

**Agenda Item 4  
1536 Estate Lane  
Replacement Roof**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Description of Materials  
Statement of Intent  
Synthetic Roof Information Sheet  
Existing Photos

*Excerpt from the minutes of February 26, 2025 HPC Meeting*

*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: February 25, 2026  
FROM: Luis Prado, Assistant Planner  
SUBJECT: **1536 Estate Lane – Proposed Roof Replacement with Synthetic Material**

### Petitioners

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

### Property Location

South end of Estate Lane,  
West side of the street

### Historic Districts

Local Landmark

### Project Representative

Bruce and Julia Burnham  
Michael Denton, Redhawk Roofing

### Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness to allow replacement of the existing cedar shingle roof and shed dormers with a synthetic material. The house is an original structure of the Lasker Estate, known as the "milk house", designed by a significant architect, and is designated as a Local Landmark. Consistent with the Commission's direction for reviewing requests for approval of synthetic roofing material on a historically significant structure, this petition is presented to the Commission for consideration.

In February of 2025, the Commission first heard this petition, directing the petitioners to explore cedar and asphalt options and with direction to staff to provide notice to the owners of the other Lasker Estate structures. Since that meeting, the petitioners have considered options and desire to proceed with the request for approval of synthetic roofing which imitates cedar shingles.

Notice of this hearing was provided to the owners of the other Lasker Estate structures beyond the standard notice area.

### Description of Property and Surrounding Area

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

In 1946 the building was purchased by Jerome Cerny who converted it into a single-family residence by adding a second floor with long shed dormers on the front and

back sides which altered the original roof form. A single-story element on the north side of the structure was also added at this time. The north addition has a shallow pitched gable roof.

In 1962, a dining room was added on the rear of the house. The current owners bought the home in 1988 and added a north wing in 2007 and renovated the earlier rear additions to enhance the architectural detailing to better align with the original structure.

The petitioners are bringing forward a request to replace the non-original and aging cedar shake roof with a synthetic Brava roof product. The petitioners have experienced substantial increases in homeowner insurance premiums due to the condition of the existing roofing material. Although the original milk house roof was asphalt shingles, the petitioners prefer the imitation cedar appearance in keeping with the architectural style of the home, the main Lasker Estate house, and other architecturally significant buildings in the area.

### **Staff Evaluation**

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

### **Findings**

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

#### **Standard 1 – Height**

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

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

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

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

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

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

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

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

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

**Standard 6 – Rhythm of Entrance Porches**

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

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

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

**Standard 8 – Roof Shapes.**

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

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

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

**Standard 10 – Scale.**

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

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

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

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

This standard is met. The existing roof material is neither original, nor historic. Only a small area of the original milk house roof exists today as a result of the later shed dormer additions. The homeowner considered asphalt but has been advised by their roofer that the shallow roof pitch at the hyphen between the original structure and the north addition and the vertical condition and shallow pitched roof of the shed dormers are not suitable for asphalt shingles. The proposed replacement with a synthetic roof product is an alternate material in lieu of the historically accurate material which in this case is asphalt shingles.

**Standard 13 – Preservation of natural resources**

This standard is not applicable to this petition. No tree or vegetation removal is proposed as part of this request.

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

This standard is not applicable to this petition.

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

This standard is met. Periodic replacement of roof material is standard practice. The new material is not identical to either the existing material or the original roof material. However, the proposed material is reasonable given the changes that have occurred to the structure overtime, the challenges presented by the roof forms and dormers, and the practical realities of today's insurance constraints.

**Standard 16 – Surface cleaning.**

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

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

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

#### **Public Comment**

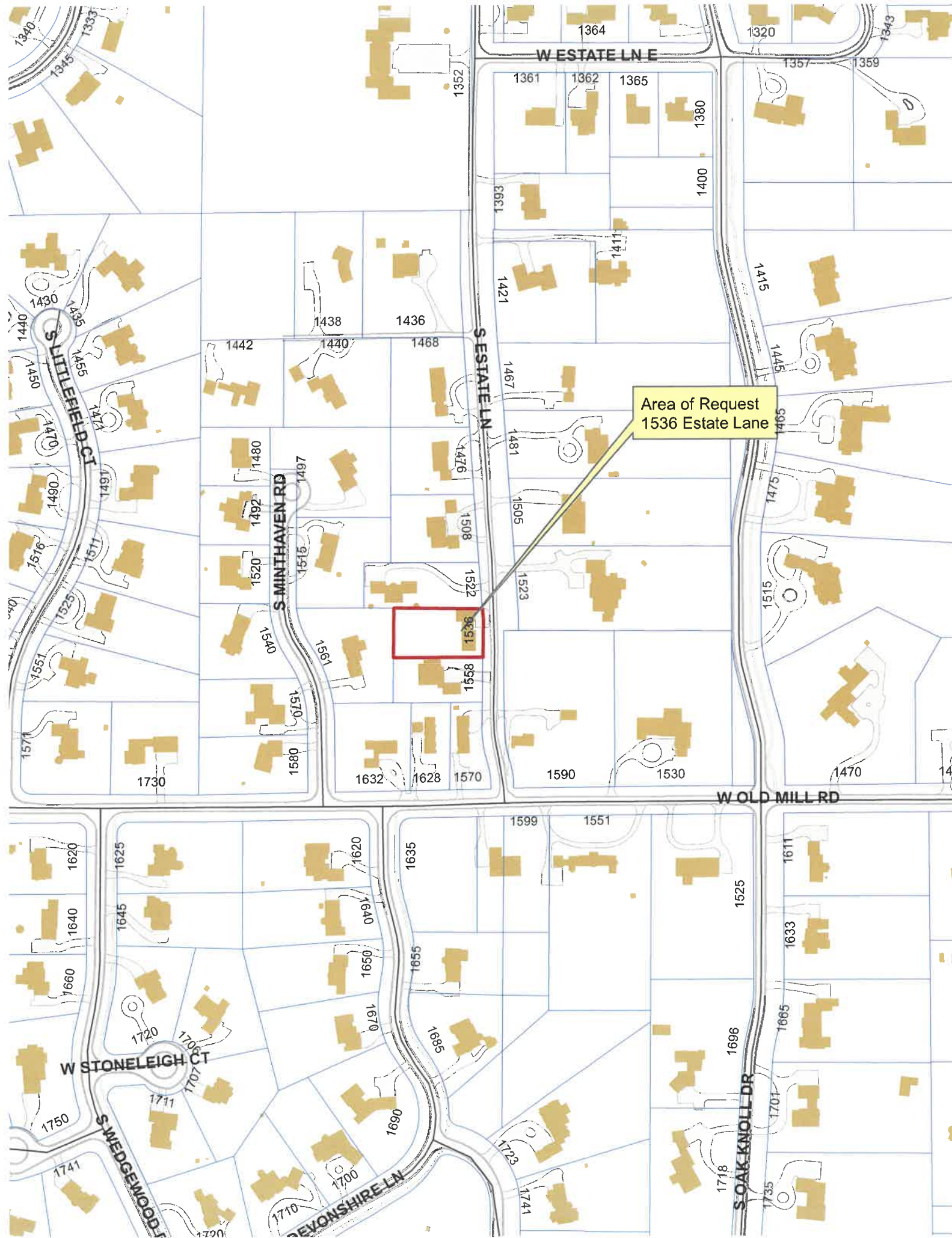
Public notice of this petition was provided beyond the standard City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents as well as the owners of other Lasker Estate structures. The agenda for the meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

#### **Recommendation**

Grant a Certificate of Appropriateness approving the synthetic roof product with the characteristics as specifically stated in the petition.

The recommendation includes the following conditions of approval.

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



Area of Request  
1536 Estate Lane

W ESTATE LNE

S ESTATE LN

S MINTHAVEN RD

W OLD MILL RD

W STONELEIGH CT

S WEDGEWOOD DR

DEVONSHIRE LN

S OAK KNOLL DR

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1364

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W ESTATE LN E

S LITTLEFIELD CT

S ESTATE LN

Area of Request  
1536 Estate Lane

S MINTHAVEN RD

W OLD MILL RD

W STONELEIGH CT

S WEDGEWOOD

DEVONSHIRE LN

S OAK KNOLL DR



Area of Request  
1536 Estate Lane

SE STATE LN



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

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

**APPLICATION TYPE**

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

Bruce & Julia Burnham  
*Owner of Property*

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

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

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

BWBURNHAM44@hotmail.com  
*Email Address*

(email approval received)  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Michael Denton  
*Name and Title of Person Presenting Project*

Redhawk Roofing  
*Name of Firm*

872 S. Milwaukee Ave #265  
*Street Address*

Libertyville, IL 60048  
*City, State and Zip Code*

224.504.7162                        
*Phone Number*                      *Fax Number*

redhawkroofinginc@gmail.com  
*Email Address*

*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 – CONTINUED*

**Chimney Material**

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- Brick -not being replaced
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

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**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**

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- Copper - not being replaced
- 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 \_\_\_\_\_

To: The City of Lake Forest, Historic Preservation Committee

Re: 1536 S. Estate Lane

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

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

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

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

Respectfully submitted,

Bruce and Julia Burnham  
1536 S. Estate Lane  
Lake Forest



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

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

### DESCRIPTION OF THE EXISTING ROOFING MATERIAL

Material Type Composite  
Thickness 5/8" - 7/8"  
Color Canyon Gray

SYNTHETIC ROOFING MATERIAL MANUFACTURER Brava

SYNTHETIC ROOFING MATERIAL TYPE Shake

COLOR OF SYNTHETIC ROOFING MATERIAL Canyon Gray  
For Proposed Shingles and Trim

### PRODUCT SPECIFICATIONS:

Shingle thickness 5/8"-7/8"

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

### INSTALLATION METHOD

Exposure distance between rows of shingles 10"

Installation Arrangement – Select One:

- Straight Coursing  
 Staggered Coursing

Gable Ends/ Rakes – Select One:

- Factory Edge on gable end/ rake - No End Cap  
 End Cap at gable end/ rake

### FLASHING

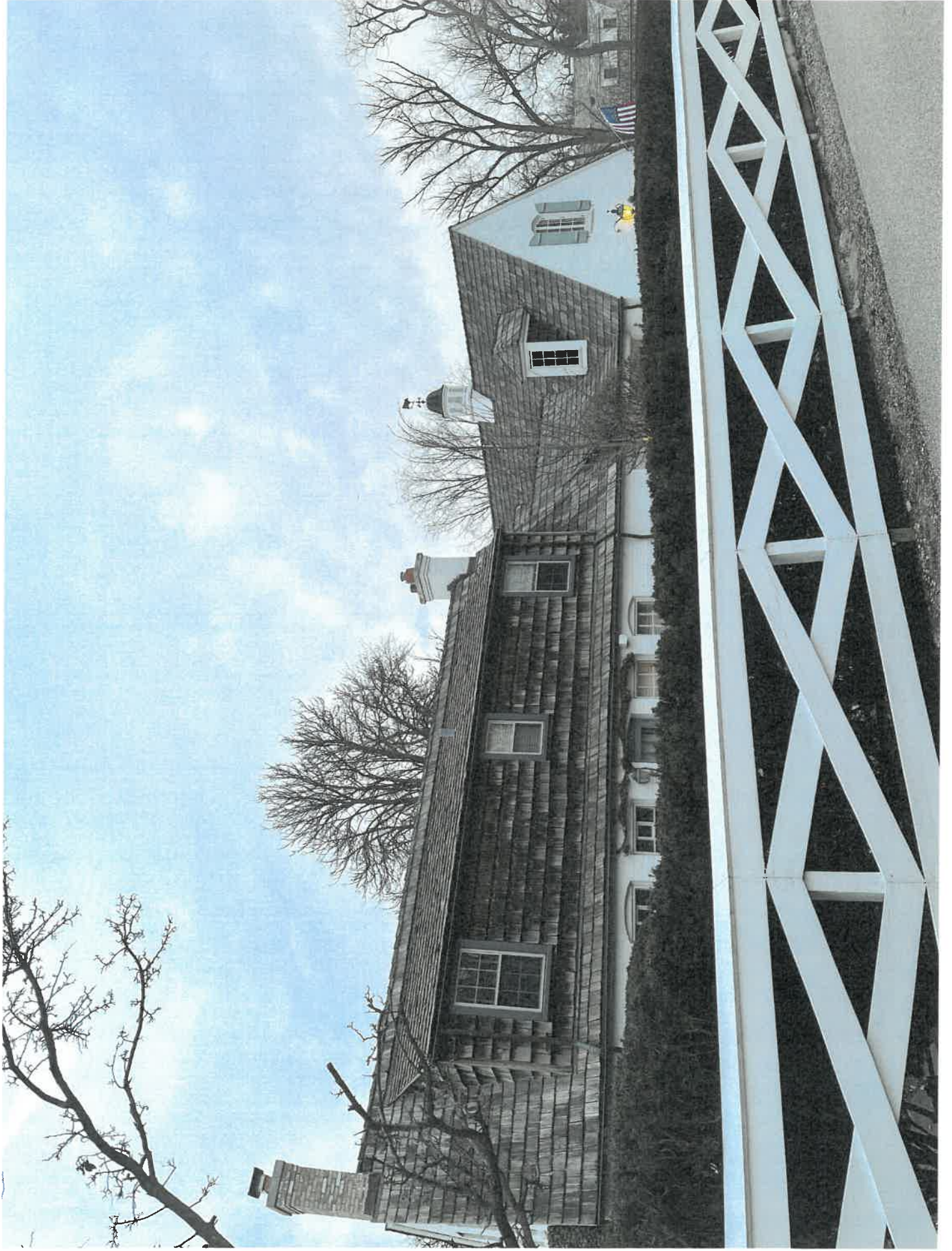
Material Copper  
Color Copper

### ADDRESSES OF TWO PROPERTIES WHERE THIS PROPOSED PRODUCT IS INSTALLED:

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

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

EXISTING STREETSCAPE - VIEW IN FRONT OF HOUSE



**Agenda Item 5**  
**870 Woodbine Lane**  
**Demolition and Replacement**

Staff Report  
Building Scale Summary  
Historic Survey Form  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statements of Intent  
Plat of Survey - Existing Conditions  
Front Elevation and Floor Plans – Existing  
Garage Bracket Detail – Existing  
Demolition Request  
*Structural Assessment*  
*Historical and Architectural Study*  
Study – Reuse and Incorporation of Existing Residence  
Site Plan  
Conceptual Front Elevation and Floor Plans

Replacement Residence  
Site Plan  
Site Plan Setback Study  
Elevations  
Rendering – Front Elevation  
Elevation Overlays – Existing and Proposed  
Renderings  
*Roof Plan*  
*Section*  
*Floor Plans*  
Landscape Plan  
Grading and Tree Removal Plan

*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:	February 25, 2026
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b>870 Woodbine Lane – Demolition and Replacement of a Historic Home and Garage</b>

### Property Owner

Bianca Timbota  
115 Melrose Ave  
Kenilworth, Illinois 60043

### Property Location

870 Woodbine Lane  
Southwest corner of Woodbine  
Place and Woodbine Lane

### Historic Districts

Lake Forest Local &  
National Historic Districts

### Project Representative

Rick Swanson, Architect  
11418 E Mission Lane  
Scottsdale, AZ 85259

### Summary of the Request

This is a request for a Certificate of Appropriateness to allow the demolition of the two historic structures, a wood frame cottage and a service building, both of which are identified as Contributing Structures to the City's Historic District. Pending approval of the demolition of the structures, a new single-family residence and attached garage are proposed. A hardscape and conceptual landscape plan are also presented.

### Previous Commission Consideration of the Property

On November 19<sup>th</sup>, 2025, the Commission heard a preliminary presentation on the proposed demolition of the existing historic home and garage and reviewed a partial conceptual design for a replacement residence and garage. At that meeting, the Commission provided the following direction to the petitioner. Staff commentary on how the petitioner responded to the direction of the Commission is in **bold**.

1. Explore opportunities for adaptive reuse and incorporation of the existing historic structures into an expanded residence and/or garage through feasibility studies and conceptual drawings.

**A study of the reuse and incorporation of the existing historic cottage was provided by the petitioner's representative and is included in the Commission's packet. The potential for adaptive reuse of the cottage is addressed in the statement of intent and a conceptual site plan, conceptual front elevation and conceptual floor plan. In summary, the material provided discusses the deteriorated state of the structure, the challenges associated with the location of the existing residence within the right-of-way, and the extent of work needed to rehabilitate the structures which could result in demolition and rebuilding of much of the structure.**

No alternatives were presented demonstrating exploration of adaptive reuse opportunities for the existing garage structure. An image of the brackets on the garage was provided and the stated intent is to use those brackets as the inspiration for brackets on the house.

2. If adaptive reuse and incorporation of the existing structures is demonstrated to the satisfaction of the Commission to not be feasible, ensure that any proposed new construction addresses the following:
  - a. The siting of the house respects the rhythm of the streetscape while responding to the unique setback constraints.

**A neighborhood setback study prepared by the petitioner's representative is included in the Commission's packet. The proposed siting of the replacement home appears to generally align with other homes on Woodbine Lane, avoiding setback encroachments on the north, east and west. The footprint of the home responds to the unique shape, size and location of the lot.**

- b. The scale is modest and appropriate given the precedent set by the existing historic cottage, the unique configuration of the lot, and the established Woodbine Lane and Woodbine Place streetscape.

**Elevation overlays demonstrating the relationship of the existing cottage and detached garage to the proposed residence are included in the Commission's packet. The proposed home is larger in massing however, it is scaled appropriately to the lot and surrounding neighborhood. The proposed home is 13% below the allowable square footage for the lot, which includes deductions in the maximum allowable square footage according to steep slope areas within the property.**

- c. The design references and draws inspiration from the existing structures and surrounding historic outbuildings.

**The proposed home is inspired by Shingle Style architecture, popular during the time of the construction of the original structure. The proposed home, designed according to the traditional architectural style, intends to fit seamlessly into the surrounding area.**

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

This property is located within the City's East Lake Forest Historic District and includes a historic cottage and early garage both identified as Contributing Structures to the Historic District. The cottage dates back to the 1880 Clayton Mark estate. The main house once stood at what is now 999 Lake Road. The cottage likely served as housing for a carriage driver or other household staff and may be the oldest remaining home in the area. Based on available records, the garage was constructed around 1917 when the property was owned by Charles B. Pike, who lived at 955 Lake Road, and was designed by David Adler and Robert Work.

The history of this site reflects a development pattern common in east Lake Forest from the 1890's through the 1940's, when large estates were supported by separate service buildings. These buildings were sometimes located on the main estate grounds, but they were also often placed on nearby or adjacent parcels, part of the larger estate property. This property was one of several service-related buildings along Woodbine Lane and Woodbine Place. Woodbine Lane and Woodbine Place are narrow streets that once served as access routes for larger estates to the east and west. Many of the remaining historic buildings in this area are today adaptively reused as single family residences. The historic structures, along with the unique street configuration, continues to define the character of the neighborhood.

The subject property, over the last decade, under the previous ownership, has been the subject of several code enforcement violations due to deferred maintenance of the structures and overall property.

### **Staff Evaluation**

#### *Proposed Demolition of Two Estate Outbuildings*

A Historic and Architectural Study was completed by Bardh Salihu in October of 2025. A structural assessment was completed by Edward J. Swierz from Integrity Structural Illinois, LLC in October of 2025. Based on the information in the reports, the following findings are presented below.

#### *Structural Assessment – Prepared by Petitioner’s Consultant*

According to the structural assessment submitted by the petitioner and included in the Commission’s packet, both the existing wood-frame cottage and the one-story brick garage suffer from long-term deferred maintenance. Given the dates of construction, the structures, like many in the community, do not comply with current Building Code standards. The cottage exhibits significant deterioration, including failing porch supports, cracked and compromised first-floor joists, missing floor decking, water intrusion at porch roofs, mold in the basement, and evidence of past roof leakage. Although the cottage has been occupied periodically by tenants over the past 20 years, considerable work is required to make the cottage safe for occupancy.

According to the structural assessment, the garage shows deterioration in the brick masonry, most notably along the north wall and at a key pilaster supporting one of the primary roof girders. The girder exhibits moisture-related decay and is considered structurally deficient, potentially creating a risk of failure under snow loads. The roof decking shows signs of prior water infiltration, and the west entry canopy is unstable.

The petitioner’s engineer concludes that both structures are unsafe for habitation or storage in their present condition. The report also states that the structures are not suitable for relocation due to the compromised condition. The report notes that restoration would require substantial reconstruction and recommends emergency stabilization or demolition.

#### *Historic and Architectural Study – Prepared by Petitioner’s Consultant*

The historic and architectural study prepared for the petitioner is also included in the Commission’s packet. The report documents that the cottage retains its basic form, front-gabled massing, and clapboard exterior, and noted that later modifications include an enclosed porch and window replacements. The study notes that the brick outbuilding retains its original massing, wall construction, and vehicular bay proportions. Both structures are identified as Contributing to the Lake Forest Historic District and reflect the early estate-era development pattern along Woodbine Lane.

While the structural assessment identifies conditions that render the buildings unsafe, the historic study confirms their contributing status and their role within the broader historic context. Given the significant deterioration, the buildings may be considered candidates for demolition however, opportunities for repair and adaptive reuse remain for consideration. Deferred maintenance or neglect have not been sufficient in the past on their own to justify demolition.

**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 residence and detached garage are identified as Contributing Structures within the Lake Forest Historic District. This designation does not prohibit demolition but does require careful review and evaluation. If demolition is approved, the structures must be thoroughly documented by the petitioners, inside and out,

with digital and hard copy photographs and a written narrative consistent with the City's standard documentation procedures. The documentation will be retained in the City's files and shared with the Lake Forest/Lake Bluff History Center.

The residence and garage are identified as historically significant, associated with the nearby Clayton Mark estate reflecting the early pattern of development for the neighborhood, and designed by respected architects. The demolition of the historic cottage and service building will affect the outbuilding character of the Woodbine Lane and Place streetscapes and will result in the loss of Contributing Structures in the District.

**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 cottage and service building contribute to the District as an example of estate-related buildings historically located along Woodbine Lane and Woodbine Place. Both the house and garage are modest in scale and architectural expression.

**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 purpose of the Preservation Chapter is to protect structures that meaningfully contribute to the historic, architectural, and cultural character of the District. Although the subject buildings are classified as contributing resources, they are modest structures which present challenges for adaptive reuse and preservation.

**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, originally constructed in 1910 and the detached garage in 1945 are old and somewhat unusual in the context of structures found today. The design and materials of the structures are common and could be reproduced or rebuilt without great difficulty or expense.

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

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

## **Proposed Replacement Residence**

### *Site Plan*

This property is a small, uniquely L-shaped corner lot. A small portion of the east side of the property is impacted by the start of a ravine. Since it is a corner lot, fronting on both Woodbine Lane and Woodbine Place, the required zoning setback along both street frontages is 50' and a 50' setback applies to the east side of the property which is considered the rear yard. A 20' setback is required from the north property line. The replacement residence as proposed does not conform to the zoning setback from the south along Woodbine Lane. Consideration of a request for a zoning variance will need to be presented to the Zoning

Board of Appeals in order for the residence to be sited as proposed. Given the magnitude of the request, the Zoning Board of Appeals will benefit from input from the Historic Preservation Commission on the siting and size of the proposed residence as well as the hardship, not created by a former or the current property owner, that warrants granting a zoning variance. After review and a recommendation from the Zoning Board of Appeals, final Commission action on this petition would be appropriate.

The siting of the proposed replacement residence shifts the structure toward the northern portion of the lot, away from Woodbine Lane. The driveway access is proposed from Woodbine Lane and the curb cut is set back an adequate distance from the intersection of Woodbine Lane and Woodbine Place. The attached garage faces west. A rear terrace and pool are proposed on the appendage of the lot that extends to the north. At this time, there is not sufficient information to verify whether the pool as sited meets the zoning setbacks.

#### *Replacement Residence*

As described in the petitioner's statement of intent, the proposed replacement residence is designed in the Shingle architectural style, drawing inspiration from late 19<sup>th</sup> and early 20<sup>th</sup>-century estate architecture. The design emphasizes asymmetrical massing, continuous wood shingle cladding, and a combination of stone and wood elements intended to reflect the rural estate character historically associated with the Woodbine area.

The front elevation incorporates a balanced arrangement of windows and doors. The roof forms include multiple gables to help break up the overall mass of the home and reduce the perceived scale of the structure. Proposed exterior materials include cedar shingles, stone veneer accents, copper flashings, divided-light windows, and historically styled shutters. Decorative bracket detailing inspired by the existing service building is proposed on the residence.

Overall, the residence is intended to present a traditional architectural style that is intended to be compatible with the character of the surrounding neighborhood and streetscape.

#### *Findings*

A staff review of the applicable standards in the City Code relating to the proposed replacement residence is provided below.

#### **Standard 1 – Height.**

This standard is met. The proposed replacement residence is 30'-8" as measured from the lowest point of existing grade to the highest roof peak. The height is generally consistent with some of the homes in the surrounding neighborhood and does not exceed the maximum height permitted by the Code.

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

This standard is met. The front façade of the proposed replacement residence is asymmetrical, demonstrating a balanced and proportional hierarchy of massing. The openings are organized and spaced appropriately, 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 around the proposed residence is well balanced and compatible with the surrounding area and consistent with the Shingle architectural style.

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

This standard is met. The rhythm of solids to voids is consistent around the proposed residence. The

arrangement of windows aligns with the Residential Design Guidelines.

#### **Standard 5 – Rhythm of Spacing and Structures on the Street.**

This standard is not fully met. The proposed replacement residence is sited further from the street than the existing residence, however it is much larger and still encroaches into the setback along Woodbine Lane. The proposed residence will change the rhythm of spacing of structures on Woodbine Lane and will change the visual appearance and feel of the neighborhood.

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

This standard is met. The entrance is clearly defined and presents a human scale. It is centered on the main mass of the home. Designed with a small arch, consistent with the Shingle architectural style.

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

This standard is met. Generally high quality materials are proposed. The exterior walls are cedar shingles with a 4” thick stone veneer water table. The roof material will be Brava synthetic cedar shingles with copper roofing proposed on the bay windows. Aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. Wood door and window trim and wood fascia and soffits are proposed. The chimney will be a 4” thick stone to match the water table. The gutters and downspouts are aluminum. Copper gutters and downspouts could be a nice touch given the prominence the home will have as a new home in the Historic District.

The driveway will be asphalt. The sidewalk and rear patio will be bluestone.

#### **Standard 8 – Roof Shapes.**

This standard is met. The roof design incorporates multiple gables consistent with the Shingle architectural style. The varied roof forms help reduce the perceived mass of the residence.

#### **Standard 9 – Walls of Continuity.**

This standard is somewhat met. The large residence close to Woodbine Lane will dominate the streetscape. Continuity of the landscape dominant character of the area could be achieved with significant plantings in front of the house to soften the impact on and change to the streetscape.

A 5’ aluminum fence is proposed in the rear yard. Consideration should be given to a natural material for the fence.

#### **Standard 10 – Scale.**

This standard is technically met. The residence as presented complies with the building scale limitations. Based on the total lot size, including the appendage that projects to the north, a residence of up to 4,499 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 450 square feet of design elements. The residence totals 3,853 square feet. The garages total 683 square feet and there are 448 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed replacement residence totals 3,936 square feet and is 13 percent under the allowable square footage for this property.

The land appendage that projects to the north does not serve to mitigate the appearance of mass of the house.

A pool and terrace are reflected on the site plan on the north appendage. Based on the limited information on the plan, staff is not able to verify whether the required setbacks for pools and the associated terrace are

met. Zoning variances have not been granted for swimming pools in the past since no hardship can be demonstrated supporting a homeowner's desire, not a need, for a pool.

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

This standard is met. The front of the house is oriented to face south toward Woodbine Lane, consistent with the orientation of the historic cottage.

**Standard 12 – Preservation of Historic Material.**

This standard is not applicable to this request. The petitioner proposes to demolish the two historic structures.

**Standard 13 – Protection of Natural Resources.**

This standard is met. The City Engineer will review drainage and grading plans and will confirm that no work, no excavation or filling of the land within the steep slope setback on the east side of the property, adjacent to the ravine, is proposed. Drainage will be carefully evaluated across the site to ensure that no increase in drainage volume or rate of runoff on to neighboring properties occurs as a result of the increased impervious surface proposed on the subject property.

During construction, the ravine and the steep slope setback area will need to be fenced off. No staging of construction materials or equipment, and no access to the area will be permitted during construction. The proposed landscape plan demonstrates the intention for foundation and tree plantings to satisfy the minimum criteria for new construction. According to the plans submitted, five trees are proposed for removal. These trees are in fair health and vary in species and size and total to 70 inches required for replacement. At a minimum, the landscape plan will need to reflect 70 replacement tree inches in addition to the minimum landscape requirements for new homes. In addition, given the scale of the house, additional plantings may be required by the Commission as a condition of approval to soften the impact of the new house on the streetscape and on neighboring properties.

**Standard 14 – Compatibility.**

This standard is generally met. The architectural style, high quality materials, and architectural detailing of the proposed replacement residence are compatible with the surrounding neighborhood. The scale of the proposed residence and its location close to the Woodbine Lane streetscape could be imposing given the smaller scale of many of the historic structures in the area.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request. The historic structures are proposed for demolition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request. The historic structures are proposed for demolition.

**Standard 17 – Integrity of historic property.**

This standard is not met. The petitioners propose to demolish the two historic structures. Documentation in support of the demolition request was provided by the petitioner and is included in the Commission's packet.

**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 addressed to the Commission was received regarding this petition.

**Recommendation**

Given the need for a significant zoning variance for the replacement residence as currently presented, clear direction from the Commission at this time on the demolition request for the cottage and service outbuilding is requested. If a majority of the Commission indicates support for demolition of one or both structures, staff will 1) prepare findings in support of the demolition for Commission action at an upcoming meeting, and 2) work with the petitioner to schedule a public hearing before the Zoning Board of Appeals to consider the requested variance. If a variance to allow a new residence to encroach 30 feet into the 50 foot corner side yard setback is supported by the Zoning Board of Appeals, the petition will be returned to the Historic Preservation Commission for final action.

AND

If a majority of the Commission supports demolition of one or both structures, provide input on the design, massing, roof forms, materials, detailing and importantly, the siting of the proposed replacement residence. The Commission's input will be important to the Zoning Board of Appeals' deliberations on the request for a significant variance from the 50 foot corner side yard setback along Woodbine Lane.

**THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION -- BUILDING SCALE INFORMATION SHEET**

Address 870 Woodbine Lane Owners Bianca Timbota Belia  
 Architect Rick Swanson Reviewed by: L. Prado  
 Date 2/28/2026

Lot Area 30887 sq. ft. Allowed Square Footage 4499  
 (Plat of Survey) Steep Slope Area: 1801

**Square Footage of Residence**

1st floor 2118 + 2nd floor 1735 + 3rd floor 0 = 3853 sq. ft.

Design Element Allowance = 450 sq. ft.

Total Actual Design Elements = 448 sq. ft. Excess = 0 sq. ft.

Garage 683 sf actual ; 600 sf allowance Excess = 83 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Residence** = 3936 sq. ft.

**TOTAL SQUARE FOOTAGE** = 3936 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4499 sq. ft.

**DIFFERENTIAL** = 563 sq. ft. **NET RESULT:**  
under maximum 563 sq. ft. is  
13% under **Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 450 sq. ft.

- Open Porches = 0 sq. ft.
- Screen Porches = 181 sq. ft.
- Covered Entries = 55 sq. ft.
- Portico = 0 sq. ft.
- Porte-Cochere = 0 sq. ft.
- Breezeway = 0 sq. ft.
- Pergolas = 0 sq. ft.
- Dormers = 164 sq. ft.
- Bay Windows = 48 sq. ft.

**Total Actual Design Elements** = 448 sq. ft.

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



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

ID: 6092

**Property Address:**

**Street:** 870 E WOODBINE LN  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Clayton Mark gardener's cottage

**Original Owner:** Clayton Mark  
**Other Previous Owners:** HENTZ, ANN LOUISE

**Present Owner:** CHICAGO TITLE LAND TRUST CO

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1910  
**Use, Original:** Gardener's cottage  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** 20th Century Architecture  
**Style:** Folk Victorian  
**Secondary Style:** Victorian  
**Architect/Engineer:** unknown

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



**Photo Name:** June 1995

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

**Zoning District:** R4

**Subdivision:** Part of lot 83 of the Original Plat of Lake Forest; platted 1857

**Subdivided from:**

**Current Property Size (est.):** .63 acres

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

**Facade Easement?:**

**Held by:**

**Conservation Easement?:**

**Held by:**

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

**Roof Material:** Asphalt Shingle  
**Primary Window Type:** Double Hung - 2/2  
**Porches:** Enclosed porches at both sides  
**Integrity:** Average  
**Condition:**

**Decorative Features & Surfacing:**

Exposed rafter tails at porches, shutters and corner boards are some of the decorative features of this simply detailed home.

DECORATIVE SURFACING: Vertical board at porch



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

ID: 6092

**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

Contributing

**Contributing Significant Resources:**

Clayton Mark Gardener's Cottage - 1910; Charles B. Pike Garage - Adler & Work, 1917

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

**Local Landmark Designation:**

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

**Other Districts:**

Historic Residential and Open Space Preservation District

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

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

**Individual National Register Listing :**

**Other Designations:**

**History and Significance:**

This property is identified as a contributing structure to the Historic District. The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Although many service buildings were located on the grounds of the main estate, it was not uncommon for them to be located on separate property which is either adjacent to or noncontiguous with the estate house. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. This building is one of several estate service buildings located along Woodbine Lane and Woodbine Place, both narrow streets once served as the service entrance and ally ways for larger estates to the east and west. These buildings collectively contribute to the character of the historic district and should be preserved.

This house was originally the gardener's cottage for the Clayton Mark estate at 999 N. Lake Road. The one story detached masonry garage located at the corner of Woodbine Lane and Woodbine Place is associated with the Charles B. Pike Estate (955 Lake Road) and was designed by David Adler & Robert Work in 1917.

Clayton Mark was a prominent Chicago industrialist. He was founder and president of the Mark Manufacturing Co., a director and second vice-president of the Malleable Castings Co., and a director of the Interstate Foundry Co. He also served three terms as the president of the Chicago Board of Education.

The Folk Victorian style, characterized by the presence of Victorian detailing on a simple folk house form, was common throughout the country in the late 19th and early 20th century. The characteristic feature of this style is spindlework at the front porch. The details are usually of Italianate or Queen Anne influence.

This style owes its popularity to the railroad, which made woodworking machinery and lumber available at local trade centers. The accessibility of woodworking machinery made the production of Victorian detailing inexpensive. The railroad provide local lumber yards with supplies of pre-cut detailing from distant mills.

**Changes:**

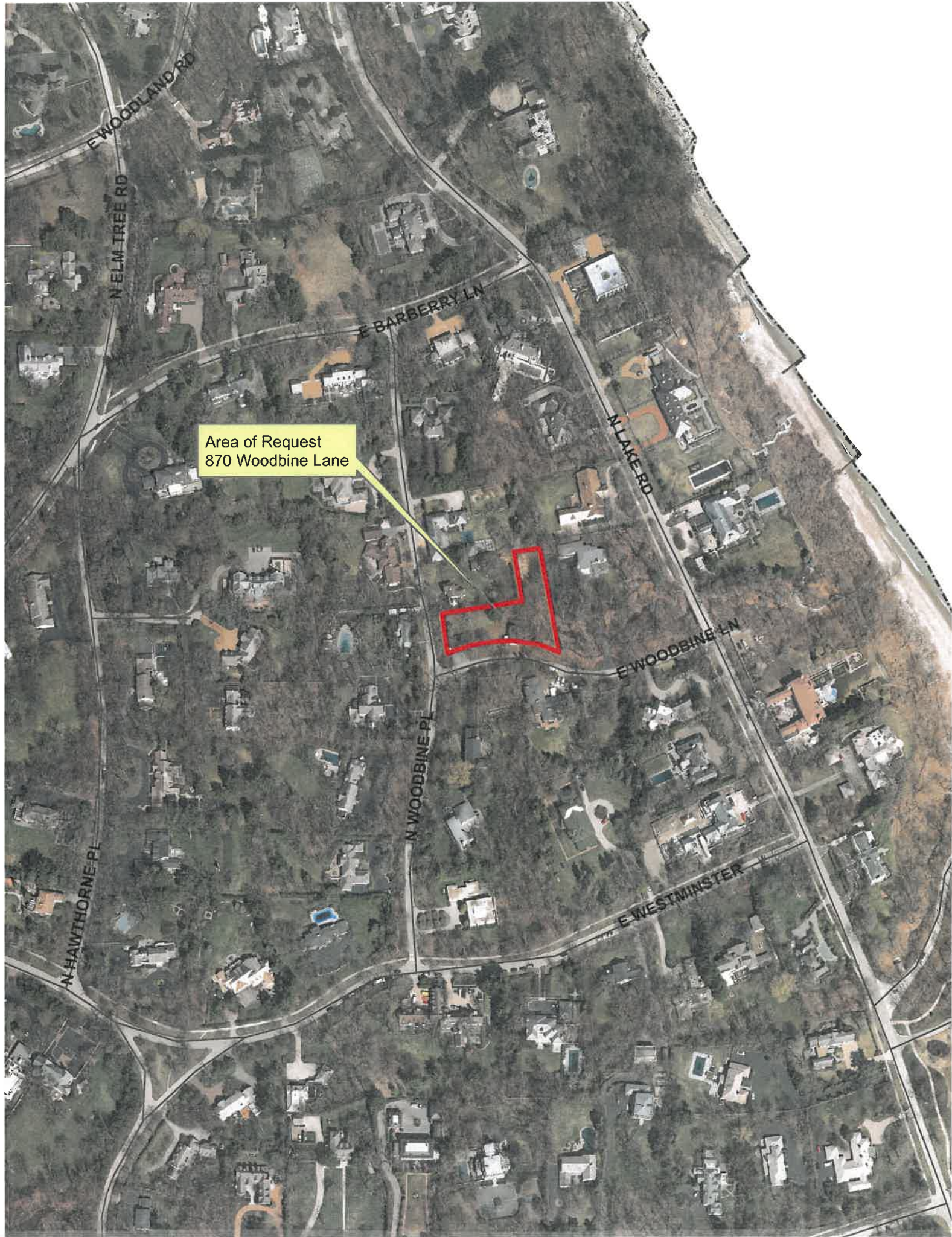
A one room addition was added to the west side in 1951.

**Property Setting:**

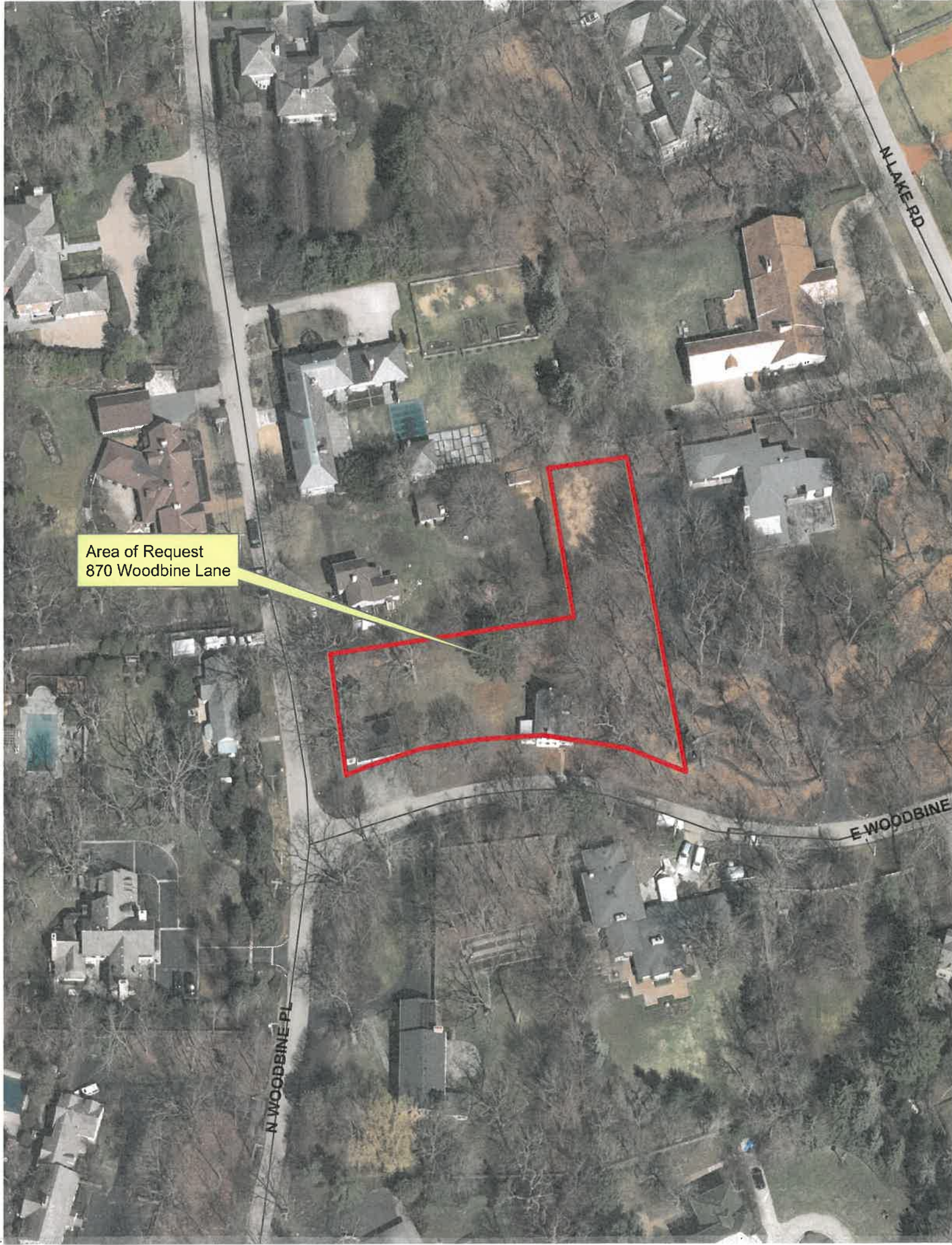
Residential neighborhood; This property is located on the northeast corner of Woodbine Lane and Woodbine Place.

**Associated Buildings:**





Area of Request  
870 Woodbine Lane



Area of Request  
870 Woodbine Lane

N WOODBINE PL

E WOODBINE

ALLAKE RD



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

**PROJECT ADDRESS** 870 Woodbine Lane

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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 checked="" type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

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

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

**PROPERTY OWNER INFORMATION**

**Bianca Timbota Belia Trust**

*Owner of Property*

**155 Melrose Ave**

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

**Kenilworth, IL 60043**

*City, State and Zip Code*

**773 870-2728**

*Phone Number*

*Fax Number*

**btimbotabelia@gmail.com**

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

**Rick Swanson AIA, NCARB**

*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*

**848 757-3975**

*Phone Number*

*Fax Number*

**rick@rmswanson.com**

*Email Address*

*Representative's Signature (Architect/ Builder)*

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

***Please email a copy of the staff report***

OWNER     REPRESENTATIVE

***Please fax a copy of the staff report***

OWNER     REPRESENTATIVE

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

OWNER     REPRESENTATIVE



THE CITY OF LAKE FOREST  
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 Ashlar Field Stone

**Foundation Material**

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

Color and/or Type of Material Natural cedar with light whitewash coating, Federal Blue color shutters and white trim. Stone veneer accents at the water table and chimneys

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

- Wood (recommended)
- Aluminum Clad
- Vinyl Clad
- Other Historically correct exterior casing

Color of Finish Marvin "Stone White"

**Window Muntins**

- Not Provided
- True Divided Lites

*Simulated Divided Lites*

- Interior and Exterior muntin bars (recommended) with 7/8" wide muntins
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

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

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

**Chimney Material**

---

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

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

Color of Material Brava "Lake Forest" shake shingle

**Gutters and Downspouts**

---

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

**Driveway Material**

---

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

**Terraces and Patios**

---

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



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

December 10, 2025

Re: Statement of Intent for 870 Woodbine Place.

Mr. Prado,

We respectfully request the Historic Preservation Committee's consideration and approval of the proposed single-family residence for John and Bianca Timbota Belia at 870 Woodbine Place.

The property currently contains a single-family frame residence and a detached masonry garage, both identified in the 1999 City Historic Resources Survey as contributing resources within the Lake Forest Historic District. Their original functions—as a gardener's cottage for the Clayton Mark estate at 999 N. Lake Road and as a service garage for the Charles B. Pike estate at 955 N. Lake Road (attributed to David Adler and Robert Work, 1917) reflect a significant east-side development pattern from the 1890s through the 1940s. During this period, estate service structures were intentionally placed within the surrounding neighborhood fabric, often on separate or noncontiguous parcels. Woodbine Lane and Woodbine Place historically served as service approaches to these larger lakefront estates, and the buildings along them collectively contribute to the district's historic character and integrity.

While these structures are recognized as contributing resources, both have deteriorated to a point where continued preservation is no longer feasible. Decades of deferred maintenance, limited investment, and incremental material degradation have compromised their structural integrity, building systems, and long-term viability. The cumulative effects of deterioration have rendered the buildings functionally obsolete and unable to meet contemporary safety, performance, and habitability standards without extensive reconstruction.

In good faith, we explored what could be achieved if remodeling were the only option. It is important to note that the existing residence encroaches into the public right-of-way, creating significant obstacles for financing and clear title. Nonetheless, understanding the Committee's interest in evaluating all possibilities, we included conceptual remodel study in this submittal. This study is not presented as viable or recommended solutions;

rather, they demonstrate transparency and responsiveness to the Committee's earlier feedback.

The results of this exploration are clear: any attempt to rehabilitate the existing structures would require interventions so extensive that they would effectively constitute reconstruction rather than preservation. The level of structural replacement, systems upgrades, and code-mandated corrections necessary to achieve even a minimally compliant dwelling far exceeds what is considered a preservation-based approach. The resulting product would neither retain meaningful historic fabric nor meet modern expectations for safety, performance, or livability.

John and Bianca Timbota Belia were immediately drawn to the unique character of this neighborhood and the intimate charm of its historic homes. Their intention is to raise their growing family here and to contribute meaningfully to the continuity of the district's architectural character. Preliminary schematics were prepared; however, a thorough evaluation confirmed that effective rehabilitation would require wholesale replacement of major structural components, mechanical systems, and significant portions of the building fabric. Additionally, the evolution of the east side over the past century combined with more practical zoning requirements adopted since the early 1900s, has resulted in numerous legally nonconforming structures, including this property. Any future construction on the site, whether a remodel or a new build, will require a variance due to these longstanding conditions.

Given the buildings' advanced deterioration, limited functional capacity, and the disproportionate scope of work required to restore them to safe and usable condition, demolition represents the most responsible and practical course of action. Removing these obsolete structures will allow reinvestment in the property in a manner that respects the broader historic district while meeting contemporary needs, safety requirements, and long-term stewardship obligations.

After careful study of the buildings' physical limitations, regulatory constraints, and the needs of a modern family home, the Timbota Belias have concluded that constructing a new residence is the most appropriate path forward. Their goal is to create a replacement structure that honors the character of the neighborhood while providing a safe, functional, and enduring home for generations to come.

The proposed architectural vernacular is Shingle Style, popular from the 1880s to the early 1900s and characterized by continuous wood-shingle cladding, asymmetrical massing, and long, sweeping rooflines. Historically, the style marked a shift away from ornate Victorian detailing toward a more unified, informal, and sculptural expression. Its emphasis on natural materials, subdued ornamentation, and a strong relationship to the landscape creates a relaxed yet substantial architectural presence well suited to this historic district. It embraces the rural character of the existing home, while complimenting the charm of the neighborhood.

Proposed exterior materials include:

Roof: Brava "Lake Forest" cedar shingles

Stone Veneer: 4" Fond du Lac "Indigo Manor" with regular mortar

Stone Door Surround: 4" Fond du Lac "Indigo Manor" with regular mortar

Windows: Marvin SDL aluminum-clad double-hung (Stone White)

Exterior wood shutters: Historically correct shutter (Federal Blue) with black cast iron pintel hinges and shutter dogs.

Flashings: Copper

Exterior Trim: Smooth cedar fascia, soffit, and eaves painted to match Stone White

Porch & Steps: Bluestone

Front Door: Stained insulated (dark mahogany stain)

Gutters & Downspouts: Aluminum (Stone White)

Garage Doors: Insulated fiberglass overhead (dark walnut stain)

The Timbota Belia family is committed to investing in this property for generations, and their proposal reflects a deep respect for the neighborhood's identity. By replacing obsolete structures with a home that is both compatible and enduring, the project ensures that this site will continue to contribute positively to the district's character rather than remain constrained by buildings that can no longer serve their intended purpose. For these reasons, approval of the proposed home is not only appropriate, it represents the best outcome for the property, the district, and the long-term preservation of the neighborhood's architectural integrity.

We appreciate the opportunity to present the proposed Timbota Belia residence at the January 28th HPC meeting. Please let me know if you have any questions or if additional information would assist the Committee in its review. Thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

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



11418 E Mission Ln.  
Scottsdale, AZ 85259  
(847) 757-3975  
rick@rmswanson.com

Luis Prado  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045

December 12, 2025

Re: 870 Woodbine Place

Mr. Prado,

On behalf of my clients John and Bianca Timbota Belia, I wish to provide our response to the *Standards for Approval of Demolition of a Structure* for the existing two-story residence and detached garage located at 870 Woodbine Place. Because these structures were constructed approximately forty years apart, they differ significantly in age, construction methods, materials, and overall condition. Accordingly, this response evaluates each structure independently, ensuring that the findings and justifications align precisely with the applicable demolition standards and the factual circumstances of each building.

**Standard 1-** *Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.*

No. The buildings do not possess the level of historic or architectural significance that would make their demolition contrary to the public interest. Their classification as contributing resources reflects their contextual role in illustrating estate-era development—not any individual architectural distinction. After decades of deterioration, they no longer retain the integrity necessary to convey that context. Preserving structures that have lost their integrity does not advance the public welfare; reinvesting in a compatible, enduring replacement does.

**Standard 2-** *Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and state.*

Two-Story Residence (circa 1910)

Although the residence dates to approximately 1910, its origin as work-force housing for the original estate places it firmly in the category of secondary, utilitarian structures rather than contributing estate architecture. The building's simple rural farmhouse vernacular—clapboard siding, modest porch, and small

footprint—does not reflect the defining architectural character, craftsmanship, or design intent typically associated with the District’s historically significant resources.

The residence has undergone deterioration and alterations over time, further diminishing any remaining architectural integrity. Its encroachment into the public road right-of-way also places it out of alignment with the established spatial patterns and setbacks that contribute to the District’s character. As a result, the structure does not meaningfully reinforce the historic, cultural, or architectural identity of the District as a whole.

#### Detached Garage (circa 1945)

The detached garage, constructed roughly four decades later, is a utilitarian outbuilding with no defining architectural features. While David Adler may have influenced its design, the structure itself does not exhibit the hallmarks of Adler’s work or of the District’s architecturally significant buildings. Aside from decorative bracketing at a man door which, we intend to incorporate into the proposed replacement structure, the garage is plain, functional, and lacks the scale, detailing, or craftsmanship that would contribute to the District’s architectural character. The garage is also in poor condition and nonconforming with current setbacks, further limiting its compatibility with the District’s established development pattern.

Neither the residence nor the garage contributes to the distinctive historic, cultural, architectural, or archaeological character of the District. Their utilitarian origins, lack of documented significance, deteriorated condition, and nonconforming placement prevent them from reinforcing the qualities that define the District’s identity. Therefore, preservation of these structures is not necessary for the benefit of the city or the state, and their removal is consistent with the District’s long-term integrity and planning objectives.

**Standard 3-** *Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.*

The purpose and intent of the historic preservation regulations for this District are to protect structures that meaningfully contribute to its historic, cultural, architectural, or archaeological character, and to ensure that preservation efforts focus on resources that retain integrity, significance, and compatibility with the District’s established patterns.

#### Two-Story Residence (circa 1910)

The existing residence does not advance these objectives. Although constructed circa 1910, it served as work-force housing for the original estate and does not embody the architectural quality, craftsmanship, or historical associations that the preservation ordinance seeks to safeguard. Its deteriorated condition, lack of documented significance, and encroachment into the public right-of-way place it outside the category of resources the Chapter intends to preserve. Retaining a structure that is both noncontributing and functionally noncompliant would not further the District’s preservation goals.

#### Detached Garage (circa 1945)

Similarly, the detached garage does not support the objectives of the preservation ordinance. It was constructed around 1945 as a utilitarian outbuilding, it lacks architectural distinction and does not reflect the defining characteristics of the District. While there is some documented evidence of David Adler’s influence,

the structure itself does not exhibit the hallmarks of Adler's work or the District's contributing architecture. Its poor condition and setback nonconformity further diminish its relevance to the preservation framework.

Demolition of these structures is not contrary to the purpose and intent of the preservation Chapter. To the contrary, removal of noncontributing, deteriorated, and noncompliant buildings supports the ordinance's objectives by allowing the District to maintain its architectural integrity, uphold its development standards, and focus preservation efforts on resources that genuinely warrant protection.

**Standard 4-** *Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.*

#### Two-Story Residence (circa 1910)

The existing residence is a simple rural farmhouse vernacular constructed with commonplace materials of its era, including standard framing, clapboard siding, and a modest covered porch. These materials and construction methods are neither unusual nor difficult to reproduce using contemporary techniques. The building does not contain rare craftsmanship, distinctive detailing, or specialized materials that would elevate it to a category of architectural uniqueness.

Furthermore, the structure has deteriorated significantly due to prolonged lack of maintenance. Any attempt to replicate its current condition or appearance would not require specialized artisanship; rather, it would involve standard residential construction practices. As such, the residence does not meet the threshold of being old, unusual, or uncommon in a way that warrants preservation under this criterion.

#### Detached Garage (circa 1945)

The detached garage is a utilitarian outbuilding constructed with readily available mid-20th-century materials and methods. Aside from decorative bracketing at a man door, the structure lacks distinctive design features, uncommon textures, or rare materials. The aforementioned bracketing is in very poor condition but does reflect Adler's influence. We intend to replicate that same detailing in the proposed replacement structure. The garage's overall construction is straightforward and does not reflect any specialized craftsmanship or uncommon building techniques. Its deteriorated condition further underscores that the structure does not embody materials or workmanship that are rare or irreplaceable.

Neither structure exhibits old, unusual, or uncommon design, texture, or materials that would make reproduction difficult or prohibitively expensive. Both buildings were constructed using standard, widely available materials and methods, and neither contains distinctive architectural elements that merit preservation under this standard. Accordingly, demolition of these structures is not contrary to this criterion

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

My clients fully understand that, regardless of the Historic Preservation Committee's position on this demolition petition, any new residence must serve as a worthy and context-sensitive replacement that contributes to and enhances the aesthetic character of the historic neighborhood. The replacement home

must not appear to dominate, invade, or upstage the surrounding residences; rather, it must present a seamlessly appropriate and respectful presence within the District.

The proposed architectural vernacular has been intentionally selected to echo the rural character of the existing residence while providing a structure that is safe, code-compliant, and compatible with contemporary living standards. Its scale, massing, and placement on the site are consistent with the established development pattern of neighboring homes, ensuring that the new residence reinforces, rather than disrupts, the visual and cultural continuity of the area.

We appreciate this opportunity to present the proposed Timbota Belia Residence at the scheduled January HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

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



11418 E Mission Ln.  
Scottsdale, AZ 85259  
(847) 757-3975  
rick@rmswanson.com

Luis Prado  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045

January 14, 2026

Re: 870 Woodbine Place

Mr. Prado,

As part of the evaluation process for 870 Woodbine Place, we were asked to examine not only the condition of the existing home but also whether it could be restored or adapted to meet the Timbota Belia family's programmatic needs. This required a conceptual exercise: imagining how the current structure, despite its age, deterioration, and functional limitations, might be retrofitted to function as a modern, code-compliant residence. The Site Plan, Floor Plan, and Elevations produced from that exercise are attached.

To participate in this exploration in good faith, we temporarily set aside the practical realities of the building's condition. We ignored, for the sake of analysis, the fact that the majority of the structure is obsolete, structurally compromised, or otherwise unsuitable for contemporary living. We also set aside the reality that a full renovation would require extensive reconstruction, invasive interventions, and significant cost ultimately resulting in a building that would be largely new construction concealed within the shell of an aging, nonconforming structure.

Even under these generous assumptions, it became clear that attempting to retrofit the existing home to meet the family's needs would require forcing a fundamentally inadequate structure to perform beyond its capacity. The existing footprint, spatial organization, structural systems, and right-of-way encroachment all impose constraints that cannot be resolved without dismantling and rebuilding substantial portions of the house. In effect, "restoration" would amount to a near-total reconstruction, yet still fail to deliver the spatial efficiency, safety, and long-term performance expected of a modern residence.

The Timbota Belia family undertook this conceptual exploration not because it was feasible, but because they wished to demonstrate respect for the Historic District's process and a willingness to consider alternatives. Their participation underscores their good faith and commitment to transparency. However, the outcome of the exercise only reinforced what the physical evidence already made clear: the existing home cannot be reasonably or responsibly adapted to meet contemporary needs without compromising safety, functionality, and architectural integrity.

For these reasons, the decision to pursue demolition is not only practical, it is the most responsible architectural and preservation-aligned course of action. Removing the deteriorated, nonconforming structure allows for the construction of a new residence that is safe, code-compliant, context-sensitive, and designed to endure. It enables the site to contribute meaningfully to the Historic District rather than perpetuating the limitations of a structure that has long exceeded its useful life.

## **1. Architectural Assessment of Existing Structures**

### **Two-Story Residence (circa 1910)**

The existing residence originated as workforce housing for the original estate and was constructed using modest, utilitarian methods typical of early 20th-century vernacular buildings. Its simple massing, clapboard siding, and minimal detailing do not reflect the craftsmanship, architectural ambition, or stylistic coherence that define the District's significant estate-era structures. Over time, deterioration and incremental alterations have further eroded its integrity. Its encroachment into the public right-of-way places it out of alignment with the District's established spatial patterns and cannot be corrected without fundamentally altering the building.

### **Detached Garage (circa 1945)**

The detached garage is a plain utilitarian outbuilding with no defining architectural features. While there is some evidence of David Adler's influence, the structure itself does not embody Adler's design language or craftsmanship. Aside from decorative bracketing planned for replication in the new design, the building lacks architectural value. Its deteriorating condition and nonconforming setbacks further limit its compatibility with the District.

**Architectural Conclusion:** Neither structure possesses the integrity, significance, or architectural merit necessary to justify preservation. Their removal allows for a more appropriate and enduring architectural contribution to the District. We recognize the burden is on us to introduce a replacement structure that meets this standard.

## **2. Guiding Principles for the Replacement Design**

The proposed residence is shaped by three core architectural objectives:

### **A. Reinforce the District's Rural Estate Character**

The design draws inspiration from the Shingle Style and rural vernacular forms historically associated with estate-era development. This approach allows the new residence to echo the simplicity, natural materials, and grounded massing of the original farmhouse while elevating the architectural quality to a level consistent with the District's defining resources.

### **B. Restore Spatial and Visual Harmony**

By eliminating the existing right-of-way encroachment and repositioning the home appropriately on the site, the new design reestablishes the spatial rhythm and setbacks that contribute to the District's cohesive character. The massing is carefully calibrated to avoid dominating neighboring homes, ensuring a respectful and harmonious presence.

### **C. Integrate Contemporary Performance and Longevity**

The new residence is designed to meet modern standards for safety, energy efficiency, drainage, and structural performance requirements the existing buildings cannot satisfy without disproportionate intervention. The design prioritizes durability and long-term stewardship, ensuring the home remains an asset to the District for generations.

## **3. Architectural Expression and Material Strategy**

### **Form and Massing**

The proposed home employs a series of modest, interlocking volumes that break down the overall mass and reflect the additive nature of historic rural structures. Rooflines are scaled to maintain a low, grounded profile consistent with the District's character.

#### **Materials and Detailing**

Natural materials, stained wall shingles, stone water-table elements, and simple trim profiles are selected to echo the textures and tones of the District's historic architecture. The replication of the decorative bracketing from the existing garage provides a subtle but meaningful continuity with the site's past.

#### **Landscape Integration**

Siting the home at the east end of the lot enhances its relationship to the ravine and allows for thoughtful landscape screening. Plantings and fencing around the planned pool are designed to be visually unobtrusive and consistent with the District's landscape patterns.

#### **4. Architectural Justification for Demolition**

From a professional design perspective, demolition is the only path that allows the site to contribute meaningfully to the Historic District. The existing structures lack the integrity, significance, and feasibility required for preservation, and their retention would perpetuate nonconformities and architectural inconsistency. The proposed replacement, by contrast, offers a thoughtful, context-sensitive, and enduring architectural solution that aligns with the District's preservation goals.

#### **Conclusion**

The design for 870 Woodbine Place is rooted in respect for the District's history, sensitivity to its architectural character, and a commitment to long-term stewardship. The proposed residence represents a meaningful improvement to the site and to the District as a whole, providing a carefully considered architectural response that honors the past while responsibly serving present and future needs.

I hope this outline of our thought process assists the HPC members in understanding the basis for our conclusion.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

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



11418 E Mission Ln.  
Scottsdale, AZ 85259  
(847) 757-3975  
rick@rmswanson.com

Louis Prado  
The City of Lake Forest  
Community Development Department  
800 N. Field Drive  
Lake Forest, IL 60045

December 12, 2025

Re: 870 Woodbine Lane

Mr. Prado,

On behalf of my clients John and Bianca Timbota Belia, I wish to provide our response to the **Historic Preservation Standards** for the proposed replacement structure at 870 Woodbine Lane

**Standard 1- Height.** *Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed structure will be 26'-6" from proposed first floor to highest ridge height. The height as measured from the lowest adjacent grade point will be approximately 30'-8". This is less than the average height of the adjacent neighboring residences.

**Standard 2- Proportion of Front Façade.** *The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed front façade maintains a balanced and context-appropriate width-to-height proportion. Its massing, vertical rhythm, and horizontal alignment are intentionally designed to be visually compatible with the surrounding properties and the broader streetscape. The elevation relates cohesively to adjacent structures and public ways, ensuring that the building's scale and visual presence reinforce the established character of the area.

**Standard 3- Proportion of Openings.** *The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visibly related.* The proposed window and door openings maintain width-to-height proportions that are consistent with the Shingle Style. Their vertical and horizontal relationships are intentionally designed to be visually compatible with adjacent properties, nearby structures, and the broader public realm. The rhythm, scale, and alignment of the openings reinforce the established character of the streetscape and ensure that the building integrates cohesively with the places to which it is visibly related.

**Standard 4- Rhythm of Solids to Voids in Front Façade.** *The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed front façade establishes a balanced and

context-appropriate rhythm of solids to voids. The placement, scale, and spacing of wall planes, windows, and door openings are intentionally composed to align with the prevailing patterns found in this architectural vernacular.

**Standard 5- *Rhythm of Spacing and Structures on Streets.*** *The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The Woodbine Lane streetscape is characterized by a series of legally non-conforming lots, with existing homes averaging an approximate 28'-0" setback from the street edge. Under the current R-4 Zoning District, the required front setback is 50'-0" from the road right-of-way, which explains why many of the established homes, including the existing structure on this parcel are positioned close to, or in some cases encroaching into, the ROW. In comparison, the proposed replacement residence will be positioned approximately 42'-6" from the edge of the Woodbine Place pavement and 116'-0" from Woodbine Lane. To accommodate this placement, the project will require a variance allowing a 20'-0" front yard setback on Woodbine Place. All other setbacks will remain fully compliant with the R-4 district requirements.

Despite the technical need for a variance, the proposed home will be visually compatible with the surrounding properties, structures, public ways, and the overall character of the neighborhood. Its placement respects the established development pattern along Woodbine Lane, aligns with the prevailing streetscape rhythm, and reduces the degree of non-conformity present in the existing condition.

**Standard 6- *Rhythm of Entrance Porches, Storefront Recesses, and other Projections.*** *The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed residence meets this standard.

**Standard 7- *Relationship of Materials and Texture.*** *The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.* The proposed residence will incorporate materials that are of high quality and consistent with the historic detailing applied to this design vernacular.

**Standard 8- *Roof Shapes.*** *The roof shape of a structure shall be visually compatible with the structures to which it is visually related.* The proposed roof massing and geometry will be visually compatible with neighboring homes and utilize design elements and materials consistent with other homes in the neighborhood.

**Standard 9- *Walls of Continuity.*** *Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places which such elements are visually related.* We believe this Standards does not apply to this property

**Standard 10- *Scale of a Structure.*** *The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* We believe the proposed replacement residence will be a meaningful and appropriate addition to the neighborhood, maintaining the established character and rhythm of the streetscape. This is an unusually constrained site, and its successful redevelopment requires careful

consideration of both design and placement. The proposed home responds thoughtfully to these limitations, offering a more coherent, functional, and visually compatible solution than the existing, awkwardly sited structures. In doing so, it enhances the property, strengthens the continuity of the surrounding neighborhood, and reflects a sensitive reinvestment in this distinctive corner lot

**Standard 11- Directional Expression of Front Elevation.** *A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non-directional character. This corner site presents inherent limitations that significantly constrain where a new structure can be appropriately placed. As with the existing home, the proposed residence is most logically and functionally oriented toward Woodbine Place. The irregular lot configuration, combined with the woodland ravine along the eastern edge, naturally directs the building envelope to the east, where the home can be positioned to take advantage of privacy, topography, and desirable views. This siting not only responds to the physical realities of the property but also ensures that the front elevation aligns with the established directional character of surrounding homes. As a result, the proposed orientation and placement are visually compatible with adjacent properties and reinforce the existing neighborhood pattern.*

**Standard 12- Preserving Distinguishing Features.** *The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible. The site contains approximately twenty-five mature trees, of which only two are proposed for removal to accommodate the new residence and associated site improvements. The property currently includes an existing home in very poor condition and a detached three-car garage located at the southwest corner, which is also legally non-conforming with respect to the front setback. While the garage exhibits minor stylistic influence from architect David Adler, it lacks distinctive architectural features, materials, or craftsmanship that would warrant preservation. The only notable elements—decorative brackets—will be thoughtfully incorporated into the design of the proposed replacement structure. Both existing buildings were originally constructed as workforce housing serving nearby estates and have become functionally obsolete as Lake Forest has evolved. Their replacement with a code-compliant, contextually compatible residence represents an appropriate and beneficial reinvestment in the property*

**Standard 13- Protection of Resources.** *Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project. We are not aware of any archeological or natural resources on this property other than the trees and it is not our intent to harvest them or in any way compromise their natural environment.*

**Standard 14- New Construction.** *In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility. We acknowledge and appreciate this position and have made a sincere effort to put forth a replacement structure that is timeless and respectful of the traditional aesthetic character of the neighborhood.*

**Standard 15- Repair to Deteriorated Features.** *Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and*

should match the material being replaced in composition, design, color, texture and other visual qualities. We acknowledge this Standard and have incorporated an architectural element from the existing garage structure as an homage to David Adler.

**Standard 16- Surface Cleaning.** *The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken. We acknowledge this Standard*

**Standard 17- Reversibility of Additions and Alterations.** *Whenever possible, additions or alterations to historic properties shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired. We acknowledge this Standard.*

We appreciate this opportunity to present the proposed Timbota Belia Residence at the scheduled January 28th HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

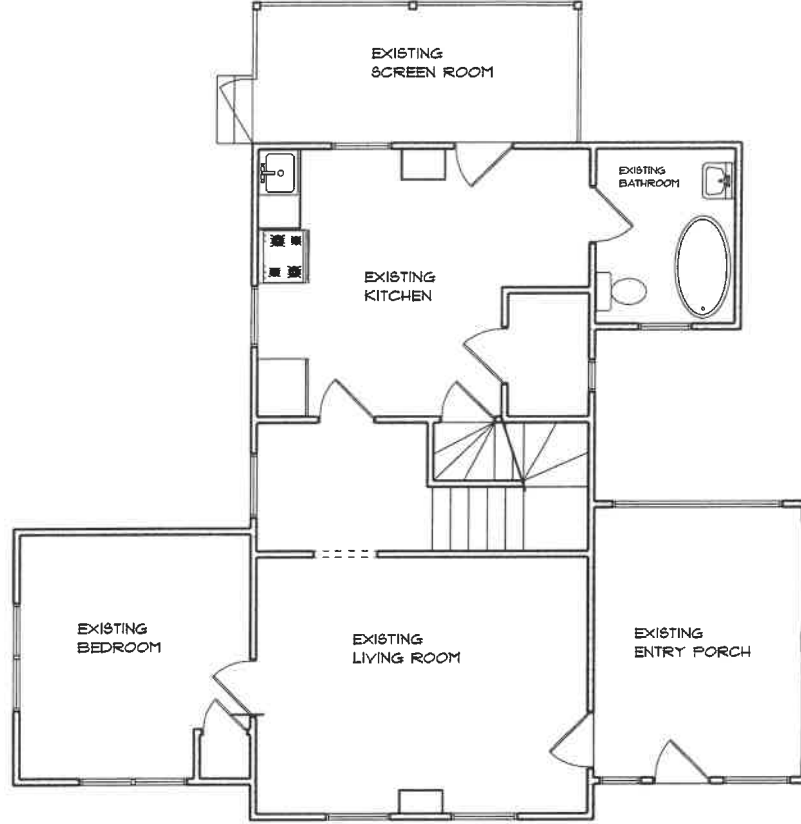
Respectfully,

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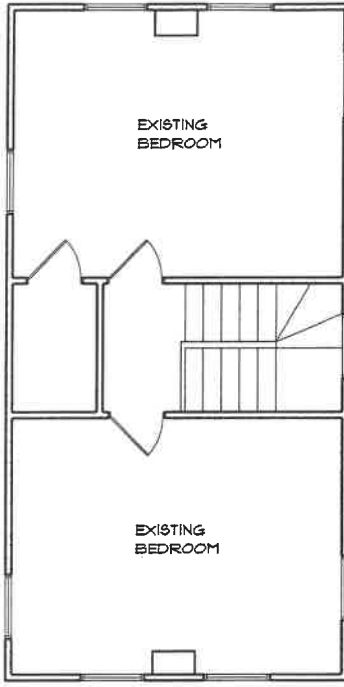
Rick Swanson AIA, NCARB  
R.M. Swanson Architects PC



EXISTING FLOOR PLANS AND FRONT ELEVATION



EXISTING FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



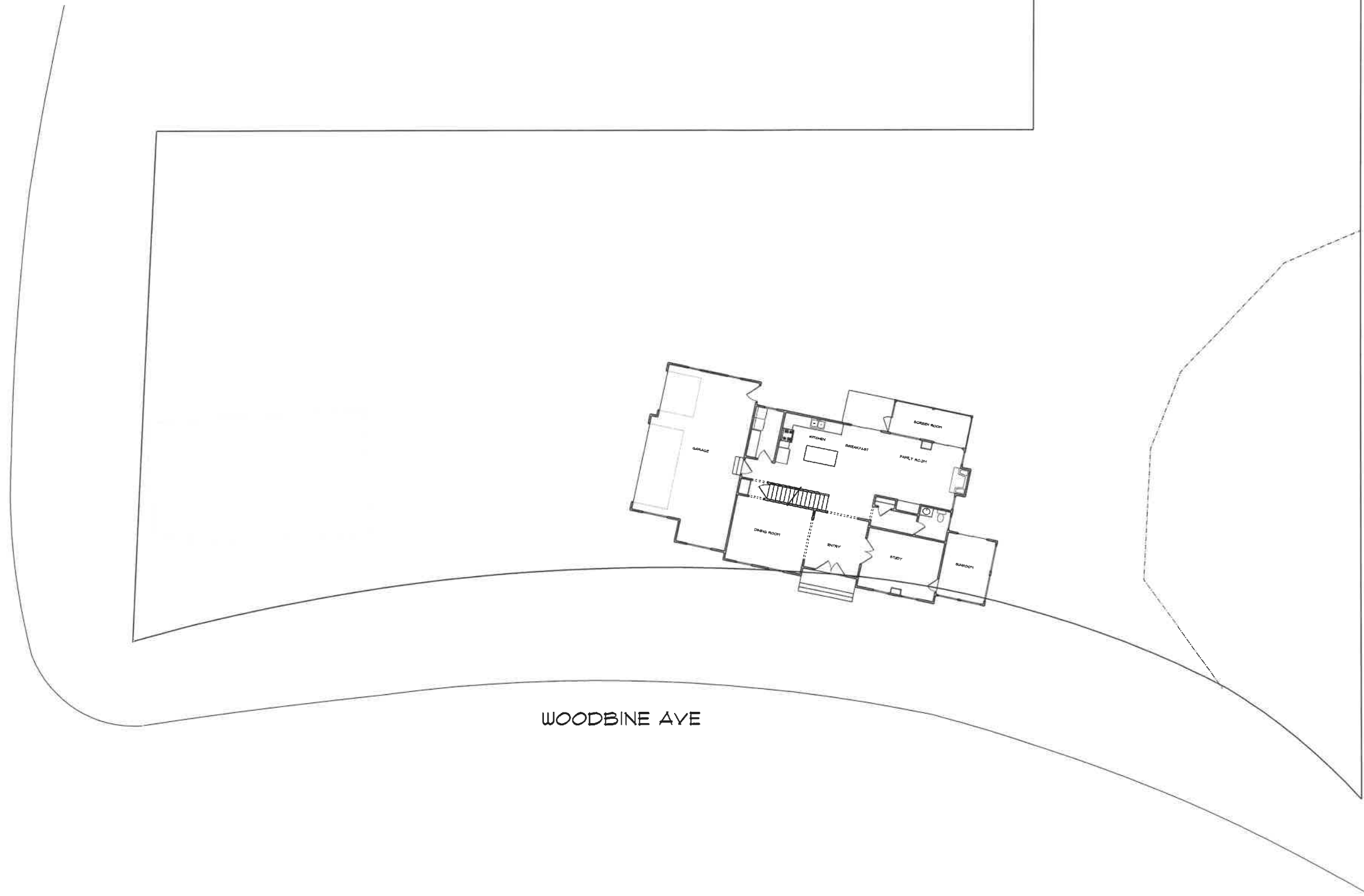
EXISTING FRONT ELEVATION  
SCALE 1/4" = 1'-0"

EXISTING GARAGE BRACKET DETAIL

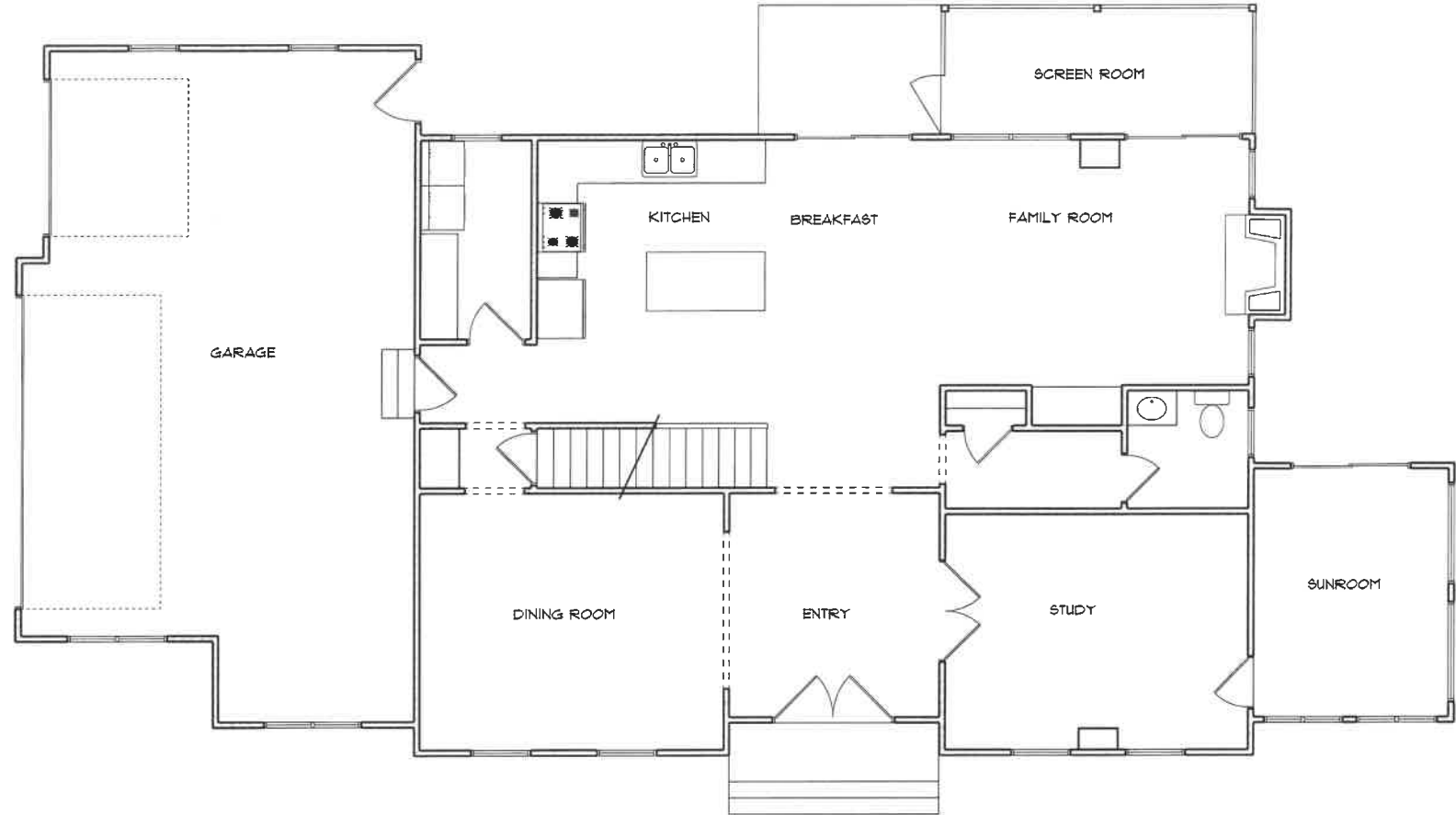


## Demolition

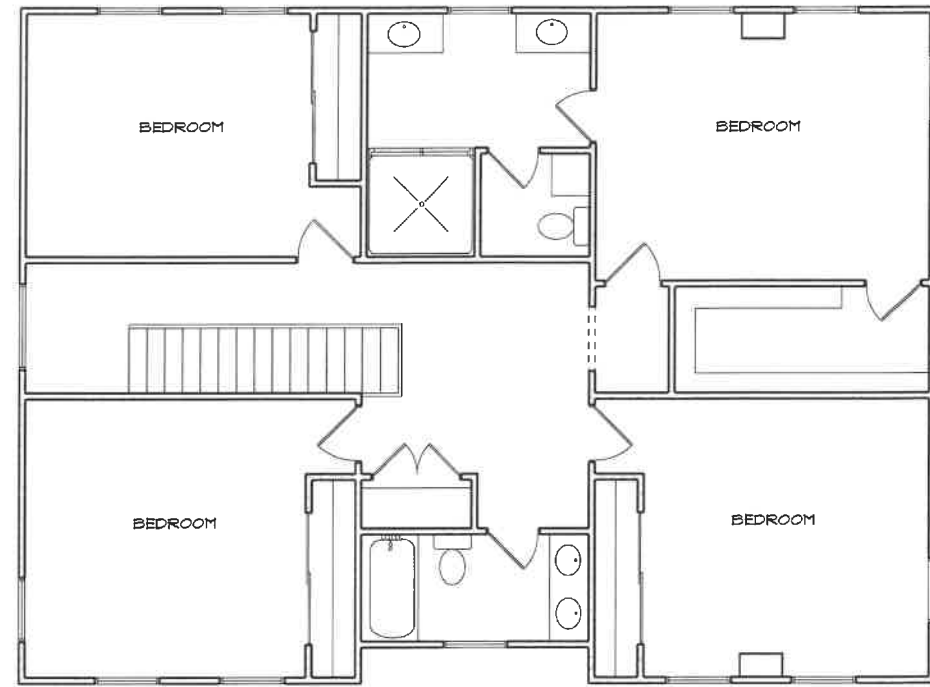
SITE PLAN  
EXISTING STUCTURE INCORPORATION STUDY



EXISTING STRUCTURE INCORPORATION STUDY  
CONCEPTUAL FLOOR PLANS AND FRONT ELEVATION



PROPOSED FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



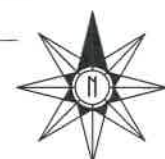
PROPOSED FRONT ELEVATION  
SCALE 1/4" = 1'-0"

## Replacement Residence

SITE PLAN - PROPOSED



SITE PLAN  
1" = 20'-0"



January 10, 2026

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PROFESSIONAL DESIGN FIRM #18314

TIMBOTA-BELIA RESIDENCE  
PROPOSED TWO-STORY DWELLING  
870 WOODBINE LANE  
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS  
11418 EMISSION LN  
SCOTTSDALE, ARIZONA 85257-9975  
rca@rmswanson.com

DESIGNED BY:  
R.M. SWANSON

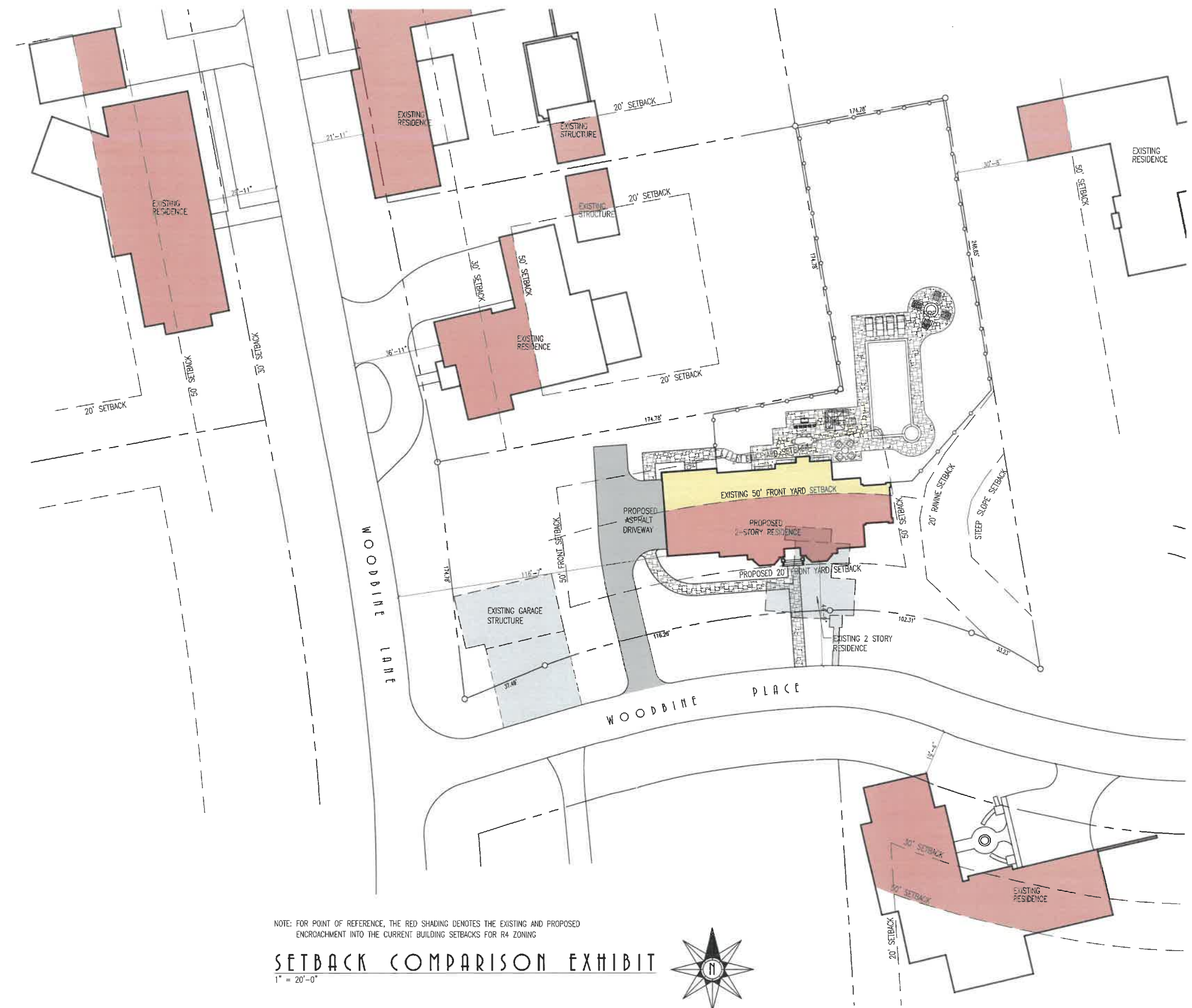
PREPARED BY:

DATE:	
COMMENT:	

PLAN NO:  
1700

SHEET	OF
-	-

SITE PLAN - SETBACK STUDY



NOTE: FOR POINT OF REFERENCE, THE RED SHADING DENOTES THE EXISTING AND PROPOSED ENCROACHMENT INTO THE CURRENT BUILDING SETBACKS FOR R4 ZONING

SETBACK COMPARISON EXHIBIT  
1" = 20'-0"



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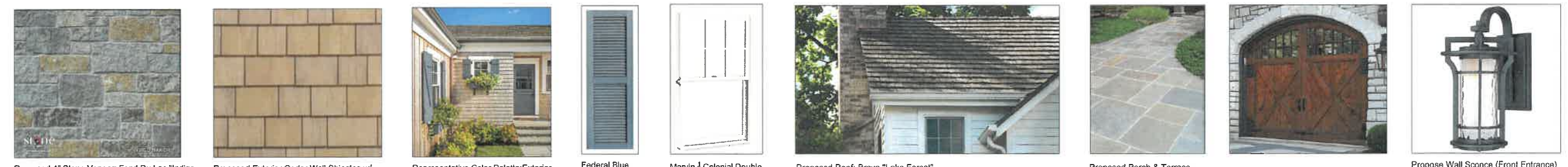
**TIMBOTA-BELIA RESIDENCE**  
PROPOSED TWO-STORY DWELLING  
870 WOODBINE LANE  
LAKE FOREST, ILLINOIS

**R.M. SWANSON ARCHITECTS**  
11418 E MISSION LN. 847.757.9775  
SCOTTSDALE, ARIZONA rich@rmswanson.com

DESIGNED BY: R.M. SWANSON  
PREPARED BY:

DATE: \_\_\_\_\_  
COMMENT: \_\_\_\_\_

PLAN NO: 1700  
SHEET OF



Proposed 4" Stone Veneer: Fond Du Lac "Indigo Manor"

Proposed Exterior Cedar Wall Shingles w/ Cabots "Nantucket White" (Transparent)

Representative Color Palette: Exterior Cedar Wall Shingles w/ Cabots "Nantucket White" (Transparent), Federal Blue Shutter & Stone White Trim

Federal Blue Shutters

Marvin 1/2 Colonial Double Hung Windows w/ 1/2" SDL & Stone White Frames

Proposed Roof: Brava "Lake Forest" Composite Shingles

Proposed Porch & Terrace Stone: Bluestone

Propose Wall Sconce (Front Entrance)



Proposed "Adler Bracket"

# THE TIMBOTA-BELIA RESIDENCE

## 870 WOODBINE LANE, LAKE FOREST, ILLINOIS



Propose Wall Sconce (Garage & Rear)

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TIMBOTA-BELIA RESIDENCE

PROPOSED TWO-STORY DWELLING  
870 WOODBINE LANE  
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS  
1418 EMISSION LN.  
SCOTTSDALE, ARIZONA 85251  
847.751.3975  
rca@rmswanson.com

DESIGNED BY:  
R.M. SWANSON

PREPARED BY:

DATE:

COMMENT:

PLAN NO:  
1700

SHEET OF  
-



NORTH ELEVATION - PROPOSED



REAR ELEVATION  
1/4" = 1'-0"



Proposed Stone Fond Du Lac "Indigo Manor"



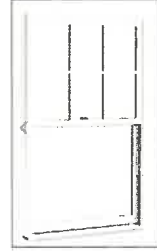
Proposed Exterior Cedar Wall Shingles w/ Cabots "Nantucket White" (Transparent)



Representative Color Palette: Exterior Cedar Wall Shingles w/ Cabots "Nantucket White" (Transparent), Federal Blue Shutter & Stone White Trim



Federal Blue Shutters



Marvin 1/2 Colonial Double Hung Windows w/ 3/8 SDL & Stone White Frames



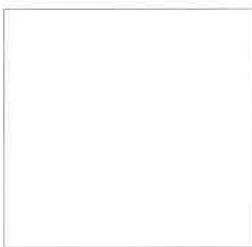
Proposed Roof: Brava "Lake Forest" Composite Shingles



Proposed Porch & Terrace Stone: Bluestone



Propose Wall Sconce Fixtures



Proposed "Adler Bracket"

THE TIMBOTA-BELIA RESIDENCE  
870 WOODBINE LANE, LAKE FOREST, ILLINOIS



Propose Wall Sconce (Garage & Rear)

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TIMBOTA-BELIA RESIDENCE  
PROPOSED TWO-STORY DWELLING  
870 WOODBINE LANE  
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS  
11418 EMISSION LN.  
SCOTTSDALE, ARIZONA 85257-3975  
rca@rmswanson.com

DESIGNED BY:  
R.M. SWANSON

PREPARED BY:

DATE:

COMMENT:

PLAN NO:  
1700

SHEET OF  
-

RENDERING



ELEVATION OVERLAYS - EXISTING AND PROPOSED



LOCATION OF EXISTING RESIDENCE  
1/4" = 1'-0"



LOCATION OF PROPOSED RESIDENCE  
1/4" = 1'-0"

LOCATION OF EXISTING RESIDENCE  
1/4" = 1'-0"

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The builder is responsible to notify the architect of any discrepancies between the details on drawings or documents before construction begins. The architect will not be held responsible for any errors or omissions on drawings or documents. Upon notification of a discrepancy the architect will determine the correct course of action.

TIMBOTA-BELIA RESIDENCE  
PROPOSED TWO-STORY DWELLING  
870 WOODBINE LANE  
LAKE FOREST, ILLINOIS

R.M. SWANSON ARCHITECTS  
11418 E MISSION LN.  
SCOTTSDALE, ARIZONA  
847.757.3975  
rca@rmswanson.com

DESIGNED BY:  
K.H. SWANSON

PREPARED BY:

DATE:	COMMENT:

PLAN NO:  
1700

SHEET	OF
	-

RENDERING - PROPOSED



RENDERING - PROPOSED

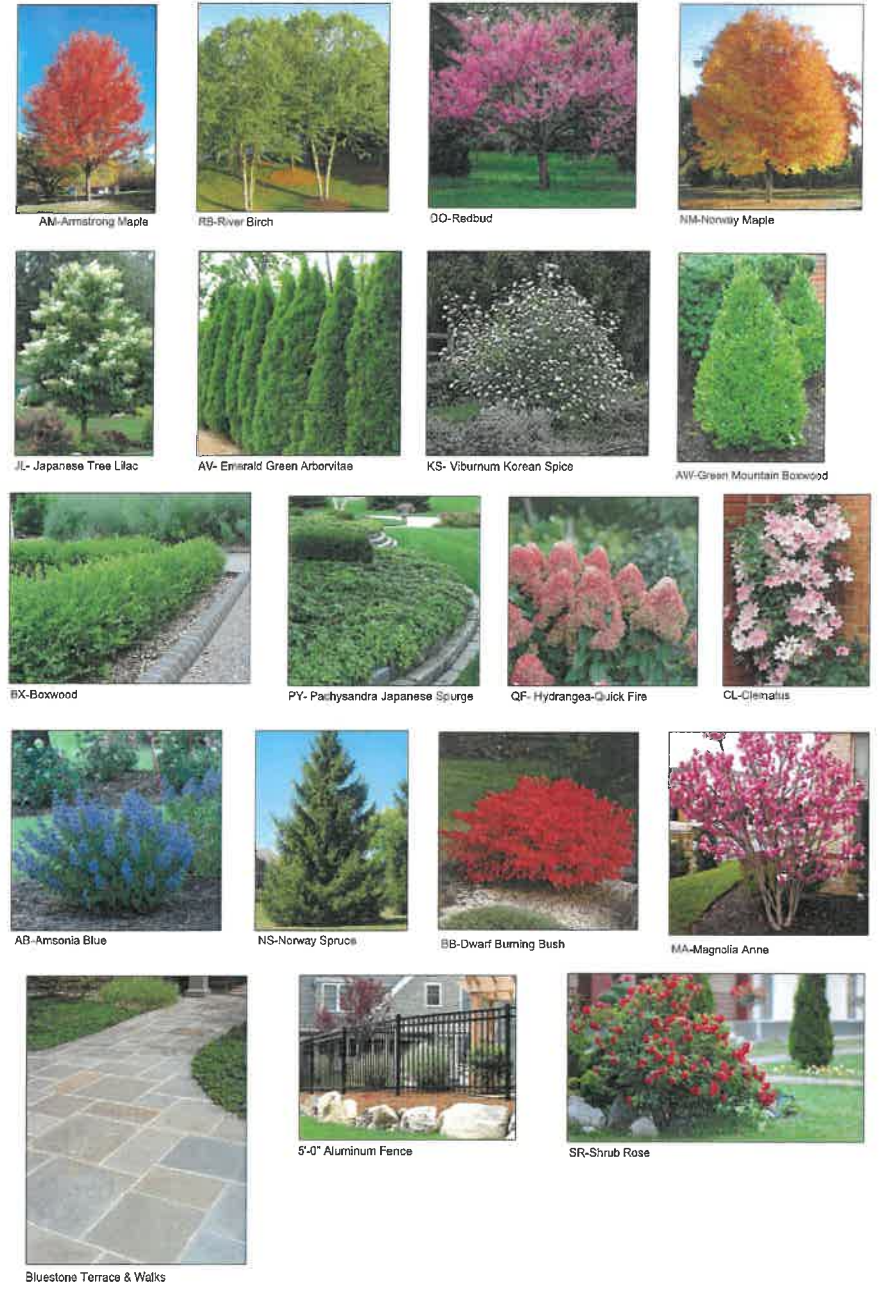




RENDERING - PROPOSED



LANDSCAPE PLAN - PROPOSED



TREES		Common Name	Botanical Name	Cond	KEY
5	8"	Norway Spruce	Picea abies	BB	NS
1	3"	Armstrong Maple	Acer x freenanii Armstrong	BB	AM
2	10"	River Birch	Betula nigra	BB	RB
3	3"	Redbud	Cercis Canadensis	BB	CC
1	3"	Norway Maple	Acer Platanoides	BB	NM
3	2"	Japanese Lilac	Syringa Reticulata	BB	JL
58	5'	Arborvitae (Emerald Green)	Thuja	BB	AR
SHRUBS					
5	2 gal	Hydrangea Quick Fire	Hydrangea arborescens Quick Fire	Can.	QF
6	3 gal.	Mountain Green Boxwood	Buxus x Green Mountain	Can.	AW
43	2 gal.	Bowwood Winter Green	Buxus Microphylla	Ca.	BW
63	3 gal.	Korean Spice	Viburnum Carlesii	Can.	KS
10	3 gal.	Dwarf Burning Bush	Euonymus alatus Compactus	Can.	BB
3	2 gal.	Clematis	Clematis Jackmanii	Can.	CJ
PERENNIALS, GROUNDCOVERS and GRASSES					
14	270 sf	Hosta	Hosta Grand Tiara	Flat	HA
18	2 gal.	Annosia	Annosia Blue Ice	Can.	BI
8	3 gal.	Shrub Rose	Rosa	Can.	SR
50	400 sf	Japanese Spurge	Pachysandra terminalis	Flat	PY

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 PROFESSIONAL DESIGN FIRM #18314  
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TIMBOTA-BELIA RESIDENCE  
 PROPOSED TWO-STORY DWELLING  
 870 WOODBINE LANE  
 LAKE FOREST, ILLINOIS

**R.M. SWANSON ARCHITECTS**  
 11418 E MISSION LN., SCOTTSDALE, ARIZONA  
 847.757.3975  
 rnc@rmswanson.com

DESIGNED BY: R.M. SWANSON  
 PREPARED BY:

DATE: \_\_\_\_\_  
 COMMENT:

PLAN NO: 1700  
 SHEET OF -



**Agenda Item 6**  
**161 N. Sheridan Road**  
**Building Scale Variance for Infill Addition,**  
**Wall, Pillars and Gates**

Staff Report  
Building Scale Summary Sheet  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Description of Materials  
Statements of Intent  
Historical Preservation Ordinance Standards  
Building Scale Variance Standards  
Plat of Survey – Existing Conditions – Tree Removal Plan  
Site Plan  
North Elevation – Addition  
*Floor Plans*  
Elevation – Wall, Pillars and Gates  
Conceptual Landscape Plan

*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:	February 25, 2026
FROM:	Susan Thomas, Assistant Director of Community Development
SUBJECT:	<b>161 N. Sheridan Road – Building Scale Variance for a Small Addition, and a Front Wall, Pillars and Gates</b>

### PROPERTY OWNER

Jeremy M. Downs and Amy Kule  
Downs  
161 N. Sheridan Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

161 N. Sheridan Road

### HISTORIC DISTRICTS

East Lake Forest Historic  
District

### PROJECT REPRESENTATIVE

Karl A. Strassburger, architect  
1004 W. Old Mill Road  
Lake Forest, IL 60045

### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness approving a building scale for a small single-story infill addition and the installation of a front wall with pillars and gates. The proposed addition does not result in a significant change to the footprint of the structure. On the north elevation, an open staircase provides outdoor access to the basement. The proposal involves removing the staircase and expanding the kitchen footprint to occupy the area of the staircase.

A wall is proposed along the Sheridan Road streetscape with pillars and gates at the two driveway access points. The wall is proposed to run the length of the west (front) property line.

### PROPERTY DESCRIPTION

The property is located on the east side of Sheridan Road just north of Illinois Road. The current home was built in 2006 following approval to demolish the previous residence on the property. The property features a barn located at the rear of the lot. The barn is a Contributing structure to the Historic District.

The home is a two-and-a-half-story English Arts and Crafts home comprised of Chicago common brick, Lannon rock face stone and off-white clapboard siding. The two curb cuts and horseshoe driveway were in existence prior to construction of the current home.

### STAFF REVIEW

An overview of the project is provided below. Additional details are available in the Commission's packet in the materials provided by the petitioners and their representative.

#### *Proposed Addition*

The proposed single-story kitchen addition features a flat roof and extends seven feet to the north

and does not project further than the wall on the north elevation. The exterior materials on the addition replicate the existing exterior of the residence with matching brick, window placement, fascia and soffit detailing. The addition will not be visible from the street.

The proposed front wall and pillars will be comprised of the same Chicago common brick as found on the house and have a four-inch limestone cap. Pillars will be located on either side of the gates located at the two driveway entrances. The gates will be comprised of mahogany wood. The entire wall structure and gates as proposed, are set back from the property line by the minimum required three feet. The wall and pillars are proposed at six feet in height. As-built drawings will be required during construction to verify the wall and pillar height conform to the approved plans.

### 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 with respect to the addition. The residence complies with the maximum allowable height. The proposed addition to the kitchen will be a single-story flat roof and be of similar height to the adjacent service entrance roof.

This standard is technically met with respect to the wall and pillars.

The proposed wall and pillars will not exceed six feet in height and are under the maximum height prescribed by Code. However, the height of the wall could appear imposing on a streetscape that is dominated by trees and lower height vegetation.

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

This standard is not applicable to the addition. The proposed addition affects only the north elevation and will not be visible from the street.

This standard is not met with respect to the wall and pillars.

The proposed solid wall, pillars and gates along the streetscape will change the appearance of the property from the streetscape creating a less open appearance.

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

This standard is met with respect to the addition. The size and proportion of windows and doors are compatible with the architectural style of the residence and with homes in the surrounding area. The openings replicate the current kitchen wall openings.

This standard is not met with respect to the wall.

The proposed wall will change the appearance, the sense of openness and softening due to the heavy vegetation along the street. Consideration could be given to a more open treatment which would still provide security such as an open fence, a shorter solid wall with a fence along the upper portion, a combination of open fence and wall panels, or setting the solid wall back further on the property to allow sufficient space for a dense hedge to soften the street scape consistent with the surrounding area.

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

This standard is met with respect to the addition. The rhythm of solids to voids of the proposed

addition, including the placement of windows, provides an appropriate rhythm on the addition.

This standard is not met with respect to the six foot tall solid wall. The wall, as proposed, is setback only three feet from the front property line, the minimum distance required by the Code. Three feet will not allow sufficient space for plantings to soften the solid appearance of the wall to achieve an appearance consistent with the overall character of the streetscape.

**Standard 5 – Rhythm of Spacing and Structures on the Street.**

This standard is met with respect to the addition. The proposed addition will not be visible from the street.

This standard is not met with respect to the wall. The proposed solid wall is inconsistent with the highly vegetated streetscape. Some softening of the solid wall with open fencing would better preserve the sense of openness and the landscape dominant streetscape.

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

This standard is not applicable to this request. The front entrance and entry porch remain unchanged. The north service entrance location remains unchanged.

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

This standard is met. High quality materials are proposed for the addition, front wall, pillars, and gates and as described by the petitioner, will match the existing exterior materials on the residence. The window trim, soffit and fascia detailing of the addition will match existing materials and texture. The proposed wall and pillars will be comprised of matching Chicago common brick. The gates will be mahogany wood and painted.

Petitioner is expected to provide samples of the exterior materials at the Commission meeting.

**Standard 8 – Roof Shapes.**

This standard is met. The proposed single-story flat roof for the kitchen addition is consistent with the existing flat roof design for the entrance on the west elevation. The design is compatible with the existing structure. No new roof forms nor alterations to existing roof forms are proposed.

**Standard 9 – Walls of Continuity.**

This standard is met with respect to the addition.

This standard is not met with respect to the wall. Solid streetscape walls are not prominent on this portion of Sheridan Road. The property to the south has considerable mature landscape screening a stockade fence. The neighboring properties to the north feature vegetation along the streetscape, but no physical barrier. Directly across the street from the subject property, mature trees front a cedar fence while the property to the northwest features thick vegetation that obscure a streetscape wall.

The proposed wall, pillars and gates are compatible with the design and mass of the home but will be a dominant new element on the streetscape. As noted above, replacing the wall, or portions of the wall, with wrought iron fence panels, lowering the height of the wall, and siting the wall further back on the property to allow space for dense plantings could all help to preserve the continuity of the streetscape.

**Standard 10 – Scale.**

This standard is not met. The residence is currently well over the maximum allowable square footage. The addition to the kitchen adds another 144 square feet or three percent to the coverage. Based on the lot size, a residence of up to 5,162 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 516 square feet of design elements. The residence totals 5,385 square feet. The garage totals 719 square feet and there are 716 square feet of design elements. The excess square footage of the design elements must be added to the overall square footage of the home. The total square footage of the home without the addition is 5,585 square feet. The proposed addition comprises 144 square feet. The total square footage with the proposed addition included is 5,729 square feet and is 11 percent over the allowable square footage for this property.

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

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

This standard is met. Based on the findings presented in this report, the proposed addition is designed to match the detailing and materials of the residence. The petitioner intends to use existing brick for the addition to the extent possible and incorporate matching Chicago common brick as needed. The window trim, soffit and fascia detailing of the addition will match existing materials and texture.

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

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

This standard is met. The proposed addition will not be visible from the street and have no impact on the streetscape or neighborhood.

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

This standard is met. The proposed addition is a single-story flat roof and is of similar height to the adjacent service entrance roof. It will not be visible from the street and will not alter the appearance of mass.

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

This standard is met. The single-story proposed addition will be of similar height as the adjacent service entrance roof. It will not significantly alter the mass of the structure and is compatible with the heights and massing of structures throughout the community.

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

This standard is met. The property is located within the East Lake Forest Historic District. The barn, located at the rear of the property, will not be impacted by the addition. While the proposed addition increases the maximum square footage coverage to eleven percent, it will not adversely impact the Historic District.

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

This standard is not met.

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

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

This standard is met. The proposed addition will not impact the front (west) elevation nor be visible from the street. The proposed wall, pillars and gates are visually related to the horizontal character of the home.

**Standard 12 – Preservation of Historic Material.**

This standard is met. There will be no impact on the historic barn located at the rear of the property.

**Standard 13 – Protection of Natural Resources.**

This standard is met with respect to the addition. There will be no impact on natural resources from the proposed addition to the kitchen.

This standard is not yet fully met with respect to the wall. While the location of the wall, pillars and gates meet minimum Code requirements for the setback of three feet from the property line, staff are concerned about two mature trees located within the vicinity of the proposed wall and pillar on the southern portion of the west (front) elevation. The City's Certified Arborist recommends, in addition to the completion of a tree survey, that the petitioner provides more information regarding wall and pillar installation methods including the proposed depth of footings to determine the potential impact on the trees' root systems. On-site replacement of any trees deemed to be impacted by the installation of the wall will be required.

Parkway trees in the public right of way must be protected. Tree protection fencing will also be required for the two mature trees on the southern portion of the west (front) elevation.

**Standard 14 – Compatibility.**

This standard is met with respect to the addition. The scale, materials, and detailing of the addition are compatible with the residence.

This standard is not met with respect to the wall. The solid, six foot tall wall does not appear compatible with the openness and landscape dominant streetscape.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

**Standard 17 – Integrity of historic property.**

This standard is met with respect to the addition. The integrity of the residence and barn located in the rear of the property are not threatened by the proposed addition. The addition is designed to replicate the existing north wall while affording more kitchen space. The flat roof design does not disrupt the other, more prominent roof forms.

The standard is not fully met with respect to the wall. As proposed, the wall, as currently presented, will change the streetscape appearance.

**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 proposed addition subject to the following conditions of approval.

Continue consideration of the wall, pillars, and gate with direction to the petitioner to explore alternatives that more closely align with the character of the streetscape.

1. Plans submitted for permit must reflect the project as presented to the Commission with the refinements if so directed by the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. 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.

Prior to the issuance of a building permit # 2 – 6 shall be addressed.

2. Landscape Plan. A detailed landscape plan reflecting foundation plantings in the area of the addition shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall clearly detail existing vegetation within the immediate area of the addition that is intended to remain.

3. **Tree and Vegetation Protection Plan.** A plan to protect trees on the property identified for preservation during construction, as well as trees on neighboring properties that could potentially be impacted by construction activity must be submitted and will be subject to review and approval by the City's Certified Arborist. If determined to be necessary by the City Arborist, 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.
4. **Exterior Lighting.** Details of all proposed exterior lighting, lighting on the residence and any landscape lighting, shall be detailed on 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 from off the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
5. A plan for contractor parking and material and equipment staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Sheridan Road due to the traffic volume and speed.

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

Address 161 N. Sheridan Road Owner(s) Jeremy M. Downs & Amy Kule Downs  
 Architect Dan Bendixon (Karl Straussburger) Reviewed by: S. Thomas  
 Date 02.25.26  
 Lot Area 42019 sq. ft. Allowable Square Feet = 5162

**Square Footage of Residence**

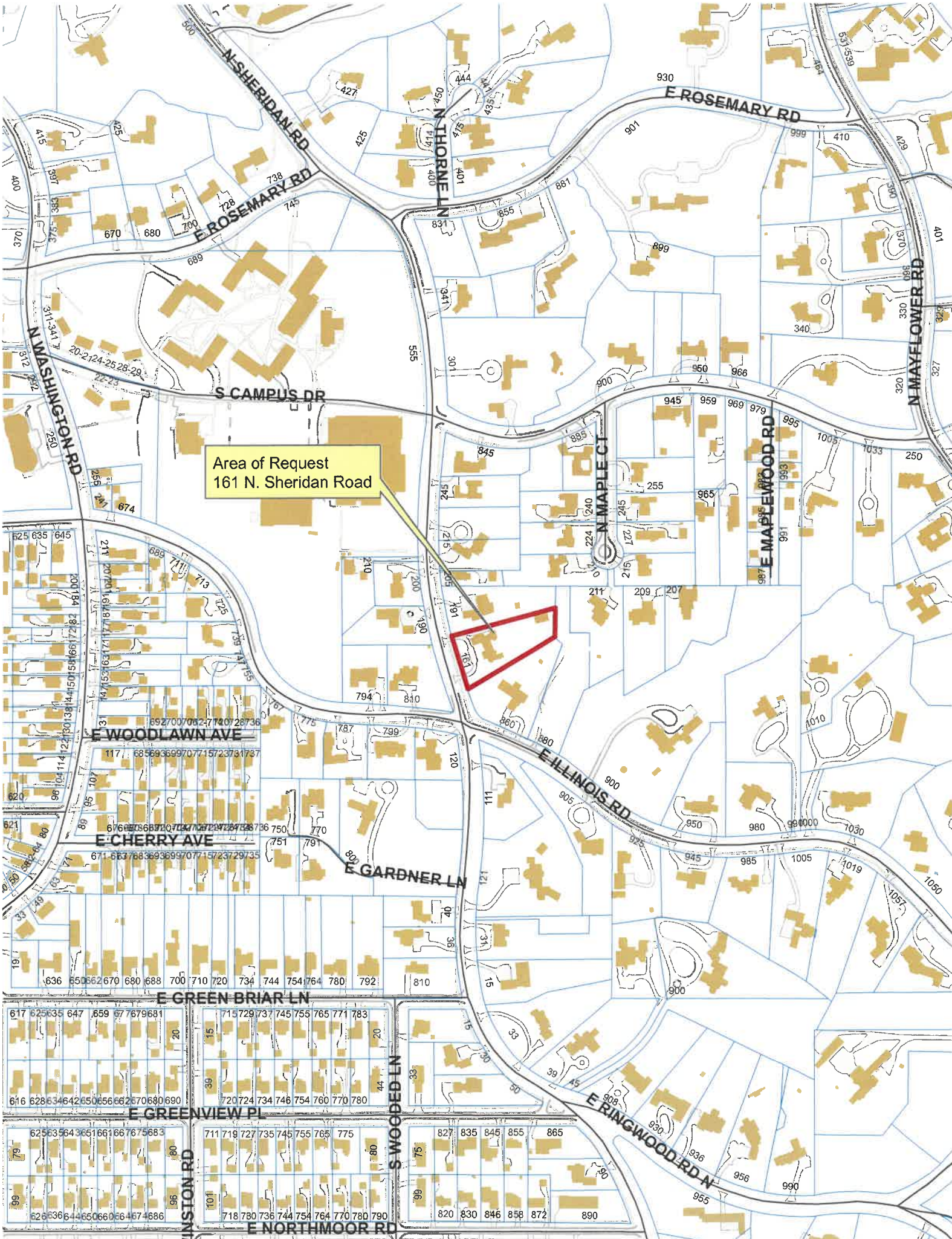
1st floor 2834 + 2nd floor 1860 + 3rd floor 691 = 5385 sq. ft.  
 Design Element Allowance = 516 sq. ft.  
 Total Actual Design Elements = 716 sq. ft. Excess = 200 sq. ft.  
 Garage 719 sf actual ; 800 sf allowance Excess = 0 sq. ft.  
 Basement Area = 0 sq. ft.  
 Accessory buildings = 0 sq. ft.  
**Total Square Footage of Residence** = 5585 sq. ft.  
 (minus Design Elements, plus garage overage)  
**DIFFERENTIAL (Existing)** = 423 sq. ft.  
**Over Maximum**

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

1st floor 144 + 2nd floor 0 + 3rd floor 0 = 144 sq. ft.  
 New Design Elements 0 sq. ft. Excess = 0 sq. ft.  
**TOTAL SQUARE FOOTAGE** = 5729 sq. ft.  
**TOTAL SQUARE FOOTAGE ALLOWED** = 5162 sq. ft.  
**DIFFERENTIAL** = 567 sq. ft. **NET RESULT:**  
**Over Maximum** 567 sq. ft. is  
**11% over**  
**Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 516 sq. ft.  
 Front & Side Porches = 310 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 51 sq. ft.  
 Portico = 26 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 109 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 0 sq. ft.  
 Bay Windows = 220 sq. ft.  
**Total Actual Design Elements =** 716 sq. ft. **Excess Design Elements =** 200 sq. ft.



Area of Request  
161 N. Sheridan Road



Area of Request  
161 N. Sheridan Road

N SHERIDAN RD

N MAPLE CT

Area of Request  
161 N. Sheridan Road



E ILLINOIS RD



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

PROJECT ADDRESS 161 N. SHERIDAN RD. LAKE FOREST, IL. 60045

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

SEBASTIAN M. DOWNS / AMY KULE DOWNS  
*Owner of Property*

161 N. SHERIDAN RD.  
*Owner's Street Address (may be different from project address)*

LAKE FOREST, IL. 60045  
*City, State and Zip Code*

312-213-8678  
*Phone Number*                      *Fax Number*

SDOWNS21@GMAIL.COM  
*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

KATHA A. STRASSBURGER  
*Name and Title of Person Presenting Project*

STRASSBURGER & ASSOC.  
*Name of Firm*

1004 N. OLD MILK ROAD  
*Street Address*

LAKE FOREST, IL. 60045  
*City, State and Zip Code*

847-169-7010  
*Phone Number*                      *Fax Number*

KATHA.STRASSBURGER@HOTMAIL.COM  
*Email Address*

*Representative's Signature (Architect/Builder)*

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

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

# TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>N/A</u>	TRUSTEE INFORMATION
(TENANTS BY THE ENTIRETY) JEREMY M. DOWNS, TRUSTEE OF THE JEREMY M. DOWNS TRUST, DATED 12/5/2018 AMY KULE DOWNS, TRUSTEE OF AMY KULE DOWNS TRUST, DATED 12/5/2018	Name _____
	Firm _____
	Address _____
	Phone _____

## Beneficiaries

Name <u>JEREMY M. DOWNS</u>	Name _____
Address <u>161 N. SHERMAN RD, LF</u>	Address _____
Trust Interest <u>100% BENEFICIARY OF HIS TRUST</u> %	Trust Interest _____ %

Name <u>AMY KULE DOWNS</u>	Name _____
Address <u>161 N. SHERMAN, LF</u>	Address _____
Trust Interest <u>100% BENEFICIARY OF HER TRUST</u> %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %



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 \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material EXISTING  
STONE/BRICK

Color and/or Type of Material ROCK FACE STONE (LAWNEN)  
CHICAGO COMMON BRICK  
OFF WHITE CLAPBOARD SIDING.

**Window Treatment**

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other CASEMENT

**Finish and Color of Windows**

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

Color of Finish WHITE

**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 \_\_\_\_\_
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

**Flashing Material**

- Copper
- Other LEAD COATED COPPER
- Sheet Metal

Color of Material MULTI COLOR SLATE

**Gutters and Downspouts**

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- Copper
- Aluminum
- Other LEAD COATED COPPER

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

January 15, 2026

City of Lake Forest  
Historic Preservation Commission  
800 Field Drive  
Lake Forest, IL. 60045

Submitted by:  
Strassburger and Associates Inc.  
1004 W. Old Mill Road  
Lake Forest, Illinois 60045

RE: Downs Residence  
161 N. Sheridan Road, Lake Forest, IL.60045

**RESPONSES TO:**

**Standards For Review of Applications for Certificates of Appropriateness.**

**Evaluation of Criteria for Historic Preservation Ordinance Standards (17). Proposed addition and masonry property wall (front/west).**

- 1. Height. Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.**

The addition does not exceed the maximum height requirement for the property. The addition will have a flat roof and be similar in height to the adjacent service entry flat roof. The proposed addition will not be visible from the front. The proposed masonry west property wall will follow the allowable 6' height and be similar to walls in the neighborhood.

- 2. Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.**

The proportion of the front façade will not change with this request. The existing façade will remain unchanged, and the addition will be north facing.

- 3. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.**

We are proposing to match all existing window proportions on the new addition as are found on the existing structure. We will actually use the same existing windows in the proposed addition and match their locations to existing.

- 4. Rhythm of solids to voids in front façades. The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures,**

**sites, public ways, objects, and places to which it is visually related.**

The existing front facade will remain unchanged. The rhythm of solids to voids is compatible with surrounding properties to which it is visually related.

**5. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.**

The proposed addition is consistent in terms of design and style with that of the existing house. The addition will not negatively affect the rhythm of spacing along the street. The proposed addition faces north.

**6. Rhythm of entrance porches, storefront recesses, and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.**

The existing main entry and entry porch is to remain unchanged. The north service entry will remain in the same location with flat roof projection.

**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 addition in its entirety will follow all aspects of the materials and textures of the existing structure. It will consist of same Chicago common brick. It is our intention to use the existing brick for the addition. Window trim details will match existing. Existing soffit, fascia and exterior detailing will be matched in the proposed addition. The proposed west property wall will consist of the same Chicago common that is on the house.

**8. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.**

The proposed roof forms of the addition are visually compatible with existing conditions. The addition will have a similar flat roof design that exists at the adjacent west service entry. No new roof element will be introduced. The composition of new roof forms is compatible with the existing structure. All surrounding roof elements remain the same.

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

The proposed west masonry property wall will be composed of the same Chicago common brick as the house and follow characteristics of property walls in the area. The existing driveway remains.

**10. Scale of a structure.** The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.

The scale and mass of the addition will be visually compatible with other properties in the surrounding area and, in this case, the neighbor to the north. The new single-story addition will match the existing design and not project further than the existing family room and garage to the east and west. The proposal complies with all applicable zoning and building scale requirements.

**11. Directional expression of front elevation.** A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

The directional expression of the front elevation will remain the same. The proposed addition faces north and does not project further out than any other existing elements.

**12. Preserving distinguishing features.** The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.

The entire existing residence remains unchanged at the front, south and east elevations. The kitchen addition to the north will match existing conditions regarding window locations, brick exterior and fascia/soffit detailing. Merely replicating the same design and moving it 7' to the north. The elevation design stays the same and the failing exterior stairs are resolved.

**13. Protection of Resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

A landscape plan has been submitted for review and approval by staff. The proposed u-shaped driveway will remain the same. The new landscape plan is to compliment and enhance existing landscaping features and new proposed brick property wall.

**14. New Construction.** In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

The existing residence remains unchanged.

**15. Repair to Deteriorated Features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the interior Standards for treatment of Historic properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual

**qualities.**

In essence the proposed addition is a replica of the existing elevation (merely moved 7' north). Re-use of the existing windows and brick will be benefits to matching the composition, design, color, textures and visual qualities of the original design. The west masonry property wall brick and limestone cap will be consistent with the existing house Chicago common and detailing.

**16. Surface Cleaning. The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.**

Since taking ownership, the Down's have invested time and money in restoring the existing structure. Maintenance in preserving the existing structure will always be a high priority.

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

The proposed addition is an element on its own. Its flat roof is, essentially, separate from the 3 existing roofs surrounding it. The original kitchen foundation wall will remain. The integrity of the original roof design remains the same.

Respectfully submitted,

Karl Strassburger  
Strassburger and Associates Inc.  
President

January 15, 2026

City of Lake Forest  
Historic Preservation Commission  
800 Field Drive  
Lake Forest, IL. 60045

Submitted by:  
Strassburger and Associates Inc.  
1004 W. Old Mill Road  
Lake Forest, Illinois 60045

RE: Downs Residence  
161 N. Sheridan Road, Lake Forest, IL.60045

**RESPONSES TO:**  
**Standards For Review of Applications for Certificates of Appropriateness.**  
**Standards for Approval of a Building Scale Variance.**  
**Proposed addition.**

- 1. Standard 1. The project is consistent with the design standards in Section 148 of the City of Lake Forest Code.**

The addition is consistent with the design standards in Section 148 of the City of Lake Forest Code.

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

The proposed addition is a single-story design element with a minimally flat roof. It is secondary to the existing roof masses surrounding it. The addition is in keeping with the streetscape and overall neighborhood. Existing/new landscaping per plan will mitigate the appearance of the addition requested.

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

The massing of the proposed addition is not visible from the front streetscape. It is at the north side elevation and does not project further than the existing surrounding elements of the family room and garage. The element is a single-story with a flat roof, which makes it the lowest roof element.

- 4. Standard 4. The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.**

The proposed addition is very obscure and does not affect the main house height and massing in any way. The residence stays true to the neighborhood and adjacent lots/streets in its original form.

- 5. Standard 5. The property is located in a local historic district or is designated as a Local Landmark, and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.**

The proposed addition is located in the Historic District but is not designated as a local landmark. The addition is consistent with the standards in the Historic Preservation Ordinance in that it does not affect the front streetscape elevation, and it does not project further out than its surrounding elements. It is a single-story addition and is secondary to its surrounding roof masses.

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

This would not apply to 161 N. Sheridan Road.

Respectfully submitted,

Karl Strassburger  
Strassburger and Associates Inc.  
President

THE CITY OF LAKE FOREST  
***HISTORIC PRESERVATION COMMISSION APPLICATION INFORMATION***

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## **HISTORIC PRESERVATION ORDINANCE STANDARDS**

For Review of Replacement Structures, New Construction, Additions and Alterations *(summary from Ordinance)*

- Standard 1**     **Height.** Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- Standard 2**     **Proportion of Front Façade.** The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- Standard 3**     **Proportion of Openings.** The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visibly related.
- Standard 4**     **Rhythm of Solids to Voids in Front Façade.** The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- Standard 5**     **Rhythm of Spacing and Structures on Streets.** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- Standard 6**     **Rhythm of Entrance Porches, Storefront Recesses, and other Projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- 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.
- Standard 8**     **Roof Shapes.** The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
- Standard 9**     **Walls of Continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places which such elements are visually related.
- Standard 10**    **Scale of a Structure.** The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- Standard 11**    **Directional Expression of Front Elevation.** A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non -directional character.

- Standard 12 Preserving Distinguishing Features.** The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.
- Standard 13 Protection of Resources.** Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project.
- Standard 14 New Construction.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.
- Standard 15 Repair to Deteriorated Features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities.
- Standard 16 Surface Cleaning.** The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.
- Standard 17 Reversibility of Additions and Alterations.** Whenever possible, additions or alterations to historic properties shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

THE CITY OF LAKE FOREST  
***HISTORIC PRESERVATION COMMISSION APPLICATION INFORMATION***

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## **STANDARDS FOR APPROVAL OF A BUILDING SCALE VARIANCE**

*The Historic Preservation Commission is required by Ordinance to consider the following standards when determining whether an exception should be made to allow a variance from the maximum floor area requirements. An exception may be granted when the Commission finds that one or more of the following standards apply (Building Code, Chapter 150, Section 148)*

- Standard 1**      The project is consistent with the design standards in Section 148 of the City of Lake Forest Code.
- Standard 2**      Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.
- Standard 3**      New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.
- Standard 4**      The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.
- Standard 5**      The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.
- Standard 6**      The property is adjacent to land use and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

PLAT OF SURVEY  
 EXISTING SITE PLAN  
 TREE REMOVAL PLAN

scale: 1 inch = 20 feet  
 All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to the City of Lake Forest datum plane. All bearings hereon shown are assumed bearings.  
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- LEGEND**
- ⊗ manhole
  - ⊙ cleanout
  - ⊕ drain
  - ⊖ gas meter
  - ⊛ light
  - ⊞ electric meter
  - ⊠ electric transformer
  - ⊡ air conditioner
  - ⊢ telephone pedestal
  - ⊣ utility pole
  - ⊤ anchor
  - ⊥ sprinkler valve box
  - ⊦ downspout (ds)
  - ⊧ mailbox
  - ⊨ top of foundation
  - F/F first floor
  - G/F garage floor
  - T/W top of wall

For underground utility locations, call  
**J.U.L.I.E.**  
 1-800-892-0123

bench mark No. 660  
 elevation of arrow on fire hydrant at  
 south east corner of Sheridan Road  
 and Illinois Road = 672.16 feet

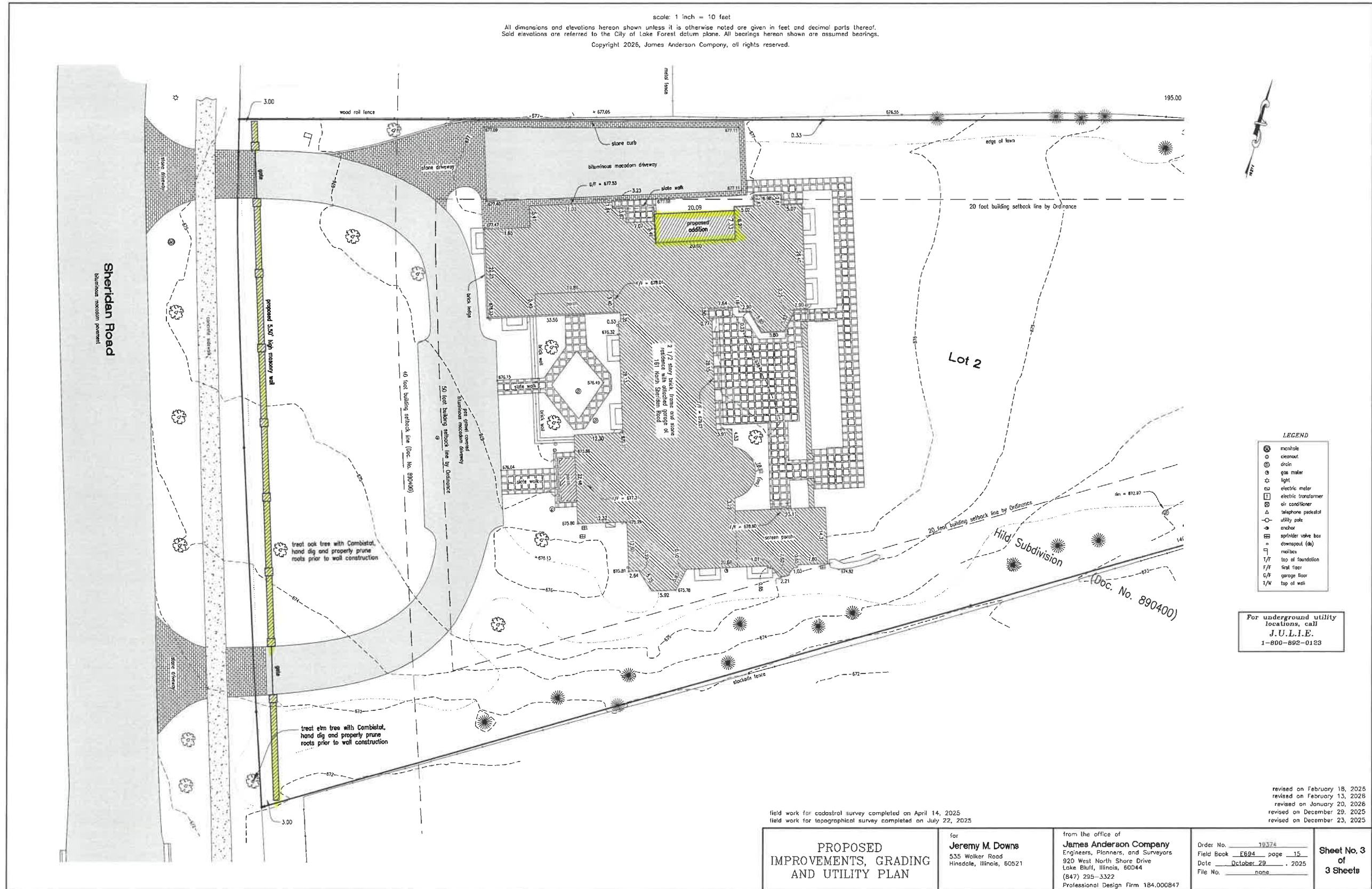
**surveyor's note:**  
 We have not been provided with a title commitment for the property described in the caption hereon.

field work for cadastral survey completed on April 14, 2025  
 field work for topographical survey completed on July 22, 2025

revised on February 18, 2025  
 revised on January 20, 2025  
 revised on December 29, 2025  
 revised on December 23, 2025

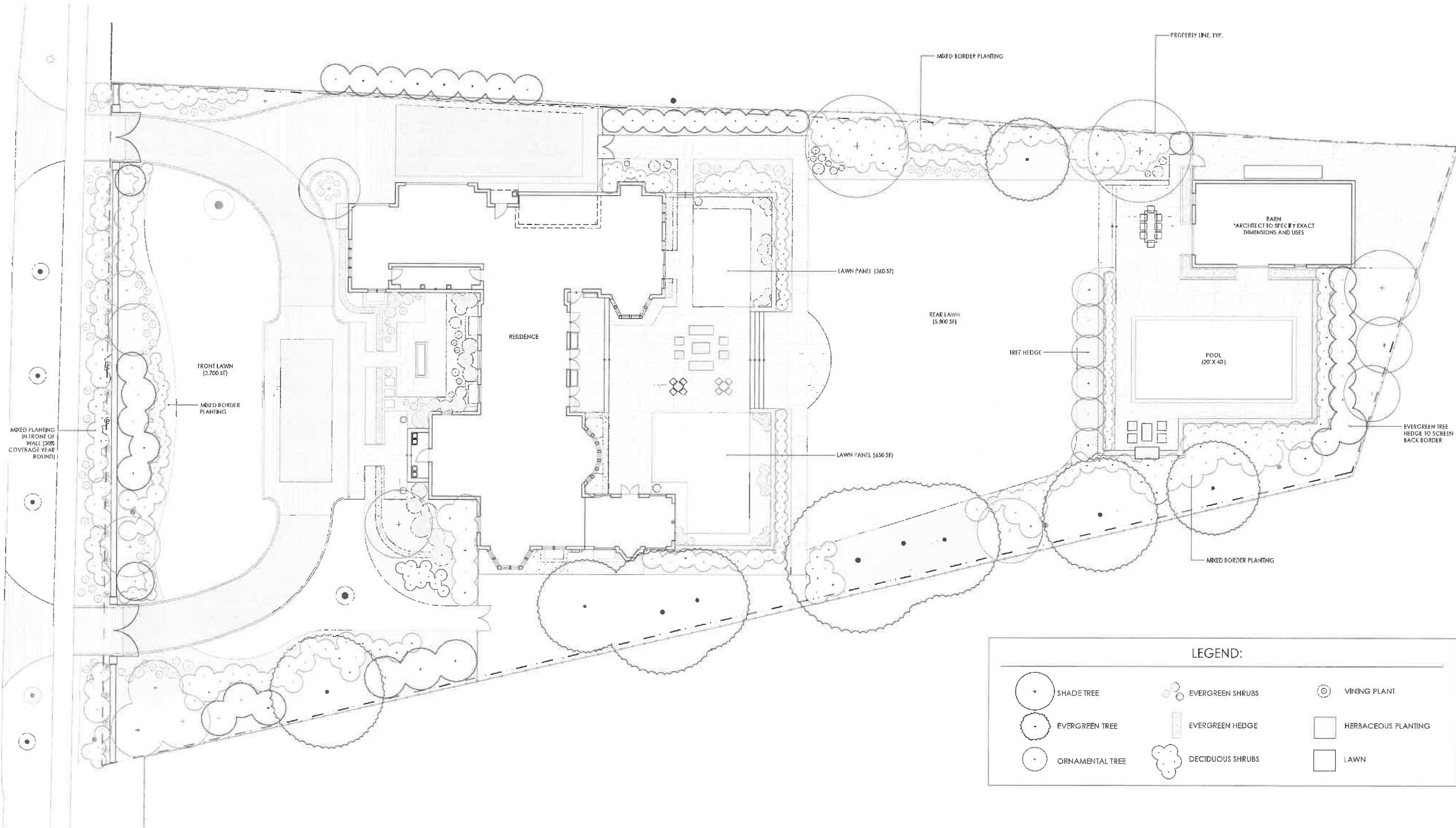
<b>EXISTING CONDITIONS,          TREE REMOVAL AND          DEMOLITION PLAN</b>	for <b>Jeremy M. Downs</b> 535 Walker Road Hinsdale, Illinois, 60521	from the office of <b>James Anderson Company</b> Engineers, Planners, and Surveyors 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 295-3322 Professional Design Firm 184-000847	Order No. <u>19374</u> Field Book <u>E694</u> page <u>15</u> Date <u>October 29</u> , 2025 File No. <u>none</u>	<b>Sheet No. 2          of          3 Sheets</b>
	<p style="font-size: small;">© 2025 James Anderson Company. All rights reserved. This document is the property of James Anderson Company and is not to be distributed, copied, or used in any way without the written consent of James Anderson Company.</p>			

scale: 1 inch = 10 feet  
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LEGEND:

	SHADE TREE		EVERGREEN SHRUBS		VINING PLANT
	EVERGREEN TREE		EVERGREEN HEDGE		HERBACEOUS PLANTING
	ORNAMENTAL TREE		DECIDUOUS SHRUBS		LAWN

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

DESIGN DEVELOPMENT LANDSCAPE PLAN

161 N. Sheridan Road  
 Lake Forest, IL 60045  
 February 15, 2026