

Agenda Item 3
1020 Meadow Lane
Demolition & Replacement Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Historic Resource Evaluation
Description of Exterior Materials
Proposed Site Plan
Existing and Proposed Site Plan Overlay
Previously Presented East & North Elevations
Previously Presented West & South Elevations
Currently Proposed East Elevation
Currently Proposed North Elevation
Currently Proposed West Elevation
Currently Proposed South Elevation
Proposed Roof Plan
Proposed Building Sections
Perspective Renderings
Proposed Basement Plan
Proposed First Floor Plan
Proposed First Floor Plan with Existing Footprint Overlay
Existing Topography and Tree Removal Plan
Tree Inventory
Proposed Grading Plan
Preliminary Landscape Plan
Proposed Planting List
Correspondence

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	September 23, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	1020 Meadow Lane Continued Consideration of a Demolition and Replacement Residence

PETITIONERS

Rdk 2012 Capital Preservation
Robert and Anne Krebs, Trustees
1045 Walden Road
Lake Forest, IL 60045

PROPERTY LOCATION

1020 Meadow Lane

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

Doug Reynolds, architect
1765 Maple Street Suite 200
Northfield, Illinois 60093

SUMMARY OF THE PETITION

This petition proposes the demolition of the existing one-story, single family residence and attached garage located at 1020 Meadow Lane. A replacement residence of generally the same scale and having the same overall character as viewed from the streetscape is proposed along with enhanced landscaping.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and more fully explain the proposed project.

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition preliminarily at the July 22, 2020 meeting for the purpose of advising the petitioner on whether the demolition of the residence would be supported. At that meeting, the Commission indicated support for the demolition of the existing residence and provided the following comments and direction to the petitioner on the preliminary plans for the replacement residence.

- Study the size of the dormers in an effort to reflect more traditional proportions. Give further consideration to the size of the windows in the dormers, minimizing the width of the dormer.
- Give further consideration to the detailing of the dormers.
- Consider window proportions that more closely follow the traditional and simple style of the replacement residence.
- Consider further detail and articulation of the gable ends.
- Verify that the height of the chimney meets applicable building code requirements.
- Consider an alternate material to replace the standing seam metal roof on the projecting bay.

- Include the gutters and downspouts on the architectural drawings.

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

REVISIONS SINCE THE LAST MEETING

The following revisions and clarifications were provided in response to the Commission's direction at the last meeting.

- The size of the dormers were reduced in size.
- Trim detailing was added to the dormers.
- The windows were modified to reflect a more traditional muntin pattern, consistent with the architectural style of the residence.
- The standing seam metal roof on the rear bay window was eliminated and replaced with cedar shingle.
- The height of the chimney meets applicable building code requirements.

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 Meadow Lane about mid-way between Woodland Road and Westminster in the Lake Forest Historic District. The property is rectangular in shape and totals 37,100 square feet. The existing residence was not identified as a Contributing Structure at the time the District was established however, in the most recent survey update, the house is identified as a Contributing Structure to the Historic District because the period of significance has changed. The existing residence was built in 1950 and designed by architect Stanley Anderson. The home was designed for Marjorie Burrows Pitcher, a 67 year old widow, to allow her to downsize from her Gold Coast apartment and relocate near family. The home was designed with two living areas, one for her, and one for a caretaker.

The existing home is a brick one-story ranch home with a front facing attached garage. As constructed the garage was a single bay. Since its original construction, the home has undergone some modifications, including a master bedroom and garage addition which was completed in 1954. The original architectural plans and plans for the original home and the later additions are included in the Commission's packet. This smaller home is located in a neighborhood of many much larger and grander residences.

STAFF EVALUATION

Demolition

As mentioned above, at the July meeting, the Commission indicated support for the demolition of the existing residence on the property. Given this direction from the Commission, the petitioner moved forward with further design development of the plans for the replacement residence.

As described in detail in the petitioners' and the architect's statements of intent, the property owner recently purchased the home with the intent to fully explore the potential for renovating the existing home. Considerable due diligence was put into this effort. After investigation of the existing conditions, and after working through initial design concepts, the property owners and their architect determined that adapting the existing home to meet their needs and achieve the quality and spaces desired was not a viable option.

After determining that demolition of the existing residence was the appropriate course of action, the petitioners engaged a consultant, Benjamin Historic Certifications, LLC, to prepare a Historic Resource Evaluation. This report was previously provided to the Commission as part of the packet for the last meeting.

The report provides a thorough history of the property and the residence. The report recognizes that the house is not designed in the high style as many other homes in East Lake Forest and acknowledges that it is also smaller than many homes in the area. Based on the information in the report, the statements provided by the petitioners and their architect, and the Commission's consensus at the last meeting, 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 because it is within the time period of significance. 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.

Although the existing residence was designed by notable Lake Forest architect Stanley Anderson, the design of the house is quite modest and is not particularly unique or extraordinary. The home was designed as a functional home for a single person and a caretaker and was later modified to accommodate a slightly larger family. As discussed by the Commission at the July meeting, the existing residence lacks the architectural detailing that is typically associated with Anderson's work.

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 itself is not particularly prominent on the streetscape due to its low profile and the existing landscaping along the street. The proposed residence is configured with a similar footprint and is setback slightly further from the street. These characteristics together will preserve the low profile nature of the property along the streetscape. The residence possesses architectural integrity, but is not particularly unique or defining to 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.

Demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The replacement residence as proposed would be in keeping with the character of the Historic District and enhance the surrounding streetscape. The replacement residence will be constructed of high quality materials and will fit well into the overall character of the Historic District and surrounding neighborhood.

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

The residence was constructed in the early 1950's and although the ranch home is well-designed and not a production-type home, it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated. The replacement residence proposes to generally follow the form and massing of the existing residence while offering many features not present in the existing home some as basic as sufficient ceiling heights and a basement.

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.

At this time the petitioner is presenting plans for a replacement residence.

Site Plan

The replacement residence is set back further from the street than the existing residence. The existing residence is accessed by a short driveway off of Meadow Lane that leads into a motor court at the front of the house. The replacement residence will feature a similarly configured driveway and motor court as the existing house. A terrace is proposed on the rear of the replacement residence.

The new motor court as proposed is fully compliant with the City Code in that it is behind the front yard setback. The portion of the proposed driveway that flares out within the front yard setback may require some refinement in order to meet zoning requirements.

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 8,056 square feet, equal to 22% of the site. The proposed impervious surface totals 9,424 square feet, equal to 25%. The building footprint totals 4,454 square feet and other paved surfaces including the driveway, motor court, terrace and walkways total 4,970 square feet.

Replacement Residence

The residence as proposed is one and half stories. Like the existing home, the replacement residence will have a front facing attached two car garage. The overall massing and scale of the replacement residence is relatively similar to the existing home on the property. The replacement residence is simple in appearance and each elevation reflects a consistent level of detail dominated by a balance of fenestration and elements that provide a human scale to the home.

Updated Findings

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

Standard 1 – Height.

This standard is met. The height of the house as proposed is 26 feet measured from the lowest point of existing grade to the highest roof peak, and is below the maximum height of 35 feet permitted for a lot of this size.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the house is oriented toward Meadow Lane. The front façade is balanced and simple, consistent with the architectural style of the home. The front façade features a series of symmetrical gable forms, with two larger gables on the north and south ends of the main mass of the house, and a third gable form in the center which houses the front entry. Single gable dormers are proposed along the front façade and appear appropriately scaled in relation to the other elements of the home. In response to comments offered at the previous meeting, the proportions of the dormer windows and overall dormer size were modified in order to reflect traditional proportions with a more narrow and vertical appearance.

Standard 3 – Proportion of Openings.

This standard is met. The proposed openings around the home are casement windows with generally tall and narrow proportions. Smaller windows are found in the dormers and in the master bathroom. Although the size of the windows in the dormers and bathroom are smaller than windows elsewhere on the home, the proportions are in keeping with the other openings around the house.

Larger groupings of openings are located on the west elevation. The larger expanses of openings are proposed to take advantage of the views of the rear yard. As proposed a skylight is located on a flat roof area above the kitchen. Because of its location on a flat roof, the skylight is not visible from the streetscape or neighboring properties.

Since the previous meeting, the openings were modified to reflect more divisions to create smaller panes of glass, consistent with the traditional style of the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations. As noted above, larger expanses of openings are proposed on the west elevation of the house to allow views to the rear yard.

Standard 5 – Spacing on the Street.

This standard is met. The proposed replacement residence is sited generally in the same location, but set back further from the street than the existing house. The siting appears to offer appropriate spacing in the context of other homes along the streetscapes.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entry is centered on the main mass of the east elevation. The entrance is designed with a simple gable form and a single entry door with sidelights. The detail and scale of the entrance is consistent with the design of the house. The front door is inset adding depth to the front elevation and providing shelter from the weather.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are a combination of white washed brick, similar in character to the existing home, and horizontal wood siding. Slate tile is proposed for the roof and dormer walls. Gray, aluminum clad windows with interior and exterior muntin bars are proposed. Limestone is proposed around the front door and windows in the areas of brick exterior walls. Wood trim is proposed in the areas with horizontal wood siding is found. Wood fascia, rakeboards and soffits are proposed. A brick chimney with a clay chimney pot is proposed. The gutters and downspouts are aluminum.

Hardscape on the site includes an asphalt drive and motor court with brick paver edging and bluestone for the front walkway and rear terrace.

Standard 8 – Roof Shapes.

This standard is met. The roof form consists of multiple gable roof forms, and as noted in the statement of intent, the gables are a nod to the existing house on the property. A low-sloped shed type roof is proposed on the rear bay window.

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 4,856 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 486 square feet of design elements. The proposed residence totals 4,850 square feet. The garage totals 485 square feet and there are 249 square feet of design elements.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented to face east, toward the street. The attached garage also faces the street. Typically, front facing garages are discouraged, however the existing house features a front facing garage. The new garage has two single doors and is recessed behind the projecting gable forms helping to diminish its appearance.

Standard 12 – Preservation of Historic Material.

This standard is not met. The petition proposes to demolish the existing house.

Standard 13 – Protection of Natural Resources.

This standard can be met. As currently proposed, a total of four trees are proposed for removal to allow for construction of the new residence and motor court. The trees proposed for removal include one Hawthorn tree, one Maple tree and two Spruce trees. Based on the tree survey provided by the petitioner, the Spruce trees proposed for removal are in poor condition. The Hawthorn and Maple tree proposed for removal are healthy and will require inch for inch replacement, totaling 35 inches.

The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on the property including Maple and Spruce trees, and a variety of ornamental plantings around the foundation of the house, motor court and driveway. The existing landscaping along Meadow Lane will be retained. Based on the preliminary landscape plan, the total number of replacement inches is

not fully satisfied. As the landscape plan is more fully developed, 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, a payment in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is met. The chosen style, scale and materials are consistent with the existing residence and the mix of styles of the surrounding residences.

Standard 15 – Repair to deteriorated features.

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

Standard 16 – Surface cleaning.

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

Standard 17 – Integrity of historic property.

This standard is met. Although the existing residence is proposed for demolition, the structure has been photo-documented and an historic assessment completed. The original plans of the house have also been submitted to the City and a copy will be provided to The History Center if they are not already on file at that location.

The proposed residence reflects traditional massing and detailing, and high quality natural materials, consistent with the character and integrity of the existing property and of the surrounding 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, one letter was received from a neighboring property owner and is included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the demolition of the existing residence, and construction of a replacement residence, attached garage, conceptual landscape plan and overall site plan on property located at 1020 Meadow Lane. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements are made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.

2. 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 35 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.
3. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments as may be appropriate, must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The right to night, dark sky goals shall be satisfied. All exterior lights, except for motion detection lights, shall be on timers set to turn off no later than 11 p.m.
5. 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. Due to the narrowness of Meadow Lane, no parking of construction or contractor vehicles is permitted on the street.

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

Address 1020 Meadow Lane Owner(s) Robert and Anne Krebs
 Architect Doug Reynolds Reviewed by: Jen Baehr
 Date 9/23/2020
 Lot Area 37119 sq. ft.

Square Footage of Proposed Residence:

1st floor 3789 + 2nd floor 1061 + 3rd floor 0 = 4850 sq. ft.

Design Element Allowance = 486 sq. ft.

Total Actual Design Elements = 249 sq. ft. Excess = sq. ft.

Garage 485 sf actual ; 600 sf allowance Excess = 0 sq. ft.

Garage Width 27 ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Proposed Residence = 4850 sq. ft.

TOTAL SQUARE FOOTAGE = 4850 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4856 sq. ft.

DIFFERENTIAL = -6 sq. ft. **NET RESULT:**
Under Maximum

6 sq. ft. is

0.13% under the
Max. allowed

Allowable Height: 35 ft. Actual Height 24 ft.

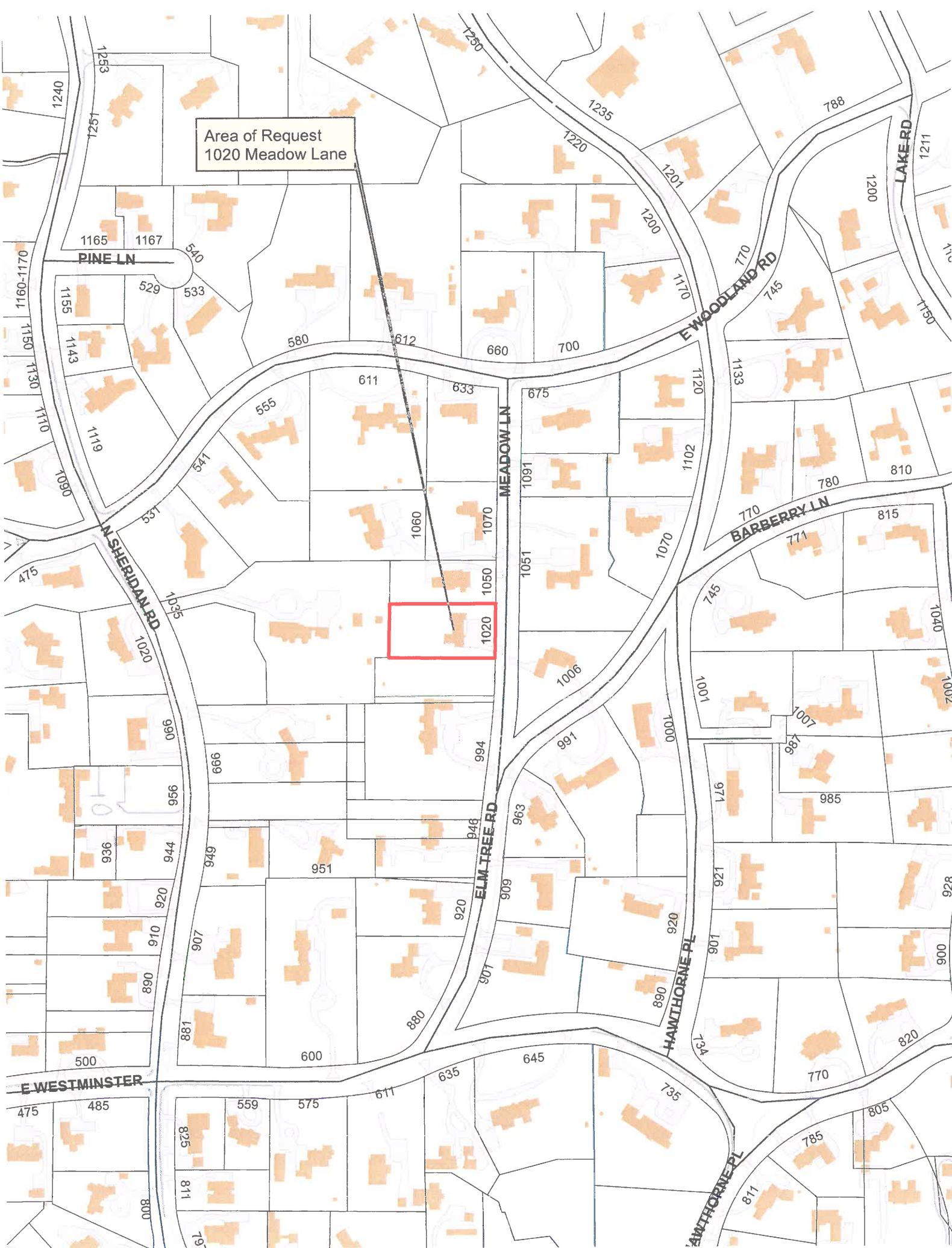
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 486 sq. ft.

Front & Side Porches = 84 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 30 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 135 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 249 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
1020 Meadow Lane

PINE LN

N SHERIDAN RD

E WESTMINSTER

MEADOW LN

ELM TREE RD

HAWTHORNE PL

HAWTHORNE PL

E WOODLAND RD

BARBERRY LN

LAKE RD

Area of Request
1020 Meadow Lane





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

PROJECT ADDRESS 1020 MEADOW LANE

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Robert and Anne Krebs

Owner of Property

1045 Walden Road

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

Lake Forest, IL 60045

City, State and Zip Code

847.295.7934

Phone Number

Fax Number

rdk@krebsnet.com

Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Doug Reynolds

Name and Title of Person Presenting Project

Reynolds Architecture

Name of Firm

1765 Maple Street

Street Address

Northfield, IL 60093

City, State and Zip Code

847-501-3150

Phone Number

847.501.3142

Fax Number

Doug@ReynoldsArchitecture.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

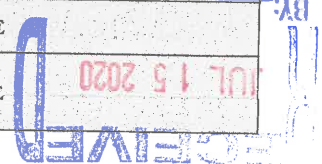
☒ OWNER ☒ REPRESENTATIVE

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



TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>N/A</u>	TRUSTEE INFORMATION
RDK 2012 Capital Preservation Trust ROBERT D. Krebs Grantor (owns 50% of 1020 Meadow Lane)	Name <u>ANNE E. Krebs</u>
	Firm <u>N/A</u>
	Address <u>1045 Walden Road, LF 60045</u>
	Phone <u>847-295-7944</u>

Beneficiaries

Name <u>Robert W Krebs</u>	Name <u>ELISABETH A. Krebs</u>
Address <u>205 MAYFLOWER Rd</u>	Address <u>18 Scudder Court</u>
Address <u>LAKE FOREST IL 60045</u>	Address <u>Pennavington NJ 08534</u>
Trust Interest <u>N/A</u> %	Trust Interest <u>N/A</u> %

Name <u>Duncan L. Krebs</u>	Name <u>ANNE E. Krebs</u>
Address <u>10067 Broome Way</u>	Address <u>1045 Walden Rd</u>
Address <u>HIGHLANDS RANCH CO80130</u>	Address <u>LAKE FOREST, IL 60045</u>
Trust Interest <u>N/A</u> %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %



REYNOLDS ARCHITECTURE
DESIGN AND CONSTRUCTION

Refinements and Responses to Action Items from Preliminary Review on 7/22/2020

1. *Study the size of the dormers in an effort to reflect more traditional proportions. Give further consideration to the size of the windows in the dormers, minimizing the width of the cheek walls and overall detailing.*
The dormers have been reduced in size and additional detailing has been added to the faces.
2. *Explore window proportions overall that more closely follow the traditional and simple style of the replacement residence.*
We have modified the windows to have a more traditional muntin pattern and a white horizontal band was added below the transoms to reduce the visual area of the larger window openings.
3. *Consider further detail and articulation of the gable ends.*
The previously missing 1x3 gable trim was added to the drawings and rendering to provide an additional shadow line.
4. *Verify that the height of the chimney meets applicable building code requirements.*
This has been verified.
5. *Consider an alternate material to replace the standing seam metal roof on the projecting bay.*
The standing seam metal has been eliminated.
6. *Include the gutters and downspouts on the architectural drawings.*
Half round Kynar coated gutters and downspouts have been added to the drawings and renderings.



REYNOLDS ARCHITECTURE

DESIGN AND CONSTRUCTION

Standards for Replacement Structures

1020 Meadow Lane
Lake Forest, Illinois

Height The proposed height of the new 1.5-story home is approximately 24' and is well below the height of the adjacent homes.

Proportion of Front Façade

The front façade was conceived with the intention of breaking up the long, north-south gable roof and drawing the eye toward the front door and flanking gables rather than the front facing 2-car garage.

Proportion of Openings

The windows are consistent within the facade and compatible with other homes in the area.

Rhythm of solids to voids in front facades

The successful rhythm of solids and voids can be seen on the front elevation and renderings.

Rhythm of spacing and structures on streets

This seems to relate more to commercial buildings however the proposed home is moved farther from the street than the existing home and placed in such a way that respects the homes on either side of it.

Rhythm of entry porches and other projections

The proposed entry is in harmony with the adjacent gabled masses and doesn't try to overpower the front façade for attention.

Relationship of materials and texture

The home was conceived as a white washed brick as the center structure or "core" with wood sided extensions that project out in a more welcoming and casual manner. This provides interest and hierarchy. The dark slate roof and dark gray windows will create contrast and reinforce the rhythm of the openings.

Roof Shapes

The simple and consistent gables are a nod to the original home by Stanly Anderson. At the larger end gables, I have closed them off and used siding in the gable face to lower the perceived height. The butt cut soffits add to the interest and the gable ends and create a more “modern” feel.

Walls of continuity

This does not seem to apply to this site or project.

Scale of Structure

The scale of the proposed home is compatible with all adjacent structures. It is a relatively modest 1-1/2 story structure with even smaller gabled masses that further breakdown the overall composition.

Directional Expression of the front elevation

The proposed front elevation is primarily horizontal but has vertical elements to create interest and orientation. The surrounding homes are generally on large lots and therefore follow a similar aesthetic. The one exception is the 2-story home immediately to the north.

Preserving distinguishing features

We are preserving much if not all of the existing natural screening that exists along Meadow Lane. This provides a nearly solid wall of green all year long. Most of the mature trees will also be protected and maintained as part of the proposed plan.

Protection of resources

Beyond the trees and shrubs mentioned above, there do not appear to be any archeological features or natural resources that need to be preserved.

New Construction

The overall design of the proposed home has been executed in a very consistent and reserved manner.

Repair to deteriorated features

As stated in the demolition report, there really aren't any distinguishing architectural features present in the current home. In addition, the existing residence is in very poor condition and has been neglected for many years. Every component of the structure, interior finishes, technical systems and exterior components would require extensive repair, restoration or replacement. This proposal would remove and inherently replace all existing deteriorated and dilapidated portions of the existing home as well as the shallow crawlspace that was built in 1930 and 1935.

Surface Cleaning

No surface cleaning is proposed as part of this application.

Reversibility of Additions and Alterations

No additions or alterations are proposed as part of this application.



REYNOLDS ARCHITECTURE
DESIGN AND CONSTRUCTION

Standards for Demolition

1020 Meadow Lane
Lake Forest, Illinois

- 1 Based on my experience and involvement with other historic homes and the report created by Susan Benjamin, there does not appear to be anything of “historic, cultural, architectural, or archeological significance” at 1020 Meadow Lane. While a notable architect may have authored the design, this is not a home that **would be** considered an important part of his portfolio. Therefore, the replacement of this home **would not** diminish the general welfare of the city and state.
- 2 Based on my experience and involvement with other **historic** homes and the report created by Susan Benjamin, the home at 1020 Meadow lane **does not** contribute in a significant way to the “historic, cultural, architectural, or archeological character” of the surrounding district, city or state. The home is a fine example of a modest, Neo-Colonial style ranch home but has few, if any, historically valuable elements.
- 3 The replacement of this structure would not be **contrary** to the purpose and intent of the historic preservation of this district. In fact, **the new home** will revitalize and enhance the beauty, enjoyment and property values of the **surrounding** area.
- 4 This home was designed as a simple and “**functional home**” for Mrs Pitcher and her housekeeper in the 1950’s. There is nothing **uncommon** about the design or construction of this home. Any portion of it could be **reproduced easily** today.
- 5 It is my client’s intention to build the replacement **home** on this property in 2021/2022



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 _____

Foundation Material

Exposed Foundation Material n/a

Color and/or Type of Material painted siding (white)

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

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

Color of Finish Gunmetal

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 _____
- ☐ Other _____

Flashing Material

- ☒ Copper
- ☐ Other Kynar coated aluminum
- ☐ Sheet Metal

Color of Material Vermont Black

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum (Kynar coated)
- ☐ Other _____

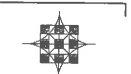
Driveway Material

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

Terraces and Patios

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

5/6/20	OWNER REVIEW
7/23/20	HFC REVIEW
7/23/20	HFC REVIEW
9/23/20	HFC REVIEW



DOUGLAS
REYNOLDS
ARCHITECTS

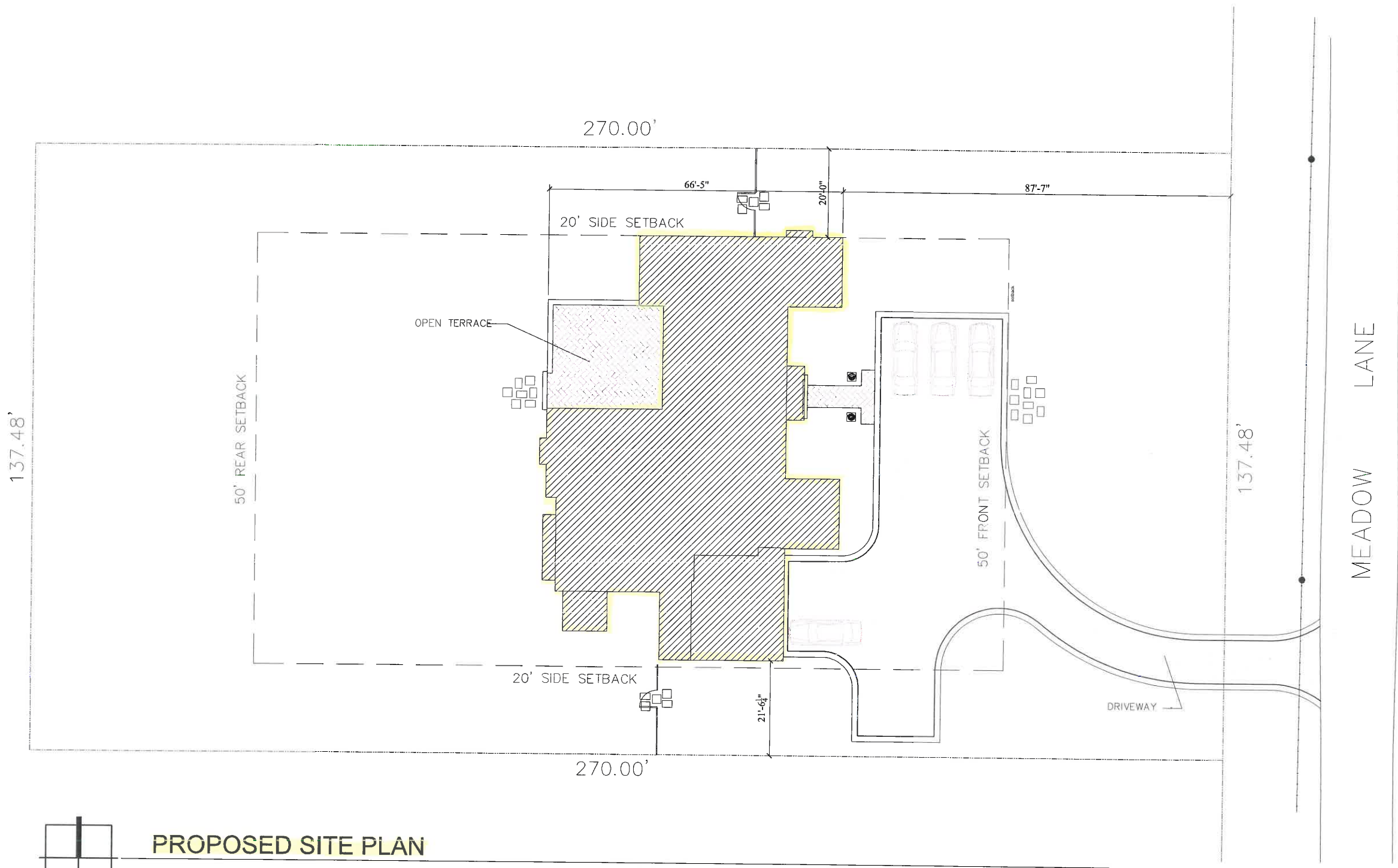
1765 MAPLE STREET
SUITE 200
NORTHFIELD, ILLINOIS 60093
VOICE 847.501.3150
ReynoldsArchitects.com

The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

PROPOSED SITE PLAN

Sheet

C2.0



PROPOSED SITE PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

5/6/20	OWNER REVIEW
7/15/20	LPC REVIEW



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REYNOLDS
ARCHITECTS

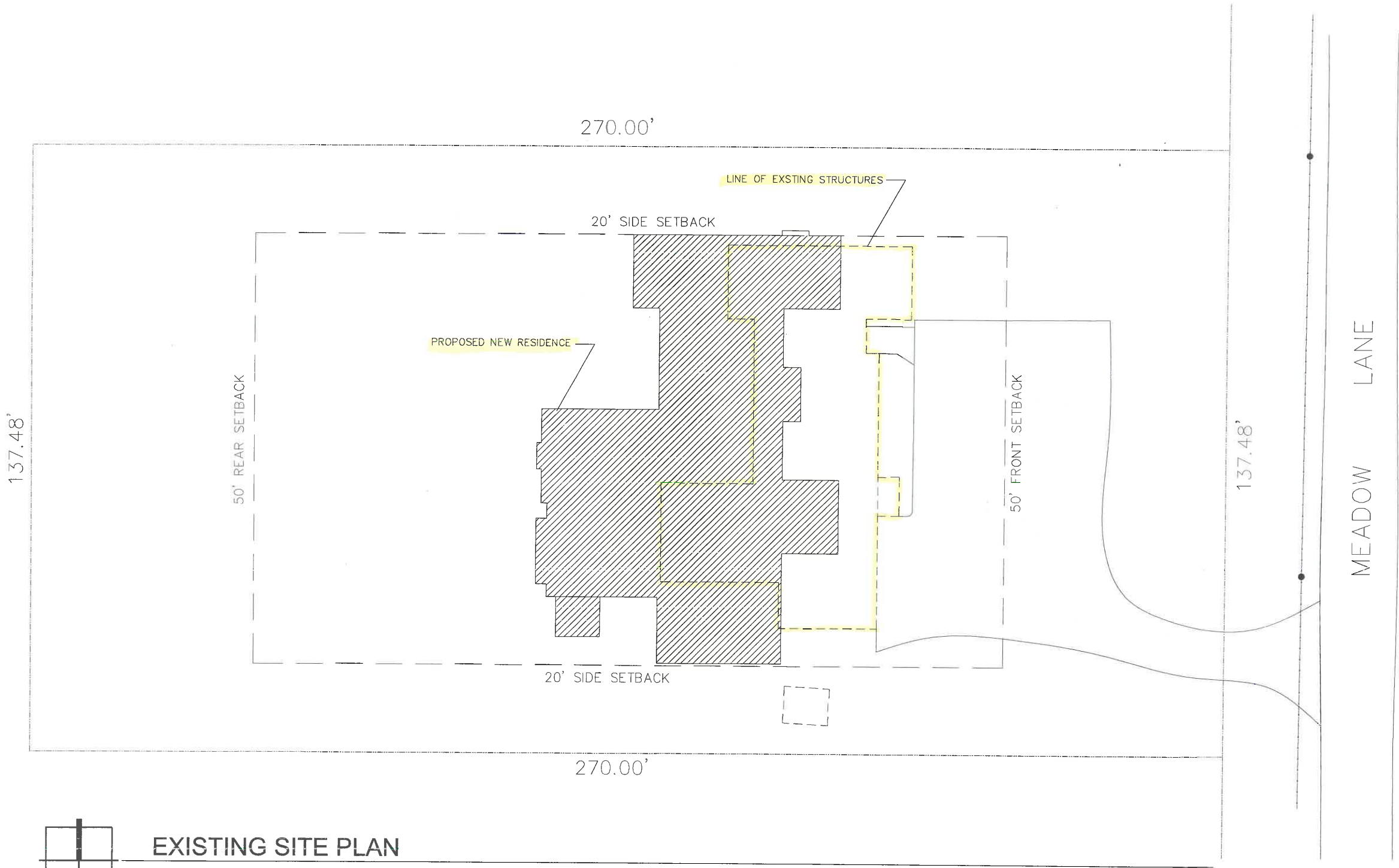
1765 MAPLE STREET
SUITE 200
NORTHFIELD, ILLINOIS 60063

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The Krebs Residence

1020 Meadow Lane Lake Forest, Illinois

OVERLAY SITE PLAN



EXISTING SITE PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , ILLINOIS

5/5/20	OWNER REVIEW
6/25/20	HPC REVIEW



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REYNOLDS
ARCHITECTS

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SUITE 200
NORTHFIELD, ILLINOIS 60063
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.0



EAST ELEVATION (FRONT)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , IL



NORTH ELEVATION

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , IL

OWNER REVIEW	
HPC REVIEW	
5/1/20	
6/25/20	



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REYNOLDS
ARCHITECTS

1755 MARLE STREET
SUITE 200
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.1



WEST ELEVATION (REAR)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , IL



SOUTH ELEVATION

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , IL

1/15/20	OWNER REVIEW	
7/15/20	HPC REVIEW	
8/23/20	HPC REVIEW	



**DOUGLAS
REYNOLDS
ARCHITECTS**

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SUITE 200
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.0

- SUPERIOR CLAY "PLAZA" CAP, TYPICAL
- SLATE ROOF, TYPICAL
- BRICK CHIMINEY
- FULL THICKNESS BRICK VENEER, TYPICAL
- 6" CEDAR LAP SIDING, PRIMED AND PAINTED
- ALUMINUM CLAD WINDOWS PRIMED AND PAINTED

676.75 PROPOSED GRADE
674.75 (EXISTING GRADE)

26'-3 1/4"

12' 10"

12' 10"

676.75



EAST ELEVATION (FRONT)
THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS



CURRENTLY PROPOSED NORTH ELEVATION

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW
7/15/20	HPC REVIEW
9/23/20	HPC REVIEW



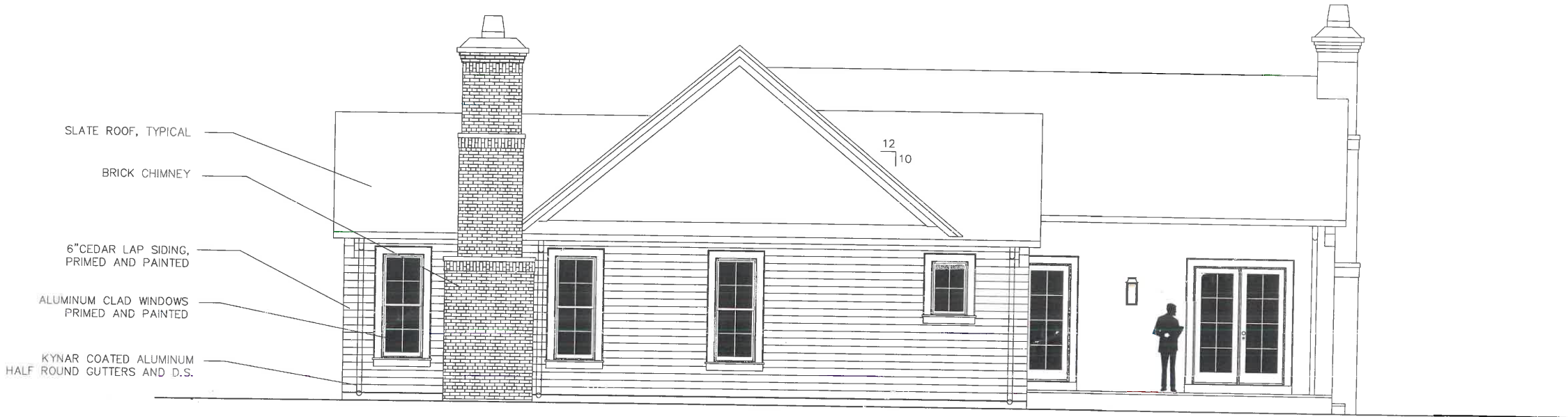

**DOUGLAS
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

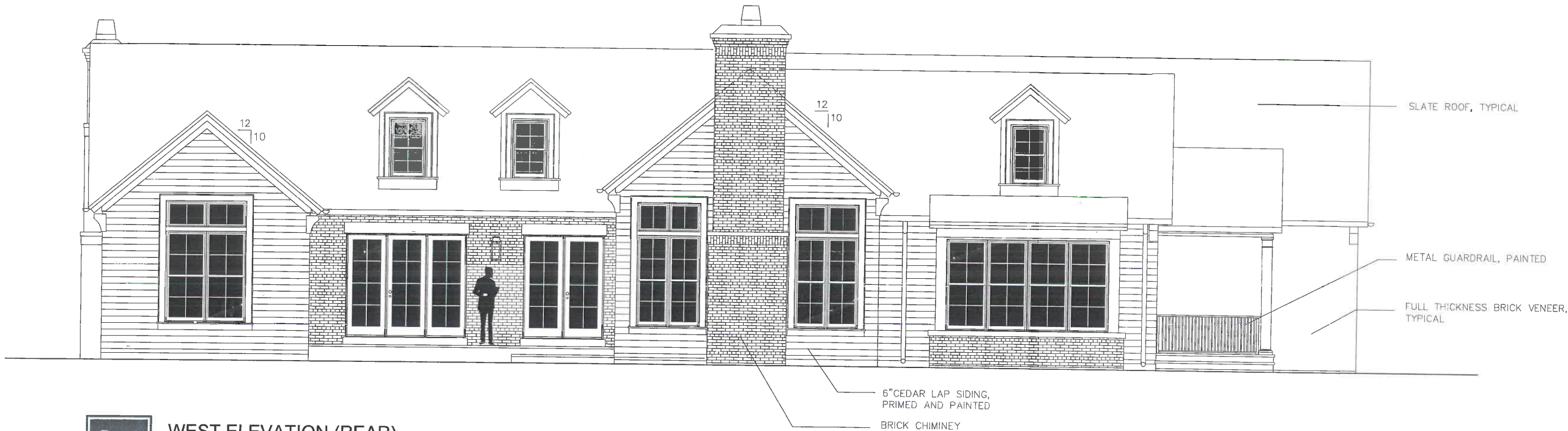
A3.0B



NORTH ELEVATION
THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

CURRENTLY PROPOSED WEST ELEVATION

Revisions		
3/25/20	OWNER REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	
5/13/20	ARCHITECT REVIEW	



WEST ELEVATION (REAR)
THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS


**DOUGLAS
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VOICE 647.501.3130
ReynoldsArchitecture.com

The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.1

CURRENTLY PROPOSED SOUTH ELEVATION

Revisions	
5/5/19	OWNER REVIEW
7/2/19	OWNER REVIEW
7/23/19	HPC REVIEW
9/23/19	HPC REVIEW



**DOUGLAS
REYNOLDS
ARCHITECTS**

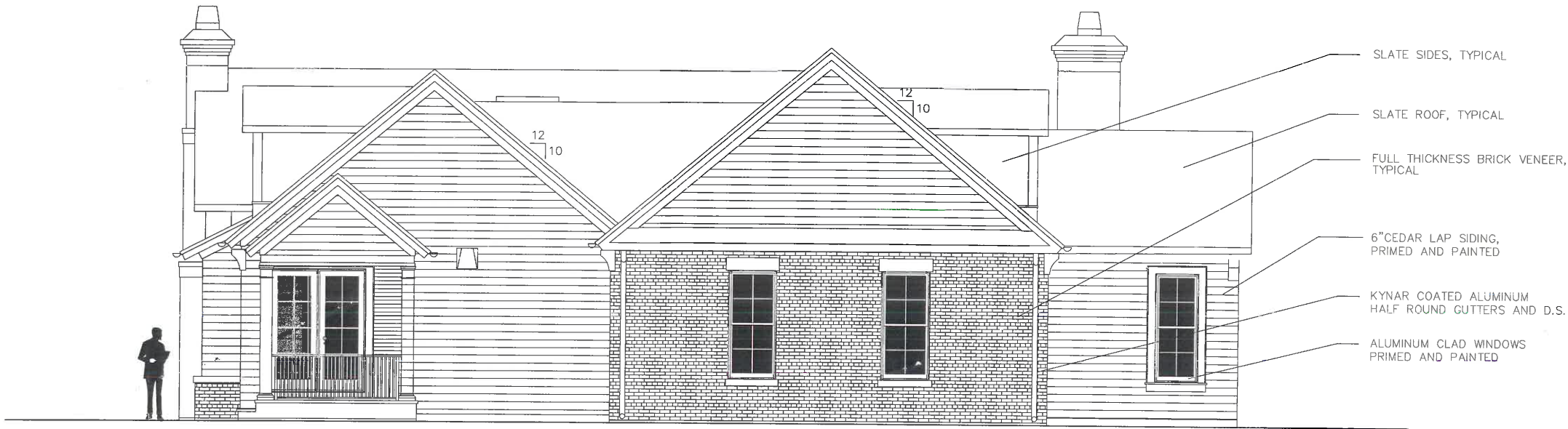
1765 MAPLE STREET
SUITE 200
NORTHFIELD, ILLINOIS 60093
VOICE 847.591.3150
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

A3.1B



SOUTH ELEVATION
THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

PROPOSED ROOF PLAN

Revisions

7/15/20	HPC REVIEW
9/23/20	HPC REVIEW



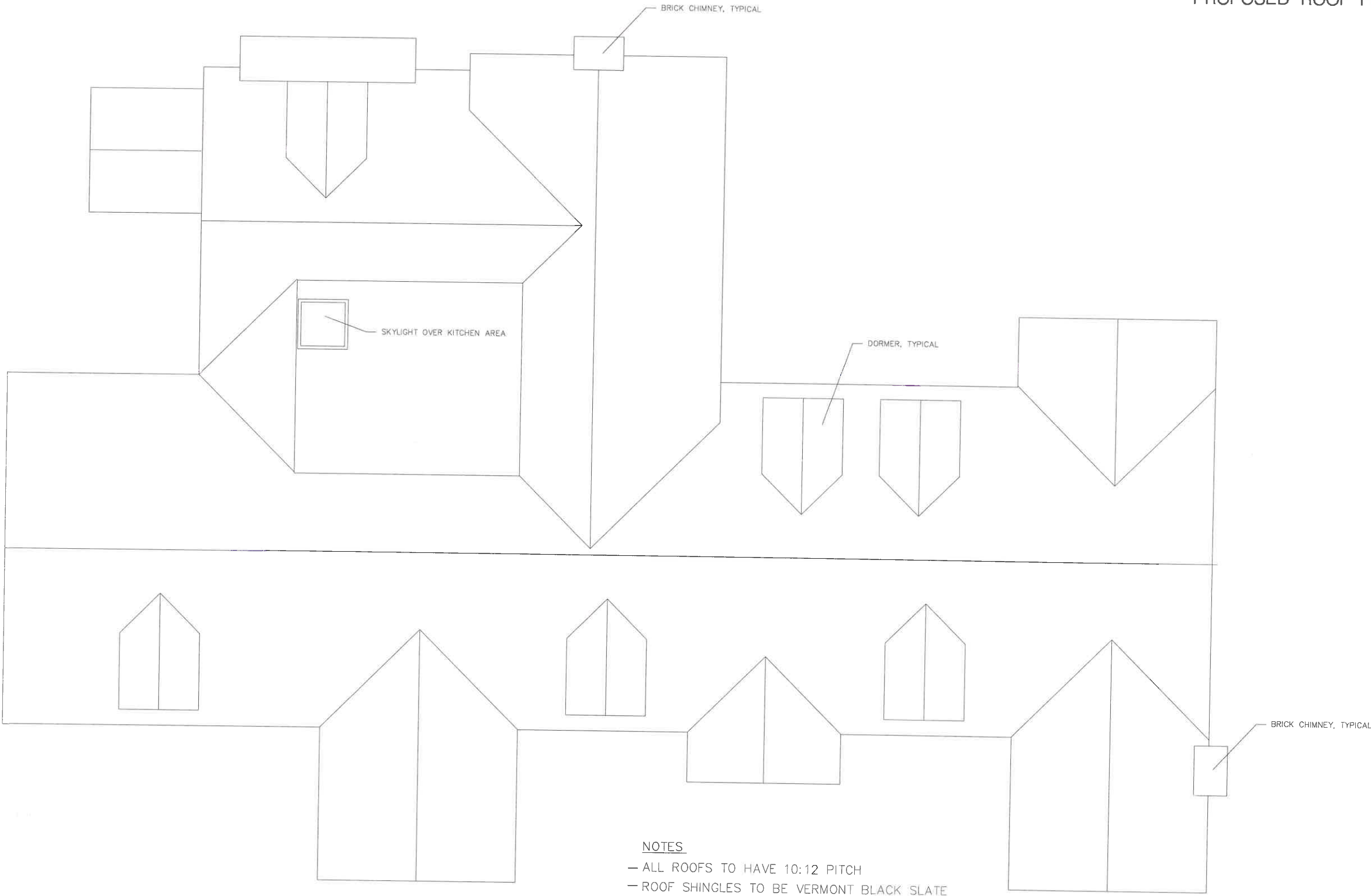

**DOUGLAS
REYNOLDS
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SUITE 200
NORTHFIELD, ILLINOIS 60093
VOICE 847.581.3150
Reynolds@rchitecture.com

The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

ROOF PLAN

Sheet

A3.3



- NOTES
- ALL ROOFS TO HAVE 10:12 PITCH
 - ROOF SHINGLES TO BE VERMONT BLACK SLATE



PROPOSED ROOF PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

PROPOSED BUILDING SECTIONS

Revisions

2/17/20	IPC REVIEW
9/23/20	IPC REVIEW



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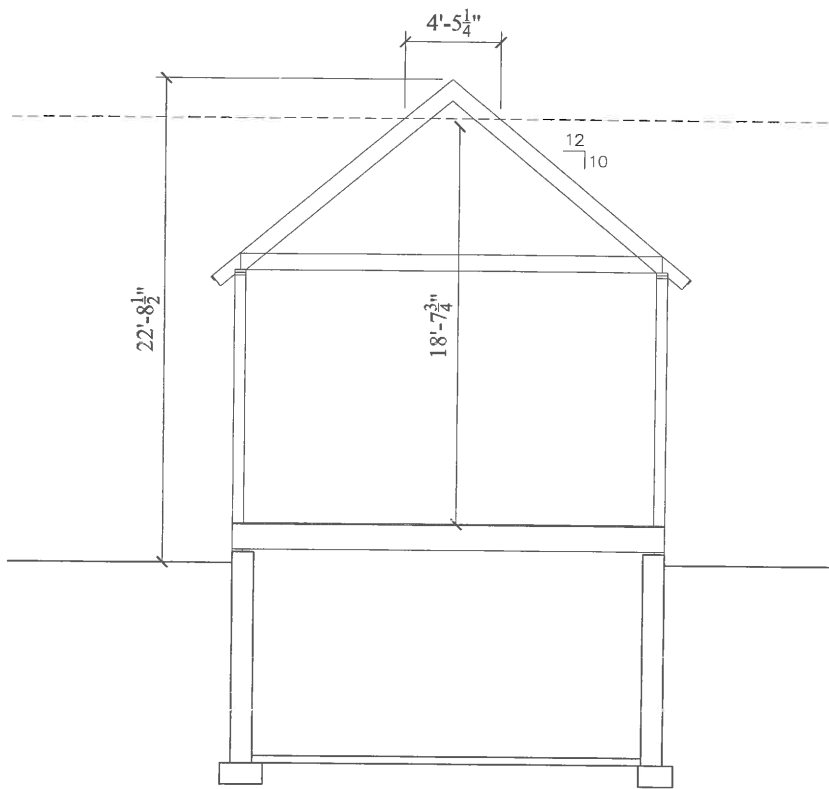
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SUITE 200
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

BUILDING SECTIONS

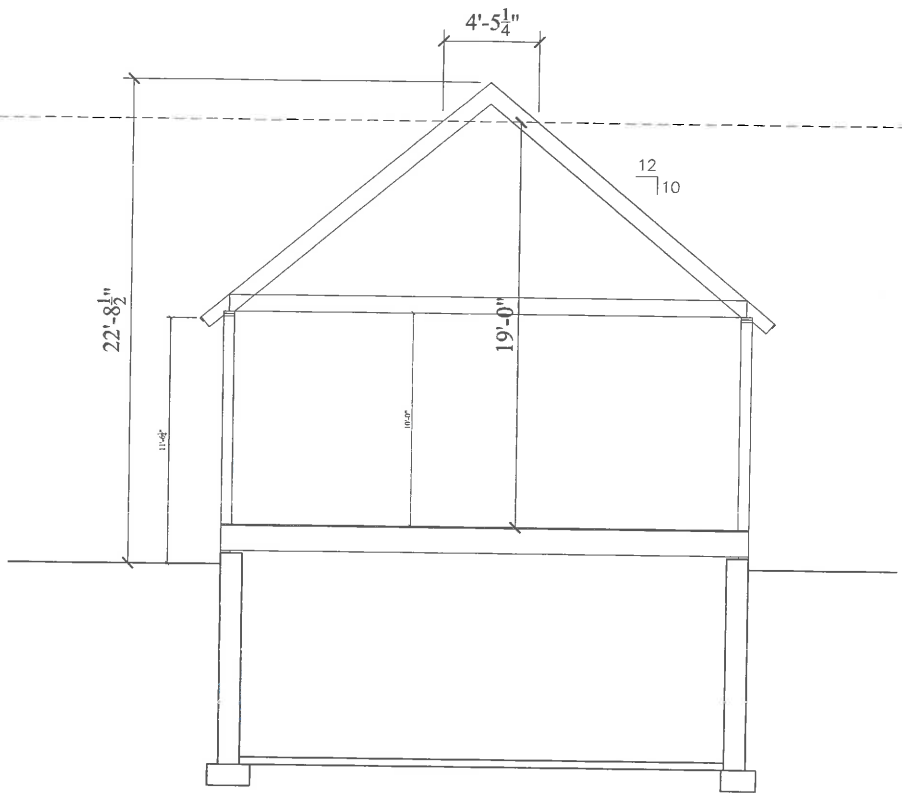
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A3.2



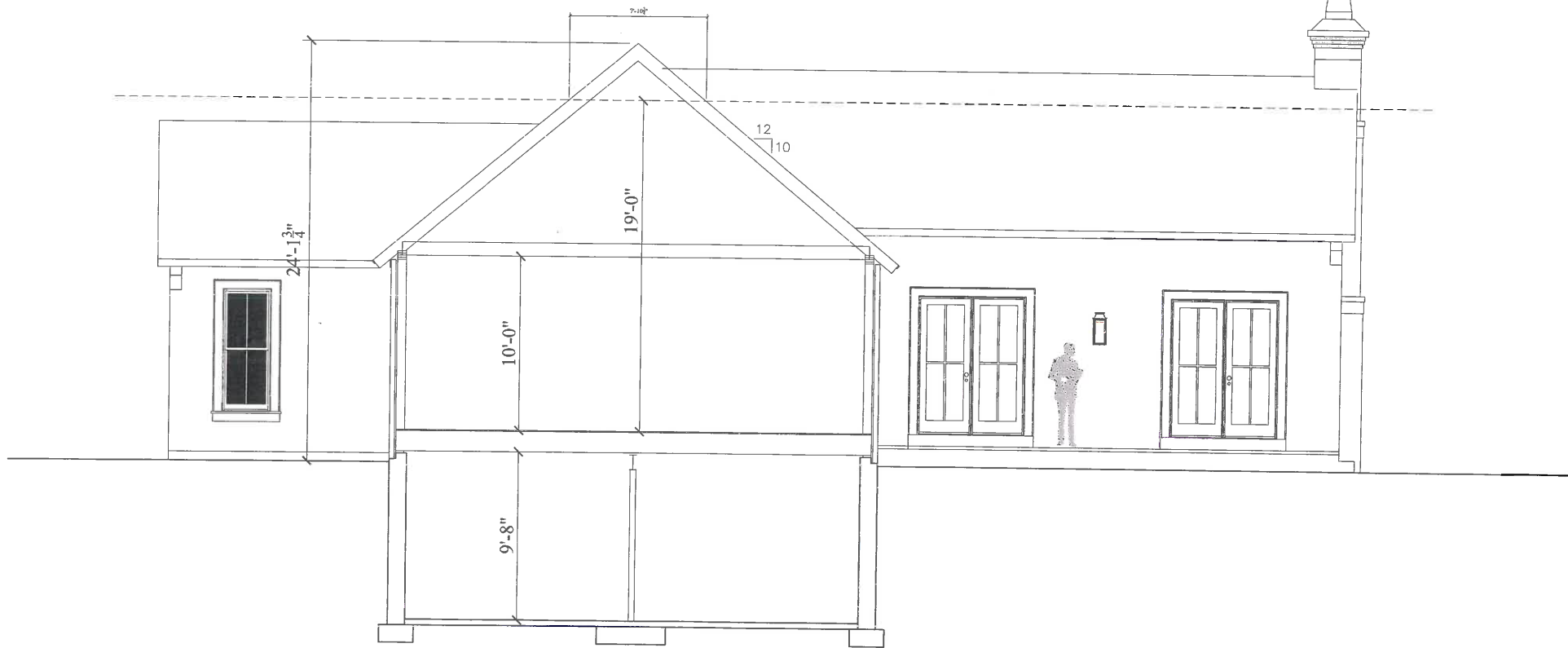
BUILDING SECTION- FAMILY RM

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS



BUILDING SECTION- KITCHEN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS



BUILDING SECTION- MAIN GABLE

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS











PROPOSED BASEMENT PLAN

Revisions

5/5/20	OWNER REVIEW
9/23/20	HPC REVIEW



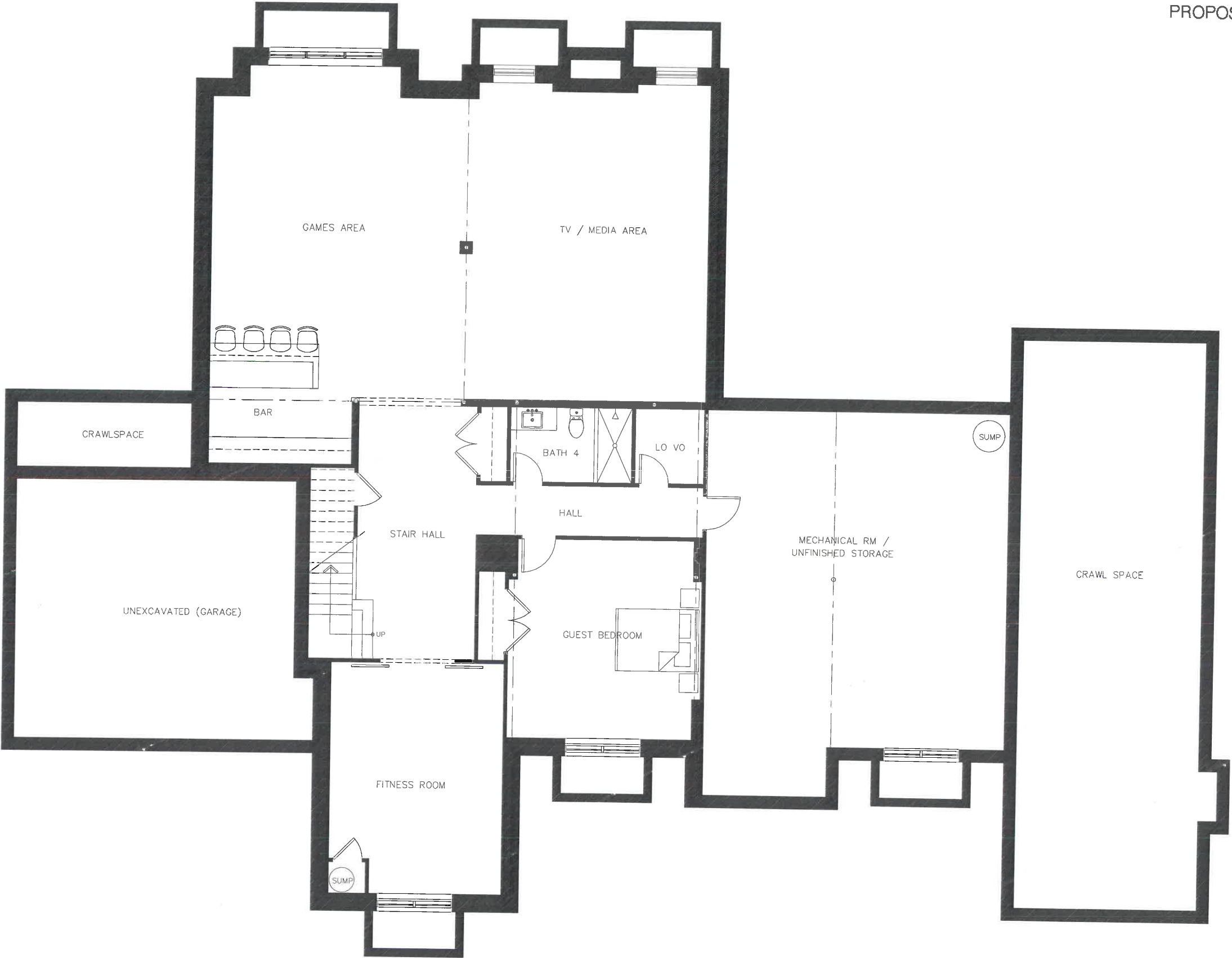

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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

BASEMENT FLOOR PLAN

Sheet

A2.0

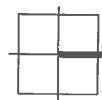
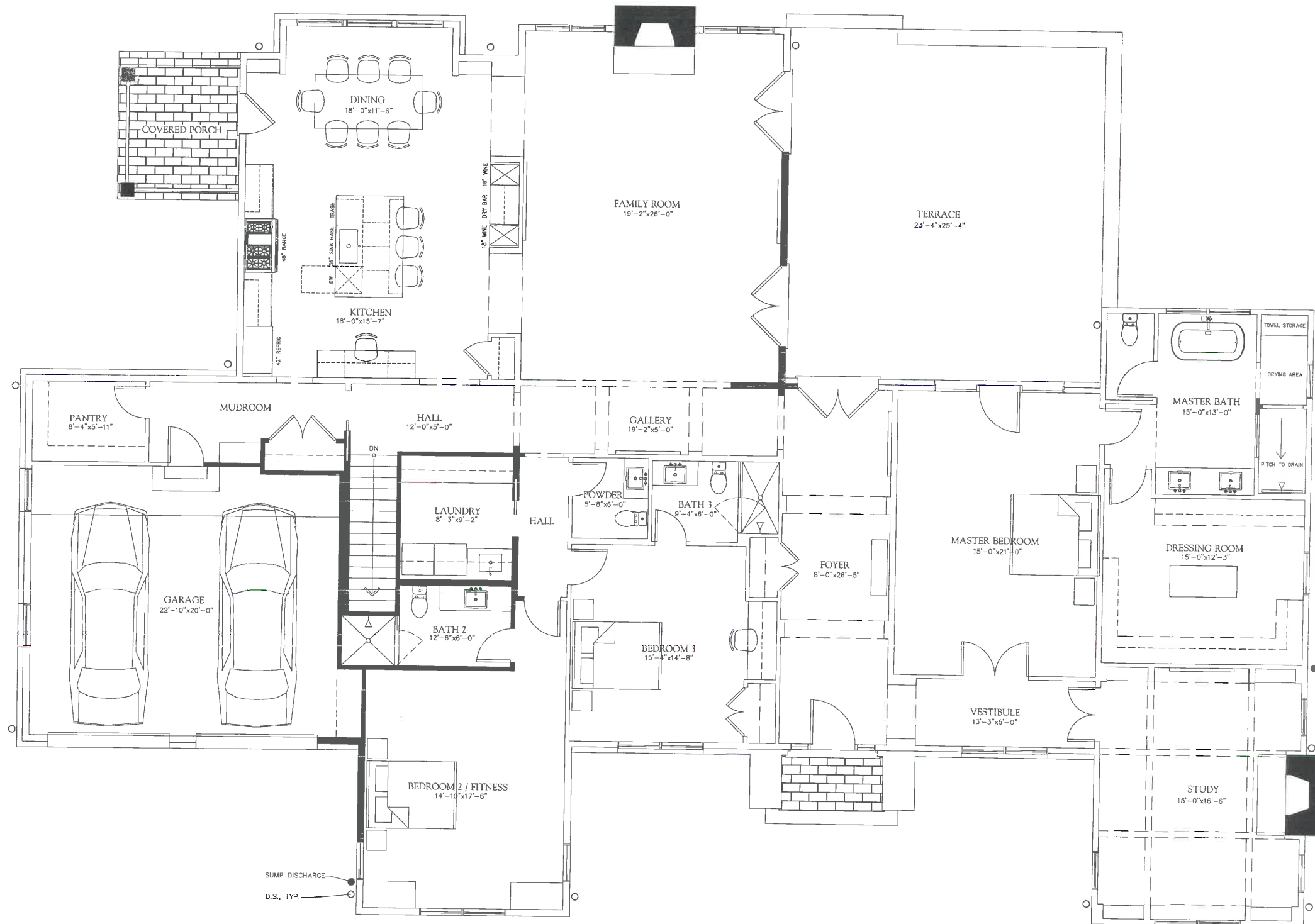


PROPOSED BASEMENT FLOOR PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE , LAKE FOREST , IL

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

PROPOSED FIRST FLOOR PLAN



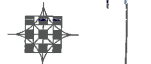
PROPOSED FIRST FLOOR PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

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

Revisions

NO.	DATE	REVISION
1	5/5/20	OWNER REVIEW
2	7/15/20	HPC REVIEW
3	8/23/20	HPC REVIEW



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The Krebs Residence

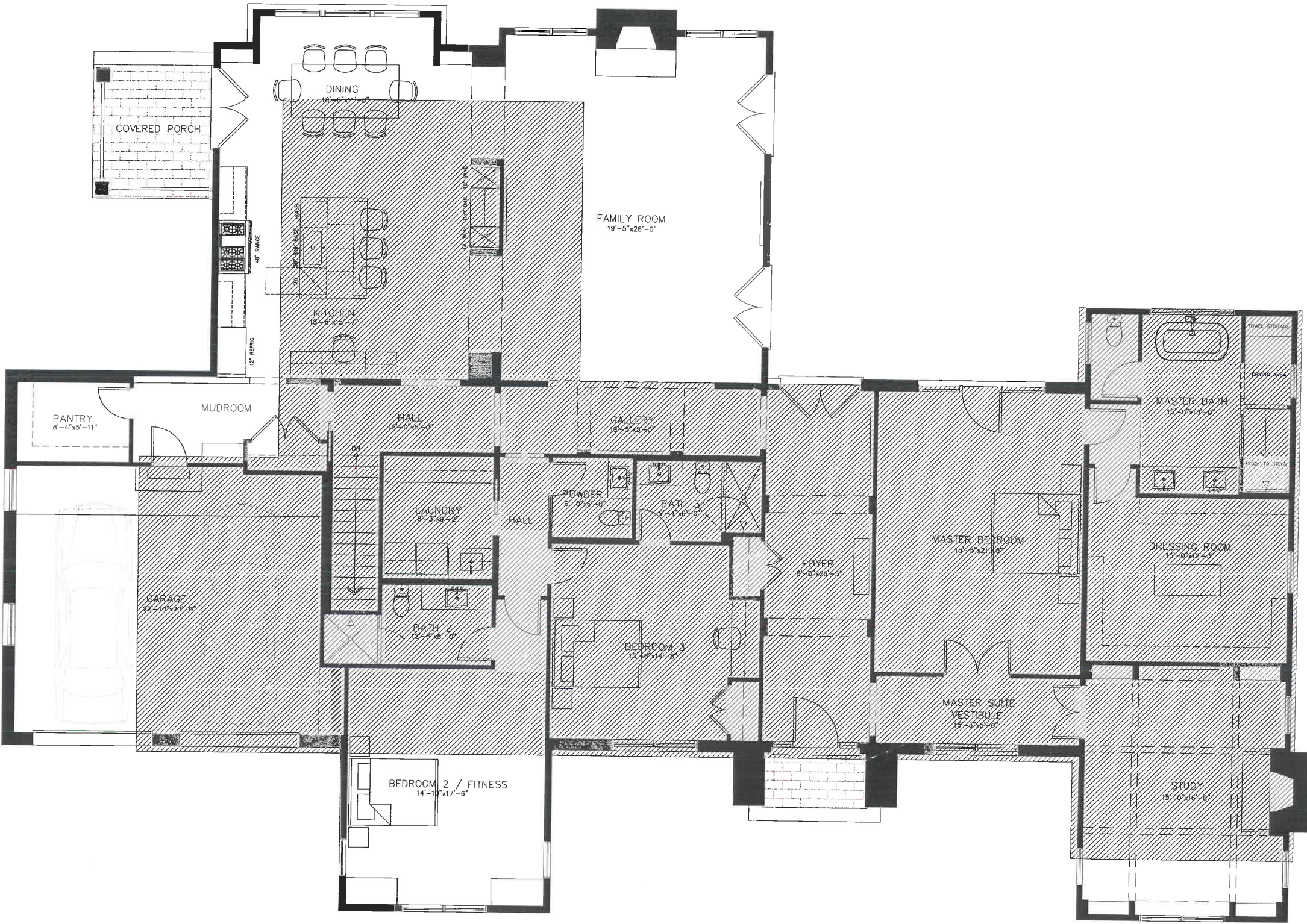
1020 Meadow Lane Lake Forest, Illinois

FIRST FLOOR PLAN

Sheet

A2.1

PROPOSED FIRST FLOORPLAN WITH EXISTING FOOTPRINT OVERLAY



PROPOSED FIRST FLOOR PLAN (WITH EXISITNG OVERLAY)
THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

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

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW



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VOICE 847.591.3159
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

FIRST FLOOR PLAN

Sheet

A2.1

TREE INVENTORY

Montoya Tree Service
 1615 Greenwood Road
 Glenview, IL 60026
 P: 847-724-6140 F: 847-724-6141
montoyatree@att.net

TREE INVENTORY FOR:

Reynolds Architecture Design and Construction
 Attn: Doug Reynolds

1020 Meadow Lane Lake Forest, IL 60045

KEY:

- 0 -dead
- 1-poor
- 2-fair
- 3-very good
- 4-good
- 5-healthy-excellent

TAG #	SPECIES	DBH	CONDITION
111	Silver Maple	24"	4
112	Silver Maple	34"	4
113	American Elm	29"	4
114	Hawthorn	12.5"	3
115	Norway Maple	14"	4
116	Norway Maple	13.5"	4
117	Hawthorn	18"	4
118	Buckthorn	8"	4
119	Honey Locust	24.5"	4
120	American Elm	16"	4
121	Norway Maple	6"	4
122	Colorado Spruce	5"	3
123	Norway Maple	8.5"	4
124	Buckthorn	4.5"	3
125	Buckthorn	5"	3
126	Colorado Spruce	5"	2
127	Buckthorn	17"	2
128	Pear tree	19"	2
129	Norway Maple	20"	4
130	Siberian Elm	15"	1
131	Siberian Elm	11"	2

132	Siberian Elm	18"	3
133	Box Elder	6"	2
134	Norway Maple	11.5"	2
135	Norway Maple	10.5"	3
136	Austrian Pine	12"	1
137	Norway Maple	35"	4
138	Norway Maple	12"	3
139	Norway Maple	10"	3
140	Norway Maple	8"	1
141	Norway Maple	10.5"	3
142	Norway Maple	22.5"	3
143	Norway Maple	6"	2
144	Pear tree	11"	2
145	Norway Maple	18"	3
146	American Elm	10"	3
147	American Elm	5"	2
148	Black Walnut	13"	3
149	Black Walnut	15"	3
150	Buckthorn	10"	3
151	Red Maple	16.5"	4
152	Black Walnut	20"	4
153	Norway Spruce	24.5"	2
154	Norway Spruce	16"	1
155	Green Ash	5"	0
156	Green Ash	5.5"	1
157	Green Ash	6"	0

Jesus Montoya-Arborist -IL4957A

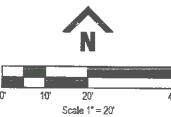
PROPOSED GRADING PLAN

BLECK

engineers | surveyors

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

1020 Meadow Lane
Lake Forest, IL



BENCHMARK
ELEVATION =

ALL ELEVATIONS ON THESE PLANS ARE ON
CITY OF LAKE FOREST (USGS NAVD 83)
DATUM

ISSUED DATE ISSUED FOR

August 17, 2020 HPC

09.08.2020 Imp. Surface Calc.

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."

Michael G. Bleck, PE 08.17.2020

License No. 002.000001 Civil Engineer
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Illinois Professional Design Firm 194.000011

REYNOLDS ARCHITECTURE
1765 Maple Street Suite 200
Lake Forest, Illinois 60045

70-1170 Project No.

MGB Drawn By

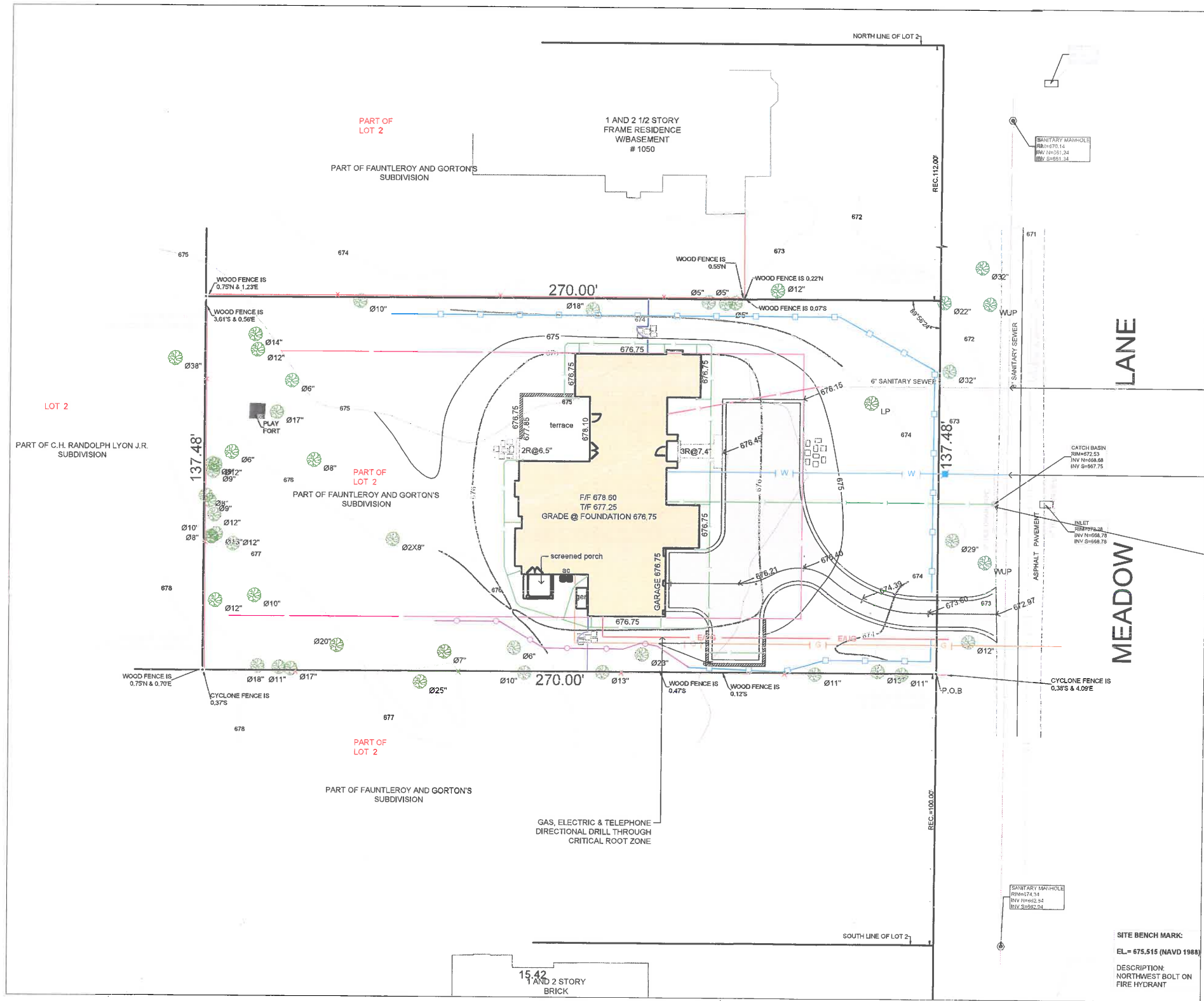
MGB Checked By

Drawing No.

4

Drawing Name

Proposed Site Plan



EXISTING SANITARY SEWER SERVICE TO BE TELEVISED AND LINED IF NECESSARY
NEW PORTION OF SEWER = 57 LF 6" PVC SDR 26 @ 2% MIN

PROPOSED WATER SERVICE
134 LF 1.5" CU TUBE TY K
1.5" CURB STOP & BOX

PROPOSED STORM SEWER
PIPE TO PICK UP ROOF DOWNSPOUTS AND SUMP PUMP
PIPE SHALL BE 6" VC SDR 26

1020 Meadow Lane
Lake Forest, Illinois 60045

Impervious Surface Calculation

Lot Area	sq ft	acre
	37119	0.852

Existing Conditions

	sq ft	acre
House	3038	0.070
Driveway	4149	0.095
Patio	642	0.015
walkways	113	0.003
shed	114	0.003
Total	8056	0.185

Percent Impervious

21.7%

Proposed Conditions

	sq ft	acre
House	4454	0.102
Driveway	4181	0.096
Patio	651	0.015
Walkways	138	0.003
Total	9424	0.216

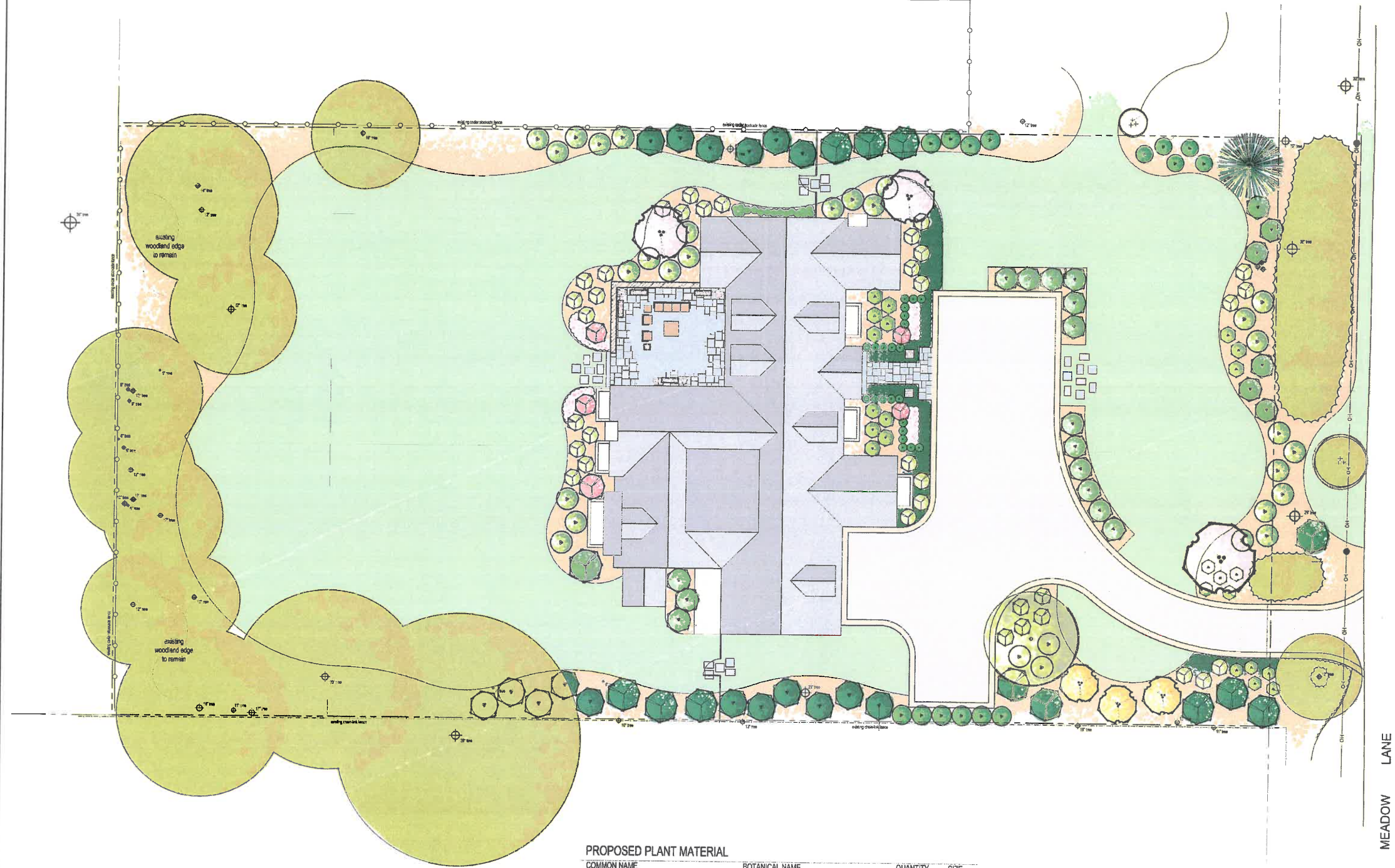
Percent Impervious

25.4%

— SILT FENCE
— TREE FENCE

Surveying By:
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, ILLINOIS 60005
TEL: (847) 299-1010

PRELIMINARY LANDSCAPE PLAN



PROPOSED PLANT MATERIAL

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
Norway Spruce	Picea abies	1	8" bb
Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	1	3" cal.
Serviceberry 'Autumn Brilliance'	Amelanchier grandiflora 'Autumn Brilliance'	1	8" bb
Serviceberry 'Shadblow'	Amelanchier canadensis 'Shadblow'	2	8" bb
Tardiva Hydrangea	Hydrangea paniculata 'Tardiva'	1	24" bb
Corneliancherry Dogwood	Cornus mas	3	6" bb
Blackhaw Viburnum	Viburnum prunifolium	12	6" bb
Mohican Viburnum	Viburnum lentum 'Mohican'	17	48" bb
Blue Muffin Viburnum	Viburnum dentatum 'Christom'	10	36" bb
Fragrant Viburnum	Viburnum carlesii	1	36" bb
Compact Fragrant Viburnum	Viburnum carlesii 'Compacta'	4	24" bb
Weigela 'Wine & Roses'	Weigela florida 'Wine & Roses'	9	24" bb
Palibin Dwarf Lilac	Syringa meyeri 'Palibin'	12	24" bb
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	30	5 gal.
Limelight Hydrangea	Hydrangea paniculata 'Limelight'	35	5 gal.
Little Lime Hydrangea	Hydrangea paniculata 'Lime'	10	2 gal.
Bobo Hydrangea	Hydrangea paniculata 'Bobo'	10	2 gal.
Jim Dandy Winterberry	Ilex verticillata 'Jim Dandy'	1	24" bb
Red Sprite Winterberry	Ilex verticillata 'Red Sprite'	4	24" bb
Green Velvet Boxwood	Buxus microphylla x sempervirens	22	18" bb

KREBS RESIDENCE
1020 Meadow Lane, Lake Forest Illinois



James Martin Associates, Inc. is hereby authorized to prepare this preliminary landscape plan for the Krebs Residence, 1020 Meadow Lane, Lake Forest, Illinois. This plan is preliminary and subject to change without notice. The client is responsible for obtaining all necessary permits and approvals for this project.

Scale: 1" = 10'
Date: 6/1/20
Rev: 01/02/20

James Martin Associates, Inc.
Landscape Architects
1020 Meadow Lane, Lake Forest, IL 60045
(847) 581-1800
www.jmartinassociates.com

JMARTIN ASSOCIATES

PROPOSED PLANT MATERIAL

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
Norway Spruce	<i>Picea abies</i>	1	8' bb
Autumn Blaze Maple	<i>Acer x freemanii</i> 'Jeffersred'	1	3" cal.
Serviceberry 'Autumn Brilliance'	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	1	8' bb
Serviceberry 'Shadblow'	<i>Amelanchier canadensis</i> 'Shadblow'	2	8' bb
Tardiva Hydrangea	<i>Hydrangea paniculata</i> 'Tardiva'	1	24" bb
Corneliancherry Dogwood	<i>Cornus mas</i>	3	6' bb
Blackhaw Viburnum	<i>Viburnum prunifolium</i>	12	6' bb
Mohican Viburnum	<i>Viburnum lantana</i> 'Mohican'	17	48" bb
Blue Muffin Viburnum	<i>Viburnum dentatum</i> 'Christom'	10	36" bb
Fragrant Viburnum	<i>Viburnum carlesii</i>	1	36" bb
Compact Fragrant Viburnum	<i>Viburnum carlesii</i> 'Compacta'	4	24" bb
Weigela 'Wine & Roses'	<i>Weigela florida</i> 'Wine & Roses'	9	24" bb
Palibin Dwarf Lilac	<i>Syringa meyeri</i> 'Palibin'	12	24" bb
Annabelle Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'	30	5 gal.
Limelight Hydrangea	<i>Hydrangea paniculata</i> 'Limelight'	35	5 gal.
Little Lime Hydrangea	<i>Hydrangea paniculata</i> 'Jane'	10	2 gal.
Bobo Hydrangea	<i>Hydrangea paniculata</i> 'Ilvobo'	10	2 gal.
Jim Dandy Winterberry	<i>Ilex verticillata</i> 'Jim Dandy'	1	24" bb
Red Sprite Winterberry	<i>Ilex verticillata</i> 'Red Sprite'	4	24" bb
Green Velvet Boxwood	<i>Buxus microphylla</i> x <i>sempervirens</i>	22	18" bb

CORRESPONDENCE

Baehr, Jennifer

From: MacLean, Duncan <DMacLean@macleanfogg.com>
Sent: Wednesday, September 16, 2020 12:34 PM
To: Baehr, Jennifer
Subject: petition 1020 meadow lane public hearing

Follow Up Flag: Follow up
Flag Status: Flagged

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.

To the Historic Preservation Commission,

Thank you for the work you do to keep Lake Forest the lovely town we all love. I am writing in support of the petition to demolish and replace the house at 1020 Meadow. It will be disruptive, my wife and I live at 946 Elm tree, but believe this would be a welcome addition to our neighborhood. We live in a wonderful neighborhood, and allowing a homeowner to modernize their home is preferable to letting the home continue to deteriorate. The proposed design is in keeping with the original architecture and surrounding houses, and frankly, will increase the value of the neighborhood.

I hope the committee supports the homeowners desire to demolish and replace the existing structure.

Thank you for your consideration.



Duncan MacLean | President & CEO
1000 Allanson Rd, Illinois 60060
Office +1 847 837-3733 | Cell +1 847 224-5300
macleanfogg.com | [LinkedIn](#)

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Agenda Item 4
540 Crabtree Lane
Detached Garage, Additions,
Exterior Alterations, & Building Scale Variance

Staff Report
Historic Survey Form
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statements of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan
Existing South Elevation – No Changes
Existing North Elevation
Proposed North Elevation
Proposed North Elevation Color Rendering
Existing East Elevation
Proposed East Elevation
Proposed East Elevation Color Rendering
Existing West Elevation
Proposed West Elevation
Proposed West Elevation Color Rendering
Proposed Detached Garage Elevations & Floor Plan
Proposed Detached Garage South Elevation Color Rendering
Existing Roof Plan
Roof Demolition Plan
Proposed Roof Plan
Proposed Building Section
Existing First Floor Plan
First Floor Demolition Plan
Proposed First Floor Plan
Existing Second Floor Plan
Second Floor Demolition Plan
Proposed Second Floor Plan
Perspective Rendering – Looking Southeast
Perspective Rendering – Looking Southwest
Proposed Grading Plan
Images of Existing Residence

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 23, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	540 Crabtree Lane Detached Garage, Additions, Exterior Alterations, and Building Scale Variance

PROPERTY OWNERS

John and Cynthia Nedeau
540 Crabtree Lane
Lake Forest, IL 60045

PROPERTY LOCATION

540 Crabtree Lane

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic Districts

PROJECT REPRESENTATIVE

Edward Deegan, architect
503 Park Drive
Kenilworth, IL 60043

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow construction of a single car detached garage, single story additions on the north side of the existing residence, a shed dormer addition and associated exterior alterations. A building scale variance is also requested.

The petitioners purchased the property in March 2014 and shortly after in May 2014, a petition for the property was presented to the Commission. The previous petition involved an attached two car garage addition, a kitchen addition and exterior alterations on the front and rear elevations. The petition was approved by the Commission and a Certificate of Appropriateness was granted, however the owners never proceeded with the project. The petition that is currently presented reflects an entirely new plan.

Early this year, building permits were issued for interior alterations and a new driveway, work that has no impact on the exterior appearance of the house. The work that is currently underway is separate and distinct from the work now planned as part of the petition presented to the Commission. There is evidence of this work at the site.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This parcel is located on the north side of Crabtree Lane, one property east of Sheridan Road. The property is about 1.4 acres in size and based on available records, the residence was constructed in 1910 with later additions by Stanley Anderson in the 1960's. The residence and the outbuilding are identified as Contributing Structures to the Historic District. The house is an example of the Colonial Revival architectural style and is primarily a single story structure configured in a U-shape. The center of the house is a story and a half, with single gable dormers on the south side and single shed dormers on the north side.

STAFF EVALUATION

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

Proposed Detached Garage

The existing residence has an attached two car garage on the northwest side of the home. Compared to the average size of modern day two car garages, the existing garage is small and not sufficient for parking two vehicles and providing storage space. The detached garage is proposed to provide the square footage needed to accommodate an additional parking space and additional storage space. The proposed detached garage is a single story mass with a gable roof form and is consistent with the style of the existing residence. On the east side of the detached garage, facing the pool, an open porch and an outdoor brick fireplace are proposed.

Proposed Additions

The petitioner is proposing a kitchen addition on the northwest side of the house, a small addition on the east elevation, and a shed dormer addition on the north elevation.

As stated in the petitioner's statement of intent, the existing kitchen was originally a servant's kitchen and is very small. The proposed kitchen addition will provide a more functional space and will move the kitchen to a more centralized location in relation to the overall floorplan of the home. The existing boiler room on the northeast side of the house will be converted into a living room. With this room being converted into a living space, a small bump out is proposed on the east elevation to make the space more functional as a living room. The bump out is approximately 62 square feet. Currently, two single shed dormers are on the north (rear) elevation of the home. The petitioner is proposing to connect the two single shed dormers, creating one large shed dormer. This additional square footage allows for a second bedroom on the upper level of the home.

Proposed Exterior Alterations

Below is a summary of the proposed exterior alterations on each elevation of the home. Please note that no changes are proposed to the front of the home.

North (Rear) Elevation

The existing sunroom at the center of the north elevation features a series of sliding glass doors. These doors are proposed to be removed and replaced with new sliding glass doors on the east and west ends of the north elevation, and double hung windows in the center. Based on City permit records, the sunroom was originally an open porch and was enclosed in 1976.

On the west side of the north elevation, the kitchen addition is proposed with a single story massing and gable roof form. Double hung windows are proposed along the north wall and a half round window is proposed on the gable end.

On the east side of the north elevation, in the converted living room, double hung windows are proposed on the existing solid north wall and the existing low slope roof will be removed and replaced with a gable roof form to match the the kitchen addition. Together with the kitchen addition, these modifications create a symmetrical and balanced appearance across the elevation.

On the upper level, the roof between the two shed dormers will be removed and the wall raised to match the height of the existing dormers, creating one large shed dormer. The square footage added by connecting the existing dormers allows for a second bedroom on the upper level.

East Elevation

The small bump out addition in the converted living room is on the north side of the east elevation. The addition is a single story element with a gable roof form and a brick chimney in the center. Small casement windows are proposed on either side of the chimney. New, tall double hung windows are proposed on either side of the bump out addition on the east wall. A new entry door and small casement window are proposed to the south of the bump out addition in the laundry room. On the upper level, the narrow double hung window will be replaced with a small square casement window.

West Elevation

The proposed kitchen addition is on the far north end of the west elevation. The west side of the addition features mostly a solid wall to accommodate cabinetry on the interior and a single, tall double hung window. The existing single garage doors on the west side will be replaced with a double-width carriage style garage door. A small square casement window will be added to the upper level to match the east side.

Site Plan

The driveway will be slightly reconfigured on the north end as shown in the proposed site plan. The existing fence around the driveway on the north side will be removed to allow for the construction of the new detached garage. A new solid wood fence is proposed between the detached garage and kitchen addition. A curved stone wall is proposed to create a planter on the north side of the new kitchen addition, and will match the existing planter on the north side of the converted living room.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The maximum height permitted for a property of this size is 40 feet. The existing residence at the tallest roof peak is 25 feet and 6 inches tall. The main ridge of the house will remain intact. As measured from the lowest point of adjacent existing grade, the proposed kitchen addition is 19 feet tall and the detached garage is 17 feet and 8 inches tall. The proposed additions and garage are well below the height of the existing home.

Standard 2 - Proportion of Front Façade.

This standard is not applicable to this petition. No changes are proposed to the front façade.

Standard 3 – Proportion of Openings.

This standard is generally met. The existing home features mostly double hung windows of varying sizes, proportions and muntin patterns. The new windows around the house and on the proposed additions and garage are mostly double hung windows that match the style of the existing windows. The new half round windows on the gable ends above the kitchen and living room will match the half round windows on the east and west elevation of the existing home.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. The existing home features mostly solid walls on the side elevations while the front and rear elevations feature larger openings and greater expanses of openings. The proposed additions and alterations generally maintain the rhythm of solids to voids of the existing house.

Standard 5 – Rhythm of Spacing on the Street.

This standard is not applicable to the petition. No change is proposed to the appearance of the home from the streetscape.

Standard 6 – Rhythm of Entrance Porches.

This standard is not applicable to this petition. The front entrance is not proposed to change.

Standard 7 – Relationship of Materials and Textures.

This standard is met. High quality, natural materials are proposed, consistent with the character of the Historic District. The proposed additions and detached garage will have wood clapboard siding and wood shingle roofs. All new windows will be aluminum clad with interior and exterior muntins. Wood is proposed for all new trim, soffits, fascia and rakeboards. The chimneys on the living room addition and detached garage are brick. Gutters and downspouts will be copper.

Standard 8 – Roof shapes.

This standard is met. The existing residence has a combination of gable, shed, hip and flat roof forms. The proposed additions and detached garage use roof styles consistent with the existing home. The proposed kitchen addition and the converted living room will have gable roof forms with a full pediment that match the gables on the front of the existing house. The proposed detached garage also has a gable roof form and the open porch on the east side of the garage has a shed roof.

Standard 9 – Walls of continuity.

This standard is generally met. The proportions, scale, materials, and detailing of the proposed additions and alterations are consistent with the existing home.

Standard 10 – Scale.

A building scale variance is requested.

- The existing residence is below the allowable square footage for the property by 256 square feet. The existing residence totals 6,487 square feet, including the square footage of the pool house. The allowable square footage based on the size of the property is 6,743 square feet.
- A total of 800 square feet is allowed for a garage on this property. The existing garage totals 420 square feet. The proposed detached garage totals 310 square feet. Together, the square footage of the existing and proposed garages totals 730 square feet, and is below the 800 square foot garage allowance, therefore the garages do not contribute to the overall square footage of the residence.
- A total of 674 square feet of design elements is permitted for this property. The existing residence has a total of 121 square feet of design elements including an open porch and

covered entry. The proposed porch on the east side of the detached garage will add 130 square feet of design elements to the home.

- The proposed kitchen and living room additions add 442 square feet to the total square footage of the house.
- In summary, the existing house with the proposed additions will total 6,929 square feet. The total square footage exceeds the allowable by 186 square feet. A building scale variance of 2.75% is requested.

Review of Building Scale Variance Standards

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, *Standard 1 and at least one additional standard be met. The Code does not require that all five standards be met.* These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

Standard 1 -- The project is consistent with the design standards of the City Code.

This standard is met. The Code and City's Design Guidelines encourage the use of design elements to bring human scale to projects and to avoid the appearance of oversized, out of scale elements. In this case, the additions are designed in a manner that is consistent with the existing residence. The proposed exterior materials and detailing are also consistent with the existing residence. Additionally, the proposed additions do not impact the front of the home or alter the streetscape.

Standard 2 -- Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

This standard is met. Existing vegetation on the property effectively mitigates the appearance of the proposed additions and detached garage. The additions and detached garage will have minimal visibility from the street and from adjacent properties.

Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

This standard is met. The proposed additions are located behind the mass of the existing house and do not impact the appearance of mass from the streetscape. The detached garage is to the west of the existing home but is set back far from the front of the property, minimizing its appearance from the streetscape. Light to and views from neighboring homes are not negatively impacted.

Standard 4 -- The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

The proposed additions and detached garage are subordinate in height and mass to the existing residence and to surrounding structures.

Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.

This standard is met. The property is located in a local historic district and the residence is identified as a Contributing structure to the District. The approval of the variance will allow the home to be modified in order to meet the property owner's needs while maintaining the character of the historic property.

Standard 6 -- The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

The standard is not met. There is no permanently preserved open space located adjacent to this property.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and four additional standards are satisfied.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The proposed additions and alterations do not change the directional expression of the front façade.

Standard 12 – Preservation of Historic Material.

This standard is met. The proposed alterations and additions do not result in the loss of any distinguishing original qualities of the existing residence. The proposed alterations to the residence are in keeping with the character of the property.

Standard 13 – Preservation of Natural Resources.

This standard can be met. Currently, there are several evergreen trees in the location of the proposed detached garage. Based on discussions with the petitioner, the trees will be relocated if feasible, to another location on the property. If it is determined that additional trees on the site are impacted as a result of the construction work, replacement inches may be required to be planted on site based on the species, condition, and size of the trees impacted.

No other changes to the existing landscaping on the site is proposed. The existing vegetation on the property appears to provide adequate screening of the proposed detached garage and additions.

Standard 14 – Compatibility.

This standard is met. The proposed style, detailing, and massing of the detached garage and additions are compatible with the existing residence. The proposed alterations will enhance the character of the existing residence and improve some of the less compatible changes that have been made to the residence over the years.

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 met. The integrity of the existing residence is not threatened by the proposed additions or alterations. The additions are designed in a manner that is consistent with the character of the property and distinguishable from the original residence. The additions and alterations will serve to preserve the residence by making the house livable for the property owners and attractive to future buyers.

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, staff has not received any public comment on this petition.

RECOMMENDATION

Recommend approval of a Certificate of Appropriateness for a detached garage, additions, exterior alterations and a building scale variance for the residence at 540 Crabtree Lane subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 938

Property Address:

Street: 540 E CRAB TREE LN
City: Lake Forest State: Illinois
County: Lake

Historic Property Name:

Original Owner: W. R. Odell ('28)
Other Previous Owners: GERBER, PATI

Present Owner: JOHN LOUIS NEDEAU JR TRUSTEE

Current Property Name:

Resource Type: Building
Date of Construction: 1910
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: Colonial Revival
Secondary Style:

Architect/Engineer: Unknown

Builder/Contractor: Unknown

Landscape Architect:



Photo Name: January 1998

Demolished: Date:

Zoning District: R4

Subdivision: Lot 2 of Robert Dunham Resubdivision; platted 10/04/1916

Subdivided from: Unknown

Current Property Size (est.): 1.43 acres

Original Property Size (est.): Unknown

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: U-shape
Number of Stories: 1.5
Structural Framing: unknown
Foundation Material: unknown
Facade Material: Aluminum Siding
Roof Form: Gable

Roof Material: Wood Shingle
Primary Window Type: Double Hung - 12/12 and 6/6
Porches: A columned porch at southwest end of the house.
Integrity: Good
Condition: Good

Decorative Features & Surfacing:

Front gable dormers enhance the façade.



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 938

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

House - 1910

Is this Property Eligible for Local Landmark Designation?:

Local Landmark Designation:

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

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

This house is identified as a significant contributing structure to the Historic District. The existing house, constructed in 1910, is an exemplification of the one-story Colonial Revival style. Although the original clapboards have been replaced with aluminum siding, which detracts from the overall integrity of the house, there is still sufficient integrity to make the home worthy of restoration and preservation.

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

This was the dominant style for domestic building throughout the country during the first half of the century. One story Colonial Revival houses were relatively common. Most were patterned after the Cape Cod cottages of eastern Massachusetts, usually with the addition of Georgian- or Adam-inspired doorways. These were built throughout the Colonial Revival era but were most common in the 1920s and 1940s. This particular residence is unique in its horseshoe layout. This finely detailed example was inspired by more pretentious Colonial antecedents than the typical Cape Cod examples.

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

Changes:

A bar room, bath, bedroom, and greenhouse designed by Stanley Anderson and Associates were added in 1965. Aluminum siding was installed in 1971. In 1976, the porch on the northwest side was enclosed with sliding glass doors and a shed roof was added over the walkway on the west side.

Property Setting:

Residential neighborhood; This property is located on the north side of Crab Tree Lane, two lots east of Sheridan Road. This area contains a mix of older homes and newer infill houses.

Associated Buildings:

A green house, pool, and tennis court are associated with this residence.

Sources of Information:



City of Lake Forest, Illinois
Historic Resources Survey Form

ID: 938

City of Lake Forest Address and History Files.

Certif. of Appropriateness Case #(s):

HPC-5/28/2014 Additions and alterations to residence

540 E CRAB TREE LN

Survey Date: May 1999

Demolished:

Demolition Date:

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

Address 540 Crab Tree Lane Owner(s) John and Cindy Nedean
 Architect Edward Deegan Reviewed by: Jen Baehr
 Date 9/23/2020
 Lot Area 61793 sq. ft.

Square Footage of Existing Residence:

1st floor 5573 + 2nd floor 348 + 3rd floor 0 = 5921 sq. ft.

Design Element Allowance = 674 sq. ft.

Total Actual Design Elements = 121 sq. ft. Excess = 0 sq. ft.

Garage 420 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 21'-4" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 566 sq. ft.

Total Square Footage of Existing Residence = 6487 sq. ft.

Square Footage of Proposed Additions:

1st floor 442 + 2nd floor 0 + 3rd floor 0 = 442 sq. ft.

New Garage Area 310 sq. ft. Excess = 0 sq. ft.

New Design Elements 130 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 6929 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6743 sq. ft.

DIFFERENTIAL = 186 sq. ft. **Over Maximum**

NET RESULT:

186 sq. ft. is

2.75% over the **Max. allowed**

Allowable Height: 40 ft. Actual Height 25'-6" (existing house) 19'-0" (proposed addition)

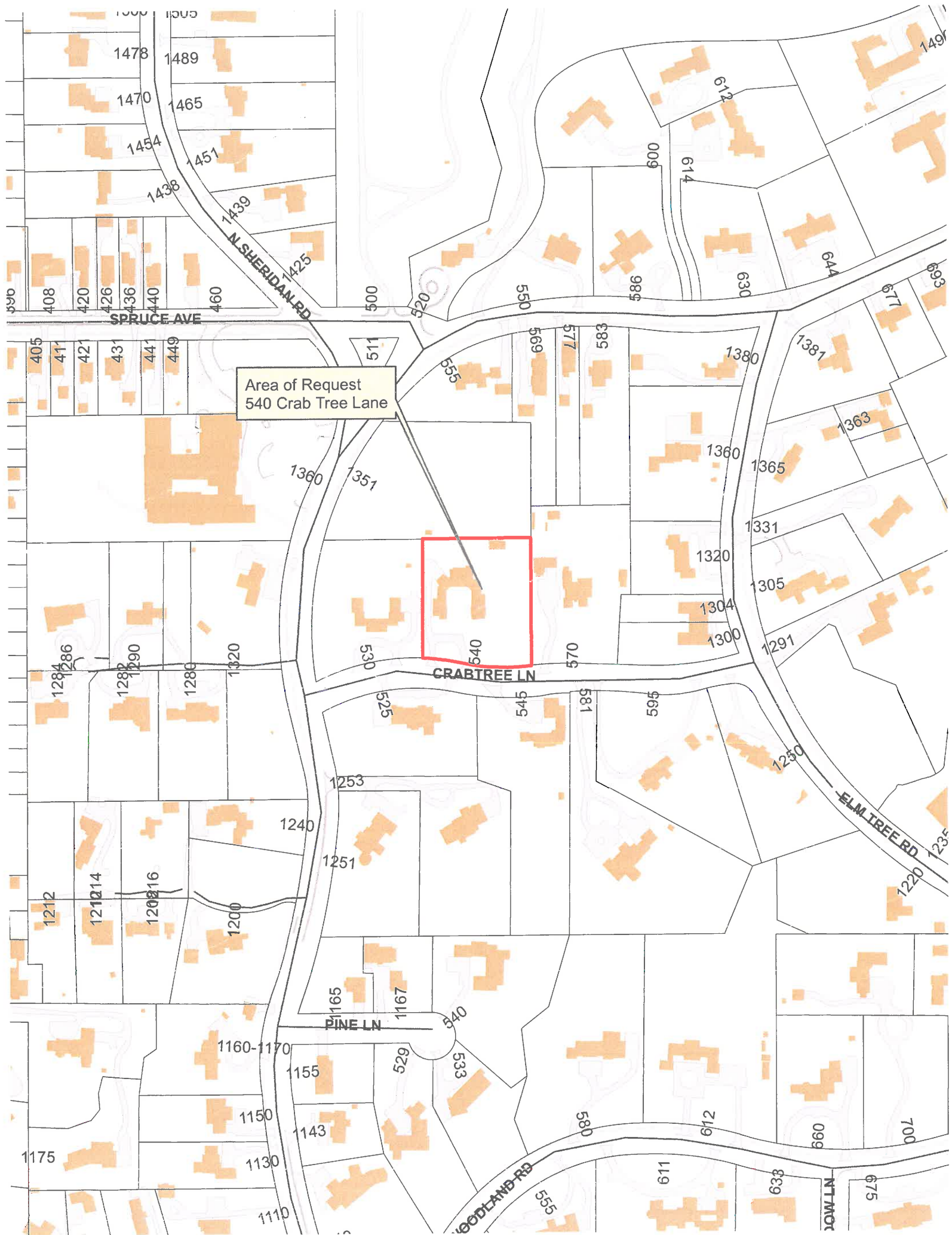
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 674 sq. ft.

Front & Side Porches = 237 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 14 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.

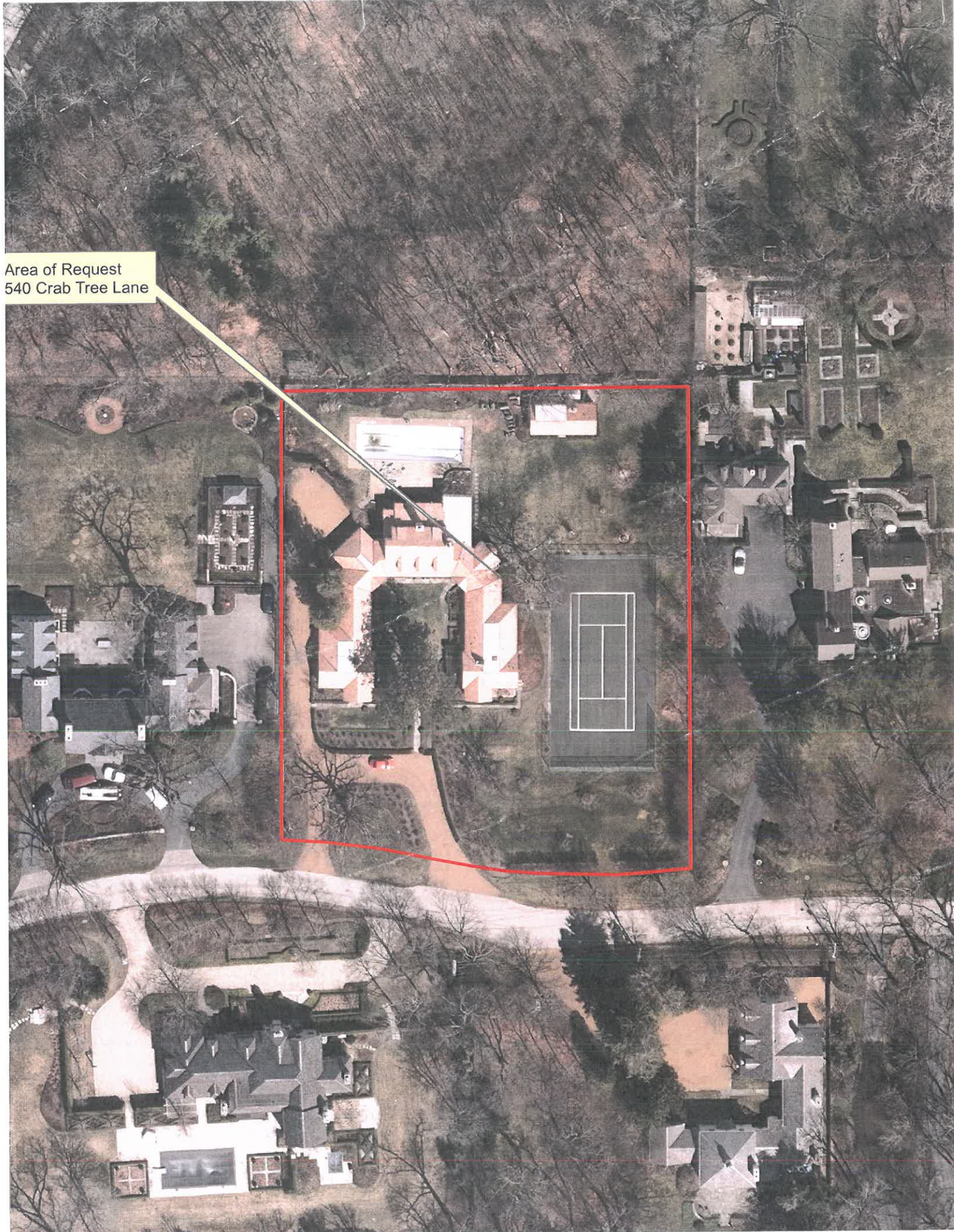
Total Actual Design Elements = 251 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
540 Crab Tree Lane





Area of Request
540 Crab Tree Lane



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

PROJECT ADDRESS 540 Crabtree Lane

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

John and Cindy Nedea

Owner of Property

540 Crabtree Lane

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

Lake Forest, IL 60045

City, State and Zip Code

Phone Number

Fax Number

jl008@sram.com

Email Address

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

August 14, 2020

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

Dear Historical Preservation Committee,

We moved into the house at 540 Crabtree Lane six years ago and consider ourselves fortunate to be the stewards of such a beautiful, historic home and heirloom property.

We have **LIVED** in this house! We have hosted countless events from holiday gatherings and fundraisers to garden parties and tennis tournaments. The house loves to entertain and her gracious architecture and festive grounds do not disappoint!

As of now we have updated and restored the east bedroom wing and the west bedroom wing (including the sitting room, bathroom and small servant's kitchen). We have put on a new roof, resurfaced the tennis court and tastefully landscaped the adjacent terrace. We have re-plastered the pool in addition to laying a new, expansive pool deck along with sculpting a more privacy-enhanced landscape.

The construction phase we applied for on August 15 is the last chapter of improvement the house requires; it will earnestly and fastidiously retain the house's historical significance while allowing it to embrace the 21st century with pride, dignity and grace. We would like to make clear that the proposed initiative will have no visual or physical implications related to the front of the property and will be of no consequence to the home's front façade, front entrances, nor to home's appearance from the street. The goal of Phase III is dedicated entirely to enhancing and augmented private spaces off the back of the existing house to fully realize the home's potential for modern livability, leisure and delight. This includes:

- The addition of a kitchen with modern amenities and more ample space (the existing kitchen is a 'working' or servant's kitchen, which is small and obsolete)
- The replacement of a defunct [existing] boiler room with a living room that has direct visual exposure to the backyard and pool deck
- The addition of a small detached garage at the end of the driveway, which will dually serve as an outdoor hearth [fireplace] and provide shaded deck space under a generous overhang [the outdoor fireplace and shaded deck will back up to the western terminus of the pool deck, shielded from view behind an existing fence structure]



Of equal significance, and by means of the above modifications, Phase III seeks to generally restore and enhance the historic, geometric integrity, symmetry and balance of the home. Indeed, the home was conceived as a highly and methodically symmetrical structure by its original architect, Stanley Anderson. At present, the back of the home – the area in question related to Phase III – is deficient from a standpoint of symmetry, balance and historicism. Thus, we regard the aforementioned proposal(s) as restorative to the home's spatial and geometric integrity and beauty.

Ultimately, we consider ourselves earnest, gracious heirs to a historic home which we adore and wish to see reach its full aesthetic and inhabitable potential. Our ongoing dealings with the HPC have always been dutifully guided by the utmost respect for, and belief in, the Committee's philosophy on historic preservation. With the completion of this project, it is our most virtuous intention to honor the sense of enchantment and beauty for which East Lake Forest is revered.

Thank you for your time and consideration for our project,

John and Cynthia Nedeau



August 14, 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 540 Crabtree Lane:

The goal of Phase III is dedicated entirely to enhancing and augmenting private spaces off the back of the existing house to fully realize the home's potential for modern livability, leisure and delight. This includes:

- The addition of a kitchen with modern amenities and more ample space (the existing kitchen is a 'working' or servants' kitchen, which is small and outdated)
- The replacement of a defunct [existing] boiler room with a living room that has direct visual exposure to the backyard and pool deck
- The addition of a small detached garage at the end of the driveway, which will dually serve as an outdoor hearth [fireplace] and shaded deck space under a generous overhang the outdoor fireplace and shaded deck will back up to the western terminus of the pool deck, shielded from view behind an existing fence structure.

Equally significant, Phase III seeks to restore and enhance the historic geometric integrity, symmetry and balance of the home. Indeed, the home was conceived as a highly and methodically symmetrical structure by its original architect, Stanley Anderson. At present, the back of the home – the area in question related to Phase III – is deficient from a standpoint of symmetry and balance. Thus, we regard the aforementioned proposal(s) as restorative to the home's spatial and geometric integrity and beauty.

Standards of the Historic Preservation Ordinance:

1. **Height:** The height of the proposed addition and renovation will not exceed the maximum height of the existing house and all wall heights, gable heights and roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
2. **Proportion of Front Façade:** The front façade of the house will not be affected in any way by the proposed renovation/addition. The general proportions on the back façade will be restored to a much more dignified balance and symmetry, directly mirroring the proportions on the existing front façade.



3. **Proportion of Openings:** The proportions of openings on the back façade will be restored to a much more dignified balance and symmetry, directly mirroring the proportions on the existing front façade.
4. **Rhythm of solids to voids in front of facades:** The rhythm of solids to voids on the back façade will be restored to a symmetrical program, establishing a much more pleasing and natural balance to both the interior and exterior space.
5. **Rhythm of spacing and structures on streets:** N/A – The proposed renovation and addition will have virtually no visual or physical connection to the street. The addition of the proposed free standing (detached) garage will be minorly visible from the head of the driveway on Crabtree Lane, but the structure will be proportionally slight and more than 100 feet back from the street.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** N/A – The proposed renovation and addition will have no visual or physical connection to the front of the property and have no direct relationship to the home's entrances, nor to the street or [non-existent] sidewalk.
7. **Relationship of materials and texture:** All materials and textures to be used on the renovation and addition will directly match the materials on the existing structure; white smooth cedar trim and smooth clapboard siding will be used as the exterior wall treatment on all of the addition and renovation; windows will be white 'Marvin Ultimate' aluminum clad wood windows with simulated divided muntins to match all existing window treatments on the house; window and door trim will be wood painted white to match all existing trim on the house; chimney/hearth on proposed detached garage will be constructed of brick matching the three existing chimneys on the main house; all roofing will be wood shake to match the wood shake on the existing house.
8. **Roof shapes:** The roof shape of the renovation/addition to the back facade will be entirely dictated by the existing gable forms on the front façade and will imitate those proportions and angle directly. The roof shape of the proposed detached garage will likewise imitate the proportions and angles of the existing roof.
9. **Walls of continuity:** All wall heights, gable heights and roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
10. **Scale of structure:** The scale of the addition and renovation will be respectful and geometrically restorative to the existing structure, establishing much cleaner symmetry and more virtuous balance to back façade of the home.
11. **Directional expression of structure:** The proposed addition and renovation will be oriented entirely off the back façade of the home and will have no visual or physical contact with the front façade or the street.



12. **Preserving distinguishing features:** At present, the back façade is asymmetrical and the large boiler room massing is unsightly and imposing. All work to be completed on the back façade aims to restore the geometric integrity of the house massing as a whole, by means of the addition of gable forms mirroring those used on the front façade with the utmost precision.
13. **Protection of resources:** No major changes.
14. **New Construction:** N/A
15. **Repair to deteriorated features:** N.A.
16. **Surface Cleaning:** N.A.
17. **Reversibility of Additions and Alterations:** These Additions and Alterations are not reversible.

Very truly yours,



Edward J Deegan AIA NCARB



September 10, 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,

Below please find our responses to the Building Scale Variance Standards with respect to the work to be performed at 540 Crab Tree Lane.

Standard 1: The project is consistent with the design standards in Section 9-86 of the City of Lake Forest Code.

The proposed additions are consistent with the guidelines set forth in the City of Lake Forest Residential Guidelines.

- 1. Neighborhood Characteristics – The front façade of the house will not be affected in any way by the proposed renovation / additions. The general proportions on the back façade will be restored to a much more dignified balance and symmetry, directly mirroring the proportions on the existing front façade. The neighborhood streetscape will be unaffected by the proposed renovation / additions.*
- 2. Siting – There is no change to the rhythm of structures along the streetscape.*
- 3. Simplicity of Massing – The existing traditional and simple architectural massing is repeated in the proposed renovation / additions. The building shapes are rational and sensible.*
- 4. Hierarchy of Massing – The proposed additions maintain the existing hierarchy of the main body of the home.*
- 5. Roof Shape – The roof shape of the renovation/addition to the back facade will be entirely dictated by the existing gable forms on the front façade and will imitate those proportions and angle directly. The roof shape of the proposed detached garage will likewise imitate the proportions and angles of the existing roof.*
- 6. Roof Type – The existing traditional gable roof type is repeated in the proposed additions.*
- 7. Scale – The scale of the proposed renovation / addition will establish both symmetry and balance to the back façade of the home.*
- 8. Height – The height of the proposed renovation / addition will not exceed the maximum height of the existing house. All wall heights, gable heights and roof heights*



- will mirror their existing complements on the rest of the structure.*
9. *Materials – All materials on the proposed renovation / addition will directly match the materials on the existing structure.*
 10. *Ornamentation – There will be no change in ornamentation from the existing home with the proposed renovation / addition.*
 11. *Style – This Stanley Anderson home loosely resembles the Colonial Revival style. The proposed renovation / addition will mirror the existing style.*
 12. *Chimneys – The chimney / hearth on the proposed detached Garage will be constructed of brick matching the three existing chimneys on the main house.*
 13. *Porches – There will be no porches in the proposed addition / renovation that will be visible from the front façade.*
 14. *Shutters – There will be no shutters in the proposed addition / renovation. The windows will match the existing home.*
 15. *Fenestration – The proposed renovation / addition will have windows that match existing window treatments in terms of materials and rhythm of placement on the home.*
 16. *Entryways – The proposed renovation / addition will have no direct relationship to the home's front entryways.*
 17. *Garages and Garage Doors – The new garage doors will be carriage style doors to meet the standards of the Lake Forest historic district*
 18. *Original Character of the Property – There will be no change to the character of the property with the proposed renovation / addition.*
 19. *Fences – The fence around the pool equipment and the fence around the northern end of the drive will be adjusted to connect the detached garage to the main house.*
 20. *Driveways – The existing driveway will be extended to the Garage Door of the proposed new detached Garage. The new extension of the driveway will match the existing driveway.*



Standard 2: Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.

The proposed renovation and addition will have virtually no visual or physical connection to the street. The addition of the proposed free standing (detached) garage will be minorly visible from the head of the driveway on Crabtree Lane, but the structure will be proportionally slight and more than 100 feet back from the street. Mature trees and other vegetation effectively mitigate the height and mass of the proposed structures.

Standard 3: New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.

The proposed renovation and addition will have virtually no visual or physical connection to the street. The addition of the proposed free standing (detached) garage will be minorly visible from the head of the driveway on Crabtree Lane, but the structure will be proportionally slight and more than 100 feet back from the street. The proposed additions will have no significant impact on the light to and views from the neighboring homes.

Standard 4: The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.

As submitted, the proposed additions are only 1.93% over the maximum allowable S.F.

Standard 5: The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.

The proposed addition is consistent with the standards in the Historic Preservation Ordinance. Approval of a variance would further the purpose of the Ordinance.



Standard 6: The property is adjacent to land use and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are site in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.

The proposed additions are not adjacent to land use zoned as permanent open space, Conservation Easement or a detention pond. The structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and neighboring properties.

Very truly yours,

A handwritten signature in black ink, reading "Edward J. Deegan", followed by a long horizontal line extending to the right.

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 _____

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 _____
☐ Other _____

Color of Material _____

Flashing Material

- ☐ Copper
☐ Other _____
☐ Sheet Metal

Gutters and Downspouts

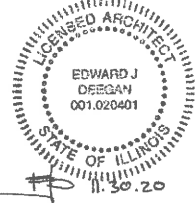
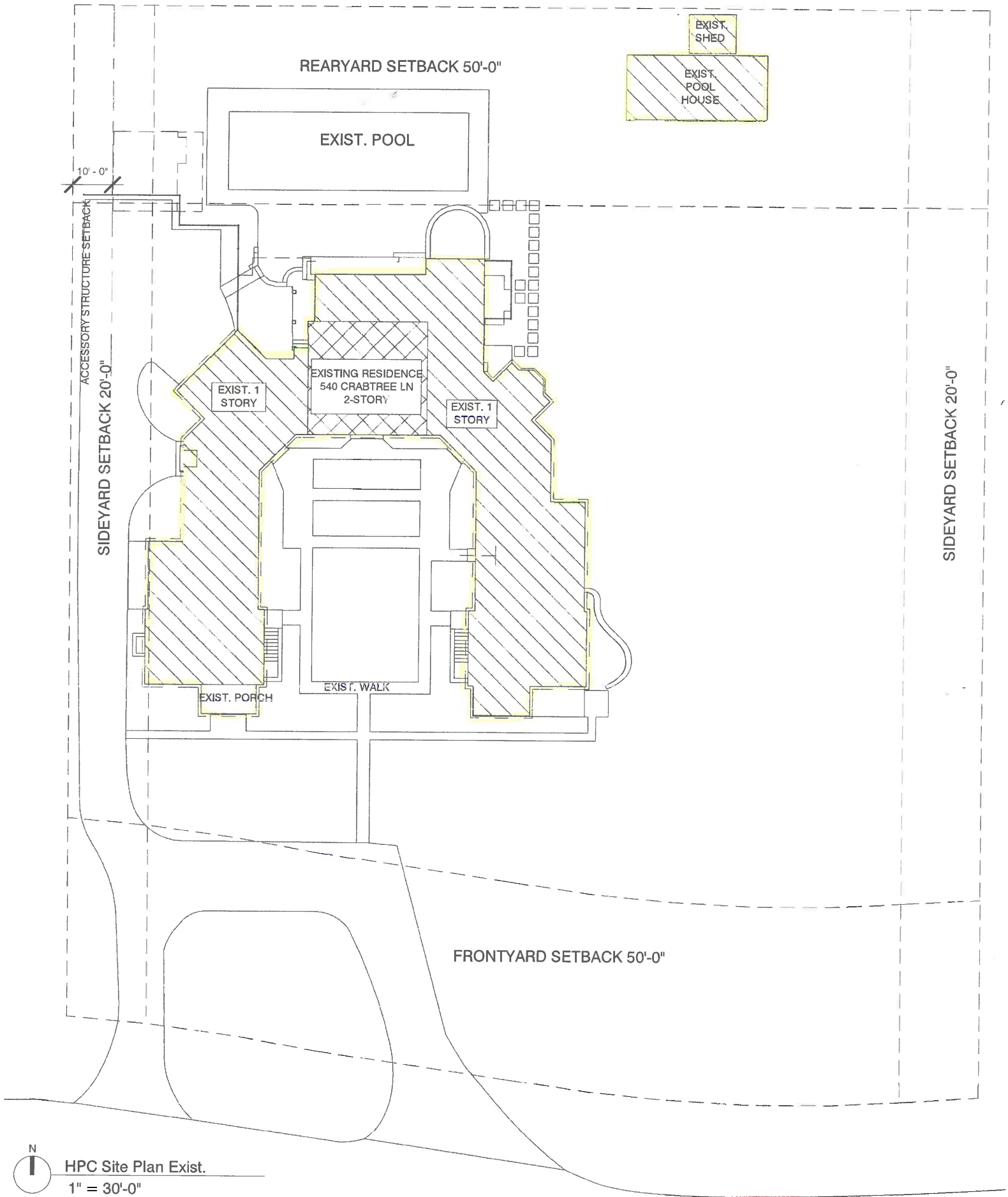
- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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



The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045

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

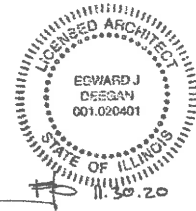
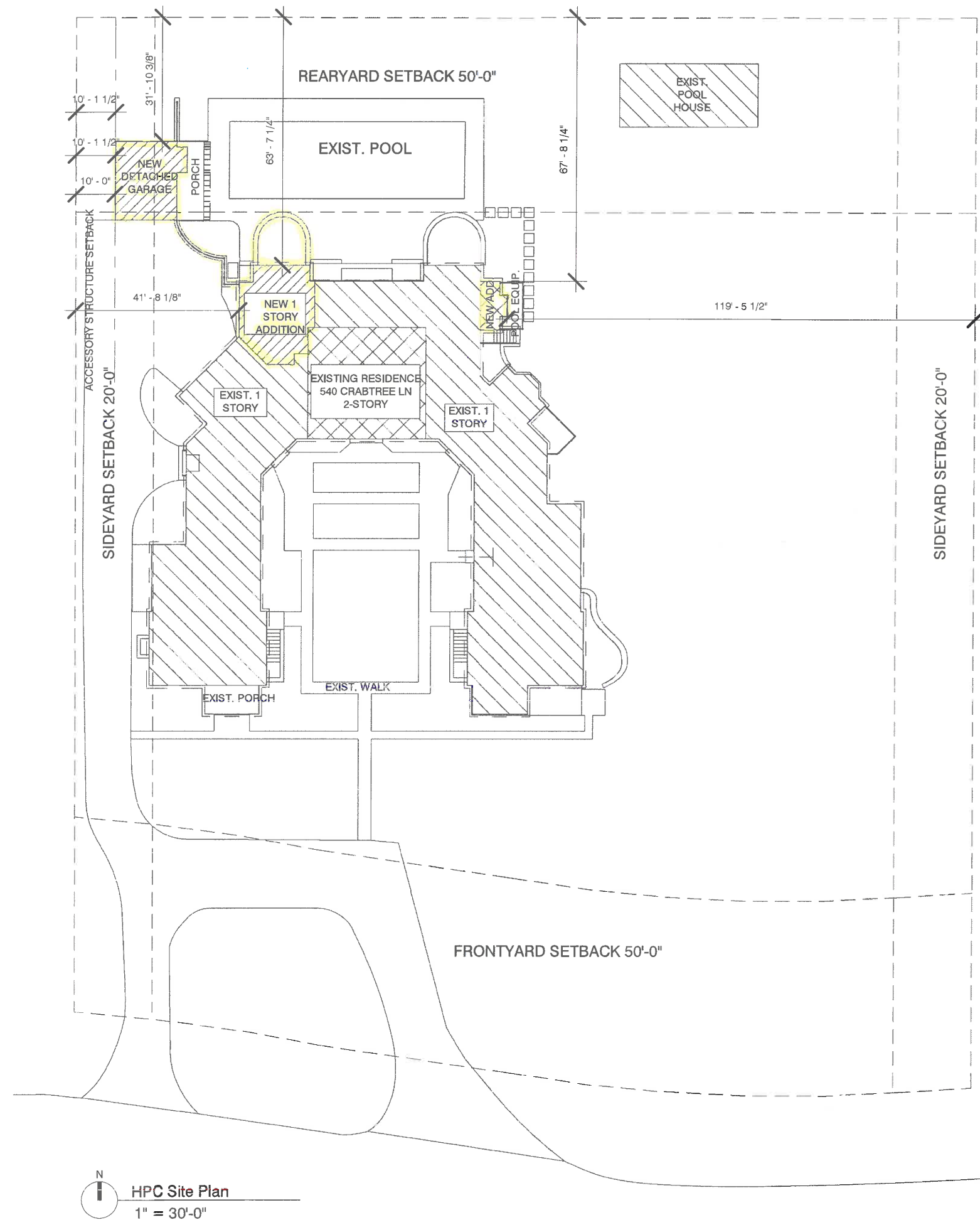
HPC SET 09/10/2020

EXIST. SITE PLAN

SHEET NO.

HPC0.1

PROPOSED SITE PLAN



The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045

**EDWARD DEEGAN
ARCHITECTS**
503 Park Drive #4
Kenilworth IL 60043
(847) 905-4110

HPC SET 09/10/2020

SITE PLAN

SHEET NO.

HPC0.2



HPC South Exist.
1/8" = 1'-0"

<p>SHEET NO. HPC2.8 SOUTH EXIST. 09/10/2020 HPC SET</p>	<p>EDWARD DEEGAN ARCHITECTS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p>The Nedeau Residence 540 Crabtree Lane Lake Forest, IL 60045</p>	<p>EDWARD J. DEEGAN 001.020401 STATE OF ILLINOIS 11.30.20</p>
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HPC North Exist
1/8" = 1'-0"

SHEET NO.

HPC2.1

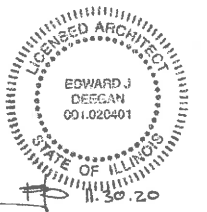
NORTH EXIST.

09/10/2020 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045





<p>SHEET NO.</p> <p>HPC2.2</p> <p>NORTH PROPOSED</p> <p>09/10/2020 HPC SET</p>	<p>EDWARD DEEGAN ARCHITECTS</p> <p>503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p>The Nedeau Residence</p> <p>540 Crabtree Lane</p> <p>Lake Forest, IL 60045</p>	<p>EDWARD J DEEGAN 001.020401 STATE OF ILLINOIS 11.30.20</p>
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North Elevation
Scale: 1/8"=1'-0"

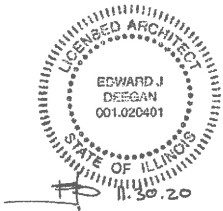
SHEET NO.
HPC4.1

ELEVATIONS

09/10/2020 HPC SET

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045





HPC East Exist. Overall
1/8" = 1'-0"

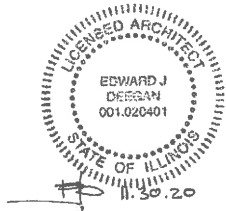
SHEET NO.
HPC2.3

EAST EXIST.

09/10/2020 HPC SET

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045

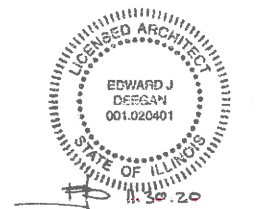




SHEET NO.
HPC2.4
EAST PROPOSED
09/10/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045





East Elevation

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

0 5 10

SHEET NO.

HPC4.2

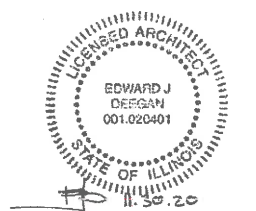
ELEVATIONS

09/10/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



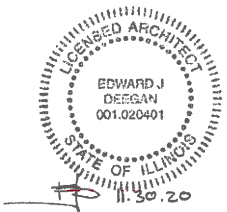


HPC West Exist. Overall
1/8" = 1'-0"

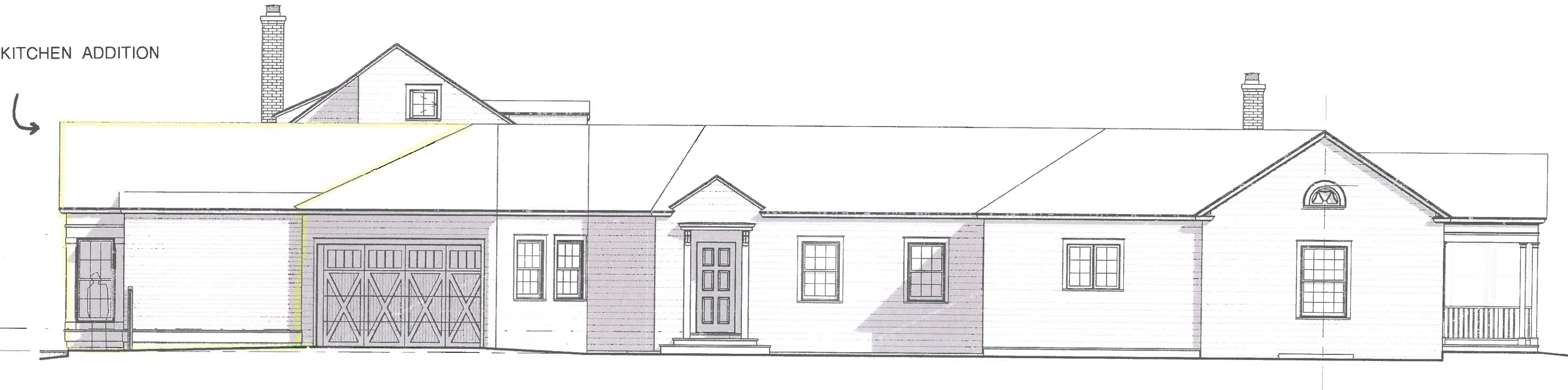
SHEET NO.
HPC2.5
WEST EXIST.
09/10/2020 HPC SET

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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



NEW KITCHEN ADDITION



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

SHEET NO.
HPC2.6

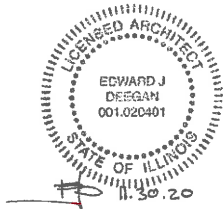
WEST PROPOSED

09/10/2020 HPC SET

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ARCHITECTS

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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



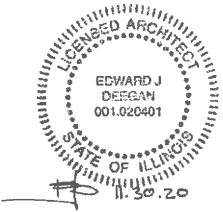


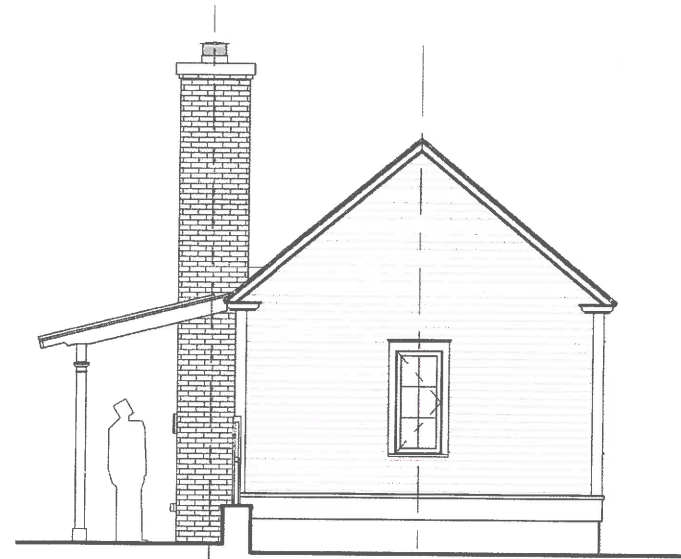
West Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.3
ELEVATIONS
09/10/2020 HPC SET

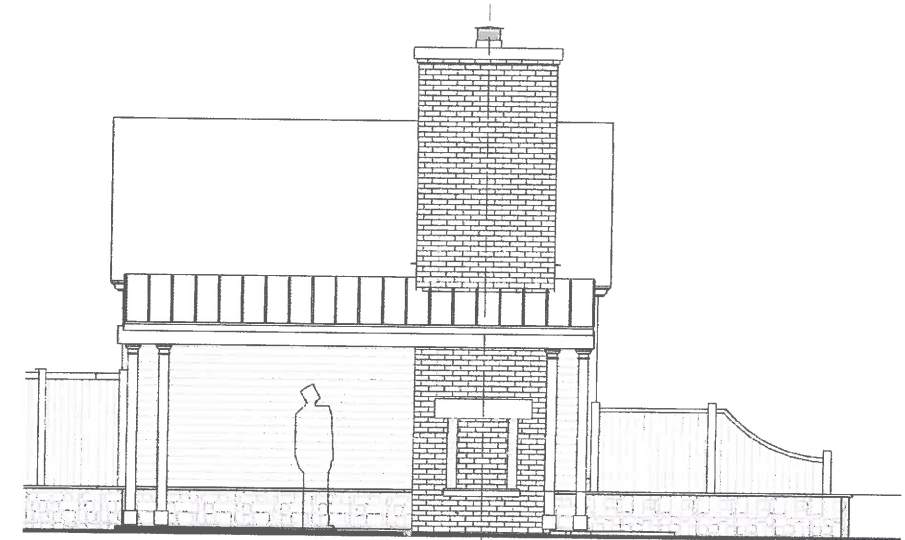
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The Nedeau Residence
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Lake Forest, IL 60045

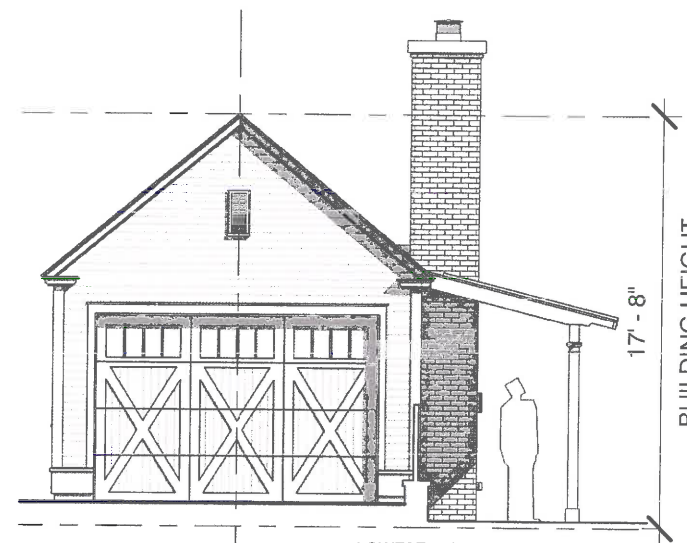




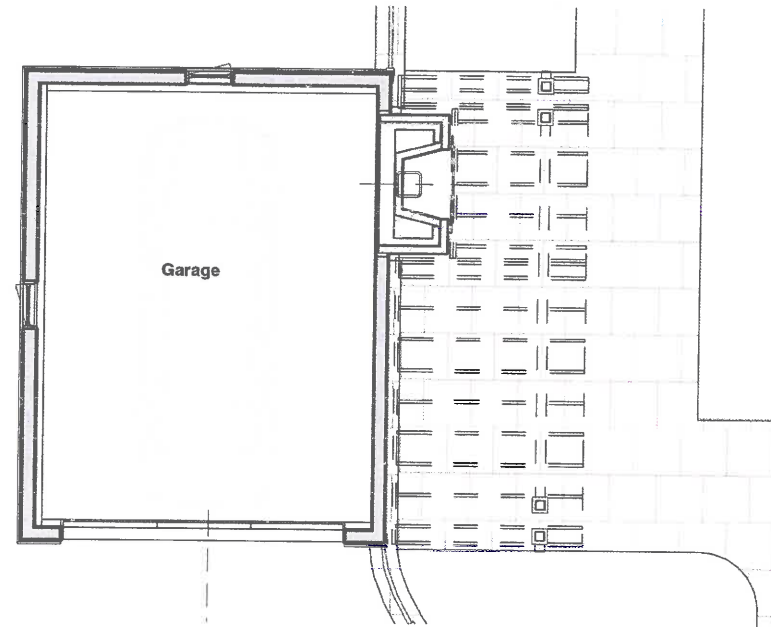
HPC Garage North
1/8" = 1'-0"



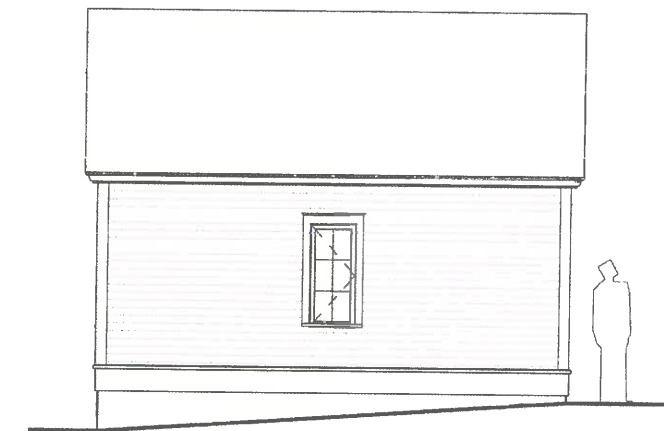
HPC Garage East
1/8" = 1'-0"



HPC Garage South
1/8" = 1'-0"



HPC Garage Plan
1/8" = 1'-0"



HPC Garage West
1/8" = 1'-0"

SHEET NO.

HPC2.7

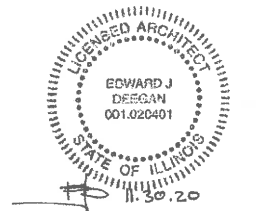
GARAGE DRAWINGS

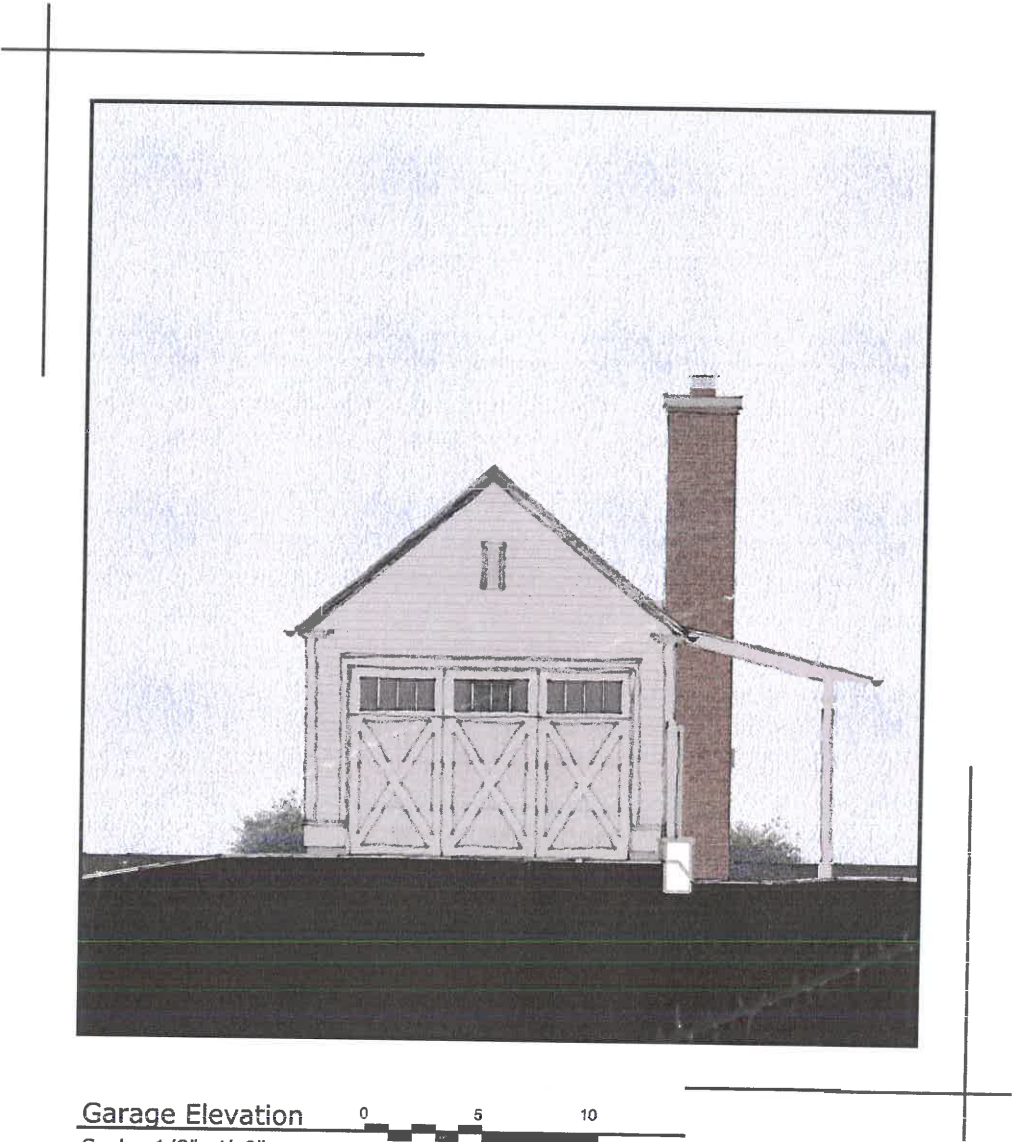
09/10/2020 HPC SET

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ARCHITECTS

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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



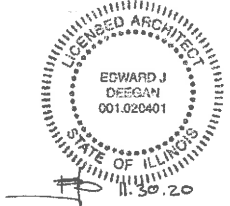


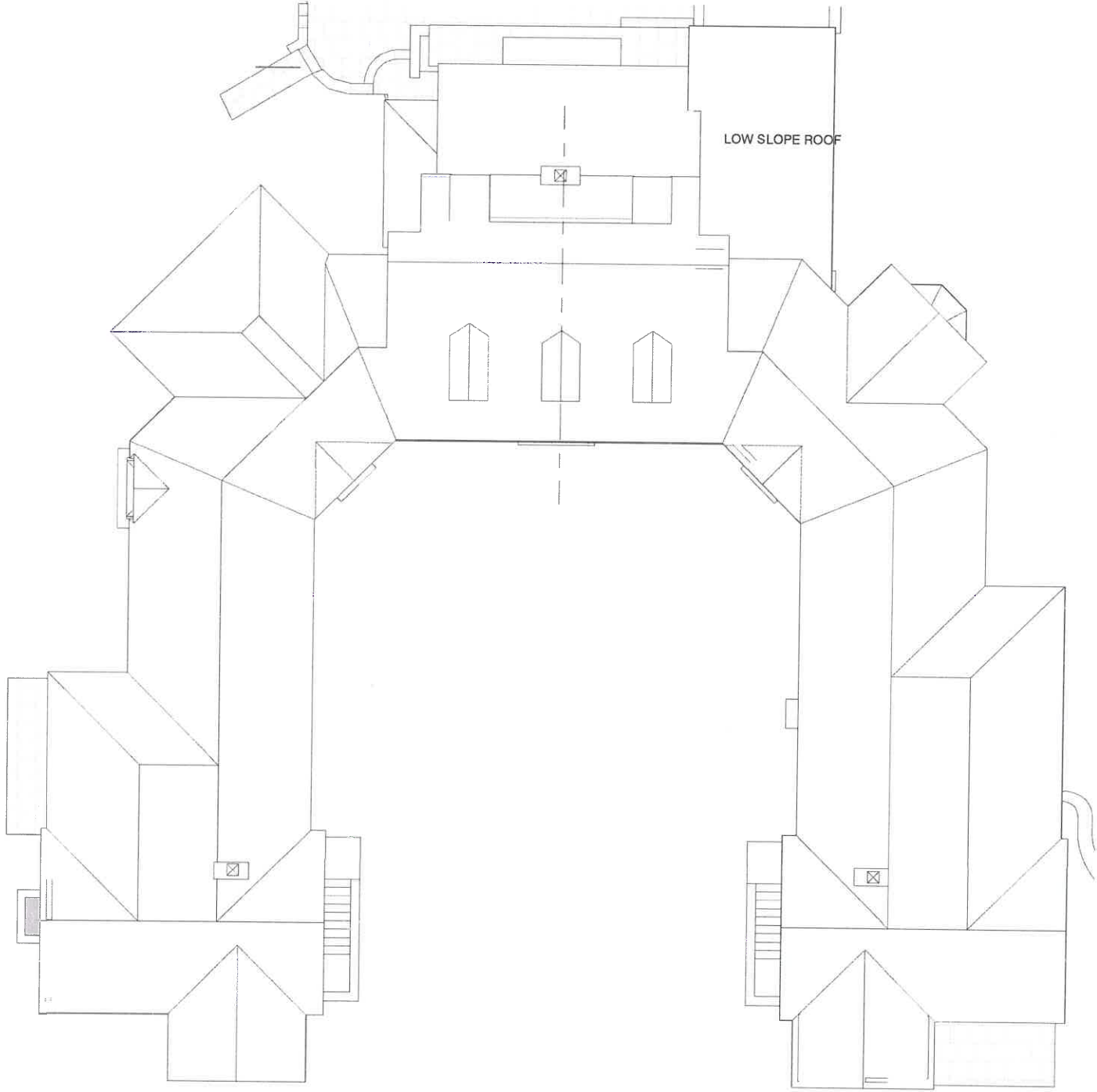
Garage Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.4
ELEVATIONS
09/10/2020 HPC SET

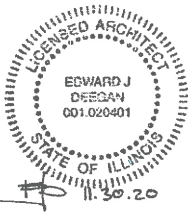
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ARCHITECTS
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The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045





N
HPC Roof Exist.
1/16" = 1'-0"



The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

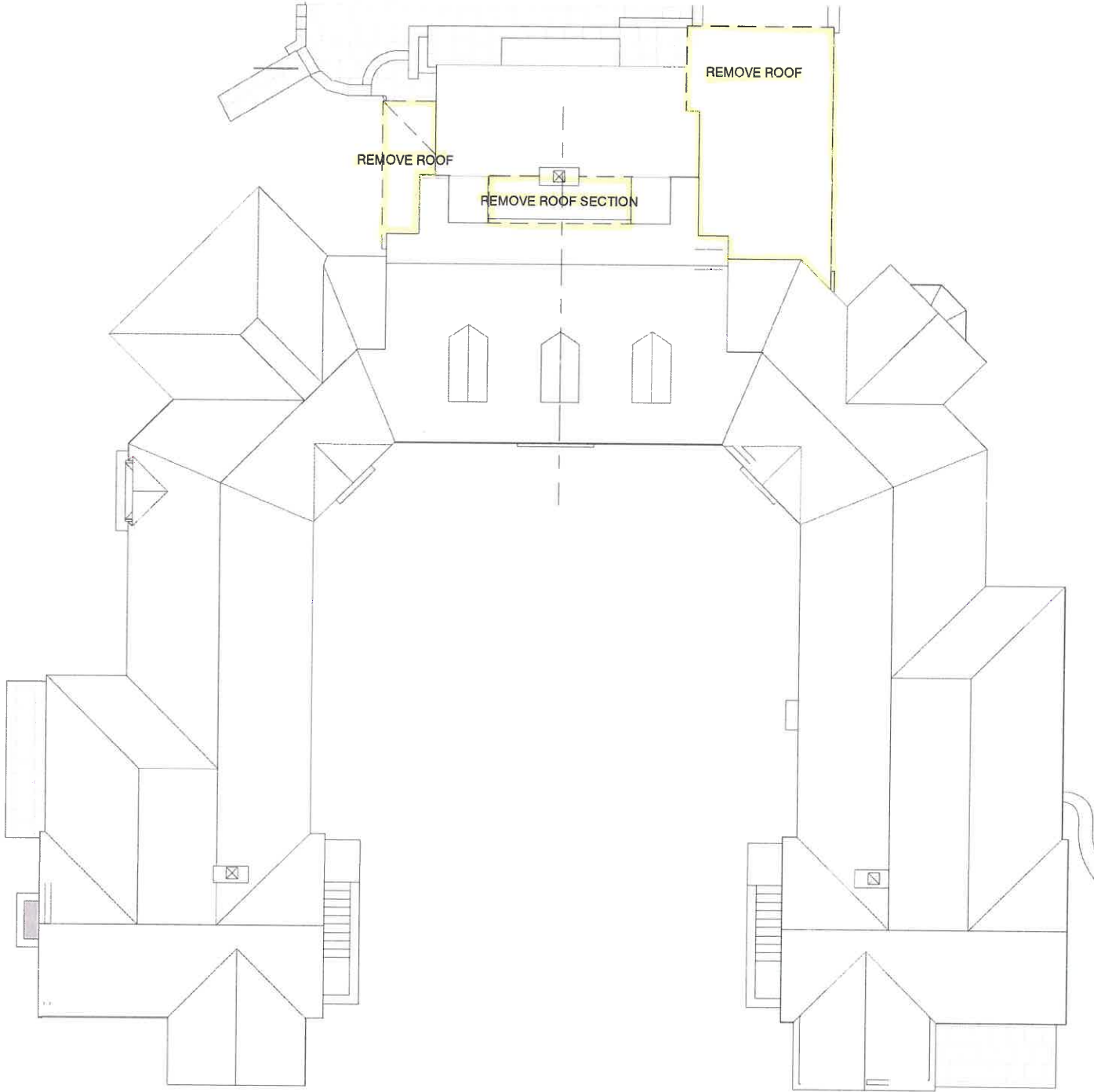
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HPC SET 09/10/2020

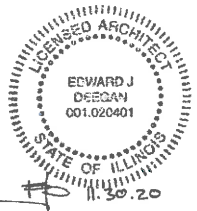
ROOF EXIST.

SHEET NO.

HPC1.10



N
HPC Roof Demo
1/16" = 1'-0"



The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045


EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
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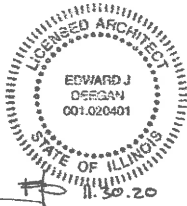
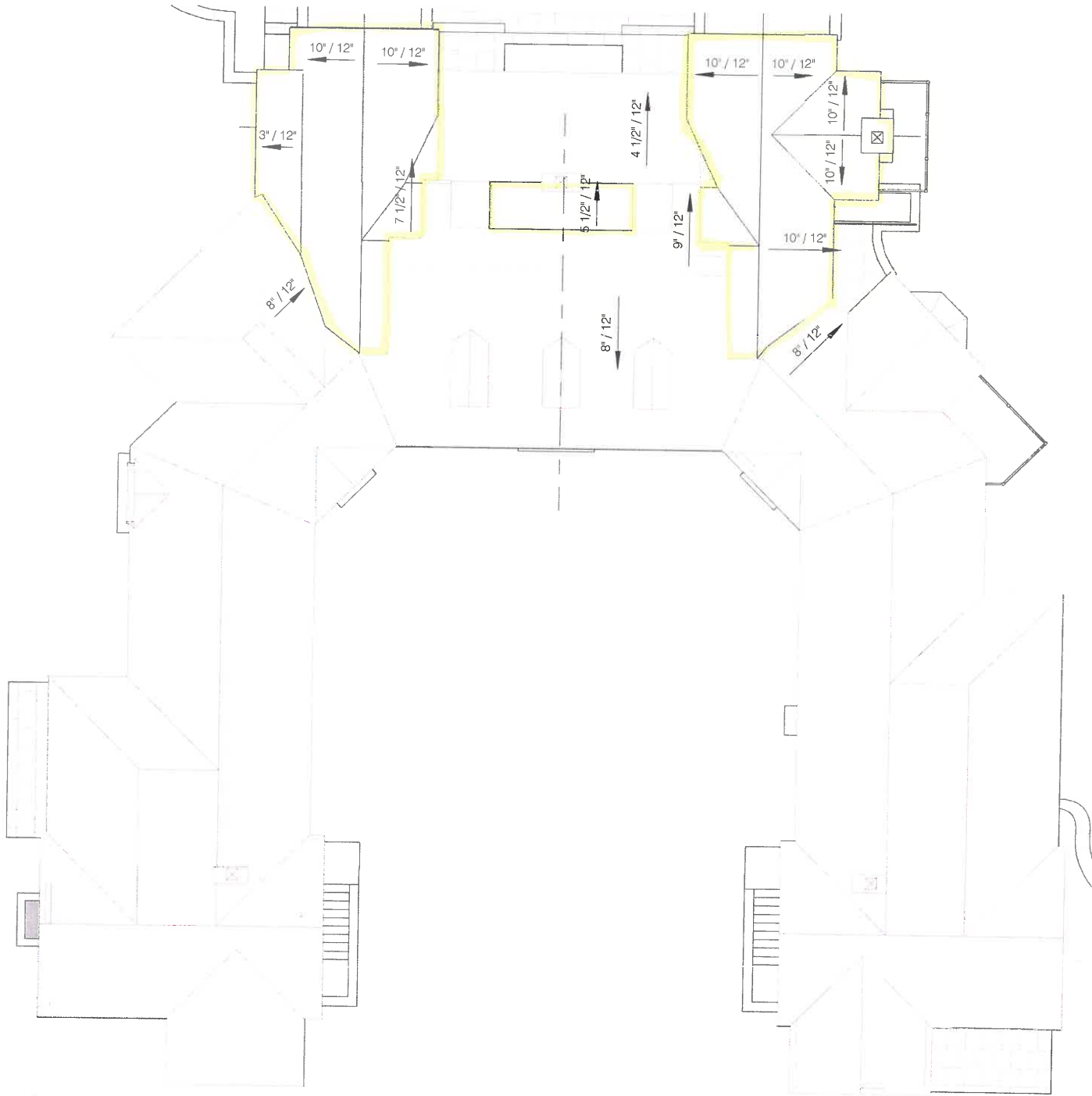
HPC SET 09/10/2020

ROOF DEMO

SHEET NO.

HPC1.11

 HPC Roof Proposed
1/16" = 1'-0"



The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

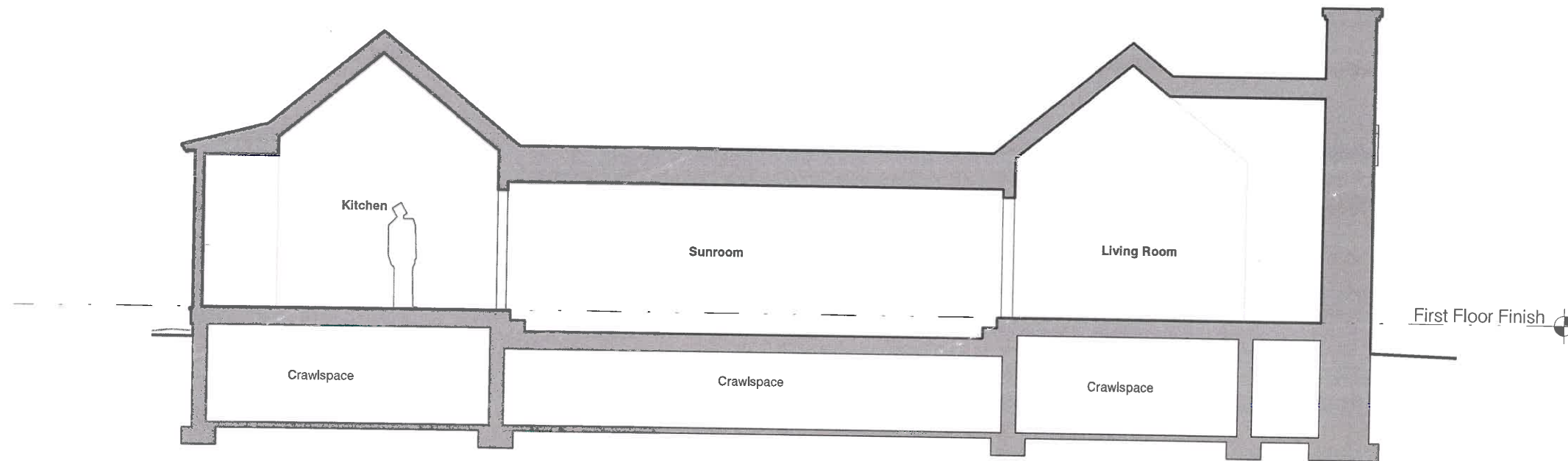
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC SET 09/10/2020

ROOF PROPOSED

SHEET NO.

HPC1.12



① HPC Section
1/8" = 1'-0"

SHEET NO.

HPC3.1

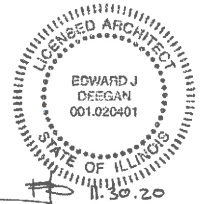
SECTION

09/10/2020 HPC SET

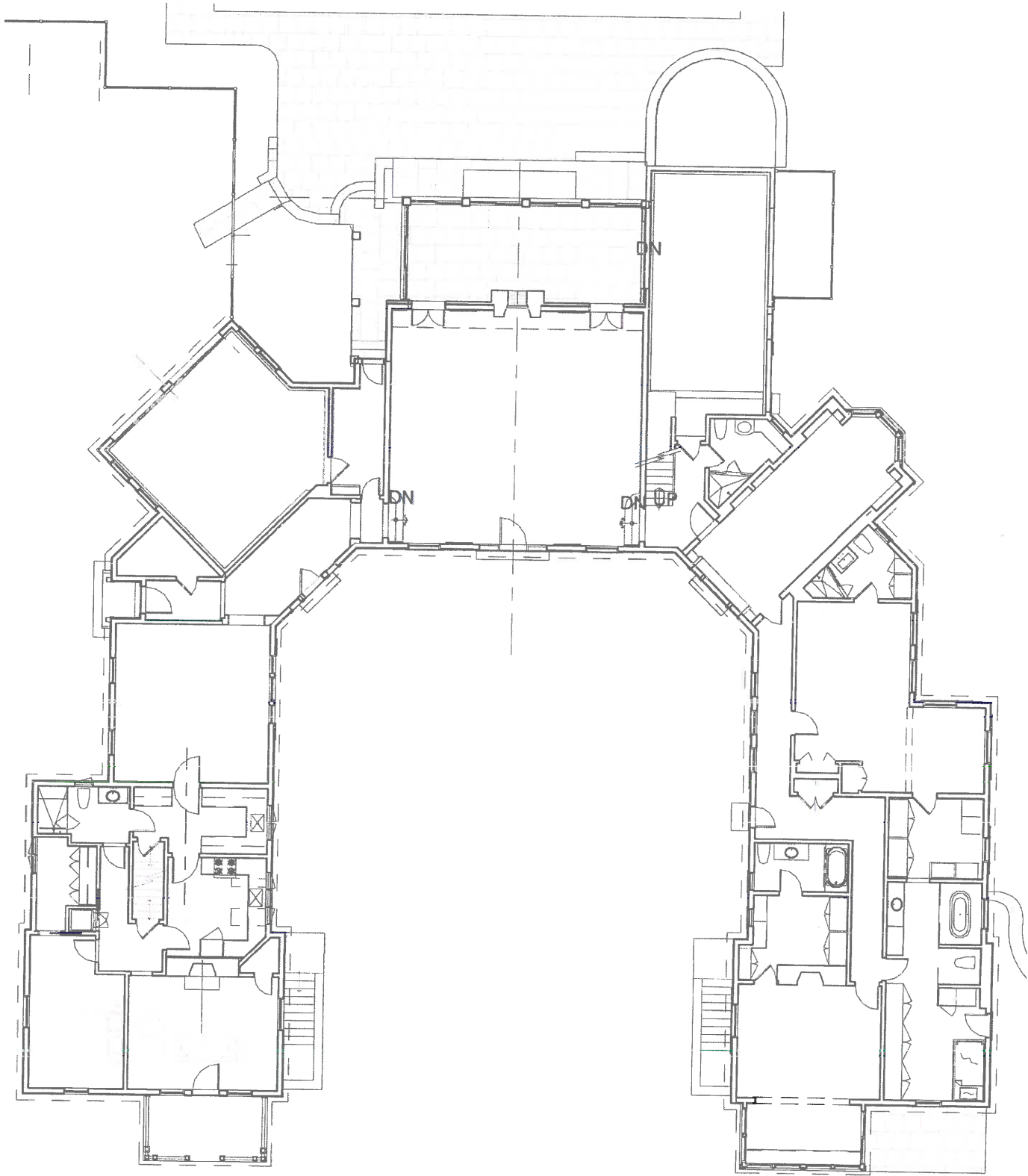
EDWARD DEEGAN
ARCHITECTS


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

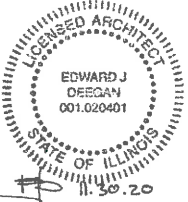
The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



EXISTING FIRST FLOOR PLAN



 HPC First Floor Exist.
1/16" = 1'-0"



The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

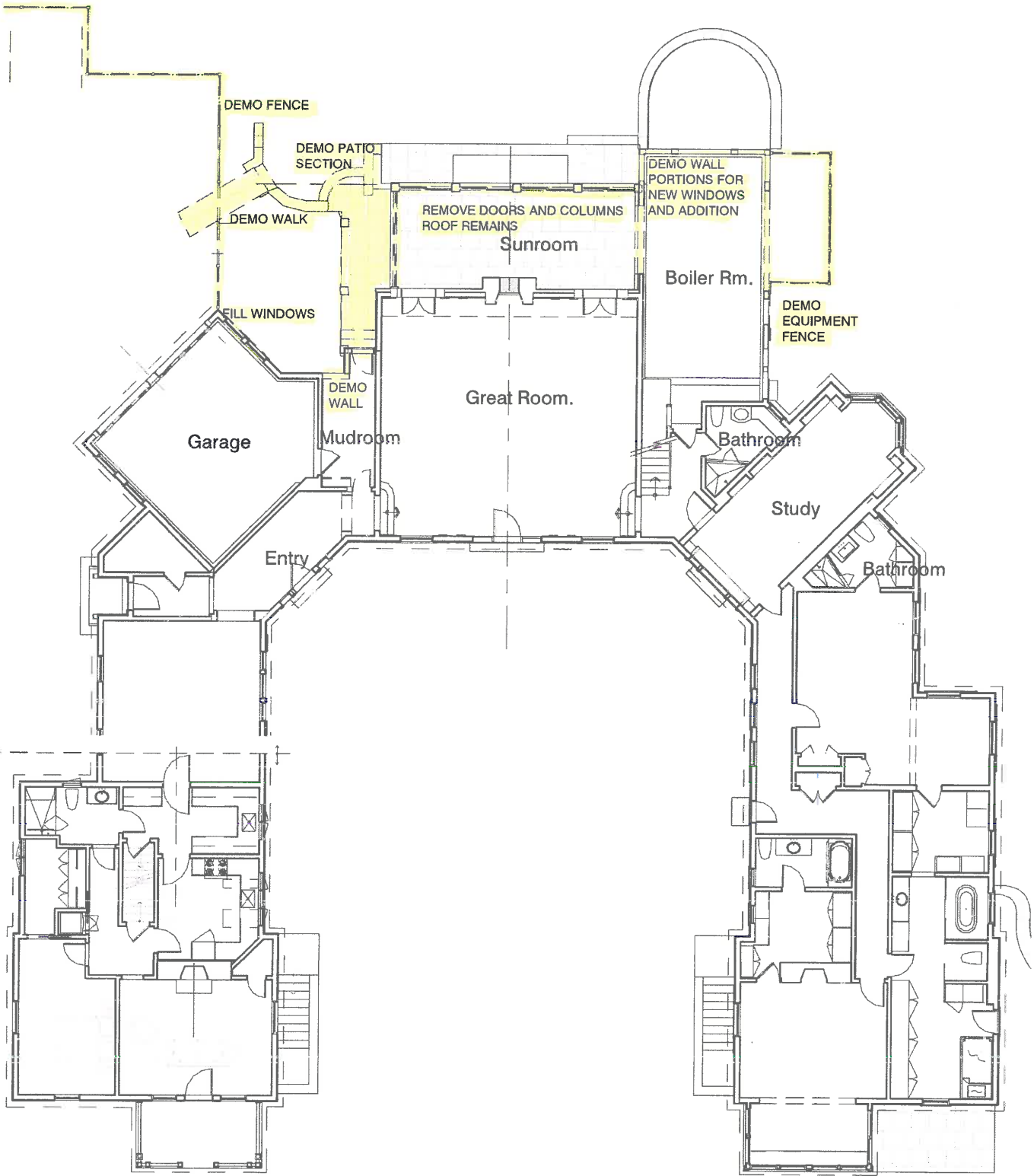
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC SET 09/10/2020

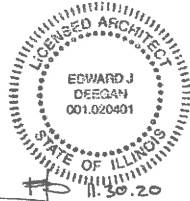
FIRST FLOOR
EXIST

SHEET NO.

HPC1.4



 HPC First Floor Demo
1/16" = 1'-0"



The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

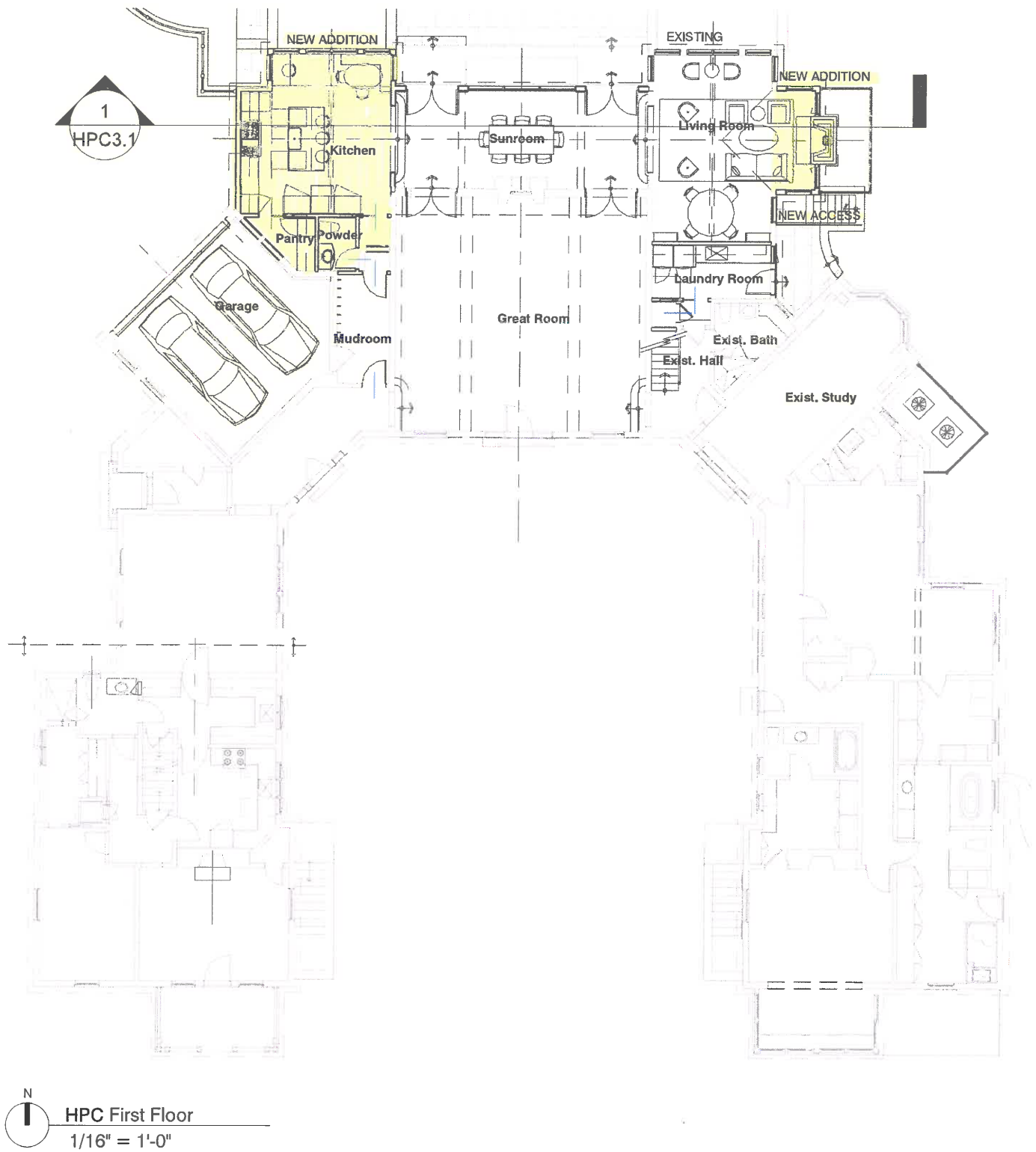
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

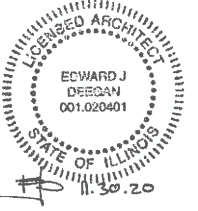
HPC SET 09/10/2020

FIRST FLOOR
DEMO

SHEET NO.

HPC1.5





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

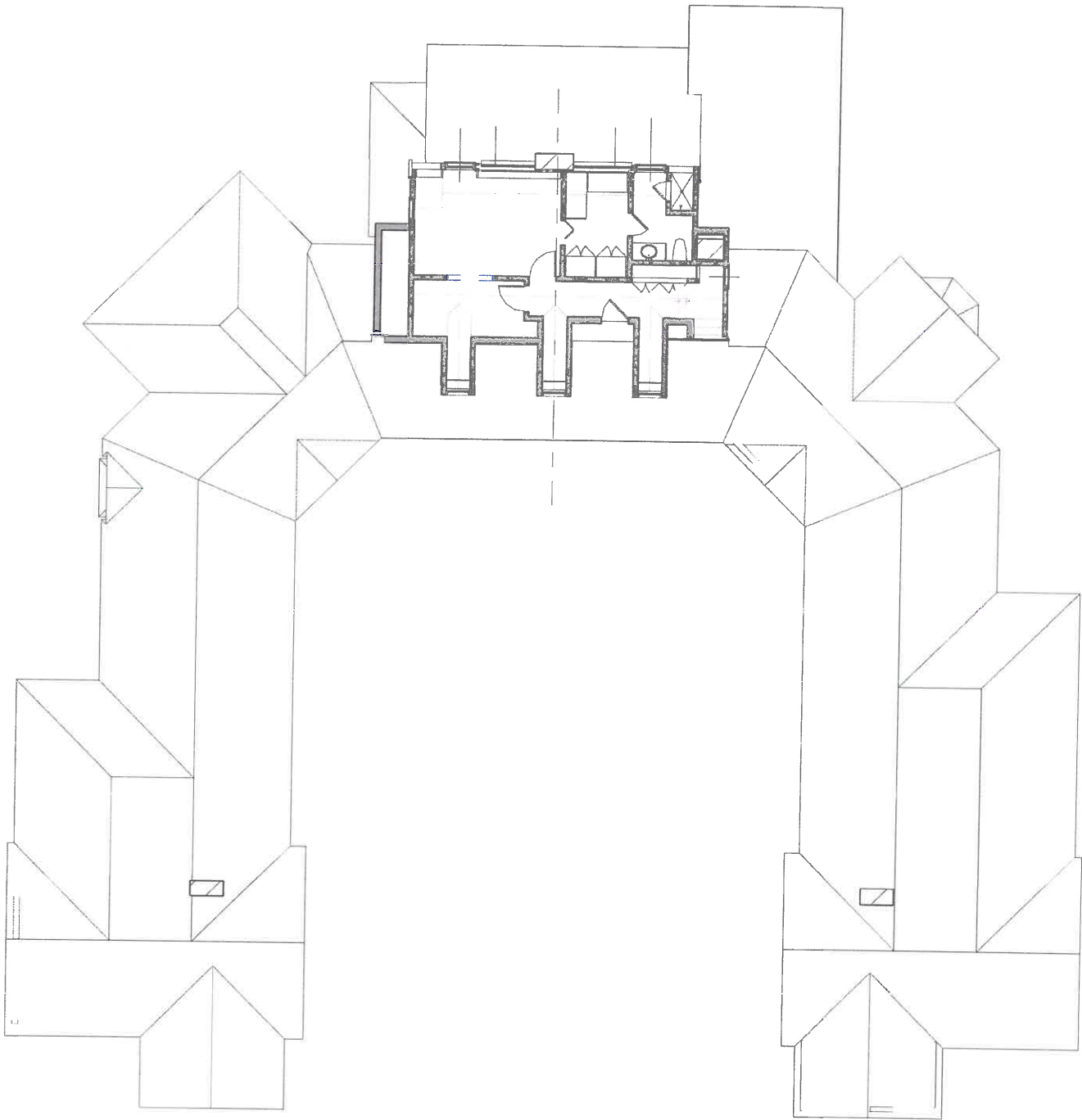
The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

HPC SET 09/10/2020

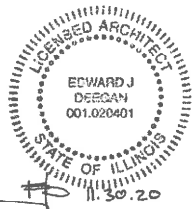
FIRST FLOOR
PROPOSED

SHEET NO.

HPC1.6



N
HPC Second Floor Exist.
1/16" = 1'-0"



The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045

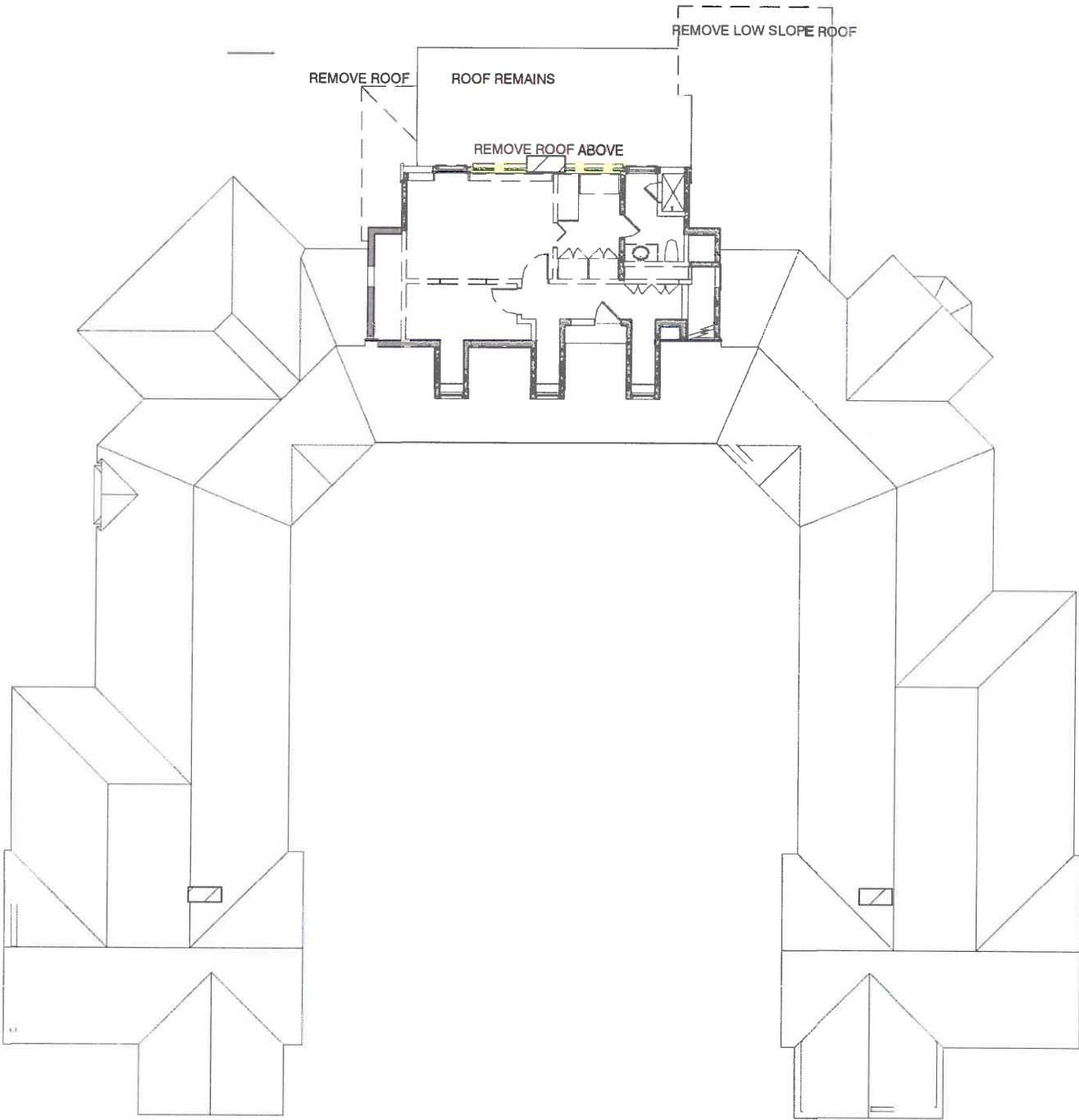
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110


HPC SET 09/10/2020

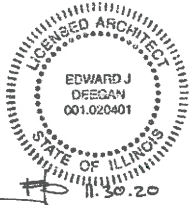
SECOND FLOOR
EXIST.

SHEET NO.

HPC1.7



 N
HPC Second Floor Demo.
1/16" = 1'-0"



The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045

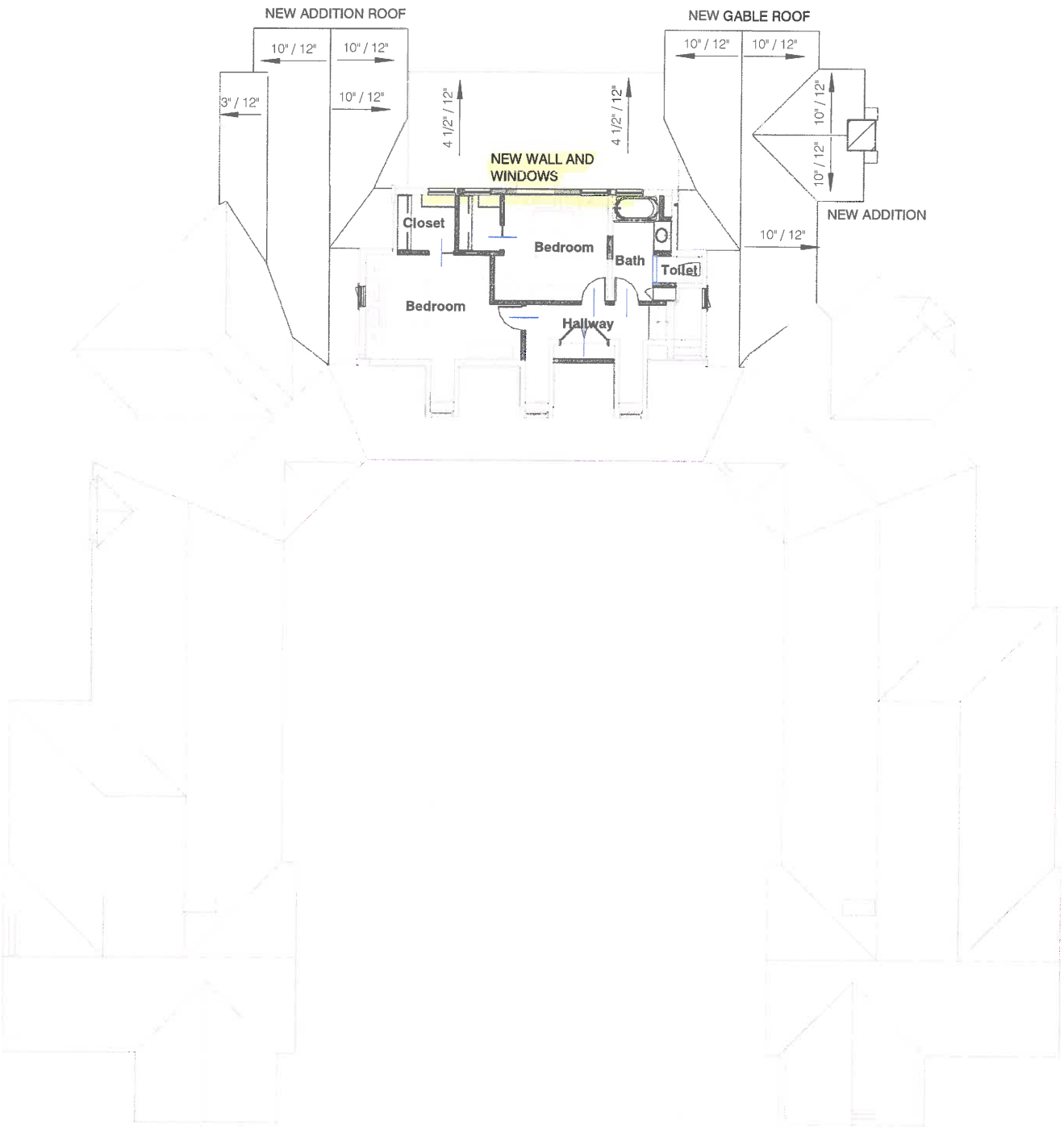
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC SET 09/10/2020

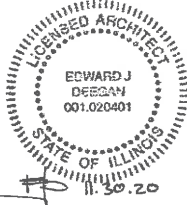
SECOND FLOOR
DEMO

SHEET NO.

HPC1.8



N
HPC Second Floor Proposed
1/16" = 1'-0"



The Nedean Residence
540 Crabtree Lane
Lake Forest, IL 60045

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

HPC SET 09/10/2020

SECOND FLOOR
PROPOSED

SHEET NO.

HPC1.9



Perspective

Scale: N/A

SHEET NO.

HPC4.5

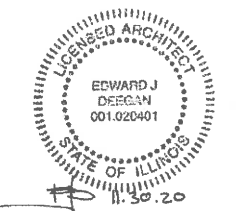
RENDERING

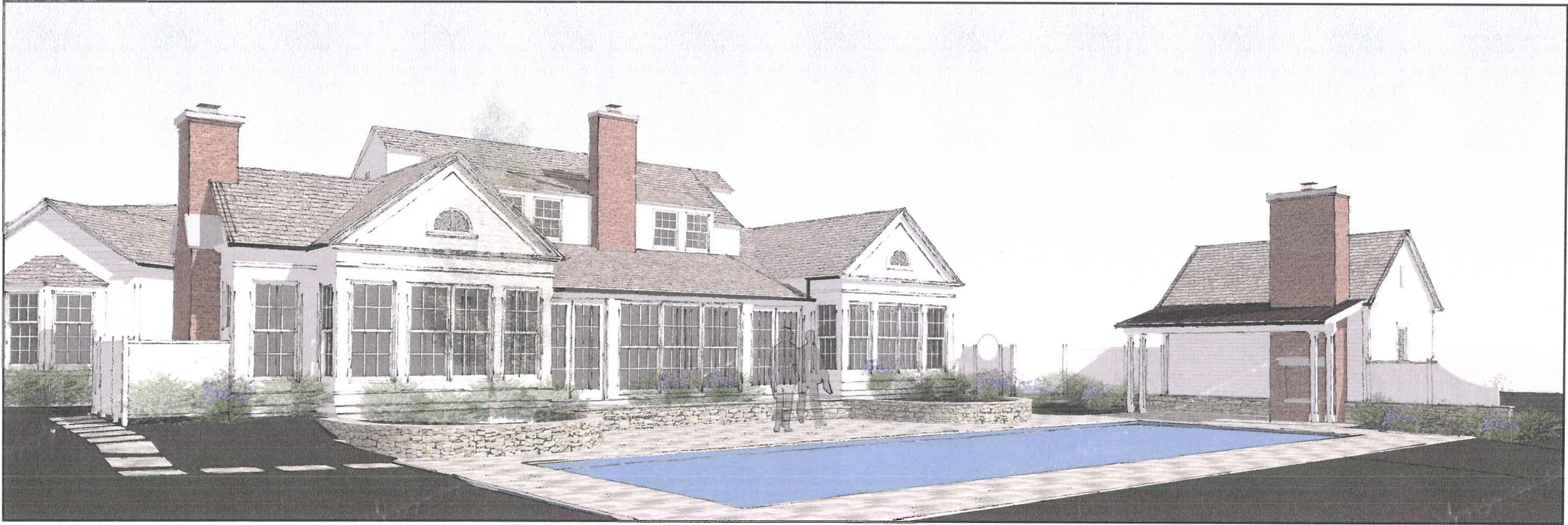
09/10/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045





Rear Yard Perspective

Scale: N/A

SHEET NO.
HPC4.6

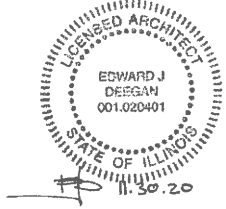
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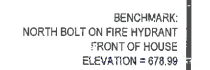
09/10/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



[illegible]

PROFESSIONAL SEAL

Patrick J. Bleck, PE Sep. 3, 2020
License No. 582.042878 Expires 11/30/21

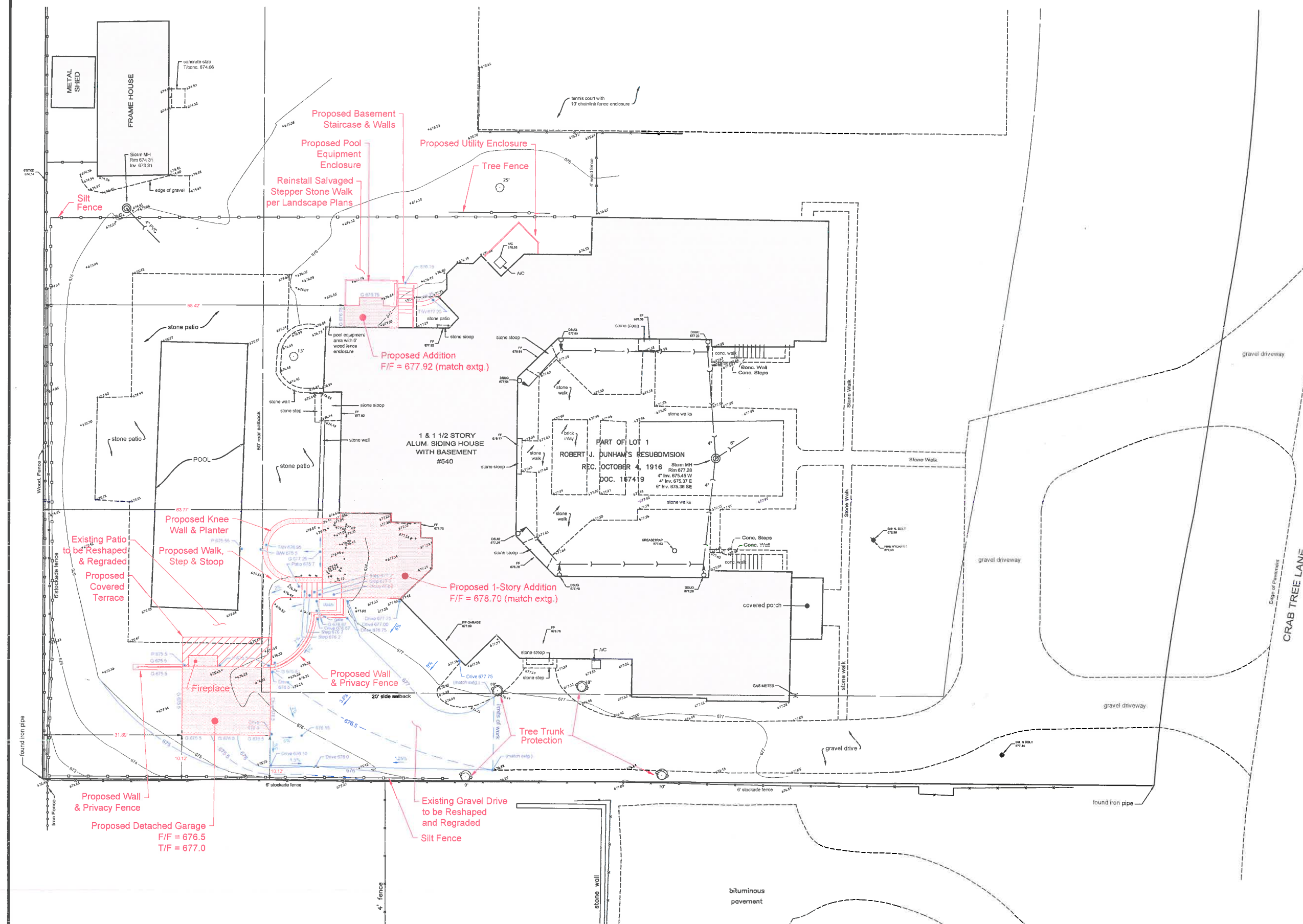
EDWARD DEEGAN ARCHITECTS

70-869	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No.

Drawing Name

PROPOSED CONDITIONS





GARAGE DOORS TO BE REPLACED



LOCATION OF NEW WESTERN ADDITION



NORTH: FACADE TO BE RENOVATED



LOCATION OF EASTERN RENOVATION/ADDITION

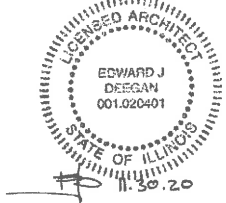
SHEET NO.
HPC5.1

PICTURES

09/10/2020 HPC SET

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

The Nedeau Residence
540 Crabtree Lane
Lake Forest, IL 60045



Agenda Item 5
774 Washington Road
New Residence

Staff Report
Building Scale Summary
Vicinity Map

Materials Submitted by Petitioner

Application
Statements of Intent
Description of Exterior Materials
Staking Diagram
Proposed Site Plan and Site Section
Proposed North Elevation
Proposed North Elevation Color Rendering
Proposed North Elevation with Detached Garage
Proposed North Elevation with Detached Garage Color Rendering
Proposed East Elevation
Proposed East Elevation Color Rendering
Proposed South Elevation
Proposed South Elevation Color Rendering
Proposed West Elevation
Proposed West Elevation Color Rendering
Proposed Detached Garage Elevations
Perspective Renderings
Proposed Roof Plan
Proposed Building Section
Proposed Basement Plan
Proposed First Floor Plan with Detached Garage
Proposed Second Floor Plan
Proposed Grading Plan & Tree Removal Plan
Tree Inventory
Conceptual Landscape Plan
Site Context Images

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 23, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	774 Washington Road – New Residence on a Vacant Lot

PETITIONERS

George and Mary Sperzel
1523 S. Estate Lane
Lake Forest, IL 60045

PROPERTY LOCATION

774 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 on a vacant lot. Approval of a conceptual landscape plan and overall site plan is also requested.

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

The site has been staked to show the footprint of the proposed residence, detached garage and driveway. Please note that the installation of water and sanitary sewer mains to serve all four properties in the Swift Subdivision are currently underway in the adjacent public rights-of-way. The work is being done by the developer, the Swift Family, and not the individual property owners as a requirement of the approval of the subdivision.

PROPERTY DESCRIPTION

The property is located on the west side of Washington Road, near its intersection with Westminster north of Walnut Road. The property is Lot 1 of the recently approved Margaret M. and Hampden M. Swift Memorial Subdivision which was recorded with Lake County in June 2020.

The Commission recently granted a Certificate of Appropriateness for a new residence on the adjacent property to the south addresses as 740 Washington Road, Lot 2 of the Subdivision. In the staff report previously provided to Commission for the 740 Washington Road petition, background information on the approval of the demolition of the Swift residence and subdivision of the property was included and is not repeated here.

Lot 1, the site now proposed for development, totals 41,209 square feet and is pie shaped, with the front property line following the curve of Washington Road. This property is located in an established, historic single family home neighborhood, within walking distance of the Central

Business District, train station, the beach, Library, Gorton Community Center and other community amenities. The conditions of approval of the subdivision directed that the wooded character of the property, the vegetated streetscapes and the existing topography 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 northeast toward Washington Road, and the attached garage faces northwest. A detached garage is proposed to the west of the residence and faces northeast toward Washington Road. The existing curb cut on the north side of the site will remain, and a second curb cut on the south side of the site is proposed. The second curb cut is proposed at an opening between existing parkway trees, labeled #365 and #366 on the plans. Both parkway trees are identified as heritage trees and are in good condition. The petitioner engaged a Certified Arborist, and based on the Certified Arborist's review, the curb cut and driveway are proposed far enough away from the tree driplines as to cause minimal impact to the root systems. The petitioner's Certified Arborist also provided a maintenance plan for these trees to minimize the potential for impact during construction. Any work in this area will be subject to final review and approval by the City's Certified Arborist and, if so directed special construction techniques may be required to minimize excavation. Installation of this curb cut between the two Heritage trees, if it is determined that the work can be completed without compromising the trees, will only be permitted in the later phases of construction to assure that no construction vehicles use this entrance to the site.

There is an existing foundation on either side of the north driveway where stepped, brick walls once were located. The petitioner is proposing to rebuild the brick walls. Stone walkways at the front of the house and a stone patio on the rear are proposed. Detailed construction plans for the walls will need to be submitted. The plans will need to reflect the height of the wall, details of the wall and the height at various points. The walls may require some slight modification to assure that they are fully on the property and out of the right-of-way and to comply with the Code. Walls less than four feet in height may be located on the property line. Walls four feet or taller must be setback from the property line a minimum distance of three feet.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 10,086 square feet, equal to 24% of the site. The building footprint of the residence and detached garage totals 4,653 square feet and other paved surfaces including the driveway, patio, and walkways total 5,433 square feet.

New Residence

Based on the petitioner's statement of intent, the residence is designed in a Cottage style. The proposed residence presents a one and half story massing with an asymmetrical front façade, a common feature of the Cottage style. The roof form is a combination of primarily gable forms and smaller hip and shed roofs with flared detailing. The home features traditional, simple detailing and high quality, natural materials are proposed.

Findings

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

Standard 1 – Height.

This standard is met. The surrounding neighborhood reflects mostly one and half and two story homes. The proposed residence at its maximum height, the ridge of the roof is 31 feet and 3 inches as measured from the lowest point of existing grade adjacent to the house. The height of the detached garage from the lowest point of existing grade is 20 feet. 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 volumes on the north and south ends, creating depth to the front façade. A covered entry element, bay window and single gable dormers are also proposed on the front façade, incorporating design elements that provide a human scale.

Standard 3 – Proportion of Openings.

This standard is generally met. The house features mostly narrow and vertically oriented openings. The fenestration pattern is generally consistent around the elevations of the house, with the exception of the rear elevation which presents larger expanses of openings to take advantage of views to the rear yard.

The proposed openings reflect a two over two muntin pattern. Traditionally, Cottage style homes have openings with more divisions, creating smaller panes of glass.

- Staff recommends that the muntin pattern is studied further in an effort to be more consistent with the architectural style of the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations, however, as noted above, the rear elevation presents larger expanses of openings to take advantage of views to the rear yard and provide ample natural light into the four season room and kitchen.

Standard 5 – Spacing on the Street.

This standard is met. The lots immediately to the south of this property are vacant with development anticipated in the near future. The residence is sited in a manner that is mostly consistent with the spacing of homes in the general area.

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. White painted brick and white wood clapboard siding is proposed for the exterior walls. Wood shingle is proposed for the main roof material and standing seam copper roofs are proposed for the secondary roof forms. White aluminum clad windows, with simulated divided lites are proposed. Wood is proposed for the trim, fascia boards, soffits and rake boards. A brick chimney is proposed. The gutters and downspouts will be aluminum.

Hardscape on the site includes an asphalt drive, painted brick walls around the north part of the driveway and bluestone for the front walkways and patio on the rear. As noted above, given the significant trees on and adjacent to the site, consideration should be given to reducing the amount of asphalt on the site. If alternate materials are not desired, the width of the driveway in front of the house could be reduced to 12 feet which would allow for adequate passage of vehicles recognizing that because the entire driveway is located in the front yard setback, parking on the driveway is not permitted.

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. The proposed roof forms are consistent with roof types of the Cottage architectural style. The flared eaves incorporated on some of the roof forms add character and detailing that is associated with the Cottage style.

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 5,097 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 510 square feet of design elements. The proposed residence totals 5,092 square feet. The garage totals 900 square feet; the excess square footage of the garage is counted toward the overall square footage of the house. There are 219 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.

Standard 13 – Protection of Natural Resources.

Further work is needed to verify that this standard is met. As currently proposed, a total of eight trees are proposed for removal. Four trees proposed for removal are located within the footprint of the residence and detached garage. The remaining four trees that will be removed are located close enough to the driveway and residence that they will be impacted. The trees proposed for removal include five Maple trees, one Pine tree, one Pear tree and one Spruce tree. Total inches proposed for removal at this time equals 112 inches. Based on the tree survey provided by the petitioner, the majority of the trees proposed for removal are in good condition however, they are not all high quality species, partial inch for inch replacement totaling 56 inches will be required. Yet to be determined is whether the two Heritage parkway trees will be able to thrive over the long term with a driveway constructed between them. Importantly, the subdivision approvals direct that significant trees on the site be preserved. Further evaluation is also needed to determine the likelihood that trees 320, 321 328 and 329 can be preserved. Replacement inches, payment in lieu of or an escrow deposit may be required once further study of the trees is completed.

The preliminary landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the house and evergreen plantings in areas along the front of the property. Based on the preliminary landscape plan, the total number of replacement inches may not be fully satisfied. As the landscape plan is more fully developed, 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 or, a payment in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is 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 not applicable to this petition. 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 proposed residence reflects simple massing, detailing consistent with the style of the home, and high quality natural materials that are compatible with the character the surrounding 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, conceptual landscape plan and overall site plan on property located at 774 Washington Road, subject to the following conditions of approval.

1. Further due diligence and information is required relating to the driveway, functionality of the motor court and the potential for short and longer term impacts on significant trees numbers 365 and 366 (driveway), numbers 320, 328 and 329 near the south east corner of the house.
 - a. An auto-turn study should be submitted to verify that the current configuration of the motor court provides sufficient maneuvering space for both garages and parking. (Parking of cars in the front yard setback is not permitted.)
 - b. Consideration should be given to reducing the width of the driveway near the trees and construction methods that would reduce the impact on the trees.

- c. Consideration should be given to the use of pavers or other hardscape treatment for all or a portion of the driveway as an alternate to asphalt to allow for some increased pervious surface on the site.
 - d. If significant changes are required in order to make the motor court functional or to preserve Heritage trees in the parkway, staff is direct to return the site plan to the Commission for further review.
2. Consideration should be given to use of a muntin pattern that is more consistent with the architectural style of the home.
3. Plans submitted for permit must reflect the project as modified and approved by the Commission. All modifications to the plans presented to the Commission as a result of refinements made in response to the Commission's direction and discussion and as a result of final design development must be clearly detailed and called out on the plans submitted for permit. The plans as originally submitted to the Commission for review 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.
4. 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.
5. 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 in addition to any pre and post construction treatments or maintenance required by the City's Certified Arborist.
6. 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 and identify any remaining inches for which a payment in lieu of planting will be 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.
7. Details of all exterior lighting shall be reflected on the plans submitted for permit. No landscape lighting is proposed based on the current plans. For all exterior lights on the residence, garage or elsewhere on the site, 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.

8. 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 will be required.

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

Address 774 Washington Road Owner(s) George and Mary Sperzel
 Architect Edward Deegan Reviewed by: Jen Baehr
 Date 9/23/2020
 Lot Area 41209 sq. ft.

Square Footage of New Residence:

1st floor 3640 + 2nd floor 1352 + 3rd floor 0 = 4992 sq. ft.

Design Element Allowance = 510 sq. ft.

Total Actual Design Elements = 219 sq. ft. Excess = 0 sq. ft.

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

Garage Width 25 ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 5092 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5097 sq. ft.

DIFFERENTIAL = -5 sq. ft.

Allowable Height: 40 ft. Actual Height 31'-3" ft.

Under Maximum

NET RESULT:

5 sq. ft. is

0.10% under the
Max. allowed

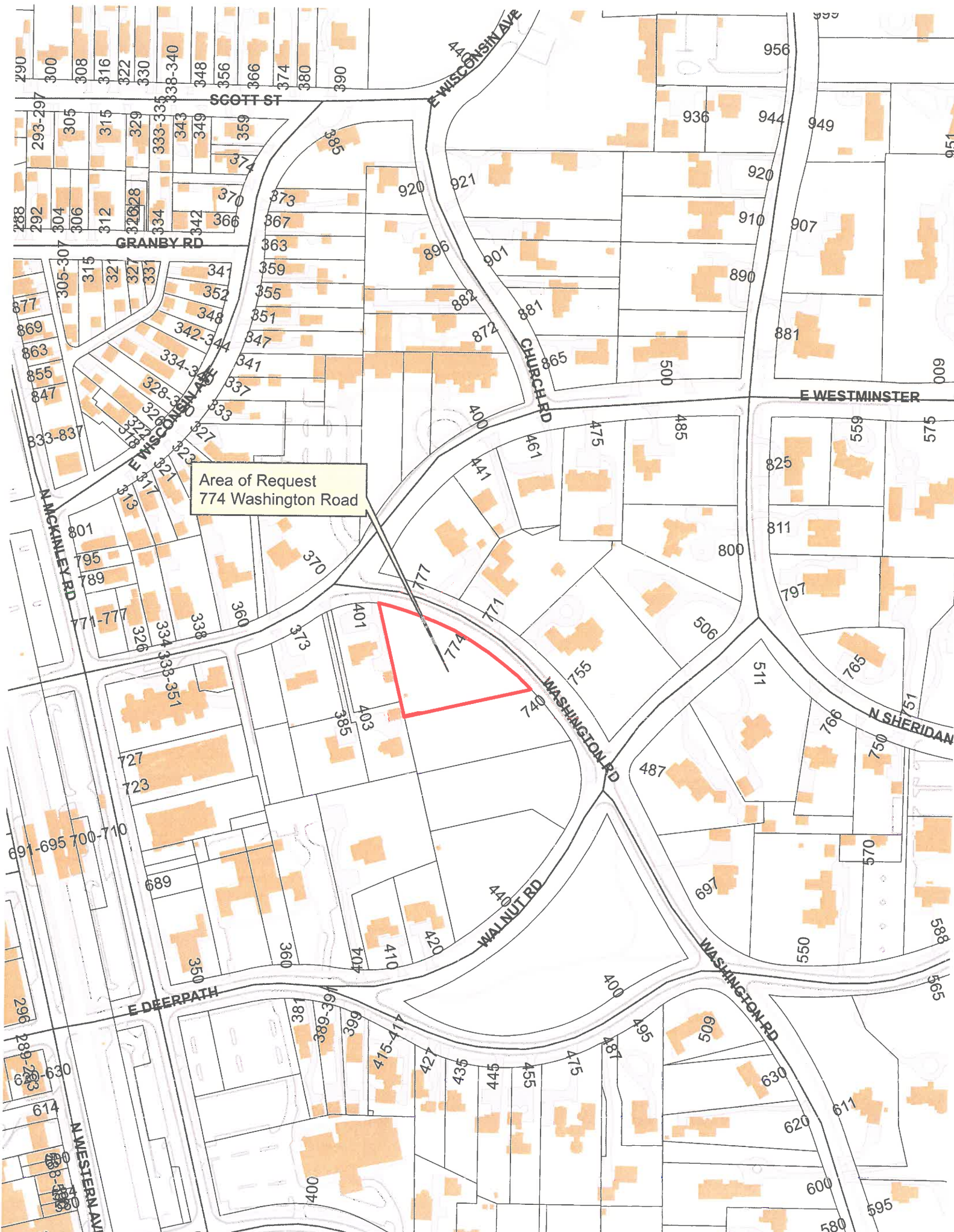
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 508 sq. ft.

Front & Side Porches = 142 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 = 77 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 219 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
774 Washington Road



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

PROJECT ADDRESS 774 Washington Road, Lake Forest, IL 60045

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

GEORGE & MARY SPERZEL
Owner of Property
1523 SOUTH ESTATE LANE
Owner's Street Address (may be different from project address)
LAKE FOREST, IL 60045
City, State and Zip Code
312-375-2108
Phone Number *Fax Number*
gsperzel@gmail.com
mhsperz@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

EDWARD DEEGAN, PRINCIPAL
Name and Title of Person Presenting Project
EDWARD DEEGAN ARCHITECTS
Name of Firm
503 PARK DRIVE #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 | <input checked="" type="checkbox"/> OWNER | <input checked="" type="checkbox"/> REPRESENTATIVE |
| Please fax a copy of the staff report | <input type="checkbox"/> OWNER | <input type="checkbox"/> REPRESENTATIVE |
| I will pick up a copy of the staff report at the Community Development Department | <input type="checkbox"/> OWNER | <input type="checkbox"/> REPRESENTATIVE |

George and Mary Sperzel
1523 S. Estate Lane
Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission
Statement of Intent – 774 Washington Road

Twenty years ago, after many years of corporate transfers, our family settled in Lake Forest, first in the Everett Farm development and then for the past fifteen years in a new home in the Lasker Estate. Mary has worked at the Lake Forest Library for past nine years, and I retired last year after working in finance in Chicago. Our three children attended the Lake Forest public schools before moving on to college and their careers. We absolutely love the beauty and character of the town and are members of the Historic Preservation Foundation, the History Center, the Friends of the Library, and the Deerpath Garden Club.

Our children are grown and only one remains in the area, and now that we are empty nesters we never once considered living anywhere other than Lake Forest. We wanted to be able to build a new right-sized home where we have room for our children and their families to come and stay. We also wanted a nice yard large enough for future grandchildren to run around in. Most important, we wanted to be closer to the center of town where we could walk to the beach, the Library, Market Square, the Rec Center, etc. and have been looking for the right opportunity to do so for a very long time.

We were quite excited in March 2019 when the Swift property began to be marketed as four one-acre lots contingent upon approval by the City. This was the perfect size and location for us, and we quickly signed a contract to purchase the northernmost lot. We closely followed the approval process for the subdivision and spoke in support of it at the presentation to the HPC. Now that it has been approved, we are eager to start building our retirement home.

One of the biggest benefits of living in Lake Forest is the care the City takes toward preserving the history of the area. We have attended and participated in meetings of the Historic Preservation Commission, the Plan Commission, and the Building Review Board and fully support the effort to maintain the unique historical character that we treasure. We especially appreciate the extensive time and attention that the commissioners and staff devote to their roles in these reviews. We also understand the special nature of the Historical District in which the lot is located and have worked hard to ensure that our new home lives up to this designation.

We chose a design that we think meets the expectation. We believe it to be charming and welcoming, simple and unassuming. The design and materials are compatible with other homes in the neighborhood without duplicating homes close by. The unusual pie shape of the lot has presented challenges for siting the home, and we have taken special care to position it in such a way that it takes into account the many beautiful trees throughout the property while leaving enough room for a small private back yard. We plan to retain the natural screening of the Swift property and add additional plantings to enhance the landscape.

We intend for this to be our home for "aging in place" as it will likely be the last one we will own. Consequently, we have designed it with an open floor plan for first-floor living with lots of light and easy


access. It is designed to be as low-maintenance as possible, and will have high quality materials and construction throughout.

We fully understand the sensitivity around the development of the Swift property, a classic estate with magnificent grounds located in the heart of town. We hope that our home will be a positive contribution to the Swift legacy and the Lake Forest Historical District, one that we and the City will be proud of for many years to come.

We ask that the Commission please approve our request for a Certificate of Appropriateness.

Respectfully,


George E. Sperzel


Mary H. Sperzel

August 14, 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 774 Washington Road:

The goal of this project is to construct a new one-and-a-half story home that thoughtfully and graciously caters to the needs of its inhabitants, who intend to make it their primary residence for retirement.

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 a simple "cottage" vernacular. This is emphasized by the understated central form of the home and the gentle sloping roof flanked by simple one-story gables. The vernacular is furthered with the front entry porch, bay windows, and dormers all of which tie this home to the surrounding fabric. A survey of the existing neighborhood dwellings witnesses the use of symmetry, balance and classic detailing, all principles this design seeks to dutifully complement and emulate.

Standards of the Historic Preservation Ordinance:

1. **Height:** The proposed dwelling is a one-and-a-half story with a maximum height of 28' 0"
2. **Proportion of Front Façade:** By virtue of being one-and-a-half story, the home will be of modest height, and by extension, vertically undistruptive to the surrounding dwellings or flora. The main form of the front façade is one-and-a-half story with a post and beam covered entry porch and flanked by the lower one-story gables. The soft sloping roofs in combination with the proportions of the front façade pay homage to the length of the site facing Washington Road.
3. **Proportion of Openings:** The proportion of openings is respectful of and appropriately scaled to the overall massing and remains highly compatible with homes on adjacent properties. The doors of the home are of standard, traditional dimensions. Select window areas off the back of the home corresponding to living and dining have been vertically enhanced ever-so-slightly to allow ample natural light to permeate the interior.



4. **Rhythm of solids to voids in front of facades:** The front elevation staggers solid and voided space in a rhythm consistent with its central sloping gable form, spaced tastefully and appropriately with the other smaller flanking one story gables. Holistically, the forms are spatially punctuated, undulating to achieve a nuanced harmony between solids and voids.
5. **Rhythm of spacing and structures on streets:** At present, the site exists within a developmental vacuum - a context inherited from the Swift Estate. The new construction would be the first or second 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:** Rhythmically, the home's entry gable form provides the primary anchorage of the structure, establishing balance and sustaining a synchronized posture along the front, street-facing elevation.
7. **Relationship of materials and texture:** From a material standpoint, the home will be a combination of painted brick and clap board siding. The roof is cedar shingles with copper standing seam metal in low pitch areas only. We consider the material treatment to be consistent with and flattering to the traditional and timeless textural parlance of the Lake Forest Historic District.
8. **Roof shapes:** The primary roof form with its gentle slope abides the traditional vernacular perceived in the neighborhood's established homes. Additionally, its inspiration draws from the simple "Cottage" vernacular with the low flanking one-story gable forms
9. **Walls of continuity:** The height of walls and rooflines are standardized and sustained through the entirety of the front elevation. Moreover, the detached accessory structure and connecting landscape fencing maintain a continuous "wall of continuity" with the principal structure oriented to Washington Road.
10. **Scale of structure:** As a one-and-a-half story dwelling, the home is of modest vertical scale with greater emphasis on its horizontal dimension. As previously noted, the width and lateral proportions of the front façade respond to the existing site by leveraging horizontal geometry to enhance a sense of stability and unity with the landscape. Consummately, the scale is subtle, contextually respectful and understated; never imposing.
11. **Directional expression of structure:** The proposed orientation of the home on the site seeks a natural axial alignment with the curvature of Washington Road, posturing the front elevation in quasi-parallel orientation with the street.
12. **Preserving distinguishing features:** N/A due to status as 'New Construction'.
13. **Protection of resources:** No major changes.



14. **New Construction**: The entire home will be '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 complete and 'New Construction' home.

Very truly yours,

A handwritten signature in black ink, reading "Edward J. Deegan", followed by a long horizontal line extending to the right.

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 PAINTED WHITE

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 _____
- ☒ Other COPPER STANDING SEAM

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

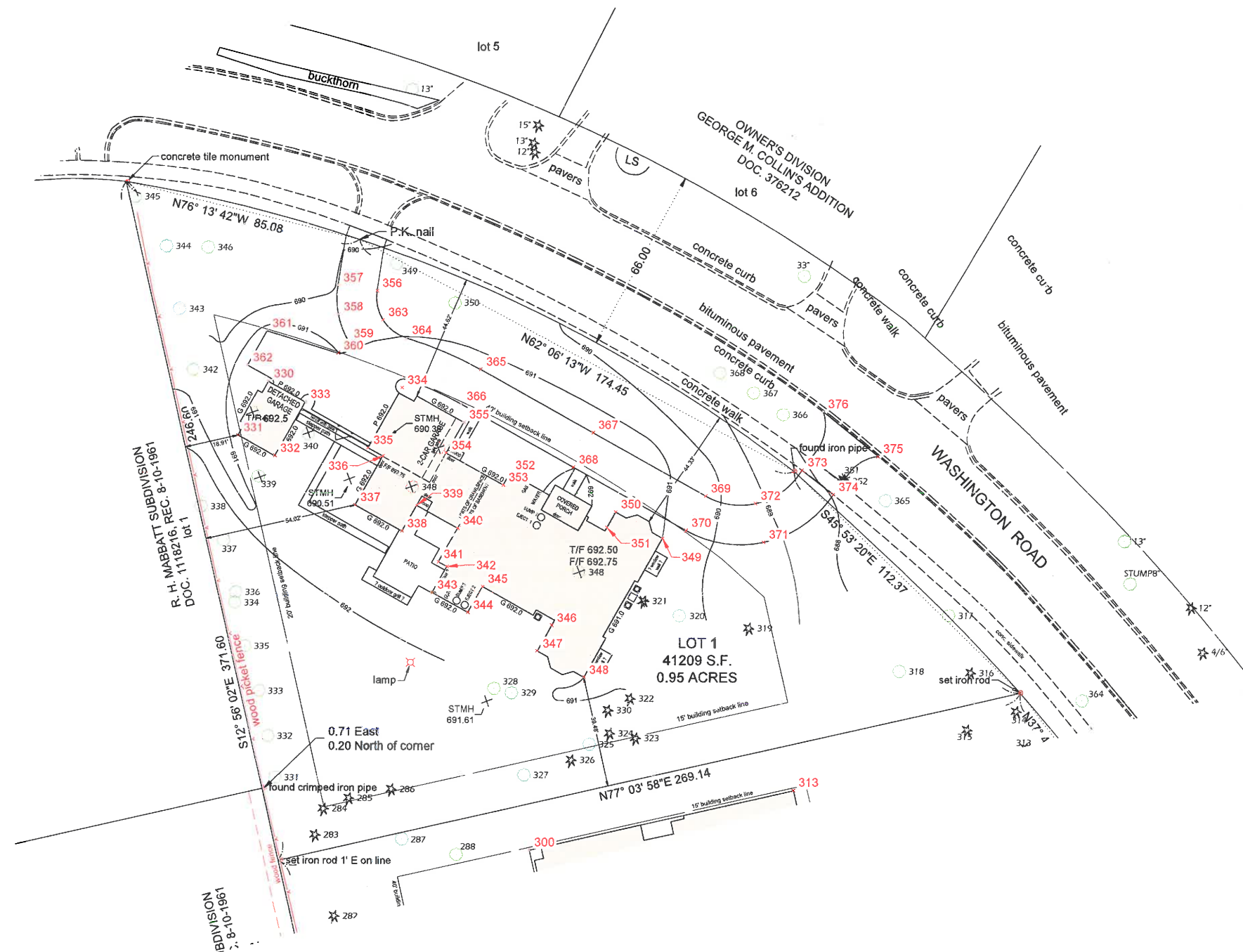
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

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

Lot 1 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 ¼ of the Northeast ¼ 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 7660968 in Lake County, Illinois.

STAKING DIAGRAM



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

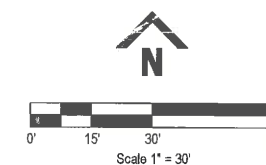
Project No. 70-1051

BLECK

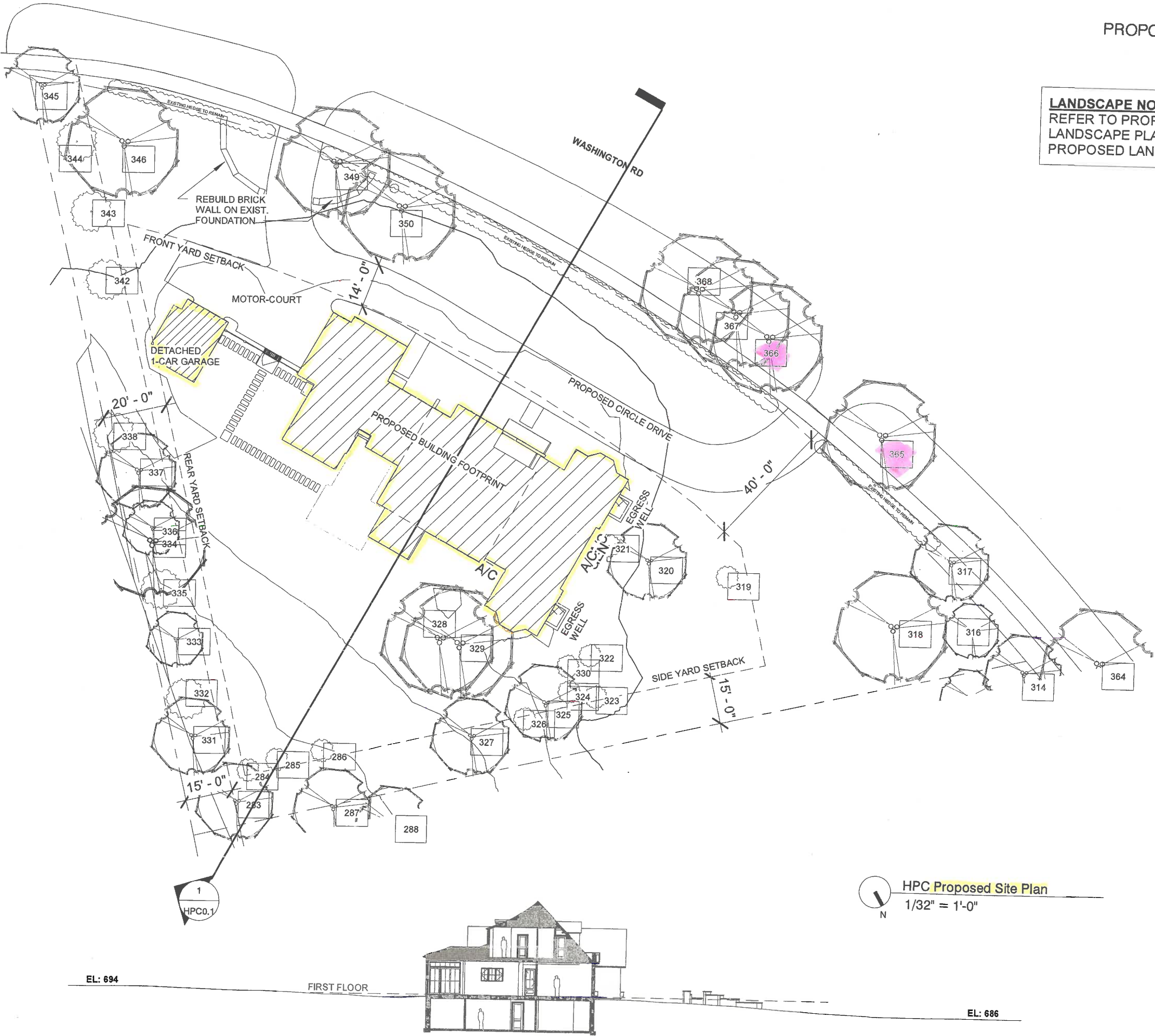
engineers | surveyors

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

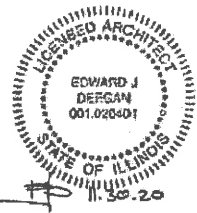
T 847.295.5200 F 847.295.7081
www.bleckeng.com



PROPOSED SITE PLAN



LANDSCAPE NOTE:
REFER TO PROPOSED
LANDSCAPE PLAN FOR
PROPOSED LANDSCAPING



Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

HPC SET 08/14/2020

PROP. SITE PLAN

SHEET NO.

HPC0.2

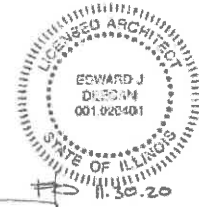


HPC Proposed Site Plan
1/32" = 1'-0"

HPC Prop. Site Section



HPC North



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HPC SET 08/14/2020

NORTH ELEVATION

SHEET NO.

HPC2.1

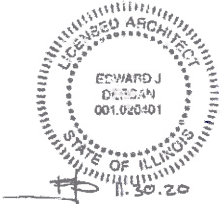


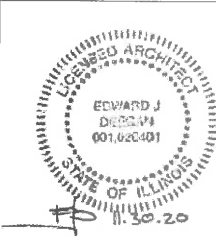
North Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.5
RENDERED ELEVATION
08/12/2020 HPC SET

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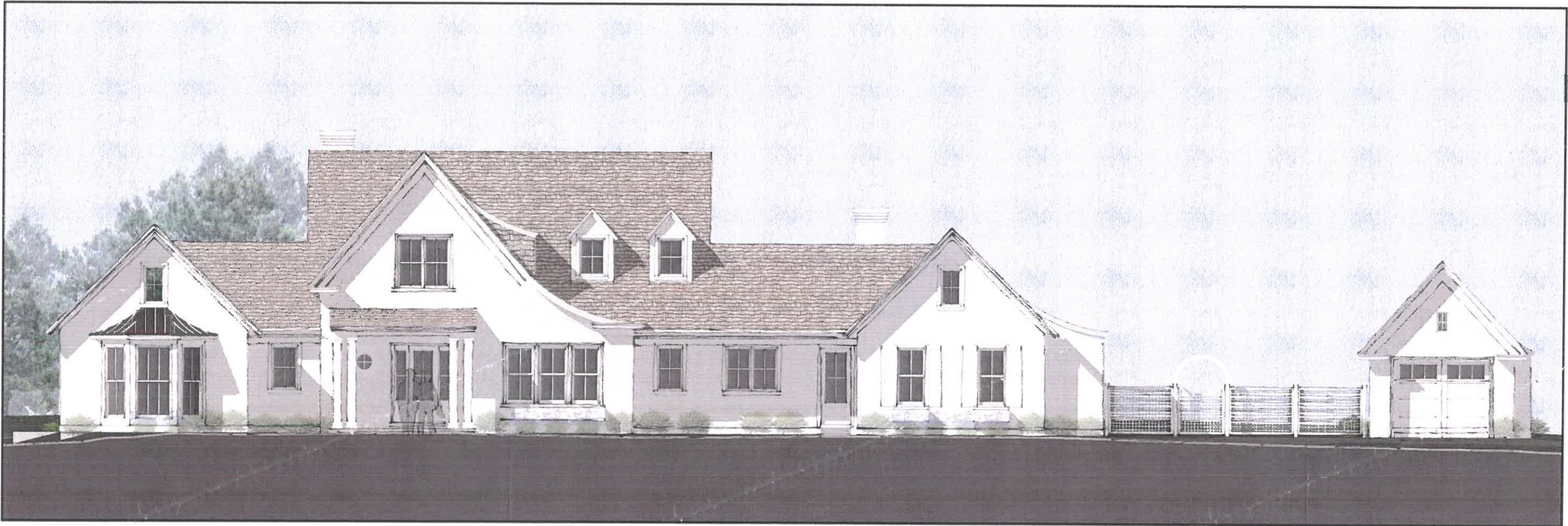
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HPC SET 08/14/2020

N. OVERALL
ELEVATIONS

SHEET NO.

HPC2.0



N. Overall Elevation 0 5 10
Scale: 1/8"=1'-0"

SHEET NO.

HPC4.4

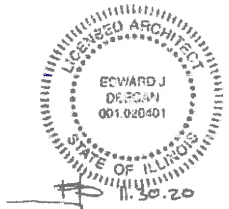
RENDERED ELEVATION

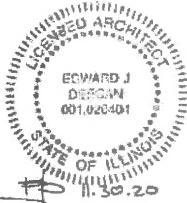
08/12/2020 HPC SET

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HPC SET 08/14/2020

EAST ELEVATION

SHEET NO.

HPC2.2



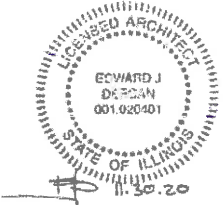


East Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.7
RENDERED ELEVATION
08/12/2020 HPC SET

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Sperzel Residence
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EDWARD J DEEGAN

001.020401

STATE OF ILLINOIS

11.30.20

Sperzel Residence

774 Washington Rd,

Lake Forest, IL 60045

EDWARD DEEGAN

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HPC SET 08/14/2020

SOUTH ELEVATION

SHEET NO.

HPC2.3

31' - 2 1/4"

LOWEST EXISTING GRADE TO TOP OF BUILDING

690.00 CIVIL PLANS

CEDAR SHAKE ROOF

COPPER ROOF

COPPER ROOF

COPPER ROOF

CLAPBOARD SIDING

PAINTED BRICK

CLAPBOARD SIDING

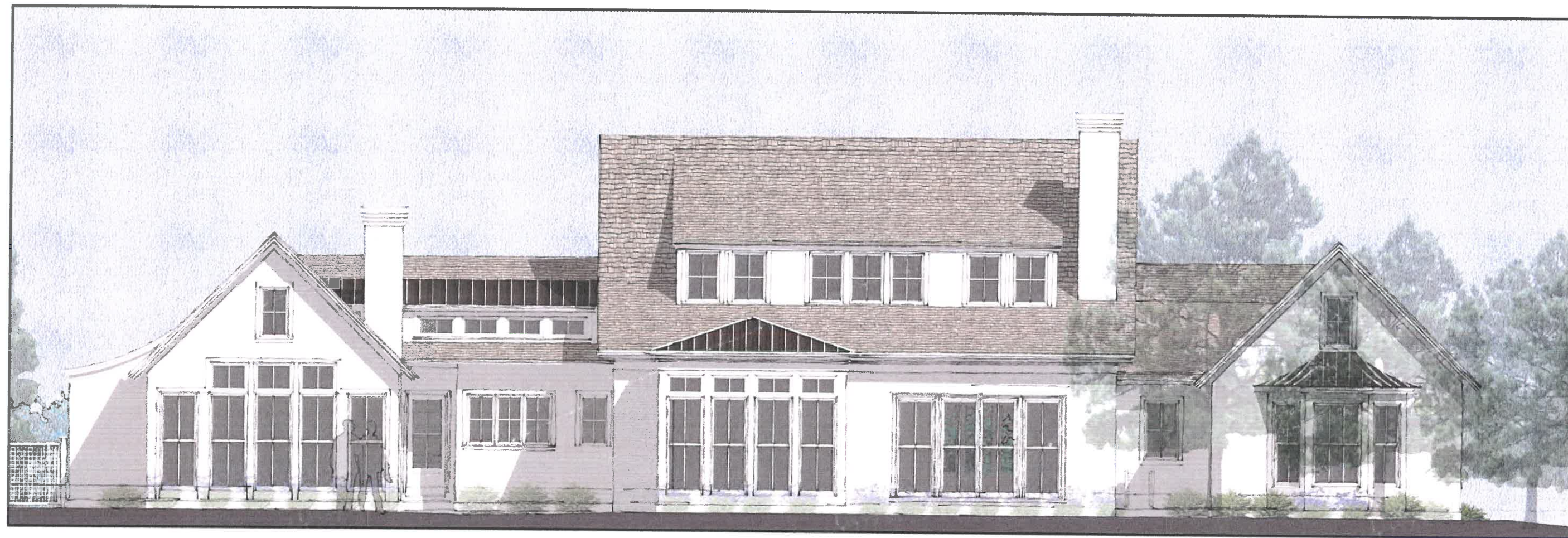
28'-0"

3RD FLOOR CALCULATION LINE

19'-0"

2ND FLOOR CALCULATION LINE

HPC South



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



SHEET NO.

HPC4.6

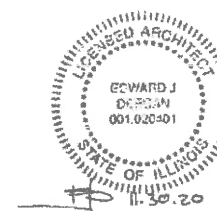
RENDERED ELEVATION

08/12/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS

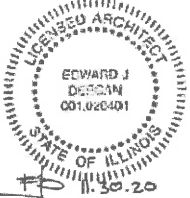
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Sperzel Residence
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Lake Forest, IL 60045





HPC West



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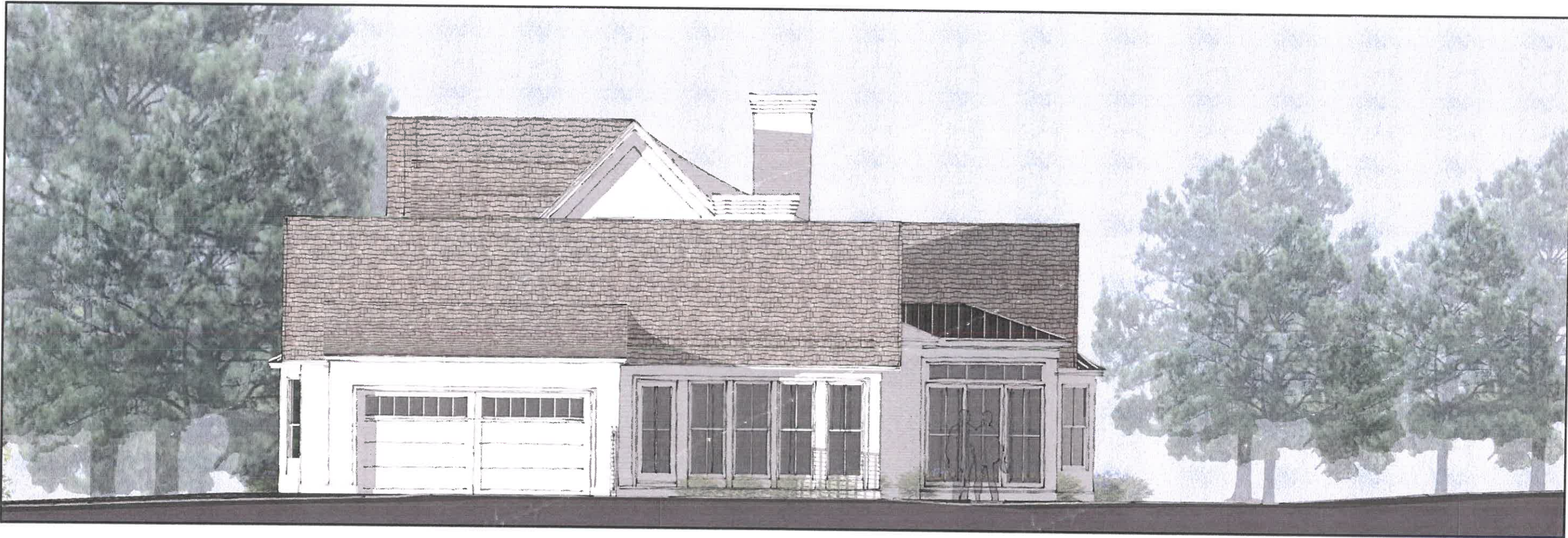
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HPC SET 08/14/2020

WEST ELEVATIONS

SHEET NO.

HPC2.4

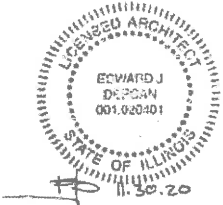


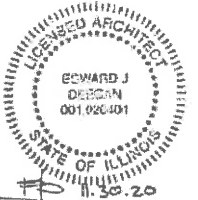
West Elevation
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.8
RENDERED ELEVATION
08/12/2020 HPC SET

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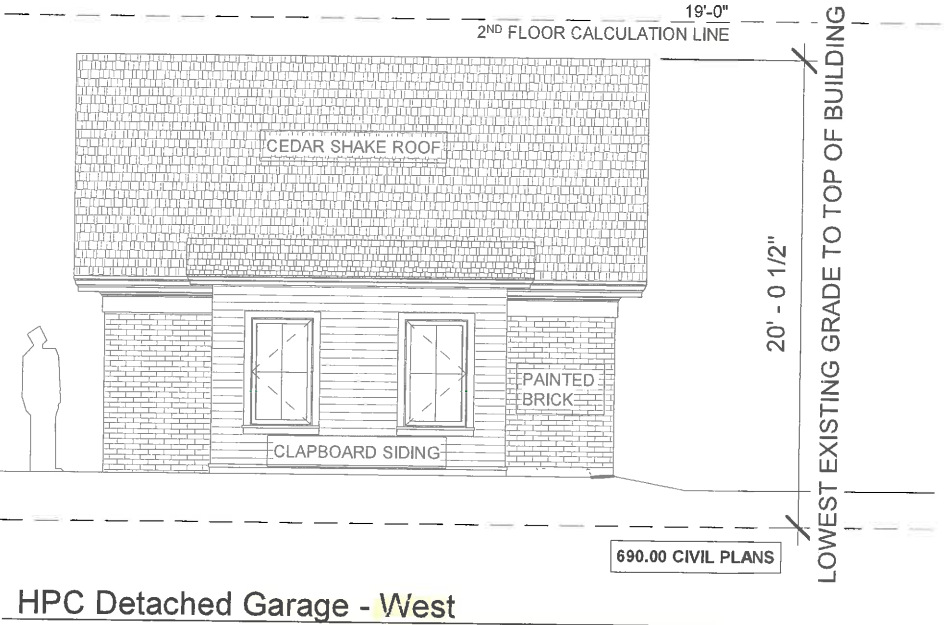
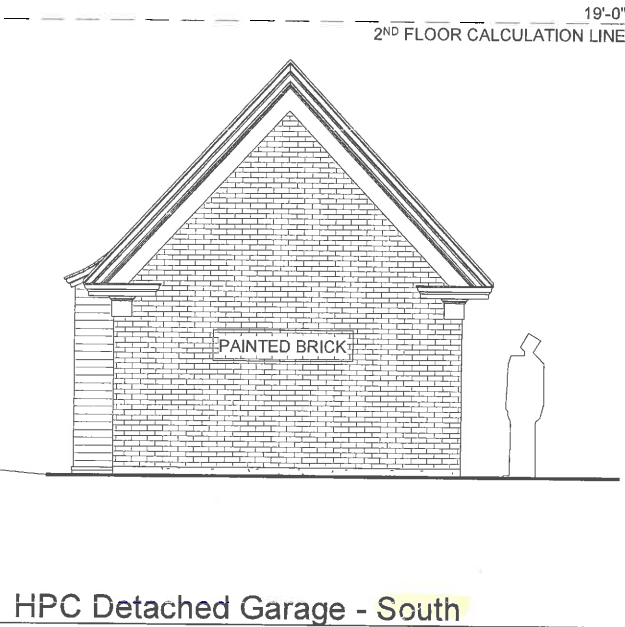
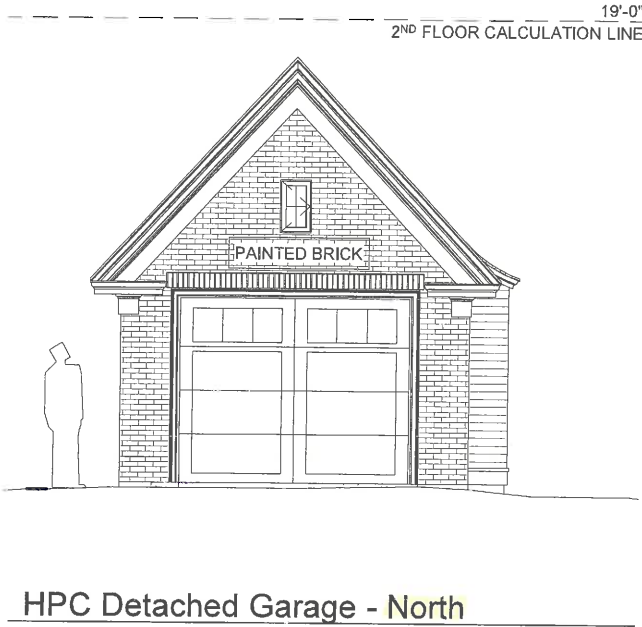


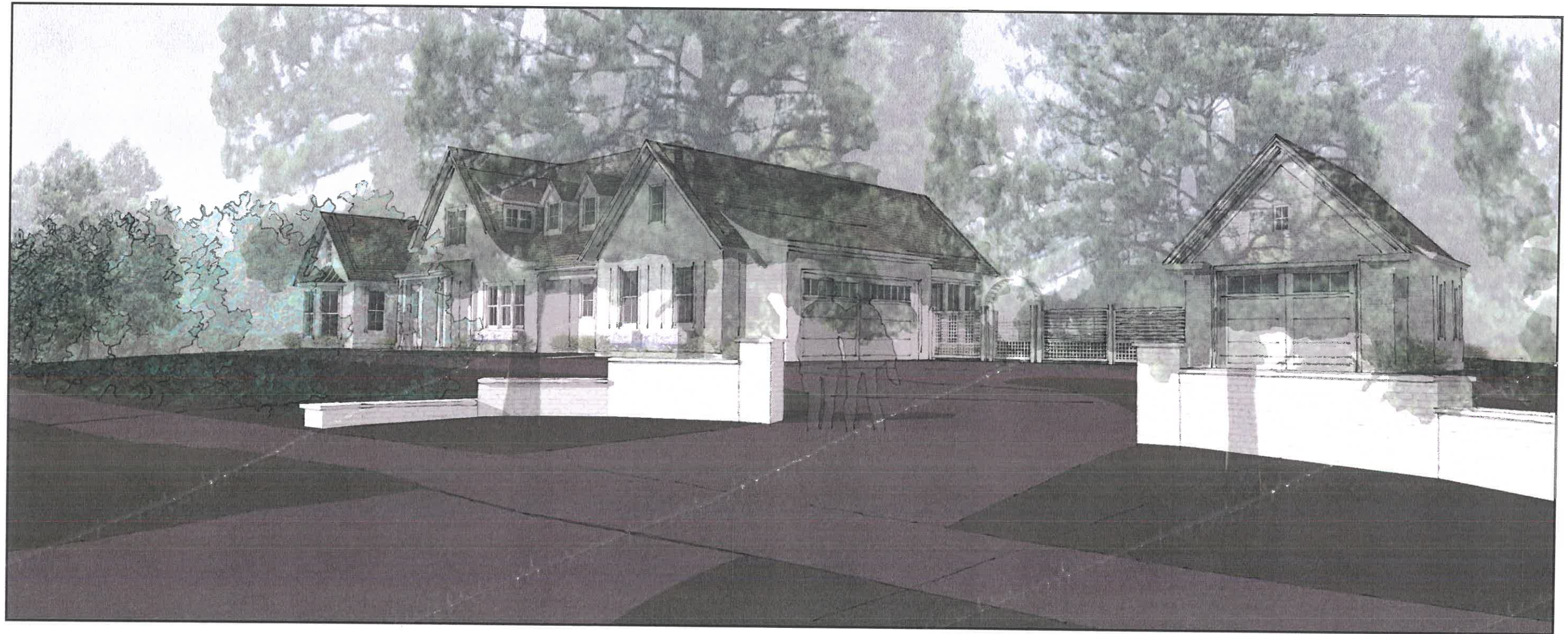
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HPC SET 08/14/2020

DETACHED GARAGE
ELEVATIONS
SHEET NO.
HPC2.5





Perspective from Washington Road

Scale: N/A

SHEET NO.

HPC4.1

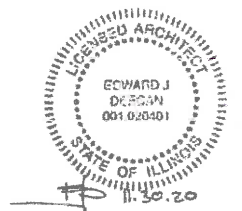
PERSPECTIVE VIEW

08/12/2020 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

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Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045



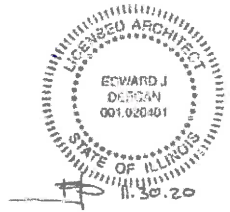


Front Perspective
Scale: N/A

SHEET NO.
HPC4.2
PERSPECTIVE VIEW
08/12/2020 HPC SET

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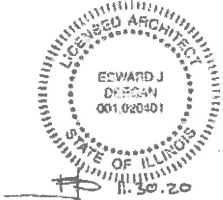


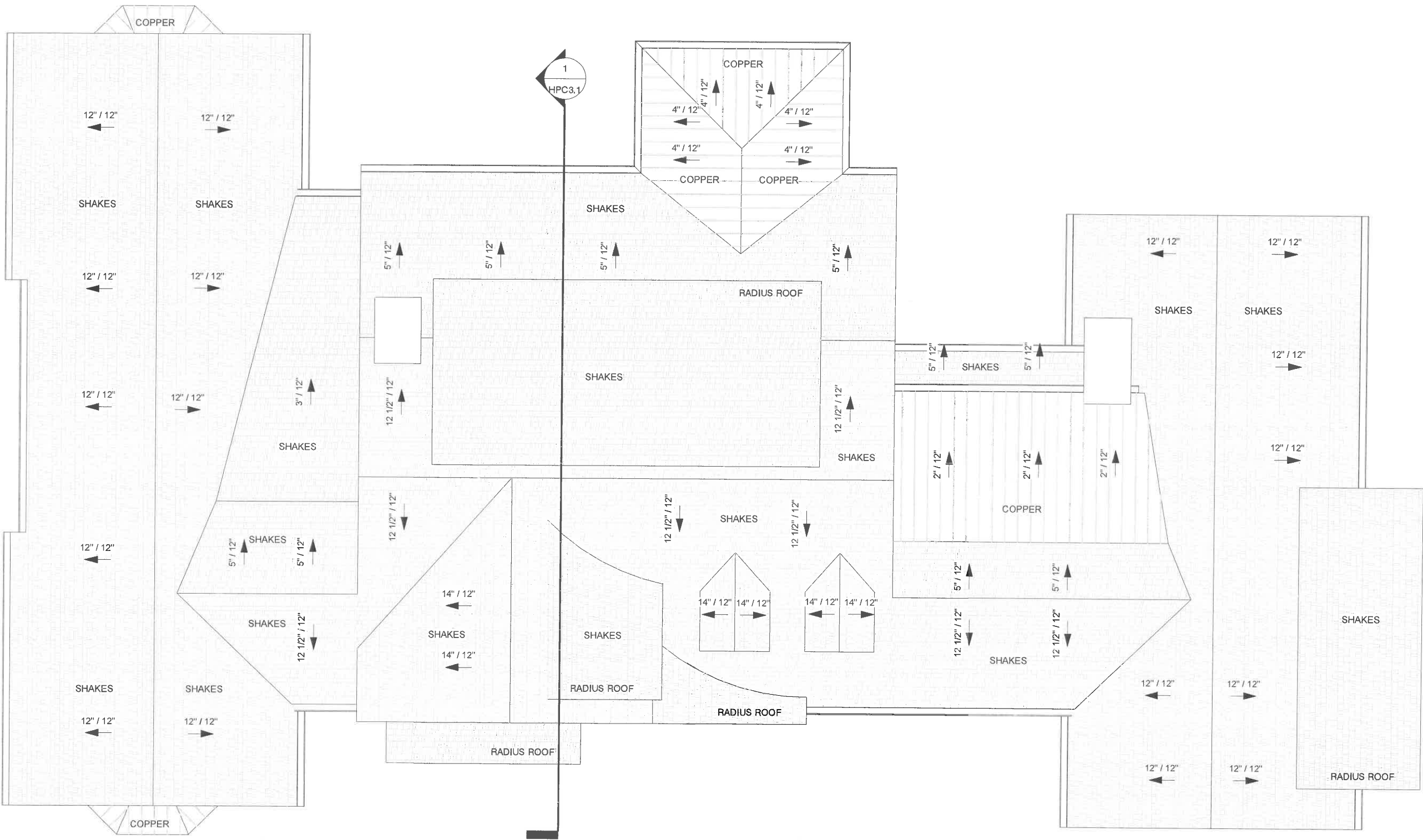
Rear Perspective
Scale: N/A

SHEET NO.
HPC4.3
PERSPECTIVE VIEW
08/12/2020 HPC SET

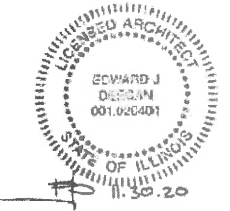
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Sperzel Residence
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HPC Roof Plan
1/8" = 1'-0"



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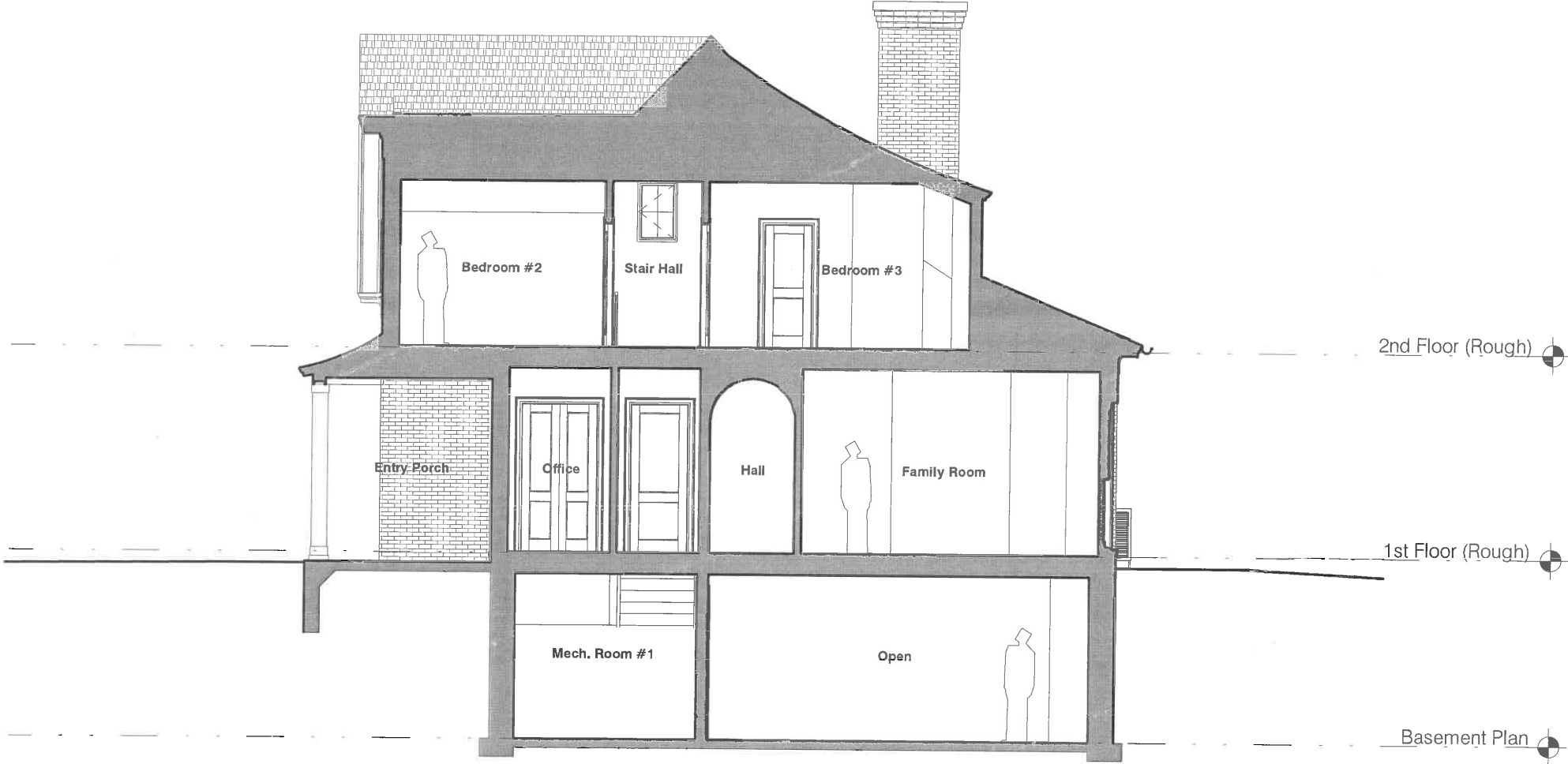
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HPC SET 08/14/2020

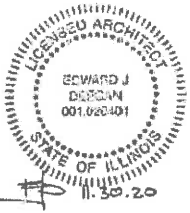
ROOF PLAN

SHEET NO.

HPC1.4



1 HPC Section
1/8" = 1'-0"



Sperzel Residence
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Lake Forest, IL 60045

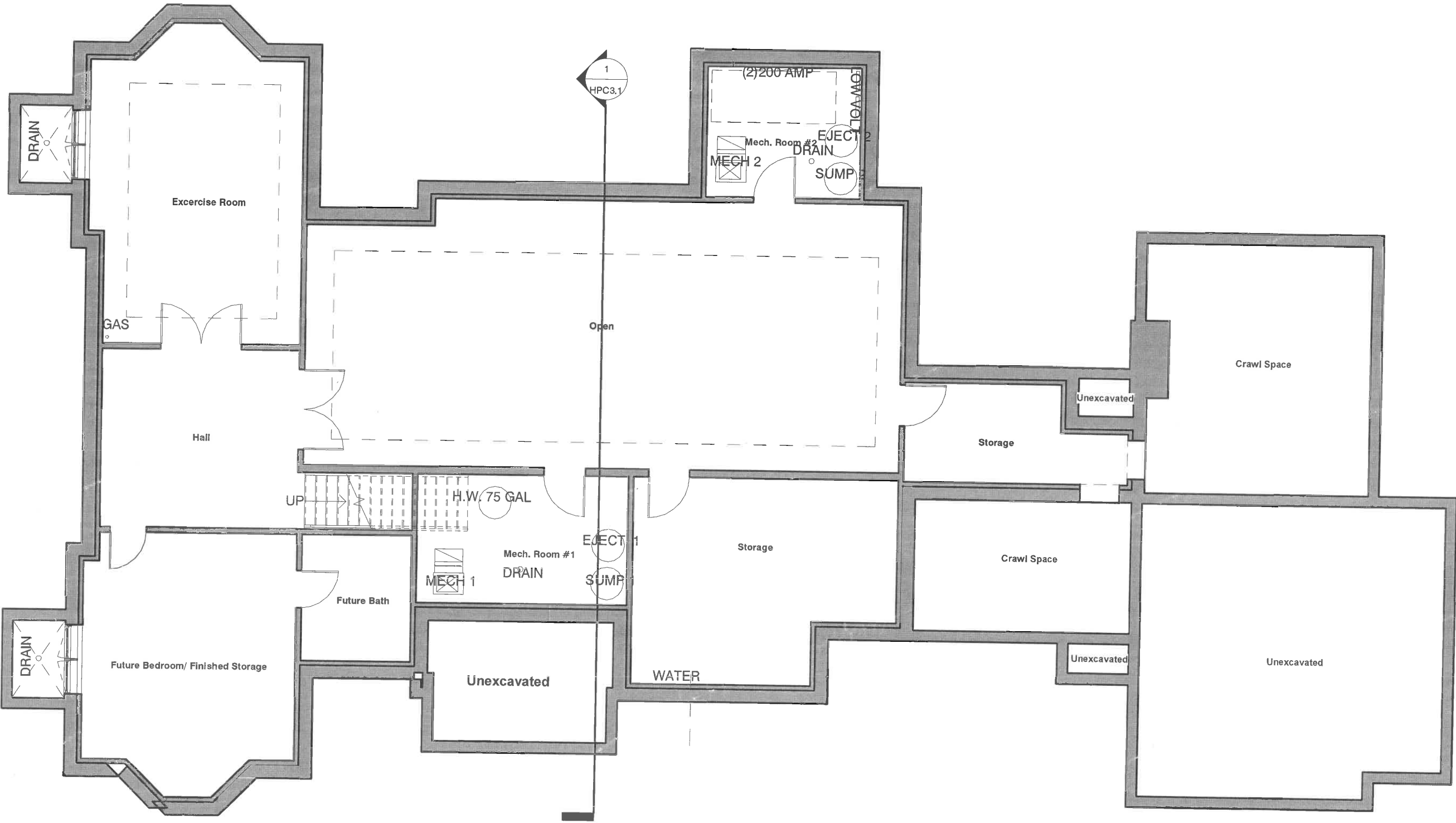
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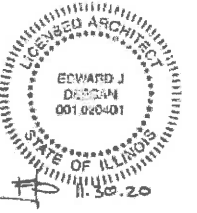
SECTION

SHEET NO.

HPC3.1



HPC Basement Plan
1/8" = 1'-0"



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Lake Forest, IL 60045

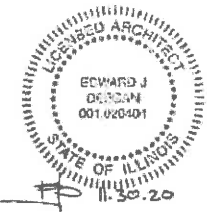
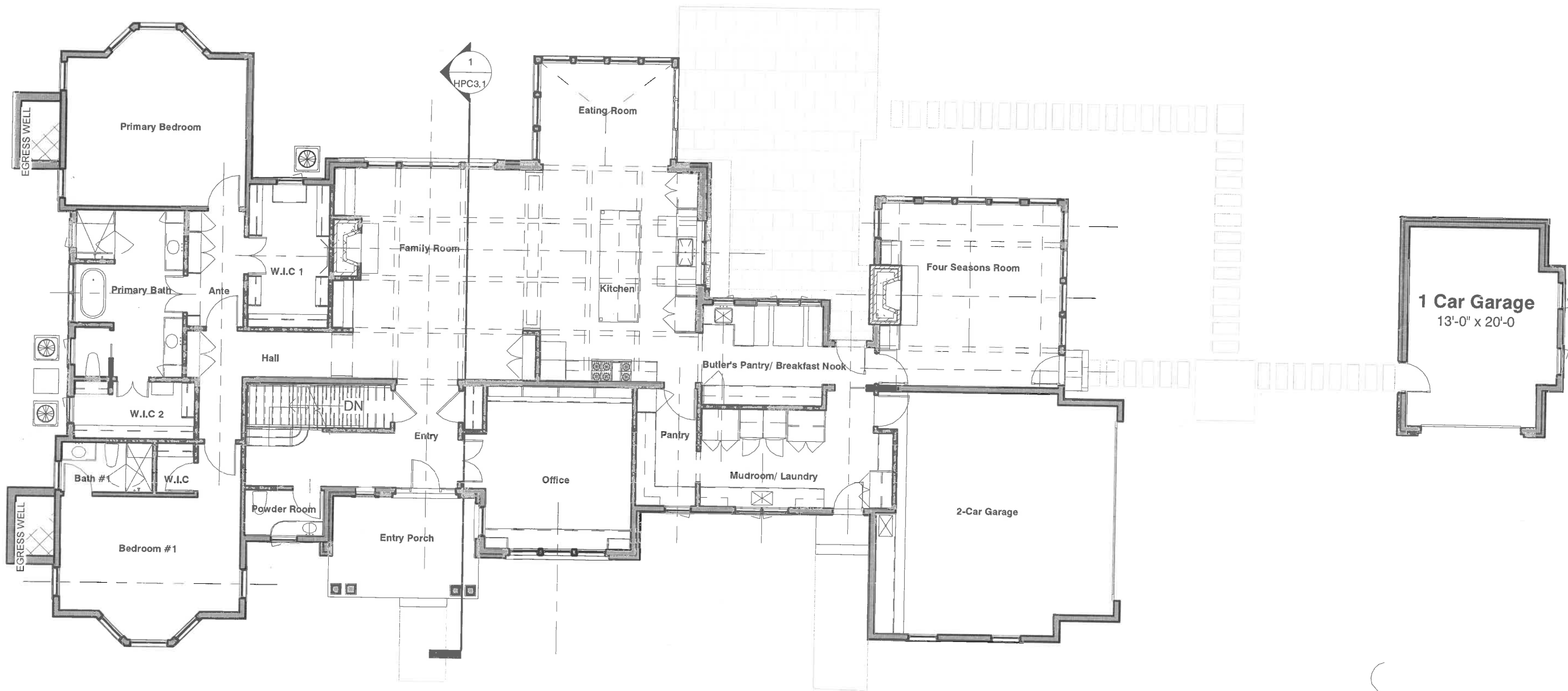
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HPC SET 08/14/2020

BASEMENT

SHEET NO.

HPC1.1



Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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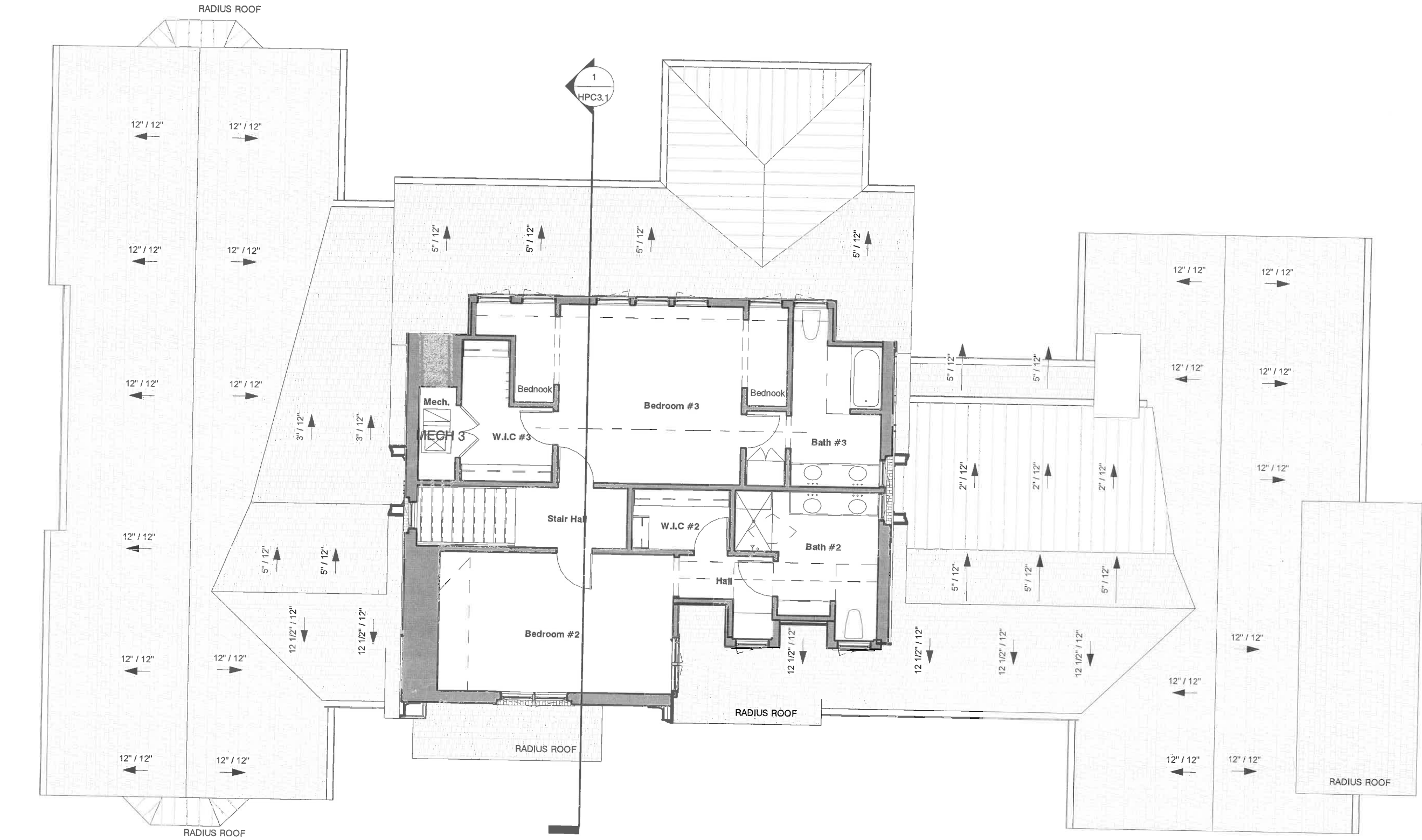
HPC SET 08/14/2020

FIRST FLOOR OVERALL

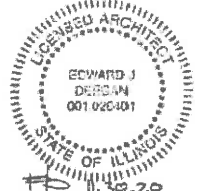
SHEET NO.

HPC1.0

HPC 1st FLR Plan - Overall
3/32" = 1'-0"



HPC 2nd FLR. Plan
1/8" = 1'-0"



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HPC SET 08/14/2020

SECOND FLOOR

SHEET NO.

HPC1.3



August 13, 2020

Sperzel Property

774 Washington Rd.

Lake Forest, IL 60045

To Whom It May Concern:

Regarding: 26" White Oak (tag #365) / 30" Red Oak (tag #366)

Both Oaks are located in the East parkway near the proposed driveway for access to the property. They are in good condition with no visible decline, major decay, or trunk injury. The proposed driveway will be constructed between the trees, but far enough from the dripline as to cause minimal injury to the root system.

Mitigation recommendations:

1. Trunk protection utilizing wood boards around the trunks.
2. Proper protection fencing to keep construction equipment off the root system and reduce possible soil compaction.
3. Fall Fertilization to improve vigor along with an application of growth regulator to strengthen the root system.

Please contact me if you have any questions or concerns.

Kindly,

Mike Gaido

Certified Arborist #IL-1610A

Qualified Tree Assessor

Tree Care Sales Manager

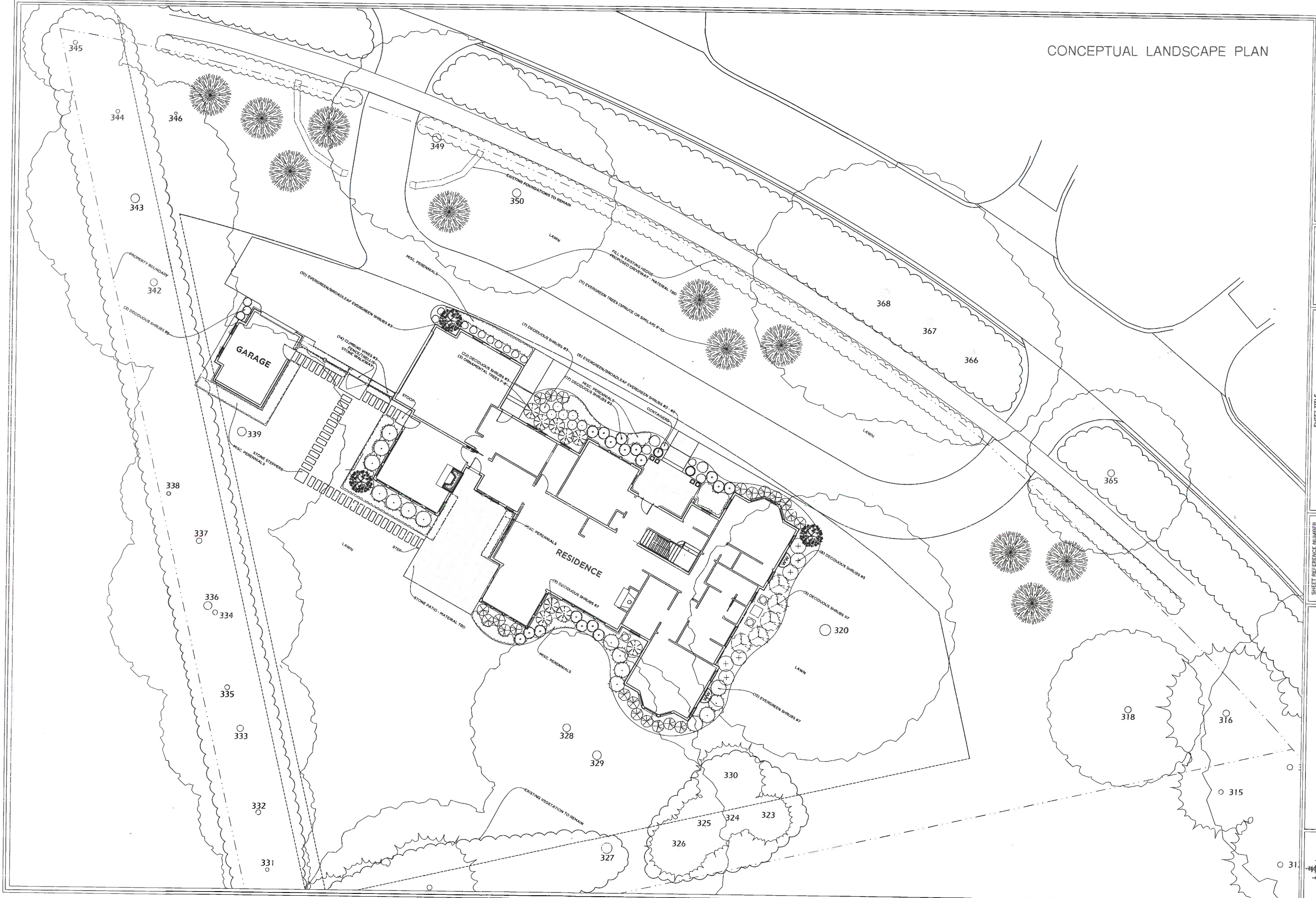
847-234-5327 Office

847-774-5263 Cell


TREE INVENTORY - HIGHLIGHTED TREES PROPOSED FOR REMOVAL

TREE INVENTORY - Urban Forst Management 3/25/19

<u>No.</u>	<u>Species</u>	<u>Size</u>	<u>Cond</u>	<u>Form</u>	<u>Heritage</u>
283	Eastern Arborvitae	12	3	4	
284	Eastern Arborvitae	13	3	3	
285	Eastern Arborvitae	12	3	4	
286	Eastern Arborvitae	16	3	3	
316	Norway Spruce	19	3	3	X
317	Northern Red Oak	10	3	2	
318	Norway Maple	20	3	3	X
319	Colorado Blue Spruce	34	3	3	X
320	Northern Red Oak	34	3	3	X
321	Norway Spruce	14	2	3	
322	Northern Red Oak	34	3	3	X
323	Eastern Arborvitae	8	3	4	
324	Eastern Arborvitae	8	3	4	
325	Eastern Arborvitae	10	3	3	
326	Eastern Arborvitae	10	3	3	
327	Northern Red Oak	33	3	3	X
328	Northern Red Oak	24	4	4	X
329	Northern Red Oak	27	4	3	X
330	Eastern Arborvitae	11	3	4	
331	Siberian Elm	10	3	4	
332	Siberian Elm	15	4	4	
333	Siberian Elm	20	4	3	X
334	Siberian Elm	25	3	3	X
335	Siberian Elm	13	5	4	
336	Siberian Elm	12	3	4	
337	Siberian Elm	17	4	3	
338	Siberian Elm	12	3	3	
339	Silver Maple	27	2	3	X
340	Norway Maple	9	4	4	
341	Norway Maple	12	2	3	
342	Common Honeylocust	22	4	4	X
343	Common Honeylocust	27	3	3	X
344	Corkscrew Weeping Willow	12	3	3	
345	Colorado Blue Spruce	13	3	3	
346	Horsechesternut	8	3	3	
347	Silver Maple	21	3	3	X
348	Bradford Pear	8	3	3	
349	White Oak	27	4	4	X
350	White Oak	26	3	3	X
351	Sugar Maple	12	3	4	
352	Eastern White Pine	9	3	4	
365	White Oak	21	3	3	X
366	Northern Red Oak	24	3	4	X
367	White Oak	27	3	2	X
368	White Oak	33	3	4	X



CONCEPTUAL LANDSCAPE PLAN



NORTH

SCALE: 1" = 10', 0"

DATE: 8/8/20

REV: 8/14/20

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STATUS SUMMARY

PERMIT #:

JULIE/DIG #:

PRIOR REV. DATE:

SHEET TITLE

CONCEPT


SHEET REFERENCE NUMBER

L1/1.0

THE SPERZEL RESIDENCE

774 WASHINGTON ROAD, LOT 1

LAKE FOREST, IL 60045



WRIGHT
LANDSCAPING
DESIGN • BUILD • MAINTENANCE



VICINITY MAP



ACROSS FROM LOTS 2 AND 3



ACROSS FROM LOT 1

LOT 4

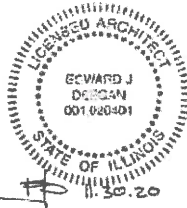
LOT 3

LOT 2



LOT 1

HPC Site Context
1" = 40'-0"



Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

HPC SET 08/14/2020

SITE CONTEXT

SHEET NO.

HPC0.3