

Agenda Item 3
Veterans Park
Park Improvements and Enhancements

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Existing Conditions & Demolition Plan
Proposed Site Plan
Proposed Retaining Wall, Signage, and Flagpole Details
Proposed Landscape Lighting Plan
Proposed Landscape Plan

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	June 24, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	Veterans Park – Park Improvements and Enhancements

PROPERTY OWNER

City of Lake Forest
800 N. Field Drive
Lake Forest, IL 60045

PROPERTY LOCATION

Southeast Corner of Green
Bay Road and Deerpath
(formerly Open Lands Park)

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic District

PROJECT REPRESENTATIVES

Joe Mobile, Superintendent of Recreation, City of Lake Forest
Craig Bergmann, Craig Bergmann Landscape Design, Inc.

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested for various improvements planned at Veterans Park including modifications to the seat wall and new signage and lighting and a refreshing of the landscaping throughout the park. The proposed work is part of an overall redesign of the park following the transfer of the ownership of the park from Lake Forest Open Lands Association to the City of Lake Forest and the renaming of the park to Veterans Park. The newly named Veterans Park is intended to remain as a generally passive park and a place to honor all Veterans. The proposed changes to the park are intended to invite the public into the park currently, the views into the park are limited and entrances to the park are not highly visible.

A portion of the existing seat wall at the northwest corner of the park is proposed to be removed and replaced with a new low brick wall. New signage is proposed on the replacement wall to reflect the name Veterans Park as recently approved by the City Council. A flagpole is proposed at the northwest corner of the park along with limited lighting.

STAFF EVALUATION

Wall and Flagpole

The existing seat wall runs along the sidewalks on the south side of Deerpath and on the east side of Green Bay Road. The portion of the wall closest to the corner of Green Bay Road and Deerpath, at the northwest corner of the park will be removed. The intent is to open up views at that prominent corner into the park. A new wall, 18 inches in height will enclose a planting area and the new wall configuration will provide pedestrian entrances into the park on both Green Bay Road and Deerpath, a short distance from the corner. The low wall will be constructed of brick with limestone coping to match the portions of the existing walls that will remain.

As noted above, a flagpole is proposed at the northwest corner of the park. The flagpole will extend approximately 33 feet in height. The flagpole will have a dark brown anodized finish. The flag pole

is intended to clearly convey the intent that this park is a place to honor Veterans.

Signage

New signage is proposed on the new wall, at the corner. The proposed text includes “Veterans Park” in letters of approximately six inches in height and “City of Lake Forest” below in three to four inch letters. A drawing of the proposed letters on the wall is included in the Commission’s packet. The letters are proposed to be bronze and will be anchored to the wall with dowels anchored into the mortar. On the inside wall face, park facing side, five bronze plaques are proposed. The plaques will reflect the seals of each branch of the military services.

Lighting

A limited number, approximately seven, LED aluminum bollard lights are proposed along the pedestrian pathways in the northwest corner of the park and at the entrances to the park on Deerpath and Green Bay Road. The bollards are 27.5 inches tall and direct light down onto the pathway.

In ground copper path lights are proposed along the edge of the brick walks. The in ground lights are round with a 3.5 inch diameter and are approximately 2 inches tall. Twelve in ground lights are proposed.

Three, in ground lights are proposed to subtly uplight the flagpole and wall lettering.

A lighting plan and light fixture specifications are included in the Commission’s packet.

Standard 1 - Height

This standard is generally met. The height of the retaining wall is 18 inches. The flagpole is 40 feet tall, with 33 feet of pole above grade.

Standard 2 – Proportion of the Front Facade

This standard is not applicable to this project.

Standard 3 – Proportion of Openings

This standard is not applicable to this project.

Standard 4 – Rhythm of Solids to Voids

This standard is not applicable to this project.

Standard 5 – Rhythm of spacing and structures on streets

This standard is not applicable to this project.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to this project.

Standard 7 – Relationship of Materials and Texture

This standard is met. The proposed materials are all high quality, durable materials appropriate for the park.

Standard 8 – Roof Shapes

This standard is not applicable to this project.

Standard 9 – Walls of Continuity

This standard is not applicable to this project.

Standard 10 - Scale

This standard is not applicable to this project.

Standard 11 – Directional Expression of Front Elevation.

This standard is not applicable to this project.

Standard 12 – Preservation of Historic Material

This standard is met. Only a small portion of the retaining wall will be removed.

Standard 13 – Preservation of Natural Resources

Enhancement and refreshing of the landscaping is planned throughout the park. The landscape plan reflects the passive nature of the park.

Standard 14 – Compatibility

This standard is met. The design and materials of the new wall will match the existing wall. The signage is simple with bronze lettering. The landscape lighting is subtle and uses high quality materials and finishes.

Standard 15 – Repair to Deteriorated Features

This standard is not applicable to this project.

Standard 16 – Surface Cleaning

This standard is not applicable to this project.

Standard 17 – Integrity of Historic Property

This standard is met. The proposed work will support and enhance the appearance of the park and importantly encourage pedestrians to use the park.

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 five public locations. As of the date of this writing, staff has not received any public comment on this petition.

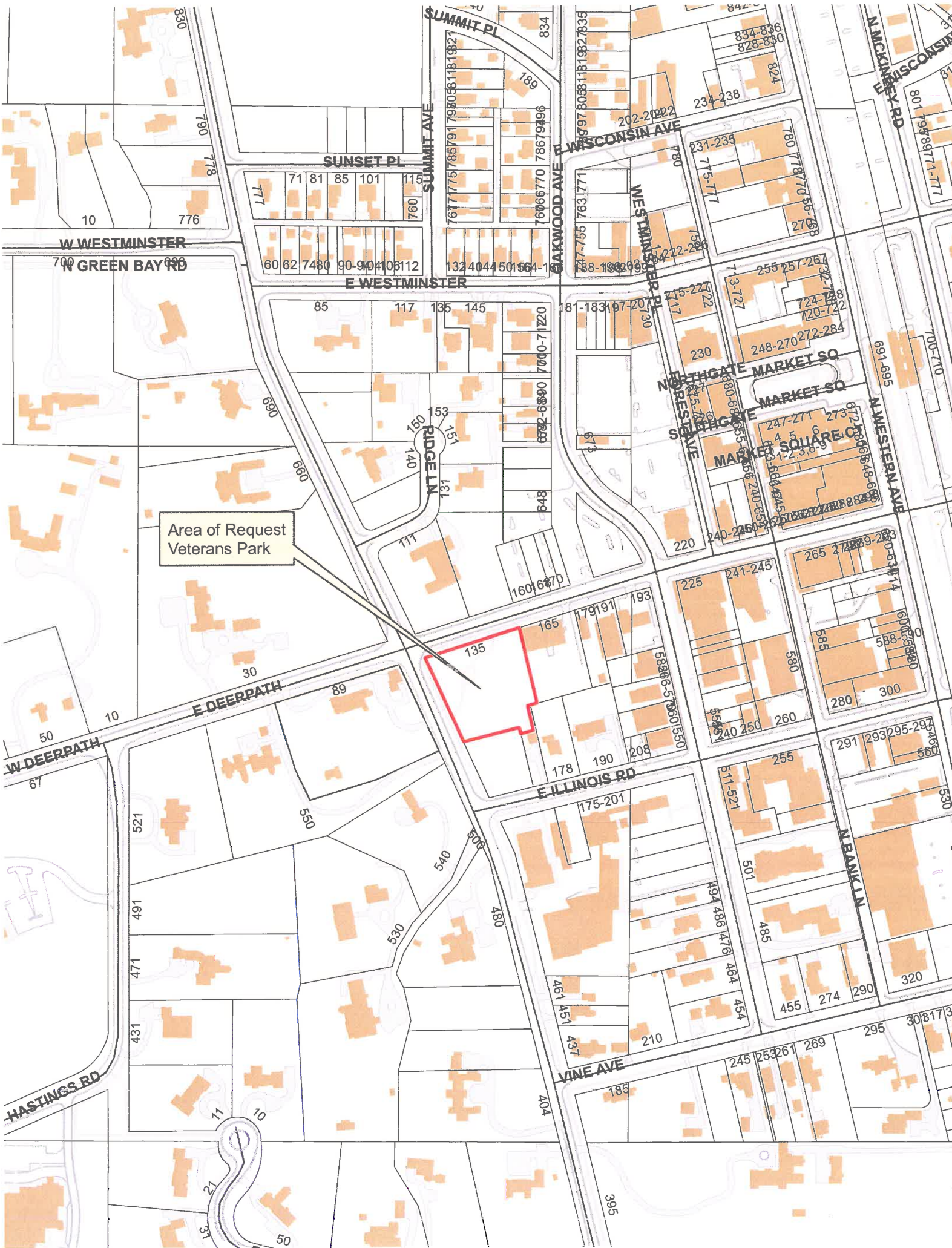
RECOMMENDATION

Grant a Certificate of Appropriateness for the replacement retaining wall, a flagpole, new signage, and associated lighting in Veterans Park.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will

be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.

2. Details of exterior lighting shall be clearly reflected on the plans submitted for permit. Cut sheets of all light fixtures shall be provided.
3. After installation, City staff is directed to conduct an inspection of lighting levels. If determined to be necessary, the intensity of lighting shall be reduced or the source of light further shielded to preserve the dark sky character of the community at this high profile corner.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted. Staging for construction and vehicle parking shall away from the site to avoid causing congestion on Green Bay Road and Deerpath. (The Oakwood City parking lot may be an option.)



Area of Request
Veterans Park



Area of Request
Veterans Park





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

PROJECT ADDRESS Southeast Corner of Deerpath and Greenbay Road
Veterans Park

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

City of Lake Forest
Owner of Property

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

Lake Forest, IL 60045
City, State and Zip Code

847 810-3941 847-615-4251
Phone Number Fax Number

mobilej@cityoflakeforest.com
Email Address

Jane M. Lee
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Craig Bergmann
Name and Title of Person Presenting Project

Craig Bergmann Landscape Design
Name of Firm

900 N. Waukegan Road
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-251-8355 847-251-8360
Phone Number Fax Number

Cbergmann@craigbergmann.com
Email Address

Craig Bergmann
Representative's Signature (Architect/ Builder)

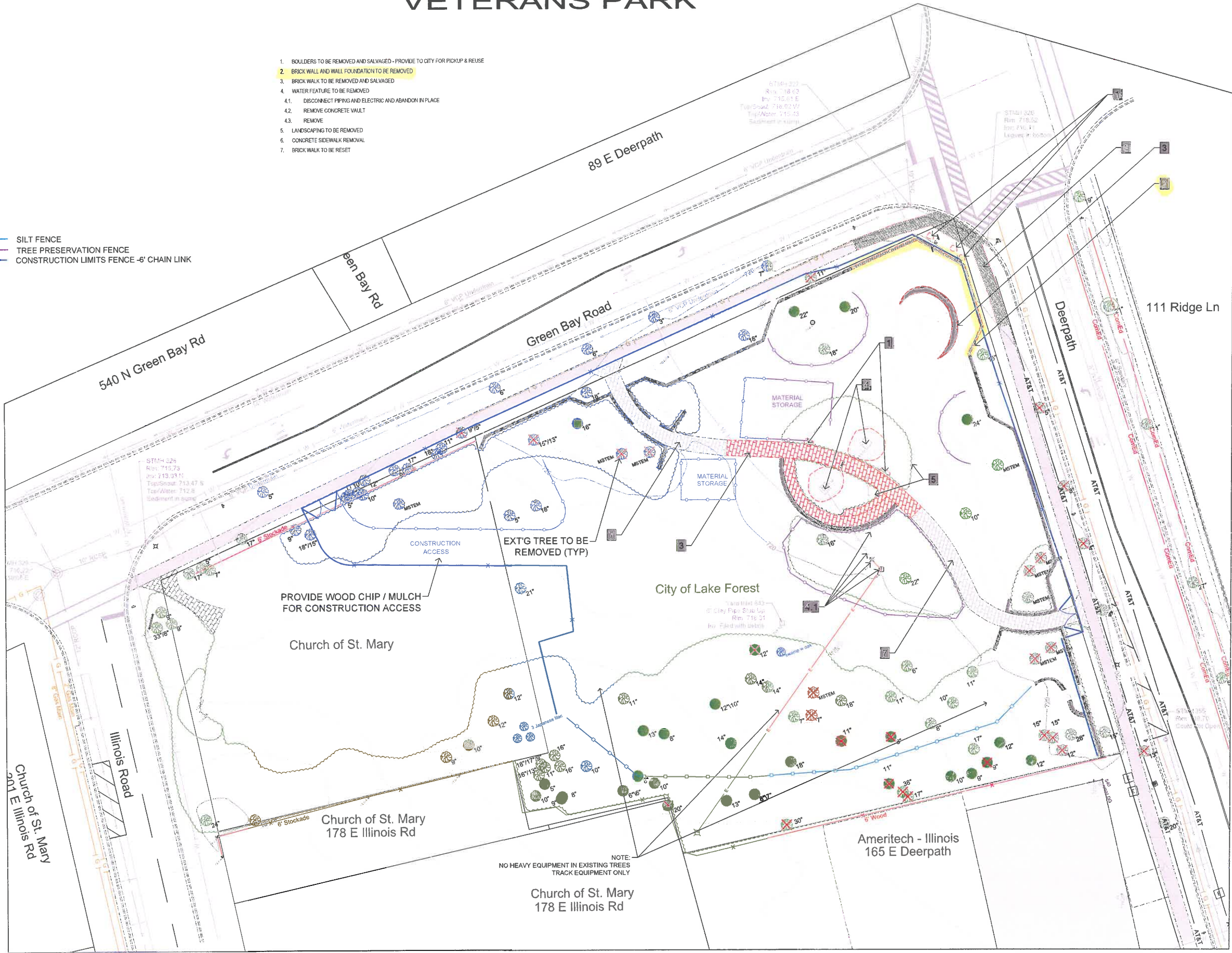
The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report	<input type="checkbox"/> OWNER <input 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

VETERANS PARK

1. BOULDERS TO BE REMOVED AND SALVAGED - PROVIDE TO CITY FOR PICKUP & REUSE
2. BRICK WALL AND WALL FOUNDATION TO BE REMOVED
3. BRICK WALK TO BE REMOVED AND SALVAGED
4. WATER FEATURE TO BE REMOVED
- 4.1. DISCONNECT PIPING AND ELECTRIC AND ABANDON IN PLACE
- 4.2. REMOVE CONCRETE VAULT
- 4.3. REMOVE
5. LANDSCAPING TO BE REMOVED
6. CONCRETE SIDEWALK REMOVAL
7. BRICK WALK TO BE RESET

SILT FENCE
TREE PRESERVATION FENCE
CONSTRUCTION LIMITS FENCE - 6' CHAIN LINK



BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
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www.bleckeng.com

VETERANS PARK

Lake Forest, IL



ISSUED DATE	ISSUED FOR
01.22.2020	Bid & Permit
02.13.2020	LF Review

PROFESSIONAL SEAL

Michael G. Bleck, PE 11.01.2019
License No. 062.04883 Expires 11/01/21



The City of Lake Forest
800 North Field Drive
Lake Forest, Illinois 60045

70-1019	Project No.
AMB	Drawn By
MGB	Checked By

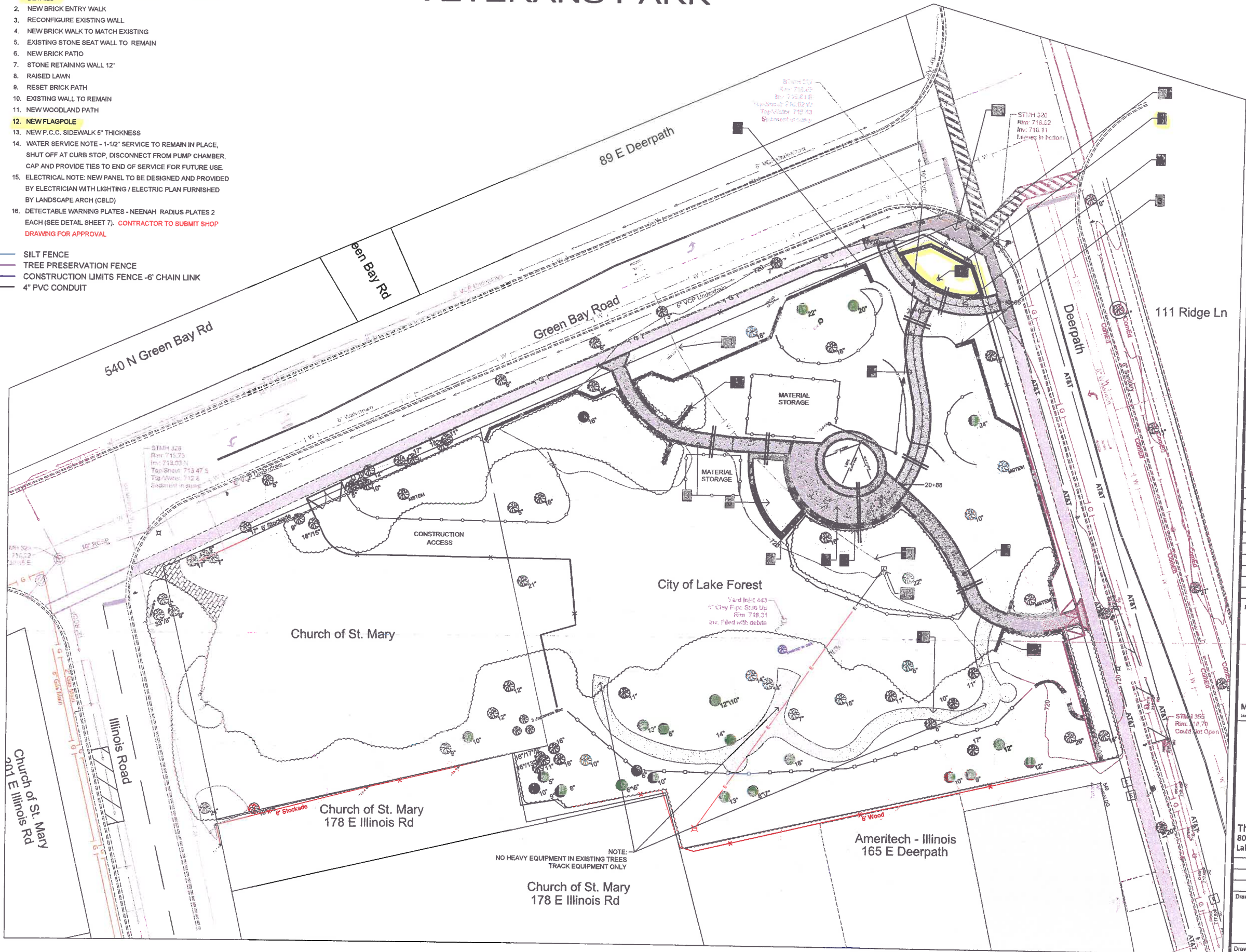
Drawing No. **3**

EXISTING CONDITIONS
DEMO - SE/SC

VETERANS PARK

1. NEW BRICK PLANTER WALL 18" HEIGHT - SEE LANDSCAPE PLAN DETAILS
2. NEW BRICK ENTRY WALK
3. RECONFIGURE EXISTING WALL
4. NEW BRICK WALK TO MATCH EXISTING
5. EXISTING STONE SEAT WALL TO REMAIN
6. NEW BRICK PATIO
7. STONE RETAINING WALL 12"
8. RAISED LAWN
9. RESET BRICK PATH
10. EXISTING WALL TO REMAIN
11. NEW WOODLAND PATH
12. NEW FLAGPOLE
13. NEW P.C.C. SIDEWALK 5" THICKNESS
14. WATER SERVICE NOTE - 1-1/2" SERVICE TO REMAIN IN PLACE, SHUT OFF AT CURB STOP, DISCONNECT FROM PUMP CHAMBER, CAP AND PROVIDE TIES TO END OF SERVICE FOR FUTURE USE.
15. ELECTRICAL NOTE: NEW PANEL TO BE DESIGNED AND PROVIDED BY ELECTRICIAN WITH LIGHTING / ELECTRIC PLAN FURNISHED BY LANDSCAPE ARCH (CBLD)
16. DETECTABLE WARNING PLATES - NEENAH RADIUS PLATES 2 EACH (SEE DETAIL SHEET 7). CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL

- SILT FENCE
- TREE PRESERVATION FENCE
- CONSTRUCTION LIMITS FENCE - 6' CHAIN LINK
- 4" PVC CONDUIT





CRAIG BERGMANN™
Landscape Design, Inc

The Art of Fine Gardening

900 North Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355
Facsimile: (847) 251-8360

PROJECT:

Veterans Park

Green Bay & Deerpath Road
Lake Forest, Illinois

Civil Engineer:

BLECK

Bleck Engineering Company, Inc.
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Lake Forest, IL 60045

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Scale: 1" = 1'0"



Issued For:

PERMIT SET

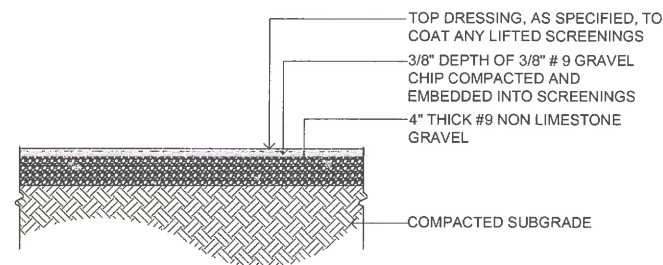
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DRAFTED: CS/EMH
CHECKED: EMH/CB

Sheet:
Hardscape Details

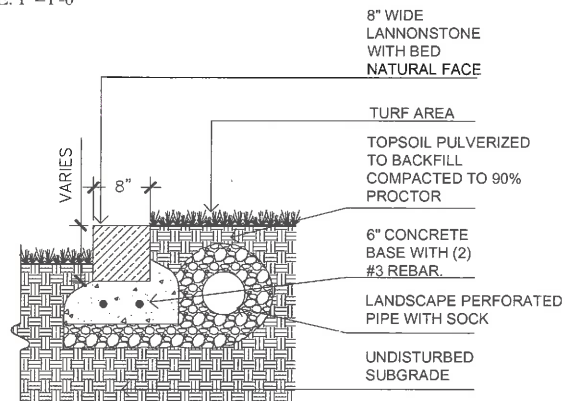
L.3

Please Note: This is not a construction drawing.



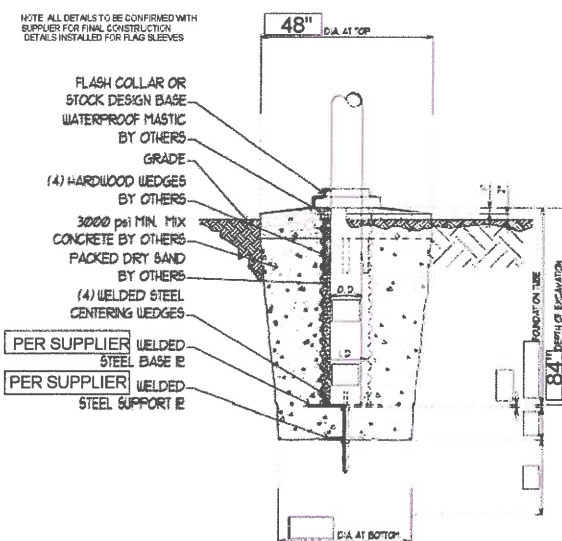
C GRAVEL PATH IN WOODS

SCALE: 1"=1'-0"



STONE CURB

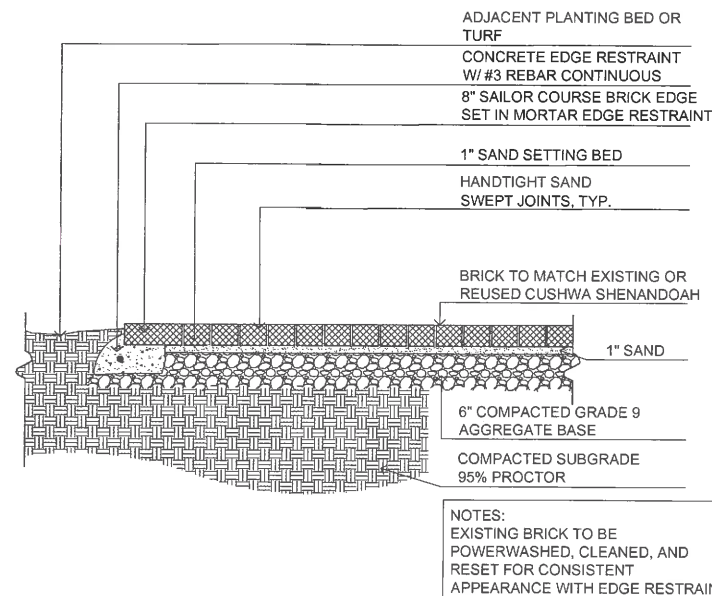
SCALE: 1"=1'-0"



NOTES:
SUPPLY 40' DARK BROWN ANODIZED FLAGPOLE WITH INTERIOR
CABLE AND 8X10 FLAG SUPPLIED AND MOUNTED/RAISED BY THOMAS
FLEMING COMPANY - CONTACT Sales@thomasflemingflag.com
847-368-8090 GENERAL CONTRACTOR TO SUPPLY A 7" DEEP BY 48" WIDE
HYDROVAC HOLE AND/OR COORDINATE AN AUGERED HOLE TO BE
INSTALLED AT THE TIME OF FOOTINGS FOR WALLS DUG.

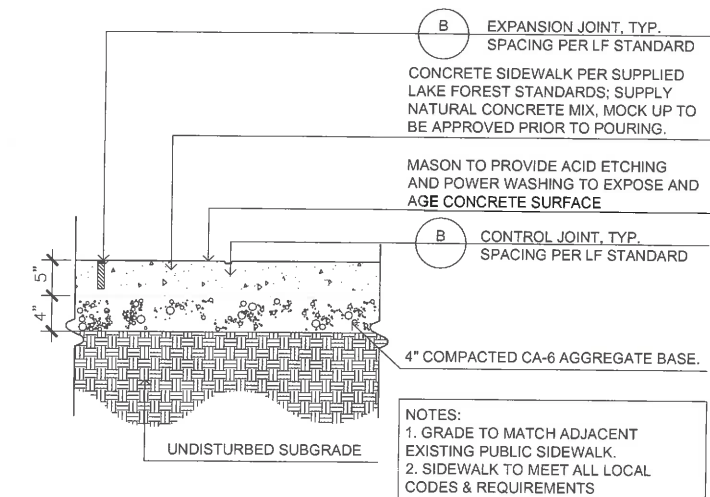
G FLAGPOLE

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



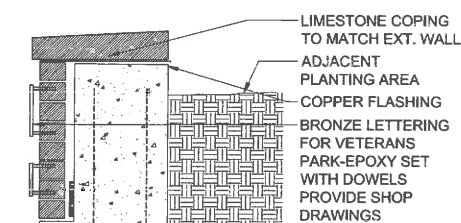
B BRICK PAVER WALK & TERRACE DETAIL

SCALE: 1"=1'-0"

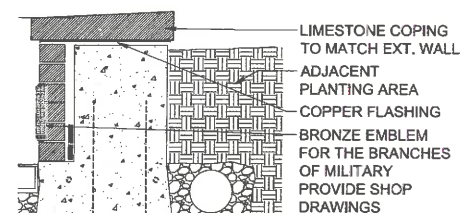


A CONCRETE WALK

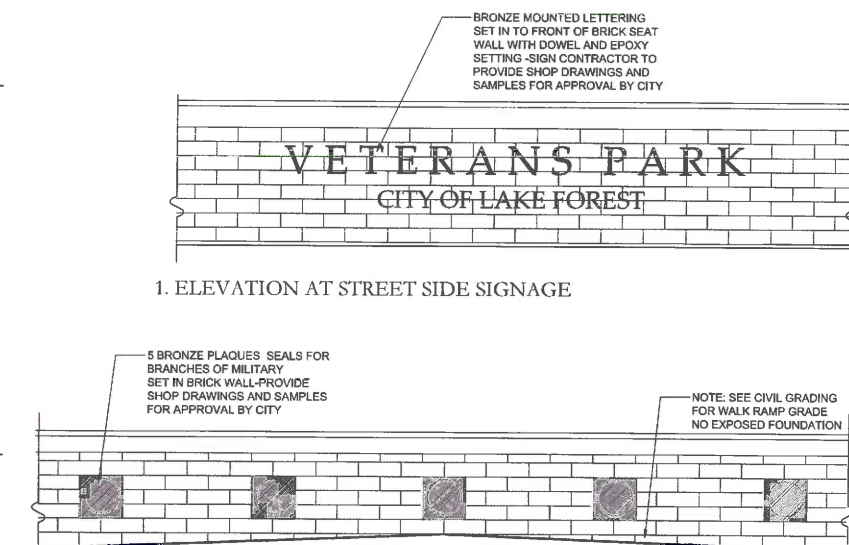
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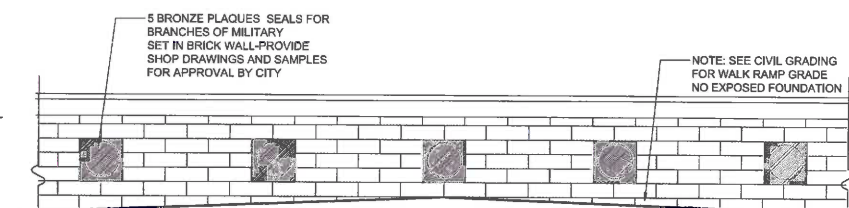
1. SIDE VIEW-LETTERED SIGN-
SCALE 1"=1'0"



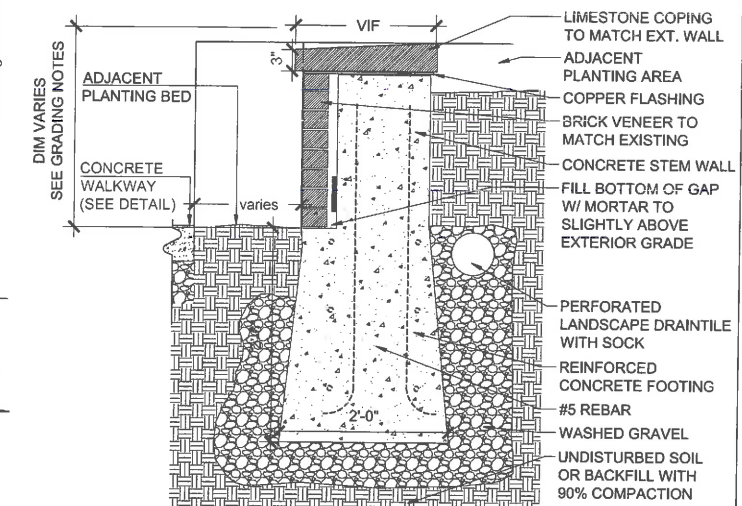
2. SIDE VIEW-PLAQUES SEAL
SCALE 1"=1'0"



1. ELEVATION AT STREET SIDE SIGNAGE



2. ELEVATION AT PARK SIDE SIGNAGE



BRICK RETAINING WALL

SCALE: 1"=1'-0"



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PROJECT:

Veterans Park

Green Bay & Deerpath Road
Lake Forest, Illinois

Civil Engineer:

BLECK

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Lake Forest, IL 60045

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www.bleckeng.com



Scale: 1"=20'

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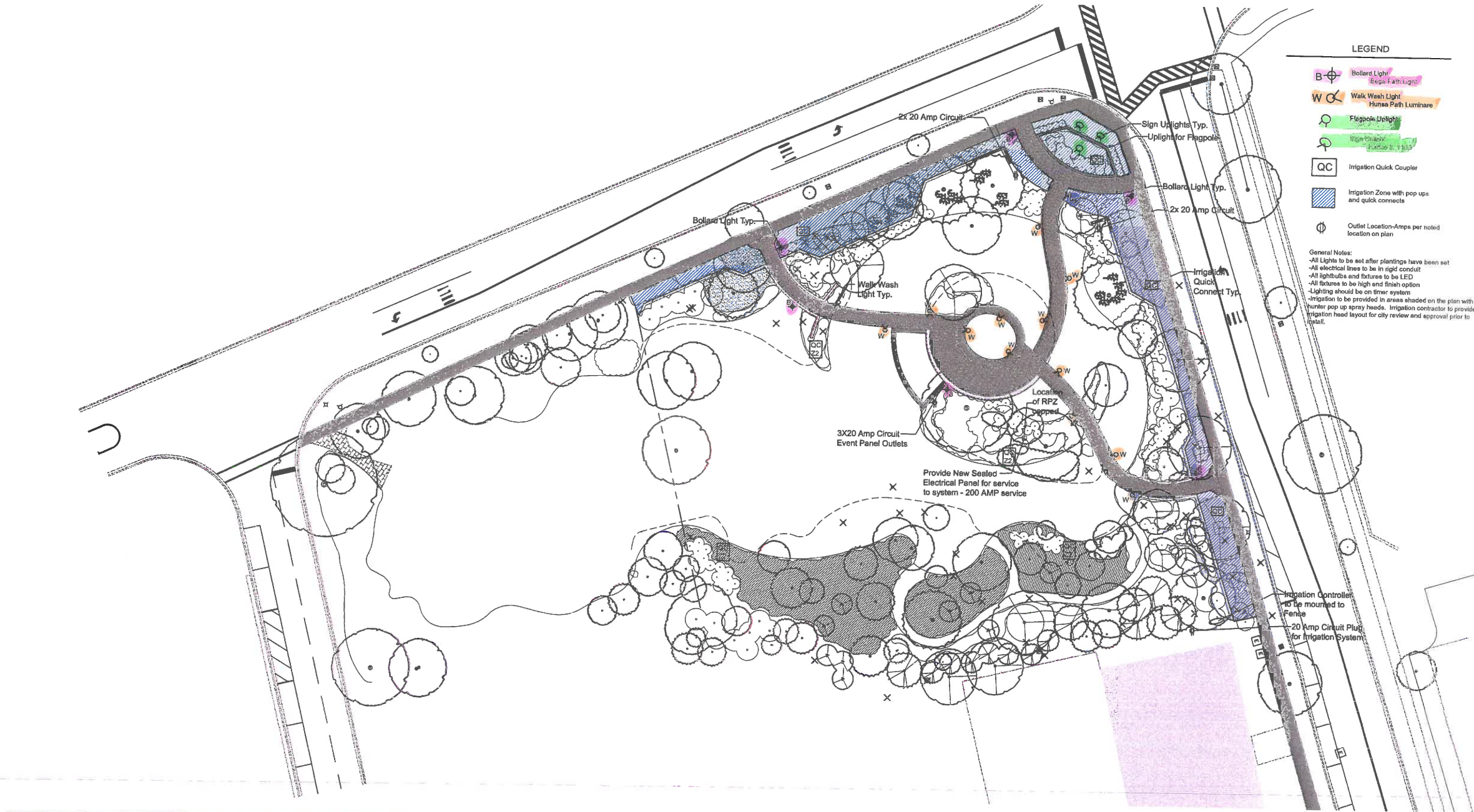
#	Date	Revision Notes
1	11.15.2019	Issued for Permit
1	1.10.2020	Issued for Pricing

DRAFTED: CS/EMH
CHECKED: EMH/CB

Sheet:
Irrigation/Electrical Plan

L.6

Please Note: This is not a construction drawing.



Scale: 1"=20'

BEGA

LED garden and pathway luminaires

Designed to direct warm white light inward the ground surface and to offer a high degree of visual comfort and safety for surfaces around the garden and home.

Dip-cast and extruded aluminum with specially textured clear safety glass. Clean, modern, elegant, direct, durable, exchange or landscape base.

Requires a 12V AC magnetic transformer to operate intended LED wattage.

LED color temperature available in 2700K, 3000K, 3500K, or 4000K. See individual specification sheet to specify.

MRLT: Meet to North American Standards

Protection class: P65

Finish: Standard BEGA colour

BOLLARD LIGHT

NTS

HUNZA

Path Lite Surface Mount

PURELED SPECIFICATIONS

LED Chip	One XP-G-3 Flip and Flip field replaceable LED board
Luminaire Output	150 Lumens @ 700mA (2 watts), 60 Lumens @ 350mA (1 watt), delivered from luminaire with unobstructed beam.
Lumens Per Watt	60 Lumens @ 2 watts minimum, delivered from luminaire with unobstructed beam
GIR (mm)	2700K, 3000K, 4000K
Beam Angle	50°, 60°, 80°, 100°, 120°, 180°
Ingress Protection	IP65

Note: Fixture to be mounted on stone within brick surface with concrete haunch by mason. Electrician to coordinate with Mason for location and prewiring required to be in place.

WALK WASH LIGHT

NTS

HADCO-IL 116 G Inground with Rock Gaurd

Description: IL116G Inground Uplight housing is fabricated from a single piece of compression-molded fiberglass reinforced polyester composite, pressure tested to ensure water will not wick or leak through. Finish in Bronze. 116mm ring and Rock Guard is a featured composite material. Clear, convex, tempered, eco-line glass for high impact resistance. 1200 pound live-load rated, standard walk-over lens. One 75 watt 12 volt GU5.3 MR16 halogen lamp is required, but not included. Covered MR16 lamp is recommended to protect tree capsule lamp. Pre-wired with a foot pigtail of 18-2 AWG wire. Includes low voltage quick connector (VCS) for easy hook up to the low voltage supply cable not included. 6.6 inch diameter x 8.4 inch height. ETL listed for wet locations. Required remote transformer and optional mounting and optical accessories sold separately.

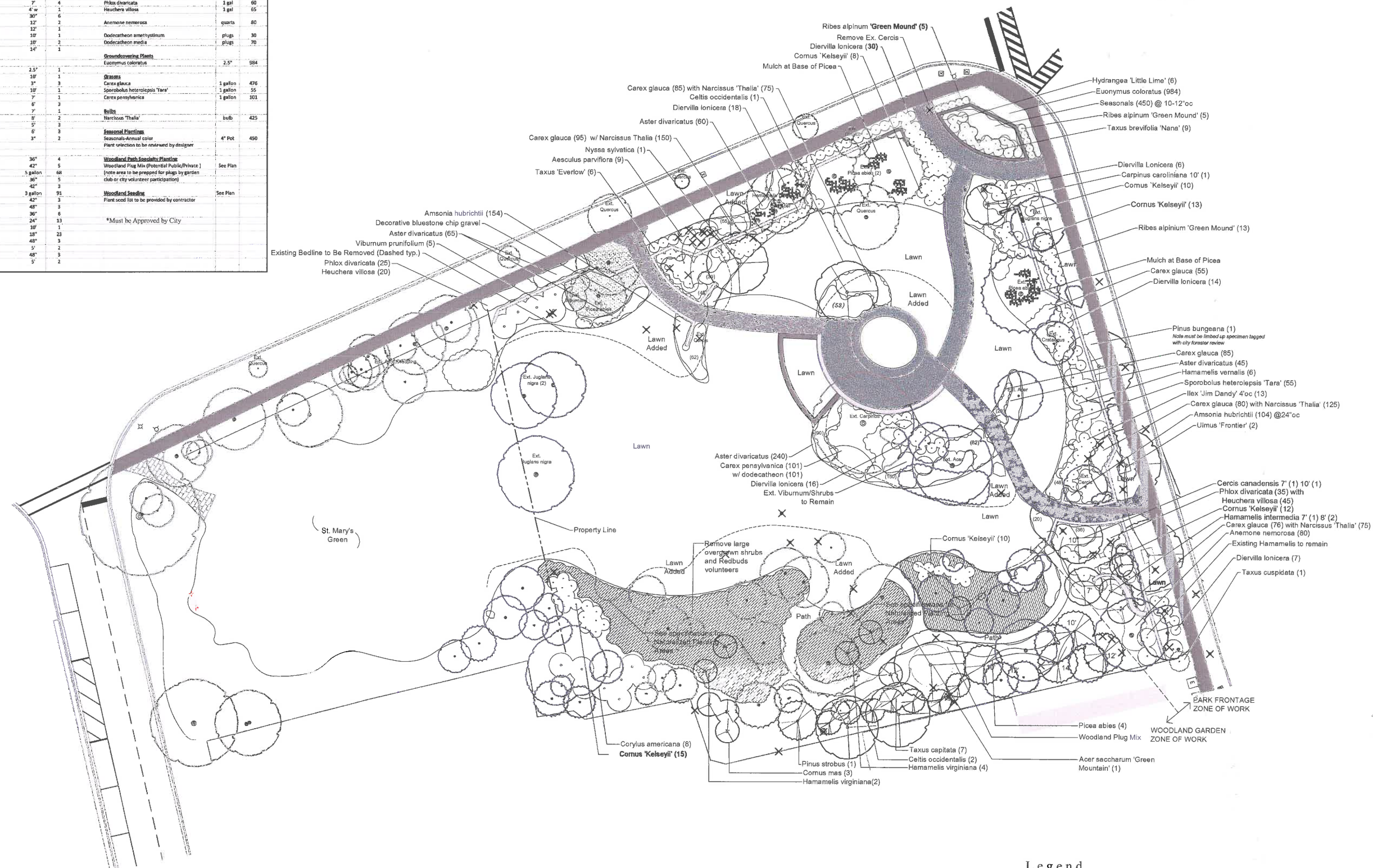
Shade Color: Clear
Body Finish: Bronze
Lamp: 1 x MR16/GU5.3 (high/75W/12V) Halogen
Wattage: 75W
Dimmer: Dimmable
Dimensions: 6.6"W x 8.4"H

SIGN UPLIGHT

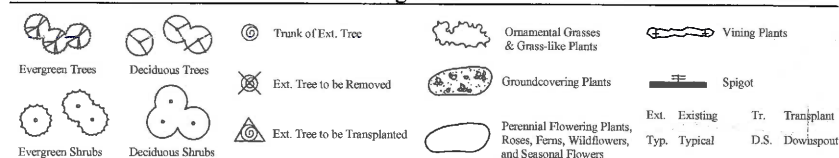
NTS

City of Lake Forest - Veterans Park					
Plant Name	Size	Quantity	Plant Name	Size	Quantity
Evergreen Tree/Shrub			Hardy Decid		
Taxus brevifolia 'Tara'	24"	9	Aster divaricatus	1 gal	410
Taxus capitata	6"	9	Amonia ludovicil	1 gal	258
Taxus capitata	7"	4	Phlox divaricata	1 gal	60
Taxus capitata	4' w	1	Hieracium villosa	1 gal	55
Taxus floridana	30"	6			
Picea abies	12"	2	Anemone nemorosa	quarts	80
Rhus typhina	12"	1			
Rhus typhina	10"	1	Oodocardium amethystinum	plugs	30
Pseudotsuga menziesii	10"	2	Oodocardium media	plugs	70
Pseudotsuga menziesii	24"	1			
Deciduous Tree			Groundcovering Plants		
Acer saccharum 'Green Mountain'	15'	1	Eucynurus coloratus	2.5'	984
Carpinus caroliniana	10"	1			
Cercis occidentalis	3"	3	Grasses		
Cercis canadensis	10"	1	Carex glauca	1 gallon	476
Cercis canadensis	7"	1	Sporobolus heterolepis 'Tara'	1 gallon	55
Cornus mas	6"	3	Carex pennsylvanica	1 gallon	101
Hamamelis intermedia	7"	1			
Hamamelis intermedia	6"	2	Bulbs		
Hamamelis vernalis	5"	3	Narcissus 'Thalia'	bulb	425
Hamamelis vernalis	6"	3			
Ulmus x 'Humph'	3"	2	Seasonal Plantings		
			Seasonal/Annual color	4" Pot	450
			Plant selection to be reviewed by designer		
Deciduous Shrub			Woodland Path Specimen Planting		
Asclepias perfoliata	36"	4	Woodland Plug Mix (Potential Public/Private)	See Plan	
Asclepias perfoliata	42"	5	(note area to be prepped for plugs by garden club or city/citycenter participation)		
Cornus 'Yvesyia'	3 gallon	68			
Cornus americana	36"	5	Woodland Seedling	See Plan	
Conyza americana	42"	3	Plant seed list to be provided by contractor		
Dierisla bicolor	3 gallon	91			
Hamamelis virginiana	42"	3			
Hamamelis virginiana	48"	3			
Hydrangea 'Little Limb'	36"	6			
Ilex 'Jim Dandy'	24"	13			
Lyssia sylvatica	10"	1			
Ribes alpinum 'Green Mound'	18"	23			
Viburnum prunifolium	48"	3			
Viburnum prunifolium	5"	2			
Viburnum prunifolium	48"	3			
Viburnum prunifolium	5"	2			

*Must be Approved by City



Legend



CRAIG BERGMANN
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Scale: 1" = 20' 0"



Issued For:

PERMIT SET

[illegible]

DRAFTED: CS/EMH
CHECKED: EMH/CB

Sheet:
Planting Plan

L.5

Please Note: This is not a construction drawing.

Agenda Item 4
450 Washington Road
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey
Proposed Site Plan
Proposed East Elevation
Proposed South Elevation
Proposed West Elevation
Proposed North Elevation
Color Rendering
Proposed Roof Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Building Section
Preliminary Site & Massing Studies
Streetscape Elevation & Images
Material Palette
Stucco Color Options
Preliminary Grading & Drainage Plan
Tree Inventory
Tree Removal Plan
Preliminary Landscape Plan
Proposed Plantings
Site & Surrounding Neighborhood Images

Other

Background Information - from Previous Petition for a Nearby Property

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 Grieve and members of the Historic Preservation Commission
DATE:	June 24, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	450 Washington Road – New Residence on a Vacant Lot

PETITIONERS

Arthur & Anne Mertes
140 Morris Lane #211
Lake Forest, IL 60045

PROPERTY LOCATION

450 Washington Road

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

Keith Labutta, Northworks Architects
1512 N. Throop Street
Chicago, IL 60642

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness for a new single family residence and attached garage proposed on a vacant lot. Approval of a conceptual landscape plan and overall site plan is also requested.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioner's packets. A summary of the project based on the information provided is presented below.

PROPERTY DESCRIPTION

The property is located on the west side of Washington Road, between College and Rosemary Roads. The property is part of the Alling Subdivision which was approved and recorded in 1988, to establish separate lots for the various structures that were previously constructed as part of a family compound-type development. The Subdivision is comprised of seven parcels. The existing houses in this subdivision were originally built as summer cottages by local builder Van Wagenen Alling in the early 1900's. The cottages were built around the main house, a farmhouse formerly located on the 450 Washington Road property, the property that is now proposed for development. The farmhouse was demolished in the 1970's. The enclave of summer homes was known as "Brownsville", have a unique character and common styles and details. The larger surrounding neighborhood is characterized by homes mostly built in the 1920's of different architectural styles including Georgian, Mediterranean, Colonial Revival, and Craftsman.

The 450 Washington Road property is 41,991 square feet and is irregular in shape. This property fronts on Washington Road, unlike most of the other lots in this subdivision. Four of the lots in the subdivision are setback from the Washington Road frontage and are accessed from shared private driveways off of Washington Road. Special setbacks are established on the plat of subdivision for the 450 property; a 60 foot front yard setback and a 150 foot rear yard setback. These increased

setbacks were established to maintain a sense of open space, to preserve views through the subdivision and to retain a connection between what were originally a cluster of related structures.

In August, 2019, the owners of the 450 Washington Road property were considering putting the vacant property on the market. In preparation for marketing the property, the property owners requested a permit from the City for limited tree removal to open up views into the property. The permit was granted to allow removal of thirteen trees. The trees that were removed included six Mulberry trees, four Ash trees, a Black Locust tree, a Catalpa tree and a White Oak tree. The trees removed were identified by the owner's Certified Arborist as either dead or in poor condition. The trees removed as part of the issued permit are reflected in the tree inventory and on the tree removal plan included in the Commission's packet. In addition to the removal of the thirteen trees, extensive clearing of the site also occurred. The standard process is that prior to clearing of a site or tree removal, a plan for development is presented to the City in this case, because of the owners stated intent to put the property on the market, a tree removal permit was issued. Replacement inches for the removals that have already occurred are accounted for in this report.

STAFF EVALUATION

Site Plan

The proposed residence faces east toward Washington Road, and the attached garage faces north. The orientation of the house is angled to follow the curve of the street. The home is sited toward the east end of the lot, in an effort to maintain views and open space between the homes to the north and south and in conformance with the setbacks established on the plat of subdivision. An asphalt drive and motor court are proposed at the front of the home. A stone terrace is proposed at the north end of the rear of the home.

The site plan information submitted by the petitioner shows that the amount of proposed impervious surface on the site totals 7,178 square feet, equal to 17% of the site. The building footprint totals 3,360 square feet and other paved surfaces including the driveway and motor court total 3,818 square feet.

New Residence

The proposed residence is comprised of a rectangular two-story mass with gable roof forms on the north and south ends. The garage mass is on the south end of the house, connected by a small single story linking element. A screen porch is located on the rear of the home. The roof is a combination of hipped and gable roofs. The home features minimal, simple detailing and is generally typical of recent trends seen in new residences.

Findings

A staff review of the applicable standards in the City Code is provided below. Findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. Like many of the surrounding homes, the proposed residence is two stories tall and at its maximum height, the residence is 33'-2" from the lowest point of existing grade. The maximum height allowed for this property is 40 feet. The overall height will need to be monitored closely during construction to assure that the height conforms to the plans presented. Importantly, the height as reflected in as-built drawings must be measured from lowest point of **existing grade**,

the grade on the site prior to construction.

Standard 2 – Proportion of Front Façade.

This standard is not fully met. The front facade of the residence presents the main two story mass behind the projecting single story garage mass on the south end. Generally, the residence follows a hierarchy created by the massing and orientation of the different volumes. The front façade has gable roof forms on the north and south ends of the main mass. The gable form on the north end is smaller in scale than the gable on the south end, presenting an unbalanced appearance. The front façade presents a single, unbroken plane, with minimal detailing, creating a somewhat austere aesthetic which appears to be a current trend among new homes. The use of some design elements such as a projecting bay window, or a covered entry on the front elevation could help to break up the large mass and reflect a more human scale.

- Staff recommends the gable roof forms are refined to create a more balanced appearance.
- Staff recommends the use of design elements in an effort to break up the front elevation and present a more human scale.

Standard 3 – Proportion of Openings.

This standard is generally met. On the first floor, the house features mostly narrow and vertically oriented openings, with the exception of larger windows in the office and recreation room on the north end of the house. The second floor features smaller square shape openings.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations, however the south elevation has a more irregular pattern of solids to voids. It appears that the interior floorplan drives the irregular placement of openings, however in some areas there may be some opportunity to align the openings between the first and second floor and create a more regular pattern along the elevation.

- Staff recommends that the alignment and placement of the openings are studied further in an effort to present a more regular pattern of solids to voids around all elevations of the home.

Standard 5 – Spacing on the Street.

This standard is met. As noted above, the proposed residence is accessed directly from Washington Road, unlike the other homes in the subdivision which are accessed from private lanes. It does not appear that the 450 Washington Road property has a right of access from the adjacent private land to the north. The house is sited in conformance with the \ front yard setback.

Standard 6 – Rhythm of Entrance Porches.

This standard is not fully met. The entrance to the home is very subtle and nondescript. Typically, homes in the surrounding area have some type of entry element and detailing such as sidelights, transoms, pediments or surrounds.

Standard 7 – Relationship of Materials and Texture.

This standard is generally met. The exterior is generally comprised of high quality and natural materials. True cement stucco is proposed for the primary façade material and chimney. Stone sills

and trim are proposed around the openings. Architectural asphalt shingle is proposed for the main roof material, standing seam metal roofs are proposed for the screen porch and the one story mass between the house and garage. Wood is proposed for the fascia boards and the posts and beams on the screen porch and covered patio on the rear of the house. Aluminum clad wood windows with interior and exterior muntins are proposed. Aluminum gutters and downspouts are also proposed.

The proposed color palette consists of a light color stucco, black asphalt shingle roof, black standing seam metal roofs and black windows creating a stark contrast. The front entry door and garage doors will be stained. The petitioner has provided options for the stucco paint color, in varying tones of white. This information is included in the Commission's packet for review.

- Staff recommends a wood shingle or slate roof to incorporate some traditional materials found in the surrounding neighborhood.
- Staff recommends a more subtle color palette in an effort to fit in more quietly with the character of the surrounding homes and streetscape.

Standard 8 – Roof Shapes.

This standard is generally met. The residence features simple hipped and gable roof forms. As mentioned above, the gable roof forms on the front of the house are different sizes, creating an unbalanced appearance. As presented, the roof does not appear to have an overhang. The homes in the surrounding neighborhood have deep overhangs, and the use of overhangs can help to add some detailing, depth and shadowing to the appearance of the house.

- Staff recommends adding a roof overhang to provide depth and detailing to the appearance of the home.

Standard 9 – Walls of Continuity.

This standard can be met. With some modification to the fenestration pattern and roof forms the different elevations of the home can be further unified and present a more cohesive appearance.

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 5,159 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 516 square feet of design elements. The proposed residence totals 4,928 square feet. The garage totals 737 square feet and there are 377 square feet of design elements.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front elevation is oriented toward the street on a slight angle. Unlike the surrounding homes in the subdivision located off of private lanes, this house fronts on Washington Road, making it appropriate for the home to face the street.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request.

Standard 13 – Protection of Natural Resources.

This standard is met. A total of six trees are proposed for removal. Five of the trees proposed for removal are located within the footprint of the house and motor court. The remaining tree proposed

for removal is in close proximity to the southeast corner of the house and will be impacted. Based on the tree survey provided by the petitioner, three out of the five trees proposed for removal are healthy and will require inch for inch replacement. The remaining trees proposed for removal are in poor condition. As construction proceeds, the viability of the remaining trees on the site will need to be reassessed. In the event additional trees are compromised, additional replacement inches or payment in lieu of on site plantings will be required.

The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on the property mostly on the north and south property lines. The proposed plantings include shade trees such as Swamp White Oak, Birch and Quaking Aspen trees and evergreen plantings such as White Fir, Norway Spruce and Arborvitae. A number of ornamental shrubs and grasses are also proposed. Based on the preliminary landscape plan, the required amount of replacement inches as currently anticipated, appears to be met.

A number of plantings are proposed within the public utility easements on the property. These areas will need to remain clear of any substantial plantings to avoid impact to any utilities located underground and to allow for future access for maintenance of the utilities. The final landscape plan should reflect the utility easements and the location of the water main along the south property line.

Standard 14 – Compatibility.

This standard is not fully met. Although the massing of the home is simple and reflects some traditional forms, the lack of architectural detailing and design elements and the proposed colors create a stark and austere appearance, out of character with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is not applicable to this request.

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. As of the date of this writing, staff has not received any public comment on this petition.

RECOMMENDATION

Continue the petition with direction to the petitioner on the following:

- Study the gable roof forms in an effort to create a more balanced appearance.
- Incorporate design elements in an effort to break up the front elevation and present a more human scale.
- Refine the architectural detailing in an effort to soften the appearance of the home.
- Refine the fenestration pattern in order to align the openings between floors and present a more regular pattern across all elevations of the home.

- Use a more subtle color palette in an effort to fit in more quietly with the character of the surrounding homes and streetscape.
- Consider different roof materials to incorporate some materials found more commonly found throughout the surrounding neighborhood.
- Consider adding an overhang to the roof to add depth to the appearance of the house.
- Modify the landscape plan to recognize the utility easement and existing underground utilities.

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

Address 450 Washington Road Owner(s) Lakeshore Historic Properties, LLC
C/O Arthur Mertes
 Architect Keith Labutta Reviewed by: Jen Baehr
 Date 6/24/2020
 Lot Area 41991 sq. ft.

Square Footage of New Residence:

1st floor 2508 + 2nd floor 2420 + 3rd floor 0 = 4928 sq. ft.

Design Element Allowance = 516 sq. ft.

Total Actual Design Elements = 377 sq. ft. Excess = 0 sq. ft.

Garage 737 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 23'-8" 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 = 4928 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5159 sq. ft.

DIFFERENTIAL = -231 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 33' - 2" ft.

NET RESULT:

231 sq. ft. is

4.5% under the
 Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 516 sq. ft.

Front & Side Porches = 120 sq. ft.

Rear & Side Screen Porches = 257 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

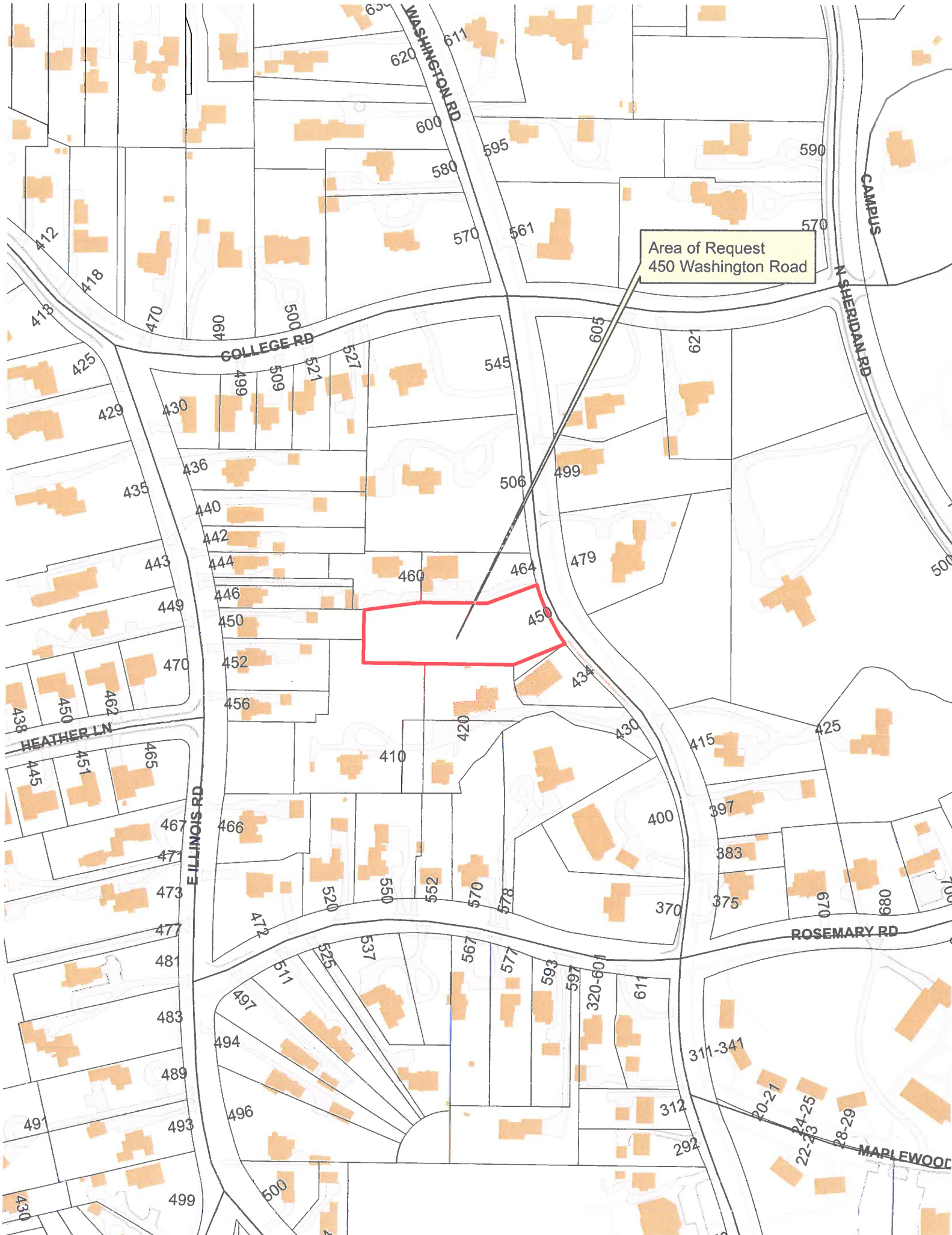
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.


Total Actual Design Elements = 377 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
450 Washington Road



An aerial photograph of a residential neighborhood. A large, irregularly shaped parcel of land is outlined in red. This parcel is mostly wooded with bare trees and some grass. To the north of the red-outlined parcel is a house with a white roof and a driveway. To the east is a paved road that curves. Several other houses are visible in the surrounding area, some with large lawns and others with more trees. A yellow callout box with a black border points to the red-outlined area.

Area of Request
450 Washington Road



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

PROJECT ADDRESS 450 WASHINGTON ROAD, LAKE FOREST

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

LAKESHORE HISTORIC PROPERTIES, LLC
C/O ARTHUR MERTES

Owner of Property

140 MORRIS LANE #211

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

LAKE FOREST, IL 60045

City, State and Zip Code

(312) 953-0718

Phone Number

Fax Number

mertes.reb@gmail.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

KEITH LABUTTA, VICE PRINCIPAL

Name and Title of Person Presenting Project

NORTHWORKS ARCHITECTS & PLANNERS

Name of Firm

1512 N THROOP ST

Street Address

CHICAGO, IL 60642

City, State and Zip Code

(312) 440-9850

Phone Number

Fax Number

KLABUTTA@NWKS.COM

Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☐ OWNER

☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name	ARTHUR E & ANNE M MERTES	Name	KATHLEEN MERTES
Address	140 MORRIS LANE #211 LAKE FOREST, IL 60045	Address	1S 728 RIDGE ROAD GLEN ELLYN, IL 60137
Ownership Percentage	99 %	Ownership Percentage	1 %

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

Name		Name	
Address		Address	
Ownership Percentage	%	Ownership Percentage	%

NORTHWORKS

450 Washington Road

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Statement of Intent

June 3, 2020

The proposed residence at 450 Washington Road is currently a vacant lot. One of our primary concerns in the design of the new home was determining appropriate site placement. We studied a variety of options for interior programmatic placement of the new home along with paying particular attention to inward and outward site views, access to natural sun light, and positioning of the home in relation to existing structures.

We've sited the home on the lot slightly off of a true east-west access. This was done with the intent to angle the front façade toward Washington Road, better responding the slight curve of the road as one would pass this property. The entry drive is positioned with an axial alignment to the front door, establishing a focal hierarchy for the home. The orientation of the home also intends to be respectful neighboring homes and preventing lines of sight into adjacent structures.

The main body and living area of the home is formed by a singular massing. A projecting gable form to the south, houses the garage and creates a subtle drive court. Garage doors are side loaded so as to obscure their visibility from the street. Two additional gable forms have been added to the main house roof, helping to frame the main entry of the home and create a repetition with the garage gable form.

Openings along all façades aim to maintain traditional proportions of light divisions, similar the neighborhood context, yet use of various window sizes respond to the differing privacy of interior program needs. Window height and scale also changes between first and second floor at all façades to create a hierarchy between levels and maintain an appropriateness with interior ceiling heights.

The material palette of the home is intended to be consistent with the neighborhood. Use of stucco as the primary exterior finish material will blend into the surrounding context, as evidenced in 6,7,8,10, and 11. Use of stone sills, simulated divide lights, and wood at the porch posts, columns and garage door further reflect our design intentions to blend the design of this new home with the neighboring historic context.

Additionally, we've assessed both the immediately adjacent homes as well as those on lots further north and south along Washington Road to understand the various building styles used within the neighborhood. We found examples of Craftsman style (5), mid-century modern (4), Mediterranean (1), English Cottage (9), Queen Anne (8), a blend of Dutch Colonial and Shingle Style (7), Tudor Revival (6) and a former Craftsman style home renovated to include colonial detailing (3). Given the range of styles, we believe of our use of similar massing and roof lines was the best way to blend this home into the context. Gable forms facing the street can be found in 6,8 and 9. Our use of cross gables on a two story massing can also be found within image 9.



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

Facade Material

- ☐ Stone
☐ Brick
☐ Wood Clapboard Siding
☐ Wood Shingle
☒ Cementitious Stucco
☐ Other _____

Foundation Material

Exposed Foundation Material CONCRETE
VISIBLE EXTENTS LIMITED, AS
POSSIBLE WITH GRADING

Color and/or Type of Material WARM WHITE, SEE COLOR STUDY SHEET

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad (MARVIN 'SIGNATURE' OR SIMILAR)
☐ Vinyl Clad
☐ Other _____

Color of Finish BLACK

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 STONE SILLS, MAIN
ENTRY STONE CASING

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☒ Other STONE SILLS

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☐ Brick
- ☐ Stone
- ☒ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper
- ☒ Other ALUMINUM, PAINTED
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

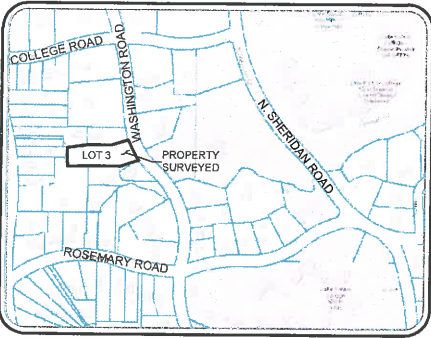
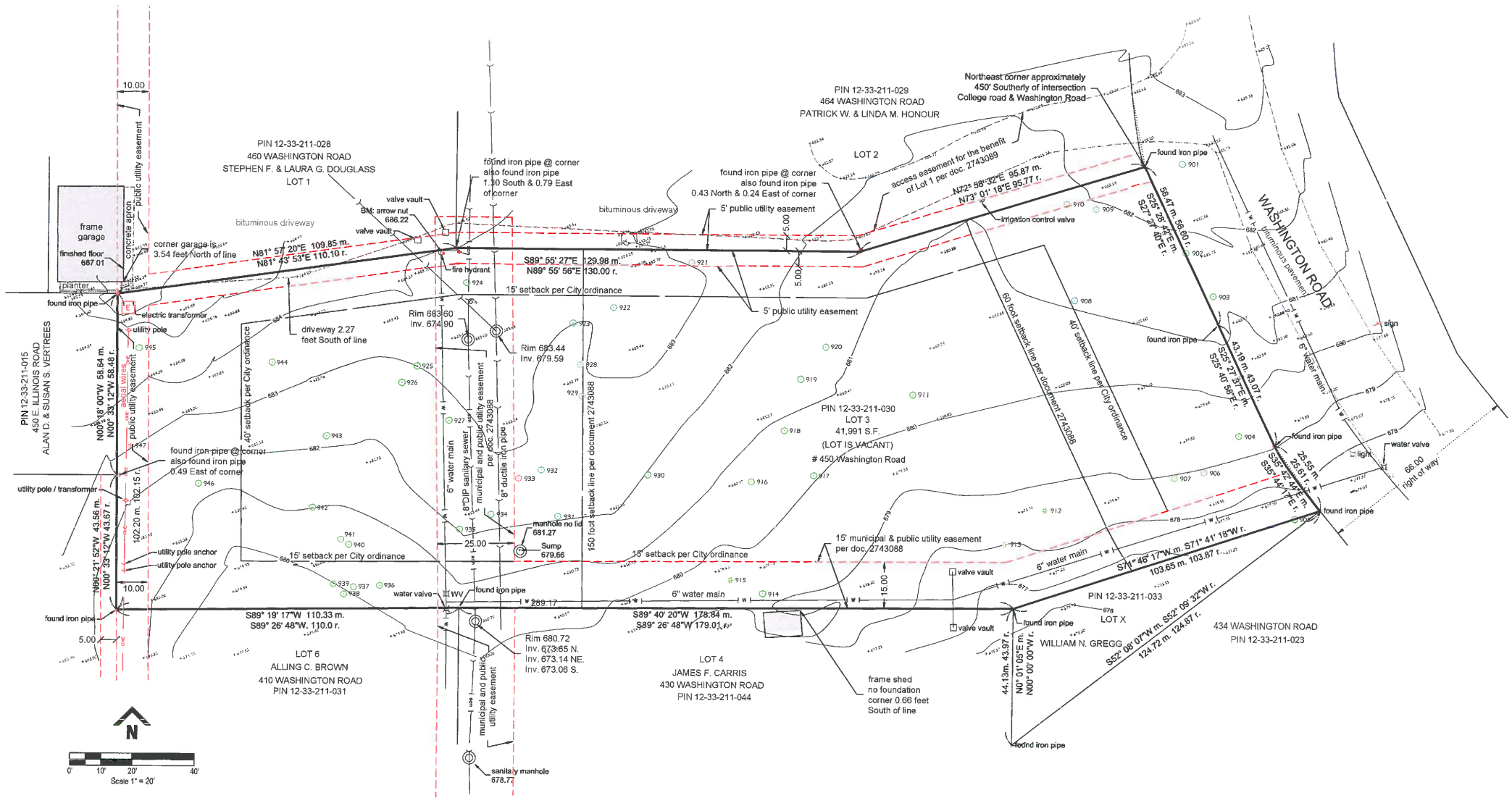
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other COBBLESTONE EDGE

Terraces and Patios

- ☒ Bluestone (PATHWAYS)
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other STONE PAVERS

ALTA/NSPS Land Title Survey

Lot 3 in Alling Subdivision, being a Subdivision of part of the Northeast 1/4 of Section 33, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded November 23, 1988 as Document 2743088, in Lake County, Illinois.



Vicinity Map
(Not to Scale)
THIS SURVEY IS BASED UPON
COMMITMENT FOR TITLE INSURANCE
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: 16ST04861LF
EFFECTIVE DATE: FEBRUARY 20, 2018

Note Corresponding to Schedule B

- M 20. Notation on the Plat of Lake Forest recorded July 23, 1857 in Book "D" of Plats, pages 72 to 77, both inclusive, as follows: "Those lots partly bounded by ravines go to the center of them.
- Q 24. Terms and conditions contained in the Grant of Easements and Driveway Covenants dated November 10, 1988 and recorded November 23, 1988 as Document 2743089 made by the Trustees of the Bertha Alling Brown Trust.
Note: This instrument provides for the individual lot owners to be responsible for the cost of maintenance and repair of the driveway easement areas. (As shown hereon. Lot 3 is not included in this grant of easement).
- R 25. Building line 60 feet back from the right of way line of Washington Street and 150 feet back from the West lot line of Lot 3. (As shown hereon).
- U 26. Public utilities easement over the North 5 feet and West 10 feet of Lot 3. (As shown hereon).
- S 27. Municipal and public utilities easement over the South 15 feet (except the West 466 103 ± feet thereof) and the East 25 feet of the West 466 128 ± feet of Lot 3. (As shown hereon).
- T 28. Notation contained on the Plat of Subdivision, as follows: It is further covenanted and agreed as follows (1) The construction of a fence shall not be permitted along any interior property line within this Subdivision (2) Lots "X" and "Y" hereon shown are not building lots themselves. They may be built on only when attached to adjacent ownerships. (3) The maintenance of yard storm and paving drains are the sole responsibility of the affected lot owner and not the responsibility of the City of Lake Forest to maintain this covenant may be enforced by the City of Lake Forest at its option; and no changes may be made in the covenant contained herein without the written consent of said City of Lake Forest. This covenant shall be binding upon the heirs, executors, successors and assigns of the undersigned owner and shall run with the title of the Lands hereby subdivided.
- X 29. An encroachment over the south line of Lot 3 of the NE corner of a frame garden shed located on lot 4 by 1.21 feet. (As shown hereon).

Current Zoning Information

- § 159.083 R-3 SINGLE-FAMILY RESIDENCE DISTRICT.
(A) Permitted uses. The following uses are permitted in the R-3 District:
(1) Single-family detached dwellings;
(2) Parks, playgrounds and community buildings operated by municipal agencies;
(3) Truck and flower gardens and nurseries, provided, however, that the products shall not be sold at retail on the premises and no building shall be erected upon the premises other than a dwelling and the usual accessory buildings; and
(4) Accessory uses and buildings incidental to and on the same zoning lot as the principal use.
(B) Special uses. Special uses may be allowed in the R-3 District as provided in § 159.045.
(C) Lot size requirements.

	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	40,000 sq. ft.	125 ft.
Truck and flower gardens and nurseries	5 acres	300 ft.

- (D) Requirements. (Setbacks are given in linear feet.)
(1) Permitted uses.

	Required Setbacks			
	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwellings	40	15	40	40
Parks, playgrounds and community buildings operated by municipal agencies—permanent structures	50	50	50	50
Truck or flower gardens and nurseries—permanent structures	100	100	100	100

* If no structures are established, no yard requirements

- (2) Accessory uses.

	Required Setbacks			
	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Buildings, accessory	40	15	30	10

* Unless an entire structure is located on the rear 25% of the lot, in which case only ten feet shall be required

- (E) Height requirements. The maximum height of all principal buildings and structures shall be governed by § 150.148 and the maximum height of all accessory buildings and structures shall not exceed 25 feet.
(Prior Code, § 46-39) (Ord. eff. 1-15-1972; Ord. 91-1(A), passed 1-7-1991; Ord. 92-14, passed 4-16-1992)

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet

Job # 70-1053

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

Miscellaneous Notes

1. BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATES - EAST ZONE
2. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
4. SCHEDULE B ITEMS NOT LISTED HEREON REFER TO ITEMS SUCH AS TAXES, MORTGAGES, LEASES, ASSESSMENT FEES, CONNECTION FEES, AND SIMILAR TITLE INSURANCE CONCERNS WHICH ARE NOT MATTERS OF SURVEY. THE SURVEYOR HAS NOT EXAMINED OR ADDRESSED THESE ITEMS AND MAKES NO STATEMENT CONCERNING THEM.
5. IRON RODS WERE SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.
6. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FLOOD PLAIN AND HAS BEEN DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF A 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17097C0277 K, EFFECTIVE DATE: SEPTEMBER 18, 2013.
7. VERTICAL RELIEF GROUND SURVEY, ESTABLISHED BY MONUMENT RECORD: MONUMENT NUMBER 61, BRASS CAP IN CONCRETE AT THE NORTHWEST CORNER OF THE INTERSECTION OF DEERPATH ROAD AND WASHINGTON ROAD. NAVD 88 ELEVATION = 670.379.
8. THERE ARE NO OBSERVED DELINEATED WETLANDS AREAS ON THE PROPERTY.
9. THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD OBSERVATION AND FROM EXISTING DRAWINGS ON FILE IN THIS OFFICE. TOGETHER WITH UTILITY INFORMATION PROVIDED BY THE CITY OF LAKE FOREST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE.

Tree No.	Botanical Name	Common Name	Size	Cond.	Form	Problems	Usage/Where	Comments	Co-Leaders in DBI	Height Tree
901	Quercus rubra	Northern Red Oak	18	3	4	minor deadwood				Yes
902	Acer glaberrimum	Norway Maple	18	3	4	minor deadwood				Yes
903	Ulmus americana	American Elm	13	2	3	weak crown, double leader				Yes
904	Pinus strobus	Eastern White Pine	23	3	4	minor deadwood, laminate leader, broken up				Yes
905	Quercus alba	White Oak	32	3	4	minor deadwood, trunk scar, one sided, double leader				Yes
906	Fraxinus americana	Green Ash	11	5	3	minor deadwood				Yes
907	Fraxinus americana	White Ash	14	6	3	minor deadwood				Yes
908	Quercus rubra	Northern Red Oak	20	3	4	minor deadwood, damaged leader, epicormics				Yes
909	Pinus strobus	Eastern White Pine	29	3	4	one sided				Yes
910	Quercus alba	White Oak	29	3	4	minor deadwood, one sided, branch scars, twist in trunk				Yes
911	Quercus alba	White Oak	13	2	3	weak crown, multiple leaders				Yes
912	Pinus strobus	Eastern White Pine	7	2	3	one sided				Yes
913	Thuja occidentalis	Eastern Arborvitae	16	4	4	weak crown, trunk scar, decay, damaged leader, slight lean				Yes
914	Quercus alba	White Oak	18	3	4	minor deadwood, sweep				Yes
915	Juniperus horizontalis	Horizontal Cedar	10	3	4	one sided, over topped, slight sweep				Yes
916	Prunus serotina	Black Cherry	11	3	4	minor deadwood, one sided, vine infested, slight sweep, double leader				Yes
917	Tilia americana	Basswood (American Linden)	8	2	4	weak crown, one sided, double leader, crossing branches				Yes
918	Tilia americana	Basswood (American Linden)	9	2	3	minor deadwood, thin crown				Yes
919	Monna sp.	Mulberry	9	3	3	vine infested, slight lean, multiple leaders				Yes
920	Quercus alba	White Oak	23	4	3	minor deadwood, basal decay, detached, multiple leaders				Yes
921	Fraxinus americana	White Ash	13	5	4	weak crown				Yes
922	Ulmus americana	American Elm	10	2	3	weak crown				Yes
923	Ulmus americana	Black Elm	11	3	3	minor deadwood, weak crown, twist in trunk				Yes
924	Quercus alba	White Oak	15	6	4	minor deadwood, weak crown, basal swell, double leader				Yes
925	Cornus florida	Flowering Dogwood	21	3	3	minor deadwood, weak crown, basal swell, double leader				Yes
926	Monna sp.	Mulberry	11	3	4	minor deadwood, excessive lean, weak crown, sucking, over-topped, slight sweep				Yes
927	Catalpa speciosa	Northern Catalpa	20	5	4	minor deadwood, basal decay, trunk scar, decay, hollow broken limbs, sparse foliage, trunk scar, decay, hollow				Yes
928	Acer negundo	Boxelder Maple	8	3	3	minor deadwood, excessive lean, one sided, sucking				Yes
929	Malus sp.	Malus	8	2	3	minor deadwood, one sided, thin crown, slight lean				Yes
930	Bobolivia canadensis	Black Cherry	8	2	3	minor deadwood, one sided, thin crown, slight lean				Yes
931	Ulmus americana	American Elm	12	2	3	weak crown, multiple leaders				Yes
932	Monna sp.	Mulberry	11	3	3	minor deadwood, weak crown				Yes
933	Monna sp.	Mulberry	11	4	4	minor deadwood, split trunk, basal decay, one sided				Yes
934	Acer negundo	Boxelder Maple	8	3	4	suckering, slight sweep				Yes
935	Fraxinus americana	White Ash	14	5	3	minor deadwood				Yes
936	Monna sp.	Mulberry	10	3	3	minor deadwood, twist in trunk				Yes
937	Ulmus americana	American Elm	12	3	4	minor deadwood, slight sweep, multiple leaders				Yes
938	Ulmus americana	American Elm	12	3	4	minor deadwood, weak crown, sweep, over-topped				Yes
939	Ulmus americana	American Elm	12	3	4	minor deadwood, one sided, thin crown, twist in trunk				Yes
940	Ulmus americana	American Elm	8	3	4	trunk scar, slight sweep, double leader				Yes
941	Ulmus americana	American Elm	8	2	3	double leader				Yes
942	Malus sp.	Malus	10	5	3	minor deadwood, multiple leaders				Yes
943	Acer negundo	Boxelder Maple	10	3	4	minor deadwood, basal decay, excessive lean, weak crown, sucking, multiple leader				Yes
944	Acer glaberrimum	Norway Maple	16	3	2	basal decay, one sided, sucking, damaged leader, pruned for overhanging limbs				Yes
945	Acer negundo	Boxelder Maple	12	4	4	basal decay, one sided, sucking, damaged leader, pruned for overhanging limbs				Yes

PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

To: Chicago Title Insurance Company, Lakeshore Historic Properties, LLC or its nominee, Bank of America, N.A. and Thomas E. Quinlan, as co-trustees of the Alling C. Brown Trust Agreement, dated December 5, 2012.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 19, and 21.

Dated at Lake Forest, Illinois this 15th day of May, 2018.

Jack R. Bleck
Registered Land Surveyor No. 3591
In the State of Illinois

Date of fieldwork: March 19, 2018
Revision Date: May 15, 2018
Revision Date: July 20, 2018
Revision Date: August 1, 2018
Revision Date: September 21, 2018

ELEVATION MATERIAL LEGEND

1. 3-PART TRADITIONAL STUCCO
- 2A. 4" STONE SILL
- 2B. 4" STUCCO SILL
3. WOOD FASCIA BOARD, PTD
4. STANDING SEAM METAL ROOF (12" PANELS)
5. ARCHITECTURAL GRADE, ASPHALT SHINGLES
6. 6" HALF-ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
7. ALUMINUM CLAD, WOOD WINDOWS
8. WOOD POSTS AND BEAMS FOR STAIN
9. WOOD FACED GARAGE DOOR FOR STAIN
10. WOOD ENTRY DOOR FOR STAIN WITH LIMESTONE SURROUND
11. WOOD FASCIA, SIDING OR TRIM FOR STAIN

PROPOSED EAST ELEVATION



450 WASHINGTON ROAD - EAST ELEVATION PROPOSED

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

ELEVATION MATERIAL LEGEND

1. 3-PART TRADITIONAL STUCCO
- 2A. 4" STONE SILL
- 2B. 4" STUCCO SILL
3. WOOD FASCIA BOARD, PTD
4. STANDING SEAM METAL ROOF (12" PANELS)
5. ARCHITECTURAL GRADE, ASPHALT SHINGLES
6. 6" HALF-ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
7. ALUMINUM CLAD, WOOD WINDOWS
8. WOOD POSTS AND BEAMS FOR STAIN
9. WOOD FACED GARAGE DOOR FOR STAIN
10. WOOD ENTRY DOOR FOR STAIN WITH LIMESTONE SURROUND
11. WOOD FASCIA, SIDING OR TRIM FOR STAIN

PROPOSED SOUTH ELEVATION



450 WASHINGTON ROAD - SOUTH ELEVATION PROPOSED

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

ELEVATION MATERIAL LEGEND

1. 3-PART TRADITIONAL STUCCO
- 2A. 4" STONE SILL
- 2B. 4" STUCCO SILL
3. WOOD FASCIA BOARD, PTD
4. STANDING SEAM METAL ROOF (12" PANELS)
5. ARCHITECTURAL GRADE, ASPHALT SHINGLES
6. 6" HALF-ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
7. ALUMINUM CLAD, WOOD WINDOWS
8. WOOD POSTS AND BEAMS FOR STAIN
9. WOOD FACED GARAGE DOOR FOR STAIN
10. WOOD ENTRY DOOR FOR STAIN WITH LIMESTONE SURROUND
11. WOOD FASCIA, SIDING OR TRIM FOR STAIN

PROPOSED WEST ELEVATION



ELEVATION MATERIAL LEGEND

- 1. 3-PART TRADITIONAL STUCCO
- 2A. 4" STONE SILL
- 2B. 4" STUCCO SILL
- 3. WOOD FASCIA BOARD, PTD
- 4. STANDING SEAM METAL ROOF (12" PANELS)
- 5. ARCHITECTURAL GRADE, ASPHALT SHINGLES
- 6. 6" HALF-ROUND ALUMINUM GUTTERS AND DOWNSPOUTS
- 7. ALUMINUM CLAD, WOOD WINDOWS
- 8. WOOD POSTS AND BEAMS FOR STAIN
- 9. WOOD FACED GARAGE DOOR FOR STAIN
- 10. WOOD ENTRY DOOR FOR STAIN WITH LIMESTONE SURROUND
- 11. WOOD FASCIA, SIDING OR TRIM FOR STAIN

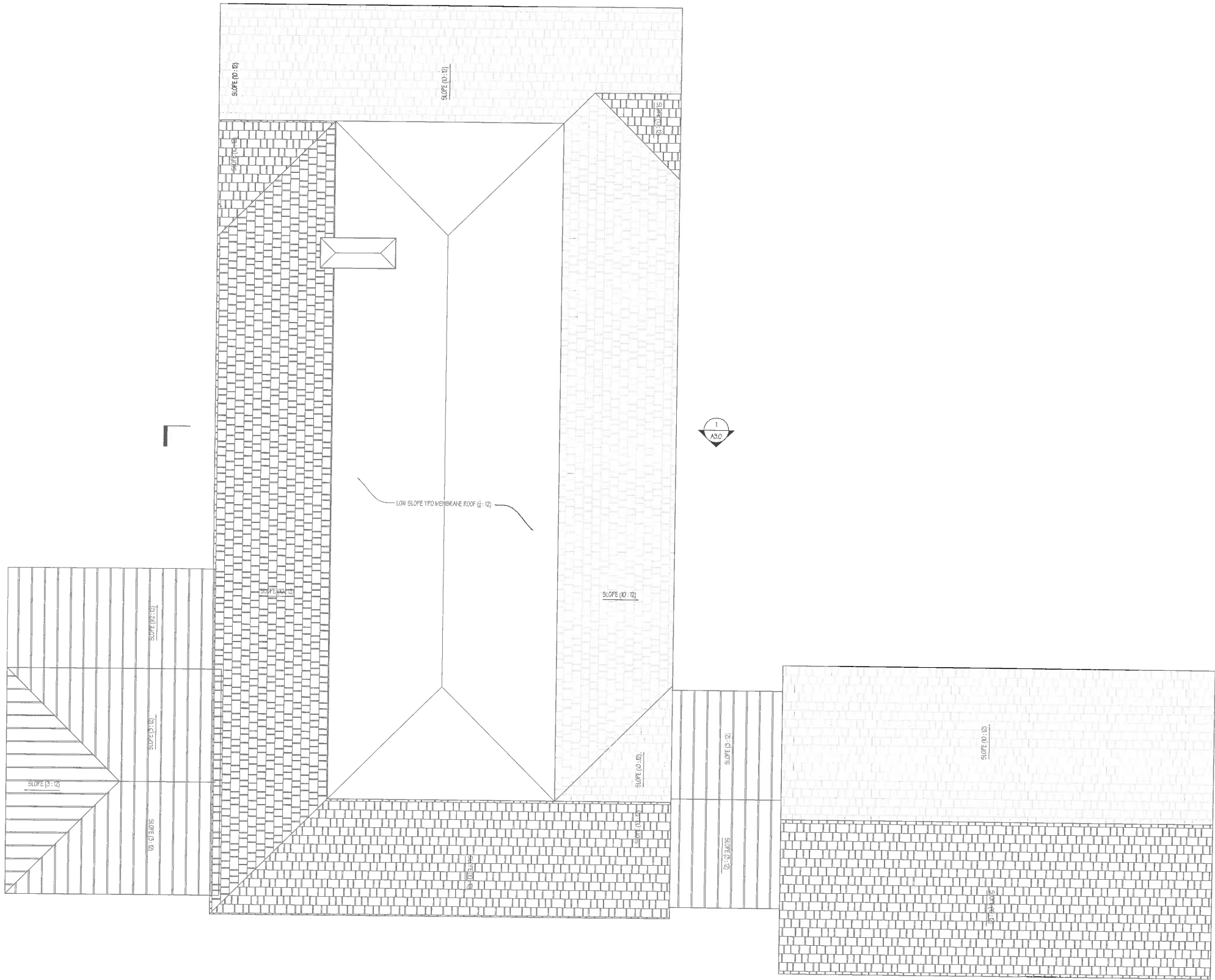
PROPOSED NORTH ELEVATION



450 WASHINGTON ROAD - NORTH ELEVATION PROPOSED

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





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ISSUED DATE	ISSUED FOR
02.14.2020	HPC REVIEW
05.08.2020	HPC REVIEW_REVISED PACKAGE
06.03.2020	HPC REVIEW_CLARIFICATIONS

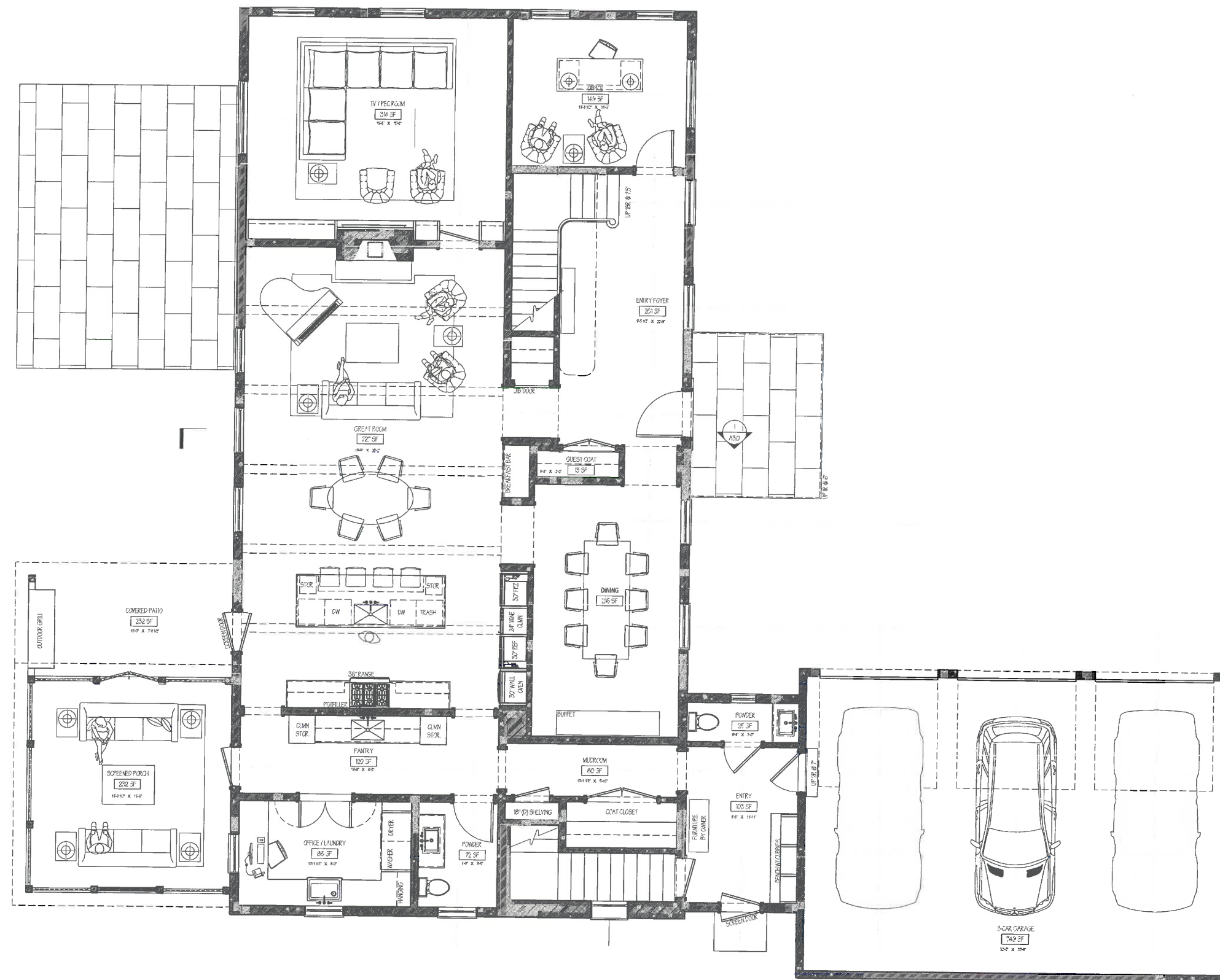
PROFESSIONAL SEAL

PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

1945	Project No.
KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.3

Drawing Name
ROOF PLAN



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

[illegible]



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

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02.14.2020	HPC REVIEW
05.08.2020	HPC REVIEW_REVISED PACKAGE

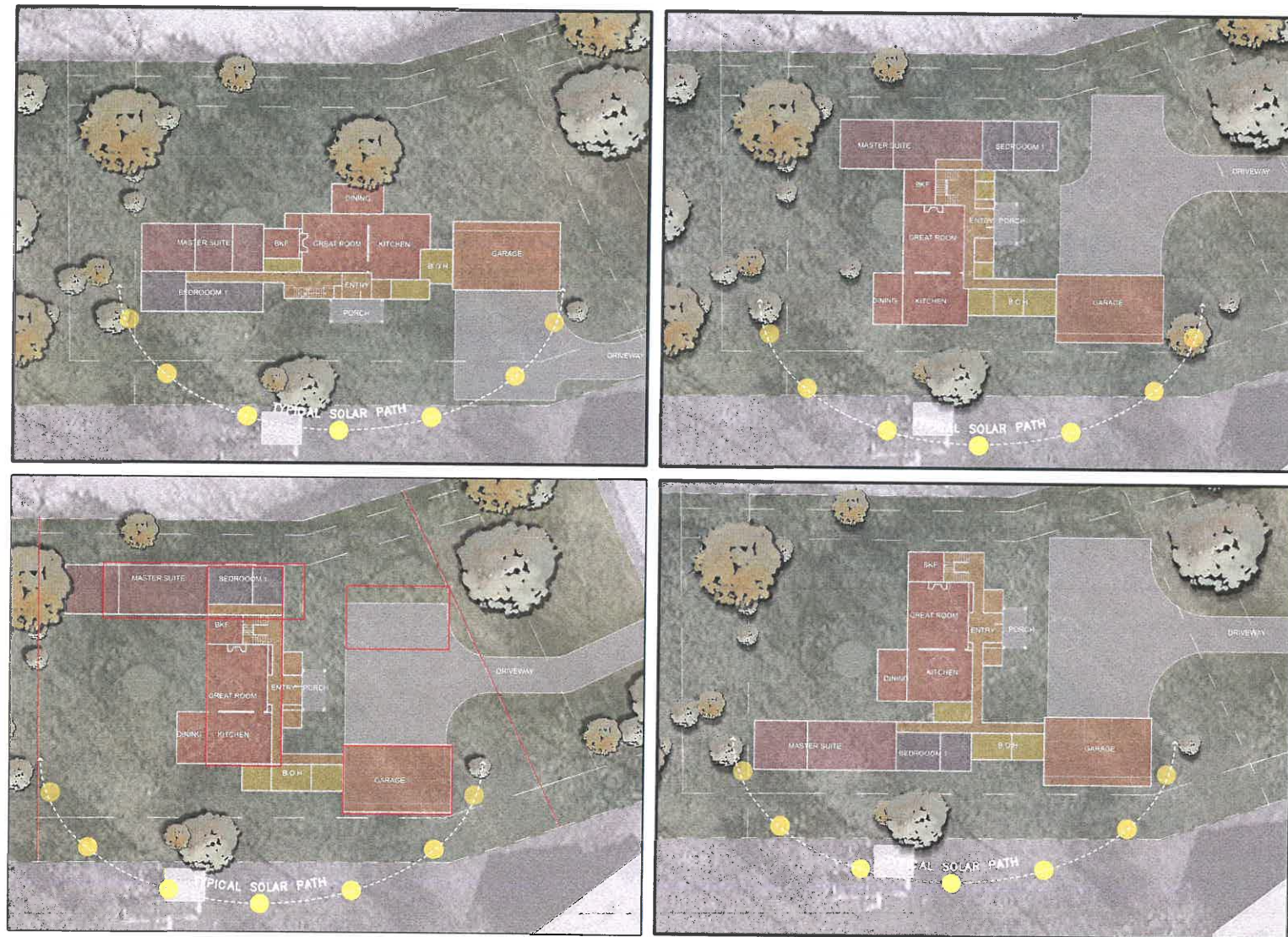
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PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

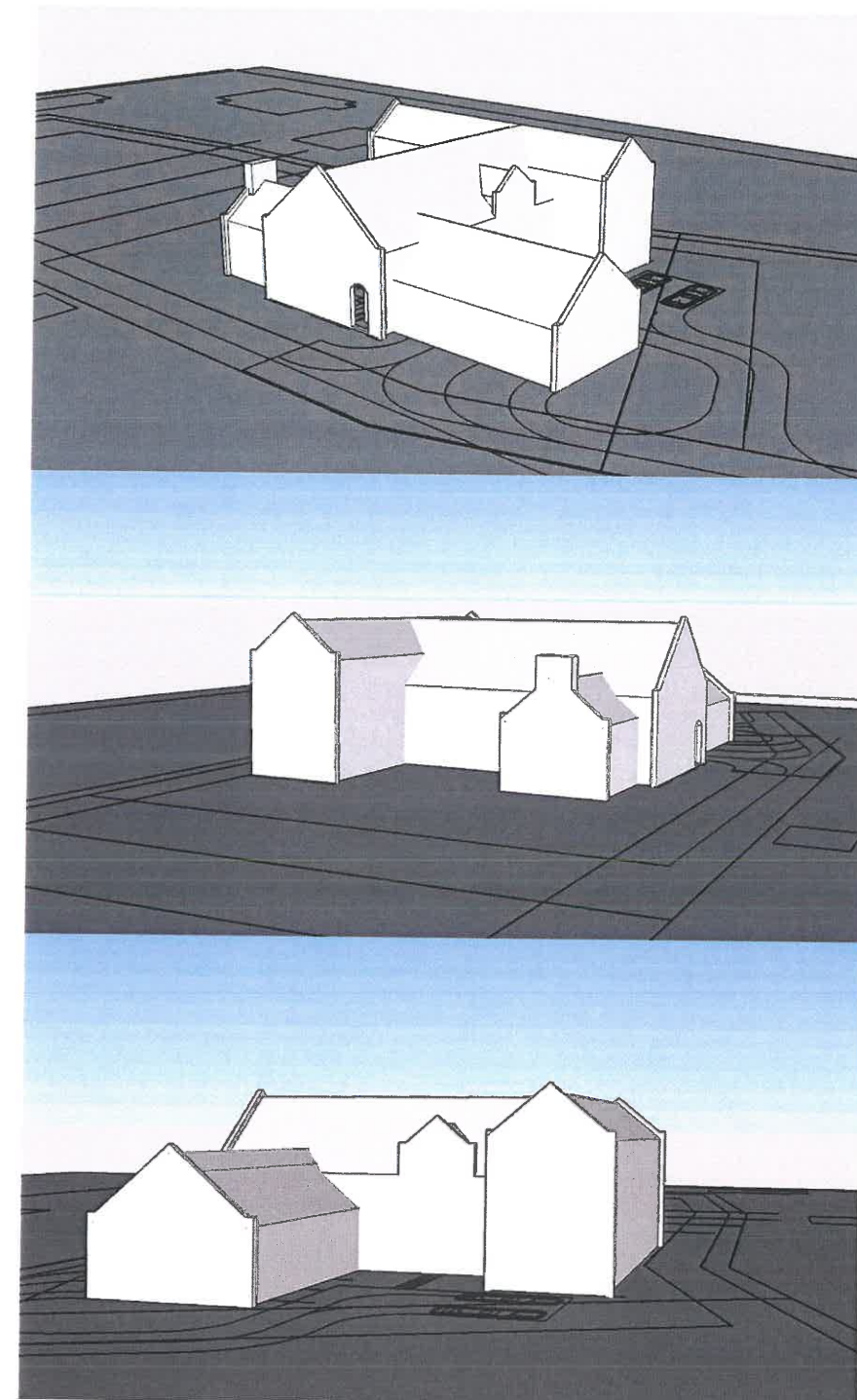
1945	Project No.
KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 1.2

Drawing Name
SECOND FLOOR PLAN



1 SITE - CONCEPT STUDIES



2 PRELIMINARY MASSING MODELS

[illegible]

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PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

1945	Project No.
KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A	5.0
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	Drawing Name
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CONCEPT STUDIES



① STREETSCAPE ELEVATION

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WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

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KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A	2.2
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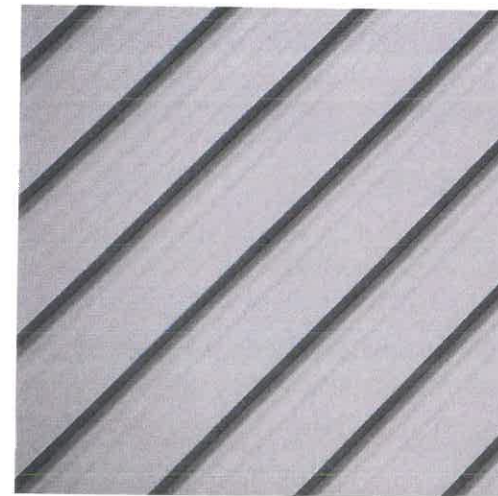
	Drawing Name
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STREETSCAPE ELEVATION

1 3-PART TRADITIONAL STUCCO



2 ARCHITECTURAL GRADE ASPHALT SHINGLES



3 STANDING SEAM METAL ROOF

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<table border="1"><thead><tr><th>ISSUED DATE</th><th>ISSUED FOR</th></tr></thead><tbody><tr><td>02.14.2020</td><td>HPC REVIEW</td></tr><tr><td>05.08.2020</td><td>HPC REVIEW_REVISED PACKAGE</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>		ISSUED DATE	ISSUED FOR	02.14.2020	HPC REVIEW	05.08.2020	HPC REVIEW_REVISED PACKAGE														
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PROFESSIONAL SEAL																					
PROJECT																					
WASHINGTON ROAD RESIDENCE																					
450 WASHINGTON ROAD																					
LAKE FOREST, IL																					
1945	Project No.																				
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Discipline	Drawing No.																				
A	4.0																				
Drawing Name																					
MATERIALS PALETTE																					

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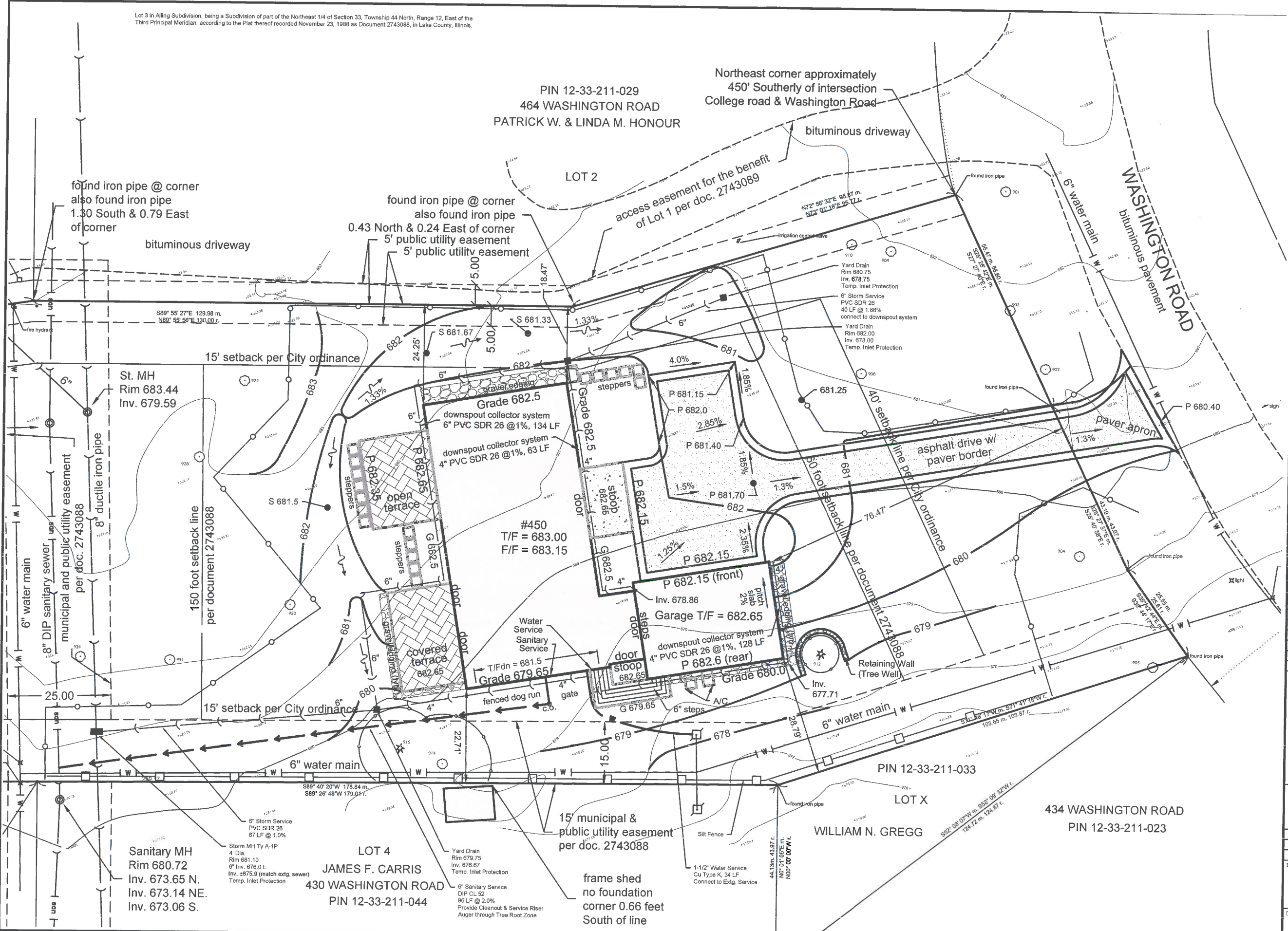
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PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

A	4.1	
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Drawing Name

STUCCO OPTIONS



BLECK

engineers | surveyors

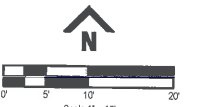
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

Single Family Home

450 Washington Road

Lake Forest, IL

Lot Area: 41991 SF
Existing Impervious: 0 SF
Proposed Impervious: 6979 SF



REFERENCE BENCHMARK:
LAKE FOREST MONUMENT #61
BRASS CAP IN CONCRETE
NORTHWEST CORNER OF INTERSECTION
DEERPATH ROAD AND WASHINGTON ROAD
ELEVATION = 670.37
SITE BENCHMARK:
ARROW NUT ON FIRE HYDRANT
AT NORTH PROPERTY LINE
ELEVATION = 686.22

ISSUED DATE	ISSUED FOR
03.04.2020	BRB
03.09.2020	BRB
05.04.2020	BRB

PROFESSIONAL SEAL



Patrick J. Bleck, PE May 4, 2020

70-1053	Project No.
DJD	Drawn By
PJB	Checked By
Drawing No.	

C3.0

Drawing Name
GRADING PLAN

TREES HIGHLIGHTED PINK - REMOVED UNDER PRIOR PERMIT

TREES HIGHLIGHTED ORANGE - CURRENTLY PROPOSED FOR REMOVAL

* Note: Removed since original Tree Inventory

Tree Inventory Listing
Lot 3 Washington Road
Lake Forest, Illinois

Prepared by Urban Forest Management, Inc. 4/19/2018

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
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Single Family Home


450
Washington
Road

Lake Forest,
IL

Tag No.	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Heritage Tree
901	Quercus rubra	Northern Red Oak	15	3	2	minor deadwood				
902	Acer platanoides	Norway Maple	8	3	3	twist in trunk, multiple leaders				
903	Ulmus americana	American Elm	13	2	3	weak crotch, double leader				
904	Pinus strobus	Eastern White Pine	23	3	3	minor deadwood, damaged leader, limbed up				
905	Quercus alba	White Oak	32	3	4	minor deadwood, trunk scar, one sided, double leader				Yes
* 906	Fraxinus pennsylvanica	Green Ash	11	5	4	minor deadwood	Emerald ash borer			Yes
* 907	Fraxinus americana	White Ash	14	6	3			Dead.		
908	Quercus rubra	Northern Red Oak	31	4	3	minor deadwood, damaged leader, epicormics				Yes
909	Pinus strobus	Eastern White Pine	20	3	4	one sided				Yes
910	Quercus alba	White Oak	29	3	4	minor deadwood, one sided, branch scars, twist in trunk				Yes
911	Juglans nigra	Black Walnut	13	2	3	weak crotch, multiple leaders				Yes
912	Picea abies	Norway Spruce	7	2	3	one sided				
913	Thuja occidentalis	Eastern Arborvitae	16	4	4	weak crotch, trunk scar, decay, damaged leader, slight lean			Forked at base with a 16" co-leader.	
914	Quercus alba	White Oak	18	3	4	minor deadwood, sweep				Yes
915	Juniperus virginiana	Eastern Red-cedar	10	3	4	one sided, over-topped, slight sweep				
916	Prunus serotina	Black Cherry	11	3	4	minor deadwood, one sided, vine infested, slight sweep, double leader				
917	Tilia americana	Basswood (American Linden)	8	2	4	weak crotch, one sided, double leader, crossing branches				
918	Tilia americana	Basswood (American Linden)	9	2	3	minor deadwood, thin crown				
* 919	Morus spp.	Mulberry	9	3	3	vine infested, slight lean, multiple leaders				
* 920	Quercus alba	White Oak	23	4	3	heavy deadwood, basal decay, dieback, multiple leaders				Yes
* 921	Fraxinus americana	White Ash	13	5	4	suckering	Emerald ash borer			
* 922	Ulmus americana	American Elm	10	2	3	weak crotch				
* 923	Robinia pseudoacacia	Black Locust	31	3	3	minor deadwood, weak crotch, twist in trunk				Yes
* 924	Quercus alba	White Oak	15	6	4			Dead.		
925	Carya ovata	Shagbark Hickory	21	3	3	minor deadwood, weak crotch, basal swell, double leader				Yes
* 926	Morus spp.	Mulberry	11	3	4	minor deadwood, excessive lean, weak crotch, suckering, over-topped, slight sweep			Forked at 3.5' with a 9" co-leader.	
* 927	Catalpa speciosa	Northern Catalpa	20	5	4	broken limbs, sparse foliage, trunk scar, decay, hollow			Forked at 1.5' with a 20" co-leader.	Yes
928	Acer negundo	Boxelder Maple	8	3	4	minor deadwood, excessive lean, one sided, suckering				
* 929	Morus spp.	Mulberry	8	3	4	minor deadwood, one sided, thin crown, slight lean				
930	Robinia pseudoacacia	Black Locust	8	2	3	twist in trunk				
* 931	Juglans nigra	Black Walnut	12	2	3	weak crotch, multiple leaders				
* 932	Morus spp.	Mulberry	10	3	3	minor deadwood, weak crotch			Forked at 4' with a 4" co-leader.	
* 933	Morus spp.	Mulberry	11	4	4	minor deadwood, split trunk, basal decay, one sided			Forked at base with 7", 5" co-leaders.	
934	Acer negundo	Boxelder Maple	8	3	4	suckering, slight sweep				
* 935	Fraxinus pennsylvanica	Green Ash	24	5	3	minor deadwood	Emerald ash borer			Yes
* 936	Morus spp.	Mulberry	10	3	3	minor deadwood, twist in trunk			Forked at 3' with a 4" co-leader.	
937	Ulmus americana	American Elm	12	3	4	over-topped, slight sweep, multiple leaders				
938	Ulmus americana	American Elm	12	3	4	minor deadwood, weak crotch, sweep, over-topped				
939	Ulmus americana	American Elm	8	2	4	minor deadwood, over-topped, thin crown, twist in trunk				
940	Ulmus americana	American Elm	8	3	4	trunk scar, slight sweep, double leader				
941	Ulmus americana	American Elm	8	3	3	double leader			Forked at base with a 3" co-leader.	
942	Juglans nigra	Black Walnut	10	3	3	minor deadwood, multiple leaders				
943	Acer negundo	Boxelder Maple	18	3	4	minor deadwood, basal scar, excessive lean, weak crotch, suckering, multiple leader			Forked at 3' with a 7" co-leader.	Yes
944	Acer platanoides	Norway Maple	16	3	3	minor deadwood, multiple leaders				
945	Acer negundo	Boxelder Maple	12	4	4	basal decay, one sided, suckering, damaged leader, pruned for overhead wires			Forked at 1.5' with a 10" co-leader.	
946	Juglans nigra	Black Walnut	11	3	4	one sided, twist in trunk			Forked at 4.5' with a 7" co-leader.	
947	Picea abies	Norway Spruce	26	3	4	minor deadwood, weak crotch, pruned for side wires, double leader		Forked at 6'.		Yes

ISSUED DATE	ISSUED FOR
03.04.2020	BRB
03.09.2020	BRB
05.04.2020	BRB

PROFESSIONAL SEAL



Patrick J. Bleck, PE
License No. 062-040218 Expires 11/30/21

May 4, 2020

70-1053	Project No.
DJD	Drawn By
PJB	Checked By
Drawing No.	
C2.0	
Drawing Name	
EXISTING CONDITION & TREE PROTECTION PLAN	

TREES HIGHLIGHTED PINK – REMOVED UNDER PRIOR PERMIT

TREES HIGHLIGHTED ORANGE – CURRENTLY PROPOSED FOR REMOVAL



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1512 N. Thompson Street, Chicago, IL 60610-3143, U.S.A. (e-mail: shirley@uic.edu)

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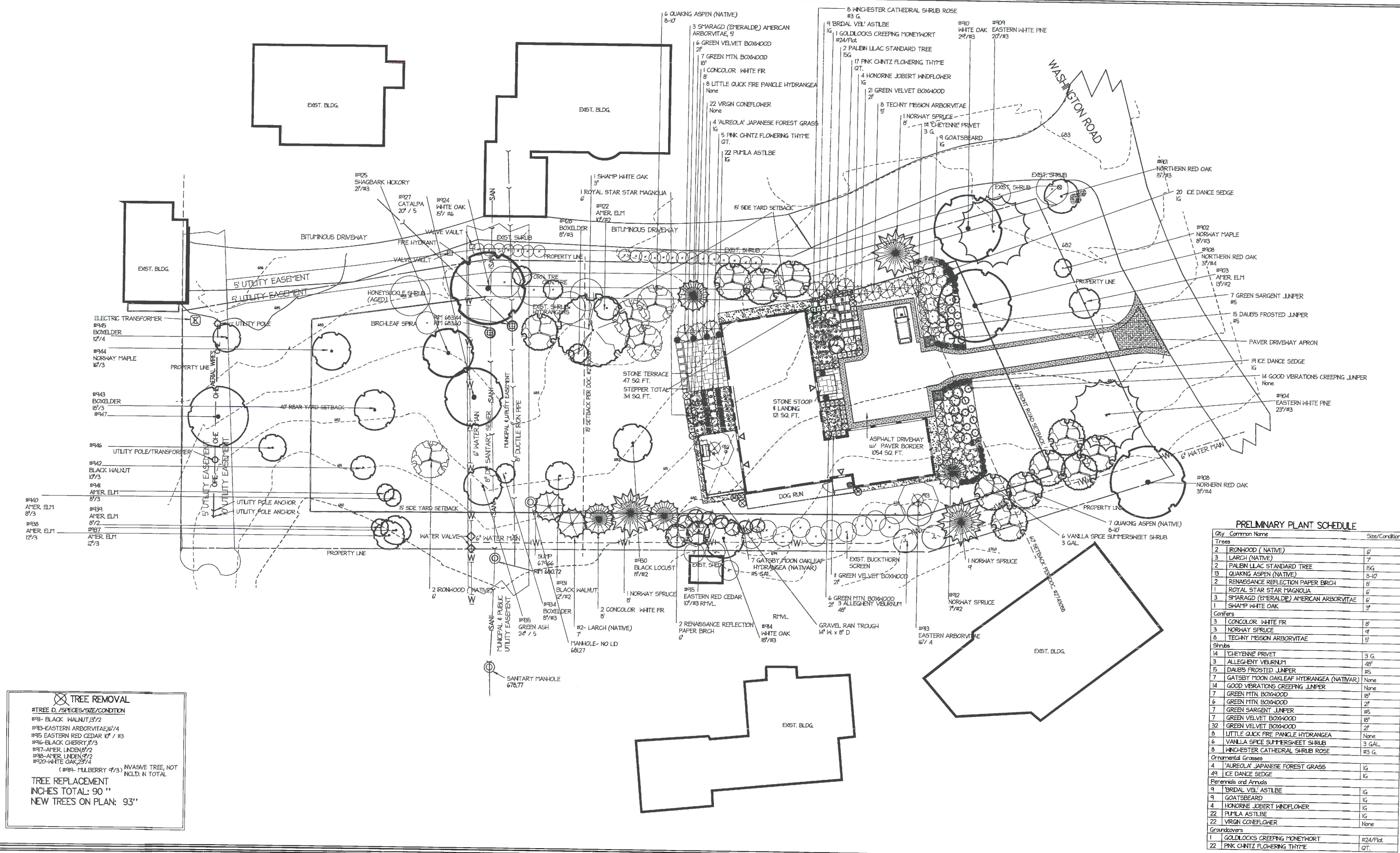
PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

1945	Project No.
KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A	0.2
---	-----

	Drawing Name
--	--------------

TREE REMOVAL PLAN



SCALE:

 $1' = 10'$

A horizontal scale bar with tick marks at 0, 5, 10, and 20 feet. The text "SCALE IN FEET" is centered below the bar.

DWG. #

1 -101 03

CONCEPT PLAN

REV.# 1.3

NOTES: NE Corner Revisions DATE
For HPC Review 5/12/2020

DATE _____

/2020



John Palenske, Project Director

LANDSCAPE DESIGNER: Deirdre Toner

PRELIMINARY PLANT SCHEDULE

Qty	Common Name	Size/Condition
Trees		
2	IRONWOOD (NATIVE)	6'
3	LARCH (NATIVE)	7'
2	PALIBIN LILAC STANDARD TREE	15G
13	QUAKING ASPEN (NATIVE)	8-10'
2	RENAISSANCE REFLECTION PAPER BIRCH	8'
1	ROYAL STAR STAR MAGNOLIA	6'
3	SMARAGD (EMERALD) AMERICAN ARBORVITAE	6'
1	SWAMP WHITE OAK	3"
Conifers		
3	CONCOLOR WHITE FIR	8'
3	NORWAY SPRUCE	9'
8	TECHNY MISSION ARBORVITAE	5'
Shrubs		
14	'CHEYENNE' PRIVET	3 G.
3	ALLEGHENY VIBURNUM	48"
15	DAUB'S FROSTED JUNIPER	#5
7	GATSBY MOON OAKLEAF HYDRANGEA (NATIVAR)	None
14	GOOD VIBRATIONS CREEPING JUNIPER	None
7	GREEN MTN. BOXWOOD	18"
6	GREEN MTN. BOXWOOD	21"
7	GREEN SARGENT JUNIPER	#5
7	GREEN VELVET BOXWOOD	18"
32	GREEN VELVET BOXWOOD	21"
8	LITTLE QUICK FIRE PANICLE HYDRANGEA	None
6	VANILLA SPICE SUMMERSWEET SHRUB	3 GAL.
8	WINCHESTER CATHEDRAL SHRUB ROSE	#3 G.
Ornamental Grasses		
4	'AUREOLA' JAPANESE FOREST GRASS	1G
49	ICE DANCE SEDGE	1G
Perennials and Annuals		
9	'BRIDAL VEIL' ASTILBE	1G
9	GOATSBEARD	1G
4	HONORINE JOBERT WINDFLOWER	1G
22	PUMILA ASTILBE	1G
22	VIRGIN CONEFLOWER	None
Groundcovers		
1	GOLDBLOCKS CREEPING MONEYWORT	#24/Flat
22	PINK CHINTZ FLOWERING THYME	QT.



① SITE



2 ADJACENT CONTEXT

<h1 style="margin: 0;">NORTHWORKS</h1> <p style="margin: 0; font-size: 0.8em;">CHICAGO JACKSON HOLE SAN FRANCISCO PHILADELPHIA</p>																									
1512 N. Throop Street T 312-440-9850 F 312-440-9851 www.nwks.com	Chicago, Illinois 60642																								
<p><small>© 2020 Northworks Architects & Planners - All rights reserved. Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning Work.</small></p>																									
NOT FOR CONSTRUCTION / FOR COORDINATION ONLY																									
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PROJECT WASHINGTON ROAD RESIDENCE 450 WASHINGTON ROAD LAKE FOREST, IL																									
1945	Project No.																								
KEL	Drawn By																								
EAD	Checked By																								
Discipline	Drawing No.																								
A	6.0																								
Drawing Name																									
CONTEXT PHOTOS																									



1 GENERAL NEIGHBORHOOD CONTEXT

NORTHWORKS

CHICAGO | JACKSON HOLE | SAN FRANCISCO | PHILADELPHIA

1512 N. Throop Street Chicago, Illinois 60642
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ISSUED DATE	ISSUED FOR
02.14.2020	HPC REVIEW
05.08.2020	HPC REVIEW_REVISIED PACKAGE

PROFESSIONAL SEAL

PROJECT
WASHINGTON ROAD RESIDENCE
450 WASHINGTON ROAD
LAKE FOREST, IL

1945	Project No.
KEL	Drawn By
EAD	Checked By
Discipline	Drawing No.

A 6.1

Drawing Name
CONTEXT PHOTOS

Additional Background from City Files

Included as background material for an earlier petition,
prepared and submitted by another homeowner in this area.

“Brownsville”

Bertha C. Baker and Van Wagenen Alling were married in 1903 and shortly thereafter bought the property at 450 N. Washington Road in Lake Forest. They lived for a year or so at the corner of Rosemary and Illinois Road while the old house at 450 was being remodeled. A large shingle-style house was built by Mr. Alling at 410 Washington in 1912, as a rental property. The brown shingle-style house at 464 Washington was built around 1914, with a plan similar to 410 (464 was later completely remodeled, and little of the original design remains). The house at 434 Washington was built around the same time by Mr. Alling for the Bowen family, and was sold to them upon completion. The design was identical to that of 464, except for modifications relating to the topography of the site (434 sits partially in the ravine, exposing the basement level at the south elevation). He built the houses at 420 and 430 North Washington in the early 1920's, again as rental properties. These two homes are smaller than the earlier ones at 464 and 434. They are virtually identical to each other in plan, with minor modifications to account for the different sites. A survey dated October 14, 1924 shows the houses at 434, 420 and 410, but the house at 430 is not yet shown (see Exhibit A for survey).

While all this work on Washington Road was going on, Mr. Alling also purchased the home directly west of 410 on Illinois Road and remodeled the existing single-family house to accommodate two families. The house, which no longer exists, reportedly had a bronze plaque on the cupola with the date “1897” and its original barn was located on the southwest corner of the back yard at 410 Washington.

Around 1927, “Orchard House,” as 410 was called at that time, burned down (the old house is shown on the 1926 Sanborn Map and the new house is shown on the 1929 Sanborn Map). It had been vacant at the time, and was being painted, so speculation was that a fire somehow started with the painter's rags. Mr. Alling built a new house in its place, using essentially the same plan as 420 and 430, making it slightly larger, and building the exterior walls of masonry in lieu of frame construction. The bricks were salvaged from an International Harvester warehouse in North Chicago. The Searles family rented it for two years, until Mr. Alling sold it to his daughter and son-in-law, Bertha Alling Brown and Mr. Charles Henry Brown for \$15,000.

Around 1930 Van Wagenen Alling built 460 North Washington Road, using a mirror image of the plan for the recently re-built 410, with minor modifications. When he applied to the City for a building permit, Mr. Benjamin Affleck, who lived at 479 Washington, objected to the house, due to the overall density of Mr. Alling's lot. The City apparently agreed, because they “down-zoned” the west side of Washington Road to require larger acreage. In response, Mr. Alling purchased the rear portion of two lots on Illinois Road, to form what is now the west portion of the rear yard at 460 and the land where the free-standing garage at 460 now sits.

When Van Wagenen Alling died in 1944, Mr. and Mrs. C. H. Brown inherited his entire property, which at that time included six or seven single-family houses on Washington Road (it is not certain that 450 was still standing) and the two-family house on Illinois Road (which no longer exists). In the ensuing years, the area became known as “Brownsville.” Their two sons (Charles H. Brown Jr. and Alling Brown) inherited the property upon the death of their mother. In 1988 they subdivided the property (see Exhibit A for subdivision survey) and marketed the individual homes at 430, 464 and 460 for sale.

The Neighborhood



383 N. Washington Road

Built in 1921, this two-story home has a flat roof and a stucco façade. It is known as the Frank E. Harkness House, after the original owner.



397 N. Washington Road

This house was built in 1920 for Mr. Frances Gould. Originally clad with wood clapboards, it now has aluminum siding.



415 N. Washington Road

Built around 1927, this house was designed by Stanley Anderson and was originally a garage, stable and employees' apartment for "Glen Rowan" at 500 N. Sheridan (designed by Howard Van Doren Shaw in 1908). It has a stucco and stone façade and sits down in the ravine.



479 North Washington Road

This Mediterranean-style stucco house was built in the early 1920's for Mr. Benjamin Affleck.



499 N. Washington Road

The Durand Carriage House was designed by Frost and Granger, was constructed in 1903 and was enlarged in 1920. It is a simple rough-cast stucco building and was a support structure to the Frost & Granger home at 605 E. College Road, which was built for Henry Calvin Durand. It has since been converted into a residence.



506 N. Washington Road

Built in 1928, this large stucco house was originally owned by Dr. Alfred Coles Haven.



464 N. Washington Road

Listed in the City's records as being a Queen Anne style house, 464 was originally a Shingle Style house identical to 434 N. Washington Road (see below). It was built around 1914 by Van Wagenen Alling as a rental property and was extensively modified in the early 1990's .



434 N. Washington Road

Van Wagenen Alling built this house around 1916 for Joseph T. Bowen, Jr. The original plan and facades of this Shingle Style home are still intact, unlike the house at 464 which was originally identical to it.



430 N. Washington Road

Van Wagenen Alling built this clapboard Colonial Revival-style house around the early 1920's as a rental property. Its plan is identical to 420 N. Washington Road and similar to 410 and 460. The entry pictured here is on the north side of the house, while the driveway is on the south side.



420 N. Washington Road

Van Wagenen Alling built this clapboard Colonial Revival-style house around the early 1920's as a rental property. Its plan is identical to 430 N. Washington Road and similar to 410 and 460. It is owned by the original owner's grandson, but has been vacant for over 20 years.



410 N. Washington Road

The original house built by Van Wagenan Alling on this site was similar in plan to 434 and 464, but the house burned down around 1927. Mr. Alling built the brick home that year with the same plan as 460. It is owned by his grandson, Alling Brown.



400 N. Washington Road

The Granger Farwell House was designed by William Carbys Zimmerman and was originally built in 1892 at the corner of Sheridan and Rosemary Roads. It was moved in 1915 to its present location, during which time it blocked Rosemary Road for six months. A fire in 1924

destroyed the top floor and much of the second floor, and the first floor was ruined by water. This Georgian Colonial Revival home has a facade and plan inspired by "Westover" (pictured at left), the ancestral home of the Byrd family since 1691 on the James River in Virginia.



Agenda Item 5
Lake Forest Preservation Foundation
Building Marker Program

Staff Report

Materials Submitted by Petitioner

Application

Statement of Intent

Map of Potential Buildings and Sites

Descriptions of Potential Buildings and Sites

Proposed Building Marker Plaque

Photographs of Building Marker Mock Up

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 Grieve and members of the Historic Preservation Commission
DATE:	June 24, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	Lake Forest Preservation Foundation Building Marker Program

Petitioner

Lake Forest Preservation Foundation
400 Illinois Road
Lake Forest, IL 60045

Historic Districts

East Lake Forest Local & National
Register Historic Districts

Summary of the Petition

This is a request for a Certificate of Appropriateness approving the design of an historic building and place marker. This initiative is sponsored by the Lake Forest Preservation Foundation. The historic building and place marker is intended to promote and raise awareness of Lake Forest's architectural heritage.

Working with property owners, and subject to the owners' approval, the markers will be installed on various architecturally significant buildings within the Central Business District and potentially beyond. Based on the petitioner's statement of intent, the initial effort aims to include about 20 sites. A list and map of potential locations for the markers is included in the Commission's packet. The proposed markers will include information on the building's construction date, the original owner, the architect/builder and a description of the architectural significance of the building. This concept could theoretically be expanded to locate markers in the City's Historic Districts.

Staff Evaluation

The design of the proposed marker is included in the Commission's packet. The plaque will be bronze, a high quality material, consistent with the City's signage guidelines. The plaque is 10 inches in height and 12 inches in length. The plaque will be exempt from the allowable aggregate sign area for each building. The shape of the plaque is simple and timeless, appropriate for the Central Business District and Historic District.

Recommended General Guidelines

Below is a list of parameters for installation of the markers.

- The markers should be placed at eye level for ease of reading and to enhance the pedestrian experience.
- The markers should be at or near the building entrance or storefront.
- The installation of the building marker should occur in a manner that does not damage the historic building.

RECOMMENDATION

Grant a Certificate of Appropriateness for the design of the markers as presented by the Lake Forest Preservation Foundation.

1. The approval of the Certificate of Appropriateness does not approve of specific locations of the building markers.
2. Installation of the building markers shall be subject to approval by the property owner.



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

PROJECT ADDRESS Lake Forest Preservation Foundation
Building Marker/Plaque Program - Various Locations, CBD

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Owner of Property

Various Locations

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

City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Peter Coutant, President

Name and Title of Person Presenting Project

Lake Forest Preservation Foundation

Name of Firm

400 E Illinois

Street Address

Lake Forest, IL 6005

City, State and Zip Code

847-234-2340

Phone Number

Fax Number

office@LFPP.org

Email Address



Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE



March 4, 2020

**2019 – 2020
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Marcy Kerr

Dear Chairman Grieve and Members of the Commission,

The Lake Forest Preservation Foundation is seeking a Certificate of Appropriateness for the design and implementation of a building marking program. Working with the City and private property owners, the Foundation seeks to raise awareness and promote Lake Forest's rich architectural and landscape design heritage with the installation of bronze plaques on various architecturally distinctive buildings and spaces within the Central Business District. The goal of the project is to engage residents and visitors exploring the community by highlighting and interpreting the most significant, architecturally-notable buildings and landscape spaces of the past and recent past.

This idea developed out of a 2017 Preservation Foundation and City of Lake Forest program, titled "The Power of Uniqueness," presented by renowned urban planner and Urban Land Institute Senior Fellow Ed McMahon. Mr. McMahon noted the incredible architecture and landscape heritage of Lake Forest, but the lack of any interpretive displays to tell the story. He suggested finding ways to make the story of our community manifest in the landscape, using markers, plaques, and public art to foster greater appreciation and stewardship.

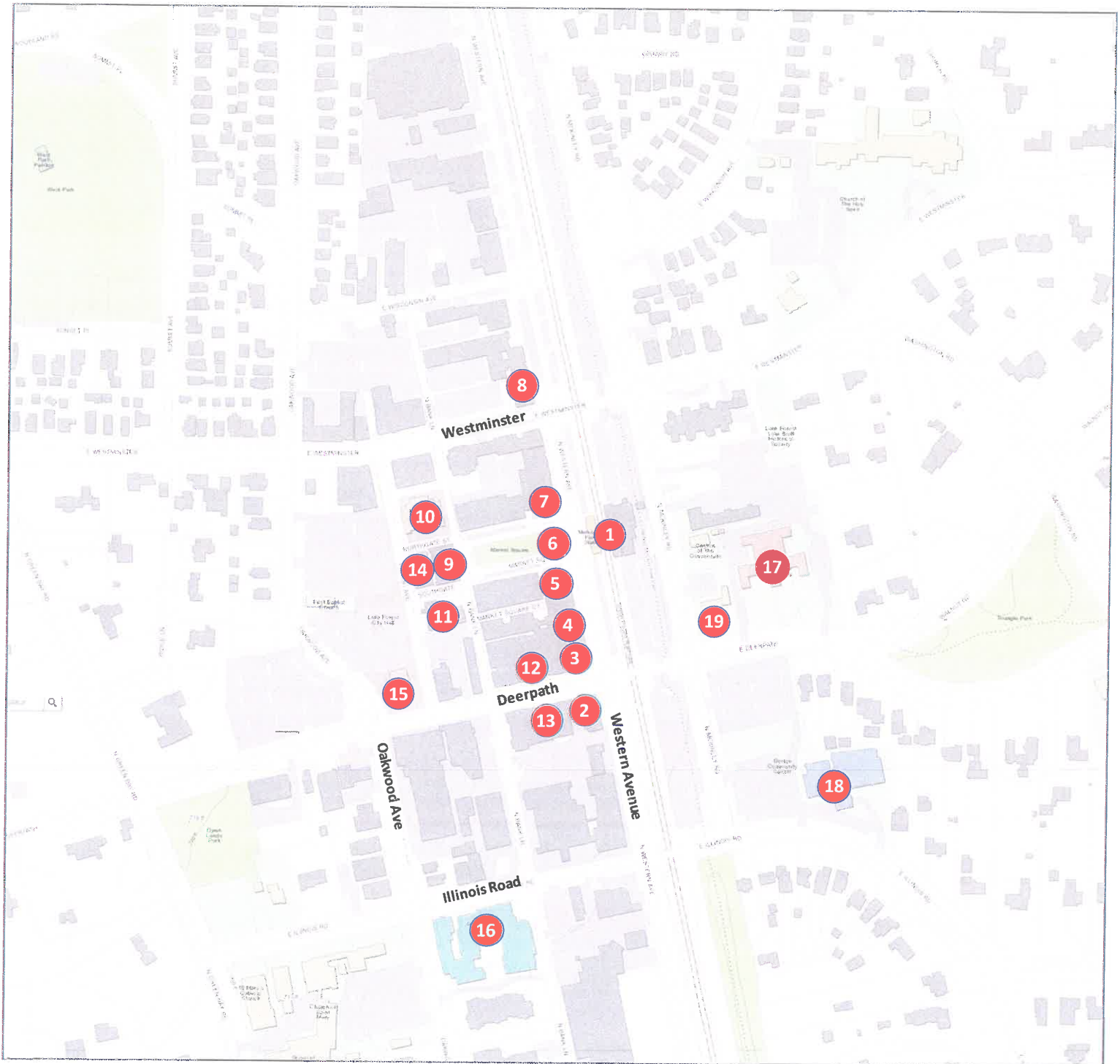
A task force of the Foundation has been consulting with local architect Guy Berg on the form, size and character of these plaques. Plaques will be cast in bronze and will be approximately 10" x 12" in size to be pedestrian scaled. Each plaque will identify the date of construction, the original owner, the architect/designer, and a few lines of text describing the significance of the building.

The initial project aims to include about 18-20 sites in or near the Central Business district. A list of potential sites follows this statement. The Foundation will work with interested property owners to install the plaques. Funds raised by the Foundation will support the cost of the plaque and installation.

Thank you for your time and consideration.

Lake Forest CBD & Vicinity
Notable Buildings & Sites

Lake Forest Preservation Foundation



Lake Forest Central Business District
Notable Buildings & Sites

Lake Forest Preservation Foundation

1. (C & NW Ry) Metra North Line station, 1900, 2011-18; Frost & Granger, G. Harboe, architects
This fourth Lake Forest station was paid for by Onwentsia club members for traffic to and from the city for golf, polo, horse shows, etc., with elite-suitable ladies' and men's waiting rooms. Restored in 2011-17 based on a Harboe-produced HSR, 2009, commissioned by the LFPF, with the interior work supervised by Jim Opsitnik, 2018. The interior lit by skylight, gas, and partial electric, 1900, as researched by David Mattoon. Waiting room now was men's; ladies reserved for a tenant, with new restrooms in the south-wing former freight office. The ladies' waiting room in the late 1960s was adaptively-reused as a remote walk-up and drive-through banking location for the First National Bank, a decade and a half before branch banking was allowed in Illinois. The teller windows survive of this 1960s effort in late 2019; the original north end fireplace was removed in bank conversion.
2. Blackler Building, 630 Western Ave., 1895
First three-story commercial/residential building west of the tracks; a 2nd fl. assembly room incubated Church of the Holy Spirit, 1898, second season of Onwentsia. One of the few CBD buildings still renting apartments, the original first-floor meat market houses a Fifth Third Bank branch in late 2019. Details in the copper decoration, wreaths and lilies/fleur-de-lis, are repeated in stone accents on the South bldg. of Market Square, 1916, #5 below, one reflection of Shaw's commitment to contextual compatibility.
3. Anderson Block, 1904, ca. 1980; James Gamble Rogers, Ed Noonan, architects
Replaced 1860s Anderson general store frame structure, built on land bartered to Anderson 1860 for clearing College's middle campus—farm extending from Vine Ave. south into Market Square, west to ca. Oakwood. Upper-floor apts. converted to offices, 1980s.
4. (Krafft Drug Store, Lake Forest Bank & Trust, Bay Tree Bank) Federal Savings Bank Building, 1917, 2005; Howard Van Doren Shaw and Peregrine Bryant (London), architect
The southernmost building of Market Square, not owned as part of the project, but by druggist Krafft. North of three-story Anderson block, it steps down to two and a half stories, on way to two stories for south Building, Market Square. The 2005 Bryant-designed, Renaissance-revival, New Classicist west wing, at the rear, opens into the courtyard for the south bldg. of Market Square, making that courtyard a destination, also with access to a former Western Ave. relocated store, the heating plant from 1916

to the 1980s, and in late 2019, the Daily Grind, descendant of the Blackler meat market, dating back to the 1860s.

5. South Building, Market Square, 1916, 1980s, Shaw, Vinci architects
The two-story and attic structure steps back west from Krafft bldg., leading to the open space at the heart of the complex. It Steps back again through an arcade with piers to the distinctive medieval/modern clock South Tower, first designed in 1912 Town Market version of plan. Long building in blended English Tudor (traditional, pre-Renaissance) and modern styles. The courtyard and alley south, from the period when delivery trucks were scaled like 21st c. SUVs, were adaptively-reused as a courtyard in the 1980s, John Vinci architect.
6. Market Square plaza, fountain and park, 1917, 2000; Shaw, planner and architect, Rodney Robinson (Delaware), landscape architect, Wiss Janney fountain restoring engineers.
The park's trees originally were tall grown elms, two rows of six, with foliage branching out above the second story. The trunks continued the rhythm of the east side piers and west end columns. Killed by Dutch elm disease, 1960s-1990s, the elms were replaced with bushy but hardier trees that break up the view into the complex from the train station, a key to its original visual success. The Robinson hardscape includes brick sidewalls, granite-framed crosswalks, and brick planter/benches giving more of a garden feel to the spaces. The original open plaza between the station and the fountain reflected similar such areas in the 1909 Plan of Chicago; gradually filled in, most recently in 2000.
7. North Building, Market Square, 1916; Shaw, architect
Details same Tudor vocabulary—bay windows, bargeboard gable ends, half-timbering-- as south bldg., but rearranged to provide a balanced effect. Taller sun-dialed, North Tower new in 1915 third plan, classic modern in contrast to shorter south tower, medieval/traditional and modern. Colonial revival and Wren influence at top of tower, itself a tall plain brick pier. Step-backs parallel those on south bldg., with stepped gables trompe-d'oeil suggesting a gable end net to the tower, but with a flat roof. 2018 passage through to spacious north courtyard and alley, with elevator access to 2nd fl., restrooms.
8. Three-story retail, office, and apt. building, 1905 (includes Lantern)
This substantial building on the northwest corner of Western and Westminster, like the Blackler and Anderson buildings of the previous decade (#s 2 and 3, above), brought three-story height to the west-of-tracks intersections on either side of the train station. Since the end of Prohibition in the mid 1930s, the Lantern has served unpretentiously beer and wine to the old support community, new residents, and older college students.
9. West Building, Market Square, 1916; Shaw, architect

This building was conceived in the first 1912 Town Market plan located between the two towers, with a columned arcade running across, continuing those of the north and south buildings, with a small park parallel to Western Ave., in front of the station. The third 1915 plan pushed this building west to Bank Lane and Shaw re-envisioned the detail to be much heavier to be seen from the station, notably the two-storied Tuscan columns. Both forms, in the unbuilt 1912 and built 1915 plans, appear to be derived from Palladian precedents in Vicenza, 16th century. Shaw was awarded the AIA Gold Medal in 1926-27, the first Midwestern-based architect so honored.

10. U. S. Post Office, 1933; Milman & Morphet, architects

In 1916 the Post Office moved into the westernmost store of the north building, Market Square. This building succeeded that office in Market Square since 1916. The architects were former members of Shaw's staff, later Shaw Associates to finish his 1920s projects. Ralph Milman was the designer, with his spouse, Helen Brown Milman, the original landscape architect.

11. (City Fire Station) Market House Restaurant, 1904 and later; Frost & Granger and Mark Knauer, architects/designers

In 1904 built as a small tool shed, it soon grew to contain the Fire Dept., and after the 1960s served the Recreation Dept. until the mid 1980s, when it became a restaurant to serve the new offices on Market Square's 2nd fl., converted from apts. as PCs allowed business to be conducted remotely vs. commuting to into Chicago. The successful open-air garden facing into Market Square was created in the 1980s conversion.

12. Anderson Trust buildings, 1920s, 2000s; Anderson & Ticknor, Peter Witmer, architects

From 1925 to 1928 Anderson & Ticknor, headed up by James Anderson grandson Stanley D. Anderson, developed the building west of the Anderson Block (1904) and west to the west side of Bank Lane. Architect Anderson, a former Shaw associate worked with an English country town style compatible with Market Square just north. The west end at the northeast corner of Deerpath and Bank Lane consisted of the Deerpath Theater, a cinema, with the Anderson & Ticknor architectural offices over the entry. Ca. the 1980s architect Ed Noonan led a conversion to office and retail space of the former theater.

13. (First National Bank) Northern Trust, 1931; Anderson & Ticknor

This handsome Federal style/Georgian building housed the local bank that moved from Market Square's west building and on Bank Lane also the Quigley decorator shop.

14. (Young Men's Club), Market Square offices, Forest Ave., 1917, ca. 1980; Shaw, original architect

In 1905 the Young Men's Club (YMC) had been founded for town businessmen and in 1906 Shaw laid out on the east side of Green Bay Rd. a few blocks northwest a park and north and east of it a neighborhood of lots for middle-class homes. Estate-owners put up funds to allow for no-interest loans over five years to purchase the lots by members of YMC. A site was set aside for a members' gym and club there, though this was built west

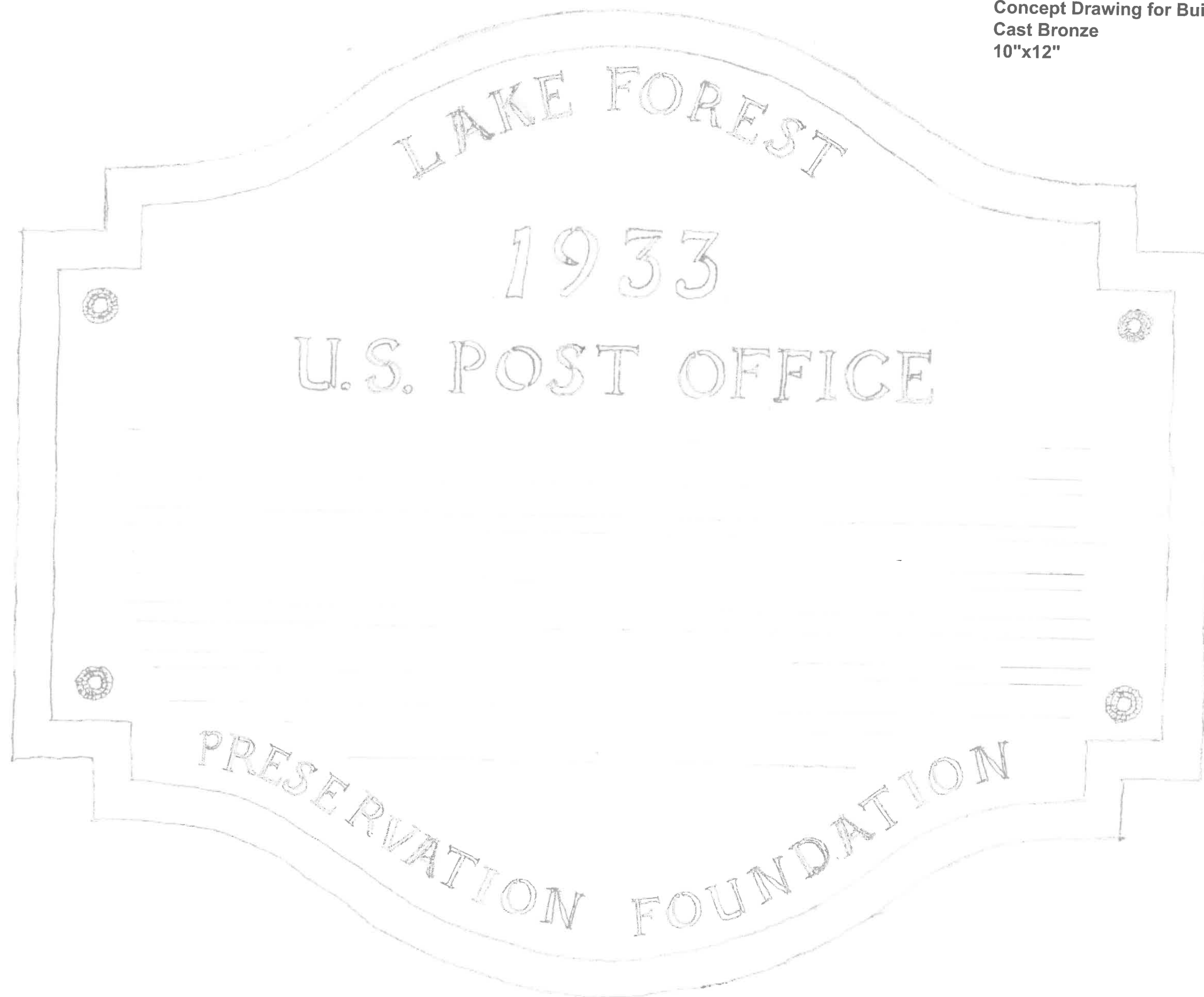
of the west building of Market Square, 1916-17, with club rooms on the first floor and the gym above, also accessed by a 2nd fl. bridge from the west building, club rooms for the YWCA, a safe place for the maids' afternoons off, with access to the gym while the young men toiled away in the stores. These provided other settlement-house type services to ca. 1950, when the Young Men's Club building was taken over by the City Rec Dept. Ca. 1980 this was adaptively-reused as office and retail space.

15. City Hall, 1899, 1998; Frost & Granger, David Woodhouse, architects; Doug Hoerr, landscape architect
City Hall was financed with the fee, \$10,000, charged for the interurban street railway to go through Lake Forest to link up lines from Waukegan and Evanston, parallel to and immediately east of the C & NW Ry tracks. When City Hall opened in 1899 it included the Fire Dept. with the tower for drying hoses, the Police Dept., the City Clerk, and a 2nd fl. Library, now the City Council chambers. The Fire Dept. moved out within a decade, and the Library by 1931 (see #21). A new two-story west wing was added in 1998, along with a garden plan
16. Deerpath Inn, 1929, 1938, 2015; Jones & Jones, Anderson & Ticknor, Knauer, architects and designers; Craig Bergmann, landscape architect
Built on a former African-American neighborhood between the train station and the Onwentsia club, this large hostelry modeled on an English inn succeeded an old hotel that had been adapted in the mid 1890s from an 1869 house moved to the south side of Deerpath east of McKinley Rd. It was established to house visitors from the city and elsewhere wanting to play golf, by mid-summer in 1896 at the new Onwentsia club's 18-hole course. The club also had accommodations, but by 1928 it too was rebuilding, and required more lodging and restaurant space. A company was formed among the membership to build and run the new hotel. A 1938 fire meant that the interior had to be rebuilt, by Anderson. By 1970 the annual horse shows ended, and the hotel continued under various owners and with expansion east, until in 2014, under ownership of Abbott Laboratories, it was completely restored to the highest standards.
17. Lake Forest Library, 300 E. Deerpath, 1931; Edwin Hill Clark, architect
A donation by two daughters of Marshall Field & Co. president John G. Shedd in memory of the husband of one, Kersey Coates Reed, the building's original cruciform plan echoes that of the 1929 Shedd Aquarium, Chicago, and of a New Hampshire library donated by Mr. Shedd earlier. Built when \$10 bought what \$100 had purchased in 1929, its bespoke architectural detail, exterior and interior, is remarkable, blending Federalist classicism and modern Art Deco design. Its excellence also is due to the taste of David Adler personal client and library board president Alfred E. Hamill, who oversaw the project. The central Rotunda murals of Ancient Greek and Roman authors are by Nicolai Remisoff.
18. Gorton (School) Community Center, 400 E. Illinois Rd., ca. 1900, etc.; Shaw, Anderson, Milman, architects

Mayor of Lake Forest Edward F. Gorton, 1895-1902, oversaw the period of growth with the founding of Onwentsia and of charging the \$10,000 fee from the interurban street railway to run through town, thus paying for the City Hall, 1899. This central school for the town's K-8 school program was named for him. When faced with demolition in 1972, Brooks and Jackie Smith led the campaign to save the building as a community center, with Jackie Smith the first director into the 1980s. Director Gail Hodges undertook a major renovation, 2000, and director Brenda Dick another in the mid 2000s, with the lead Hughes Theater renovation. The LFF office has been on the 2nd fl. for two decades.

Arthur H. Miller, Lake Forest Preservation Foundation,

Concept Drawing for Building Marker Plaque
Cast Bronze
10"x12"



Plaque Mock Up -- 10" x 12"

