Agenda Item 4
259 Mayflower Road
Demolition of Single Family Residence

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Petitioner's Timeline of Work
Proposed Demolition Plan
Historic Resource Evaluation
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.

THE CITY OF
LAKE FOREST
CHARTERED 1861

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	October 28, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	**259 Mayflower Road**
	Continued Consideration Demolition of Single Family Residence

PROPERTY OWNER
Desmond LaPlace
261 Mayflower Road
Lake Forest, IL 60045

PROPERTY LOCATION
259 Mayflower Road

HISTORIC DISTRICTS
East Lake Forest Local & National Historic District

PROJECT REPRESENTATIVE
Jim Opsitnik
971 Verda Lane
Lake Forest, IL 60045

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to authorize the demolition of an existing single family residence. An accessory structure and various hardscape areas on the property are also proposed for demolition. The property owner intends for the property to remain vacant, no replacement structure is proposed. The property is located immediately adjacent to the property owner's driveway approach to his house which is located on the Lake, to the east of the 259 Mayflower Road property.

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the September 14, 2020 meeting. At that meeting, the Commission voted to continue the petition to allow the petitioner and staff to respond to the Commission's comments and questions. The Commission's direction that was provided at the last meeting is summarized below.

- Describe the work that has occurred since the owner purchased the property and prior to the Commission's consideration of the demolition request.
- Provide background on the property and how past subdivision activity created the unusually shaped lot adjacent to a private driveway for the residence to the east.
- Provide information on the buildable area on the property based on current Code provisions.
- Explore the opportunity to establish a Conservation Easement on the property or some other mechanism to assure that it remains open for some period of time.
- Provide information on how deferred maintenance or neglect factor into the criteria used to evaluate a request for demolition.

In response to the Commission's comments the petitioner provided a timeline of the work that has occurred since the property owner purchased the property in June 2020. This timeline is included in the Commission's packet and is reviewed later in this report.

The petitioner also provided a Declaration of Restrictive Covenant which will be signed by the property owner and recorded with the deed to the property upon approval of the demolition by the Commission, and prior to the issuance of a demolition permit by the City to allow work on the site to proceed. The Covenant prohibits the construction of a replacement residence on the property for a period of five years. The petitioner offered the covenant as a way to demonstrate that his intent in purchasing the property was solely to assure that the entrance drive to his property is protected and enhanced. The covenant is binding on future owners of the property. After five years, if and when a replacement house is proposed, the house and site plan will require review and approval through the established City process that is in place at that time.

Background information is provided later in this staff report on how subdivision activity in this area carved the 259 Mayflower Road parcel off from the original estate property and later, surrounding development essentially surrounded this parcel with driveways and newer homes.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the east side of Mayflower Road between Maplewood Road and Illinois Road. The property is irregular in shape and totals 66,000 square feet. The property shares a curb cut on Mayflower Road with two other residences, one to the north and Mr. LaPlace's residence to the east. The driveways to both of the neighboring homes are located partially on this property creating an unusual situation for the house that is now proposed for demolition. One driveway extends across the entire property from west to east and the driveway to the house to the north, bisects the west end of the property. A third access easement crosses the east end of the property south to north.

Subdivision History – How this Lot Came to Be.

The 259 Mayflower Road property was part of a larger parcel on the original plat for Lake Forest. In 1902, further subdivision occurred creating Lot 1 of the Baker and McGennis Subdivision, about a five acre parcel that extended from what was then Mayflower Avenue to the Lake. Further subdivision of the property was approved by the City in 1978, the Peter G. Danis Subdivision. The Danis Subdivision created two lots from a part of Lot 1 of the Baker and McGennis Subdivision. The Danis Subdivision created the irregular lot shape that exists today and separated the outbuilding, the 259 property, from the main house which today is addressed as 261 Mayflower Road.

Property immediately north of the 259 Mayflower Road property was subdivided into three parcels, the Whipple Subdivision, in 2001. One of the lots in the Whipple Subdivision has frontage on Mayflower Road, the other two were intended to be accessed with driveways crossing the 259 Mayflower Road property. Ultimately, Lots 2 and 3 of the Whipple Subdivision were developed as a single property and, as a result only one driveway crosses the 259 property from south to north.

The 259 Mayflower Road site is considered the front lot of a lot in depth so, 50 foot setback applies at the front of the lot, along Mayflower, the east property line and from all access easements. As a result, the buildable area on this property is very small. The existing house is non- conforming with respect to setbacks. This structure existed prior to the Danis Subdivision.

If in the future, five years or more from now, a new house is proposed on this property, the footprint of the house will be very limited unless a variance is granted.

Existing Structure
The residence at 259 Mayflower Road is a one and a half story Colonial Revival outbuilding which through the years, has been adaptively repurposed as a single family home. The existing residence is identified as a Contributing Structure to the Historic District due to its age and association with the neighboring estate. A small accessory building is located generally in the northeast corner of the property and is noted as a "frame studio" on the survey included in the Commission's packet. There is no garage on the property.

The east portion of the existing residence was originally built as the stable for the residence at 261 Mayflower Road and was part of a larger estate property. The original date of construction and architect of the stable is unknown. The main estate house at 261 Mayflower Road, was built in 1899 and designed by architect Arthur Heun. The stable was converted into a garage and servant's quarters in 1936 by architect Ambrose Cramer. Based on available building permits, it appears that the structure was later modified again and converted into a single family residence in 1940 and an addition was built on the west side of the building.

Today, the entrance and approach to the original estate house are compromised by the structure on the 259 Mayflower Road property.

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

The petitioner engaged a consultant, Benjamin Historic Certifications, LLC, to prepare a Historic Resource Evaluation. This report is included in the Commission's packet. The information in the Historic Resource Evaluation is not repeated in this staff report.

STAFF EVALUATION

Demolition
The owner purchased the property at 259 Mayflower Road in June 2020. The property owner is a long time resident of 261 Mayflower Road, the property directly east of 259 Mayflower Road and originally the main house with which this outbuilding was associated.

As described in the petitioner's statement of intent, there are no plans for a replacement structure on the property. The petitioner purchased the property for the sole purpose of upgrading the entrance to the original estate house which is his home and to avoid the likelihood of another purchaser redeveloping the property and significantly impacting his enjoyment of his property as a result of ongoing construction activity on the property. Mr. LaPlace has been significantly impacted over the years due to construction activity that continued for many years on the property to the north which takes access from the shared driveway.

The immediate past owner of the property never lived in the house but acquired it several years ago with the intention of requesting approval to demolish the house and construct a replacement residence. That owner never brought plans forward and instead re-listed the house for sale. The City received several inquiries about redeveloping the site with a new house. The lot is buildable

however, the unusual configuration of the lot presents some development challenges and the potential for impacts to neighboring properties.

The petitioner is proposing to demolish the existing residence in its entirety, as well as the accessory structure in the northeast corner of the site and the hardscape areas surrounding the residence. The portions of the existing driveway that extend north from the private drive, toward the residence, are also proposed to be removed. The site will be open space.

The petitioner's representative acknowledges that in an effort to expedite clean-up of the property, some hardscape areas around the house were removed starting in August of this year. Removal of some vegetation and relocation of trees also occurred. Based on information provided by the petitioner, the existing tree house, east of the residence, will be donated to Lake Forest Open Lands. The information provided by the petitioner's representative also acknowledges that removal of some interior features started in early September of this year. Although this work was done without the appropriate approvals, the interior of the home is not within the purview of the Commission. The intent of these early removals was to allow for the repurposing and reuse of materials and elements rather than simply see them demolished. The owner's representative acknowledges that work at the site should not have started in advance of the Commission's consideration of the petition.

The condition of a structure due to neglect or deferred maintenance alone cannot be used to justify a demolition. The criteria for demolition must still be satisfied in the opinion of the Historic Preservation Commission.

Although the home reflects the work of notable local architect, Ambrose Cramer, over the years a number of alterations and expansions have taken place which have compromised the integrity of the building. In addition, due to subdivision activity, access easements across the property and surrounding development activity, the existing structure has been compromised. The Historic Resource Evaluation report concludes that due to its compromised integrity, demolition of the residence would be acceptable. The Historic Resource Evaluation report suggests that the accessory structure, also called the "tool shed" could be restored and moved given its level of integrity and its "folly" like qualities as described in the report. The petitioner has indicated that he is not interested in relocating the tool shed.

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

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

This criteria is satisfied. The residence is identified as a Contributing Structure within the Historic District. The Contributing Structure designation does not prohibit demolition, but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the structure should be well documented with photos and a narrative which will be retained in the City's files and provided to the History Center. The report prepared by Benjamin Historic Certifications satisfies this requirement.

Although the residence reflects work by architect Ambrose Cramer, in comparison to Cramer's other designs in Lake Forest, the structure at 259 Mayflower is modest and underwhelming in appearance. As noted above and further detailed in the Historic Resource Evaluation report, the structure has undergone numerous alterations and expansions since its original construction and the layout and appearance of the home today is quite disconnected. This structure was not originally constructed as a single family house, but as a stable. Given the compromised integrity of the structure and the original construction as a stable, not a full time residence, staff finds that the structure in its current form, is not of such historic, cultural or architectural importance that its demolition would be detrimental to the public interest.

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

This criteria is satisfied. The residence is set back from the street off of a private drive, and is not visible from Mayflower Road. The existing residence is not particularly unique or distinctive within the Historic District. Over time, the original relationship of the outbuilding to the main estate residence has been compromised and the structure itself surrounded by larger homes or a very different character.

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.

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

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

This criteria is satisfied. The original date of construction for the building is unclear, however based on permit records, it is known that the date of construction predates the 1930's. The structure could be reproduced as the original stable. Due to the many adaptations that have occurred to the structure over time, it is not reasonable to expect that there would be a desire to reproduce the structure in its present condition. A similar, upgraded and Code compliant residence could be reconstructed at the site without great difficulty or expense.

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

The current owner has no plans to replace the existing residence, no replacement structure is proposed. The covenant offered by the petitioner will prohibit construction of a replacement residence on the site for a period of five years. Any residence proposed on the site in the future would require review and approval by the Historic Preservation Commission and, if any zoning variances are requested, the Zoning Board of Appeals.

Removal of the house will clean up the driveway entrance to Mr. LaPlace's residence at 261 Mayflower Road, remove a structure located very close to the north property line, eliminate what has been a nuisance property in recent years and create a more graceful and appropriate entrance for the original estate house located on the Lake.

PUBLIC COMMENT

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

RECOMMENDATION

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

1. As offered by the petitioner, prior to the issuance of a permit authorizing demolition of the structure, a copy of the recorded covenant prohibiting construction of a new residence on the property for five years from the date of approval shall be provided to the City.

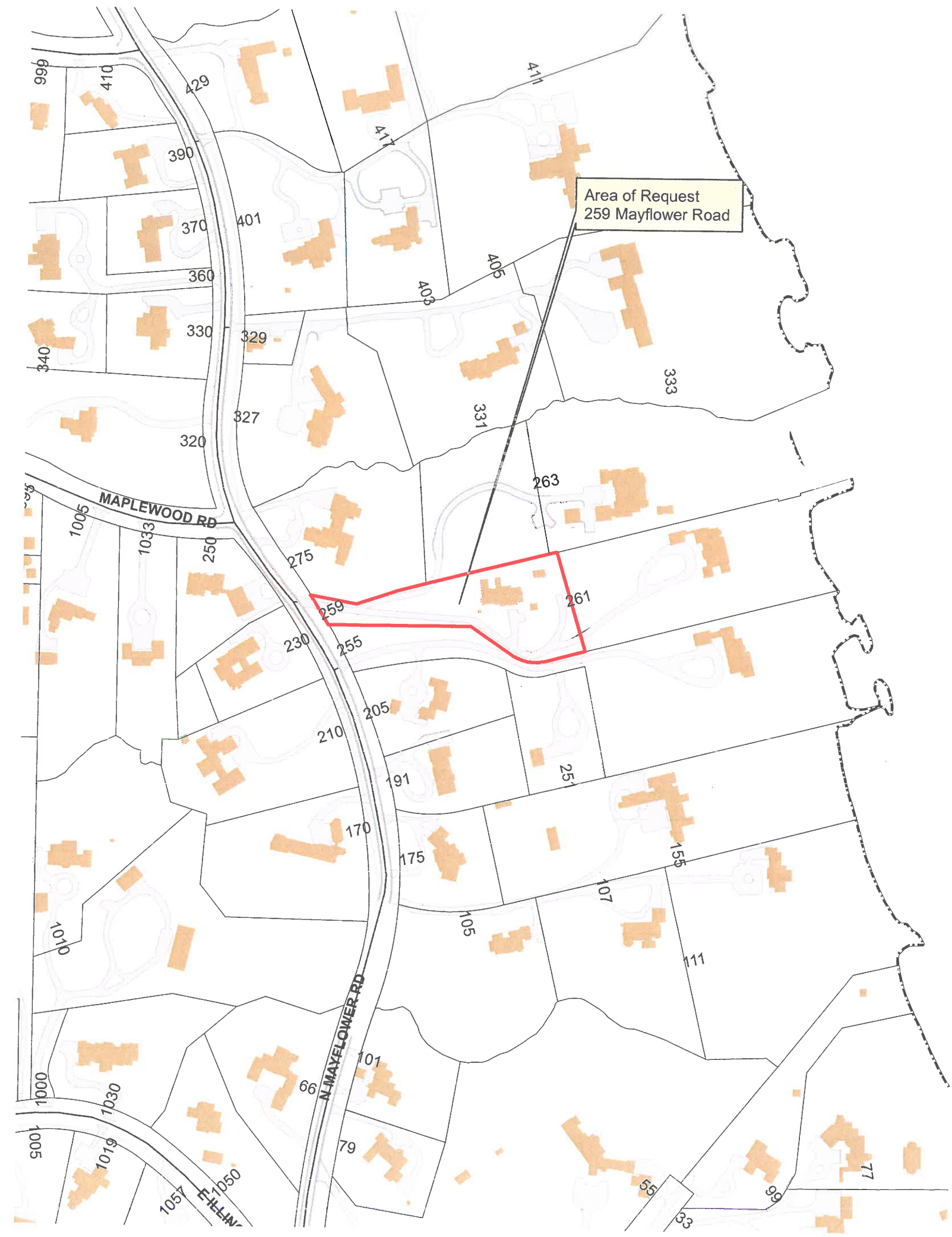
2. The demolition work shall proceed diligently to completion once appropriate permits are issued to minimize disruption to neighboring properties.

3. During demolition activity, all trees and vegetation, unless otherwise approved by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, trees close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long term survival.

4. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. The area of the basement shall be filled with material approved by the City and graded even with existing grades on the site. The fill shall be compacted as directed by the City.

5. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other vegetation shall be regularly maintained to avoid the appearance of an unkempt or overgrown property.

6. Any new structures proposed for the property in the future, shall require review and approval by the Historic Preservation Commission based on the applicable standards in the Code to assure compatibility with and a positive contribution to, the Historic District.


Area of Request
259 Mayflower Road
MAPLEWOOD RD
N MAYFLOWER RD
999
410
429
411
390
401
370
360
403
405
340
330
329
333
327
331
320
263
1005
1033
250
275
259
261
230
255
205
210
191
251
170
175
155
107
105
1010
111
1000
1030
101
66
1005
1019
1050
79
55
99
77
33


Area of Request
259 Mayflower Road


Area of Request
259 Mayflower Road

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

August 17, 2020

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

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

Dear Cathy and HPC Commissioners:

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

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

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

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

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

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

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

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

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

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

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

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

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

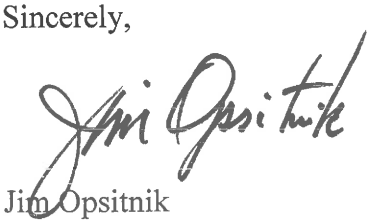
This house could easily be reproduced by any contractor. It is simply a wood framed, cedar clapboard exterior, cedar shake roof with multiple dormers. Half of the house sits on concrete slabs the other half over a musty, damp crawl space with a small boiler room in between. There is nothing unique or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

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

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

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

Sincerely,



Jim Opsitnik

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

September 28, 2020

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

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

259 Mayflower Rd. Timeline

6/19/20	Closing on sale of property to Desmond LaPlace.
6/21	Contract with Urban Forest Management for tree survey of property.
6/23	Contract with Susan Benjamin Historic Certifications for property assessment.
6/26-7/20	Meet with HVAC, Building Recycling, and Materials Contractors for potential repurposing of elements of the building for beneficial use. The contractors would accept some of the materials if the property owner would clean, palletize and deliver the items to them. Too expensive to the owner.
7/15	Meet with Carl DiTomasso for advice and cost estimate for potential teardown.
7/17-29	Meet with representatives of Elawa and Open Lands for the possible donation of cedar "tree house" for use on their facilities for community activities. Elawa could not use because lack of historic status. Open Land is very interested and planning is underway to move the structure.
7/15-8/4	Begin removing some dead, dying and improperly placed smaller maple, ash and pine trees on property. This was done in concert with advice of Mr. LaPlace's consultant Marvin "Bud" Wehler who was the landscape designer of Cantigny. Peter Gordon, retired City Forester of Lake Forest and Todd Sinn, Senior Forester at Urban Forest Management were also consulted. The City was contacted to see if they would be interested transplanting some of the maples to city property. Not interested...they have too many maples.

8/3 Start moving evergreen yews to new locations as part of the landscaping plan to enhance the "green buffer" between the parallel driveways of the LaPlace and David Moore property to the south. Straight limbs of half dead arborvitae were cut and saved for Open Lands as tent poles for youth outdoor programs.

8/7 Submitted Susan Benjamin's report for the 8/26 HPC meeting which stated that the property had been so compromised with additions and modifications that it could be taken down.

8/20 Received notice from Community Development that they concurred that the house was acceptable for removal. Also was informed that due to a crowded docket, our request before the HPC, was being moved to a special meeting on 9/14.

8/24 Too hastily, I contacted a Lake Forest friend whose daughter had just purchased a home on Green Bay Road in need of rehab. They were interested in the blue stone and limestone caps for her home. They came within the week to remove what could be used. Unfortunately much of the blue stone was already delaminating due to age and freeze/ thaw cycling. The remains were left for demo.

9/2 Other materials that we did not want to go in the dumpster were the knotty pine panels, doors, oak flooring and ceiling beams in the living room. This took special consideration because of the danger when removing high heavy objects. Fortunately, the lead craftsman and carpenter I had worked with on the restoration of the downtown train station was very interested. He had purchased a country house in Grayslake that he was restoring for his family. He and his helpers removed the wood and items in less than three days.

9/14 HPC Zoom meeting. Reports were reviewed and discussion ensued. Commission expressed concern over items removed from property, timeline of events and the five year restriction on new construction. Pending resolution, the matter was moved to the next HPC meeting on 10/28.

9/28 I apologize for having moved too quickly without final HPC approval. As a longtime friend of Mr. LaPlace, I know he has had to deal with 15 years of turmoil and conflict between his two feuding former neighbors. Then for the last 5 years knowing that the second owner was planning a teardown, Mr. LaPlace was extremely anxious to not have 2 to 3 years of disruption of new construction. Therefore, he purchased the property.

As a showing of good faith, Mr. LaPlace has agreed to place a Restrictive Covenant on 259 Mayflower Road, from the date of your approval, so that no residence can be built for five years. The property will be re-landscaped with grass and some existing shrubs and trees to provide a greenway to his home at 261 Mayflower Road. This will also provide more acceptable access to the Nancy Hughes estate which is to the north.

It is my sincere hope that this explanation will satisfy your concerns about my actions and the future use of this property.

Respectfully,

Jim Opsitnik

PROPOSED DEMOLITION PLAN

R 187.70 r.
L 137.48m.
104.72
S 77°11'35" W
20' setback line
59.00'
S 77°11'35" W
found iron rod
N 77°11'35" E 135.73'
found iron pipe
S 77°25'19" W 134.28'
found iron rod
found iron
conc. mon. cut "X"
ingress/egress easement
bituminous driveway
wood fence
10'
13.83
PETER G. DANIS SUBDIVISION
(DOC. 1967503)
PART of LOT 2
66,000 sf
98.28' N 44°59'44" E
10'
10'
181.63' S 86°25'28" E (Centerline 20' San. Serv. Ease.)
approx. loc. centerline 10' water main easement doc. 1967503
found iron pipe
conc. mon.
74.88' m 74.90' r
314.10' r & m S 89°33'50" E m S 89°59' E r
conc. mon.
found iron pipe
access ease. per doc. no. 167266, 1316648, 2334618, 2335388, 2746391
bituminous pavement w/ ryerson edging
74.71' m 74.50' r
75.29' m 75.12' r
conc. mon.
found iron pipe
152.03
30.00'
conc. mon.
mail box
30' Access Ease. per Doc. No. 167266
Ingress/Egress easement over existing driveway Doc. 6220821
SOLOMON B. SMITH'S SUBDIVISION
(DOC. 830444)
LOT 1
brick
brick
brick
roof over conc.
1 7/8 story wood frame 253 Middletown Road
10'
97.23
98.92
storage shed
conc
roof over
roof over
stone patio
wall
brick
stone walk
steps
wood deck
greenhouse
DONATE TO OPEN LANDS
bituminous drive ryerson edging
10' underground elec. easement doc. no. 1967503
bituminous driveway
7' stockade fence
75.66' S 06°11'43" E
59.72' S 09°40'18" E
75.00 r. & m.
75.00 r. & m.
109.25 r. & m.
N 55°15'17" W m.
N 55°44' W r.
bituminous pavement w/ ryerson edging
20' Water main Easement for the benefit of Lots 2 and 3 of Whipple Subdivision Recorded August 1, 2001 Doc. 4737910
iron rod
80.30 r. & m.
N 78°45'14" W m.
L 87.54 r & m
R 100.00 r.
found iron pipe
conc. mon.
66.06' m. 66.00' r
S 77°24'26" W m
S 76°55' W r.
20' Water Main Ease.
105.62' S 38°58'18" W
10'
10'
brick drive
71.79 r.
71.85 r.
37.33' S 38°58'18" W
gas service on centerli
5' gas easement per doc. no. 1967503
found iro
found iro
found iro

CITY OF LAKE FOREST
HISTORIC RESOURCE EVALUATION
Monoxide Towers

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



South (Front) Façade

BENJAMIN HISTORIC CERTIFICATIONS

Susan S. Benjamin
Jeanne Sylvester
August 7, 2020

Executive Summary

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

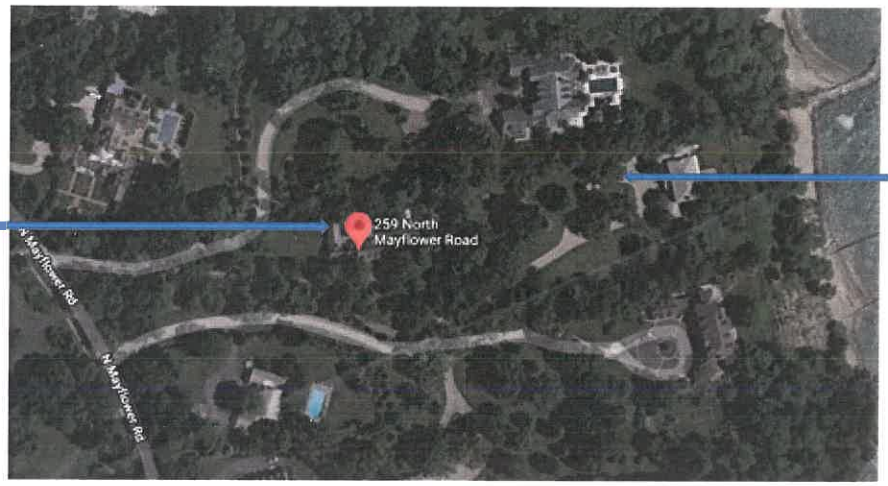
The building began as a stables for the house at 261 N. Mayflower Road, which was designed in 1899 by Arthur Heun and re-designed in 1957 by Herman Lackner. In 1936, the stables were remodeled as a garage/servants' quarters by Ambrose Cramer; in 1940 he added a section that incorporated a living, dining,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

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

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

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

259 N. Mayflower Road



261 N. Mayflower Road

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

History of the Property

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

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

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

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

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

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

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

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

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

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



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

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



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

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



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

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



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



RESIDENCE OF MRS. CHARLES BURRALL McGENNISS, LAKE FOREST, ILLINOIS.

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

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

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



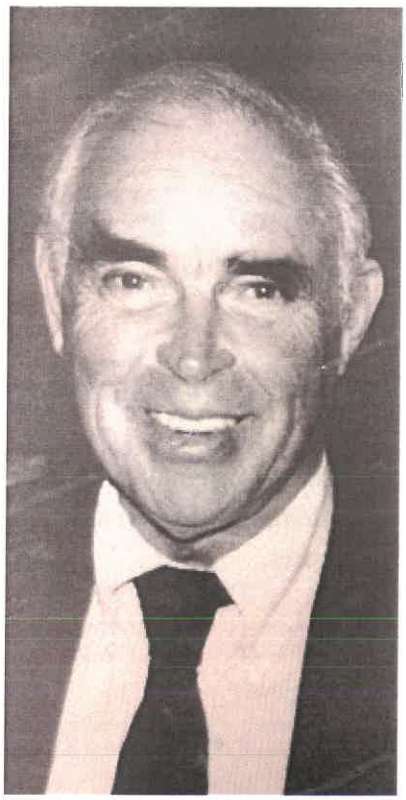
261 Mayflower, after 1957 renovations by Herman Lackner, architect
1995 Photo, Ryerson *Memoirs*

[5] "Inland Steel," Encyclopedia of Chicago, http://www.encyclopedia.chicagohistory.org/pages/642.html, accessed July 20, 2020.

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



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



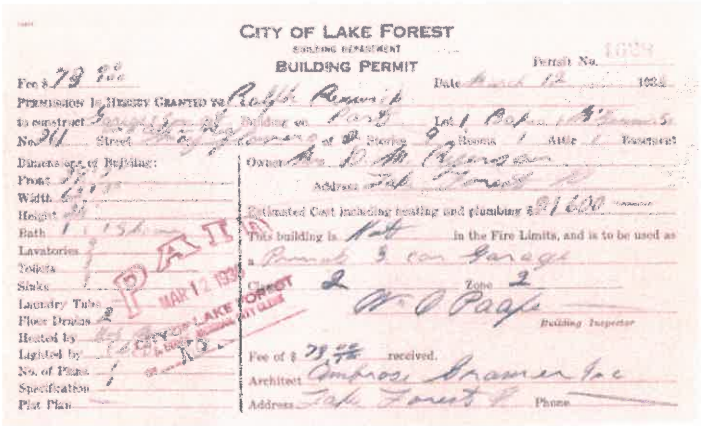
Anthony "Tony" M. Ryerson
May, 1988, Ryerson *Memoirs*

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

[7] Ibid. at 88.

Permits

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



CITY OF LAKE FOREST

BUILDING DEPARTMENT

BUILDING PERMIT

Permit No. 1032

Fee $ 79.00 Date March 12 1936

PERMISSION IS HEREBY GRANTED TO Ralph Rapuzzi

to construct Garage & Servants Quarters Building on Park Lot 1 Blk 13 Forest Farms

No. 261 Street Mayflower Rd. of 2 Stories 9 Rooms 1 Attic 1 Basement

Dimensions of Building:

Front 34'

Width 24'

Height 28'

Bath 1

Lavatories 3

Toilets 3

Sinks 3

Laundry Tubs

Floor Drains 2

Heated by

Lighted by

No. of Plans 4

Specification

Plat Plan

Owner Mrs. D. M. Ryerson

Address Lake Forest Ill.

Estimated Cost including heating and plumbing $ 9,000.00

This building is Not in the Fire Limits, and is to be used as a Private 3 car Garage

Class 2 Zone 2

W. O. Page Building Inspector

Fee of $ 79.00 received.

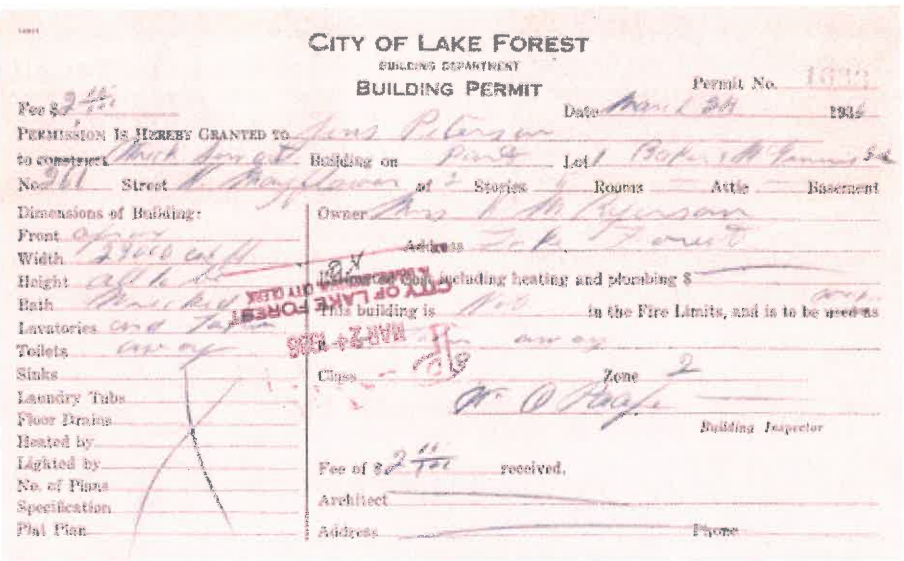
Architect Ambrose Cramer Jr.

Address Lake Forest Ill. Phone

PAID MAR 12 1936 CITY OF LAKE FOREST BUILDING DEPT.

Original construction permit for garage, March 12, 1936

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



CITY OF LAKE FOREST

BUILDING DEPARTMENT

BUILDING PERMIT

Permit No. 1092

Fee $ 2.00 Date March 24 1936

PERMISSION IS HEREBY GRANTED TO Jens Peterson

to construct Wreck Servants Quarters Building on Park Lot 1 Blk 13 Forest Farms

No. 261 Street N. Mayflower of 2 Stories 9 Rooms Attic Basement

Dimensions of Building:

Front 34'

Width 24'

Height 28'

Bath 1

Lavatories 3

Toilets 3

Sinks 3

Laundry Tubs

Floor Drains 2

Heated by

Lighted by

No. of Plans 4

Specification

Plat Plan

Owner Mrs. D. M. Ryerson

Address Lake Forest

Estimated Cost including heating and plumbing $

This building is Not in the Fire Limits, and is to be used as

Class 2 Zone 2

W. O. Page Building Inspector

Fee of $ 2.00 received.

Architect

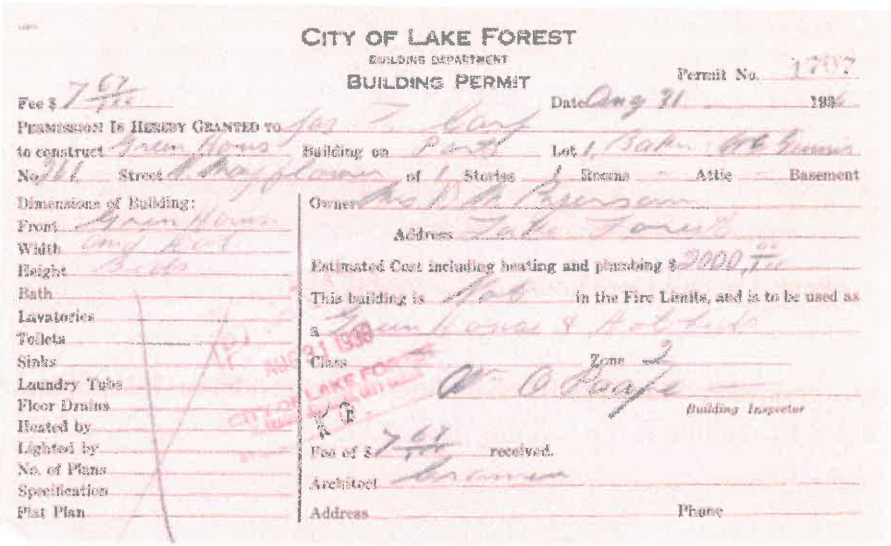
Address Phone

MAR 24 1936 CITY OF LAKE FOREST BUILDING DEPT.

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

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

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



CITY OF LAKE FOREST

BUILDING DEPARTMENT

BUILDING PERMIT

Permit No. 1707

Fee $ 7.77

Date Aug 31 193

PERMISSION IS HEREBY GRANTED TO

to construct

Building on

Lot

No. Street Mayflower of Stories Rooms Attic Basement

Dimensions of Building:

Front

Width

Height

Bath

Lavatories

Toilets

Sinks

Laundry Tubs

Floor Drains

Heated by

Lighted by

No. of Plans

Specifications

Plat Plan

Owner

Address

Estimated Cost including heating and plumbing $

This building is in the Fire Limits, and is to be used as

a

Class Zone

Building Inspector

Fee of $ received.

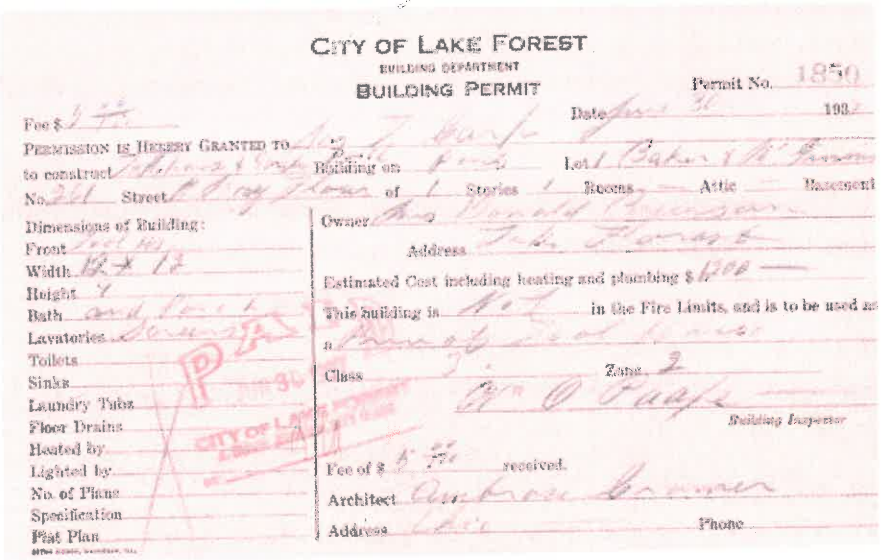
Architect

Address Phone

Permit to build greenhouse, August 31, 1936

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

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



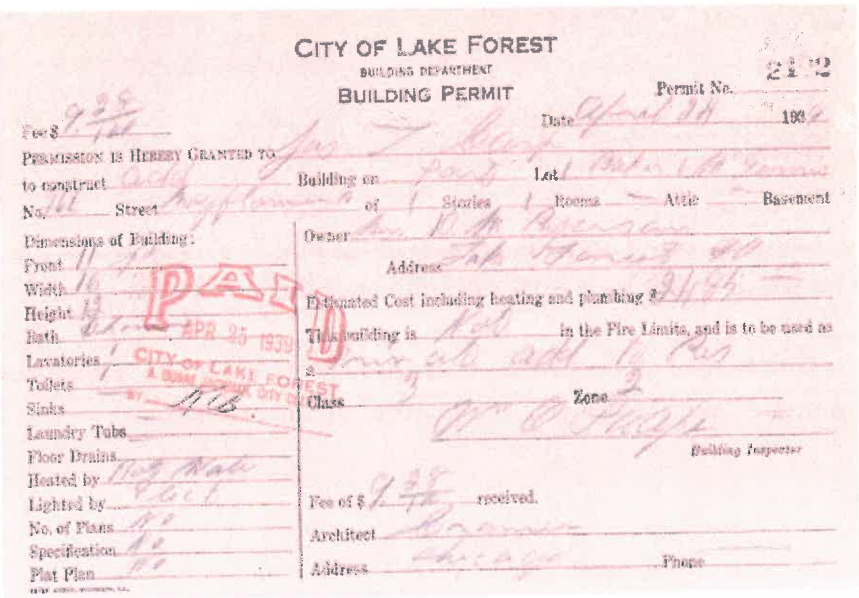
CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 1850
Date June 30 193?
Fee $ 1.75
PERMISSION IS HEREBY GRANTED TO
to construct
No. 261 Street
Building on Lot
of Stories Rooms Attic Basement
Dimensions of Building:
Front
Width 12 x 12
Height
Bath
Lavatories
Toilets
Sinks
Laundry Tubs
Floor Drains
Heated by
Lighted by
No. of Plans
Specification
Plat Plan
Owner
Address
Estimated Cost including heating and plumbing $ 200
This building is not in the Fire Limits, and is to be used as
a
Class Zone 2
Building Inspector
Fee of $ 1.75 received.
Architect
Address Phone

PAID JUN 30
CITY OF LAKE FOREST

Permit to build tool house & ?, June 30, 193?

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



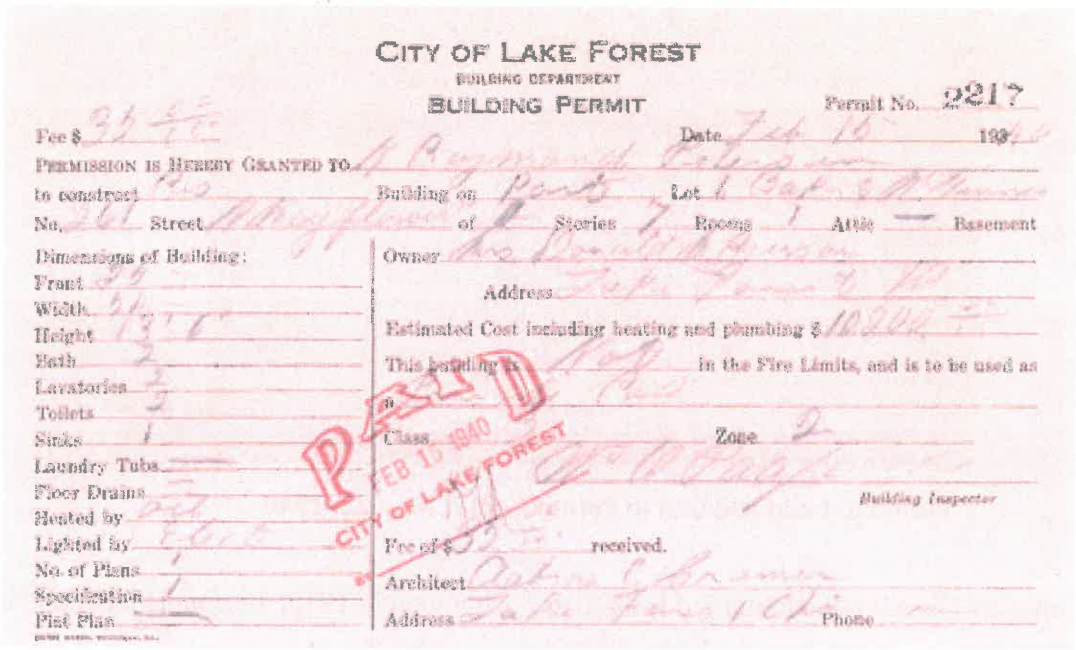
CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 2112
Date April 24 193?
Fee $ 2.25
PERMISSION IS HEREBY GRANTED TO
to construct
No. Street
Building on Lot
of Stories Rooms Attic Basement
Dimensions of Building:
Front
Width
Height
Bath
Lavatories
Toilets
Sinks
Laundry Tubs
Floor Drains
Heated by
Lighted by
No. of Plans
Specification
Plat Plan
Owner
Address
Estimated Cost including heating and plumbing $ 2500
This building is not in the Fire Limits, and is to be used as
a
Class Zone 2
Building Inspector
Fee of $ 2.25 received.
Architect
Address Phone

PAID
APR 25 1939
CITY OF LAKE FOREST

Permit for an addition, April 24, 1939

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



CITY OF LAKE FOREST

BUILDING DEPARTMENT

BUILDING PERMIT

Permit No. 2217

Fee $ 32.50 Date Feb 15 1940

PERMISSION IS HEREBY GRANTED TO A Raymond Peterson

to construct [illegible] Building on [illegible] Lot 1 Cat. [illegible]

No. 261 Street Mayflower of 2 Stories 7 Rooms 1 Attic — Basement

Dimensions of Building:

Front [illegible]

Width 24

Height 37'6"

Bath 2

Lavatories 2

Toilets 2

Sinks 1

Laundry Tubs —

Floor Drains —

Heated by [illegible]

Lighted by [illegible]

No. of Plans 1

Specifications 1

Plot Plan —

Owner Mrs Donald Ryerson

Address [illegible] Lake Forest Ill

Estimated Cost including heating and plumbing $ 10,000.00

This building is [illegible] in the Fire Limits, and is to be used as

a [illegible]

Class [illegible] Zone 2

Building Inspector

PAID FEB 15 1940 CITY OF LAKE FOREST

Fee of $ [illegible] received.

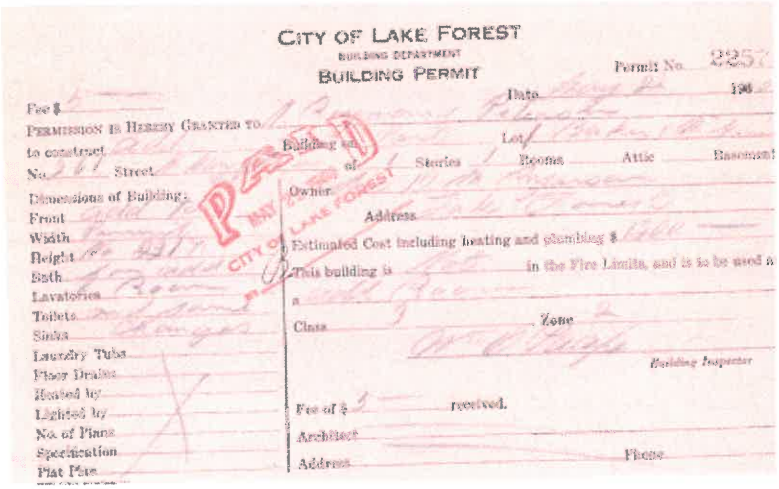
Architect Ambrose Cramer

Address Lake Forest Ill Phone [illegible]

Permit to build residence, February 15, 1940

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

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



CITY OF LAKE FOREST
BUILDING DEPARTMENT
BUILDING PERMIT

Permit No. 2257

Date 194

Fee $

PERMISSION IS HEREBY GRANTED TO

to construct

No. Street

Dimensions of Building:
Front
Width
Height
Bath
Lavatories
Toilets
Sinks
Laundry Tubs
Floor Drains
Heated by
Lighted by
No. of Flues
Specification
Plat Plan

Building on Lot

of Stories Rooms Attic Basement

Owner

Address

Estimated Cost including heating and plumbing $

This building is in the Fire Limits, and is to be used a

a

Class Zone

Building Inspector

Fee of $ received.

Architect

Address Phone

PAID
BY
CITY OF LAKE FOREST

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

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

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

[8] Ryerson, 24.



Monoxide Towers, 259 Mayflower Road, 1995
Ryerson *Memoirs*

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

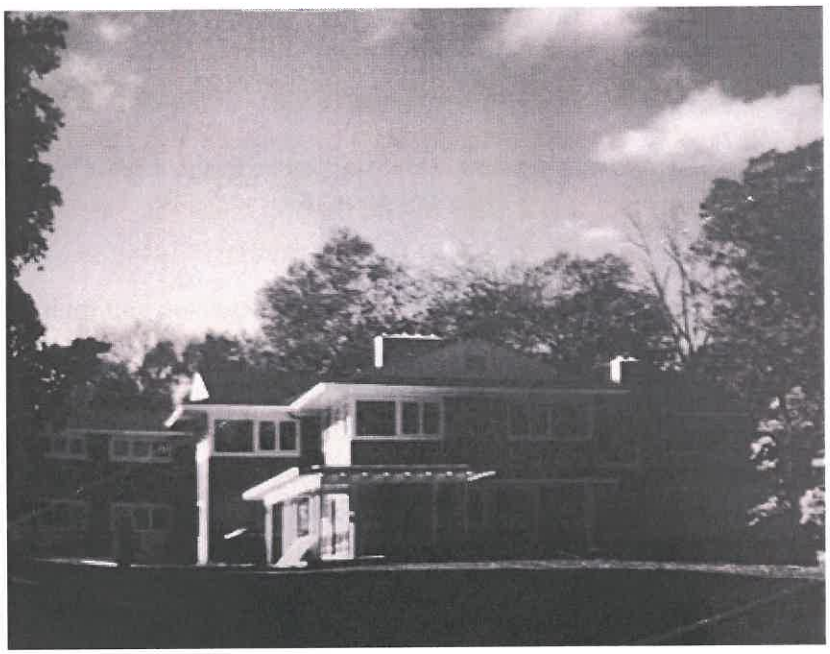
When Tony was discharged from the service, sometime in 1945 but prior to the end of the war, he returned to *Monoxide Towers*. Because Dusa was expecting another child and their family was growing beyond the space provided by the little coach house, Tony and Dusa "switched houses" with Isabelle – Tony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

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

[9] Ryerson, 91.

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

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

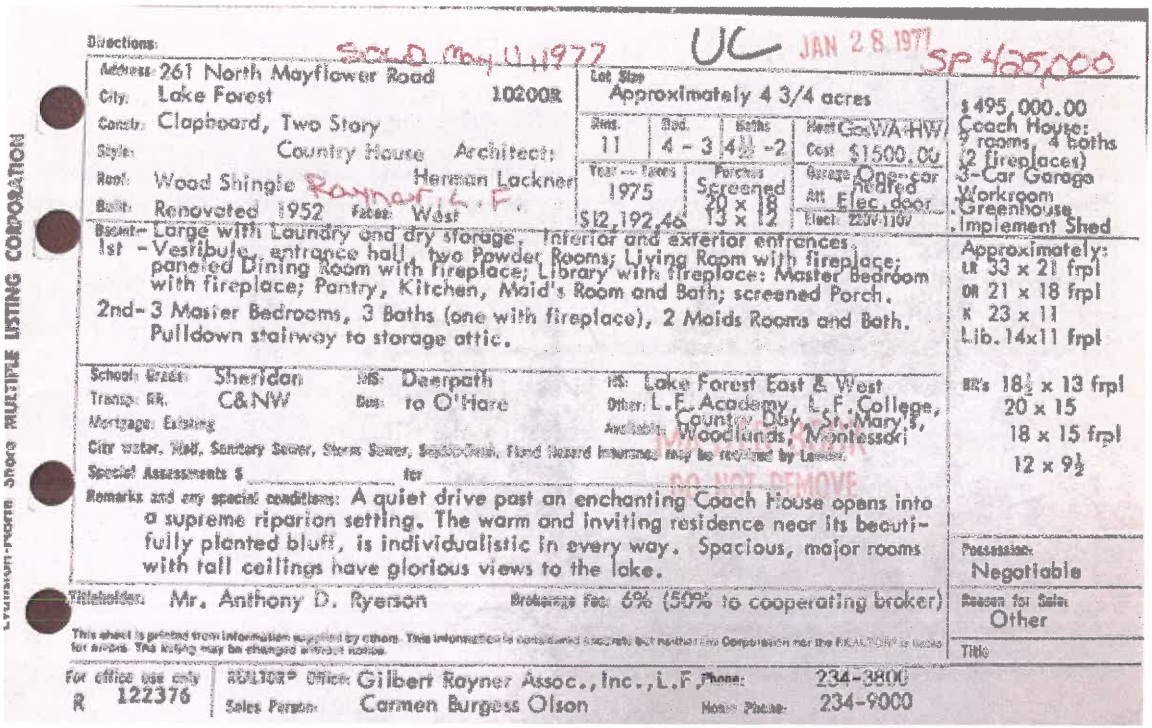


263 N. Mayflower Road, built 1950, Ryerson *Memoirs*

[10] Ryerson, 126.
[11] Ryerson, 23.
[12] In 1957, architect Herman Lackner remodeled the interior and exterior of 261 Mayflower Road.
[13] Ryerson, 128. See also, Research from LF/LB Telephone Directories, History Center of Lake Forest - Lake Bluff, attached in Appendix.

Isabelle Cramer died in 1954 and her daughter Isabelle Ryerson died in 1976. Upon Isabelle Ryerson's death, her son Tony inherited 261 Mayflower Road and he sold the property "with the converted garage" in 1977.[14]

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



Directions:

SOLD May 11 1977 UC JAN 28 1977 SP 425,000

Address: 261 North Mayflower Road
City: Lake Forest 10200R
Constr: Clapboard, Two Story
Style: Country House Architect: Herman Lackner
Roof: Wood Shingle Rayner L. F.
Built: Renovated 1952 Faces: West

Lot Size: Approximately 4 3/4 acres

Rms.	Bed.	Baths	Heat: Gas WA-HW
11	4 - 3	4½ -2	Cost $1500.00

Year Taxes	Porches	Garage
1975 $12,192.46	Screened 20 x 18 13 x 12	One-car heated Att. Elec. door Elect: 220V-110V

$495,000.00
Coach House: 9 rooms, 4 baths (2 fireplaces)
3-Car Garage
Workroom
Greenhouse
Implement Shed

Bsmt- Large with Laundry and dry storage. Interior and exterior entrances.
1st - Vestibule, entrance hall, two Powder Rooms; Living Room with fireplace; paneled Dining Room with fireplace; Library with fireplace; Master Bedroom with fireplace; Pantry, Kitchen, Maid's Room and Bath; screened Porch.
2nd- 3 Master Bedrooms, 3 Baths (one with fireplace), 2 Maids Rooms and Bath. Pulldown stairway to storage attic.

Approximately:
LR 33 x 21 frpl
DR 21 x 18 frpl
K 23 x 11
Lib. 14x11 frpl
BR's 18½ x 13 frpl
20 x 15
18 x 15 frpl
12 x 9½

School: Grade: Sheridan JHS: Deerpath HS: Lake Forest East & West
Trans: RR. C&NW Bus: to O'Hare Other: L.F. Academy, L.F. College, Country Day, St. Mary's, Woodlands, Montessori
Mortgage: Existing Available:
City water, Well, Sanitary Sewer, Storm Sewer, Septic Tank, Flood Hazard Insurance may be required by Lender.
Special Assessments $ for

DO NOT REMOVE

Remarks and any special conditions: A quiet drive past an enchanting Coach House opens into a supreme riparian setting. The warm and inviting residence near its beautifully planted bluff, is individualistic in every way. Spacious, major rooms with tall ceilings have glorious views to the lake.

Possession: Negotiable
Reason for Sale: Other
Title:

Title-holder: Mr. Anthony D. Ryerson Brokerage Fee: 6% (50% to cooperating broker)

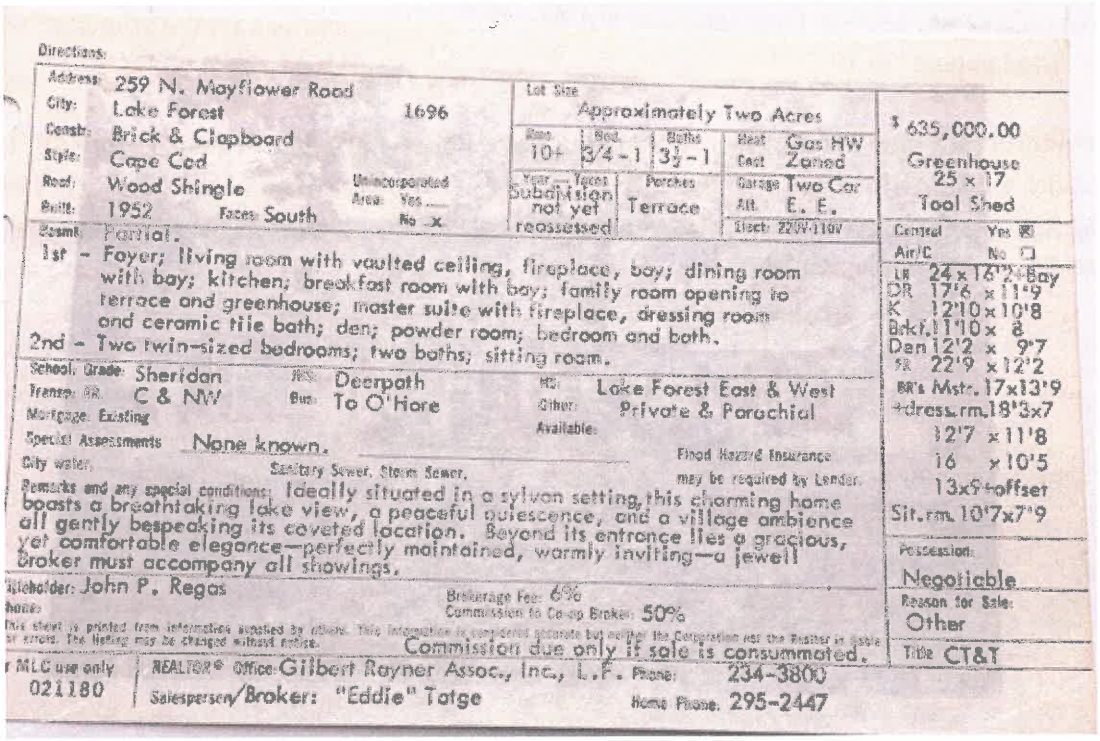
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REALTOR® Office: Gilbert Rayner Assoc., Inc., L.F. Phone: 234-3800
Sales Person: Carmen Burgess Olson Home Phone: 234-9000

EVANSTON-NORTH SHORE MULTIPLE LISTING CORPORATION

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

[14] Ryerson, 128.
[15] January 29, 1977 Realtor Card, attached in Appendix.



Directions:

Address: 259 N. Mayflower Road
City: Lake Forest 1696
Constr: Brick & Clapboard
Style: Cape Cod
Roof: Wood Shingle
Built: 1952 Faces: South
Unincorporated Area: Yes ___ No X

Lot Size: Approximately Two Acres

Rms	Bed	Baths	Heat	Cool
10+	3/4 - 1	3½ - 1	Gas HW	Zoned

Year	Taxes	Porches	Garage	Elect: 220V-110V
Subdivision not yet reassessed		Terrace	Two Car Att. E. E.	

$ 635,000.00
Greenhouse 25 x 17
Tool Shed

Central Air/C Yes ☒ No ☐

Bsmt: Partial.

1st - Foyer; living room with vaulted ceiling, fireplace, bay; dining room with bay; kitchen; breakfast room with bay; family room opening to terrace and greenhouse; master suite with fireplace, dressing room and ceramic tile bath; den; powder room; bedroom and bath.
2nd - Two twin-sized bedrooms; two baths; sitting room.

LR 24 x 16'2 + Bay
DR 17'6 x 11'9
K 12'10 x 10'8
Bkf. 11'10 x 8
Den 12'2 x 9'7
FR 22'9 x 12'2
BR's Mstr. 17x13'9
+dress. rm. 19'3x7
12'7 x 11'8
16 x 10'5
13x9 + offset
Sit. rm. 10'7x7'9

School: Grade: Sheridan
Transp: HR. C & NW
Mid: Deerpath
Bus: To O'Hare
Hi: Lake Forest East & West
Other: Private & Parochial
Available:

Mortgage: Existing
Special Assessments None known.
City water, Sanitary Sewer, Storm Sewer,
Flood Hazard Insurance may be required by Lender.

Remarks and any special conditions: Ideally situated in a sylvan setting, this charming home boasts a breathtaking lake view, a peaceful quiescence, and a village ambience all gently bespeaking its coveted location. Beyond its entrance lies a gracious, yet comfortable elegance—perfectly maintained, warmly inviting—a jewel! Broker must accompany all showings.

Possession: Negotiable
Reason for Sale: Other
Title: CT&T

Titleholder: John P. Regas
Phone:
Brokerage Fee: 6%
Commission to Co-op Broker: 50%
Commission due only if sale is consummated.

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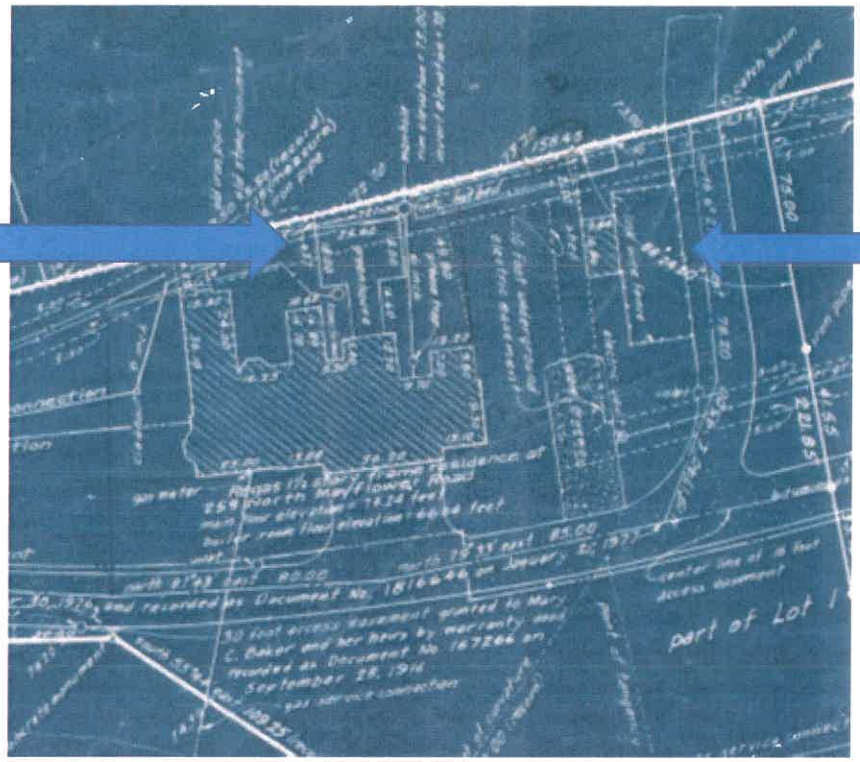
MLC use only 021180

REALTOR® Office: Gilbert Rayner Assoc., Inc., L.F. Phone: 234-3800
Salesperson/Broker: "Eddie" Tatge Home Phone: 295-2447

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

The new owner of the property was Peter G. Danis. In 1977, Danis subdivided the property into two lots: 261 and 259.[16]

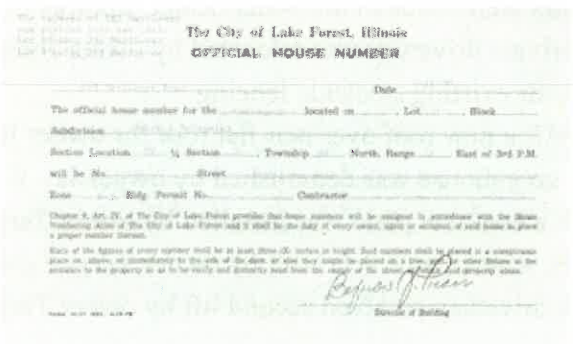
greenhouse



tool house

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

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


The City of Lake Forest, Illinois
OFFICIAL HOUSE NUMBER

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

[16] Plat of Subdivision dated July 28, 1977.

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

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

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

Changes to the Property

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

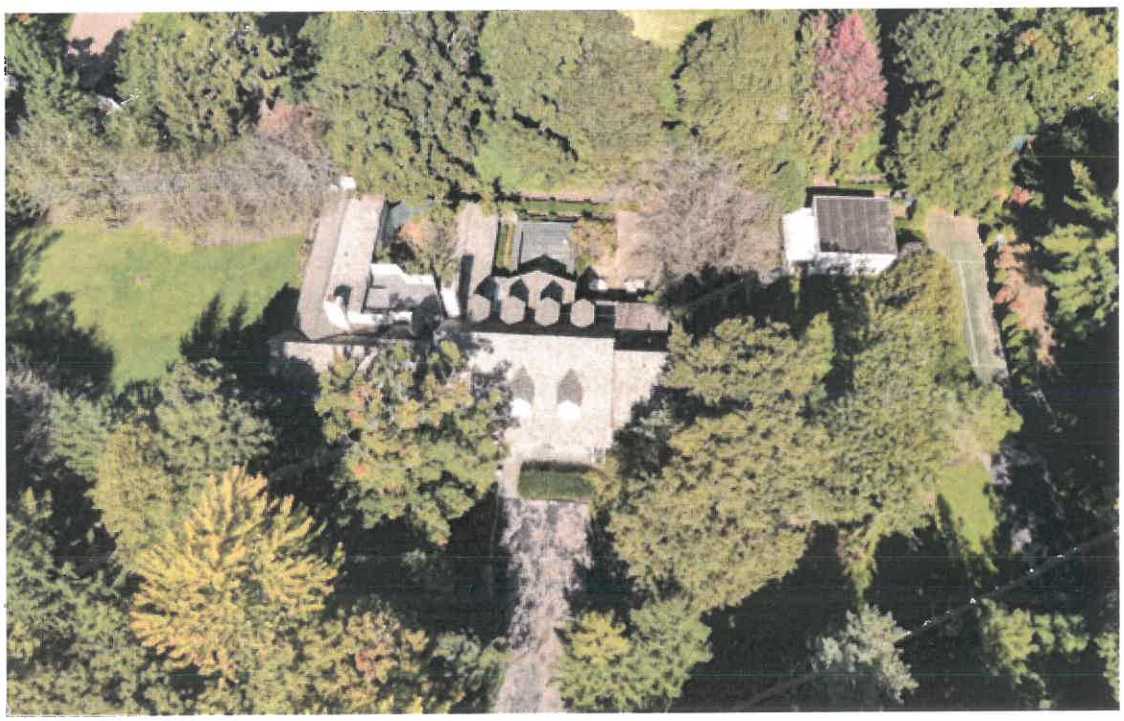
- April 1, 1981: building was re-plastered, two windows were replaced, a radiator was replaced and repairs were made to hot water heater pipes by owner John Regas
- April 3, 1981: a private driveway was relocated by owner John P. Regas
- June 16, 1981: repair existing stockade fencing
- November 19,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

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[17] Ryerson, 128.

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

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



Overview of property

Architecture of 259 Mayflower Road

The building at 259 Mayflower Road was originally a stable, then a garage/servants' quarters, then a residence for Isabelle Ryerson and her family who lived at 261 Mayflower Road. No historic drawings or photographs were found, and it is unclear from the permits which portion was originally designed and which were alterations. The first permit dated March 12, 1936 that relates to the property allowed for construction of a garage that was 29'2" across, with a width of 62' 2", and a height of 24'. One bath and shower, three lavatories, three toilets and three sinks were built. The cost of the 3-car private garage was estimated to be $21,600.00.[20] The east side of the building includes space that was formerly the garage and servants' quarters with a bedroom and bathroom.

Permits to build a greenhouse were issued on April 24, 1936, and August 31, 1936. The greenhouse contained two rooms; the structure was 18' long, 16' wide and 11; high.[21] On June 30, 1939, Cramer was given a permit to build a private "tool house" that would be 12 X 12, 9' high, with a bath, porch and screens. The cost was to be $1,200.00.[22]

The original permit to build a residence on the property, dated February 15, 1940, called for a 7 room building with an attic and no basement, a front of 25', a width of 5#? feet, and a height of 13'6", two baths, two lavatories, two toilets and one sink. The building was to be heated by oil, lighted by electricity, and would cost approximately $10,200.00.[23] On May 22, 1940, a permit was issued allowing for an addition, but it is unclear exactly what was permitted to be added.

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

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[20] City of Lake Forest Permit #1628, March 12, 1936.
[21] City of Lake Forest Permit #1644, April 31, 1936.
[22] City of Lake Forest Permit 1850, June 30, 1939.
[23] City of Lake Forest Permit #2217, February 15, 1940.
[24] Ryerson, 88.

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

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

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

Exterior

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

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

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

Front facade

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

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

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



Front façade, south elevation



Front façade looking north, bluestone terrace



Front façade, looking northeast



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

West elevation

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



West elevation

North elevation

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



North elevation, west side
master bedroom facing west



North elevation west side
master bedroom looking southwest



North elevation, east side, looking south



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

East elevation

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

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



Tree House, looking west





Treehouse, looking east toward Lake Michigan

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

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



South side of tool house, facing north



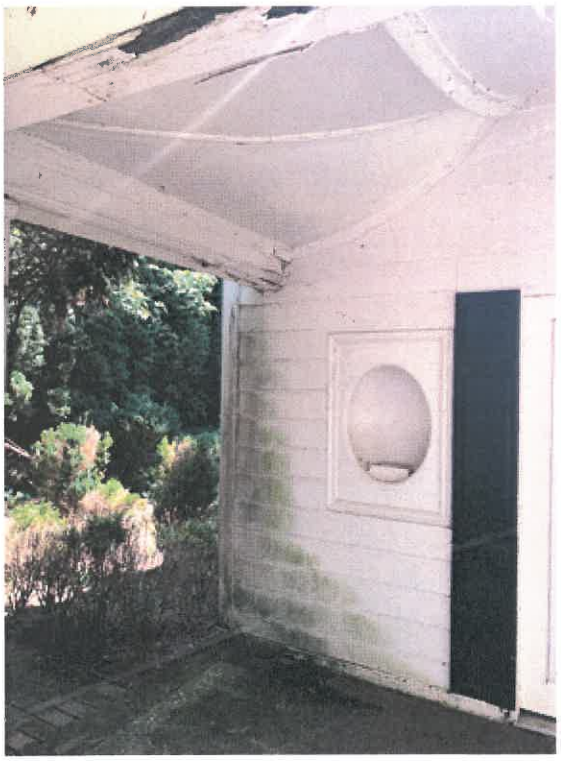
North side of tool house, facing southwest

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



Tool house, looking east





Tool house, looking east



Tool house interior, facing southeast

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



Tennis half court, looking north

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

Interior

First floor

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



Front Foyer, looking north toward kitchen



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

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



Living room, looking west



Living room fireplace, looking north



Living room, west side, looking north to master suite

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



Living room, looking southwest



Living room, looking northeast



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



Undated rendering, sent to James Opsitnik by previous owner

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



Living room, door to hallway with staircase to second floor



Master suite hallway staircase to second floor

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



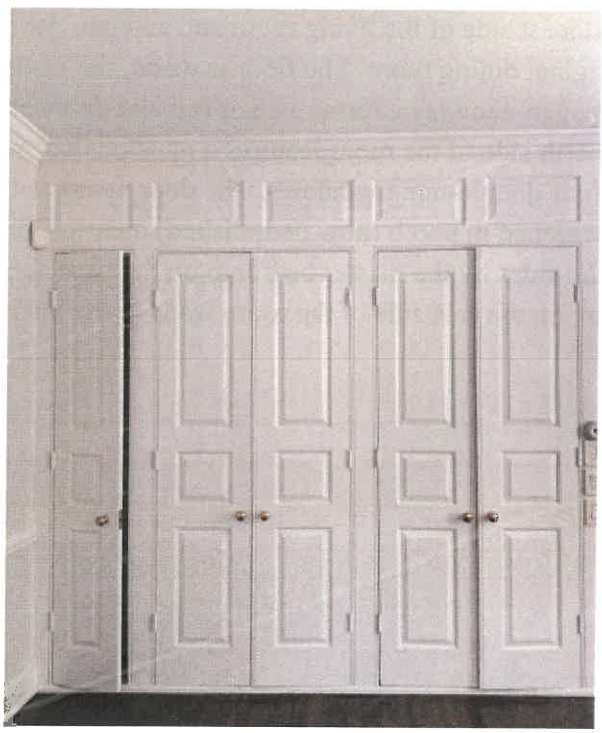
View from dressing room to master bedroom, looking north



Dressing room, looking south



Master bedroom looking north



Master bedroom looking south

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



Master bath, looking east

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



Original dining room, looking north

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



Kitchen, looking east



Breakfast room, looking east
Servants' quarters at far east



Breakfast room, looking northeast
Tool house visible through window

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



Dining Room, looking north



Dining room, looking southeast

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



Family room, formerly garage looking east



Family room, formerly garage looking south

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



Second bedroom, looking north



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

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



The former servants' quarters bedroom, looking north



Former servants' quarters bedroom, looking south



Remodeled bathroom in former servants' quarters



Remodeled bathtub area in former servants' quarters

Second Floor

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





Second floor, west side, looking north



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

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



Second floor, east side, looking east





Second floor, east side bedrooms, facing south

Ambrose Coghill Cramer, Jr., Architect (1891 – 1970)
Ambrose Cramer was a logical choice to design the conversion of the stables to a garage/servants' quarters/residence on the property at 261 N. Mayflower Road. He was the son of Ambrose Cramer and step-son of Isabelle Corwith McGenniss Cramer, and half-brother of Isabelle McGenniss Ryerson, who owned the property. He was a cousin to architect Henry Dangler, who worked with David Adler. Cramer grew at Rathmore with Isabelle Ryerson in Lake Forest, surrounded by neighboring relatives. Furthermore, he was a successful architect who had worked for David Adler and, on his own, designed Beaux Arts houses that comfortably fit within the context of historical revival architecture in Lake Forest and the North Shore.



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

Cramer was born on October 17, 1891. He took one class in architecture at Yale, graduating in 1913, and it appeared that his intention was to work "in the bond business."[27] Apparently changing his mind, he took a job with his cousin Henry Dangler's architectural firm of Dangler & Adler from 1915 – 1917. Cramer served in World War I in France and received the French cross of the Legion of Honor. He was an architect for the Great Lakes Naval Training Station in Illinois until September, 1917; for the remainder of his time in the service he was on the General Staff of the U.S. Naval Aviation Forces in France. He was awarded three U.S. Navy citation stars and was made a Chevalier of the French Legion of Honor. He returned to France to study at the Ecole des Beaux Arts in Paris from 1921 - 1926.[28] *The Eavesdropper*, a journal for the Class of 1913 of Yale College, noted in April, 1922, that Cramer was completing his architectural studies at the Beaux Arts in Paris. Contact information was through Morgan, Harjes & Company, a Paris-based investment bank located at the Place Vendome, or at Cramer's Chicago office, Room 1114 of the Monadnock Building.[29]

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

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

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

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

Forest, and that he was the head of his own architectural firm, Ambrose C. Cramer, Inc., with offices in Tower Court, Chicago. [30] He was licensed to practice architecture throughout the United States in 1939.[31] From 1942 until 1947 he served in various capacities for Lend-Lease, a program that the United States government enacted to lend or lease war supplies to any nation deemed vital to the defense of the United States.

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

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

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

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

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

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

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

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

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

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

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

> I gave up former residences in Lake Forest and Chicago and moved to Rockport, Maine, two miles from Camden, an especially attractive location for boat cruising (sail or power) 'Down East.' Live in old restored Green Revival house on beautiful property on Rockport Harbor, giving off [sic.] Penobscot Bay, about eighty-five miles north of Portland.
>
> I am enjoying life in small rural communities, actively participating in local activities of all types. Life in a small community, with its emphasis on human values, is very different from the somewhat anonymous life in great cities.[36]

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

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

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

[36] Lovett, ed., 87 – 88.

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

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



Mary Meeker Cramer in the dining room of the Hanson-Cramer residence
Rockport, Maine 1984
Photograph by Arnold Newman for *Town & Country*
The Downeast Dilettante,
http://thedowneastdilettante.blogspot.com/2010/09/, accessed July 20, 2020.

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

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

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



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

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

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

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

Arts Association and a sponsor of the Phoenix Zoo.[41] He died in Maine in 1970, and Mary Cramer died in 1996.[42]

The Lake Forest Historic District

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

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

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

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

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

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

CONCLUSION

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

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



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

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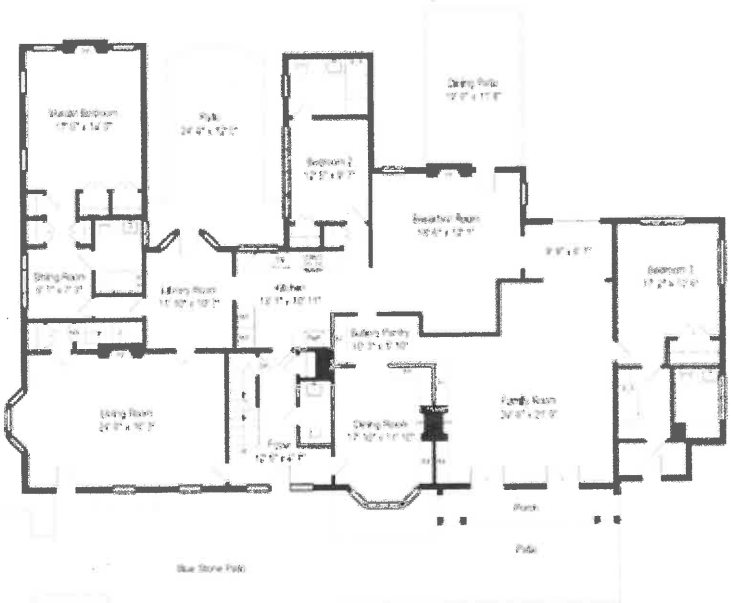
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Walsh History Center, Camden Public Library

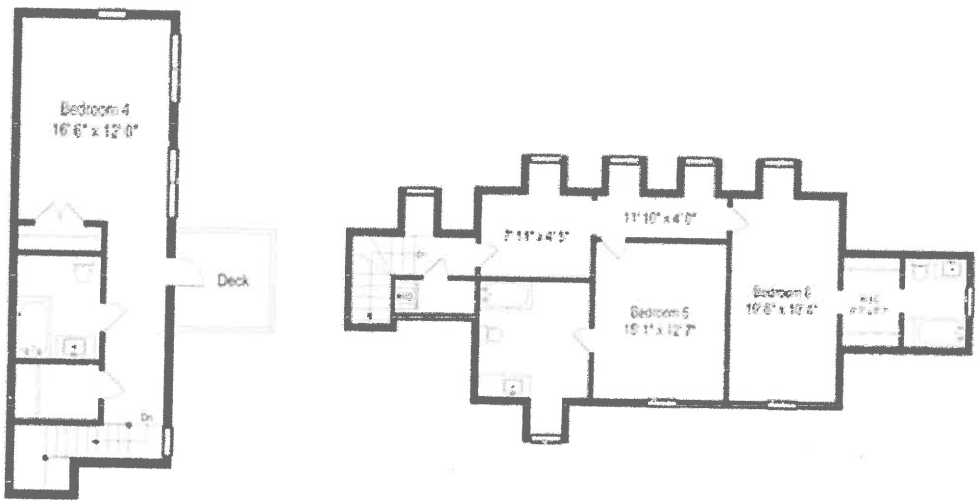
259 Mayflower Road, 261 Mayflower Road, Property Files, History Center of Lake Forest - Lake Bluff.

Floorplans

First Level



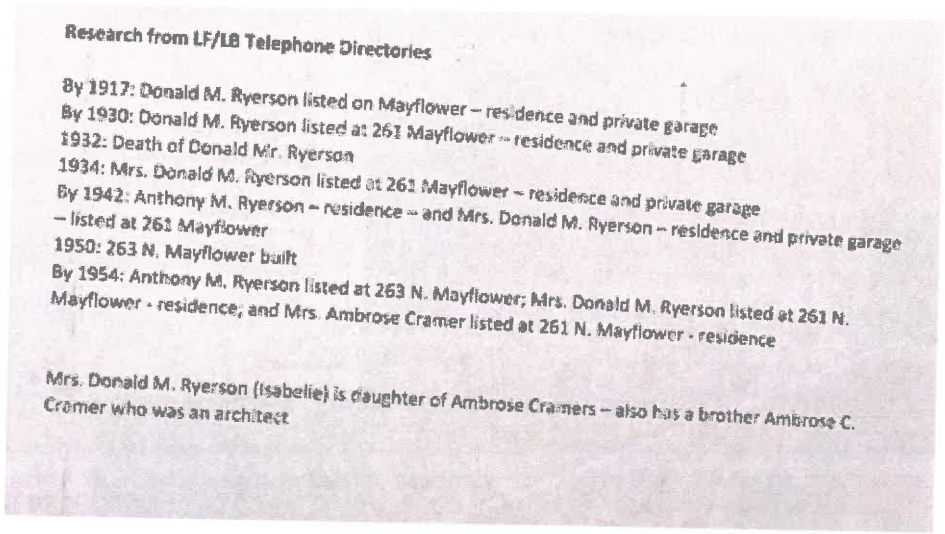
Second Level



Summer & Tree House



Telephone Directory Research



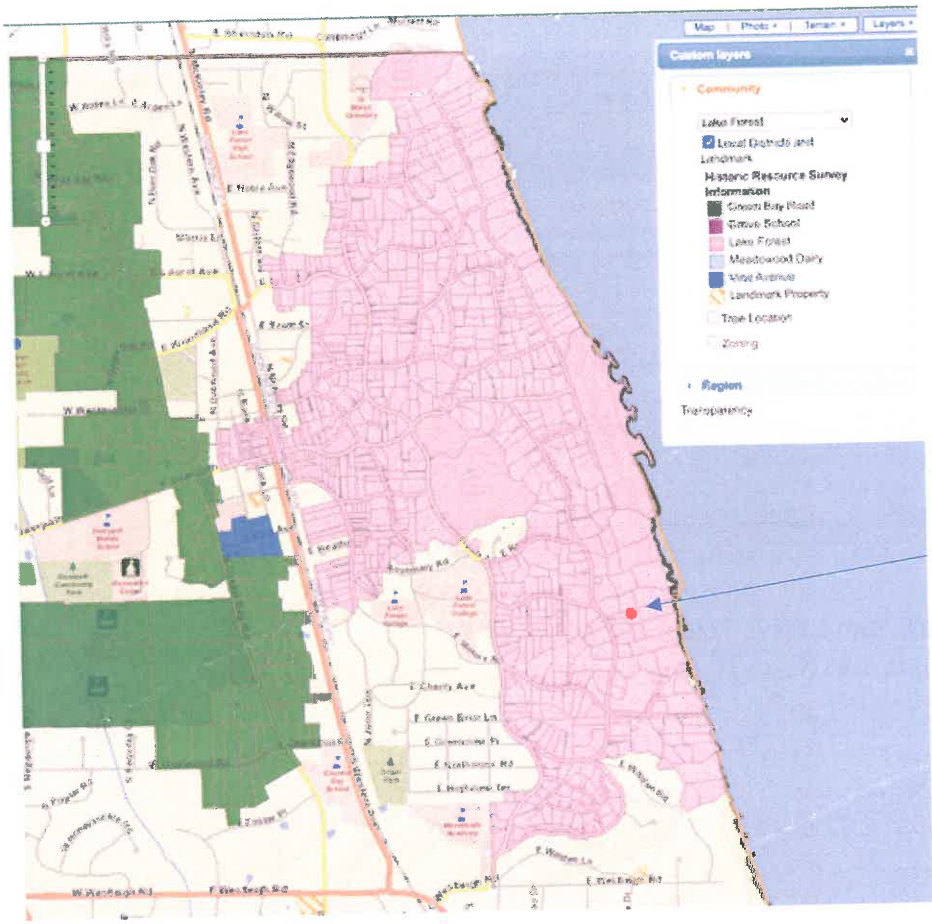
Research from LF/LB Telephone Directories

By 1917: Donald M. Ryerson listed on Mayflower – residence and private garage
By 1930: Donald M. Ryerson listed at 261 Mayflower – residence and private garage
1932: Death of Donald Mr. Ryerson
1934: Mrs. Donald M. Ryerson listed at 261 Mayflower – residence and private garage
By 1942: Anthony M. Ryerson – residence – and Mrs. Donald M. Ryerson – residence and private garage – listed at 261 Mayflower
1950: 263 N. Mayflower built
By 1954: Anthony M. Ryerson listed at 263 N. Mayflower; Mrs. Donald M. Ryerson listed at 261 N. Mayflower - residence; and Mrs. Ambrose Cramer listed at 261 N. Mayflower - residence

Mrs. Donald M. Ryerson (Isabelle) is daughter of Ambrose Cramers – also has a brother Ambrose C. Cromer who was an architect

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

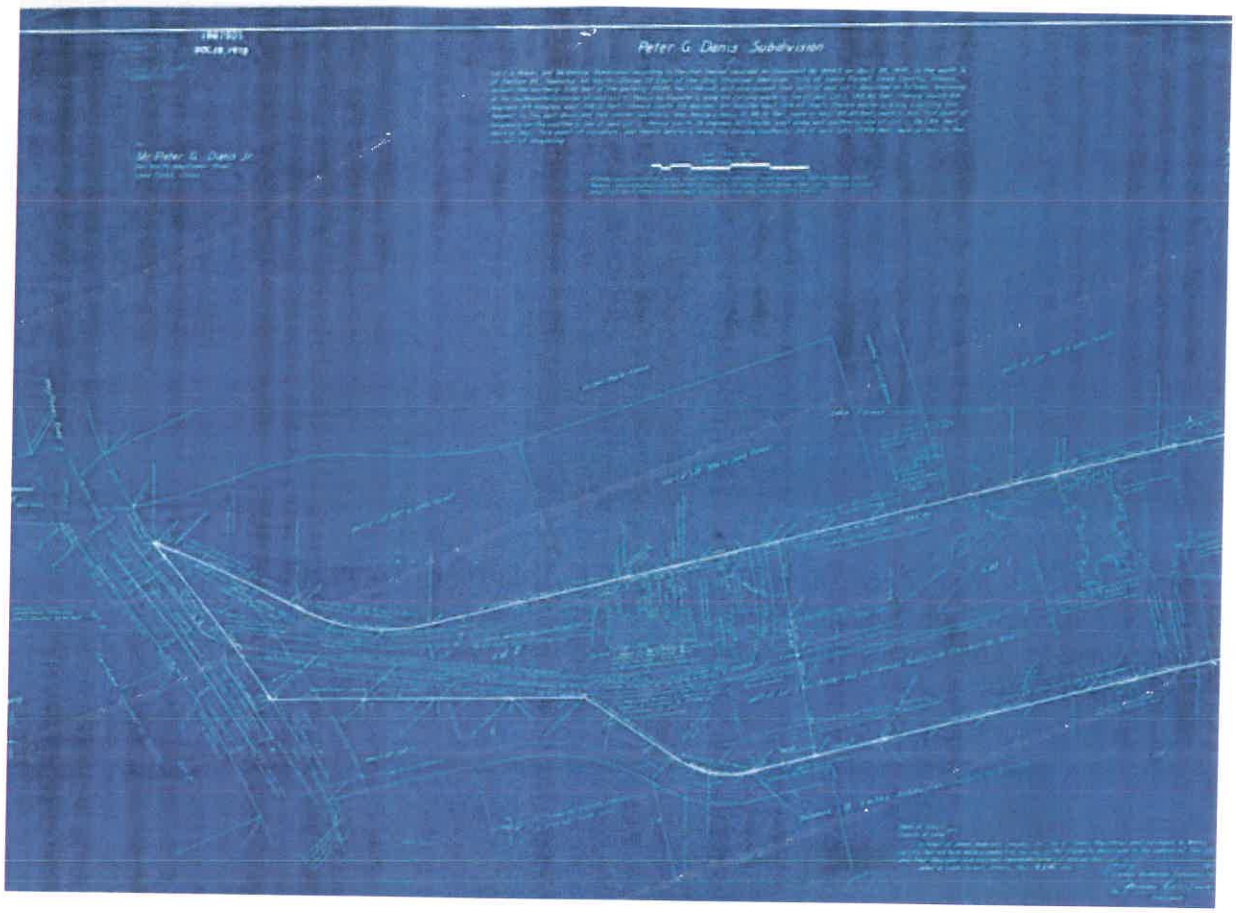
Lake Forest Historic District Map



259 N. Mayflower Road

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

Plat of Subdivision



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

Buildings Designed by Ambrose Cramer:





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



Hanson-Cramer House, as re-designed by Ambrose Cramer, Rockport, Maine
Historic American Buildings Survey, July 1960
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Brushwood Farm at Ryerson Woods. Courtesy of Joel Sartore

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

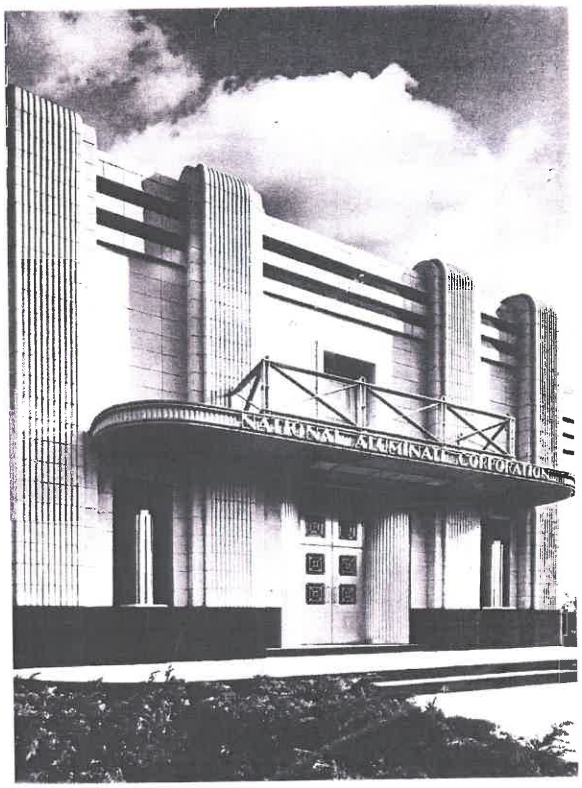


Montecito, 1931, Santa Barbara, California
"Cape Dutch-style Estate has Panoramic Ocean Views," Seattle Times, October 4, 2016
Photo Jim Bartsch/TNS Los Angeles Times
https://www.seattletimes.com/explore/at-home/cape-dutch-style-estate-has-panoramic-ocean-views/, accessed July 20, 2020

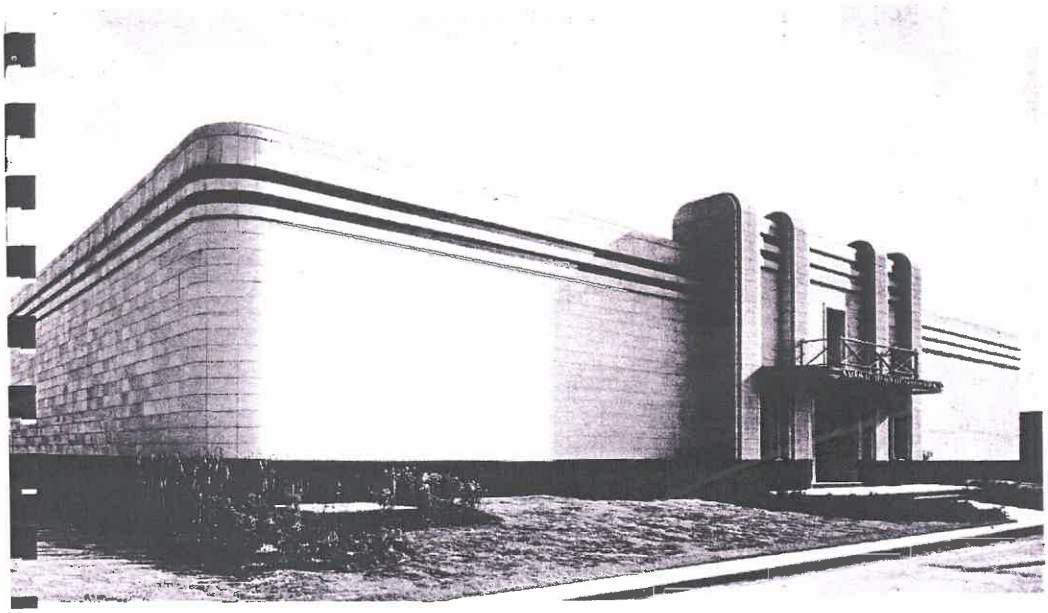




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NALCO, National Aluminate Corporation Headquarters
Naperville, Illinois
Ambrose Cramer, Architect
Benjamin Historic Certifications Collection

CORRESPONDENCE

Baehr, Jennifer

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

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

Dear Preservation Committee,

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

Regards

David and Heather Strong
230 North Mayflower

Agenda Item 5
774 Washington Road
New Residence

Staff Report
Building Scale Summary
Vicinity Map

Materials Submitted by Petitioner
Application
Updated Statement of Intent
Previously Proposed Site Plan
Proposed Site Plan
Previously Proposed Overall North Elevation
Currently Proposed Overall North Elevation
Currently Proposed Overall North Elevation Color Rendering
Previously Proposed North Elevation
Currently Proposed North Elevation
Currently Proposed North Elevation Color Rendering
Previously Proposed East Elevation
Currently Proposed East Elevation
Currently Proposed East Elevation Color Rendering
Previously Proposed South Elevation
Currently Proposed South Elevation
Currently Proposed South Elevation Color Rendering
Previously Proposed West Elevation
Currently Proposed West Elevation
Currently Proposed West Elevation Color Rendering
Previously Proposed Detached Garage Elevations
Currently Proposed Detached Garage Floorplan & Elevations
Currently Proposed Detached Garage Color Elevations
Perspective Renderings
Proposed Roof Plan
Proposed Building Section
Proposed Floor Plans
Proposed Site Grading Plan & Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	October 28, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	**774 Washington Road** **Continued Consideration of 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 tree removal plan, conceptual landscape plan and overall site plan is also requested.

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the September 23, 2020 meeting. At that meeting, the Commission voted to continue the petition to allow the petitioners to consider the comments offered by the Commission and reconsider and refine the plans in response to the comments. The Commission offered the following comments and direction on various aspects of the design of the residence.

- Conduct further study of the site plan as it relates to the location of the detached garage, the south curb cut, the amount of impervious surface and trees, particularly Heritage trees located in the parkway.
- Conduct further study of the large expanses of glass around the house in an effort to reflect a more consistent rhythm of solids to voids, to minimize the potential for light spillover to neighboring properties and the streetscape and preserve the character of the historic district.
- Conduct further study of the various elevations in an effort to more fully reflect the chosen Cottage style consistently around the home including, but not limited to, the muntin pattern used on the windows.
- Consider simplification of the front elevation and conduct further study of the front entry element to assure proper alignment of the front door and sidelights in relation to the columns and the porch.

- Consider using an alternate to asphalt for the driveway aprons and other parts of the driveway to minimize the amount of hardscape on the site overall and to soften the appearance of the two curb cuts from the streetscape.

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

REVISIONS SINCE THE LAST MEETING

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

- The overall impervious surface on the site was reduced from 24.5% to 23%.
- The width of the circle drive at the front of the house was reduced from 14 feet to 12 feet.
- The width of the south curb cut was reduced from 16 feet to 12 feet.
- The configuration of the motor court was modified, based on an auto-turn study that was completed, to accommodate necessary turning movements and improve functionality.
- The brick walls at the north curb cut were eliminated.
- Some areas of the driveway were replaced with brick pavers with the intention of reducing the amount of impervious surface.
- The front entry columns were shifted to align with the front door.
- The windows on the gable ends on the north and south elevations were removed.
- The fireplace in the four seasons room was moved from the east wall to the west wall, reducing the windows on the west side of the house.
- The number of windows on the south elevation of the four seasons room was reduced.
- The muntin pattern was changed to be more consistent with the style of the home.

PROPERTY DESCRIPTION

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

The property is located on the west side of Washington Road, 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 vacant property to the south addressed as 740 Washington Road, Lot 2 of the Subdivision.

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, the Heritage trees in the parkway 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. In response to comments made at the last meeting, the petitioner explored orienting the detached garage toward the residence. However based on the auto-turn study, with the detached garage facing the home, the motor court between the house and detached garage would not provide for workable ingress and egress unless the detached garage was pushed west, into the zoning setback and the motor court enlarged.

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 City's Certified Arborist noted that tree #365 is particularly worthy of protection and preservation due to its quality and age. It is unusual for Heritage trees in the parkway, City trees, to be removed in conjunction with new development unless there are no other options for access to the property. In response to the petitioner's interest in two curb cuts, the City, at its cost, engaged a contractor to conduct some testing. The City trees in the parkway, tree #'s 365, 366, 367 and 368 are in better condition than originally thought based on the test results. To support the petitioner's interest in a second curb cut, the City's Certified Arborist, as a compromise recommends that the petition remove City tree #366, a 24" Northern Red Oak to allow the curb cut to be shifted to the north and away from tree #365 to improve the chances of tree #365 thriving for many decades into the future. Replacement inches for tree #366 would be used to add trees to the parkway in this area after construction is completed.

In response to comments offered at the last meeting, the petitioner reduced the width of the south curb cut from 16 feet wide to 12 feet wide. The petitioner also provided a detail of how the driveway apron, adjacent to the parkway trees, will be constructed to minimize impacts to the trees. Based on information provided by the petitioner's statement of intent, the south curb cut will not be constructed until after all other construction on site is completed. All of these protection measures will still be important to protect the Heritage trees in the parkway even with the shifting of the south curb cut and removal of tree #365.

The circle drive proposed along the front of the home was modified to reduce the width from 14 feet to 12 feet and the walkway from the motor court to the rear patio was removed to reduce the amount of impervious surface on the site overall.

As originally proposed, the amount of impervious surface on the site totaled 10,086 square feet, equal to 24.5% of the entire site. Based on the updated information submitted by the petitioner, the amount of impervious surface on the site as currently proposed totals 9,494 square feet, equal to 23% 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 4,841 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.

Updated 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 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 and the maximum height permitted for a detached structure is 25 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 on the front façade. A covered entry element, bay window and single gable dormers are 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. In response to comments made at the last meeting the petitioner changed the window muntin pattern to be more consistent with the Cottage style home. The muntin pattern as now proposed presents proportions that are more in keeping with the character of the historic district. The transom windows in the four seasons room were also modified to match the proportions of the transom windows in the dining area.

Standard 4 – Rhythm of Solids to Voids.
This standard is met. In response to comments made at the last meeting the petitioner removed the windows in the gable ends on the north and south elevations and the number of windows in the four seasons room was reduced. The windows on the gable ends of the detached garage were also removed and one window on the west elevation of the garage was eliminated.

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. In response to comments offered at the last meeting, the petitioner modified the front entry to shift the columns to align with the placement of the front door and sidelights.

Standard 7 – Relationship of Materials and Texture.
This standard is generally met. White painted brick and white composite 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, with muntins affixed to the interior and exterior of the windows, are proposed. A composite material is proposed for the trim, fascia boards, soffits and rake boards. A brick chimney is proposed. The gutters and downspouts will be aluminum.

- Staff recommends that natural wood is used for the siding, trim, fascia and soffits to be consistent with the character of the surrounding historic neighborhood and enhance the overall appearance of the home.

Hardscape on the site includes an asphalt drive with paver aprons and pavers at the front of the home. Based on the construction detail provided by the petitioner, the pavers will be set on a pervious base. Bluestone is proposed for the front walkways, the walkway between the detached garage and the residence, and for the patio on the rear.

Standard 8 – Roof Shapes.
This standard is met. The residence features mostly gable roof forms, as well as shed and hipped roofs as secondary roof forms. 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.

In summary, the house totals 5,092 square feet, five square under the allowable square footage.

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 seven trees are proposed for removal on the site. Three 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 four Maple trees, one Pine tree, one Pear tree and one Spruce tree. Total inches proposed for removal at this time equals 103 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.

As noted above, as proposed, the southern curb cut, over time, has the potential to negatively impact two Heritage trees in the parkway, that are City trees. The City's Arborist recommends that the Heritage tree on the north side of the driveway be removed to accommodate the second curb cut desired by the petitioners while at the same time, protecting one of the trees. Replacement inches are normally doubled for removal of Heritage trees however, because this tree is the least important along this stretch of the parkway, only single inch for inch replacement will be required.

The preliminary landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the house and a mix of shade and evergreen trees across the property. Based on the preliminary landscape plan, the total number of replacement inches may be able to be fulfilled through on site plantings and planting additional trees in the parkway to retain the wooded character of the streetscape over time.

Standard 14 – Compatibility.
This standard is met. The scale, massing and architectural detailing of the proposed residence is 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 and detailing consistent with the style of the home and is compatible with the character the surrounding neighborhood. The revisions made to the site plan in response to the comments offered at the last meeting help to present a plan that more closely follows the character of the surrounding properties.

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. Modify the site plan to shift the south curb cut away from tree #365 in combination with reducing the width of the curb cut to 12 feet and the use of construction methods for that portion of the driveway that minimize excavation and soil compaction.

2. If so directed by the Commission, natural materials shall be used for the siding, trim, fascia and soffits.

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 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. Replacement inches for the parkway tree to be removed shall be used to enhance parkway plantings adjacent to the property and in the general area.

8. 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.

9. 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 should be utilized.

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 **10/28/2020**

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.
Under Maximum

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

NET RESULT:

5 **sq. ft. is**

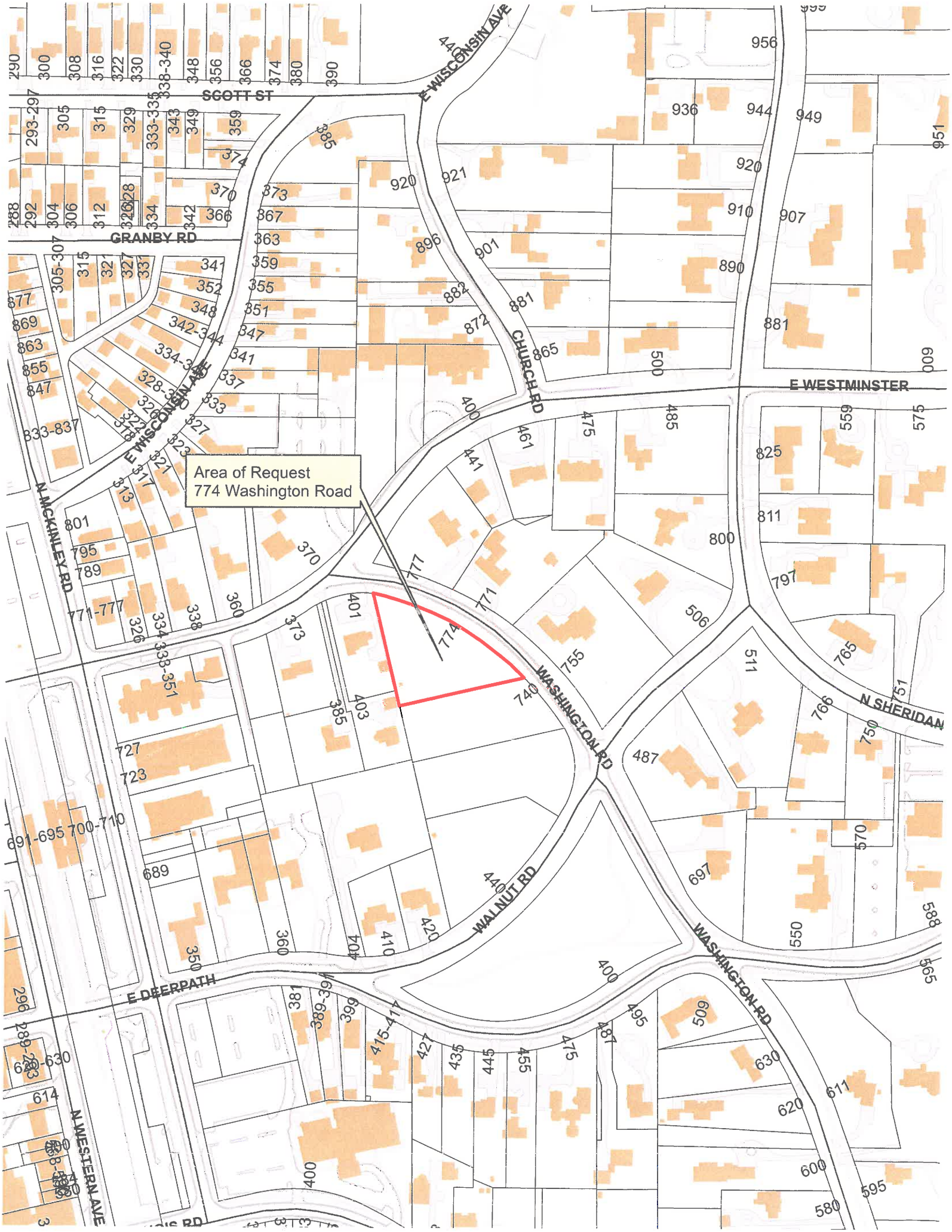
0.10% **under the Max. allowed**

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
SCOTT ST
GRANBY RD
E WISCONSIN AVE
CHURCH RD
E WESTMINSTER
N MCKINLEY RD
WASHINGTON RD
N SHERIDAN
WALNUT RD
E DEERPATH
N WESTERN AVE

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*	
☒ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ 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	☒ 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

EDWARD DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive
Suite No. 4
Kenilworth, IL 60043

T 847 906 4110
E info@edwarddeeganarchitects.com

October 20, 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,

Petition Address:	**774 Washington Road,**
Owners:	**George and Mary Sperzel**
Representative:	**Edward Deegan, Architect**
Project Description:	**New Single Family Residence on a Vacant Lot**

As a response to the notice of action dated September 23, 2020 for our petition, we have considered the comments below.

1. Conduct further study of the site plan as it relates to the location of the detached garage, the south curb cut, the amount of impervious surface and trees, which are healthy and warrant protection measures to assure protection for the longer term.
    - Concerning the garage, we considered turning the garage 90 degrees. The results of the Bleck Engineering auto-turn study determined that this change in orientation is not recommended. As a result, the motor court and driveway have been changed to meet the minimum requirements of the auto-turn study.
    - Concerning impervious surface, we have narrowed the driveway to 12 feet in front of the house and replaced asphalt with pavers at both entrances and in front of the porch. Additionally, a walkway has been eliminated between the patio and the parking pad. As a result, we have managed to reduce the impervious surface from 24.47% to 23.00%.
    - Concerning the trees, our Landscape Architect has had several meetings with the City of Lake Forest Arborist to discuss how best to protect the

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trees. The area of the second curb cut will remain untouched until after all construction has been completed. The driveway there will be narrowed to 12 feet and will be constructed with pavers instead of asphalt. We will continue to work with the City Arborist throughout the construction process to continue to pursue the best path forward.

- During the discussions with the City Arborist, it was determined that there may be a possibility that a large evergreen that was to be removed during construction could be used as the City's Holiday Tree this year.

2. Conduct further study of the large expanses of glass around the house in an effort to reflect a more consistent rhythm of solids to voids and to minimize the potential for light spillover to neighboring properties and the streetscape.
    - We have reduced the number of windows in the back of the home. The four-season porch fireplace has been moved to the west elevation which eliminates some windows, decreasing light spillover potential.
    - We have also eliminated two gable windows on the front and back of the house and a window in the detached garage.

3. Conduct further study of the various elevations in an effort to enhance the chosen Cottage style consistently around the home including, but not limited to, the muntin pattern.
    - We have changed the muntin pattern on all windows and doors to a pattern with smaller panes which are more consistent with the Cottage style.

4. Consider simplification of the front elevation and conduct further study of the front entry element to assure proper alignment of the front door and sidelights in relation to the columns and porch.
    - We have moved the front porch pillars in order to not block the sidelights and window from the front elevation, and have eliminated two gable windows.
    - We have eliminated the walls at the driveway entrance.

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5. Consider using an alternate to asphalt for the driveway aprons and other parts of the driveway to minimize the amount of hardscape on the site overall and to soften the appearance of the two curb cuts from the streetscape.
    - We have replaced asphalt with pavers in front of the porch, in the area between the sidewalk and the street at both curb cuts, and at the driveway entrances for a distance south of the sidewalk
    - We have narrowed the driveway in front of the house to 12 feet and reduced the second curb cut from 16 feet to 12 feet.

Very truly yours,

Edward J Deegan

Edward J Deegan AIA NCARB

THE CITY OF LAKE FOREST
CHARTERED 1861

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 CEMENT BOARD SIDING

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 'BORAL' TRIM BOARD (COMPOSITE)

Window Trim

- ☐ Limestone
- ☒ Brick
- ☐ Wood
- ☒ Other 'BORAL' TRIM BOARD (COMPOSITE)

Fascias, Soffits, Rakeboards

- ☐ Wood
- ☒ Other 'BORAL' TRIM BOARD (COMPOSITE)

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

Chimney Material

- [x] Brick
- [ ] Stone
- [ ] Stucco
- [ ] Other _____

Roofing

Primary Roof Material

- [x] Wood Shingles
- [ ] Wood Shakes
- [ ] Slate
- [ ] Clay Tile
- [ ] Composition Shingles_____
- [ ] Sheet Metal_____
- [x] Other COPPER STANDING SEAM

Color of Material_____

Flashing Material

- [x] Copper
- [ ] Other_____
- [ ] Sheet Metal

Gutters and Downspouts

- [ ] Copper
- [x] Aluminum
- [ ] Other _____

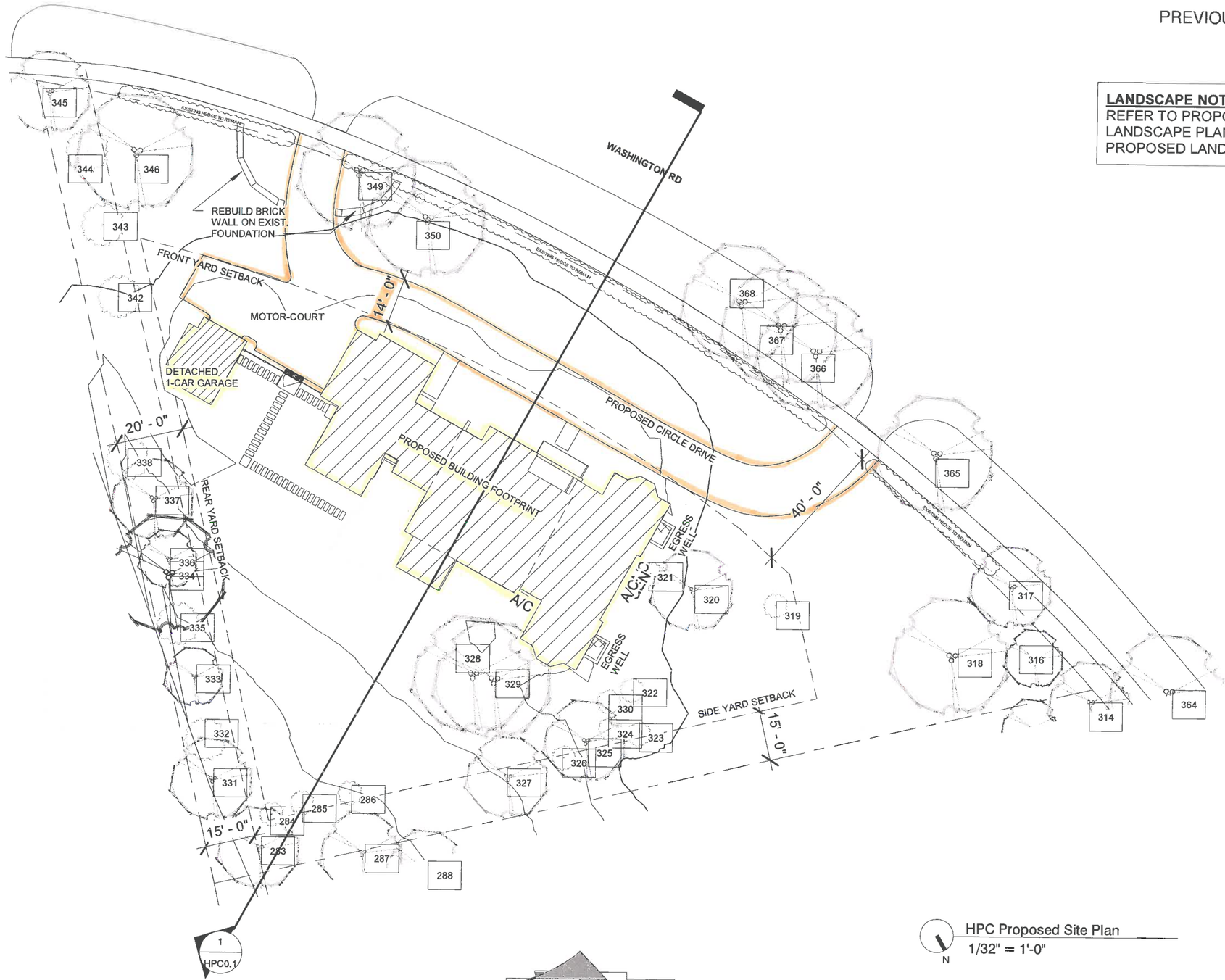
Driveway Material

- [x] Asphalt
- [ ] Poured Concrete
- [x] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [ ] Other _____

Terraces and Patios

- [x] Bluestone
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [ ] Other _____

PREVIOUSLY PROPOSED SITE PLAN

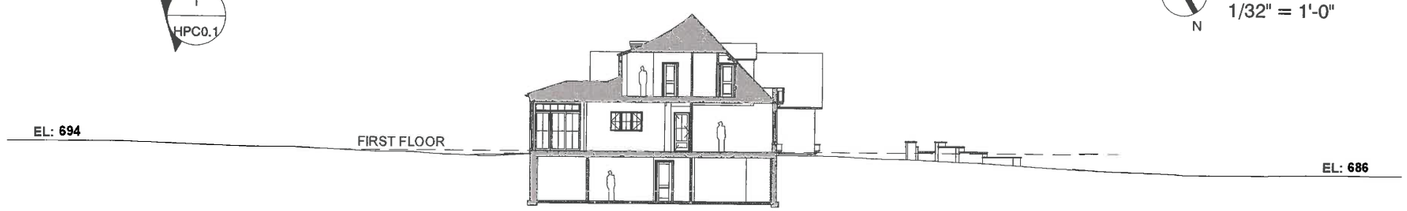


LANDSCAPE NOTE:
REFER TO PROPOSED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING

1
HPC0.1

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

N



HPC Prop. Site Section

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

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

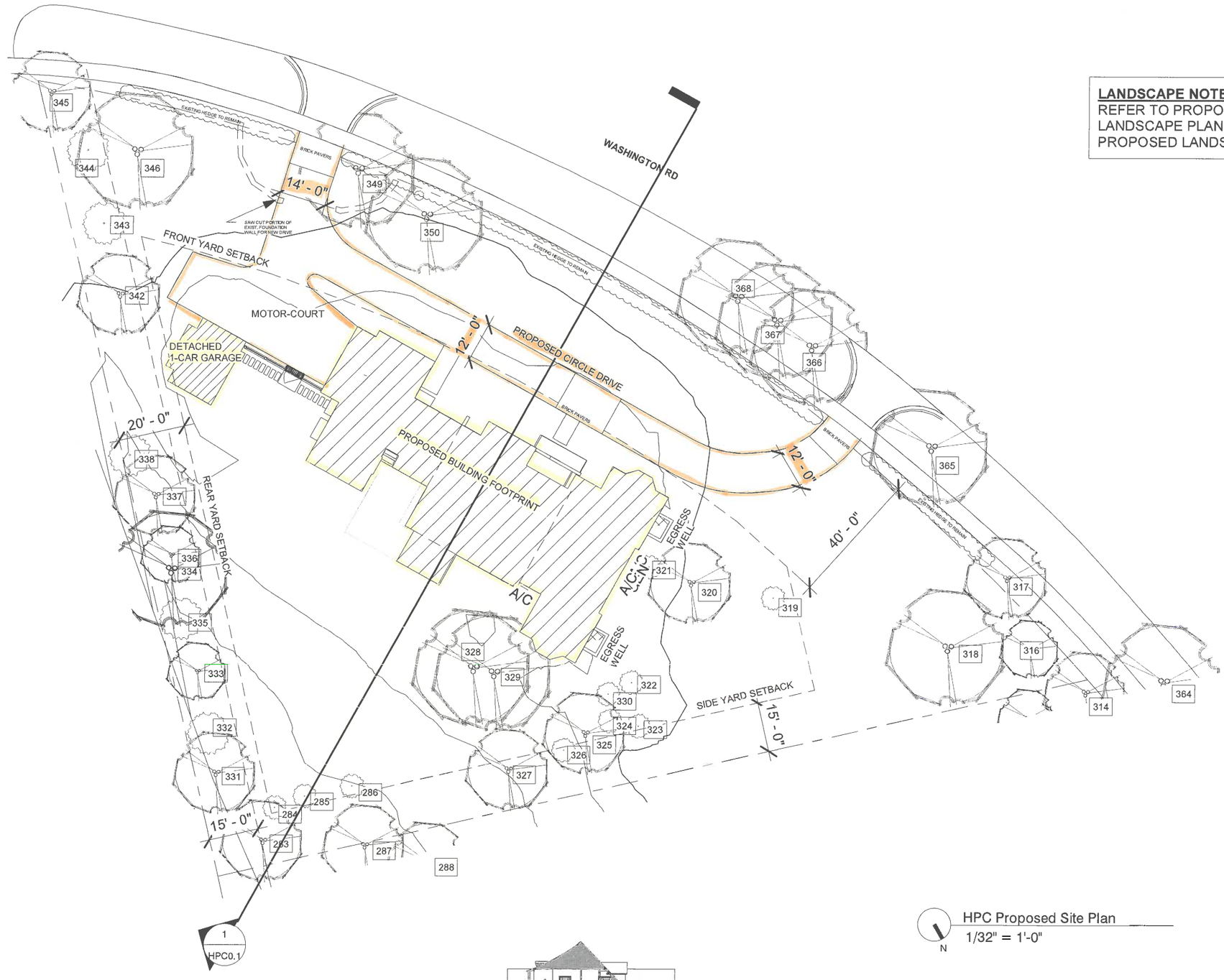
PROP. SITE PLAN

SHEET NO.

HPC0.2

PROPOSED SITE PLAN

LANDSCAPE NOTE:
REFER TO PROPOSED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING



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



HPC Prop. Site Section

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

HPC SET 10/16/2020

PROP. SITE PLAN

SHEET NO.

HPC0.2

PREVIOUS OVERALL NORTH ELEVATION



HPC North Overall

EDWARD J DEEGAN
001.020401
LICENSED ARCHITECT
STATE OF ILLINOIS
11.30.20

Sperzel Residence
774 W Washington Rd,
Lake Forest, IL 60045

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503 Park Drive #4
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HPC SET 08/14/2020

N. OVERALL ELEVATIONS

SHEET NO.

HPC2.0

PROPOSED OVERALL NORTH ELEVATION

HPC North Overall

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

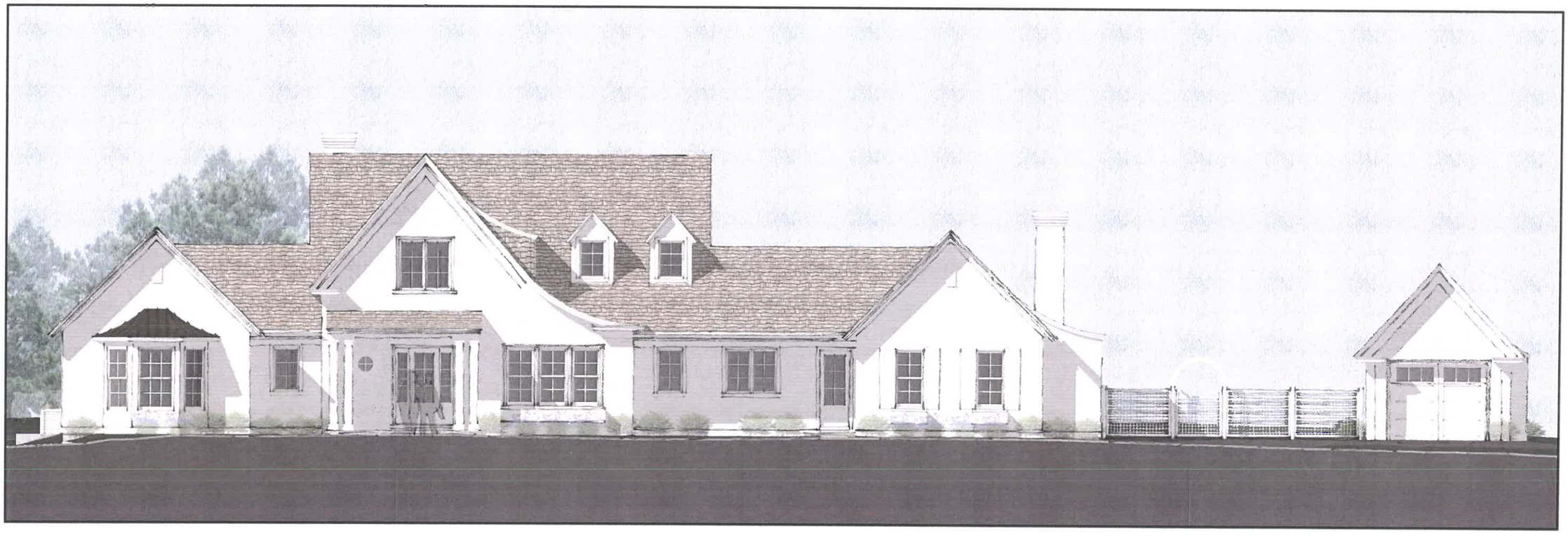
HPC SET 10/16/2020

N. OVERALL ELEVATIONS

SHEET NO.

HPC2.0

PROPOSED OVERALL NORTH COLOR ELEVATION



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

SHEET NO.
HPC4.4

RENDERED ELEVATION

10/16/2020 HPC SET

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

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.026401
STATE OF ILLINOIS
11.30.20

PREVIOUS NORTH ELEVATION



HPC North

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

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

HPC SET 08/14/2020

NORTH ELEVATION

SHEET NO.

HPC2.1

PROPOSED NORTH ELEVATION – ENLARGED

WITH AREAS OF CHANGE IDENTIFIED



HPC North

LICENSED ARCHITECT
EDWARD J. DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20

HPC REV. #1

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(847) 906-4110

HPC SET 10/16/2020

NORTH ELEVATION

SHEET NO.

HPC2.1

PROPOSED NORTH COLOR ELEVATION



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

SHEET NO.
HPC4.5

RENDERED ELEVATION

10/16/2020 HPC SET

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

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.026401
STATE OF ILLINOIS
11.30.20

PREVIOUS EAST ELEVATION



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

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

Sperzel Residence
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Lake Forest, IL 60045

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

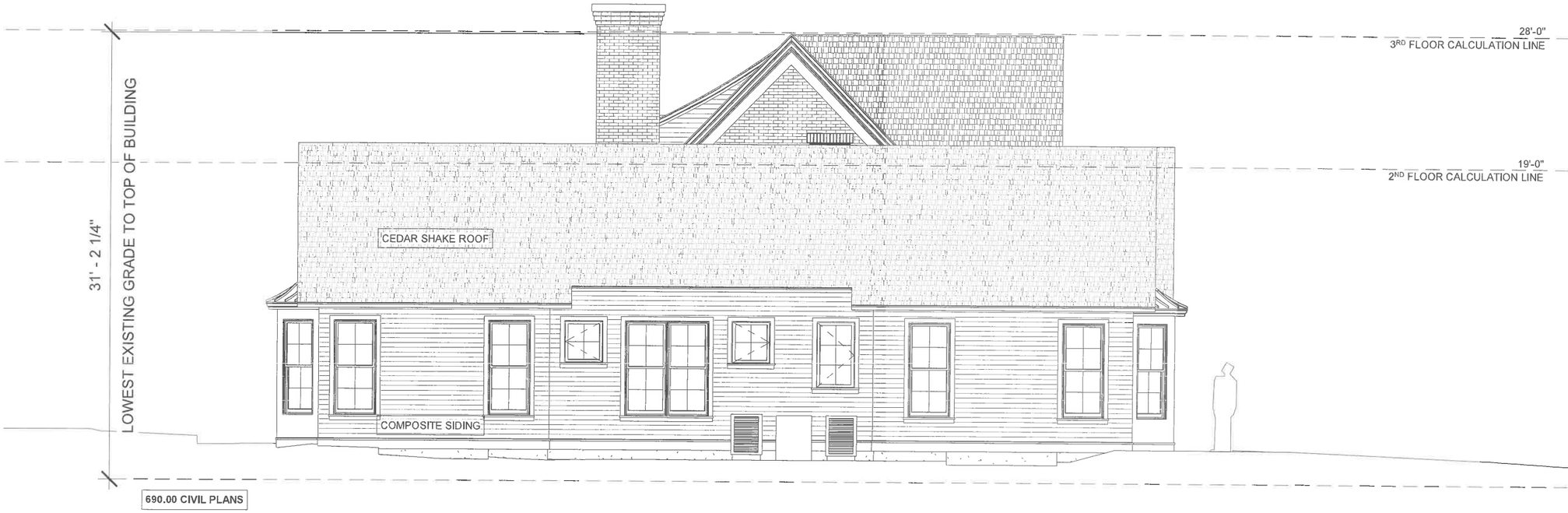
HPC SET 08/14/2020

EAST ELEVATION

SHEET NO.

HPC2.2

PROPOSED EAST ELEVATION



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

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
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EDWARD DEEGAN ARCHITECTS
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Kenilworth IL 60043
(847) 906-4110

HPC SET 10/16/2020

EAST ELEVATION

SHEET NO.

HPC2.2

PROPOSED EAST COLOR ELEVATION



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

0 5 10

SHEET NO.
HPC4.7

RENDERED ELEVATION

10/16/2020 HPC SET

EDWARD DEEGAN
ARCHITECTS
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Kenilworth IL 60043
(847) 906-4110

Sperzel Residence

774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020301
STATE OF ILLINOIS
11.30.20

PREVIOUS SOUTH ELEVATION



HPC South

LICENSED ARCHITECT
EDWARD J
DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

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

HPC SET 08/14/2020

SOUTH ELEVATION

SHEET NO.

HPC2.3

PROPOSED SOUTH ELEVATION



HPC South

LICENSED ARCHITECT
EDWARD J DEEGAN
001.026401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20

HPC REV. #1

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

HPC SET 10/16/2020

SOUTH ELEVATION

SHEET NO.

HPC2.3



South Elevation 0 5 10
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.6

RENDERED ELEVATION

10/16/2020 HPC SET

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

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

PREVIOUS WEST ELEVATION



HPC West

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

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

WEST ELEVATIONS

SHEET NO.

HPC2.4

PROPOSED WEST ELEVATION



HPC West

EDWARD J DEEGAN 001.020401 LICENSED ARCHITECT STATE OF ILLINOIS 11.30.20

1 ..... 10.16.20

HPC REV. #1

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS
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Kenilworth IL 60043
(847) 906-4110

HPC SET 10/16/2020

WEST ELEVATIONS

SHEET NO.

HPC2.4



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

0 5 10

SHEET NO.
HPC4.8

RENDERED ELEVATION

10/16/2020 HPC SET

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

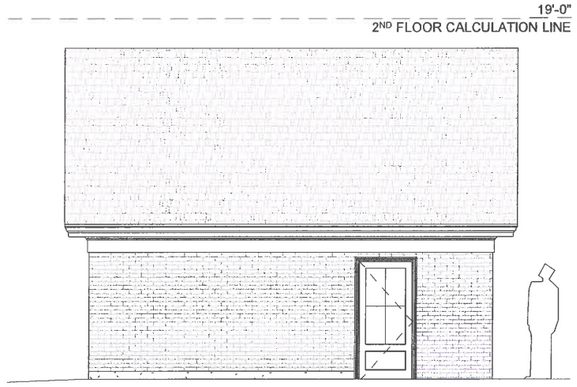
Sperzel Residence

774 Washington Rd,
Lake Forest, IL 60045

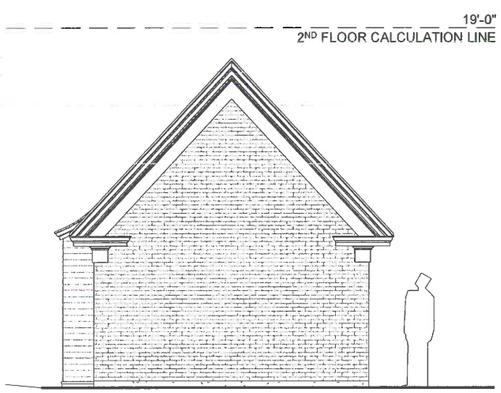
LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20



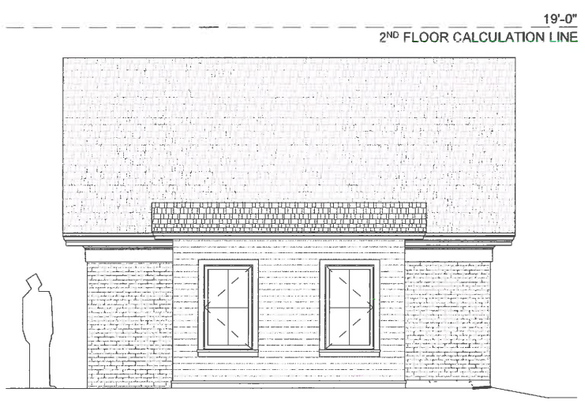
HPC Detached Garage - North



HPC Detached Garage - East



HPC Detached Garage - South



HPC Detached Garage - West

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
IL 30.20

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

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

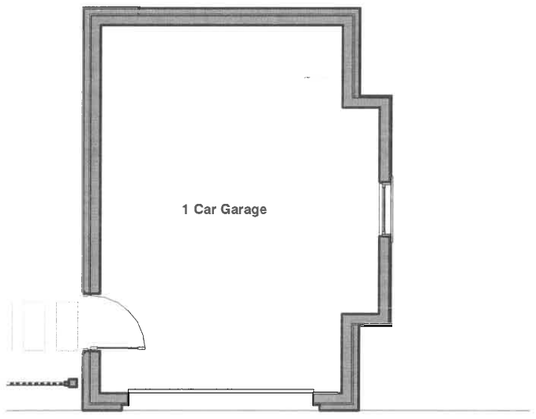
HPC SET 08/14/2020

DETACHED GARAGE ELEVATIONS

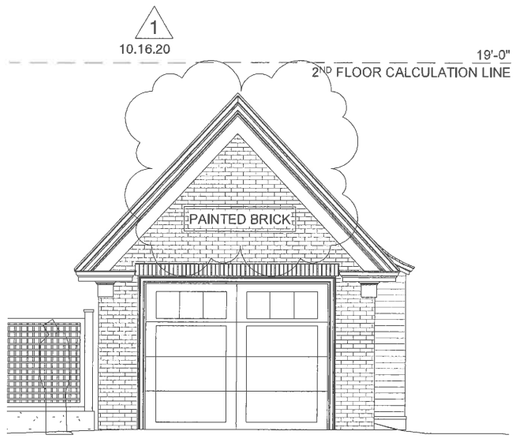
SHEET NO.

HPC2.5

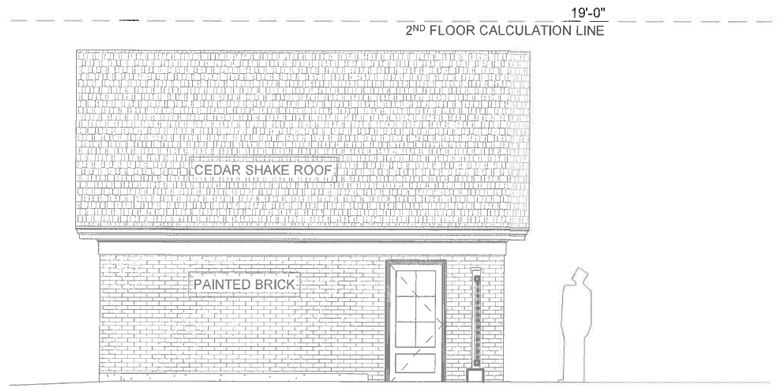
PROPOSED DETACHED GARAGE FLOORPLAN & ELEVATIONS



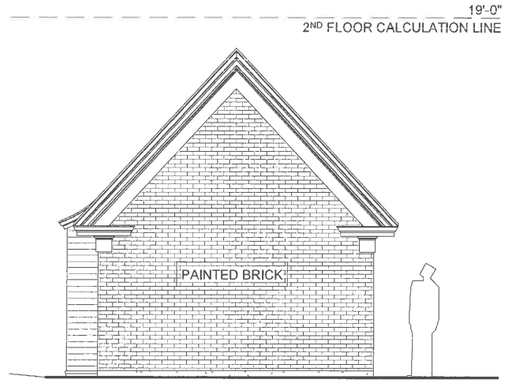
HPC Detached Garage
1/8" = 1'-0"



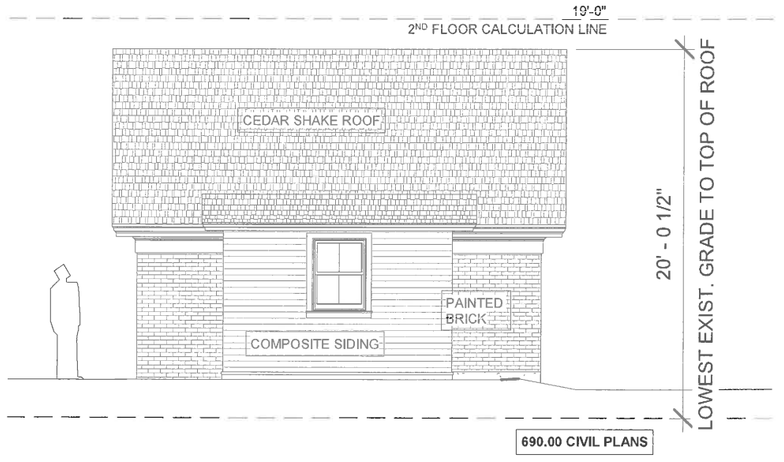
HPC Detached Garage - North



HPC Detached Garage - East



HPC Detached Garage - South



HPC Detached Garage - West

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

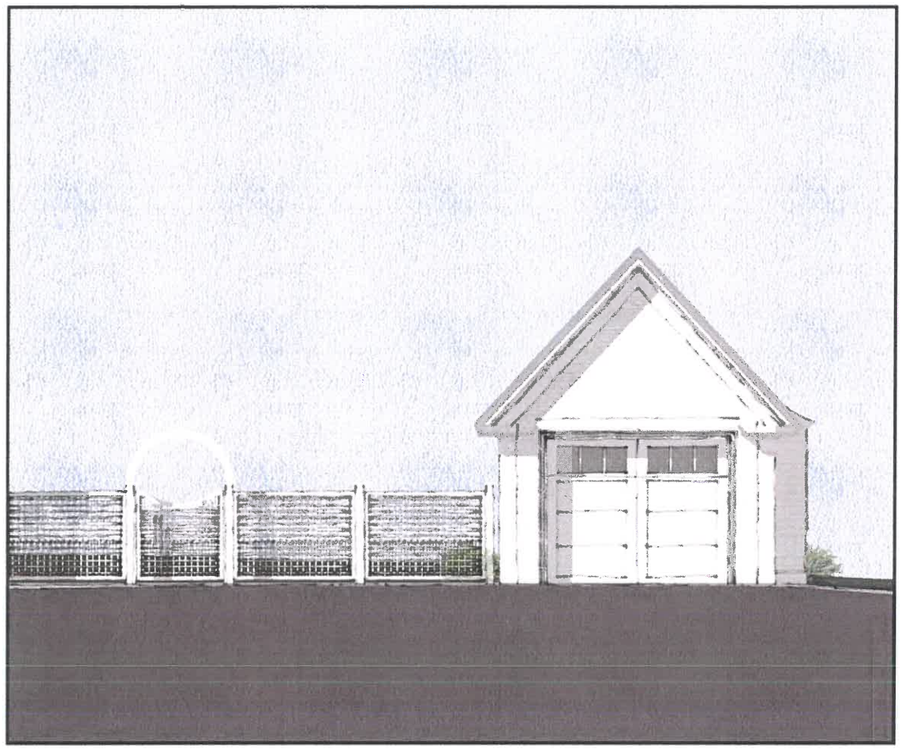
EDWARD DEEGAN ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC SET 10/16/2020

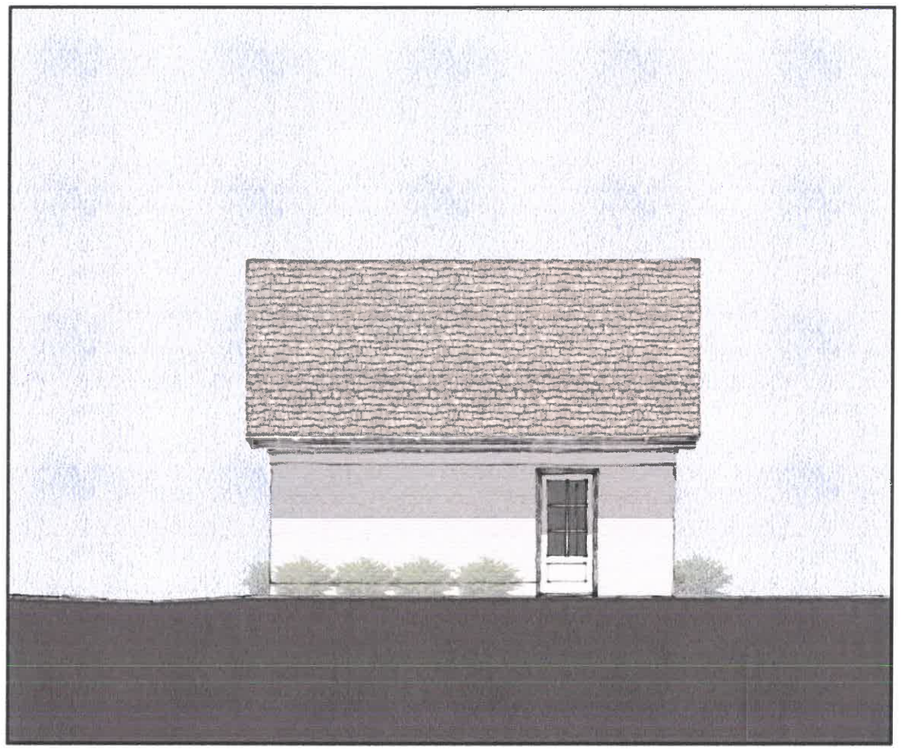
DETACHED GARAGE ELEVATIONS

SHEET NO.

HPC2.5



Detached Garage - North Elevation 0 5 10
Scale: 1/8"=1'-0"



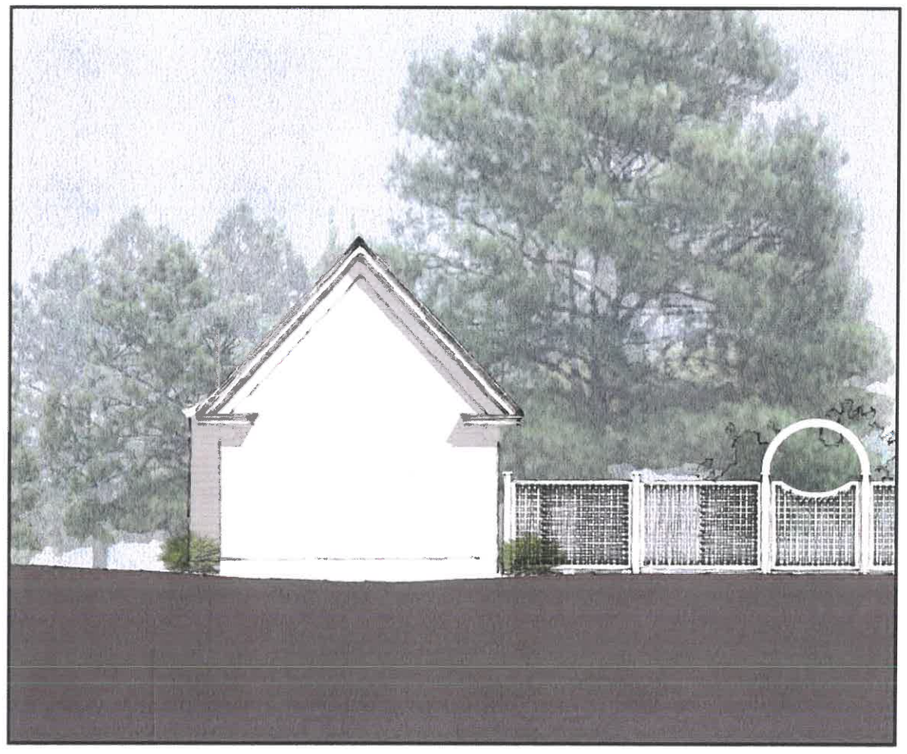
Detached Garage - East Elevation 0 5 10
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.9
RENDERED ELEVATION
10/16/2020 HPC SET

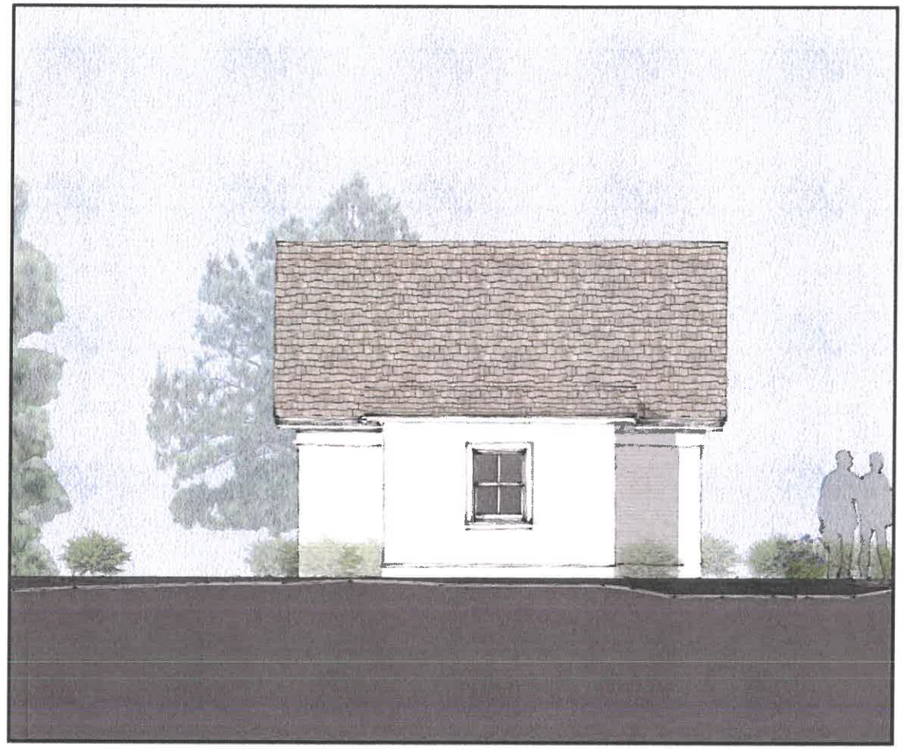
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020101
STATE OF ILLINOIS
11.30.20



Detached Garage - South Elevation 0 5 10
Scale: 1/8"=1'-0"



Detached Garage - West Elevation 0 5 10
Scale: 1/8"=1'-0"

SHEET NO.
HPC4.10

RENDERED ELEVATION

10/16/2020 HPC SET

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

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020301
STATE OF ILLINOIS
11.30.20



Perspective from Washington Road
Scale: N/A

SHEET NO.
HPC4.1
PERSPECTIVE VIEW

10/16/2020 HPC SET

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

Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J DEEGAN
001.026401
STATE OF ILLINOIS
11.30.20



Front Perspective
Scale: N/A

SHEET NO.
HPC4.2

PERSPECTIVE VIEW

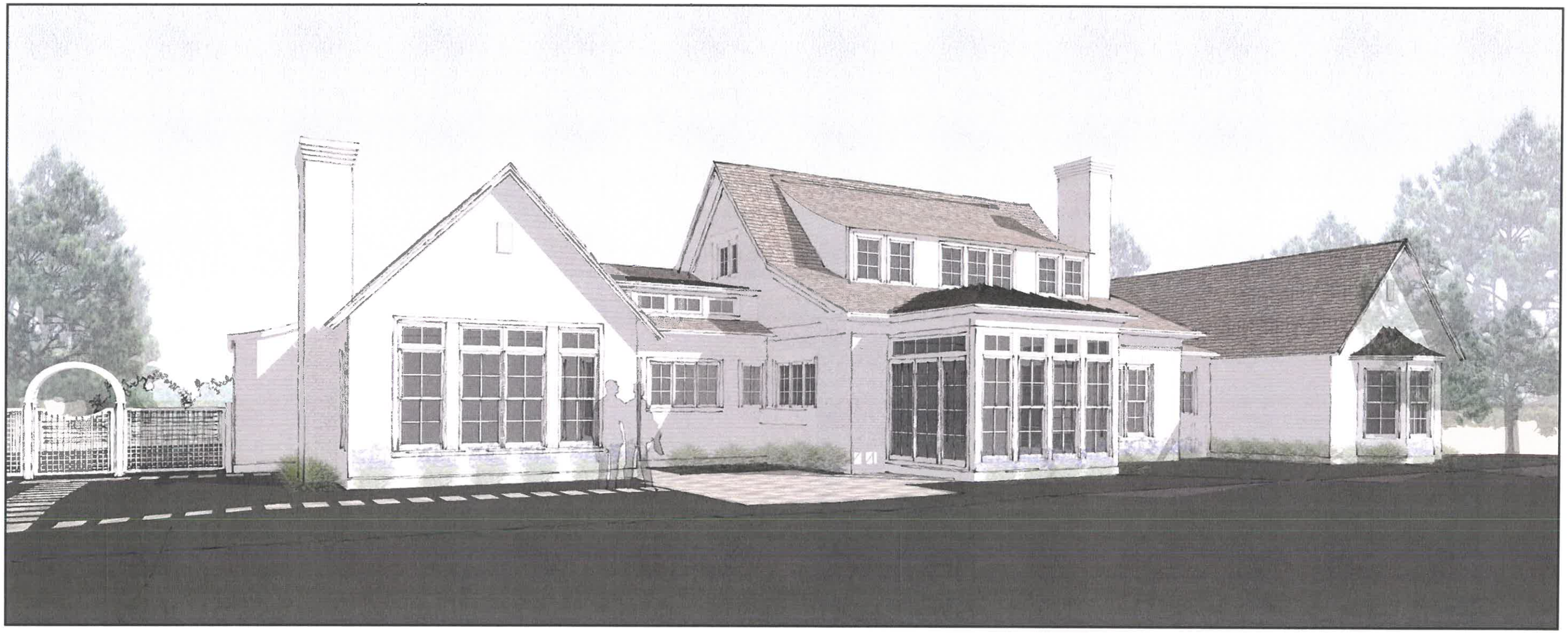
10/16/2020 HPC SET

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ARCHITECTS
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Kenilworth IL 60043
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Sperzel Residence

774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J
DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20



Rear Perspective
Scale: N/A

SHEET NO.
HPC4.3

PERSPECTIVE VIEW

10/16/2020 HPC SET

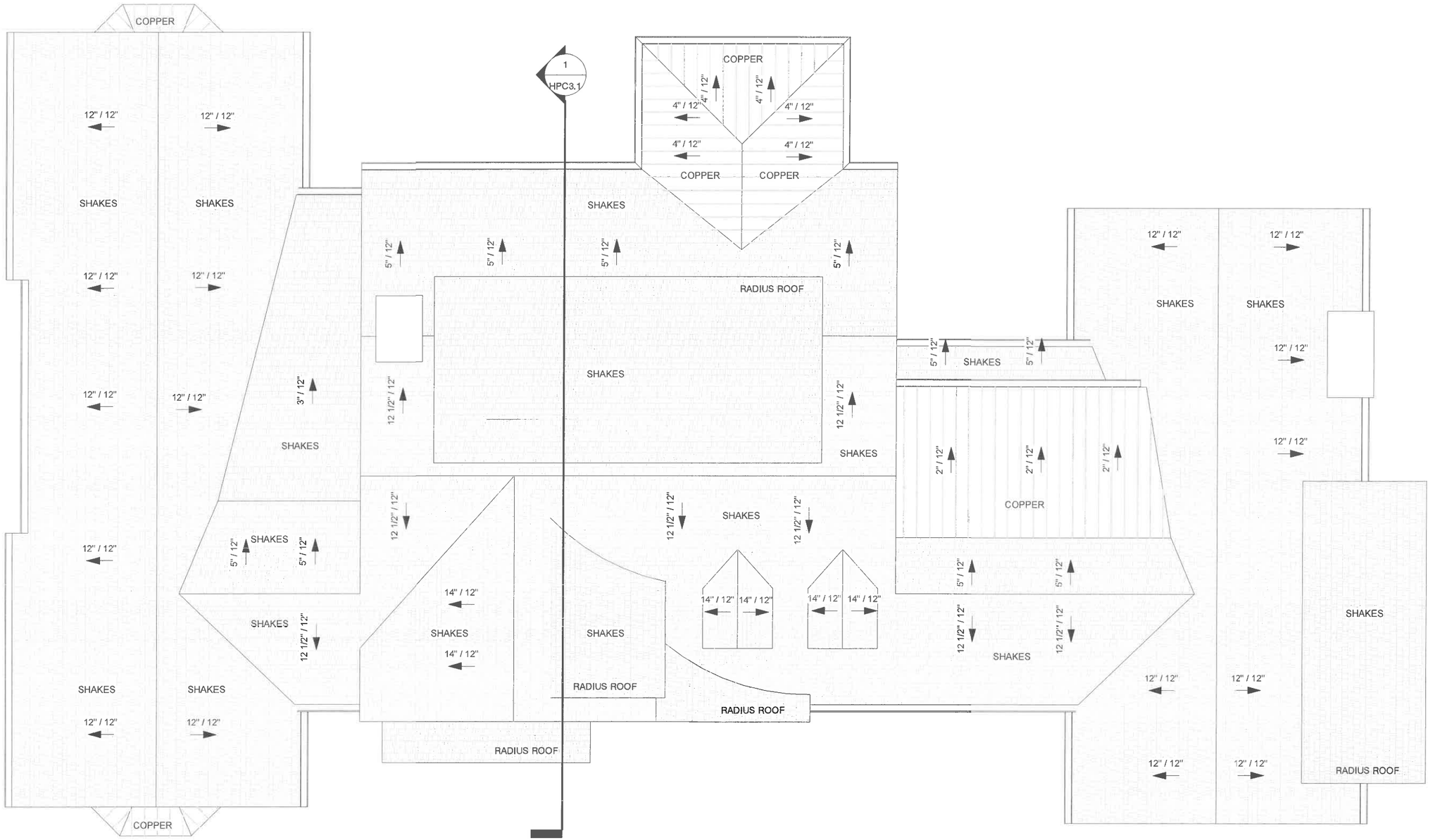
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Sperzel Residence

774 Washington Rd,
Lake Forest, IL 60045

LICENSED ARCHITECT
EDWARD J
DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

PROPOSED ROOF PLAN



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

N

EDWARD J. DEEGAN
LICENSED ARCHITECT
001.020401
STATE OF ILLINOIS
10.16.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
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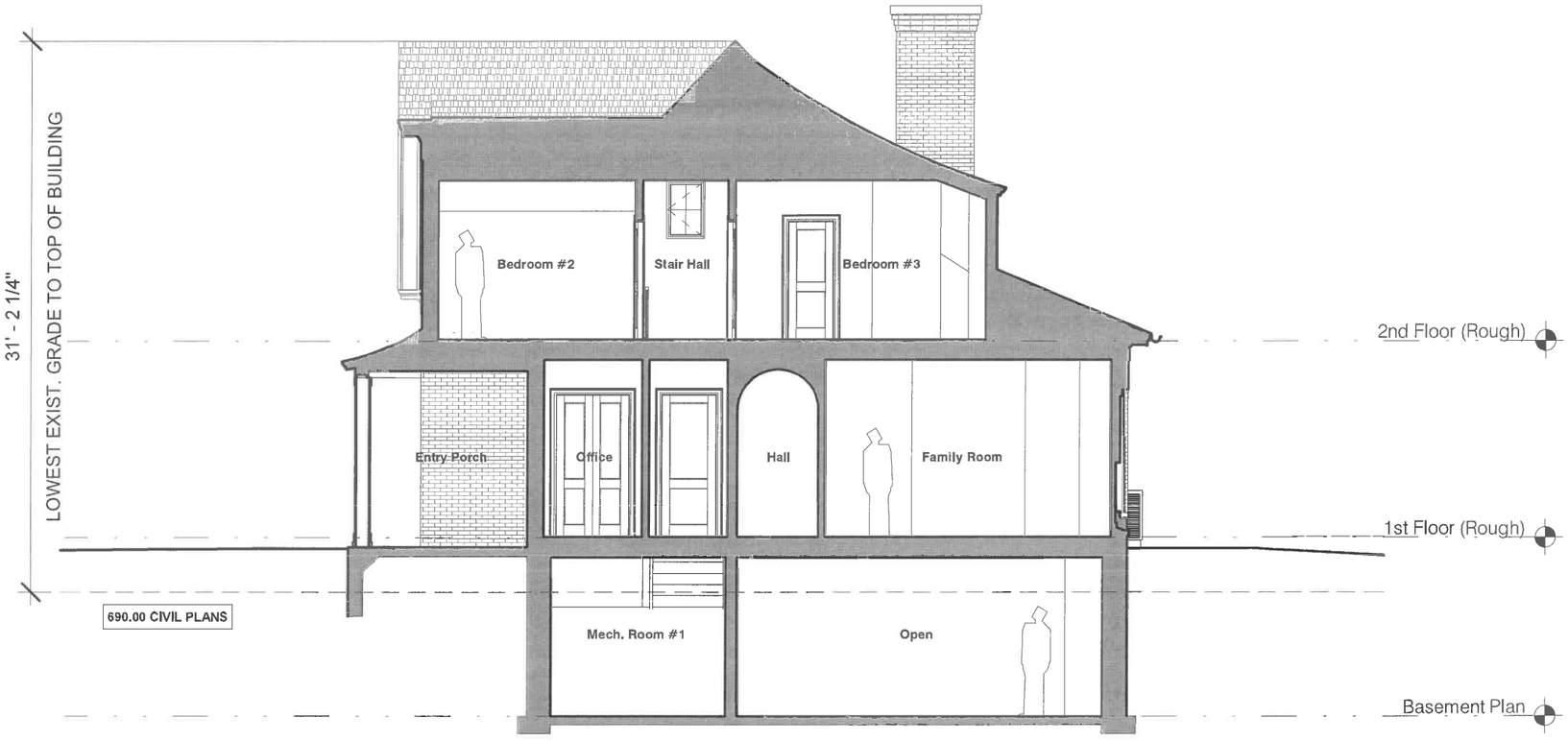
HPC SET 10/16/2020

ROOF PLAN

SHEET NO.

HPC1.4

PROPOSED BUILDING SECTION



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

EDWARD J DEEGAN 001.020401 LICENSED ARCHITECT STATE OF ILLINOIS 11-30-20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
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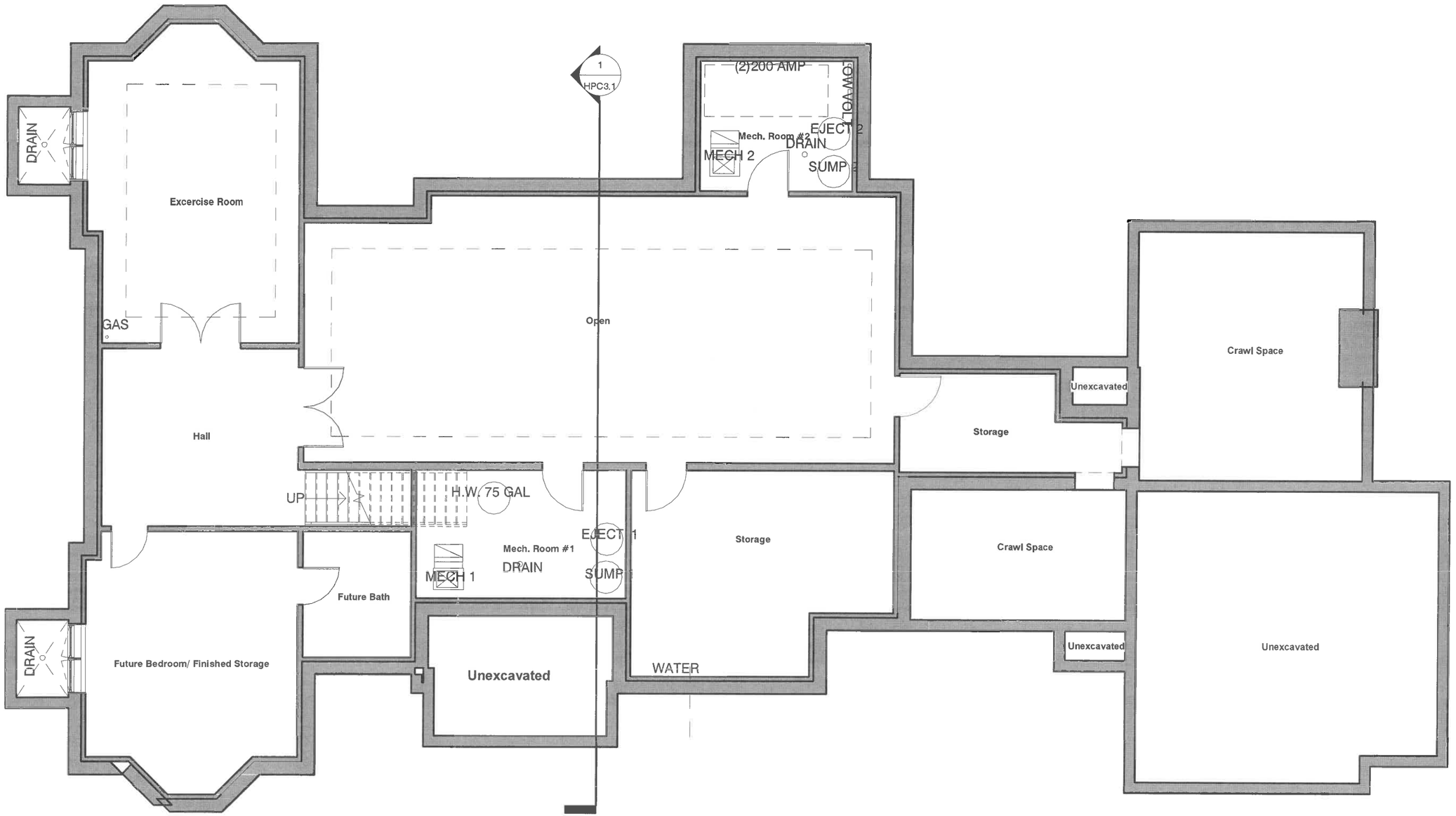
HPC SET 10/16/2020

SECTION

SHEET NO.

HPC3.1

PROPOSED BASEMENT PLAN



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

N

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

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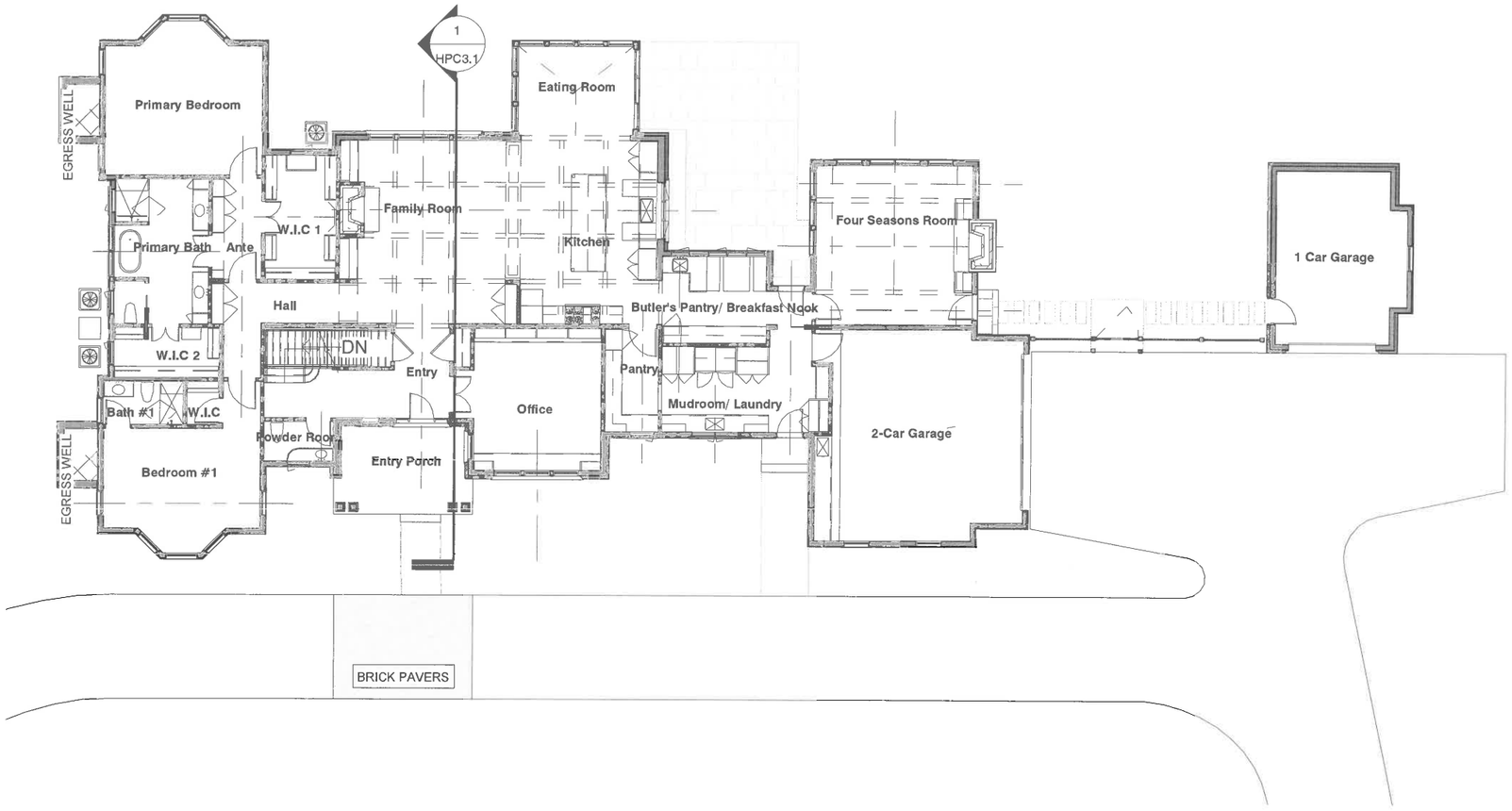
HPC SET 10/16/2020

BASEMENT

SHEET NO.

HPC1.1

PROPOSED OVERALL FIRST FLOOR PLAN WITH DETACHED GARAGE



HPC 1st FLR Plan - Overall
1/16" = 1'-0"

EDWARD J DEEGAN
LICENSED ARCHITECT
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
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Sperzel Residence
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ARCHITECTS
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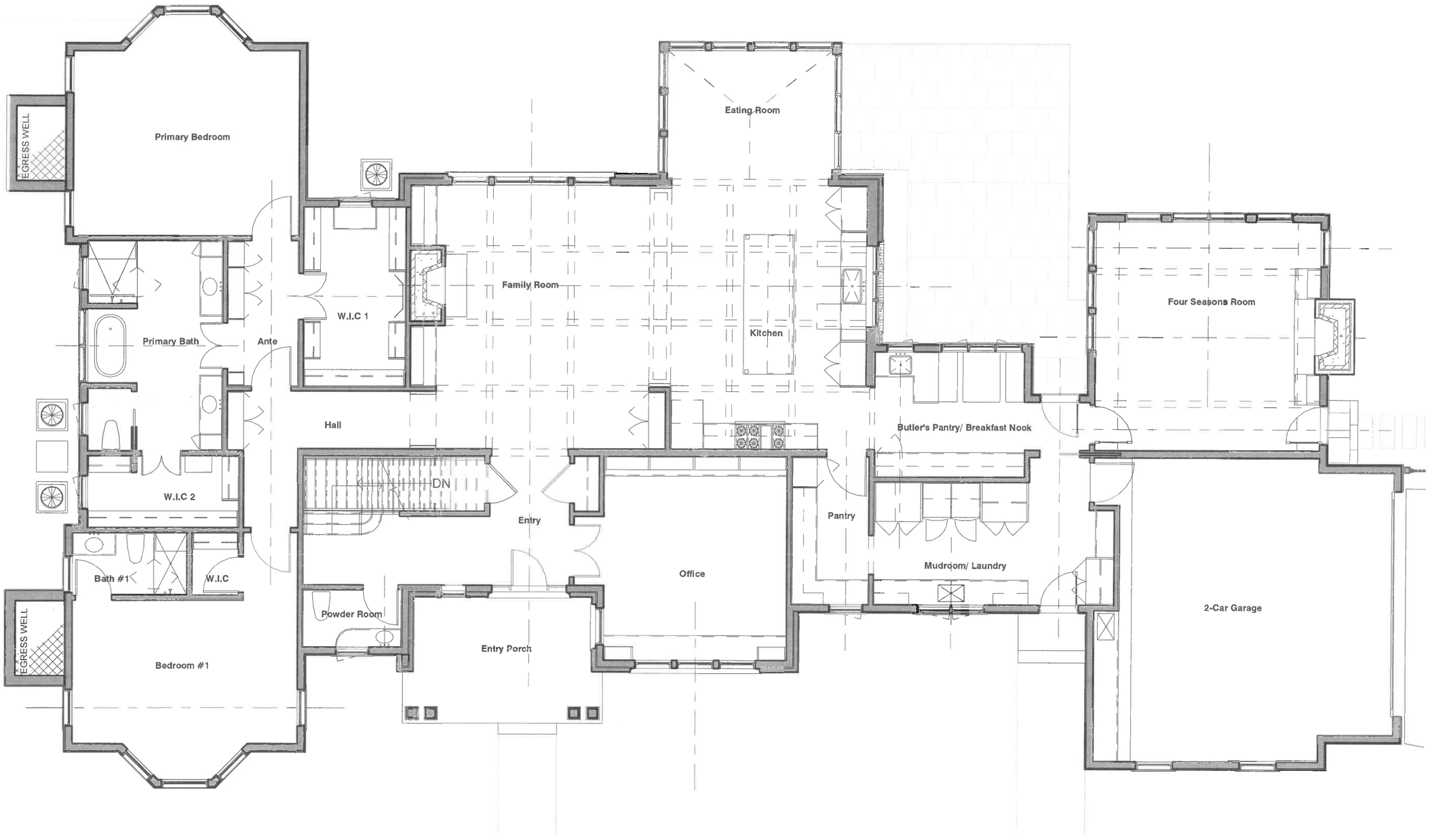
HPC SET 10/16/2020

FIRST FLOOR OVERALL

SHEET NO.

HPC1.0

PROPOSED FIRST FLOOR PLAN



HPC 1st FLR Plan
1/8" = 1'-0"

N

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

Sperzel Residence
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EDWARD DEEGAN ARCHITECTS
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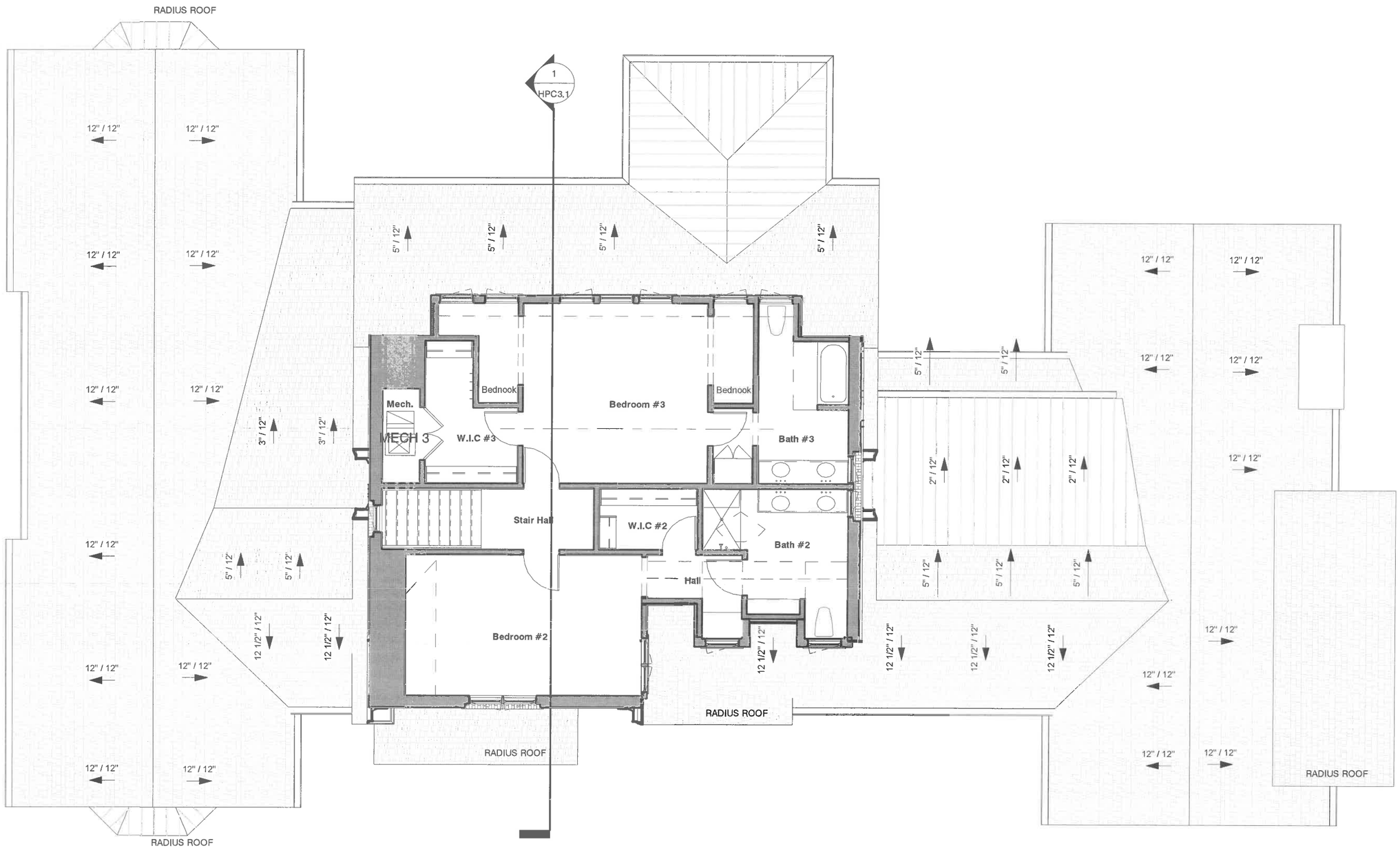
HPC SET 10/16/2020

FIRST FLOOR

SHEET NO.

HPC1.2

PROPOSED SECOND FLOOR PLAN



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

N

LICENSED ARCHITECT
EDWARD J DEEGAN
001.020401
STATE OF ILLINOIS
11.30.20

1 ..... 10.16.20
HPC REV. #1

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HPC SET 10/16/2020

SECOND FLOOR

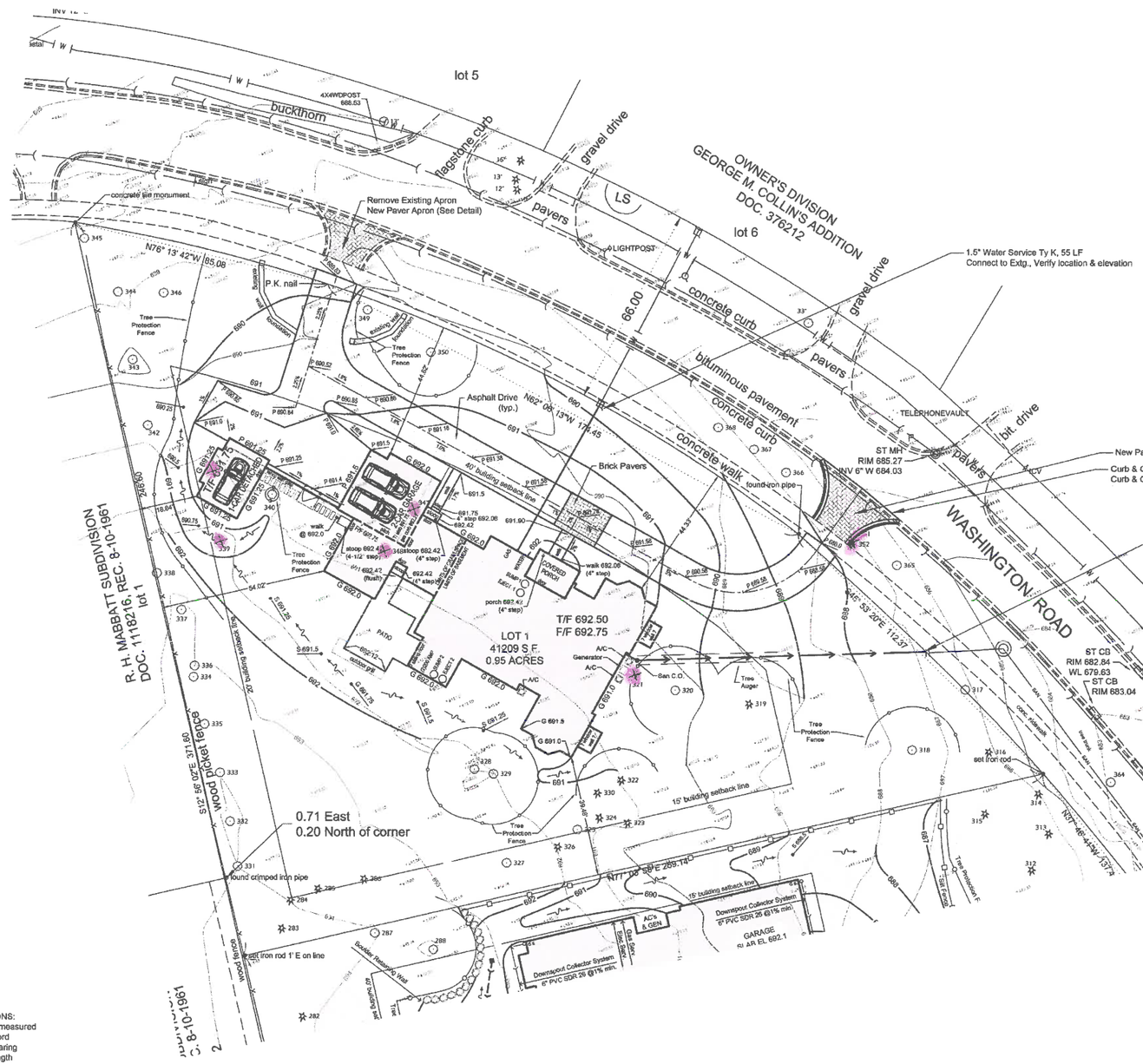
SHEET NO.

HPC1.3

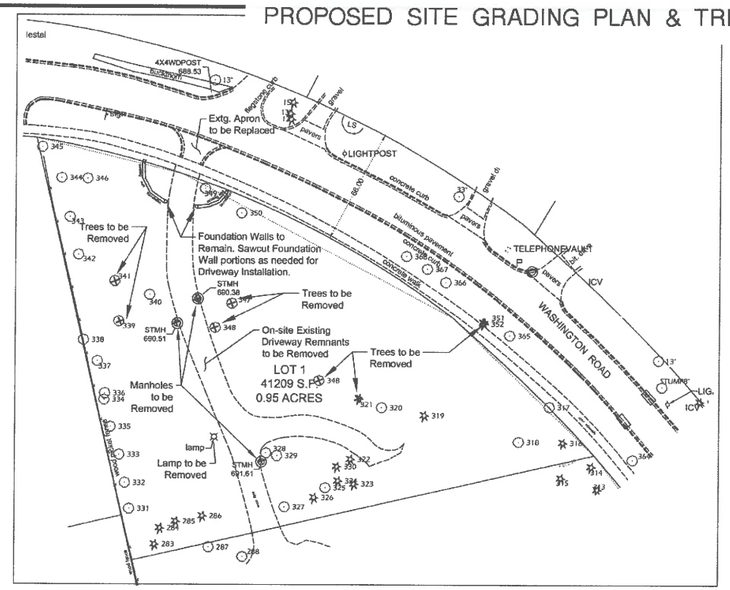
PROPOSED SITE GRADING PLAN & TREE REMOVAL PLAN

Site Grading Plan

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 Lake County, Illinois.

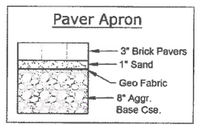


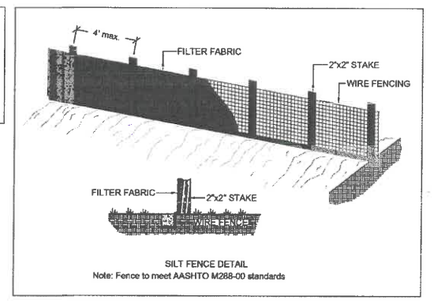
ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
R = radius
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet



Demolition Plan
Scale 1" = 40'

Paver Apron





SILT FENCE DETAIL
Note: Fence to meet AASHTO M288-00 standards

TREE INVENTORY - Urban Forst Management 3/25/19

No.	Species	Size	Cond	Form	Heritage
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	X
341	Norway Maple	12	2	3	X
342	Common Honeylocust	22	4	4	
343	Common Honeylocust	27	3	3	X
344	Corkscrew Weeping Willow	12	3	3	
345	Colorado Blue Spruce	13	3	3	
346	Horsechestnut	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

BLECK
engineers | surveyors

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

T 847.295.5200 F 847.295.7081
www.bleckeng.com

Lot 1 Swift Subdivision

740 Washington Road

Single Family Residence

N

0' 10' 20' 40'
Scale 1" = 20'

BENCHMARKS:

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

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

ISSUED DATE	ISSUED FOR
10.21.2020	REVIEW

PROFESSIONAL SEAL

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

PATRICK J. BLECK
062 042878
LICENSED
PROFESSIONAL
ENGINEER
OF ILLINOIS

Patrick J. Bleck, PE Oct. 21, 2020
License No. 062-042878 Expires 11/30/21

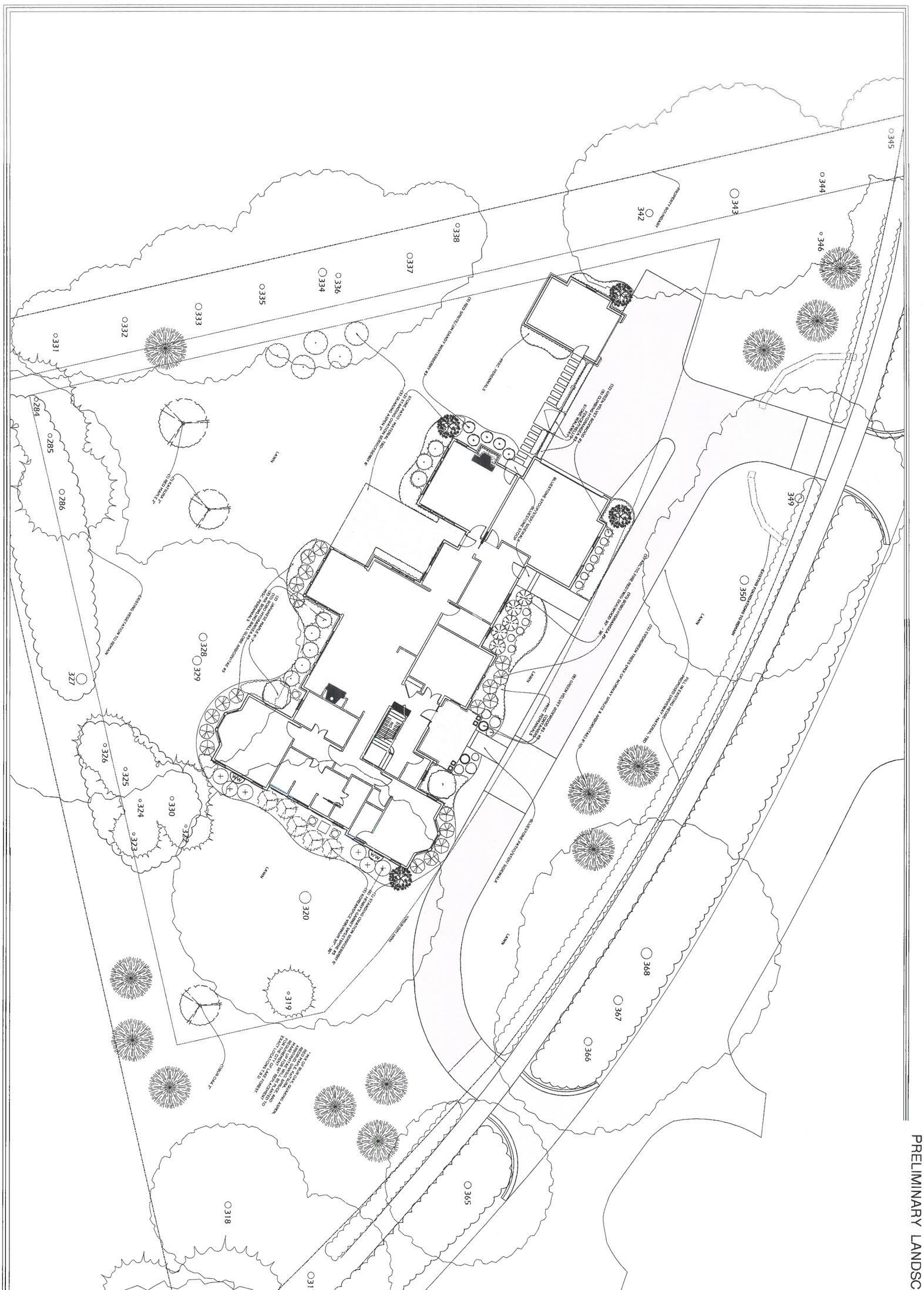
70-1051-1	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No. 1

Drawing Name
Site Grading Plan

TREE INVENTORY - Urban Forst Management 3/25/19

No.	Species	Size	Cond	Form	Heritage
283	Eastern Arborvitae	12	3	4	
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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	X
341	Norway Maple	12	2	3	X
342	Common Honeylocust	22	4	4	
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



PRELIMINARY LANDSCAPE PLAN

WRIGHT LANDSCAPING
DESIGN • BUILD • MAINTAIN

THE SPERZEL RESIDENCE
774 WASHINGTON ROAD, LOT 1
LAKE FOREST, IL 60045

SHEET REFERENCE NUMBER
L1/1.0

SHEET TITLE
CONCEPT

STATUS SUMMARY
PERMIT #:
JULIE/DIG #:
PRIOR REV. DATE:

SCALE: 1" = 10' , 0"
DATE: 8/8/20
REV: 10/19/20

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NORTH

Agenda Item 5
420 Washington Road
Detached Garage, Two-Story Rear Addition, Exterior Alterations

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statements of Intent
Description of Exterior Materials
Plat of Survey –Existing Conditions
Proposed Site Plan
Existing North Elevation
Proposed North Elevation
Existing East Elevation
Proposed East Elevation
Existing South Elevation
Proposed South Elevation
Existing West Elevation
Proposed West Elevation
Proposed Color Palette
Proposed Roof Plan
Proposed Building Section
Existing Floor Plans
Proposed Floor Plans
Proposed Garage – East Elevation
Proposed Garage – South Elevation
Proposed Garage – West Elevation
Proposed Garage – North Elevation
Proposed Garage Color Palette
Proposed Garage – Roof Plan
Proposed Garage – Building Cross Section
Proposed Garage Floor Plans
Proposed Overall Front Elevation with Garage
Proposed Site Grading Plan
Tree Survey
Conceptual Landscape Plan
Correspondence

Supplemental Materials
Original Front Elevation Drawing – 460 Washington Road

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

THE CITY OF LAKE FOREST
CHARTERED 1861

STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and Members of the Historic Preservation Commission
DATE:	October 28, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	**420 Washington Road** **Detached Three Car Garage, Two Story Rear Addition, Exterior Alterations**

PROPERTY OWNERS & PROJECT REPRESENTATIVES
Erik Wisch and Deborah Kiersch
715 N. Merrill Street
Park Ridge, IL 60068

PROPERTY LOCATION
420 Washington Road

HISTORIC DISTRICTS
East Lake Forest Local & National Historic Districts

ARCHITECT
Lucchese & Associates
512 W. Van Buren Street
Elmhurst, IL 60126

SUMMARY OF THE PETITION
A Certificate of Appropriateness is requested to allow construction of a three car detached garage and a two-story rear addition to the existing home. Associated exterior alterations are also proposed. Approval of a conceptual landscape plan and overall site plan is also requested.

The existing house is nonconforming with respect to the lot-in-depth and steep slope setback requirements. A zoning variance is requested and is scheduled to be considered by the Zoning Board of Appeals on October 26, 2020 to allow the construction of the proposed two-story rear addition within the zoning and steep slope setbacks established by the Code.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA
The property is part of the Alling Subdivision recorded in 1988, after the homes in this area were already constructed. The Commission has recently considered a petition for this property submitted by a contract purchaser who did not proceed with the purchase of the property. The Commission has also considered petitions for other homes and a vacant property located within this subdivision. The homes in this subdivision are accessed by shared private drives off of Washington Road.

The property at 420 Washington Road is identified as a Contributing Structure to the historic district. The house has been unoccupied for more than a decade. The residence is not easily visible from Washington Road due to the setback from the road and location of surrounding structures. The property is approximately 23,124 square feet and is considered a lot in depth because the property does not have any street frontage. The site is bordered to the east and the south by a shallow ravine. The existing residence was constructed in the early 1900's and is an example of a Colonial Revival home with some Craftsman influences as seen in the exposed rafter tails and large roof overhangs.

STAFF EVALUATION

The proposed additions and alterations along with the overall restoration of the residence will save and enhance a structure that might otherwise have been targeted for demolition. The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide detailed information. A summary of the project based on the information provided by the petitioner is presented below.

Proposed Two-Story Addition

The two-story addition is proposed on the south (rear) elevation and is not visible from the front of the home which faces north. The two-story addition is designed to match the existing home. The addition has horizontal wood siding and an asphalt shingle gable roof. The addition will provide a small bathroom and mudroom on the first floor off of the kitchen and a master bathroom on the second floor. Currently, the home does not have a mudroom and the addition of a mudroom is intended to provide a functional point of entry into the house from the proposed detached garage.

Proposed Exterior Alterations to Existing Residence

All the existing windows on the home will be removed and replaced with new casement windows in the locations as reflected on the proposed elevation drawings. All the existing shutters on all the elevations will also be removed. The existing home has mostly double casement windows that are vertically oriented with narrow proportions. The style of the proposed replacement windows reflect different proportions than the existing windows on the home.

On the north (front) elevation, the petitioner proposes to modify the one story projecting mass that houses the front entrance. The petitioners provided the original front elevation drawing for the home at 460 Washington Road which was constructed by the same builder as 420 Washington Road. The homes at 420 and 460 Washington Road are very similar in layout and massing, and the petitioner's intention is to replicate the original design of the front entrance at 460 Washington Road, with a low-pitch roof and parapet. The original front elevation drawing for 460 Washington Road is included in the Commission's packet for reference. The existing front door will be replaced with a new entrance door with sidelights on either side. A covered element with wood brackets is proposed above the front entrance.

On the east elevation, the existing garage door on the basement level will be replaced with two casement windows with wood panels below. A new entry door is proposed on the basement level. The exterior wood stair from the first floor down to the ravine will be removed.

On the south (rear) elevation, the entry doors on the basement level and first floor will be removed. A square skylight that is 36 inches wide by 36 inches tall is proposed on the main gable roof form. Based on information provided by the petitioner, the skylight is proposed to bring light from above into the interior stair. Skylights are not traditionally found on historic homes and in some cases, are a source of irritation for neighbors due to light spillover. In this case, the positioning of the skylight, above the stairway, may minimize the likelihood of light spillover.

- Commission input on the proposed skylight is proposed.

Aside from the removal of the existing windows and installation of new windows as noted above, no changes are proposed on the west elevation of the existing home.

Proposed Detached Garage
The existing garage is located on the basement level of the home. The existing garage can only accommodate a single vehicle and does not provide the space to meet the property owners' needs. The petitioner is proposing a detached, three car garage on the west side of the property. The existing garage will be converted finished basement living space.

The front of the proposed garage faces east, toward the existing residence, with the shorter, side elevation facing north toward the private drive. The proposed garage is a one-and-a-half story structure. The main mass of the garage is rectangular in plan with a smaller mass on the north side that is recessed by two feet on the east and west elevations. The lower level of the garage has three bays and the upper level of the garage has an office space and a bathroom.

The front elevation of the main mass of the garage features two solid carriage style garage doors with a wood trellis above. The front elevation of the smaller mass has a carriage style door with glazing on the top half. A shed dormer with three small windows is also proposed on the front elevation. The south elevation of the garage presents a single entry door and a small casement window on the gable end. The west elevation of the garage features a mostly solid wall with two double casement windows. The north elevation of the garage has single entry door with a double casement window centered on the lower level and a single casement window above on the gable end.

Site Plan
A new driveway and motor court are proposed between the house and detached garage. The driveway will be asphalt and the motor court will be gravel. New concrete stoops are proposed at the front entrance of the home. Gravel walkways are proposed on the north and south sides of the garage that lead to the main house. Concrete steppers are proposed along the west side of the home and a flagstone patio and flagstone steppers are proposed on the east side of the home. A limestone outcropping is proposed on the northeast side of the site. All topographic changes to the site will require review and approval by the City Engineer to assure proper drainage and protection of the adjacent ravine.

Short sections of wood picket fence are proposed along the private drive and between the garage and the main house. A wood deck is proposed on the south side of the house approaching the ravine and the property line. It is important to note that the neighboring property to the south encompasses the entire ravine unlike other ravines in which the property line is located at the bottom of the ravine.

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

Standard 1 – Height.
This standard is generally met. The existing home is 39 feet and 10 inches tall as measured from the lowest point of existing grade (on the east side of the home adjacent to the ravine) to its tallest roof peak. The main ridge of the house will remain intact. The proposed two-story addition is 25 feet and 6 inches tall and does not rise above the existing roof. The proposed garage is 22 feet tall and is also below the height of the existing house. The height of the garage is driven by the desire to provide functional living space above the garage.

Standard 2 - Proportion of Front Façade.
This standard is met. The existing front façade is asymmetrical with an off-center entry and an irregular fenestration pattern. The proposed alterations on the front façade will help create a more balanced appearance by centering the front entrance and removing the awkwardly placed window and shutters.

Standard 3 – Proportion of Openings.
This standard is generally met. The existing windows on the house are mostly double casement windows that are vertically oriented with narrow proportions. As noted above, all the existing windows will be removed. The new windows on the home are comprised of both single and double casement style windows with some groupings of two or three windows. The garage also reflects a combination of single and double casement windows. The new single casement windows are more of a square shape, with square proportions of glass as opposed to the more vertical, narrow proportions of the existing windows.

As currently proposed, viewing the garage from the exterior, particularly on the west elevation, it appears that the space above the windows on the first level to the roof is somewhat large. Taller windows or raising the height of the windows should be considered to reduce the large solid area above the windows.

- Staff recommends that the replacement windows around the house more closely follow the style and proportions of the existing windows.
- Staff recommends consistency of the windows across all the elevations of the home and garage.
- Staff recommends further study of the overall height of the windows and/or height at which the windows are placed on the garage in an effort to reduce the large space between the top of the windows and the roof and improve upon the proportions.

Standard 4 – Rhythm of Solids to Voids.
This standard is generally met. The rhythm of solids to voids around the home and garage is generally maintained except for the area above the windows on the garage noted above.

Standard 5 – Rhythm of Spacing on the Street.
This standard is met. The proposed addition and detached garage are setback from the street and do not impact the rhythm of spacing as perceived from the streetscape.

Standard 6 – Rhythm of Entrance Porches.
This standard is met. The existing front entrance presents an off-center entry door and an oversized hip roof that does not appear consistent with the style and proportions of the existing home. The proposed modifications to the front entrance will result in an elevation that is more compatible with the style of the home and improve the overall appearance of the front elevation.

Standard 7 – Relationship of Materials and Textures.
This standard is met. The materials for the proposed addition and garage are compatible with the existing house. The addition and garage will have wood horizontal siding, and wood trim, fascia and soffits. The main roof forms on the addition and garage are asphalt shingle to match the existing

roof on the home and the smaller roof forms are copper. The windows will be aluminum clad wood windows with interior and exterior muntins. The garage doors will be wood. The new gutters and downspouts are aluminum.

Standard 8 – Roof shapes.
This standard is met. The roof on the two-story addition is a gable roof with an 8:12 pitch to match the main roof form on the existing home. The main roof forms on the garage are also gable style roofs with an 8:12 pitch. The shed dormer on the garage has a 3:12 pitch to match the shed roof element on the rear elevation of the existing home.

Standard 9 – Walls of continuity.
This standard is generally met. The proposed addition and garage follows the overall style, materials, detailing and character of the existing residence. With some refinements to the style and proportions of the openings on the house and garage as mentioned above, the overall appearance of the home can present a more cohesive composition than as currently presented.

Standard 10 – Scale.
This standard is met. The project as proposed complies with the building scale requirements. After deducting the area of the access easement and the area of non-table land, that is land on which the slope exceeds 10 percent, the property totals 20,892 square feet. A residence of up to 4,045 square feet is permitted on the property. In addition, design elements totaling 404 square feet and a garage allowance of 600 square feet are available. The existing home with the proposed two-story addition totals 3,370 square feet. The proposed detached garage is 1,103 square feet and exceeds the 600 square foot garage allowance by 503 square feet; the excess square footage of the garage is included in the overall square footage of the house. The residence and detached garage as proposed totals 3,873 square feet and is 4 percent under the maximum allowable square footage for the property.

Standard 11 – Directional Expression of Front Elevation.
This standard is met. The proposed addition is located entirely behind the mass of the existing home and does not alter the directional expression of the front façade.

Standard 12 – Preservation of Historic Material.
This standard is generally met. The existing windows are in significant disrepair and are proposed to be removed. The existing shutters will also be removed. It is not clear if the shutters are original to the home. Some of the locations of the windows suggest that shutters may not have been original to the design of the home.

The existing hip roof on the front entrance of the home also does not appear to be original to the home because of its oversized appearance and proportions compared to the rest of the home. Based on the original drawings of 460 Washington Road and the similarities between the homes at 420 and 460 Washington Road, it is possible that the original front entrance may have looked different than it does today.

Standard 13 – Preservation of Natural Resources.
This standard is met. The location of the proposed addition, garage and new hardscaped areas will not require the removal of any trees on the site.
The petitioner provided a conceptual landscape plan which is included in the Commission's packet. The plan reflects extensive landscaping planned across the site. The plan reflects a number of

evergreen trees including Spruce, Yew and Arborvitae. The plan also reflects many ornamental type trees and shrubs including Serviceberry and Dogwood trees and varieties of hydrangea and viburnum.

Standard 14 – Compatibility.
This standard is generally met. The proposed materials, detailing and massing of the addition and garage are generally compatible with the existing residence. Some refinements as discussed above will help to make the addition, garage and proposed alterations more fully compatible with the character of the existing residence.

Standard 15 – Repair to Deteriorated Features.
This standard is met. According to information provided by the petitioner's statement of intent repairs will be made to deteriorated features as needed.

Standard 16 – Surface Cleaning.
This standard is not applicable to this request.

Standard 17 – Integrity of Historic Property.
This standard can be met. The integrity of the existing residence is not threatened by the proposed addition, garage or exterior alterations. The addition and garage are designed in a manner that is consistent with the character of the existing home. As noted above, some modifications to the openings will further enhance the appearance of the home and preserve its historic integrity. The addition, garage and exterior 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 Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, staff received a phone call and letter from the property owner to the south. The letter is included in the Commission's packet.

RECOMMENDATION

Recommend approval of a Certificate of Appropriateness for construction of a three car detached garage, a two-story rear addition, associated exterior alterations and landscape enhancements to the residence at 420 Washington Road subject to the following conditions of approval.

1. Conduct further study and refinement of the following:
    a. Proportions and style of the windows in an effort to present a more cohesive appearance across all the elevations of the home and garage and greater consistency with the style and form of the existing windows.
    b. The height of the windows and/or the height at which the windows are placed on the garage in an effort to reduce the large space between the top of the windows and the roof.

2. Plans submitted for permit must reflect the changes detailed above. If any additional modifications are made to the plans in response to Commission direction or as a result of the comments above, plans clearly detailing the areas of change must be included in the

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.

3. Prior to the issuance of a building permit, a plan to protect trees, vegetation and the ravine during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.

4. A final landscape plan, subject to the review and approval of the City's Certified Arborist, shall be submitted prior to the rough framing inspection. If it is determined that trees on the property are negatively impacted by the construction of the garage or the regrading proposed for the property, replacement inches shall be determined by staff and shall be clearly reflected on the landscape plan.

5. Details of all 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. All exterior lights must be set on timers to turn off no later than 11 p.m. except for lights with motion detector sensors.

6. 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 during construction. The petitioner is directed to coordinate with the homeowners who share the private driveway around access and responsibility for maintenance, repairs or resurfacing during and after construction.

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

Address **420 Washington Road** Owner(s) **Erik Wisch and Deborah Kiersch**

Architect **Erik Wisch, builder** Reviewed by: Jen Baehr

Date **10/28/2020**

Lot Area **20892** sq. ft.

Square Footage of Existing Residence:

1st floor **1362** + 2nd floor **1258** + 3rd floor **352** = **2972** sq. ft.

Design Element Allowance = **404** sq. ft.

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

Garage **432** sf actual ; **600** sf allowance *Excess* = **0** sq. ft.

Garage Width **20** ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = **0** sq. ft.

Accessory buildings = **0** sq. ft.

Total Square Footage of Existing Residence = **2972** sq. ft.

Square Footage of Proposed Additions:

1st floor **178** + 2nd floor **220** + 3rd floor **0** = **398** sq. ft.

New Garage Area **1103** sq. ft. **600** sf allowance *Excess* = **503** sq. ft.

New Design Elements **31** sq. ft. **404** sf allowance *Excess* = **0** sq. ft.

TOTAL SQUARE FOOTAGE = **3873** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = **4045** sq. ft.

DIFFERENTIAL = **-171** sq. ft. **Under Maximum**

NET RESULT:

171 sq. ft. is

4% under the Max. allowed

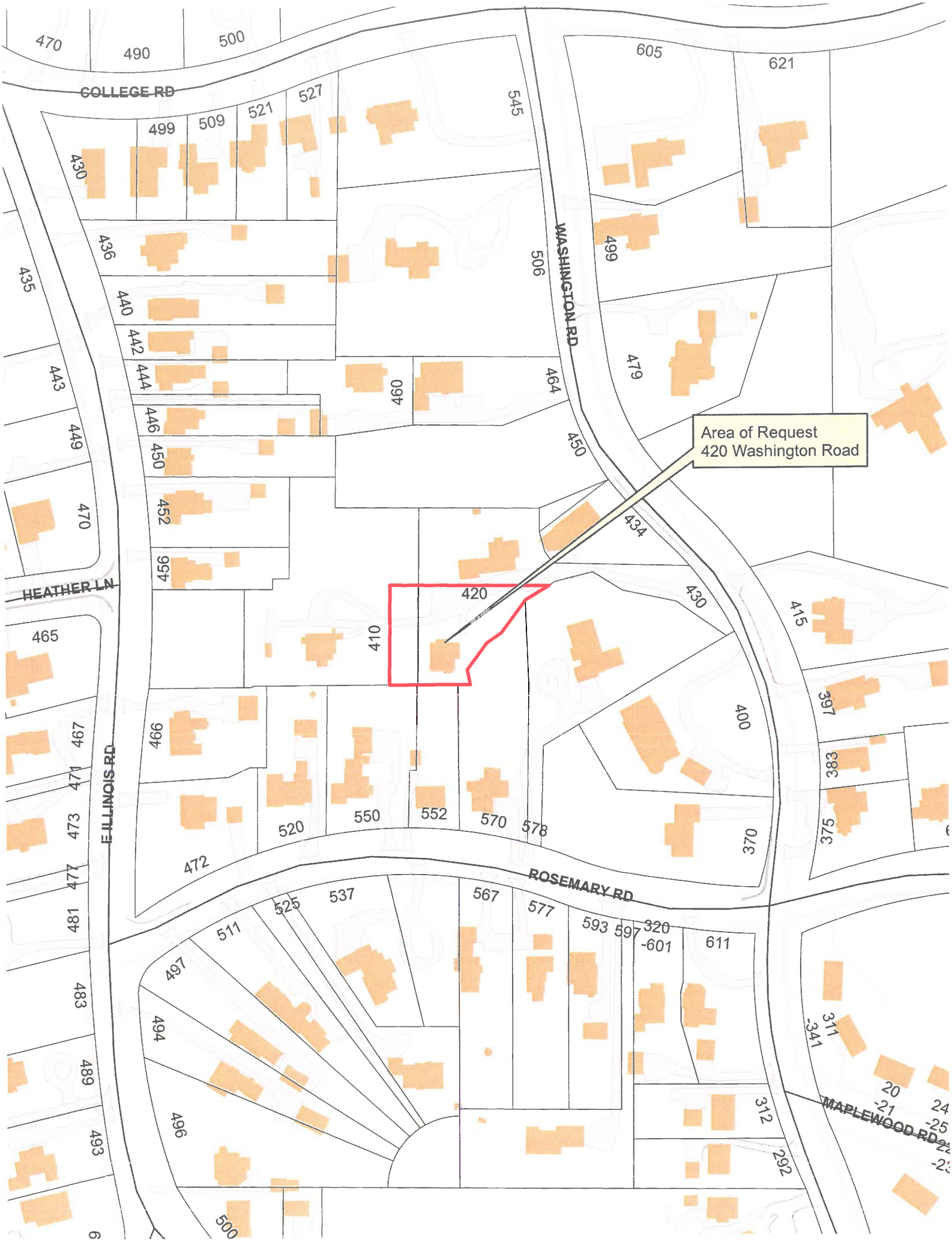
Allowable Height: **35** ft. Actual Height: 39'-10" (existing house from lowest point of adjacent existing grade)

DESIGN ELEMENT EXEMPTIONS

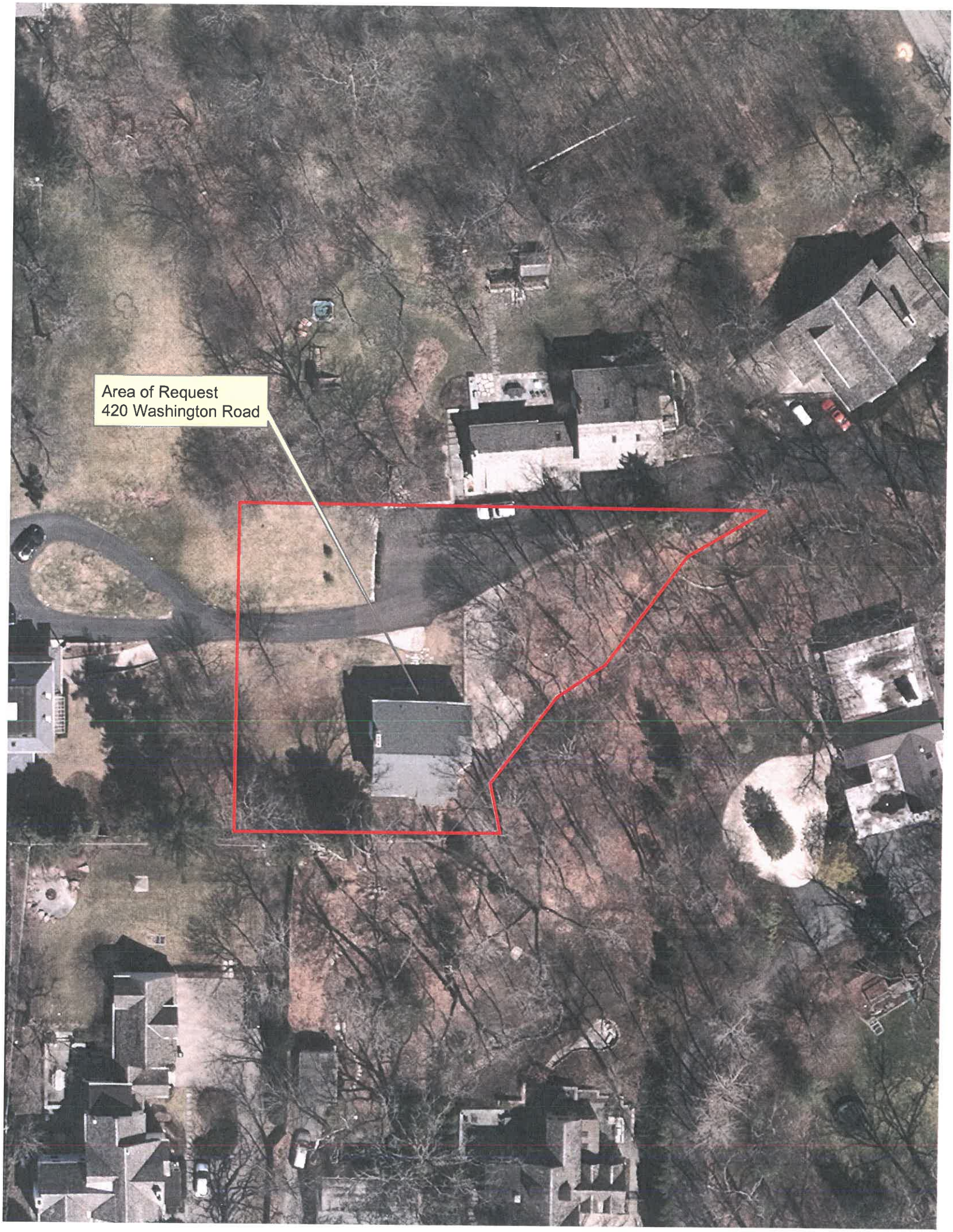
Design Element Allowance: **404** sq. ft.

Front & Side Porches = **0** sq. ft.
Rear & Side Screen Porches = **0** sq. ft.
Covered Entries = **31** 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 = **0** sq. ft. **Excess Design Elements =** **0** sq. ft.


Area of Request
420 Washington Road
COLLEGE RD
WASHINGTON RD
HEATHER LN
ILLINOIS RD
ROSEMARY RD
MAPLEWOOD RD
420
410
434
450
506
460
464
545
605
621
499
479
415
430
400
397
383
375
370
578
570
552
550
520
472
494
496
497
511
525
537
567
577
593
597
320
-601
611
312
292
311
-341
20
-21
24
-25
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Area of Request
420 Washington Road


Area of Request
420 Washington Road

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

PROJECT ADDRESS 420 Washington Road, Lake Forest

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☐ New Residence	☐ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☒ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ 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

Erik Wisch & Deborah Kierach
Owner of Property

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

Park Ridge IL 60068
City, State and Zip Code

312 622-7400 / 312 208-9199
Phone Number *Fax Number*

countryhouse420@gmail.com
Email Address

dkierach@nuteberkus.com

Erik C Wisch
Owner's Signature

ARCHITECT/BUILDER INFORMATION

GC
Erik Wisch - Builder Owner
Name and Title of Person Presenting Project

Architect - Lucchese & Assoc.
Name of Firm

812 W Van Buren
Street Address

Elmhurst IL 60126
City, State and Zip Code

Phone Number *Fax Number*

Email Address

Erik C Wisch
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

Statement of Intent

Through collaboration and dedication, we strive to restore our home with both timeless classic tradition and inspired new life. Our restoration of 420 Washington Road will continue the original spirit of historic Brownsville and preserve its unique charm.

Our goal is to restore the Arts & Crafts Cottage back to its simplicity, and allow the subtle Arts & Crafts details of its original architecture to shine through. Exterior Gas Lanterns by artisans in New Orleans and other commissioned items will be incorporated to follow the true spirit of the Arts and Crafts Movement, to revive handicrafts. The neutral color palette and simple details will highlight the Ravine as a natural architectural element.

We also propose to construct a new detached garage with a home office space above. The garage will be nestled among the mature trees almost as if it has been there since inception. The detached home office will allow us to leave the office behind, turn off technology, and enjoy family and friends. It will also chronicle the importance of the home office in 2020 combining the natural balance of historic charm and function of modern lifestyle.

Special Note: 420 Washington Road has not been lived in for over 30 years, it has been through many freeze/thaw cycles without temperature regulation and utilities. However, much care was taken to protect the home, and with the proper structural and design principles it can be restored to contribute to the historic beauty of Lake Forest.

Proposed Projects

1. Comprehensive Restoration of Existing Home
2. Rear 2 Story Addition to incorporate a first floor Powder Room/Mudroom and expand the second floor to include a Master Bathroom
3. Finish Attic for Additional Living Space
4. Construct a Detached 3 Car Garage with Home Office
5. Restoration of Ravine

1) Height
The height of the home will not be increased, the addition at the rear will sit lower than the house and the gable roof will naturally flow into the house

2) Proportion of the Front Facade.
The front facade will be altered slightly to restore the front entry to a natural elevation noted from the historical set of plans at 460 Washington Road - a twin like house. An overhang with Triangular braced supports or trellised like rafter ends will be adapted for an additional layer to craftsman style home. These slight alterations are visually compatible with the neighboring properties.

3) Proportion of Openings
Although all the windows and doors will be replaced, the proportion of the window and door openings will remain consistent with the existing home.

4) Rhythm of Solids to Voids in Front Facades.
The proposed changes to the home maintain the relationship of solid and voids consistently with the neighboring properties.

5)Rhythm of Spacing and Structures on Streets.
The site plan has been developed to best maintain the Rhythm of spacing of structure on the street/private drive.

6)Rhythm of Entrance Porches
We believe the details proposed for the front entry visually complement the surrounding properties while returning the original vision of the entrance to its true form.

7) Relationship of Materials and Texture.
Matching materials will be used for the proposed rear addition and garage, which will ensure the structures look original. Replacement windows will be high quality interior and exterior SDL to emulate existing window patterns.

8) Roof Shape
The Addition Roof and Garage Roof match the 8/12 pitch on the original home. The proposed shed style dormer on the garage maintains the low pitch roofline similar to the homes bump out niche on the south elevation, and consistent with craftsman style homes.

9) Wall of Continuity
The proposed landscape plan will visually develop the unique lot shape and restore the ravine properly.

10)Scale of Structure
420 Washington Road is hidden from Washington Road proper. As you approach 420 from a private drive, you pass directly by 430 and 434, both which have 4 stories exposed to the private drive (ground level, 1st floor, 2nd floor and attic). As you continue to our home, you are greeted with our east elevation, which is approximately 38+/- feet. Our home and garage is scaled nicely in relationship to our Brownsville neighbors and the surrounding properties.

11)Direction Expression of Front Elevation.
We are not altering the direction of the front elevation, our site and landscape plan will lead you up to the front entrance but also visually consider the east elevation and ravine.

12) Preserving Distinguishing Features
We have worked hard to develop a site plan that best preserves the historic footprint of the home and naturally sets the detached garage on the lot. A simple design aesthetic will be followed to honor the original cottage architecture.

13) Protection of Resources. We are committed to going above and beyond to protect the natural resources and elements on the property, and believe we are surrounding ourselves with the best professionals to help guide us. This includes an extensive plan to preserve and protect the existing trees and restore the unmaintained shallow ravine.

14) The proposed detached garage will be built with the same architectural details as the historic home. Its location has been chosen to feel natural to the site.

15) We are committed to repairing and reusing deteriorated features when possible, however the home has been vacant for decades so many features are not viable.

16) All elements will be cleaned properly and in a gentle manner.

17) The proposed addition to the home will be tucked behind the home, and if ever removed will not alter the true historic nature of the original cottage.

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

Chimney Material

- [x] Brick - existing
- [ ] Stone
- [ ] Stucco
- [ ] Other _____

Roofing

Primary Roof Material

- [ ] Wood Shingles
- [ ] Wood Shakes
- [ ] Slate
- [ ] Clay Tile
- [ ] Composition Shingles - Asphalt
- [ ] Sheet Metal _____
- [ ] Other _____

Flashing Material

- [x] ~~Copper~~ new
- [x] Other Aluminum
- [ ] Sheet Metal

Color of Material Match existing House · Certainteed Landmark Designer

Gutters and Downspouts

- [ ] Copper
- [x] Aluminum
- [ ] Other _____

Driveway Material

- [x] Asphalt
- [ ] Poured Concrete
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Crushed Stone
- [x] Other pea gravel chip & seal drive court

Terraces and Patios

- [ ] Bluestone
- [ ] Brick Pavers
- [ ] Concrete Pavers
- [ ] Poured Concrete
- [x] Other wood deck

THE CITY OF LAKE FOREST

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 White

Foundation Material

Exposed Foundation Material Block

_____

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 - White
- ☐ Other _____

Window Trim

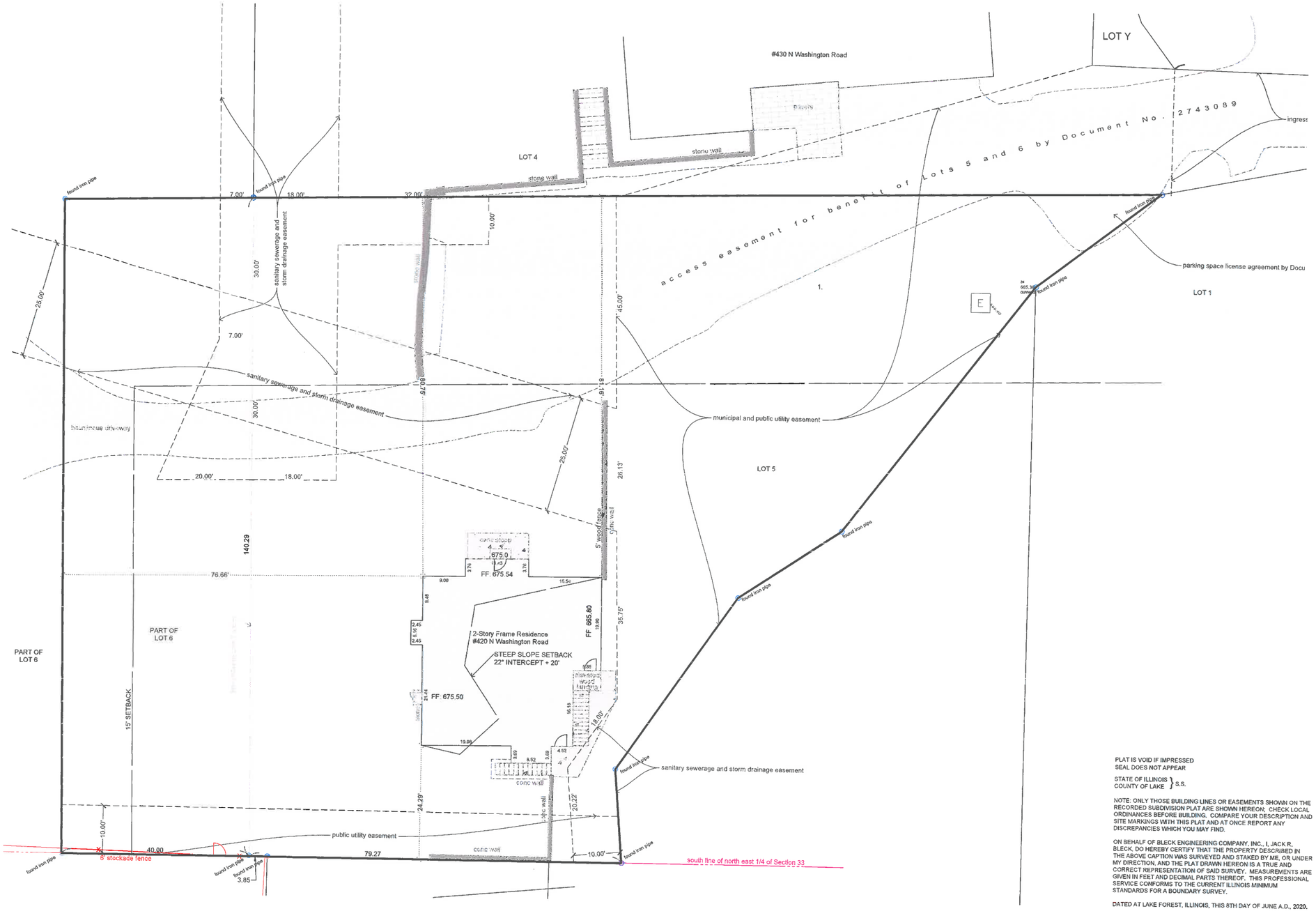
- ☐ Limestone
- ☐ Brick
- ☒ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
- ☐ Other _____

Plat of Survey

LOT 5 IN AILING SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2743088 ON NOVEMBER 23, 1988 IN THE NORTH EAST ¼ OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS.
AND THAT PART OF LOT 6 IN SAID AILING SUBDIVISION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 6; THENCE 0 DEGREES, 33 MINUTES 06 SECONDS WEST (RECORD) NORTH 0 DEGREES 38 MINUTES 42 SECONDS WEST (MEASURE)ALONG THE EAST LINE OF SAID LOT 6, 140.00 FEET (RECORD) 140.03 FEET (MEASURE), MORE OR LESS, TO THE NORTH WEST CORNER OF LOT 5 IN SAID AILING SUBDIVISION; THENCE SOUTH 88 DEGREES 42 MINUTES 50 SECONDS WEST (RECORD) SOUTH 88 DEGREES 52 MINUTES 04 SECONDS WEST (MEASURE) ALONG THE NORTH LINE OF SAID LOT 5 EXTENDED WEST, 40.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE 40.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 6; THENCE SOUTH 0 DEGREES 38 MINUTES 42 SECONDS EAST ALONG SAID LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 6, 139.28 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 6; AND THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST (RECORD) NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST(MEASURE) ALONG SAID LINE OF LOT 6, 40.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOTAL AREA = 23,124 S.F.



PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR

STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 8TH DAY OF JUNE A.D., 2020.

BY _____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

BLECK
engineers | surveyors

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

420 Washington Road

Lake Forest, IL

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

	ISSUED DATE	ISSUED FOR
1	09.02.2020	ZBA / HPC
2	09.22.2020	IMPERVIOUS CALC
3	10.02.2020	GARAGE
4	10.08.2020	CITY COMMENTS

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

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Illinois Professional Design Firm 184.003911

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

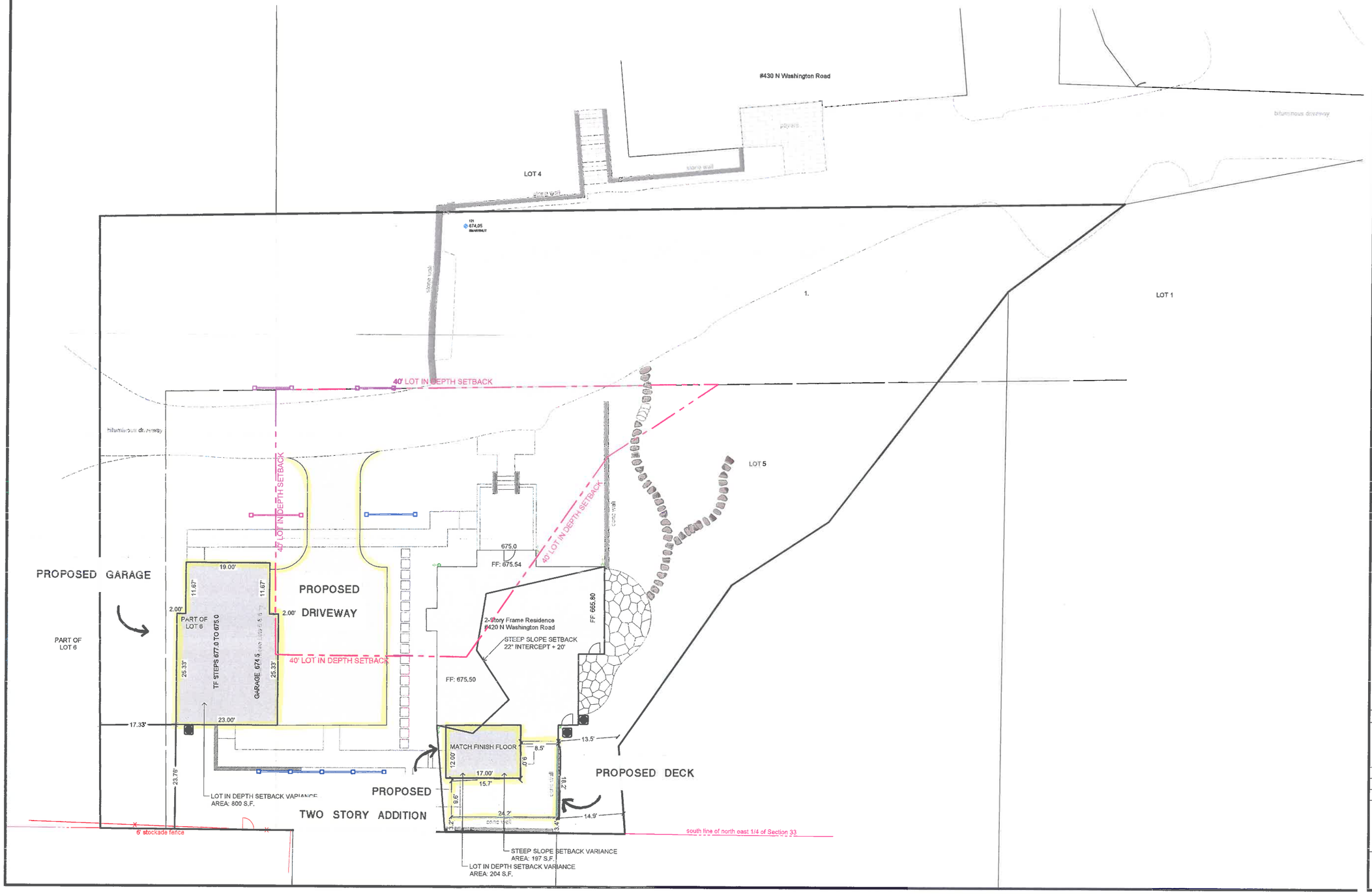
70-1156	Project No.
MB	Drawn By
MGB	Checked By

Drawing No. 3

Drawing Name
PLAT OF SURVEY

PROPOSED SITE PLAN

420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS



BLECK
engineers | surveyors

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

420 Washington Road

Lake Forest, IL

N

0' 5' 10' 20'
Scale 1" = 10'

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

	ISSUED DATE	ISSUED FOR
■	10.08.2020	ZBA / HPC

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
062-046881
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

Michael G. Bleck, PE 10.08.2020

License No. 062.046881 Expires 11/30/21

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Illinois Professional Design Firm 184.005911

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

70-1156	Project No.
MB	Drawn By
MGB	Checked By

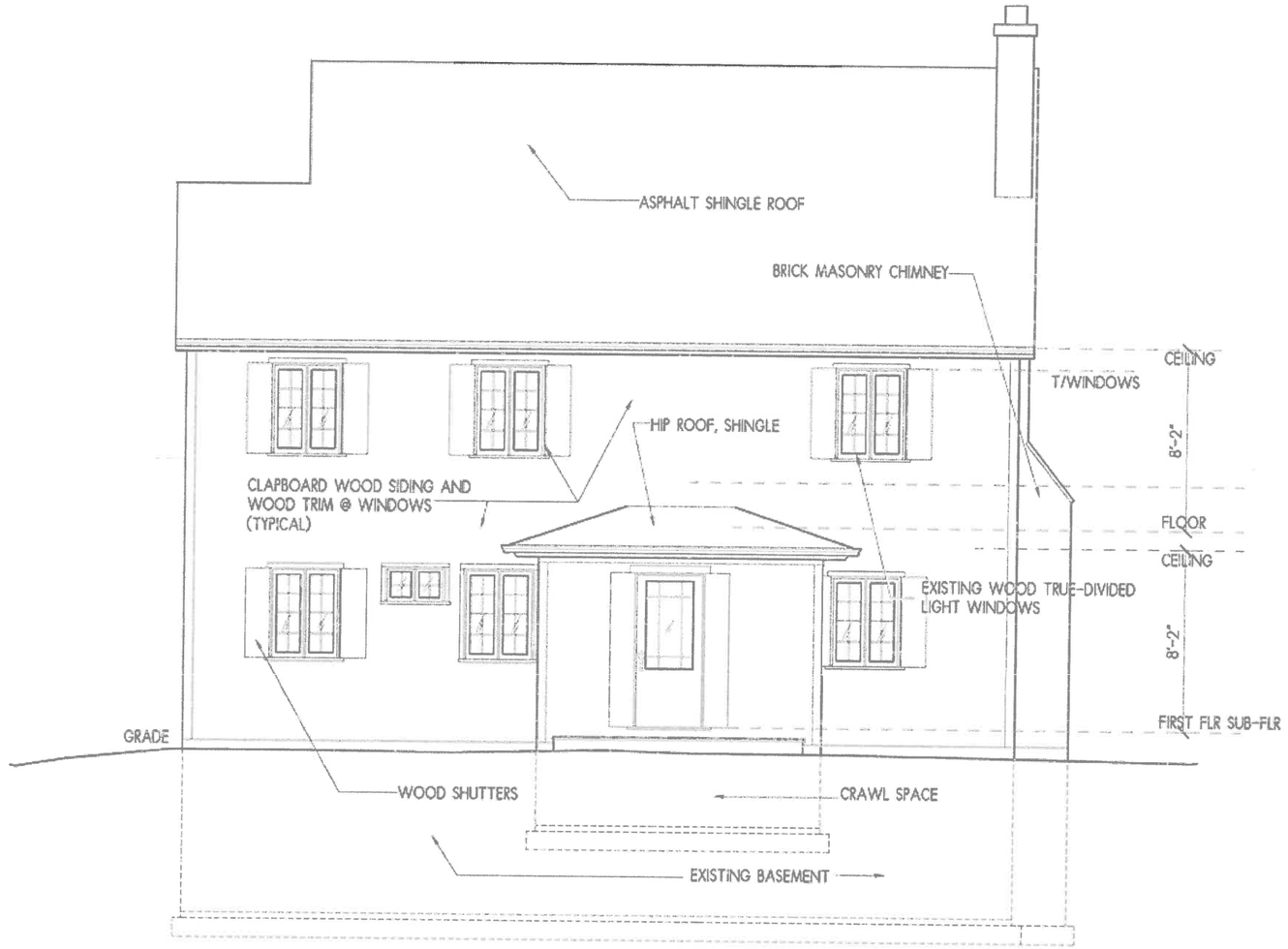
Drawing No.

1

Drawing Name

SETBACK PLAN

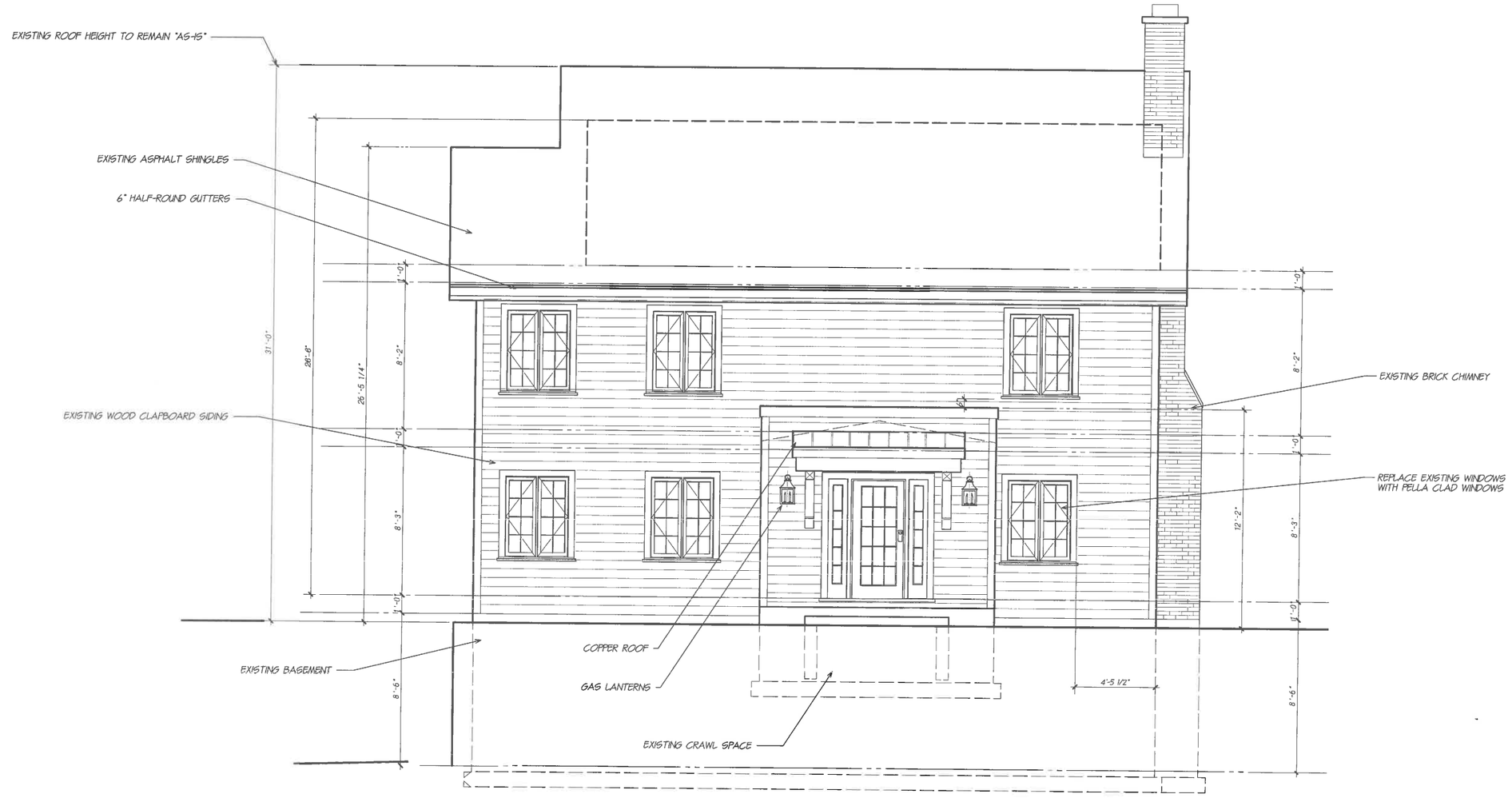
S:\Project Files\70-1156\DWG\70-1156 Plan#1.dwg, 10/9/2020 10:19 PM, Mike Bleck



North Elevation
Existing

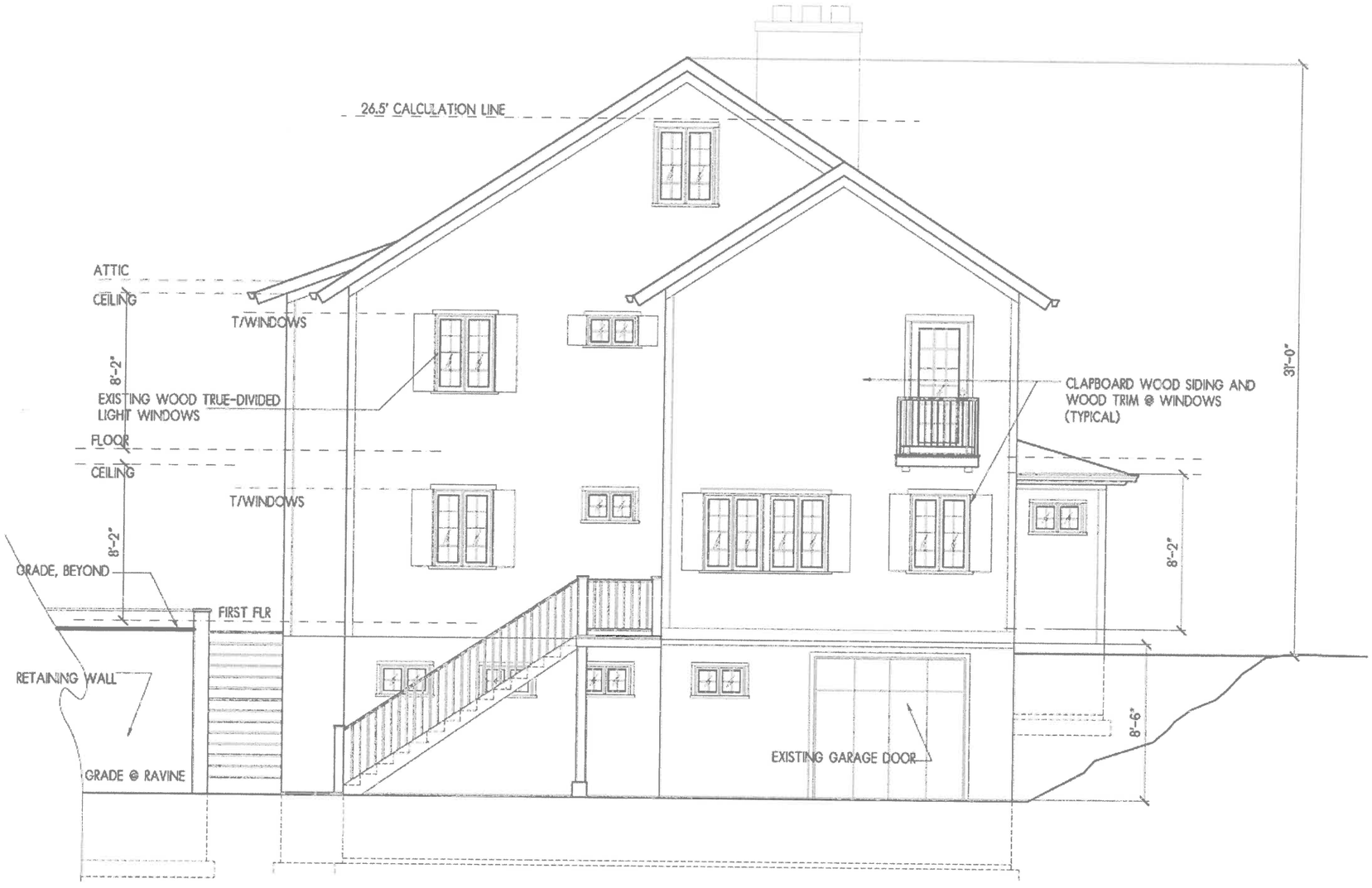
Scale: 1/4" = 1'-0"

PROPOSED NORTH ELEVATION



North Elevation

Scale: 1/4" = 1'-0"



East Elevation
Existing

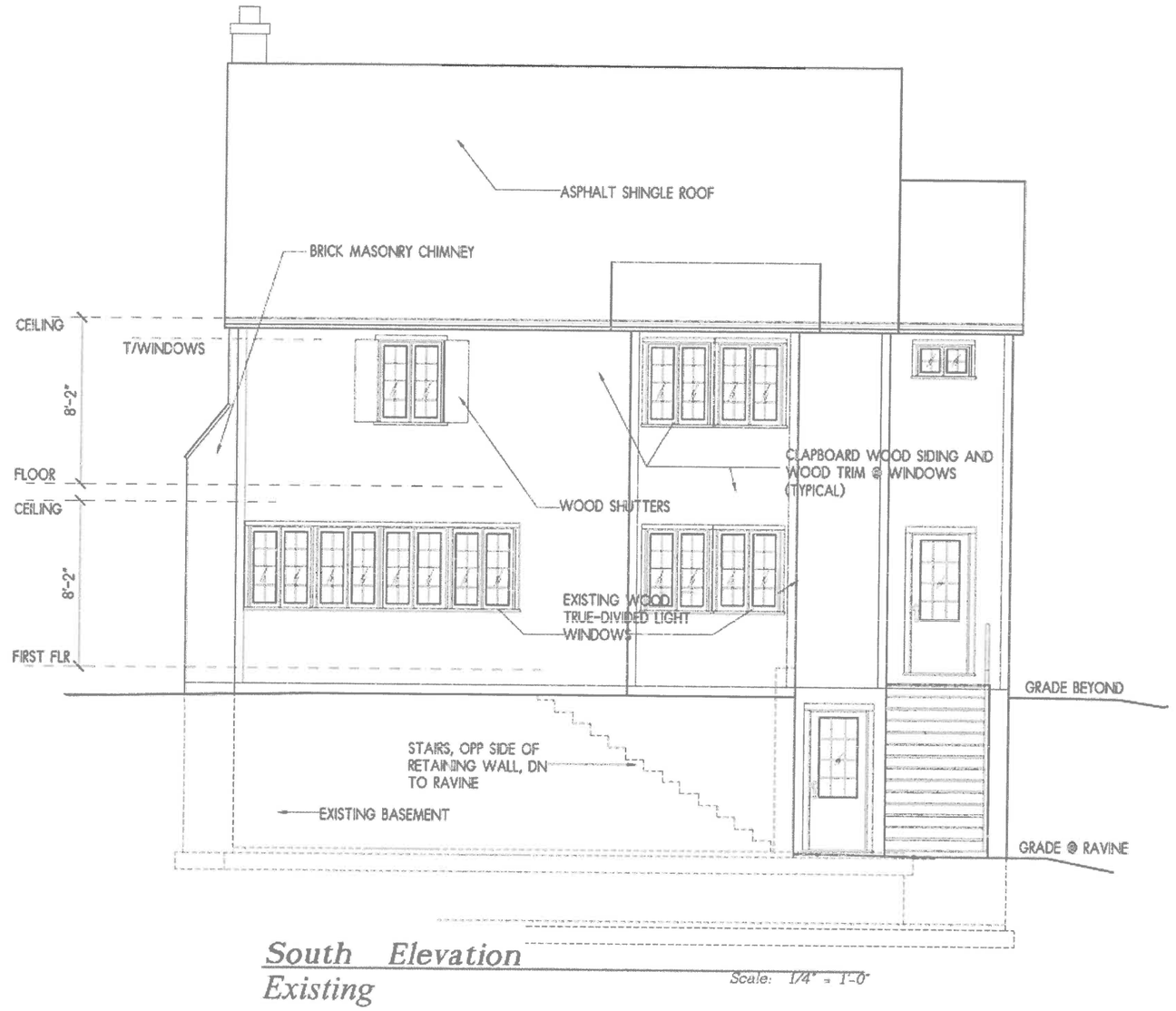
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PROPOSED EAST ELEVATION



East Elevation

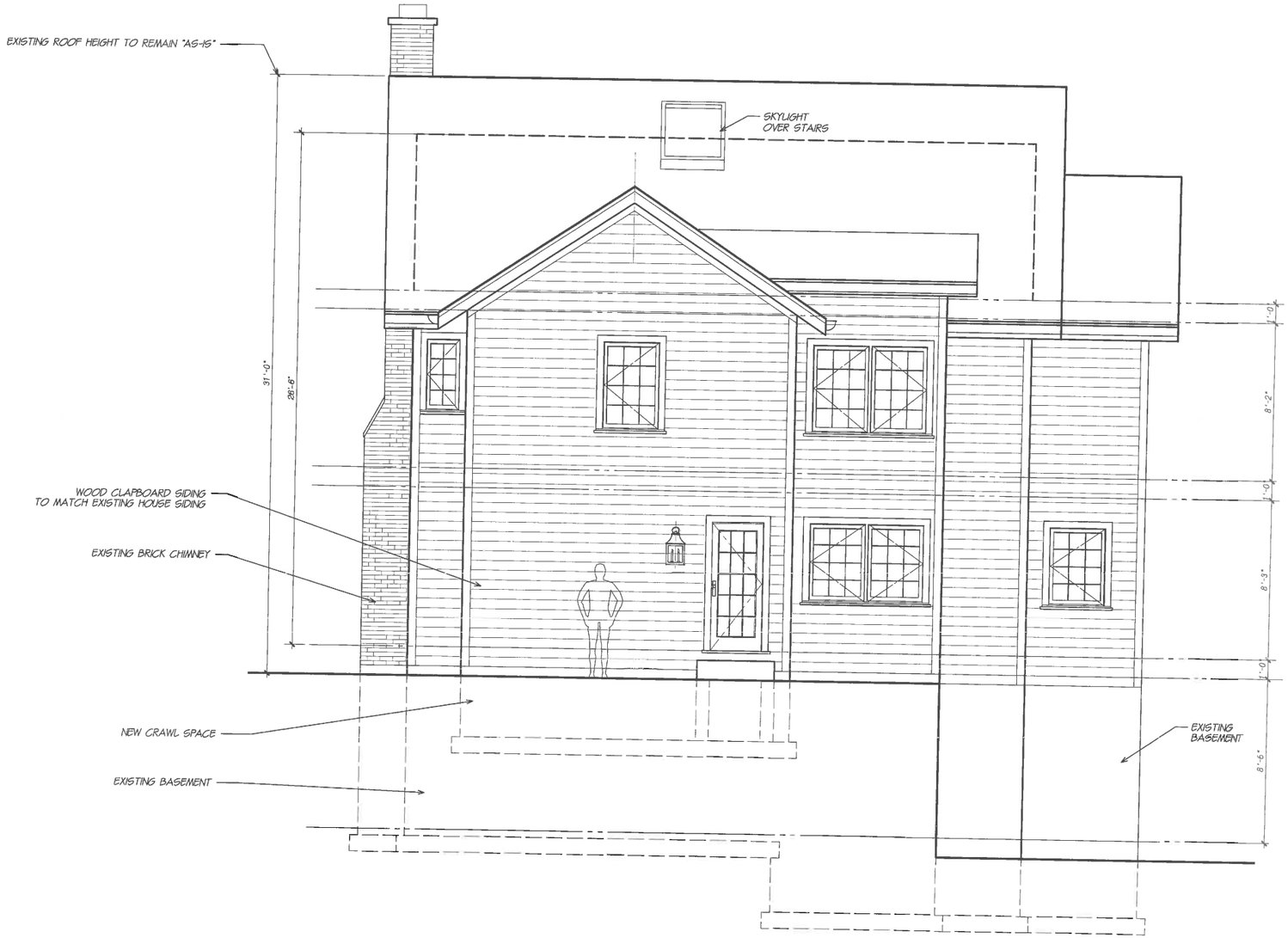
Scale: 1/4" = 1'-0"



South Elevation
Existing

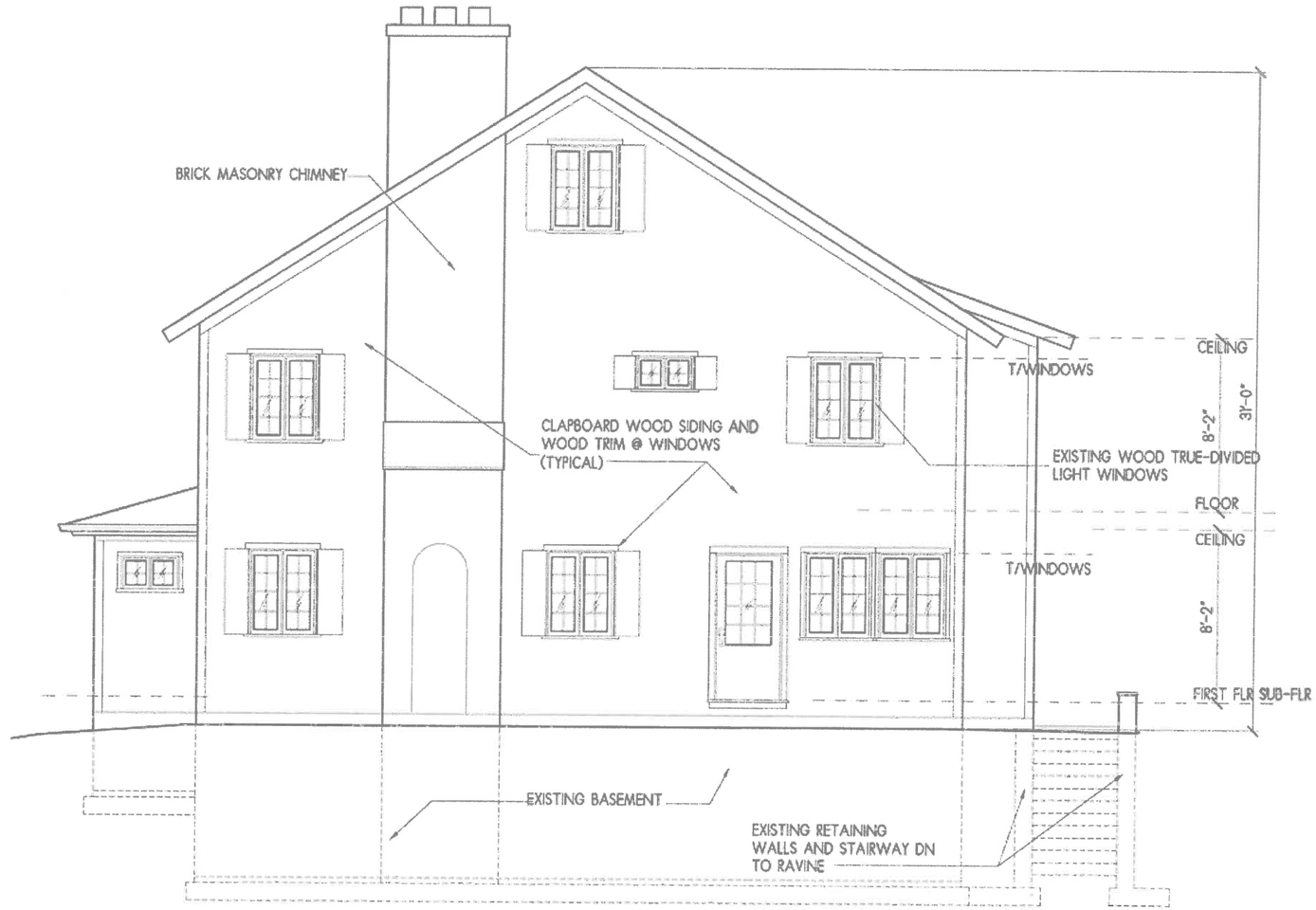
Scale: 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION



South Elevation

Scale: 1/4" = 1'-0"



West Elevation
Existing

Scale: 1/4" = 1'-0"

PROPOSED WEST ELEVATION



West Elevation

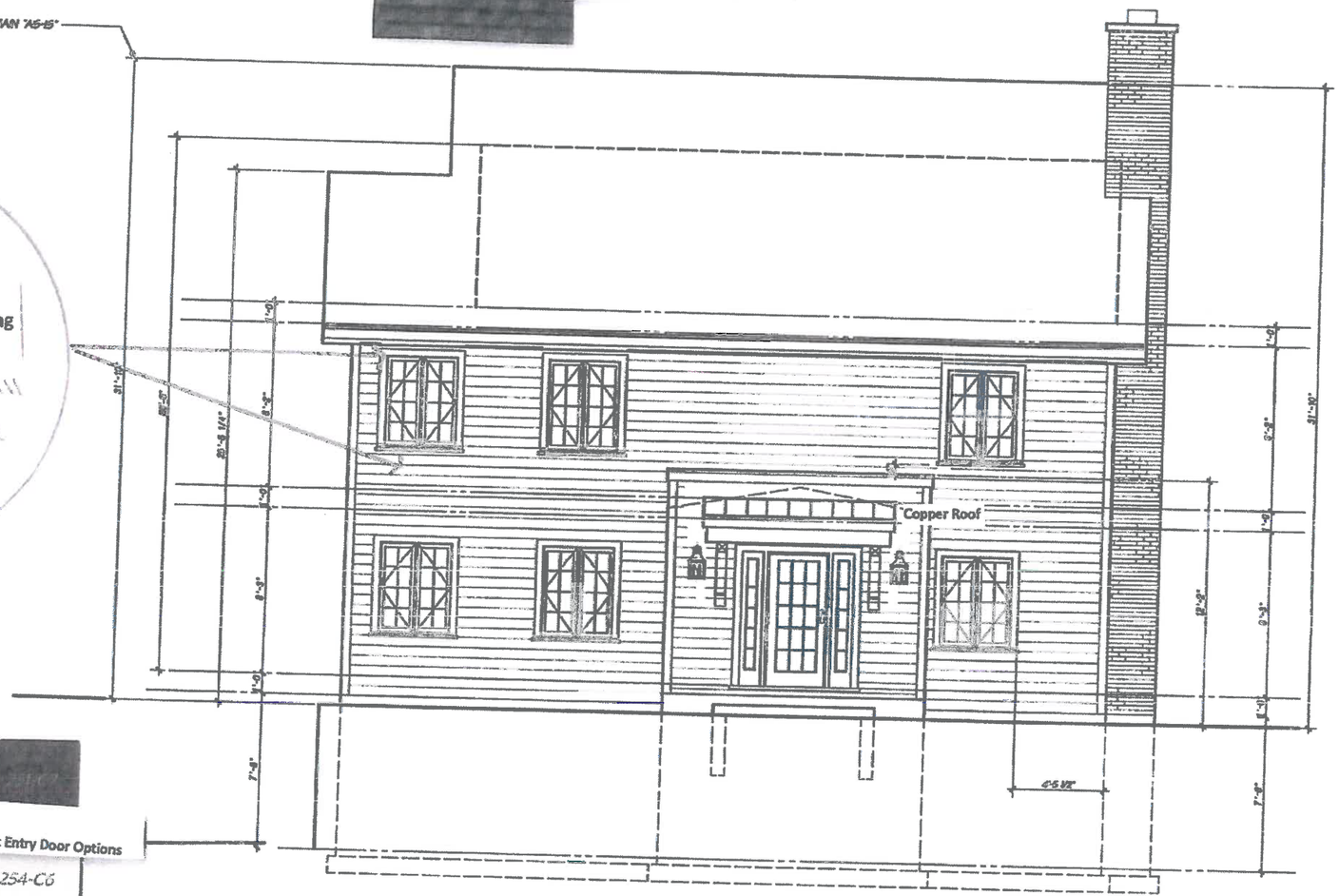
Scale: 1/4" = 1'-0"

Color Palette



Existing CertainTeed Landmark
Asphalt Shingles

EXISTING ROOF HEIGHT TO REMAIN "AS-IS"



White Pella Windows &
White Wood Clapboard Siding

Farrow & Ball
All White
#
5
or Wimborne
White # 239

SW 7069
Iron Ore

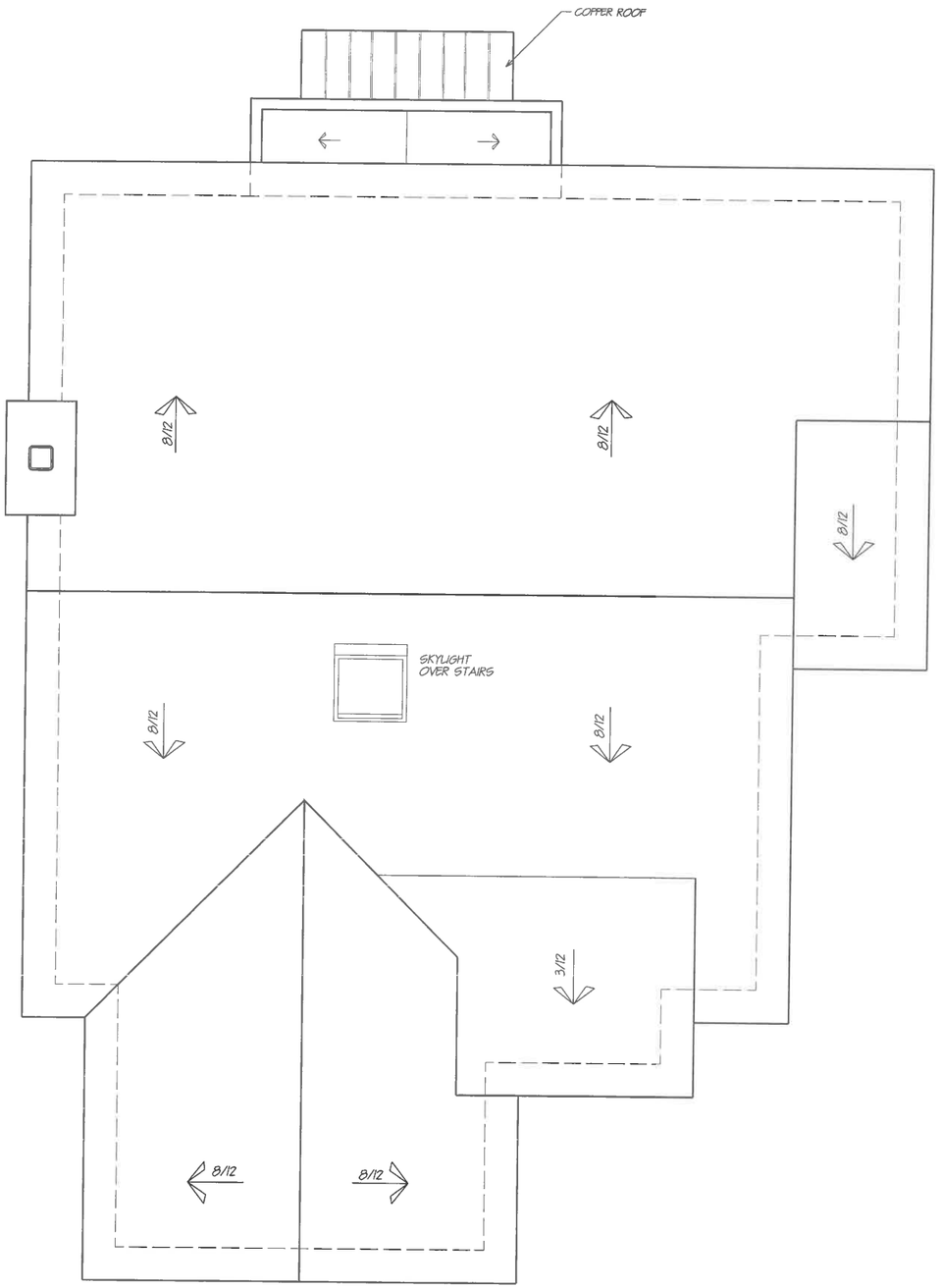
Front Entry Door Options

SW 7011
Natural Choice
254-C6

North Elevation

Scale: 1/4" = 1'-0"

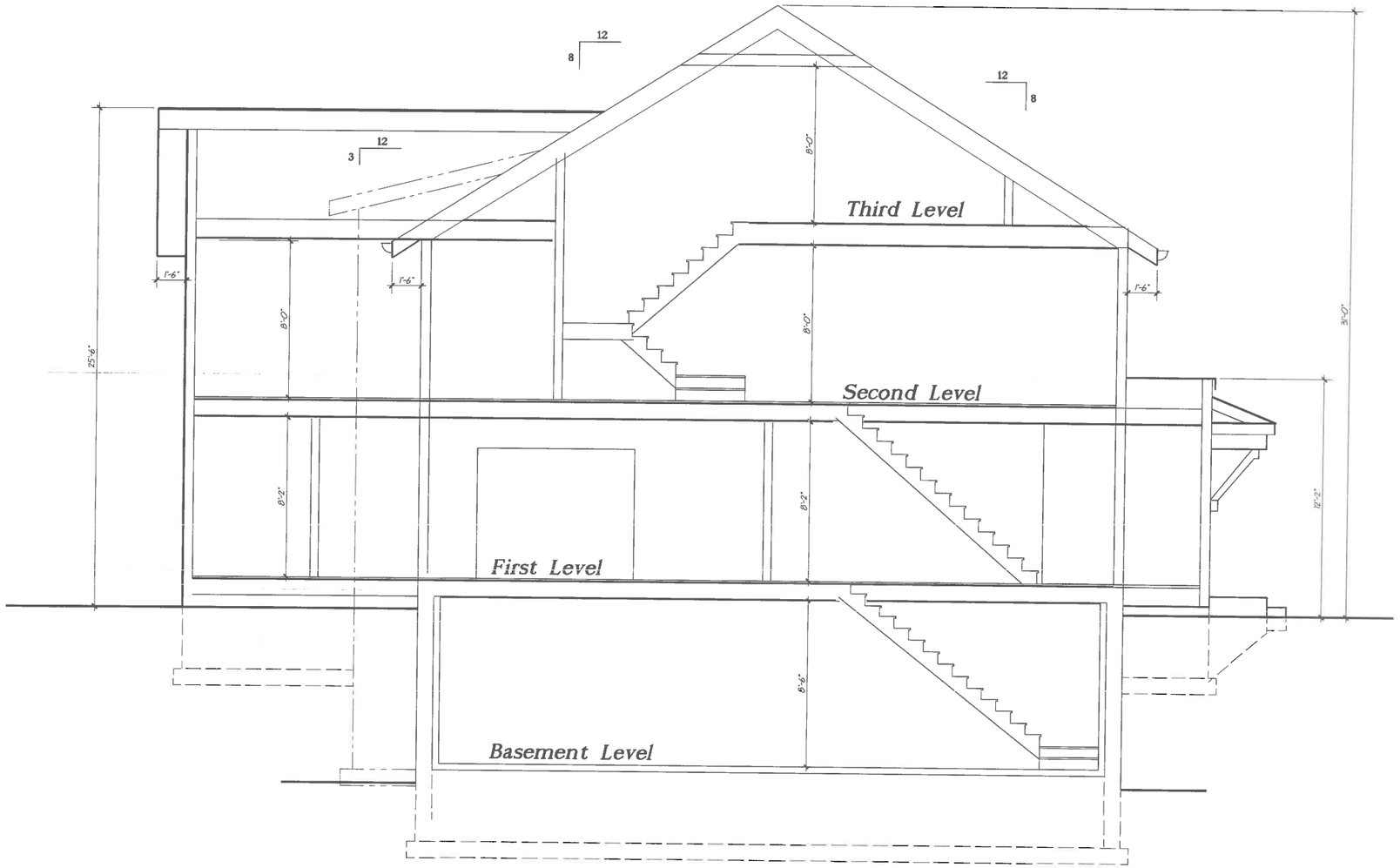
PROPOSED ROOF PLAN



House Roof Plan

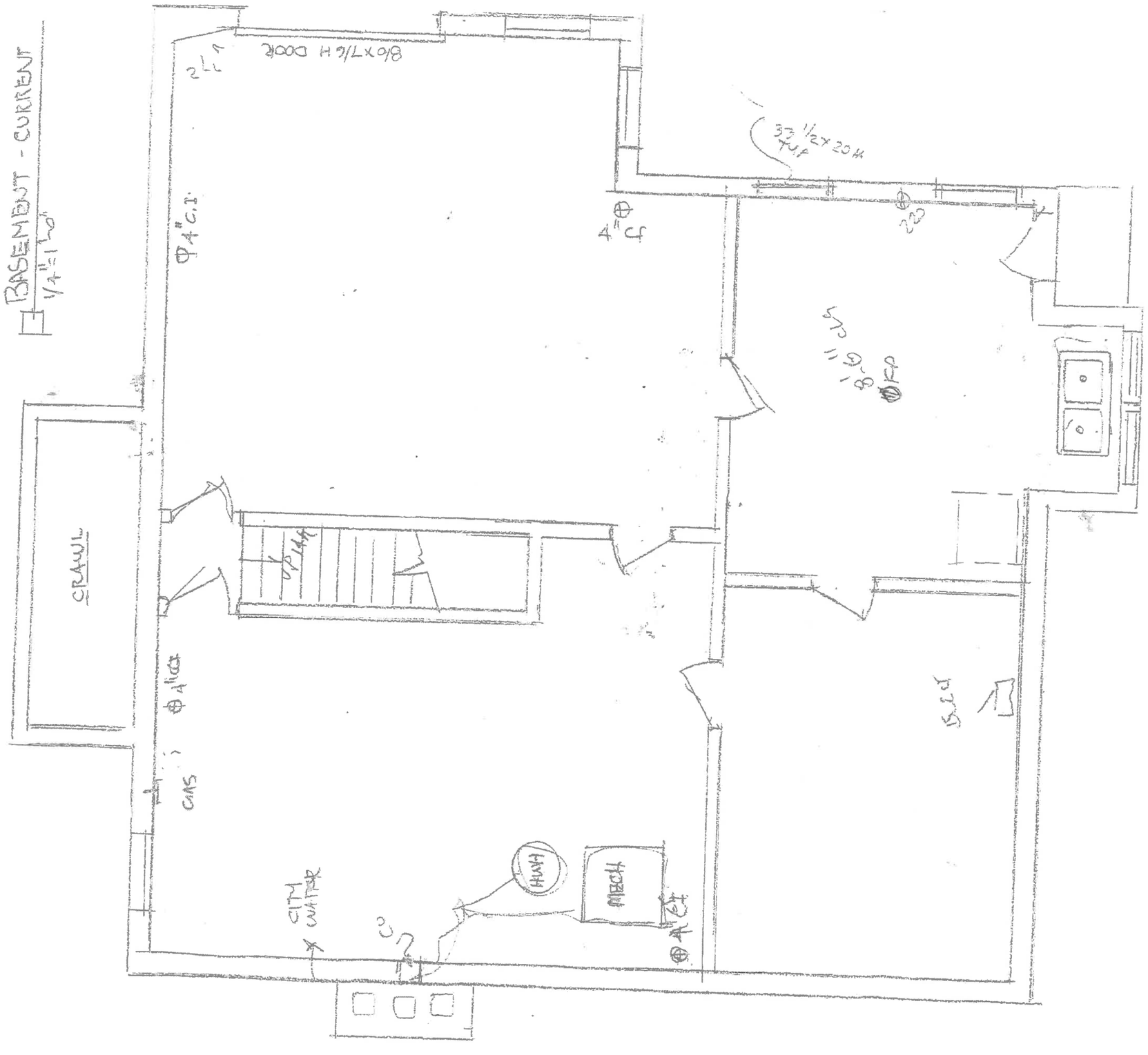
Scale: 1/4" = 1'-0"

PROPOSED BUILDING SECTION



Section Thru Building Front-Back

Scale: 1/4" = 1'-0"


BASEMENT - CURRENT
1/4"=1'-0"
CRAWL
GAS
CITY WATER
HWH
MECH
4=Φ SC
Φ4"C.I.
33 1½"x 20 H
23
15'-8"
13'-4"

EXISTING FIRST FLOOR PLAN

FLOOR ONE
1/4"=1'-0"

420 WASHINGTON RD.
LAKE FOREST, IL 60045

EXISTING SECOND FLOOR PLAN

FLOOR TWO - CURRENT
1/4"=1'-0"

BEDROOM #4

BATH #4

LIGHT WELL

BATH #2

WIC

BEDROOM #1

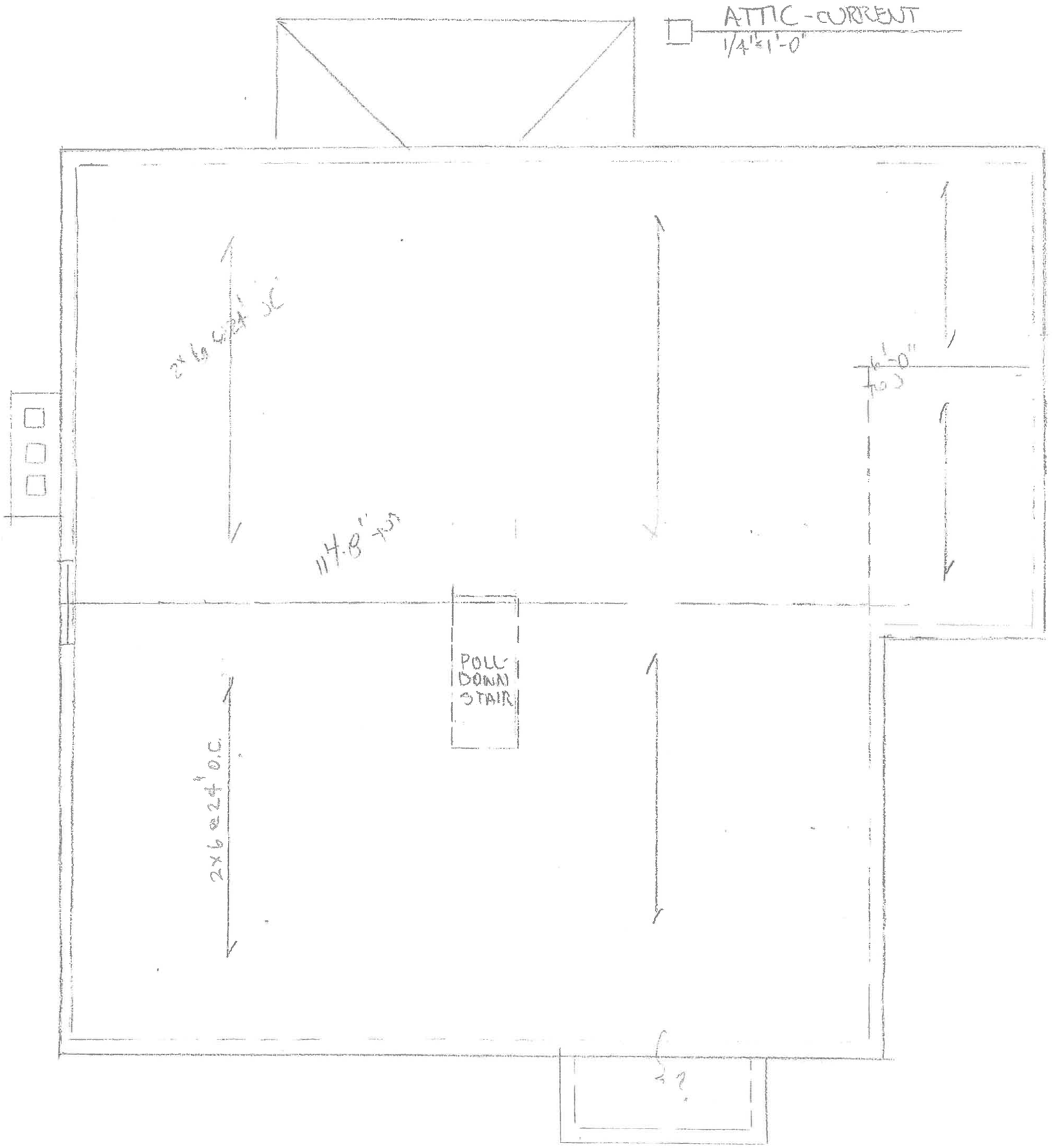
HALL

BEDROOM #2

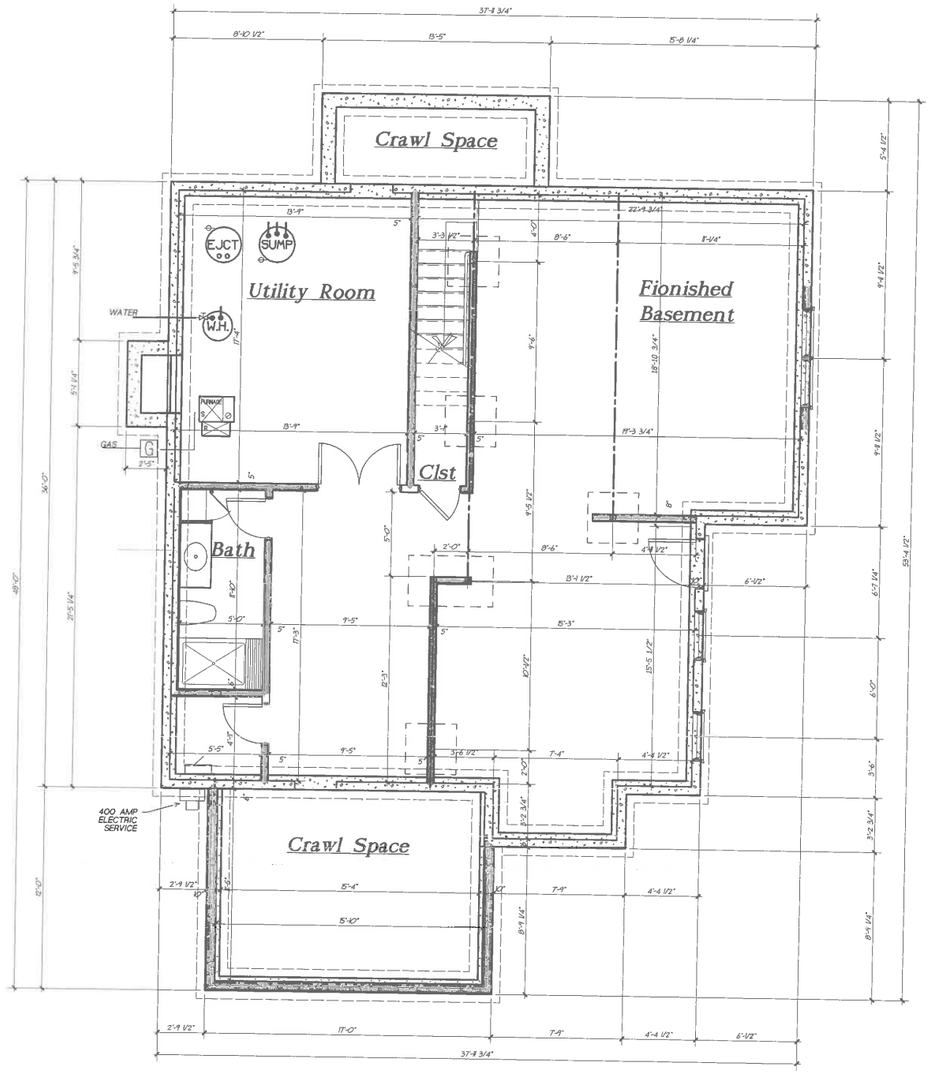
BATH #3

WIC

BEDROOM #3



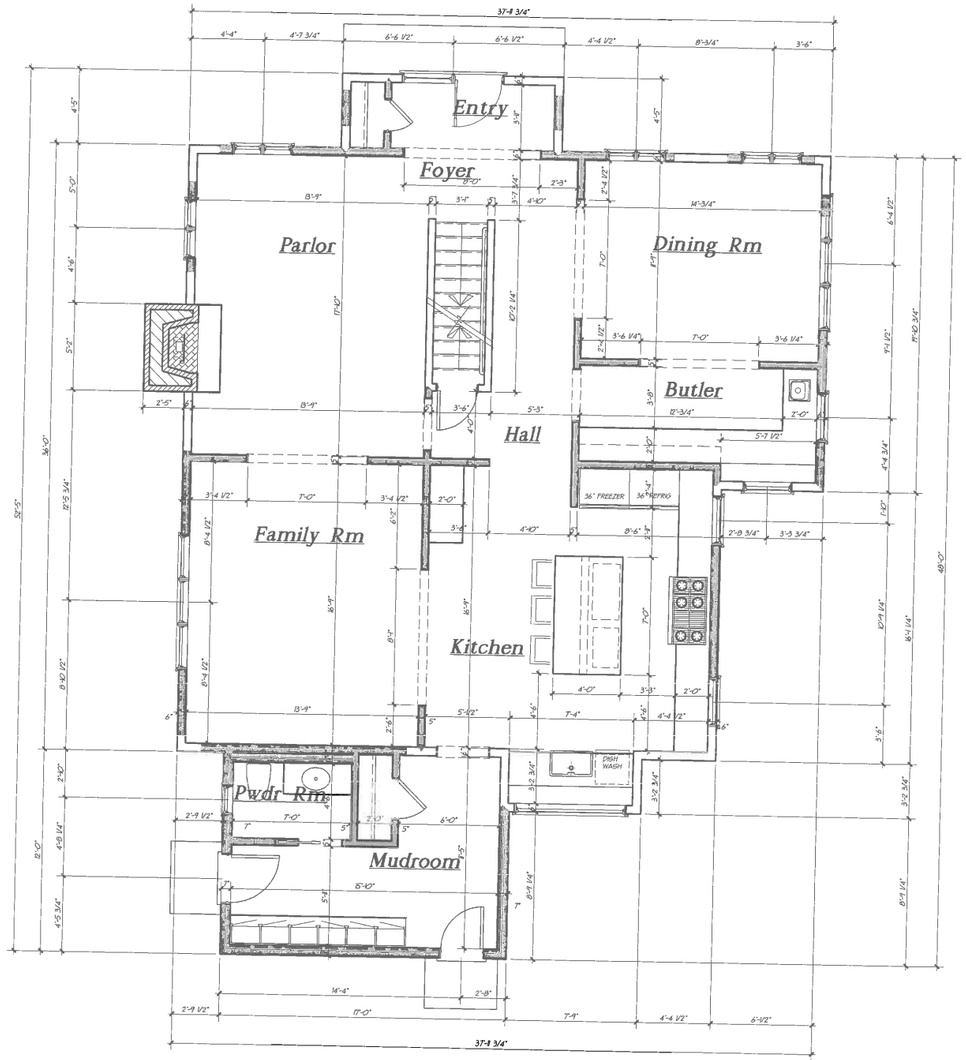
EXISTING ATTIC FLOOR PLAN



Finished Basement Plan

1298 sq.ft.
Does not include Crawl Spaces

Scale: 1/4" = 1'-0"



First Floor Plan

1569 sq.ft.

Scale: 1/4" = 1'-0"

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

No	Date	Issue
1.	09/24/20	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

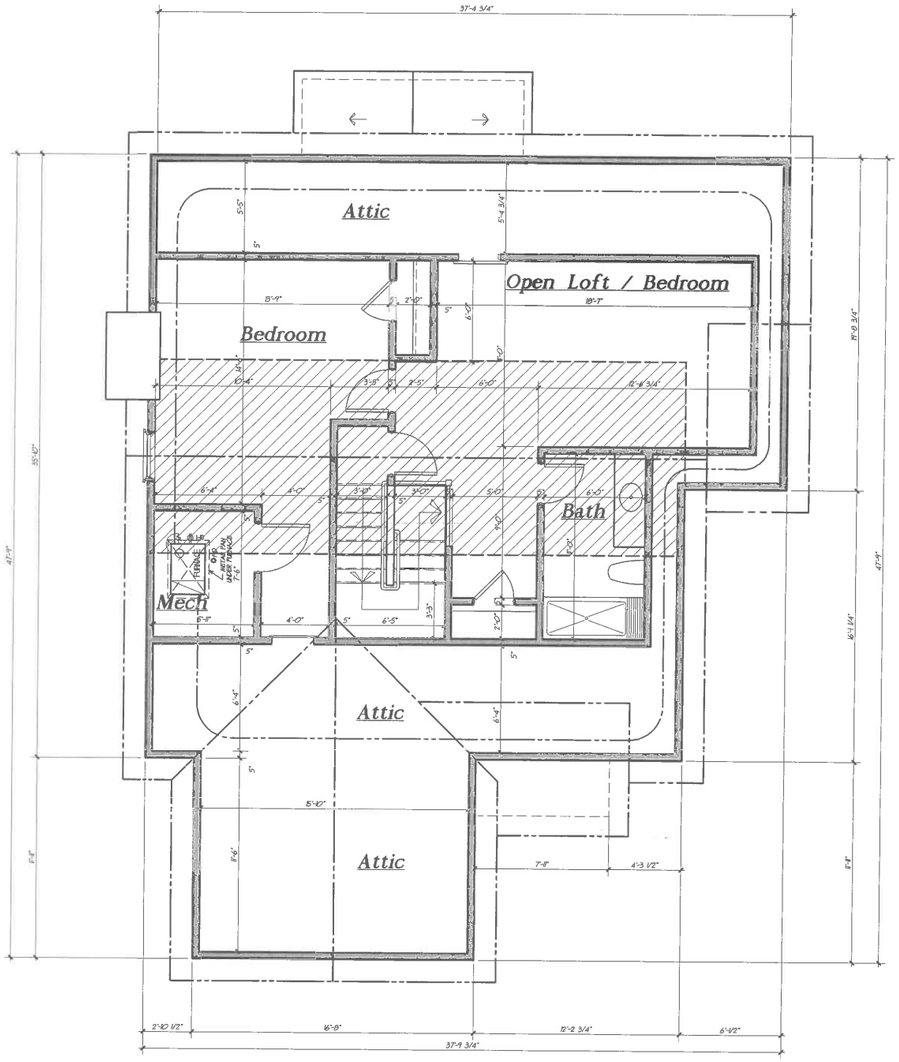
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Sheet: A-

of

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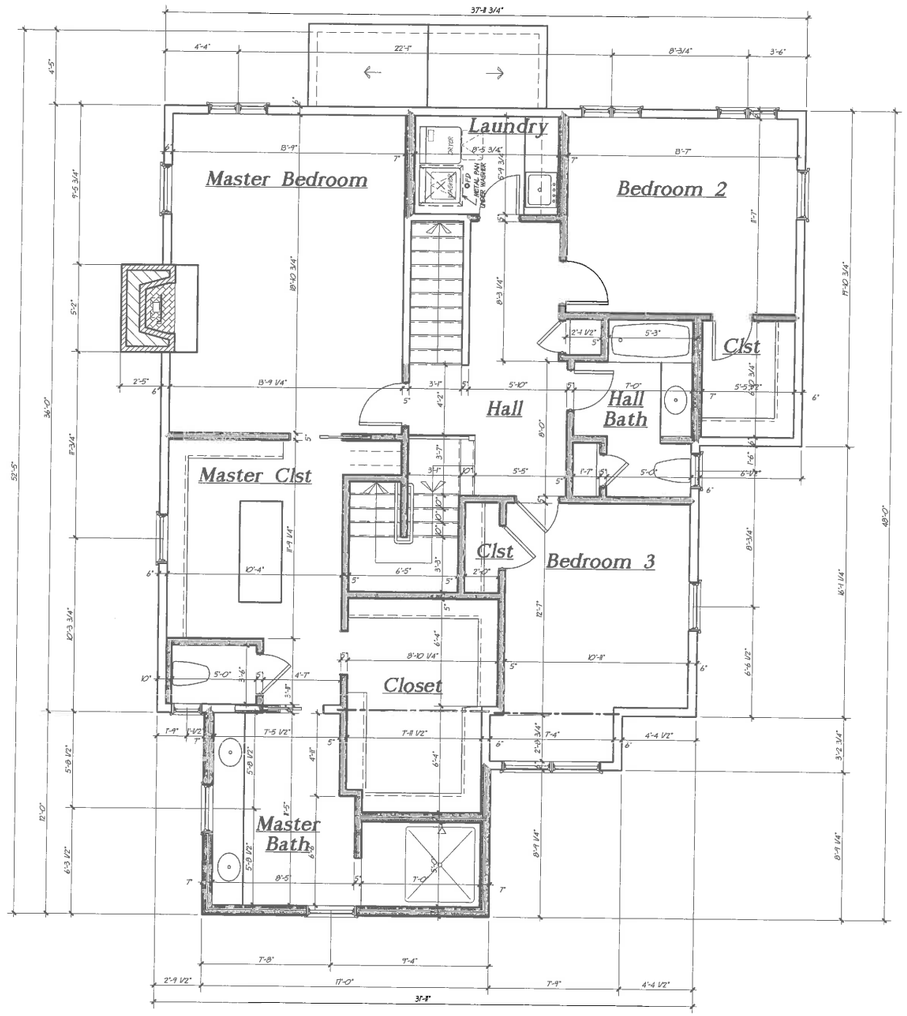
PROPOSED SECOND FLOOR PLAN & ATTIC FLOOR PLAN



Attic Floor Plan

Scale: 1/4" = 1'-0"

364 sq.ft.
Shaded area is for Attic Space at 26'-6" above First Floor



Second Floor Plan

Scale: 1/4" = 1'-0"

1499 sq.ft.

Arris File: FL-466-20

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Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

No.	Date	Issue
1.	09/28/20	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

Sheet
A-
of

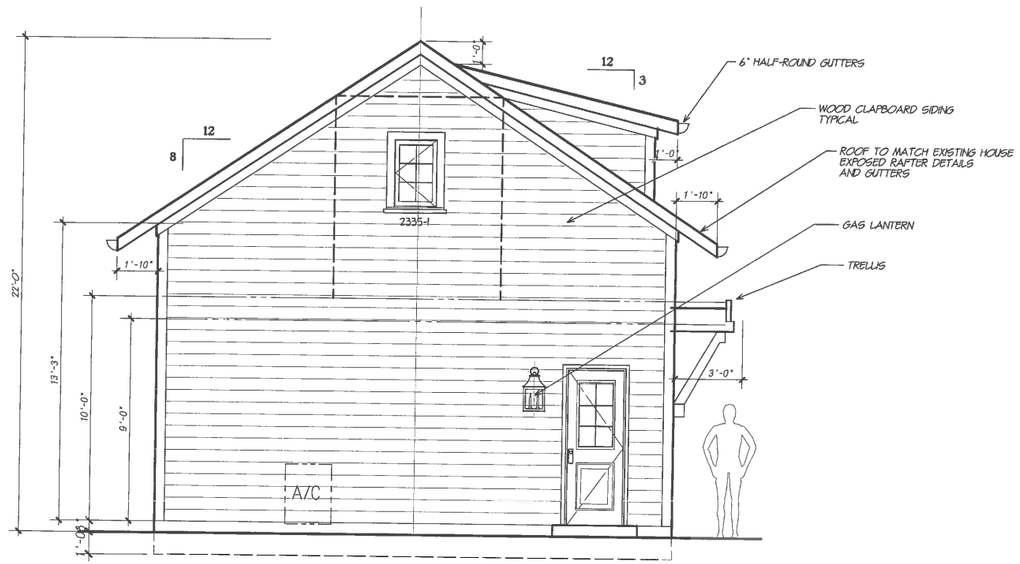
PROPOSED GARAGE - EAST ELEVATION



East Elevation

Scale: 1/4" = 1'-0"

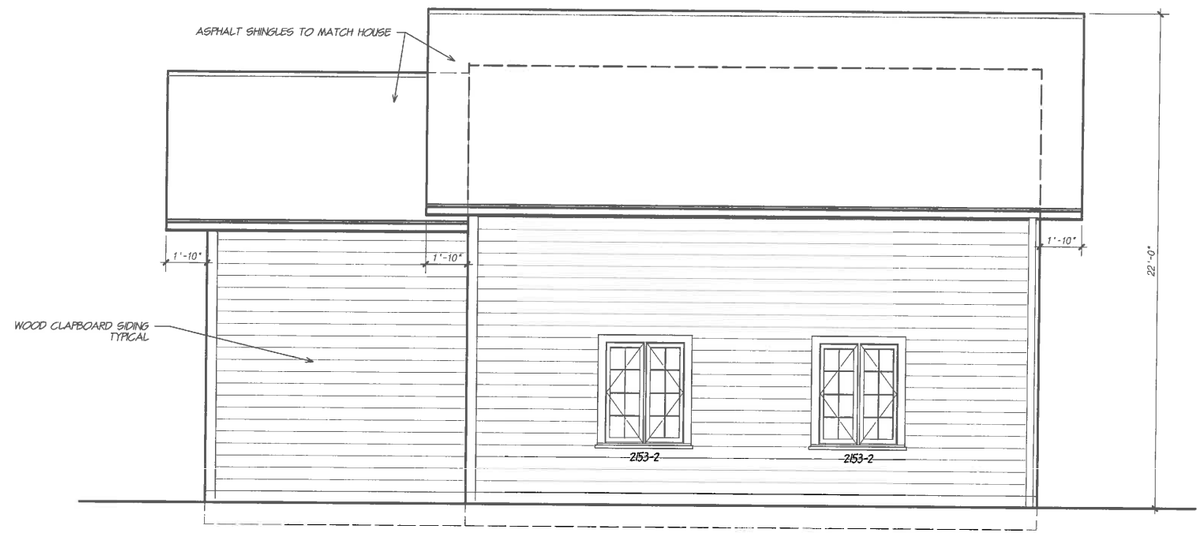
PROPOSED GARAGE - SOUTH ELEVATION



South Elevation

Scale: 1/4" = 1'-0"

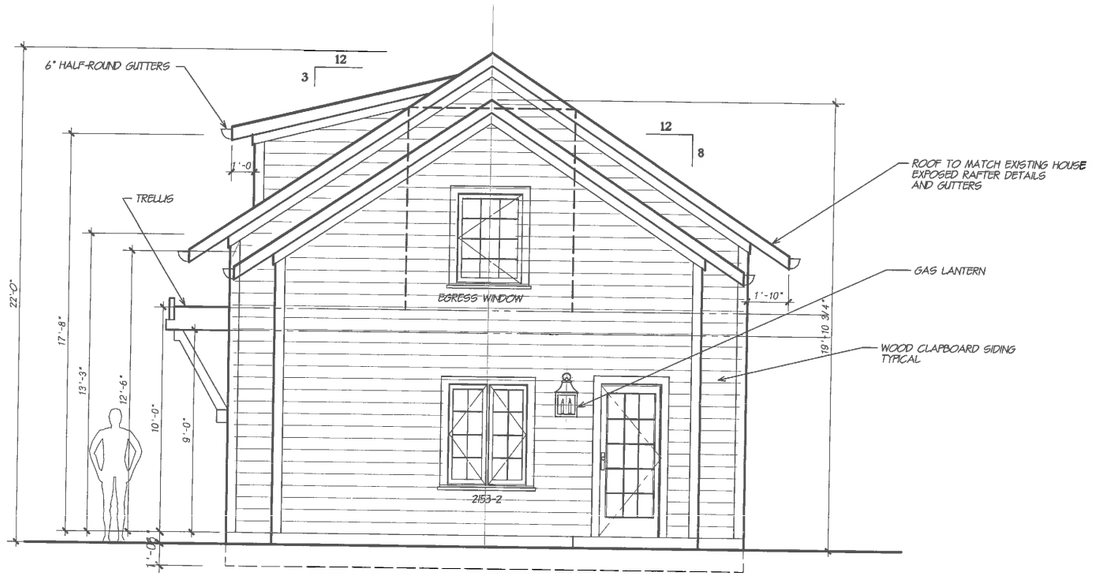
PROPOSED GARAGE - WEST ELEVATION



West Elevation

Scale: 1/4" = 1'-0"

PROPOSED GARAGE – NORTH ELEVATION



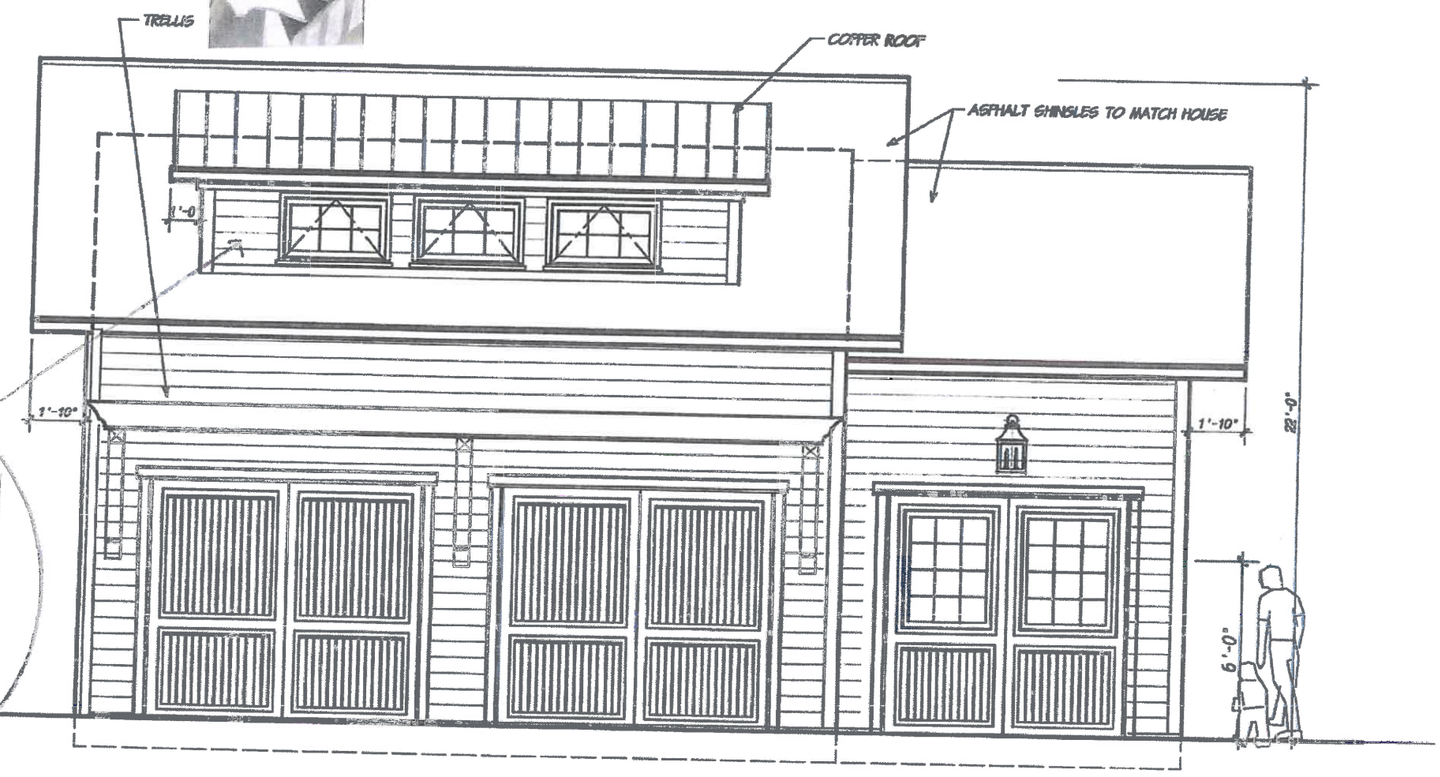
North Elevation

Scale: 1/4" = 1'-0"

PROPOSED GARAGE COLOR PALETTE

Color Palette





White Pella Windows &
White Wood Clapboard Siding

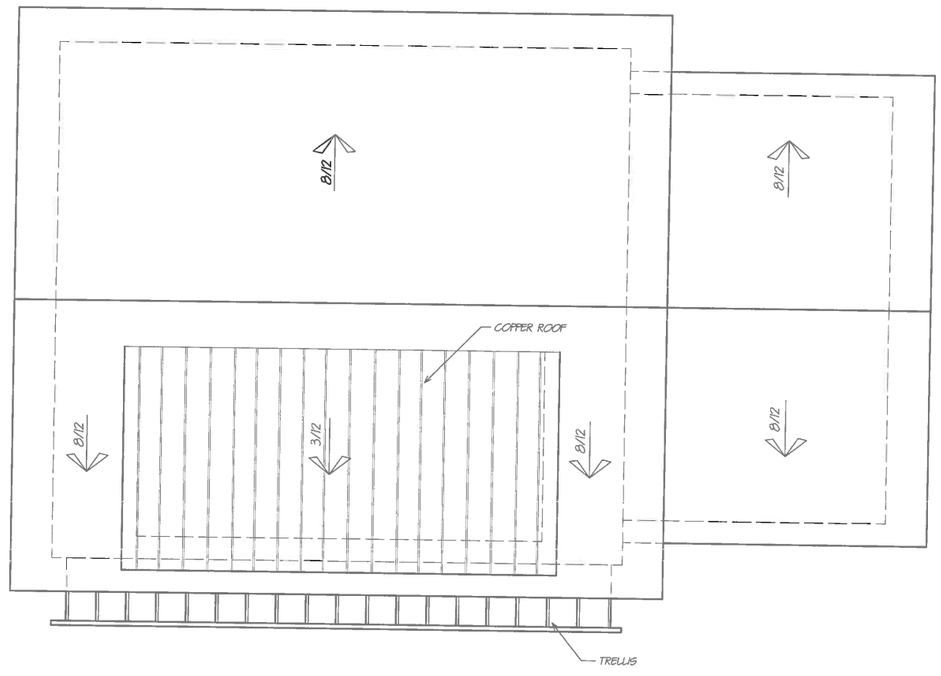
Farrow & Ball
ALL White
#5
or
Wimborne
White #239

SW 7011 254-C6
Natural Choice

Garage Doors

East Elevation

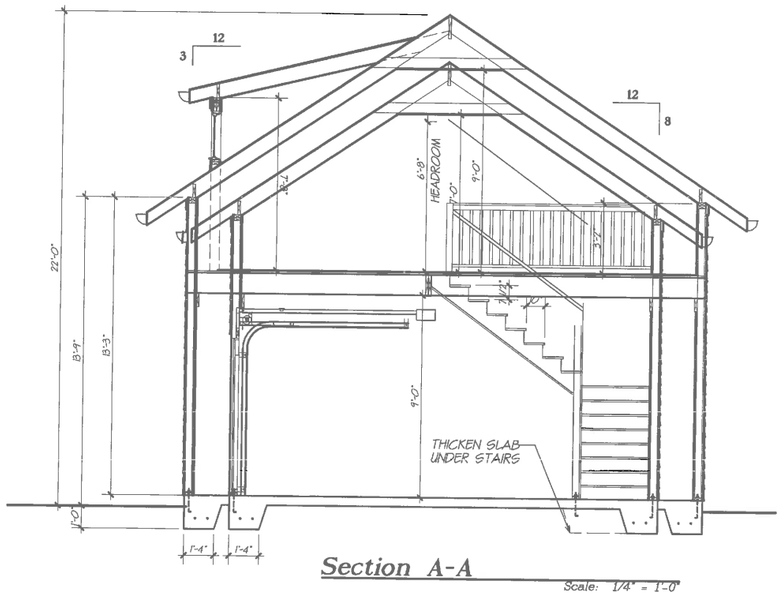
Scale: 1/4" = 1'-0"



Garage Roof Plan

Scale: 1/4" = 1'-0"

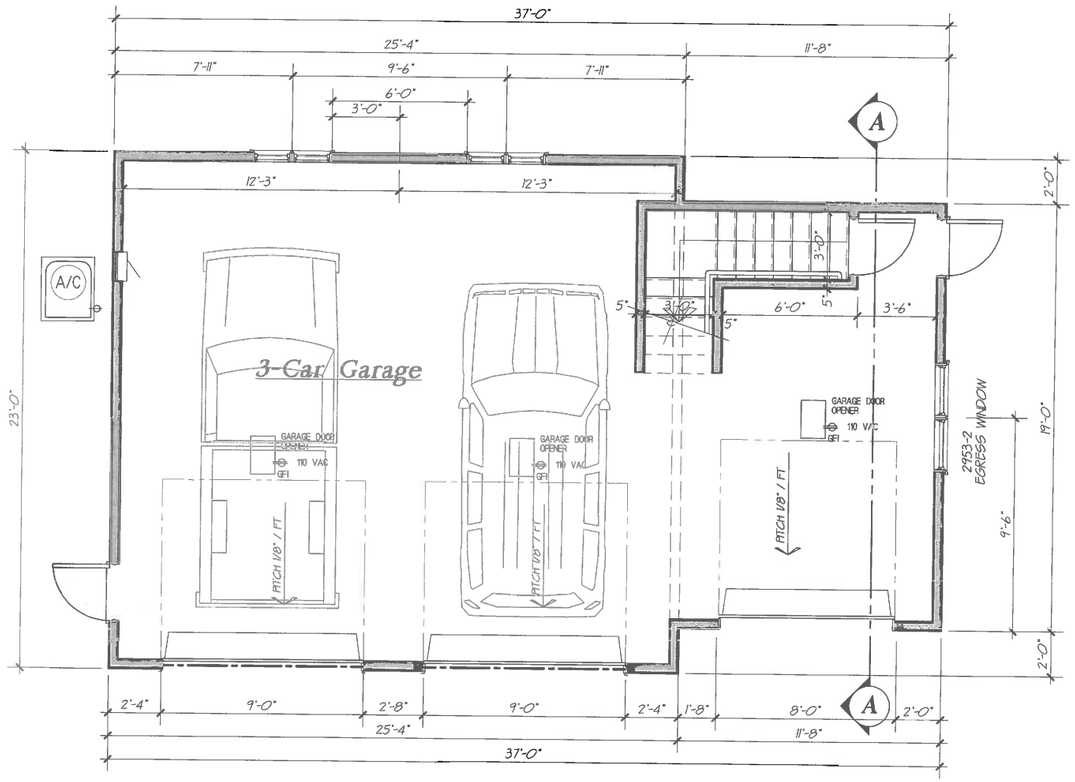
PROPOSED GARAGE - CROSS SECTION



Section A-A

Scale: 1/4" = 1'-0"

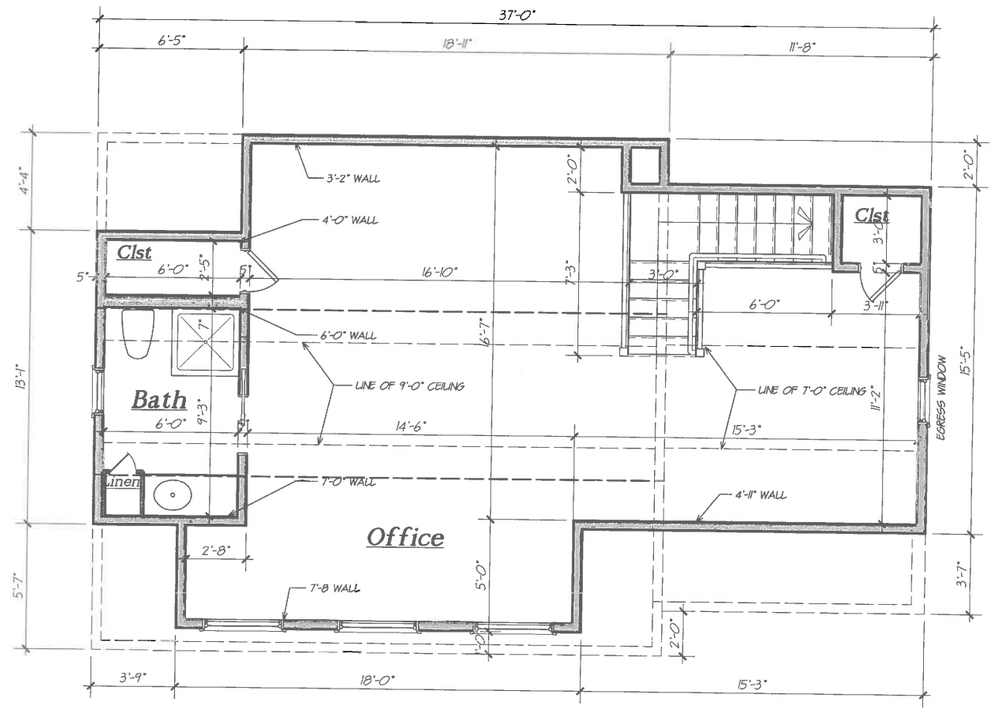
PROPOSED GARAGE FIRST FLOOR PLAN



804 sq.ft. **Garage Floor Plan**

Scale: 1/4" = 1'-0"

PROPOSED GARAGE SECOND FLOOR PLAN

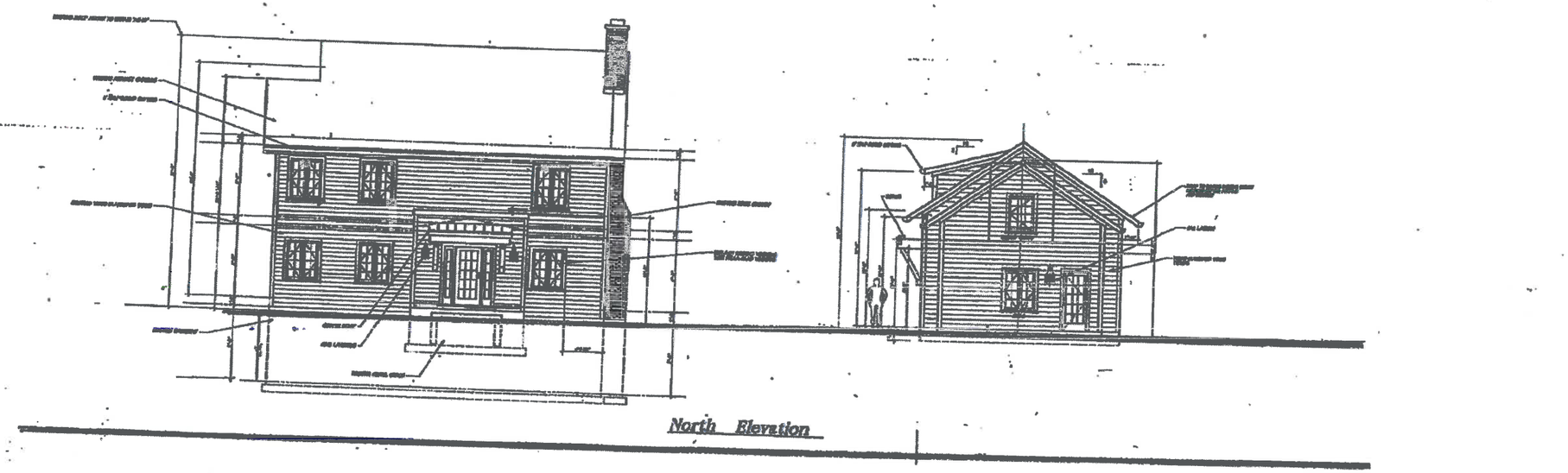


Garage Office Plan

187 sq.ft. shaded area

Scale: 1/4" = 1'-0"

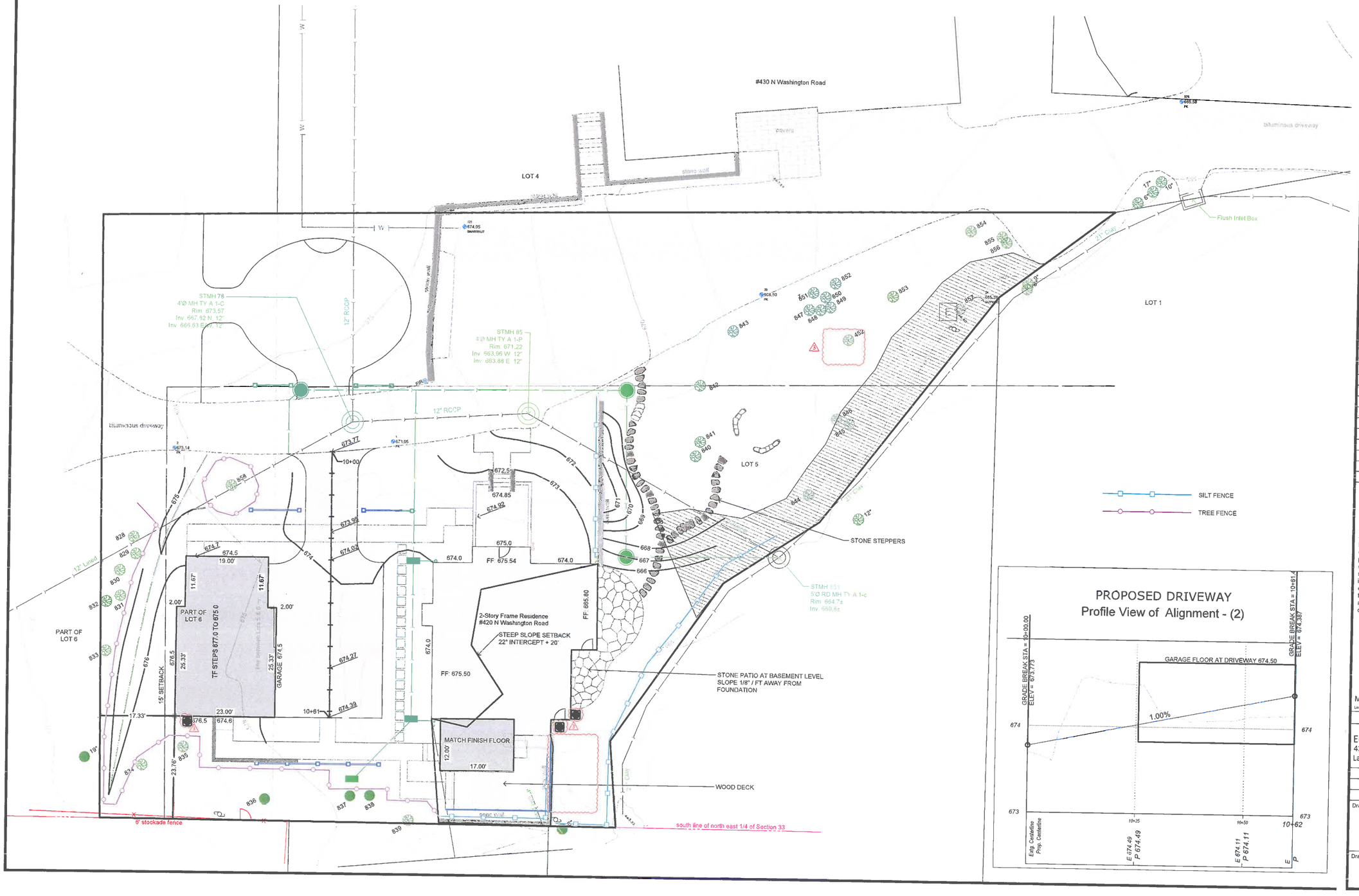
PROPOSED OVERALL FRONT ELEVATION WITH GARAGE



North Elevation

PROPOSED SITE GRADING PLAN

420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS



PROPOSED DRIVEWAY
Profile View of Alignment - (2)

BLECK
engineers | surveyors

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

420 Washington Road

Lake Forest, IL

N
0' 5' 10' 20'
Scale 1" = 10'

BENCHMARK: Arrow Nut on Fire Hydrant on North Lot Line of Lot 5 (420 Washington Road) ELEVATION: 674.05

ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

	ISSUED DATE	ISSUED FOR
■	09.02.2020	ZBA / HPC
1	09.22.2020	IMPERVIOUS CALC
2	10.02.2020	GARAGE
3	10.08.2020	CITY COMMENTS

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 062-046993 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Michael G. Bleck, PE 09.02.2020

License No. 062.046993 Expires 11/30/21

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Illinois Professional Design Firm 184.009011

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

70-1156	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

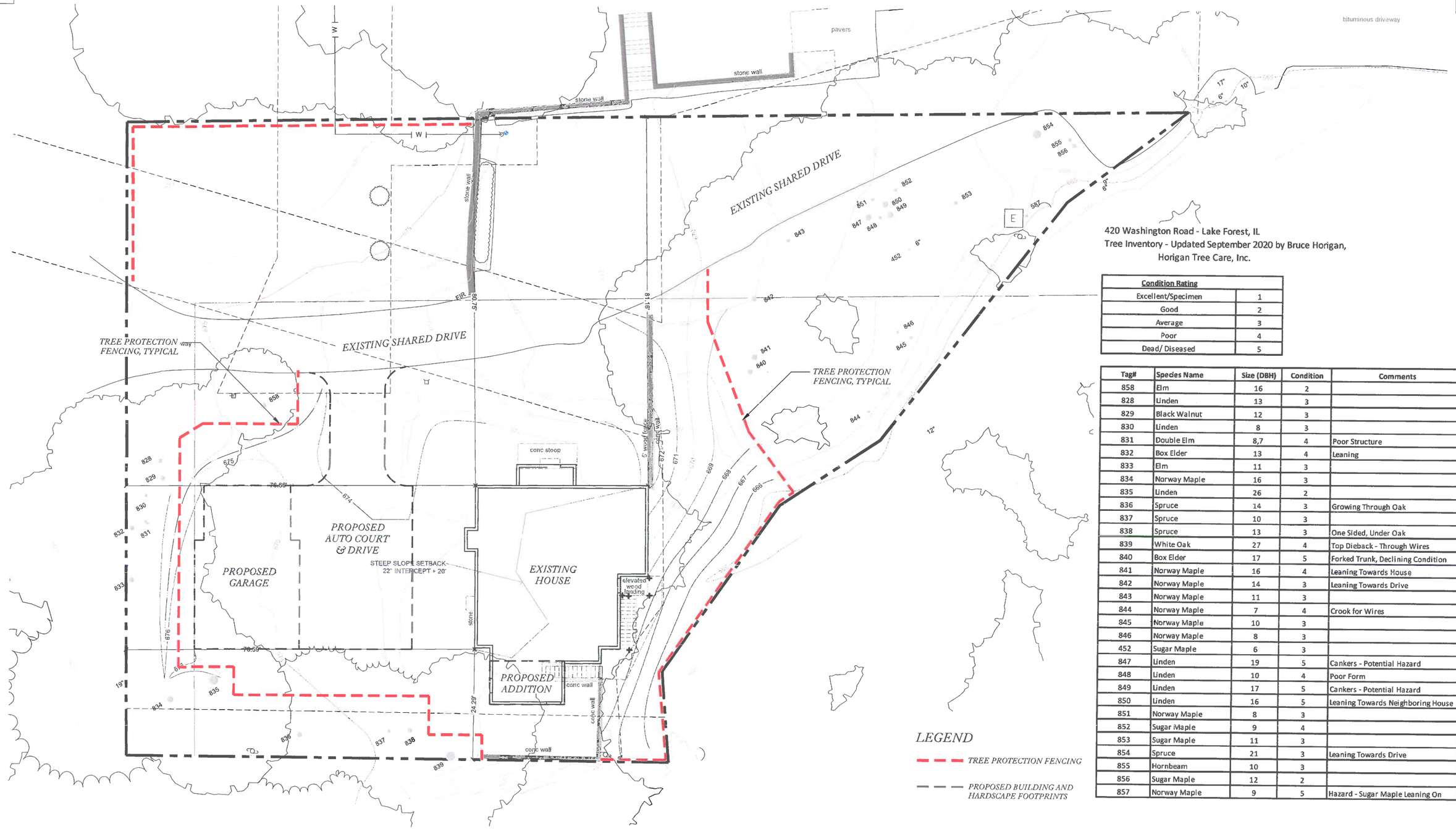
6

Drawing Name

SITE GRADING PLAN

S:\Project Folders - Shared\70-1156 Lake Forest\1156 420 Washington\70-1156 Topo.dwg
Tuesday, October 06, 2020 - 8:34:41 AM by MGB | 10/6/2020 11:18 AM, Rob Bleck

TREE SURVEY – NO REMOVAL OF TREES PROPOSED



420 Washington Road - Lake Forest, IL
Tree Inventory - Updated September 2020 by Bruce Horigan, Horigan Tree Care, Inc.

Condition Rating	
Excellent/Specimen	1
Good	2
Average	3
Poor	4
Dead/ Diseased	5

Tag#	Species Name	Size (DBH)	Condition	Comments
858	Elm	16	2	
828	Linden	13	3	
829	Black Walnut	12	3	
830	Linden	8	3	
831	Double Elm	8,7	4	Poor Structure
832	Box Elder	13	4	Leaning
833	Elm	11	3	
834	Norway Maple	16	3	
835	Linden	26	2	
836	Spruce	14	3	Growing Through Oak
837	Spruce	10	3	
838	Spruce	13	3	One Sided, Under Oak
839	White Oak	27	4	Top Dieback - Through Wires
840	Box Elder	17	5	Forked Trunk, Declining Condition
841	Norway Maple	16	4	Leaning Towards House
842	Norway Maple	14	3	Leaning Towards Drive
843	Norway Maple	11	3	
844	Norway Maple	7	4	Crook for Wires
845	Norway Maple	10	3	
846	Norway Maple	8	3	
452	Sugar Maple	6	3	
847	Linden	19	5	Cankers - Potential Hazard
848	Linden	10	4	Poor Form
849	Linden	17	5	Cankers - Potential Hazard
850	Linden	16	5	Leaning Towards Neighboring House
851	Norway Maple	8	3	
852	Sugar Maple	9	4	
853	Sugar Maple	11	3	
854	Spruce	21	3	Leaning Towards Drive
855	Hornbeam	10	3	
856	Sugar Maple	12	2	
857	Norway Maple	9	5	Hazard - Sugar Maple Leaning On

KIERSCH-WISCH RESIDENCE L-2 TREE INVENTORY & PROTECTION PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0" (0' 10' 20' 30')

N

OCTOBER 9, 2020

teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059

CONCEPTUAL LANDSCAPE PLAN

(5) Judd Viburnum
(10) Northwind Switch Grass
(46) Hameln Fountain Grass
(4) Thornless Hawthorn
(33) Hameln Fountain Grass
(3) Techny Arborvitae
Lawn
Open Lawn
(13) Northwind Switch Grass
(44) Hameln Fountain Grass
(16) Walkers Low Catmint
FUTURE PHASE
WOOD PICKET FENCE, 42" HT.
(17) Hameln Fountain Grass
Existing Shrubs to Remain
(6) Birchleaf Spirea
(11) Low Scape Mound Black Chokeberry
(1) American Hophornbeam
(85) Common Periwinkle planted with (84) Virginia Bluebells
Existing Woodland Understory
(1) Mr. Poppins Winterberry
(5) Berry Poppins Winterberry
(1) Mr. Poppins Winterberry
LIMESTONE STAIRS
CONCRETE LANDING
(218) Pachysandra
(174) Pachysandra
ASPHALT DRIVEWAY
Sloped Lawn
Sloped Lawn
(3) Arrowwood Viburnum
Lawn
(278) Pachysandra
WOOD PICKET FENCE, 42" HT.
GRAVEL WALKWAY
GRAVEL WALKWAY
CONCRETE LANDING
(506) Common Periwinkle
(356) Pachysandra
(10) Slender Deutzia
(100) Pachysandra
(84) Pachysandra
(6) Dwarf Korean Lilac
(5) Ivory Halo Dogwood
Lawn Path
PROPOSED GARAGE
PEA GRAVEL CHIP AND SEAL DRIVE COURT
EXISTING HOUSE
Lawn
CONCRETE STEPPERS IN LAWN
(3) Arrowwood Viburnum
(243) Pachysandra
(187) Pachysandra
(212) Pachysandra
PROPOSED ADDITION
GRAVEL WALKWAY
WOOD DECK WITH NATURAL FINISH
6' stockade fence
LIMESTONE OUTCROPPING COUNCIL RING
Plant Disturbed Areas with Seeded Fescue and Erosion Control Blanket. Allow Areas to Naturalize Back to Existing Woodland Understory
FLAGSTONE STEPPER PATH
SWALE
(4) Annabelle Hydrangea
(25) Common Periwinkle planted with (25) Virginia Bluebells
(3) Tardiva Panicle Hydrangea
(3) Ivory Halo Dogwood
(4) Taunton's Yew
(280) Pachysandra
(4) Autumn Brilliance Apple Serviceberry
FLAGSTONE PATIO
Plant Disturbed Areas with Seeded Fescue and Erosion Control Blanket. Allow Areas to Naturalize Back to Existing Woodland Understory
(2) Serbian Spruce
(10) Adams Upright Japanese Yew
(3) Korean Spice Viburnum
(5) Serbian Spruce
(1) Konsa Dogwood
(92) Pachysandra
(409) Common Periwinkle
(2) Korean Spice Viburnum
(6) Kodiak Red Bush Honeysuckle
EXISTING CONCRETE RETAINING WALL

HARDSCAPE MATERIALS

- Pea Gravel Chip & Seal
- Gravel
- Concrete
- Flagstone
- Natural Finish Wood Deck
- Concrete Steppers, 2' x 2'
- Flagstone Steppers
- Wood Fence, 42" ht.

PLANT SCHEDULE

ORNAMENTAL TREE

BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" cal.	B&B/BOG	4
Cornus kousa / Kousa Dogwood, multi-stem	6' ht.	B&B/BOG	1
Crataegus crus-galli 'Inermis' / Thornless Hawthorn, multi-stem	6' ht.	B&B/BOG	4

EVERGREEN TREES

BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
Picea omorika / Serbian Spruce	6' ht.	B&B/BOG	7
Taxus cuspidata 'Adams' / Adams Upright Japanese Yew	4' ht.	B&B/BOG	10
Thuja occidentalis 'Techny' / Techny Arborvitae	6' ht.	B&B/BOG	3

ORNAMENTAL

BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
Ostrya virginiana / American Hophornbeam	6' ht.	B&B/BOG	1

SHRUBS

BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	18" ht.	B&B/BOG	11
Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood	36" ht.	B&B/BOG	8
Deutzia gracilis 'Nikko' / Slender Deutzia	18" ht.	B&B/BOG	10
Diervilla x 'GZXAB5411' TM / Kodiak Red Bush Honeysuckle	24" ht.	B&B/BOG	6
Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	36" ht.	B&B/BOG	4
Hydrangea paniculata 'Tardiva' / Tardiva Panicle Hydrangea	36" ht.	B&B/BOG	3
Ilex verticillata 'FarrowBPop' TM / Berry Poppins Winterberry	24" ht.	B&B/BOG	5
Ilex verticillata 'FarrowMrP' TM / Mr. Poppins Winterberry	24" ht.	B&B/BOG	2
Spiraea betulifolia 'Tor' / Birchleaf Spirea	24" ht.	B&B/BOG	6
Syringa meyeri 'Palibin' / Dwarf Korean Lilac	4' Ht.	B&B/BOG	6
Taxus x media 'Townsendi' / Townsen's Yew	24" ht.	B&B/BOG	8
Viburnum carlesii / Korean Spice Viburnum	24" ht.	B&B/BOG	5
Viburnum dentatum / Arrowwood Viburnum	36" ht.	B&B/BOG	6
Viburnum x juddii / Judd Viburnum	36" ht.	B&B/BOG	5

GROUND COVERS

BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
Festuca x / Fescue var.	flat	12" o.c.	1,958
Pachysandra terminalis / Pachysandra	flat	9" o.c.	2,224
Vinca minor / Common Periwinkle	flat	8" o.c.	915
50/50 Vinca minor / Common Periwinkle planted with Mertensia virginica / Virginia Bluebells	flat	18" o.c.	170 190

PERENNIALS & ORNAMENTAL GRASSES

BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING	QTY
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	CG	24" o.c.	28
Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	CG	24" o.c.	41
Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	CG	24" o.c.	140

KIERSCH-WISCH RESIDENCE L-3 CONCEPTUAL LANDSCAPE PLAN

420 Washington Road, Lake Forest, IL

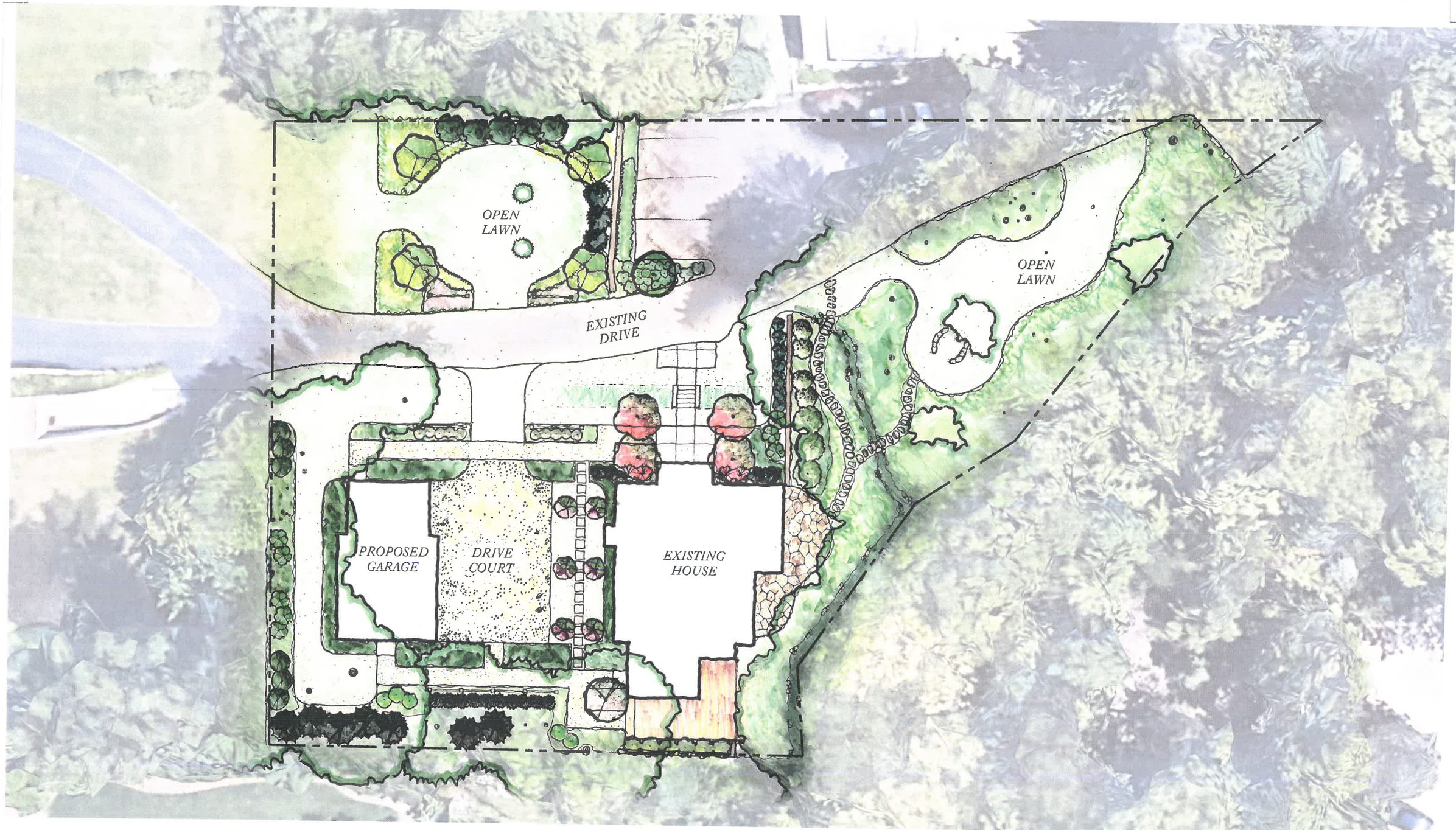
SCALE: 1"=10'-0"

0' 10' 20' 30'

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OCTOBER 9, 2020

teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2039



KIERSCH-WISCH RESIDENCE L-4 ILLUSTRATIVE SITE PLAN

420 Washington Road, Lake Forest, IL

SCALE: 1"=10'-0"

0' 10' 20' 30' N

OCTOBER 9, 2020

teska
627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2099

CORRESPONDENCE

Friedrich, Michelle

From: Amy Schuetz <amysc@aol.com>
Sent: Sunday, October 18, 2020 12:30 PM
To: Friedrich, Michelle
Subject: Fwd: Testimony- 420 Washington Road Petition

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.

Michelle - Once again I am faced with proposed changes to 420 Washington Rd which was built into the ravine slope back in the 1920's. The concerns I had under the early 2019 petition from Mr. Michael Hrusovsky were addressed by his redesign of the property which was moving towards approval by the Zoning Board of Appeals before he decided to not renovate the house and the house was sold to the Kiersch's.

I have some substantial concerns regarding the Kiersch's 2020 request to build an 12 X 17 two story addition 12.8 feet from the top of the steep slope with a deck extending 3.2 feet from the top of the steep slope which is where my property line begins.

I spoke to the Kiersch's briefly about their design plans when I learned Mr. Hrusovsky no longer owned the house in the Fall of 2019. They told me that they did not desire to use Mr. Hrusovsky's mostly approved plan, which did not impact the 20 foot ravine setback regulation, but instead wanted to build out into the steep slope set back. I tried to educate them on why the city statue was put in place on unstable tableland so close to a steep slope of a ravine. They informed me that they were working with someone recommended by the City of Lake Forest so they felt their variance would be approved.

As I am the only the neighbor impacted by the Lot in Depth and Steep Slope Setback Variances, I hope that the Zoning Board of Appeals will not allow a variance from a 20 foot setback to a 12.8 ft steep slope setback at the ravine slope. At the time of the hearing for the previous petition for this property much discussion centered around whether the plan extended into the 20 foot ravine edge setback and that previous petitioner was able to satisfy these concerns by proposing an addition on the west side of the house.

There seems to be universal agreement along the North Shore where we are fortunate to have these unique ravines that no structure should be built less than 20 feet from a ravine edge. There is a reason for this. As we have seen during the last few years where heavy rains have fallen in Lake Forest causing never before seen erosion.

Currently there is a cement block and concrete wall built across the southern property line of 420 Washington Rd. It most likely was built as a barrier to prevent erosion when the house was built in the 1920's. As is typical of such barriers water has undercut at the bottom of the wall and concrete blocks have been sliding down the slope onto my property for the past few years. Since this erosion is already occurring, the requested foundation digging, subsequent building on the tableland of a 17ft X 12 ft. 2 story addition, with a deck extending to the concrete wall will surely speed any further erosion and probable eventual slumping. Below is a picture of the undercutting taking place.





The Kiersch's would like to construct a two story addition, with what looks like a basement underneath, 12.8 feet away from the ravine edge plus extend a deck to 3.2 feet from the top of the steep slope. Unfortunately for them, my property line begins 12.8 feet from this proposed large structure and so any erosion or slumping that will occur in this unstable area will impact my property and thus my property value. Also there is a Utility easement 6 feet from the top of the ravine so any erosion of the tableland could impact the telephone and electrical lines strung over the ravine edge.

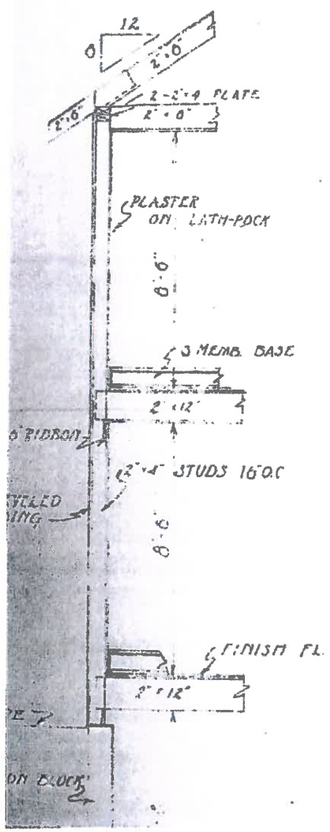
Amy L. Schuetz
552 Rosemary Rd.
Lake Forest, Il 60045
847-668-5023

SUPPLEMENTAL MATERIALS

Copy of Historical Blueprints from 460 Washington Road

Dated 4-11-1925

ORIGINAL FRONT ELEVATION FOR 460 WASHINGTON ROAD





DRAWN BY I. H. ROOT
TRACED BY I. H. ROOT
SHEET NO. 4