Tree Road.

**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 has been received.

**Recommendation**

Grant a Certificate of Appropriateness approving the demolition of the house and attached garage at 951 N. Sheridan Road.

The recommendation includes the following conditions of approval.

1. 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.
2. Until demolition occurs, the structure must remain secure, all windows and doors closed and locked to prevent unauthorized entry. General maintenance of the structure and overall property shall continue in compliance with all Code requirements.
3. During demolition activity, all trees and vegetation, unless approved before removal by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, trees close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long-term survival.
4. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. The area of the basement shall be filled with material approved by the City and graded even with existing grades on the site. The fill shall be compacted as directed by the City.
5. Beyond the footprint of the house, grades shall not be altered during demolition activity.
6. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other vegetation shall be regularly maintained to avoid the appearance of an unkempt or overgrown property.



Area of Interest

N SHERIDAN RD

NELM TREE RD

N MEADOW LN

E WESTMINSTER

666

949

951

946

907

920

909

963

956

944

910

890

1035

1020

066

994

1020

1050

881

600

880

901

635

645

559

575

611



Area of Interest

949

907

666

951

946

994

1020

963

909

920

901

990

645



# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 4643

**Property Address:**

**Street:** 951 N SHERIDAN RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Martin Kahl House

**Original Owner:** Martin Kahl  
**Other Previous Owners:** SHORTLY, J

**Present Owner:** LONG, GERARD B

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1964  
**Use, Original:** Single Family Residence  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** 20th Century Architecture  
**Style:** Colonial Revival  
**Secondary Style:**

**Architect/Engineer:** James Otis, Jr.

**Builder/Contractor:** Wyatt & Coons  
**Landscape Architect:**



**Photo Name:** June 1999

**Demolished:** **Date:**

**Zoning District:** R4

**Subdivision:** Lot B of the Subdivision of Lot 62 & 65; platted 1906

**Subdivided from:**

**Current Property Size (est.):** .86 acres

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

**Facade Easement?:**

**Held by:**

**Conservation Easement?:**

**Held by:**

**Plan Shape:** Irregular

**Number of Stories:** 2.5

**Structural Framing:**

**Foundation Material:**

**Facade Material:** Clapboard

**Roof Form:** Gable

**Roof Material:** Asphalt

**Primary Window Type:** Double Hung - 12/12

**Porches:**

**Integrity:** Good

**Condition:**

**Decorative Features & Surfacing:**

The front façade has a row of front gable wall dormers. The simple façade is has very little decorative features.



**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

**Contributing Significant Resources:**

**Is this Property Eligible for Local Landmark Designation?:**

**Local Landmark Designation:**

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

**Other Districts:**

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

**Is this Property Eligible for National Register Listing?:**

**Individual National Register Listing :**

**Other Designations:**

**History and Significance:**

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

This was the dominant style for domestic building throughout the country during the first half of the century. About 25 percent of Colonial Revival houses built during this time period were side gabled examples. As in their Georgian and Adam prototypes, the principal areas of elaboration in the Colonial Revival houses are entrances, cornices, and windows. In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and is frequently decorated with dentils or modillions. These are also typical of many Colonial Revival examples. As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. All common wall materials were used, but masonry predominates in high style examples.

During the first decade of the twentieth century, Colonial Revival fashion shifted toward carefully researched copies with more correct proportions and details. This was encouraged by new methods of printing that permitted wide dissemination of photographs in books and periodicals. This led to a wide understanding of the prototypes on which the Revival was based. Colonial Revival houses built in the years between 1915 and 1935 reflect these influences by more closely resembling early prototypes than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and '50s.

**Changes:**

A two story addition was added to the east side in 1987. Three dormers were added in 1988. Doors were replaced with French doors in 1992.

**Property Setting:**

Residential neighborhood; This property is located on the east side of Sheridan Road, behind 949.

**Associated Buildings:**

**Sources of Information:**

City of Lake Forest Address and History Files



# PROPERTY CONDITION REPORT

for

951 NORTH SHERIDAN ROAD



Prepared by Melichar Architects

June, 2025

# 951 NORTH SHERIDAN ROAD PROPERTY REPORT

## **Property History and Description**

The 1861 map of Lake Forest indicates Lot 62 and Lot 65 as the land that stretches between Sheridan Road and Huron Avenue (known currently as Elm Tree Road). A November 22, 1906, Plat of Subdivision created a lot-in-depth for 951 Sheridan Road, indicated as Lot B with access from Sheridan Road as Lot D. On the current Plat of Survey, 951 North Sheridan Road is also labeled as Parcel 5, which includes 100% of Lot B, and an undivided ½ of Lot D. (Refer to Exhibit A: The 1861 Map of Lake Forest, the Plat of Survey dated November 22, 1906, the plat of survey dated November 25, 2024, and an excerpt from the title commitment dated June 4, 2024).

## **Building History**

According to the Lake County Tax Assessor's website, the home at 951 North Sheridan Road is in "average condition". It is noted as wood frame and wood sided construction, in a "conventional" architectural style.

According to City of Lake Forest records, the following permits were issued:

- December 17, 1964 Building permit for the house issued. Architect James Otis, Jr. and builder is Wyatt & Coons Building Corporation
- August 25, 1965 Certificate of Occupancy issued
- 1986 Addition approval letter for a 2 story, 790 SF addition consisting of a master suite and family room which has an interior side yard setback encroachment to within 18.1 ft
- July 6, 1987 Addition permit issued to Martin Design Group

## **Building Review**

Melichar Architects reviewed the home on May 30, 2025 and have the following observations outlined below. In general, the home has suffered from benign neglect, and deferred maintenance.

### **Site:**

- Driveway is in fair condition.
- Landscaping is overgrown, and not maintained.
- Rear bluestone terrace is in poor shape
- North painted wood pergola and deck are in fair condition.

### **Building Exterior:**

- Asphalt roof in fair condition
- Windows and sills on the main house are wrapped in pre-finished aluminum.
- Many aluminum window sills and jambs are damaged.
- All windows have been replaced, except for garage windows that are original, but in poor condition. New windows are a combination of aluminum, vinyl, painted wood, with no lites, divided lites, and simulated divided lites.
- Front door surround exhibits water damage and mold.
- Rot is evident at wood windows, as well as broken seals on windows, French doors, and skylights.
- Rotten wood and siding are evident, due to lack of maintenance and need of paint and repair.

**Building Interior:**

- Pervasive mold smell upon entering house.
- Water damage and telegraphing mold at family room, far east addition and at connection between first addition of family room.
- Water damage at floors and baseboards throughout far east family room addition.
- Cracked and sloping floors in second floor primary bath addition.
- Attic spaces (including over living spaces) are uninsulated.
- Stairs to attic are too steep of rise and too narrow of run. Same with stair to basement.
- Water is continuously seeping into the sump pump, even though there has been little rain.
- Window wells are sealed off at the tops of the wells but have evidence of water penetration.
- Living room is on crawl as well as eastward and northward additions.
- Water penetration is evident at the interior stair sill plate, indicating hydrostatic pressure damage.

**Criteria for Approval of Demolition**

**Criterion 1: The existing structure itself, or in relation to its surroundings, does not have special historical, architectural, aesthetic or cultural significance to the community.**

According to the Lake County Tax Assessor's records, the original home was built in 1966.

The architect of record is not exceptional, and we are not aware of any past owner of significance. The existing home has no distinctive architectural features or character defining elements.

**Criterion 2: Realistic alternatives, including adaptive re-uses, do not exist because of the nature or cost of work necessary to preserve the structure, or to realize any appreciable part of its value.**

The home is in fair condition. To make the home habitable, the home would need to be made water tight, including drain tile repair (or new), regrading around the home to shed water away (new landscaping would be the result of the regrading), interior mold remediation including, at minimum, finishes and mechanicals, and exterior building envelope rehabilitation and window/door replacement. Roofing and appropriately sized downspouts will also be necessary, although not immediate. Cosmetic work on the interior would bring the home up to today's lifestyle needs, as a typical buyer/homeowner would be put off by the current conditions.

**Criterion 3: The structure, in its present or restored condition, is unsuitable for residential or a compatible use; or fire or other casualty damage or structural deterioration has rendered the structure an immediate health or safety hazard.**

The existing structure is suitable for residential use, once the mold situation is addressed (see above).

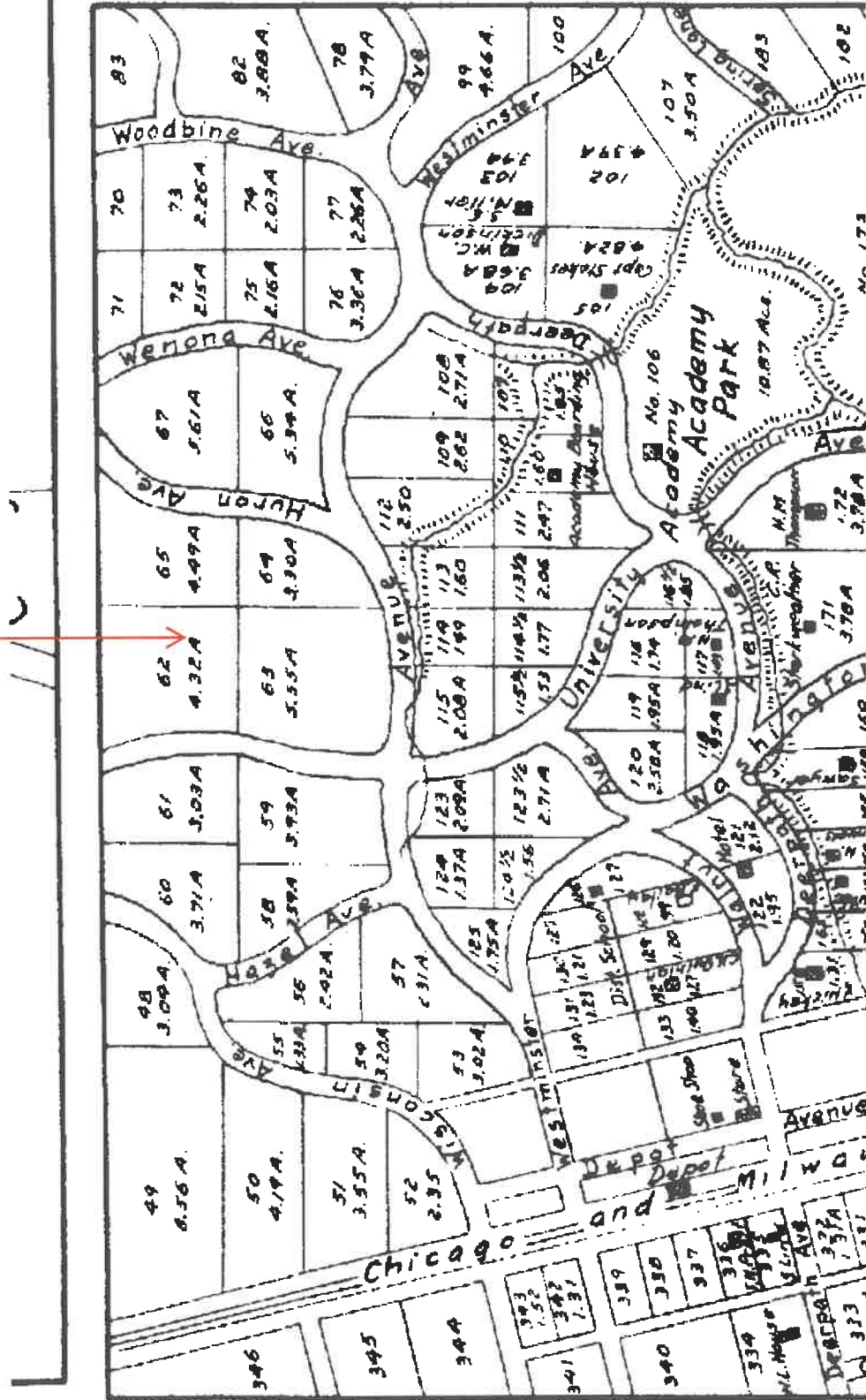
**Criterion 4: The demolition and/or the replacement structure will not adversely impact the value of property within the neighborhood.**

Removing the existing building structure at 951 North Sheridan Road reinstates a larger estate-like property at 946 Elm Tree rather than a chopped up, lot in depth situation as it currently exists. Also, removing the home at 951 North Sheridan Road improves the condition for the 949 North Sheridan Road home that will remain, since open, lushly landscaped buffer space will be provided for them.

**Criterion 5: The demolition and/or replacement structure will be compatible with and not adversely impact the neighborhood character.**

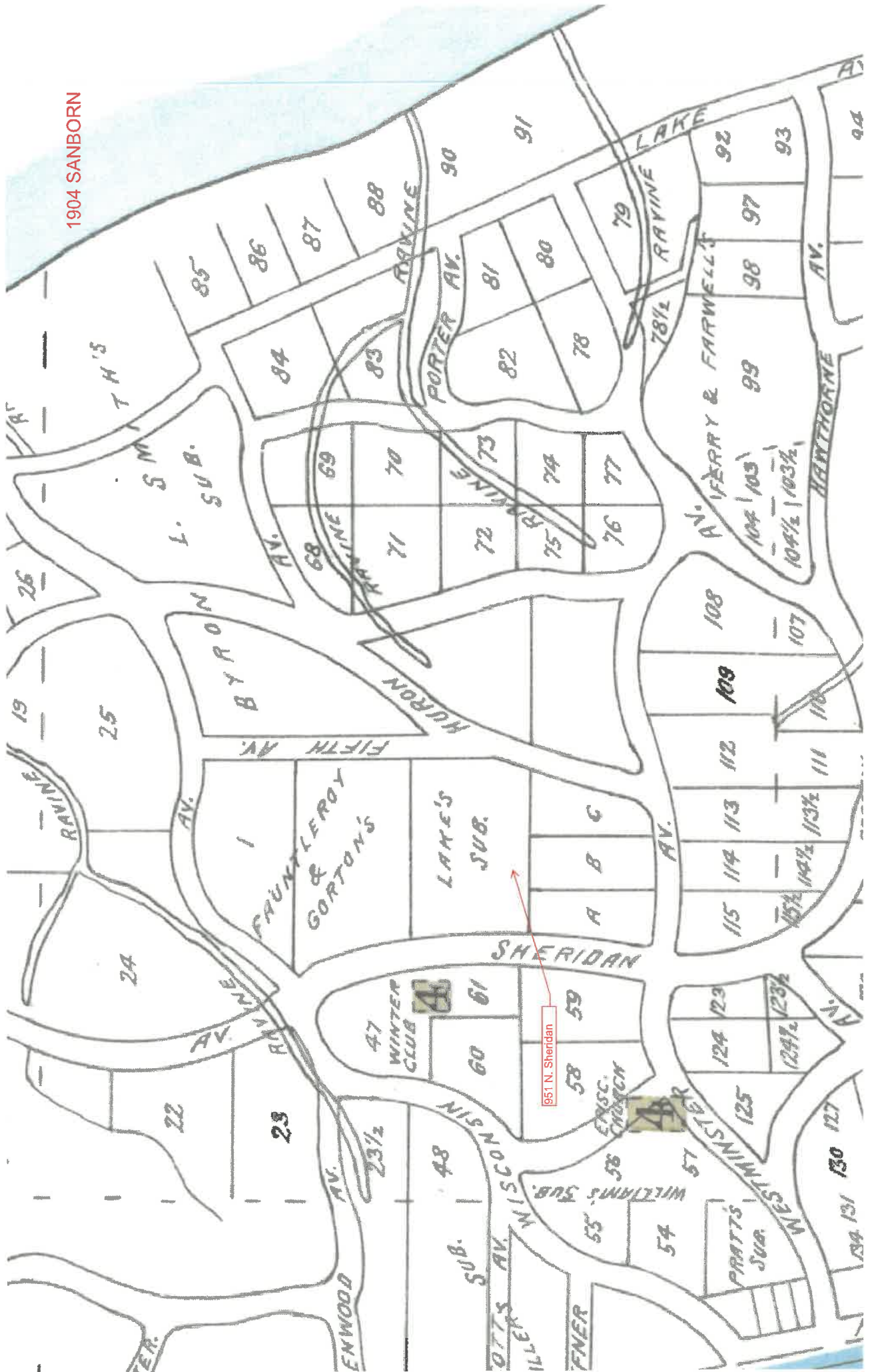
A replacement structure is not proposed. Rather, landscape open space will be provided on the 951 Sheridan Road property within the context of the enlarged 946 Elm Tree Road property. (Refer to existing and proposed site plans).

951 N. Sheridan



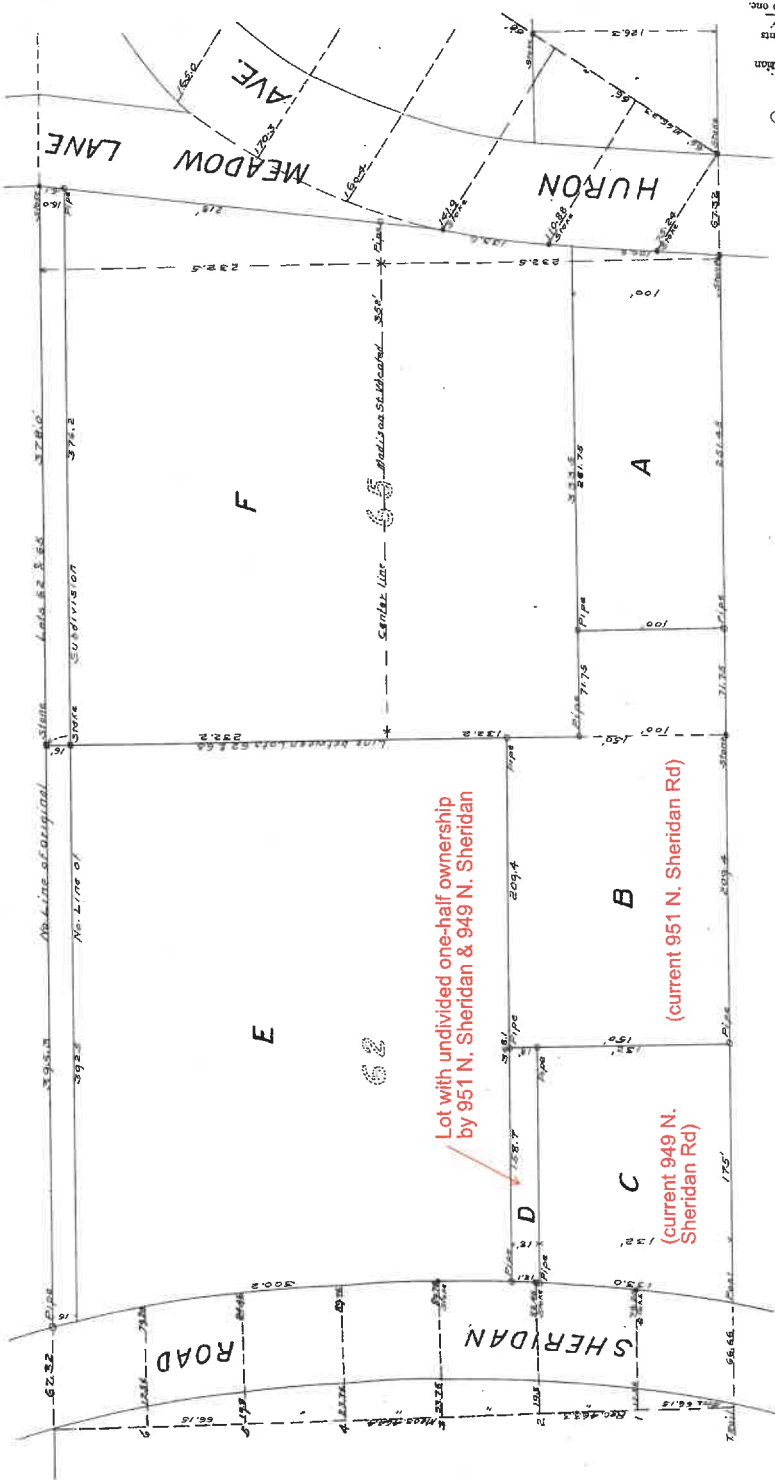
1861 MAP

1904 SANBORN



# PLAT OF SUBDIVISION OF PARTS OF LOTS 62 & 65.

LAKE FOREST, ILL.



STATE OF ILLINOIS }  
 COUNTY OF COOK }  
 I, J. J. Cleveland, Notary Public in  
 and for said County and State, do hereby certify  
 that Marvin Highitt, to me personally known  
 to be the same person whose name is sub-  
 scribed to the foregoing certificate of  
 ownership, appeared before me this day in  
 person, and acknowledged the foregoing  
 Subdivision of which the adjoining plat  
 is a correct representation, to be his free  
 and voluntary act and deed, as the owner  
 and proprietor thereof for the uses and  
 purposes therein set forth.  
 Given under my hand and Notarial Seal this  
 fifth day of November 1906.  
 J. J. Cleveland  
 Notary Public.

Being all of Original Lot 62 Except the North 16 feet thereof and  
 all of Original Lot 65 West of Meadow Lane Except  
 the North 16 feet thereof. Scale: 1 in = 50 ft.

STATE OF ILLINOIS }  
 COUNTY OF COOK }  
 I hereby certify that I am  
 the legal owner of the lands as de-  
 scribed in the above caption and  
 shown by the annexed plat as sub-  
 divided, and that I have caused the  
 same to be surveyed subdivided and  
 started, as herein shown, with a  
 view of having the same recorded  
 as provided by law.  
 Dated at Chicago, Illinois this fifth  
 day of November 1906.  
 Marvin Highitt  
 Owner

STATE OF ILLINOIS }  
 COUNTY OF LAKE }  
 I hereby certify that I have surveyed  
 the lands as described in the above  
 caption and shown by the annexed plat  
 and that I have subdivided said land  
 and staked the same as hereon shown  
 and that said plat correctly repre-  
 sents said survey and subdivision.  
 Lines and figures in red are accord-  
 ing to original records.  
 Dated at Waukegan Ill., Oct. 30<sup>th</sup> 1906.  
 James Standen  
 County Surveyor.

STATE OF ILLINOIS }  
 COUNTY OF LAKE }  
 I hereby certify that I am  
 the legal owner of the lands as de-  
 scribed in the above caption and  
 shown by the annexed plat as sub-  
 divided, and that I have caused the  
 same to be surveyed subdivided and  
 started, as herein shown, with a  
 view of having the same recorded  
 as provided by law.  
 Dated at Chicago, Illinois this fifth  
 day of November 1906.  
 Marvin Highitt  
 Owner



Dec. 10 1906  
 Nov. 22, 1906  
 11:20 A.M.

Approved and accepted by the City  
 Council of the City of Lake Forest, Ill.  
 this 19<sup>th</sup> day of November 1906.  
 David N. Jackson  
 Mayor



# PLAT OF SURVEY

PARCELS 1, LOT 1, BEING THE NORTH 45 FEET THEREOF, IN A SECTION 36, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AS DOCUMENT 28193, A BOOK OF PLATS PAGE 47, IN LAKE COUNTY, ILLINOIS, AREA - 15.853 S.F.

PARCEL 2, ALL THAT PART OF LOT 1 PLAT OF SUBDIVISION OF PARTS OF LOTS 10 AND 16 IN LAKE FOREST, BEING ALL OF ORIGINAL LOT 10, EXCEPT THE NORTH 18 FEET THEREOF, AND ALL OF ORIGINAL LOT 16 WEST OF MEADOW LAKE, EXCEPT THE NORTH 18 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 22, 1909, AS DOCUMENT 10483, IN BOOK 6 OF PLATS PAGE 59, DESCRIBED AS FOLLOWS: "TO VIT, BEING THE NORTH 18 FEET OF SAID LOTS 10 AND 16, THENCE WEST ALONG THE WESTERN LINE OF SAID LOTS 10 AND 16 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, AREA - 18,817 S.F.

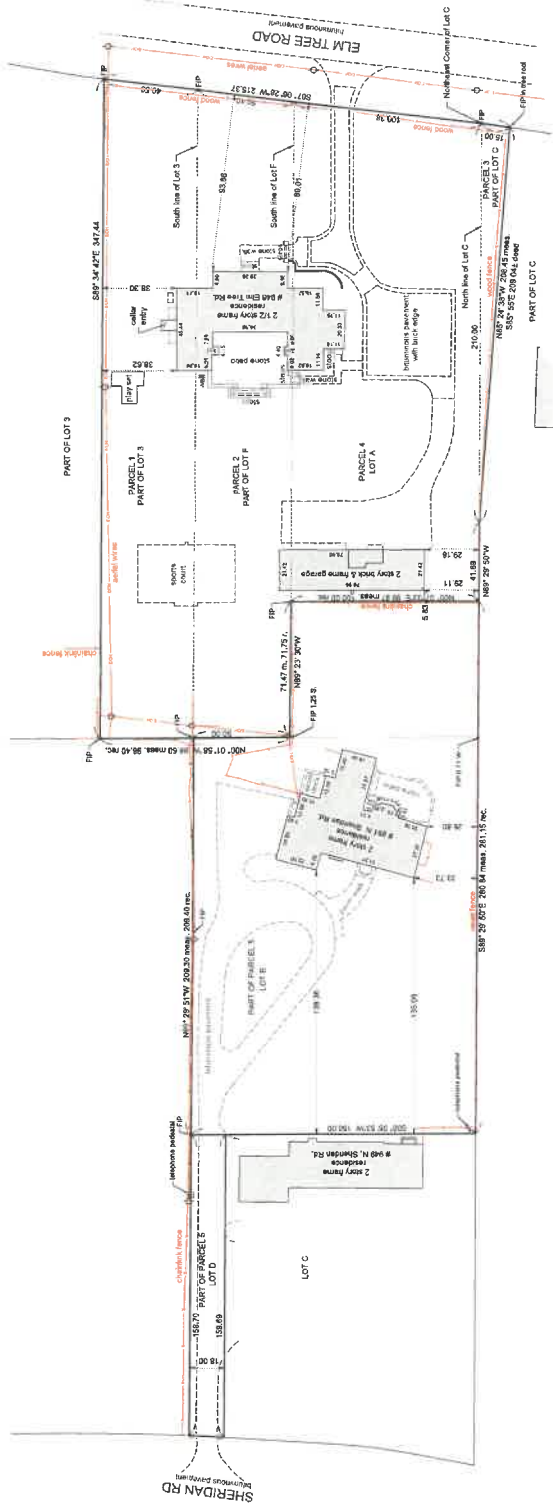
PARCEL 3, THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 6 AND 14 IN THE CITY OF LAKE FOREST, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 10, 1917, IN BOOK 6 OF PLATS PAGE 59, DESCRIBED AS FOLLOWS: "TO VIT, BEING THE NORTH 18 FEET OF SAID LOTS 6 AND 14, THENCE WEST ALONG THE WESTERN LINE OF SAID LOTS 6 AND 14 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, AREA - 2,567 S.F.

PARCEL 4, LOT 4 OF PLAT OF LOTS 62 AND 68 IN THE CITY OF LAKE FOREST, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 22, 1909, IN BOOK 6 OF PLATS PAGE 59, AS DOCUMENT 10483, IN LAKE COUNTY, ILLINOIS, AREA - 2,567 S.F.

PARCELS 5, LOT 3, AND 6, BEING THE NORTH 45 FEET THEREOF, IN A SECTION 36, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AS DOCUMENT 28193, A BOOK OF PLATS PAGE 47, IN LAKE COUNTY, ILLINOIS, AREA - 15.853 S.F.

PARCEL 7, LOT 3, AND 6, BEING THE NORTH 45 FEET THEREOF, IN A SECTION 36, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AS DOCUMENT 28193, A BOOK OF PLATS PAGE 47, IN LAKE COUNTY, ILLINOIS, AREA - 15.853 S.F.

AREA LOT B - 36,546 S.F., AREA LOT D - 2,945 S.F., TOTAL AREA LOTS B & D - 44,491 S.F., - 0.95 ACRES, COMMONLY KNOWN AS 161 N. SHERIDAN ROAD, LAKE FOREST, ILLINOIS.



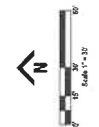
PLAT TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF LAKE, ILLINOIS.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE ORIGINAL SURVEY MAP ARE SHOWN ON THIS PLAT. THE ORIGINAL SURVEY MAP IS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF LAKE, ILLINOIS, UNDER THE TITLE "PLAT OF SURVEY OF LOTS 6 AND 14 IN THE CITY OF LAKE FOREST, ILLINOIS, AS DOCUMENT 10483, IN BOOK 6 OF PLATS PAGE 59, RECORDED NOVEMBER 22, 1909, AS DOCUMENT 10483, IN BOOK 6 OF PLATS PAGE 59, DESCRIBED AS FOLLOWS: 'TO VIT, BEING THE NORTH 18 FEET OF SAID LOTS 6 AND 14, THENCE WEST ALONG THE WESTERN LINE OF SAID LOTS 6 AND 14 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, AREA - 18,817 S.F.'"

DATED AT LAKE FOREST, ILLINOIS, THIS 27TH DAY OF NOVEMBER A.D., 2014.

BY: REGISTERED LAND SURVEYOR AND SURVEYOR NO. 3155

ABBREVIATIONS:  
 n = north, s = south, e = east, w = west  
 CB = closed bearing  
 R = radius  
 R = radius  
 N = North  
 S = South  
 W = West  
 E = East  
 P.P. = Point of Beginning  
 C.P. = Corner Point



Project No. 70-130  
**BLECK**  
 ENGINEERS & ARCHITECTS  
 2117 S. WASHINGTON ST.  
 LAKE FOREST, ILLINOIS 60045  
 T 847.335.5306 F 847.335.7081  
 www.bleck.com



West elevation



Front entry



Aluminum window wraps



Aluminum window wraps



East elevation



Partial north elevation



North elevation



Partial north elevation



Front door surround



Door and sill



Wood window condition



Wood window condition



Skylight seals broken



Garage doors



Laundry



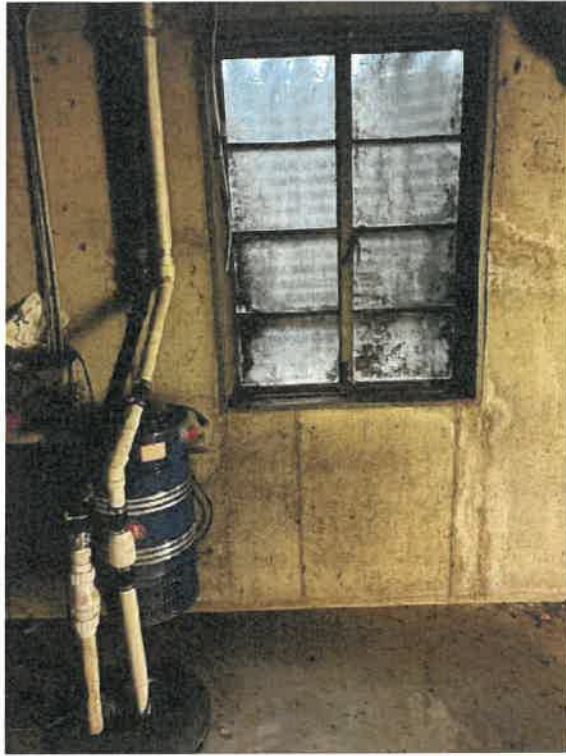
Kitchen cabinetry



HVAC registers



Powder room



Basement



Basement



Attic

**Agenda Item 6**  
**946 Elm Tree Road**  
**Demolition of a Coach House and approval of a new Pool House, Pool, Pavilion,**  
**Landscaping, Hardscaping, and Exterior Lighting**

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

Materials Submitted by Petitioner

Application  
Statement of Intent  
Historic Assessment Report – Coach House  
Description of Materials  
*Plat of Survey*  
Proposed Site Plan Overlay – Existing and Proposed  
Proposed Site Plan  
Pool House Elevations  
Coach House and Pool House Elevation Comparison  
North/ South Section through Pool and Pool House  
*Pool House Floor Plans*  
Pool House Roof Plan  
Pavilion Floor Plan and Elevations  
Pool House Renderings  
Tree Survey and Tree Removal Plan  
Landscape Plan – Conceptual  
Impervious Surface Calculations  
Lighting Plan  
Lighting Cutsheets  
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.*



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission  
DATE: June 25, 2025  
FROM: Abigail Vollmers, Senior Planner  
SUBJECT: **946 Elm Tree Road – Demolition of a coach house and a new pool house, pool, pavilion, landscaping, hardscaping, and exterior lighting.**

### Petitioners

Brooke & Duncan Maclean  
946 Elm Tree Road  
Lake Forest, IL 60045

### Property Location

946 Elm Tree Road & 951  
N. Sheridan 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 the demolition of a previously modified coach house. A new pool house with an underground garage, pool, pool pavilion, landscaping, the addition of hardscape, a sport court, and exterior lighting are proposed. The modifications will extend across both the 946 Elm Tree Road and 951 N. Sheridan Road properties once they are consolidated. The entire property will be addressed as 946 Elm Tree Road.

### Description of Property and Surrounding Area

The 946 Elm Tree Road property backs up to a lot in depth addressed as 951 N. Sheridan Road. A separate petition was submitted requesting approval of the demolition of the house at 951 N. Sheridan Road.

Demolition of a historic coach house on the 946 Elm Tree Road property is proposed with two replacement structures, a new pool house and pool pavilion. A pool, sport court, hardscape and landscaping are proposed in the extended rear yard. The larger property allows for a formal redevelopment with the pool on axis with the main house, and a pool house with guest quarters as well as underground parking and storage. The lot in depth driveway from Sheridan Road is proposed to be maintained as a service drive pending confirmation of ownership and access rights for affected parties. A permeable driveway and parking area is proposed extending from the east end of the shared driveway to the west end of the pool house.

The landscape plantings will be enhanced throughout the rear yard with the intent of creating a dense buffer between the active amenities, the pool, pool house, and sport court and the neighboring houses. The consolidation of these properties recreates a similar parcel to the lot that once belonged to the Family of Marvin Hughitt, Charles

Sumner Frost's Father-in-law, around the turn of the 20<sup>th</sup> century. The consolidated properties total 2.28 acres.

### **Description of Proposed Project Components**

- The coach house with garages on the 946 Elm Tree Road property is proposed to be demolished. The structure was built in the 1920's to support the main house with small garages and servant quarters. A renovation to modify the structure with exterior alterations which created two additional garage bays was approved by the Commission in 2017 and implemented. The coach house is a Contributing Structure to the East Lake Forest Historic District due to its age and relationship to the larger original estate property. The structure is compatible with the main house and surrounding structures in scale and materials although it is noted as not possessing architectural significance.
- A new pool house with an underground garage is proposed as a replacement structure. The pool house will be sited to run parallel with the south side of the property which opens the back yard to the expanded property. The pool house is proposed as a two-story Colonial Revival structure with a terrace on the north side overlooking the pool. The walls and chimney are painted brick with wood shingle siding on the gables and as an accent siding material. The roof is proposed as copper standing seam with copper gutters. The windows are double hung with six lites over one lite to match the historic windows on the main house. The trim is proposed to be wood.
- A pool pavilion consisting of an open-covered structure with two small rooms on each side, a storage area and a bathroom, is also proposed on the west side of the pool acting as an entrance gate from the yard beyond and sport court. The simple structure is a single-story rectangular form with an open center, hipped gables similar to the front porch roof shape, square columns with convex corbels, and wood shingle siding. The center open area acts as a covered space providing access into the rooms on either side.
- A swimming pool is planned to the north of the pool house centered on the pool house and on axis with the rear center of the main house.
- A sport court is planned at the west end of the property separated from the main residence and pool by a large lawn area.
- A turf paver driveway is proposed to wind through the west portion of the property, extending from the shared Sheridan Road driveway. The driveway follows the west and south property lines to a parking area at the west end of the pool house.
- The proposed landscaping, hardscaping, and exterior lighting are organized into zones. Directly behind the house is a large lawn area edged on the west side by a terrace wall and set of steps leading to the pool area. The pool is surrounded by a large stone deck on all four sides. The access onto the deck from the east is on axis with the terrace behind the house and the south end abuts the pool house terrace on center. To the west of the pool and pool house zone is a formal wall and the pool pavilion which lead out to the play yard and sport court

at the west end of the property. Large tree buffers with understory shrubs are proposed for all sides of the property for privacy. The buffer between the sport court and service drive is proposed to have dense layered plantings to help mitigate negative impacts from vehicles and activity on the neighbor's property.

- A conceptual lighting plan is included in the Commission's packet. Finalized detail is needed on the quantity, intensity of light, and direction of light. Final mounting locations as well as light level calculations and requirements for compliance with the Residential Lighting Guidelines need to be addressed. Lighting of sport courts on single family residential properties has not been approved in the past recognizing the potential for impact these active areas could have on neighboring homes and yards.

### **Staff Evaluation - Demolition**

The Historic Preservation Commission is charged with preserving and protecting structures and sites having a special historical, community or architectural interest or value to the community. The Commission is *not* charged with preserving all old structures. In fact, the integrity of the City's preservation ordinance itself is protected and strengthened through the due diligence with which the Commission considers each unique property and request. It is essential that the Commission is selective about determining which structures are worth preserving, those that are found to have a high level of historic importance, to be of exceptional architectural design with pure and accurate detailing and constructed of quality materials. Neglect is not justification for demolition, however, the Commission is charged with looking beyond current conditions and considering the "bones" of structures, the original grandeur, the importance of the original or subsequent architects, and changes made over time and whether or not they served to preserve the historic integrity of the property.

**Demolition 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.**

The coach house at 946 Elm Tree Road was designed by Charles Sumner Frost as an accessory building to the main house. Its construction likely dates to around 1920. The structure was designed as a garage with storage and living quarters for domestic help. The building appears to have been plain from its original construction and lacks any architectural distinction or detailing typical of the architect's body of work. As such, its utilitarian function is its style. The structure is not of such historic or architectural character that it is worthy of preservation for the general welfare or for the public interest.

**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 coach house does not provide any character or distinctive architectural detailing that marks it as an object worthy of preservation. The alterations approved to the structure in 2017 provide it with architectural character that is not historic. The simple original rectangle and the third garage bay added on the north end are uncharacteristically plain for structures built in that era.

**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 coach house would not be contrary to the purpose, intent or objectives of the Historic Preservation Chapter in the City Code. While only partially visible from the streetscape, it is the portion renovated in 2017 which converted living space into garages that is visible.

**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.**

Based on the documentation submitted by the petitioners, the coach house 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 does not have the architectural quality to be considered anything other than unremarkable and is not at a level of detailing or character of other structures in the Historic District. Based on the information submitted by the petitioner, the coach house lacks the historic and architectural integrity to be of great importance to the district.

**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.**

The proposed pool house which is generally located near the site of the coach house that is proposed for demolition is included in this petition for the Commission's review.

**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 and pavilion comply with the 25' height limit for accessory structures. No changes are proposed to the height of the main house.

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

This standard is met. The front elevation of the pool house consists of a rectangular center block with front facing gables at each end and a full width porch. Shed dormers are placed in a symmetrical configuration over the porch. A small, stepped back extension off the west end and an entrance porch off the east elevation give an overall asymmetric form to the structure not unlike the main house which has had several additions over the years.

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

This standard is met. The arrangement of openings is consistent with the Colonial Revival style and the openings on the main house.

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

This standard is mostly met. The placement of windows on all elevations is vertically aligned which follows the arrangement on the main house. The use of larger groupings of openings on the first floor is less common to traditional Colonial Revival structures but not foreign to the typology and in use on the mudroom of the main house. The use of the arched header over the colonnade appears out of place for the Colonial Revival style and too grand for the simple detailing of the main house front porch which utilizes columns and a horizontal header.

Staff Recommendation: Conduct further study and refinement of the arched header on the north elevation of the pool house.

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

This standard is not applicable. The main house is not being altered.

#### **Standard 6 – Rhythm of Entrance Porches**

This standard is not applicable. The main house is not being altered.

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

The standard is met. The proposed materials for the pool house and pavilion are painted brick, painted wood shingle siding, wood double hung windows, a copper standing seam roof with copper gutters, two panel wood shutters, and the trim is painted wood. The material palette is in keeping with the historic main house.

**Standard 8 – Roof Shapes.**

This standard is met. The proposed front gable roof is similar to the gable roof of the main house. The standing seam copper roof material is the accent roofing 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 main house.

**Standard 10 – Scale.**

This standard is met. The house with pool house and pool pavilion is within the square footage allowance for the combined lots.

**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. No work is proposed on the historic main house.

**Standard 13 – Preservation of natural resources**

This standard is met. One large white oak tree in good condition will be removed to accommodate the pool. Five other trees in poor health are proposed for removal. Replacement trees exceed the removals three-fold as proposed in the landscape plan. A final calculation of inches will be performed during permitting. Significant layered plantings are recommended along the property lines in the areas adjacent to the service drive and sport court to mitigate negative impacts from these potentially high activity areas on the neighboring homes and yards.

**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 not applicable. The proposed pool house and pool pavilion are not historic structures.

**Public Comment**

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

**Recommendation**

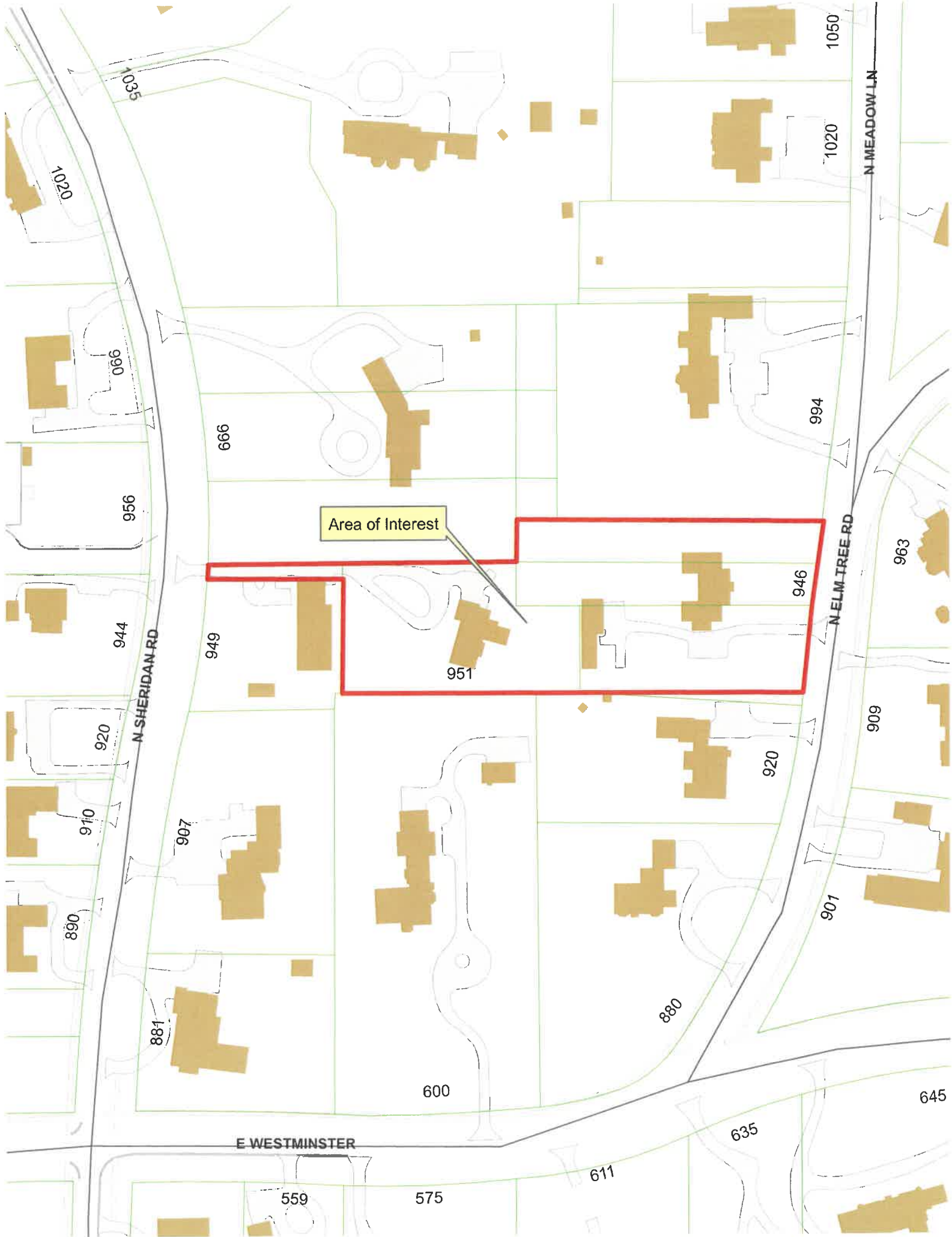
Grant a Certificate of Appropriateness approving the coach house demolition, a new pool house, pool pavilion, pool, sport court, landscaping, and hardscape for 946 Elm Tree Road. Continue consideration of the lighting plan.

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 final tree removal and landscaping plans drawn on the grading and drainage plan. The plans should reflect extensive layered plantings along the property lines near the extended service drive and sport court. 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,

passable, and free from dirt and debris at all times. Driveways in the area may not be obstructed.

4. Until demolition of the coach house occurs, general maintenance of the structure and overall property shall continue in compliance with the Code is required.
5. During demolition and construction activity, all trees and vegetation, unless approved before removal by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, trees close to the areas of work shall be treated with pre and post construction measures to increase the chances of long-term survival.
6. During the entire duration of construction activities, the entire property, including the shared driveway, must be maintained including, but not limited to mowing parkway grass, controlling weeds and vegetation throughout the property, regular removal of debris and unneeded construction materials, and the site kept in a generally well maintained and organized state.
7. Submit a detailed lighting plan clearly illustrating proposed light locations, installation details, direction of illumination, and light intensity. Light fixtures should shield the source of the light from view. The plan shall note that all exterior lights except motion detector lights and lights at entrances for safety shall be set on timers to turn off no later than 11 p.m. Lighting is not permitted on the sport court.



Area of Interest

N SHERIDAN RD

N ELM TREE RD

E WESTMINSTER

N MEADOW LN

951

949

946

920

920

909

963

901

880

910

944

956

066

1020

1035

666

994

1020

1050

907

881

600

880

645

635

611

575

559



Area of Interest



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 1235

**Property Address:**

**Street:** 946 N ELM TREE RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Marvin Frost House

**Original Owner:** Marvin Frost

**Other Previous Owners:** Irving Seaman. John McDernatt 2007. SEAMAN JR, IRVING

**Present Owner:** MACLEAN, DUNCAN

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1920  
**Use, Original:** Single Family Residence  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** 20th Century Architecture  
**Style:** Colonial Revival  
**Secondary Style:**

**Architect/Engineer:** Charles Sumner Frost

**Builder/Contractor:** unknown

**Landscape Architect:**



**Photo Name:** November 1994

**Demolished:** **Date:**

**Zoning District:** R4

**Subdivision:** Part of the subdivision of lots 62 & 65; platted 1906

**Subdivided from:**

**Current Property Size (est.):** .99 acres

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

**Facade Easement?:** No

**Held by:**

**Conservation Easement?:** No

**Held by:**

**Plan Shape:** Rectangular  
**Number of Stories:** 2.5  
**Structural Framing:** Wood  
**Foundation Material:** Unknown  
**Facade Material:** Brick and Wood Shingle  
**Roof Form:** Gable

**Roof Material:** Asphalt Shingle  
**Primary Window Type:** Double Hung - 6/1  
**Porches:** Enclosed porch at side. Covered entry  
**Integrity:** Good  
**Condition:** Good

**Decorative Features & Surfacing:**

Paired square columns and brackets support the covered entry. The pediment at the entry is clad with vertical board. Front gable dormers are rhythmically placed across the front façade.

DECORATIVE SURFACING: Brick at first floor and wood shingles at the second.



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 1235

**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

Contributing

**Contributing Significant Resources:**

Marvin Frost House - Charles Sumner Frost, 1920

**Is this Property Eligible for Local Landmark Designation?:**

Yes

**Local Landmark Designation:**

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

**Other Districts:**

Historic Residential and Open Space Preservation District

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

**Is this Property Eligible for National Register Listing?:**

**Individual National Register Listing :**

**Other Designations:**

**History and Significance:**

HPC July 26, 2006 - Standard 12 is not met, could be met with minor adjustments. Partial demolition of existing additions provides an opportunity to highlight the original structure designed by C.S. Frost. However the alteration of the materials from brick & wood shingle to wood clapboard is inconsistent with this standard of the Secretary of the Interior Standards and should be avoided. The Consultant believes for this reason the structure should be considered non-contributing.

This property is identified as a contributing structure to the Historic District. The existing house, constructed in 1920, is an exemplification of the Colonial Revival style and is distinguished by its overall quality of design, detail, materials and craftsmanship. Frost 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.

This home had the first elevator in Lake Forest.

Charles Sumner Frost (1856 - 1931) received his early architectural training in Lewiston, Maine where his father was a mill owner and lumber merchant. He continued his studies at Massachusetts Institute of Technology and graduated in 1876. He worked at Peabody and Stearns in Boston where he met his first partner, Henry Ives Cobb. In 1882 he moved to Chicago where he was a principal in the firm Cobb and Frost. [see Cobb for the accomplishments of this firm] After the termination of this firm, Frost formed a practice with Alfred H. Granger. Frost made a special study of Railroad Station design and the firm was responsible for the design of several large Terminals in the mid-west. In Chicago, Frost and Granger designed the LaSalle Station and the Northwestern Terminal. Also in Chicago the firm designed the Smith Memorial Building at St. Luke's Hospital (1907), the Northwestern Trust and Bank Building (1908), Office building for the Chicago and Northwestern Railroad Company, the Borland Building and the Municipal Pier. Frost had been active in both the Illinois Society of Architects and the Chicago Chapter, A.I.A., making Fellow in 1889.

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

This was the dominant style for domestic building throughout the country during the first half of the century. About 25 percent of Colonial Revival houses built during this time period were side gabled examples. As in their Georgian and Adam prototypes, the principal areas of elaboration in the Colonial Revival houses are entrances, cornices, and windows. In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and is frequently decorated with dentils or modillions. These are also typical of many Colonial Revival examples. As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. All common wall materials were used, but masonry predominates in high style examples.

During the first decade of the twentieth century, Colonial Revival fashion shifted toward carefully researched copies with more correct proportions and details. This was encouraged by new methods of printing that permitted wide dissemination of photographs in books and periodicals. This led to a wide understanding of the prototypes on which the Revival was based. Colonial Revival houses built in the years between 1915 and 1935 reflect these influences by more closely resembling early prototypes than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and '50s.

**Changes:**

A one-story two-room addition of brick veneer and a porch was added in 1946. A large two-story addition with 4 rooms was added to the south side in 1961. A one-story addition was added to the north side in 1968. House was altered in the 2000's. In 2006 Steve Rugo and Rita Melone Architects removed and replaced recent additions due to standards not being met. #12 standard is not met- could be met with minor adjustments. Partial demolition of existing additions provides an opportunity to highlight the original structure designed by CS Frost. However the alterations of the materials... from brick and wood shingle to wood clapboard is inconsistent with this standard. In 2014 the kitchen was remodeled.

**Property Setting:**



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 1235

Residential neighborhood; This property is located on the west side of Elm Tree, three lots north of Westminster.

**Associated Buildings:**

There is a coach house on the property.

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**Sources of Information:**

City of Lake Forest Address and History Files; Withey, American Architects (deceased).

**Certif. of Appropriateness Case #(s):**

HPC-8/26/2015 Addition to an accessory structure to convert storage area into two additional garage bays

HPC-4/24/2013 Mudroom addition to the residence

HPC-7/26/2006 Removal of additions, addition of two subordinate flanking wings, returning windows on front façade to original locations, brick around first story to be removed and replaced with wood clapboard siding, wood shingles on second story to be replaced with wood clapboard siding

**946 N ELM TREE RD**

**Survey Date:** July 1999

**Demolished:**

**Demolition Date:**

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

Address 946 Elm Tree Road Owner(s) Brooke & Duncan Maclean  
 Architect Diana Melichar Reviewed by: A. Vollmers  
 Date 6/25/2025  
 Lot Area 99579 sq. ft. (Does not include access parcel)

**Square Footage of Residence -- Existing**

1st floor 2942 + 2nd floor 2393 + 3rd floor 94 = 5429 sq. ft.  
 Design Element Allowance = 977 sq. ft.  
 Total Actual Design Elements = \_\_\_\_\_ sq. ft. Excess = 0 sq. ft.  
 Garage 0 sf actual ; 800 sf allowance Excess = 0 sq. ft.  
 Garage Width \_\_\_\_\_ ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*  
 Basement Area = 0 sq. ft.  
 Accessory buildings (Existing 1514 SF of Garage Proposed for Removal) = 0 sq. ft.  
**Total Square Footage of Residence** = 5429 sq. ft.  
 (minus Design Elements, plus garage overage)  
**DIFFERENTIAL (Existing)** = \_\_\_\_\_ sq. ft.  
**Under Maximum**

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

1st floor 2703 + 2nd floor 1320 + Pavilion 84 = 4107 sq. ft.  
 New Garage 0 sq. ft. Excess = \_\_\_\_\_ sq. ft.  
 New Design Elements 679 sq. ft. Excess = \_\_\_\_\_ sq. ft.  
**TOTAL SQUARE FOOTAGE** = 9536 sq. ft.  
**TOTAL SQUARE FOOTAGE ALLOWED** = 9766 sq. ft.  
**DIFFERENTIAL** = 230 sq. ft. **NET RESULT:**  
**Under Maximum** 230 sq. ft. is

Pool House Allowable Height: 25 ft. Actual Height 24'- 2" ft. 2.36 % under Max. allowed

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 977 sq. ft.  
 Main House Front Porch = 52 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Pool House Covered Porch = 136 sq. ft.  
 Pool House Portico = 40 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Pool Pavilion Breezeway = 90 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 376 sq. ft.  
 Pool House Bay Window = 37 sq. ft.  
**Total Actual Design Elements =** 731 sq. ft. **Excess Design Elements =** 0 sq. ft.



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

**PROJECT ADDRESS** 946 Elm Tree Rd, Lake Forest, IL 60045

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

Duncan and Brooke MacLean  
*Owner of Property*

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

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

847-989-1182  
*Phone Number*                      *Fax Number*

BDMacLean@yahoo.com  
*Email Address*

*Brooke MacLean*  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Diana Melichar, President  
*Name and Title of Person Presenting Project*

Melichar Architects  
*Name of Firm*

207 E. Westminster, Suite 104  
*Street Address*

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

847-295-2440  
*Phone Number*                      *Fax Number*  
Diana@MelicharArchitects.com  
Gavin@MelicharArchitects.com  
*Email Address*

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

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

<i>Please email a copy of the staff report</i>	<input checked="" type="checkbox"/> OWNER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

# LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for additions and alterations to 951 North Sheridan Road and 946 Elm Tree Road

For Mr. & Mrs. Duncan MacLean

## BACKGROUND AND REQUESTS

### 951 North Sheridan Road

In 2024, the MacLeans had the opportunity to purchase 951 North Sheridan Road. 951 North Sheridan Road is a lot-in-depth situated behind a home located at 946 North Sheridan Road. It is a non-conforming lot by size at only 2/3 of the required 60,000 square feet in the R-4 District. A 1966 two-story builder home is situated on the lot, and it is a non-contributing structure in the historic district. The building placement is also non-conforming, as the home sits mostly outside of the 50' required yard setbacks. Currently the landlocked property feels congested, due to the close proximity of the home at 949 North Sheridan Road to the west, and the close proximity of the MacLean's coach house to the east. In addition, much impervious pavement covers the property in order to circulate in and out of the lot.

The MacLeans would like to remove this existing home and its impervious pavement. In this way, it affords the MacLeans more open rear yard recreational space, privacy, and long view from their existing home's terrace.

Removing the home also allows them to provide a better, larger landscape buffer between their property and the home at 949 North Sheridan Road, which is situated quite eastward on its lot.

### 946 Elm Tree Road

Mr. Duncan and Mrs. Brooke MacLean have lived at 946 Elm Tree Road since 2011. Since that time, the MacLeans have invested considerable time and resources into fixing up their 1920 Charles Sumner Frost designed Colonial Revival home. Their work includes interior renovations and additions in 2013, 2014, and 2024, and rehabilitation and expansion to their detached coach house in 2017. In conjunction with their building upgrades, the MacLeans have been good stewards of their property, as they have installed a network of underground storm water management in their yard, cared for their mature trees, removed diseased trees, and upgraded their landscape and hardscape throughout.

Even though the MacLeans tried to make their existing 1920 coach house more useful and beautified in 2017, the tiny, compartmentalized spaces and inadequate spatial dimensions do not suit their vehicle garaging needs. In addition, the orientation of their coach house in the north-south direction constrains their back yard open space; and, the building presents its broad side with its multiple garage doors to their estate home and the street beyond. And, while the MacLean's estate home has design artistry and distinctive stylistic architectural Colonial Revival features, the coach house is lacking similar characteristics. From their home, they overlook this utilitarian structure that dominates their backyard every day.

The MacLeans would like to remove this obsolete building on their property and provide parking underground, beneath a new pool house structure.

#### 946 Elm Tree Road and 951 North Sheridan Road Combined Lot

The MacLeans would like to combine 946 Elm Tree Road and 951 North Sheridan Road into one property, with a single street address of 946 Elm Tree Road. This will simplify the neighborhood land divisions by eliminating the lot-in-depth at 951 North Sheridan Road, thereby having one existing home (along with accessory structures) on each respective streetscape. The total area of the newly combined properties at 946 Elm Tree Road and 951 North Sheridan Road is 99,579 square feet per plat (excluding the area of the shared ownership Sheridan Road access parcel).

The enlarged land area affords the MacLeans more open space to comfortably locate a new pool and pool house on their property. These new site amenities can be located within all required yard setbacks, thus resolving the current non-conforming setback situation of the 951 North Sheridan Road home.

The new pool house is oriented in the east-west direction to keep the yard and sight lines as open as possible. This building orientation also provides an opportunity to discretely tuck car garaging underneath the pool house, thus reducing the building area of the property.

The expansive lawn also allows the MacLeans to provide for different zones of activity in their backyard. More passive, and more formal grass lawn and garden spaces are located adjacent to the existing home's outdoor terrace. The more intensively used pool area is located in the middle of the yard, and is buffered by the pool house to the south. The sport court, that was once located near the existing estate home, can now be moved to a spacious play yard west of the pool. Dense, multilayered vegetation can then buffer between the enlarged 946 Elm Tree property and the home at 949 North Sheridan Road.

Secondary access is available to the MacLeans through an existing jointly owned property with 949 North Sheridan Road. It will be used mostly by property maintenance crews. Once the maintenance crews traverse beyond the shared parcel onto the MacLean's property, the driveway will transition to turf pavers, with grass growing through the drive. This has the benefit of being a permeable surface.

In addition to an ambitious landscape design on site, dense, layered plantings will be provided as privacy screening around the perimeter of the site. Pool fencing will be provided per code. Site and drainage will be addressed and coordinated with the MacLean's civil engineer and reviewed by City Engineering for code compliance.

#### Pool House and Swimming Pool Designs

The proposed pool house is designed to complement the Colonial Revival architecture of the historic estate house. The proposed new structure will provide functional living areas for the MacLeans and their guests as well as utilitarian garage space concealed underneath the building.

The proposed pool house is organized on-axis with the proposed swimming pool and its landscaping. The building's low arcade forms a backdrop to the pool area. The building is oriented in the east-west direction to allow for a long view from the estate home and to provide open yard for activities. The pool

and its deck are recessed two feet below grade to create more intimate space, and to conceal views from the estate house and from neighbors. The building structure also buffers pool activity sounds for neighbors to the south. Garage parking is tucked under the pool house, thereby eliminating the 5-garage door scenario of the current coach house.

Material selections include painted brick and wood shingles matching the existing estate home, and clad insulated divided lite windows. Roofing material will be standing seam copper, similar to the standing seam copper roofs accenting the estate home.

**Pool Pavilion Design**

A modest pool pavilion is located on-axis with the proposed pool and existing estate home’s outdoor terrace. This pavilion provides storage space to keep pool toys and cushions out of sight, offering a shady spot for folks to sit while overlooking the pool and formal yard to the east, and the play yard to the west.

Design and detailing of the pool pavilion take queues from the estate home’s front portico and overhang features, including the gable on hip standing seam copper roof and carved eave brackets. Wood shingles clad the two small building masses, subordinating this structure to the combined wood and brick materiality of the estate home and pool house.

**Building Coverage**

While combining parcels reduces the overall allowable building area for the MacLeans, their commitment to invest in their properties nevertheless enables a larger, more organized site design. In the proposed design, the overall building footprints and floor area will be reduced on site:

**Total Area of Existing Buildings to be Removed on Site: 7,427 sf**

	<u>951 Sheridan Road Home</u>	<u>946 Elm Tree Road (Coach Home)</u>
<i>Footprint</i>	<i>2,859 sf</i>	<i>1,499 sf</i>
<i>Second Floor</i>	<i>1,967 sf (approximate)</i>	<i>1,102 sf</i>
<i>Subtotal</i>	<i>4,826 sf</i>	<i>2,601 sf</i>

**Total Area of Proposed Additions on Site: 4,943 sf**

	<u>Pool House</u>	<u>Pool Pavilion</u>
<i>Footprint</i>	<i>2,919 sf</i>	<i>84 sf</i>
<i>Second Floor</i>	<i>1,940 sf</i>	<i>0 sf</i>
<i>Subtotal</i>	<i>4,859 sf</i>	<i>84 sf</i>

## Landscape Design

The proposed landscape intends to unite the estate home with the pool house, the pavilion, and its garden spaces. Additionally, tree preservation, enhanced views, and improved site functionality motivate the desired site improvements.

Along the property's eastern boundary – at Elm Tree Road – existing stockade fencing separates the residence from the road. Replacing the fencing with a segmented 34" tall stone wall defines the property's extents and driveway while also improving the property's communication with the streetscape. The existing curb cut is retained, as is the configuration of the lane and drive court that are situated south of the estate home. The stone wall motif begun at the streetscape is repeated at the drive court, where it serves to screen views of vehicles parked on the property.

To draw greater focus to the home's front door, the existing stoop that directs foot traffic southward is replaced with cascading turf stairs that are oriented eastward. The new cascading stairs mirror those currently found at the home's west terrace. The relationship of the proposed east lawn stairs with the existing west terrace stairs define the axis upon which the proposed pool, pool house, and pavilion are oriented.

The pool terrace is situated at the center of the combined lot. A stone wall separates the pool terrace from the lawn. The pool terrace is sunk 24" below the grade of the adjacent lawn area and is framed by a collection of eight ornamental trees. These combined interventions create a unique, private setting while also buffering the pool from neighboring properties. West of the pool is the pavilion, the pool house is to the south, and a copse of swamp white oak trees terminate the northward view.

West of the pavilion and pool house, the landscape opens to a generously proportioned play field that leads to the sport court. The north, west, and south property boundaries are heavily planted with tree and shrub materials to create both privacy and buffer.

The MacLeans have worked diligently with a certified arborist to maintain the mature trees growing on their current property. Despite their best efforts, a number of trees have been lost due to age, storm damage, and root rot issues. In an effort to restore the property's once dense canopy, twenty-nine shade trees are specified in the proposed landscape. The design also calls upon twenty-four conifer trees for screening and nineteen ornamental trees for seasonal interest and bird habitat.

**CITY OF LAKE FOREST  
HISTORIC RESOURCE ASSESSMENT**

**The Marvin Hughitt Frost Garage, an auxiliary structure to 946 Elm Tree Road,  
1920, Charles Sumner Frost, Architect**



Garage Structure for the Marvin Hughitt Frost Estate House, Photo 2025



Susan S. Benjamin  
April 3, 2025

## **Executive Summary**

At the rear of the estate house at 946 Elm Tree Road is a large building constructed for servants' rooms, storage and garage space. This auxiliary structure, not the estate house, is the subject of this Historic Resource Assessment. Originally, the garage was built to accommodate two cars. An early, pre 1929, addition appears at the north end providing a third garage bay. The current owner expanded the storage space on the south in 2017 to create two additional garage bays. The building was meant to serve a utilitarian function and has continued as such since it was constructed ca. 1920. Although it was designed by Charles Sumner Frost, whose architectural pedigree is unchallenged, it was only meant as a secondary structure for cars, storage and housing for domestic help. The property belonged to Marvin Frost, Charles's son, but there is little evidence that he spent much time there.

The garage is listed as a Contributing Structure in the Lake Forest Historic District because it is compatible in scale and materials to the estate house, as well as compatible in size, scale, materials, height and style with the surrounding historic buildings in the District. Although it is Contributing for these reasons, the building, unlike many coach houses and garages in the Historic District, does not have design artistry and distinctive stylistic architectural features similar to those that distinguish the estate house. It is Colonial Revival, but only in massing, roof form and window treatments. It contains no classical elements as does the Colonial Revival main house, and classicism is a characteristic of Colonial Revival architecture. In addition, the garage has been considerably altered on the exterior and the interior. The additional garages, visible from the street, compromise the original view. Plans are to demolish the structure and replace it with one similar in materials that retains the character of the site, while complementing the historic estate house and the surrounding historic buildings in the District. At the same time, the proposed new structure will provide functional living areas for the owners of the house and their guests as well as utilitarian garage space.

## History

The garage for 946 Elm Tree Road was built as an auxiliary building for an estate house designed by architect Charles Sumner Frost ca. 1920 for his son Marvin Hughitt Frost. The approximate date is taken from secondary sources including a survey of the area done in 1999.<sup>1</sup> Although no primary sources were located, it is known with certainty that the buildings on the property were constructed before September 21, 1928, when Marvin Frost applied for a house number, changing the address from 220 Elm Tree Road to 946 N. Elm Tree Road. He owned the property at that time but had a tenant, D.H. Winter.<sup>2</sup>

841 on Garage

New Address 946 N Elm Tree Road Date 9-21-28  
Do not fill in

**APPLICATION FOR HOUSE NUMBER**

Owner's Name Marvin Frost  
Tenant's Name D.H. Winter  
Old Address 220 Elm Tree Road

Part Lot F Block 550 Subdivision Sub lots 61 & 62 Lot F

**Location of House in Lot**

\_\_\_\_\_ feet from \_\_\_\_\_ Lot line to building  
North or South

\_\_\_\_\_ feet from \_\_\_\_\_ Lot line to building  
East or West

50 feet from North Lot line to entrance drive  
North, South, East, West

Be sure all information required is accurate

Application for House Number, 9-21-28

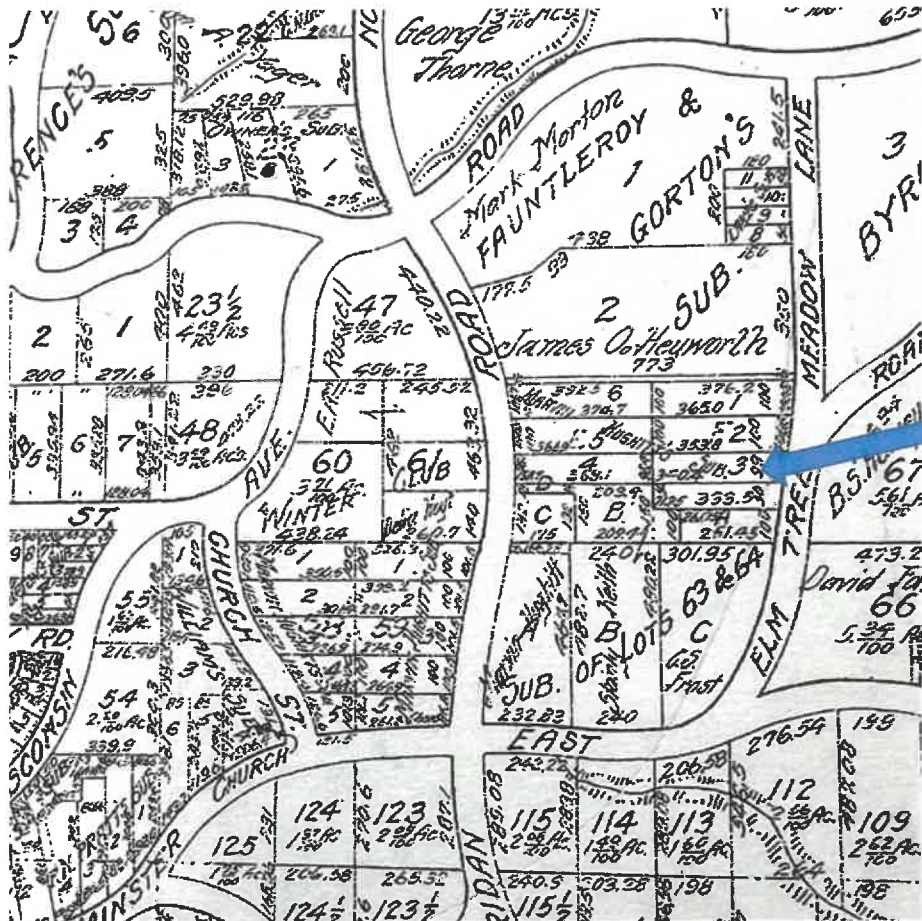
The auxiliary building was constructed as a garage to accommodate two cars. There is no indication the structure was ever built for horses and buggies — for instance, it has no hay loft. After the First World War a growing number of Americans owned automobiles. In 1920, there were approximately eight million cars and trucks registered in the United States. By 1929, there were over 23 million automobiles on American roads.<sup>3</sup>

<sup>1</sup> Survey Form dated 1999. Collection of the History Center of Lake Forest-Lake Bluff.

<sup>2</sup> The card applying for a house number is in the 946 N. Elm Tree Road is in the house file at the Lake Forest Department of Community Development. "Application for House Number".

<sup>3</sup> [https://www.google.com/search?q=number+of+cars+1920+&sca\\_esv=0bc0bb76be1c03af&sxsrf=AHTn8zrYrcID\\_KgWSS5ID\\_ZqPS5D\\_yvgozA%3A1743270399948&source=hp&ei=\\_zHoZ4WMN7ay0PEPjOC8iQ8&iflsig=ACkRmUkAAA AAZ-hAD\\_aFY\\_KhMj4j61kHgURhrXGtJytg&ved=0ahUKEwjFh7yn7K-MAxU2GTQIHQwwL\\_EQ4dUDCBo&uact=5&oq=number+of+cars+1920+&gs\\_lp=Egndnd3Mtd2l6lhRudW1iZXIgb2YyY2FycyAxOTIwIDIGEAAYFhgeMgYQABgWGB4yCxAAGIAEGYDGIoFMgUQABjvBTIFEAY7wUyCBAAGKIEGikFSJw6UPOFWIQvcAF4AJABBJgB7wWgAeMaqgENOC43LjAuMi4wLjEuMbgBA8gBAPgBAZgCEKAC-g2oAgrCAGcQlxgnGoCwglKECMYgAQYJxiKBcICBBAjGcFCAGsQLhiABBIRAhikBcICcxAAAGIAEGJECGIoFwgIKEC4YgAQY](https://www.google.com/search?q=number+of+cars+1920+&sca_esv=0bc0bb76be1c03af&sxsrf=AHTn8zrYrcID_KgWSS5ID_ZqPS5D_yvgozA%3A1743270399948&source=hp&ei=_zHoZ4WMN7ay0PEPjOC8iQ8&iflsig=ACkRmUkAAA AAZ-hAD_aFY_KhMj4j61kHgURhrXGtJytg&ved=0ahUKEwjFh7yn7K-MAxU2GTQIHQwwL_EQ4dUDCBo&uact=5&oq=number+of+cars+1920+&gs_lp=Egndnd3Mtd2l6lhRudW1iZXIgb2YyY2FycyAxOTIwIDIGEAAYFhgeMgYQABgWGB4yCxAAGIAEGYDGIoFMgUQABjvBTIFEAY7wUyCBAAGKIEGikFSJw6UPOFWIQvcAF4AJABBJgB7wWgAeMaqgENOC43LjAuMi4wLjEuMbgBA8gBAPgBAZgCEKAC-g2oAgrCAGcQlxgnGoCwglKECMYgAQYJxiKBcICBBAjGcFCAGsQLhiABBIRAhikBcICcxAAAGIAEGJECGIoFwgIKEC4YgAQY)

The house and garage were built on land belonging to Marvin Frost's grandfather Marvin Hughitt, who at the time was Chairman of the Board of the Chicago & North Western Railway. Hughitt owned a substantial amount of property west of Elm Tree Road, and north of Westminster, south of Fauntleroy and Gorton's Sub. and west as well as east of Sheridan Road south of the Winter Club property.

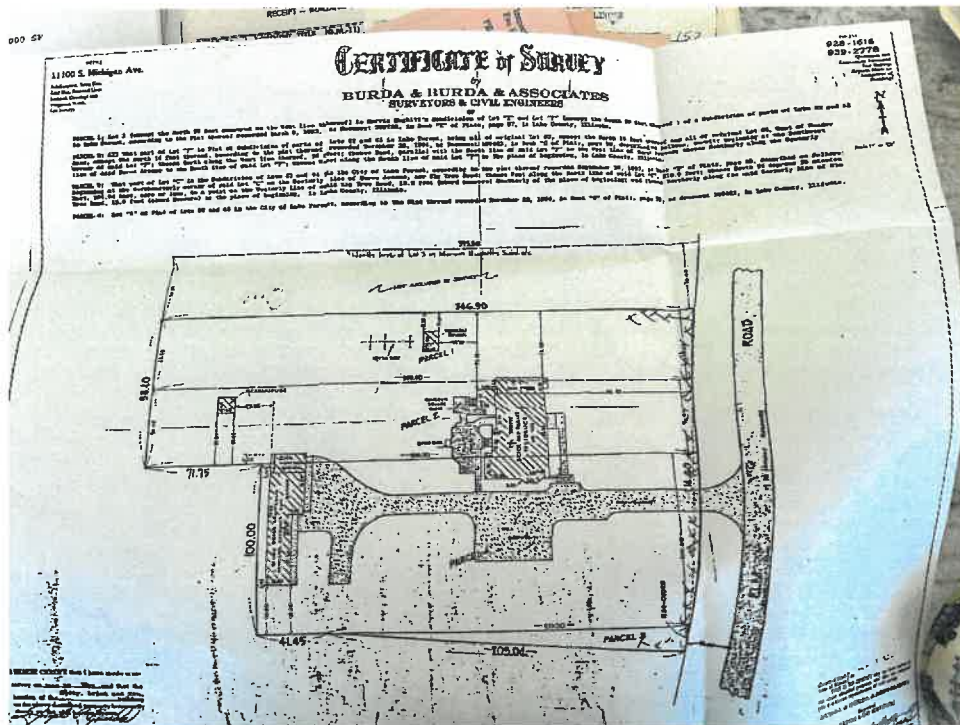


1922 Map of the City of Lake Forest showing Hughitt's Subdivision<sup>4</sup>

The Sub of Lots 63 and 64 were built out as houses for Hughitt's three daughters. A house on Lot A, 907 N. Sheridan, was built for Mrs. Alfred H. (Belle) Granger, Lot B, 600 Westminster, for Mrs. Martha McCulloch (1929 home of Stanley Keith) and Lot C, 880 N. Elm Tree, for Mrs. Charles Sumner (Mary) Frost. The property where the house for Marvin Hughitt Frost was built on four parcels, but most of it appears to be located on Lot 3 in the 1922 map. It is on Lot 4 in the Legal Description.

QxiKBcICDhAAGIAEGLDGI MBGloFwglLEC4YgAQYsQMYgWHCAGsQABiABBixAxiDacICDhAuGIAEGLDGI MBGloFwgl REC4YgAQYkQIYxwEYigUYrwHCAG4QLhiABBixAxiRAXjHAClCCxAuGIAEGMcBGK8BwglFEAAyGATCaggQABiABBixA8ICBAuGIAEGLDwglLEC4YgAQYsQMY1ALCAGcQLhiABBgKwglOEC4YgAQYxwEYjgUYrwHCAGgQLhiABBjUApgDBFEFHm whJkehyPeSBwC3LjguMC4xoAecyAE&scient=gws-wiz

<sup>4</sup> "Map of the City of Lake Forest and Environs Lake County Illinois Compiled from actual surveys and records by Neil N. Campbell, Civil Engineer and Surveyor, Office No. 2, Market Square, Lake Forest, Illinois.", 1922 Map in the collection of the History Center of Lake Forest-Lake Bluff.



Certificate of Survey, Burda & Burda & Associates, June 15, 1972. The two-story section of the garage is labeled "2 story brick and frame domestic quarters and garage; the one-story section is labeled "1-sty garage"<sup>5</sup>

Marvin Hughitt Frost was born January 12, 1893. Census records indicate that he may not have lived in the house for long periods of time. At age 17 he was living at his parents' home. His draft registration for World War I shows him as single and living at 208 Elm Tree, the address before the number was changed.<sup>6</sup> On January 5, 1918, he married Helen Rexford Edwards.<sup>7</sup> The 1920 Census has them living at 935 Michigan (an apartment building) in Evanston. His occupation is listed as "Supt. Building Const." The 1930 Census shows that they lived with their two children in Los Angeles. His occupation is listed as "Agent, Railroad." The 1940 Census shows them living at 946 Elm Tree. His occupation is listed as "Draftsman Construction Company." The 1950 Census indicates that he is living in Tucson, Arizona. His occupation is listed as "Photographing fire structures, National Park Service"<sup>8</sup> It appears from records of his occupations that Marvin Frost had no long-term professional work in architecture or in the railroad industry. Marvin H. Frost died January 20, 1984. He is buried at El Camino Memorial Park in San Diego

<sup>5</sup> This plat of survey is located in the house file for 946 N. Elm Tree Road at the Department of Community Development.

<sup>6</sup> US World War I Draft Registration Card, June 5, 2017. He lists his occupation as "Architect Superintendent, Charles S. Frost Architect." Ancestry.com.

<sup>7</sup> Cook County, Illinois Marriage Indexes, 1912-1942, "Marvin H. Frost 5 Jan 1918. Ancestry.com.

<sup>8</sup> All of the Census records, which included Marvin Frost's various occupations, were found on Ancestry.com. His address in Tucson, Arizona, in 1948 was 7522 E. Spring Street. Tucson, Arizona City Directory, 1948

California.<sup>9</sup>

Although he didn't often reside in the Lake Forest house, Marvin's mother, Mary Hughitt Frost, lived there. Her obituary in the *Chicago Tribune*, August 24, 1949, was titled "Mary Hughitt Frost, Daughter of Rail Builder, Dies at 85." The article noted that she died in her home at 946 Elm Tree and had lived in Lake Forest for more than 50 years. Survivors included her son Marvin H. of Tucson.<sup>10</sup>

Permit records and information on plats of survey reveal that various individuals lived at 946 N. Elm Tree. D. R. Winter was a tenant in 1928 when the address was changed. A list of owners (that is unsourced) in the collection of The History Center of Lake Forest/Lake Bluff has Winter residing there from 1924 to 1930 and Frost living there in 1934. Other names on the list include Edward H. Lihme (1938), John O. Jiles (1932) and then, in 1946, Marvin Frost's mother Mrs. Charles S. (Mary) Frost. Following her 1949 death, Henry Dangler and John A. Johnson are on the list as living there (1950). A note on a typed card that described the construction of a new roof stated that the property was sold to William McLennan 2/51. Subsequent residents, referenced in building permits and the 1999 Survey, include Irving Seaman, Jr. (1961-1999) and John McDermott, who in 2007 undertook a major renovation of the house and coach house. The current owners are Duncan and Brooke MacLean.<sup>11</sup>

## Architecture

### Charles Sumner Frost

The architect for the house and garage for Marvin Hughitt Frost at 946 Elm Tree Road was Charles Sumner Frost (1856-1931), Marvin's father. He was born in Lewiston, Maine, the son of a mill owner and lumber merchant. He studied architecture at the Massachusetts Institute of Technology (M.I.T.), graduating in 1876. After graduation Frost worked at Peabody & Stearns in Boston, moving to Chicago in 1882 where he established a practice with Henry Ives Cobb from 1882-1889. In Chicago, the partnership designed the Potter Palmer House on Lake Shore Drive (demolished, 1950), the Ransom Cable House at 25 East Erie and the Joseph Coleman House at 1811 S. Prairie Avenue. In Lake Forest, the firm renovated and expanded Ferry Hall and designed the Ferry Hall Chapel. In 1886, the partnership designed the First Presbyterian Church in Lake Forest.<sup>12</sup>

Frost married Mary Hughitt, the daughter of Marvin Hughitt (1837-1928) on January 9, 1885, at the Hughitt's house at 2828 Prairie Avenue in Chicago. Marvin Hughitt, born in Genoa, New York, on the family farm became a railroad tycoon. He started his career at age 17 in Chicago as a telegrapher for the Illinois Central Railroad, rising rapidly through railroading ranks. In 1872 he was made general superintendent of the Chicago & North Western Railway, becoming president in 1887. He served in that position until 1910, when he became chairman of the Board of Directors of the Railroad. He remained as chairman until his retirement in 1925.<sup>13</sup>

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<sup>9</sup> "Marvin Hewitt Frost" U.S Find a Grave Index, 1600s-Current. Ancestry.com.

<sup>10</sup> "Mary Hughitt Frost, Daughter of Rail Builder Dies at 85," *Chicago Tribune*, Augst 24, 1949.

<sup>11</sup> Documents providing the early owner information are at the History Center of Lake Forest-Lake Bluff.

<sup>12</sup> "Henry Ives Cobb" The Art Institute of Chicago: Resources, Archives Collections, Digital Resources. [https://www.dropbox.com/scl/fo/reup1od54nsf348hlr7kv/AD\\_isjpWardcQ7G0idx2m3w?rlkey=3b98llb8wvbt7axwrnkt31kb&st=7m3xat8j&dl=0](https://www.dropbox.com/scl/fo/reup1od54nsf348hlr7kv/AD_isjpWardcQ7G0idx2m3w?rlkey=3b98llb8wvbt7axwrnkt31kb&st=7m3xat8j&dl=0)

<sup>13</sup> "Marvin Hewitt Dies at Chicago After a Stroke," *Alton Evening Telegraph*, January 6, 1928, 2.



Charles Sumner Frost

Frost built his 1897 home "Eastover" at 600 Westminster Road on the north side of the street, just east of Sheridan Road and south of where he was to design a home for his son Marvin ca. 1920. Frost established a partnership with his brother-in-law Alfred Hoyt Granger (husband of his wife's sister Belle) in 1898. They remained partners until 1910. Cobb & Frost and Frost & Granger became the Chicago & North Western Railway architects, designing over 100 depots in Illinois and other states. In 1916, Frost was the architect for Navy Pier in Chicago and, in 1919, designed "Garden Homes Project," an affordable housing development with 133 detached single-family homes and 21 duplex units for client Benjamin Rosenthal.<sup>14</sup> Around the same time period, Frost designed the West Park Comfort Station that closely resembles the single-family homes of that project in size and detailing. Frost sat on the Lake Forest Library Board and was a Fellow of the American Institute of Architects. He died in 1931.

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<sup>14</sup> W. Edgar Green, "Charles Sumner Frost, A Gentleman Architect," *Lecture*, Oct. 28, 1981, 19-21. Lake Forest-Lake Bluff Historical Society Archives and National Register Nomination, *Garden Homes Project*, [http://archive.org/stream/NationalRegisterNominationsForChicago/GardenHomesNrNom\\_djvu.txt](http://archive.org/stream/NationalRegisterNominationsForChicago/GardenHomesNrNom_djvu.txt).

## 946 Elm Tree Road



Photo of 946 Elm Tree Road, 1994



Later photograph, showing garage at rear of lot before its 2017 remodeling, from Real Estate listing n.d.

Charles Frost designed a frame Colonial Revival house for his son Marvin. Standing 2-1/2 stories, the first floor of the house is sheathed in brick, the second story, wood shingles. Like most Colonial Revival houses it has double hung windows with shutters and incorporated classical detailing in its design. Slender columns supporting a triangular pediment form a porch that surrounds the centrally-located front door. The entrance configuration that consists of a doorway flanked by sidelights is a Colonial Revival feature characterizing homes influenced by early colonial houses.

After the 1876 Centennial Exposition in Philadelphia, Colonial Revival became a kind of national style. The country's centennial celebrations awakened an interest in America's Colonial architectural heritage. Even before the exposition, demolition of the celebrated John Hancock House in 1863 shocked the country. The nationalism and patriotism that grew out of these events created a movement that had a profound effect on all aspects of American culture through World War II and into the 1950s. This wave of nostalgia was immediately reflected in American architecture. The interest in Colonial architecture was reinforced by the Classical architecture of the 1893 World's Columbian Exposition. Colonial Revival

architecture, with its Classical detailing, order and symmetry offered an alternative to the exuberance of the Queen Anne style and the informality of the Shingle Style. The style was widely published in journals and popular magazines. Frost chose Colonial Revival, inspired by Georgian architecture, for his own home.

Historically, the Colonial Revival style has been the most popular style selected for the design of 20<sup>th</sup> Century American suburban houses on the North Shore. Because of its association with patriotism, popularity of the style surged after World War I, when the Marvin H. Frost house and garage were built. During the 1920s, historical architecture supplanted more progressive Arts & Crafts designs, with Colonial and Tudor architecture favored for houses of all sizes on the North Shore.

### 946 N. Elm Tree Road Garage



Garage before 2017 addition.<sup>15</sup>



Garage, 2025

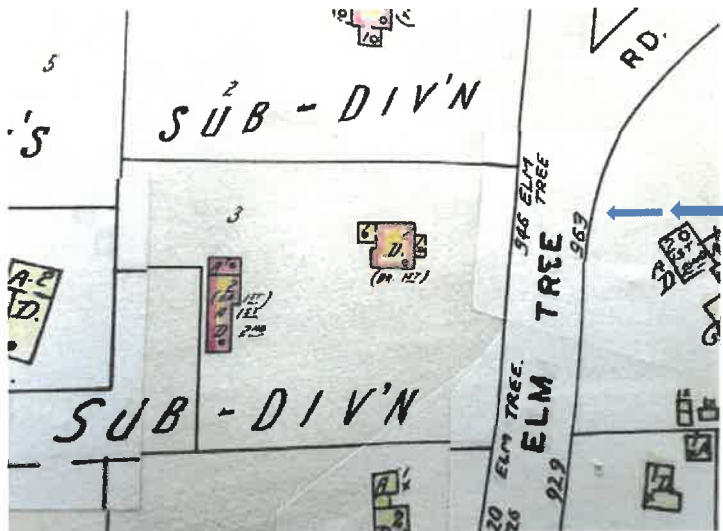
When it was originally designed, the garage consisted, on the first floor, of storage area to the south and two garage bays to the north. The second floor of the garage structure was built as an apartment for domestic help. The building was constructed as a utilitarian structure built to house two vehicles and to provide living space for servants. Its materials compliment Marvin Frost's house but it contains no classical embellishments, no Colonial stylistic refinements.

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<sup>15</sup> "Carriage House". Application for Historic Preservation Commission, Project: 946 Elm Tree Road Lake Forest. Existing Condition Photographs. Rugo/Raff Architects. 2007.



1929 Sanborn Map of Hughitt's Subdivision between North Elm Tree Road and Sheridan Road

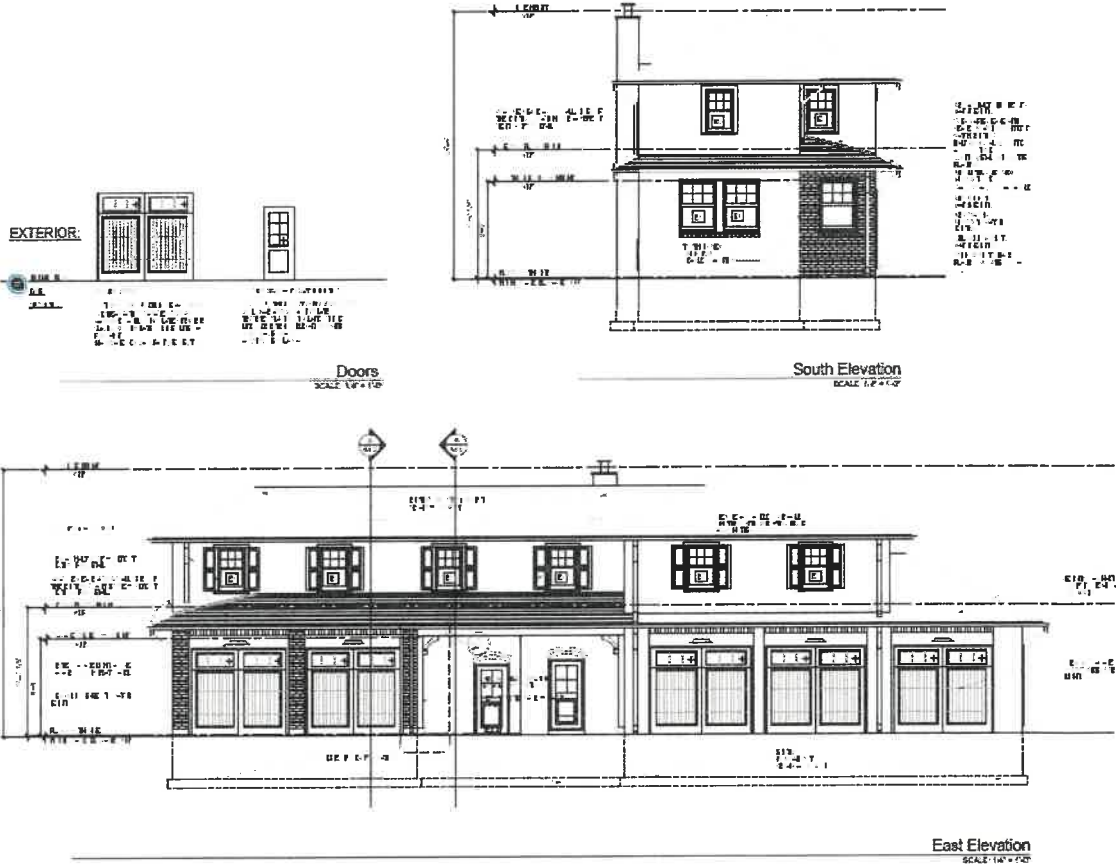


1929 Sanborn Map of lot.

The 1929 Sanborn map shows both the house and garage are wood frame with brick walls. Abbreviations show D (Dwelling) with 2 BR's (bedrooms and A (Auto) in the two story section; and another A (Auto) in the one story section<sup>16</sup>

<sup>16</sup> "Lake Forest, Illinois Sanborn Map Company, October, 1929. Collection History Center of Lake Forest-Lake Bluff, 8, 13.

In 2017, James LaDuke & Associates was hired to expand the storage area and create two additional garage bays. This altered section is visible from Elm Tree Road.



One-story addition

Prior to 2017, there were several alteration projects to the garage building. The north garage bay was added prior to 1929. One that was minor took place in 1989 when I. Seaman lived in the estate house. Bernie Quebbeman applied for a permit to repair cracked plaster walls and ceilings with drywall and to update outlets and switches. The estimated cost was \$5000.<sup>17</sup> Another project took place in 2007; it was substantive and took place when John McDermott lived in the house. The architectural firm of Rugo Raff was hired to demolish part of the estate house and renovate it. The market value of the work was described on the permit was \$700,000.<sup>18</sup> It is likely that some of the money was spent on the interior remodeling of the garage building. This is evident on the second-floor interior, which includes a remodeled kitchen and baths, new moldings and metal bifold closet doors. When the house was later placed on the market, the garage was described as a 1900 Sq. ft. coach house with a heated garage, gardener's storage room and a "fully updated" apartment with a new kitchen, family room, 3 bedrooms, 3 full baths and laundry. Both the exterior (in 2017) and interior (in 2007) have been remodeled, all exterior windows and garage doors have been replaced, indicating that the building has compromised integrity.

### **Conclusion**

The garage was built as a utilitarian structure with no architecturally distinguished features. Many outbuildings on Lake Forest estate properties are high style with stylistic references to their accompanying historic estate houses. That is not the case here, where the main house has classical features. The garage does not. In addition, the garage has been altered sufficiently to look different from the public way than it did when the structure was originally built. Largely because the garage structure has no distinctive architectural features, it is not architecturally significant and important to preserve.

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<sup>17</sup> "Application for a Building Permit to Alter, Repair, Install or Raze." City of Lake Forest. 946 Elm Tree Road (Coach House). 2/17/1989.

<sup>18</sup> Application for Construction of an addition, deck, alterations, repairs, signage, or razing of structures or minor landscaping work. 946 Old Elm Road. John McDermott, owner, Rugo Raff Ltd., architect. 1/22/07.



Application for Construction of an addition, deck, alterations, repairs, signage, or razing of structures or minor landscaping work. 946 Old Elm Road. John McDermott, owner, Rugo Raff Ltd., architect. 1/22/ 07.

"Application for House Number, 946 Elm Tree Road". House file, Department of Community Development. City of Lake Forest.

"Carriage House". Application for Historic Preservation Commission, Project: 946 Elm Tree Road Lake Forest. Existing Condition Photographs. Rugo/Raff Architects. 2007.

Certificate of Survey, Burda & Burda & Associates, June 15, 1972. House File. Community Development Department. City of Lake Forest.

"Construction Permit" 946 N. Elm Tree Road. Duncan MacLean, Owner; James LaDuke & Associates, Contractor.

Frost, Marvin Hughitt. US World War I Draft Registration Card, June 5, 2017. Ancestry.com

\_\_\_\_\_. Census Records. 1900, 1910, 1920, 1930, 1940, 1950. Ancestry.com

\_\_\_\_\_. Cook County, Illinois Marriage Indices, 1912-1942, "Marvin H. Frost 5 Jan 1918. Ancestry.com.

\_\_\_\_\_. Tucson, Arizona City Directory, 1948.

\_\_\_\_\_. U.S Find a Grave Index, 1600s-Current. Ancestry.com.

Green, W. Edgar. "Charles Sumner Frost, A Gentleman Architect," *Lecture*, Oct. 28, 1981, Lake Forest-Lake Bluff Historical Society Archives and National Register Nomination, *Garden Homes Project*, [http://archive.org/stream/NationalRegisterNominationsForChicago/GardenHomesNrNom\\_djvu.txt](http://archive.org/stream/NationalRegisterNominationsForChicago/GardenHomesNrNom_djvu.txt).

"Historic Preservation Ordinance Demolitions, November 11, 1998". Standards for review of demolitions.

"Lake Forest, Illinois Sanborn Map Company, October, 1929. Collection History Center of Lake Forest-Lake Bluff,

"Mary Hughitt Frost, Daughter of Rail Builder Dies at 85," *Chicago Tribune*, Augst 24, 1949.

"Marvin Hewitt Dies at Chicago After a Stroke," *Alton Evening Telegraph*, January 6, 1928,



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 *(painted to match existing house)*
- Wood Clapboard Siding
- Wood Shingle *(to match existing house)*
- Cementitious Stucco
- Other \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
Poured Concrete

Color and/or Type of Material (to match existing house)

**Window Treatment** Not Applicable

**Primary Window Type**

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

**Finish and Color of Windows**

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

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

**Window Muntins**

- Not Provided
- True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

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

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

**Chimney Material**

---

- Brick *to match existing*
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

- Copper *(to match existing house)*
- Other \_\_\_\_\_
- Sheet Metal

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

**Gutters and Downspouts**

---

- Copper
- Aluminum
- Other *(white, hanging half-round gutters and round downspouts to match existing house)*

**Driveway Material**

---

- Asphalt *(with granite cobblestone accents to match existing)*
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other *(turf pavers - see photo)* \_\_\_\_\_

**Terraces and Patios**

---

- Bluestone *to match existing*
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other *granite accent pavers* \_\_\_\_\_

# Landscape Precedent Images - Materials



Primary Hardscape - Bluestone



Accent Hardscape – Reclaimed Granite



Bluestone Turf Paver Walkways



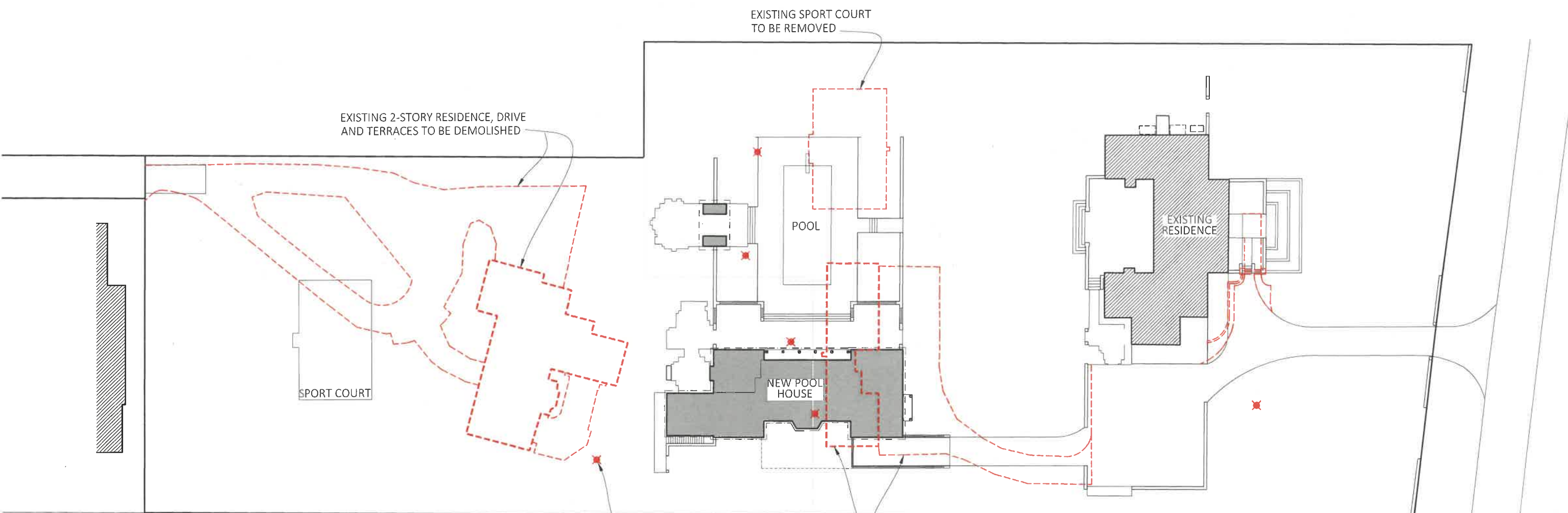
Turf Paver Drive






Granite Walls and Piers, Bluestone Steps

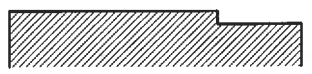


Sliding Gate (Sheridan Road Entry)



**LEGEND**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  DEMOLITION



 SITE PLAN OVERLAY  
SCALE: 1" = 40'



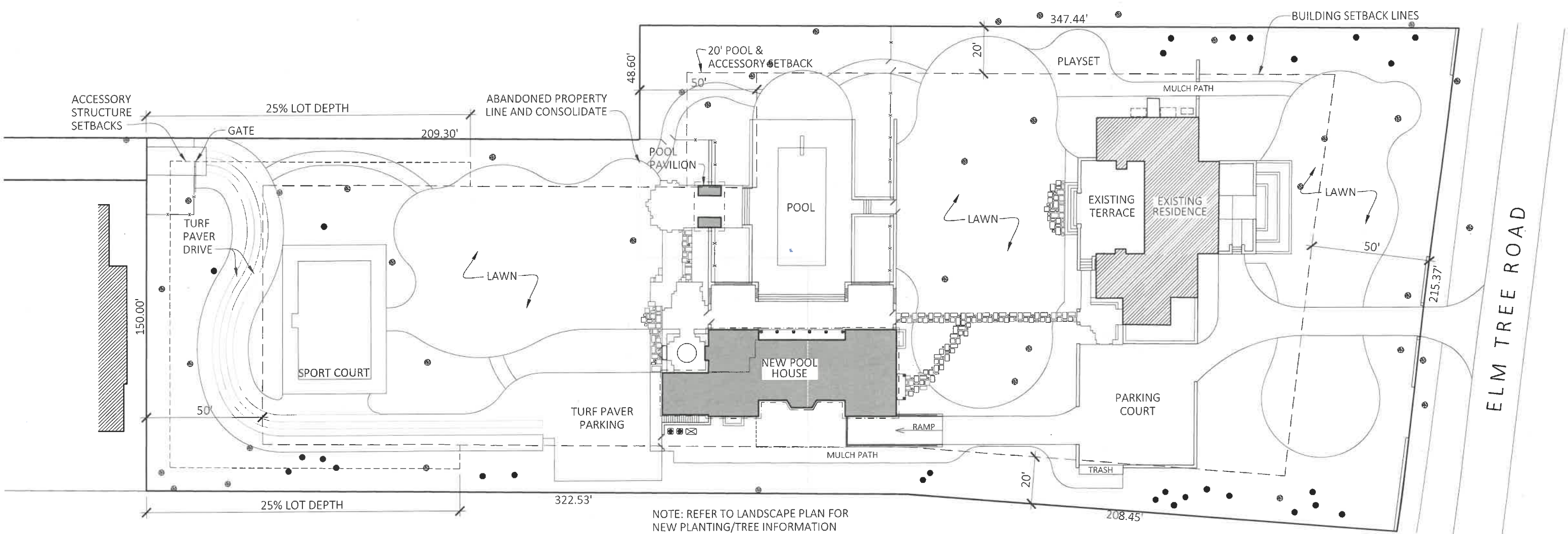
**MELICHAR ARCHITECTS**  
THE PRACTICE OF FINE ARCHITECTURE

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

**MACLEAN RESIDENCE**  
946 ELM TREE ROAD  
LAKE FOREST, IL




JOB NO.: 2058

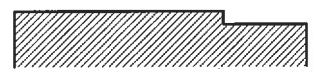
ISSUE DATE: MAY 16, 2025  
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NOTE: REFER TO LANDSCAPE PLAN FOR NEW PLANTING/TREE INFORMATION

**LEGEND**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PAVEMENT / HARDSCAPE



 SITE PLAN OF PROPOSED IMPROVEMENTS  
SCALE: 1" = 40'



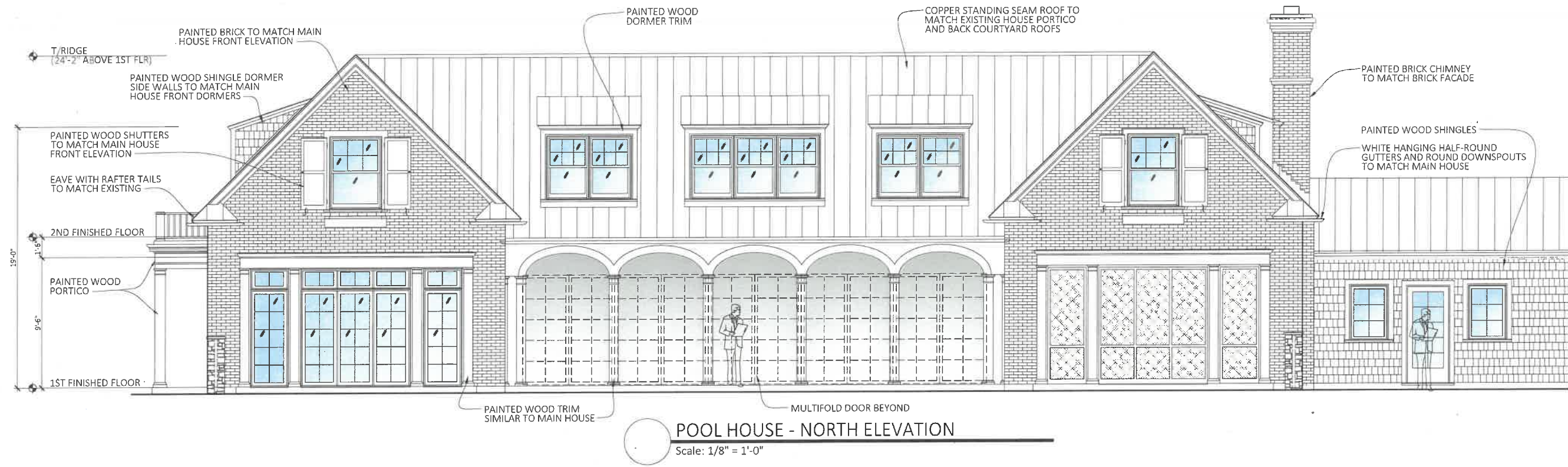
**MELICHAR ARCHITECTS**  
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**MACLEAN RESIDENCE**  
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LAKE FOREST, IL

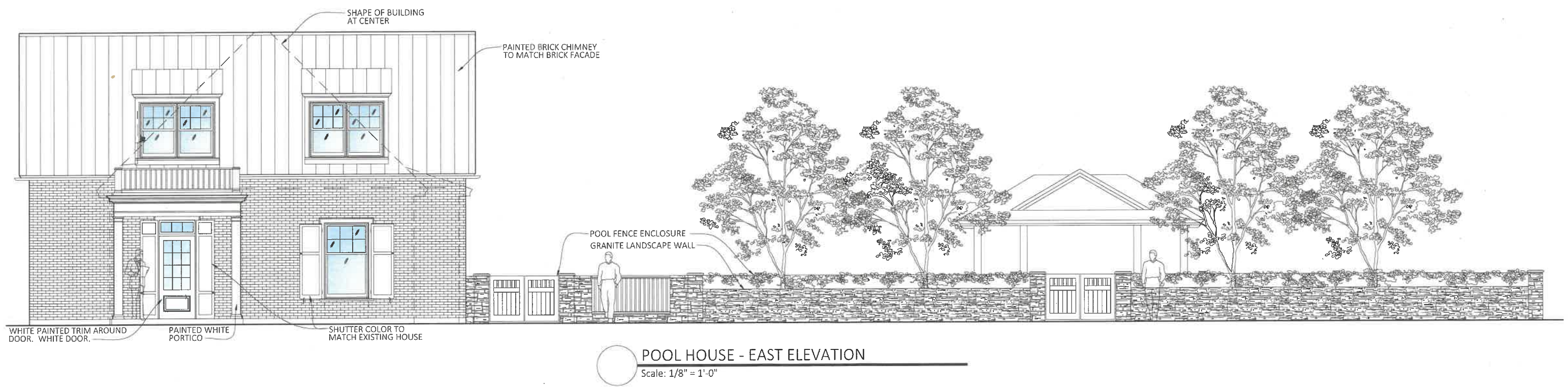
JOB NO.: 2058

ISSUE DATE: MAY 16, 2025  
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POOL HOUSE - NORTH ELEVATION

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

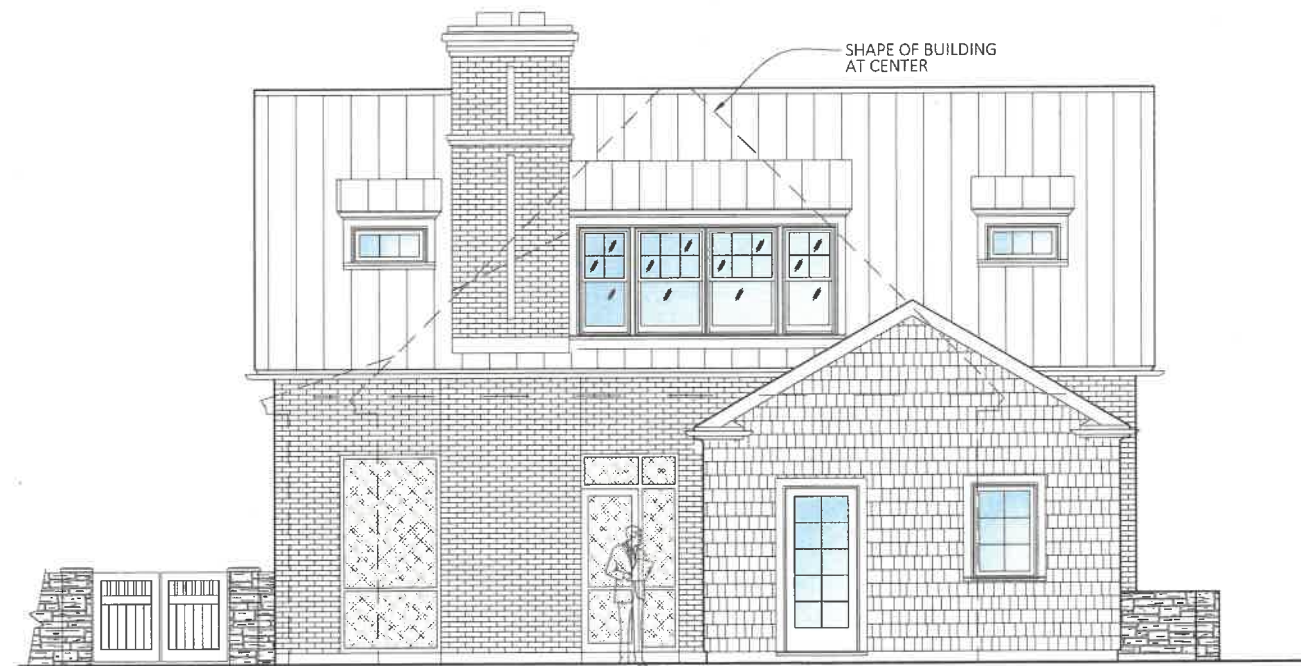


POOL HOUSE - EAST ELEVATION

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



POOL HOUSE - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



POOL HOUSE - WEST ELEVATION  
Scale: 1/8" = 1'-0"



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MACLEAN RESIDENCE  
946 ELM TREE ROAD  
LAKE FOREST, IL

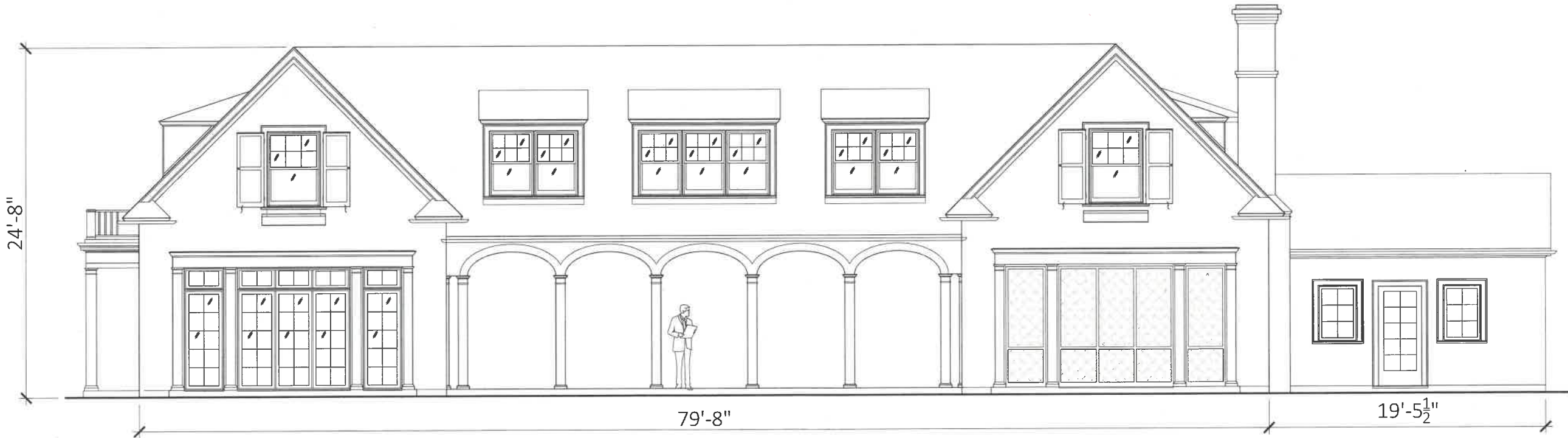
JOB NO.: 2058

ISSUE DATE: MAY 16, 2025  
HPC SUBMITTAL



1 **EXISTING COACH HOUSE ELEVATION**  
SCALE: 1/8" = 1'-0"

TO BE DEMOLISHED



2 **PROPOSED POOL HOUSE ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS - EXISTING & PROPOSED

1/8" = 1'-0"



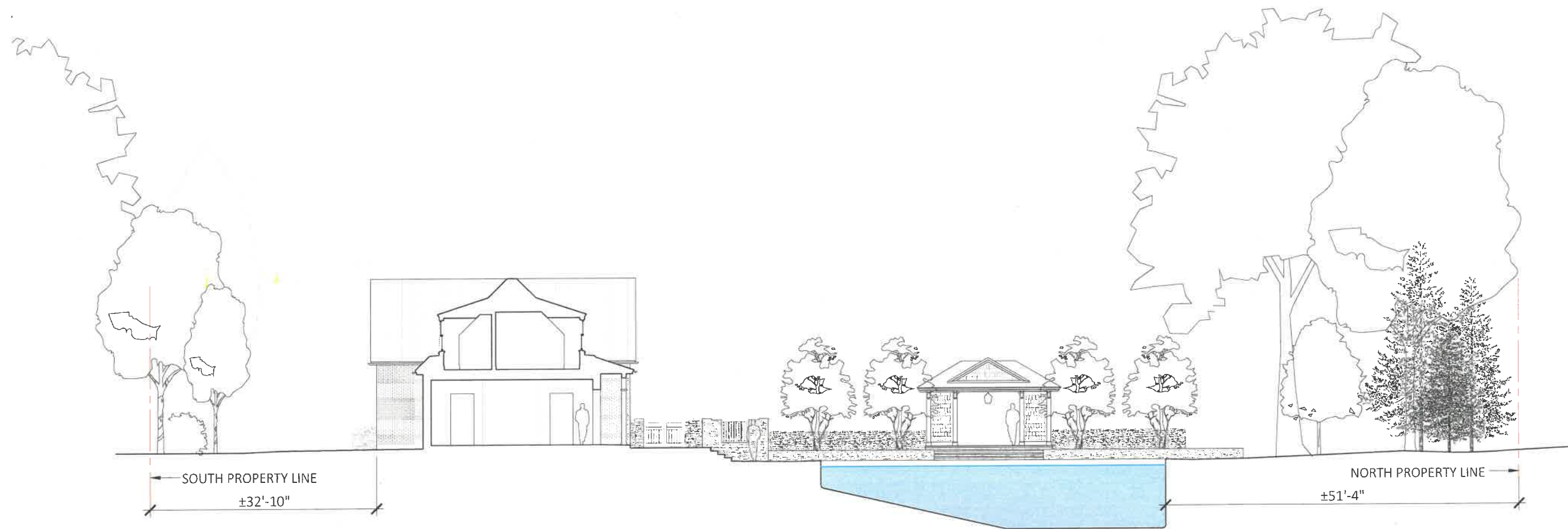
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MACLEAN RESIDENCE  
946 ELM TREE ROAD  
LAKE FOREST, IL

JOB NO.: 2058

ISSUE DATE: MAY 16, 2025  
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○ NORTH/SOUTH SECTION THROUGH POOL HOUSE & POOL  
 Scale: 1/16" = 1'-0"



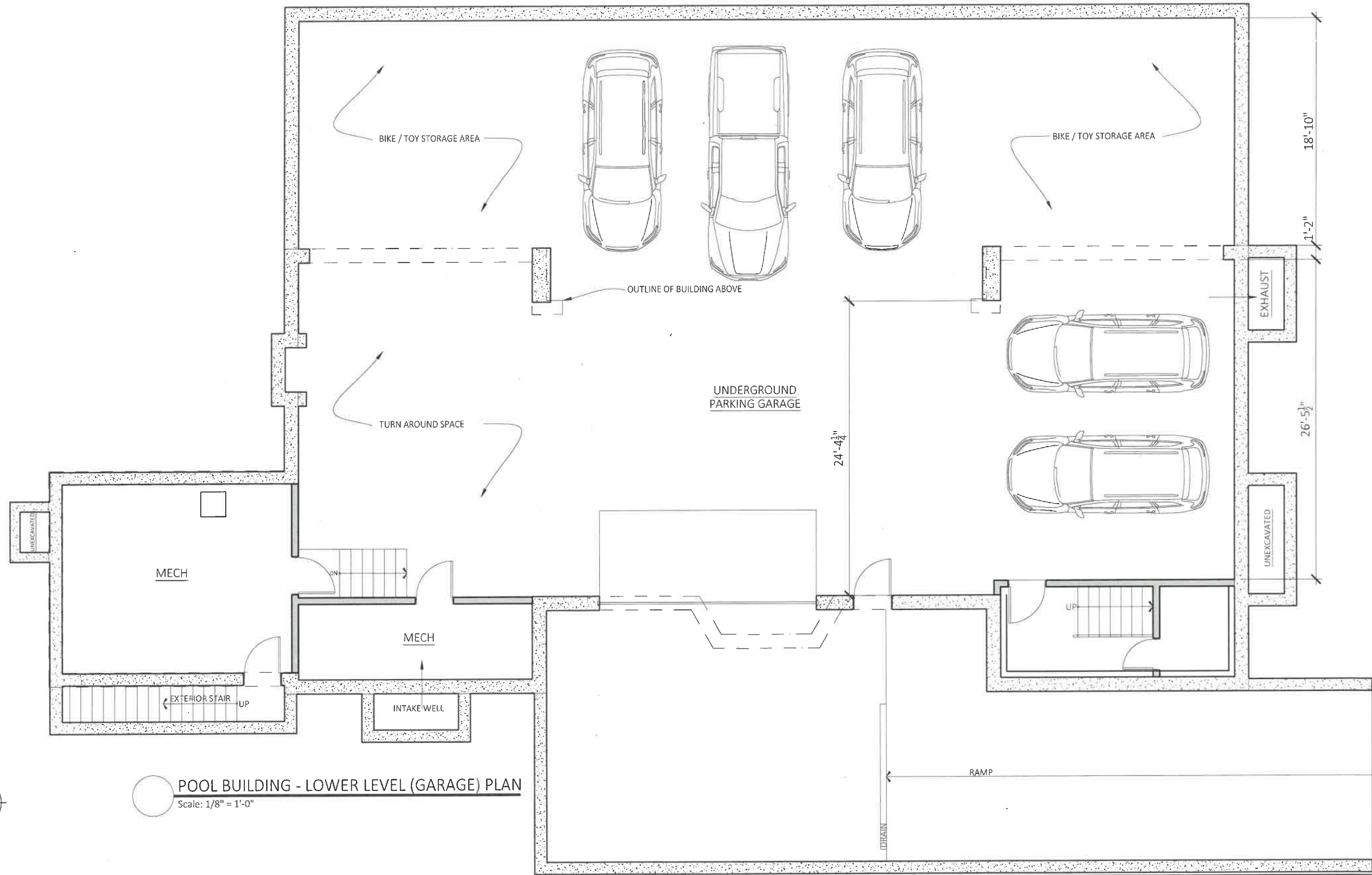
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MACLEAN RESIDENCE  
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 LAKE FOREST, IL

JOB NO.: 2058

ISSUE DATE: JUNE 10, 2025  
 HPC SUBMITTAL UPDATE




**POOL BUILDING - LOWER LEVEL (GARAGE) PLAN**  
 Scale: 1/8" = 1'-0"



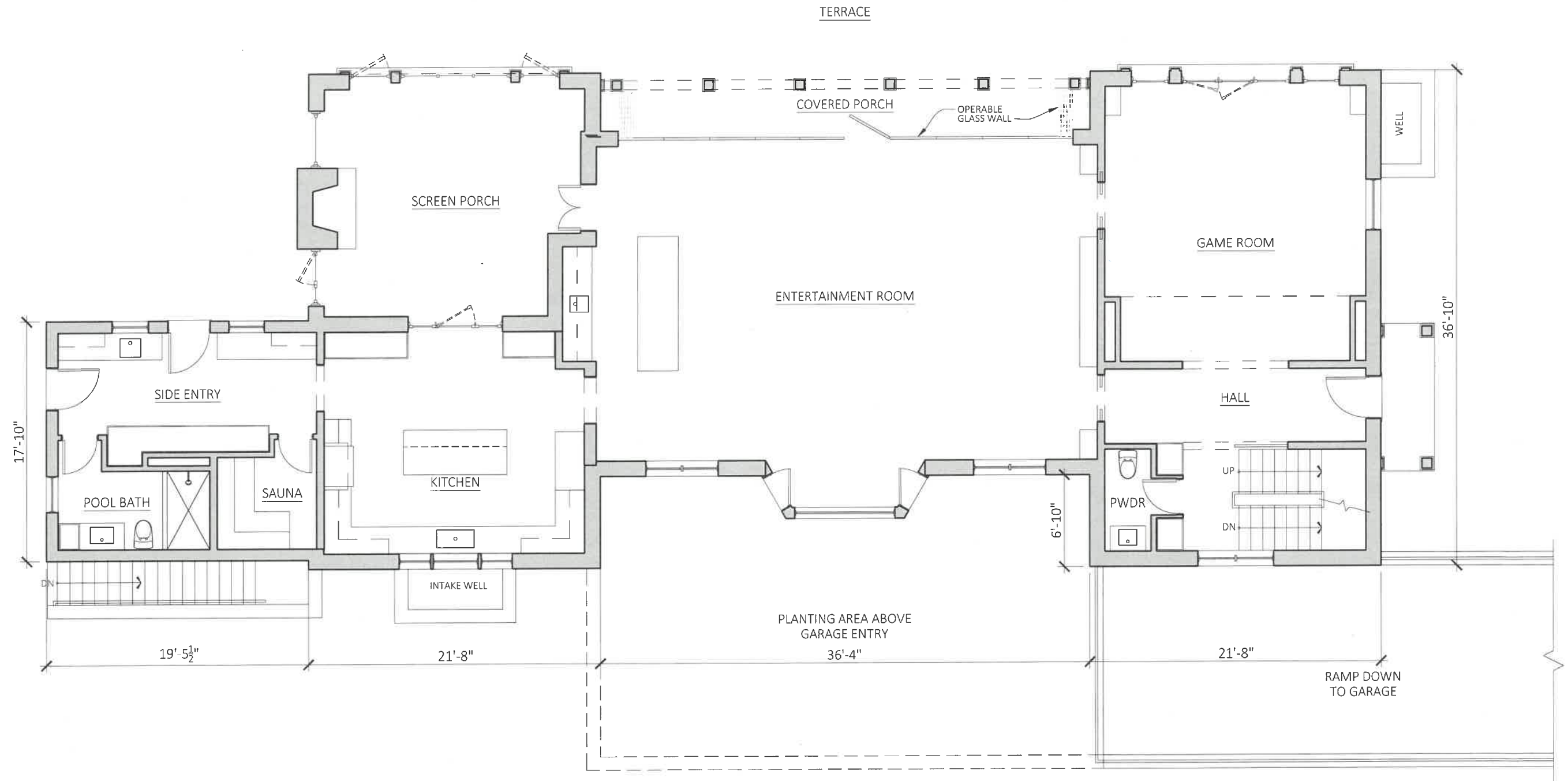
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 LAKE FOREST, IL

JOB NO.: 2058

ISSUE DATE: MAY 16, 2025  
 HPC SUBMITTAL




**POOL HOUSE - GROUND FLOOR PLAN**  
 Scale: 1/8" = 1'-0"



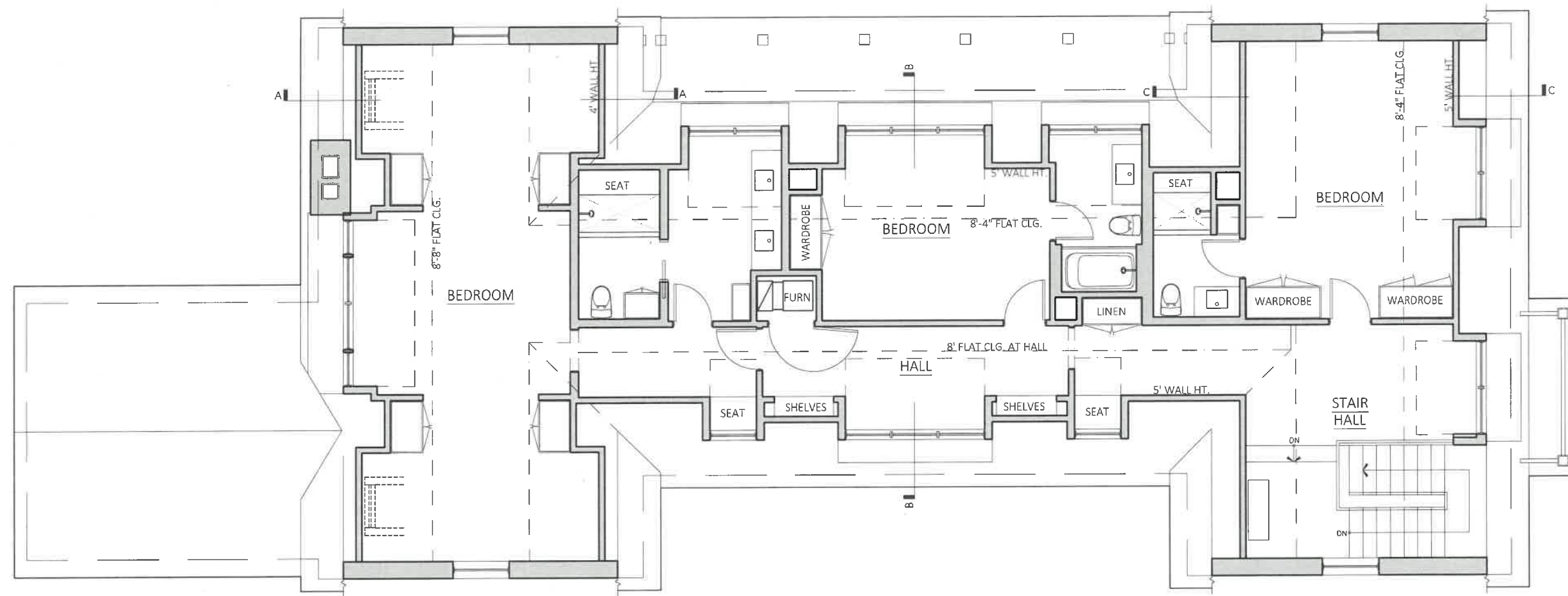
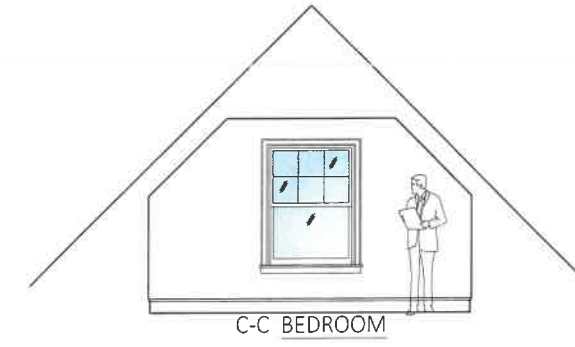
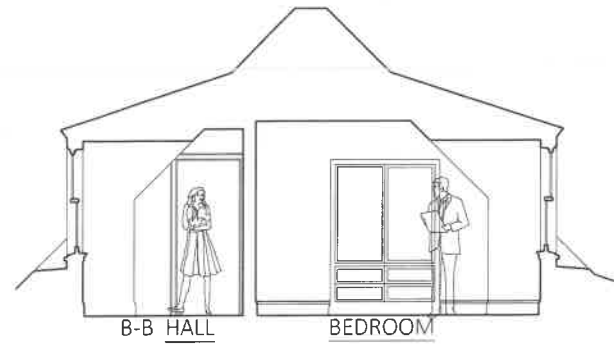
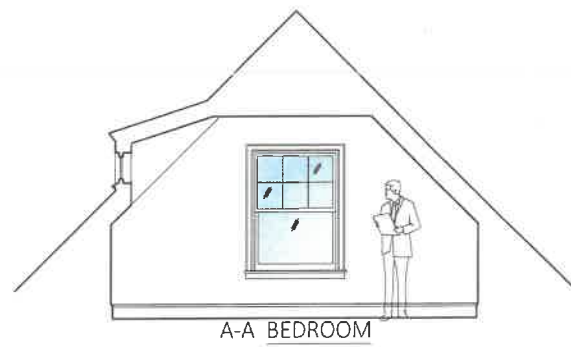
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 LAKE FOREST, IL

JOB NO.: 2058

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POOL HOUSE - SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



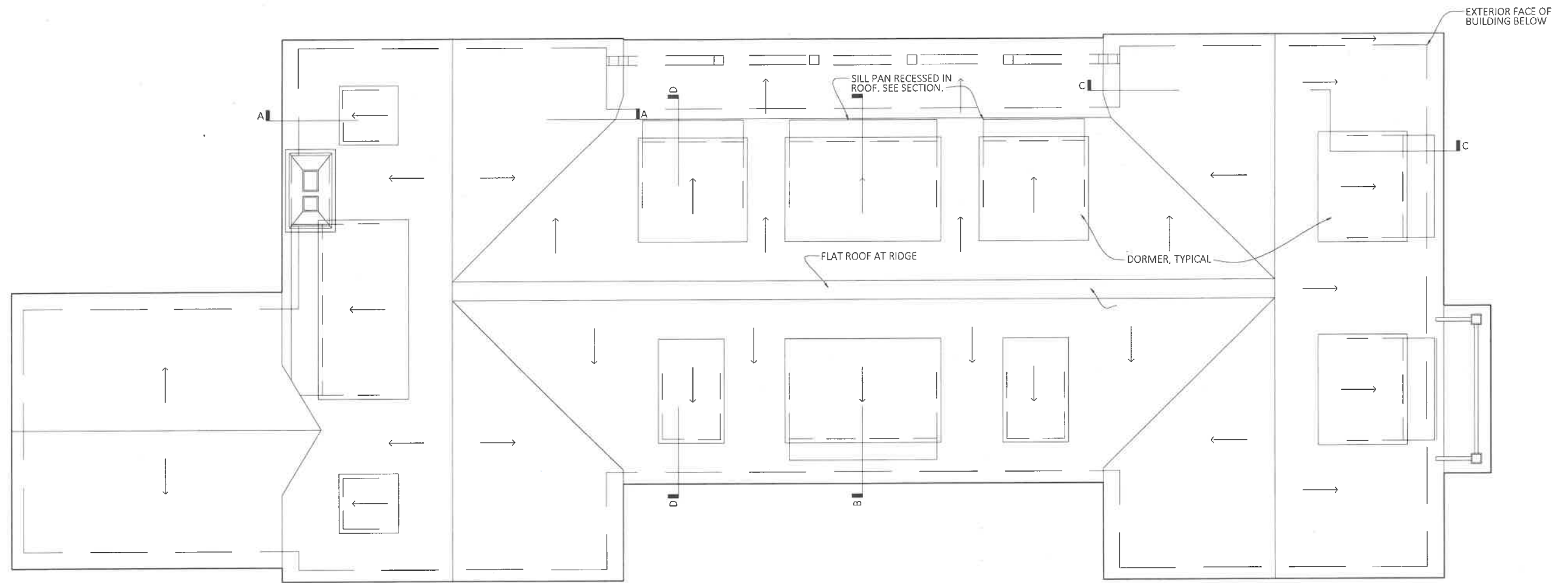
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**POOL HOUSE - ROOF PLAN**  
 Scale: 1/8" = 1'-0"



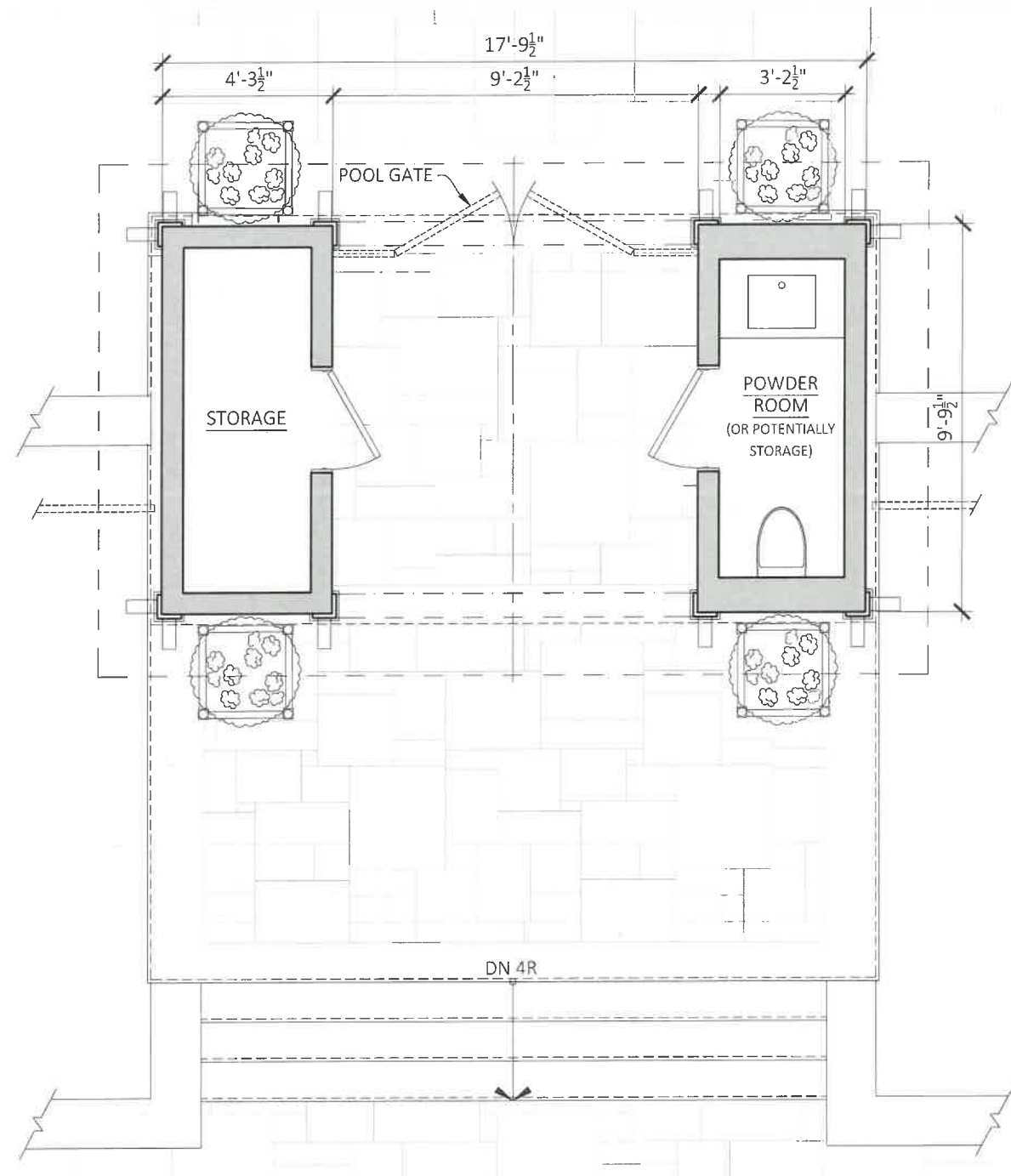
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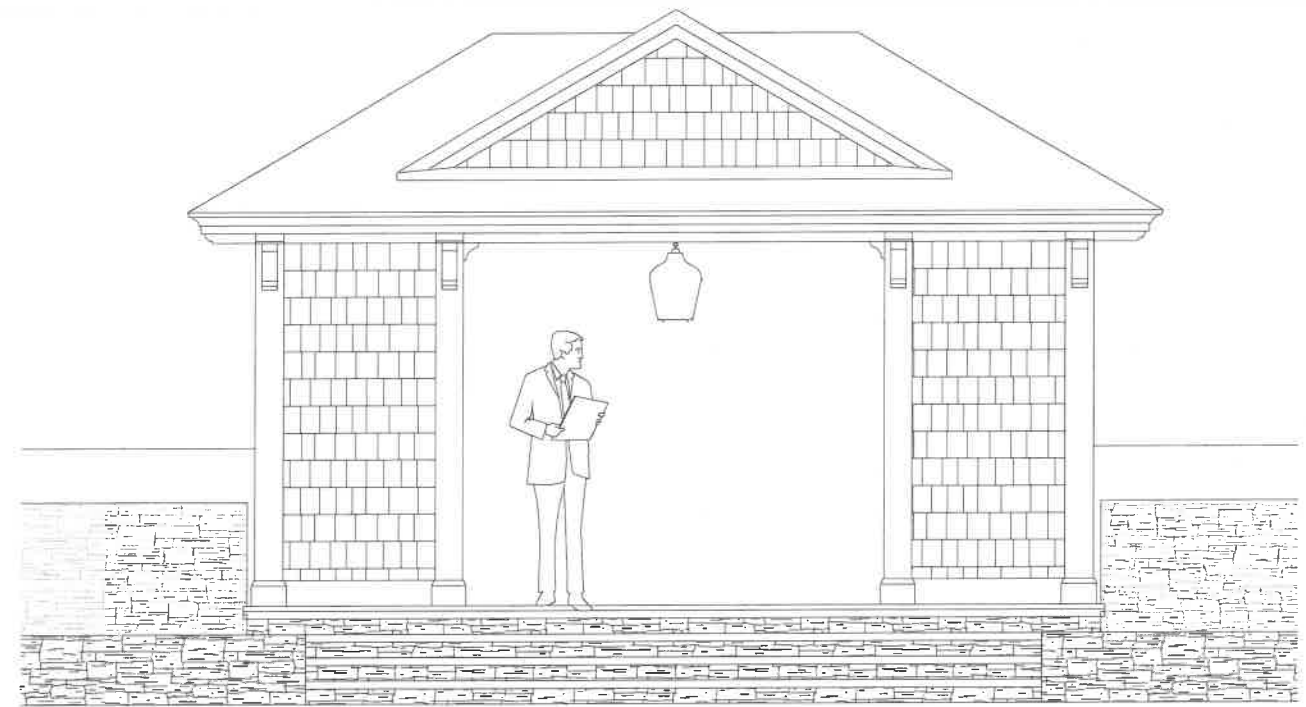
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 946 ELM TREE ROAD  
 LAKE FOREST, IL

JOB NO.: 2058

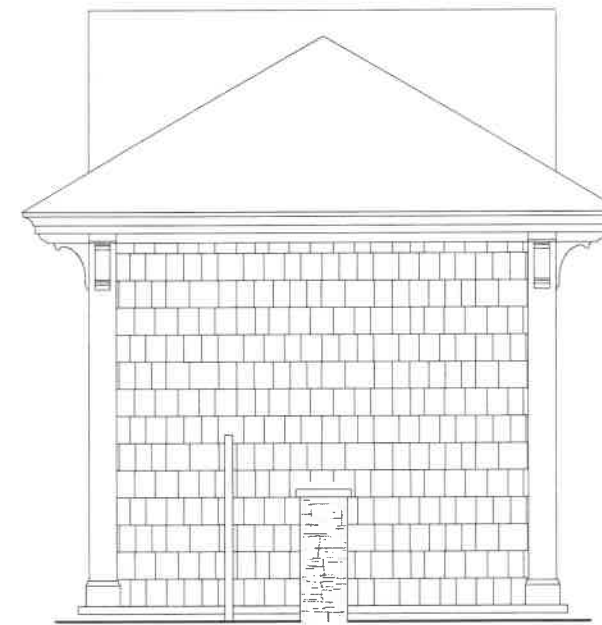
ISSUE DATE: MAY 16, 2025  
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POOL PAVILION - FLOOR PLAN  
Scale: 1/4" = 1'-0"



POOL PAVILION - FRONT ELEVATION  
Scale: 1/4" = 1'-0"



POOL PAVILION - SIDE ELEVATION  
Scale: 1/4" = 1'-0"



MELICHAR ARCHITECTS  
THE PRACTICE OF FINE ARCHITECTURE

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MACLEAN RESIDENCE  
946 ELM TREE ROAD  
LAKE FOREST, IL

JOB NO.: 2058

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POOL HOUSE RENDERING



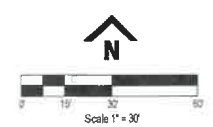
POOL HOUSE RENDERING



PAVILION RENDERING



946 ELD TREE /  
951 N SHERIDAN  
LAKE FOREST, IL



ISSUED DATE	ISSUED FOR
11.25.2024	Existing Conditions

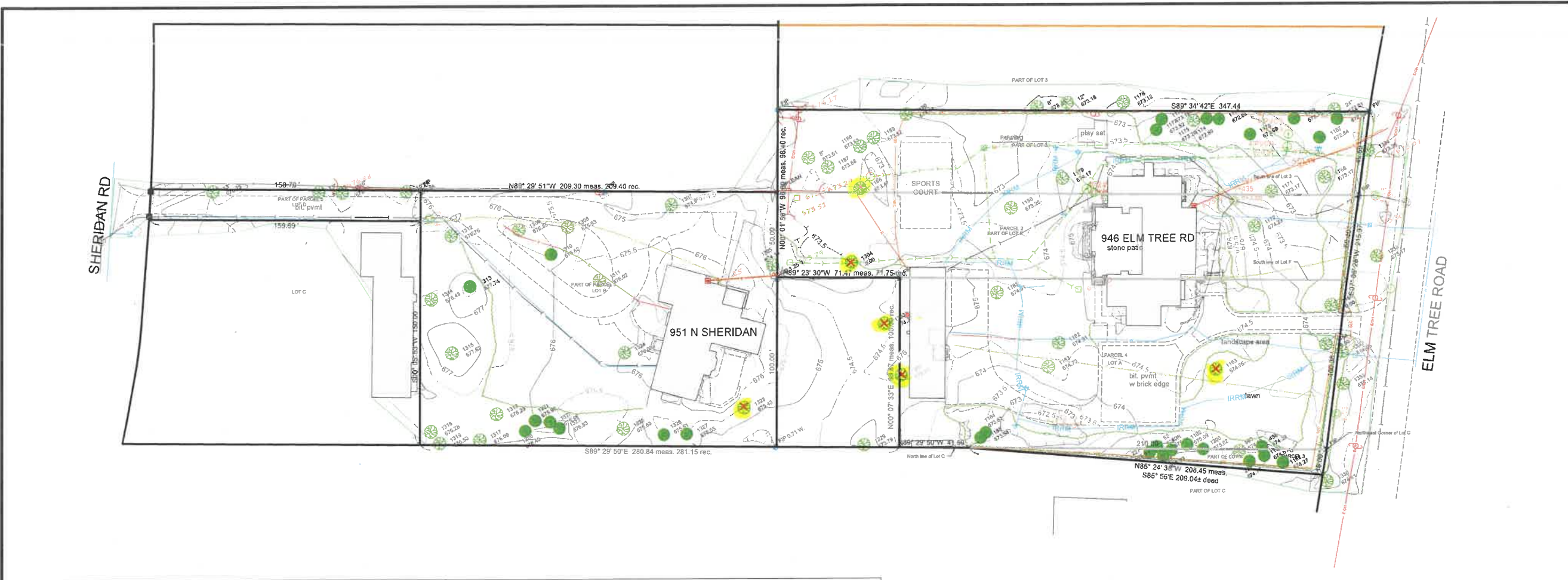
PROFESSIONAL SEAL  
"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

Michael G. Bleck, PE SIG DATE  
License No. 042-044972 Expires 11/25/25  
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(Illinois Professional Design Firm 134-000911)

DUNCAN & BROOKE MACLEAN  
946 ELM TREE RD  
LAKE FOREST, ILLINOIS 60045

70-1920	Project No.
Drawn By	Drawn By
Checked By	Checked By

Drawing No. **3**  
Drawing Name  
Existing Conditions



SEE ENLARGED SURVEY ON NEXT PAGE

**BARTLETT TREE EXPERTS**

Client: Duncan & Brooke Maclean  
Location: 946 Elm Tree Road and 951 N Sheridan Road, Lake Forest, IL  
Date: November 22, 2024  
Site conditions: deciduous trees mostly defoliated for the season  
Condition: 5 = Excellent 4 = Good 3 = Fair 2 = Poor 1 = Dead/High risk

Tag No.	Size (dbh)	Species	Condition	Comments	Address
61	19	Norway spruce	3		946 Elm Tree Rd
62	13	Norway spruce	3		946 Elm Tree Rd
227	15.5	Norway spruce	3		946 Elm Tree Rd
292	14	Norway spruce	3		946 Elm Tree Rd
401	20	Norway spruce	4		946 Elm Tree Rd
498	9	Norway spruce	2		946 Elm Tree Rd
500	18	Norway spruce	3		946 Elm Tree Rd
1102	16	Norway spruce	4		946 Elm Tree Rd
1161	14	Norway spruce	3		946 Elm Tree Rd
1162	14.5	Norway spruce	3		946 Elm Tree Rd
1163	19.5	White oak	3	stressed	946 Elm Tree Rd
1166	43	Bur oak	4		946 Elm Tree Rd
1167	22	Norway spruce	3		946 Elm Tree Rd
1168	13.5	Norway spruce	3		946 Elm Tree Rd
1169	9	Norway spruce	3		946 Elm Tree Rd
1170	21.5	Norway spruce	4		946 Elm Tree Rd
1171	38	Bur oak	3		946 Elm Tree Rd
1172	29.5	Swamp white oak	3		946 Elm Tree Rd
1173	10	Norway spruce	3		946 Elm Tree Rd
1174	20	Norway spruce	3		946 Elm Tree Rd
1175	20	White pine	3		946 Elm Tree Rd
1176	17	Norway spruce	3		946 Elm Tree Rd
1177	29	Norway spruce	2	two stemmed, trunk crack	946 Elm Tree Rd
1178	37	Swamp white oak	5		946 Elm Tree Rd
1179	35	Red oak	5		946 Elm Tree Rd
1180	34	Swamp white oak	5		946 Elm Tree Rd
1181	34	White oak	5		946 Elm Tree Rd
1182	25	White oak	4		946 Elm Tree Rd
1183	28	White oak	5		946 Elm Tree Rd
1184	16	Austrian pine	3		946 Elm Tree Rd
1185	10	Austrian pine	2		946 Elm Tree Rd
1186	28	Swamp white oak	4		946 Elm Tree Rd
1187	40	Swamp white oak	5		946 Elm Tree Rd
1188	19	elm	4		946 Elm Tree Rd
1189	14.5	Black walnut	3		946 Elm Tree Rd
1200	19.5	Norway spruce	2	trunk crack	946 Elm Tree Rd
1330	46	Silver maple	3	south neighbor's parkway	946 Elm Tree Rd
1331	16	Mulberry	2	parkway	946 Elm Tree Rd
1332	20	Mulberry	3	parkway	946 Elm Tree Rd
1333	34.5	Mulberry	2	parkway	946 Elm Tree Rd

Condition: 5 = Excellent 4 = Good 3 = Fair 2 = Poor 1 = Dead/High risk

Tag No.	Size (dbh)	Species	Condition	Comments	Address
1334	23	American elm	3	parkway?	946 Elm Tree Rd
1164	17	Norway spruce	4		946 N Sheridan Rd
1165	20.5	Norway spruce	4		946 N Sheridan Rd
1190	21.5	Black walnut	5		946 N Sheridan Rd
1304	8	Boxelder	2		946 N Sheridan Rd
1305	13	Boxelder	2		946 N Sheridan Rd
1301	15.5	Norway maple	3	growing through a wire fence	951 N Sheridan Rd
1303	8 & 10	Buckthorn	2		951 N Sheridan Rd
1307	12	White spruce	2		951 N Sheridan Rd
1308	10 & 11	White cedar	3		951 N Sheridan Rd
1309	18	Norway spruce	3		951 N Sheridan Rd
1310	22	Norway spruce	3		951 N Sheridan Rd
1311	35	White oak	4		951 N Sheridan Rd
1312	6 & 10	Redbud	2	declining	951 N Sheridan Rd
1313	25	Norway spruce	4		951 N Sheridan Rd
1314	16.5	Black walnut	4		951 N Sheridan Rd
1315	22	Black walnut	5		951 N Sheridan Rd
1316	25	Norway spruce	3		951 N Sheridan Rd
1317	7	Silver maple	3		951 N Sheridan Rd
1318	17	Boxelder	3		951 N Sheridan Rd
1319	9	elm	2	crack at the base	951 N Sheridan Rd
1320	22.5	Norway spruce	3		951 N Sheridan Rd
1321	12.5	Norway spruce	3		951 N Sheridan Rd
1322	19	Norway spruce	3		951 N Sheridan Rd
1323	14	Norway spruce	2		951 N Sheridan Rd
1324	27.5	Honey locust	4		951 N Sheridan Rd
1325	14, 14, 36 &	Silver maple	2	multi-stemmed	951 N Sheridan Rd
1326	21.5	Norway spruce	4		951 N Sheridan Rd
1327	23.5	Norway spruce	4		951 N Sheridan Rd
1328	11 & 13.5	Crabapple	1		951 N Sheridan Rd
1329	9	Sugar maple	2	growing through a wire fence	951 N Sheridan Rd

B:\Projects\11\11-2024\11-2024-011-001\11-2024-011-001-001.dwg, 11/22/2024 11:17 AM, User: MB

**TREE INVENTORY:**

**Client:** Duncan & Brooke MacLean  
**Arborist:** Tom Ginnow, Bartlett Tree Care Experts  
**Location:** 946 Elm Tree Road and 951 N Sheridan Road, Lake Forest, IL  
**Date:** November 22, 2024

**Site conditions :** deciduous trees mostly defoliated for the season  
**Condition:** 5 = Excellent 4 = Good 3 = Fair 2 = Poor 1 = Dead/High risk

Tag No.	Size (dbh)	Species	Condition	Comments	Address	FOR REMOVAL
61	19	Norway spruce	3		946 Elm Tree Rd	
62	13	Norway spruce	3		946 Elm Tree Rd	
227	15.5	Norway spruce	3		946 Elm Tree Rd	
292	14	Norway spruce	3		946 Elm Tree Rd	
401	20	Norway spruce	4		946 Elm Tree Rd	
498	9	Norway spruce	2		946 Elm Tree Rd	
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1102	16	Norway spruce	4		946 Elm Tree Rd	
1161	14	Norway spruce	3		946 Elm Tree Rd	
1162	14.5	Norway spruce	3		946 Elm Tree Rd	
1163	19.5	White oak	3	stressed	946 Elm Tree Rd	X
1166	43	Bur oak	4		946 Elm Tree Rd	
1167	22	Norway spruce	3		946 Elm Tree Rd	
1168	13.5	Norway spruce	3		946 Elm Tree Rd	
1169	9	Norway spruce	3		946 Elm Tree Rd	
1170	21.5	Norway spruce	4		946 Elm Tree Rd	
1171	38	Bur oak	3		946 Elm Tree Rd	
1172	29.5	Swamp white oak	3		946 Elm Tree Rd	
1173	10	Norway spruce	3		946 Elm Tree Rd	
1174	20	Norway spruce	3		946 Elm Tree Rd	
1175	20	White pine	3		946 Elm Tree Rd	
1176	17	Norway spruce	3		946 Elm Tree Rd	
1177	29	Norway spruce	2	two stemmed, trunk crack	946 Elm Tree Rd	
1178	37	Swamp white oak	5		946 Elm Tree Rd	
1179	35	Red oak	5		946 Elm Tree Rd	
1180	34	Swamp white oak	5		946 Elm Tree Rd	
1181	34	White oak	5		946 Elm Tree Rd	
1182	25	White oak	4		946 Elm Tree Rd	
1183	28	White oak	5		946 Elm Tree Rd	
1184	16	Austrian pine	3		946 Elm Tree Rd	
1185	10	Austrian pine	2		946 Elm Tree Rd	
1186	28	Swamp white oak	4		946 Elm Tree Rd	X
1187	40	Swamp white oak	5		946 Elm Tree Rd	
1188	19	elm	4		946 Elm Tree Rd	
1189	14.5	Black walnut	3		946 Elm Tree Rd	
1200	19.5	Norway spruce	2	trunk crack	946 Elm Tree Rd	
1164	17	Norway spruce	4		946 N Sheridan Rd	
1165	20.5	Norway spruce	4		946 N Sheridan Rd	
1190	21.5	Black walnut	5		946 N Sheridan Rd	
1301	15.5	Norway maple	3	growing through a wire fence	951 N Sheridan Rd	X
1303	8 & 10	Buckthorn	2		951 N Sheridan Rd	X
1304	8	Boxelder	2		946 N Sheridan Rd	X
1305	13	Boxelder	2		946 N Sheridan Rd	
1307	12	White spruce	2		951 N Sheridan Rd	
1308	10 & 11	White cedar	3		951 N Sheridan Rd	
1309	18	Norway spruce	3		951 N Sheridan Rd	
1310	22	Norway spruce	3		951 N Sheridan Rd	
1311	35	White oak	4		951 N Sheridan Rd	
1312	6 & 10	Redbud	2	declining	951 N Sheridan Rd	
1313	25	Norway spruce	4		951 N Sheridan Rd	
1314	16.5	Black walnut	4		951 N Sheridan Rd	
1315	22	Black walnut	5		951 N Sheridan Rd	
1316	25	Norway spruce	3		951 N Sheridan Rd	
1317	7	Silver maple	3		951 N Sheridan Rd	
1318	17	Boxelder	3		951 N Sheridan Rd	
1319	9	elm	2	crack at the base	951 N Sheridan Rd	X
1320	22.5	Norway spruce	3		951 N Sheridan Rd	X
1321	12.5	Norway spruce	3		951 N Sheridan Rd	
1322	19	Norway spruce	3		951 N Sheridan Rd	
1323	14	Norway spruce	2		951 N Sheridan Rd	
1324	27.5	Honey locust	4		951 N Sheridan Rd	
1325	14, 14.36 & 28	Silver maple	2	multi-stemmed	951 N Sheridan Rd	
1326	21.5	Norway spruce	4		951 N Sheridan Rd	
1327	23.5	Norway spruce	4		951 N Sheridan Rd	
1328	11 & 13.5	Crabapple	1		951 N Sheridan Rd	X
1329	9	Sugar maple	2	growing through a wire fence	951 N Sheridan Rd	
1330	46	Silver maple	3	south neighbor's parkway	946 Elm Tree Rd	
1331	16	Mulberry	2	parkway	946 Elm Tree Rd	
1332	20	Mulberry	3	parkway	946 Elm Tree Rd	
1333	34.5	Mulberry	2	parkway	946 Elm Tree Rd	
1334	23	American elm	3	parkway?	946 Elm Tree Rd	
<b>TOTAL CALIPER INCH REMOVAL</b>					113.5	

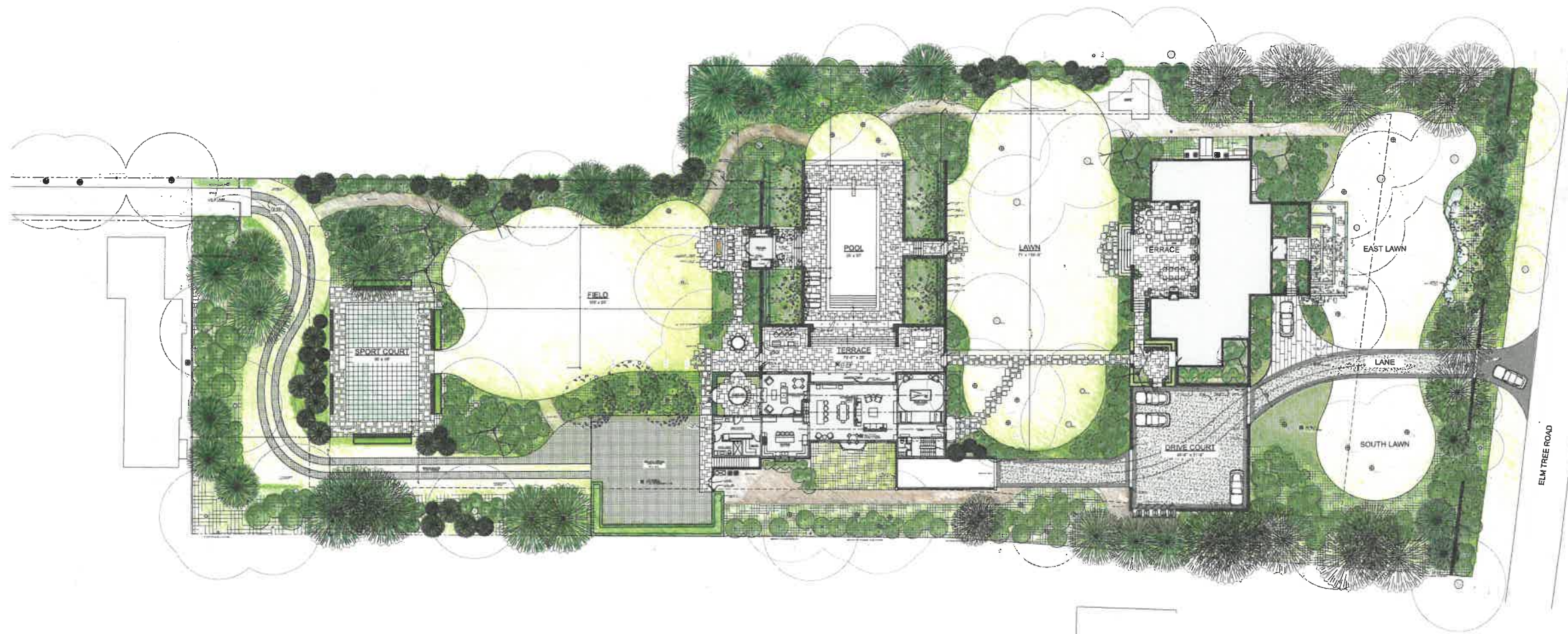
**TREE ADDITIONS**

**Client:** Duncan & Brooke MacLean  
**Client:** Jayson DeGeeter LLC  
**Landscape Arch:** 946 Elm Tree Road and 951 N Sheridan Road, Lake Forest, IL  
**Location:**  
**Drawing:** 2025-05-16: HPC Review

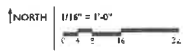
Type	Size (dbh)	Species	Quantity	Comments	Total caliper inch
Shade	4	Sugar Maple	6		24
Ornamental	2" multi	Serviceberry	3	(3) 2" trunks per specimen	18
Ornamental	2" multi	Redbud	4	(3) 2" trunks per specimen	24
Shade	4	Sweet Gum	4		16
Ornamental	4" multi	Crabapple	8	(3) 4" trunks per specimen	96
Shade	4	American Sycamore	10		40
Conifer	4	Norway Spruce	24		96
Shade	4	White Oak	2		8
Shade	4	Swamp White Oak	7		28
Ornamental	3	Mountain Ash	4		12
<b>TOTAL CALIPER INCH ADDITIONS</b>					<b>362</b>

PROJECT:

**PRIVATE RESIDENCE**  
 946 Elm Tree Road  
 Lake Forest, Illinois 60045



NOTES:



No.	REVISION / ISSUE	DATE
01	HPC SUBMITTAL	2023-05-16

TITLE:

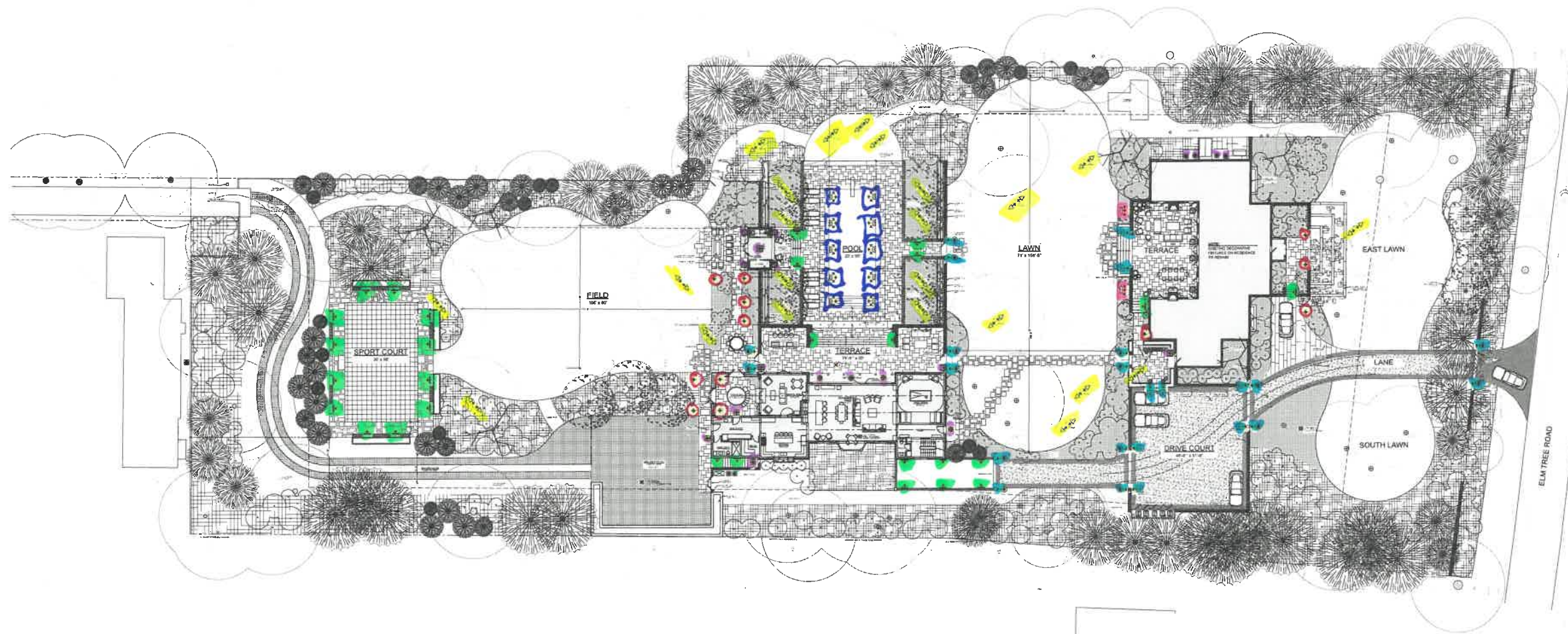
HPC SUBMITTAL

SHEET NUMBER:

**LI.00**

PROJECT:

**PRIVATE RESIDENCE**  
 946 Elm Tree Road  
 Lake Forest, Illinois 60045



 <b>PATH LIGHT</b> Over Manufacturing ANDROS LED Light Path Light Fixture	 <b>SPL/SLIP</b> Over Manufacturing ARMA 2" and 1" LED with rough finish	 <b>STEP LIGHT</b> Over Manufacturing Step Light	 <b>WALK LIGHT</b> Over Manufacturing Walk Light	 <b>WALL LIGHT</b> Over Manufacturing Wall Light	 <b>WALL LIGHT</b> Over Manufacturing Wall Light	 <b>WALL LIGHT</b> Over Manufacturing Wall Light	 <b>POOL LIGHTING</b> by others
 <b>FLUSH MOUNT</b> Scotfield / Remains Lighting Co. FLUSH MOUNT	 <b>WALL LANTERN</b> MERCER 17 / Remains Lighting Co. Lantern	 <b>PENDANT LANTERN</b> MERCER 14 / Remains Lighting Co. Lantern	 <b>SCONCE LIGHT</b> MERCER 11 / Remains Lighting Co. Lantern	 <b>SCONCE LIGHT</b> MERCER 11 / Remains Lighting Co. Lantern	 <b>SCONCE LIGHT</b> MERCER 11 / Remains Lighting Co. Lantern	 <b>SCONCE LIGHT</b> MERCER 11 / Remains Lighting Co. Lantern	

NOTES:  
 NORTH 1/16" = 1'-0"  
 0 4 8 16 32

No.	REVISION / ISSUE	DATE
01	HPC SUBMITTAL	2025-05-16

TITLE:  
 HPC SUBMITTAL  
 Preliminary Lighting Plan

SHEET NUMBER:  
**LI.01**



# SPECIFICATION SHEET

Type:

Model:

## ANDROS LED Bi-Pin Path Light Fixture

**ORDERING CODE:**  
490017

### SPECIFICATIONS

**HOUSING:**  
Cast brass.

**FINISH:**  
Weathered brass. Custom powder-coated colors available.

**LENS:**  
Clear polycarbonate.

**SOCKET/LAMP HOLDER:**  
One fixed ceramic bi-pin socket in stem accepts bi-pin lamps with G4 or GY6.35 bases.

**LAMP TYPE:**  
12V bi-pin. LED recommended. Halogen 35W maximum or 6W LED maximum.

**MOUNTING:**  
1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.

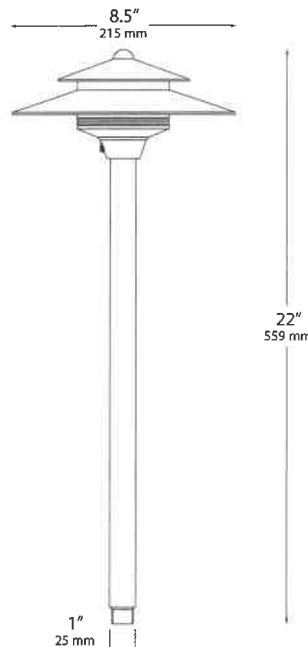
**WIRING:**  
Pre-wired with 5' pigtail of 18/2 cable.

**WARRANTY:**  
Lifetime.



The Andros path light features an 8.5" diameter cast brass hat. Its underside is a powder-coated reflective white surface.

### DIMENSIONS:



LED LAMP SPECIFICATIONS

**LAMP TYPE:**

Dauer encapsulated bi-pin with 5-year warranty.

**COLOR TEMPERATURES:**

2700K or 3000K. Decorative colors include amber, blue, green and red. Wildlife-approved, amber and red.



**FIXTURE ORDERING INFORMATION**

To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490017-490025-4W-E-2700K-MS

FIXTURE	STEM	LAMP			MOUNTING
		WATTAGE	TYPE	COLOR TEMP.	
490017	490025 (10")	2W	E Encapsulated bi-pin	2700K / 3000K	<b>MS</b> Composite stake (incl.) 490034 <b>M3</b> Trident Heavy-Duty 3-Prong Stake 490036 <b>PM</b> Round pier mount 490057 <b>MR</b> Round tapered 3-hole surface mount 490048 <b>MP</b> PVC/Brass post stake 490037
		3W	E Encapsulated bi-pin	2700K / 3000K	
	3.3W	S SMD bi-pin	Amber / Blue / Green / Red		
	4W	E Encapsulated bi-pin	2700K / 3000K		
	4W	E Encapsulated bi-pin	Amber		
	4W	E Encapsulated bi-pin	2700K-HO / 3000K-HO		

Type:

Model:

## ARIA 6" and 10" LED MR16 Uplight Fixture

**ORDERING CODE:**

489917-UP6 (6") 489917-UP10 (10")

**SPECIFICATIONS**

**HOUSING:**

Solid brass. Threaded with O-ring. Watertight and bug-tight.

**FINISH:**

Weathered brass. Architectural colors and custom powder-coated colors available.

**LENS:**

Clear flat tempered glass.

**SOCKET/LAMP HOLDER:**

One fixed ceramic bi-pin socket with stainless steel retaining springs.

**LAMP TYPE:**

12V MR16. LED recommended. 30W halogen or 7W LED maximum.

**MOUNTING:**

Stake mount included.




**WIRING:**

Pre-wired with 5' pigtail of 18/2 cable.

**WARRANTY:**

Lifetime.

**ARCHITECTURAL COLORS:**

FINE TEXTURE SILVER	
FINE TEXTURE WHITE	
FINE TEXTURE BLACK	

Aria 6" Uplight (489917-UP6-S)

Aria 10" Uplight (489917-UP10-S)

Aria 6" Uplight (489917-UP6-WH)

Aria 10" Uplight (489917-UP10-WH)

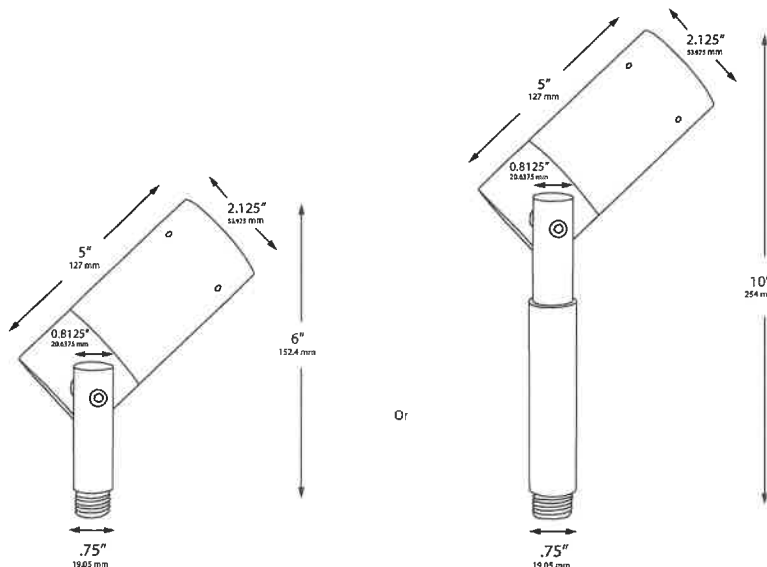
Aria 6" Uplight (489917-UP6-BLK)

Aria 10" Uplight (489917-UP10-BLK)



Standard colors: Bronze Aria 6" uplight (489917-UP6) / Bronze Aria 10" uplight (489917-UP10). Architectural colors and powder coated colors are also available.

**DIMENSIONS:**



**LED LAMP SPECIFICATIONS**

**LAMP TYPE:**

12V Dauser MR16 lamp with 5-year warranty, dimmable, and suitable for enclosed luminaires.

**OPTICS:**

Integral optics providing available beam spreads from 15° to 120°.

**COLOR TEMPERATURES:**

Color temperature options provide the following qualities: 2700K or 3000K. Decorative color light options include amber, blue, green, red and purple.

**FIXTURE ORDERING INFORMATION**

To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 489917-UP6-4W-25-2700K-MS



Intertek

FIXTURE	LAMP		MOUNTING		RISERS
	WATTAGE	BEAM SPREAD	COLOR TEMP.		
489917-UP6				<b>MS</b> Composite stake (incl.) - 490034	<b>R2</b> 2-Inch Brass Riser - 490038
489917-UP6-S	2W	25° / 40° / 60° / 100°	2700K / 3000K	<b>M3</b> Trident Heavy-Duty 3-Prong Stake - 490036	<b>R3</b> 3-Inch Brass Riser - 490039
489917-UP6-WH	3W	25° / 40° / 60°	2700K / 3000K	<b>PM</b> Round pier mount - 490057	<b>R6</b> 6-Inch Brass Riser - 490031
489917-UP6-BLK	4W	25° / 40° / 60° / 100°	2700K / 3000K	<b>MR</b> Round tapered 3-hole surface mount - 490048	<b>R12</b> 12-Inch Brass Riser - 490032
489917-UP10	5W	15° / 25° / 40° / 60° / 100°	2700K / 3000K	<b>MP</b> PVC/Brass post stake - 490037	<b>R24</b> 24-Inch Brass Riser - 490033
489917-UP10-S				<b>RMP</b> Round Brass Electrical Mounting Plate - 490043	
489917-UP10-WH	5W	25°	Amber / Blue / Green / Red	<b>REP</b> Rectangular Brass Electrical Mounting Plate - 490044	
489917-UP10-BLK	6W	38°	Purple	<b>GM</b> Brass gutter mount 490047	
	7W	25° / 40° / 60°	2700K / 3000K		
		15° / 30° / 45° / 60° / 120°	2700K / 3000K		

Type:

Model:

## SEACOAST Integrated LED Step Light

**ORDERING CODE:**  
489932-2700K  
489932-3000K

### SPECIFICATIONS

**FACEPLATE:**  
Stamped brass. 7.25" wide. Single-louver faceplate.

**FINISH:**  
Weathered brass. Custom powder-coated colors available.

**INTEGRATED LED:**  
Frosted panel. 1W. 12V AC/DC. 13lm. 1.15 VA at 2700K, 1.21 VA at 3000K. 80 CRI.

**MOUNTING:**  
No housing required. Mounts directly to a surface.

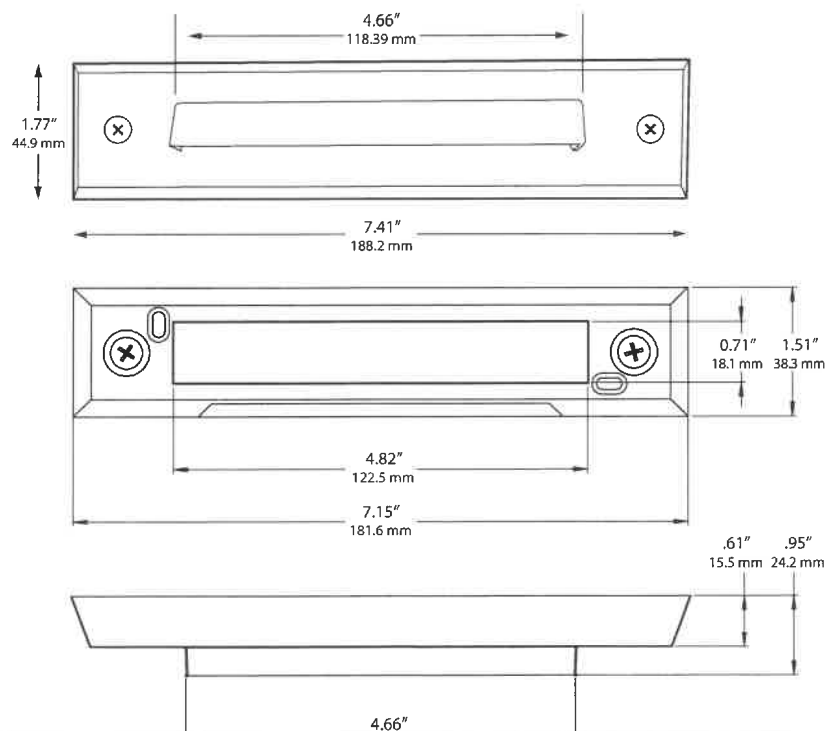
**WIRING:**  
Pre-wired with a 5' pigtail of 18/2 cable.

**WATERPROOF RATING:**  
IP65.

**WARRANTY:**  
Ten years.



### DIMENSIONS:



Type:

Model:

## TIMBERLINE Integrated LED Hardscape

**ORDERING CODE:**  
 490082-2W-2700K      490082-4W-2700K  
 490082-2W-3000K      490082-4W-3000K

**SPECIFICATIONS**

**HOUSING:**  
 Cast brass.

**FINISH:**  
 Weathered brass. Custom powder coated colors available.

**INTEGRATED LED:**  
 LED array. 2W. 12V. 140 lumens. 1.54VA at 2700K. 1.51VA at 3000K. Dimmable. 80 CRI.  
 LED array. 4W. 12V. 280 lumens. 3.49VA at 2700K, 3.64VA at 3000K. Dimmable. 80 CRI.

**LENS:**  
 Factory installed clear lens plus three interchangeable, high-impact polycarbonate lenses included.

**LIGHT OUTPUT:**  
 Control your light output by swaping the following lenses:

- Factory installed clear lens: 140 lumens (2W) or 280 lumens (4W).
- Lightly frosted lens: Achieve approx. 33% lumen reduction.
- Heavier frosted lens: Achieve approx. 50% lumen reduction.
- Amber lens: Achieve approx. 60% lumen reduction for a dramatic ultra-warm effect.

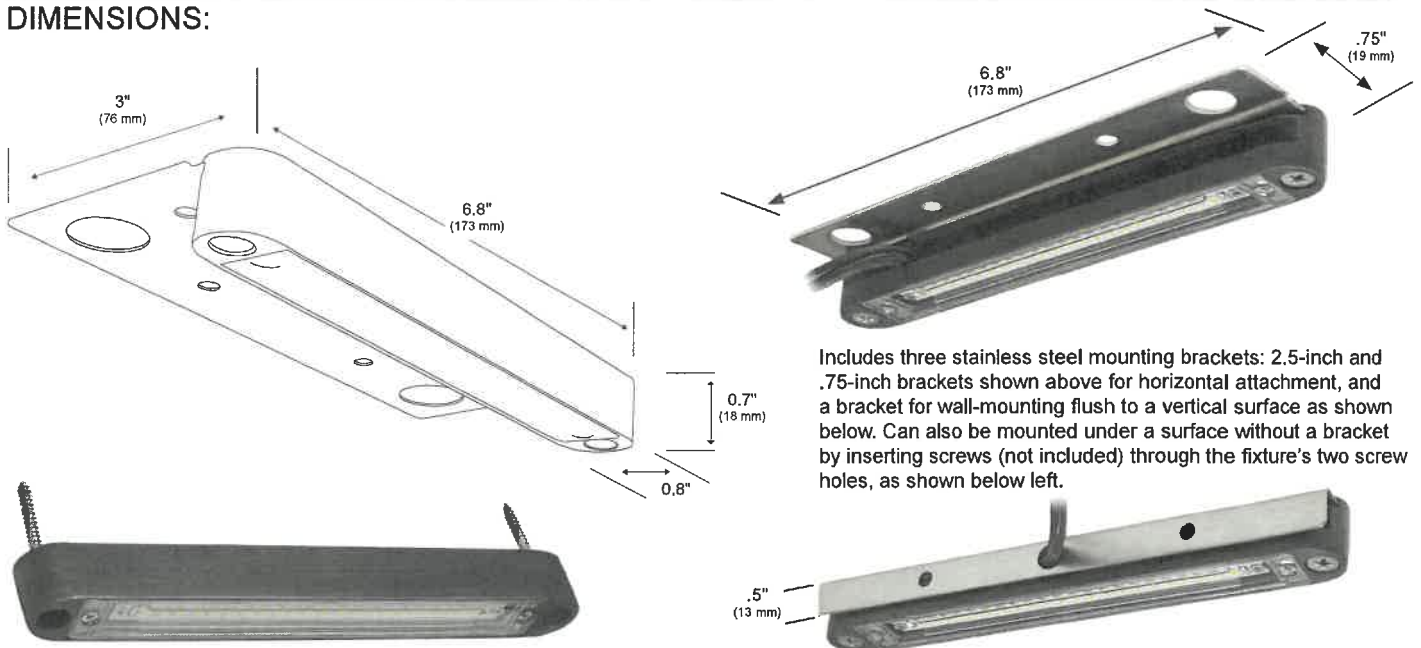
**MOUNTING:**  
 Three stainless steel mounting plates facilitate mounting under a hardscape cap or flush to a wall, or mount directly with screws.

**WIRING:**  
 Pre-wired with a 5' 18/2 cable.

**WARRANTY:**  
 Ten years.



### DIMENSIONS:



Type:

Model:

## WENTWORTH Adjustable Gimbal Well Light

**ORDERING CODE:**  
490071

### SPECIFICATIONS

#### HOUSING:

Derived from the original Bentley well light, the Wentworth features a wider square cast brass faceplate which was designed to replace a 6x6 paver without having to bore holes. Composite body. (Opens with 3 mm hex key.) Aluminum gimbal.

#### FINISH:

Weathered brass. Custom powder coated colors available.

#### SOCKET/LAMP HOLDER:

One ceramic GU5.3 bi-pin socket with stainless steel retaining springs, on an adjustable gimbal, accepts MR16 lamps with G4 or GY6.35 bases.

#### LENS:

Flat tempered glass.

#### LAMP TYPE:

12V MR16. LED recommended. Halogen 30W maximum or 7W LED maximum.

#### MOUNTING:

Installs in-grade. Can replace a standard 6-inch-square paver.

#### WIRING:

Pre-wired with 5' pigtail of 18/2 cable.

#### WARRANTY:

Lifetime.

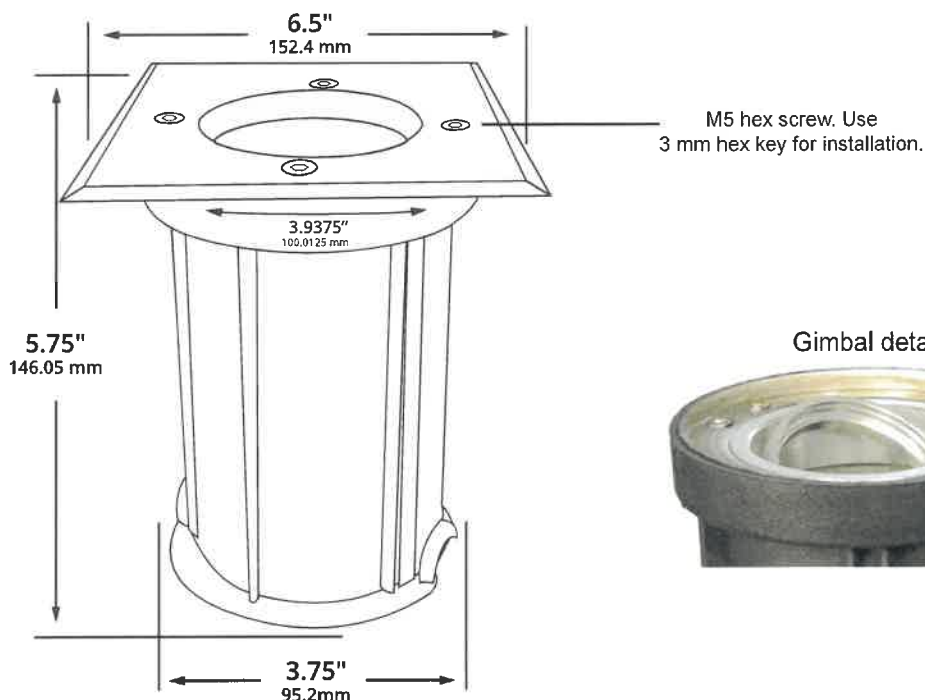


Driver-over rated at 4,400 lbs.



The Wentworth well light has an easily adjustable gimbal mechanism that allows precise aiming of the lamp for angled uplighting. Cast brass faceplate with a gasketed heavy-duty composite body. Can replace a standard 6-inch-square driveway paver.

### DIMENSIONS:



**LED LAMP SPECIFICATIONS**

**LAMP TYPE:**  
12V Dauer MR16 lamp with 5-year warranty, dimmable, and suitable for enclosed luminaires.

**OPTICS:**  
Integral optics providing available beam spreads from 15° to 120°.

**COLOR TEMPERATURES:**  
Color temperature options provide the following qualities: 2700K or 3000K. Decorative color light options include amber, blue, green, red and purple.

**FIXTURE ORDERING INFORMATION**  
To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490071-MR16-4W-25-2700K



FIXTURE	LAMP		
	WATTAGE	BEAM SPREAD	COLOR TEMP.
490071	2W	25° / 40° / 60° / 100°	2700K / 3000K
	3W	25° / 40° / 60°	2700K / 3000K
	4W	25° / 40° / 60° / 100°	2700K / 3000K
	5W	15° / 25° / 40° / 60° / 100°	2700K / 3000K
		25°	Amber / Blue / Green / Red
	5W	38°	Purple
	6W	25° / 40° / 60°	2700K / 3000K
	7W	15° / 30° / 45° / 60° / 120°	2700K / 3000K

Type:

Model:

**ZEPHYR Brass Adjustable Gimbal Well Light with Rock Guard**

**ORDERING CODE:**  
490067

**SPECIFICATIONS**

**HOUSING:**  
Derived from the original Bentley well light, the Zephyr features a cast brass faceplate with rock guard. (Opens with 3 mm hex key.) Composite body. Aluminum gimbal.

**FINISH:**  
Weathered brass. Custom powder coated colors available.

**SOCKET/LAMP HOLDER:**  
One ceramic GU5.3 bi-pin socket with stainless steel retaining springs, on an adjustable gimbal, accepts MR16 lamps with G4 or GY6.35 bases.

**LENS:**  
Flat tempered glass.

**LAMP TYPE:**  
12V MR16. LED recommended. Halogen 30W maximum or 7W LED maximum.

**MOUNTING:**  
Installs in-grade.

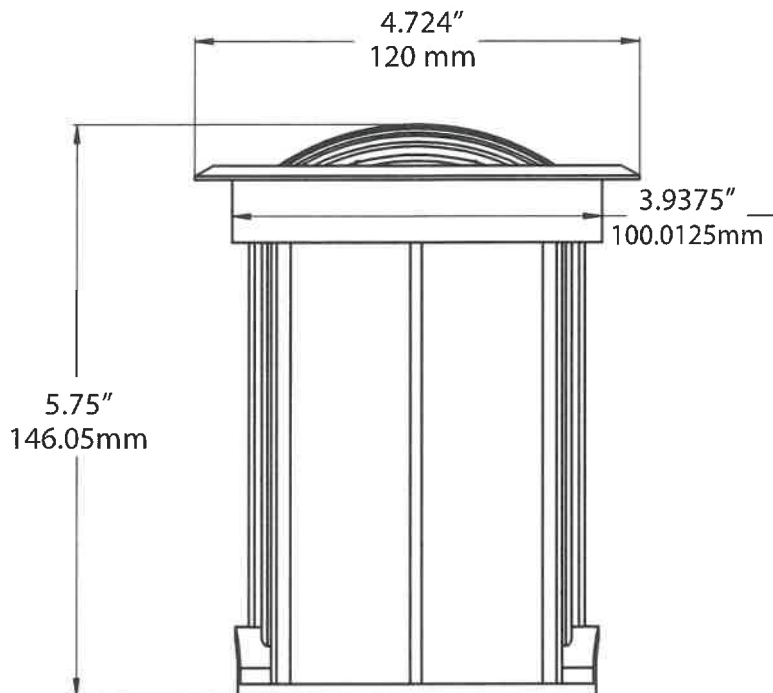
**WIRING:**  
Pre-wired with 5' pigtail of 18/2 cable.

**WARRANTY:**  
Lifetime.



The Zephyr well light has an easily adjustable gimbal mechanism that allows precise aiming of the lamp for angled uplighting. Cast brass faceplate with a gasketed heavy-duty composite body. Perfect for spotlighting signs and statuary, as well as for dramatic effects of tree shadows projected against walls.

**DIMENSIONS:**



**LED LAMP SPECIFICATIONS**

**LAMP TYPE:**

12V Dauer MR16 lamp with 5-year warranty, dimmable, and suitable for enclosed luminaires.

**OPTICS:**

Integral optics providing available beam spreads from 15° to 120°.

**COLOR TEMPERATURES:**

Color temperature options provide the following qualities: 2700K or 3000K. Decorative color light options include amber, blue, green, red and purple.

**FIXTURE ORDERING INFORMATION**

To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490067-MR16-4W-25-2700K



FIXTURE	LAMP		
	WATTAGE	BEAM SPREAD	COLOR TEMP.
490067	2W	25° / 40° / 60° / 100°	2700K / 3000K
	3W	25° / 40° / 60°	2700K / 3000K
	4W	25° / 40° / 60° / 100°	2700K / 3000K
	5W	15° / 25° / 40° / 60° / 100°	2700K / 3000K
			Amber / Blue / Green / Red
	5W	38°	Purple
	6W	25° / 40° / 60°	2700K / 3000K
	7W	15° / 30° / 45° / 60° / 120°	2700K / 3000K



Type: \_\_\_\_\_  
Model: \_\_\_\_\_

## LED Mini Flood Light

### SPECIFICATIONS

**VOLTAGE:**

12 volts AC/DC (120V/277V models also available)

**HOUSING:**

Sealed cast aluminum. Shroud must be purchased separately.

**FINISH:**

Architectural bronze. Custom powder coated colors available.

**MOUNTING:**

Threaded with 1/2" NPT. Heavy-duty composite stake included. May be mounted into threaded hubs in junction boxes or mounting accessories

**WIRING:**

Pre-wired five-foot 18/2 SPT1 lead.

**WARRANTY:**

Ten Years.



With optional 2" shroud.



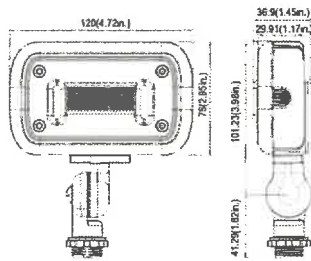
With optional 4" shroud.



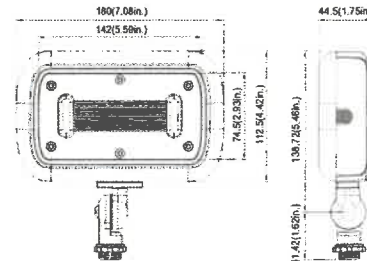
Ideal for applications such as landscape lighting, moon lighting, architectural wall washing and sign lighting. 150° (7H x 7V) beam. Optional shroud available.

### DIMENSIONS:

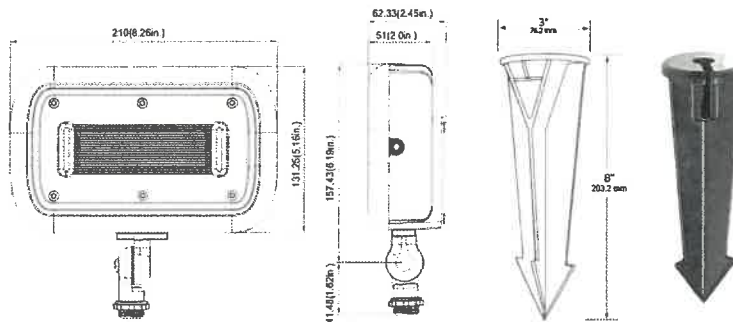
#### 4W, 7W & 12W



#### 20W



#### 40W



**LED LAMP SPECIFICATIONS**

**LAMP TYPE:**  
Integrated LED.

**OPTICS:**

Integral optics providing available beam spreads 150° (7H x 7V) beam.

**COLOR TEMPERATURES:**

Color temperature options provide the following qualities: 2700K, 3000K, 4000K or 5000K.

**FIXTURE ORDERING INFORMATION**

To order a fixture, select the appropriate choice from each column as in the following example:

EXAMPLE: 490684-MS



Model	490680	490681	490682	490683	490684	490685	490664	490668	490686	490687	Mounting
<b>Description</b>	LED-MF-4W-2700K-12V	LED-MF-4W-3000K-12V	LED-MF-4W-4000K-12V	LED-MF-4W-5000K-12V	LED-MF-7W-2700K-12V	LED-MF-7W-3000K-12V	LED-MF-7W-4000K-12V	LED-MF-7W-5000K-12V	LED-MF-12W-2700K-12V	LED-MF-12W-3000K-12V	<b>MS</b> Composite stake (incl.) 490034 <b>ATM</b> Aluminum Tapered Surface Mount - 490187 <b>AGM</b> Aluminum Gutter Mount - 490188 <b>AR6</b> Aluminum 6-In Riser - 490181 <b>AR12</b> Aluminum 12-In Gutter Mount - 490182 <b>AR24</b> Aluminum 24-In Gutter Mount - 490183
<b>Wattage</b>	4W	4W	4W	4W	7W	7W	7W	7W	12W	12W	
<b>Lumens</b>	312 lm	348 lm	384 lm	420 lm	544 lm	626 lm	784 lm	805 lm	918 lm	1044 lm	
<b>Efficacy</b>	78 lm/W	87 lm/W	96 lm/W	105 lm/W	77.71 lm/W	89.41 lm/W	112 lm/W	115 lm/W	76.53 lm/W	87 lm/W	
<b>Volt Amps</b>	4.45 VA	3.89 VA	4.45 VA	4.45 VA	6.98 VA	6.94 VA	6.91 VA	7.75 VA	12.98 VA	13.51 VA	
<b>Color Temperature</b>	2700K	3000K	4000K	5000K	2700K	3000K	4000K	5000K	2700K	3000K	
<b>CRI</b>	70	70	70	70	70	70	70	70	70	70	
<b>Optional Shroud Ordering #</b>	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	490667 2" 490698 4"	

**LED LAMP SPECIFICATIONS**

**LAMP TYPE:**  
Integrated LED.

**OPTICS:**

Integral optics providing available beam spreads 150° (7H x 7V) beam.

**COLOR TEMPERATURES:**

Color temperature options provide the following qualities: 2700K, 3000K, 4000K or 5000K.

**FIXTURE ORDERING INFORMATION**

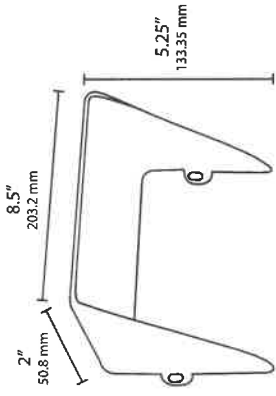
To order a fixture, select the appropriate choice from each column as in the following example:

EXAMPLE: 490684-MS

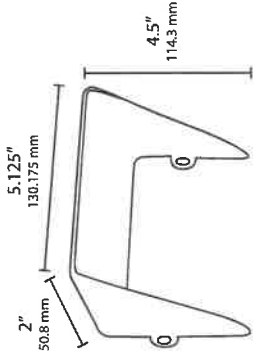


Intertek  
4009739

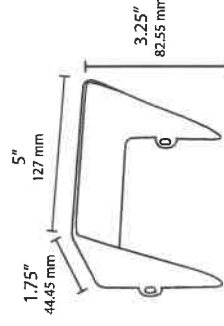
Model	490665	490669	490688	490689	490666	490677	490690	490691	490670	490678	Mounting
<b>Description</b>	LED-MF-12W-400K-12V	LED-MF-12W-5000K-12V	LED-MF-20W-2700K-12V	LED-MF-20W-3000K-12V	LED-MF-20W-4000K-12V	LED-MF-20W-5000K-12V	LED-MF-40W-2700K-12V	LED-MF-40W-3000K-12V	LED-MF-40W-4000K-12V	LED-MF-40W-5000K-12V	<b>MS Composite stake (incl.) 490034</b>
<b>Wattage</b>	12W	12W	20W	20W	20W	20W	40W	40W	40W	40W	<b>ATM Aluminum Tapered Surface Mount - 490187</b>
<b>Lumens</b>	1188 lm	1320 lm	1720 lm	1780 lm	1860 lm	2326 lm	4040 lm	4400 lm	4840 lm	4860 lm	<b>AGM Aluminum Gutter Mount - 490188</b>
<b>Efficacy</b>	99 lm/W	110 lm/W	86 lm/W	89 lm/W	93 lm/W	116 lm/W	101 lm/W	110 lm/W	121 lm/W	121.5 lm/W	<b>AR6 Aluminum 6-In Riser - 490181</b>
<b>Volt Amps</b>	13.04 VA	13.29 VA	22.60 VA	22.43 VA	30.71 VA	22.03 VA	43.13 VA	41.02 VA	45.82 VA	47.55 VA	<b>AR12 Aluminum 12-In Gutter Mount - 490182</b>
<b>Color Temperature</b>	4000K	5000K	2700K	3000K	4000K	5000K	2700K	3000K	4000K	5000K	<b>AR24 Aluminum 24-In Gutter Mount - 490183</b>
<b>CRI</b>	70	70	70	70	70	70	70	70	70	70	
<b>Optional Shroud Ordering #</b>	490667 2" 490698 4"	490667 2" 490698 4"	490672 2" 490699 4"	490672 2" 490699 4"	490672 2" 490699 4"	490672 2" 490699 4"	490676 2" 490700 4"	490676 2" 490700 4"	490676 2" 490700 4"	490676 2" 490700 4"	



490676 2" Large Shroud



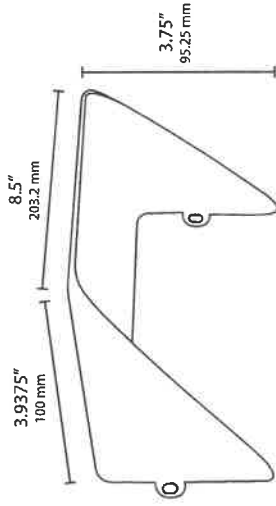
490672 2" Medium Shroud



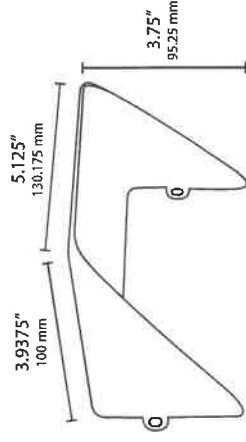
490667 2" Small Shroud



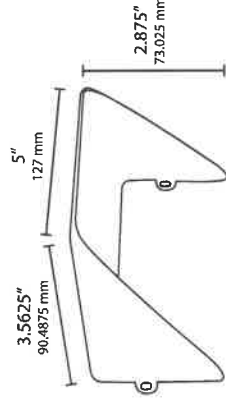
With optional 2" shroud.



490700 4" Large Shroud



490699 4" Medium Shroud



490698 4" Small Shroud



With optional 4" shroud.

Model	490667	490672	490676	490698	490699	490700
Description	2" Small Mini Flood Shroud	2" Medium Mini Flood Shroud	2" Large Mini Flood Shroud	4" Small Mini Flood Shroud	4" Medium Mini Flood Shroud	4" Large Mini Flood Shroud
Fits 12V Models	4, 7 and 12W	20W	40W	4, 7 and 12W	20W	40W
Fits 120V Models	15W	30W	45W	15W	30W	45W



REMAINS LIGHTING COMPANY

## ARCHED WINDOW EXTERIOR FLUSH MOUNT LARGE

### SCOFIELD LIGHTING COLLECTION

A flush mounted hexagonal ceiling light with arched windows and decorative punch work constructed of copper for exterior use. Designed and manufactured by Scofield Lighting.

### DIMENSIONS

Minimum height: 5"  
Overall: 13" w. x 15" d.

### APPLICATION

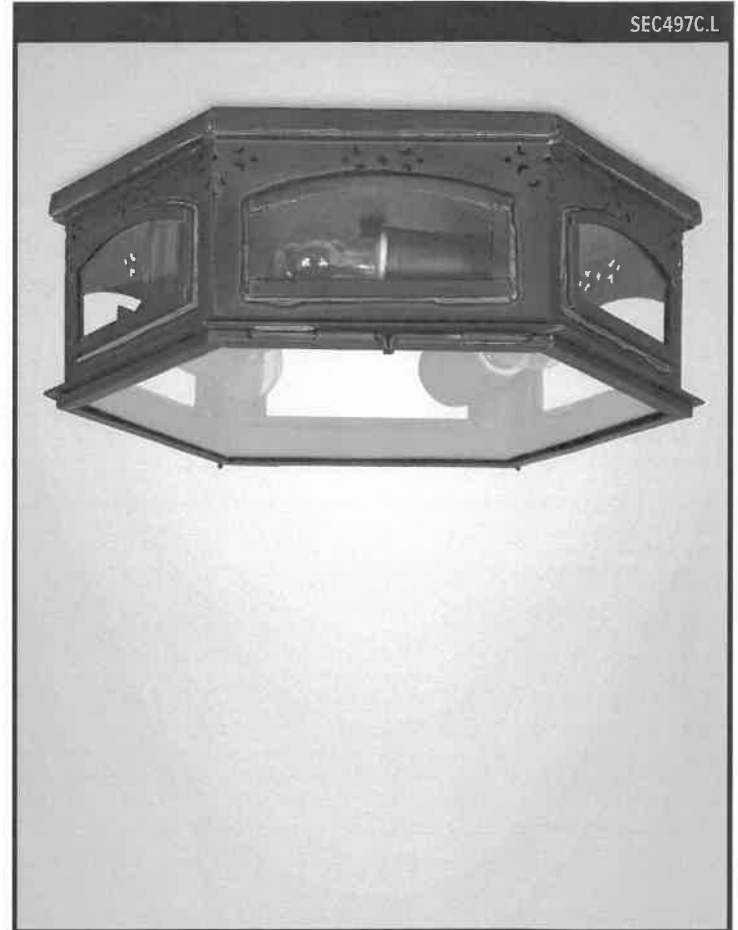
UL listed for use in dry or damp environments.

### LAMPING

3 Edison sockets, maximum 40 watts per socket  
A15 Edison bulb recommended

### OPTIONS

Download our Finish Guide to view standard product options.  
Custom heights available.  
Contact us to learn more about customization options.

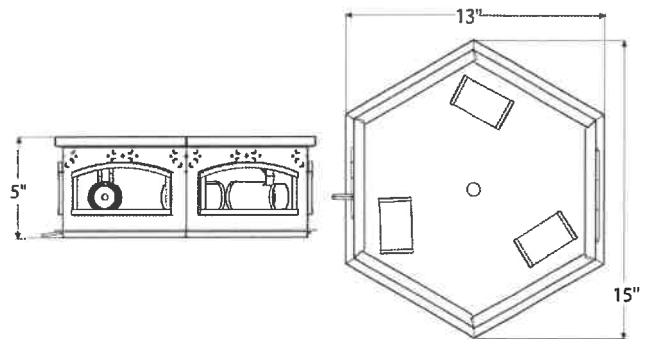


### AVAILABLE FINISHES

\$2075 Natural Copper

\$2220 Black Lacquer, Bronze Lacquer, Bronzed Copper

\$2350 Brushed Bronzed Copper, Oxidized Copper





# REMAINS LIGHTING COMPANY

## MERCER 17 EXTERIOR WALL LANTERN

### REMAINS LIGHTING CO. COLLECTION

A tapered four-sided solid brass and glass wall mounted lantern with arch-detailed panels and clean expressed joinery. Inspired by stable windows seen in the Pennsylvania countryside.

### DIMENSIONS

Overall: 22-1/2" h. x 11-1/2" w. x 16" d.

Backplate: 12" h. x 4-1/2" w.

Body: 17-1/2" h. x 11-1/2" diameter

### APPLICATION

UL listed for use in dry, damp, or wet environments.

### LAMPING

4 candelabra sockets, maximum 60 watts per socket

Also available with single Edison or GU24 socket (frosted glass recommended)

B10 Candelabra torpedo bulb recommended

### JUNCTION BOX

2" x 3" vertical junction box recommended

### OPTIONS

Optional bottom door also available.

Contact us to learn more about customization options.

### AVAILABLE FINISHES

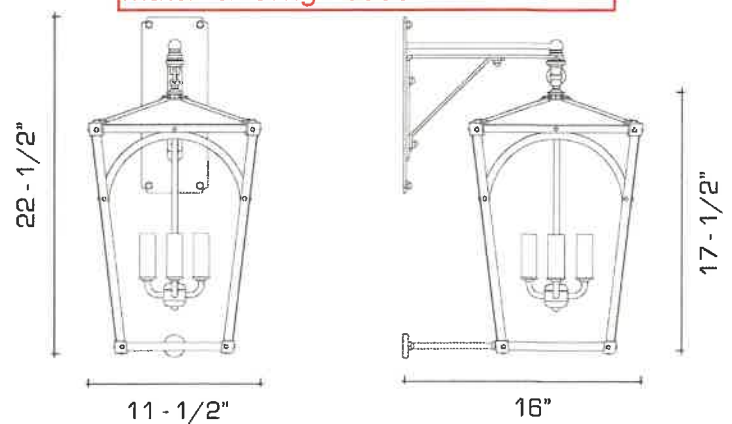
\$7430 Polished Brass

\$8000 Burnished Brass, Burnished Nickel, Dark Waxed Bronze, Polished Nickel

\$8420 Antique Brass, Dark Pewter, Light Pewter, Oil Rubbed Bronze, Satin Nickel, Verdigris



Finish planned to be dark metal to match existing house fixtures





# REMAINS LIGHTING COMPANY

## MERCER 14 EXTERIOR LANTERN

### REMAINS LIGHTING CO. COLLECTION

A tapered four-sided solid brass and glass hanging lantern with arch-detailed panels and clean expressed joinery. Inspired by stable windows seen in the Pennsylvania countryside.

### DIMENSIONS

Minimum height (with one link of chain): 20"  
Body: 14" h. x 9-1/4" w. x 9-1/4" d.  
Canopy: 1-1/2" h. x 6" diameter

### APPLICATION

UL listed for use in dry, damp, or wet environments.

### LAMPING

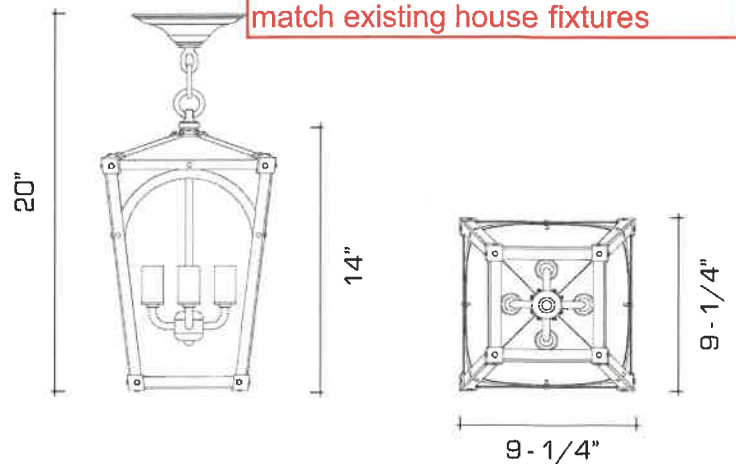
4 Candelabra sockets, maximum 60 watts per socket  
Also available with single Edison or GU24 socket (frosted glass recommended)  
B10 Candelabra torpedo bulb recommended

### OPTIONS

Optional bottom door and custom heights available. Contact us to learn more about customization options.



Finish planned to be dark metal to match existing house fixtures



### AVAILABLE FINISHES

\$5275 Polished Brass

\$5845 Burnished Brass, Burnished Nickel, Dark Waxed Bronze, Polished Nickel

\$6250 Antique Brass, Dark Pewter, Light Pewter, Oil Rubbed Bronze, Satin Nickel, Verdigris



# REMAINS LIGHTING COMPANY

## MERCER 17 EXTERIOR SCONCE

### REMAINS LIGHTING CO. COLLECTION

A tapered three-sided solid brass and glass wall sconce with arch-detailed panels and clean expressed joinery. Inspired by stable windows seen in the Pennsylvania countryside.

### DIMENSIONS

Overall: 17-1/2" h. x 11-3/4" w. x 6-1/2" d.

Backplate: 17-1/2" h. x 11-3/4" w.

### APPLICATION

UL listed for use in dry, damp, or wet environments.

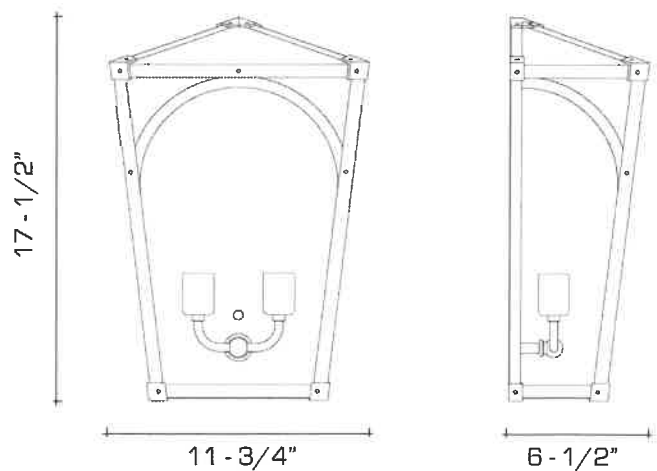
### LAMPING

2 Edison sockets, maximum 75 watts per socket

B11 Edison torpedo bulb recommended

### OPTIONS

Contact us to learn more about customization options.



### AVAILABLE FINISHES

\$5260 Polished Brass

\$5830 Burnished Brass, Burnished Nickel, Dark Waxed Bronze, Polished Nickel

\$6245 Antique Brass, Dark Pewter, Light Pewter, Oil Rubbed Bronze, Satin Nickel, Verdigris

# Neighborhood Context Map

Combined Properties 951 & 946 Outlined in Yellow



Sheridan Rd

Elm Tree Rd

200 ft



# 946 Elm Tree Road (Subject Property)

Google Maps Image



View from Elm Tree Rd looking west toward front of property

Google Maps Image



View from Elm Tree Rd showing driveway and front of property

# 946 Elm Tree Road



View from Elm Tree Rd looking west down driveway



View from Elm Tree Rd showing coach house beyond (left) and house (right)

# 946 Elm Tree Road



View showing front (east) façade of home



View showing front yard of property

# 946 Elm Tree Road



View showing side (south) façade of home



View showing rear (west) façade of home

# 946 Elm Tree Road



View showing front (east) façade of coach house



View showing side (north) façade of coach house

# 946 Elm Tree Road



View showing coach house (left) and rear yard with sport court, looking west



View showing rear yard (coach house on right), looking east

# 949 N. Sheridan Road (Neighboring Property)

Google Maps Image



View from Sheridan Road looking east toward property

Google Maps Image



View from Sheridan Road looking east down shared property driveway

**Agenda Item 7  
270 Market Square  
Storefront Alterations**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Materials  
Proposed Storefront Renderings  
Demolition Elevation  
Proposed Elevation  
Existing Photos

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



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission  
DATE: June 25, 2025  
FROM: Abigail Vollmers, Senior Planner  
SUBJECT: **270 Market Square – Storefront Alterations**

### **Petitioner**

Christiane Fischer  
Mid America Group  
Market Square  
Lake Forest, IL 60045

### **Property Location**

270 Market Square

### **Historic Districts**

East Lake Forest  
Historic District

### **Property Owner**

State Retirement System of Ohio (STRS)  
Christiane Fischer, Property Manager

### **Project Representative**

Nate Lielasus, Northworks Architects

### **Summary of the Petition**

The petitioner is requesting a Certificate of Appropriateness for a storefront alteration to install an entrance door at the west end of the space facing the Square. There was a door at this location in the original construction of Market Square.

### **Description of Property and Surrounding Area**

Market Square was designed by Howard Van Doren Shaw and built in 1916 for the Lake Forest Improvement Trustees, a group of local businessmen whose focus was to improve the business district. The Square stands today much as it was originally built with the main entrance from Western Avenue and secondary access from North and South Gate and Bank Lane. Market Square is the first planned shopping center in the United States and accommodates pedestrian as well as vehicle traffic in a seamless integration. The Greensward in the center allows for gatherings as well as individual enjoyment in the middle of the shopping center.

While the Square has never been altered in size or shape, several storefronts have been modified over the decades. Some of the modifications removed original details and provided solutions that did not match the grace and style of the original construction. Efforts in the past thirty years to return the square window facades to a condition more closely resembling their original design has restored much of the original charm and architectural integrity of the square.

### **Description of Proposed Project**

The storefront addressed as 270 sits partially under the tower on the north side of the Square with storefront windows facing south onto the Square and east towards Western Avenue. A door was designed and constructed in the west corner of this tenant space with the original build but was removed sometime during the mid-1900's. A new retail tenant, Free People, is preparing to move into the space and is looking to reinstall a door in this location to provide a prominent storefront entrance facing the Greensward as originally designed.

The proposed modifications to the storefront include a new wood door with central glazing panel, two new storefront windows divided equally in the smaller opening size with a new frame, and the removal and replacement of the limestone base with the traditional ribbed glass panes set in wood frames. The existing transom will be repaired and restored to remain. The awning will be removed.

### **Staff Evaluation**

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

#### Findings

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

#### **Standard 1 – Height**

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

#### **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 change in the window size to accommodate the doorway matches the other storefront configurations and the original window configuration.

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

This standard is not applicable. The solids and voids are not changing with the proposed modification.

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

This standard is not applicable. The spacing on the street is not impacted by the proposed modification.

#### **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 use of wood, glass, and metal window framing is consistent with the original materials used on the storefronts. The existing window frame is metal, the original frames at other stores are copper.

**Standard 8 – Roof Shapes.**

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

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

The standard is met. The proposed door returns an original element of the storefront and restores the proportions of the storefront windows to their original size which is consistent with the other storefronts along the square.

**Standard 10 – Scale.**

This standard is not applicable. No modifications to change the layout are proposed.

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

This standard is not applicable. 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 transom is proposed to be restored and will remain. The new door is proposed to be wood which matches other doors in the square. The removal of the limestone base and replacement with the wood framed ribbed glass panels is consistent with other original and restored storefronts in the square.

**Standard 13 – Preservation of natural resources**

This standard is not applicable. This petition does not include landscaping.

**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. There is no new construction work in 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. The restoration of the transom glazing and frame restore an element that may not be original but is existing on the storefront. The current windows are framed in an unfinished metal frame and the limestone base material is not original per the historic photo documentation, replication of the original materials is appropriate.

**Standard 16 – Surface cleaning.**

This standard is not applicable. The proposed work does not include any surface cleaning.

**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 does not affect the essential form of the storefront, and the door could be removed and the storefront modified in future.

**Public Comment**

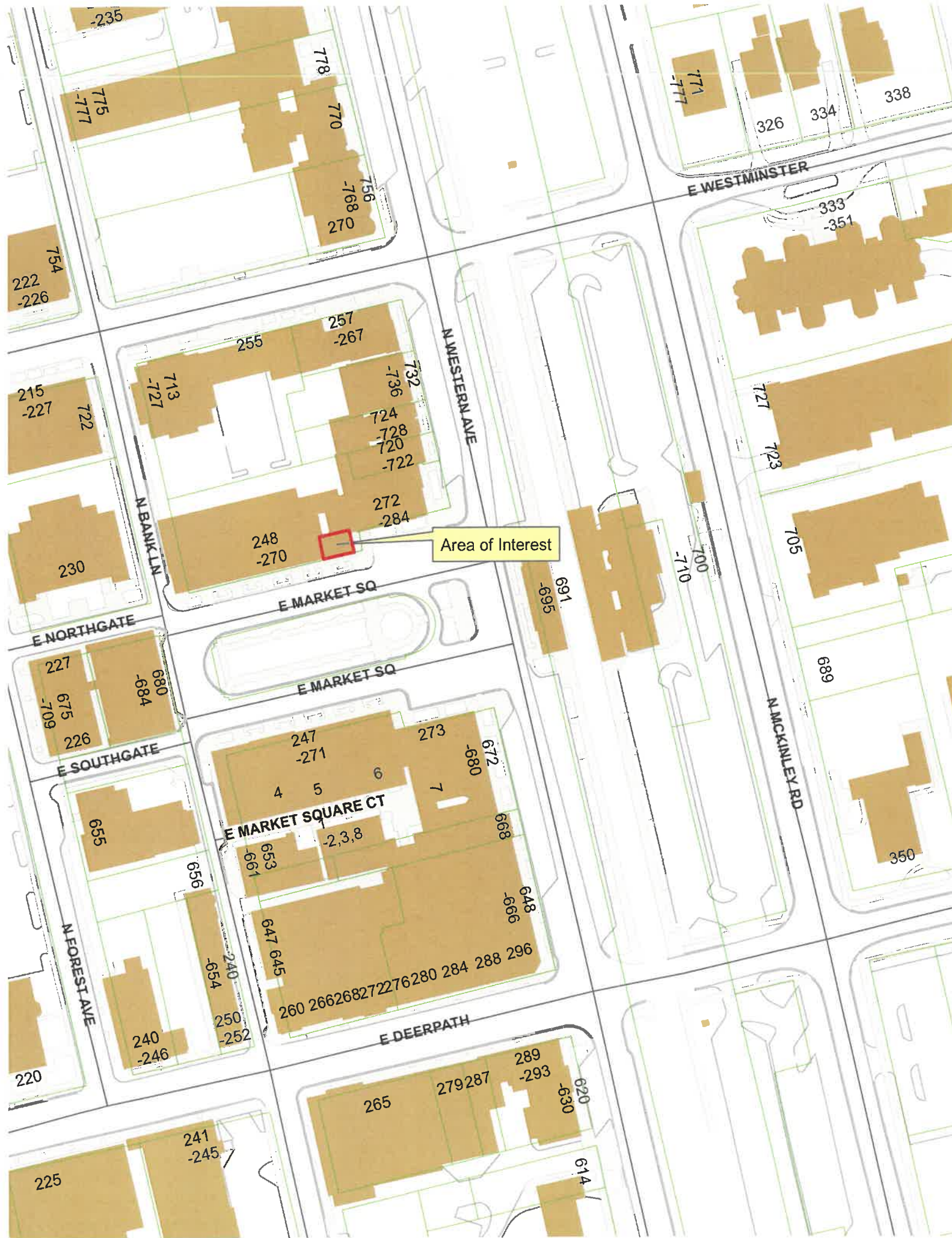
Public notice of this petition was provided in accordance with City requirements and practices. Notice was emailed by the Community Development Department to the Chamber of Commerce and the agenda for this meeting was posted at various public locations and on the City’s website. As of the date of this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

**Recommendation**

Grant a Certificate of Appropriateness approving the storefront modification with a new door and plate glass windows and framing, a new base with ribbed glass panes and wood framing, and the restoration of the existing transom window.

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.



Area of Interest

-235

771  
-777

326

334

338

E WESTMINSTER

333  
-351

754

222  
-226

215  
-227

722

713  
-727

255

257  
-267

N WESTERN AVE

732

-736

724

-728

720

-722

248  
-270

272

-284

Area of Interest

230

E MARKET SQ

691  
-695

700  
-710

727

723

705

E NORTHGATE

227

675  
-709

680  
-684

E SOUTHGATE

226

655

E MARKET SQ

247  
-271

273

672  
-680

4

5

6

7

E MARKET SQUARE CT

-2,3,8

668

656

653  
-661

647  
645

668

-666

648  
-666

260 266 268 272 276 280 284 288 296

240  
-252

250

-246

E DEERPETH

220

241  
-245

265

279  
287

289  
-293

620  
-630

614

225



248  
-270

724  
-728

720  
-722

272  
-284

Area of Interest

273

247  
-271



## **Market Square Storefront**

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

### **Statement of Intent & Response to Standards for Review**

May 16, 2025

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#### **Introduction**

A new tenant will be moving into the Market Square storefront at the North tower. The storefront has three storefronts and a doorway opening. Two storefronts are in the tower (south and east facades) and the doorway is under the loggia. The final storefront is just to the west of the storefront in the south elevation of the tower. We would like to replace this existing non-historic storefront with a new storefront that more closely matches the historic storefronts.

Currently, there is a variety of storefront designs and details throughout Market Square. It seems that for a long period of time, storefronts were replaced ad hoc without a plan for consistency or historic accuracy. It does appear that at one point a new "standard" storefront was designed. It appears that this new storefront design was developed prior to the created of the Historic Preservation Commission

The proposed new storefront will match this "standard" for replacement storefronts used elsewhere at Market Square and more closely resemble the original storefronts. This design is currently represented in eleven out of 25 storefronts (44 percent).

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

##### **Standard 1 – Height**

Not applicable

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

No change – the overall storefront proportions will remain the same as they have been since it was constructed.

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

No change – the overall storefront proportions will remain the same as they have been since it was constructed.

##### **Standard 4 – Rhythm of Solids to Voids in Front Façade**

No change – the overall storefront proportions will remain the same as they have been since it was constructed.

##### **Standard 5 – Rhythm of Spacing and Structures on Streets**

No change

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

The existing storefront currently has no door openings. A new single door will be added which will match the proportions and location of an original door that was later removed.

**Standard 7 – Relationship of Materials and Texture**

The new storefront will more closely resemble the original storefront in both materials, layout and details.

**Standard 8 – Roof Shapes**

No change

**Standard 9 – Walls of Continuity**

No change – the overall storefront proportions will remain the same as they have been since it was constructed.

**Standard 10 – Scale of a Structure**

No change

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

No change – the storefront will face the Greenward as it has done since it was constructed

**Standard 12 – Preservation of Distinguishing Original Qualities**

The existing storefront is a modern intervention of unknown date. The existing transom bar appears to be original and will be preserved. All non-original materials will be removed and replaced with more compatible materials.

**Standard 13 – Preservation of Natural Resources**

No change, not applicable

**Standard 14 – Compatibility**

The proposed replacement storefront will be constructed or painted wood, glass and copper. The new storefront will more closely resemble the original storefront in both materials and details.

**Standard 15 – Repair to Deteriorated Features**

No change, not applicable

**Standard 16 – Surface Cleaning**

No change, not applicable

**Standard 17 – Historic Integrity**

The new storefront will more closely resemble the original storefront in both materials and details. None of the existing storefronts facing the greensward are original but about half have been remodeled based on a design that closely resembles the original storefront details and materials. In order to be cohesive with the other storefronts and more historically accurate, the proposed storefront will follow the path of these replacement storefronts bringing back historic design integrity to Market Square.



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 WOOD, GLASS AND COPPER

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

**Foundation Material**

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

**Window Treatment**

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other FIXED STOREFRONT

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** N/A

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

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

**Chimney Material**      N/A

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

**Roofing**      N/A

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**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**      N/A

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

**Driveway Material**      N/A

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

**Terraces and Patios**      N/A

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



HISTORIC STOREFRONT



PROPOSED STOREFRONT



**EXISTING STOREFRONT**

REMOVE AWNING

NEW TRANSOM WINDOWS



**PROPOSED STOREFRONT**

MATCH PROTOTYPE STOREFRONT

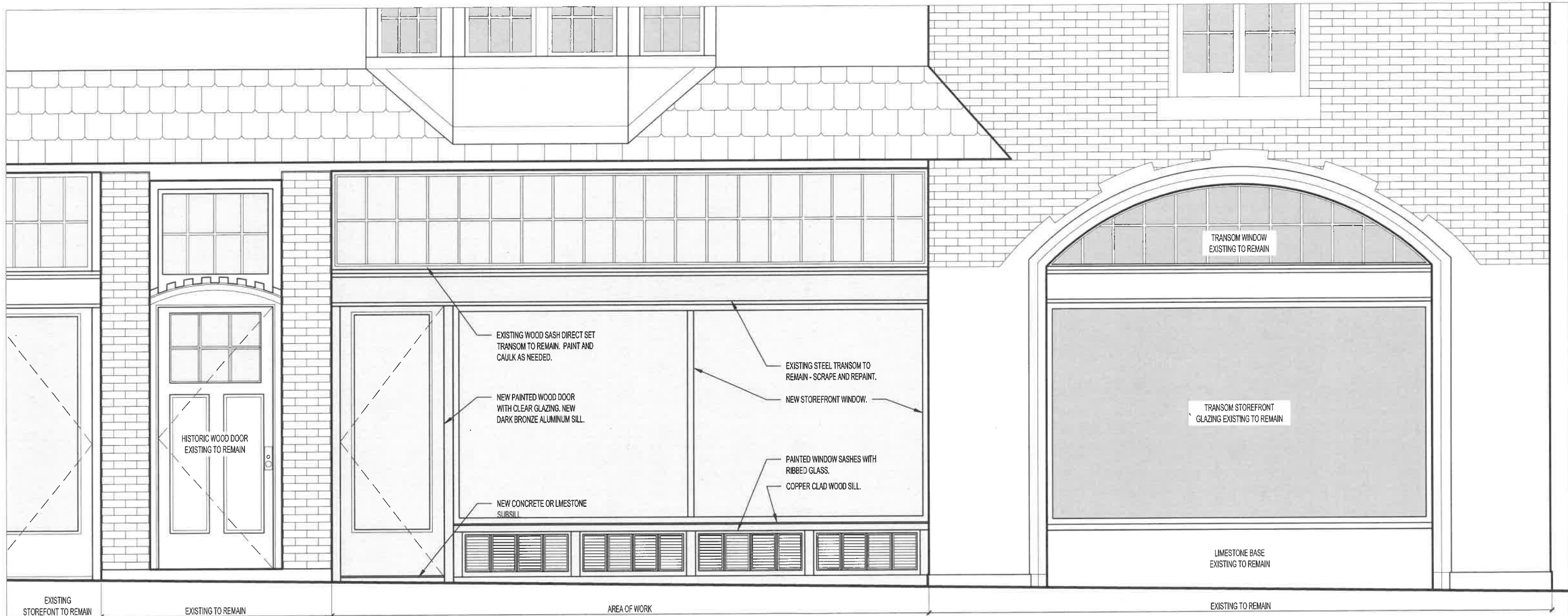
EXISTING TRANSOM BAR TO  
REMAIN

NEW DOOR/WINDOWS

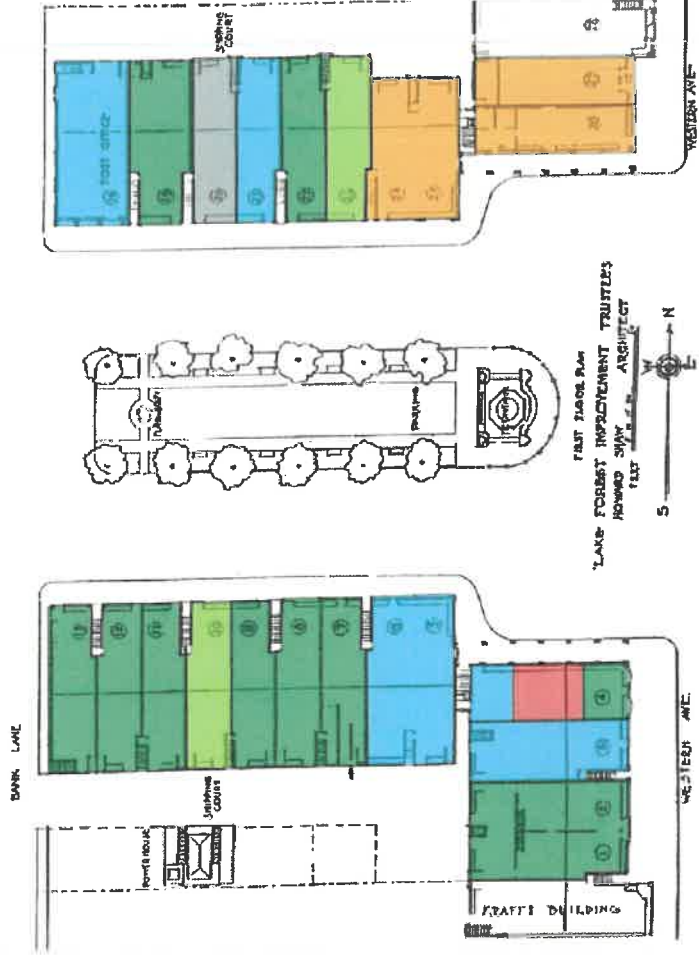
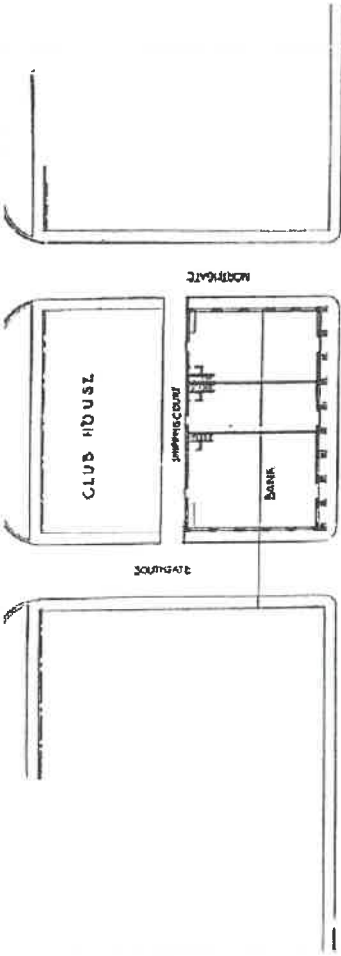


**PROPOSED STORE FRONT**





**A** PROPOSED STOREFRONT  
 SCALE: 3/8" = 1'-0"



**HISTORIC IMAGERY / SITE**



**EXISTING STOREFRONT TYPOLOGIES**



**EXISTING STOREFRONT TYPOLOGIES**

**Agenda Item 8  
680 Western Avenue  
Replacement Signage**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application  
Statement of Intent  
Signage Location Plan  
Signage Elevation Renderings  
Logo Shop Drawing  
Letterset Shop Drawing  
2018 Signage Shop Drawing (Existing)  
Existing Photos

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



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Culbertson and members of the Historic Preservation Commission  
DATE: June 25, 2025  
FROM: Abigail Vollmers, Senior Planner  
SUBJECT: **680 Western Avenue – Lululemon – Replacement Signage**

### **Petitioner**

Lululemon Retailer  
680 Western Avenue  
Lake Forest, IL 60045

### **Property Location**

680 Western Avenue

### **Historic Districts**

East Lake Forest  
Historic District

### **Property Owner**

State Retirement System of Ohio (STRS)  
Christiane Fischer, Property Manager

### **Project Representative**

Katie Davila, Bright Light Sign Company

### **Summary of the Petition**

The petitioner is requesting a Certificate of Appropriateness for replacement signage that matches their current corporate signage.

### **Description of Property and Surrounding Area**

The retail space at 680 Western Avenue is at the southeast corner of Market Square just north of Starbucks. The shop is on the corner with two semi-circle display windows and a plate glass window fronting Western Avenue and two large plate glass windows facing the Square.

### **Description of Proposed Project**

The existing signage on the Lululemon store consists of two lettersets with logos, and a stand-alone logo over the entrance door on Western Avenue. The current signage was reviewed and approved by the Commission prior to the opening of the store. The petitioner is proposing to replace the existing lettersets and logos which are aluminum with new painted acrylic lettersets and graphics in the same locations. The new lettering is proposed to be painted white, and the graphic background will be red with a white symbol.

The size of the proposed new signage is slightly larger than the existing. The graphic will increase from 7" in diameter to 8" in diameter and the lettersets will increase from 4 ¾" to 7 5/8" in height. With the new sizing, the overall square footage of signage increases to 6.05 SF but is well within the size limitation of 25 SF as set forth in the signage guidelines.

The signage is made of acrylic material and will be hung using stud mounting pins and be flush to the wall. Care should be taken to minimize new penetrations into the original storefront material.

The City's signage guidelines call for the use of subdued, muted, earth tone or primary colors. In the case of this petition, red is proposed as a small accent color on the graphic. The use of red aligns with the updated standards for Lululemon stores. The limit of using two colors has been met.

### **Recommendation**

The current signage is a natural aluminum color, which is similar to white. The use of gold lettering on a green or black background is the predominant coloration of signage displayed in Market Square and on Western Avenue. Talbots, JMclaughlin, and M on the square utilize white lettering with green backgrounds. The introduction of the red background in the Lululemon graphic is minimal but different than any other signage displayed in Market Square or on Western Avenue and should be carefully considered as a departure from the current signage practices.

### **Public Comment**

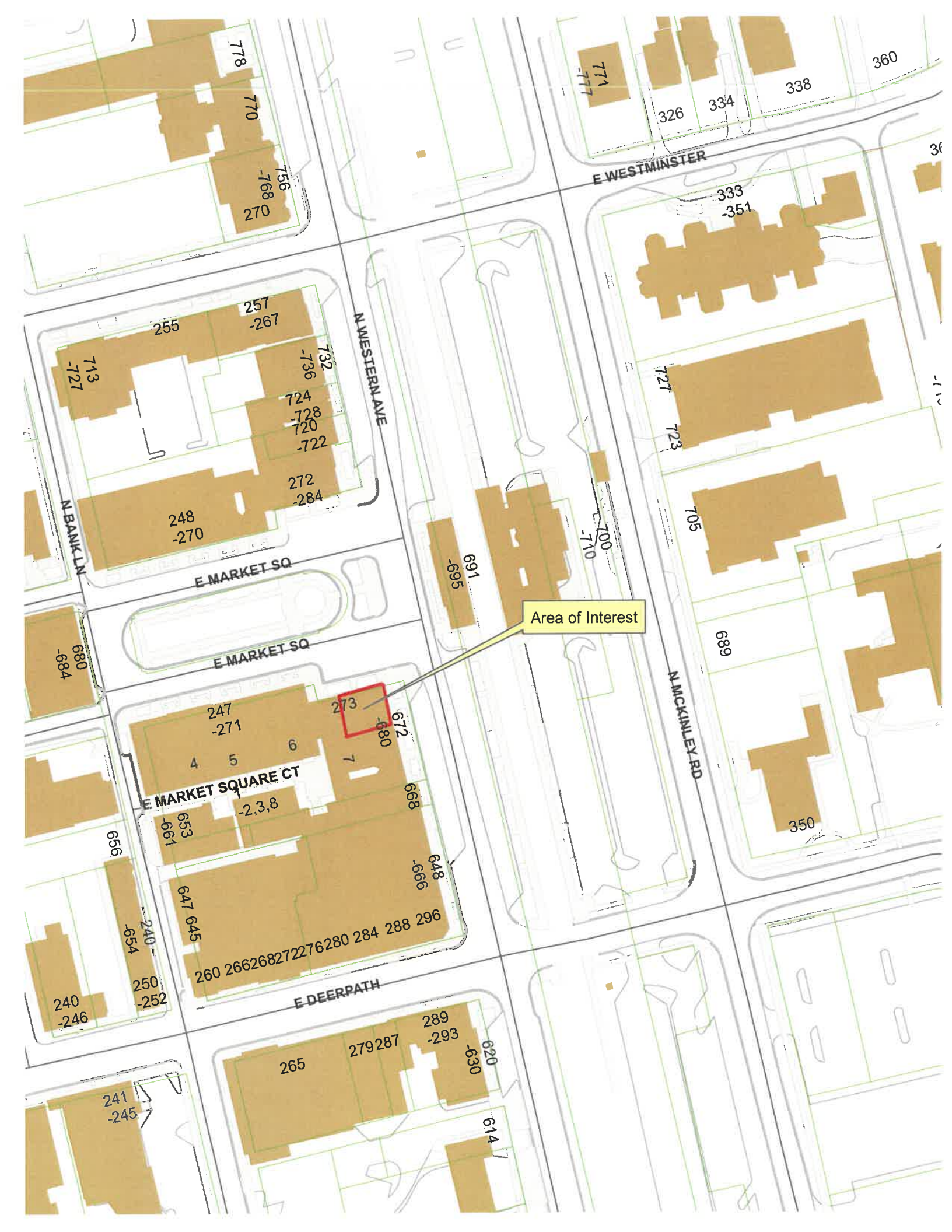
Public notice of this petition was provided in accordance with City requirements and practices. Notice was emailed by the Community Development Department to the Chamber of Commerce and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this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

### **Recommendation**

Grant a Certificate of Appropriateness approving the replacement signage as presented at 680 Western Avenue.

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.



Area of Interest

N WESTERN AVE

E WESTMINSTER

N BANK LN

E MARKET SQ

E MARKET SQ

E MARKET SQUARE CT

N MCKINLEY RD

E DEERPATH

778  
770  
756  
768  
270

771  
777  
326  
334  
338  
360

255  
257  
-267  
732  
736  
724  
-728  
720  
-722  
272  
284  
248  
-270

333  
-351  
721  
723  
705

680  
-684

691  
-695  
700  
-710

689  
350

247  
-271  
4  
5  
6  
7  
273  
-680  
672  
668  
648  
-666  
647  
645  
260  
266  
268  
272  
276  
280  
284  
288  
296

240  
-246  
250  
-252

265  
279  
287  
289  
-293  
620  
-630  
614

241  
-245



Area of Interest



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

**PROJECT ADDRESS** 680 WESTERN AVE.

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

**ARCHITECT/BUILDER INFORMATION**

MidAmerica Group - Christiane Fischer  
*Owner of Property*

William Holley, Owner  
*Name and Title of Person Presenting Project*

269 Market Square, Suite C  
*Owner's Street Address (may be different from project address)*

Bright Light Sign Co.  
*Name of Firm*

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

310 Telsor Rd  
*Street Address*

224-880-5742  
*Phone Number*                      *Fax Number*

Lake Zurich, IL 60047  
*City, State and Zip Code*

C.fischer@midamericagrp.com  
*Email Address*

817-650-8903  
*Phone Number*                      *Fax Number*

Christiane Fischer  
see attached 6.19.25  
*Owner's Signature*

permits@brightlightsign.com  
*Email Address*  
Kate [Signature]  
*Representative's Signature (Architect/ Builder)*

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



June 12, 2025

To Whom it May Concern,

The design change is necessary to ensure consistency with our updated brand identity. Our new core lock-up features the red yogo symbol paired with white lettering, representing a modern and recognizable look that aligns with our overall visual direction. Retaining the old all-white signs creates a disconnect between our signage and our current branding, potentially confusing customers and weakening brand recognition.

Updating the signs to incorporate the red yogo with white lettering ensures coherence across all touchpoints, reinforcing our brand's presence and making it more instantly recognizable. This change is not only aesthetic but strategic - it helps to strengthen brand equity and create a more unified, professional appearance across all locations.

Lululemon Store Support Centre  
1280 Burrard Street  
Vancouver, BC V6Z 1Z1  
Canada

June 12, 2025

The City of Lake Forest  
220 East Deerpath  
Lake Forest, IL 60045

To whom it may concern:

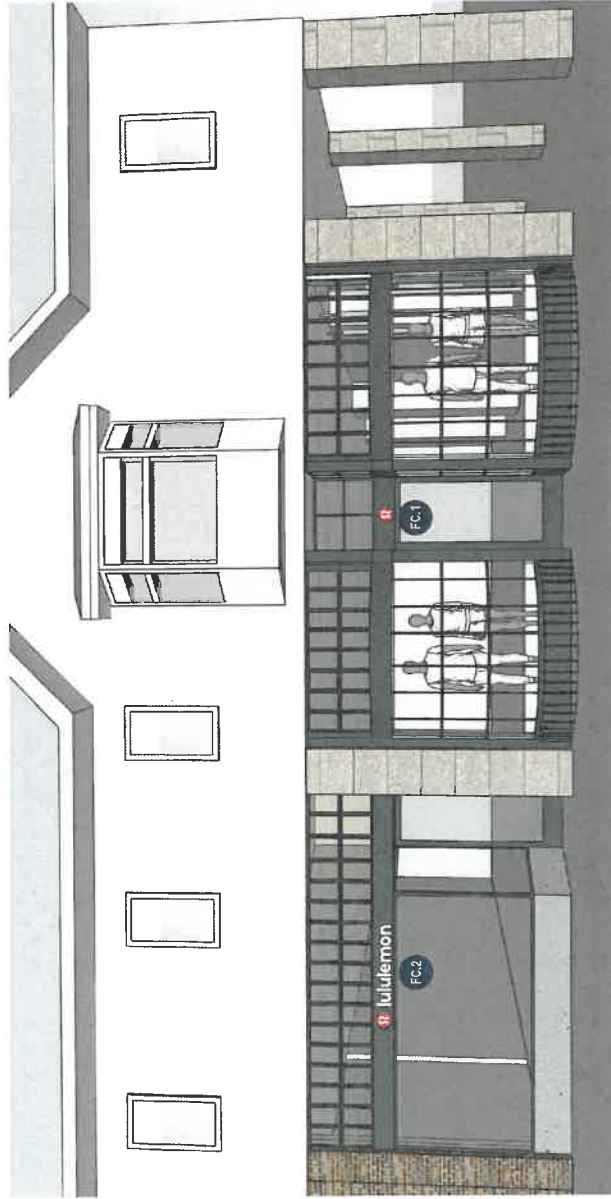
Please see below the responses to how the proposed signage matches the Historic Preservation Ordinance Standards.

- Standard 1 – Proposed signage will be the same height as what is currently on the building.
- Standard 2 – We are not proposing any changes to the front of the building besides changing the signage to the trademarked logo and branding colors.
- Standard 3 – There will be no changes to the doors and windows of the property.
- Standard 4 – There will be not change to the fascia besides changing the signage.
- Standard 5 - There will be no changes to the building structure.
- Standard 6 – There will be no changes to the entrances to the location.
- Standard 7 – There will be no changes to the fascia besides the sign replacement.
- Standard 8 – There will be no changes to the roof.
- Standard 9 – There will be no changes to any site structures besides the signs at this location.
- Standard 10 – The scale of the site structure will say as it exists currently.
- Standard 11 – The directional expression of the front elevation will remain the same as it currently exists.
- Standard 12 – The distinguishing features will be preserved as they currently exist on the building.
- Standard 13 – Every reasonable effort will be made to preserve and protect the property during the signage replacement.
- Standard 14 – This is not a new construction and only a sign replacement on an existing building.
- Standard 15 – We will not be doing any repairs to the fascia since they are not needed but do understand that if repairs would be needed that they would need to be done in accordance with the Secretary of the Interior Standard for Treatment of Historical Properties.
- Standard 16 – After removal of the existing signs we will clean the surface prior to re-installation in the gentlest means possible.
- Standard 17 – There will be no additions or alterations made that impact the historical property.

Sincerely,

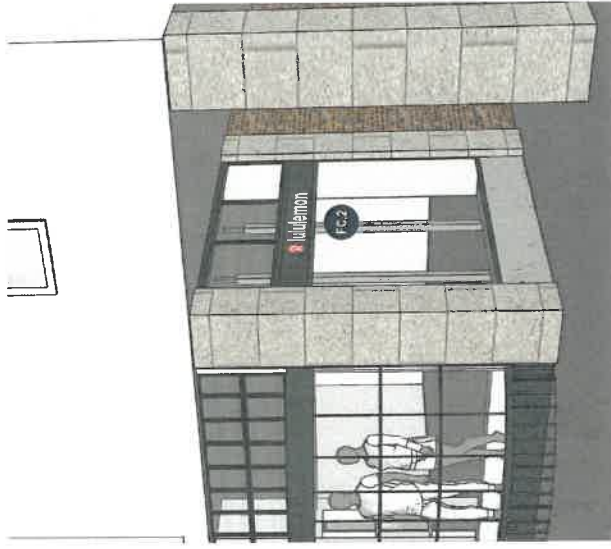
Melissa Price  
Project Manager





STOREFRONT CONCEPTUAL ELEVATION  
SCALE: N.T.S.

PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

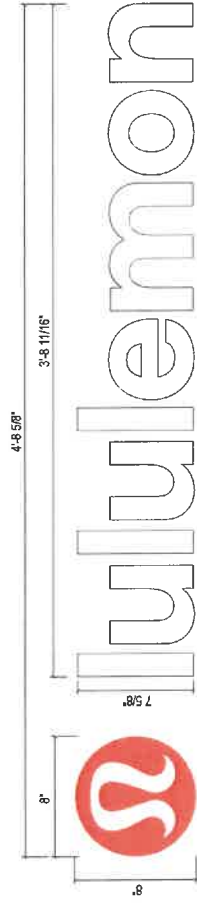


STOREFRONT CONCEPTUAL ELEVATION (SIDE)  
SCALE: N.T.S.

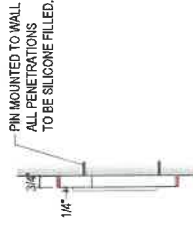
<b>JONES SIGN</b> Your Vision. Accomplished. <small>A PROFESSIONAL COMPANY</small>	JOB #: 305410_R1 DATE: 05/07/2025 DESIGNER: A. McKinney SALES REP: - PROJ. MGR: M. Pitis	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b>	LANDLORD APPROVAL CLIENT APPROVAL	DATE DATE	<b>LULULEMON</b> 680 Western Ave Lake Forest, IL 60045	SHEET NUMBER <b>4.0</b>
	<small>This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil penalty of up to 50% of the purchase price of the sign. JONES SIGN and its predecessor in every state, including PAS, hereby disclaims any liability for any and all damages, actual or consequential, arising from the use of this drawing as being subject to the terms and conditions of the contract.</small>					

# FC.2 8" FLAT CUT OUT YOGOWORDMARK LETTERSET (Qty 2)

SQUARE FOOTAGE: 3.15 (YOGO / WORDMARK)



FRONT VIEW  
SCALE: 1/12"=1'-0"



SIDE VIEW  
SCALE: 1/12"=1'-0"

### SPECIFICATIONS:

- 3/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC YOGO P-3 / COPY PAINTED P-2
- 1/4" THK FLAT CUT OUT 7328 WHITE ACRYLIC FLIP / PAINTED P-2 / ADHERED TO YOGO FACE
- STUB MOUNT MOUNTED FLUSH TO WALL / FAÇADE

### COLORS / FINISHES:

- P-2 MP 6425SP SATIN WHITE
- P-3 MP TO MATCH PMS 032C-PLUS SERIES DECK 2024:
- JW CUSTOM 032 C-PLUS VERSION 2 (IN SATIN)

### NOTES

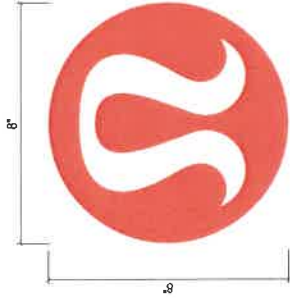
-AS NOTED PER SITE / ALL REQUIREMENTS

 <b>JONES SIGN</b> Your Vision. Accomplished. <small>A PERFORMANCE COMPANY</small>	JOB #: 305410_R1 DATE: 05/07/2025 DESIGNER: A. McKinney SALES REP.: PROJ. MGR.: M. Pice	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> OTHER:	LANDLORD APPROVAL CLIENT APPROVAL	DATE DATE	LULULEMON 680 Western Ave Lake Forest, IL 60045 	SHEET NUMBER <h1 style="font-size: 2em;">6.0</h1>
	LULULEMON		LULULEMON		LULULEMON	

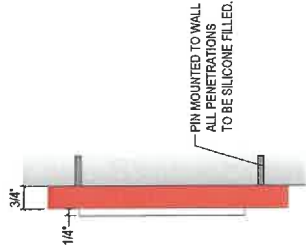
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and to paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

# FC.1 8" FLAT CUT OUT YOGO (Qty 1)

SQUARE FOOTAGE: .44



FRONT VIEW  
SCALE: 3"=1'-0"



SIDE VIEW  
SCALE: 3"=1'-0"

### SPECIFICATIONS:

- 3/4" THK FLAT CUT OUT 7528 WHITE ACRYLIC YOGO P-3
- 1/4" THK FLAT CUT OUT 7528 WHITE ACRYLIC FLIP / PAINTED P-2 / ADHERED TO YOGO FACE
- STUD MOUNT MOUNTED FLUSH TO WALL / FACADE

### COLORS / FINISHES:

- P-2 MP 6425SP SATIN WHITE
- P-3 MP TO MATCH PMS 1032C-PLUS SERIES DECK 2024.
- JW CUSTOM 032 C-PLUS VERSION 2 (IN SKIN)

### NOTES

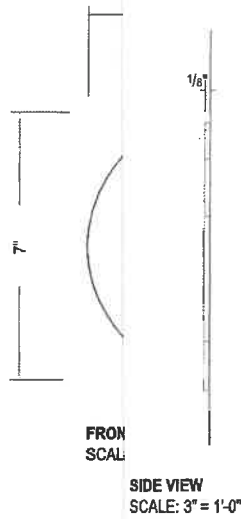
-AS NOTED PER SITE / ALL REQUIREMENTS

<h2 style="margin: 0;">JONES SIGN</h2> <p style="margin: 0; font-size: small;">Your Vision. Accomplished.</p> <p style="margin: 0; font-size: x-small;">A COMMERCIAL SIGN COMPANY</p>	JOB #: 305410_R1 DATE: 05/07/2025 DESIGNER: A. McKinney SALES REP.: PROJ. MGR.: M. Pfoz	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL  CLIENT APPROVAL	<p style="margin: 0; font-size: x-small;">LULULEMON 680 Western Ave Lake Forest, IL 60045</p>	SHEET NUMBER <h1 style="margin: 0;">5.0</h1>
	DATE _____ DATE _____		This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by Jones Sign. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Jones Sign, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact due to best scale.		

# FC.1 NON-LIT WORDMA

SQUARE FOOTAGE: 1.77

FIELD SURVEY REQUIRED



### SPECIFICATIONS - YOGO

- 1. .125" FLAT CUT ALUMINUM PAINTED P-2
- 2. SILICONE STUD TO ATTACH TO WALL

### SPECIFICATIONS - LULULEMON

- 1. .125" FLAT CUT ALUMINUM PAINTED P-2
- 2. SILICONE STUD TO ATTACH TO WALL

EAST & NORTH ELEVATIONS

<b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: Lululemon	SHEET NUMBER  2.0
	DATE: DESIGN: SALES: PROJECT PHASE: CONCEPTUAL	

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