

Agenda Item 4
750 N. Mayflower
Demolition and Replacement

Staff Report
Building Scale Summary
Historic Survey Form
Vicinity Map
Air Photos
Expert of the July 24, 2024 Minutes

Materials Submitted by Petitioner

Application
Statements of Intent
Demolition
Historical and Architectural Study
Replacement Residence
Site Plan
Elevations
Roof Plan
Section
Floor Plans
Landscape Plan
Tree Removal Plan

Correspondence

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 Norkus and Members of the Historic Preservation Commission
DATE:	August 26, 2026
FROM:	Luis Prado, Planner
SUBJECT:	750 N. Mayflower Road – Demolition and Replacement

Property Owner

Susan Stafford

Property Location

West side of Mayflower Road,
South side of Deerpath

Historic Districts

East Lake Forest Local &
National Register
Historic Districts

Representative

John Krasnodebski, Lake
Forest Landmark
Development Company

Summary of the Request

This is a request for a Certificate of Appropriateness approving demolition of the existing residence and a replacement residence and conceptual landscape plan.

Demolition of the existing residence and attached garage was previously approved on July 24, 2024 as part of a petition presented by the previous property owner.

Description of the Property

The property is located within the City's East Lake Forest Historic District on the southwest corner of Deerpath and Mayflower Road on lots 2 and 3 of the Franklin P. Smith subdivision platted in 1952. The existing house, referred to as the William C. Douglas House, was built in 1957 and designed by Boyd Hill who is listed as a significant architect in Lake Forest.

Staff Evaluation

Demolition

As noted above, demolition of the residence was previously approved by the Commission along with a replacement residence however, the prior owner never proceeded with the project.

A Historic and Architectural Study was completed by Jean L. Gaurino on January 8th, 2024. The report is included in the Commission's packet. Based on the information in the reports, the following findings are presented below.

Historic and Architectural Study – Prepared by Petitioner's Consultant

The study documents that the residence was constructed in 1955–56 and designed by Boyd Hill, a prominent Chicago architect and Lake Forest resident. The study notes that the residence retains excellent architectural integrity, including its original exterior materials, windows, doors, chimneys, interior plan, and many original finishes.

Although the study concludes that the residence is not locally designated as an individual landmark and does not represent a distinct architectural style, it is considered a Contributing Structure to the Lake Forest Historic District. The study concludes that demolition would not negatively impact the surrounding neighborhood due to the substantial setbacks, dense screening, and varied character of nearby residences.

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

Although the residence is considered a Contributing Structure to the Lake Forest Historic District, this designation does not prohibit demolition. Instead, it indicates that careful review and evaluation should take place. If demolition is approved, the house should be thoroughly documented with photographs and a written narrative. The documentation should be retained in the City's files and a copy provided to the Lake Forest/Lake Bluff History Center. The attached Historic and Architectural Study provides the required documentation.

Demolition will result in the loss of a well-preserved postwar residence designed by a respected architect. However, the residence is not individually landmarked, is not prominently visible from the streetscape, and is located in an area characterized by residences of varied styles and ages. Based on these factors, demolition does not appear to be detrimental to the public interest or contrary to the general welfare.

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

The residence contributes to the District as an example of postwar residential development in Lake Forest. The residence is significantly setback from the street and screened by landscaping. Its prominence along the streetscape is limited. The residence is not a defining element of the Historic District as a whole.

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. The existing residence is not a strong example of a particular architectural style. Based on the information presented, demolition would not be contrary to the purpose and intent of the Preservation Chapter.

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

The residence was constructed in 1955–56. Although it retains many original features and

materials, the design and materials are not so old, unusual, or uncommon that they could not be reproduced without great difficulty or expense. The residence could be replicated.

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

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

Proposed Replacement Residence

Site Plan

The proposed residence is centered on the trapezoidal shaped lot, slightly closer to the street than the existing residence. The residence is oriented toward the intersection of Deerpath and Mayflower Road, similar to the existing home. The existing curb cut along Mayflower Road will be removed. A new curb cut is proposed further south. A second curb cut is proposed along Deerpath. The curb cuts create a U-shaped driveway which leads to a side load garage facing north and a drive court at the front entrance. The rear yard contains a pool and a sport court. The home, pool and sports court meet all applicable Zoning setbacks.

Proposed Residence

As described in the petitioner's Statement of Intent, the proposed replacement residence is inspired by the traditional architecture of the English Cotswolds. The home is organized around a two-story central mass with lower wings that step down toward the north and south. The overall design is asymmetrical and includes a modest front entrance, shed dormers, open porches, and a combination of hip and gable roof forms. The attached garage to the north is subservient in massing to the central mass. The wings of the home create a courtyard lawn in the rear.

Staff Review

A staff review of the Historic Preservation standards in the City Code is provided below.

Standard 1 – Height.

This standard is met. The proposed replacement residence is 37 feet tall at its highest point. There are several other homes in the surrounding neighborhood that are similar in height and massing.

Standard 2 - Proportion of front façade.

This standard is met. The two-story central mass is balanced by lower wings and

open porches creating a clear hierarchy of massing.

Standard 3 – Proportion of openings.

This standard is met. The proposed windows are appropriately proportioned for the architectural style and are generally consistent across the elevations.

Standard 4 – Rhythm of solids to voids.

This standard is met. The proposed openings are proportionally arranged and create a consistent balance of windows to solid walls.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is met. The proposed residence is generally located in the same area as the existing house but is slightly closer to the street. Given the similar location of the proposed home to the existing home and the vegetative screening, the new home will have a limited impact on the rhythm along the street.

Standard 6 – Rhythm of entrance porches.

This standard is met. The front entry portico is modest in size and defined by an arch. Open porches are proposed on all elevations. The porches are appropriately scaled and soften the massing of the large home.

Standard 7 – Relationship of materials and textures.

This standard is met. High-quality materials are proposed. The exterior walls are a cream Lannon stone. The roof will be slate. Aluminum clad wood windows with interior and exterior affixed muntin bars are proposed. Limestone door and window trim and wood fascia and soffits are proposed. The chimney will be stone to match the facade. The gutters and downspouts are copper.

The asphalt driveway will have a brick paver border.

Standard 8 – Roof shapes.

This standard is met. The roof design includes a combination of hip and gable roofs corresponding to the architectural style and consistent with the surrounding neighborhood. Consideration could be given to refining the columns and pediment roofs on the north and west elevation with attention to consistency with the overall selected architectural style.

Standard 9 – Walls of continuity.

This standard is met. Existing and proposed landscaping along the street-facing property lines maintains the landscaped character of the streetscape.

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 9,164 square feet is

permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 916 square feet of design elements. The residence totals 7,155 square feet. The garages total 900 square feet and there are 1,102 square feet of design elements. The excess square footage of the garages and design elements must be added to the overall square footage of the home. In total, the proposed replacement residence totals 7,441 square feet and is 1,722 square feet, 18 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard met. The home is oriented toward Deerpath and Mayflower Road in a similar way to the existing home. The lower wings establish a horizontal expression while the two-story central mass, chimneys, and dormers provide vertical elements. Overall, the directional expression is balanced and compatible with the character of nearby residences.

Standard 12 – Preservation of historic material.

This standard is not met. The petitioner proposes to demolish the existing house. Findings in support of the demolition are presented earlier in this staff report.

Standard 13 – Preservation of natural resources.

This standard is met. The conceptual landscape plan appears to demonstrate adequate vegetative screening and foundation and tree plantings which exceed the minimum criteria for new construction. Several trees of varying size, species and health are proposed for removal however, most trees are proposed to remain. At the time of permit, the City Arborist will evaluate the final plans and determine required tree protection measures and replacement inches if any.

Attention should be paid to protecting and preserving trees along the perimeter of the site and in particular, the large trees along the south property line which provide an important buffer along the neighboring driveway.

Standard 14 – Compatibility.

The architectural style, scale, high quality materials, and architectural detailing of the replacement residence are compatible with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 17 – Reversibility of Additions and Alterations.

This standard is not met. The petitioners propose to demolish the existing home. 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 the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at five public locations and on the City's website. As of the date of this writing, the City was contacted by the owner of the neighboring property who expressed general support for the project and requested that careful attention be paid to protecting the trees identified for preservation, particularly the trees located along the south property line, along his driveway, which provide a substantial buffer between the two properties. Once letter of support was also submitted and included in the Commission's packet.

Recommendation

Grant a Certificate of Appropriateness approving demolition of the existing residence and a replacement residence and conceptual landscape plan for the property located at 750 Mayflower Road, subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. 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 permit the following shall be submitted and will be subject to review and approval by City staff:

2. A detailed landscape plan. The plan shall meet the minimum landscape criteria for new construction and provide for the replacement inches of trees proposed for removal and any additional trees that, in the opinion of the City Forester, will not survive the construction. The plan shall reflect a continuity of the landscape dominant character.
3. A plan to protect trees identified for preservation as well as trees on neighboring properties. In particular, careful attention should be paid to protecting and preserving trees along the property lines. In addition, for any trees that, as determined by the City Arborist may be impacted by

construction activity, a plan for pre and post construction treatment must be prepared by an independent Certified Arborist.

4. An exterior lighting plan and cut sheets for all light fixtures. Except for lights illuminated by natural gas at low light levels, all fixtures shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
5. A plan for contractor parking and material staging. All residential streets must remain passable at all times and free of dirt and debris. Driveways and sightlines to and from driveways must remain unobstructed. No parking is permitted on Mayflower Road or Deerpath due to the volume of traffic, proximity to the corner, and limited sightlines.

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

Address 750 Mayflower Road Owner Susan Stafford

Representative John Krasnodebski, Architect Reviewed by: L. Prado

Date 8.26.2026

Lot Area 92045 sq. ft. Allowed Square Footage 9164

Square Footage of Residence

1st floor 3891 + 2nd floor 1680 + 3rd floor 1585 = 7156 sq. ft.

Design Element Allowance = 916 sq. ft.

Total Actual Design Elements = 1102 sq. ft. Excess = 186 sq. ft.

Garage 900 sf actual ; 800 sf allowance Excess = 100 sq. ft.

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Residence = 7442 sq. ft.

TOTAL SQUARE FOOTAGE = 7442 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 9164 sq. ft.

DIFFERENTIAL = 1722 sq. ft. **NET RESULT:**
Under Maximum
1722 sq. ft. is
19% under
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 900 sq. ft.

Open Porches = 685 sq. ft.

Screen Porches = 216 sq. ft.

Covered Entries = sq. ft.

Portico = 72 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Dormers = 24 sq. ft.

Bay Windows = 105 sq. ft.

Total Actual Design Elements = 1102 sq. ft. **Excess Design Elements** = 0 sq. ft.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 3277

Property Address:

Street: 750 N MAYFLOWER RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: William C. Douglas House

Original Owner: William C. Douglas

Other Previous Owners: Robert Largay 1999.

Present Owner: ROBERT E LARGAY, TRUSTEE

Current Property Name:

Resource Type: Building

Date of Construction: 1955

Use, Original: Single Family Residence

Use, Present: Single Family Residence

Theme: Domestic

Secondary Theme: 20th Century Architecture

Style:**Secondary Style:**

Architect/Engineer: Boyd Hill

Builder/Contractor: Nelson-Johnson, Inc.

Landscape Architect:

Plan Shape: L-Shape

Number of Stories: 2

Structural Framing:

Foundation Material:

Facade Material: Brick

Roof Form: Gable

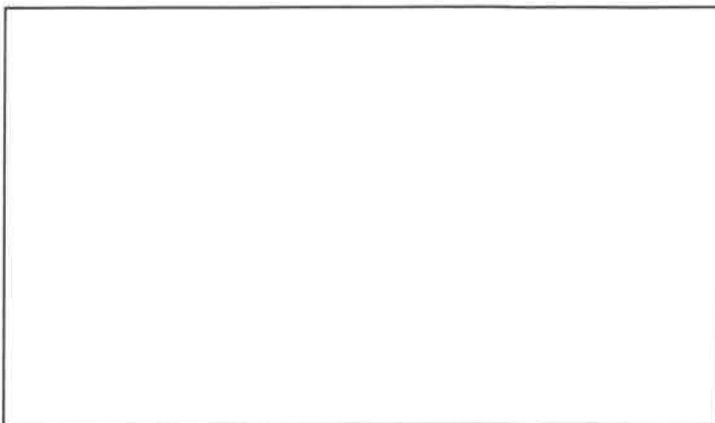


Photo Name:

Demolished:

Date:

Zoning District:

Subdivision: Lot 2 of the Franklin P. Smith subdivision; platted 1952

Subdivided from:

Current Property Size (est.): 2.13 acres

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Roof Material: Asphalt Shingles

Primary Window Type: Casements

Porches: Screen porch

Integrity:

Condition:

Decorative Features & Surfacing:

DECORATIVE SURFACING: Vertical board at breezeway



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 3277

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Is this Property Eligible for Local Landmark Designation?:

Local Landmark Designation:

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

Other Districts:

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:

Boyd Hill was born in 1897. He graduated from the college of architecture at Cornell University in 1919. In the mid-twenties he formed a partnership with Ralph Huszagh and designed some well known Chicago buildings. Their best known is the Aragon Ballroom at 1106 West Lawrence, Chicago. They also designed the apartment building at 210 East Pearson, the Viceroy Hotel on Lawrence Avenue and an elegant apartment building at 1540 Lake Shore Drive that was featured in Baird & Warner's Portfolio of Fine Apartment Homes and illustrated in Harold M. Mayer and Richard C. Wade's Chicago, Growth of a Metropolis. Hill's early buildings drew from historical precedent, as was the fashion. The partnership dissolved in 1929, at the beginning of the Depression.

Hill practiced on his own after 1929. During the 1930s, he designed several homes, including two in Lake Forest; a Classical Revival house for Fred Shafer at 245 Maple, which has been considerably altered, and a Georgian Revival house for Albert Williams at 530 Crab Tree. His office was in the Tribune Tower, and following World War II, he ran the Chicago Tribune Prize Home Contest. During those years he lived in Lake Forest at 900 Maplewood, which has since been demolished. Hill's most prolific period was the 1950s, when he adopted a contemporary approach to design. Hill very much respected the architecture of Keck and Keck, who designed the House of Tomorrow at the 1933 Century of Progress Exposition and were in the forefront of solar design. Hill was influenced by their ideas and many of his designs utilize passive solar principles. His ideas of the 1950s and 1960s were more in line with those architects who used the International Style in their approach and referred to his own work as contemporary.

Changes:

Based on available City records, little or no exterior changes have taken place. Demo permit issued, project put on hold indefinitely in late 2024.

Property Setting:

Residential neighborhood; This property is located on the southwest corner of Mayflower and Deerpath.

Associated Buildings:

Sources of Information:

City of Lake Forest Address Files, City of Lake Forest History File.

Certif. of Appropriateness Case #(s):

HPC-7/24/2024 - Certificate of Appropriateness for demolition and replacement structure.



City of Lake Forest, Illinois
Historic Resources Survey Form

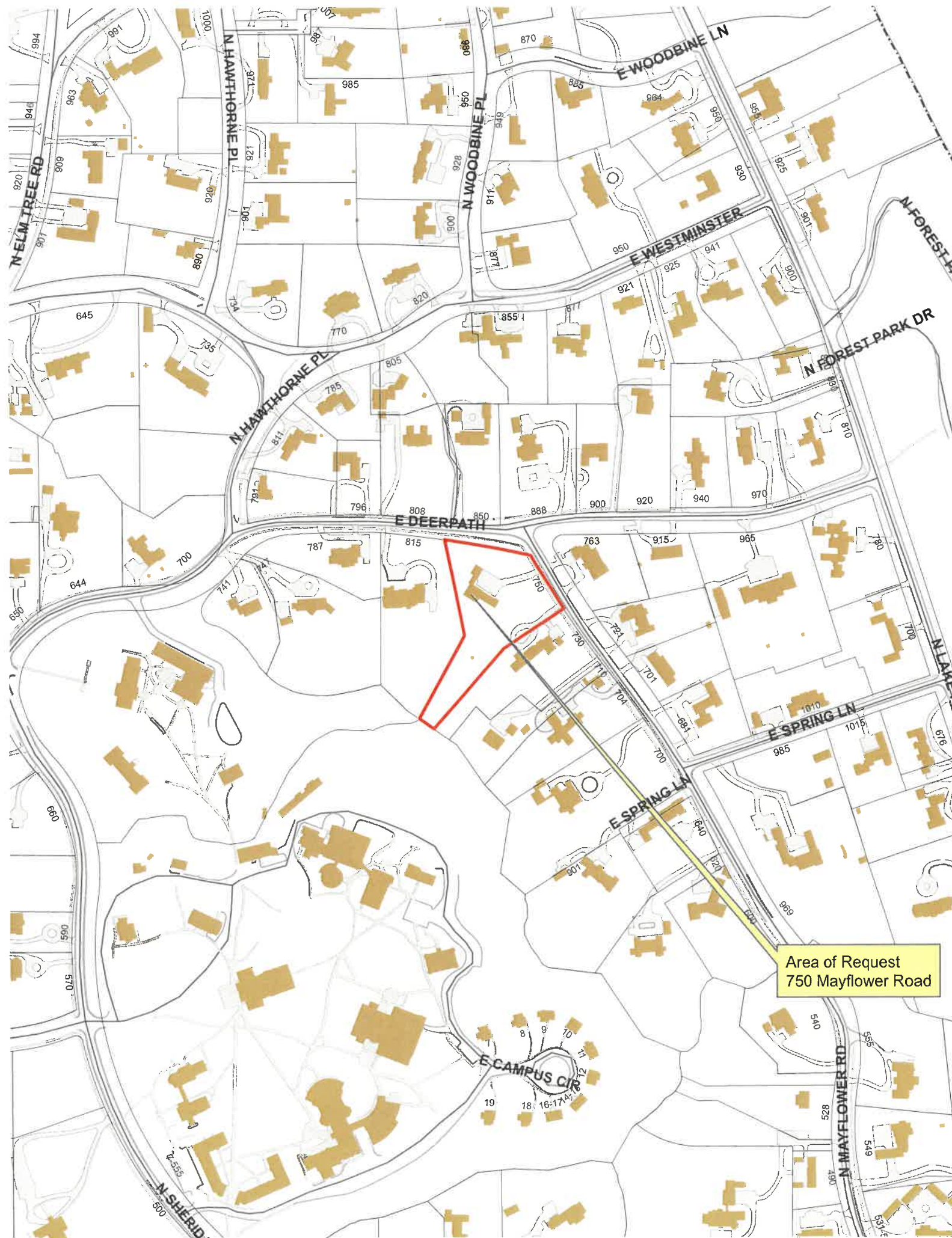
ID: 3277

750 N MAYFLOWER RD

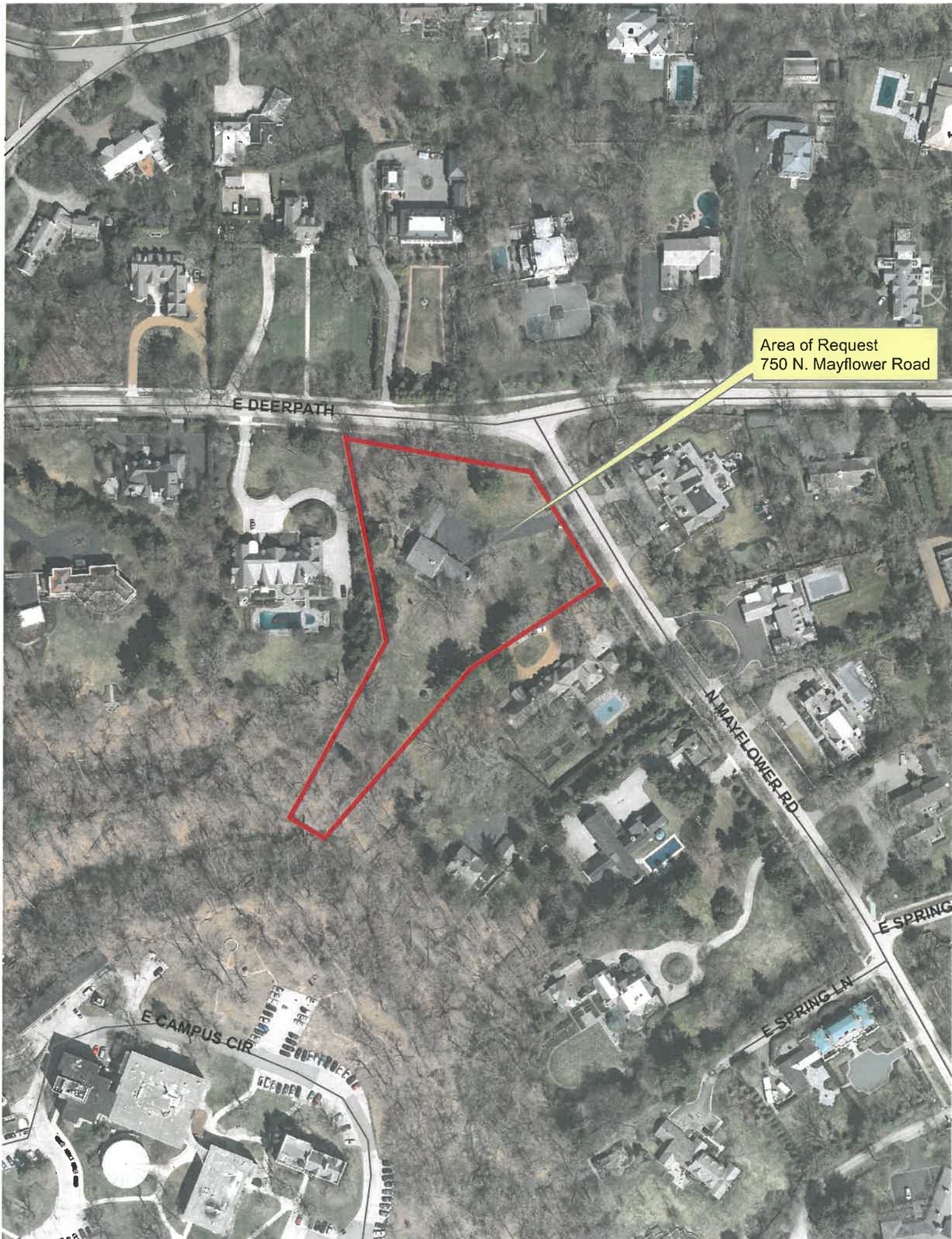
Survey Date: Dec. 1999

Demolished:

Demolition Date:







Area of Request
750 N. Mayflower Road

E DEERPATH

N MAYFLOWER RD

E SPRING LN

E CAMPUS CIR



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

PROJECT ADDRESS 750 N. MAYFLOWER RD.

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

SUSAN STAFFORD
Owner of Property
45 N. GREEN BAY ROAD
Owner's Street Address (may be different from project address)
LAKE FOREST, IL.
City, State and Zip Code
847. 975. 5307
Phone Number
SUSANS@gmail.com
Email Address
Susan Stafford
Owner's Signature

ARCHITECT/BUILDER INFORMATION

JOHN KRASNODEBSKI
Name and Title of Person Presenting Project
LAKE FOREST LANDMARK DEV. CO.
Name of Firm
272 E. DEERPATH
Street Address
LAKE FOREST, IL. 60045
City, State and Zip Code
847. 812. 9906
Phone Number
jkrasc@lakeforestlandmark.com
Email Address
John Krasnodebski
Representative's Signature (Architect/ Builder)



THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- | | |
|--|---|
| ☒ Stone | ☐ Aluminum Siding |
| ☐ Brick | ☐ Vinyl Siding |
| ☐ Wood Clapboard Siding | ☐ Synthetic Stucco |
| ☐ Stucco – True Cement | ☐ Other _____ |
| ☐ Wood Shingle | |
- Individual or Panels? _____

Color of Material CREAM

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

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

Color of Finish BRONZE

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Window Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Foundation Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☒ Slate
☐ Clay Tile
☐ Asphalt Shingles
 ☐ Standard
 ☐ Architectural Asphalt
☐ Metal
☐ Synthetic Product _____
 Manufacturer _____
☐ Other _____

Flashing Material

- ☒ Copper
☐ Sheet Metal
☐ Other _____

Skylights

- ☐ Proposed
☐ Existing
☒ None

Gutters and Downspouts

- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

- ☐ Asphalt
☐ Poured Concrete
☒ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone/Gravel
☐ Other _____

Terraces and Patios

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

Garage Doors

- ☐ Solid
☒ Windows
☐ Material WOOD

Accessory Structure

- ☐ Type _____
☐ Materials _____
☐ Color _____



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

**HISTORIC PRESERVATION COMMISSION
STATEMENT OF INTENT
CERTIFICATE OF APPROPRIATENESS
DEMOLITION CRITERIA
750 N. MAYFLOWER ROAD, LAKE FOREST**

Date: July 27, 2026

PROJECT:
REQUEST FOR NEW CONSTRUCTION AND DEMOLITION
750 N. Mayflower Road, Lake Forest, IL 60045

Statement of Intent:

The Historic Preservation Commission Application is attached. Part one is submitted to obtain approval of a Certificate of Appropriateness for the proposed new home. Part two addresses the request for demolition of the existing structure located at 750 N. Mayflower Road.

The homeowner, Susan Stafford is a longtime resident of Lake Forest and has lived in Lake Forest for many years. After evaluating and studying many properties, finally found 750 N. Mayflower Road. Our proposal for this new home embodies a classic, timeless, thoughtful design that enhances the property and the neighborhood. This graceful design includes a classic massing and proportion, intricate and elegant detailing, and natural materials of the highest quality. This traditional English Cotswolds home incorporates a hierarchy of massing, with a two-story central portion, cascading wings, and open porches that integrate into the equally, thoughtfully conceived landscape. This elegant home and landscape will dramatically improve the property and will appear as a home that is original to the streetscape of this unique Mayflower Road neighborhood.

The original structure was built in 1955 and has not been cared for in many years. The existing home is over 4500 square feet and is not a unique example of an authentic historic architectural style. It does not represent the elements typically supported by the Historic Preservation Commission.

This application requests to demolish the existing structure and replacing it with a vastly improved home. Our proposal preserves the streetscape because the new home is sited similarly to the footprint of the existing house. The proportion of home to land and open space is improved since the new proposed home is set further back from the street. In addition, we are proposing enhanced landscaping of the property. A new curb cut on Deerpath is proposed. The new home will be constructed of high-quality natural materials and will blend harmoniously with the fabric of the existing historic neighborhood and its mix of historic and new homes.

We are very dedicated about maintaining both the character and the history of the neighborhood. We have been sensitive in proposing significant improvements to this property while meeting the needs of modern family living.

750 N. Mayflower Road, Lake Forest, IL 60045



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

Part One - Certificate of Appropriateness:

The first part of this application addresses a Certificate of Appropriateness for the proposed replacement structure. The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for replacement structure to 750 N. Mayflower Road and will generally improve the overall appearance of and enhance the property. Detailed evidence addressing the fourteen standards for granting the request is provided below:

1. **Height.** The height of the central massing is 37 ft. , 3 feet below the maximum allowed of 40 ft. There are secondary roof lines transitioning down to 18 ft at the wings. The proposed structure's roof lines are visually compatible with neighboring homes.
2. **Proportion of front façade.** The relationship of the width to height of the proposed home's massing is visually compatible with the neighboring homes.
3. **Proportion of openings.** The relationship of the width to height of the windows and doors in the proposed new home's elevations are well balanced in a symmetrical composition.
4. **Rhythm of solids to voids in front façade.** The front façade of the proposed new home exemplifies an asymmetrical, traditional composition with a strong entrance and flanking secondary wings with open porches. The fenestration pattern is characterized by simulated divided light, casement windows with transoms.
5. **Rhythm of spacing and structures on streets.**
The proposed new home will be compatible with and will not adversely impact the neighborhood character. The distinguishing feature of this area is the relationship of the landscape to the built structures within the fabric of the picturesque country lane of Deerpath and Mayflower. The proposed home will maintain the rhythm of spacing and structures on the surrounding roads.
6. **Rhythm of entrance porches.** A common theme throughout many historic designs are the traditional porch elements utilized on the first floor which is included in this design. We have proposed several porch elements with historic references which serve to complement and enhance the design and provide a human scale. The proposed front elevation will include a traditional entry portico and side porches. The new front door is in a similar location as the existing entrance. There are examples of these porch elements on other historical homes of similar style in Lake Forest and in this neighborhood.
7. **Relationship of materials and texture.** The new home will be constructed of high-quality, timeless natural materials and will blend seamlessly with the fabric of the existing historic neighborhood and its mix of historic and new homes. It is proposed in natural Lannon stone with limestone details, aluminum clad casement windows, Lannon stone chimneys, and a slate roof. The porch elements are proposed in Indiana limestone. The entry drive and service entrance will be crushed stone and stone pavers.
8. **Roof shapes.** The new home has predominantly hip and gable roof forms for the primary massing and for the secondary massing. The garage is expressed as a separate secondary mass with hip roof forms. All roof shapes are consistent with historic classical architecture in the neighborhood.

750 N. Mayflower Road, Lake Forest, IL 60045



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

9. ***Walls of continuity.*** The proposed front facade of the new home will enhance the property. The articulation of the walls, dormers, windows, and porches create a cohesive wall of continuity which will improve the appearance of the property from the street.
10. ***Scale of structure.*** The size and mass of the proposed new home is compatible in relation to the open space of the property, along with the articulation of all four elevations, fenestration patterns, dormers and porches are visually compatible with the neighboring properties. Since the scale of the existing structure is consistent with many historic homes in the area and on Mayflower, the new home will be a dramatic improvement.
11. ***Directional expression of front elevation.*** The directional expression of the front elevation of the proposed new house is sited similarly to the existing structure, but further back from the street. The proposed design and directional expression will facilitate a better composition for the site and an improved driveway position.
12. ***The distinguishing original qualities or character of the property, structure, site or object and its environment shall not be destroyed.*** The new structure is sited similarly as the existing structure. The new structure will be parallel to the corner of the property. The character of the property will be preserved, and improved upon by maximizing the potential that the property has aesthetically and architecturally. The original qualities of proportion of home to property is improved.
13. ***Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.*** Agreed.
14. ***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.*** Our collective goal for the design of this project is to create a traditional, understated structure within the landscape. This integration of the house and landscape has precedence with examples of historic architectural design and would contribute to the rich architectural heritage of Lake Forest, specifically in the iconic neighborhoods around Deerpath and Mayflower. The new home's massing, multi-level roof heights, entry portico, side porches, windows, French doors, and covered entries all serve to preserve and enhance the character of the property. The proposed home with traditional materials will match seamlessly with the iconic neighborhood of Mayflower Road.
15. ***Repair to deteriorated features.*** This standard does not apply.
16. ***Surface cleaning.*** This standard does not apply.
17. ***Reversibility of additions and alterations.*** This standard does not apply.



Part Two - Demolition Criteria:

The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for demolition and will generally improve the overall appearance of the property on Mayflower Road. The detailed evidence addressing the five standards for granting the demolition request is provided below:

1. Whether the property, structure or object is of such historic, cultural, architectural, or archeological 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 existing structure does not exhibit historic, cultural, architectural, or archeological significance and the demolition of the existing structure would not be detrimental to the public interest or contrary to the general welfare of the people of the city and the state. The existing structure does not possess historic significance at a local, state, or national level. The owners have not found to merit individual distinction. There were no historic events at the property. The existing home does not have a specific architectural style, nor does it have elements of design, detail, material, or craftsmanship of good or exceptional duality. The existing structure is not a fine example of modernism, and it does not relate to the traditional architectural styles in the neighborhood.

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 existing home is not a unique example of a historic architectural style, and it does not contribute to the distinctive historic, cultural, architectural, or archeological character of the district as a whole. There are no significant features that justify the home's preservation for the benefit of the people of the city and the state. The pseudo-modern style of the home does not fit into the neighborhood.

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

The demolition of this structure is not contrary to the purpose and intent of the Chapter and to the objectives of the historic preservation for the applicable district. This home is not exemplary in its character and does not warrant preservation. It is not a fine example of modern architecture.

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 existing structure is not of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense. The materials used are very standard and ordinary. The existing home has a white painted brick veneer and painted plywood siding exterior, asphalt shingle roof, wood casement windows with many seals broken, aluminum gutters and downspouts, low ceiling heights, a partial leaking basement, and portions are slab on grade. The existing floor plan layout does not take advantage of the best parts of the lot, with the kitchen that is very internalized. Fixing all these problems is very impractical and financially infeasible. The new proposed home will be constructed of high-quality natural materials,

750 N. Mayflower Road, Lake Forest, IL 60045



ARCHITECTURE CONSTRUCTION DEVELOPMENT
272 EAST DEERPATH LAKE FOREST, IL
TELEPHONE: 847.615.0637 FAX: 847.615.9116

and with its traditional design, the home will blend seamlessly with the fabric of the existing neighborhood. The proposed design for the new home exemplifies a much more significant historic character than the existing structure.

5. Except in case 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.

This Standard does not apply. The replacement home design is submitted and complies with all codes, ordinances, and design guidelines. It is a fine example of traditional English architecture and complements the existing traditional architecture in the neighborhood.

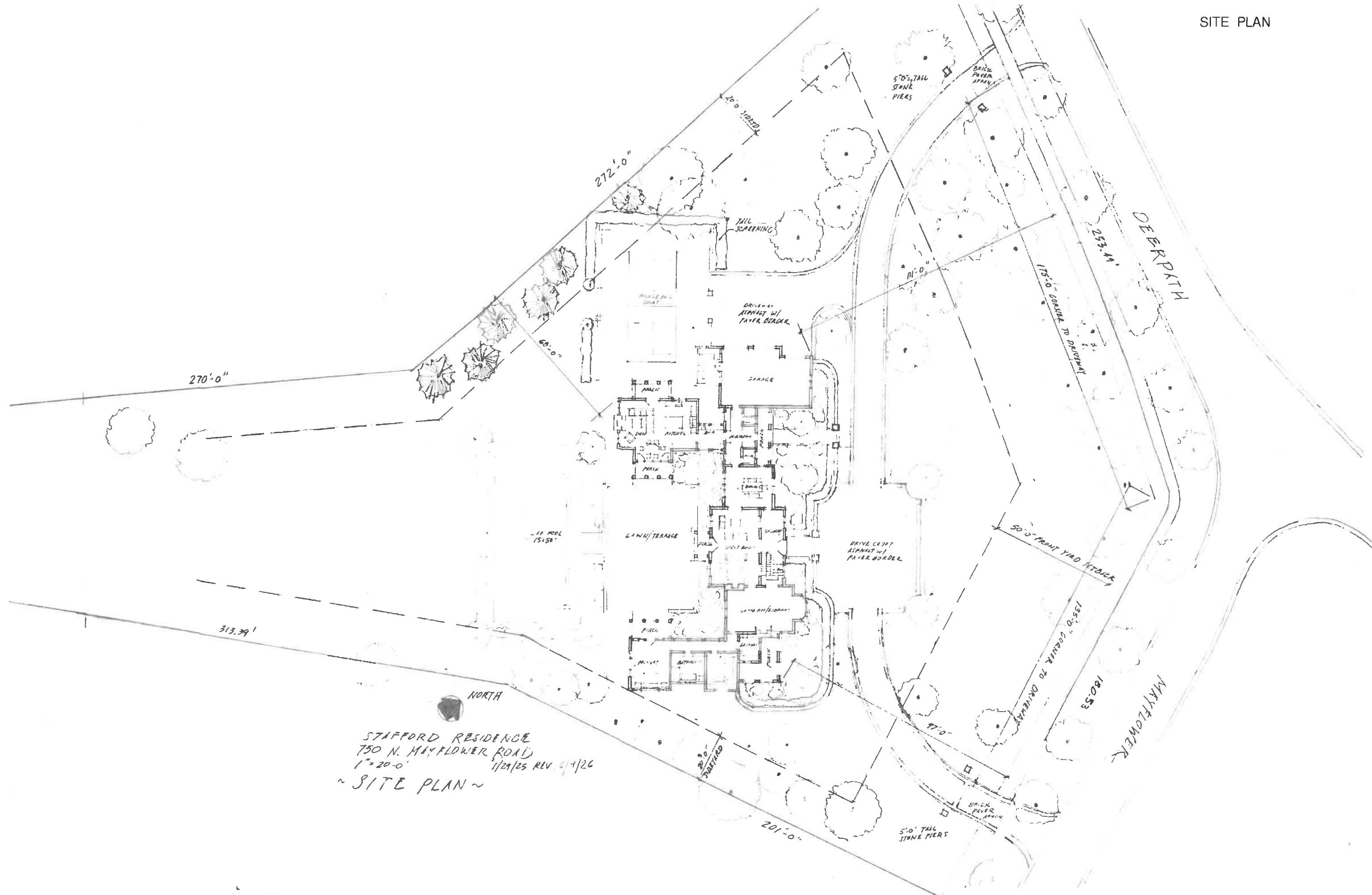
In conclusion, the new home is a significant improvement from the existing home and will add significant character and value to the property. We have created a sensitive and traditional design, which responds to and enhances this property and its distinctive setting.

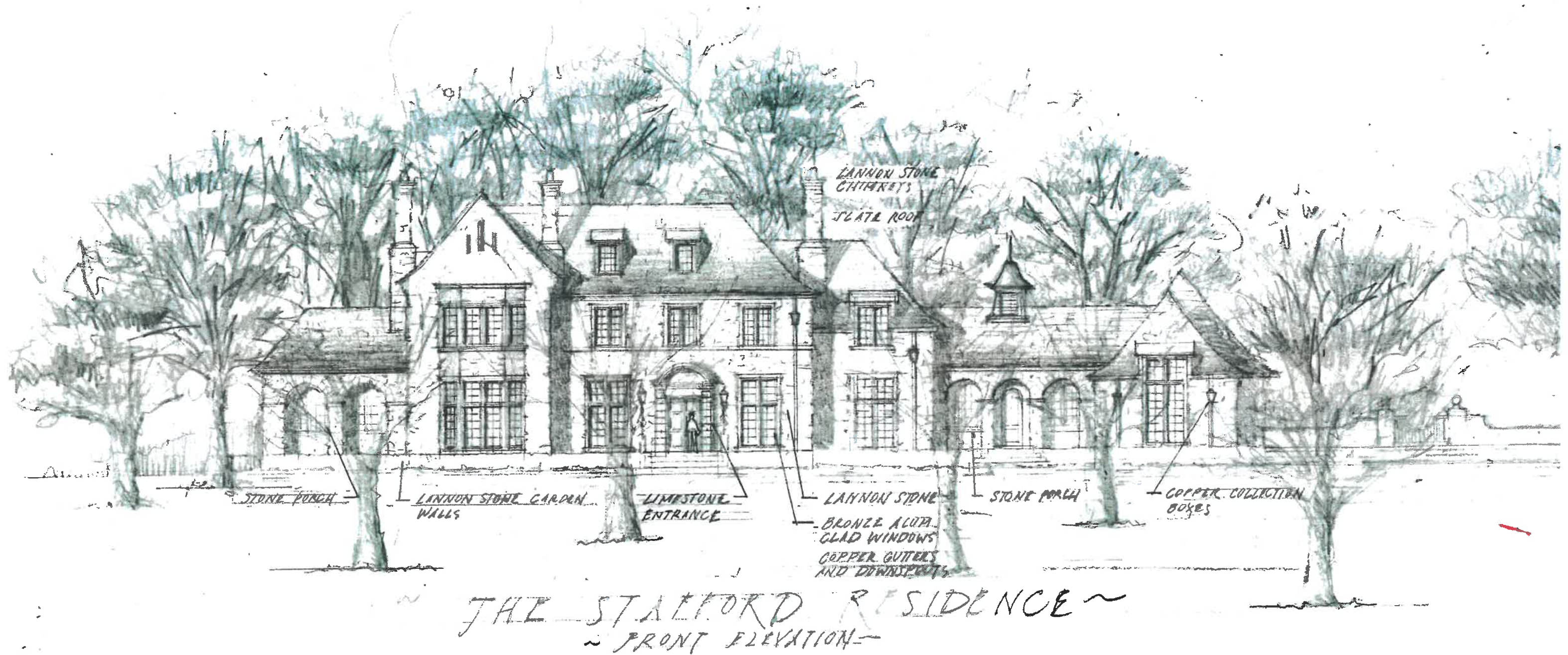
Please note the enclosed package includes further information for your review. If you have any questions, please contact me at 847-615-0637.

Sincerely,
LAKE FOREST LANDMARK DEVELOPMENT

John Krasnodebski, President

Replacement Residence





NORTH ELEVATION



THE STAFFORD RESIDENCE ~
~ NORTH ELEVATION ~



~ WEST ELEVATION ~



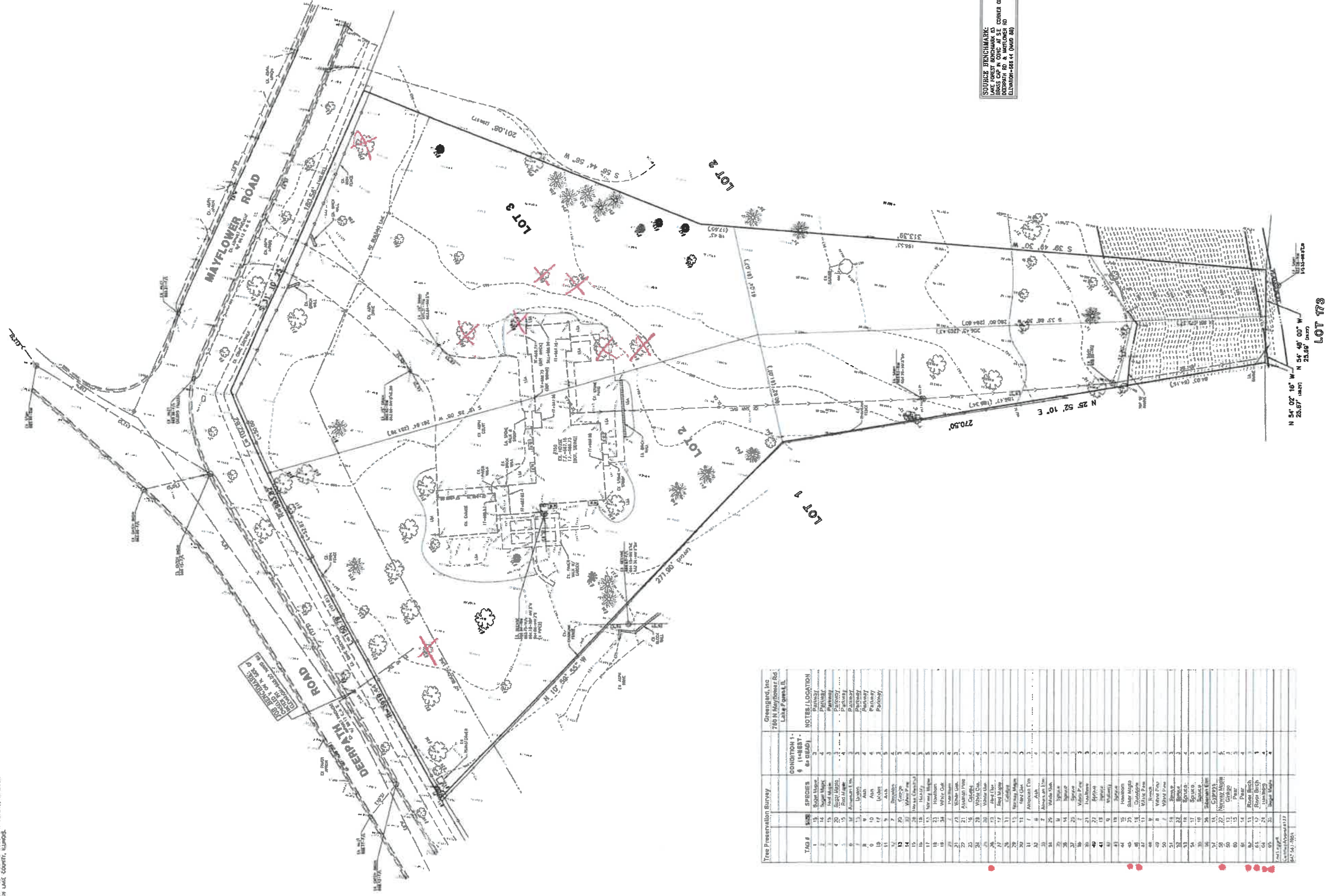
~ SOUTH ELEVATION ~



STAFFORD RESIDENCE
750 N. MAYFLOWER ROAD
1"=20'-0"
1/21/25 REV. C/9/26
~ SITE PLAN ~

LEGAL DESCRIPTION

LOTS 2 AND 3 IN FRANKLIN P. EAST SUBDIVISION OF PART OF LOTS 101 AND 102 IN LAKE FOREST AND PART OF THE NORTHERLY HALF OF TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BEING THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED MAY 1, 1952 AS DOCUMENT 203,378 IN BOOK 37 OF PLAT PAGE 72, IN LAKE COUNTY, ILLINOIS.



Tree Preservation Survey			Greenland, Inc. 700 Mayflower Road Lake Forest, IL	
TAG #	SPECIES	CONDITION 1 - 14887 # of DEAD	NOTES/LOCATION	
1	15. Sycamore	3	PAVING	
2	14. Sugar Maple	4	PAVING	
3	14. Sugar Maple	4	PAVING	
4	20. Red Maple	3	PAVING	
5	15. Sycamore	4	PAVING	
6	14. Sugar Maple	3	PAVING	
7	15. Sycamore	3	PAVING	
8	10. Ash	4	PAVING	
9	10. Ash	4	PAVING	
10	10. Ash	4	PAVING	
11	9. White Oak	5	PAVING	
12	9. White Oak	5	PAVING	
13	14. Sugar Maple	3	PAVING	
14	20. Red Maple	3	PAVING	
15	20. Red Maple	3	PAVING	
16	15. Sycamore	3	PAVING	
17	15. Sycamore	3	PAVING	
18	15. Sycamore	3	PAVING	
19	15. Sycamore	3	PAVING	
20	15. Sycamore	3	PAVING	
21	15. Sycamore	3	PAVING	
22	15. Sycamore	3	PAVING	
23	15. Sycamore	3	PAVING	
24	15. Sycamore	3	PAVING	
25	15. Sycamore	3	PAVING	
26	15. Sycamore	3	PAVING	
27	15. Sycamore	3	PAVING	
28	15. Sycamore	3	PAVING	
29	15. Sycamore	3	PAVING	
30	15. Sycamore	3	PAVING	
31	15. Sycamore	3	PAVING	
32	15. Sycamore	3	PAVING	
33	15. Sycamore	3	PAVING	
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61	15. Sycamore	3	PAVING	
62	15. Sycamore	3	PAVING	
63	15. Sycamore	3	PAVING	
64	15. Sycamore	3	PAVING	
65	15. Sycamore	3	PAVING	

Real Estate Rider



MEMORANDUM

To: Chairman Norkus and members of the Historic Preservation Commission
From: Luis Prado, Planner
Date: August 26, 2026
Subject: Review of the Real Estate Rider

Background

Based on available records, the City Council initially approved a Real Estate Rider in 1998. Since then, the Real Estate Rider has been reviewed and re-adopted at least twice, in 2012 and in 2016. The Real Estate Rider as adopted is attached to this memo for the Commission's review.

The purpose of the Real Estate Rider is to inform real estate professionals, but more importantly, potential buyers, that the City places tremendous value on preserving the distinctive character of the community. The Rider explains that to achieve this goal, the City has adopted standards and criteria to guide development and that review processes are in place to help residents achieve their goals in a manner that respects the long established traditions of the community.

Previous Commission Consideration

At the June 24, 2026 HPC meeting, the Real Estate Rider was presented to the Commission for review, public comment and ultimately a recommendation to the City Council on whether re-adoption of the Rider is appropriate and if so, whether the document should be modified in any way. In June the Commission suggested that the document should provide links to more in-depth information.

The Real Estate Rider was also presented to the Building Review Board at the July 29, 2026 meeting. The Board agreed that links to additional information should be included in the document. The Board found that other than the addition of links, the language of the document as written is appropriate. The Board stated that it is important to keep the document to a single page.

In response to comments from both the Commission and Board, a QR code is proposed to be added to the Rider, linked to the following information:

- Residential Design Guidelines
- Historic District Map

- List of the Locally Designated Historic Properties
- Contact information for the Community Development Department

Follow up Steps

If based on recommendations from the Historic Preservation Commission and the Building Review Board, the Real Estate Rider is re-adopted by the City Council either in its current form or with edits, it will be re-distributed to the managers of all local real estate offices. All office managers will be asked to share the Rider with all real estate professionals with direction to provide it to potential buyers early in the process.

The Real Estate Rider will also be featured on the City's web site.



Real Estate Rider
City of Lake Forest – A Community of Character
Approved by the City Council – February 17, 2015

The following information is provided to inform and assist potential home buyers and new homeowners.

Welcome to Lake Forest, Illinois, one of the oldest planned communities in the United States! Many families are attracted to Lake Forest because of the community's character. Tree-lined streetscapes, a mix of historic and newer residences, strong property values, great schools, the Library, youth and senior services, special events, an outstanding hospital and unique business districts all contribute to the valued character and uniqueness of the community. The City has a long tradition of thoughtful planning and high quality buildings and landscapes.

Managing Growth and Change

As a potential or new home buyer, it is important for you to know that The City has adopted various plans, policies, regulations and processes which establish the framework for balancing change in the community.

- The City's Comprehensive Plan
- Residential Design Guidelines
- Criteria for consideration of demolition requests
- The Historic Preservation Ordinance
- A Tree Preservation and Landscaping Ordinance
- Establishment of Boards and Commissions

Although the City remains strongly dedicated to the preservation of community character and preservation of significant and distinguishing historic buildings, landscapes and streetscapes, value is placed on both preservation and innovation. To achieve these goals, the City offers assistance and serves as an ally to potential buyers and homeowners by offering pre-purchase and pre-application meetings, guidelines for selecting architects and design professionals, illustrated design guidelines and personal assistance in working with City Boards and Commissions. All potential buyers and new homeowners are encouraged to consult with City staff early in the process of planning for construction of new homes or changes to existing homes. Gaining an understanding of how City policies and processes including, but not limited to building size, historic districts, tree preservation and architectural design may be helpful in expediting your project.

The City's long tradition of deliberate processes, thoughtful planning and quality design has stood the test of time and has served the City well. We look forward to working with you as the community continues to grow and change over time.

Seller

Seller

Buyer

Buyer

CITY OF LAKE FOREST RESIDENTIAL DESIGN GUIDELINES

Section 150.147 - Architectural and Site Design Review of the Lake Forest City Code

*A Resource Guide for
Building in Established Neighborhoods*



INTRODUCTION

The City of Lake Forest is one of the oldest planned communities in the United States. Since its creation by Special Charter of the Illinois Legislature in 1861, Lake Forest has continuously planned its development and growth. Although the City has grown significantly since its creation, the original ambience characterized by the outstanding architecture of its historic estates, manor homes, public and educational buildings, and commercial areas, has been preserved and continues to positively influence the value of property in the area.

Over time, the City has reviewed and amended its comprehensive plan and ordinances, in each case amendments have represented a continuation of the central philosophy of the City; to maintain its compatible community character, historic structures, and streetscapes.

In order to help maintain the quality of the built environment which has historically characterized Lake Forest, certain requirements must be met when building. These requirements fall into three categories:

- Zoning Code
- Building Code
- Architectural Integrity and Sensitivity to Context

In order to maintain stewardship of its housing stock and its land, the City employs a Community Development staff, including architects, planners, and building inspectors, who enforce the requirements of the Building and Zoning Codes. For variations from these requirements, the City has in place a Construction Codes Commission and a Zoning Board of Appeals (which is a recommending body to the City Council).

Before a building permit is issued, architectural integrity and sensitivity to context must be displayed to City staff and in certain cases, the Building Review Board or Historic Preservation Commission.

Building Review Board

The Building Review Board was created by City ordinance in 1962. Seven members are appointed by the Mayor, subject to approval by the City Council. The Building Review Board is responsible for overseeing new construction and additions to existing buildings. The Board's role is to ensure that the character of the community, the high standards for development, and property values are maintained. The Board works to manage change, particularly change that impacts established neighborhoods, with respect to the following areas:

- Facades, including size and arrangement of windows and doors.
- Building Scale
- Architectural design and appropriateness of material types and colors
- Significant design features such as, but not limited to, roof lines, building height, and massing.
- Location of a building on its site relative to structures on contiguous properties with consideration given to existing and additional landscaping.

Historic Preservation Commission

In 1998, the City Council adopted a Historic Preservation Ordinance, which established the City's first Historic Preservation Commission. The Commission is made up of seven members who are appointed by the Mayor, subject to approval by the City Council. The members are residents of the community who have interest, knowledge and expertise in architecture, historic preservation and the overall character of Lake Forest. The Historic Preservation Commission is responsible for reviewing proposals for new construction and demolitions of existing structures within the City's Historic Districts. The Commission bases its decisions on criteria modeled after the Secretary of Interior's Standards for Historic Properties.

INTRODUCTION

Purpose of the Guidelines

The purpose of these Design Guidelines is to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood. This document is to be used by property owners, architects, designers, developers, and contractors. It is also intended to be used by the Building Review Board and Historic Preservation Commission as a basis for reviewing exterior design features for projects within Lake Forest.

The Guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design. Meeting the minimum criteria will not alone assure a successful project – that will require a careful execution of a sensitive design and the use of quality materials. A thoughtful application of the guidelines, however, will assist in creating a project that is compatible with neighborhood character.

The Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct limitations of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context and consciously responds to patterns and rhythms of the streetscape with a design that is compatible and that will contribute to the quality of the neighborhood.

Organization of the Guidelines

The Design Guidelines are divided into three sections:

- Character Analysis
- Goals and Objectives
- Guidelines

Section 1, "Character Analysis," describes the distinguishing physical features of Lake Forest as they are viewed today and summarizes the historical development of the community.

Section 2, "Goals and Objectives," specifies overall goals for community design and objectives for residential development.

The character analysis and goals establish the context for the Guidelines in Section 3. The guidelines describe methods by which residential remodeling can be made compatible with the existing structure and how new dwellings can be designed to fit into the context of the neighborhood.

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Appendix - Lake Forest Architectural Styles Worksheet

SECTION ONE

CHARACTER ANALYSIS

The character of Lake Forest is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It effects nearby buildings, the streetscape, and the image of the city as a whole.

Basic Character of Neighborhoods

Lake Forest is a mature community composed of neighborhoods that vary in age and character.

- The primary image and identity comes from its residential areas, with their trees and streets systems, and from its Central Business District, Market Square.
- Most neighborhoods display a consistent character of development through building age, materials, and architectural style.
- Where landscaping is mature, neighborhoods are more attractive and have a stronger image.

There is a broad mix of neighborhoods throughout the City. These neighborhoods vary in age, size of lots, vegetation, size of homes, architectural style, and building materials. Overall the homes within a neighborhood are compatible with one another. Some areas are in threat of demolition and redevelopment. It is these areas that the guidelines are most imperative. New construction within an established neighborhood needs to conform to the existing environment and not significantly alter the character of the neighborhood. A few of the City's various neighborhoods are described below.

Several smaller lot neighborhoods on the east side of the City, such as **Edgewood Road**, **West Park**, and **Washington Circle** neighborhoods are characterized by homes dating to the 1910s and 1920s. Most blocks in these neighborhoods retain their original character of site and setting. Dwellings were built with consistent setbacks from the street, with front yards for landscaping and plantings, and with the house's porch and main entrance oriented towards the street. Most blocks are laid out with similar lot dimensions and distances between houses, creating a consistent rhythm and pattern in the location of dwellings and their intervening spaces. This streetscape character is retained on most blocks and should be preserved and maintained. The homes are consistent in scale, materials, and styles within each neighborhood. Detached garages are located at the rear of the properties with minimal visibility from the street. In recent years these areas have seen some redevelopment with homes enlarged and several demolitions. The replacement homes, for the most part, are consistent with the neighboring properties in size, style, and materials.



Neighborhoods such as **Lake Forest Heights** and **Northmoor** were originally created in the 1920s and developed through the 1960s and 1970s. These neighborhoods have a varied mix of architectural styles and age of homes. The homes range in size from 1 to 2-stories. These areas have mature vegetation screening the homes from the street. These neighborhoods are distinguished from others in that they were developed in a grid with straight streets, unlike the curvilinear streets seen throughout most of the City.

SECTION ONE

CHARACTER ANALYSIS

There are many neighborhoods throughout the City whose roots can be traced back to the subdivision of large estate properties. Particularly after World War II, large tracts of land that were once associated with grand estates or gentleman farms were subdivided, resulting in neighborhoods such as **Estate Lane**, **Foster Place**, **West Onwentsia Road**, **Meadowood/Inverleith area**. Most of these neighborhoods contain a mixture of historic estate homes and newer infill housing. The houses tend to be sited on similar sized lots, with a consistent rhythm along the streetscape. These neighborhoods are generally characterized by one-story and one-and-a-half-story homes. A few examples of two-story homes may also be found in these neighborhoods. Landscapes are mature, causing houses to appear nestled into their sites with minimal visibility from the street. Because of the modest size of the post WWII infill homes in these neighborhoods, they tend to be in jeopardy of demolition.

Villa Turicum was also subdivided from a large estate but later than the others. The homes in this neighborhood were constructed in the 1970s and 1980s on medium sized lots. The homes are consistently set back from the street allowing for large front yards. The neighborhood has mature vegetation which provides screening from the street.

Several neighborhoods developed in the 1950s through 1970s are characterized by split-level homes, Contemporary style, and Ranch style homes. **Whispering Oaks** and the **Westfork/Wilson** neighborhood on the west side are characteristic of this type of development. The 1 to 1½-story homes are screened from the street by mature vegetation in these neighborhoods.



The Ponds

Onwentsia Gardens and **The Ponds** are examples of neighborhoods developed in the 1980s on medium sized lots. These neighborhoods have young vegetation, which doesn't provide screening from the street. These areas are characterized by 1½ to 2-story, masonry homes with elaborate detailing. A two-story entry is common in this neighborhood. Straight driveways lead to attached, side-loading garages.

Slightly later than the previously mentioned neighborhoods, the **Wedgewood** and **Oak Knoll** neighborhoods were developed in the 1980s and 1990s on medium sized lots with mature vegetation. The 1 to 2-story homes are set back on the lot to allow for a large front yard with circular drives. The homes are predominantly masonry with steeply pitched hip roofs. The ornamentation is elaborate with several homes with two-story entries. The homes have attached, side-loading garages.

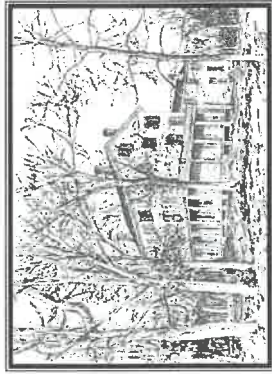
Evergreen subdivision was developed in the late 1980s and 1990s with large homes on large lots with mature vegetation. The majority of the two-story homes have steeply pitched hip roofs. The homes are elaborately ornamented with two-story entries. The homes are sited to allow for large front yards with circular driveways.

SECTION ONE

CHARACTER ANALYSIS

History and Development of Lake Forest

The City of Lake Forest, incorporated as a City under a charter granted by the Illinois State Legislature in 1861, was primarily founded to support the establishment of church-related educational institutions. Lake Forest's claim to historic distinction however, rests on many factors that are both physical and social. With its unusual location high on the bluffs overlooking an inland sea, and its equally rare early picturesque plan, Lake Forest is a unique place of special historical and physical distinction.



In 1856 the Lake Forest Association, a committee of Presbyterian ministers, traveled north from Chicago on the newly completed Chicago-Northwestern Railroad to choose the site for a new university, now Lake Forest College. Fifty acres were set aside for the university, and until building was finished, classes were held in the Lake Forest Hotel, a white frame building in the middle of Triangle Park, just east of the train stop. This was the first public building in Lake Forest.

The Association hired Almerin Hotchkiss, a young engineer and landscape architect from St. Louis, to design the community east of the railroad tracks based on picturesque and romantic influences. Lake Forest, platted in 1857, was, therefore, one of the earliest picturesque communities in the United States. Hotchkiss respected the topography of the land and nestled the curving road network within the wooded terrain. Hotchkiss's plan created spacious residential lots which provided privacy.

In the early 1860s, with the rise in population to 800 people, the business district was developed along the west side of the tracks. When Lake Forest was incorporated as a city in 1861 its western boundary was extended to Green Bay Road. The property west of Green Bay Road from the northern edge of the City to Westleigh Road on the south remained outside the city limits until 1912. The land on the west side of Green Bay Road was divided into generous parcels that were unconstrained by the steep ravines, winding roads, and smaller lots of eastern Lake Forest.

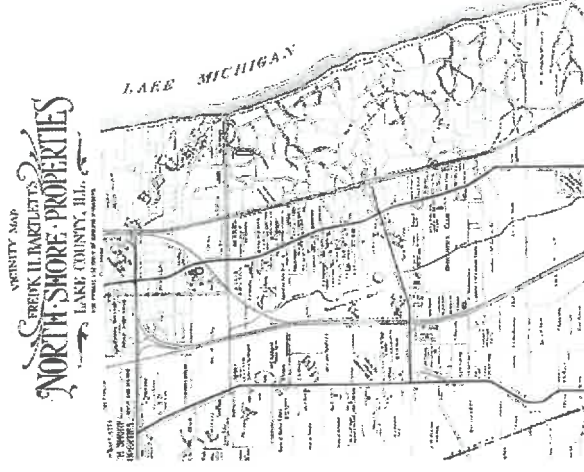
The increasing level of prosperity at the turn of the 20th century was apparent through the creation of many grand estates within Lake Forest. Efforts to collectively improve the facilities, infrastructure, and appearance of Lake Forest occurred. In 1898 City Hall, containing the fire and police departments, the administration offices, and the public library, was built. In 1902, electrical service was established in the City. During this period, fencing became more common and shrubs were heavily planted along hedgerows to limit the wandering of domestic animals and increase privacy among the residents.

Lake Forest is famous for the many notable persons who chose to make this their permanent or summer residence. By World War I, the list of property owners in Lake Forest read like a *Who's Who* of the rich and famous in Chicago. In addition, Lake Forest is noted for the quality and character of its architecture whether erected for residential, religious, educational, or public purposes. Although the names of some of the earliest architects working for Lake Forest clients are still unknown, it is probable they were among the foremost of their profession practicing in Chicago. One of the earliest architects known to have worked in Lake Forest was Henry Ives Cobb, who built his estate in 1890. Other noted Lake Forest resident architects were Charles Frost and Howard Van Doren Shaw, both of whom also maintained estates. Even such well-known eastern architects as James Gamble Rogers and Charles Platt were called upon to design for Lake Forest clients. In short, the quality of the architecture in Lake Forest was very high, and the quality of its construction equally so. Many beautiful homes were built in the early 1900s, and as the city grew, so did the need for an improved central business district. Market Square is considered to be the first planned shopping center in the country, and looks essentially the same today as when Howard Van Doren Shaw's design was completed in 1916.



During the summer months, the City's population increased dramatically when families rented cottages and rose to nearly 2,000. Many of the summer homes built around this time were later converted for year-round use. In the 1920s, Lake Forest transformed from a summer resort to a permanent community.

Lake Forest continued to grow, leisurely through the 1930s and 1940s, and more rapidly in the 1970s and 1980s.



Market Square is considered to be the first planned shopping center in the country, and looks essentially the same today as when Howard Van Doren

SECTION ONE

CHARACTER ANALYSIS

Open space, low density, and careful comprehensive planning continue to be important to the city and its residents. More recent home and commercial development has been on the city's west side.

Since its beginning, Lake Forest has demonstrated a willingness to adopt innovative planning techniques to proactively shape its community. Early settlers in 1857 foresaw the collective, long-term benefits of employing a landscape architect to layout the physical structure of their community in an appealing manner. Hotchkiss's plan for Lake Forest expressed the residents' desire to retain the area's wooded character and respect the natural landforms.

Zoning began as a technique to partition land uses so that incompatible developments did not occur side-by-side. Over time, zoning has served as a flexible technique directed by the collective wisdom of the municipal government. In 1923 Lake Forest was an early adopter of this land use technique. The City's Zoning Ordinances have evolved over time with significant revisions.

Lake Forest, now a 145-year-old community with a population of over 20,000, continues to be a beautiful residential community, blending the best of its past with sound planning for the future.

SECTION TWO

DESIGN GOALS AND OBJECTIVES

The existing buildings combined with the streetscape, open spaces, and other elements that make up Lake Forest, form the overall experience. The individual elements that are a part of this experience must be recognized and preserved in order to protect and continue the existing sense of place and time.

New construction should not be discouraged in Lake Forest as it is important to the continued development of the city and to the financial well being of the area. The intent of the design guidelines is to channel new development so that it complements the qualities that have been identified as significant to Lake Forest's past and future. The intent is to design new buildings and additions that are compatible with the existing architectural qualities of Lake Forest.

Overall Community Design Goal

To create identity and character that maintain and enhance the city's attractiveness, distinguish Lake Forest from its surroundings, and support a sense of community. The architecture of all homes must respect the well-crafted tradition of Lake Forest residences, utilizing durable and proven materials and construction techniques.

Objectives

- Strengthen the positive image of Lake Forest.
- Emphasize natural features (i.e. ravines, prairies, etc.) that accentuate the character of Lake Forest.
- Enhance historic features of architecture and community layout.

SECTION THREE

GUIDELINES

The residential guidelines provide standards to implement the goals and objectives. The guidelines are intended to maintain the character of Lake Forest. It is not the intent of these guidelines to recreate traditional architectural styles that do not allow for contemporary architectural designs or materials, but to provide a framework within which good design can flourish in context and enhance the existing character. In Lake Forest there is a wide time period of construction of existing architectural and historic buildings. All of these contribute to the overall ambiance of the City, resulting in a diverse architectural experience. The intent of the guidelines is to continue the diversity that exists in Lake Forest. Each building is a product of its own time and should be respected for that.

Neighborhood Characteristics

Answering some of the following questions will help find the common characteristics, which most likely define your neighborhood's identity and appeal. For the purposes of defining neighborhood character, the neighborhood is generally defined as:

- The full block on which the property is located including both sides of the street.
- On a corner lot, the block face in both directions shall be considered.
- The adjoining block face to the rear of the property.
- The general character of the larger neighborhood, two blocks in each direction.



- ❖ What is the history of development or the dates/dates of construction? (*subdivision, historic homes, etc.*)
- ❖ What is the general topography of the area? (*flat, sloped, ravines, etc.*)
- ❖ What are the current zoning limitation? (*R-1, R-2, R-3, R-4, R-5, etc.*)
- ❖ Do existing homes follow the current setbacks? (*newer subdivision probably do, older areas may not*)
- ❖ What are the overall lot characteristic? (*square, irregular, narrow, wide, etc.*)
- ❖ What are the existing streetscape characteristics? (*shape of street, sidewalks, driveways, mature tree locations, etc.*)
- ❖ How many floors do most houses have? (*1, 1 ½, 2, more*)
- ❖ What is the predominant façade material facing the street? (*wood siding, brick, stone, stucco, etc.*)
- ❖ What is the predominant roof pitch, type and material? (*shallow, steep, asphalt, wood shingle, etc.*)
- ❖ Is the block your home is located within a fairly typical block to the neighborhood? If not, why?
- ❖ Is their an obvious pattern formed by the heights of existing homes on the block?
- ❖ What are the dominant architectural features? (*front porches, dormers, etc.*)
- ❖ Are other garages in the neighborhood attached? Detached? Two car bays? Three car bays?
- ❖ Are garage door typically oriented toward the street or side loading?
- ❖ How are the adjacent homes situated on their lots? (*close to the street, set back on the lot, etc.*)
- ❖ What type of homes sits on either side of the property? (*ranch, bi-level, cape code, two-story*)
- ❖ What are the building materials used on adjacent homes?

SECTION THREE

GUIDELINES

SITING

The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The location, front yard setbacks, rear yard setbacks, and side yard setbacks will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the streetscape.

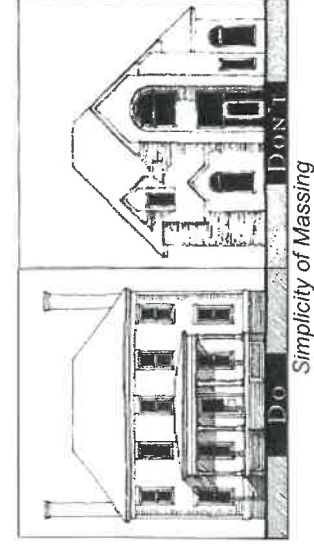


❖ Rhythm of Structures Along the Street

The rhythm of the buildings establishes the overall opening and solid feeling of the neighborhood. Retaining the existing rhythm is imperative in established neighborhoods. Look at the pattern of development that has occurred within the neighborhood surrounding the property.

BUILDING ENVELOPE

The building envelope refers to the exterior elements of a structure. The envelope of the building should be compatible with the buildings to which it will visually relate.

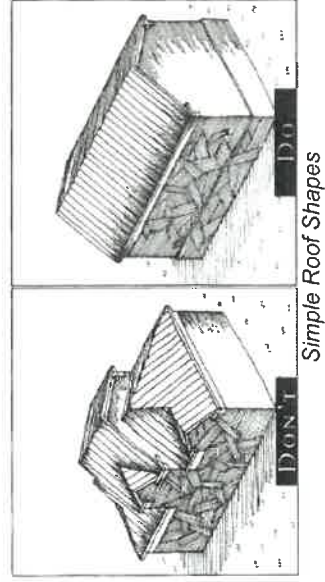
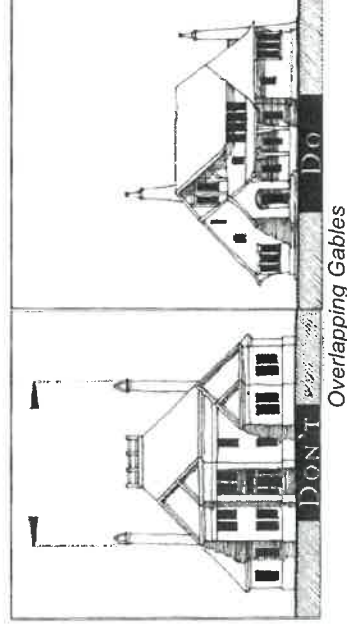
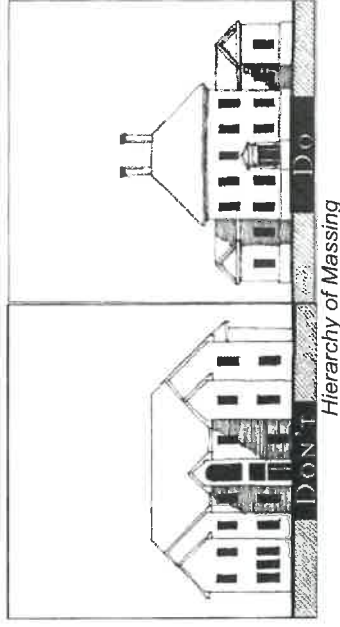


❖ Simplicity of Massing

The root of nearly all traditional architectural massing is simplicity. Go back to the buildings that are the foundation of almost any style, and you will find a simple volume, or an assembly of simple volumes. The reason for this is the fact that most traditional architecture is based in necessity and economy. The seed buildings from which most styles grew or developed were usually simple, utilitarian buildings that nonetheless resonated strongly with the culture, the climate, and the available materials of the places where they were built. Such buildings were often built by hand and were usually constructed by their owners and their extended families. This meant that elaborate shapes or extra complications could cost days or additional hard manual labor. These simple, resonant seed buildings were then discovered and appreciated by trained designers who distilled and formalized them into a particular style. The simple massing of the style, however, usually remained in the formalized version. No matter what the style, therefore, traditional architecture is usually characterized by simple masses to which other simple masses are added according to the needs of the building. And in every good example, this translates to building shapes that are rational and sensible.

SECTION THREE GUIDELINES

BUILDING ENVELOPE



❖ Hierarchy of Massing

Almost all traditional architectural languages embody a clear hierarchy of massing when buildings are large enough to be composed of more than a single volume.

The most important or most public functions are typically located in the largest, most prominent part of the building, which is usually called the "main body." Less prominent or less public functions occur in wings, which are sometimes called "back buildings." Other utilitarian or totally private functions occur in "outbuildings," which were once called "dependencies." The following are general guidelines relating to hierarchy of massing.

- The entire mass of the building should not be clumped under one enormous roof.
- A buildings massing should clearly show two things: the location of the main body of the house and the location of the entry for people, which should be more prominent and more noble than the car entry.

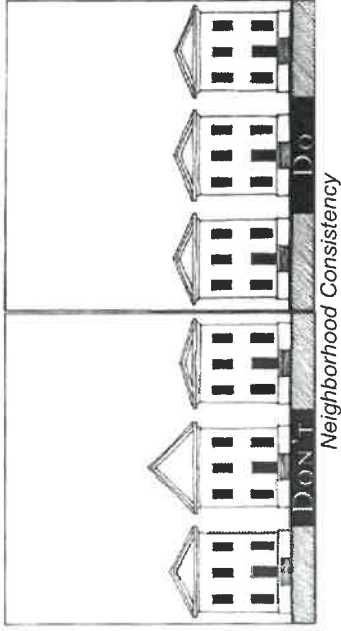
❖ Roof Shape

Roof shapes are important to defining residential architectural styles. Roof forms contribute to the massing, scale, and proportions of all buildings. The intent of the guidelines is to have roofs compatible with the structures to which they visually relate. This is particularly important in small lot neighborhoods where houses are spaced close together. The following are general guidelines relating to roof forms.

- Overlapping Gables - New construction should contain simple roof forms. Inappropriate use of overlapping gables is one of the great problems of contemporary construction. They should only be used when the smaller gable is part of a balcony, porch, or entrance, or in rare instances when they are appropriate for the style.
- Roof Slopes - Different types of roof have different slopes within the same building. Many traditional buildings incorporate different types of roof within a single composition. For example, a building with the primary mass under a hip may have a central projecting bay with a gable end and a front portico with a pediment. Don't use the same pitch for each roof. Each type has its own characteristics and should have different slopes:

SECTION THREE GUIDELINES

BUILDING ENVELOPE



Roof Types

The Hip – The hip roof should have the steepest slope of all of the types. Because of its nature, this type of roof is never seen in true elevation and will always appear lower than it actually is.

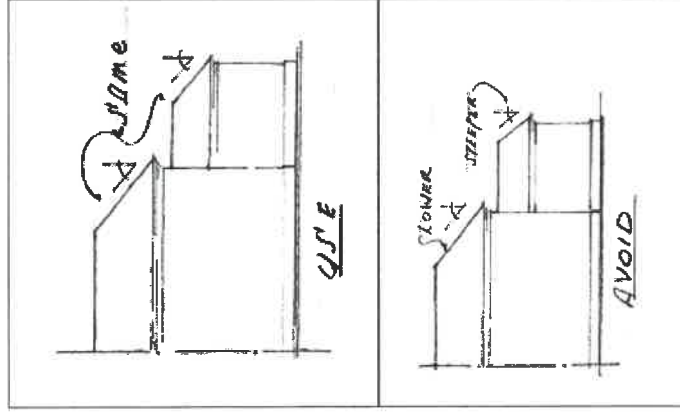
The Gable – Unlike a hip roof, the gable is seen in true elevation and its actual height is visible. Set the pitch lower to accommodate for this. For a formal classical pedimented gable, a good pitch would be 26.5°.

The Pediment – The pediment has the lowest slope of the three types. It is a formal motif relating to the Orders of Architecture. The most common pitch is or 22.5° (1/5), but as pediments get wider or narrower the pitch increases or decreases slightly (typically, from 21° to 26.5°).

Similar types of roof have the same slope – By contrast, where you are using similar types of roof – a large hipped roof at the main building, with smaller hipped wings or gable porch on the gable end of a house, for example – the roof pitch should be common throughout. The overall structure will be unified and each part will tie in with the next.

In neighborhoods of closely spaced houses, consistency of roof slopes is important.

- Don't vary roof slopes significantly from those within the same style in the same neighborhood. The primary roof slopes of a particular style should fall within a range of no greater than 15 percent. Ancillary roof slopes should be appropriate to the style of the building, which is in most cases between one-third and one-half of the primary roof slope.



SECTION THREE

GUIDELINES

BUILDING ENVELOPE



❖ Scale

The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The overall shape and massing of buildings is significant to defining character. In order to retain the character of the community, maintaining a balance between landscaping and building scale in relation to space available is essential.

City ordinances establish basic limitations on the size of a building. However, a building built to the legal limits established for height, building scale, and setbacks may result in a building, which is not compatible with the character of its neighborhood.

- The scale and proportions of new construction should be compatible with adjacent buildings and the surrounding area.
- The appearance of mass can be minimized through the use of design elements, such as porches, porticos, bay windows, dormer windows, and pergolas.

❖ Height



The intent of the guidelines is to have buildings similar in height to provide cohesiveness to the neighborhood. Buildings that are too tall will create a barrier to the rhythm of the massing while buildings that are too short will create a void or space in rhythm.

- New construction should conform to the predominant height of roofs of nearby buildings.

SECTION THREE GUIDELINES

TEXTURE AND DETAILING

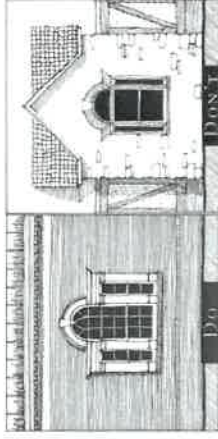
Texture refers to the visual surface characteristics and appearance of the building façade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building façade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation give the building its texture.



❖ Materials

Materials provide the visual diversity and architectural character to the neighborhood. The intent of the guidelines is to provide a continuity of architectural character by using materials that have been used in Lake Forest historically.

- New construction should use materials and textures compatible to those of neighboring buildings and appropriate to the chosen architectural style to reinforce the neighborhood's image.
- *Number of Materials* – No more than two wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Even if the design of the wall is beautifully composed, too many wall materials negatively affect it by the sheer power of distraction. Limiting the number of materials focuses attention on the composition of the design.



Number of Materials

❖ Ornamentation

Ornamentation is the refinement of detail and application of decorative elements with the sole purpose of enhancing the building's appearance.

- The richness and level of detail of ornamentation in the surrounding area should be used as a guide, without exactly mimicking the neighboring façades.
- Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood.



❖ Style

Although the intent of the guidelines is not to dictate an architectural style for a particular site or neighborhood, the consistency of one style used on a building is essential. A summary of predominant styles found in Lake Forest is included in the Appendix.



- Architectural stylistic integrity is encouraged.
- The architectural style of new construction should be consistent throughout all façades of the structure.
- All elements of design, shape, and form should be consistent with the selected architectural style.
- Additions should be of the same architectural style as the existing structure.

SECTION THREE

GUIDELINES

TEXTURE AND DETAILING



❖ Chimneys

Chimneys often feature decorative brickwork or designs that are part of the dwelling's architectural character. Many exterior wall chimneys are essential features to a dwelling's overall design.

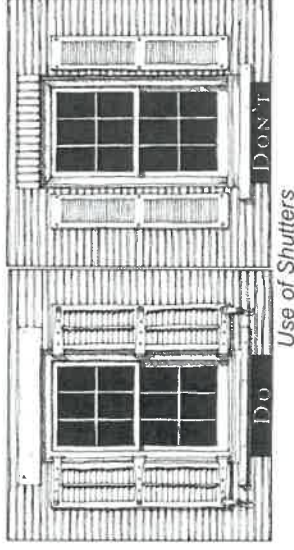
- Chimneys, when visible from the exterior of the building, should be sheathed in Brick, Stone, or Stucco and contain clay, slate, or stone caps.
- Chimneys should be topped with clay tile flues.

❖ Porches

Although front porches are not appropriate for all styles of architecture, they aid in minimizing the appearance of bulk by breaking-up the façade. Porches are often appropriate in the smaller historic neighborhoods. The porches in these neighborhoods help to create a welcoming atmosphere.

- For new construction, front porches should be designed to have a depth that is great enough to make them functional spaces. In most cases, front porches should be at least 7 feet in depth to allow adequate room from furniture.
- Existing front porches should not be enclosed with wood, glass, or other materials, which would alter the porch's open appearance.
- Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Screen panels should be placed behind the original features such as columns or railings.

❖ Shutters



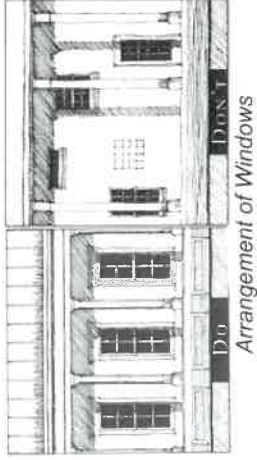
Window shutters were often added to pre-1945 houses to provide interior shading in the summer and to protect windows during storms. With the advent of air conditioning, window shutters are more ornamental in design than practical.

- Shutters should be of louvered or paneled wood construction.
- Shutters should be exactly one-half the width of the sash they are covering. All shutters should be installed to be operable, with hinges and dogs (a device mounted to the wall that may be pivoted to prevent the shutter from moving when in the open position).

SECTION THREE GUIDELINES

OPENINGS

Typically openings in a building make up the largest and most distinctive elements of a building's facades.

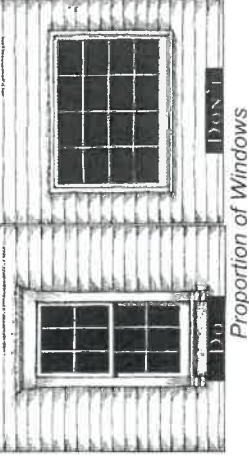


❖ Fenestration

Each individual building contains a rhythm established by the arrangement of windows and doors versus solid wall sections.

Regular Arrangement of Openings - Traditional architecture almost always places openings in a manner that while sometimes not simple regular, is nonetheless extremely rational. Don't place openings randomly. Do place openings according to a rational system. Openings centered between regularly spaced columns are one obvious strategy.

Door and Window Style versus Building Style – The style of the front door should match the style of the building, as should the style of the windows.



Window Material – The preferred material for residential windows is wood sashes and wood frames. As an alternative, vinyl coated wood and aluminum coated wood may be considered.

Window Muntins – Muntins should divide panes into true divided lights. The only acceptable alternative is Simulated Divided Light windows with grills adhered to both sides of the glass and a spacer bar in between the glass.

Window Proportions – Window openings and window panes should be vertically proportioned or square and should be similarly proportioned throughout the entire building.

❖ Entryways



Entryways refer to the pedestrian, as opposed to the vehicular, entries into the building. They comprise doorways, porches and other elements that contribute to the sense of arrival into the building. Throughout the City, entries are generally marked by simple ornamentation. In some areas, developed in the 1980s and 1990s, homes have two-story entries. This type of entry is not encouraged.

- Entries should be ornamented with simple detailing consistent with the building style.

❖ Garages and Garage Doors



The majority of homes in the City have attached, side-loading garages. Several areas of historic homes have detached garages at the rear of the property.

- In historic neighborhoods garages should be detached and located at the rear of the property.
- Three-car garages are not encouraged in small lot historic neighborhoods.
- When possible, attached garages should be side-loading to avoid facing the street.
- It is preferred that garage bays be individual bays with doors no wider than 9 feet. Double wide doors are discouraged

SECTION THREE GUIDELINES

LANDSCAPING

The preservation of mature trees and native vegetation is necessary and desirable to preserve the character of Lake Forest. The demolition of existing structures and new development and re-development of properties threaten the destruction of mature trees and native vegetation which have special historic, community, and aesthetic significance and value. The City adopted a Tree Preservation and Landscaping Ordinance in 2001 to ensure the protection of the native vegetation.



❖ Original character of the property

New construction should be integrated with the landscape and original distinguishing character of the property and its environment.

- The existing landscape should be properly protected during construction.

❖ Fences

Fences serve as a distinctive feature of the streetscape and individual yards while providing a sense of privacy and enclosure for property owners. Well designed fencing can create a unified look for the property on which it is erected, as well as enhance the neighborhood as a whole. Fences are often character-defining features and should be treated sensitively. It is important that the fence design harmonize with the character of the structure and the surrounding neighborhood.

- A number of different types of materials are appropriate for fences, garden walls, and gates. Fences and gates made of cast iron, wrought iron, or wood pickets are appropriate for front yards; solid, vertical board wood fences with a flat cap, are appropriate for rear or side yards. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged.
- Fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround.
- Front yard fences should be designed to allow views of the yard and building, while fences for rear or side yards may be more opaque.
- Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.



❖ Driveways

Driveways are the introduction to the property. In an effort to preserve the landscape and create properties where the landscape is dominant over the improvements, a minimal use of hardscape is encouraged.

- The impact of driveways on the existing landscape should be considered. In some instances the driveway should be constructed either above grade or of pervious materials to lessen the impact.
- Entry pillars and gates should be consistent with the character of the streetscape.

APPENDIX

LAKE FOREST'S ARCHITECTURAL STYLES

There are many residential architectural styles in Lake Forest. Homeowners and developers should recognize these styles and the appropriate means to respond to the style in remodeling or building projects. The approach should include how a design works as a whole within the broader neighborhood context as well as how the components of the building facades relate to one another and to those on adjacent properties.

American Four Square

The American Four Square was one of the most popular home types at the end of the 19th and the beginning of the 20th centuries. Its popularity derived from its highly functional plan and restrained ornamentation, which was the trend after the 1880s. The home is generally two stories high, is set on a raised basement with the first floor approached by steps, has a full-width front porch, and is capped with a pyramidal roof that usually contains at least a front dormer. The interior plan is of four nearly equal sized rooms per floor with a side stairway. The house takes many of its characteristics from the designer homes of the period. The wide eaves, low-sloped roof, porch support piers, and horizontal emphasis are borrowed from the Prairie School style. Its sense of solidity and bulk keeps the house grounded. The American Four Square was most popular in the suburbs as a middle class home. Four Square homes were generally not architect-designed but constructed by contractors or builders in tract style subdivisions.¹

Colonial Revival²

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

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

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

¹ Suzanne Germann, National Register Nomination, Gunderson Historic District, Oak Park, IL (2001)

² The definitions of the styles were taken from Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1997).

APPENDIX

LAKE FOREST'S ARCHITECTURAL STYLES

Style features:

Accentuated front door; doors commonly have overhead fanlights or sidelights; double-hung windows, usually with multi-paned glazing in one or both sashes; windows frequently in adjacent pairs.

Contemporary

This style was the favorite for architect-designed houses built during the period from about 1950 to 1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The flat-roofed subtype is a derivative of the earlier International Style and houses of this subtype are sometimes referred to as American International. They resemble the International in having flat roofs and no decorative detailing but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Landscaping and integration into the landscape are also stressed.

The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent.

English Cottage

The English Cottage style imitates the Arts and Crafts English Country houses of the late 19th Century. Thus this 1920s American style is an imitation of a Late-Victorian English design that is an imitation of rural, vernacular cottages mixed with medieval themes.

French Eclectic

The French Eclectic style is based on precedents provided by many centuries of French domestic architecture. This relatively uncommon style is found throughout the country in Eclectic suburbs of the 1920s and 1930s. The style was out of fashion in the 1940s and 1950s, but a neo-eclectic form became popular in the 1960s. The style was originally made popular by the fact that many Americans served in France during WWI and became familiar with French architecture. In the 1920s a number of photographic studies of modest French homes were published giving architects and builders many models to draw from.

Style features:

Tall, steeply pitched hip roof; eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding, sometimes with decorative half-timbering.

Italianate

The Italianate style dominated houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest. This style began in England as part of the Picturesque movement, a reaction to the formal classical ideals in art and architecture that had been fashionable for about two hundred years. The movement emphasized rambling, informal Italian farmhouses, with characteristic square towers, as models for Italian-style villa architecture.

The first Italianate houses in the United States were built in the late 1830s; the style was popularized by the influential pattern books of Andrew Jackson Downing published in the 1840s and 1850s. By the 1860s the style had completely overshadowed its earlier companion, the Gothic Revival. Most surviving examples date from the period 1855-80; earlier examples are rare. The decline of the style, along with that of the closely related Second Empire style, began with the financial panic of 1873 and the subsequent depression. When prosperity returned late in the decade, new housing fashions – particularly the Queen Anne style – rose quickly to dominance.

Style features:

Low-pitched roof with overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborate crowns, usually of inverted U shape.

Italian Renaissance

The Italian Renaissance style, characterized by simple flat facades, rectangular forms, and a low-pitched hipped roof typically covered with ceramic tile, was popular for early 20th century houses throughout the country. The characteristics of this style are borrowed directly from their Italian originals. The Italian Renaissance was primarily for architect-designed landmarks in major metropolitan areas prior to WWI although vernacular interpretations of spread widely with the perfection of masonry veneering techniques; most of these date from

APPENDIX

LAKE FOREST'S ARCHITECTURAL STYLES

the 1920s. This was a less common style than the contemporary Craftsman, Tudor, or Colonial Revival styles. The Italian Renaissance steadily declined in popularity through the 1930s.

Style features:

Low-pitched hip roof; roof typically covered with clay tile; upper story windows smaller and less elaborate than windows below; commonly with arches above doors, first story windows, or porches; entrance area usually accented by small classical columns or pilasters; façade most commonly symmetrical.

Queen Anne

The Queen Anne style was the dominant style of domestic architecture during the period from about 1880 to 1900. The style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. The style was spread throughout the country by pattern books and the first architectural magazine, "The American Architect and Building News." The expanding railroad network also helped popularize the style by making pre-cut architectural details conveniently available through much of the nation.

Style features:

Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls.

Ranch

The Ranch style originated in the 1930s, gaining popularity in the 1940s and became the dominant style throughout the country during the 1950s and 1960s. The popularity of the "rambling" ranch home was made possible by the country's increasing dependence on the automobile. As the automobile replace streetcars as the principal means of transportation in the decades following WWII, compact houses could be replaced by sprawling designs on much larger lots. The maximized width of the façade was further increased by the built-in garages that were an integral part of most Ranch houses.

The American Ranch home grew out of the Modern style, but owes much to the earlier Bungalow, Prairie and Cottage styles. There was a very conscious attempt to emphasize the horizontal and to create an open floor plan. Large ranch homes may sprawl 2000-3000 square feet with rooms and hallways flowing into one another, and sliding glass doors opening the interior of the house into the back patio.

A common renovation mistake occurs when a second story is added without regard to the horizontal philosophy of the ranch design.

Style features:

One-story; asymmetrical; low-pitched roofs; moderate or wide eave overhang; ribbon windows are frequent as are large picture windows;

Tudor

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

The Tudor Revival, a harkening back to the English past, combined elements of the late Medieval period with Renaissance details. Patterned after buildings popular during the reign of Queen Elizabeth I from 1558 to 1603 and that of her successor King James I from 1603 to 1625.

Style features:

Steeply pitched roofs; steeply pitched gables on the front façade; ornamental half-timbering; tall chimneys with decorative chimney pots; one- and two-story bays; oriels; the walls were generally clad in stucco, stone, or brick.

WORKSHEET

Answering the following questions will help to create a detailed awareness of the neighborhood, streetscape, and site of the proposed project. This approach will give a better understanding of how to address the conditions and challenges of the project.

A. Siting

- What is the history of development or dates of construction? (Eclectic, historic, etc.)
- What is the current zoning district?
- Do the existing homes follow the current zoning setbacks?
- What are the overall lot characteristics? (shape, size, topography)
- Are there any site conditions that affect the project's height, setback lines, garage and driveway location, and/or landscape challenges? (ravines, access easements)
- How can the location, shape, and size of the house, garage, and driveway complement the adjacent homes?

B. Building Envelope

- What is the predominant roof pitch, type, and material?
- Is there an obvious pattern formed by the heights of the neighboring homes?
- What type of roof lines do the neighboring homes have?
- What type of home is neighboring this property? (ranch, two-story)
- *Something about scale*

C. Texture and Detailing

- What is the predominant façade material?
- Describe the dominant architectural features. (front porches, dormers, etc.)
- How can common characteristics of the existing homes be incorporated into this project? (materials, architectural details, roof pitch, landscaping, etc.)

D. Openings

- Are the garages attached? Detached?
- What is the predominant orientation of the fenestration? (vertical, horizontal)

E. Landscaping

- Describe the dominant landscape features.
- List the unique features of the property.
- Are there significant trees or mature vegetation on the property?
- Do the neighboring homes have formal landscaping along the streetscape?
- What types are driveways are dominant in the neighborhood? (circular, straight)
- Are there entry pillars and gates on the neighboring properties?

Landmark Property List

Name	Address
J. Ogden Armour House and Gardens "Reid Hall"	Address: 1500 Kennedy Rd
Whitehall" Sears Honor Built Catalogue Home	Address: 1203 Griffith Rd
Carl Vogt Jr. House	Address: 104 Atteridge Rd
George H. Fitzgerald House	Address: 344 E Wisconsin Ave
The Clarence W. Hubbard House	Address: 1275 N Waukegan Rd
Gordon Phelps Kelley House	Address: 1100 N Jensen Dr
Entrance Walls and Gates to the Albert Blake Dick Sr. Estate, "Westmoreland"	Address: 870 W Deerpath
Henry K. Turnbull House	Address: 251 King Muir Rd
Historic Property	Address: 955 Mellody Rd
Deerpath Inn	Address: 255 E Illinois Rd
Albert D. Lasker Estate "Dove Cote"	Address: 1522 S Estate Ln
Albert D. Lasker Estate "Milk House"	Address: 1536 S Estate Ln
Cyrus McCormick Jr. "Walden" Estate Implements Shed	Address: 1150 E Westleigh Rd
Villa Turicum, "Edith Rockefeller McCormick & Harold McCormick Estate"	Address: 595 Circle Ln
William E. Clow Jr. House, "Twin Doors"	Address: 365 E Westleigh Rd
William E. Clow Jr. House, "Twin Doors"	Address: 436 S Green Bay Rd
James Ward Thorne House	Address: 525 W Broadsmoore Dr
James Ward Thorne Estate Gardener's Cottage and Pump House	Address: 580 W Broadsmoore Dr
Robert P. Lamont House, "West View Farms"	Address: 810 S Ridge Rd
Howard Van Doren Shaw Farmhouse/Barn	Address: 1260 N Green Bay Rd
Howard Van Doren Shaw House, "Ragdale"	Address: 1230 N Green Bay Rd
Lake Forest Cemetary Plan	Address: 1525 Lake Rd
Noble Brandon Judah, Jr. Pool Houses and Pool	Address: 211 W Westminster
Noble Brandon Judah, Jr. House	Address: 111 W Westminster
Edward H. Bennett, Sr. House, "Bagatelle"	Address: 89 E Deerpath
Calvin Fentress, Jr. House	Address: 404 N Green Bay Rd
Garden Wall of the Louis Swift Estate	Address: 188 Foster Pl
A. Watson Armour Country House at Elawa Farm	Address: 1065 Acorn Tr
Elawa Farm	Address: 1401 Middlefork Dr
William E. Clow, Jr. House	Address: 721 N Mayflower Rd

The City of Lake Forest Local Historic Districts & Landmarks

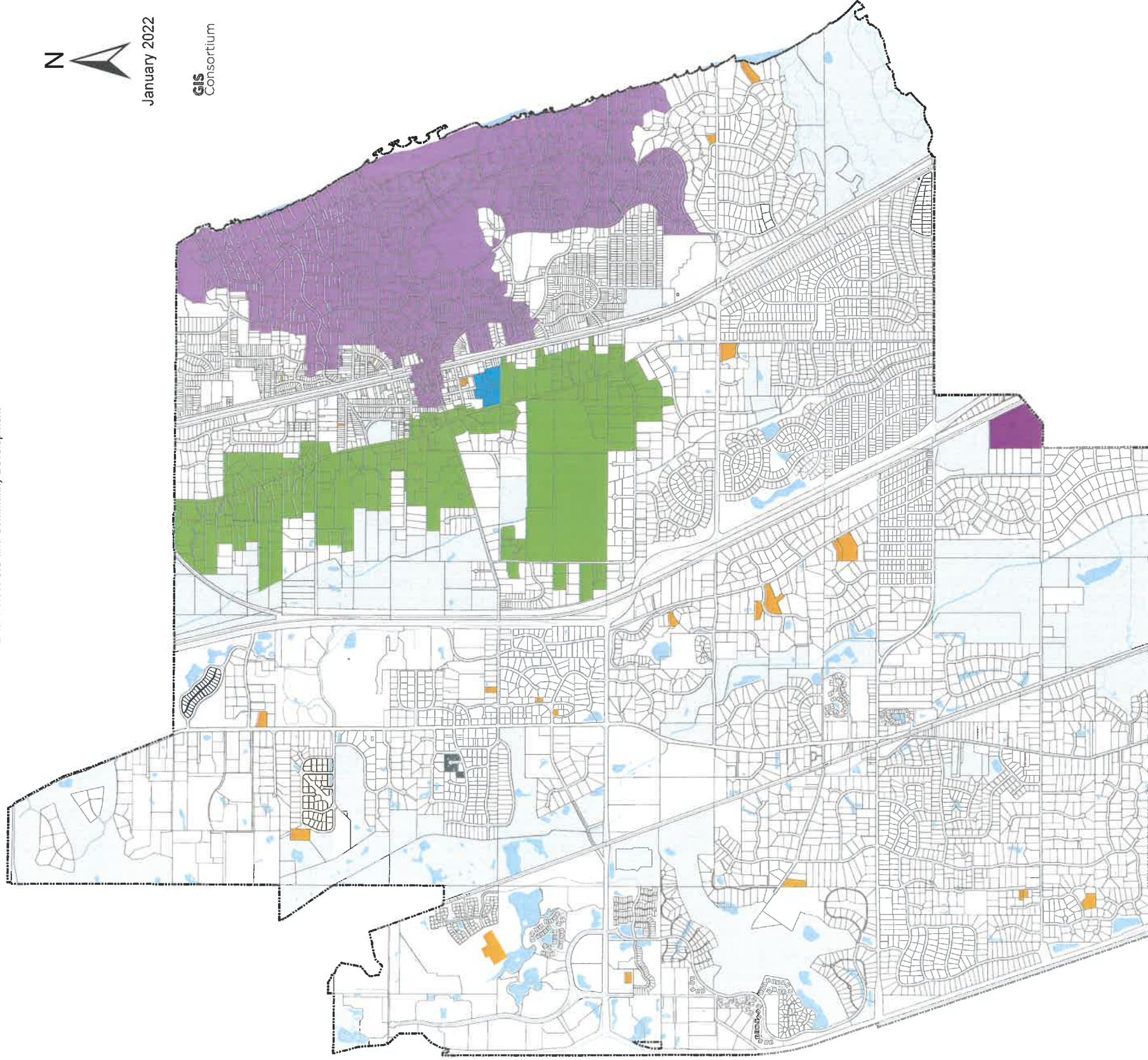


Lake Forest GIS and Community Development



January 2022

GIS
Consortium



Local Districts and Landmarks

- East Lake Forest
- Green Bay Road
- Grove School
- Landmark Property
- Meadowood Dairy
- Vine Avenue

