

Agenda Item 3
797 Summit Avenue
Partial Demolition, Additions and Alterations

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan
Existing West (Front) Elevation
Proposed West (Front) Elevation
Existing North Elevation
Proposed North Elevation
Existing East (Rear) Elevation
Proposed East (Rear) Elevation
Existing South Elevation
Proposed South Elevation
Existing Roof Plan
Proposed Roof Plan
Proposed Building Section
Existing and Proposed Basement Plan
Existing/ Demolition First Floor Plan
Proposed First Floor Plan
Existing/Demolition and Proposed Second Floor Plan
Images of Existing Residence
Streetscape Image
Proposed Color and Material Palette

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

797 Summit Avenue

Consideration of a request for a recommendation for approval of additions and alterations. The proposed work includes removal of portions of the rear of the home and most of the roof structure, expansion of the second floor living space, and the addition of a front porch, rear covered entry, and dormers on the north and south sides of the home. Changes to exterior materials, architectural detailing, and window and door replacement are also proposed.

Property Owners: Keene and Megan Addington
Project Representative: Randy Prueitt, builder

Staff Contact: Jen Baehr, Planner

Description of Property and Existing Residence

The property is located on the east side of Summit Avenue, between Westminster and Summit Place. West Park is directly across the street. The area is an established neighborhood generally characterized by smaller, rectangular shape lots with narrow street frontage. The homes in this neighborhood were constructed during the 1910s and 1920s. In 2007, the West Park neighborhood, including the property in this request, was identified as an Historic District and in 2012, the West Park Historic District was added to the National Register of Historic Places. The West Park neighborhood is not a *Local* Historic District, because it has never been nominated for consideration, the Building Review Board, rather than the Historic Preservation Commission, has purview over this petition.

The property that is the subject of this request is approximately 6,000 square feet. The residence on the property was constructed in 1927 and presents a story and half massing with a simple front facing gable roof form. The existing residence is nonconforming with present day zoning setbacks because it was constructed prior to current zoning regulations. Because of the nonconforming condition of the home, the owners will need to request zoning variances to allow modification and expansion of the building mass within the required setbacks. Zoning Board of Appeals consideration of a request for variances is anticipated later this month.

Summary of Request

This is a request for a recommendation in support partial demolition of the existing residence, and approval to allow construction of a front porch, rear covered entry, dormers on the north and south elevations, and expansion of the second floor space. Changes to the exterior materials, architectural detailing and window and door replacement are also proposed.

At the end of January 2023, a building permit application and plans were submitted to the City for the proposed demolition, additions, and alterations, no prior discussions or pre-application meetings with the petitioner had occurred at this point. Shortly after the permit application was submitted to the City for review, City staff was alerted that interior work was underway at the property. Since the plans had not yet been reviewed by City staff, and because no permits had been issued, the City issued a Stop Work Order. Staff met with the petitioner, to discuss plans for exterior alterations, partial demolition, and additions on March 2, 2023. Since that time staff has continued to offer input to the petitioner with encouragement to develop plans that clearly represent the scope of work and the design intent. As always, staff's goal has been to serve as an ally to the petitioner and in an effort to move this project forward in a positive direction, staff strongly encouraged the petitioner to engage an architect. Staff understands that a local architect was

contacted and provided some input on the design of the project however, the architect did not prepare the plans and it is staff's understanding that the architect is not involved in the design development process.

Staff Evaluation

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

Proposed Partial Demolition

The petitioner is proposing to demolish the small bump out at the center of the front elevation that totals approximately 28 square feet and a small portion of the single-story area on the rear of the home that totals approximately 128 square feet. Most of the existing roof structure will be removed. The demolition plans provided by the petitioner, appear to show that only a small section of the gable roof form closest to the front of the home will remain. Based on information provided by the petitioner, the extent of the proposed demolition totals approximately 41 percent. Because the extent of demolition is less than 50 percent based on the current plans, this petition is considered a partial demolition. The demolition plans provided by the petitioner are included in the Board's packet. The demolition criteria are reviewed below.

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

This criterion is met. The home is a modest home and does not reflect special historical, architectural, or aesthetic significance that would make it worthy of preservation.

Criteria 2 – Realistic alternatives, including adaptive reuses, do not exist because of the nature or cost of work necessary to preserve the structure or to realize any appreciable part of its value.

This criterion is met. Portions of the residence will remain and will be renovated. The owners' desire to reconfigure the interior and expand the home requires extensive demolition of the interior and exterior.

Criteria 3 – The structure in its present or restored condition is unsuitable for residential, or a residentially compatible use; or fire or other casualty damage or structural deterioration has rendered the structure (and/or remains) an immediate health or safety hazard.

This criterion is met. The partial demolition, additions, and renovation planned by the new owners of the property will make the home suitable for ongoing residential use long into the future.

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

This criterion is met. There is no evidence to suggest that the proposed partial demolition, additions and exterior alterations if designed sensitively and in consideration of the context of the neighborhood and historic district, will adversely impact the value of other properties in the neighborhood. Given the current conditions of the property, the proposed work with refinements and further details is not expected to negatively impact property values in the neighborhood or the historic district.

Criterion 5 – The demolition and replacement structure will be compatible with and not adversely impact the neighborhood character.

This criterion is not fully met but may be met with further refinement and development of the plans. Updating and expansion of the second floor space appears to be appropriate to meet the owners' needs and to upgrade the home. The design elements and architectural details of the project should be modified to be more compatible with the overall neighborhood and in particular, recognizing that the house is located in an identified historic district.

Staff finds that three of the criteria for demolition are currently satisfied and one additional criterion can be met with modification to the plans.

Site Plan – This standard is met.

With the proposed demolition of the front bump out and a portion of the rear of the home, the proposed building footprint will become more rectangular in shape. The proposed front porch addition is approximately 19 feet and 8 inches long and 8 feet in depth. As shown on the proposed first floor plan, the proposed porch is set in slightly front the north and south walls of the home, so the porch does not extend the full width of the front of the house. The proposed covered entry at the rear of the home appears to have stairs, without a landing, that lead directly to the rear entry door. A landing must be added to meet Code requirements.

No work is currently proposed to the garage at the rear of the property. The sidewalk at the front of the home will be maintained. The existing walkways in the rear yard will be removed and a new walkway is proposed from the rear stairs to the gate at the rear property line.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 2,140 square feet is permitted on the site with an allowance of 576 square feet for a garage and 214 square feet for design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as covered entries, dormers and screen porches.

- The existing residence totals 1,374 square feet.
- The existing garage totals 442 square feet and is not proposed to change.
- After the proposed demolition, the proposed first floor area totals 896 square feet.
- The majority of the existing second floor and roof will be removed.
- The second floor area as proposed totals 376 square feet.
- The proposed front porch totals 164 square feet and the proposed covered entry totals 35 square feet. The porch and covered entry are considered design elements and are exempt from the total square footage of the house.
- In conclusion, the existing portions of the home that will remain with the proposed second floor space and increased roof mass total 1,272 square feet, 40 percent below the maximum allowable square footage for this property.

At the maximum height, the existing residence is 24 feet and 2 inches tall. The new roof structure is proposed to match the existing height of the house. The maximum height allowed is 30 feet.

Elevations – This standard is not met.

The general design concept as reflected in the plans presented appears appropriate for the home, however staff is concerned that the visual representation of the design in the plans leaves many details up to interpretation. It is unclear, based on the current plans, how these details will be executed in the field. Below is a list of design elements that staff has identified as needing further study and clarification.

- Proportions of the fascia and frieze boards around the home.
- Eave detailing, how does the eave engage with the wall and corner board?

- The roof pitch of the proposed dormers. Consideration should be given to a shallower roof pitch to reduce the visual mass of the dormers.
- The size of the roof overhang on the proposed dormers. The petitioner is proposing a 12 inch overhang, which seems out of scale with the home.
- Proportions and details of the window trim and sills.
- The proportions of the sidelights proposed on either side of the front door. The width of the sidelights appears out of proportion with the entrance.
- The placement of openings around the home. Can the openings be shifted in areas to present a more balanced appearance and align more closely between the first and second floors?
- The grouping of the two windows on the front gable. Can the detailing of the windows be modified to allow the windows to appear mulled as a single opening instead of two windows crowded together?
- The rear covered entry appears to be placed too high above the rear entry door.

Type, color, and texture of materials – This standard can be met with modifications.

The proposed exterior wall material is white fiber cement board and batten. Fiber cement is also proposed for the window and door trim. The fascia and soffits will be wood. Vinyl-clad windows with muntins between the glass are proposed. The roof will be asphalt shingle. Aluminum gutters and downspouts are proposed. The porch columns and railings are wood. The proposed front door is steel.

- Vinyl clad windows are not commonly approved by the Board and in this particular instance, the use of vinyl windows with muntins only between the glass is not consistent with the historic character of the neighborhood within which the home is located. Further review of the vinyl clad window product or consideration of a fiberglass product is recommended to ensure that the visual qualities of the windows, the profiles, are in keeping with the character of the neighborhood. Simulated divided lite windows should be used.
- Consistent with past Board approvals, natural wood should be used for the window and door trim.
- The Board has supported the use of a synthetic product for columns rather than natural wood.

The proposed color palette includes a cream color siding, white trim, fascia, frieze and windows, a red front door and black roofing. Images of the proposed color and material palette are provided in the Board's packet.

Landscaping – This standard can be met.

Based on the plans submitted, it does not appear that any trees are proposed for removal as part of the project. It appears that some plantings around the foundation along the front of the house may have been removed recently. Since staff has been working with the petitioner the focus has been on the design and details of the home and a landscape plan has not been developed at this point. The statement of intent indicates that landscaping will be added to the front of the home. More information and detail on the types and size of plantings is needed to confirm that the new plantings meet the minimum landscape requirements.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, staff has not received any public comment on this petition.

Recommendation

Indicate general support for the partial demolition and the proposed additions and alterations.

Staff recognizes that the petitioner has been working on the plans for several months and to move this project forward in a positive direction, staff is recommending that the petition be continued to allow the petitioner to work with staff and a subcommittee of the Board. The purpose of the subcommittee is to allow the opportunity for more in depth discussion and to assist the petitioners in refining and further detailing the plans to allow the petition to return in a timely manner to the full Board for final action.

The following items have been identified as areas that should be studied, refined, and further detailed to clearly demonstrate alignment with the City's Residential Design Guidelines and the character and quality of the neighborhood and the historic district within which the house is located.

- Proportions of the fascia and frieze boards.
- Eave detailing.
- Dormer roof pitch.
- Size of the roof overhang on the dormers.
- Proportions and details of the window casings and sills.
- Proportions of the sidelights proposed on either side of the front door.
- Placement and alignment of openings around the home.
- Grouping and detailing of the two windows on the front gable.
- Height of the rear covered entry.
- Window material, profile, and muntins.
- Use of natural wood for window and door trim.

West Park Neighborhood Historic District

Coordinates: [42°15'19"N 87°50'41"W](#)

The **West Park Neighborhood Historic District** is a residential historic district surrounding West Park in Lake Forest, Illinois. The district includes 149 contributing buildings, most of which were built between 1907 and 1930, and West Park. Originally known as the Green Bay Addition, the neighborhood was planned in 1907 as the equivalent of a company town for the service workers at Lake Forest's many estates. Lake Forest was a popular home for the Chicago area's most wealthy residents in the early twentieth century, who typically built large estates that required teams of support workers to maintain. Architect Howard Van Doren Shaw, who also designed many of the estates, planned the neighborhood. While Shaw intended for the development to mainly use Tudor Revival architecture, few houses were designed in the style; the Colonial Revival, Folk Victorian, Craftsman, and American Foursquare styles were more common.^[2]

The district was added to the National Register of Historic Places on November 14, 2012.^[1]

References

1. "National Register Information System" (<https://npgallery.nps.gov/NRHP>). *National Register of Historic Places*. National Park Service. November 2, 2013.
2. Miller, Arthur (September 21, 2012). "National Register of Historic Places Registration Form: West Park Neighborhood Historic District" (<http://gis.hpa.state.il.us/pdfs/801837.pdf>) (PDF). Illinois Historic Preservation Division. Retrieved March 15, 2020.

West Park Neighborhood Historic District

U.S. National Register of Historic Places



☒ Show map of Chicago metropolitan area

☐ Show map of Illinois

☐ Show map of the United States

☐ Show all

Location

Roughly bounded by Green Bay Rd., Westminster, Oakwood, and Atteridge Rds., Lake Forest, Illinois

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

Address 797 Summit Avenue Owner(s) Keene and Megan Addington

Architect Randy Prueitt, Builder Reviewed by: Jen Baehr

Date 8/3/2023

Lot Area 6000 sq. ft.

Square Footage of Existing Residence:

1st floor 1052 + 2nd floor 322 + 3rd floor 0 = 1374 sq. ft.

Design Element Allowance = 214 sq. ft.

Total Existing Design Elements = 164 sq. ft. Excess = 0 sq. ft.

Garage 442 sf actual ; 576 sf allowance = 0 sq. ft.

Garage Width 21'-6" 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.

Square Footage of Existing Residence: = 1374 sq. ft.
Before Demolition

Total Square Footage of Proposed Residence:

1st floor 896 + 2nd floor 376 + 3rd floor 0 = 1272 sq. ft.

New Design Elements 199 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 1272 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 2140 sq. ft.

DIFFERENTIAL = -868 sq. ft. **NET RESULT:**
Under Maximum 868 sq. ft. is

Allowable Height: 30 ft. Actual Height 24'-2" (existing and proposed - no change) 40% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 214 sq. ft.

Front & Side Porches = 164 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 35 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

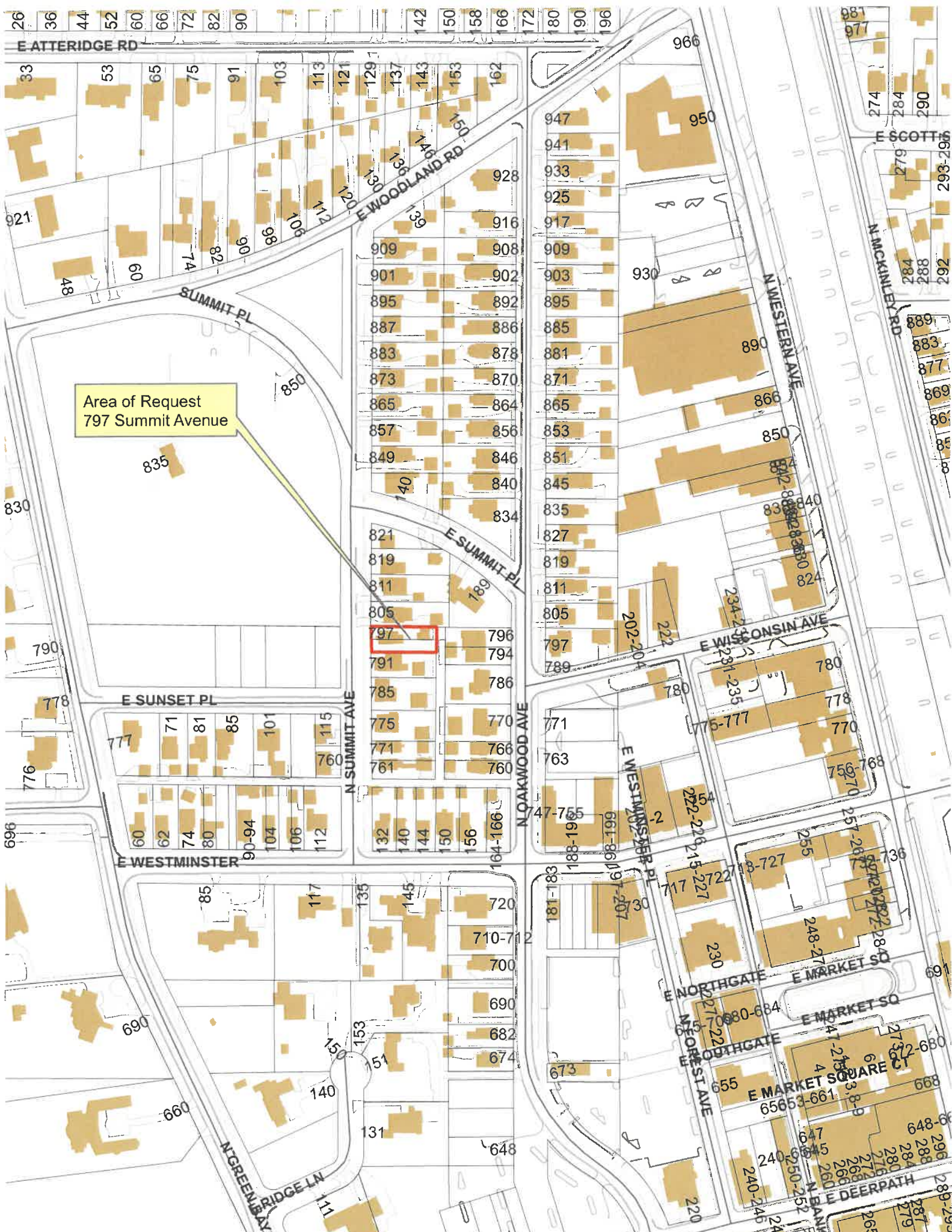
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 199 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
797 Summit Avenue

797

Area of Request
797 Summit Avenue



Area of Request
797 Summit Avenue





**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION**

PROJECT ADDRESS 797 Summit Ave.

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>	<i>COMMERCIAL PROJECTS</i>
<div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> New Residence <input type="checkbox"/> New Accessory Building <input checked="" type="checkbox"/> Addition/Alteration <input type="checkbox"/> Building Scale Variance</div><div><input type="checkbox"/> Demolition Complete <input type="checkbox"/> Demolition Partial <input type="checkbox"/> Height Variance <input type="checkbox"/> Other</div></div>	<div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> New Building <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Height Variance <input type="checkbox"/> Other</div><div><input type="checkbox"/> Landscape/Parking <input type="checkbox"/> Lighting <input type="checkbox"/> Signage or Awnings</div></div>

PROPERTY OWNER INFORMATION

Kenne and Megan Addington

Owner of Property

1329 N. Dearborn Street, Unit 3

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

Chicago, IL 60610

City, State and Zip Code

312-404-0105

Phone Number

N/A

Fax Number

keene.addington@gmail.com

Email Address

Kenne Addington

Megan Addington

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Randy Prueitt

Name and Title of Person Presenting Project

Prueitt Construction, LLC

Name of Firm

90 Hawley Woods Rd

Street Address

Barrington Hills, IL 60010

City, State and Zip Code

847-533-3203

Phone Number

N/A

Fax Number

rprueitt@outlook.com

Email Address

Randy Prueitt

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER

☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE

City of Lake Forest - Planning Department
220 E. Deerpath
Lake Forest, IL 60045

Letter of Intent for Building Review Board For:
Keene and Megan Addington
797 Summit Ave.
Lake Forest, IL 60045

Dear City of Lake Forest,

We are requesting review and approval for the renovation of the above address by the City of Lake Forest Building Review Board. The plans that have been developed and submitted address the 5 standards of the review process. The adherence to each standard is listed below.

- 1) Site Plan. The site plans details the setback. In summary: The gutter line on the left side of the existing structure is 3.96' from the property line; the zoning ordinance is 6'. This will be unchanged with the proposed renovation. The existing gutter line on the front of the property is 17.5' from the property line; the zoning ordinance is 40'. The new gutter line with the proposed renovation is 13.36'. A zoning variance has been requested. This property does not have a driveway, and the parking area is accessed from an alley in the rear of the property. The existing fence and gate will remain. The pillars on the new front covered porch are consistent in design and materials with other properties on Summit Ave. and the surrounding neighborhood.
- 2) Elevations. A bulk-scale workbook was completed and submitted to the Planning Department. The proposed project results in the square footage to be 670 less than the maximum allowable bulk. The overall height of the building is not changing and is 24'-6" at the lowest ground point. The allowable height is 30'-0". The predominant roof line of the house is not changing and is consistent with the style of architecture and other properties in the surrounding neighborhood.
- 3) Landscaping. The lot contains mature trees; the locations are noted on the site plan. All noted trees will remain and will be protected during the construction process. Landscape material will be installed in the front of the house and will be consistent with surrounding properties.
- 4) Type, Color and Texture of Exterior Materials. Pictures of the proposed material and colors are included in the submitted drawing package. The wall siding will be "Hardie" material in board and batten style. Fascia, soffit, rake, frieze, and porch materials will all be natural wood. All trim will be white and the body of the house will be ivory in color. Shingles to be architectural asphalt, black in color.
- 5) Overall Site Layout. The basic footprint of the house is not changing except for the removal of an unpermitted former addition in the rear, and the addition of covered porch. The size and scale of the property is described above in standard #2. A streetscape illustration is included in the submission showing the subject property is consistent with surrounding neighborhood.

Thank you for your consideration.

Sincerely,

Keene and Megan Addington

Property Owner

Prepared by:

Randy Prueitt

Randy Prueitt

Prueitt Construction, LLC

Contractor for Addington Residence



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 "Hardie" type board and batten

Color of Material Ivory

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☐ Aluminum Clad
☒ Vinyl Clad
☐ Other _____
Color of Finish White

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 "Hardie" type _____

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Synthetic Material _____
☒ Other "Hardie" type _____

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 N/A

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper
- ☐ Sheet Metal
- ☐ Other

Color of Material Black

Gutters and Downspouts

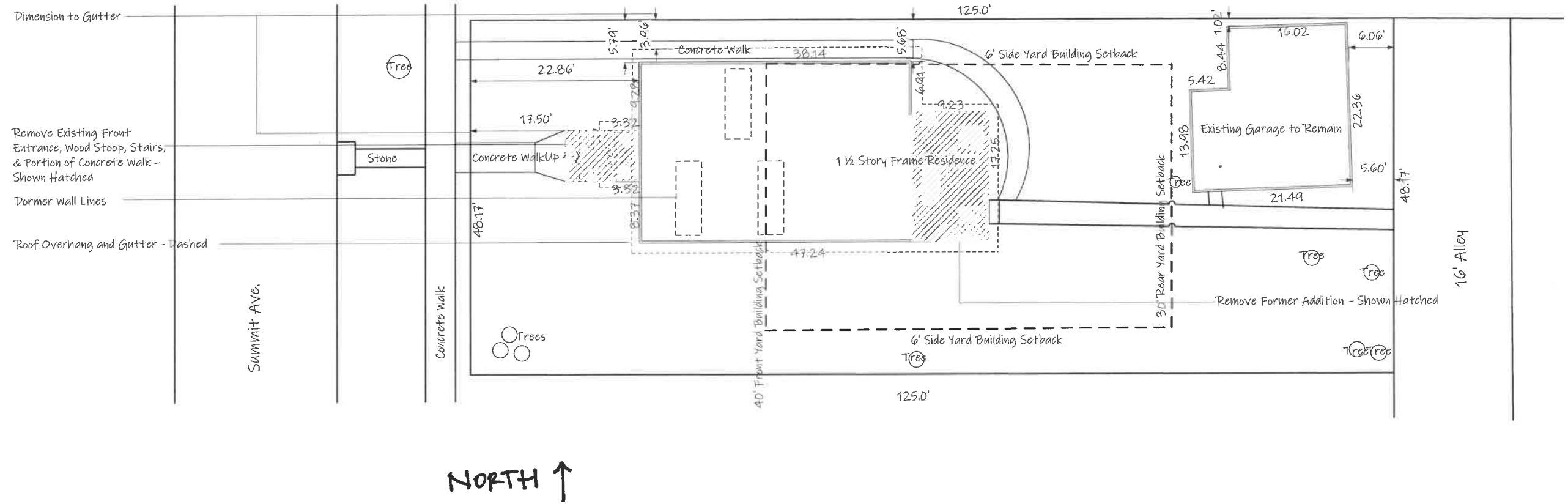
- ☐ Copper
- ☒ Aluminum
- ☐ Other

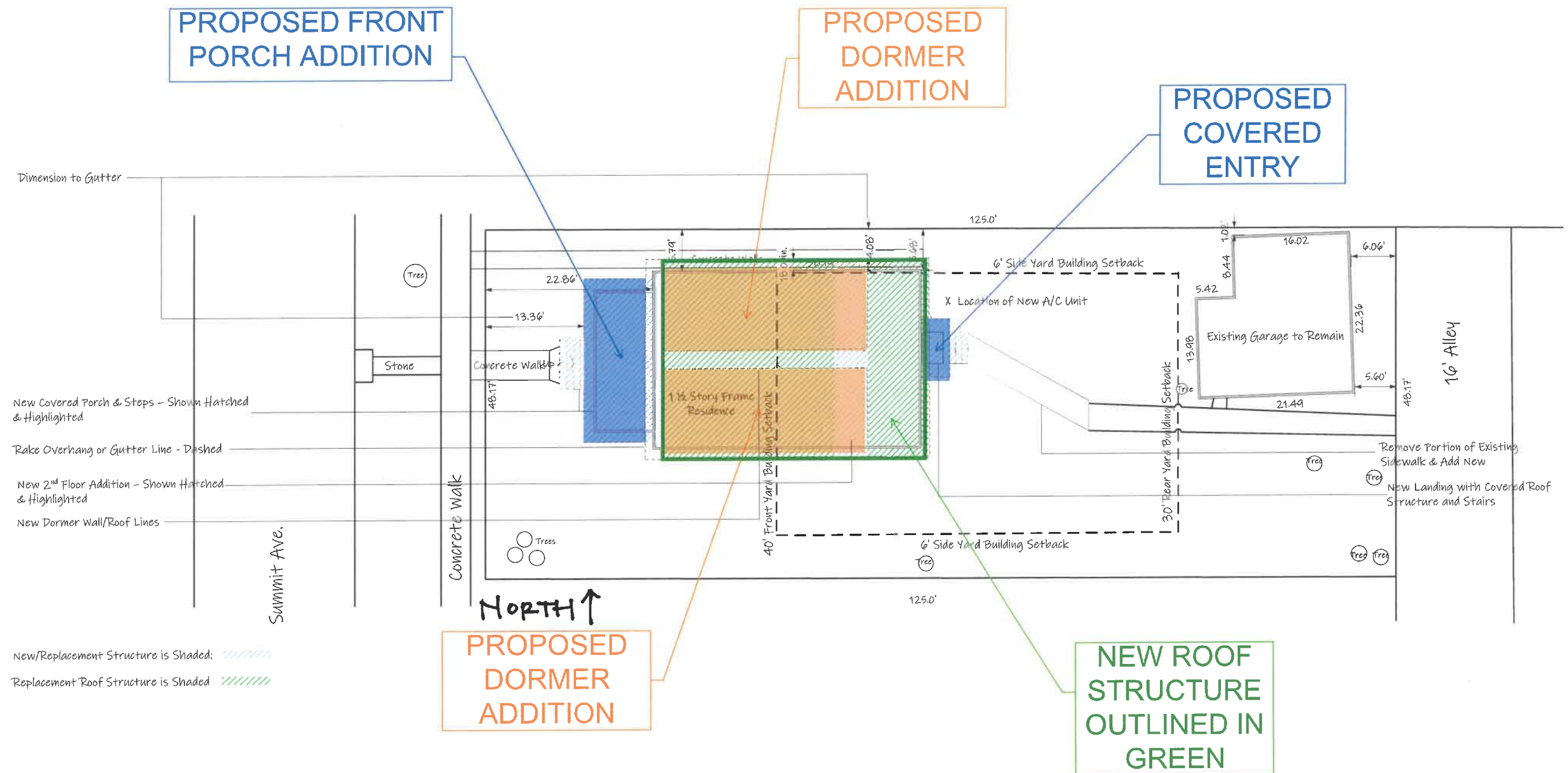
Driveway Material

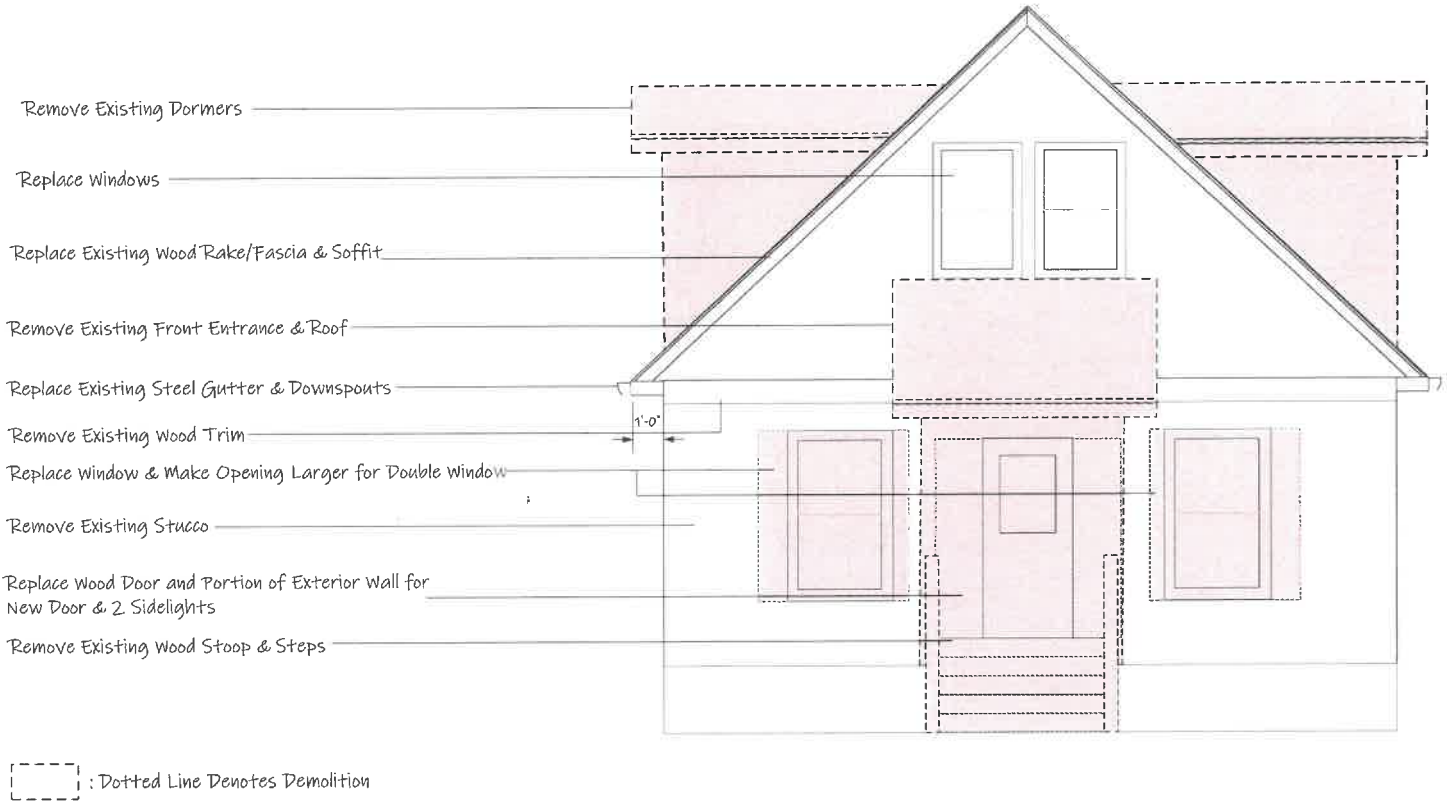
- ☐ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other N/A

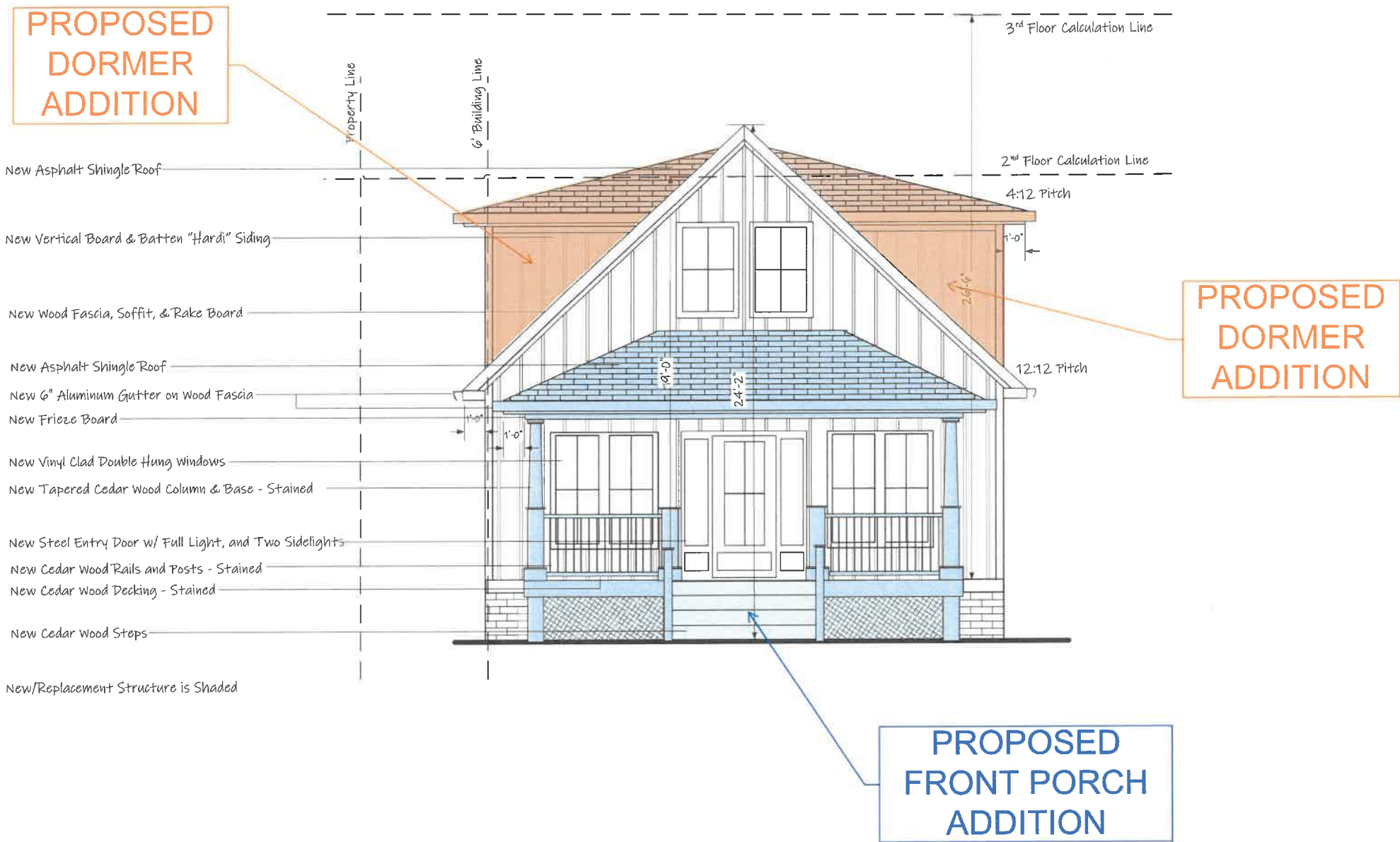
Terraces and Patios

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other N/A

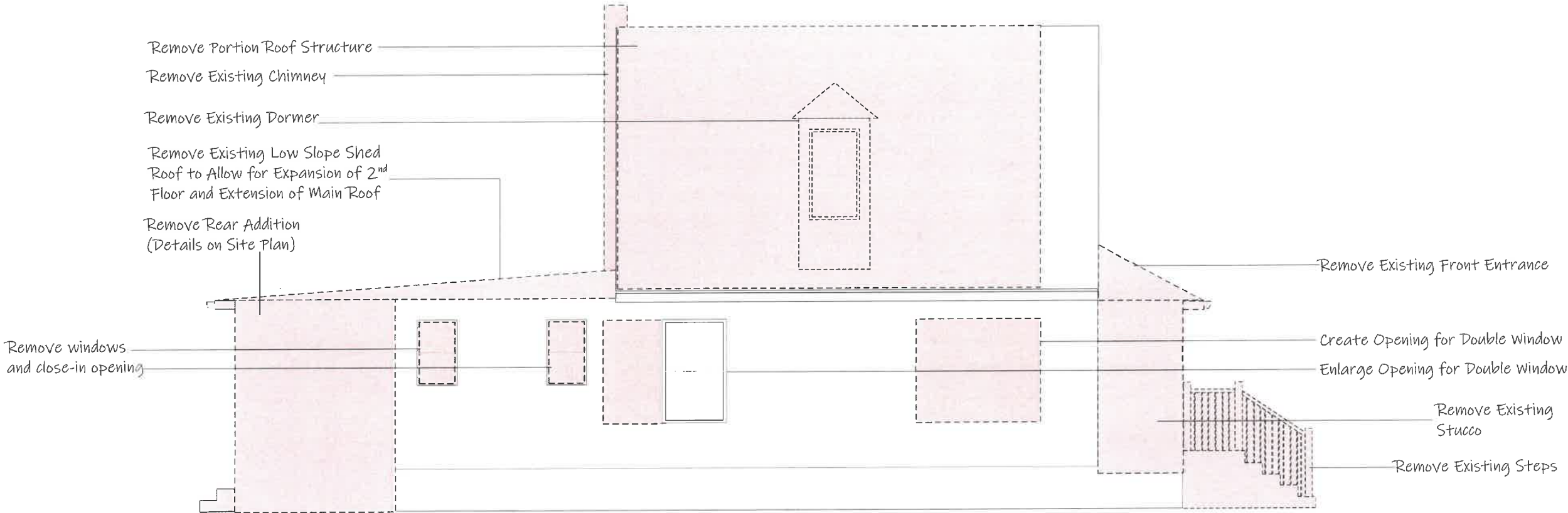


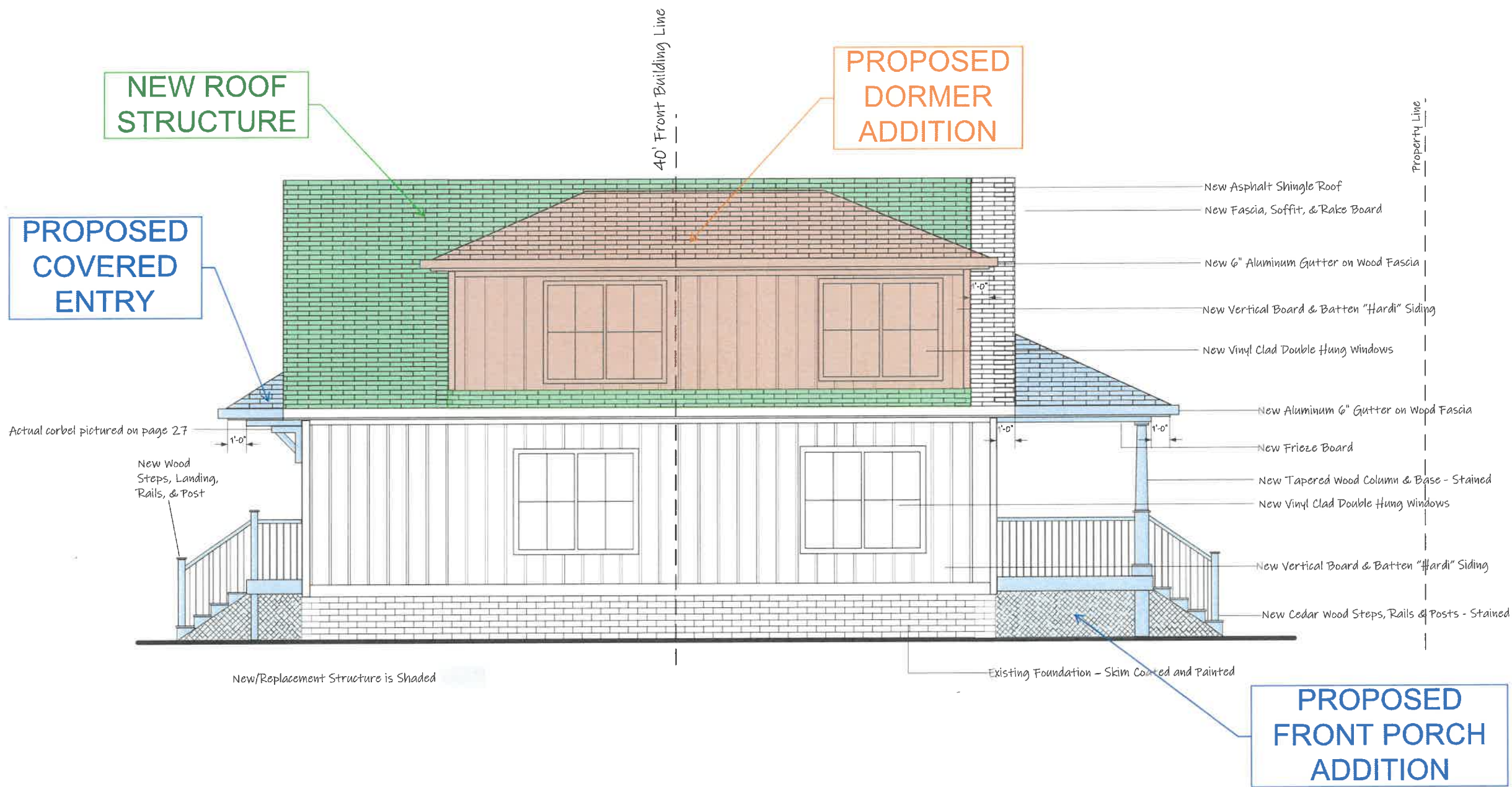


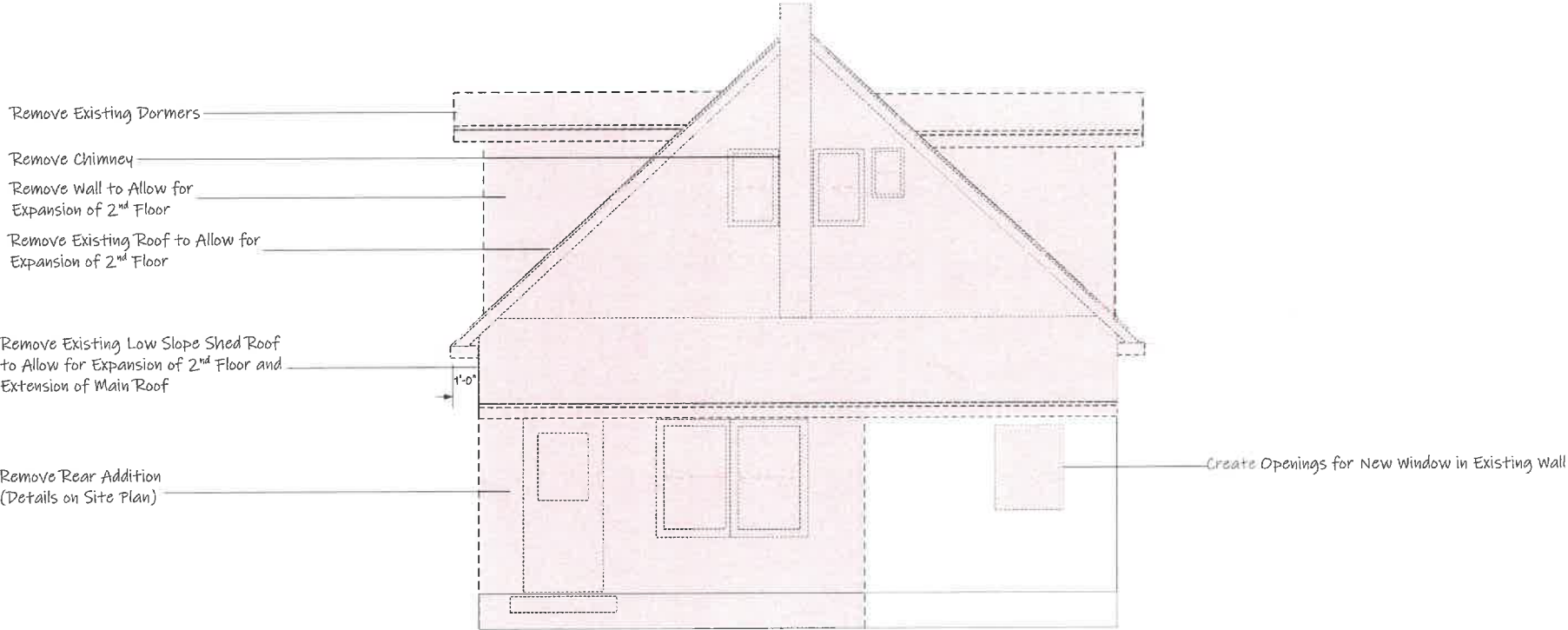


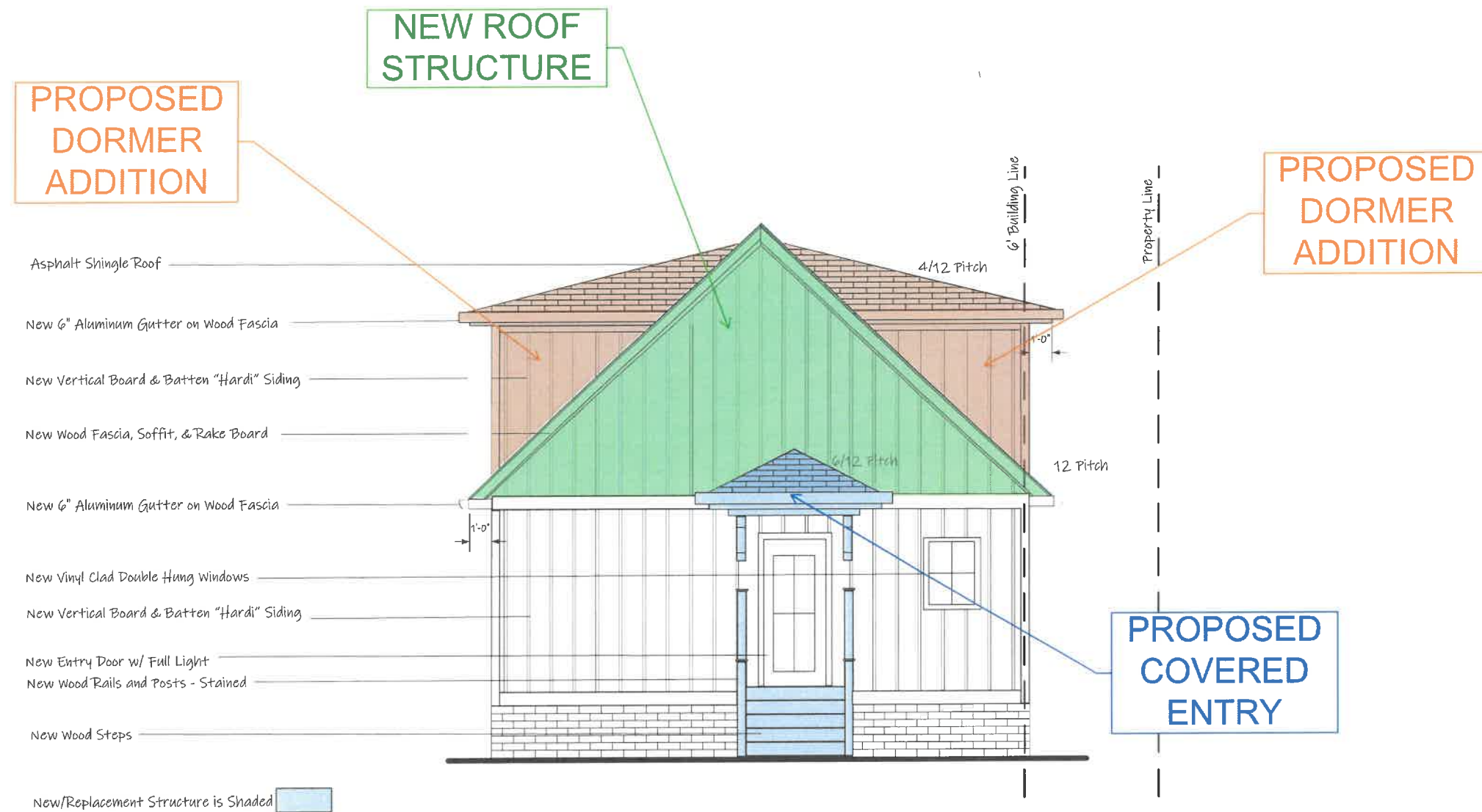


EXISTING NORTH ELEVATION - DEMOLITION HIGHLIGHTED

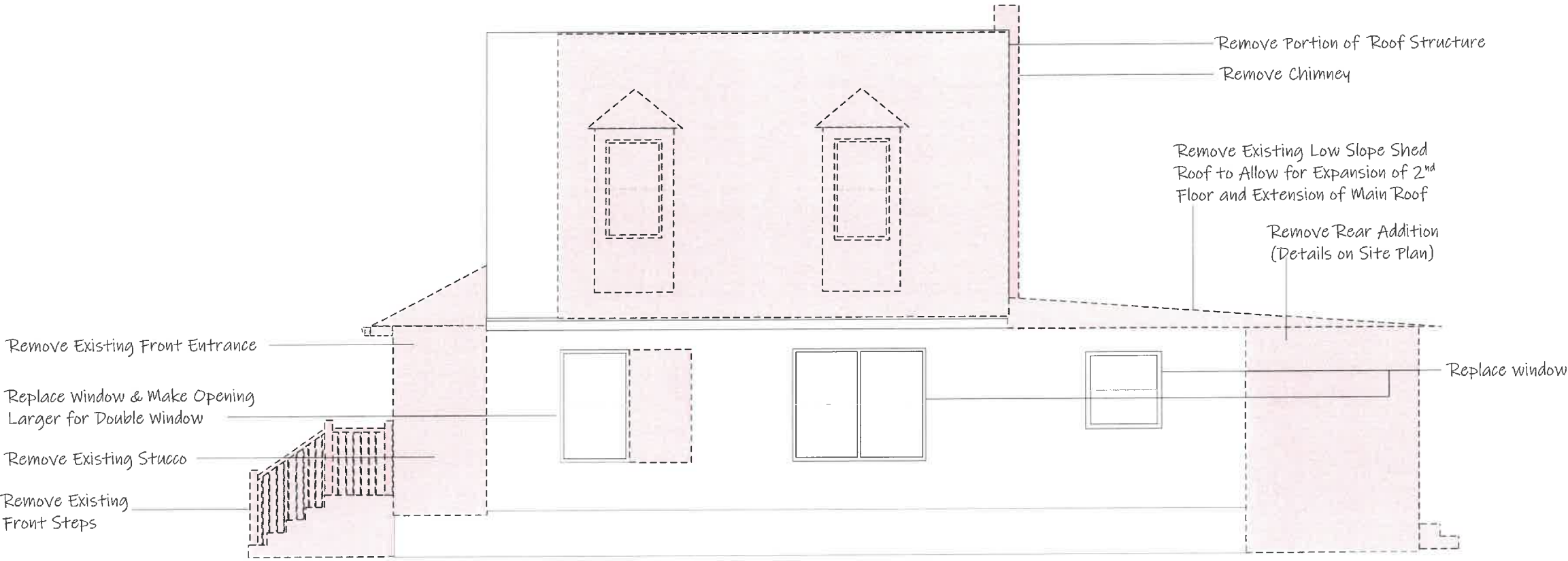


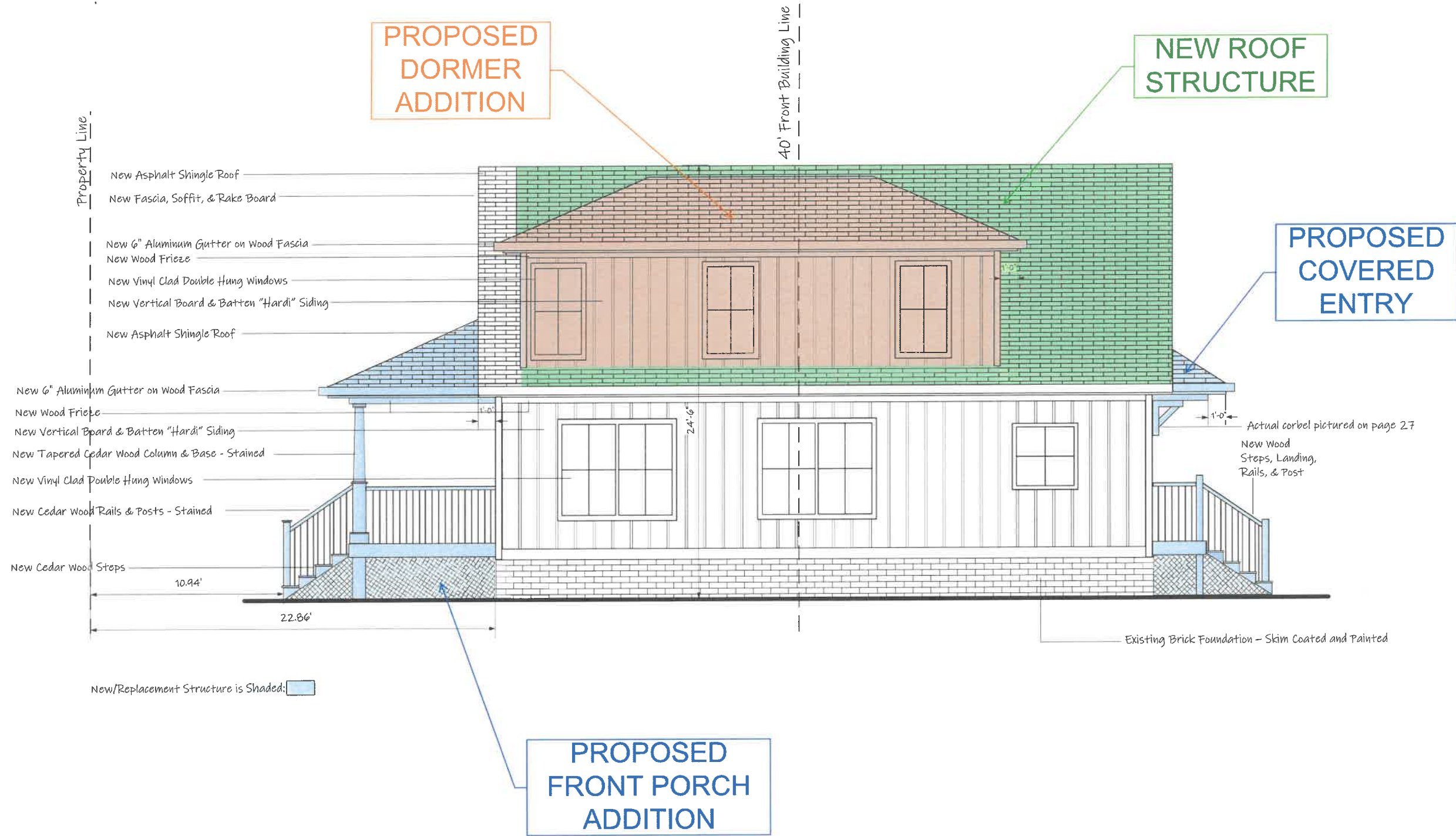


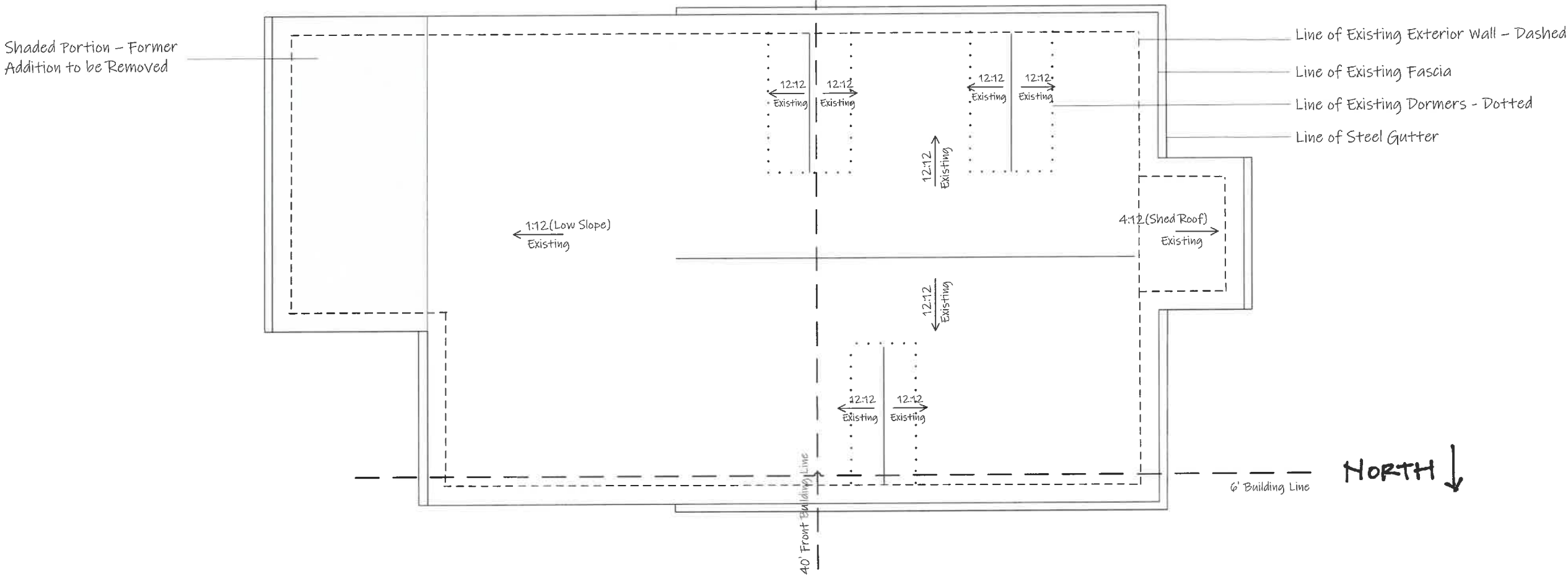


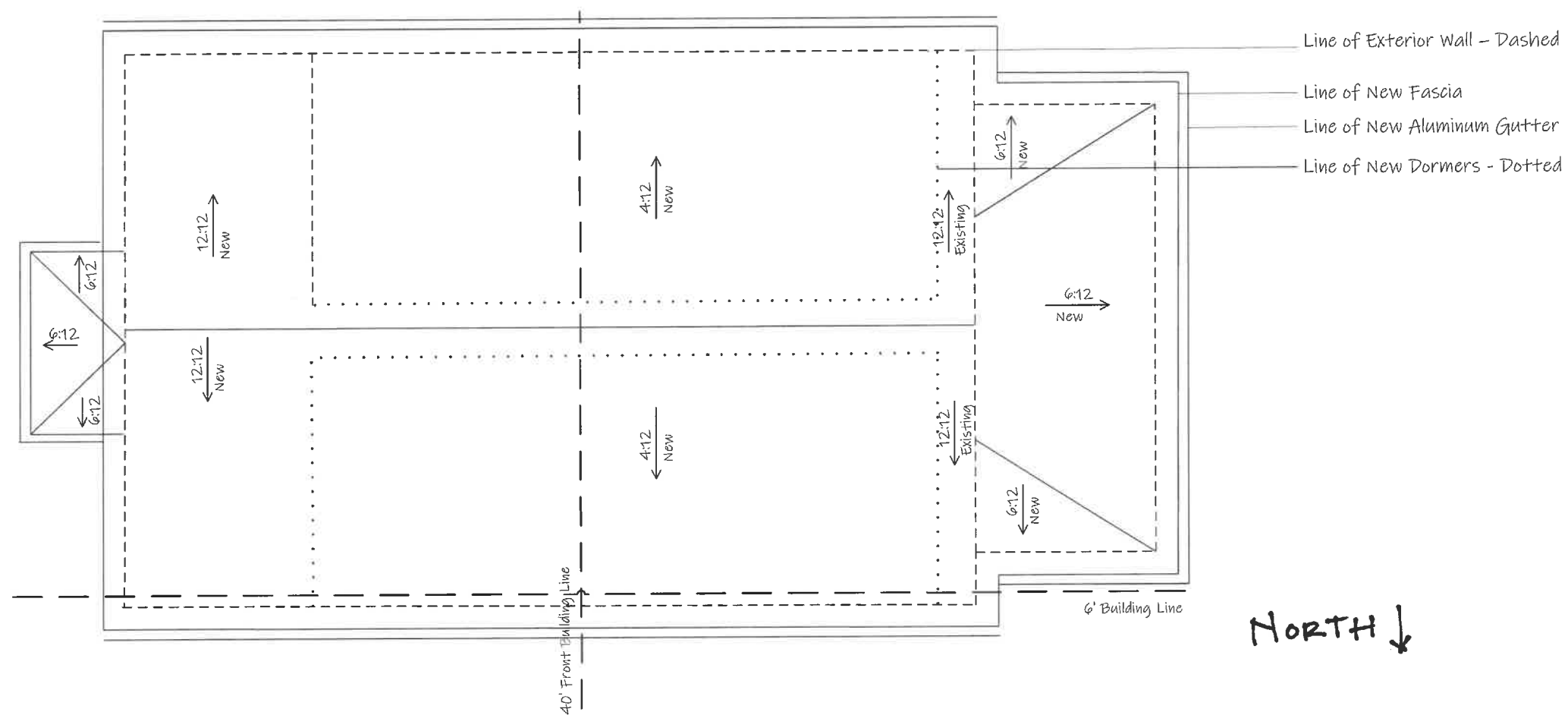


EXISTING SOUTH ELEVATION - DEMOLITION HIGHLIGHTED

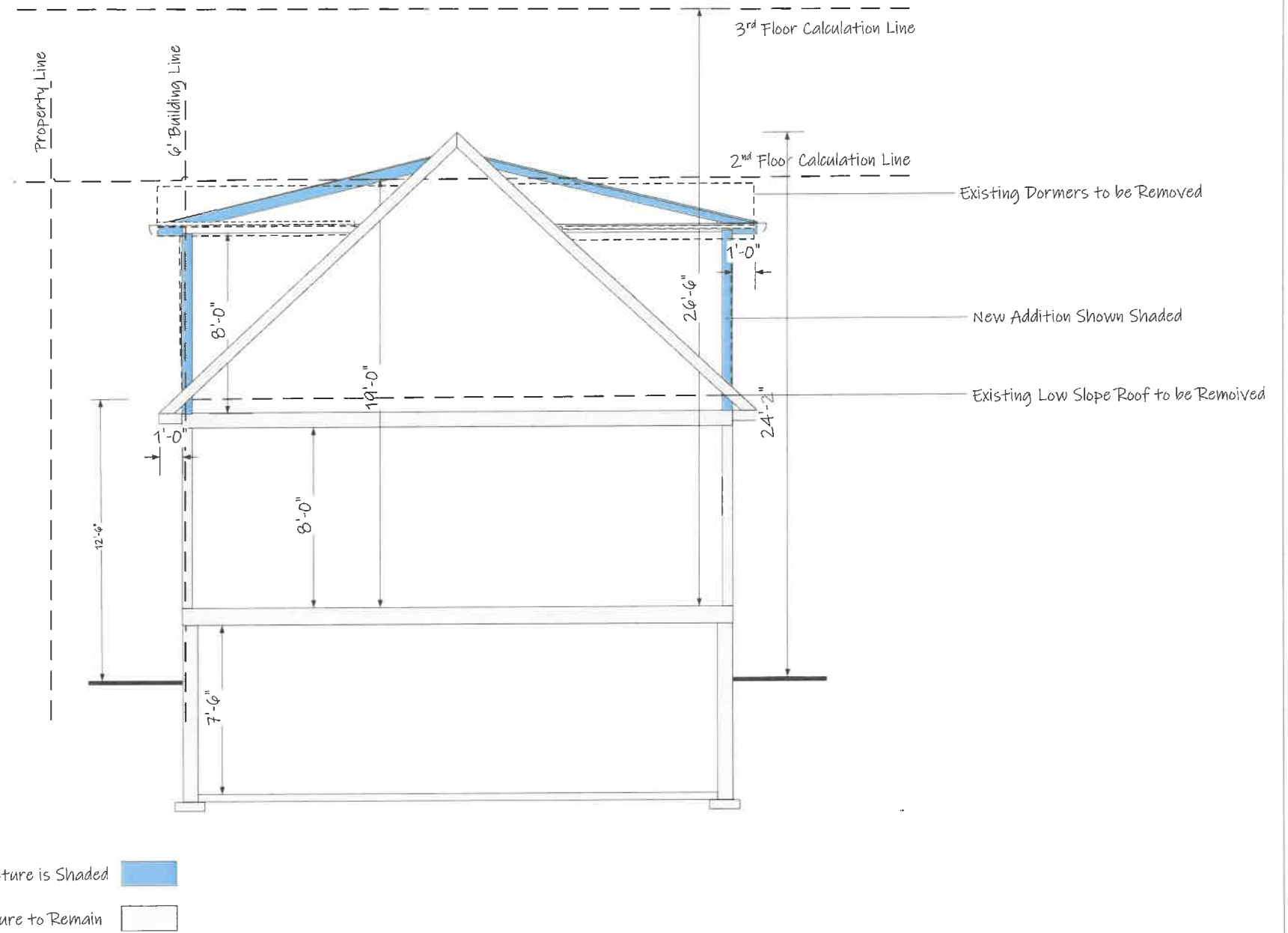


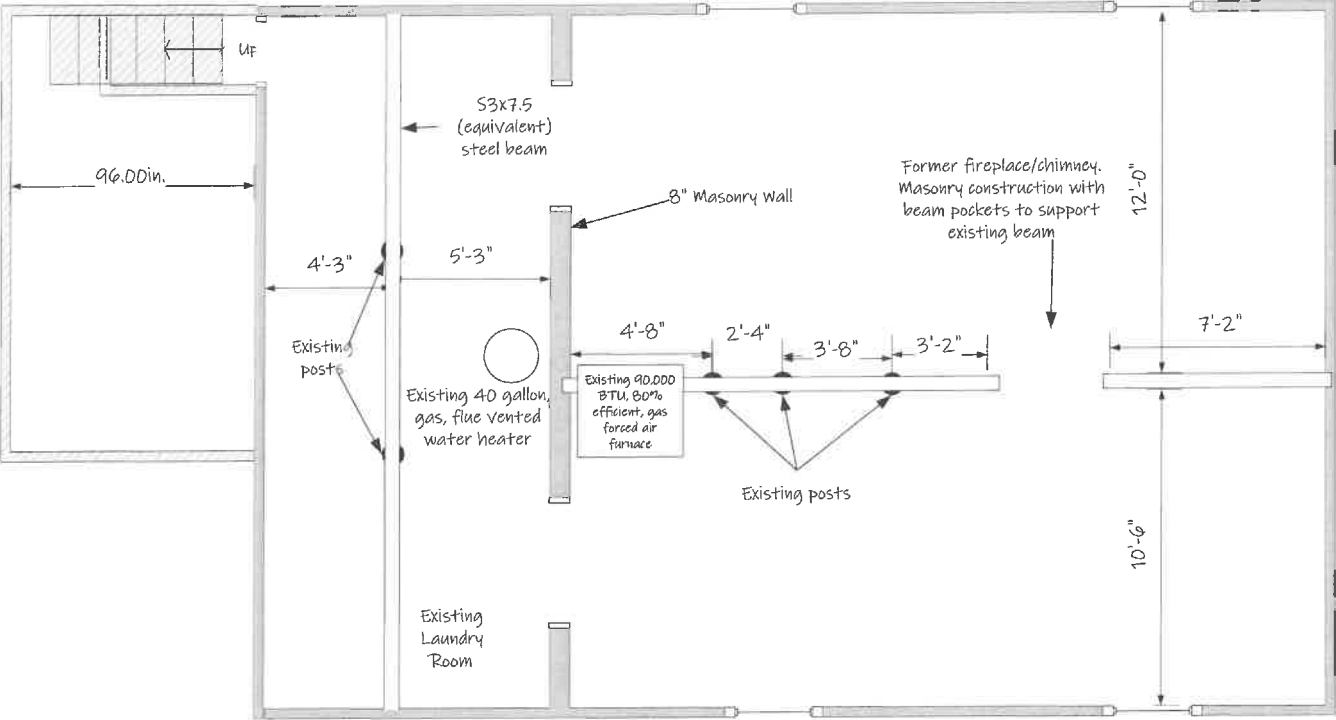






PROPOSED BUILDING SECTION

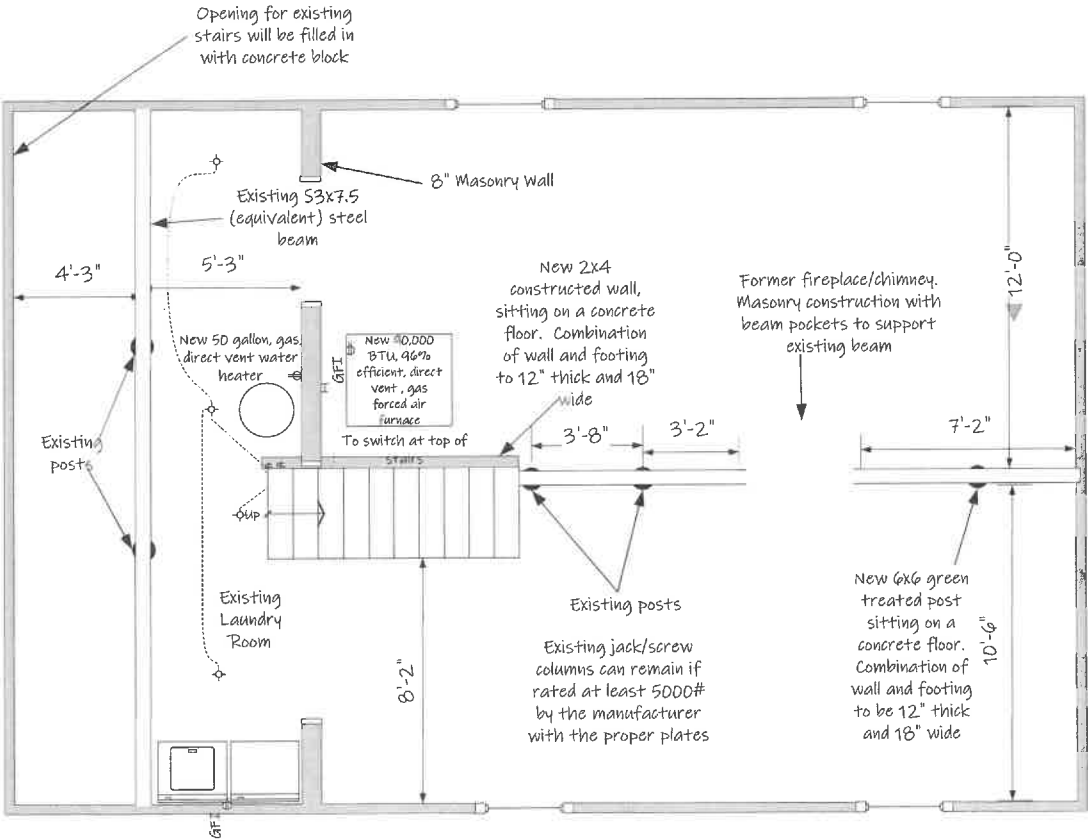




Basement - Existing/Demolition

Demolition

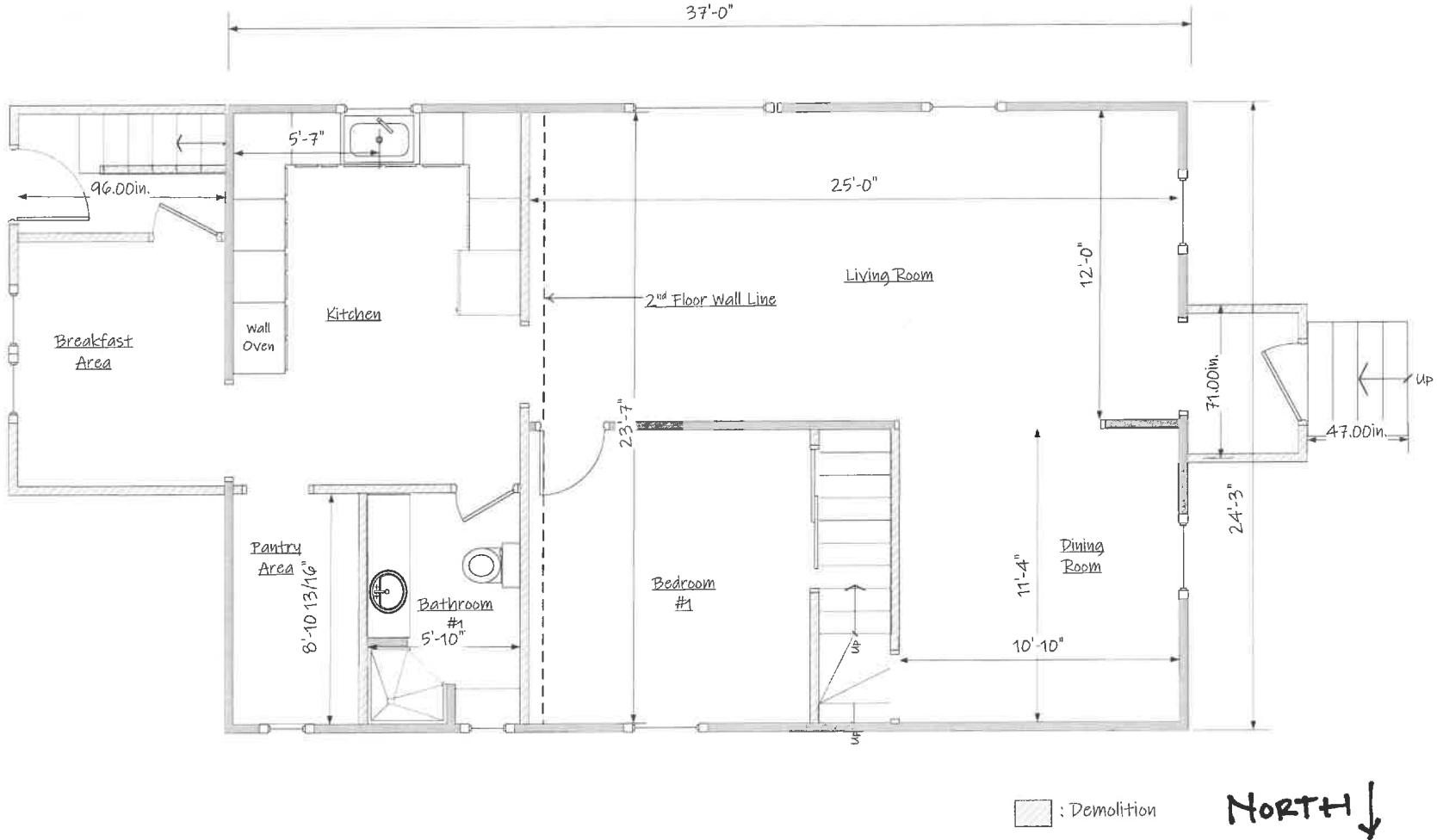
NORTH ↓

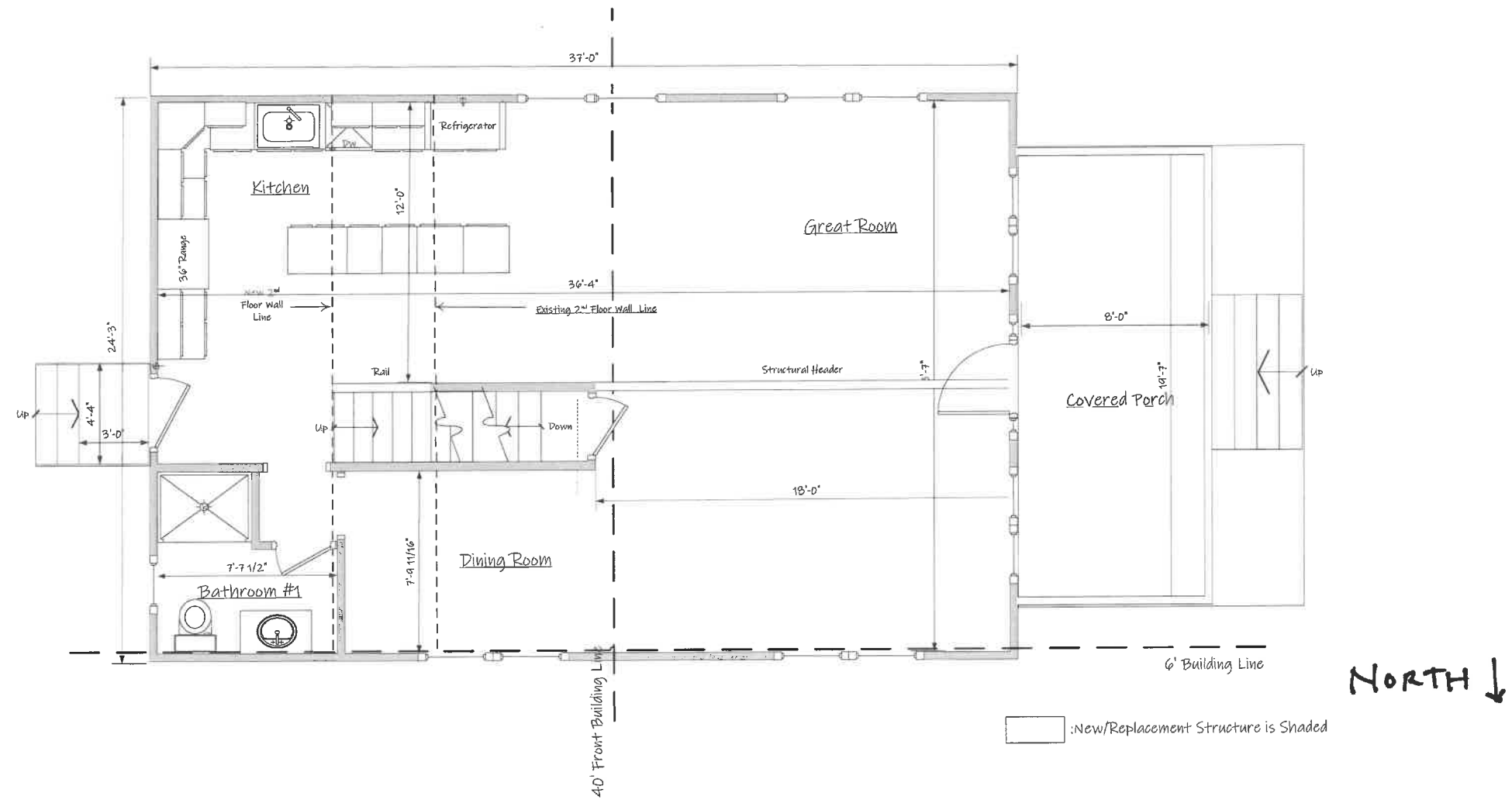


Basement - Proposed

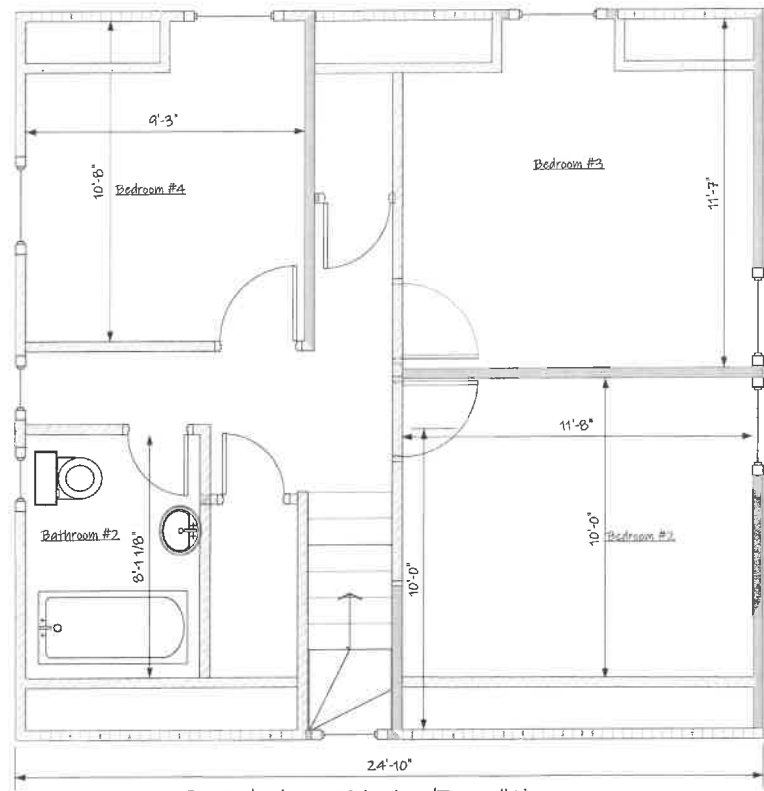
NORTH ↓

- Scope of work:
- Clean, waterproof and paint basement walls and ceiling
 - Restructure/modify/add beams, columns, walls, and floor per the sealed structural engineering report from Perry Consulting dated 1/18/23
 - Relocate stairs as shown in drawings. New interior stairs will have riser height no greater than 7 3/4" and treads no less than 10" deep. Headroom clearance will be no less than 6'-5". Any landing shall be at least 36" in the direction of travel. Framing detail per drawing "C" on page 13
 - Add new electrical service panel to allow for additional breaker capacity. Service size will remain 100 amps
 - Replace plumbing, electric, gas, and ventilation for laundry room
 - Install new level 95% efficient furnace and AC. This is required due to the elimination of the existing chimney. Existing duct work will be used where possible. New will be added to achieve design and layout of approved drawings



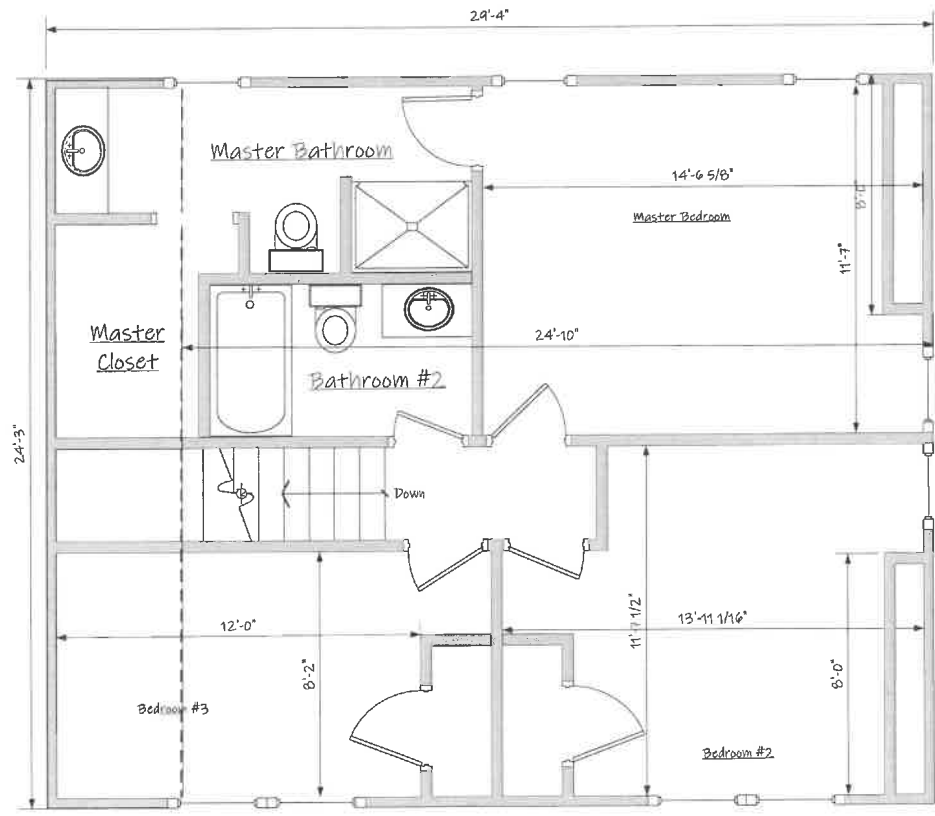


EXISTING/DEMOLITION & PROPOSED SECOND FLOOR PLAN



- : No Exterior Wall. Rafters Rest on Floor Structure
- : Wall Height is 24" or Less
- : Demolition
- : New/Replacement Structure is Shaded

NORTH ↓



NORTH ↓



Front



Rear



Right Side



Left Side



View From Front
Looking Right (North)



View From Front
Across Street (West)



View From Front
Looking Left (South)



Summit Ave.
Streetscape



"Hardi" board and batten siding, 8" board with 2" batten. Ivory Lace color



Example picture (will not be this color)

Ivory Lace (SW 7013)



Corbel for rear covered entry. Will be stained to match trim



Example House Picture

Shingle: Owens Corning TruDefinition in Onyx Black

PURE WHITE SW 7005

Fascia, soffit, window/door trim, and frieze. Porch rails and posts will be same color but a solid stain will be used

Windows: Vinyl Clad. Jeld-Wen. White Color
XXXXXXXXXXXX

Gutters and Downspouts: White Aluminum

Front and Rear Door: Steel painted Cheery Red (SW 6584)



Window and Door Trim to be "Hardi" Style. Fascia, Soffit, and Frieze to be Wood