

Agenda Item 3
853 Oakwood Avenue
Second-Story Addition, Front Porch & Exterior Alterations

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

853 Oakwood Avenue

Consideration of a request for approval of a second story addition and other exterior alterations.

Property Owner: Oakwood Family Management LLC

(Tom Swarthout, David Swarthout, Cynthia Luetje and James Swarthout)

Project Representative: Michael Breseman, architect

Staff Contact: Jen Baehr, Planner

Description of Property and Existing Residence

The property is located on the east side of Oakwood Avenue, north of Summit Place. The lot is rectangular in shape and narrow measuring 50 feet wide by 140 feet deep and totals 7,000 square feet. The City's Central Business District is located east of the property. The existing residence on the property is a modest, split-level style home that was constructed in 1959. A two-car detached garage is located generally in the southeast corner of the site. The surrounding neighborhood reflects a mix of architectural styles and contains mostly two and two-and-a half story residences with some single-story homes. Over the years, several homes in the neighborhood have been remodeled and expanded with additions.

Summary of Request

This is a request for approval of a second story addition located on the west, single-story portion of the existing residence. An open porch is also proposed on the west, street facing side of the home. Other alterations including window and door replacement, roof replacement and painting the existing brick are also proposed. The existing detached garage will remain and be repainted to match the house.

Due to the location of the proposed addition within the required setback areas on the non-conforming portions of the existing house, this request was considered by the Zoning Board of Appeals at their November meeting and the Board recommended approval of the requested setback variances.

The statement of intent and supporting materials submitted by the petitioner are included in the Board packet and more fully explain the overall project.

Staff Evaluation

An evaluation of the project based on the applicable standards and staff recommendations are offered below for the Board's considerations.

Site Plan – This standard is met.

The existing footprint of the home will be slightly expanded to the west with the addition of the proposed front porch. The existing walkway along the north side of the home will be removed. No changes are proposed to the existing curb cut or driveway.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 2,280 square feet is permitted on the site. In addition, a garage of up to 576 square feet is permitted along with up to 228 square feet of design elements.

- The existing residence totals 1,478 square feet.
- The existing garage totals 495 square feet and no changes are proposed.

- The proposed second story addition will add 728 square feet to the residence.
- The new porch adds 168 square feet of design elements.
- The existing house with the proposed addition totals 2,206 square feet, which is 74 square feet less than the allowable square footage or 3 percent below the allowable square footage.

Elevations – This standard is generally met.

The proposed addition requires complete removal of the existing roof over the one-story, front portion of the house. The proposed addition reflects a two-story massing as viewed from the street, not unlike the massing of many of the existing homes in the neighborhood. The addition will have a shallow gable roof form to match the existing roof on the home. The depth of the eaves on the addition is proposed to match the depth of the eaves on the portion of the existing home that will remain, however, with the proposed addition increasing the height and presenting a more vertical volume, the deep eaves present a strong horizontal element that appears to conflict with the proposed massing. Staff acknowledges that the petitioner's intent is to maintain the same depth of the eaves between the existing and proposed elements of the home, however, consideration should be given to further study of the appropriate depth and detailing of the eaves.

The proposed front porch will project from the front of the home by approximately 6 feet and will soften and break up the front facade. The porch has tapered columns and a shallow hip roof form. A small, covered entry element supported by brackets is proposed on the south side of the home. Shutters are proposed on some of the windows, mostly on the front of the home.

- Staff recommends incorporating shutter dogs and hinges to provide the appearance of operable shutters.

Type, color, and texture of materials – This standard is met.

The brick on the existing home will remain and will be painted white. The addition will be brick to match the existing home. The roof on the second-story addition is asphalt shingle and the porch will have a metal roof. Wood is proposed for the fascia, soffit, rakeboards and trim material. Aluminum clad windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The front porch columns and shutters will be wood.

The proposed color palette includes white painted brick, white trim, gray windows, gray-black asphalt shingle, gray metal roofing and a black front door. The petitioner provided a color rendering that is included in the Board's packet.

Overall, the proposed materials and color palette enhance the appearance of the home and are consistent with the character of the neighborhood.

Landscaping – This standard is generally met.

No trees are currently proposed for removal. A preliminary landscape plan was submitted by the petitioner that reflects shrubs around the proposed porch. There is an existing parkway tree in front of the property that will remain, some trimming of the tree may be necessary to accommodate the proposed second-story addition. Given the small amount of space in the front yard and existing parkway tree, the opportunity to incorporate trees that would soften the increased mass and height from the streetscape is limited. Some additional landscaping like small ornamental trees in the front yard should be incorporated to the extent possible to present a more established and softer appearance from the streetscape.

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 various public locations. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of the second-story addition, front porch and various exterior alterations subject to the following conditions. The recommendation is based on the findings in the staff report, and the testimony presented. The Board's deliberations are incorporated as additional findings. Approval is recommended subject to the following conditions:

1. Conduct further study of the depth and detailing of the eaves on the second-story addition and make appropriate refinements subject to final approval by staff.
2. Shutter dogs and hinges shall be incorporated to provide the appearance of operable shutters.
3. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
4. Prior to the issuance of a building permit, a detailed, landscape plan for the front portion of the site shall be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

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

Address 853 Oakwood Avenue Owner(s) Oakwood Family Management LLC
 Architect Michael Breseman, architect Reviewed by: Jen Baehr
 Date 12/7/2022
 Lot Area 7000 sq. ft.

Square Footage of Existing Residence:

1st floor 1478 + 2nd floor 0 + 3rd floor 0 = 1478 sq. ft.

Design Element Allowance = 228 sq. ft.

Total Existing Design Elements = 0 sq. ft. Excess = 0 sq. ft.

Garage 495 sf actual ; 576 sf allowance = 0 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence: = 1478 sq. ft.

Square Footage of Proposed Additions:

1st floor 0 + 2nd floor 728 + 3rd floor 0 = 728 sq. ft.

New Garage Area 0 sq. ft. Excess = 0 sq. ft.

New Design Elements 168 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 2206 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2280 sq. ft.

DIFFERENTIAL = -74 sq. ft. **NET RESULT:**
Under Maximum

74 sq. ft. is

Allowable Height: 30 ft. Actual Height 18'-6" (existing house) 24'-2" (proposed addition) 3.0% under the **Max. allowed**

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 228 sq. ft.

Front & Side Porches = 150 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 18 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

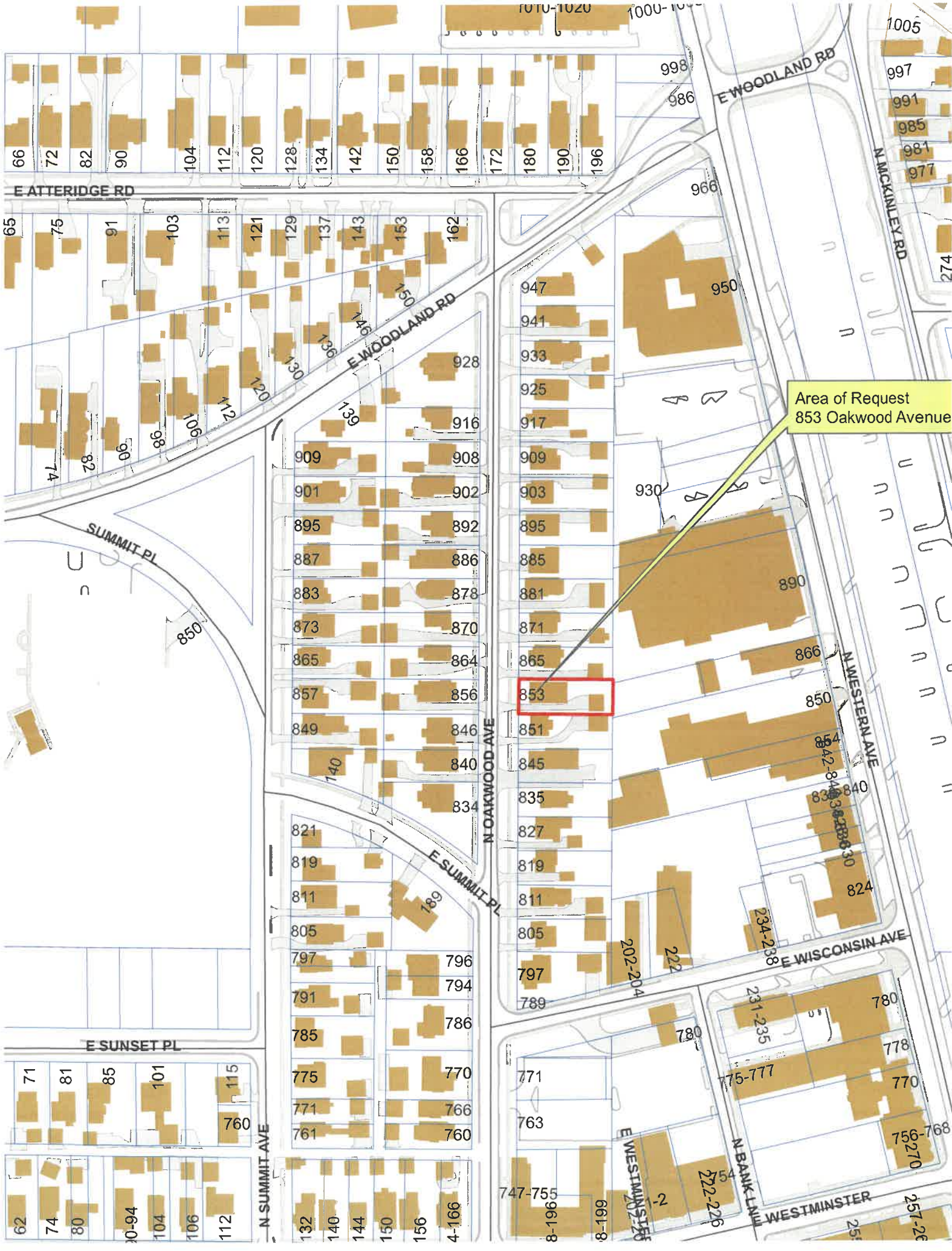
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 168 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
853 Oakwood Avenue



Area of Request
853 Oakwood Avenue



Area of Request
853 Oakwood Avenue



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 859 OAKWOOD AVENUE

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

OAKWOOD FAMILY MANAGEMENT LLC
Owner of Property

859 OAKWOOD AVE LAKE FOREST IL
Owner's Street Address (may be different from project address)

60045
City, State and Zip Code

847 987-8962
Phone Number

Fax Number

TENANTHATCHHIGHVIEW GROUP LTD. CAN
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL E. PRESSEMAN
Name and Title of Person Presenting Project

MICHAEL E. PRESSEMAN ARCHITECTS LTD
Name of Firm

2911 FAWN TRAIL CT
Street Address

PRairie Ave IL 60012
City, State and Zip Code

847 845 4077 N/A
Phone Number Fax Number

MIKE@MEPRESSEMAN.COM
Email Address

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

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

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

PARTNERSHIP OWNERSHIP (EXHIBIT B)

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

Name <u>TOM SHARPSTADT</u>	Name <u>DAVID SHARPSTADT</u>
Address <u>987 MAPLEWOOD LF IL</u>	Address <u>837 OAKWOOD AVE LF IL</u>
Ownership Percentage <u>25</u> %	Ownership Percentage <u>25</u> %

Name <u>CYNTHIA LUETJE</u>	Name <u>JAMES SHARPSTADT</u>
Address <u>837 OAKWOOD AVE IL LF</u>	Address <u>10265 N. RIVER RD. ACCQUINQUIN, IL</u>
Ownership Percentage <u>25</u> %	Ownership Percentage <u>25</u> %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



STATEMENT OF INTENT

Michael E. Breseman Architects, Ltd., are requesting approval of a certificate of appropriateness for a second-floor addition to the front of the home with a grade level open porch at 853 Oakwood Avenue Lake Forest, Illinois. The home was purchased this October by Oakwood Family Management headed by Tom and Dave Swarthout.

A summary of the property:

The property was plated on October 14th, 1907. The home was built in the 1959 and split-level design is in keeping with a popular housing type of the time. The split-level architecture of the home is a one off to the architectural styles of the other homes.

Oakwood Avenue has a diverse collection of architectural housing styles. The most prominent feature on the east side of the street are two-story homes with either open or closed porches providing a buffer to the streetscape.

The home has come to some disrepair and neglect over the last decade. The group's purchase of this property is an opportunity to reintroduce the rehabilitated home while improving the overall streetscape of the neighborhood.

Project needs:

- Add a second-floor addition to allow the home to have a true but efficient master suite – bedroom, bath, and closet.
- Add a front porch to provide a connection between the home and the streetscape.
- Provide for an open first level living space consistent with more modern living.
- Update the existing current structure by replacing all existing windows in current masonry openings, replace aluminum soffits and trim, and refreshing the roof with new architectural grade asphalt shingles.
- The original framed garage which has a different style to the 60's home will be cleaned up and painted. The proposed changes to the home will now be more aligned and consistent with this structure.



Proposed massing:

The logical location for expanding the house and adding additional square footage is over the lower first floor which considers the central stair and the split-level arrangement of the floor levels. The new second floor massing to the front is consistent with the housing stock on the east side.

The open porch is a nice functional architectural feature which has the added bonus of softening the main block of the house and providing a transition from its massing and the streetscape. The open porch is similar to the porch at 835 Oakwood Avenue. The lower pitched hipped roof form is the same as the homes at 881, 871 and 835 - see the streetscape drawing in the packet.

The new side covered entry provides some visual relief to the south elevation.

Materials & details:

The second-floor addition will be faced in brick to match the texture and size of the existing brick. All of the brick will be painted off white or cream color to remove the dated color of the brick and give the home a more traditional feel.

Windows will be aluminum clad with a combination of new double-hung windows and casement windows for the replacement of those in the existing masonry openings. The smaller existing double hung windows are being replaced with the casement type windows to simplify the design but also to provide an appropriate size for egress for fires.

The mutin pattern is a singular vertical mutin in the upper sash of the double hung windows, and one vertical in the casement type windows. The mutin pattern is meant to be simple and clean - a transitional element providing a bridge from the contemporary to the traditional. It is not a call to any architectural vernacular. It also is a simpler version of mutin pattern at 881 Oakwood Avenue.

The wood shutters are added to give some additional color and contrast to the lighter brick and also as a way to soften the brick on the home.

The slightly subdued tapered front porch columns on simple pedestals are meant to invoke a bit of informality than a more classical column.

The porch and side entry roofs will be standing seam metal in the same color family as the windows. The change of material from the asphalt shingles of the main roof is to highlight the importance of those features.

All the aluminum trim, fascia, and soffits will be replaced with new wood painted to match the brick color.



* * * * *

We hope the building review board sees this petition as a n opportunity to improve the streetscape of Oakwood Avenue and reintroduce this property into this century of living.



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS

Façade Material

- ☐ Stone
☒ Brick
☒ Wood Clapboard Siding
☐ Stucco

- ☐ Wood Shingle
☐ Aluminum Siding
☐ Vinyl Siding
☐ Synthetic Stucco
☐ Other _____

Color of Material **PAINTED CREAM / OFF WHITE**

Window Treatment

Primary Window Type

- ☒ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish **MEDIUM GREY or TAPE**

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Synthetic Material _____
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood **N/A**
☐ Synthetic Material _____
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____
☐ Synthetic Material _____

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☒ Composition Shingles
☐ Sheet Metal
☐ Other _____

Flashing Material

- ☐ Copper
☒ Sheet Metal
☐ Other _____

Color of Material grey - black

Gutters and Downspouts

- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

- ☐ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other EXISTING

Terraces and Patios

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



NEW SECOND STORY ADDITION -
SHOWN HATCHED

NEW COVERED PORCH

EXISTING ROOF OVERHANG &
GUTTER - DASHED

OAKWOOD AVENUE

50.00'

140.00'

40' BUILDING SETBACK

10' BUILDING SETBACK

10' BUILDING SETBACK

35' BUILDING SETBACK

150.00'

REMOVE EXISTING SIDEWALK &
STOOP

EXISTING BRICK SPLIT- LEVEL
HOME - HATCHED

EXISTING GARAGE TO REMAIN

EXISTING DRIVEWAY

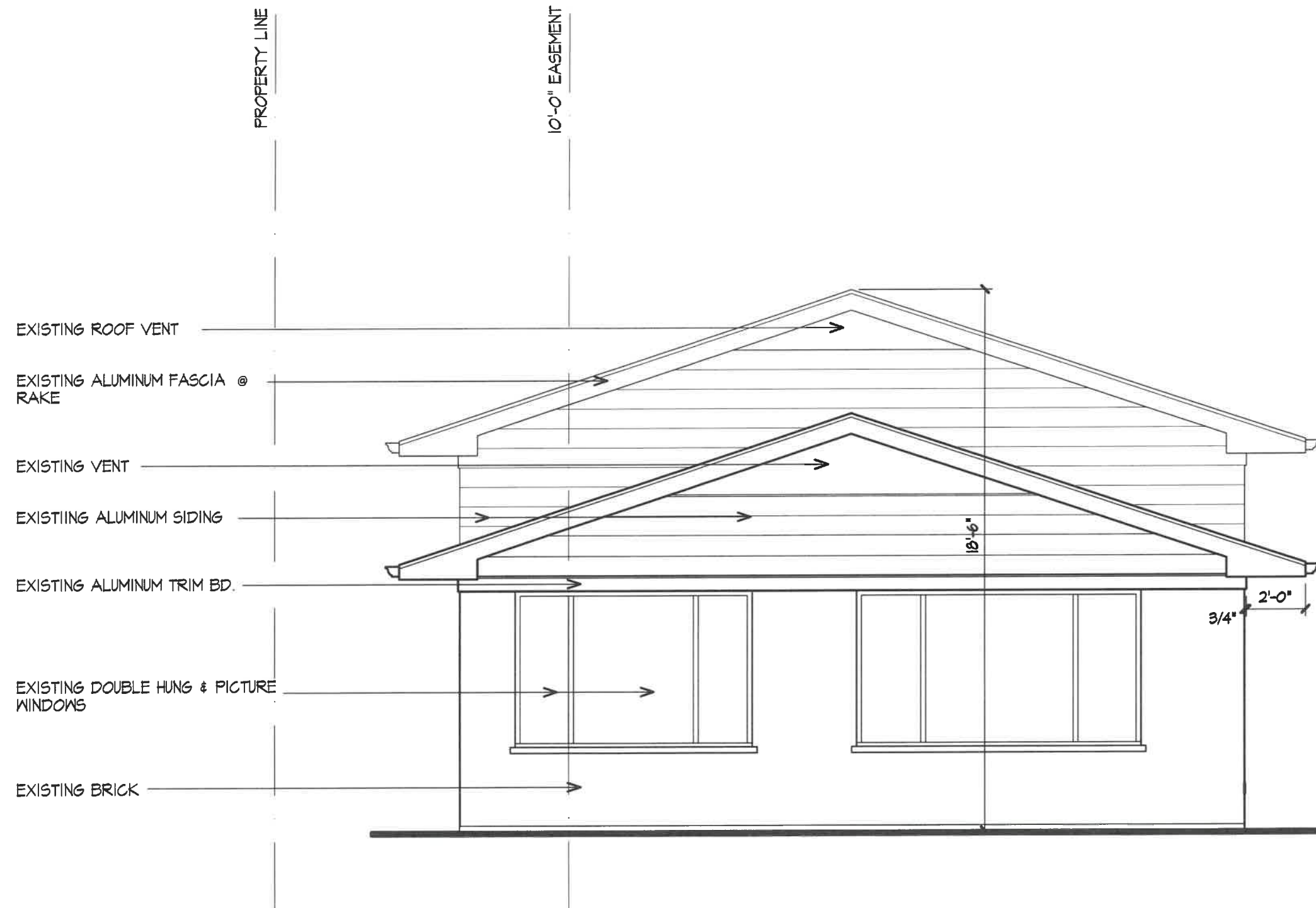


Proposed Site Plan

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





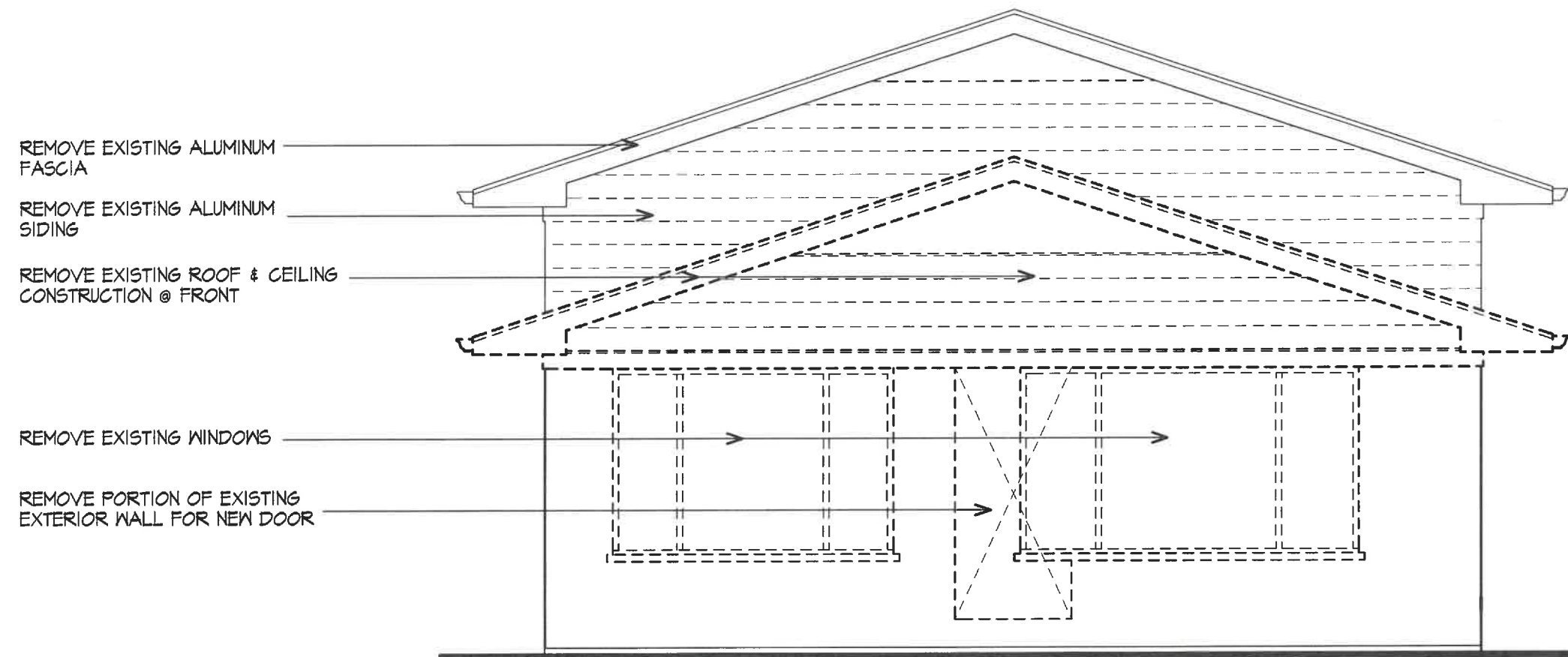
Existing West Elevation

SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





Existing West Elevation - Demolition


SCALE 1/4" = 1'-0"



Single Family Residence - 853 Oakwood Avenue


Michael E. Breseman Architects Ltd



ADDITION IS SHADED 



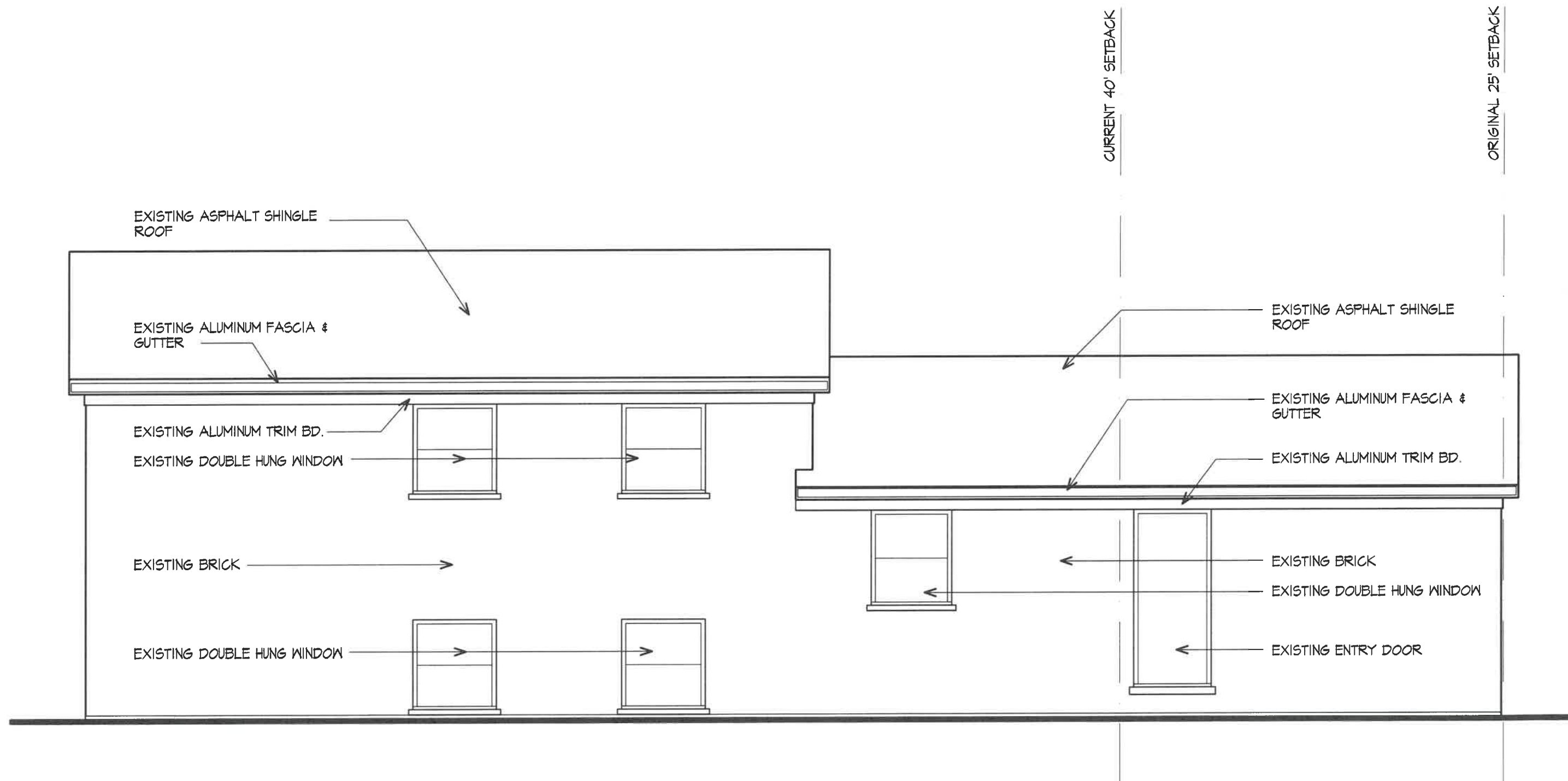
Proposed West Elevation

SCALE 1/4" = 1'-0" 

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





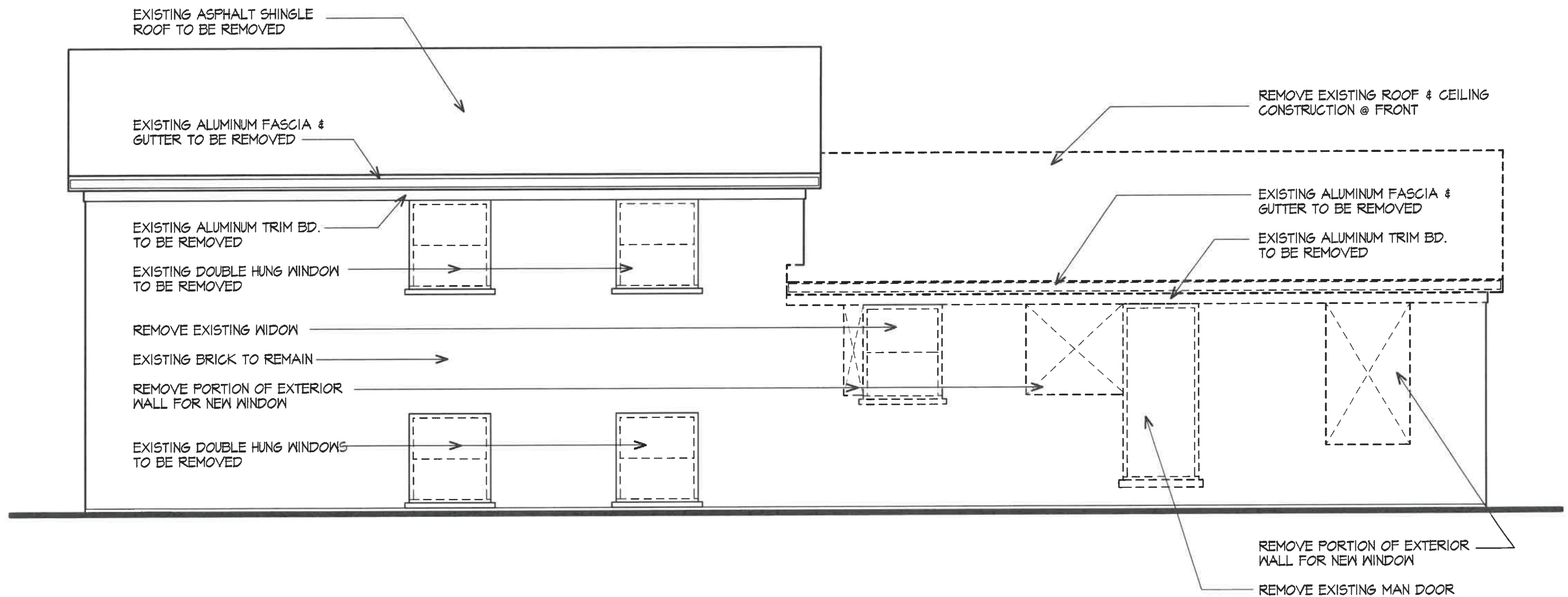
Existing North Elevation

SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





Existing North Elevation - Demolition


SCALE 1/4" = 1'-0"

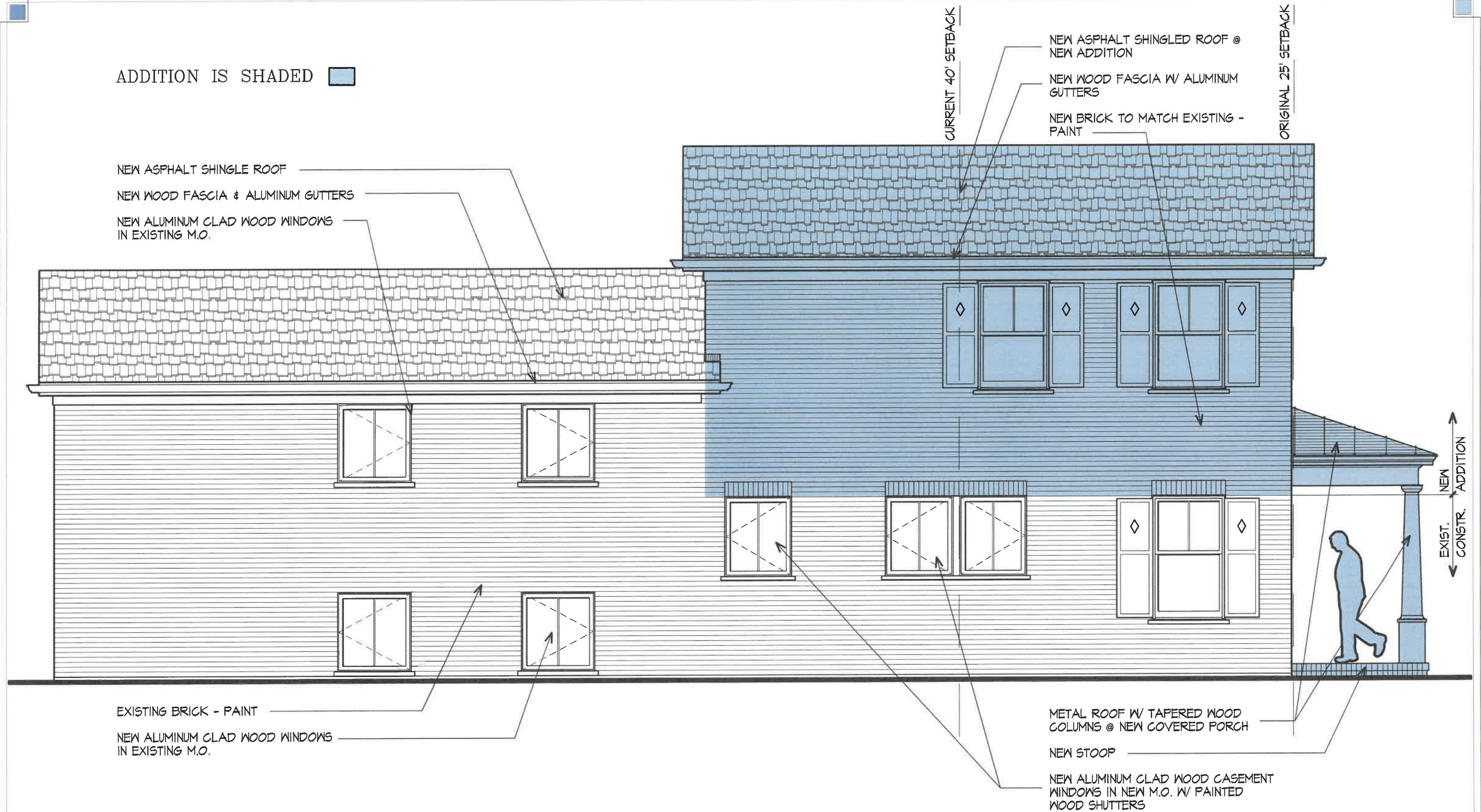


Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd




ADDITION IS SHADED 



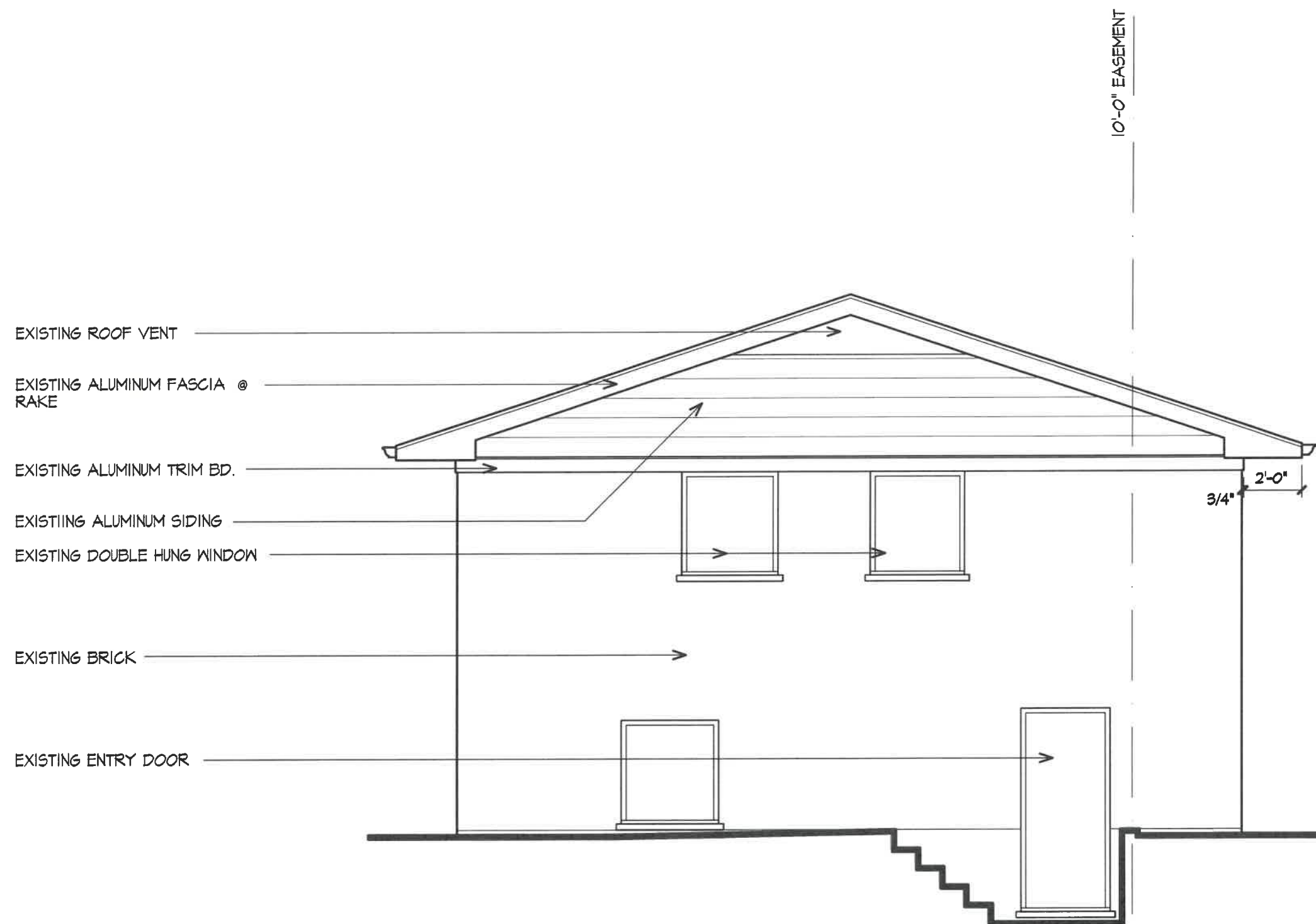
Proposed North Elevation

SCALE 1/4" = 1'-0"



Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



Existing East Elevation

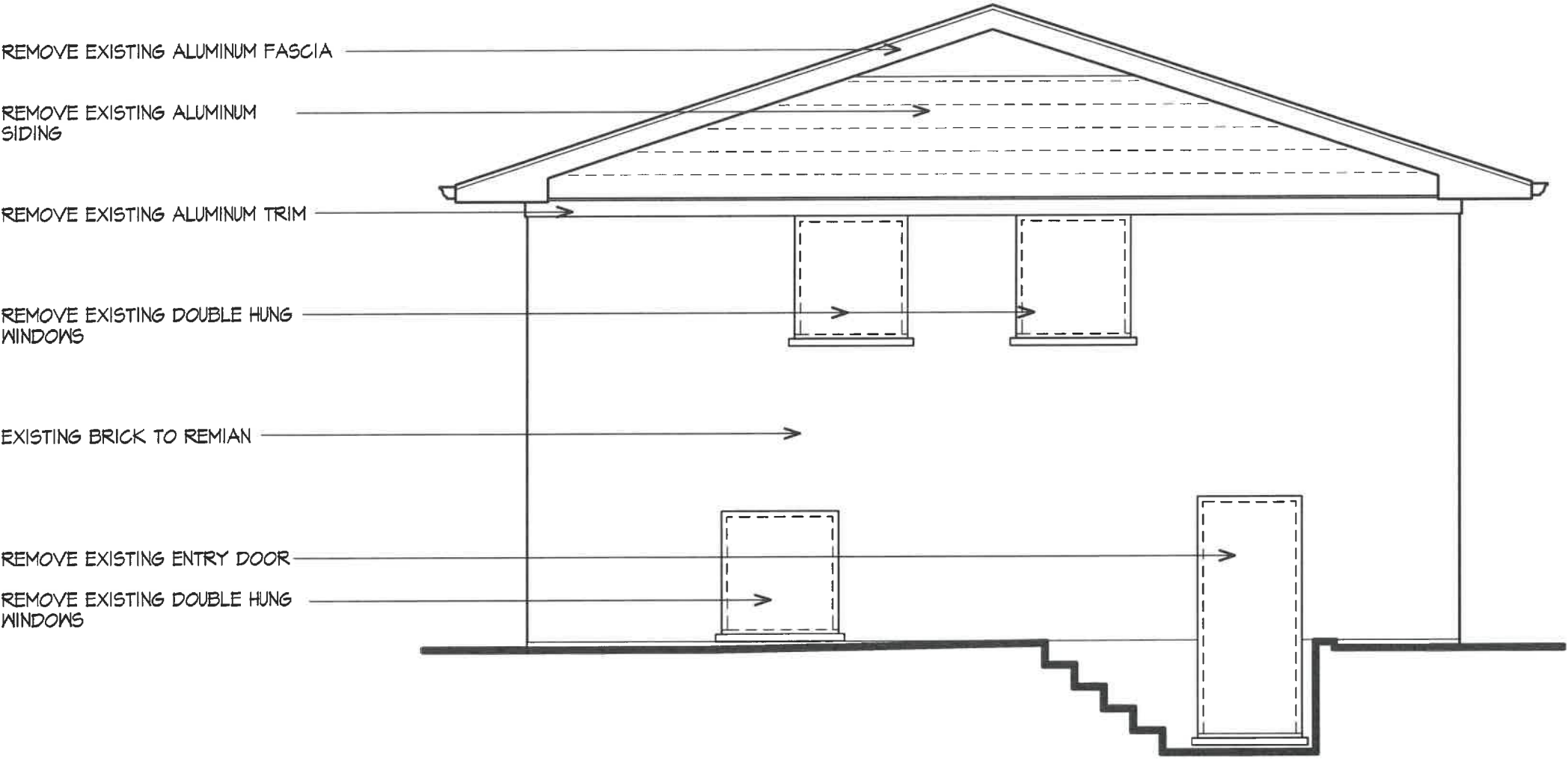
SCALE 1/4" = 1'-0"



Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





Existing East Elevation - Demolition

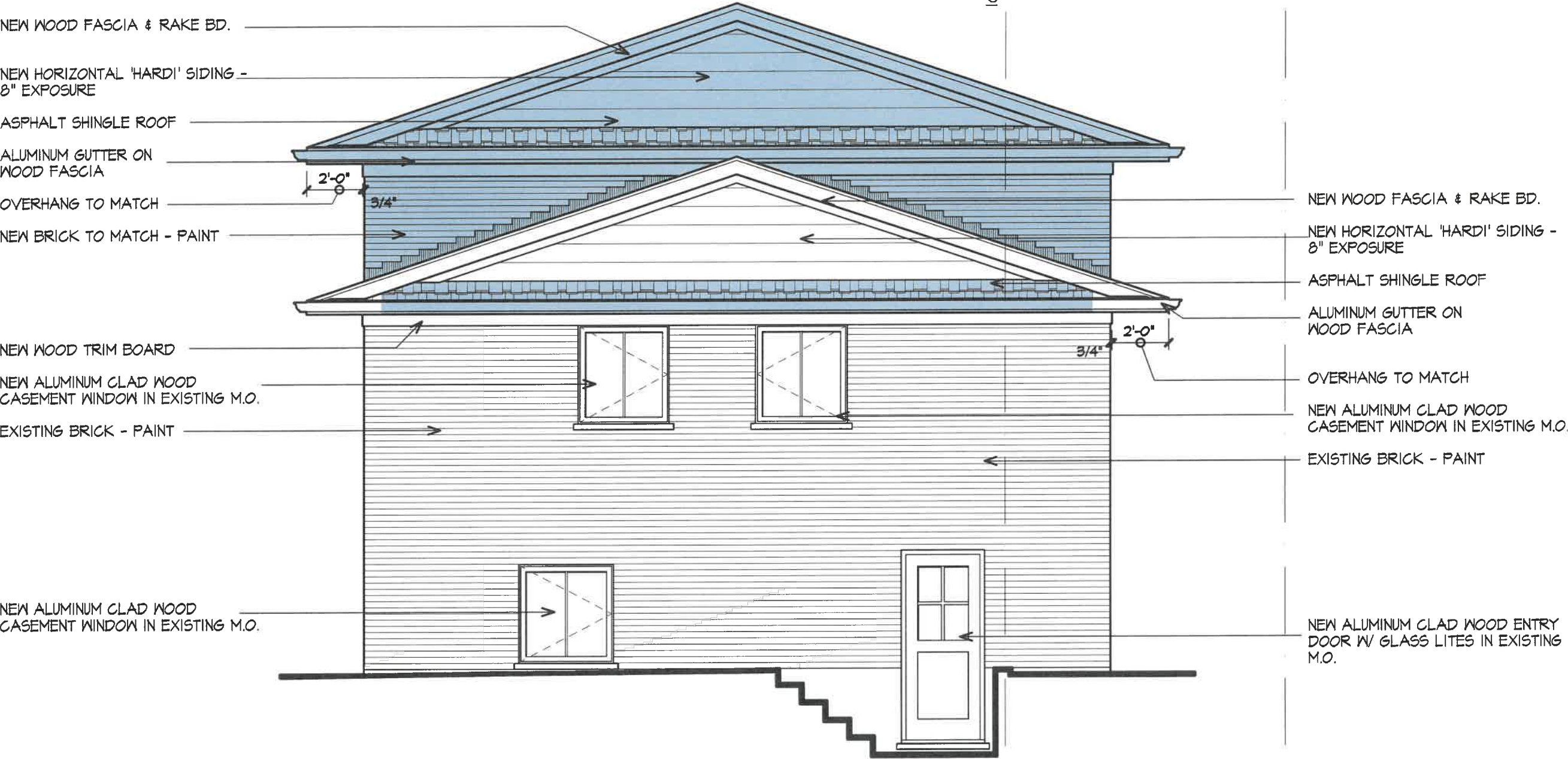
SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue


Michael E. Breseman Architects Ltd



ADDITION IS SHADED 



Proposed East Elevation

SCALE 1/4" = 1'-0" 

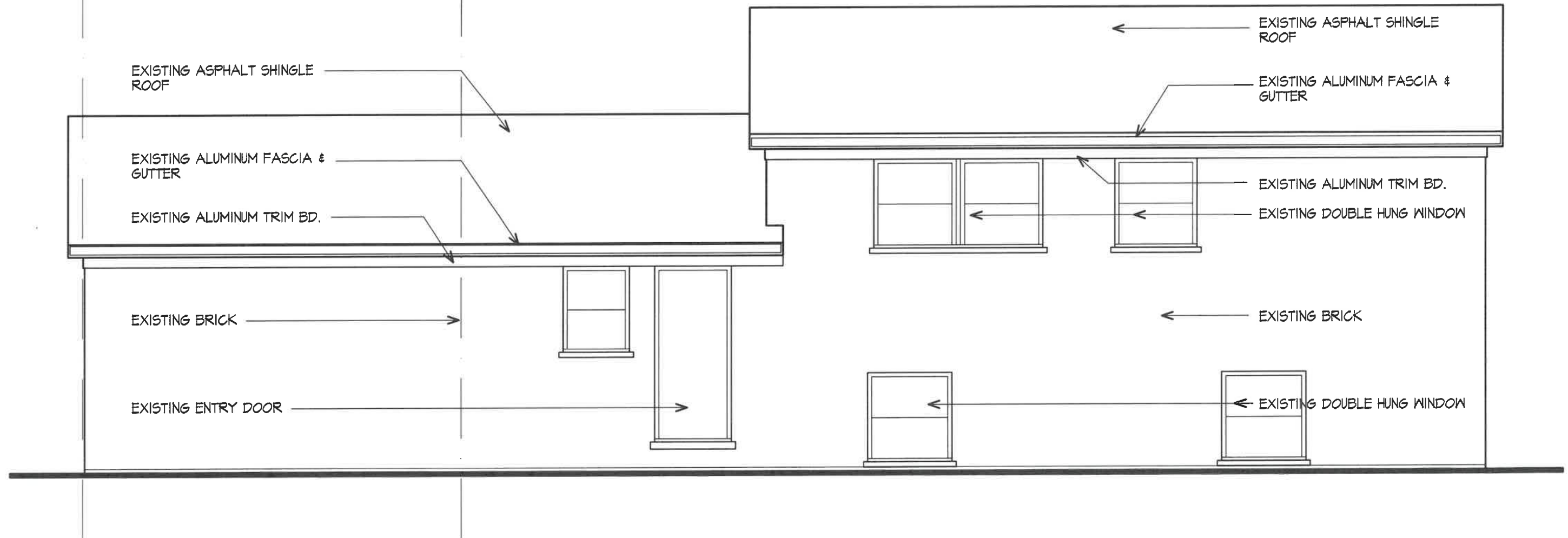
Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



ORIGINAL 25' SETBACK

CURRENT 40' SETBACK

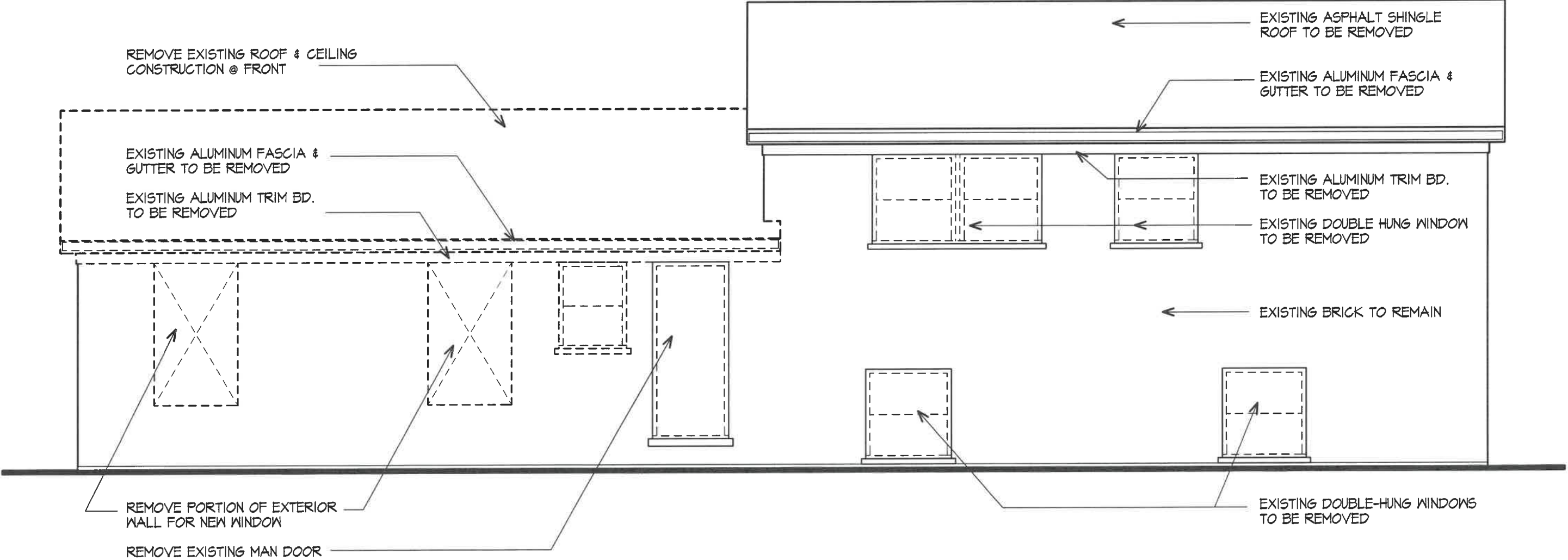


Existing South Elevation

SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



Existing South Elevation - Demolition

SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



PROPOSED SOUTH ELEVATION

ADDITION IS SHADED 



Proposed South Elevation

SCALE 1/4" = 1'-0" 0 2 4

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





Preliminary Rendering from SW

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd

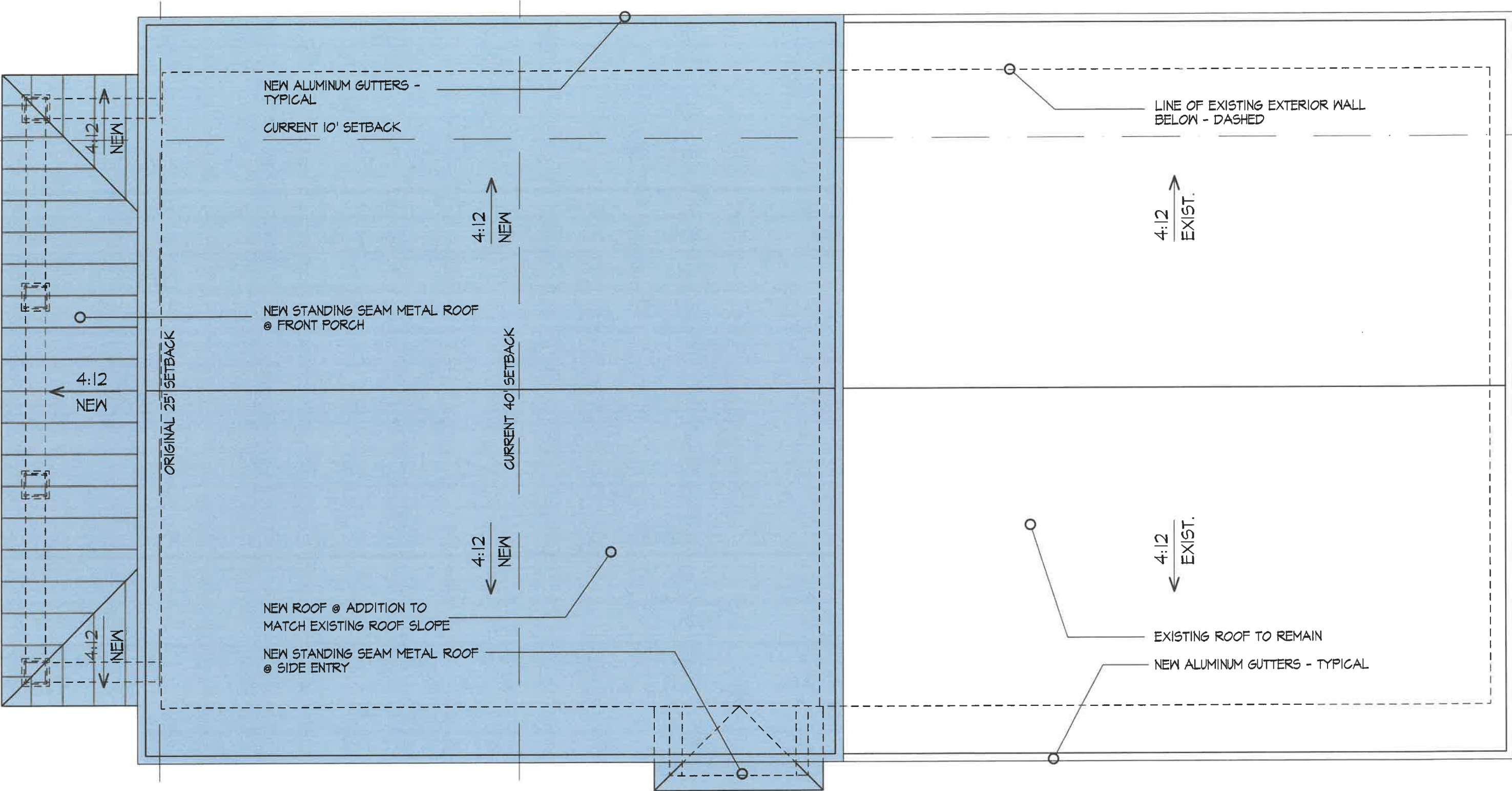


Streetscape

Single Family Residence - 853 Oakwood Avenue

Majbritt Stewart





Roof Plan

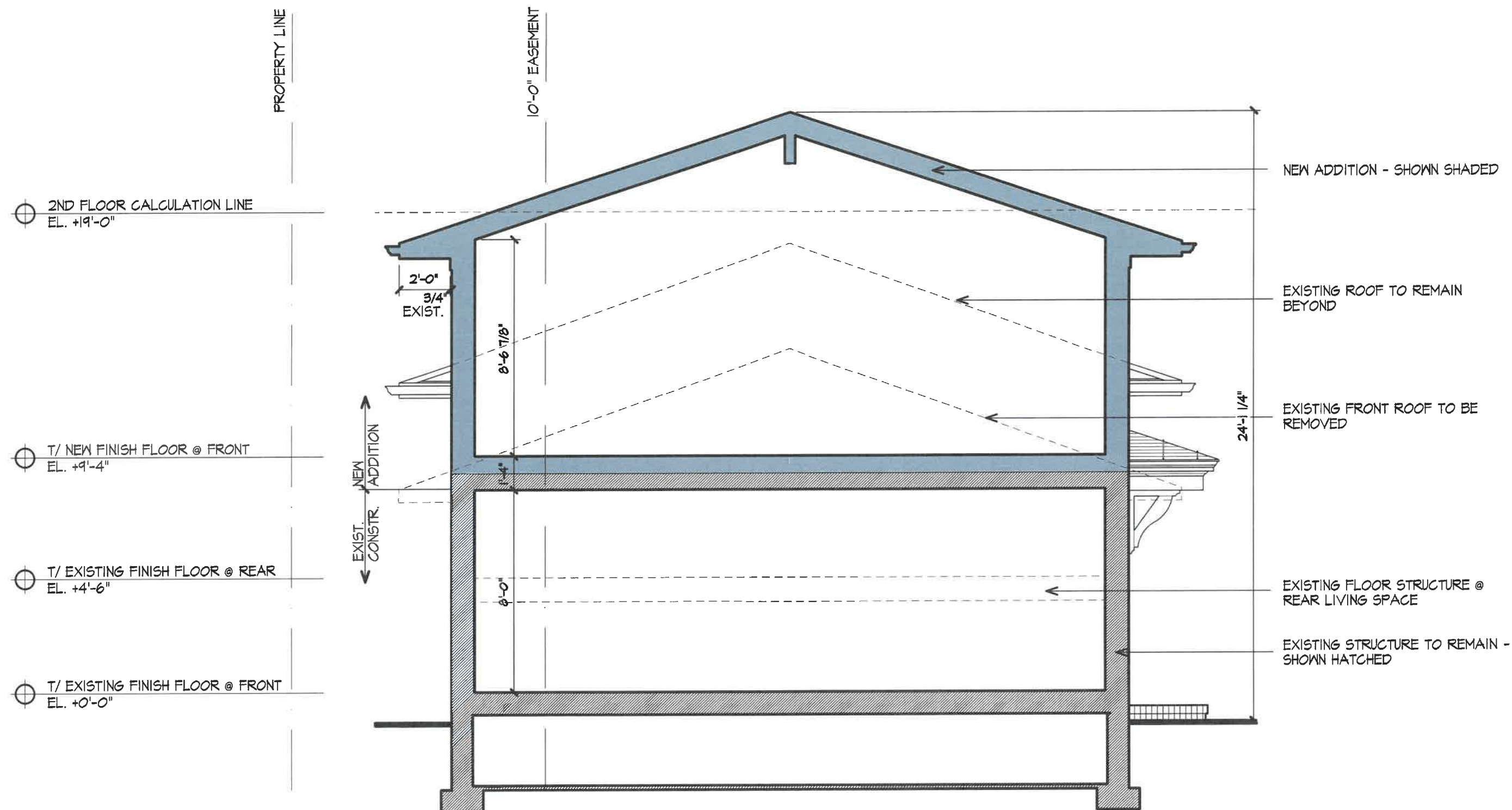
SCALE 1/4" = 1'-0" 0 2 4

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



PROPOSED BUILDING SECTION



ADDITION IS SHADED

Building Section

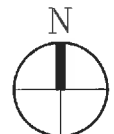
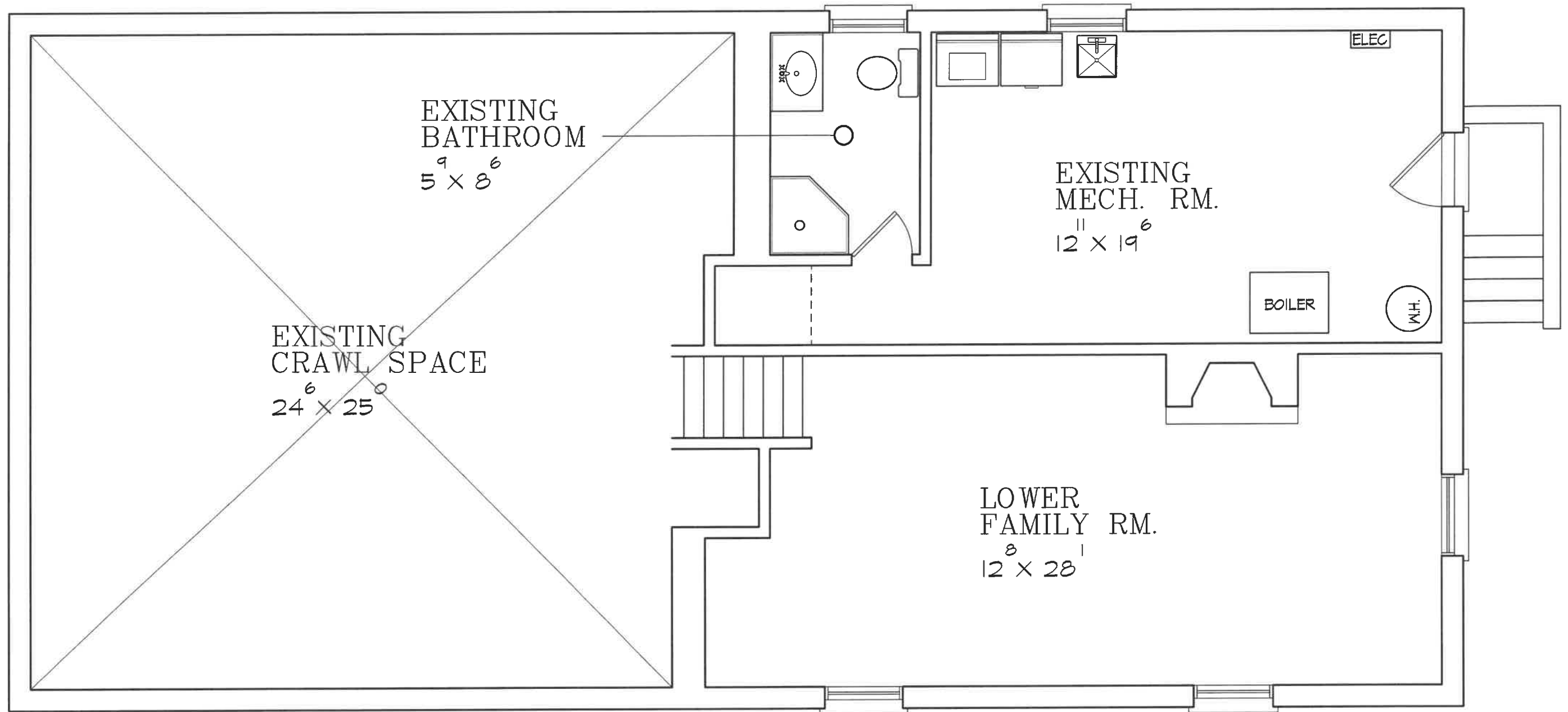
SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd



No substantial work



Existing & Proposed Basement

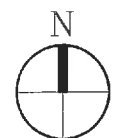
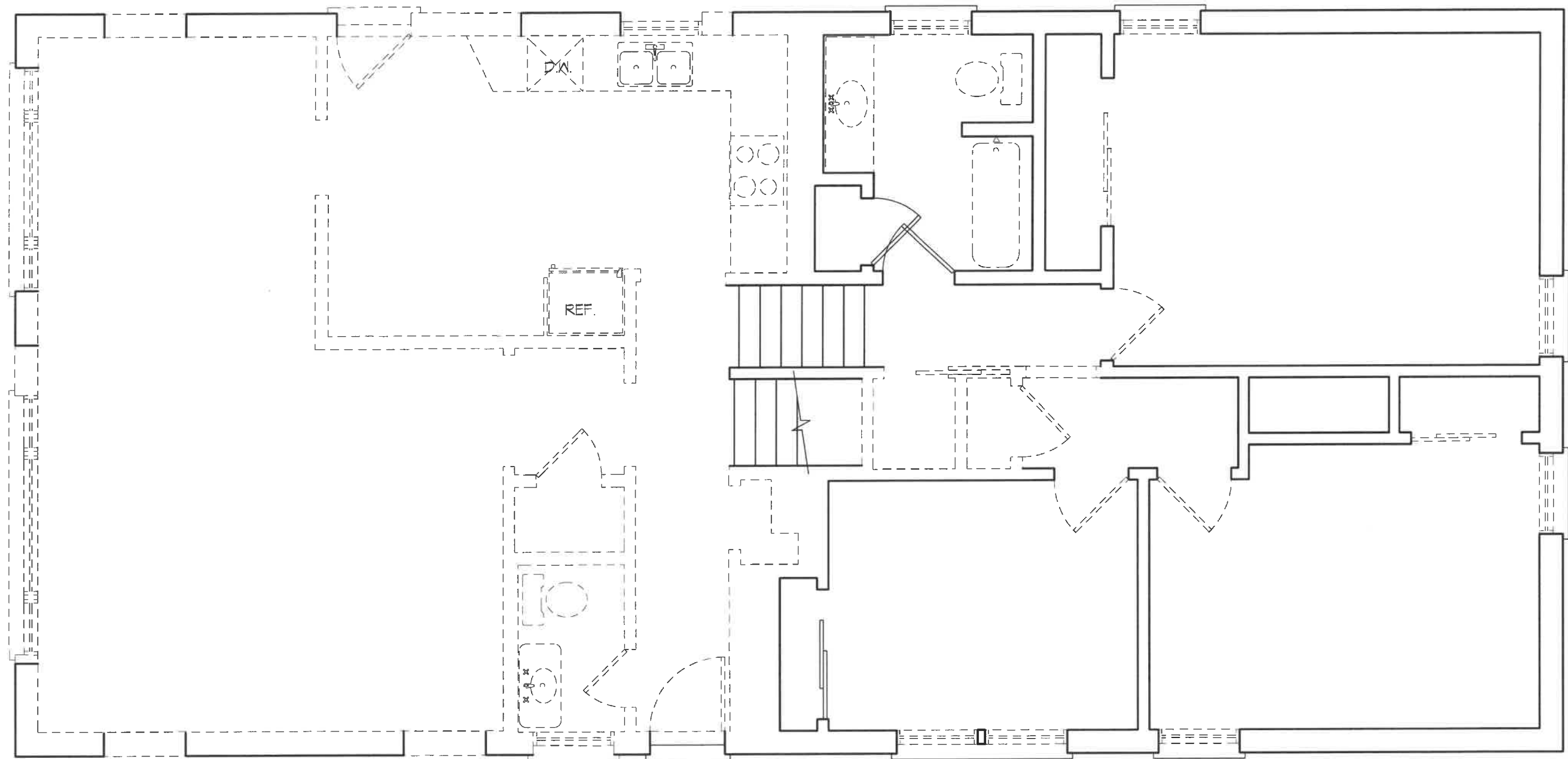
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Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





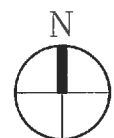
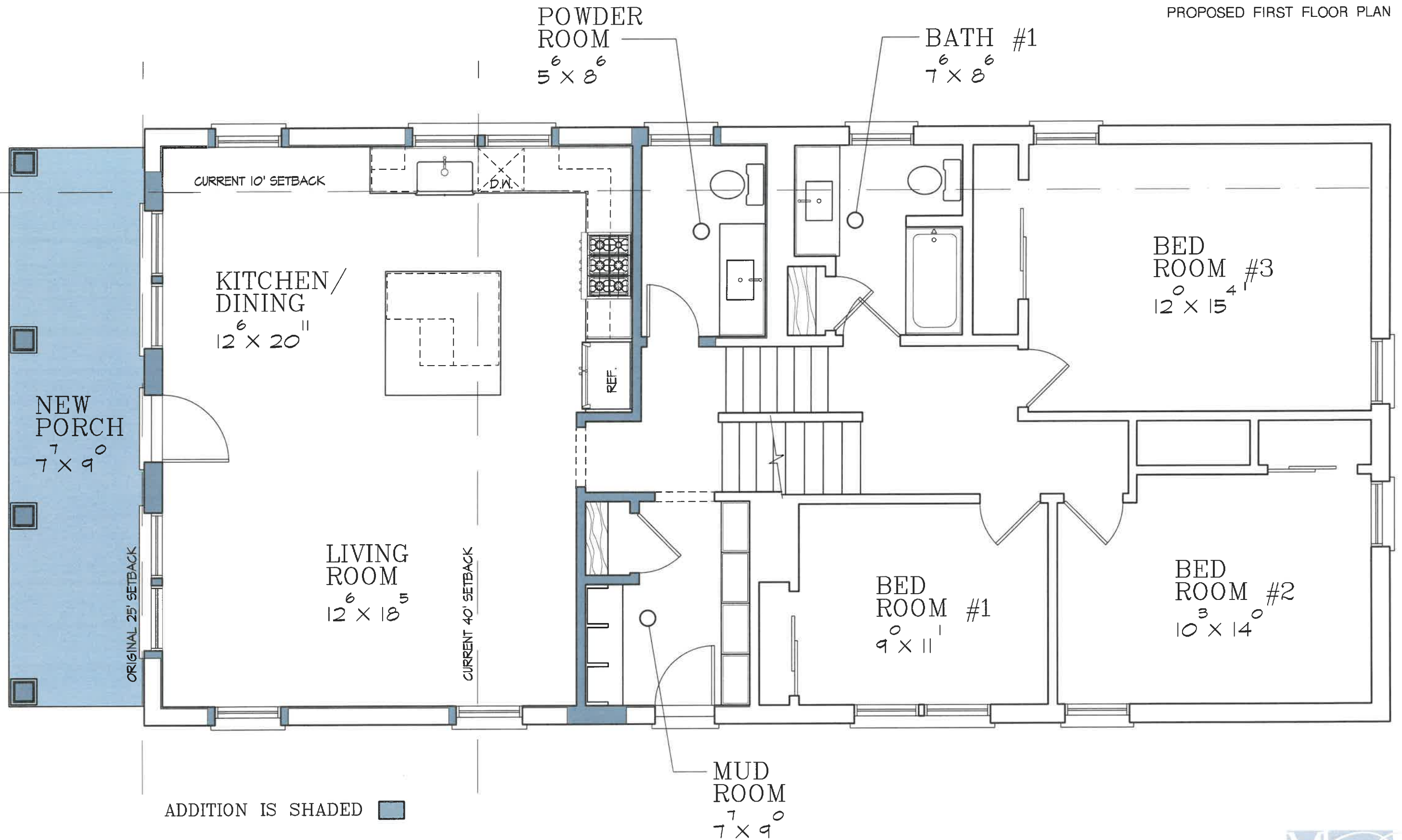
Existing First Floor Plan w/ Demolition

SCALE 1/4" = 1'-0" 0 2 4

Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





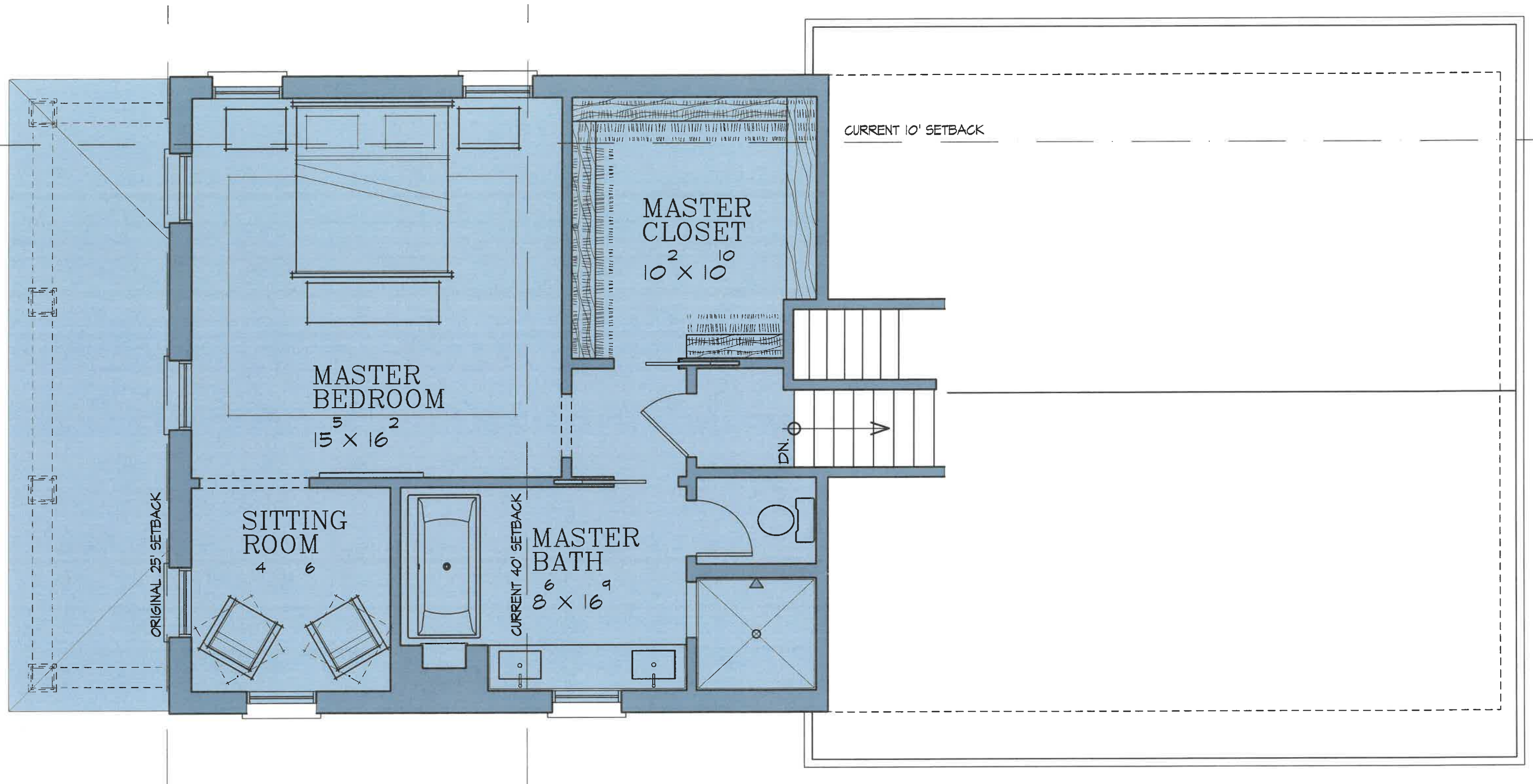
Proposed First Floor Plan

SCALE 1/4" = 1'-0"

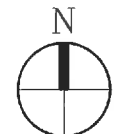
Single Family Residence - 853 Oakwood Avenue

Michael E. Breseman Architects Ltd





ADDITION IS SHADED ■



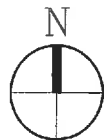
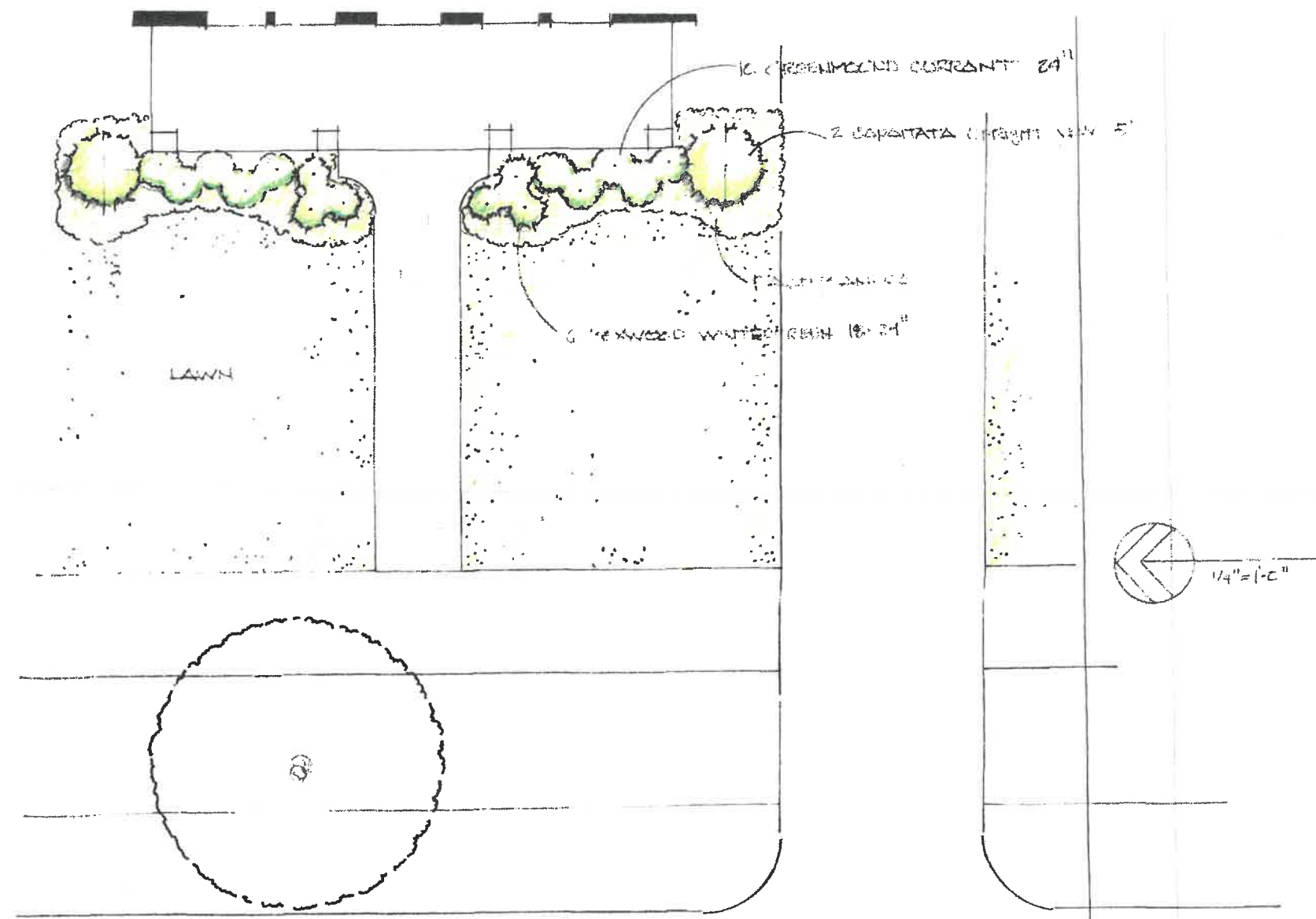
Proposed Partial Second Floor Plan

SCALE 1/4" = 1'-0"

Single Family Residence - 853 Oakwood Avenue

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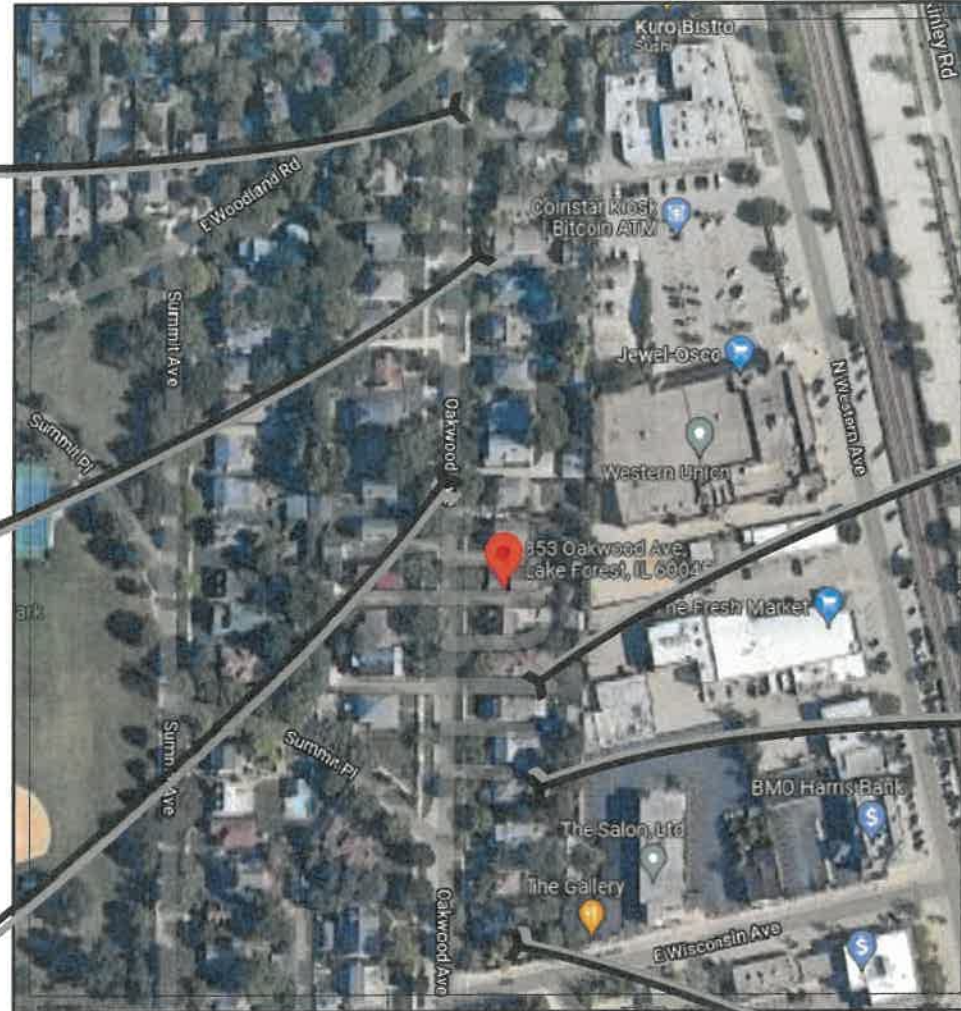




House Photos

Single Family Residence - 853 Oakwood Avenue

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Neighborhood Photos

Single Family Residence - 853 Oakwood Avenue

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