

Agenda Item 3
Deerpath Streetscape Improvement Plan

Staff Report and Recommendation
Historic District Map
Air Photo
Deerpath Streetscape Improvement Plan

Background Information
Deerpath Streetscape Improvement Project –
Committee Report and Recommendation



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	September 14, 2020
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Deerpath Streetscape Improvement Plan

Petitioner

City of Lake Forest

Location

Deerpath from Western Avenue west
to just west of Oakwood Avenue

Historic District

East Lake Forest Local and
National Historic Districts

Project Representatives

Jim Lockfeer, Public Works – Management Analyst

Craig Bergmann Landscape Design, Inc. - Erin Herrera and Craig Bergmann

Summary of the Petition

This is a request for a Certificate of Appropriateness for the Deerpath Streetscape Improvement Plan. The Plan covers the Deerpath streetscape from Western Avenue to just west of Oakwood Avenue. This portion of Deerpath is in the Local Historic District.

Background

The Plan is a part of the report recently completed by an interdisciplinary adhoc committee which was appointed by the City Manager in 2019 to study and make recommendations on improvements that should be considered for this portion of Deerpath as infrastructure repairs and replacement are undertaken, and as funding becomes available. The Adhoc Deerpath Streetscape Committee included representatives of the City Council, Boards and Commissions, business and property owners, the Preservation Foundation and residents. The Committee was supported by staff from the City's Public Works Department and the City's consultant, Craig Bergmann Landscape Design, Inc.

The Deerpath Streetscape Improvement Plan is presented to the Commission for review, public hearing and action. The entire report is also included in the Commission's packet as background however, the Commission's purview and action pertains only to the Plan itself. A Certificate of Appropriateness is requested to approve the Plan as included in the Commission's packet, pages 1 thru 7. The background is provided to inform the Commission of the various concepts that were studied and discussed by the Adhoc Committee during the course of its work.

The Commission's review of the Plan is requested because this section of Deerpath is located in the City's Local Historic District as noted above. A Certificate of Appropriateness is requested to support the City's application for a grant through the Illinois Transportation Enhancement Program. Since Deerpath is in the historic district, documentation of review and the issuance of a Certificate of Appropriateness must be included in the grant application. If the City is successful in obtaining

this grant, the likelihood of various aspects of the Plan moving forward sooner, rather than later, is increased.

STAFF EVALUATION

The City's consultant, Bergmann Landscape Design, Inc. will provide an overview of the Deerpath Streetscape Improvement Plan at the Commission's meeting and will be available to respond to questions about design aspects of the plan, lighting, landscaping and hardscape materials.

Findings in support of a Certificate of Appropriateness are presented below for the Commission's consideration.

Standard 1 – Height.

This standard is met. The height of streetlight poles will be consistent with streetlights in Market Square.

Standard 2 – Proportion of Front Façade.

This standard is met. The Plan is designed to feature, and not obscure or distract from, the front facades of the historic buildings that line Western Avenue. Clutter along the streetscape is avoided with trees and streetlights appropriately spaced.

Standard 3 – Proportion of Openings.

This standard is not applicable to this request.

Standard 4 – Rhythm of Solids to Voids.

This standard is not applicable to this request.

Standard 5 – Spacing on the Street.

This standard is met. Spacing of elements along the streetscape was carefully considered, particularly vertical elements. In locating trees and streetlights, architectural elements of the buildings were used to guide placement.

Standard 6 – Rhythm of Entrance Porches.

This standard is not applicable to this request.

Standard 7 – Relationship of Materials and Texture.

The hardscape materials were selected to be elegant, historically appropriate and subtle to avoid distracting from the buildings. Importantly, hardscape materials were also selected for durability and safety to minimize trip hazards.

Standard 8 – Roof Shapes.

This standard is not applicable to this request.

Standard 9 – Walls of Continuity.

This standard is met. Preserving and protecting the visibility and prominence of the historic buildings along Deerpath was a key focus of the committee. The streetscape elements themselves are intended to be subordinate to the historic buildings and to allow the architectural detailing to be highlighted and enjoyed by passersby.

Standard 10 – Scale.

This standard is met. The scale of the elements included in the Plan respect the historic buildings and were selected to relate to pedestrians as they walk along the streetscape.

Standard 11 – Directional Expression of Front Elevation.

This standard is not applicable to this petition.

Standard 12 – Preservation of Historic Material.

This standard is met. In developing the improvement plan, care was taken not to include modifications that could negatively impact building foundations or façade materials.

Standard 13 – Protection of Natural Resources.

This standard is met. Trees planted in trees wells along Deerpath in this area in past years have repeatedly failed to thrive. A goal of this plan is to find a way to incorporate limited trees and vegetation in a manner that allows them to flourish. Trees are proposed in tree *trenches* which will retain water. Trees are proposed in limited areas recognizing that much of the streetscape is in shadow particularly the south side of the street due to the Northern Trust Bank building. Trees will be selected for hardiness recognizing that snow plowing, staging of snow and salt are a reality along this narrow right of way. Once planted, the trees will be regularly maintained.

Standard 14 – Compatibility.

This standard is met. The design elements, streetlights and hardscape materials are selected to reference Market Square and, as noted above, to be subtle and elegant. The historic buildings along this streetscape are defining elements at this entrance to the Central Business District.

Standard 15 – Repair to deteriorated features.

This standard is met. As appropriate, features and surfaces that are intended to remain will be repaired.

Standard 16 – Surface cleaning.

This standard is met. To the extent that surface cleaning is necessary and appropriate for materials that remain, cleaning using appropriate techniques will be completed.

Standard 17 – Integrity of historic property.

This standard is met. The Deerpath Streetscape Improvement Plan is a guide to assure that as infrastructure upgrades occur, enhancements of the streetscape are incorporated into or added to that work. The Plan is designed to feature the historic buildings along the streetscape while upgrading hardscape, providing for increased public safety, managing stormwater and softening this busy corridor by adding trees and seasonal color.

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 businesses. The agenda for this meeting was posted at various public locations.

Prior to this project coming before the Historic Preservation Commission, there was extensive public outreach including the appointment of an interdisciplinary committee. As noted above, the initial concepts for improvements to the Deerpath Streetscape were developed, studied and modified by

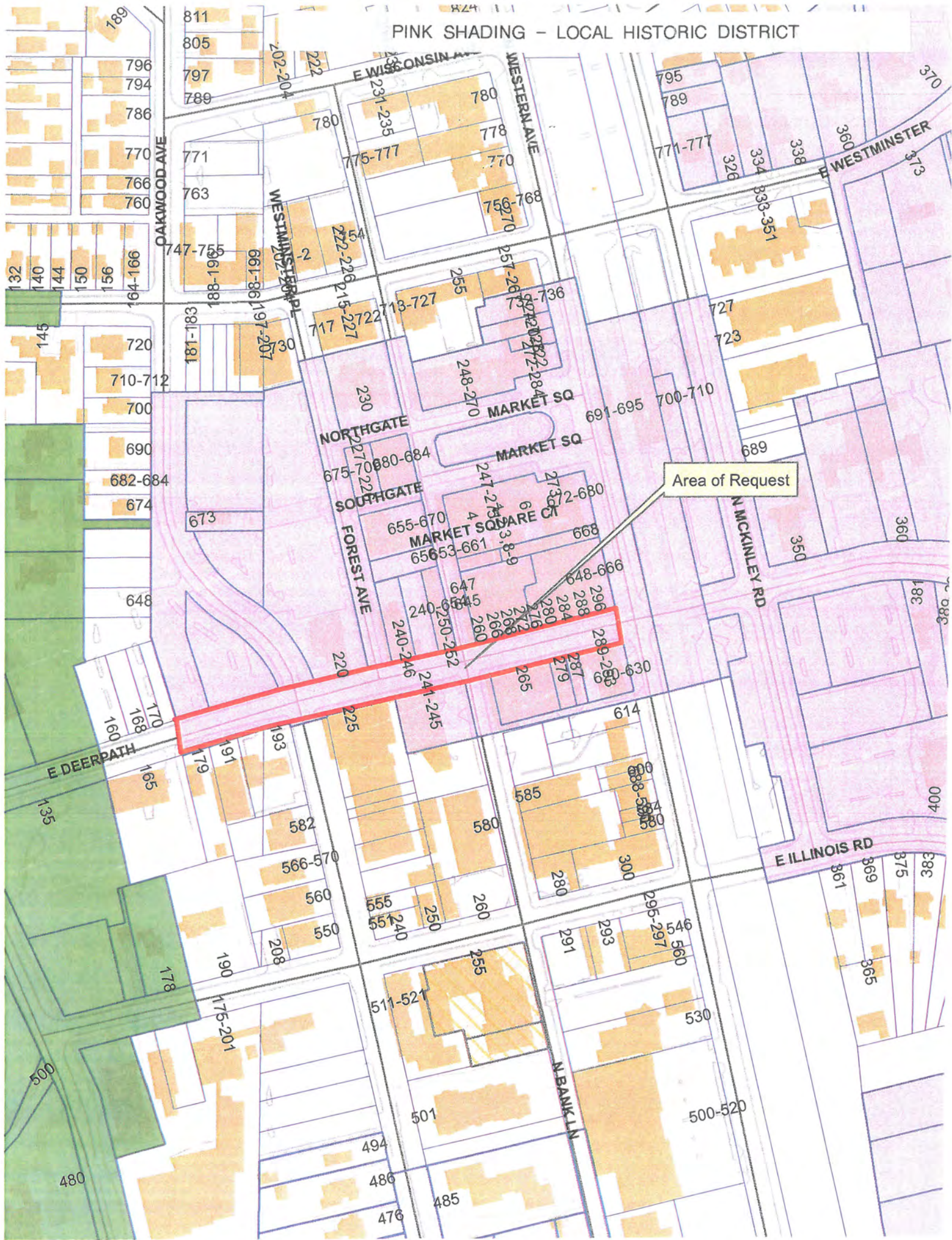
the committee that was appointed to guide staff and the City's consultants. A public work session was held in 2019 to seek public comment. The work session was well attended.

RECOMMENDATION

Grant a Certificate of Appropriateness for the Deerpath Streetscape Improvement Plan, pages 1 thru 7 in the Commission's packet.

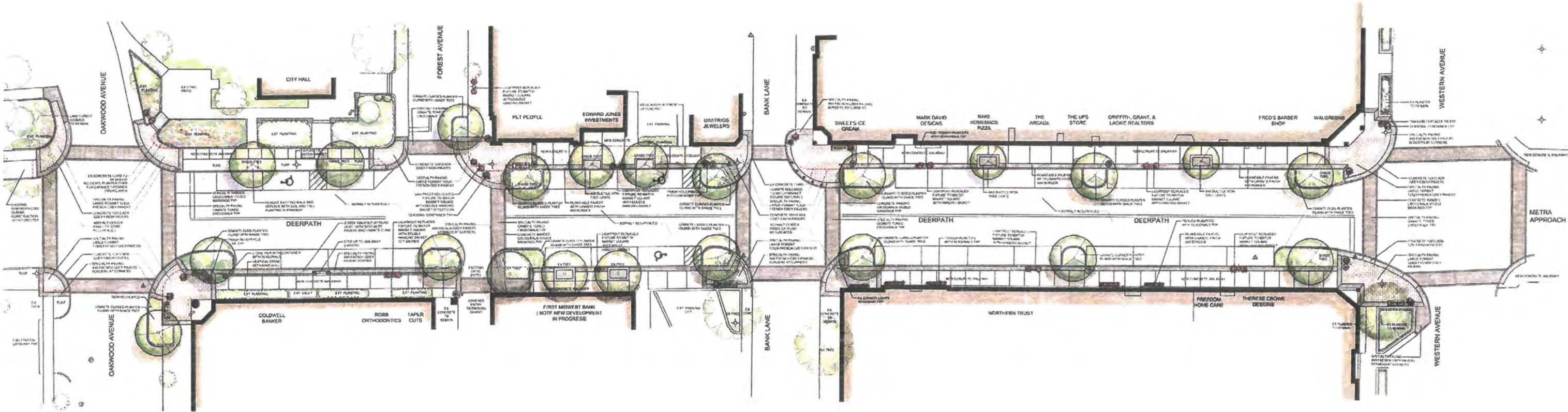
The Plan will be used as guide as future improvements are planned and as support for a grant application being submitted by the City for supplemental funding to help finance the streetscape improvements.

PINK SHADING - LOCAL HISTORIC DISTRICT





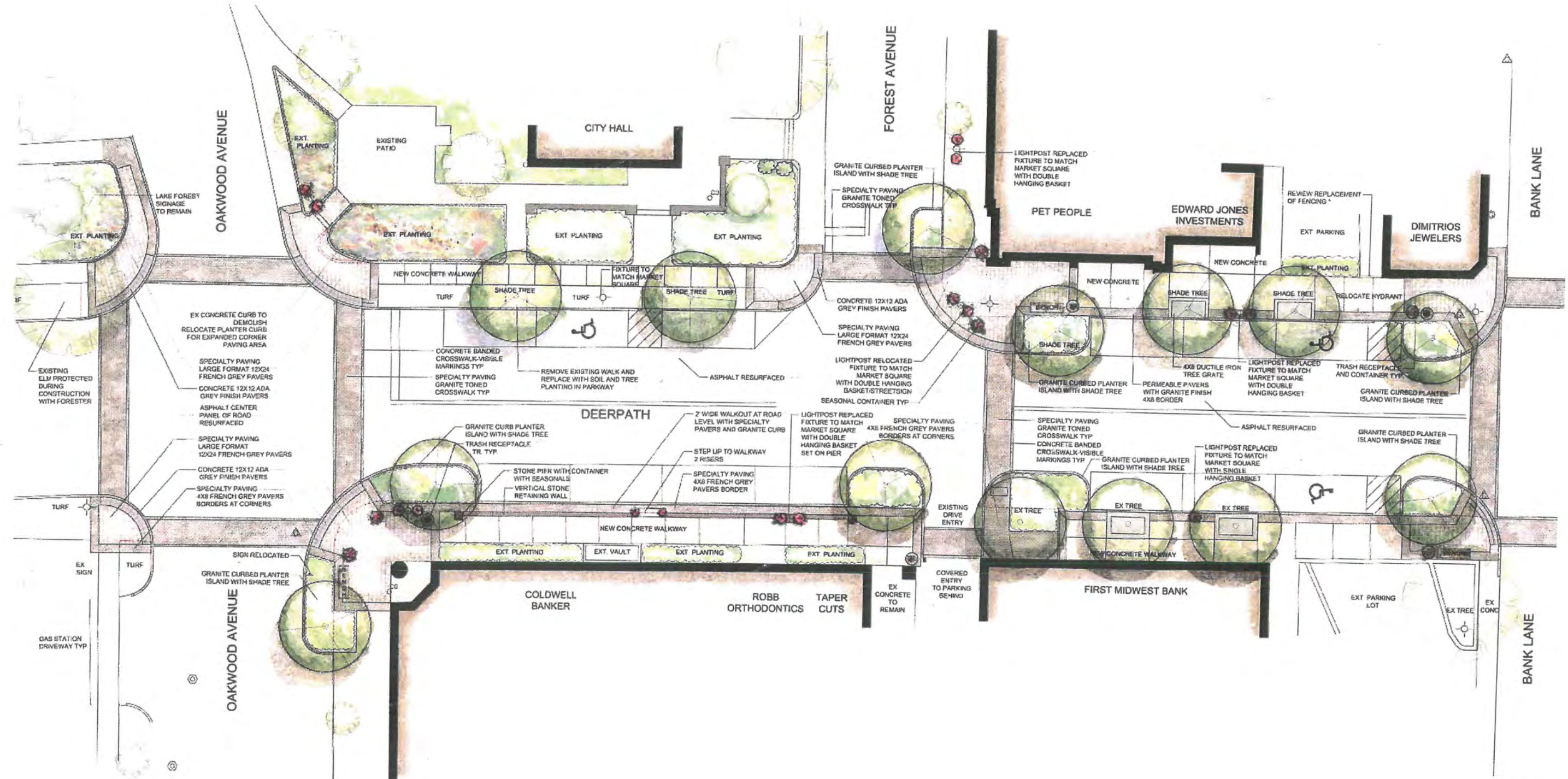
Area of Request



DEERPATH STREETSCAPE: DESIGN PLAN OVERALL STREETSCAPE-OAKWOOD TO WESTERN AVENUE



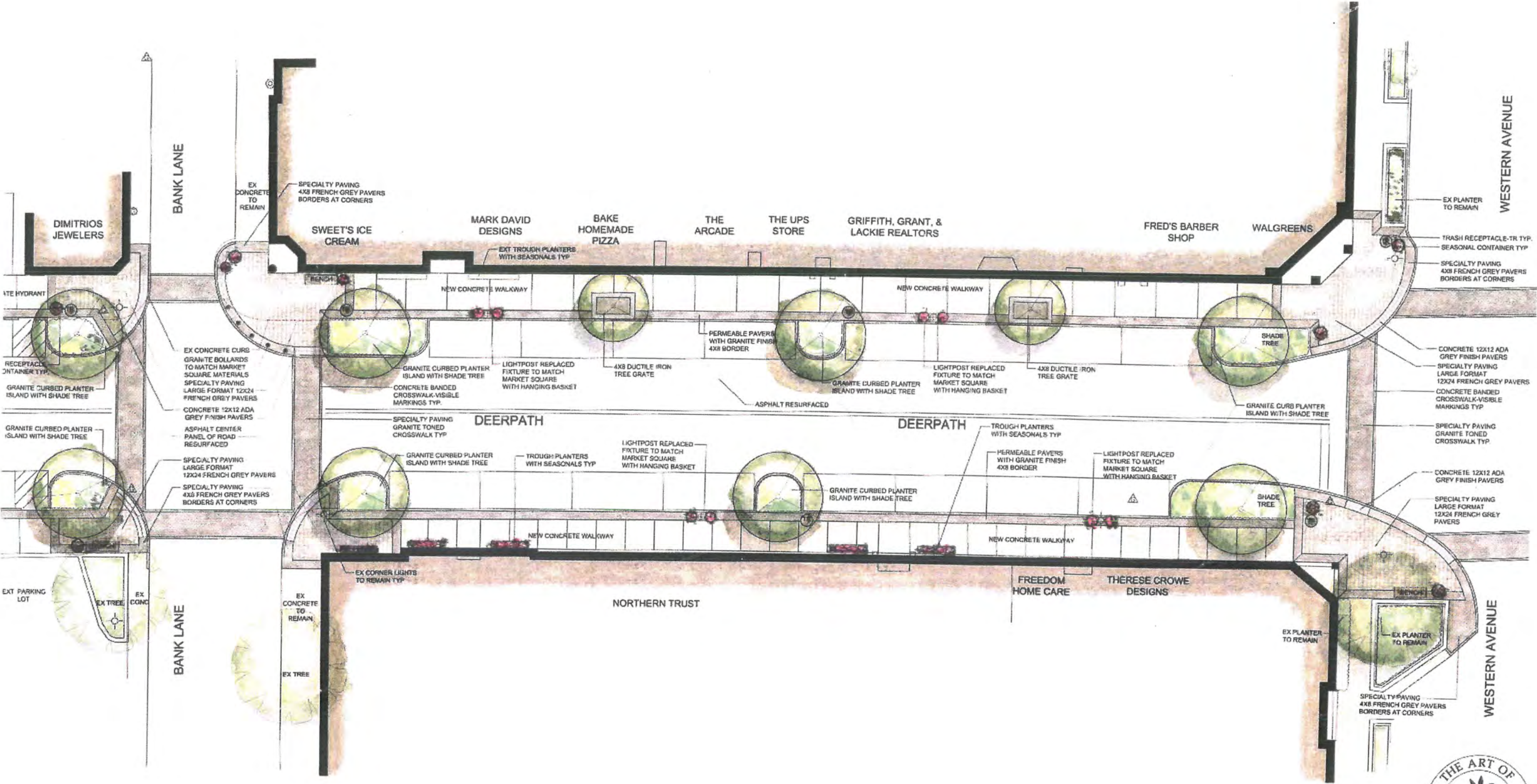
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DEERPATH STREETSCAPE: DESIGN PLAN FROM OAKWOOD AVENUE TO BANK LANE



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DEERPATH STREETSCAPE: PLAN FROM BANK LANE TO WESTERN AVENUE



DEERPATH STREETSCAPE: SKETCHES OF DESIGN INTENT



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DEERPATH STREETSCAPE: SKETCHES OF DESIGN INTENT



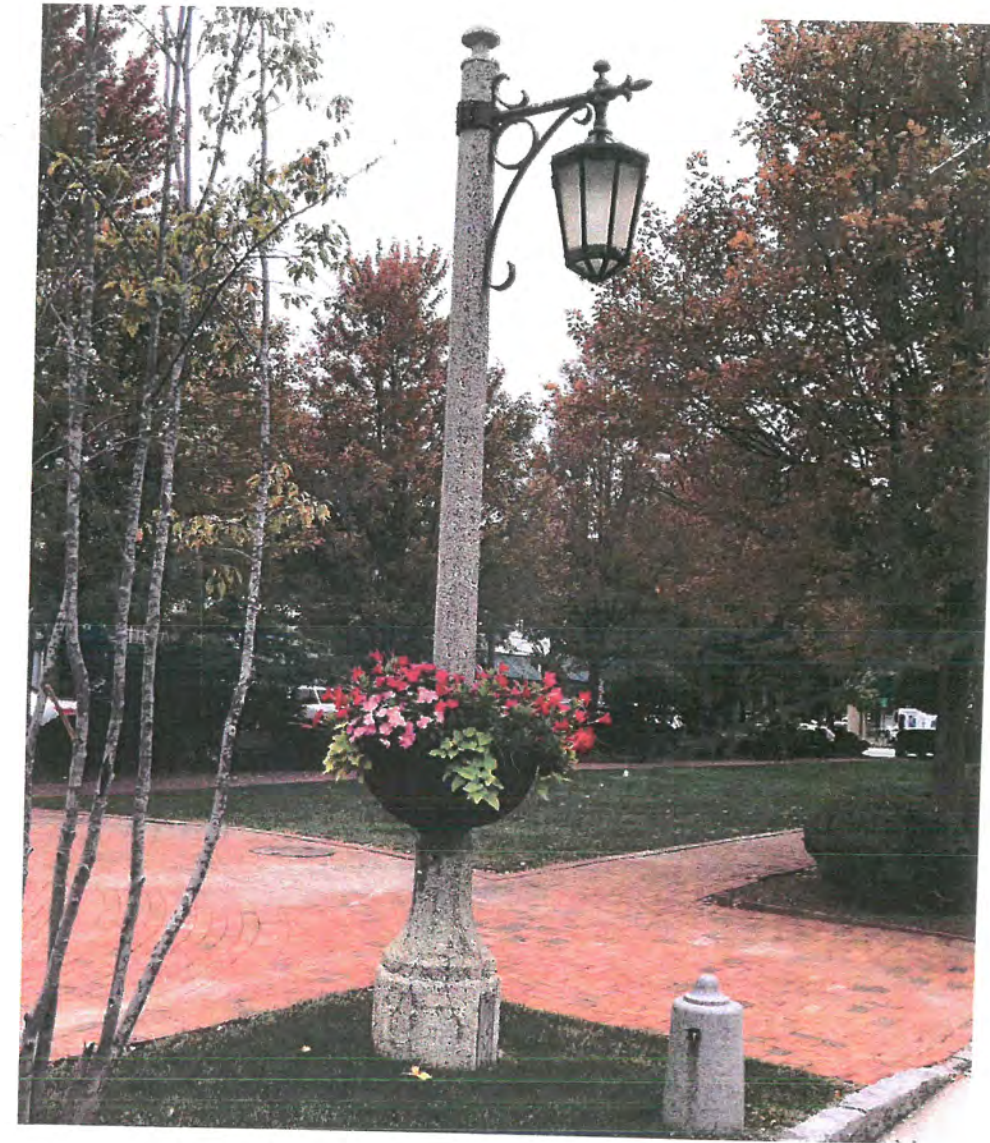
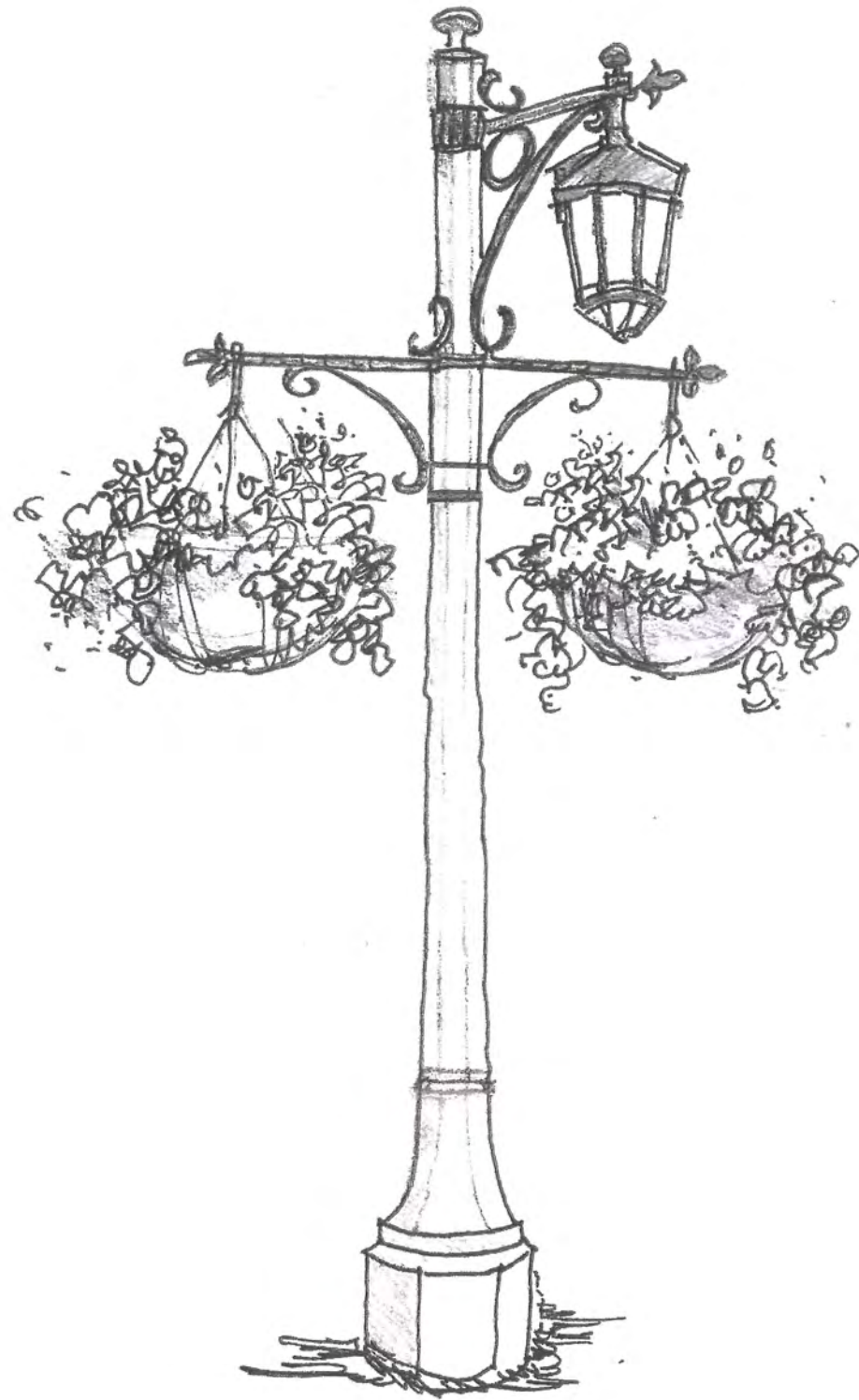
CRAIG BERGMANN
Landscape Design, Inc



DEERPATH STREETSCAPE: SKETCHES OF DESIGN INTENT SWEETS CORNER



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Landscape Design, Inc



MARKET SQUARE LAKE FOREST



Background Material



**Deerpath Streetscape Improvement Project
Deerpath Streetscape Committee – Report & Recommendations**

The City of Lake Forest

September 3, 2020

**The City of Lake Forest
800 N. Field Drive
Lake Forest, Illinois 60045**

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Deerpath Streetscape Improvement Project

Deerpath Streetscape Adhuc Committee – Report and Recommendations

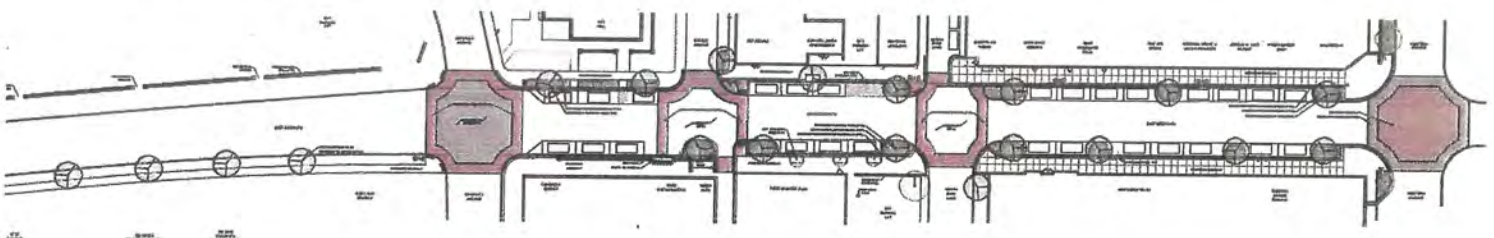
PURPOSE

The purpose of this report is to provide an overview of the work of the Deerpath Streetscape Adhuc Advisory Committee ("the Committee") and present the Committee's recommendations for enhancements to the Deerpath Streetscape Project.

BACKGROUND

The Deerpath Streetscape Project limits are Deerpath from the Metra right-of-way just east of Western Avenue, to mid-block between Oakwood Avenue and Green Bay Road, the western edge of the commercial district.

Preliminary studies of the Deerpath Streetscape began in September of 2016. Initial concepts were developed by the City's consultants and City staff, and presented to the Civic Beautification Committee for early input. The initial concept plans seen below, served as the starting point for the Advisory Committee's work.



OVERALL PLAN

EXISTING PARALLEL PARKING SPACES: 39
PROPOSED PARALLEL PARKING SPACES: 27



OVERALL PLAN WITH AERIAL

The Deerpath Streetscape Adhuc Advisory Committee was formed by City Manager, Jason Wicha, in August of 2019. The Committee was charged with making recommendations to the City Manager on infrastructure, hardscape and landscape improvements to the Deerpath streetscape. The purpose of forming

the Committee was to provide a forum for representatives of various interest groups, Boards and Commissions, and the City Council to be involved in the discussion from the very beginning of the project recognizing the prominence and importance of the streetscape to the community as a whole. The Committee includes representatives from all the following groups:

- City Council
- Public Works Committee
- Building Review Board
- Civic Beautification Committee
- Chamber of Commerce
- Business/Property Owners
- Historic Preservation Commission
- Lake Forest Preservation Foundation

In lieu of presenting a plan for the Deerpath streetscape improvements to each group listed above, the Adhoc Committee was formed to facilitate collaboration between the various groups.

PROCESS

Throughout the process, the Committee held three meetings and one public visioning session as detailed below.

- The Committee first met September 26, 2019, to review background information and the conceptual plan that evolved from early discussions with the Civic Beautification Committee.
- On October 1, 2019, the Committee, staff and the City's consultants hosted an open house, inviting the public to join in the discussion and offer insights and ideas about the Deerpath Streetscape. Over 55 members of the public attended the event and offered input. Additional public comments were received as a follow up to the public meeting.

Following the public visioning session, City staff and the project consulting team developed a summary of all the public comments received and with that input, prepared preliminary recommendations as a framework for the Committee's deliberations.

- On November 7, 2019, the Committee met to review the public input summary and preliminary recommendations. The Committee discussed the recommendations, raised questions and requested refinements and

clarifications on some items. The Committee directed the project team to prepare a final draft report to the City Manager for Committee review and approval.

- On September 3, 2020, the Committee met to consider the draft final report. The Committee shared supportive comments and the report was approved unanimously.

EXISTING CONDITIONS

Street and Curbs – Overall, the Deerpath roadway is in "failing" condition. The City recently completed a 2019 citywide pavement condition survey for which an overall street pavement score is assigned. The section of Deerpath within the project limits scored an average rating of 63.5. A satisfactory pavement rating ranges between a score of 70 – 80.

The Deerpath road is configured with a single lane of traffic each way, east and west. Parallel parking spaces are located adjacent to the curbs on both sides of the streets. There are no turn lanes or bicycle lanes. The opportunity to widen the roadway is limited by the existing buildings along the north and south sides of the street, many of which are historic.

The Deerpath roadway is curbed. The curbs are of varying heights, some lower than standard curbs and some considerably higher than standard curbs. The higher curbs create a barrier for pedestrians and impede the ability to open car doors in some areas. The curbs appear as extensions of the concrete sidewalks. The higher curbs are the result of below grade utility vaults and existing infrastructure.

Sidewalks – The existing concrete sidewalks are in fair condition. In some areas, wider than typical sidewalks are provided to support pedestrian activity. The sidewalks extend from the edge of the buildings to the curb along Deerpath, with tree wells incorporated into the sidewalk, most of which are filled in with concrete as temporary measure to mitigate hazards. Trees have not done well in the existing wells due to the shallow depth and lack of provision to retain water. In some areas, as noted above in relation to the higher curbs, utility vaults are located under the sidewalks limiting the ability to make significant alterations.

The sidewalks are well used by pedestrians. Depressed curbs and tactile panels are located at the intersections.

Street Lights – Electric street lights are located along the north and south sides of Deerpath. The light standards and acorn fixtures are consistent with street lights along Western Avenue.

To provide additional lighting with a low visual clutter impact, Corba overhead lights are located at the intersections. From a streetscape level, the lights are almost invisible. The street level acorn lights give character to the street while the Cobra lights provide increased illumination in a subtle way in this highly traveled corridor.

Traffic Flow – Deerpath is a primary traffic route into and out of the City's Central Business District, the homes in east Lake Forest, the beach, library, churches and schools. Traffic flows on Deerpath are fairly heavy particularly during morning and late afternoon peak travel times. Traffic moves slowly with vehicles entering from Forest Avenue from the north and Bank Lane from the south. In some areas, sightlines are blocked or limited for both drivers and pedestrians due to parked cars. Pedestrians frequently cross mid-block after parking.

Parking – Parallel parking spaces line both the north and south side of Deerpath. At most corners, parking spaces encroach close to the intersection limiting sightlines for drivers turning on to Deerpath from Forest Avenue or Bank Lane.

The parking spaces along Deerpath are well used by customers supporting local businesses and by employees who work in the area, although on street parking by employees is discouraged. As vehicles maneuver into parking spaces, traffic on Deerpath is sometimes slowed momentarily. Eastbound traffic on Deerpath is stopped periodically when the railroad crossing gates are activated.

Greenscape/Landscaping/Trees – Landscaping along the majority of the Deerpath Streetscape is minimal. City Hall, at the corner of Deerpath and Oakwood offers a prominent landscaped corner, a small pocket park that visually serves as an entrance to the core of the business district.

Trees, in wells in the sidewalk have not fared well, as noted above, and presently, many of the wells are void of trees, filled in with concrete.

Safety – As noted above, sightlines for both vehicles and pedestrians are limited in some areas due to the proximity of parked vehicles to the corners.

Traffic speeds are relatively slow. The frequency of accidents is low, however, pedestrian/vehicle accidents have occurred.

Overall Streetscape/Character – The historic buildings dominate the streetscape and create a distinctive Lake Forest character. Other than the green space, seasonal landscaping and seat walls on the City Hall property, the overall streetscape is visually cluttered with vehicles, both moving and parked, and devoid of any vegetation to soften the dominance of vehicles in this corridor. There is little to no visual buffer or demarcation between the pedestrians space and the areas actively used by vehicles.

CONCEPTS EXPLORED – OPPORTUNITIES AND CHALLENGES

The Advisory Group discussed many concepts raised by members of the Committee and public. Concepts raised throughout the process are summarized below. Each concept was explored and the concepts formed the basis for the final recommendation presented in the next section of this report. A summary of all the comments received is attached to this report as Exhibit B.

Narrowing Sidewalks – In the initial discussion of the Committee, consideration was given to narrowing the sidewalks within the project area. At the Public Visioning Session, there was a comment board dedicated to sidewalks and their walkability. Generally, comments received supported maintaining the current width of the sidewalks. Narrowing the sidewalks does not support or enhance the pedestrian experience and presented some challenges from an infrastructure perspective.

Modifications to Parking – The Committee explored many different concepts for parking within the project area. At the Public Visioning Session, mixed comments about parking were received. The Committee recognized the importance of improving pedestrian and vehicular safety and determined that eliminating parking spaces close to street corners is important to improve sightlines and pedestrian safety.

Addition of Bike Lanes – The Committee reviewed the concept of adding bike lanes to Deerpath and the potential impacts of doing so. At the Public Visioning Session, opinions were mixed about adding bike lanes to the project area. The Committee reviewed bike path options however, each option required dedicated space loss of parking spaces and raised overall safety concerns.

Creation of Bioswales – Overall, the concept of incorporating green infrastructure into the project was a focus of discussion by the Committee and was supported by those at the Public Visioning Session. Many different types of green infrastructure were explored including the creation of bioswales. Ultimately, the Committee acknowledged that within the limits of this particular project, incorporating green hardscape materials and sustainable tree wells provided the most reasonable and achievable green initiatives along this already built out corridor.

Creation of a Median – There were preliminary Committee discussions about creating a median that supports green infrastructure down the center of Deerpath within the project area. At the Public Visioning Session, there was an opportunity for attendees to provide comments on this topic. This concept did not receive public support. The project consultant team also shared that the limited space on Deerpath creates significant challenges in attempting to incorporate a median within the project limits.

RECOMMENDATIONS – ACTION STEPS

All recommendations below are illustrated visually on the graphics in Exhibit A.

1. Increase Plantings & Plant Trees

- a. Plant trees along the streetscape.
 - i. Install sustainable tree wells as detailed on Exhibit A to increase the survival rate of trees, promote growth and to a limited extent, capture and retain stormwater.
- b. In the future, as areas are redeveloped, consider requiring increased building setbacks from corner property lots. Enhance these areas with native, low maintenance plantings and, as appropriate, benches, public art or other amenities in keeping with the character of the streetscape. Create a series of small green spaces similar to the green space at City Hall on the northeast corner of Deerpath and Oakwood. Create a sense of place, provide visual relief, and add small gathering areas along the streetscape in the opportunity areas identified in Exhibit C.
- c. Develop a plan and timeline for replacement of the landscaping along the Deerpath streetscape along the south edge of the City parking lot located on the northwest corner of Deerpath and

Oakwood Avenue. Durable, low maintenance plantings should be a high priority.

2. Renew Infrastructure

- a. Repair or replace deteriorating sidewalks, create a consistent high quality look for sidewalks along the streetscape. Attention should be paid to consistency in pavement color and texture, avoiding a patched look.
- b. Develop a plan for regular inspection and repair of the sidewalks recognizing that they receive heavy public use and are located on a prominent streetscape.
- c. Install decorative pavement treatments in limited areas with a priority on consistency with the historic character of the streetscape, durability, and pedestrian safety. Avoid hardscape that will create uneven walking surfaces. Recommended hardscape materials include: concrete with brick paver borders, clay pavers with tight jointings for even surfaces, permeable pavers, decorative curbing.
- d. Repave Deerpath within the project limits.
- e. Consider relocating streetlights to achieve more consistent spacing between the streetlights. Retain fixtures that are consistent with existing light fixtures in the Central Business District.

3. Improve Pedestrian Safety

- a. Enhance the safety of cross walks by improving visibility and adding interest along the street with landscaping to help slow traffic.
- b. Remove a limited number of parking spaces to improve sightlines at the corners.
- c. Select hardscape with careful attention to limiting trip and fall hazards and uneven or slick surfaces.

4. Incorporate Green Infrastructure & Other Practical Sustainability Concepts

- a. Utilize tree wells or tree trenches to support the viability of trees and if practicable, to accept and retain a limited amount of stormwater.
- b. Consider opportunities to use permeable hardscape materials in appropriate areas (walkway areas and/or parking spaces) with

attention to durability and pedestrian safety such as those described in Exhibit D.

- c. Native, sustainable plants should be a priority. Durability, resistance to salt and minimizing the need for irrigation should all be considered in selecting plant materials.
- d. Energy efficient lighting should be utilized or planned for in the future.
- e. Opportunities for recycling should be incorporated into the project to the extent possible: during demolition materials removed should be repurposed, recycling receptacles in keeping with the streetscape character should be installed in limited areas.

5. Maintain & Enhance the Pedestrian Experience

- a. Retain the wide sidewalks.
- b. Consider an alternate hardscape material to increase the visibility of crosswalks with attention to durability, safety and compatibility with the character of the streetscape.
- c. In areas with appropriate space, consider street furniture (trash cans, benches) or public art in a manner consistent with the character of the streetscape and historic district.
- d. Avoid clutter, showcase the significant historic buildings, trees, and green space area.

6. Retain Parallel Parking on Both Sides of the Street

- a. Design spaces to be easy to use with space to maneuver.
- b. Remove a limited number of parking spaces to improve sightlines at the corners.

Note: Diagonal parking was explored on Deerpath, but due to space constraints and the need to significantly reduce travel lane widths, it was not considered to be a viable option (Exhibit E).

7. Direct Bicycles to Alternate Routes

- a. The limited space and the volume of vehicular and pedestrian traffic on Deerpath limit opportunities for the addition of safe and efficient bike lanes on the street.

- b. The Lake Forest 2013 Bike Master Plan recommends Onwentsia to Ahwahnee to Deerpath as an east/west bicycle route. The map from the Bike Master Plan depicting this recommended route is included as Exhibit F.

8. Highlight Building Architecture & Storefront Windows

- a. Avoid landscaping that obscures storefront windows, building entrances and architectural features and details.
- b. Trees wells or trenches should be located with sensitivity to building entrances, storefront windows and architectural elements. Tree species should be selected to, over time, achieve canopies that are above storefront windows or columnar in nature.
- c. Encourage businesses and property owners to provide low seasonal planters adjacent to the storefront walls to add seasonal color.

9. Maintain Deerpath as a Primary Vehicle Thoroughfare to and through the Central Business District

- a. Facilitate traffic movement recognizing that Deerpath is one of a very limited number of east/west streets.

10. Add Seasonal Color to the Streetscape

- a. Consider limited hanging baskets or unified planters to define the edge of the pedestrian area and create a visual separation between the vehicle and pedestrian areas.
- b. Consider bulk purchase of planters that could be offered to business and property owners along Deerpath to plant and maintain seasonally.

LONGER TERM CONSIDERATIONS

The following ideas are offered for consideration as part of the Comprehensive Plan Update.

- 1. Study viability and benefits of reconfiguring Forest Avenue and Bank Lane as one-way streets to eliminate vehicles entering Deerpath between Oakwood Avenue and Western Avenue.**

- a. Forest Avenue – one-way north from Deerpath.
- b. Bank Lane – one-way south from Deerpath.

2. Explore Parking Opportunities

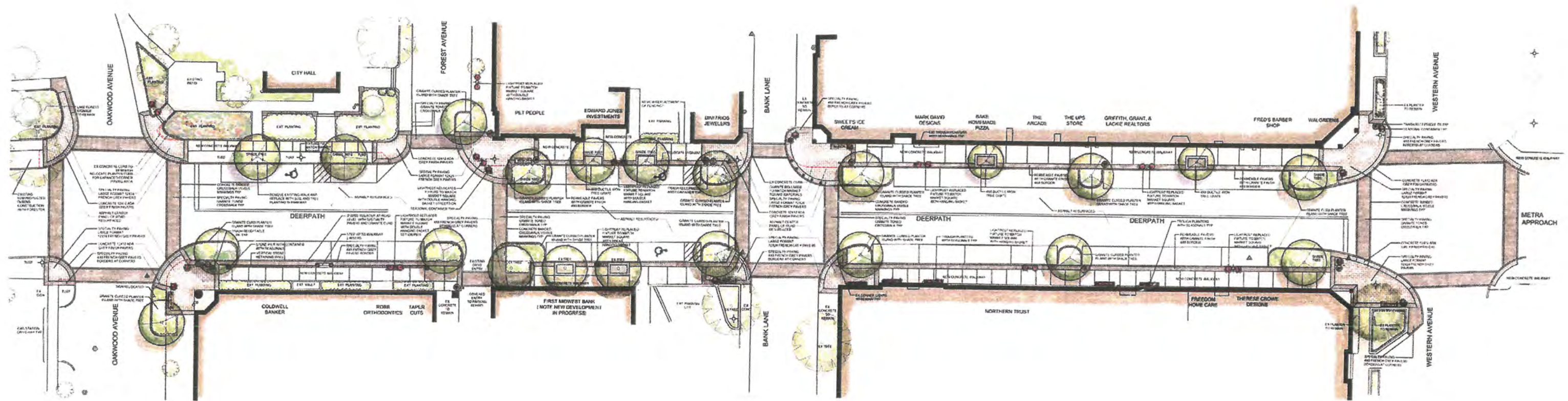
- a. Diagonal parking on Bank Lane, south of Deerpath.
- b. Diagonal parking on the east side of Western Avenue, south of Deerpath.
- c. Designated areas for deliveries.

3. Revist the “Pedestrian Spine” concept for Bank Lane as discussed in earlier studies.

- a. Consider infrastructure and amenities that support businesses and invite and accommodate special events, create seasonal gathering areas and encourage increased daily pedestrian activity.

4. As City owned parking lots are due for resurfacing, consider redesign of the parking lots to incorporate sustainable features, pedestrian walkways and durable, native plantings.

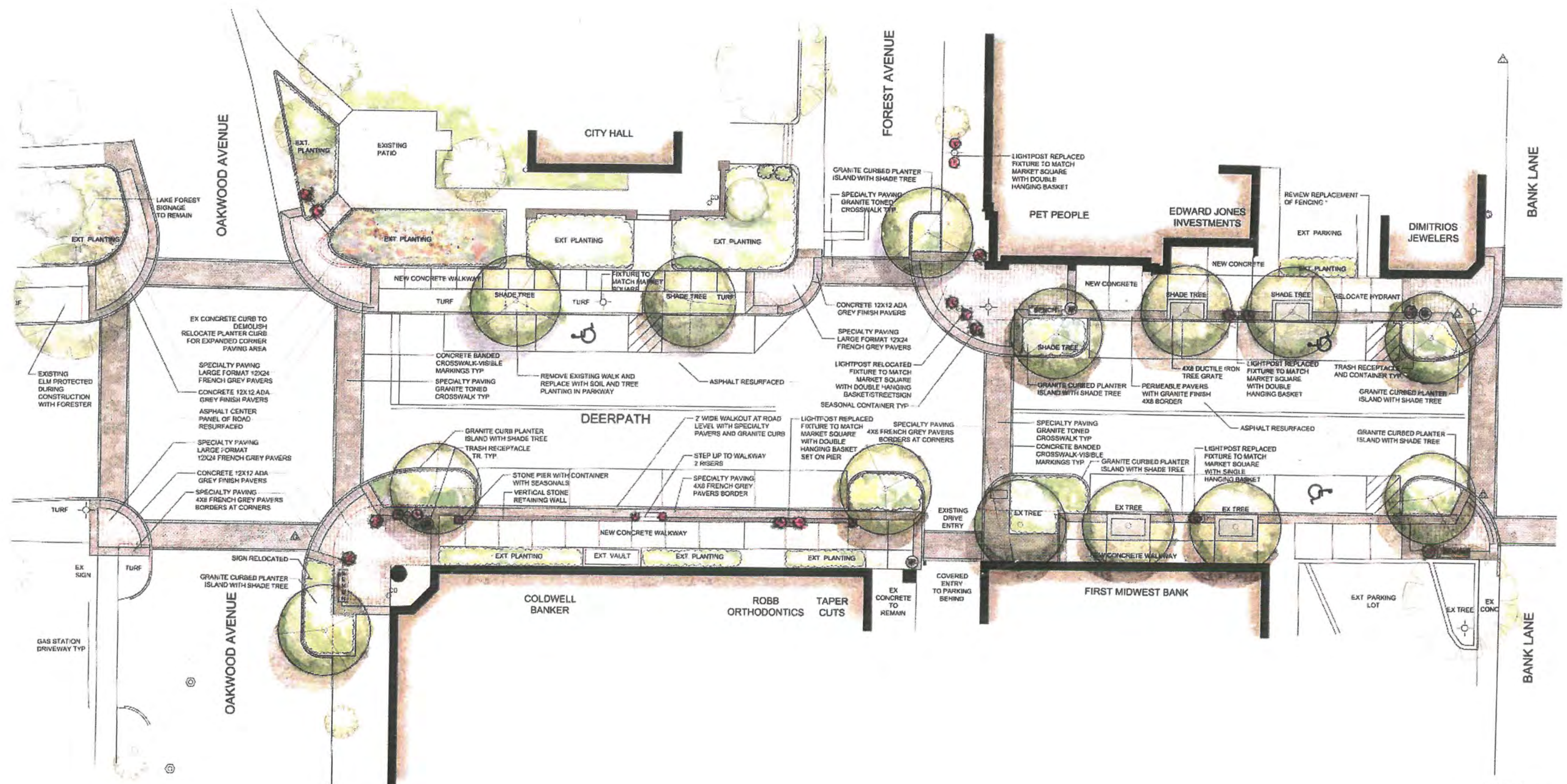
EXHIBIT A



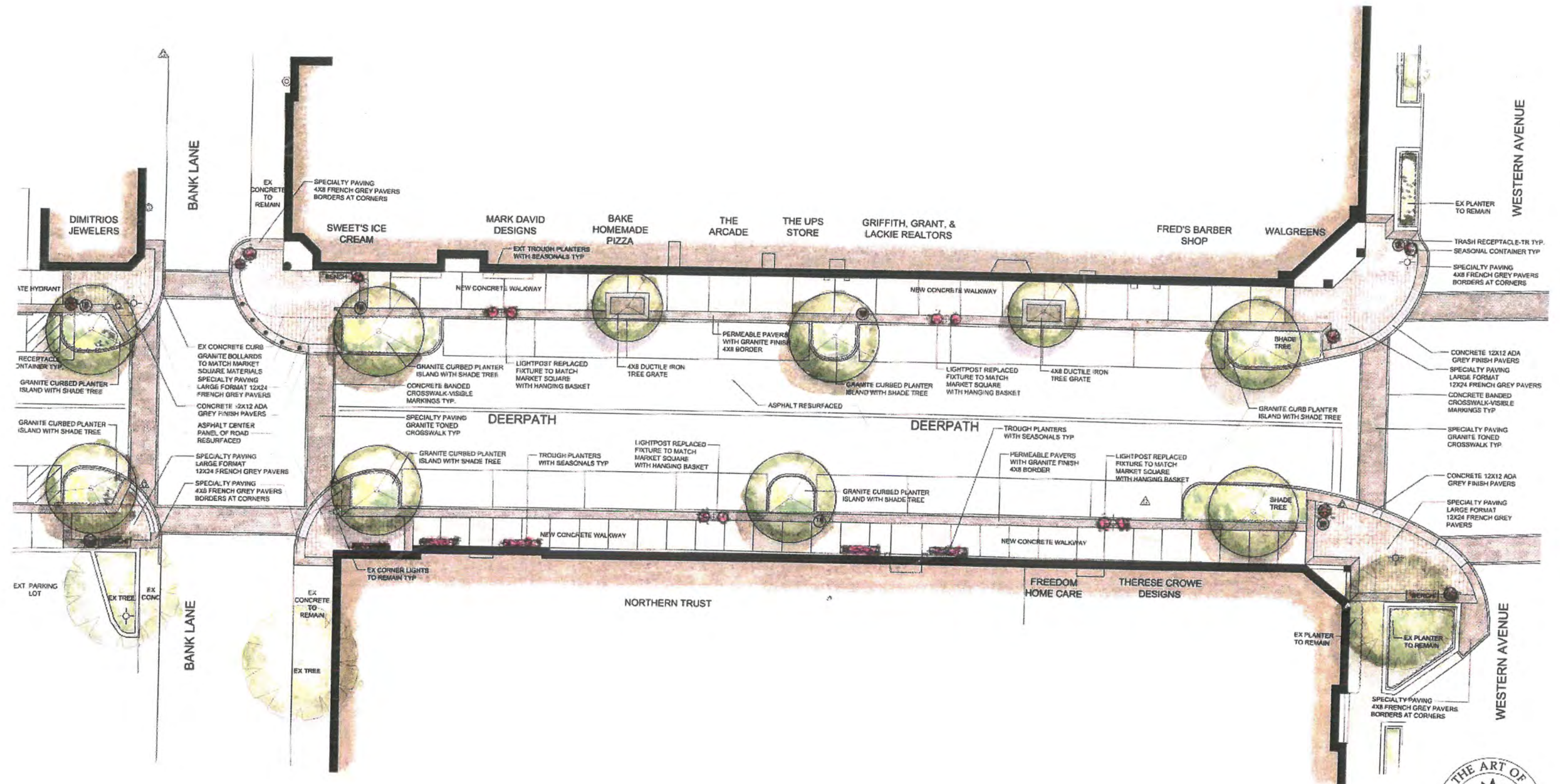
DEERPATH STREETSCAPE: DESIGN PLAN OVERALL STREETSCAPE-OAKWOOD TO WESTERN AVENUE



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Landscape Design, Inc



DEERPETH STREETSCAPE: DESIGN PLAN FROM OAKWOOD AVENUE TO BANK LANE



DEERPETH STREETScape: PLAN FROM BANK LANE TO WESTERN AVENUE



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DEERPATH STREETSCAPE: SKETCHES OF DESIGN INTENT



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DEERPATH STREETScape: SKETCHES OF DESIGN INTENT



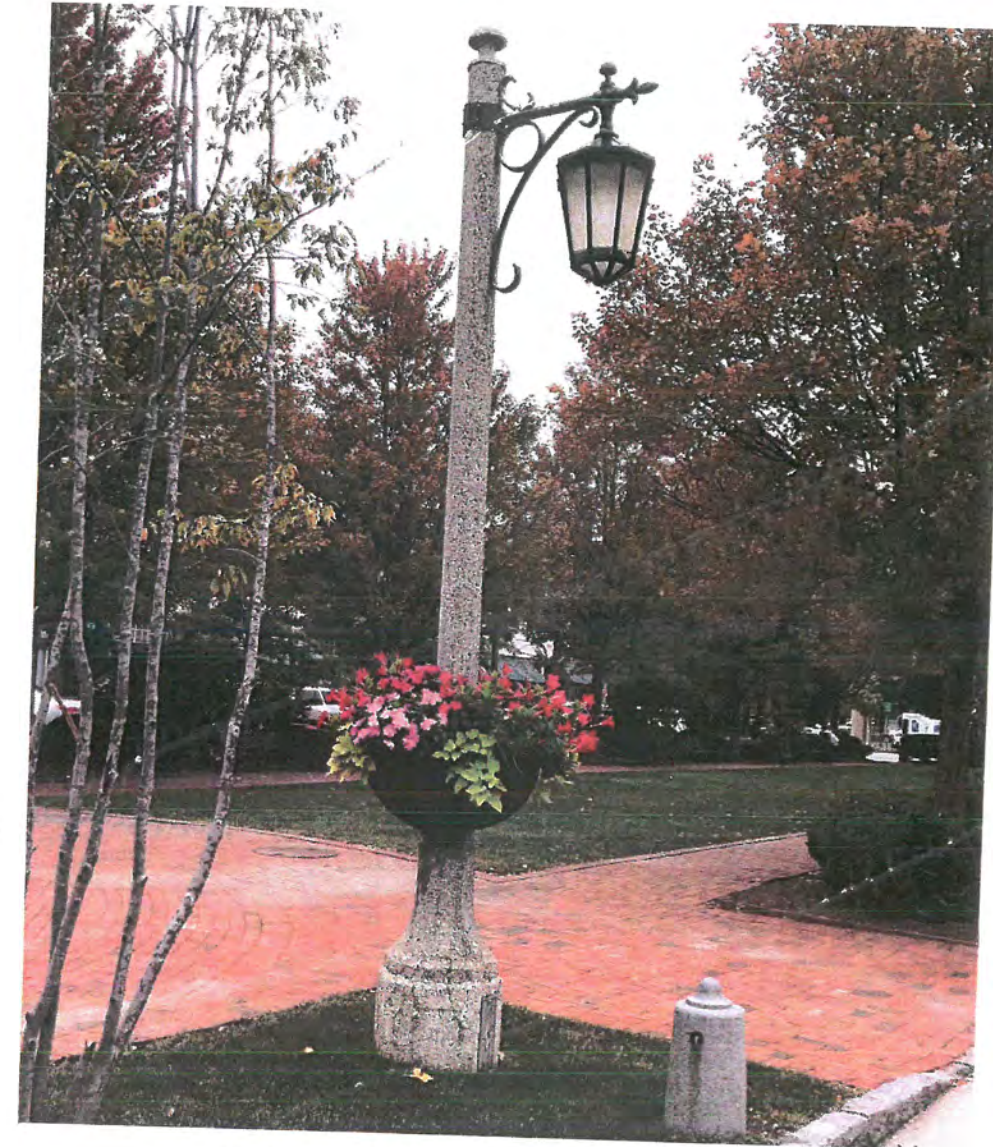
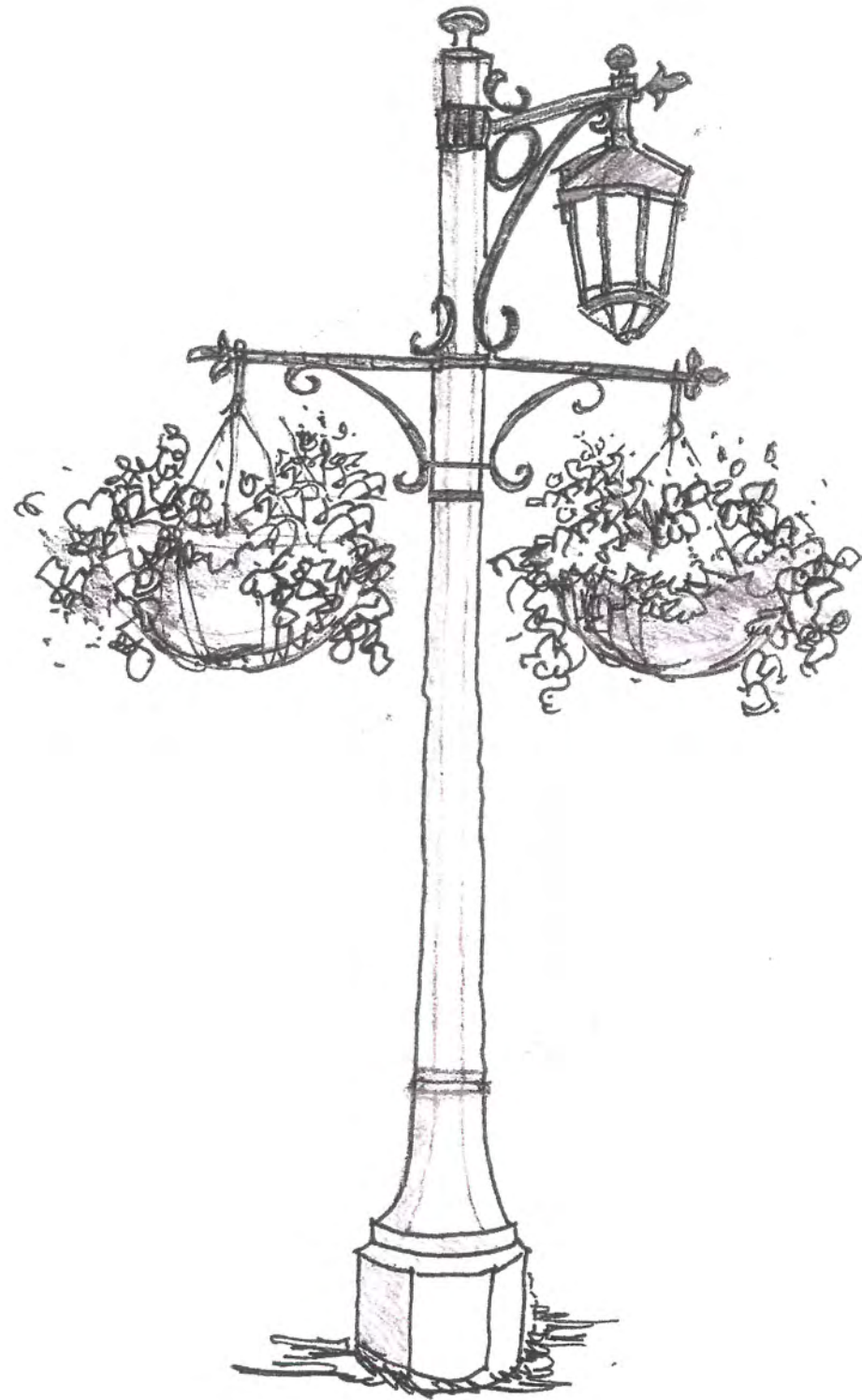
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DEERPATH STREETSCAPE: SKETCHES OF DESIGN INTENT SWEETS CORNER



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MARKET SQUARE LAKE FOREST

DEERPATH STREETSCAPE: STREETLIGHT DESIGN CONCEPT WITH HANGING BASKET



CRAIG BERGMANN
Landscape Design, Inc

EXHIBIT B

Summary of Comments

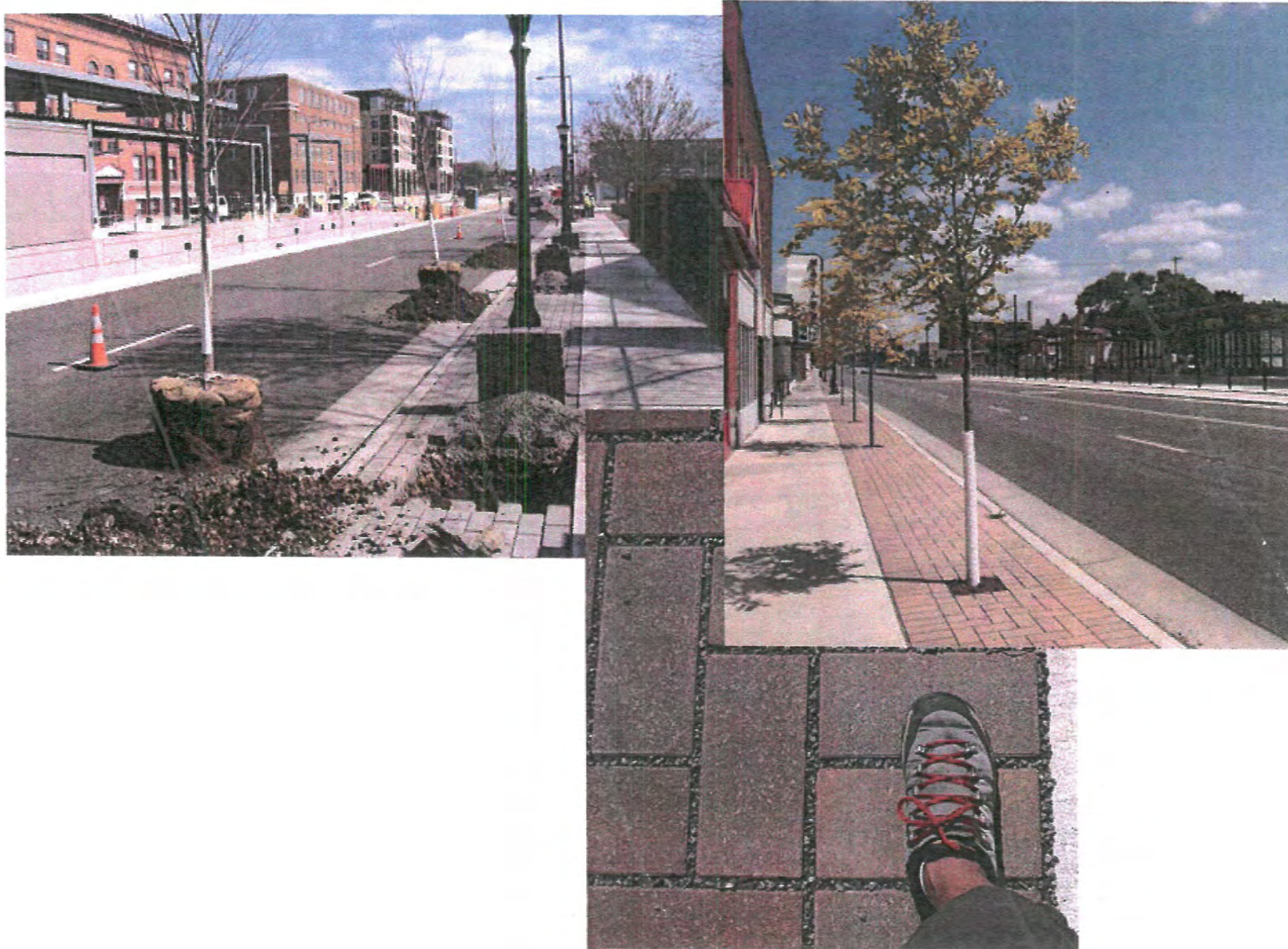
Comment Category	Red Dot Exercise Totals	Total Supporting Comments	Total Unsupportive Comments	Summarized Comments & Notes
Increase Plantings & Open Space	31	14	0	<u>Supporting</u> <ul style="list-style-type: none"> Incorporate native plantings and the appropriate plant material Incorporate flowers and other greenery Install hanging baskets on light posts
Sustainability & Green Infrastructure	30	4	0	<u>Supporting</u> <ul style="list-style-type: none"> Project should be aligned with the City's Sustainability Plan Incorporate permeable surfaces
Streetscape Should Look Like LF	29	0	0	<ul style="list-style-type: none"> These comments all fit into other comment categories
Plant Trees	28	5	1	<u>Supporting</u> <ul style="list-style-type: none"> Plant only appropriate trees Plant Gingko trees <u>Unsupportive</u> <ul style="list-style-type: none"> Do not plant trees, they will not survive due to salt usage on Deerpath
Improve Pedestrian Safety	18	9	0	<u>Supporting</u> <ul style="list-style-type: none"> Add sidewalk bump outs to highlight crosswalks Have crossing guards manage the crosswalks Install raised table intersections Improve the winter season walkability by ensuring the area can be more easily snow plowed
Reduce Traffic Congestion	17	1	0	<ul style="list-style-type: none"> At specific times Deerpath is constantly backing up
Provide Pedestrian Amenities	17	3	0	<u>Supporting</u> <ul style="list-style-type: none"> Install park-let hangout areas Install benches Install café tables
Crosswalks with Decorative Hardscapes	16	2	2	<u>Supporting</u> <ul style="list-style-type: none"> Please use granite block edging for roads <u>Unsupportive</u> <ul style="list-style-type: none"> Decorative bricks/pavers can be tripping hazards if installed incorrectly or if they are not maintained

Comment Category	Red Dot Exercise Totals	Total Supporting Comments	Total Unsupportive Comments	Supporting / Unsupportive Comment & Notes
Bike Paths	15	10	2	<u>Supporting</u> <ul style="list-style-type: none"> Bike path connectivity Biking signage & etiquette <u>Unsupportive</u> <ul style="list-style-type: none"> Comments did not list specific reason
More Convenient Parking	13	7	4	<u>Supporting</u> <ul style="list-style-type: none"> More parking options Install underground parking garage <u>Unsupportive</u> <ul style="list-style-type: none"> Eliminate parking on Deerpath <u>Other</u> <ul style="list-style-type: none"> Limit employee parking Install diagonal parking Limit parking time on Deerpath to 15 minutes
Repair Sidewalks	12	3	0	<u>Supporting</u> <ul style="list-style-type: none"> Sidewalks are too narrow, need to be widen
Improve Visibility at Corners	11	0	0	<ul style="list-style-type: none"> No comments received outside of input from red dot exercise
Color & Art	8	8	0	<u>Supporting</u> <ul style="list-style-type: none"> Use decorative community event paper to cover vacant storefronts Install flag pole holes so that special flags can be featured for different occasions Improve community event signage Install welcoming banners (special events)
Create a Median	0	0	0	<ul style="list-style-type: none"> No additional public comment received
Street Lighting	N/A	5	0	<u>Supporting</u> <ul style="list-style-type: none"> Ensure uniformity of lighting Install string type lights Install lights similar to Market Square
Building Architecture	N/A	4	0	<u>Supporting</u> <ul style="list-style-type: none"> Any installed plant material should showcase building architecture Do not hide northern trust with trees and other plant material
Other	N/A	N/A	N/A	<ul style="list-style-type: none"> The project is in good hands with Craig Bergmann Landscape Design There should not be any major changes made to the area More focus on stormwater projects & street repairs and less focus on the Deerpath Streetscape Project and other projects

EXHIBIT C

EXHIBIT D

Tree Trenches & Permeable Pavers



Permeable Parking with Silva Cell Tree Trenches



Permeable Sidewalks with Silva Cell Tree Trenches

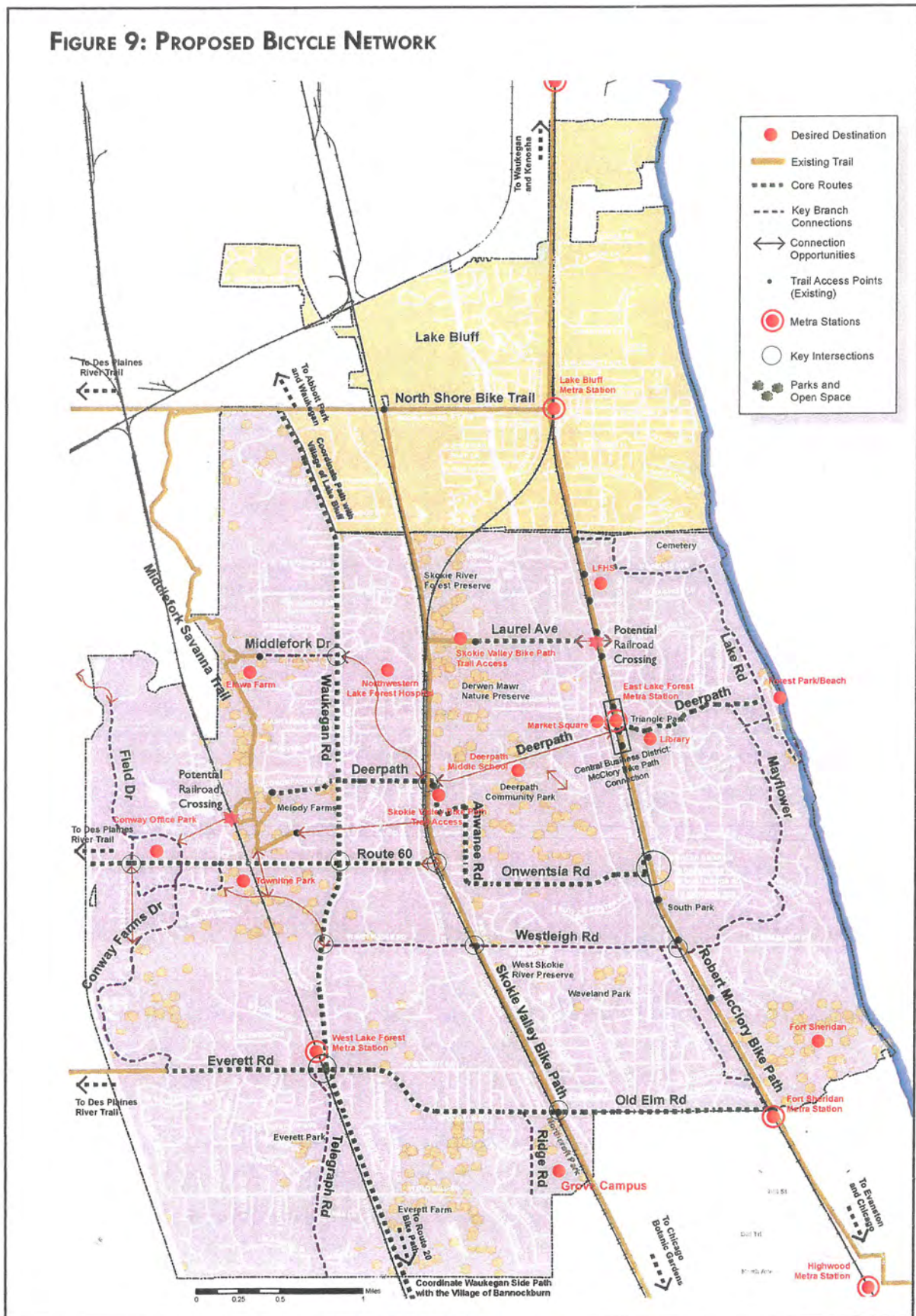


EXHIBIT E

[illegible]

EXHIBIT F

FIGURE 9: PROPOSED BICYCLE NETWORK



Agenda Item 4
740 Washington Road
New Residence

Staff Report
Updated Building Scale Summary
Vicinity Map

Materials Submitted by Petitioner

Application

Updated Statement of Intent

Description of Exterior Materials

Proposed Site Plan & Site Section

Site Context Images

Previously Proposed East (Front) Elevation

Currently Proposed East (Front) Elevation

Currently Proposed East (Front) Elevation – Color Rendering

Previously Proposed South Elevation

Currently Proposed South Elevation

Currently Proposed South Elevation – Color Rendering

Previously Proposed West Elevation

Currently Proposed West Elevation

Currently Proposed West Elevation – Color Rendering

Previously Proposed North Elevation

Currently Proposed North Elevation

Currently Proposed North Elevation – Color Rendering

Previously Proposed Perspective – East Elevation

Currently Proposed Perspective – East Elevation

Previously Proposed Perspective – West Elevation

Currently Proposed Perspective – West Elevation

Previously Proposed Roof Plan

Currently Proposed Roof Plan

Currently Proposed Building Section

Currently Proposed Floor Plans

Preliminary Site Grading 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:	September 14, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	740 Washington Road – Continued Consideration of a New Residence

PETITIONERS

Hugh and Diane Zentmyer
29744 N. Spyglass Court
Ivanhoe, IL 60060

PROPERTY LOCATION

740 Washington Road

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

Edward Deegan
503 Park Drive, Suite #4
Kenilworth, IL 60043

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 tree removal plan, conceptual landscape plan and overall site plan is also requested.

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the August 26, 2020 meeting. At that meeting, the Commission, in a split decision, voted to continue the petition to allow the petitioners to consider the comments offered by the Commission and reconsider and refine the plans in response to the comments. The Commission offered the following comments and direction on various aspects of the design of the residence.

- Eliminate the cupola. The cupola does not appear consistent with the style of the home or character of the surrounding historic district.
- Conduct further study of the large expanses of glass around the home and consider refinement to minimize the potential for light spillover.
- Eliminate the glass ridges on the roof to reduce the potential for light spillover.
- Enhance the gable forms in an effort to add more depth to their appearance.
- Conduct further study of the proportions of solids to voids to achieve greater consistency on all of the elevations of the home.
- Consider modifications to the proportions of the tall, narrow windows to present a more residential appearance and to achieve more of a human scale.

The petitioner provided a revised statement of intent in response to the Commission's comments. The revised statement of intent is included in the Commission's packet along with revised elevations. Portions of the previous submittal are included in the Commission's packet for

comparison purposes. A draft of the minutes from the August meeting is also included in the packet detailing the Commission's deliberations on this petition.

REVISIONS SINCE THE LAST MEETING

The following key revisions were made in response to the Commission's direction at the last meeting. The changes appear to directly respond to the Commission's comments resulting in a plan that more fully satisfies the applicable standards.

- The cupola was eliminated.
- The glass ridges above the kitchen were eliminated.
- The tall, large bay windows in the great room on the east and west elevations were eliminated.
- The gable roof form above the front porch was removed.
- Three single dormer windows were added to the east elevation above the front porch.
- Windows in the upper gable ends of the garage, craft room, master bedroom and master closet were eliminated.
- Shutters were added to the windows on the gable ends on the east elevation.

PROPERTY DESCRIPTION

Portions of the information below are repeated from the previous staff report on this petition for the benefit of those who may be unfamiliar with the project.

The property is located on the west side of Washington Road, between Westminster and Walnut Road. The property is Lot 2 of the recently approved Margaret M. and Hampden M. Swift Memorial Subdivision which was recorded with Lake County in June 2020. The Subdivision is comprised of four parcels. This lot is the first to be developed in this subdivision. Plans for a new residence on a second lot, Lot 1, were recently submitted to the City for review and are expected to be presented to the Commission for public hearing in late September.

Lot 2, the site now proposed for development, totals 41,041 square feet and is generally rectangular however, the east property line follows the curve of Washington Road. There is a significant grade change across the site which was identified as a unique feature of the property during the earlier discussions of the subdivision. To the extent possible, the existing topography is intended to be preserved as well as healthy, significant trees.

The overall Swift property is located in an established, historic single family home neighborhood, within walking distance to the Central Business District, train station, the beach, Library, Gorton Community Center and other community amenities. The four new homes on this site have the potential to have a significant impact on the character of the historic neighborhood in which they are located. The conditions of approval of the subdivision strived to assure that as the lots developed, the wooded character of the property, the vegetated streetscapes and the existing topography would be preserved to the extent possible to allow the new development to fit quietly into the historic neighborhood. This property is close to some of the communities most important historic structures including the Library, train station, the Church of the Covenants and many historically significant homes.

STAFF EVALUATION

Site Plan

The proposed residence faces east toward Washington Road, and the attached garage faces south. A tree preservation area, as noted on the plat of subdivision, is located at the north east corner of the site, along Washington Road. A single curb cut is proposed, consistent with the limitations on the plat of subdivision, near the southeast corner of site to minimize impacts to the tree preservation area to the north.

An asphalt drive is proposed. The driveway is configured in an effort to try to preserve significant trees in the front yard. Some additional shifting of the driveway as the plans are finalized and in the field is recommended by the City Arborist in an effort to provide as much protection as possible to the most significant trees that are identified for preservation. Stone outcroppings are proposed along a portion of the north and south sides of the driveway to serve as retaining walls and essentially a tree well, with the goal of protecting and preserving a significant Heritage tree to the north of the driveway. Stone outcroppings are also proposed along the south property line and in the northwest corner of the site as a way to help preserve the existing grades on the site and to transition to adjacent lots. An asphalt and paver motor court is proposed at the front of the house. Lime washed brick walls are proposed around the motor court.

A brick paver patio is proposed on the rear of the house. The existing brick feature near the rear (west) property line, which served as a grill and patio area for the house that was demolished, is proposed to remain. Adjacent to the existing brick walls, a new koi pond is proposed.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 9,713 square feet, equal to 24% of the site. The building footprint totals 5,550 square feet and other paved surfaces including the driveway, motor court, walls and walkways total 4,163 square feet.

New Residence

Based on the petitioner's statement of intent, the residence is designed in an English country house style. The proposed residence is a one and half story mass with a combination of gable, hip and shed roof forms. The garage mass is on the north end of the house, connected by a small single story linking element. The home features traditional, simple detailing. High quality, natural materials are proposed with a neutral, subtle color palette.

Updated Findings

A staff review of the applicable standards in the City Code, based on the revised plans submitted by the petitioners, is provided below.

Standard 1 – Height.

This standard is met. The surrounding neighborhood reflects mostly one and half and two story homes. The tallest roof ridge of the house is at 24'-2" from the lowest point of existing grade based on the information submitted to staff. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the residence, facing Washington Road, presents a one and half story massing with projecting and recessed gable forms and an open porch, creating depth to the front facade of the house.

Standard 3 – Proportion of Openings.

This standard is met. The house features mostly narrow and vertically oriented openings. The proposed lite patterns of the openings create small, vertical panes of glass, consistent with traditional detailing.

In response to the comments offered at the previous meeting, the cupola, glass ridges and the large, tall bay windows on the front and rear elevations were eliminated to reduce the potential for light spillover. The openings previously proposed in the upper gable ends on the front and rear elevations were also eliminated to present a more residential appearance and to achieve more of a human scale.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. As mentioned above, in response to the Commission's comments offered at the last meeting, the openings in the upper gable ends and the large, tall bay windows on the front and rear elevations were eliminated, helping to present a more regular rhythm of solids of voids.

Standard 5 – Spacing on the Street.

This standard is met. This is the first lot to be developed in the subdivision, the properties adjacent to the lot are vacant, and this house will begin to establish a pattern of spacing along the streetscape.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. A covered entrance porch is proposed on the front façade. The porch is appropriately located and consistent with the architectural style of the home.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The exterior is comprised of high quality and natural materials. Lime-washed brick is proposed for the primary façade material. Horizontal wood siding is proposed on the garage and on projecting bays around the house. Wood panels are proposed on the exterior in some areas below openings. Wood shingle is proposed for the main roof material and standing seam copper roofs are proposed for the front porch, projecting bay windows and the linking element between the house and garage. White aluminum clad wood windows, simulated divided lites, with affixed interior and exterior muntin bars, are proposed. Brick is proposed for the window and door trim. Wood is proposed for the fascia boards, soffits and rake boards. A brick chimney with a copper cap is proposed. Clay chimney pots are common in the Historic District and consideration should be given to whether that treatment at the top of the chimney would be more compatible with the surrounding area.

Hardscape on the site includes an asphalt drive, an asphalt and paver motor court, lime washed brick walls around the motor court, and a stone patio on the rear.

Standard 8 – Roof Shapes.

This standard is met. The residence features mostly gable roof forms, as well as shed and hipped roofs as secondary roof forms. Since the last meeting, the roof plan was modified in the area of the front porch, and the tall bay windows and cupola were eliminated, helping to simplify the overall roof form and present a more continuous roof line on the main mass of the home.

Standard 9 – Walls of Continuity.

This standard is met. The massing, scale, and detailing are consistent on all elevations of the house.

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 5,083 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 508 square feet of design elements. The proposed residence totals 4,537 square feet. The garage totals 846 square feet; the excess square footage of the garage is counted toward the overall square footage of the house. The house as proposed is 500 square feet below the maximum permitted size. There are 434 square feet of design elements.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front elevation is oriented toward the street, consistent with the directional expression of the homes in the surrounding neighborhood.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request. Although the brick element in the rear yard is proposed to be preserved, no particular historic significance has been attributed to that element.

Standard 13 – Protection of Natural Resources.

This standard requires further due diligence during the final design phase and throughout the construction process. The location of the proposed residence is generally in the location of the home originally on the site. No existing trees are located within the footprint of the house, garage or motor court.

A nine inch Hawthorn tree located adjacent to the driveway will be removed. The configuration of the proposed driveway is designed to preserve the grouping of evergreen trees on the northeast side of the site and a heritage oak tree (#305 on the tree survey). The petitioner has submitted a pre and post construction maintenance plan for the heritage oak tree. The plan also reflects a boulder wall, essentially creating a tree well, to protect the tree given its location near the proposed driveway and grading work. A tree on the south side of the driveway (tree #302) is also proposed for protection. The City Arborist noted that tree 302 is less significant than tree 305 and that to the extent possible, consideration should be given to shifting the driveway slightly, removing tree 302 to increase the chance for survival of tree 305 over the long term.

As construction activity on the site gets underway, the impacts on any trees identified for protection and preservation will be re-evaluated on an ongoing basis and if it is determined that trees on the property are negatively impacted by construction or grading, replacement inches or a payment in lieu of on site plantings will be required based on the size, species and conditions of the trees impacted. Replacement of Heritage trees is required at double inch for inch replacement.

The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on the property including Maple, Spruce, Birch, and Beech trees, and a variety of ornamental plantings around the foundation of the house and motor court. Based on the proposed landscape plan, the required amount of replacement inches as currently anticipated, is met.

Standard 14 – Compatibility.

This standard is generally met. The scale, height, materials, and architectural detailing are compatible with the mix of styles in the surrounding historic 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 generally met. The property is vacant and one of four new development sites in this area. The conditions of approval of the recent subdivision are intended to allow the four new homes to fit quietly into this important historic neighborhood respecting the significant trees, vegetated streetscape and the topography of the site. The petitioner has made efforts to site the residence and configure the hardscape to minimize tree removal and limit longer term negative impacts on trees and vegetation as a result of construction activity. The proposed residence reflects traditional massing and detailing, and high quality natural materials, consistent with the surrounding historic neighborhood.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving a new residence, attached garage, conceptual landscape plan and overall site plan on property located at 740 Washington Road, subject to the following conditions of approval.

1. Consideration should be given to use of a clay chimney pot on the chimney.
2. Plans submitted for permit must reflect the project as approved by the Commission. Any modifications made to the plans presented to the Commission as a result of refinements made in response to the Commission's direction and discussion or changes due to final design development must be clearly detailed and called out on the plans submitted for permit. The revised plans as submitted to the Commission for review on September 14th must also be submitted for comparison purposes, areas of change should be highlighted. The plans submitted for permit 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.
3. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. The plans shall clearly reflect all existing trees and identify those proposed for removal. Grading and filling shall be limited to the minimum necessary to meet accepted engineering standards in the interest of minimizing stress on the trees intended to remain. The plans shall be subject to review and approval by the City Engineer in consultation with the City's Certified Arborist.
4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction must be submitted and will be subject to review and

approval by the City's Certified Arborist. Chain link fencing shall be required to protect trees intended for preservation. Pre and post construction treatment of trees and maintenance must be completed in a timely manner as required by the City's Certified Arborist.

5. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
6. Details of all exterior lighting shall be reflected on the plans submitted for permit. No landscape lighting is proposed based on the current plans. If landscape lighting is proposed, City review and approval will be required. For all exterior lights on the residence, garage or elsewhere on the site, permits must be obtained. Cut sheets of all light fixtures shall be provided. All fixtures shall solely direct light downward and the source of the light shall be shielded from view from off the property by the fixtures.
7. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. The existing topography and trees and vegetation shall be protected from impact. Due to the curving road no parking of construction or contractor vehicles is permitted on the street. Off-site parking at the public parking lots located nearby may be required to accommodate contractor's vehicles and to minimize impacts on the neighborhood.

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

Address 740 Washington Road Owner(s) Hugh and Diane Zentmyer
 Architect Edward Deegan Reviewed by: Jen Baehr
 Date 9/14/2020
 Lot Area 41041 sq. ft.

Square Footage of New Residence:

1st floor 3872 + 2nd floor 306 + 3rd floor 0 = 4178 sq. ft.

Design Element Allowance = 508 sq. ft.

Total Actual Design Elements = 434 sq. ft. Excess = 0 sq. ft.

Garage 846 sf actual ; 800 sf allowance Excess = 46 sq. ft.

Garage Width 23'-3" ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 312 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 4537 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5083 sq. ft.

DIFFERENTIAL = -546 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 24'-2" ft.

NET RESULT:

546 sq. ft. is

11% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 508 sq. ft.

Front & Side Porches = 434 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

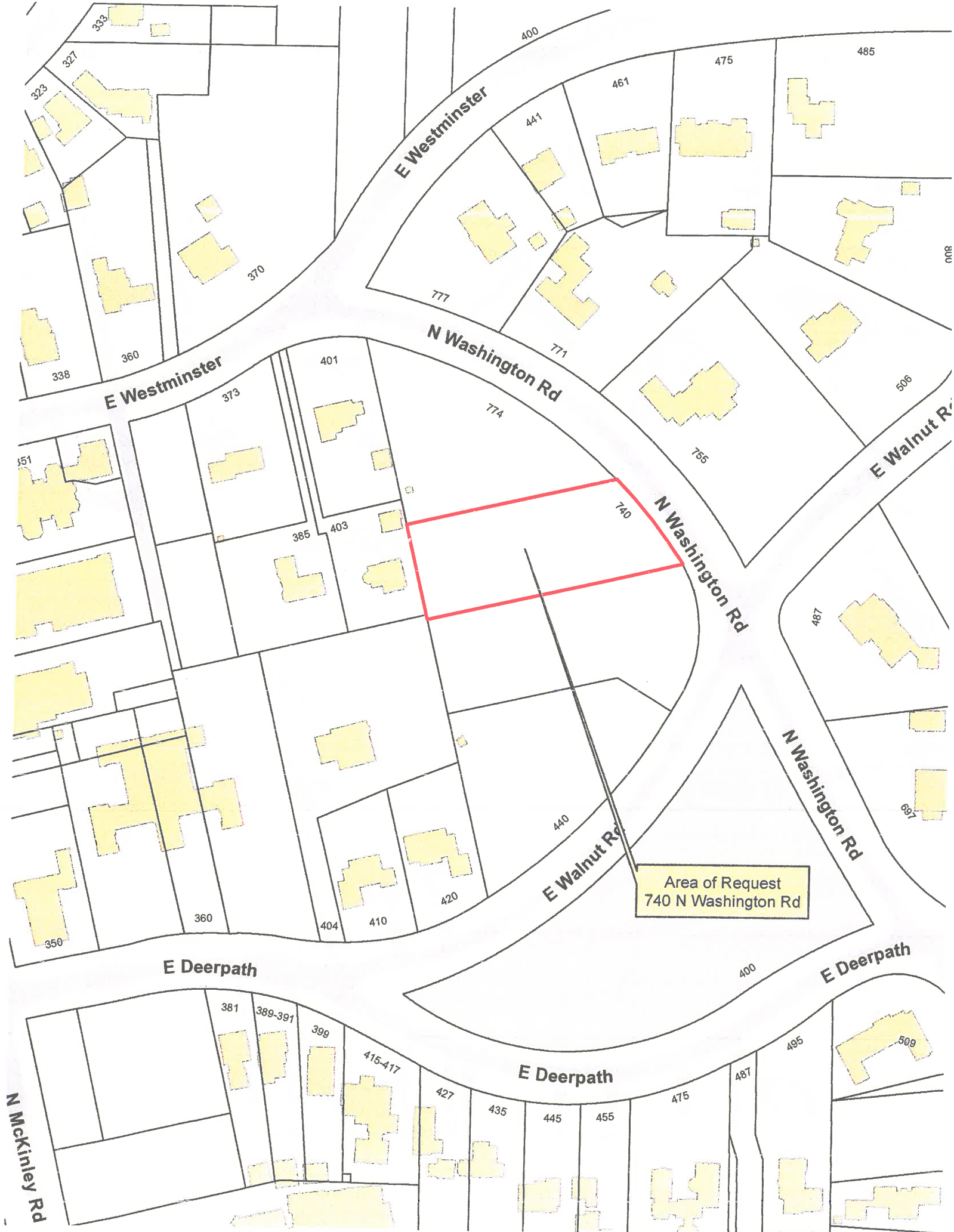
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 434 sq. ft.

Excess Design Elements = 0 sq. ft.





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

PROJECT ADDRESS **740 Washington Road, Lot #2**

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	

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

Hugh and Diane Zentmyer

Owner of Property

29744 N. Spyglass Court

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

Ivanhoe, IL 60060

City, State and Zip Code

847-736-2308

Phone Number

Fax Number

hzentmyer@gmail.com

Email Address

Hugh Zentmyer
Diane Zentmyer
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Edward Deegan

Name and Title of Person Presenting Project

Edward Deegan Architects

Name of Firm

503 Park Drive, Suite #4

Street Address

Kenilworth, IL 60043

City, State and Zip Code

847-906-4110

Phone Number

Fax Number

ejd@edwarddeeganarchitects.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

September 3, 2020

Chairman and members of the Lake Forest Historic Preservation Commission
The City of Lake Forest
220 East Deerpath
Lake Forest, IL. 60045

Dear Chairman and the Members of the Commission,

As a response to the notice of action dated August 26, 2020 for our petition, we have considered the comments below.

- Eliminate the cupola. The cupola does not appear consistent with the style of the home or character of the surrounding historic district.
 - We have removed the cupola to adhere more closely to the style of the English country house and to remain consistent with the character of the historic district.
- Conduct further study of the large expanses of glass around the home and consider refinement to minimize the potential for light spillover.
 - We have removed transom windows from both the gable ends and shed dormers to decrease light spillover potential.
- Eliminate the glass ridges on the roof to reduce the potential for light spillover.
 - The glass ridge features have been removed to reduce light spill over potential.
- Enhance the gable forms in an effort to add more depth to their appearance.
 - We have added shutters to add depth and soften the mass of the limewashed brick on the gable forms.
- Conduct further study of the proportions of solids to voids to achieve greater consistency on all of the elevations of the home.
 - We have reduced the proportion of voids to solids in order to bring the home into closer alignment with the standards of the historic guidelines.
- Consider modifications to the proportions of the tall, narrow windows to present a more residential appearance and to achieve more of a human scale.
 - We have reduced the height of the windows in the gable ends facing the street to make the forms feel less vertical and bring the scale to a more human level.



Adjustments by Elevation to meet the standards of the historic district

- North Elevation
 - The cupola is no longer present.
- East Elevation
 - Living Room bay has been removed.
 - East facing shed dormer and transoms removed.
 - 3 gable dormers to replace large gable form in main roof.
 - Shutters added to front facing gables.
 - Transom windows removed from Master Closet and Garage gable forms.
- South Elevation
 - Cupola no longer present.
- West Elevation
 - Craft Room and Master Bed high windows removed.
 - Voids to solids proportion reduced in Breakfast Room form.
 - Dormer and transoms removed from Living Room.

Very truly yours,



Edward J Deegan AIA NCARB



September 3, 2020

Chairman and members of the Lake Forest Historic Preservation Commission
The City of Lake Forest
220 East Deerpath
Lake Forest, IL 60045

Dear Chairman and the Members of the Commission,

Statement of Intent for 740 N. Washington Road:

At the most essential level, the goal of this project is to construct a single-story home that thoughtfully and graciously caters to the needs of its inhabitants, who intend to make it their primary residence for retirement. The late Swift Estate itself was conceived and manifested in the English country house tradition, and the proposed design for 740 Washington seeks to honor and sustain a degree of stylistic and historical continuity in that very tradition.

The Established Architectural Vernacular and Character:

Holistically, the aspiration is for the structure to not be imposed on - but rather, woven into - the natural landscape and the residential fabric of the neighborhood. At the most essential level, the aspirations for this project are to emulate the principles of a 'Country House' in the English tradition, made suitable to fit contemporary standards of living. A survey of the existing vernacular of neighborhood dwellings witnesses the use of symmetry, balance and classic detailing of "Colonial Revival" homes, all principles this design seeks to dutifully complement.

Standards of the Historic Preservation Ordinance:

1. **Height:** The proposed dwelling is single-story with a maximum height of 24' 2" to top of Ridge
2. **Proportion of Front Façade:** By virtue of being single-story, the home will be of modest height, and by extension, vertically undisruptive to (not in competition with) the surrounding dwellings or flora. Rhythmically, the home's gable forms provide the primary anchorages of the structure, establishing holistic balance and sustaining a synchronized posture along the front and back facades. The gable forms are spatially punctuated in a sequence respectful to the English country tradition, and undulate and step back graciously to achieve a nuanced harmony between solids and voids.
3. **Proportion of Openings:** Overall, the home's openings are respectfully scaled to the overall massing of the home. The design is highly compatible with homes on adjacent properties. The



windows of the house reflect simple and consistent balance throughout. Select window areas corresponding to living room and bedroom space have been adapted ever-so-slightly to allow ample natural light to permeate the interior. The doors of the home are of traditional dimensions.

4. **Rhythm of solids to voids in front of facades:** The front elevation with its primary gable forms, are spatially punctuated, undulating to achieve a nuanced harmony between solids and voids. The proportions of the gables themselves - and the windows / openings impressed upon them - likewise remain faithful to the English Country House philosophy, thinly and delicately perforated at the gable's center, preserving an ample, solid face of the gable laterally and vertically.
5. **Rhythm of spacing and structures on streets:** At present, the site exists within a developmental vacuum - a context inherited from the late Swift Estate. The new construction would be the first structure erected on the four-way subdivision of the former estate grounds and thus would aspire to establish a neutral, agreeable palette amidst the immediate vicinity - intimately, respectfully, and unassumingly.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** The entrance porch space present on the front facade is understated and seamlessly integrated within the confines of the roof plan to create a tasteful and nuanced harmony between solid and voided space. Window bays achieve prominence only on the back (private) facade of the house. The window bays abide a technique perfected in the English Country House tradition. The 3 gable dormers on the front façade are equally spaced centered on the kitchen window to provide a rhythm to center the eye between the study room gable and the garage gable
7. **Relationship of materials and texture:** From a material standpoint, the home will be a predominantly lime-washed brick structure, outfitted with punctuated white paneling around select window areas to achieve a pristine exterior finish. We consider the material treatment to be consistent with and flattering to the traditional and timeless textural pariance of the East Lake Forest Historic District. Delicate quatre-perforations adorn the tops of the gable forms and remain considerably understated, yet endowing the form with a mark of nuanced loveliness. Gauged flat arches outfit the tops of windows as structurally relieving agents. Corbeled brick details at the gable returns diffuse the formality of the structure.
8. **Roof shapes:** The roof shape itself is dictated by the home's primary gable forms and abides by the traditional angularity perceived in the neighborhood's established homes.
9. **Walls of continuity:** All proposed wall structures of the front façade, including the structural walls of the dwelling itself as well as walls for landscape enclosure, are consistent in height. The rooflines are standardized and sustained through the entirety of the front elevation.
10. **Scale of structure:** As a single-story dwelling, the home is of modest vertical scale. Consummately, the scale is subtle, contextually respectful and understated.



11. **Directional expression of structure**: The proposed orientation of the home on the site seeks a natural axial alignment with the soft curvature of Washington Road, posturing the front elevation in quasi-parallel orientation with the street. Moreover, the home will be nestled a considerable distance from the street to safeguard the privacy of the residents and maintain a reasonable balance of aesthetic discretion vs. engagement from pedestrian and vehicular traffic.
12. **Preserving distinguishing features**: N/A due to status as 'New Construction'.
13. **Protection of resources**: No major changes. The design of the driveway graciously preserves a significant Heritage Oak in the front yard.
14. **New Construction**: The entire home will be a 'New Construction'.
15. **Repair to deteriorated features**: N/A due to status as 'New Construction'.
16. **Surface Cleaning**: N/A due to status as 'New Construction'.
17. **Reversibility of Additions and Alterations**: This is a 'New Construction' home.

Very truly yours,



Edward J Deegan AIA NCARB





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

Façade Material

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

Color and/or Type of Material Lime Wash Brick

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish White

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☒ Brick
☐ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☒ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Color of Material _____

Flashing Material

- ☒ Copper
☐ Other _____
☐ Sheet Metal

Gutters and Downspouts

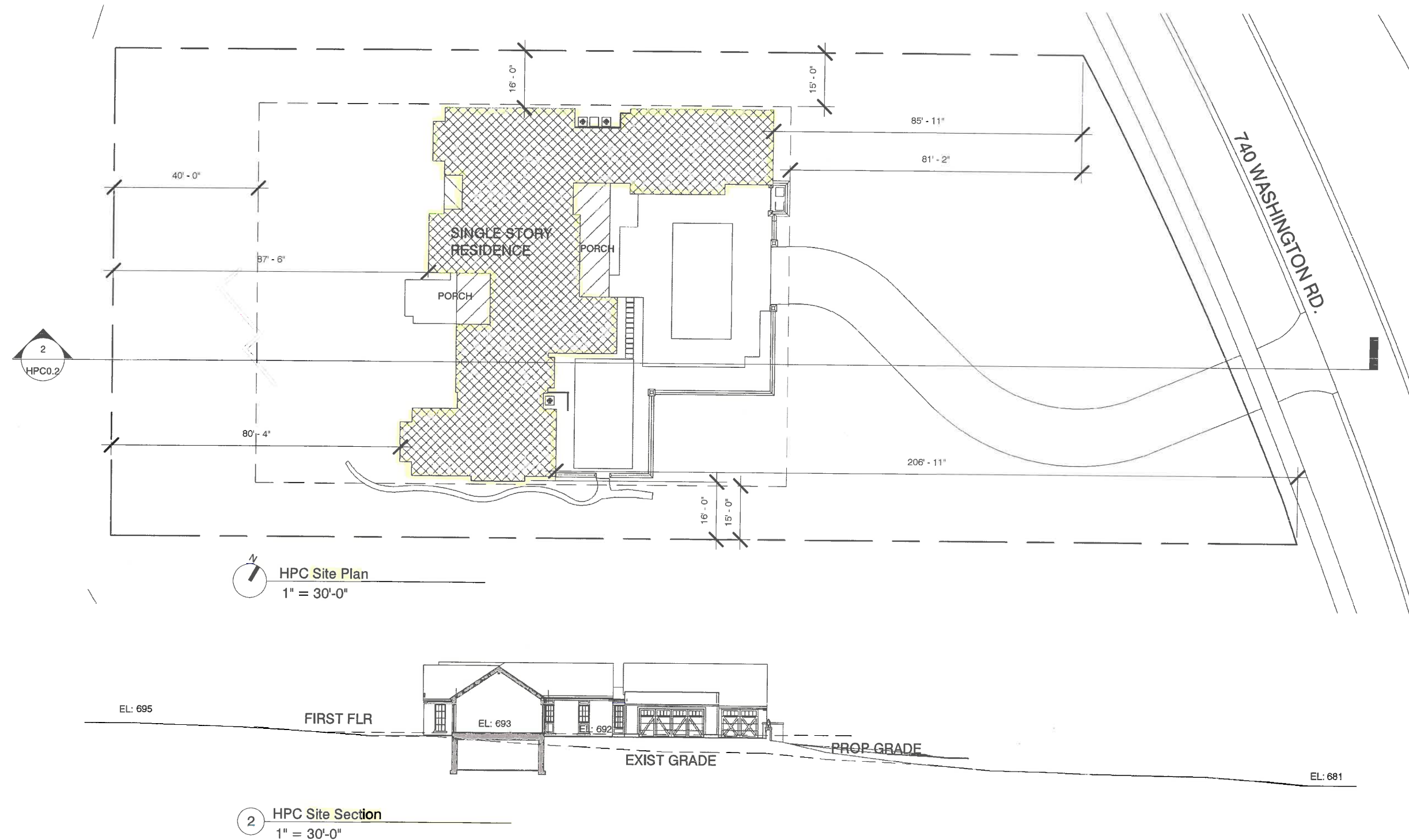
- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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



SHEET NO.
HPC0.2

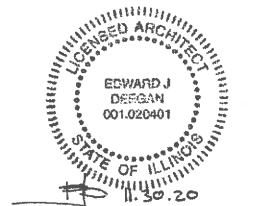
REVISED
SITE PLAN

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





VICINITY MAP



ACROSS FROM LOTS 2 AND 3



ACROSS FROM LOT 1

LOT 4

LOT 3



LOT 2

LOT 1

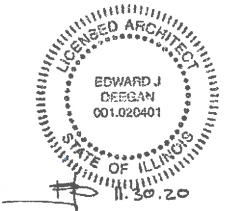
HPC Site Context
1" = 40'-0"

SHEET NO.
HPC0.3
REVISED
SITE CONTEXT

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045



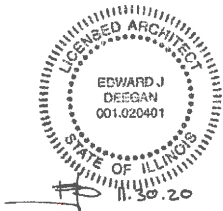


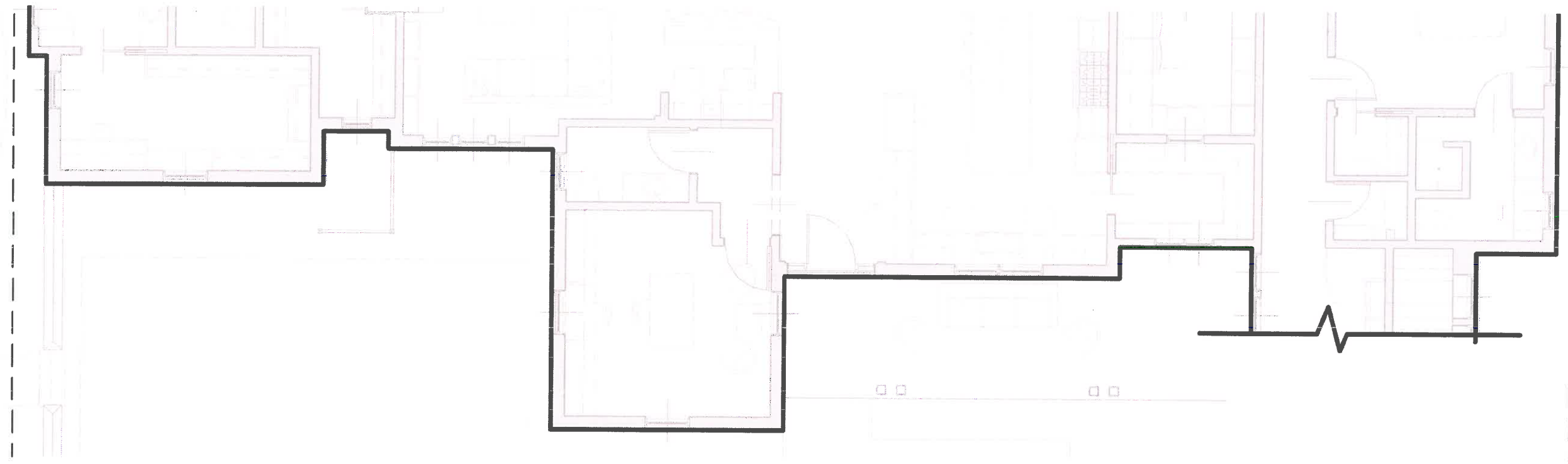
East Elevation
1/8" = 1'-0"

SHEET NO.
HPC2.6
ELEVATIONS
08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045



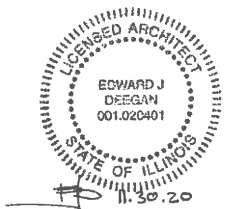


SHEET NO.
HPC2.6
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





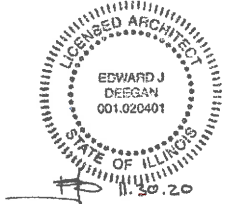
East Elevation
Scale: 1/8"=1'-0"

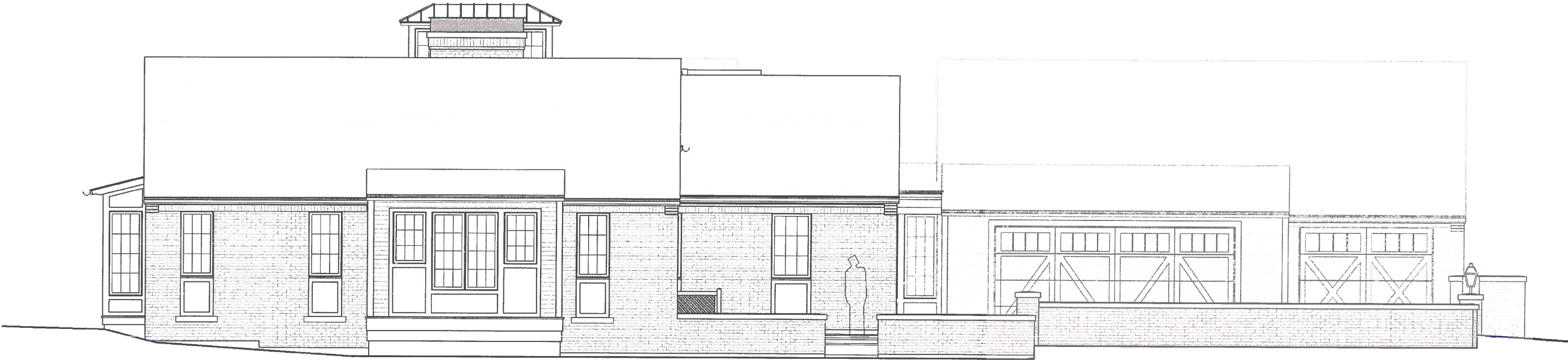
SHEET NO.
HPC2.2
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





South Elevation
1/8" = 1'-0"

SHEET NO.

HPC2.7

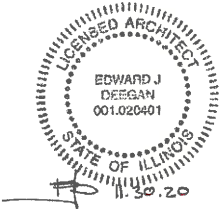
ELEVATIONS

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





South Elevation
1/8" = 1'-0"

SHEET NO.

HPC2.7

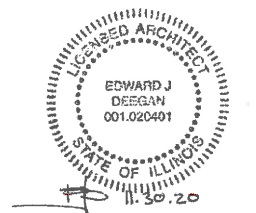
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





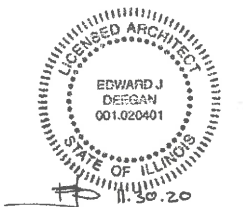
South Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC2.3
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





West Elevation
1/8" = 1'-0"

SHEET NO.

HPC2.8

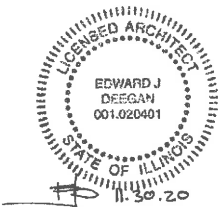
ELEVATIONS

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

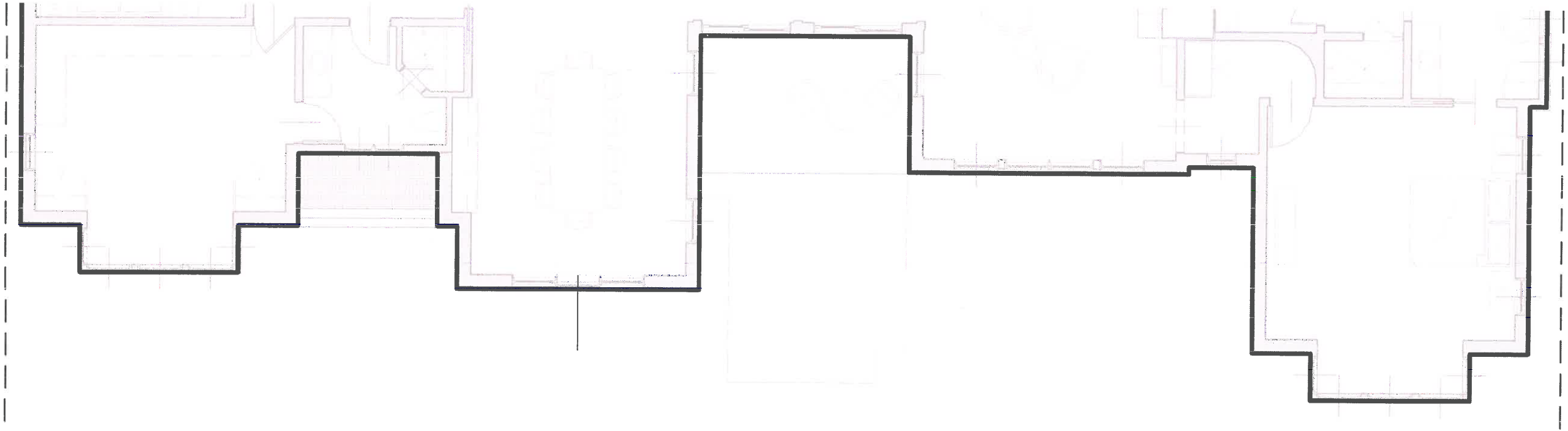
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





West Elevation
1/8" = 1'-0"



SHEET NO.

HPC2.8

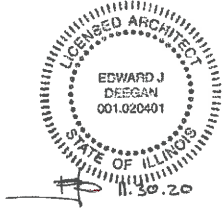
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





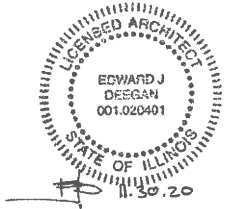
West Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC2.4
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





North Elevation
1/8" = 1'-0"

SHEET NO.

HPC2.5

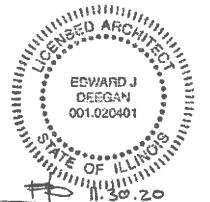
ELEVATIONS

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





North Elevation
1/8" = 1'-0"

SHEET NO.

HPC2.5

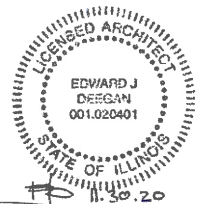
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
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Lake Forest, IL 60045





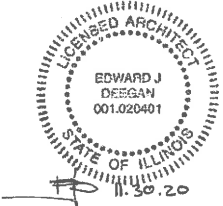
North Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC2.1
REVISED
ELEVATIONS

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





Front Yard Perspective
Scale: N/A

SHEET NO.

HPC2.9

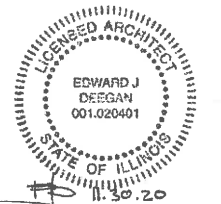
RENDER

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





Front Yard Perspective
Scale: N/A

SHEET NO.

HPC2.9

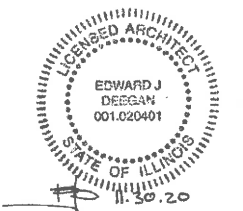
REVISED
RENDER

09/02/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





Rear Yard Perspective
Scale: N/A

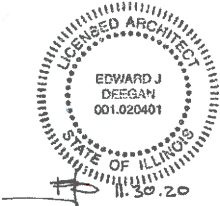
SHEET NO.
HPC2.10

RENDER

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

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740 Washington Rd.
Lake Forest, IL 60045





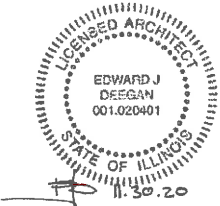
Rear Yard Perspective
Scale: N/A

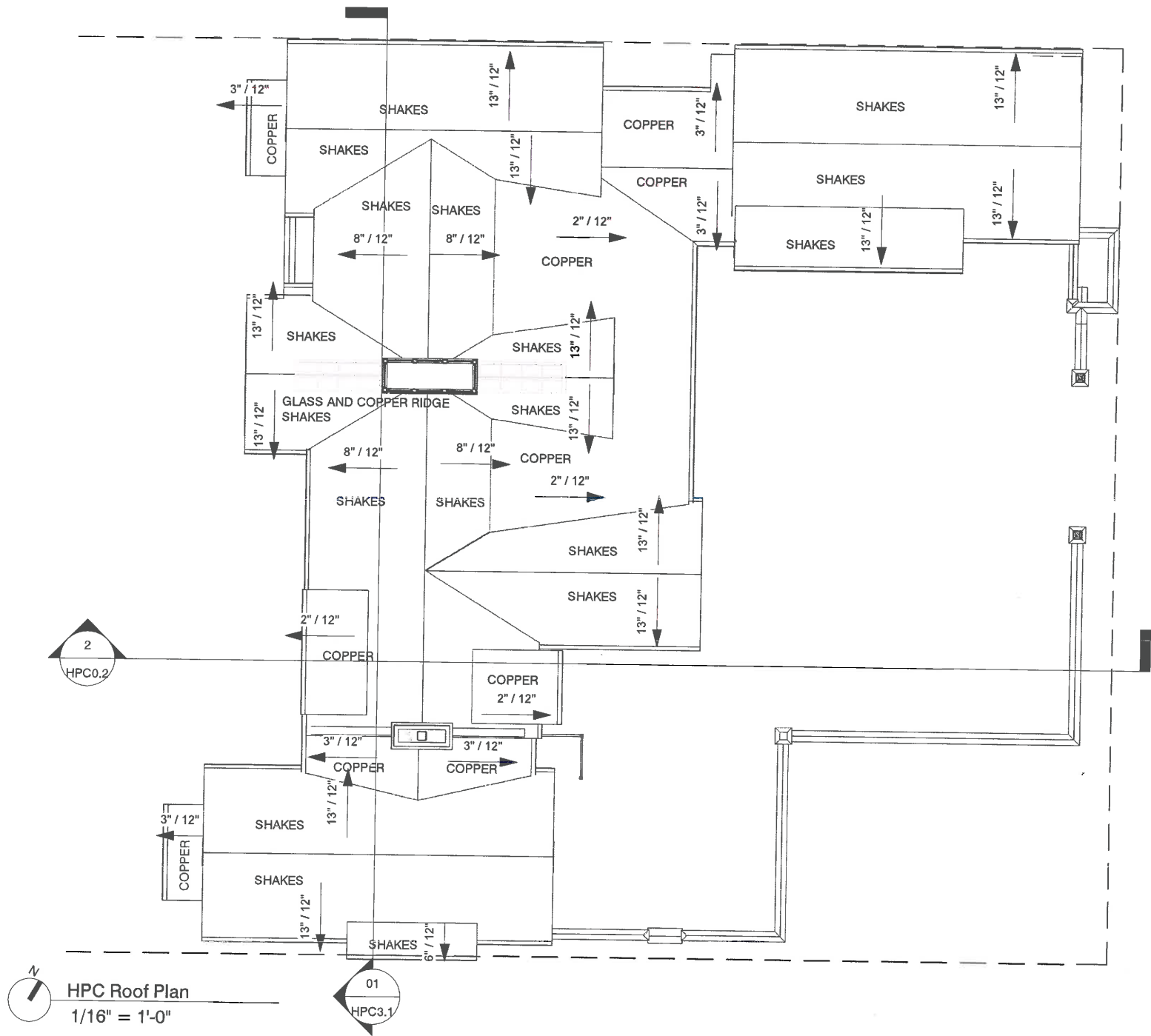
SHEET NO.
HPC2.10
REVISED
RENDER

09/02/2020 HPC SET

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ARCHITECTS
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Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





SHEET NO.
HPC1.3

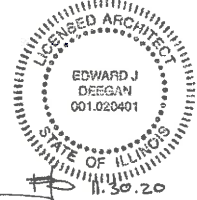
ROOF PLAN

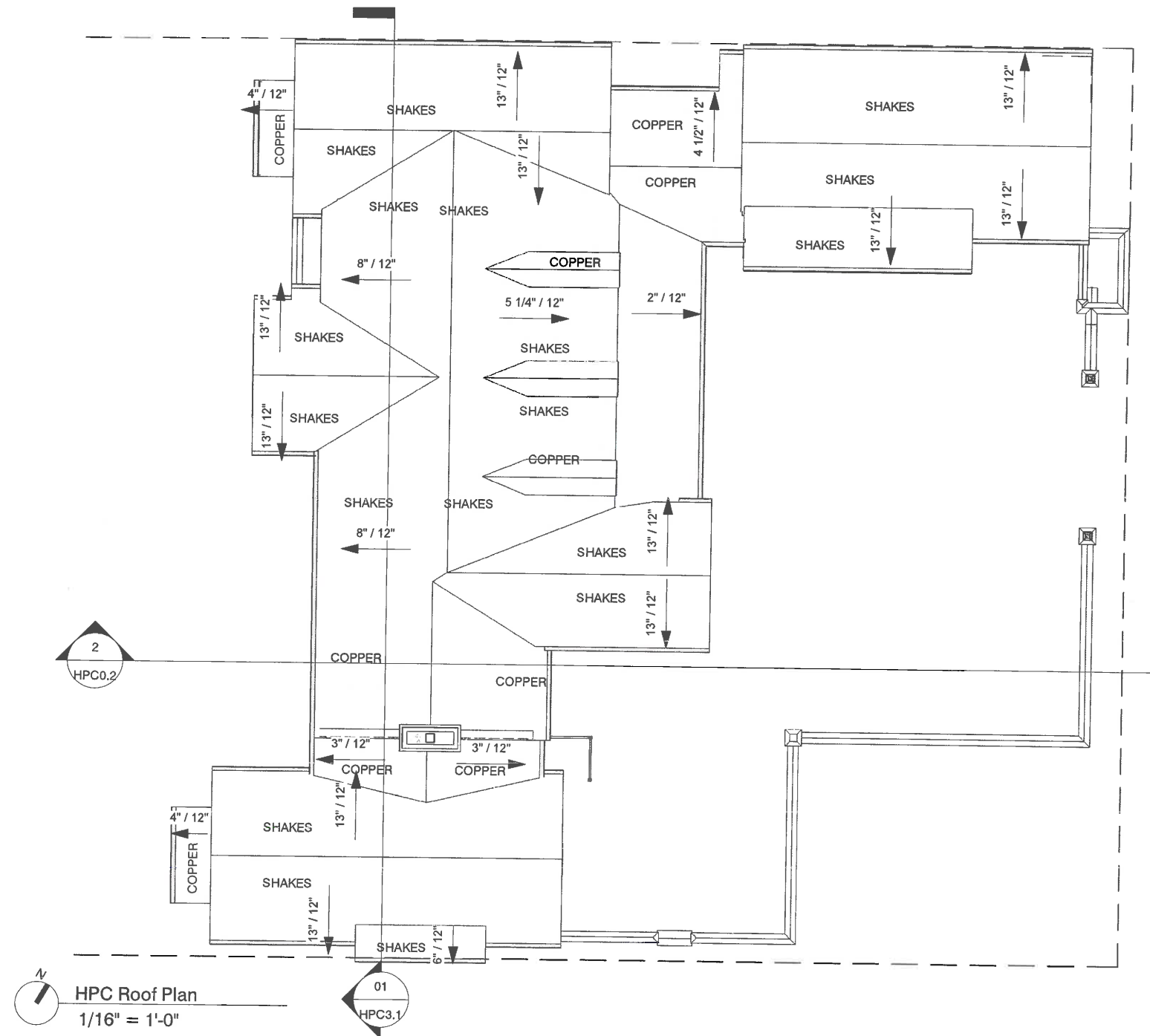
08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045





SHEET NO.
HPC1.3

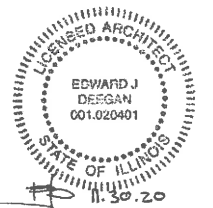
REVISED
ROOF PLAN

09/02/2020 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045



EDWARD J DEEGAN

001.020401

STATE OF ILLINOIS

11.30.20

EDWARD DEEGAN

ARCHITECTS

503 Park Drive #4

Kenilworth IL 60043

(847) 906-4110

The Zentmyer Residence

740 Washington Rd.

Lake Forest, IL 60045

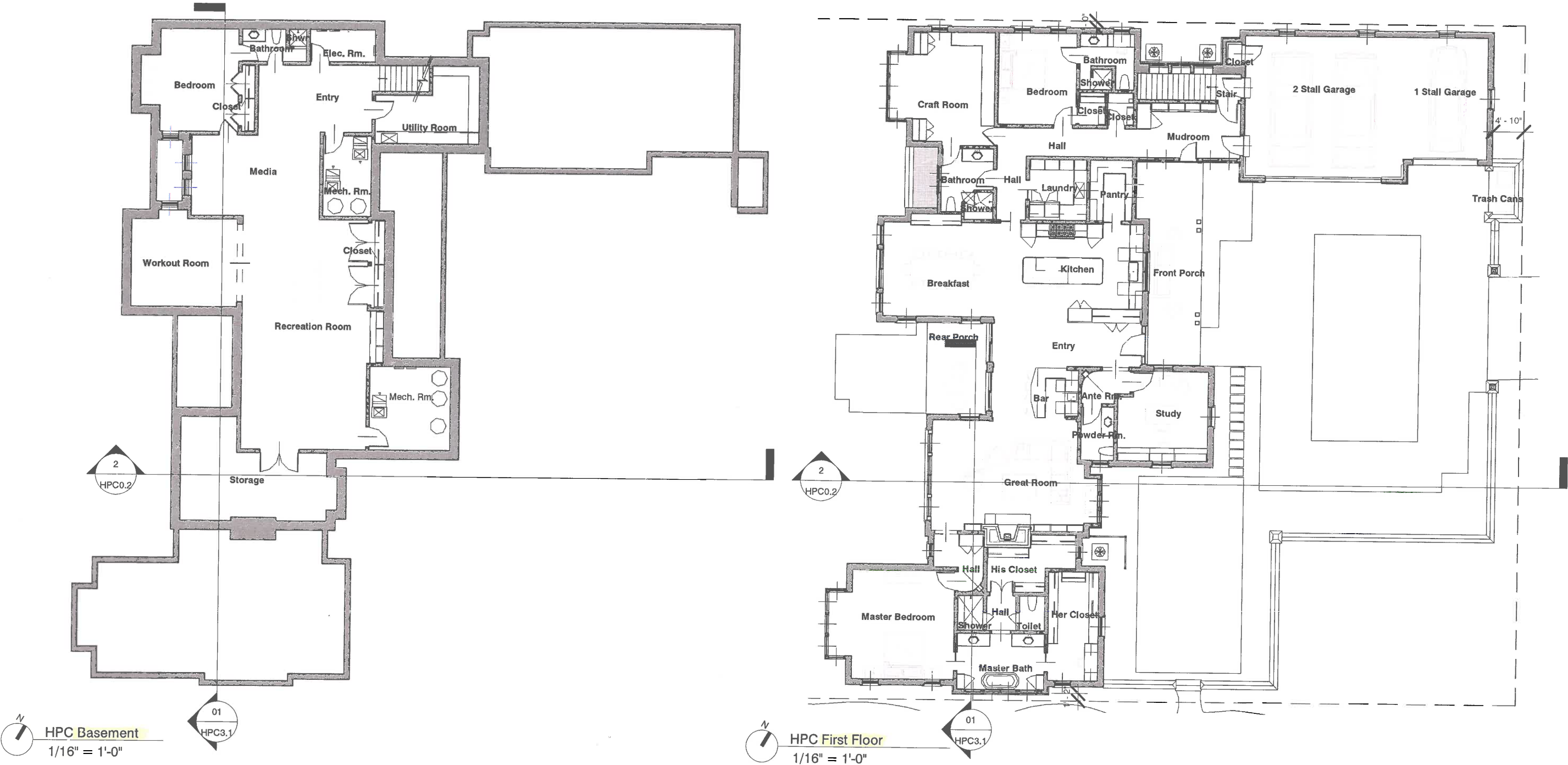
HPC SET 07/30/2020

SECTIONS

SHEET NO.

HPC3.1

01 HPC Section
3/32" = 1'-0"



SHEET NO.
HPC1.1

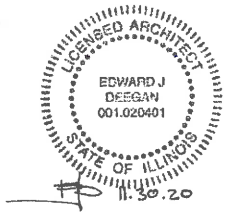
FIRST FLOOR

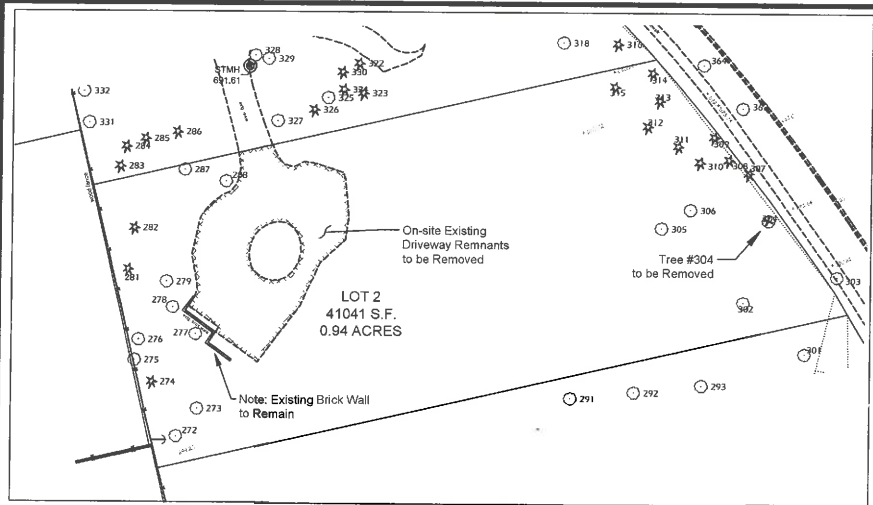
08/12/2020 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Zentmyer Residence
740 Washington Rd.
Lake Forest, IL 60045

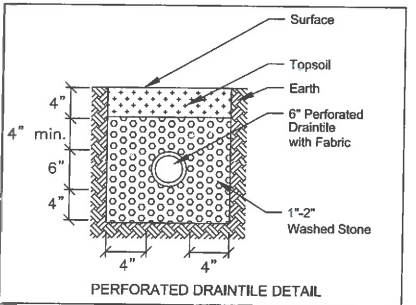
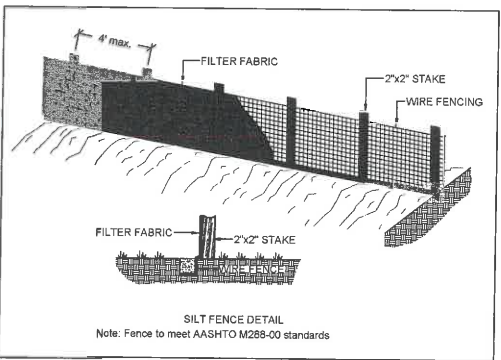




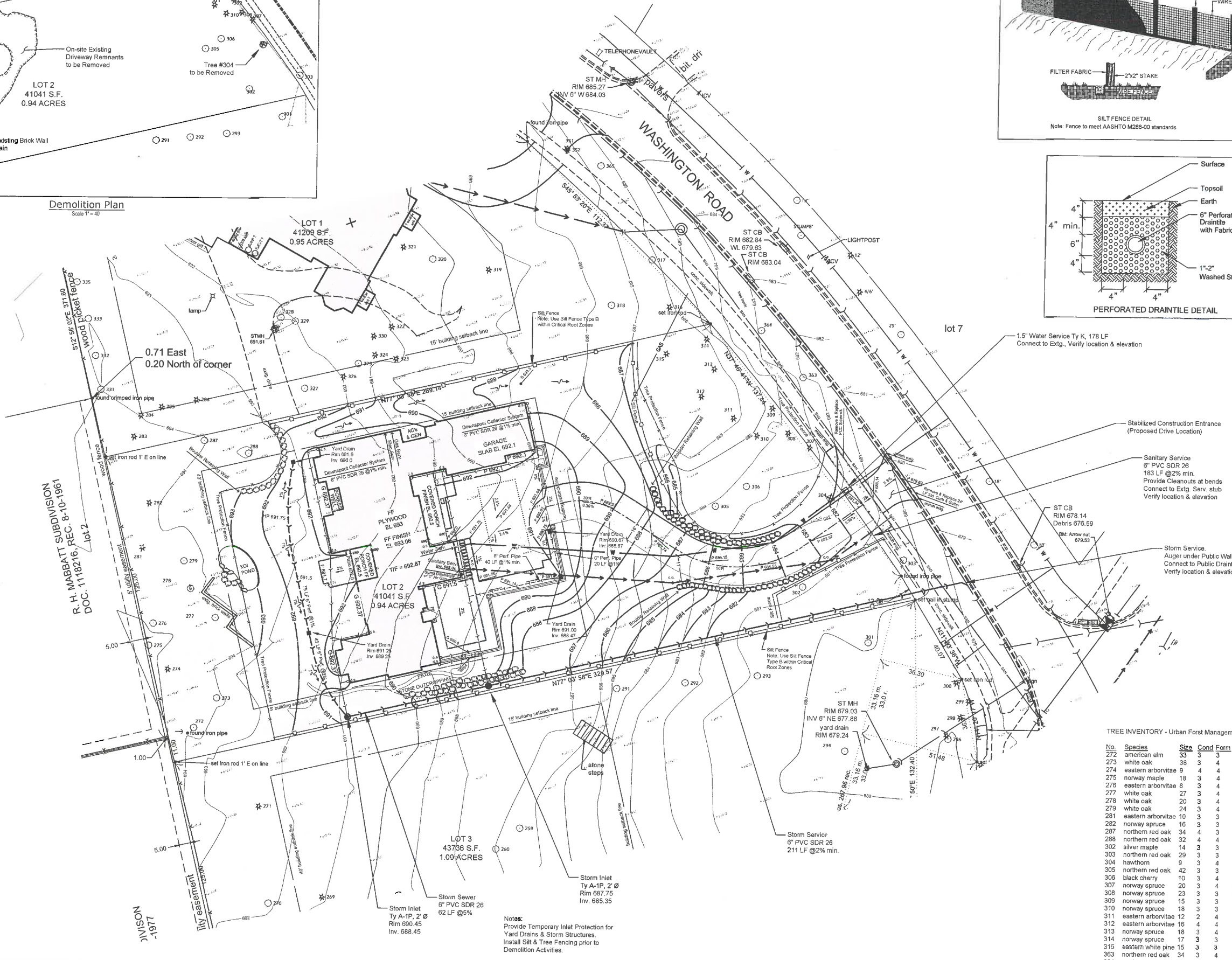
Demolition Plan
Scale 1" = 40'

Site Grading Plan

Lot 2 in The Margaret M. & Hampden M. Swift Memorial Subdivision, being a subdivision of parts of lots in the original Subdivision of Lake Forest in the Northwest 1/4 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 June 3, 2020 as document number 760968 in Lake County, Illinois.



PERFORATED DRAIN TILE DETAIL



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

Notes:
Provide Temporary Inlet Protection for
Yard Drains & Storm Structures.
Install Silt & Tree Fencing prior to
Demolition Activities.

TREE INVENTORY - Urban Forest Management 3/25/19

No.	Species	Size	Cond	Form	Heritage
272	american elm	33	3	3	X
273	white oak	38	3	4	X
274	eastern arbutus	9	4	4	
275	norway maple	18	3	4	
276	eastern arbutus	8	3	4	X
277	white oak	27	3	4	X
278	white oak	20	3	4	X
279	white oak	24	3	4	X
281	eastern arbutus	10	3	3	
282	norway spruce	16	3	3	
287	northern red oak	34	4	3	X
288	northern red oak	32	4	4	X
302	silver maple	14	3	3	
303	northern red oak	29	3	3	X
304	hawthorn	9	3	4	
305	northern red oak	42	3	3	X
306	black cherry	10	3	4	
307	norway spruce	20	3	4	X
308	norway spruce	23	3	3	X
309	norway spruce	15	3	3	
310	norway spruce	18	3	3	X
311	eastern arbutus	12	2	4	
312	eastern arbutus	16	4	4	
313	norway spruce	18	3	4	X
314	norway spruce	17	3	3	
315	eastern white pine	15	3	3	
363	northern red oak	34	3	4	X
364	northern red oak	45	3	3	X

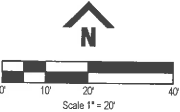
BLECK
engineers | surveyors

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

Lot 2 Swift
Subdivision

740
Washington
Road

Zentmyer
Residence



BENCHMARKS:

ARROW NUT ON FIRE HYDRANT
NORTH PARKWAY AT INTERSECTION
WASHINGTON ROAD & WALNUT ROAD
ELEVATION = 679.53

ARROW NUT ON FIRE HYDRANT
NORTH PARKWAY AT INTERSECTION
WASHINGTON ROAD & WESTMINSTER
ELEVATION = 687.20

ISSUED DATE ISSUED FOR

07.17.2020 REVIEW
08.05.2020 REVIEW

PROFESSIONAL SEAL
"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."



Patrick J. Bleck, PE Aug. 5, 2020

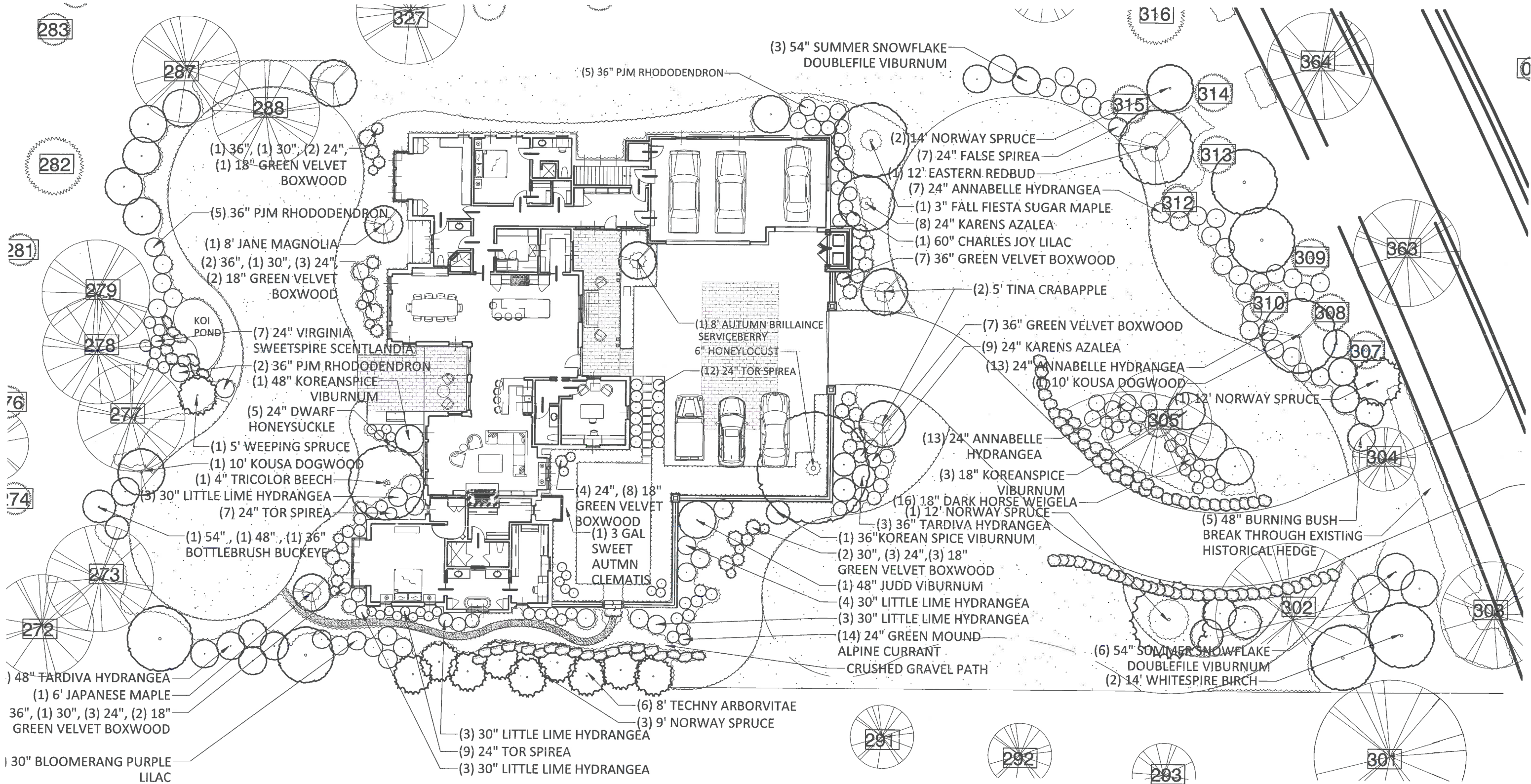
70-1051-2 Project No.

DJD Drawn By

PJB Checked By

Drawing No.

Preliminary
Site Grading Plan



RP

ROSBOROUGH
PARTNERS, INC.

342 N. 4th Street, Suite 104
Libertyville, IL 60048
p 847 549 1361
f 847 549 1392
www.rosboroughpartners.com

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SCALE: 1" = 20'-0"

CLIENT:
Hugh & Diane Zentmeyer

CONSULTANTS:

GENERAL NOTES:

ISSUED FOR:
ZENTMYER
ALTERNATE
DRIVE OPTION
PROJECT:

Zentmeyer Residence

740 Washington Road
Lake Forest, IL 60045

DESIGNED BY:	KB, PR
DRAWN BY:	KB

REVISIONS:

NO	DATE	ISSUE
1	07/15/2020	HPC

Agenda Item 5
259 Mayflower Road
Demolition of Single Family Residence

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statements of Intent
Historic Resource Evaluation
Images of Existing Residence
Proposed Demolition Plan
Tree Survey and Removal Plan
Tree Inventory
Correspondence

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



TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	September 14, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	259 Mayflower Road – Demolition of Single Family Residence

PROPERTY OWNER

Desmond LaPlace
261 Mayflower Road
Lake Forest, IL 60045

**PROPERTY
LOCATION**

259 Mayflower Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVES

Jim Opsitnik
971 Verda Lane
Lake Forest, IL 60045

Susan Benjamin, Jeanne Sylvester
Benjamin Historic Certifications
711 Marion Avenue
Highland Park, Illinois 60035

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to authorize the demolition of an existing single family residence. An accessory structure and various hardscape areas on the property are also proposed for demolition. No replacement structure, the current property owner intends for the property to remain undeveloped as part of the entrance corridor to his home located to the east.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the east side of Mayflower Road between Maplewood Road and Illinois Road. The property is irregular in shape and totals 66,000 square feet. The property shares a curb cut on Mayflower Road with two other residences, one to the north and Mr. LaPlace's residence to the east. The driveways to both of the neighboring homes are located partially on this property creating an unusual situation for the house that is now proposed for demolition.

The residence at 259 Mayflower Road is a one and a half story Colonial Revival home. The existing residence is identified as a Contributing Structure to the Historic District due to its age and association with the neighboring estate. A small accessory building is located generally in the northeast corner of the property and is noted as a "frame studio" on the survey included in the Commission's packet.

The east portion of the existing residence was originally built as the stable for the residence at 261 Mayflower Road. The original date of construction and architect of the stable is unknown, however the residence at 261 Mayflower Road was built in 1899 and designed by architect Arthur Heun. The building at 259 Mayflower Road was remodeled and converted into a garage and servant's quarters in 1936 by architect Ambrose Cramer. Based on available building permits, it appears that the

building on the 259 Mayflower Road property was converted into a single family residence in 1940, when an addition was built on the west side of the building.

Other homes in the area designed by Cramer include 35 N. Green Bay Road and 51 N. Green Bay Road, both designed in the Colonial Revival style.

The petitioner engaged a consultant, Benjamin Historic Certifications, LLC, to prepare a Historic Resource Evaluation. This report is included in the Commission's packet and provides a detailed history of the property and original owners and provides information on architect Ambrose Cramer. The information in the Historic Resource Evaluation is not repeated in this staff report. If the demolition is approved, the report will be retained in the City's archives as documentation of the history of the property and a copy will be provided to the History Center.

STAFF EVALUATION

Demolition

The owner recently purchased the property at 259 Mayflower Road. The property owner is a long time resident of 261 Mayflower Road, the property directly east of 259 Mayflower Road. As described in the petitioner's statement of intent, the property owner has no plans for a replacement structure on the property. Also noted in the statement of intent, the purchase of the property was motivated by the possibility of another purchaser demolishing the residence and beginning new construction. The immediate past owner of the property never lived in the house but acquired it several years ago with the intention of requesting approval of demolition of the house and construction of a replacement residence. That owner never brought plans forward and instead re-listed the house for sale. The City received several inquiries about redeveloping the site with a new house. The lot is buildable however, the unusual configuration of the lot presents some development challenges and the potential for impacts to neighboring properties.

The petitioner is proposing to demolish the existing residence in its entirety, as well as the accessory structure in the northeast corner of the site and the hardscape areas surrounding the residence. The portions of the existing driveway that extend north from the private drive, toward the residence, are also proposed to be removed. The existing tree house, east of the residence, is proposed to be relocated to the far north east corner of the site as reflected on the site plan included in the Commission's packet. The petitioner is also proposing the removal of declining and dead trees on the property. The trees proposed for removal are shown in red on the plans included in the Commission's packet.

Although the home reflects the work of notable local architect, Ambrose Cramer, over the years a number of alterations and expansions have taken place which have compromised the integrity of the building. The Historic Resource Evaluation report concludes that due to its compromised integrity, demolition of the residence would be acceptable. The Historic Resource Evaluation report suggests that the accessory structure, also called the "tool shed" could be restored and moved given its level of integrity and its "folly" like qualities as described in the report.

Based on the information in the report and the statements provided by the petitioner, a review of the demolition criteria is provided below.

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

The residence is identified as a Contributing Structure within the Historic District. The Contributing Structure designation does not prohibit demolition, but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the house should be well documented with photos and a narrative which will be retained in the City's files and provided to the History Center.

Although the residence reflects work by architect Ambrose Cramer, in comparison to Cramer's other designs in Lake Forest, the residence at 259 Mayflower is somewhat modest and underwhelming in appearance. As noted above and further detailed in the Historic Resource Evaluation report, the existing residence has undergone numerous alterations and expansions since its original construction and the layout and appearance of the home today is quite disconnected. Given the compromised integrity of the residence, the structure in its current condition is not of such historic, cultural or architectural importance that its demolition would be detrimental to the public interest.

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

The residence is set back from the street off of a private drive, and is not visible from Mayflower Road. The existing residence is not particularly unique or distinctive within the Historic District.

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

The residence has been altered in form, detailing and materials since the time of original construction. A new residence was built on land to the north of this house in recent years, further giving the house a feeling of being surrounded by driveway. The residence lacks the level of distinction that would make it worthy of preservation. The demolition of the residence would not be contrary to the purpose, intent of objectives of the Historic Preservation Chapter in the City Code.

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

The original date of construction for the building is unclear, however based on permit records, it is known that the date of construction predates the 1930's. The residence is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense.

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

The current owner has no plans to replace the existing residence as a result, no replacement structure is proposed. Removal of the house will clean up the driveway entrance to Mr. LaPlace's residence at 261 Mayflower Road, creating a more graceful and appropriate entrance for his Lakefront home.

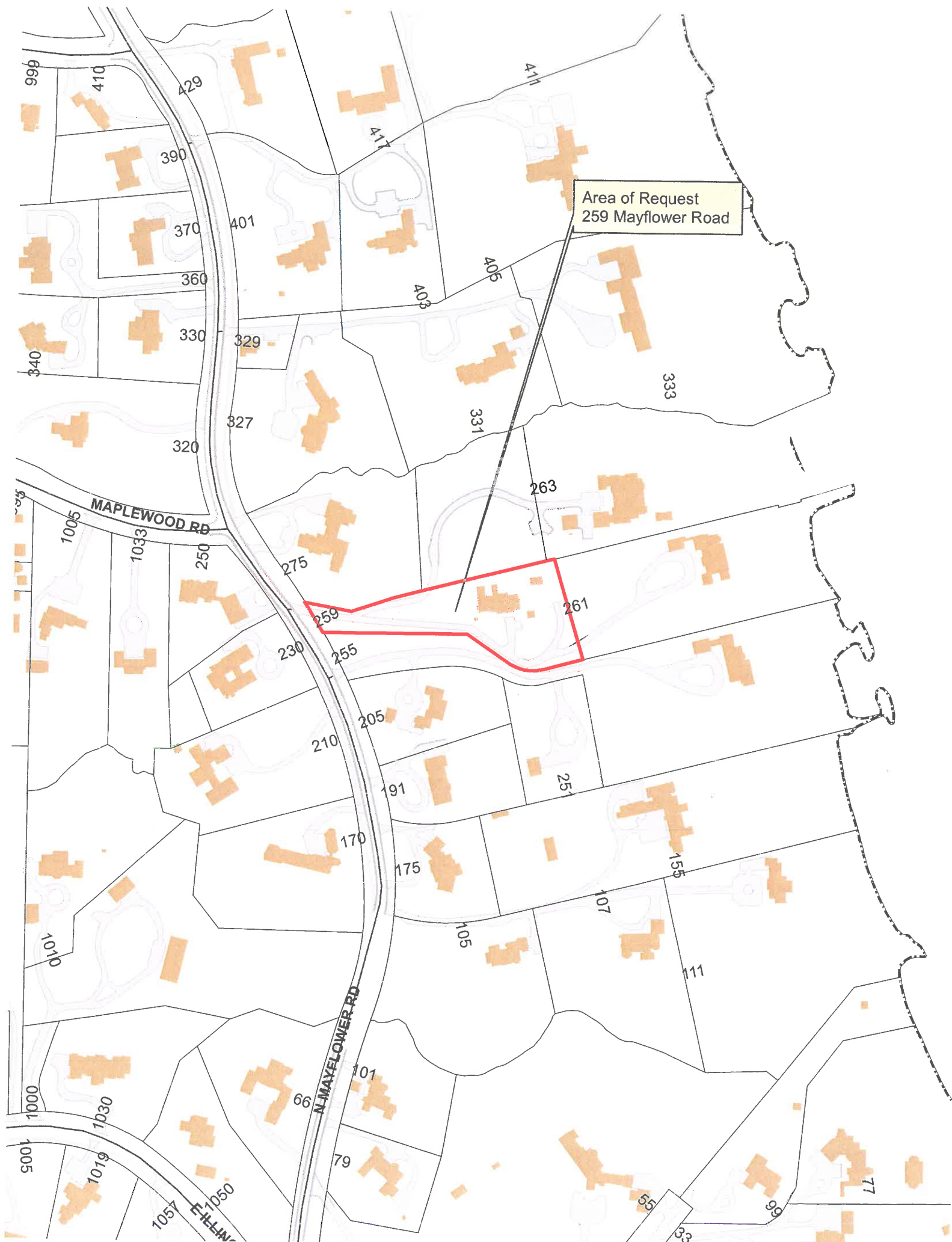
PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations and is available on the City's website. As of the date of this writing, one letter was received from a neighboring property owner and is included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness authorizing the demolition of the residence and accessory building at 259 Mayflower Road subject to the following conditions of approval.

1. During demolition activity, all trees and vegetation, unless otherwise approved by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, trees close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long term survival.
2. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. The area of the basement shall be filled with material approved by the City and graded even with existing grades on the site. The fill shall be compacted as directed by the City.
3. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other vegetation shall be regularly maintained to avoid the appearance of an unkempt or overgrown property.
4. Any new structures proposed for the property in the future, shall require review and approval by the Historic Preservation Commission based on the applicable standards in the Code to assure compatibility with and a positive contribution to, the Historic District.



Area of Request
259 Mayflower Road

MAPLEWOOD RD

N MAYFLOWER RD

Area of Request
259 Mayflower Road





Area of Request
259 Mayflower Road



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

PROJECT ADDRESS 259 Mayflower Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

DESMOND R. LAPLACE
Owner of Property

261 MAYFLOWER Rd.
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045
City, State and Zip Code

847-295-2854
Phone Number

Fax Number

Email Address

Desmond R. Laplace
Owner's Signature

ARCHITECT/BUILDER INFORMATION

VIM OPSITNIK
Name and Title of Person Presenting Project

Name of Firm

971 VERDA LANE
Street Address

LAKE FOREST, IL 60045
City, State and Zip Code

847-867-9832
Phone Number

Fax Number

VOPSITNIK @ GMAIL. COM
Email Address

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

Jim Opsitnik
971 Verda Lane
Lake Forest, IL 60045
847-867-9832

August 17, 2020

Lake Forest Historic Preservation Commission
c/o Ms. Catherine Czerniak
Director of Community Development
City of Lake Forest
800 N. Field Drive
Lake Forest, IL 60045

RE: Complete Demolition Permit Application for HPC
Single Family Residence, No Replacement
259 Mayflower Road
Owner: Desmond R. LaPlace

Dear Cathy and HPC Commissioners:

This demolition application is made on behalf of Mr. LaPlace, new owner of 259 Mayflower Road. He is a long time resident of 261 Mayflower Road which is directly east of and at the end of the same private lane. Mr. LaPlace has no plans for new construction on the property. As a matter of fact, it was the possibility that another purchaser would tear down the house and begin new construction that prompted Mr. LaPlace to purchase the property. The narrow one-lane drive is privately owned by Mr. LaPlace. This is the only access to his home. The possibility of two-three years of construction and disruption was not a viable option for Mr. LaPlace who is now 88 years old.

The subject home is neither historically or architecturally significant. Photographically, the home may look presentable but it has serious deferred maintenance issues. The ownership lineage is well traced in Susan Benjamin's report. The building was initially built as a carriage shed and landscapers' room, then adapted to a three car garage, and in 1940 more accommodating living areas were built. In her report, Ms. Benjamin explores the career of the 1940 architect, Ambrose Cramer. In our opinion, the design and style, although charming, offer little more than functionality to the then existing garage. In recent years, modifications to the house have been so erratic that today the house does not even have a garage. Ms. Benjamin supports the demolition petition.

The home, for the last five years, was used as an investment/rental property and has been vacant for the last year while it was for sale. Maintenance was not a priority. There are numerous leaks in the cedar and metal roofs, with water stains on the walls and water puddle damage to the hard wood floors. The small basement/boiler room area is so damp and musty, some workers refuse to go down there without a respirator.

Areas of exterior rot are also apparent upon examination around the lower clap board siding, door panels and fascia near gutters. The original double hung windows that can be seen from the front and west facing are in serious need of repair. All other windows in the house have been replaced and modified with elongated crank out casement windows or fixed double glazed large panels..

As mentioned above, Mr. LaPlace has no intention of developing the property other than maintaining grass, trees and the former tree house as a storage building or playhouse for the children of any future owners. He does intend to keep the parcel as a separate entity with the utility services capped off for possible future connections and development after his estate is liquidated.

Additionally, there is an out building referred to as the Tool House. In her report, Susan Benjamin speculated that it might be moved to Mr. LaPlace's other property for preservation. Although it does have a unique sloping curved welded steel entry roof, it is badly rusted. The wooden headers which support the roof are seriously rotted. There is also structural rot in other locations along the building roof line. In addition, three sides of the building have been sheathed with synthetic clapboard siding.

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

The house is located on a curved single lane private drive some 150 yards east of Mayflower Road. The property has many trees and bushes so that the house is barely visible from Mayflower. The impact to the neighborhood is non-existent with the Nancy Hughes estate immediately to the north and separated by a substantial 7' cedar wall that runs from Mayflower to the Lake Michigan bluff. To the south is the David Moore property whose lane parallels Mr. LaPlace's and with whom he plans to enhance the already dense evergreen and foliage divider.

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

This house does not contribute in any way to the aforementioned question. Mr. LaPlace's beautiful home on the lake at 261 Mayflower does not even qualify for a Lake Forest Preservation Foundation award because of its modifications and additions. The 259 house is far inferior in construction and design and has had even greater modifications.

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

Because of its location, this house is practically non-existent as a visible entity of Lake Forest. It is a structure, however, that Mr. LaPlace has had to watch deteriorate for the past twenty years because driving past it is the only access to his home. After the years of turnover and renters, Mr. LaPlace deserves to spend his remaining years in the comfort and quiet of his home that he and his late wife loved.

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

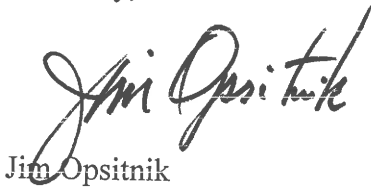
This house could easily be reproduced by any contractor. It is simply a wood framed, cedar clapboard exterior, cedar shake roof with multiple dormers. Half of the house sits on concrete slabs the other half over a musty, damp crawl space with a small boiler room in between. There is nothing unique or unusual about the house except for its unfortunate modifications.

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

This standard does not apply because Mr. LaPlace has no plans for development and intents to make the property a green space entrance to his home on the lake.

I hope that these answers and explanations are appropriate in supporting the request for demolition of the house at 259 Mayflower Road. I would also like to thank the City staff in their help in bringing this request together and to you, the Commissioners, for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, reading "Jim Opsitnik". The signature is written in a cursive, flowing style. The first name "Jim" is written with a large, stylized "J" that loops around the first part of the last name. The last name "Opsitnik" is written in a more straightforward cursive script.

Jim Opsitnik

CITY OF LAKE FOREST
HISTORIC RESOURCE EVALUATION
Monoxide Towers

Formerly Isabelle McGenniss Ryerson Garage and Residence
259 N. Mayflower Road, Lake Forest



South (Front) Façade



Susan S. Benjamin
Jeanne Sylvester
August 7, 2020

Executive Summary

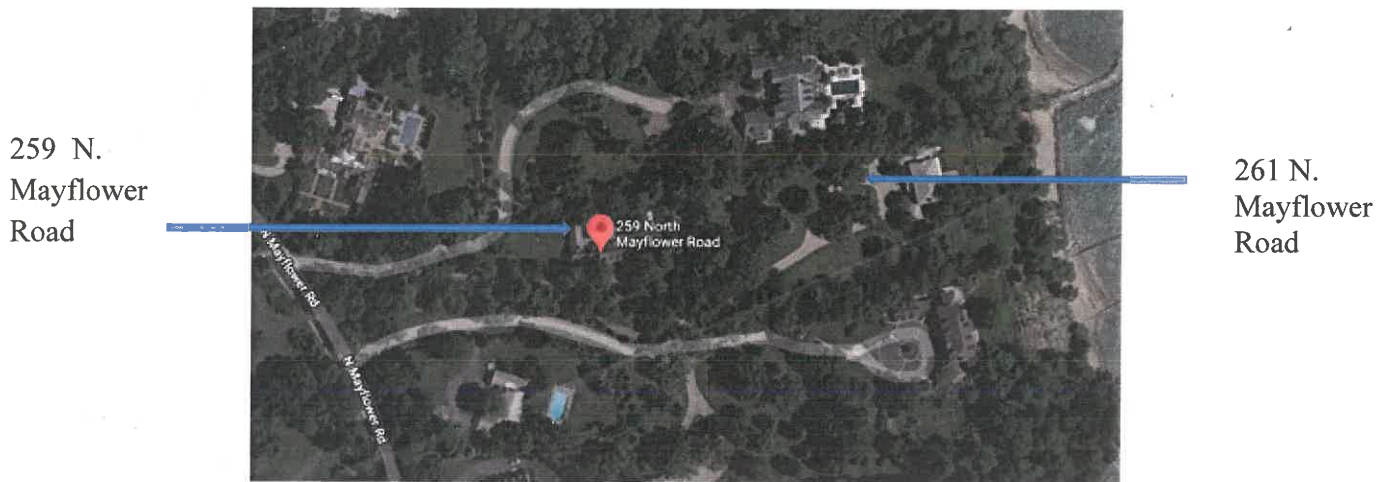
Desmond LaPlace, the owner of the property at 261 N. Mayflower Road, purchased the adjacent property at 259 N. Mayflower Road on June 23, 2020. Mr. LaPlace wishes to demolish the building located at 259 N. Mayflower Road. After performing extensive research to investigate the history of the building and the significance of its architecture, Benjamin Historic Certifications believes that the story of the building's owners and the building's architecture are an important part of the history of Lake Forest and needs to be documented, with this documentation accessible to the public even if the building is no longer standing. Architect Ambrose Cramer's work is important; unfortunately changes that were made subsequent to his involvement severely compromise the building's integrity and diminish its significance.

The building began as a stables for the house at 261 N. Mayflower Road, which was designed in 1899 by Arthur Heun and re-designed in 1957 by Herman Lackner. In 1936, the stables were remodeled as a garage/servants' quarters by Ambrose Cramer; in 1940 he added a section that incorporated a living, dining, master bedroom area that served as a family residence. Cramer was a distinguished architect from one of the most prominent families in Lake Forest. Cramer studied architecture at Yale University and the Ecole des Beaux Arts in Paris. He subsequently worked and trained with Henry Dangler and David Adler. Cramer designed the garage/staff residence, which may be described as a coach house, for his step-sister, Isabelle McGenniss Ryerson, daughter of one of the four Corwith sisters and wife of Donald Ryerson, the son of Edward L. Ryerson, Sr. The coach house is a relatively small, but rambling, Colonial Revival building that has some handsome detailing and fits comfortably in its setting; it has many of the elegant Colonial Revival features associated with Ambrose Cramer's work, and the influence of David Adler, especially on the interior, is noteworthy. This building, as described in great detail in "Humorous Hubbub," Tony Ryerson's *Memoirs*, perfectly suited the Ryerson family's differing needs for a period of over thirty years.

The exterior of the building has many features that are characteristic of Colonial Revival houses. The interior of the residential portion of the building, along the west side of the property, is virtually intact as designed by Cramer, and has had minimal alterations. The garage, which was attached to the residence on the east side, also designed by Cramer, was converted into residential space in the 1970s. At around the same time, changes that included the addition of crown moldings and bifold closet doors were made to the chauffeur's quarters adjacent to the garage.

The exterior of the "tool house" building, on the northeast side of the property, also designed by Cramer, has mixed integrity. While the interior has been modified, the graceful exterior is particularly reflective of Cramer's deft touch and his time working with David Adler.

We recognize that it is unlikely that an owner would be required to save half of a building. It is for that reason that we recommend that the building and tool house be documented, and that this report and photographs be placed on file with the History Center of Lake Forest-Lake Bluff. While these buildings may be demolished, their significance requires such measures.



Satellite Image of Google Map
259 N. Mayflower Road, Lake Forest

History of the Property

The building located at 259 N. Mayflower Road was designed by distinguished local architect Ambrose C. Cramer (who was born Ambrose Cramer, Jr.). Constructed in 1936 and 1940 (with additions and subsequent remodeling), the structure was noted as contributing to the significance of the recently-updated National Register of Historic Places “Lake Forest Historic District.”

The property where the one-and-a-half story clapboard building that was the stables, then garage, for the house at 261 N. Mayflower Road¹ was part of the McGenniss Baker subdivision that was recorded on April 24, 1902. In 1978, the property upon which 261 Mayflower Road was situated was divided into two lots: Lot 1, which includes the main house, located at 261 N. Mayflower Road, and Lot 2, which created the Peter G. Danis subdivision, where 259 N. Mayflower is located.²

¹ 261 Mayflower was a three-story shingled house designed by Arthur Heun in 1899, and re-designed by architect Herman Lackner in 1957. Today, 261 Mayflower generally retains the appearance from the 1957 design.

² 261 Mayflower Road, City of Lake Forest Permit dated April 14, 1980.

The property has an interesting history tied to several prominent Lake Forest families. Anthony (“Tony”) Ryerson, who grew up at 261 N. Mayflower, detailed the history of the property that includes 259 N. Mayflower in a memoir written in 1999 that is located in the collection of the History Center of Lake Forest-Lake Bluff.

The story begins with the four Corwith sisters who were daughters of Chicago real estate investor Henry Corwith (1920 – 1880) and Isabelle Soulard (1828 – 1922). They all lived along the lakefront in Lake Forest, on or very near N. Mayflower Road. They were:

- Mary Corwith Baker, who married Alfred L. Baker, and who lived at “Little Orchard,” 255 Mayflower Road, designed in 1898 by Howard Van Doren Shaw;
- Antoinette Corwith Dangler, married to Charles Dangler and mother of architect Henry Dangler, who partnered with David Adler (until Dangler’s untimely death in 1917, and with whom Ambrose Cramer worked); who lived at “Fairmore,” 77 N. Stone Gate Road, c. 1900, 1928, designed by Alfred Granger, renovations by Roy Binkley;
- Eliza Corwith Hamill, married to Ernest Hamill, who lived at “Ballyatwood,” 433 N. Mayflower Road, built in 1906 and designed by Spencer & Powers, and
- Isabelle “Bombie” Corwith McGenniss Cramer (1861 – 1954).

Isabelle Corwith (“Bombie”) was born in 1861 in Galena, Illinois, and married Charles B. McGenniss (1858 – 1891) on January 12, 1888. The couple built the original shingle-style house at 261 Mayflower Road in 1899 (designed by architect Arthur Heun, and documented in *Inland Architect*)³ and they had a daughter named Isabelle Corwith McGenniss (1888 – 1976). After Charles B. McGenniss died in 1891, Bombie McGenniss married businessman and banker Ambrose Cramer, Sr. (1857 - 1927).

Ambrose Cramer, Sr. had previously been married to a woman named Susan Skinner, and together they had two children: Elizabeth and Ambrose, Jr. (1891 – 1970). Ambrose Cramer, Jr. grew up to be the architect who designed 259 Mayflower Road. Cramer Jr.’s mother Susan Skinner died in 1898.

³ *The Inland Architect and News Record* XXXIII, no. 6, January, 1899.



Ambrose Cramer Sr. with his children: Elizabeth and Ambrose, Jr.
John Curtis Ager, *We Plow God's Fields: The Life of James G.K. McClure*, 1991

When Ambrose Cramer, Sr. and Bombie married, they built and moved into *Rathmore*, 57 Stonegate Road (designed in 1896 by F.W. Stickney), along with Ambrose's children Elizabeth and Ambrose Cramer Jr., and Bombie's daughter Isabelle McGenniss. Ambrose Cramer, Jr. and Isabelle McGenniss grew up together.



Elizabeth Cramer swinging, Ambrose, Jr. sitting on ground at left, holding bow. Step sister Isabelle McGenniss is at right. Undated photograph, undisclosed location.
John Curtis Ager, *We Plow God's Fields: The Life of James G.K. McClure*, 1991

After Bombie and Ambrose Cramer moved to *Rathmore*, the house at 261 Mayflower Road was rented to the Ferry family, possibly the children of Abby Farwell Ferry of Lake Road.⁴ Bombie gave the house at 261 Mayflower to her daughter, Isabelle McGenniss, probably around the time of her daughter's October, 1911 wedding to Donald M. Ryerson (1884 – 1932).



Isabelle Corwith McGenniss ("Bombie") Cramer, Isabelle Corwith McGenniss Ryerson,
Isabelle Corwith
ca. 1891, Ryerson *Memoirs*

⁴ "McGenniss/Ryerson/La Place Residence, 261 Mayflower Road," Art Miller 2016; rev. August 4, 2019.



261 Mayflower, 1899, Arthur Heun architect
 Lake Forest Preservation Foundation 11th Annual Historic Preservation Awards
 Nomination Form, 2001



H. E. Torgerson & Co. Photo Chicago

INLAND ARCHITECT PRESS

RESIDENCE OF MRS. CHARLES BURRALL MOGGENISS, LAKE FOREST, ILLINOIS.
 ARTHUR HEUN, ARCHITECT, CHICAGO.

The Inland Architect and News Record XXXIII, no. 6, January, 1899.

Donald Ryerson was the grandson of Joseph T. Ryerson (1813-1883), founder of the Joseph T. Ryerson & Son, Inc. steel company, and the son of Edward L. Ryerson Sr. (1854 – 1928). Upon the death of Edward L. Ryerson Sr., his sons Edward L. Ryerson, Jr., Joseph, and Donald assumed leadership of the company, known by then as J.T. Ryerson & Son, Inc. In 1935, the business merged with Inland Steel Corporation. During the 1950s, Inland Steel was among the ten largest steel companies in the United States.⁵

Donald and Isabelle McGenniss Ryerson had three children: Donald Ryerson, Jr., who died in infancy, a daughter Isabelle Joan (Brewster), and a son Anthony (“Tony”) Mitchell Ryerson (1918 – 2002). Donald Ryerson, Sr. died in 1932. His wife Isabelle hired local architect Herman Lackner to re-design the interior and exterior of 261 Mayflower Road in 1957.



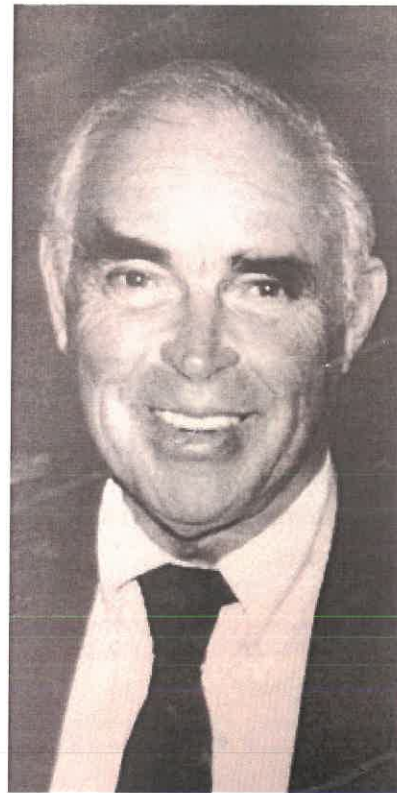
261 Mayflower, after 1957 renovations by Herman Lackner, architect
1995 Photo, Ryerson *Memoirs*

⁵ “Inland Steel,” Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/642.html>, accessed July 20, 2020.

In 1999, Tony Ryerson wrote his *Memoirs* which provide an intimate look into the family's life at 261 and 259 Mayflower Road. He wrote that the garages to the west of the main house at 261 Mayflower Road that were originally old converted barns that housed horses and cars, became known by the family as *Monoxide Towers* (a humorous reference to carbon monoxide produced by automobiles).⁶ Ryerson noted that his uncle Ambrose Cramer was the architect for the "beautifully designed" *Monoxide Towers*.⁷



Isabelle Corwith McGenniss Ryerson
ca. 1910, Ryerson *Memoirs*



Anthony "Tony" M. Ryerson
May, 1988, Ryerson *Memoirs*

⁶ Ryerson, Anthony M., *Humorous Hubbub: Memoirs of Anthony Mitchell Ryerson, as told to Margo Giffin Ryerson*, privately published (1999): 24. Nancy Ryerson Milliken said that the name *Monoxide Towers* was a joke, because the building was "mainly garages." Interviews with Nancy Ryerson Milliken, July 28, 29, 2020.

⁷ Ibid. at 88.

Permits

Permits for the property were reviewed at the City of Lake Forest. The first permit reviewed at the City of Lake Forest that pertains to this building is dated March 12, 1936, and it grants Mrs. Donald M. Ryerson (Isabelle) a permit to build a private three-car, two-story garage and servants' quarters at 261 Mayflower Road. Isabelle Ryerson's step brother Ambrose Cramer is listed as the architect. The garage were to have nine rooms, one attic and one basement, with one bath and one shower, three lavatories, three toilets and three sinks.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Fee \$ 79.80 Permit No. 1029
Date March 12 1936

PERMISSION IS HEREBY GRANTED TO Ralph Ryerson
to construct Building on Part Lot 1 Block 18 Town 5
No. 261 Street Mayflower at 2 Stories Rooms 1 Attic 1 Basement

Dimensions of Building:
Front 27.00
Width 27.00
Height 11.50
Bath 1
Lavatories 3
Toilets 3
Sinks 3
Laundry Tubs 2
Floor Drains 2
Heated by Gas
Lighted by Electric
No. of Plans 1
Specification See Plans
Plot Plan See Plans

Owner Mrs. D. M. Ryerson
Address 261 Mayflower Rd.
Estimated Cost including heating and plumbing \$ 1600
This building is 1st in the Fire Limits, and is to be used as
a Private 3 car Garage
Zone 2
Building Inspector A. O. Page

Fee of \$ 79.80 received.
Architect Ambrose Cramer Inc
Address Lake Forest Phone

PAID
MAR 12 1936
CITY OF LAKE FOREST

Original construction permit for garage, March 12, 1936

Not long after the original construction permit was granted, a permit was issued to allow Mrs. Ryerson to demolish the servants' quarters (?) at the property. The permit is difficult to read and hard to interpret.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Fee \$ 2.40 Permit No. 1030
Date March 24 1936

PERMISSION IS HEREBY GRANTED TO Mrs. Peterson
to construct Wreck Building on Part Lot 1 Block 18 Town 5
No. 261 Street Mayflower at 2 Stories Rooms 1 Attic 1 Basement

Dimensions of Building:
Front 27.00
Width 27.00
Height 11.50
Bath 1
Lavatories 3
Toilets 3
Sinks 3
Laundry Tubs 2
Floor Drains 2
Heated by Gas
Lighted by Electric
No. of Plans 1
Specification See Plans
Plot Plan See Plans

Owner Mrs. D. M. Ryerson
Address 261 Mayflower Rd.
Estimated Cost including heating and plumbing \$ 0
This building is 1st in the Fire Limits, and is to be used as
Wreck
Zone 2
Building Inspector A. O. Page

Fee of \$ 2.40 received.
Architect
Address Phone

PAID
MAR 24 1936
CITY OF LAKE FOREST

Permit to wreck (servants quarters?) March 24, 1936

According to Ryerson's *Memoirs*, the first occupant of the garage and servants' quarters was Anderson, a gardener, who took care of the fruit, flower and vegetable gardens on the 13-acre property of 261 Mayflower Road. Following Anderson was Fred Baumgartner, a chauffeur and handyman.

Later, in August, 1936, a permit was issued to Mrs. Ryerson build a greenhouse on the property. Ambrose Cramer is listed as the architect.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 1707

Fee \$ 7.44 Date Aug 31 1936

PERMISSION IS HEREBY GRANTED TO Mrs. Ryerson
to construct Green House Building on Part Lot 1, Bk. 1, 1st 1st
No. 261 Street Mayflower of 1 Stories Rooms 1 Attic 1 Basement

Dimensions of Building:
Front Green House
Width 10 ft. 6 in.
Height 8 ft.
Bath
Lavatories
Toilets
Sinks
Laundry Tubs
Floor Drains
Heated by
Lighted by
No. of Plans
Specification
Plat Plan

Owner Mrs. Ryerson
Address Lake Forest
Estimated Cost including heating and plumbing \$ 2000.00
This building is 1st in the Fire Liable, and is to be used as
a Green House & Hotbed
Class 2 Zone 2
Building Inspector A. O. Raabe
Fee of \$ 7.44 received.
Architect Ambrose Cramer
Address _____ Phone _____

Permit to build greenhouse, August 31, 1936

The greenhouse, which was built on the north side of the building, is shown on the 1977 Plat of Subdivision. It remained extant until 2000 when the owner demolished it.

While the date is hard to read on the permit, either in 1936 or 1939, Mrs. Ryerson again hired her step-brother Ambrose Cramer to design a "tool house" on the property.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 1850
Date June 30 1937

Fee \$ 9.75

PERMISSION IS HEREBY GRANTED TO John J. Murphy
to construct Shed & Garage Building on East Lot 1 Baker & N. Forest
No. 261 Street of 1 Stories 1 Rooms 1 Attic 1 Basement

Dimensions of Building:
Front 20' x 10'
Width 12' x 12'
Height 8'
Bath and Shower
Lavatories and Shower
Toilets and Shower
Sinks and Shower
Laundry Tubs and Shower
Floor Drains and Shower
Heated by and Shower
Lighted by and Shower
No. of Plans and Shower
Specification and Shower
Plat Plan and Shower

Owner John J. Murphy
Address John J. Murphy
Estimated Cost including heating and plumbing \$ 1200
This building is Not in the Fire Limits, and is to be used as a Shed & Garage
Class 2 Zone 2
Building Inspector Wm O. Hays
Fee of \$ 9.75 received.
Architect Andrew G. Brown
Address Chicago Phone

Permit to build tool house & ?, June 30, 1937

- A permit was granted in 1939 to build an addition to the residence. It is not clear if this permit allowed an addition to the building now at 259 or 261 N. Mayflower.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 2112
Date April 24 1939

Fee \$ 9.25

PERMISSION IS HEREBY GRANTED TO John J. Murphy
to construct Shed & Garage Building on East Lot 1 Baker & N. Forest
No. 261 Street of 1 Stories 1 Rooms 1 Attic 1 Basement

Dimensions of Building:
Front 20' x 10'
Width 12' x 12'
Height 8'
Bath and Shower
Lavatories and Shower
Toilets and Shower
Sinks and Shower
Laundry Tubs and Shower
Floor Drains and Shower
Heated by and Shower
Lighted by and Shower
No. of Plans and Shower
Specification and Shower
Plat Plan and Shower

Owner John J. Murphy
Address John J. Murphy
Estimated Cost including heating and plumbing \$ 1200
This building is Not in the Fire Limits, and is to be used as a Shed & Garage
Class 2 Zone 2
Building Inspector Wm O. Hays
Fee of \$ 9.25 received.
Architect Andrew G. Brown
Address Chicago Phone

Permit for an addition, April 24, 1939

On October 12, 1940, Isabelle's son Tony married Margaret Hutchins, known as "Dusa," daughter of investment banker James C. Hutchins. Prior to their marriage, in February of that same year, Isabelle built an additional residence on her property at 261 N. Mayflower. Once again, Ambrose Cramer was the architect.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Fee \$ 35.00 Date Feb 15 1940 Permit No. 2217

PERMISSION IS HEREBY GRANTED TO A. Raymond Ryerson
to construct 261 N. Mayflower Building on Part of Lot 1 Cap. & P. Thomas
No. 261 Street Mayflower of 1 Stories 1 Porch 1 Attic — Basement —

Dimensions of Building:
Front 24
Width 24
Height 13
Bath 2
Lavatories 2
Toilets 2
Sinks 1
Laundry Tubs —
Floor Drains —
Heated by Gas
Lighted by Gas
No. of Plans 1
Specification 1
First Plan —

Owner A. Raymond Ryerson
Address 261 N. Mayflower
Estimated Cost including heating and plumbing \$ 10,200.00
This building is in the Fire Limits, and is to be used as Residence
Class 1-1940 Zone 2

PAID
FEB 15 1940
CITY OF LAKE FOREST

Building Inspector [Signature]
Fee of \$ 35.00 received.
Architect Ambrose Cramer
Address Lake Forest, Ill. Phone —

Permit to build residence, February 15, 1940

It is most likely that this permit was the original construction permit for the residential portion of 259 N. Mayflower Road along the west side of the building, attached to the existing east side garage and servants' quarters. The permit called for a residence of seven rooms, one attic, and no basement. There is only a single basement area in the house, located under the front entrance hall. There would be two baths, two lavatories, two toilets and one sink. It seems that Isabelle Ryerson built this as a honeymoon cottage and residence for her son Tony and his wife Dusa.

On May 22, 1940, a permit was issued to Mrs. Ryerson to build an addition to the residence (permit #2217). It is not clear what was permitted to be added.

CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 2257 Date May 22 1940

Fee \$ 5.00

PERMISSION IS HEREBY GRANTED TO Mrs. Ryerson
to construct addition Building on Lot 1111 N. Lincoln St.
No. 1111 Street N. Lincoln St. of 1 Stories 1 Rooms 1 Attic 1 Basement 1

Dimensions of Building:
Front 11 Width 11 Height 11
Bath 1 Lavatories 1 Toilets 1 Sinks 1 Laundry Tubs 1 Floor Drains 1 Heated by 1 Lighted by 1 No. of Plans 1 Specification 1 Flat Plan 1

Owner Mrs. Ryerson Address 1111 N. Lincoln St.
Estimated Cost including heating and plumbing \$ 144
This building is 1 in the Fire Limits, and is to be used as 1
a 1 Zone 1
Class 1 Building Inspector 1

Fee of \$ 5.00 received.
Architect 1 Address 1 Phone 1

Permit to build addition to Permit #2217, May 22, 1940

When Tony and Dusa Ryerson returned from their honeymoon in 1940, the couple moved into the building. Tony Ryerson described the building in his *Memoirs*:

The [*Monoxide*] *Towers* had an exquisitely large living room with open stained beams, lovely bay windows, and a fireplace. Off the living room was a tiny, cozy dining room. Off the dining room was a screened-in porch that we called the “fly cage” which was next to my mother’s greenhouses which were on the east side of the house. Then off to the west of the living room was the master suite with bay window, fireplace, and good dimensions. Upstairs was not redone, but had two rooms and a bath. Also, attached to the Towers on the east was a small one-bedroom and bath apartment for the family chauffeur and all-around-handyman, Fred Baumgartner, who seemed to use the bath not for washing himself but for the washing of car tires.⁸

⁸ Ryerson, 24.



Monoxide Towers, 259 Mayflower Road, 1995
Ryerson Memoirs

While Tony was in the service during World War II, Dusa Ryerson and their infant daughter Sheila lived in *Monoxide Towers*. While Ryerson mentioned that while the attic wasn't "redone," after the Ryersons' daughter Sheila was born, Dusa's former nurse "Poody" (named Marie Larson) moved into the building "upstairs" to care for Sheila.⁹

When Tony was discharged from the service, sometime in 1945 but prior to the end of the war, he returned to *Monoxide Towers*. Because Dusa was expecting another child and their family was growing beyond the space provided by the little coach house, Tony and Dusa "switched houses" with Isabelle – Tony Ryerson and his family moved into the larger, original house at 261 Mayflower, and Tony's mother Isabelle moved into *Monoxide Towers*. At some point, Isabelle's mother Isabelle Cramer was no longer happy living in the very large Rathmore estate, and she moved into *Monoxide Towers* to be with her daughter Isabelle Ryerson.

By the late 1940s, Ambrose Cramer also designed "Mt. Gordon," a home in Virginia for Isabelle Ryerson and her mother Isabelle Cramer, where the women lived together and where Isabelle

⁹ Ryerson, 91.

Ryerson rode horses.¹⁰ When Isabelle Ryerson and her mother Isabelle Cramer returned to Lake Forest from Virginia, they lived together in *Monoxide Towers*.¹¹

While Tony Ryerson and his wife were living in 261 Mayflower Road, they purchased five acres from the property next door and built a new contemporary house at 263 Mayflower Road, designed by architect Charles Dornbusch and completed in 1950. Tony and his family moved into the new house and Isabelle Ryerson and her mother Isabelle Cramer moved back into the main house at 261 Mayflower.¹² After that, *Monoxide Towers* “stayed empty.”¹³ However, the Ryerson family continued to own both 259 and 261 Mayflower Road. During an interview conducted with current Lake Forest resident Nancy Ryerson Milliken, daughter of Tony and Dusa Ryerson, Nancy recalled “the lovely bay windows and rafters” of *Monoxide Towers* when she grew up at 263 Mayflower Road.



263 N. Mayflower Road, built 1950, Ryerson *Memoirs*

¹⁰ Ryerson, 126.

¹¹ Ryerson, 23.

¹² In 1957, architect Herman Lackner remodeled the interior and exterior of 261 Mayflower Road.

¹³ Ryerson, 128. See also, Research from LF/LB Telephone Directories, History Center of Lake Forest - Lake Bluff, attached in Appendix.

Isabelle Cramer died in 1954 and her daughter Isabelle Ryerson died in 1976. Upon Isabelle Ryerson's death, her son Tony inherited 261 Mayflower Road and he sold the property "with the converted garage" in 1977.¹⁴

A realtor's card found at the History Center of Lake Forest-Lake Bluff dated January 28, 1977 includes a hand-written notation indicating that 261 Mayflower sold on May 11, 1977. The property included a coach house with 9 rooms, 4 baths, 2 fireplaces, a 3-car garage, workroom, greenhouse and implement shed.¹⁵

Directions: **SOLD May 11, 1977** **UC** **JAN 28, 1977** **SP 425,000**

Address: 261 North Mayflower Road		City: Lake Forest		Zip: 60008		Lot Size: Approximately 4 3/4 acres		\$495,000.00	
Const: Clapboard, Two Story		Style: Country House		Architect: Herman Lackner		Roof: Wood Shingle		Coach House: 9 rooms, 4 baths (2 fireplaces)	
Bath: Renovated 1952		Fence: West		Year: 1975		Porch: Screened 20 x 18		3-Car Garage	
Basement: Large with Laundry and dry storage. Interior and exterior entrances.		1st - Vestibule, entrance hall, two Powder Rooms; Living Room with fireplace; paneled Dining Room with fireplace; Library with fireplace; Master Bedroom with fireplace; Pantry, Kitchen, Maid's Room and Bath; screened Porch.		2nd - 3 Master Bedrooms, 3 Baths (one with fireplace), 2 Maids Rooms and Bath. Pull-down stairway to storage attic.		Workroom		Greenhouse	
School: Grade: Sheridan		Bus: Deerpath		Bus: to O'Hare		Other: Lake Forest East & West		Approximately: 18 1/2 x 13 frpl	
Transp: CR		C&NW		Mortgage: Existing		City water, Heat, Sanitary Sewer, Storm Sewer, Septic Tank, Flood Hazard Insurance may be required by Lender.		20 x 15	
Special Assessments \$		Remarks and any special conditions: A quiet drive past an enchanting Coach House opens into a supreme riparian setting. The warm and inviting residence near its beautifully planted bluff, is individualistic in every way. Spacious, major rooms with tall ceilings have glorious views to the lake.		Titleholder: Mr. Anthony D. Ryerson		Brokerage Fee: 6% (50% to cooperating broker)		18 x 15 frpl	
For office use only		REALTOR Office: Gilbert Rayner Assoc., Inc., L.F.		Phone: 234-3800		Mortgage: 234-9000		12 x 9 1/2	
R 122376		Sales Person: Carmen Burgess Olson		Possession: Negotiable		Reason for Sale: Other		Title	

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the REALTOR is liable for errors. This listing may be changed without notice.

Realtor Card, 261 Mayflower Road including coach house
January 28, 1977 History Center of Lake Forest - Lake Bluff

¹⁴ Ryerson, 128.

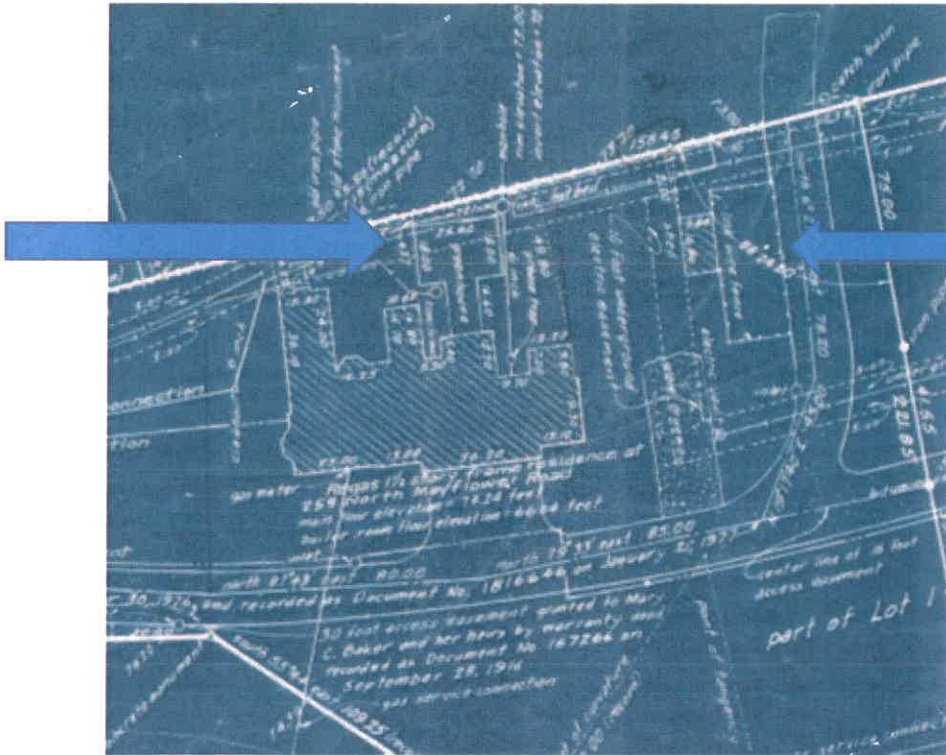
¹⁵ January 29, 1977 Realtor Card, attached in Appendix.

Directions:		Address: 259 N. Mayflower Road		City: Lake Forest		1696		Lot Size: Approximately Two Acres		\$ 635,000.00	
Const: Brick & Clapboard		Style: Cape Cod		Road: Wood Shingle		Unincorporated Area: Yes		Heat: Gas HW		Greenhouse 25 x 17	
Built: 1952		Faces: South		No. X		Year - Taxes Submittal not yet reassessed		Porches: Terrace		Garage Two Car Att. E. E.	
Basmt: Partial		1st - Foyer; living room with vaulted ceiling, fireplace, bay; dining room with bay; kitchen; breakfast room with bay; family room opening to terrace and greenhouse; master suite with fireplace, dressing room and ceramic tile bath; den; powder room; bedroom and bath.		2nd - Two twin-sized bedrooms; two baths; sitting room.		School: Grade: Sheridan		Transp: RR: C & NW		Mortgage: Existing	
Special Assessments: None known.		City water, Sanitary Sewer, Storm Sewer.		Fire Hazard Insurance may be required by Lender.		Remarks and any special conditions: Ideally situated in a sylvan setting, this charming home boasts a breathtaking lake view, a peaceful seclusion, and a village ambience all gently bespeaking its coveted location. Beyond its entrance lies a gracious, yet comfortable elegance—perfectly maintained, warmly inviting—a jewel!		Broker must accompany all showings.		Titleholder: John P. Regas	
Brokerage Fee: 6%		Commission to Co-op Broker: 50%		Commission due only if sale is consummated.		Title: CT&T		Reason for Sale: Other		Possession: Negotiable	
MLC use only 021180		NEALTOR® Office: Gilbert Rayner Assoc., Inc., L.F. Phone: 234-3800		Salesperson/Broker: "Eddie" Tatge		Home Phone: 295-2447					

Undated Realtor Card, 259 Mayflower Road
History Center of Lake Forest - Lake Bluff

The new owner of the property was Peter G. Danis. In 1977, Danis subdivided the property into two lots: 261 and 259.¹⁶

greenhouse



tool house

Peter G. Danis Plat of Subdivision, July 28, 1977

On April 14, 1980 the building received an official house number (259) from the City of Lake Forest:

The City of Lake Forest, Illinois
OFFICIAL HOUSE NUMBER

Date: _____

The official house number for the _____ located on _____ Lot _____ Block _____

Subdivision: _____

Section Location: _____ 1/4 Section _____ Township _____ North Range _____ East of 3rd P.M.

will be No. _____ Street _____

Zone _____ Bldg. Permit No. _____ Contractor _____

Chapter 9, Art. IV, of The City of Lake Forest provides that house numbers will be assigned in accordance with the House Numbering Act of The City of Lake Forest and it shall be the duty of every owner, agent or occupant of said house to place a proper number thereon.

Each of the faces of every signpost shall be at least three (3) inches in height. Such signposts shall be placed in a conspicuous place on, above or immediately to the side of the door, or else they shall be placed on a tree, post, or other fixture on the premises to the property so as to be easily and distinctly read from the street of the street and driveway alike.

Director of Building

The City of Lake Forest, Illinois Official House Number, April 4, 1980

¹⁶ Plat of Subdivision dated July 28, 1977.

Tony Ryerson recalled: “*Monoxide Towers* stayed empty once we built our own house and Mother moved back into her house. After her death, I sold 261 Mayflower with the converted garage/cottage to Peter Danis who split the property and sold off the *Monoxide Towers* to two gentlemen, one of which was an interior designer. The gentlemen did some wonderful renovations and expansion. Then the little house was sold to a lovely couple, John and Shirley Stanzik, who live[d] part of the year in the cottage in Lake Forest and part of the year in London.”¹⁷

The first owner of 259 N. Mayflower Road who was not a Ryerson was John P. Regas. On May 17, 1978 Regas received a permit to alter the roofline and remove the partition between the kitchen and garage. Presumably, this is when the garage was converted into residential space and much of the remodeling took place.

The Lake County Recorder of Deeds Office shows that ownership of 259 Mayflower Road belonged to John P. Regas from 1978 – 1981, John D. Stancik in 1997, Jay Whipple III in 2000, Taryn Edwards in 2006, and Robert and Susan Moorman from 2016 until June 23, 2020 when they sold the property to Desmond R. LaPlace, the current owner of 261 Mayflower Road.¹⁸ As a result, 259 Mayflower Road is now under the same ownership of 261 Mayflower Road, as it was when it was originally built.

Changes to the Property

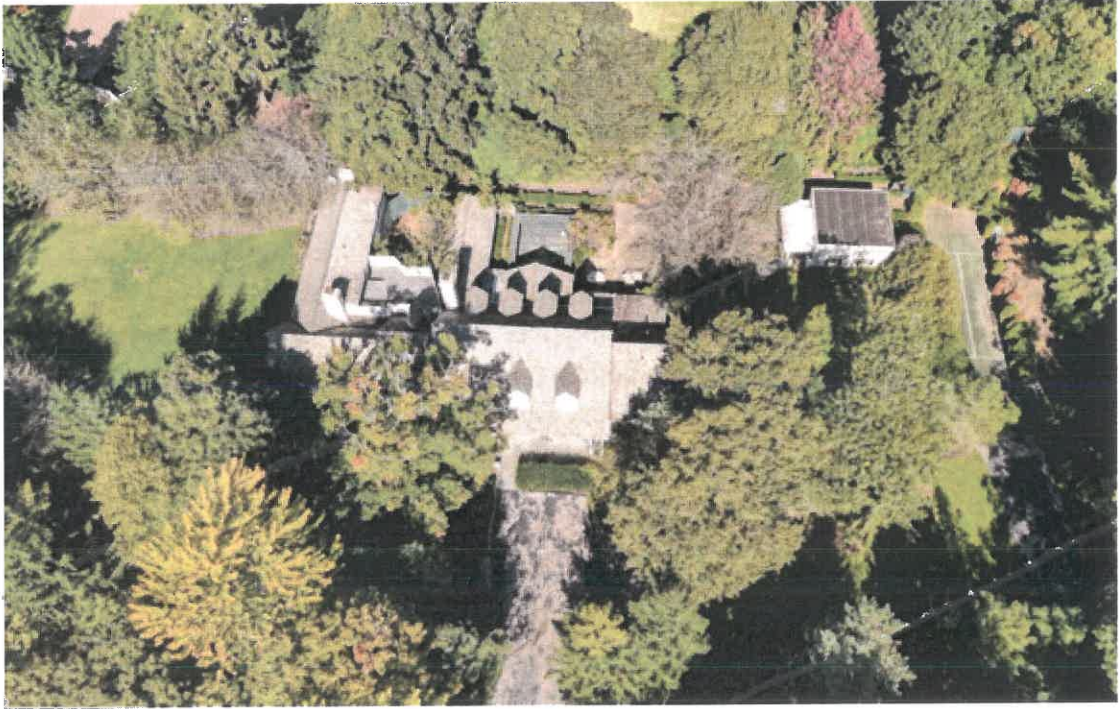
The most significant change to the property occurred on May 17, 1978 when the roofline was altered and the partition between the kitchen and garage was removed by owner John P. Regas. Following that, permits for other changes to the property include:

- April 1, 1981: building was re-plastered, two windows were replaced, a radiator was replaced and repairs were made to hot water heater pipes by owner John Regas
- April 3, 1981: a private driveway was relocated by owner John P. Regas
- June 16, 1981: repair existing stockade fencing
- November 19, 1997: a new roof over rear flat roof for owner John D. Stancik
- June 1, 2000: the greenhouse was demolished by owner Jay Whipple
- October 13, 2009: a concrete patio was installed by owner Taryn Edwards
- December 4, 2009: a new fence was built by owner Taryn Edwards
- July 14, 2011: the driveway received second lift by owner Taryn Edwards¹⁹

¹⁷ Ryerson, 128.

¹⁸ Lake County Recorder of Deeds Office, <https://www.lakecountyil.gov/258/Recorder-of-Deeds>, accessed July 6, 2020.

¹⁹ These permits for changes to the building were received by The City of Lake Forest. Changes to the property after 259 Mayflower Road was subdivided from 261 Mayflower, including easements, are not part of this report.



Overview of property

Architecture of 259 Mayflower Road

The building at 259 Mayflower Road was originally a stable, then a garage/servants' quarters, then a residence for Isabelle Ryerson and her family who lived at 261 Mayflower Road. No historic drawings or photographs were found, and it is unclear from the permits which portion was originally designed and which were alterations. The first permit dated March 12, 1936 that relates to the property allowed for construction of a garage that was 29'2" across, with a width of 62' 2", and a height of 24'. One bath and shower, three lavatories, three toilets and three sinks were built. The cost of the 3-car private garage was estimated to be \$21,600.00.²⁰ The east side of the building includes space that was formerly the garage and servants' quarters with a bedroom and bathroom.

Permits to build a greenhouse were issued on April 24, 1936, and August 31, 1936. The greenhouse contained two rooms; the structure was 18' long, 16' wide and 11' high.²¹ On June 30, 1939, Cramer was given a permit to build a private "tool house" that would be 12 X 12, 9' high, with a bath, porch and screens. The cost was to be \$1,200.00.²²

The original permit to build a residence on the property, dated February 15, 1940, called for a 7 room building with an attic and no basement, a front of 25', a width of 5#? feet, and a height of 13'6", two baths, two lavatories, two toilets and one sink. The building was to be heated by oil, lighted by electricity, and would cost approximately \$10,200.00.²³ On May 22, 1940, a permit was issued allowing for an addition, but it is unclear exactly what was permitted to be added.

Details about the interior of the house designed by Ambrose Cramer were found in Tony Ryerson's *Memoirs*. He notes that the first story of the house had a large paneled living room with open stained beams, bay windows and a fireplace. Off the living room was a dining room, and off of that was a screened in porch that was next to a greenhouse, both of which were later demolished. To the west of the living room was the master suite with bay window and fireplace. The second story was not finished, but had two rooms and a bath, and a nurse for Sheila Ryerson lived there. Attached on the east side was a one-bedroom and bath apartment for the chauffeur.²⁴ Nothing is mentioned about a kitchen or servants' quarters in the residence. It is not clear what was added in 1939 and 1940, or where the April 24, 1939 and May 22, 1940 permits allow additions. It is possible, but not certain, that the second bedroom on the northeast side of the kitchen is an addition.

²⁰ City of Lake Forest Permit #1628, March 12, 1936.

²¹ City of Lake Forest Permit #1644, April 31, 1936.

²² City of Lake Forest Permit 1850, June 30, 1939.

²³ City of Lake Forest Permit #2217, February 15, 1940.

²⁴ Ryerson, 88.

Currently, there are two stairways leading to the second floor: one accessed from the master suite off of the living room, and another in the front hall. The first change to the building that is documented by a permit occurred when the first owner after the two properties were subdivided, John P. Regas, altered the roof line and removed the partition between the kitchen and the garage, thus converting the garage to livable space.²⁵

Cramer designed the building in a refined, elegant Colonial Revival manner, which was popular beginning in the 1920s, and continued to be so into the 1930s and 1940s. Shingle Style architecture, like that of 261 N. Mayflower was out of style (except for along the beach colonies of the Eastern Seaboard). It wasn't until 1957 that architect Herman Lackner re-designed the interior and exterior of the house at 261 Mayflower Road, converting the shingle style house to a simplified Colonial Revival.

The 1977 Plat of Subdivision shows the outline of the house around the time the property was first subdivided from 261 Mayflower Road. As shown on the Plat, the driveway led to the garage. To the west of the garage is the residence showing the living room on the left, with a bump out for a bay window on the west elevation, and the master suite extending north. Immediately east of the master suite was the small dining room; it was designed with a bay window on the north side. The original garage had three stalls. The three car garage was divided up into two rooms. A bay window was added to the west room, which was converted into a dining room with the addition of a fireplace and crown molding. The east room, which consisted of two garage stalls, has been converted into a large family room. The north side of the building shows the greenhouse (demolished) and the east side of the building shows the "tool house" that was designed by Ambrose Cramer.

Exterior

The 1 1/2 -story asymmetrical white clapboard Colonial Revival house is rectangular in plan, with a number of extensions facing north in the rear. The front elevation faces a bluestone terrace looking south toward Mayflower Road; the east elevation has a view of 261 N. Mayflower Road and Lake Michigan; the north elevation faces a wood fence and neighboring property, and the west elevation faces a long side yard. The front door, which is located to the west of the center of the building, is paneled, with 12-lite sidelights on either side and leads into the residence. The front entrance configuration, the multipane double-hung windows with shutters, the gabled roofs with dormers and clapboard facades are all character-defining features of Colonial Revival architecture. The garage openings were located on the east side of the building with an entrance for the servants on the far east side of the building, facing the front. The living room views south, and has a dutch door that leads to the front bluestone terrace, and also views to the west, toward the expansive side yard. The current dining room (former garage stall), faces south onto the terrace. The bay window was added at some point after the 1977 Plat of Subdivision. The French

²⁵ City of Lake Forest Permit #14397, May 18, 1978.

doors in the current family room that were garage openings, face the driveway. The first floor master suite is to the north of the living room; east of the master bedroom is a patio, which might have been the screened in porch referred to as the “fly-trap” by Ryerson in his *Memoirs*. There is a second bedroom, which may have been an addition, and a “dining patio,” which was originally near the location of the demolished greenhouse. The original servants’ quarters are entered from the front on the east side of the house next to the former garage stalls. Its bedroom faces north. There is a tree house and half tennis court to the east. The tree house is decidedly Post Modern, with a round window. The “tool house” is located north and east of the coach house.

Front facade

East of the front door is a band of divided multi-lite windows that light the current dining room, and further east are two sets of divided French doors with black paneled shutters, which were openings for the original garage doors, but which now light the family room. To the right of the French doors is a paneled door that leads to the original servants’ quarters.

The side-facing gable roof line is divided into four sections: the front entrance is under one section, to the right is a higher pitched roof line with three front-facing gable dormers with six-over-six double-hung windows, and to the east of that is a slightly recessed roofline that is in line with the roof over the living room, to the west of the front entrance. The cedar shake roof is supported by square posts and slightly overhangs the front entrance and a larger overhang covers the dining room and family room to the east of the front entrance. A bluestone terrace is lined with white brick knee walls with landscaping.

To the left of the front door are two six-over-six double hung windows with white window boxes, and a paneled dutch door with a divided lite that leads to the bluestone terrace, all surrounded by black paneled shutters. These windows illuminate the living room and the dutch door leads inside to the living room.



Front façade, south elevation



Front façade looking north, bluestone terrace



Front façade, looking northeast



Front façade, east side, looking northwest, servants' entrance on right

West elevation

The west elevation features a west facing gable on the south end with a projecting bay window with fixed twelve-over-twelve and six-over-six windows on either side. The bay window lights the west side of the living room. To the north of the bay window are two divided four-over-four windows on either side of a six-over-six double hung window, and two six-over-six divided double hung windows, all surrounded by black paneled shutters. These windows light the master bedroom suite; dressing room on the south and bedroom on the north. A brick chimney rises from the north end of the master suite.



West elevation

North elevation

The north elevation of the building features bump outs for the master bedroom on the west side, with a painted brick chimney. The second story of the master bedroom wing has two divided circular windows, one on the north elevation and one on the east elevation. (It is unclear if these were added when the tree house was built. Post Modern architecture was becoming popular in the 1970s). There is a patio that likely was the screened in porch that Ryerson described in his *Memoirs*. It is surrounded by the master bedroom and a second bedroom. There is currently a green lattice screened-in dining patio, which was the site of the demolished greenhouse, with sliding doors that lead into the new family room. The second story of the north elevation has three north facing dormers that match the dormers on the front elevation. A band of divided windows on the east side of the north elevation light the bedroom that was most likely the chauffeur's room.



North elevation, west side
master bedroom facing west



North elevation west side
master bedroom looking southwest



North elevation, east side, looking south



Patio extending from kitchen, looking north, second bedroom on left

East elevation

The east elevation features six-over-six divided double hung windows that light the servants' quarters. Latticed fencing, the tree house, tall non-deciduous shrubs, a half tennis court and the "tool house" are all situated on the east side of the building.

The wood tree house has an outdoor balcony built around a living tree and a divided round window above an elongated divided rectangular window. Other fenestration includes six-over-six divided double hung windows facing south. The interior of the tree house is lined with wood and features a built-in bunk bed. It is not clear from the permits when the tree house was built, but it may have been in the 1970s.



Tree House, looking west



Treehouse, looking east toward Lake Michigan

The entire property is surrounded by lattice wood fencing, painted green or white. Open areas on the rear of the house, north elevation, are surrounded by green lattice fencing, and some elevations of the house and the tool house are covered with white lattice fencing. It is not clear if the fencing is historic.

To the east of the building is a white painted lattice wood fence that divides the yard and leads to the tool house. The tool house is an elegantly-designed square white clapboard building that references the white clapboards of the garage/residence. Ambrose Cramer's training with David Adler is readily apparent here. The south elevation of the tool house is covered with white painted lattice panels, and features two double hung windows. The interior may have been used for storage, but the exterior design, with its thoughtfully-conceived detailing, reflects a high-style aesthetic.



South side of tool house, facing north



North side of tool house, facing southwest

The north elevation of the tool house is covered with diamond patterned lattice panels and features French doors. The front (west) façade of the structure that faces the main house (which originally faced the greenhouse and probably gardens) is symmetrical, and features a concrete porch, covered by a flared metal pagoda roof supported by wood posts that reference the wood posts on the front façade of the garage/residence. Oval empty niches in panels that are fitted with mounts for statuary are placed on either side of divided French doors with black shutters. A herringbone patterned brick walkway leads from the tool house to the north concrete patio of the main house, separated by two brick piers. This small structure resembles a “folly” and is reminiscent of the one David Adler designed for the William McCormick Blair house. It is unclear why the building was called a “tool house.” Presumably it was used for storage.



Tool house, looking east



Tool house, looking east



Tool house interior, facing southeast

To the east of the tool house is a half tennis short court with a basketball hoop and a bocce or boules court, both surrounded by tall non-deciduous shrubs. The courts are connected to the north side of the tool house and the dining patio on the main house by a brick lined sidewalk that runs around the perimeter of the northeast side of the property. Permits don't indicate when these courts were added to the property.²⁶



Tennis half court, looking north

²⁶ An easement on the property is recorded, but because it does not involve the building, is not discussed in this report.

Interior

First floor

The front entry on the south elevation leads to a foyer with non-historic tile on the floor, plaster walls with a non-historic stylized acanthus leaf crown and a stairway leading to the second floor on the west side. A square opening on the west side of the foyer leads to the living room; a short hallway with doors leading to a closet and the basement (which is only under the entrance hall) leads into the kitchen on the north side; on the east side is an open doorway (with hinges, but with the door removed) that leads to the space that historically was the west garage but was remodeled into a dining room in the 1970s.



Front Foyer, looking north toward kitchen



Front foyer, looking east toward current dining room, former garage

The living room is rectangular, with an open truss beamed ceiling. The walls are plaster, and the base of the wall to chair rail height and ceiling are covered with knotted wood paneling. The ceiling beams rest on large crown molding that runs the perimeter of the room. The floor is historic quarter sawn oak. The north wall of the living room features a paneled fireplace with a stone surround and hearth. The fireplace is flanked by mirrored niches with glass shelves. The paneling below the niche to the left of the fireplace opens for firewood storage. Above the fireplace is wood paneling. To the right of the fireplace is the entrance to the historic dining room and to the left of the fireplace is the entrance to a small staircase to the second floor.



Living room, looking west



Living room fireplace, looking north



Living room, west side, looking north to master suite

There are two symmetrical openings on the east wall. To the north is a shallow cabinet or closet and to the south, the open entry to the foyer. The west wall features a bay window that looks out over the west lawn. The south wall features two divided windows and a dutch door that leads to the front terrace. A non-original large glass chandelier hangs from the ceiling. With the exception of the chandelier, the living room is intact and seemingly as Cramer designed it. Intended to be rustic, the living room is similar to other wood paneled rooms in country estates, and perhaps recalls the former stables that preceded the garage. David Adler designed a pine paneled living room addition in 1941 to his country house in Libertyville.



Living room, looking southwest



Living room, looking northeast



259 Mayflower, undated photograph
History Center of Lake Forest-Lake Bluff No. 2017.6.36



Undated rendering, sent to James Opsitnik by previous owner

A door on the northwest side of the living room leads to the master suite. Some walls are plaster; others have painted white paneling. The floor is quarter-sawn oak. The door from the living room opens into a small room with a closet and a staircase that leads to the second floor. A paneled wall separates this space from the dressing area. This may have been added when the Ryersons' nurse moved into the space above the master bedroom.



Living room, door to hallway with staircase to second floor



Master suite hallway staircase to second floor

Currently, access to the master suite is through the historic dining room. A small hall leads to a room with six-over-six divided double-hung windows on the west side and a non-historic bathroom on the east side. The room has paneled walls and paneled and mirrored closet doors. The master bedroom, on the north side, has six-over-six double-hung windows on the west wall, a fireplace with a blue and white delft-style tile surround, a brick herringbone firebox, and paneling above. David Adler frequently incorporated Delft tile in his designs. It is found in the fireplace surround in the dining room of the William McCormick Blair house and as baseboard in the living room of the Jesse L. Strauss House in Glencoe. Two divided double hung windows face north on either side of the fireplace, which has paneling above it.



View from dressing room to master bedroom, looking north



Dressing room, looking south



Master bedroom looking north



Master bedroom looking south

The master bath has been remodeled and other than its historic location, has no integrity.



Master bath, looking east

A paneled door on the northeast side of the living room and an open doorway from the hall in the master suite lead to the original dining room. The floor is wood, the walls are plaster, and dark stained trim surrounds the open doorways, forms a chair rail and delineates ceiling panels. A deep bay window on the north side of the room features a paneled door with a divided light, surrounded by four-over-four double-hung windows. The door opens to the patio, which originally was likely the screened in porch (now demolished) mentioned in Ryerson's *Memoirs*. The patio is enclosed on the sides by the master bedroom on the west and a second bedroom on the right. An open doorway on the east side of the room leads to the kitchen.



Original dining room, looking north

The kitchen is on the north side of the building, to the east of the original dining room. The only features that are historic in the kitchen are original windows that face north over the sink. The kitchen opens directly to the large breakfast room on the east and a butler's pantry on the south, which were most likely part of the original garage.



Kitchen, looking east



Breakfast room, looking east
Servants' quarters at far east



Breakfast room, looking northeast
Tool house visible through window

The non-historic dining room, which is accessed on the southwest side from the entry foyer, is also accessed through the butler's pantry and was the west stall of the original garage. The dining room features the same stylized non-historic acanthus leaf cornice as the foyer, a non-historic fireplace on the east side of the room and a non-historic projecting bay of divided-light windows facing south and looking out over the front terrace.



Dining Room, looking north



Dining room, looking southeast

The family room, which was originally part of the garage, has two sets of divided French doors facing the front porch and blue stone terrace on the south. Non-historic built-in bookshelves and a fireplace line the west wall of the family room. The ceiling is lower in areas due to installation of duct work. A door on the east side of the room leads to the space that was originally the servants' bedroom.



Family room, formerly garage
looking east



Family room, formerly garage
looking south

Extending north from the kitchen is a second bedroom, which may have been an addition for servants or for Isabelle Ryerson or Isabelle Cramer. The room is visible as a bump out on the 1977 Plat of Subdivision. The walls are plaster and the floor is wood that is not quarter-sawn. Fixed and casement windows look out onto the patio, which may have been the “flytrap” screened in porch that Tony mentioned in his *Memoirs*, accessed from the door in the original dining room.



Second bedroom, looking north



Second bedroom, looking southeast
Original dining room and master
bedroom visible through window

The original construction permit to build a garage included plans for servants' quarters. Located on the far east side of the first floor, the servants' quarters included a bedroom, shower and tub. The quarters are accessed from a door to the front terrace on the south elevation, and from double doors on the northeast side of the family room, which was previously the garage.



The former servants' quarters bedroom, looking north



Former servants' quarters bedroom, looking south



Remodeled bathroom in former servants' quarters



Remodeled bathtub area in former servants' quarters

Second Floor

A second floor is divided into two areas. These two areas are on the west side over the residence and the east side over the former garage. They are not joined. The west side second floor is above the master suite, accessed by a small staircase just north of the living room. The space includes a bedroom, closet and a bathroom. A door on the east side of the room leads to a diamond patterned lattice lined roof top terrace. The room has six-over-six divided double hung windows on the east side and a non-historic divided circular window on the north side.



Second floor, west side, looking north



View from door on second floor bedroom #4 to second story deck,
looking southeast

The east side second floor is accessed from the front foyer stairs, and is above the former garage space and current dining room and family room. This space consists of an open arched entry leading to a long hallway lined with shelving and built in cabinets, and two bedrooms and two bathrooms on the south side. Dormer windows, on both the north and south sides, feature six-over-six double hung windows with wood shutters. Floors are wood and lighting consists of one ceiling mounted fixture and can lights. This area either is not historic or has been remodeled to the extent that there is little or no historic integrity.



Second floor, east side, looking east



Second floor, east side bedrooms, facing south

Ambrose Coghill Cramer, Jr., Architect (1891 – 1970)

Ambrose Cramer was a logical choice to design the conversion of the stables to a garage/servants' quarters/residence on the property at 261 N. Mayflower Road. He was the son of Ambrose Cramer and step-son of Isabelle Corwith McGenniss Cramer, and half-brother of Isabelle McGenniss Ryerson, who owned the property. He was a cousin to architect Henry Dangler, who worked with David Adler. Cramer grew at Rathmore with Isabelle Ryerson in Lake Forest, surrounded by neighboring relatives. Furthermore, he was a successful architect who had worked for David Adler and, on his own, designed Beaux Arts houses that comfortably fit within the context of historical revival architecture in Lake Forest and the North Shore.



Ambrose C. Cramer
History Center of Lake Forest-Lake Bluff

Cramer was born on October 17, 1891. He took one class in architecture at Yale, graduating in 1913, and it appeared that his intention was to work "in the bond business."²⁷ Apparently changing his mind, he took a job with his cousin Henry Dangler's architectural firm of Dangler & Adler from 1915 – 1917. Cramer served in World War I in France and received the French cross of the Legion of Honor. He was an architect for the Great Lakes Naval Training Station in Illinois until September, 1917; for the remainder of his time in the service he was on the General Staff of the U.S. Naval Aviation Forces in France. He was awarded three U.S. Navy citation stars and was made a Chevalier of the French Legion of Honor. He returned to France to study at the Ecole des Beaux Arts in Paris from 1921 - 1926.²⁸ *The Eavesdropper*, a journal for the Class of 1913 of Yale College, noted in April, 1922, that Cramer was completing his architectural studies at the Beaux Arts in Paris. Contact information was through Morgan, Harjes & Company, a Paris-based investment bank located at the Place Vendome, or at Cramer's Chicago office, Room 1114 of the Monadnock Building.²⁹

After Cramer returned to the United States from France, he re-joined David Adler's firm, staying with him from 1927 – 1929, when Cramer left to start his own firm. The *Eavesdropper* noted that in 1935 Cramer's residence was 1388 N. Green Bay Road in Lake

²⁷ Richard Whitfield Robbins, ed., *History of the Class of 1913, Yale College*, 1 (May 1913): 133.

²⁸ "Ambrose Coghill Cramer," *Forty-Five Year Record*, Class of 1913 Yale College, 1958; "Ambrose Cramer: Gentleman Architect," History Center of Lake Forest-Lake Bluff, <https://lflb.passitdown.com/stories/42168>, accessed July 14, 2020.

²⁹ *The Eavesdropper*, Class of 1913, Yale College 6 (April, 1922): 62.

Forest, and that he was the head of his own architectural firm, Ambrose C. Cramer, Inc., with offices in Tower Court, Chicago.³⁰ He was licensed to practice architecture throughout the United States in 1939.³¹ From 1942 until 1947 he served in various capacities for Lend-Lease, a program that the United States government enacted to lend or lease war supplies to any nation deemed vital to the defense of the United States.

Cramer married Grace Meeker, daughter of Arthur Meeker, the general manager of Armour & Co., and his wife Grace, on April 12, 1916. Donald Ryerson, Isabelle Ryerson's husband, was Cramer's best man. David Adler served as one of the ushers. Mary Meeker, the bride's younger sister, was one of the flower girls.³² The couple had two sons: Ambrose C. III, born in Chicago in 1917, and Nevill M. J., born in Paris in 1922. Grace and Ambrose divorced in 1927 and on March 11, 1929, Cramer married Grace's younger sister Mary.³³ In 1930, Cramer designed *Constantia*, a Dutch and South African Revival style home in Montecito, Santa Barbara, California, for his in-laws, Arthur and Grace Meeker.³⁴

Cramer is known mainly for his work while on staff at David Adler's firm and through published articles. Cramer served as draftsman on the Adler-designed Alfred Hamill House in Lake Forest and "Castle Hill," the R.T. Crane House in Ipswich Massachusetts, as his initials appear on the drawings. Cramer designed and lived in one of the townhouses in the Ryerson, Poole, (Henry) Dangler and Cramer Houses row houses at 2700 – 2710 N. Lakeview Chicago (1916), designed by Dangler and Adler; these townhouses are now a Chicago landmark. Cramer's residence, the townhouse at 2710, which he designed, was published in *House and Garden* and *House Beautiful* in 1930 and 1935, respectively. *Constantia*, the house Cramer designed for his in-laws in Montecito, near Santa Barbara, California was published in the September – October 1976 *Architectural Digest*.

Cramer's designs in the immediate area include 35 N. Green Bay Road and 51 N. Green Bay Road in Lake Forest (both Colonial Revival, 1925). In 1938, he restored the Richard Bentley House, 1435 Lake Road in Lake Forest, originally designed by David Adler and Robert Work in the Dutch and South African Revival style, a style Cramer used to design his in-laws' house in Montecito, California in 1930). In 1936, he designed the Charles C. Kerwin House, 994 Meadow Lane Road in the Colonial Revival style. One of his best known buildings is "Brushwood Farm,"

³⁰ *The Eavesdropper*, Class of 1913, Yale College 12 (May, 1935): 48. "Tower Court" was the former name of the one block street just to the west of the Water Tower between Chicago Avenue and Pearson Street. By the 1950s, Tower Court was commonly referred to as North Michigan Avenue. "Bertrand Goldberg in Tower Town Part I: Bertrand Goldberg's Commune," *Forgotten Chicago*, <https://forgottenchicago.com/features/bertrand-goldberg-in-tower-town-part-1-bertrand-goldbergs-commune/>, accessed August 6, 2020.

³¹ Sidney Lovett, ed., *Forty Five Year Record, Class of 1913*, Yale College (1958): 88.

³² "Ambrose C. Cramer Weds Grace Meeker," *Chicago Tribune*, April 13, 1916.

³³ "Mary Meeker Weds Sister's Ex-Husband," *Chicago Tribune*, March 12, 1929.

³⁴ Drawings for the building are included in the University of California Santa Barbara Architecture and Design Collection, <https://oac.cdlib.org/findaid/ark:/13030/cm86m37d0/>, accessed July 14, 2020.

the summer house for his uncle Ed, - Mr. and Mrs. Edward L. Ryerson, Jr. It is now included in the Edward L. Ryerson Area Historic District in Deerfield, Illinois (1938, 1940), listed on the National Register of Historic Places in 1995. Prior to designing the summer house Cramer had built a weekend log cabin for them on the Des Plaines River. Now located at the "Ryerson Conservation Area," and open to the public, Cramer felt that the Ryerson summer house was his best work, according to Cramer's wife Mary.³⁵

Outside of Illinois, Cramer designed *Fincastle*, a horse-country estate in Louisville, Kentucky and *Constantia*, in Montecito, California. His non-residential work included designing the Century Club for the 1933 Century of Progress in Chicago, and the Nalco Chemical Company headquarters in the western suburbs of Chicago.

In 1947, Cramer and his wife moved to Rockport, Maine. Cramer wrote:

I gave up former residences in Lake Forest and Chicago and moved to Rockport, Maine, two miles from Camden, an especially attractive location for boat cruising (sail or power) 'Down East.' Live in old restored Green Revival house on beautiful property on Rockport Harbor, giving off [sic.] Penobscot Bay, about eighty-five miles north of Portland.

I am enjoying life in small rural communities, actively participating in local activities of all types. Life in a small community, with its emphasis on human values, is very different from the somewhat anonymous life in great cities.³⁶

Telephone directories in Rockport, Maine identify Cramer as Rear-Commodore of the Camden Yacht Club (1949), Assistant Director, Civil Defense and Public Safety Forces (1952), and the sole architect in Rockport (1960).³⁷

Cramer became active in historic preservation toward the end of his career. He and his wife bought a house built c. 1854, moved it to a harbor side location, and Cramer restored the exterior and remodeled the interior in 1948. In 1960 the Hanson-Cramer house was documented in the Historic American Buildings Survey.³⁸ Sadly, it has since been demolished.

³⁵ Edward L. Ryerson Area Historic District, National Register of Historic Places Registration Form, December 22, 1995. Susan S. Benjamin, who wrote the nomination, interviewed Cramer's wife Mary as part of her research on the property.

³⁶ Lovett, ed., 87 – 88.

³⁷ Walsh History Center, Camden Public Library, email request for information

³⁸ Historic American Building Survey, HABS No. ME-7, Hanson-Cramer House, End of Sea Street (moved from Pascal's Avenue), Rockport, Knox County, ME, <https://www.loc.gov/pictures/item/me0070/>, accessed July 28, 2020.



Mary Meeker Cramer in the dining room of the Hanson-Cramer residence
Rockport, Maine 1984

Photograph by Arnold Newman for *Town & Country*
The Downeast Dilettante,

<http://thedowneastdilettante.blogspot.com/2010/09/>, accessed July 20, 2020.

Ambrose and Mary Cramer were very active in the Camden-Rockport Historical Society. They purchased the ca. 1770 Conway house in Camden, Maine, moved it, and donated it to the Camden-Rockport Historical Society, which opened as the Conway Homestead Museum in 1962 and listed on the National Register of Historic Places in 1969. Additional buildings were subsequently found, acquired and moved to the site.

Cramer also was instrumental in restoring the industrial Rockport Historic Kiln Area which features nationally significant lime pits, and Marine Park on Rockport Harbor, which were documented in the Historic American Buildings Survey in 1960 and listed on the National Register of Historic Places in 1970.

Cramer served as preservation officer for historic buildings in Maine for the American Institute of Architects and was a founder and president of the Maine League of Historical Societies and Museums.³⁹ He was a member of 18 other historical societies, the executive vice president of the Penobscot Marine Museum in Searsport, and a director of the Knox Memorial Association in Thomasstown. As a leader in the Rockport Recreation and Developmental Committee, Cramer was involved with the establishment of Walker Park and Beach, he was a member of the Advisory Planning Board in Rockport and worked with the State Park and Recreation Commission. He was a Maine state sponsor and officer in the National Parks Service, a member and vice chairman of the advisory council of Colby College in Waterville, Maine, a trustee of the Community Hospital at Camden, Maine, and the Knox County general Hospital in Rockland, Maine.⁴⁰ He was a governor of the Megunticook Golf Club, a member and founder of the Rockport Boat Club, and a nominations officer for Maine for awards and citations for state and local history. He and his wife Mary were also founding members of the Maine Coast Artists, now called the Center for Maine Contemporary Art.



Center for Maine Contemporary Art - Founders, 1952
Ambrose Cramer seated in center

Cramer owned a second home in the Phoenix, Arizona, area and served as an advisor and supporter of the Phoenix Art Museum for many years. He was a member of the Phoenix Fine

³⁹ "Lake Forest Historic District," Lake Forest National Register of Historic Places, 67.

⁴⁰ "Ambrose Cramer, Adviser to Phoenix Art Museum," *Arizona Republic*, Phoenix Arizona, November 3, 1970.

Arts Association and a sponsor of the Phoenix Zoo.⁴¹ He died in Maine in 1970, and Mary Cramer died in 1996.⁴²

The Lake Forest Historic District

The property at 259 Mayflower Road is included in the Lake Forest Historic District listed on the National Register of Historic Places. While it includes educational and commercial buildings, the district includes mostly residential buildings. A picturesque suburb of Chicago, the area is noted for winding roads that gracefully curve through a ravine setting, as well as large lots and well appointed, architect-designed, notable houses. A significant number of these large houses and estates feature outbuildings, including coach houses, garages, tea houses, guest houses, tennis houses and pool houses, that are often as architecturally significant as the main buildings. Like 259 Mayflower Road, many of these outbuildings have been converted into single family homes.

The coach house that Ambrose Cramer designed at 259 Mayflower is a relatively modest size one and a half story building. Starting as a stable, the building was re-built as a garage for Isabelle Ryerson, designed by her step-brother Ambrose Cramer to accommodate cars and house either the gardener or chauffeur or both. Isabelle and Ambrose grew up together at Rathmore in Lake Forest when their parents married. Isabelle Ryerson later asked her stepbrother Ambrose Cramer to add a residence to the garage, most likely as a honeymoon cottage for her son Tony and daughter in law Dusa. The young Ryerson family lived in their house, and when their family grew, Tony's mother Isabelle and grandmother Isabelle Cramer lived in the house. It is a service building that, though not related stylistically to the shingle style main house at 261, was built in a style that was popular at the time.

Colonial Revival architecture never ceased being of interest from as early as the 1876 Centennial celebration through the years after World War II. Driven by patriotism and an interest in America's Colonial history it became particularly popular in a more literal sense after the First World War. So, it is not entirely surprising that the style was selected for a service building. When Ambrose Cramer added to it for Tony and Dusa Ryerson, he gave it the feel of a home that was at once formal yet rustic and comfortable. Having worked for David Adler, he imbued the interior with symmetry, with interesting paneling and, in the master bedroom, a fireplace with beautiful tilework. In the living room, the beamed ceiling and knotty wood walls are reminiscent

⁴¹ "Ambrose Cramer, Adviser to Phoenix Art Museum," *Arizona Republic*, Phoenix Arizona, November 3, 1970.

⁴² "Ambrose Cramer, Noted Rockport Resident Dies at Age 79," *Camden Herald* CI, no. 45 (November 5, 1970); "Mary Meeker Cramer, Designer, Preservationist, Benefactor," *Portland Press Herald*, April 18, 1996. According to the Maine State Historic Preservation Commission, Mary Cramer gave no indication that there was an archive of Cramer's drawings, sketches or correspondence. Email from Kirk Mahoney, Director, Maine Historic Preservation Commission, August 5, 2020.

of a country lodge. The dining room is small but cozy, with a feeling of intimacy. The residential section of the house designed by Cramer was elegant and, at the same time, very comfortable.

CONCLUSION

The residence, which is more or less the western half of the building, remains virtually intact, as Cramer designed it, and as such, has excellent integrity. The former garage, however, which is all of the eastern half of the building, was converted into residential space and has little visual connection to Cramer's work. The dormers are intact, but the garages no longer read as garage door openings. It is unfortunate that all changes made in the 1970s since Ambrose Cramer's design for the residential section have been clumsy, out of scale and disrespectful of Cramer's thoughtful and beautifully - scaled detailing. Details like the addition of round windows are totally inappropriate. Because of its compromised integrity, demolition of the building is acceptable.

That said, the exterior of the "tool house", which has been altered on the interior, has excellent integrity, and it is significant in its own right. It was designed as a visual delight, as part of the estate at 261 N. Mayflower Road. It could be restored and moved, and would make a very interesting and appropriate garden "folly" on the property of 261 Mayflower.



Ambrose Cramer was a distinguished architect who designed stylish and elegant revival style buildings, not too many of which remain. It is unfortunate that over the years *Monoxide Towers* has been so unsympathetically altered and expanded. Because of Cramer's design and workmanship, the building deserves to be documented, with this report on file at the Lake Forest Lake Bluff History Center.

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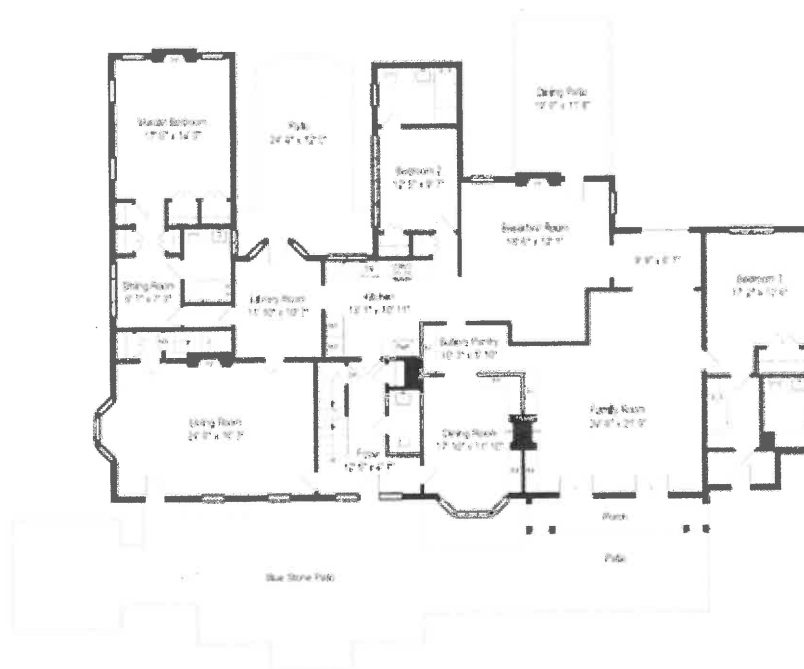
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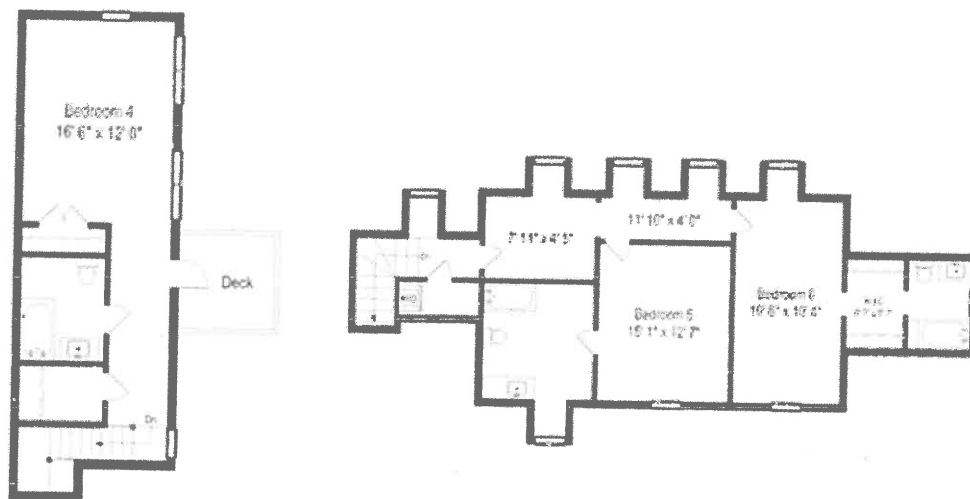
259 Mayflower Road, 261 Mayflower Road, Property Files, History Center of Lake Forest - Lake Bluff.

Floorplans

First Level



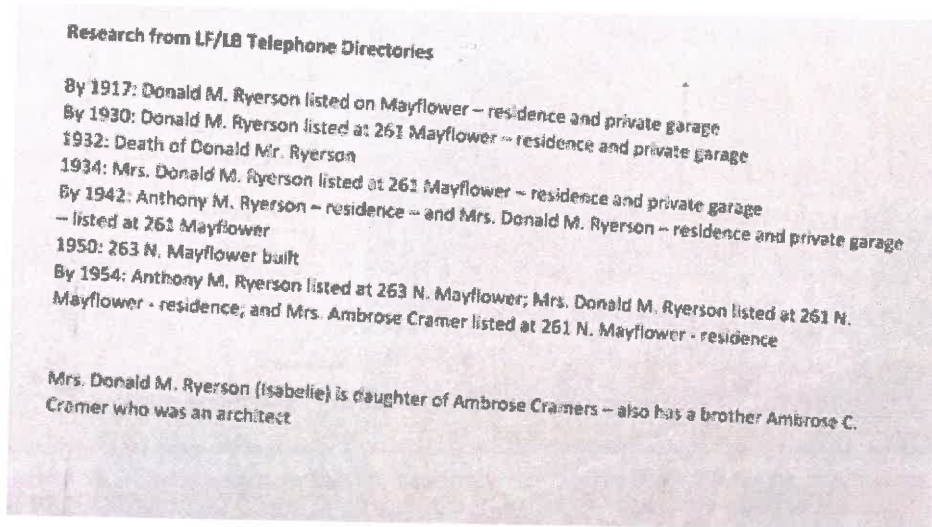
Second Level



Summer & Tree House

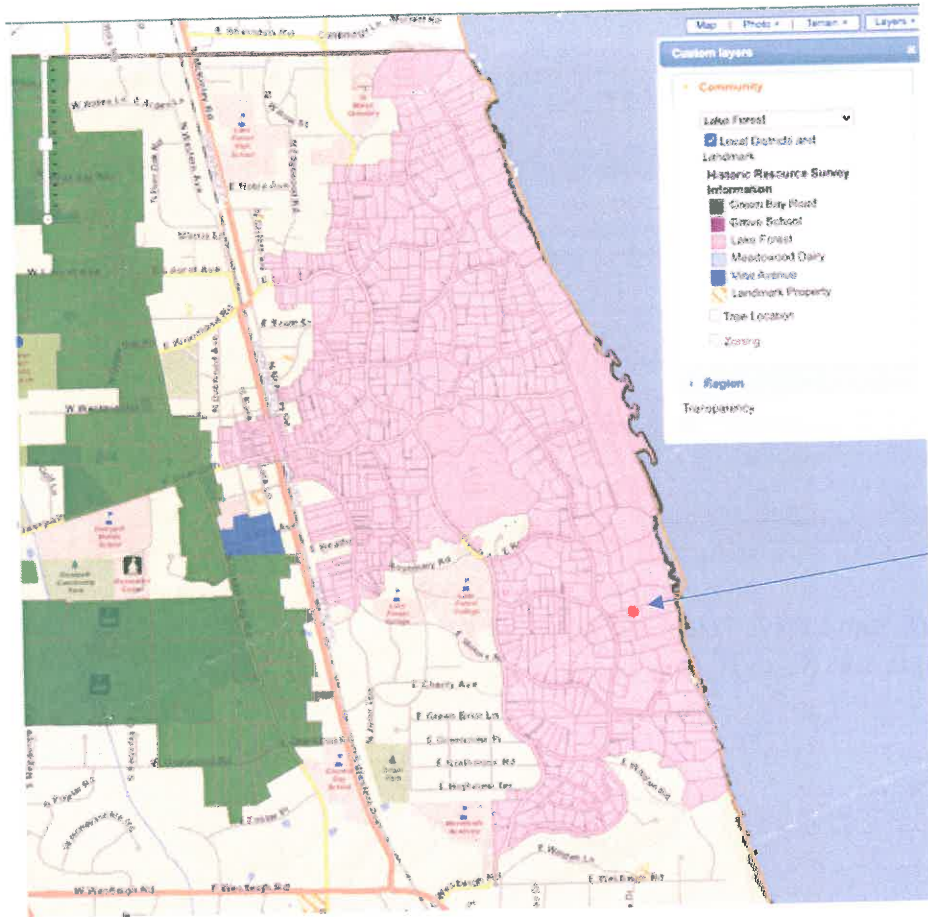


Telephone Directory Research



Research from LF/LB Telephone Directories
261 Mayflower Road, History Center of Lake Forest - Lake Bluff

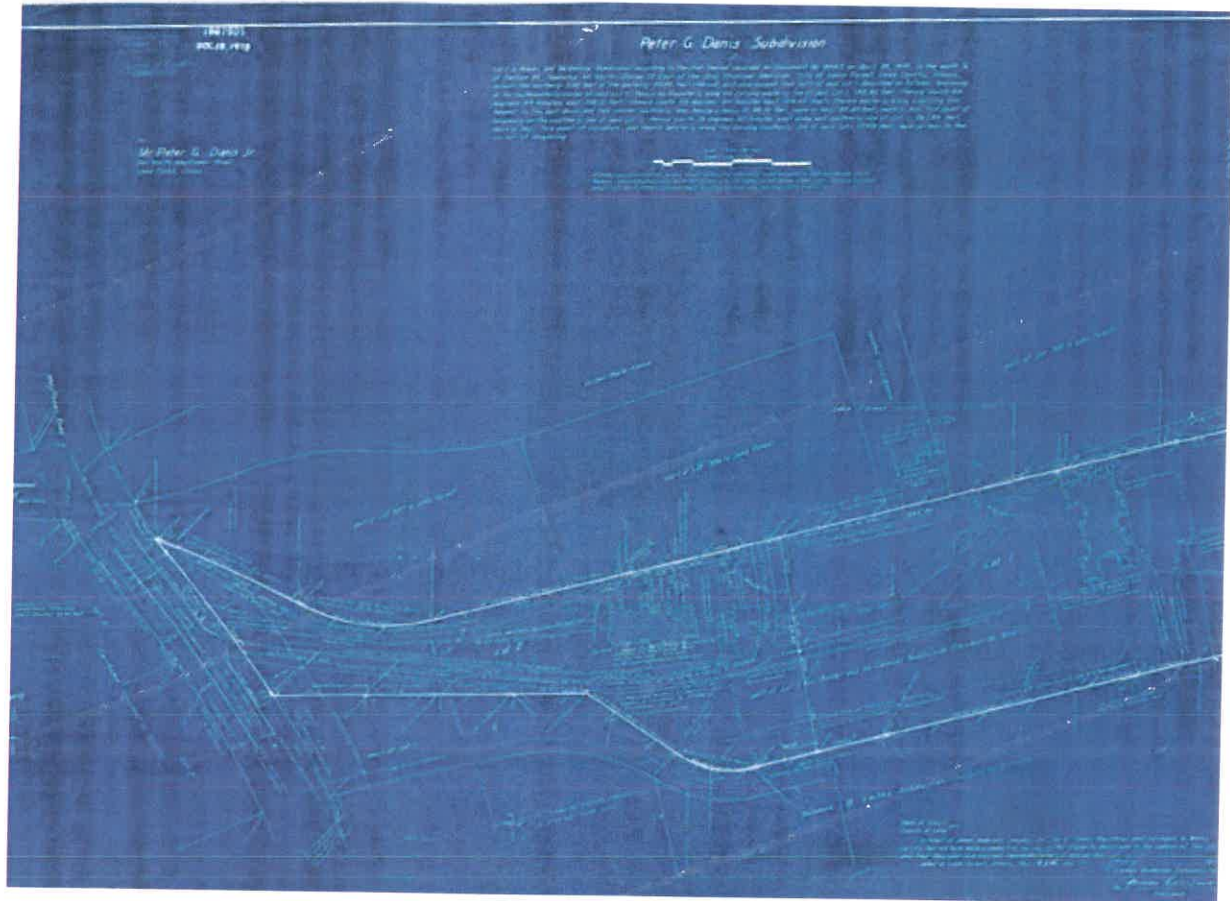
Lake Forest Historic District Map



259 N. Mayflower Road

The City of Lake Forest, IL Historic Districts and Properties
<https://apps.gisconsortium.org/MapOfficePublic/Default.aspx?extent=1056876.049,2015935.213,1171177.874,2046260.015&map=vector&co=Lake%20Forest-Local%20Districts%20and%20Landmark-20>, accessed July 6, 2020.

Plat of Subdivision



1977 Plat, Peter G. Danis Subdivision, City of Lake Forest

Buildings Designed by Ambrose Cramer:



Lakeview Avenue Row House District, 2700-2710 N. Lakeview Avenue, Chicago 1915 - 1917
2710 N. Lakeview Front Entrance, Ambrose Cramer's home
Photo: Final Landmark recommendation adopted by the Commission on Chicago Landmarks,
September 1, 2016



Hanson-Cramer House, as re-designed by Ambrose Cramer, Rockport, Maine
Historic American Buildings Survey, July 1960
<https://www.loc.gov/pictures/item/me0070.photos.088278p/resource/>, accessed July 24, 2020.



51 North Green Bay Road, built 1927. Pictured 2017. Courtesy of Pals Dabrick Photography.

51 Green Bay Road, History Center of Lake Forest - Lake Bluff,
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35 North Green Bay Road, Pictured c. 1930. History Center collection. Page 16 p.

35 Green Bay Road, History Center of Lake Forest - Lake Bluff,
<https://lflb.passitdown.com/stories/42168>, accessed August 5, 2020.



Brushwood Farm at Ryerson Woods. Courtesy of Joel Sartore.

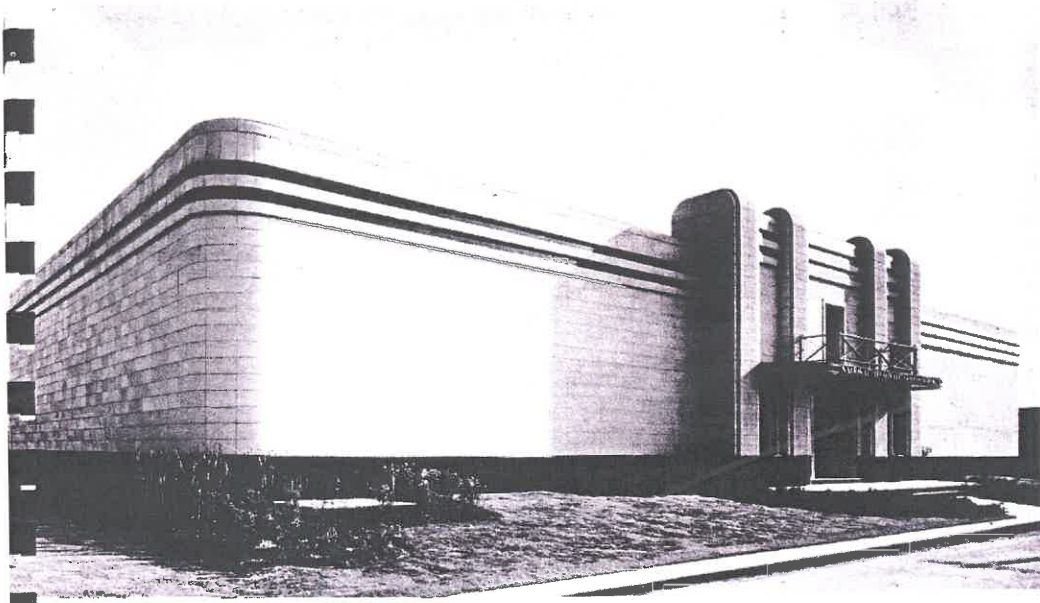
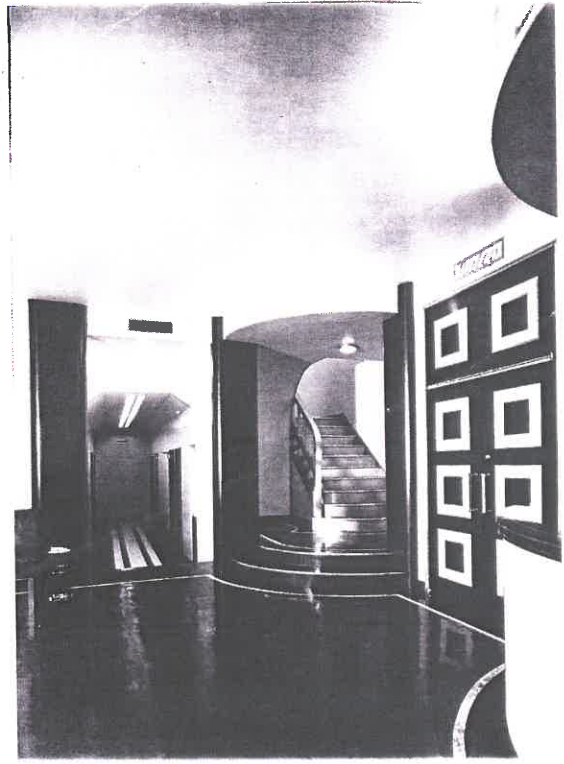
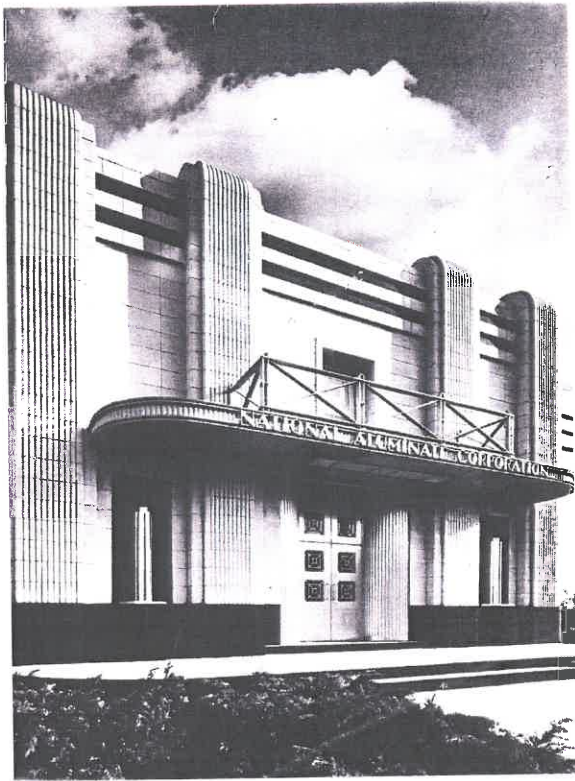
*Brushwood Farm, Ryerson Summer Home, Ryerson Conservation Area
History Center of Lake Forest - Lake Bluff,
<https://lflb.passitdown.com/stories/42168>, accessed August 5, 2020.*



*Montecito, 1931, Santa Barbara, California
"Cape Dutch-style Estate has Panoramic Ocean Views," Seattle Times, October 4, 2016
Photo Jim Bartsch/TNS Los Angeles Times
<https://www.seattletimes.com/explore/at-home/cape-dutch-style-estate-has-panoramic-ocean-views/>, accessed July 20, 2020*



Fincastle, 1937, Louisville, Kentucky
“Horse Country Estate Built in 1937 by Chicago’s Ambrose Cramer”
The Atlantic, December 4, 2011
<https://www.theatlantic.com/national/archive/2011/12/horse-country-estate-built-in-1937-by-chicagos-ambrose-cramer/249293/>, accessed August 6, 2020.



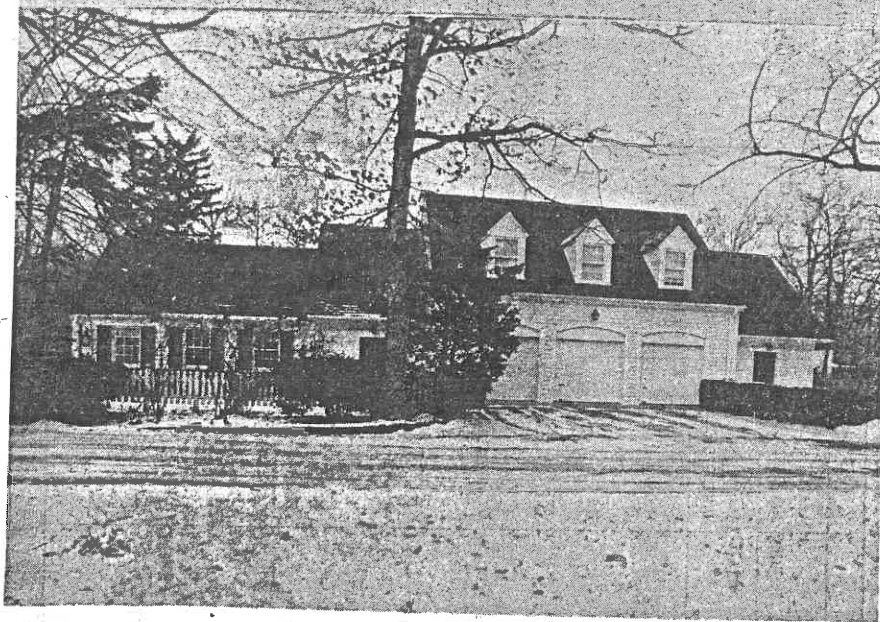
NALCO, National Aluminate Corporation Headquarters
Naperville, Illinois
Ambrose Cramer, Architect
Benjamin Historic Certifications Collection

261 N. Mayflower
Her. Lackner



259 MAYFLOWER

DATE UNKNOWN



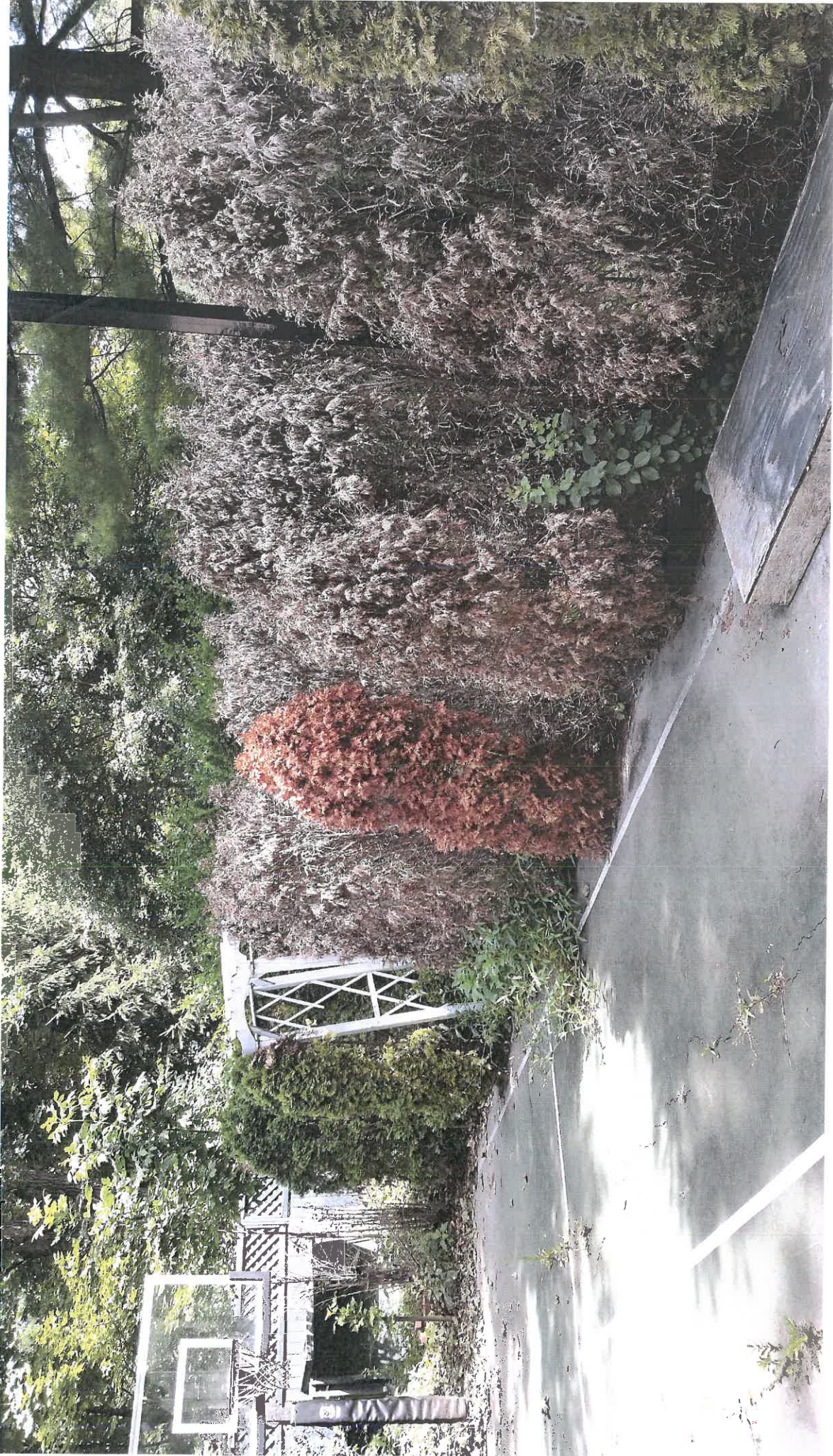
IMAGES OF EXISTING RESIDENCE

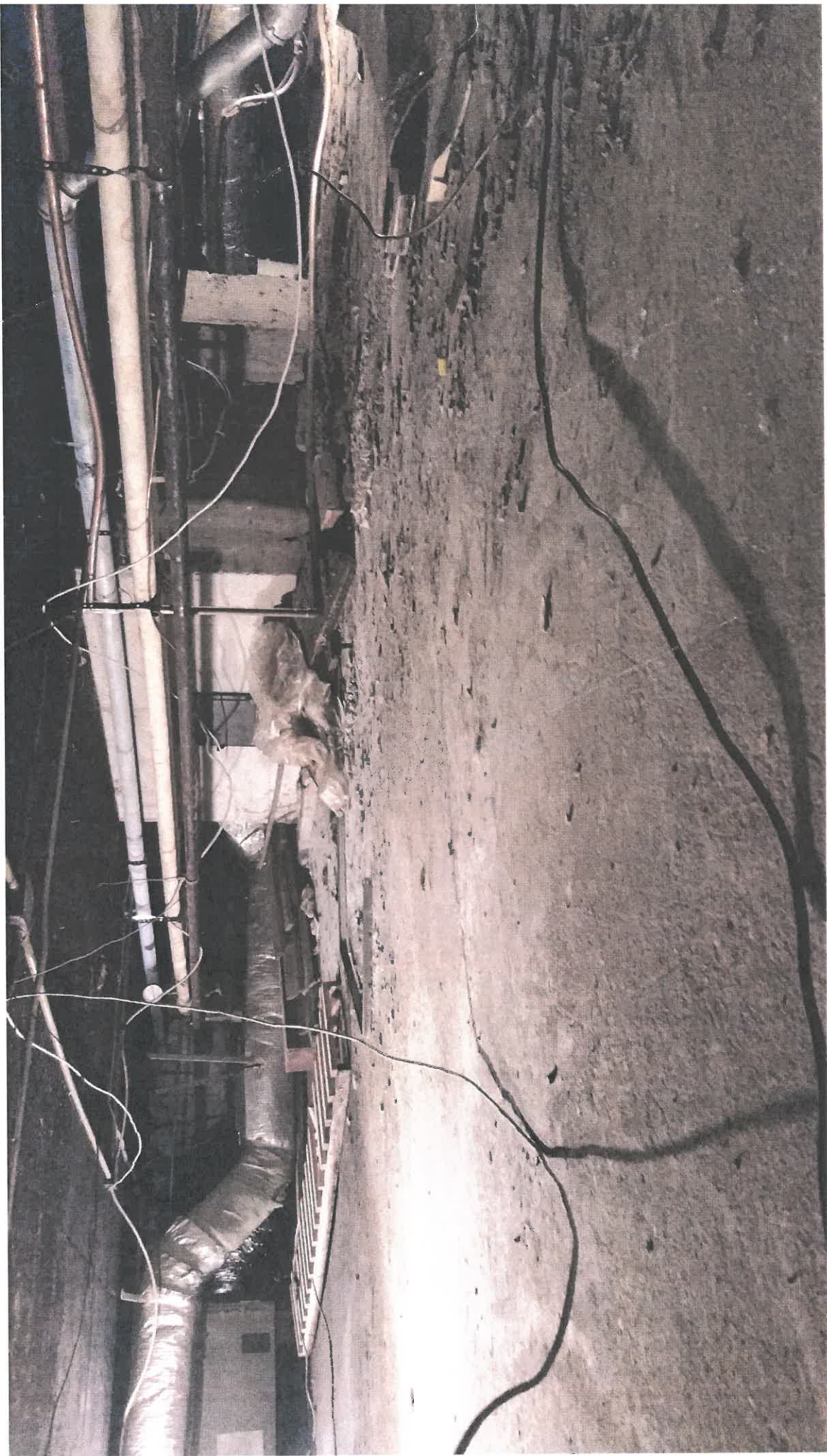




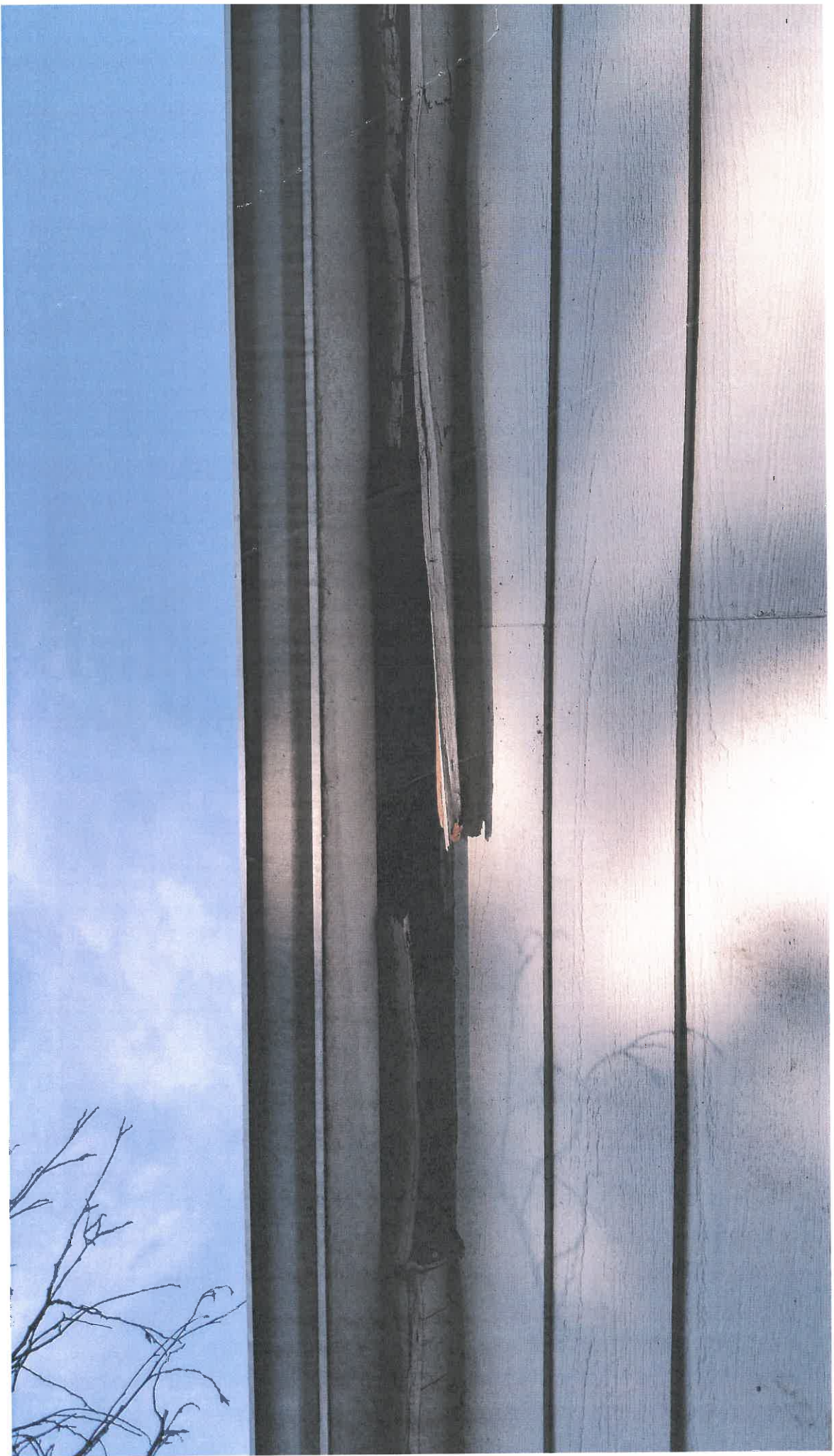












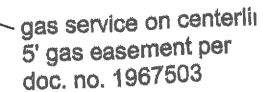




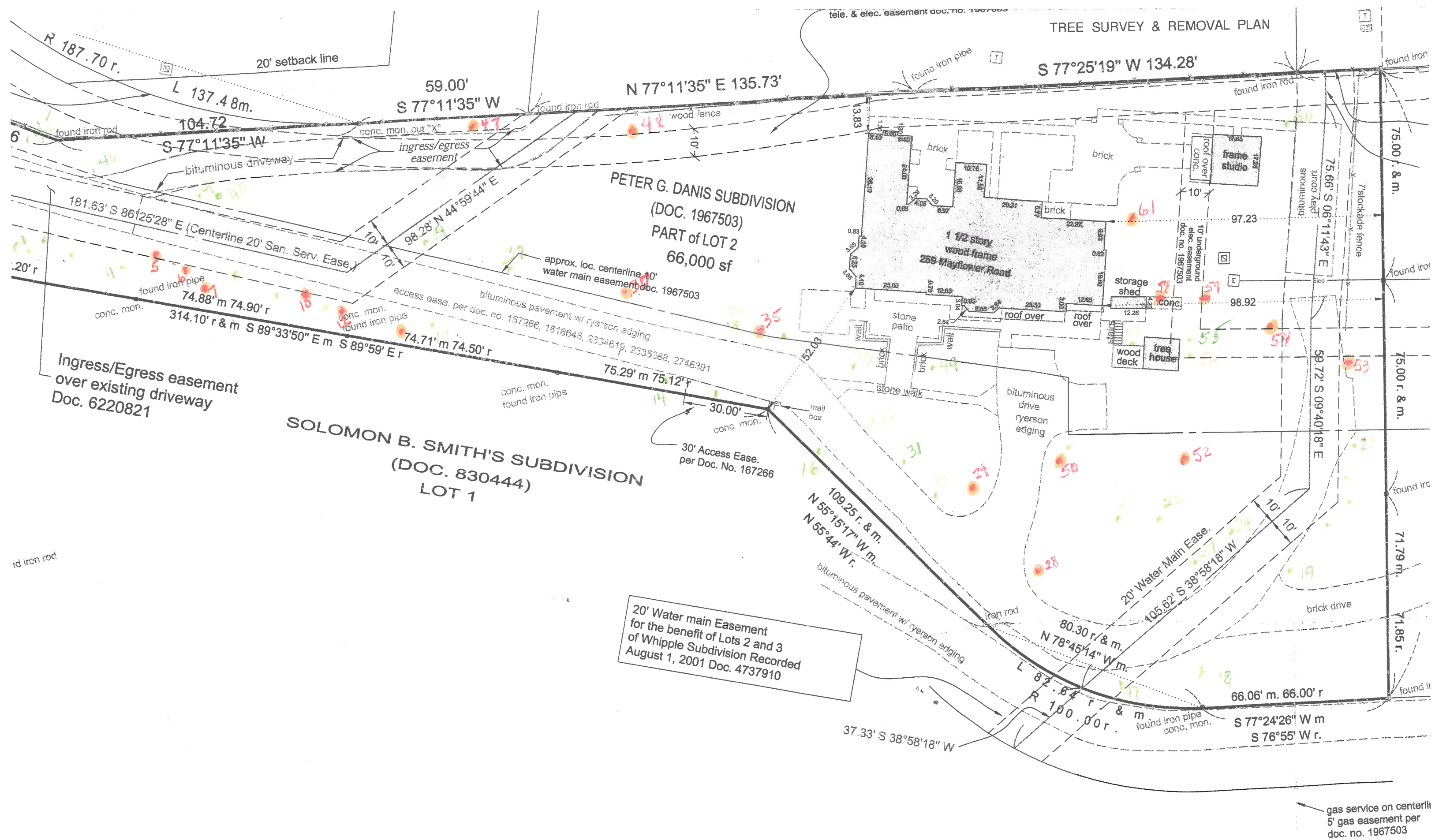




NANCY HUGHES
ESTATE



S 77°25'19" W 134.28'



Tag No.	Location	Tree ID	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Heritage Tree
501	S.W. Lot Corner	ACSU	Acer saccharum	Sugar Maple	18	4	4	basal decay, damaged leader, metal in trunk, multiple leaders		Old UFM tag #312.		
502	S.W. Lot Corner	PIAB	Picea abies	Norway Spruce	9	2	3	over-topped				
503	S. of Drive	QUAL	Quercus alba	White Oak	34	4	3	minor deadwood, basal swell, hollow		Old UFM tag #313.		Heritage Tree
504	S. of Drive	JUNI	Juglans nigra	Black Walnut	8.75	2	3	minor deadwood, thin crown, twist in trunk				
505	S. of Drive	PINI	Pinus nigra	Austrian Pine	10	4	3	minor deadwood, sparse foliage, sapsucker damaged, multiple leaders				
506	S. of Drive	PIST	Pinus strobus	Eastern White Pine	8	4	4	minor deadwood, girdling root, thin crown, twist in trunk, lower branches shaded out				
507	S. of Drive	ACSU	Acer saccharum	Sugar Maple	23	4	3	minor deadwood, dieback	chlorotic	Old UFM tag #314.		
508	S. of Drive	ULAM	Ulmus americana	American Elm	16	3	3	minor deadwood, suckering, twist in trunk		Old UFM tag #316. 'No Trespass sign' attached to trunk.		
509	S. of Drive	TIAM	Tilia americana	Basswood (American Linden)	15	3	3	suckering, multiple leaders		Old UFM tag #318.		
510	S. of Drive	PSME	Pseudotsuga menziesii	Douglas-fir	9	4	4	sparse foliage, excessive lean, lower branches shaded out, uprooted		Old UFM tag #322.		
511	S. of Drive	PSME	Pseudotsuga menziesii	Douglas-fir	13	3	4	one sided, thin crown, lower branches shaded out		Old UFM tag #324.		
512	S. of Drive	PSME	Pseudotsuga menziesii	Douglas-fir	8	4	4	minor deadwood, sparse foliage, one sided, over-topped		Old UFM tag #325.		
513	S. of Drive	PSME	Pseudotsuga menziesii	Douglas-fir	9	3	4	one sided, over-topped, twist in trunk		Old UFM tag #326.		
514	S. of Drive	ACSV	Acer saccharinum	Silver Maple	38	3	3	weak crotch, multiple leaders		Old UFM tag #327.	Forked at 2' with a 15" co-leader.	Heritage Tree
515	S. of Drive	TSCA	Tsuga canadensis	Eastern Hemlock	9	3	3	double leader				
516	S. of Drive	ACPL	Acer platanoides	Norway Maple	19	3	3	slight sweep, double leader				
517	S. of Drive	ACPL	Acer platanoides	Norway Maple	10	3	3	slight lean				
518	S. of Drive	PIAB	Picea abies	Norway Spruce	11	3	3	slight lean, trunk swell				
519	E. of Drive	ACSV	Acer saccharinum	Silver Maple	18	4	4	basal decay, basal scar, slight lean, double leader				
520	E. of Drive	ACRU	Acer rubrum	Red Maple	9	2	3	weak crotch, multiple leaders		Old UFM tag #354.		
521	E. of Drive	ACRU	Acer rubrum	Red Maple	9.75	3	3	trunk scar, girdling root	tar leaf spot			
522	E. of Drive	ACRU	Acer rubrum	Red Maple	8	2	3	weak crotch, over-topped, multiple leaders				
523	E. of Drive	QURU	Quercus rubra	Northern Red Oak	21	3	4	excessive lean				
524	N. of Drive, S. of Residence	ACRU	Acer rubrum	Red Maple	13	3	3	weak crotch, one sided, multiple leaders				
525	N. of Drive, S. of Residence	ACRU	Acer rubrum	Red Maple	13	2	3	weak crotch, multiple leaders	tar leaf spot			
526	N. of Drive, S. of Residence	ACRU	Acer rubrum	Red Maple	14	3	3	weak crotch, one sided, girdling root, multiple leaders				
527	N. of Drive, S. of Residence	ACRU	Acer rubrum	Red Maple	12	3	3	weak crotch, one sided, multiple leaders				
528	N. of Drive, S. of Residence	PISY	Pinus sylvestris	Scots Pine	9	5	3	sparse foliage, sapsucker damage	ips beetle			
529	N. of Drive, S. of Residence	PIGL	Picea glauca	White Spruce	9	3	3	minor deadwood, one sided, sapsucker damage, over-topped				
530	N. of Drive, S. of Residence	ACSV	Acer saccharinum	Silver Maple	16	3	3	minor deadwood, weak crotch, double leader		Old UFM tag #345.		
531	N. of Drive, S. of Residence	ACPL	Acer platanoides	Norway Maple	13	3	4	weak crotch, slight sweep, crossing branches		old UFM tag #344.	Forked at 1.5' and 4' with 10", 8" co-leaders.	
532	N. of Drive, S. of Residence	ACSV	Acer saccharinum	Silver Maple	17	3	3	minor deadwood				
533	N. of Drive, S. of Residence	ACPL	Acer platanoides	Norway Maple	15	3	3	twist in trunk, multiple leaders				
534	N. of Drive, S. of Residence	ACPL	Acer platanoides	Norway Maple	9	3	4	one sided, over-topped, double leader				
535	N. of Drive, S. of Residence	PIAB	Picea abies	Norway Spruce	10	3	3	minor deadwood, one sided, over-topped, lower branches shaded out				
536	N. of Drive, S. of Residence	PIAB	Picea abies	Norway Spruce	10	2	3	minor deadwood, one sided				
537	N. of Drive, S. of Residence	CRCR	Crataegus crus-galli	Cockspur Hawthorn	10	4	3	weak crotch, trunk scar, suckering, decay			Forked at 1.5' with an 8" co-leader.	
538	N. of Drive, S. of Residence	CRCR	Crataegus crus-galli	Cockspur Hawthorn	11	3	3	weak crotch, twist in trunk, multiple leaders				
539	N. of Drive, S. of Residence	TIAM	Tilia americana	Basswood (American Linden)	26	4	3	heavy deadwood, weak crotch, damaged leader, dieback		Old UFM tag #334.	Forked at 2' with a 19" co-leader.	Heritage Tree
540	N. of Drive, S. of Residence	QUAL	Quercus alba	White Oak	30	3	3	minor deadwood, dieback		Old UFM tag #330.		Heritage Tree
541	N. of Drive, S. of Residence	PIAB	Picea abies	Norway Spruce	8	3	3	sapsucker damage, over-topped				
542	N.W. Right-of-Way corner	PIAB	Picea abies	Norway Spruce	11	3	3	minor deadwood				
543	N. of Drives	TSCA	Tsuga canadensis	Eastern Hemlock	8	3	4	one sided, slight sweep				

544	N. of Drives	PISY	Pinus sylvestris	Scots Pine	11	4	4	minor deadwood, sparse foliage, sapsucker damage, twist in trunk		
545	N. of Drives	PIAB	Picea abies	Norway Spruce	8	3	4	one sided, slight lean		
546	N. of Drives	ACRU	Acer rubrum	Red Maple	8	3	4	basal decay, suckering, double leader		
547	N. of Drives	FRPE	Fraxinus pennsylvanica	Green Ash	9	5	3	sparse foliage, suckering	emerald ash borer	
548	N. of Drives	MOSP	Morus spp.	Mulberry	21	3	4	basal decay, basal scar, excessive lean		
549	N. of Drives	QUAL	Quercus alba	White Oak	25	4	3	minor deadwood, epicormics, dieback	Old UFM tag #340. Lights attached to trunk.	Heritage Tree
550	N. of Drives	PIAB	Picea abies	Norway Spruce	10	3	3	sapsucker damage		
551	N. of Drives	PIAB	Picea abies	Norway Spruce	9	2	3	one sided, over-topped		
552	N. of Drives	PISY	Pinus sylvestris	Scots Pine	8	4	4	sparse foliage, sapsucker damage		Forked at base with a 7" co-leader.
553	E. of Residence	ACSU	Acer saccharum	Sugar Maple	19	4	4	heavy deadwood, basal decay, dieback, slight lean, multiple leaders		
554	E. of Residence	PSME	Pseudotsuga menziesii	Douglas-fir	8	4	3	minor deadwood, sparse foliage, weak crotch, multiple leaders	DEAD	
555	E. of Residence	QURU	Quercus rubra	Northern Red Oak	16	4	3	minor deadwood, weak crotch, damaged leader, epicormics	Old UFM tag #366.	Forked at 1.5' with a 13" co-leader.
556	E. of Residence	PIAB	Picea abies	Norway Spruce	11	3	4	girdling root, over-topped		
557	Treehouse	ULAM	Ulmus americana	American Elm	22	3	3	multiple leaders		
558	N.E. of Residence	THOC	Thuja occidentalis	Eastern Arborvitae	10	2	3	one sided		
559	N.E. of Residence	THOC	Thuja occidentalis	Eastern Arborvitae	11	2	3	one sided		
560	N.E. of Residence	ACPL	Acer platanoides	Norway Maple	16	3	3	trunk scar, slight lean		
561	N.E. of Residence	MASP	Malus spp.	Crabapple	8	3	3	weak crotch, suckering, sapsucker damage		Forked at 1' with 8", 7", 7", 5", 5" co-leaders.

CORRESPONDENCE

Baehr, Jennifer

From: David Strong <davidstrong312@outlook.com>
Sent: Friday, September 11, 2020 9:40 AM
To: Baehr, Jennifer
Subject: 259 N Mayflower

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Preservation Committee,

We concur with the owner's request to demolish the existing structure at 259 North Mayflower. The house was last occupied as a rental and subsequently was left in a dilapidated state. It would take too much work to make the house suitable for occupation again. In addition, the building sits awkwardly in the lot, the second story does not have proper ceiling heights, and it lacks an elegant solution for automobile circulation and parking.

Regards

David and Heather Strong
230 North Mayflower