

**Agenda Item 3**  
**1190 Inverlieth Road**  
**Demolition of Existing Garage, Construction of Replacement Garage &**  
**Driveway Reconfiguration**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
*Air Photos*

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
Proposed Site Plan  
Proposed Garage South Elevation  
Proposed Garage West Elevation  
Proposed Garage North Elevation  
Proposed Garage East Elevation  
Proposed Roof Plan  
*Proposed Building Sections*  
Conceptual Renderings  
*Proposed Garage Floorplan*  
*Architectural Detail at Foundation*  
*Preliminary Grading Plan*  
*Preliminary Landscape Plan*  
*Aerial Views of Property & Surrounding Homes*  
*Images of Existing Residence*  
*Image of Site Model*

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



TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	November 18, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	<b>1190 Inverlieth Road – Demolition of Existing Garage, Construction of Replacement Garage, Driveway Reconfiguration and Tree and Vegetation Removal</b>

**PETITIONER**

Robert Koe  
1190 Inverlieth Road  
Lake Forest, IL 60045

**PROPERTY LOCATION**

1190 Inverlieth Road

**HISTORIC DISTRICTS**

Meadowood Dairy Local &  
National Historic District

**PROJECT REPRESENTATIVE**

Guy Berg, architect  
1035 S. Grandview Lane  
Lake Forest, IL 60045

**SUMMARY OF THE PETITION**

This is a request for a Certificate of Appropriateness to authorize the demolition of the non-historic existing detached garage and construction of a replacement garage. Removal of a portion of the existing driveway and extension of the driveway to provide access to the replacement garage is also proposed. Fairly extensive removal of vegetation has recently occurred on the site prior to submittal of this petition.

The existing residence has a façade easement held by Landmarks Illinois. The easement does not protect the existing detached garage proposed for demolition. Only changes to the existing residence would require involvement from Landmarks Illinois.

**DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

This property is part of the Clifford Milton Leonard Farm, also known as the “Meadowood Dairy.” The “Meadowood Dairy” is comprised of the properties located at 1190 Inverlieth, 550, 561, 565, 570, 575, and 579 Hathaway Circle. This complex is listed on the National Register of Historic Places and was designated a Local Historic District with the City of Lake Forest in 2000. With the rise in urbanity in the late 19<sup>th</sup> century, there was a reactionary movement among wealthy landowners to construct country homes reminiscent of rural communities. The Gentleman’s Farm movement referred to the development of these large tracts of land into specialty farms around the turn of the century. The Clifford Milton Leonard Farm was developed as part of the Gentleman Farm movement in 1923. These functional farms were often designed by notable architects. The original property of the Clifford Milton Leonard Farm was 150 acres and contained several structures used as a part of the farm. The architect for the project was Ralph Varney. Jens Jensen was the landscape architect for Meadowood Dairy. In the 1950’s, the buildings of the Meadowood Dairy were converted into single family homes. Over the years, several of these structures were renovated with additions and interior remodels to make them more functional for the modern family.

The property in this request, 1190 Inverleith Road, is on the north side of the road just west of Hathaway Circle. It was once the chicken coop of the Meadowood Dairy and was converted into a single family home in 1951. A detached garage was built in 1954 and replaced with the current garage in 1966 which is located to the south of the house, near the street. A review of available City records indicates several interior remodels have occurred over the years.

## **STAFF EVALUATION**

### *Demolition*

The petitioner is requesting approval of the demolition of the existing detached garage in its entirety. As noted above, the existing garage was built in 1966 to replace the garage that was built in 1954. The existing garage is not designed in a manner that is compatible with the residence and is awkwardly sited on the property.

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. Although the residence on the property is a significant Contributing structure, the detached garage proposed for demolition is not. The existing detached garage is not original to the property and does not reflect any historical, cultural or architectural significance.

**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 detached garage does not contribute to the character of the Historic District or possess significance that would make it worthy of preservation.

**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 proposed demolition is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The garage proposed for demolition is not original to the property and is not architecturally significant.

**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 existing garage was built in 1966 and is not of such old, unusual or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense.

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

Concurrent with this request for approval of demolition, plans for a replacement garage are presented for review and approval by the Commission.

#### *Replacement Garage*

The replacement garage is sited in the northwest corner of the site. The garage doors face south, toward the street. Typically, front facing garages are discouraged, however the location of the garage in the far northwest corner of the site minimizes its appearance from the street.

The proposed replacement garage is designed to be compatible with the architecture of the existing residence and with the other Meadowood Dairy farm buildings. The replacement garage features a one-and-a-half story massing with steeply pitched hip roof forms and gable and shed dormer elements. A louvered cupola is proposed on the garage to match the cupolas on the residence. The south portion of the garage has three bays for vehicles and a potting shed and storage space is located on the north side.

#### *Proposed Site Plan*

The existing curb cut will remain and an extension of the driveway is proposed to the north to provide access to the new garage. As reflected on the plans submitted by the petitioner, the existing circular portion of the driveway on the southeast side of the property will be removed. The patio and walkway between the circular portion of the driveway and the existing residence will also be removed.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from coverage of 27 percent to 29 percent. Consideration should be given to use of some pervious materials for a portion of the driveway in an effort to minimize the increased impervious surface on the site. Stormwater runoff from this property on to the adjacent lot to the west has been a concern in the past. Prior to the issuance of any permits for this project, the drainage and grading plan will be subject to review and approval by the City Engineer.

#### *Findings*

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

#### **Standard 1 – Height.**

A height variance is requested. The height of the existing residence is 31 feet and 5 inches as measured from the lowest point of existing grade adjacent to the home to the tallest roof peak. The height of the existing residence is not proposed to change. The height of the proposed garage from the lowest point of existing adjacent grade to the tallest roof peak is 22 feet and 8 inches tall. With the proposed cupola, the total height of the garage is 28 feet and 5 inches tall. The maximum height permitted for an accessory structure is 25 feet. The proportions of the cupola are driven by the cupolas on the existing residence. The City Code does allow exceptions from the height limitations for church spires, belfries, and chimneys however, cupolas are not specifically called out as an exception.



Commission discussion and input on whether the height of the cupola warrants a variance based on the fact that the proportions are derived from elements on the original historic structure.

**Standard 2 – Proportion of Front Façade.**

This standard is met. The front façade of the garage features a balanced composition with proportions and elements that match the design of the existing residence.

**Standard 3 – Proportion of Openings.**

This standard is met. The garage door openings are single carriage style doors that are 8 feet tall and 9 feet wide. The use of single carriage style doors is in keeping with the historic nature of the property and the overall Historic District. The vertical and square window openings on the side and rear elevations follow proportions of openings found on the existing residence.

**Standard 4 – Rhythm of Solids to Voids.**

This standard is met. There is consistent rhythm of solids to voids on the elevations of the garage.

**Standard 5 – Spacing on the Street.**

This standard is met. Because the proposed garage is set back from the street in the northwest corner of the site, the spacing of the structures along the street will not be significantly impacted.

**Standard 6 – Rhythm of Entrance Porches.**

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

**Standard 7 – Relationship of Materials and Texture.**

This standard is met. High quality, natural materials consistent with the existing residence are proposed. The proposed garage will have board and batten wood siding for the main façade material. The gable dormer element on the south elevation of the garage will feature a stucco and timber treatment to match the gable element at the front entrance of the existing residence. Cedar shingle is proposed for the main roof forms and modified bitumen roofing is proposed for the low slope roof form on the rear. The proposed windows are wood casement windows with true divided lites. Wood is proposed for all trim, soffits, fascia and rakeboards. Gutters and downspouts will be copper. The driveway will be asphalt and a flagstone stoop is proposed on the rear of the replacement garage. The proposed color palette will match the existing residence.

**Standard 8 – Roof Shapes.**

This standard is met. The proposed roof forms on the garage follow the roof forms and pitches on the existing residence. The garage is comprised mostly of steeply pitched hipped roof forms with a gable dormer element on the south elevation and a small shed roof on the north (rear) elevation.

**Standard 9 – Walls of Continuity.**

This standard is met. The massing, scale, and architectural detailing are consistent on all elevations of the garage and compatible with the existing residence.

**Standard 10 – Scale.**

This standard is met. Based on the lot size, a residence of up to 4,698 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 470 square feet of design elements. The existing residence totals 4,113 square feet. The replacement garage is 1,152

square feet and exceeds the 600 square foot garage allowance by 552 square feet; the excess square footage of the garage is counted toward the overall square footage of the house. The existing residence and replacement garage as proposed totals 4,665 square feet and is 33 square feet below the maximum allowable square footage for the property.

**Standard 11 – Directional Expression of Front Elevation.**

This standard is generally met. As noted above, the front elevation of the garage faces south, toward the street. Typically it is encouraged that garages are oriented to avoid facing the street, however with the location of the garage set back on the property it does not appear that the orientation of the garage will negatively impact the streetscape.

**Standard 12 – Preservation of Historic Material.**

This standard is met. The existing garage proposed for demolition was constructed in 1966 and is not original to the property.

**Standard 13 – Protection of Natural Resources.**

This standard is not met at this time. The preliminary grading plan was received on November 4<sup>th</sup> and was reviewed by the City Engineer. After review, preliminary comments from the City Engineer were provided to the petitioner. In response to these comments, a revised grading plan was provided to staff on November 11<sup>th</sup> and the review has not yet been completed. Careful attention is being paid to the flow of stormwater off this site given the grade change and past impacts on the neighboring house.

Prior to the submittal of this petition, significant clearing of vegetation on the property near the existing garage and along the west property line occurred without City review of the issuance of permits.

Based on information provided by the petitioner, a 5 inch Hickory tree, a 9 inch Fir tree and a cluster of Boxelder trees are proposed for removal in addition to the removals that have already occurred. These trees are north of the proposed replacement garage location and will be impacted as a result of utility work as shown on the preliminary grading plan. The submittal of a tree survey reflecting the conditions of these trees is pending. Once a tree survey is received, based on the size, species and condition, the required replacement inches will be determined for these trees.

The conceptual landscape plan submitted by the petitioner reflects new plantings in the southwest corner of the site and along the east property line. Due to the clearing of vegetation that has occurred along the west side of the property additional plantings need to be incorporated into the plan to provide landscape screening along the west property line.

**Standard 14 – Compatibility.**

This standard is met. The proposed style, detailing, and massing of the garage is compatible with the existing residence.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

### **Standard 17 – Integrity of historic property.**

This standard is met. The integrity of the existing residence is not threatened by the proposed replacement garage. The garage is designed in a manner that is consistent with the character of the property. The proposed garage will serve to make the property more functional for the 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 was contacted by the neighboring property owner who expressed concerns about drainage impacts, the removal of significant vegetation which served as a landscape buffer between the properties and which may have served to mitigate drainage toward her home, the addition of more impervious hardscape to the site and the driveway configuration as it may impact her home.

### **RECOMMENDATION**

Grant a Certificate of Appropriateness for the demolition of the existing garage and construction of a detached three car garage and reconfiguration of the driveway located at 1190 Inverlieth Road subject to the following conditions of approval.

1. A detailed drainage plan, as approved by the City Engineer, must be in place prior to the issuance of any permits for work related to this project. In reviewing the plan, consideration shall be given to:
  - a. Reduction in the amount of impervious surface on the site.
  - b. Incorporation of a curb on all or portions of the west side of the driveway.
  - c. Installation of stormsewer on the site.
  - d. Restoration of vegetation on the site to mitigate overland stormwater flows.
2. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. At the time plans are submitted for permit, a tree survey shall be prepared by a Certified Arborist for the trees proposed for removal and, to the extent possible, information on the trees and vegetation removed on the site prior to the issuance of a permit, to allow a determination of the total number of replacement inches to be planted on site based on the size, species and condition of the trees to be removed.
4. A final landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. Replacement plantings as determined to be required shall be reflected on the final landscape plan. The plan shall reflect replacement plantings to provide for a landscape buffer along the west property line.

5. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
6. Details of any exterior lighting that is proposed shall be provided with the plans submitted for permit. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. All exterior lights, except for motion detector lights for security purposes, shall be set on timers to turn off no later than 11 p.m.
7. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 1190 Inverlieth Road Owner(s) Robert Koe

Architect Guy Berg, architect Reviewed by: Jen Baehr

Date 11/18/2020

Lot Area 33961 sq. ft.

## Square Footage of Existing Residence:

1st floor 2790 + 2nd floor 1040 + 3rd floor 284 = 4113 sq. ft.

Design Element Allowance = 470 sq. ft.

Total Actual Design Elements = 74 sq. ft. Excess = 0 sq. ft.

Existing Garage - To Be Removed 582 sf actual ; 600 sf allowance Excess = 0 sq. ft.

Garage Width 22 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings - Shed To Be Removed = 81 sq. ft. = 0 sq. ft.

**Total Square Footage of Existing Residence** = 4113 sq. ft.

## Square Footage of Proposed Additions:

New Garage Area 1152 sq. ft. Excess = 552 sq. ft.

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

**TOTAL SQUARE FOOTAGE** = 4665 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4698 sq. ft.

## DIFFERENTIAL

= -33 sq. ft. **NET RESULT:**  
**Under Maximum**  
33 sq. ft. is  
0.70% under the  
**Max. allowed**

Allowable Height: 35 ft.

Actual Height 29 feet (existing house) 20'-2" (proposed garage)

## DESIGN ELEMENT EXEMPTIONS

**Design Element Allowance:** 470 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 64 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 8 sq. ft.

Bay Windows = 3 sq. ft.

**Total Actual Design Elements** = 74 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request  
1190 Inverlieth Road



An aerial photograph of a suburban neighborhood. The image shows several large, multi-story houses with varying roof colors (grey, brown, white) and extensive landscaping. There are several swimming pools visible in the backyards. The roads are paved and feature some roundabouts. A red rectangle is drawn on the image, highlighting a specific property located in the center-right area. A yellow callout box with a pointer line indicates this area.

Area of Request  
1190 Inverlieth Road



Area of Request  
1190 Inverlieth Road







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

PROJECT ADDRESS

1190 INVERLIETH RD

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

ROBERT KOE  
Owner of Property

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

LF IL 60045  
City, State and Zip Code

312 753 8334  
Phone Number Fax Number

ROBERT KOE @ AOL.COM  
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

GUY BERG  
Name and Title of Person Presenting Project

FOREST BUILDERS  
Name of Firm

1035 SO. GRANDVIEW LN.  
Street Address

LAKE FOREST, IL.  
City, State and Zip Code

847.975-9550  
Phone Number Fax Number

GUYBERG ASSOC @ GMAIL.COM  
Email Address

Representative's Signature (Architect/ Builder)

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

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

## DESCRIPTION OF PETITION FOR 1190 INVERLIETH ROAD

Two existing structures (dilapidated front-yard existing garage and shabby mid-yard garden shed) as well as a significant area of unsightly front yard driveway loop are proposed for removal as part of this petition for construction of a new combined Garage-potting shed nearer to the existing residence. The closer proximity of the proposed garage to the house also requires a driveway extension. Refer to enclosed SITE DEMO & NEW OVERLAY PLAN and PROPOSED SITE & LANDSCAPE PLANS.

A Civil Engineering Plan has also been prepared with input from city engineering that addresses site and grading topography improvements as well as storm water and roof downspout runoff collection to storm sewer drainage off site. We also have chosen to combine the previously separate garage and garden shed functions so only one structure will exist and place that in the northwest corner of the property. There is a nice clearing in that area. It is also intended to include a Kitchen Garden behind the proposed structure just off the rear potting shed area.

A tree survey has also been conducted and documented as well as a tree report dealing with two trees that are somewhat near the driveway extension. One has a somewhat compromised canopy condition and there are recommendations from the tree professional on how best to protect the trees during the drive extension. It is expected that the city arborist will visit the site and make comments and recommendations on how to best proceed.

This property does not enjoy a particularly large rear yard. The front yard contains most of the outdoor area. By removing the front driveway loop the quality of the front lawn meadow effect can be greatly enhanced. With regard to the smaller rear yard it has been decided to create a more formal secret garden space integral with the low scale elevational treatment of the rear of the proposed structure. Think of a Laura Ashley inspired Jardino Secreto. The proposed garden can then link eastward across the yard into some additional organized outdoor spaces to make the most drama and repose out of an otherwise cramped rear yard space. The compromised depth of this rear yard was probably the unintentional outcome of the confined subdivision of the original farm grouping. These are the quirks of converting historical elements for re-use. One needs to be creative to try to make lemonade out of lemons. Refer again to PROPOSED SITE & LANDSCAPE PLAN and ENGINEERING PLAN (which will show the existing less organized rear yard conditions).

The proposed Garage-potting shed structure is to be separated from the house as a free standing building due in part to the previous owner's agreement with Landmarks Illinois. This agreement guarantees in perpetuity that all four facades and roof of this historic landmarked residence never be altered or become part of any addition or remodeling. We feel the separation of the structures also makes sense from a land design standpoint. The concept of out-buildings are contiguous with the original farm group ensemble of separate structures for separate functions. The original front nucleus of this current 1190 residence was the upscale and functioning Chicken House that was part of the original Meadowood Farm. The other farm group buildings are still extant and have been successfully converted to single family homes on individual parcels of land. This romantically styled enclave was originally part of the early 20<sup>th</sup> century Gentleman's Farm Movement.

## **BRIEF DESCRIPTION OF AMERICAN GENTLEMANS FARM MOVEMENT**

These Gentleman Farms cleverly combined the desire of an emerging upper class's desire for bucolic country estate living with the extremely efficient and technically innovative advancements in the scientific approach to farming. Up until the early 20<sup>th</sup> century, farming had been a rough and tumble, unsanitary and fire-prone barn outbuildings type of endeavor forged by our gritty and taciturn pioneers. Once the frontiers had been secured, a more high tech approach to farming was developed. It was in many ways a modern, sanitary and sustainable approach to agriculture all packaged up within the guiding hand of the enlightened American Renaissance Architect capable of creating a socially fashionable and often artistically conceived Country Estate worthy of the new emerging American self-landed gentry. Think of Elawa Farm just to the north (of this Meadowood Farm) built by one of the Armours whose accompanying Manor Home was never built due to an economic recession. The 1909 Melody Farm just to the south of Meadowood Farm was built for the second wealthiest man in America, J. Ogden Armour. All three of these very sophisticatedly designed compounds were at their heart based on the concept of a functioning and profitable agricultural operation. This pragmatic discipline to industry distinguished the new American generation of entrepreneur from their English and European antecedents who seemed to be more on their way down than up during the early 20<sup>th</sup> century.

These American Gentleman Farm Country Estates looked palatial but they were designed to pull their weight and in a very high-tech manner. Dairy and Eggs from Meadowood Farm were marketed locally in Lake Forest. The nearby railroad tracks allowed shipment to other localities. Refer to enclosed photo of 1920s Meadowood Farm marketing pamphlet. This western fringe of Lake Forest at the beginning of the great prairie lands was in essence a battleship row of the Gentleman's Farm movement on the North Shore of Chicago.

So the rather opulent appearance of our original Chicken House in the enclosed period photographs perhaps makes more sense given its original social and technical context.

## **CURRENT OWNER INFORMATION**

The Koe family purchased and moved into their residence at 1190 Inverlieth Road approximately three years ago. They are a busy young family of four comprised of Father, Mother and two children under the age of 10. Robert grew up in Lake Forest and graduated from Lake Forest High School in the 1990's. His wife grew up in Chicago and teaches grade school in the nearby western suburbs. Their children are participants in our local school system. They enjoy the uniqueness of their historical retrofitted home.

## **DESIGN RATIONALE FOR 1190 INVERLIETH ROAD**

We will elaborate on the design and site layout for this petition as it was considered to best serve this new family. In addition to being the original Chicken House, the current Koe's residence is actually an adaptive reuse comprised of 1950's vintage internal remodeling and subsequent 1970's larger rear additions.

As mentioned, this petition proposes the construction of a new freestanding accessory building and demolition of existing dilapidated and separate front yard garage and mid yard garden outbuilding. This proposed freestanding structure is to be comprised of a three car garage with an integral rear garden potting shed component to be nestled into the existing (relatively tree free) open area in the northwest corner of the property.

This siting is more conveniently located closer to the existing residence and kitchen-family room area. It will make this historic structure much more accommodating for contemporary living preferences. Historic structures need as much assistance as possible to compete for the best occupants on the go forward basis. The better the owners, the better their ability and desire for upkeep, thus better the survival rate.

These residences are not government projects. They rely on private citizens for their lifelines. Even though there may be some attractive tax incentives, things still cost money and somewhat funky living quarters in retrofitted structures can impact resale or dissuade new buyers. A new, more adjacent garage is definitely a positive infusion for 1190 Inverlieth Rd. It could tremendously increase its survival through this new century.

This petition also requests removal of the existing garage structure from its current obtrusive location in the front yard. It is much too far from the existing residence. It is also too close to the street for the neighboring residential context. It thus is the oddity in the neighborhood, particularly just after one passes the Bucolic-Disney like grouping of farm worker cottages on the preceding corner. Removing it will also provide much aesthetic relief to the immediate neighbor to the west whose corner residence is almost directly across from this existing dilapidated garage. The neighbor to the east should also be most appreciative. Neither will be impacted by blocking of in-house viewing corridors from construction of the new structure. Removing the driveway loop in

the front yard will also clear the way for a more pastoral and sweeping meadow effect in front of the residence. Refer to photo of Site Model and site plans.

Now, in order to more fully articulate many of the specific formal design decisions relating to the creation of the new Garden-potting shed structure and demolition of existing elements, it might be most expedient to address the Department of Interior's 14 Standards for Review of Applications for Certificates of Appropriateness listed below as they relate to the new structure as well as the demolition criteria.



## STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### *(A) Standards for review of replacement structures, new construction, additions and alterations.*

*(1) Height. Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related. The proposed Garage-potting shed structure shall be visually compatible with the immediate residence at 1190 Inverlieth Road as well as the neighboring structures, sites, public ways, objects to which it is visibly related. Our proposed Garage ridge height is 19'-8" above top of foundation which is significantly lower than the 26 foot ridge height of the nearby residence. This proposed ridge is only 14 feet in length as we employed a hip roof configuration on the main roof mass rather than a taller appearing vertical gable roof configuration.*

*(2) Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related. The relationship of the width to the height of the front elevation of the Garage-potting shed structure shall be compatible with the above elements. Refer to photo of the Proposed Site Model. We feel we have achieved a nice double unequal grouping akin to a mama building and baby building.*

*(3) Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. The relationship of the width to height of windows and doors of the Garage-potting shed structure shall be visually compatible with the above elements. Note the similar size and muntin patterns of the proposed garage front dormer windows with those of the similarly proportioned existing gable element over the house entry door. The proposed side entry man door of the proposed garage features a subtle shed lid above it similar in effect to the original projecting shed roof over canopy over the house entry door. The entry door itself of the existing home and the proposed side door of the garage are closely sized in width & height. The proposed O.H. Garage doors to the car bays are detailed in scale so as to appear like a series of period 1920s Carriage House doors that are detailed with upper divided lite windows and lower recessed panels and hardware to appear to hinge and swing sideways into the bays.*

*(4)Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. **The relationship of solids to voids of the Garage-potting shed structure shall be visually compatible with the above elements. Note, particularly, in the original Chicken House period black and white photos how the grouping of southern exposure (egg-laying inducing) windows form a rhythm similar to the proposed upper window units of the Garage O.H. doors. Also, of perhaps a more esoteric aspect of solid to void relationships, is the proposed thru-opening from front Center Bay of Proposed Garage out thru the integral Potting Shed to the rear Kitchen Garden. Please refer to the somewhat wishful front elevation rendering titled 'Passage du Jardin'. It can be seen in some of the vintage photos of the original Meadowood Farm cow yard ring buildings (on the now named Hathaway Court cul-de-sac) that some of the structures of differing function were still connected by roofed over arched portals. This was actually an often occurring feature in that era's Gentleman farm buildings as it kept workers from introducing bacteria producing moisture into the (then) modern separate sanitary farm operation compartments. In the instance of our proposed garage, the Thru-Opening passage not only recreates (at those times when both door ways are open) the vintage portal, but introduces a dematerializing link between front and rear site spaces. The suggestion of a secret garden destination romanticizes the visual prospects and raises the drama as seen from the south.**

*(5)Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures of objects shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. **The Proposed Garage-potting shed is detached from and set back from the front edge of the existing house. This along with its lower height than the house adequately subordinates its adjacency to the main residence. Indeed, when viewed in the proposed Site Model Photo it looks like a Mama and Baby composition. Considered from a larger, neighboring context, the removal of the front yard garage vacates the Koe's front yard which just happens to be the east-west belt that two of their neighbor's residences lie across. Removing the existing garage and moving the location of the new structure to the rear N.W. corner of their property now creates an open vacuum of space across from these two neighbors closer to Inverlieth. This also creates a better rhythm of spacing between structures and street.**

*(6)Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. **Not applicable.**

(7)*Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structure to which it is visually related. **The proposed Garage-potting shed employs the predominant exterior elevational treatment of the historic residence. The original Chicken House featured vertical cedar board & batten siding on its ground level, and a half timber and stucco infill treatment on the south face of its second level gabled subordinate entry mass. The proposed structure employs matching vertical cedar board & batten treatment. The proposed center roof dormer as depicted in the two proposed south elevation drawings employs a similar half timber treatment. The roof of the current residence has recently been re-roofed with new thin-cut original style cedar shingles. The replaced hanging half-round gutters and round downspouts are also copper and it is intended to repeat this roofing treatment on the Proposed Garage-potting shed.**

(8)*Roof Shapes.* The roof shape of a structure shall be visually compatible with the structures to which it is visually related. **The Koe's instinctively requested that we employ roof shapes on the new structure that would take their cues from their adaptively reused Chicken House. This existing structure displays its own unique massing strategy of low eaves combined with straight dormer lids even on first level spaces. This differs from the more curvilinear and undulating romantic roofscapes of the original Norman Farm Group style. Refer to attached photos. The Chicken House had the specific program requirements most conducive for production egg laying. Lots of light down low where the chickens could stay warm and brightly lit was a requirement. This was a fancy farm but it also produced egg and dairy products for local distribution and consumption. See attached photo of period pamphlet. The Proposed Garage-potting shed therefore aspires to keep as much of its perimeter roof eave line as close to the ground level as possible. As soon as the required southern façade eave line height above the O.H. doors is accommodated, the southeastern and southwestern corner eave angle down even before turning the corners to head northward. These corners themselves become hipped even before arriving at actual corners of building below, thus effectuating a first step down. It was decided to utilize a hip roof form for the main roof mass so that the structure would appear to take up less mass as it angled upward. Observe that the existing residence is already at an abnormally low eave level condition at spots along front facade. See roof plan and South elevations. Once these proposed roof eaves start traveling north they are at a level low enough that entry into the side man door will probably cause the hanging gutter to be a head height. Therefore we borrowed the shed overhang device used at the existing house front entry. It is not so dramatically placed as to overhang the roof and wall perimeter but rather to subtly lift upward like the ground level shed dormers of the original Chicken House. This will allow the gutter above the side entry door to be at a higher elevation. Further descent of the eave line occurs along the side elevations where the hipped roof mass switches to a salt box form. Now the apparent eave begins to match the lowest datums of the Chicken House. The side walls then step in to create a subordinate and lower rear appendage hip roof over the rear of the garage. Small setback shed appendages complete the rear potting shed and serve to minimize any additional upper roof mass.**



(9) *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related. **Not applicable.**

(10) *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related. **The size and mass of the proposed Garage-potting shed in relation to open spaces, windows, door openings, porches, adjacent structures and balconies will be visually compatible with main residence of this parcel as well as the neighboring residential parcels, surrounding open spaces, sites, public ways, objects and places to which they are visually related.**

(11) *Directional expression of front elevation.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character. **Our Proposed Garage-potting shed has as its directional expression a concerted emphasis towards the southern-front exposure. The width of the plan is widest at the front. The highest peak of the hipped roof tent has been deliberately placed toward the front of the massing composition. This is further emphasized by the salt boxing down of the eave of that hipped roof along the sides of the garage facdades. The tallest eave condition is along the front façade and an undeniable stepping down of the rear roof eave lines has been deliberately expressed to minimize wall height impact on the rear of the property. It is almost anthropomorphic, as a bird might be if it lit down on the ground featuring its taller head facing south with the tapering down of the body rearward until the tail feathers almost lay on the ground level itself.**

(12) *Preserving distinguishing features.* The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible. **We are not attaching the proposed Garage-potting shed directly to the historic Chicken House structure. We are also retaining the front yard vintage fence segment. This vertical concrete post with horizontal wood rail fence may be a vestige of the original Meadowood Farm Cow Path trail markers. There are several vintage aerial photos as well as an early Jens Jensen landscape master plan that show accomodations made for livestock containment. This fence could be an outcropping of those efforts.**

*(13) Protection of resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project. City recommended tree fencing is planned to surround and protect existing trees during construction. The above mentioned vintage fencing segment is reference in the above entry #12 as a possible archaeological element and will be retained.*

*(14) New Construction. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style. Deliberate efforts have been made to compose the proposed structure in the same straight edged hip roof, gable dormer, half timber, vertical board & batten siding, dramatic low scale ground hugging eave eclectic dogma that characterizes the original pedigree of the Chicken House.*

## **DEMOLITION CRITERIA**

### *(B) Standards for review of demolitions.*

As previously mentioned, two existing structures (dilapidated front yard existing garage and shabby mid yard garden shed) as well as a significant area of unsightly front yard driveway loop are proposed for removal as part of this petition for construction of a new combined Garage-potting shed nearer to the existing residence. The closer proximity of the new garage to the house would therefore require a driveway extension.

We believe the proposed removal of the existing, dilapidated, mid-fifties, front yard, one story garage satisfies the Department of Interior Criteria that this structure is of no historic, cultural, architectural or archaeological significance and that its demolition would not be detrimental to the public interest nor contrary to the general welfare or cultural and historic character of the people of the city and the state. Nor do we feel its demolition is contrary to the objectives of historic preservation for the applicable district. Neither is the existing dilapidated garage of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

## **SUMMARY OF PETITION**

We look forward to feedback from the commission and staff but feel we have designed in a manner that is sensitive to the unique architectural character of the original farm group aesthetic, in such a manner that perhaps a future observer might assume this was part of the original farm group. A sort of western edge to book-end the smaller scale worker's cottages that sentry the farm on the east. In our use of materiality we are confident that those aspects of conformance will feel

seamless. It is also important to remember that this effort will most likely result in a higher and more quality adaptive reuse life for this member of the Meadowood Farm legacy.

## **APPENDIX: FARMSTEAD HISTORY**

### **1842 Frontier Farmstead:**

The original 150 acre parcel which comprised Meadowood Farm was first purchased from the government in an original land sale of 1842 by farmer Hugh McIlennan. Chief Blackhawk sold most of this land to the government in 1820 for two million dollars. Some parcels were sold as early as soon after that date. We know that an initial 19<sup>th</sup> c. three bay thrashing barn existed on the parcel as evidenced in a painting and aerial photo of its footprint after demolition in the mid 20's. The western ell of this parcel still remains undeveloped open space. It lies hidden as a connection between the Elawa Farm Savanna and Melody Farm components of the Lake County Forest Preserve corridor. We enjoy it as part of the open lands conservancy overlap that can be accessed from the Elawa Farm trail heads.

### **1920's Gentleman's Farm Country Estate Era:**

This next stage, Meadowood Farm Group of gentleman's farm structures was built in the early 1920's by a Mr. Leonard of Chicago who was a successful engineer and entrepreneur who patented a system by which existing railroad track lines could be raised over the existing street network thereby eliminating much of the danger associated with street level railroad and vehicle traffic intersections. At the time it was an innovative solution to retrofitting existing rail lines that sprang up before subsequent neighborhood development caught up in the ever outward expansion of Chicago's metropolitan growth.

Mr. Leonard's appreciation of technological systems no doubt must have attracted him to the early 20<sup>th</sup> century development of agricultural farming practices based on a disciplined scientific approach not only to farming practices but to the actual design and construction of the farm building complex itself.

### **1940'S-50'S Decline:**

The Farm Group Operation ceases operation and farm buildings fall into decline.

### **1960's Subdivision:**

By the 1960's the farm had ceased production and many of the buildings lie unused. Mr. Leonard's son had taken up residence in the Chicken House. Slowly, the surrounding farm land was being develop into single family residences on lots and streets that had been plated in a subdivision of the farm property.

### **1970's:**

One by one, heroic private citizens, such as Burt Wooleson,( who purchased the Carriage house when it still had hay on the floors of the open wagon bays), began to visualize the

distinct farm structures as future homes and began purchasing and starting the process of resurrecting the farm group for its new life.

2000's

New, younger generations of families are venturing into the unique experience of occupying these retrofitted farm structures.

2020's:

We must do what we can to ensure that these historic structures can compete with contemporary housing stock lest these living legacies become devalued and through subsequent benign neglect, slip from the link to our heritage.

My brief description of this Meadowood Farm Complex of buildings to which the Koe's residence belongs relies mainly on research I personally conducted while I was a member of the Lake Forest Preservation Foundation Board of Directors in 2010. That Fall I was asked to prepare a lecture which I delivered at the Gorton Community Center on September 12 of that year. It is a happy coincidence of fate that I have been asked to participate in this project 10 years after my lecture. A You-tube link exists for that lecture as most Foundation lectures are video taped. This particular lecture was posted last spring by Blue Sky Videos of Lake Forest .

We thank you for your consideration of this petition.



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 VERTICAL WOOD BOARD & BATTEN TO MATCH HISTORIC HOUSE

Foundation Material

Exposed Foundation Material CONCRETE W/ BTL  
TO MATCH EXIST. HISTORIC FOUND.  
SEE 3'-10" DETAIL DWG.

Color and/or Type of Material CEDAR STAINED TO MATCH HOUSE (DARK)

Window Treatment

Primary Window Type

- ☐ Double Hung  
☒ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Finish and Color of Windows

- ☒ Wood (recommended)  
☐ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

Color of Finish MATCH HISTORIC HOUSE (WHITE IN PERIOD PHOTOS)

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 CEDAR

Window Trim

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other CEDAR

Fascias, Soffits, Rakeboards

- ☒ Wood  
☐ Other \_\_\_\_\_

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

Chimney Material

*N.A.*

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other \_\_\_\_\_

Roofing

Primary Roof Material

- ☒ Wood Shingles *MATCH HIST. USE*
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles \_\_\_\_\_
- ☐ Sheet Metal \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Flashing Material

- ☒ Copper
- ☐ Other \_\_\_\_\_
- ☐ Sheet Metal

Color of Material \_\_\_\_\_

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other \_\_\_\_\_

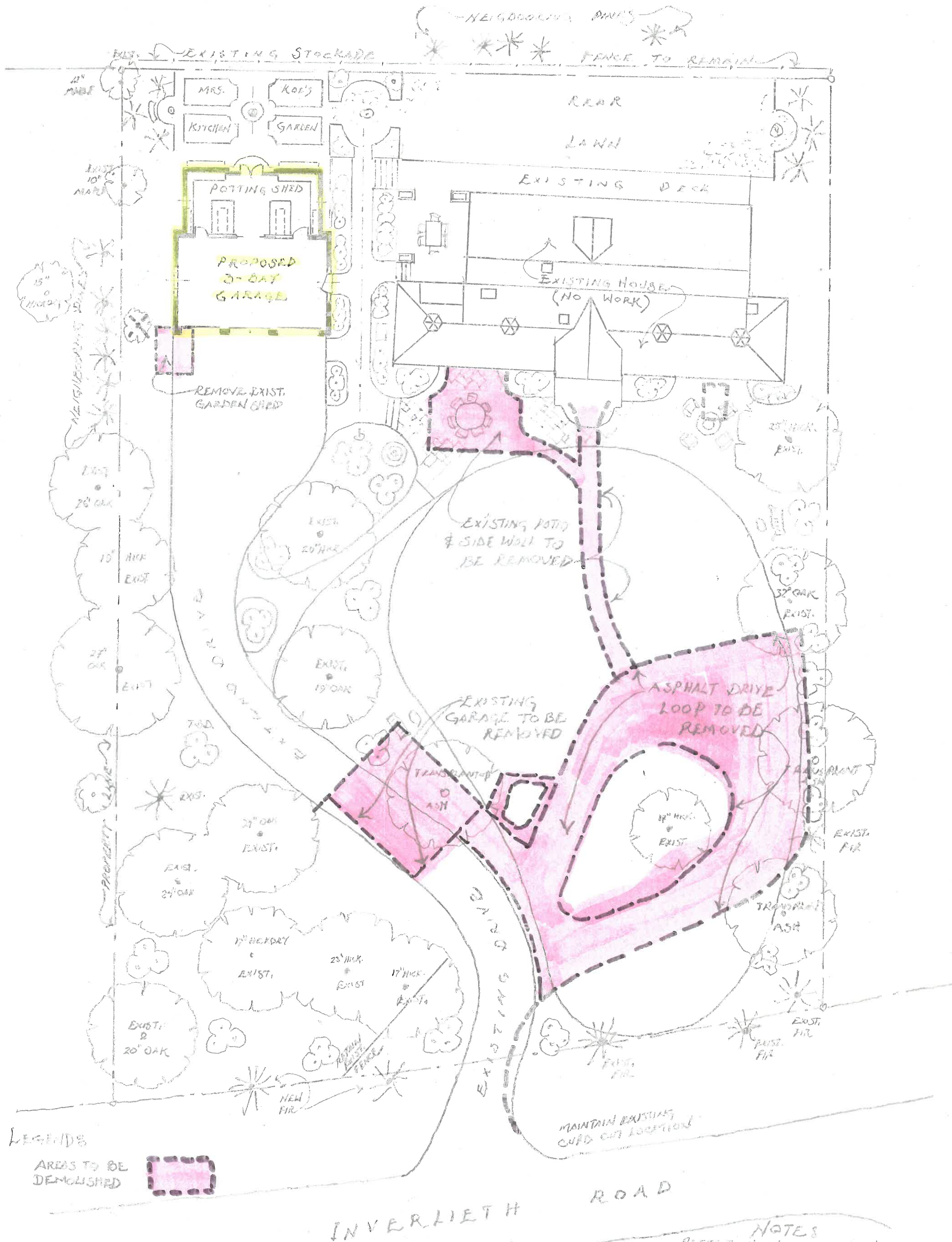
Driveway Material

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other \_\_\_\_\_

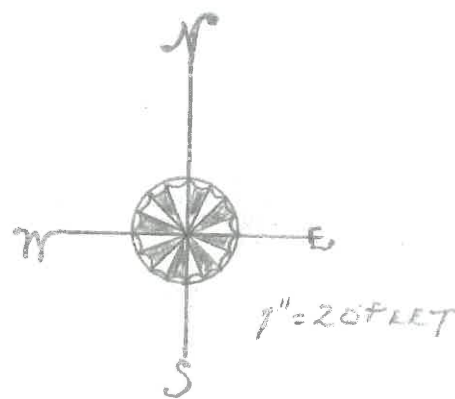
Terraces and Patios

- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_





# **S-1 SITE DEMOLITION AND NEW OVERLAY**



NOTE:  
FOR ADDL ELEVATION INFO.  
REFER TO NORTH & EAST ELEV. AND  
FLOOR PLAN DRAWINGS, TYP.



F  
E1 E2 D1 D2 D3 D4

C2 C1  
b a

PROPOSED WEST ELEVATION

TOP/CUPOLA  
REFER TO SOUTH  
ELEVATION DRAWING

T/E-W. RIDGE  
19'-8" A.T.F.  
T/N-S RIDGE  
18'-3" A.T.F.

REFER TO NOTES ON  
NORTH (REAR) ELEV. RE.  
TWO PITCH HIP ROOF.

TOP/DORMER CROWN  
FL = 13'-6" A.T.F.

CDR. WOOD CASING PROFILES  
@ VERTICAL SIDING CONDITIONS  
TO MATCH ORIGINAL CHICKEN- COOP  
DTL. - V.I.F. & PERIOD PHOTOS, TYP.

GENERAL NOTES:

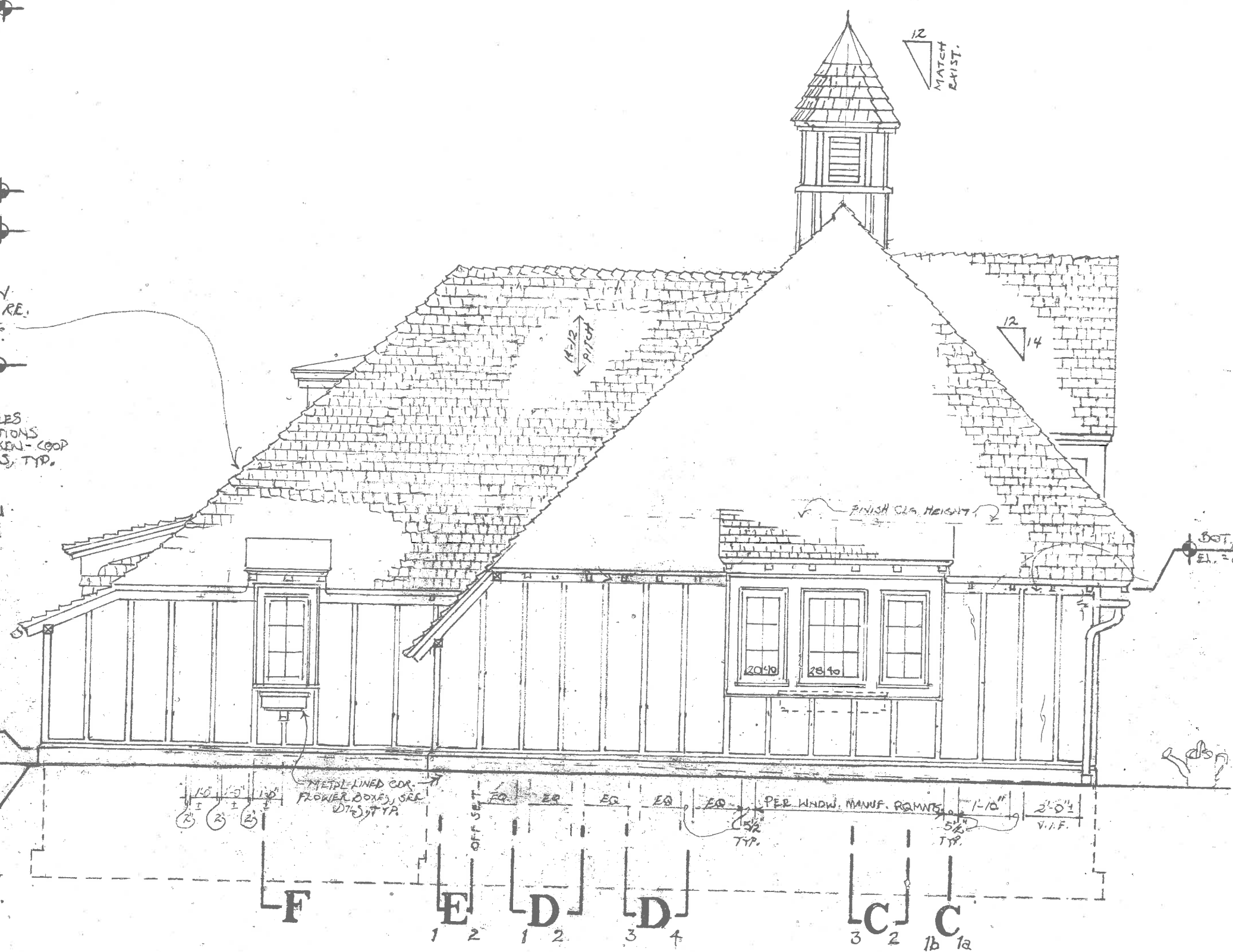
- FOR ADDL INFORMATION  
REGARDING RAVE HEIGHT  
& TOP OF WALL PLATE  
ELEVATIONS, REFER TO  
WEST & NORTH ELEV'S.  
& BURLIN SECTIONS.

- HANGING GUTTERS &  
DOWNSPOUTS NOT SHOWN  
ON THIS DRAWING FOR  
CLARITY - REFER TO EAST &  
NORTH ELEV. & ROOF PLAN  
FOR ADDL INFO. - TYP.

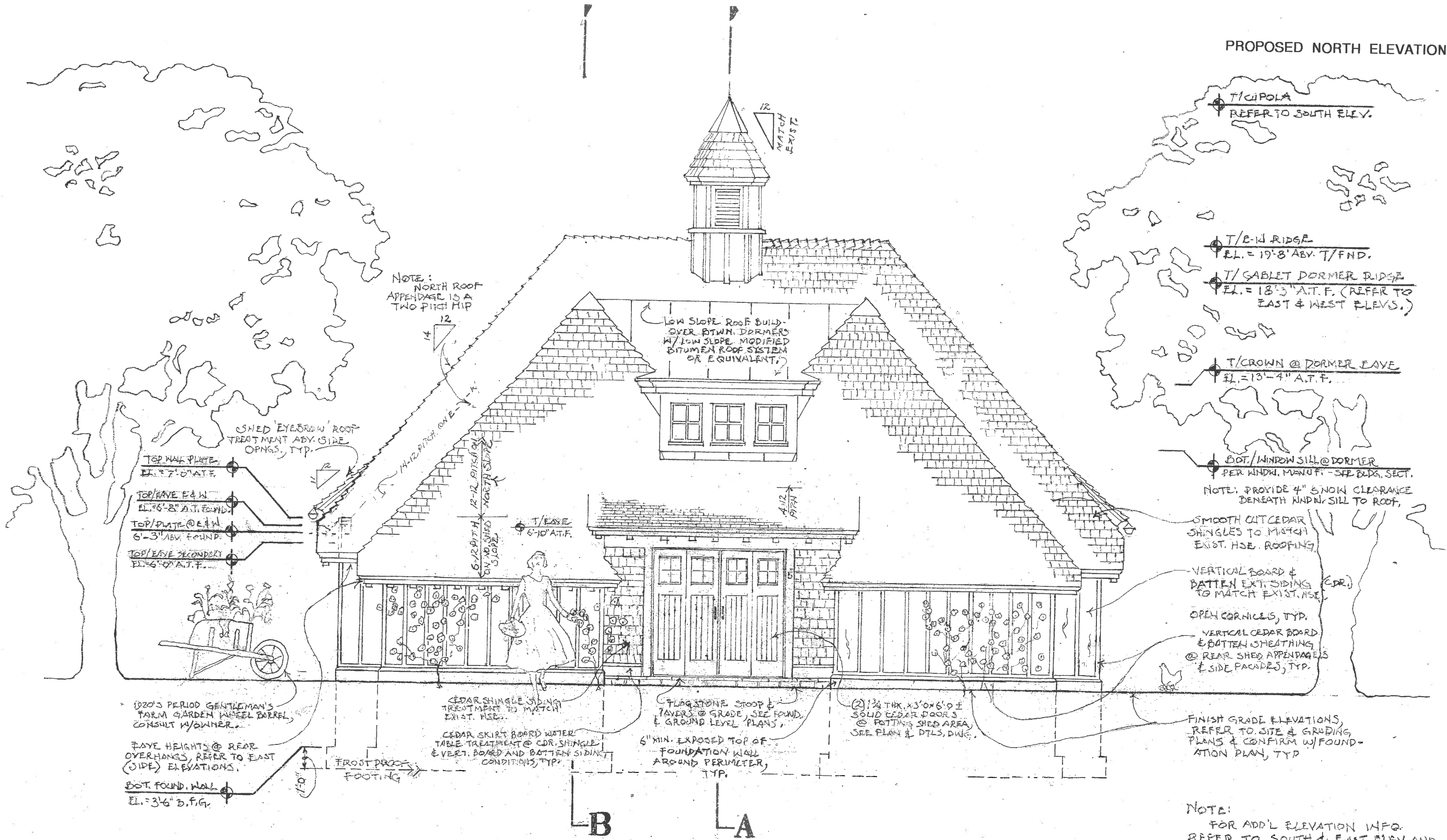
TOP/FOUND. WALL @ REAR  
= 6" ABV. FINISH GRADE

TOP/FINISH GRADE  
REFER TO SITE &  
GRADING PLAN

DOT/FOOTING  
PER FROST LINE &  
SOIL COMPACTION REQMT'S.

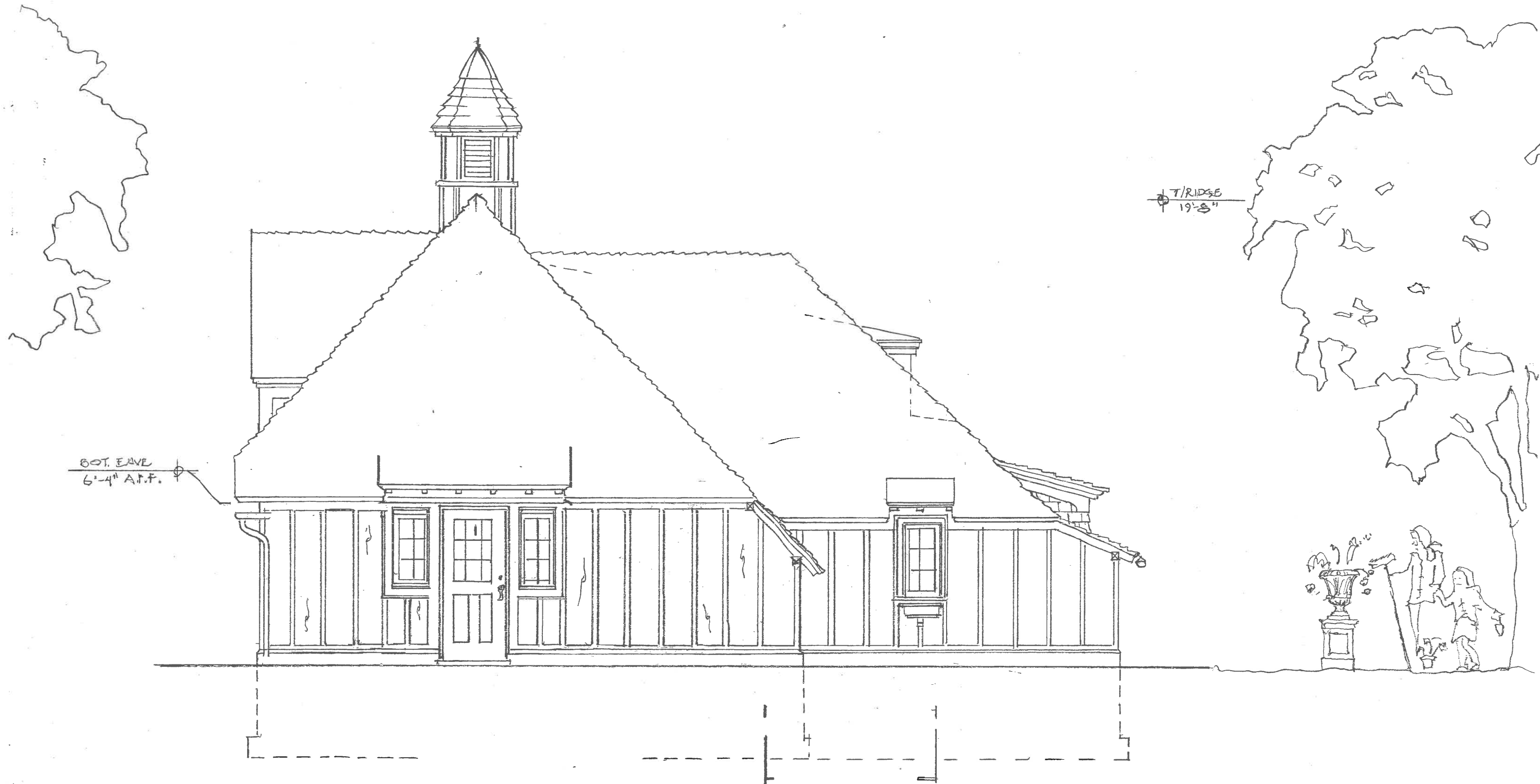


**4 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

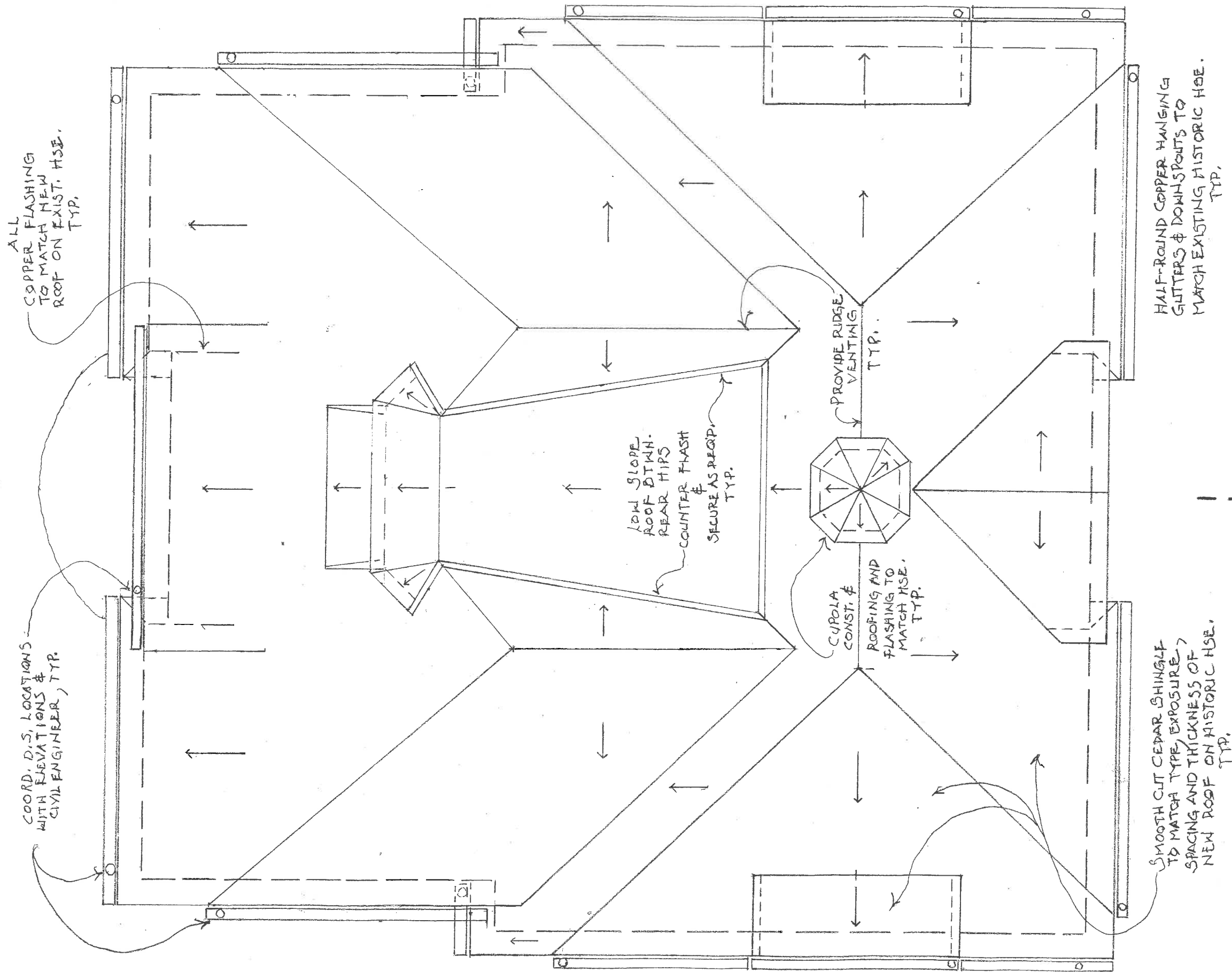


**2 NORTH (REAR) ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE:  
FOR ADD'L ELEVATION INFO.  
REFER TO SOUTH & EAST ELEV. AND  
FLOOR PLAN DRAWINGS, TYP.



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

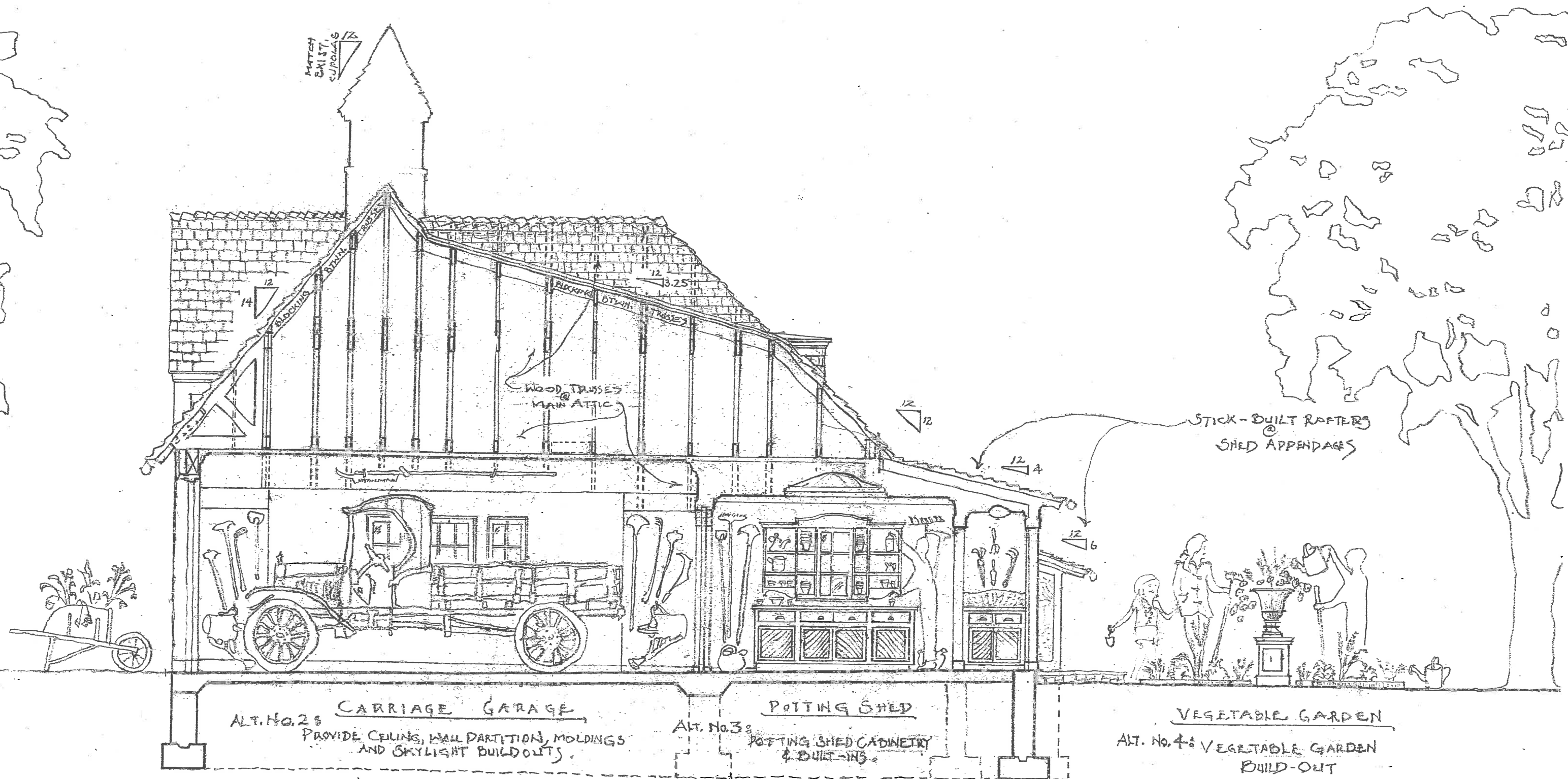


**ROOF PLAN**

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

**C**

**B**

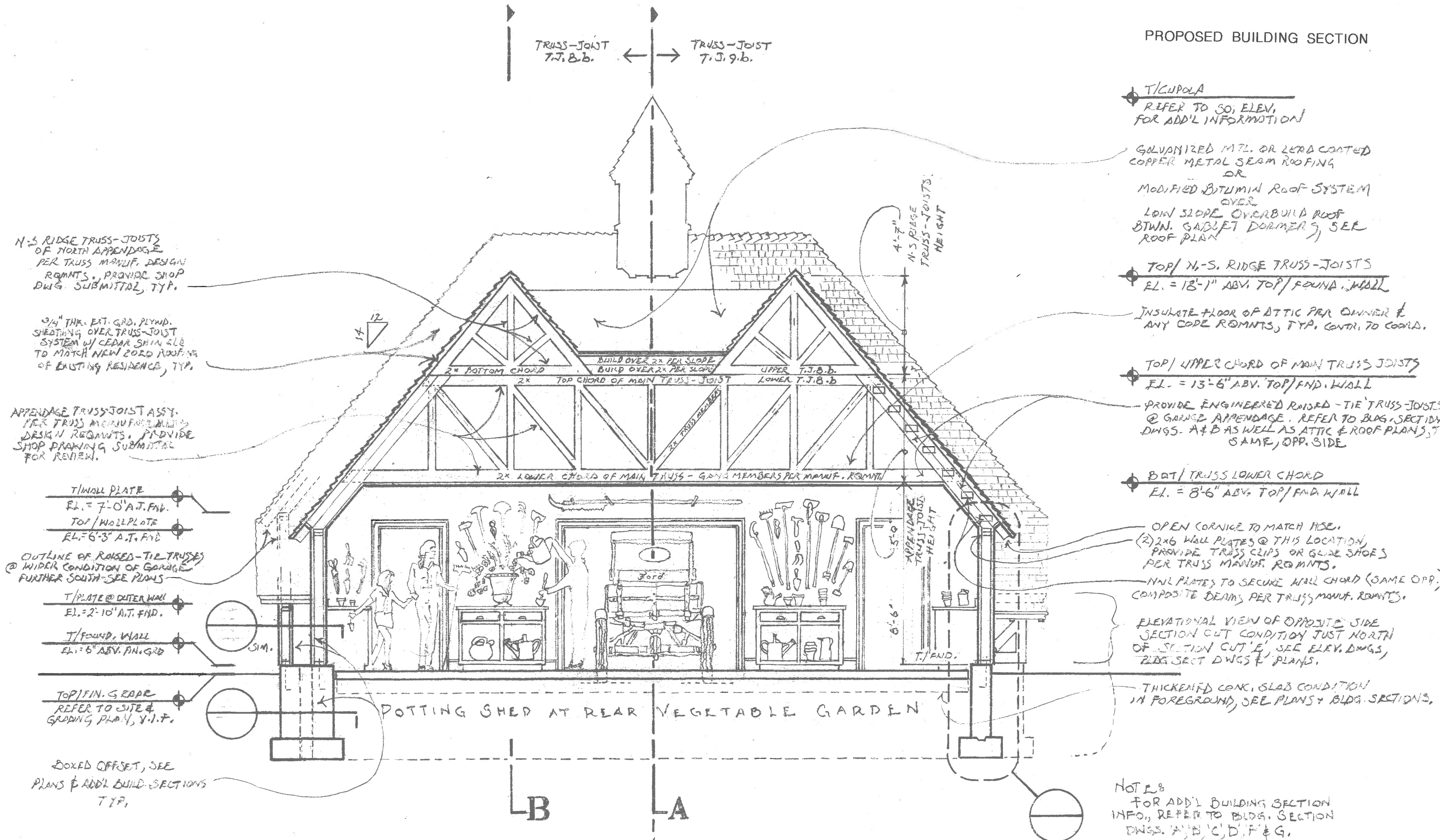


# **G COMPOSITE SECTION-INTERIOR ELEVATION STUDY**

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



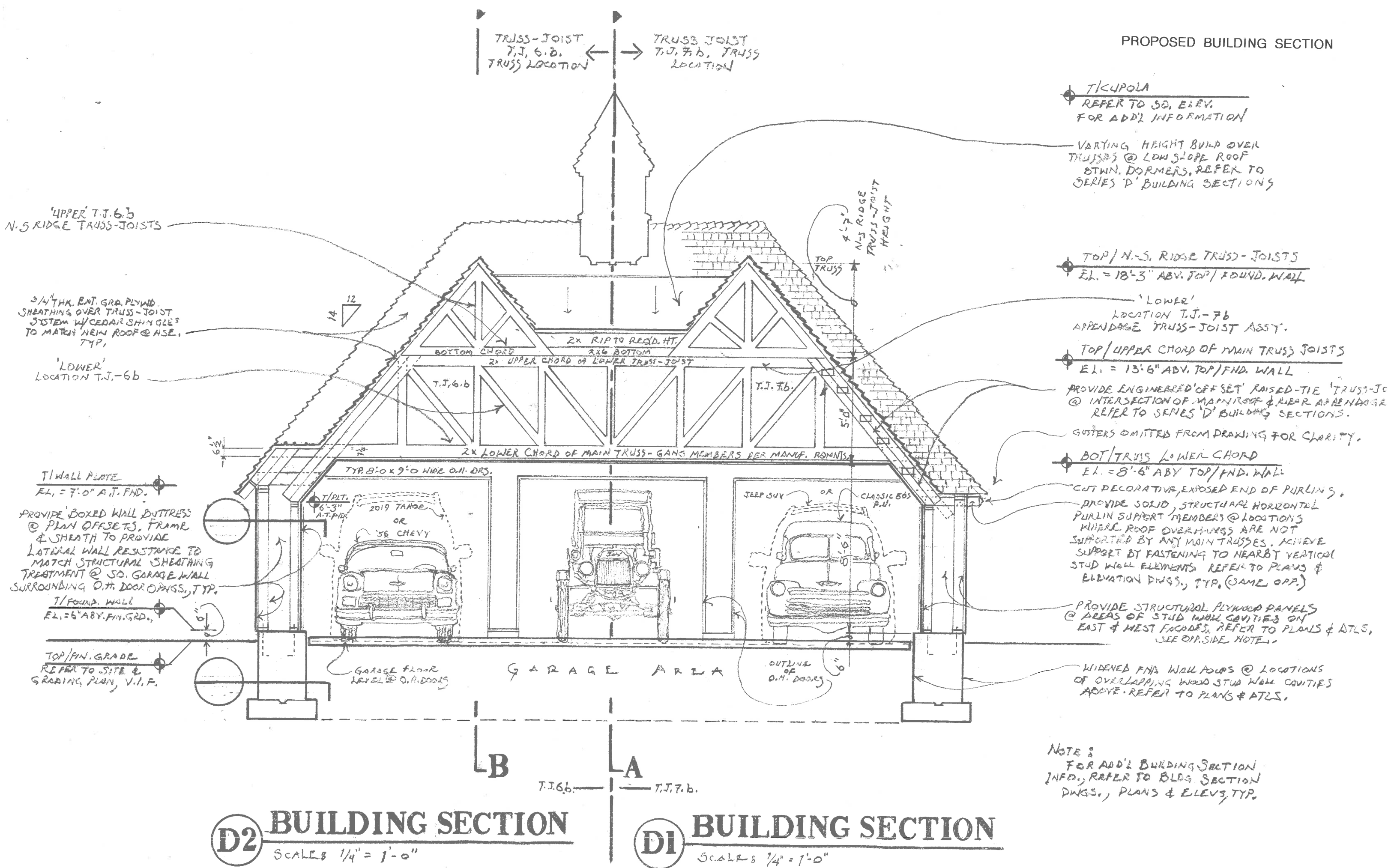
# PROPOSED BUILDING SECTION



**E2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**E1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

# PROPOSED BUILDING SECTION



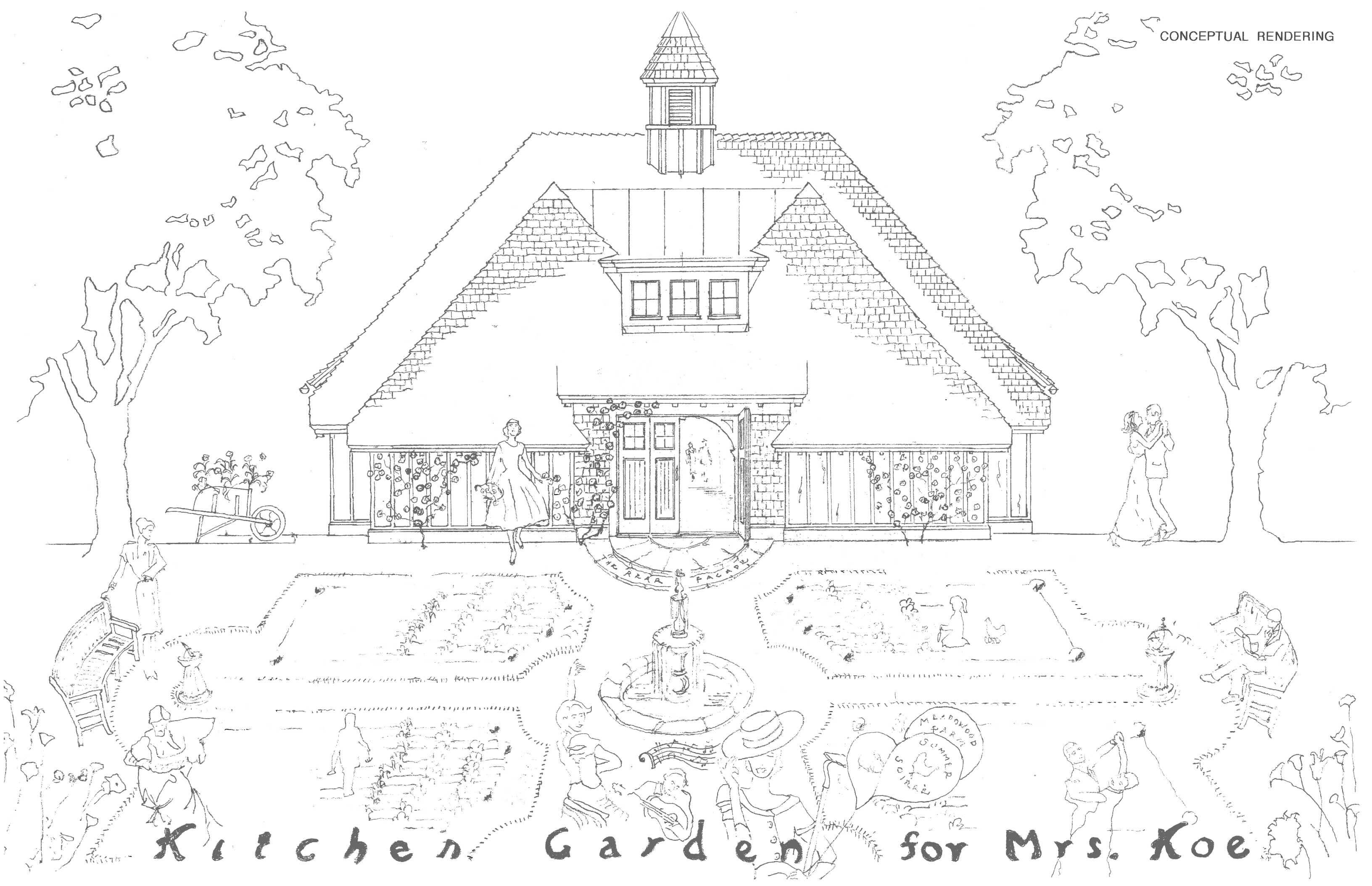
CONCEPTUAL RENDERING



PASSAGE  
DU  
JARDIN

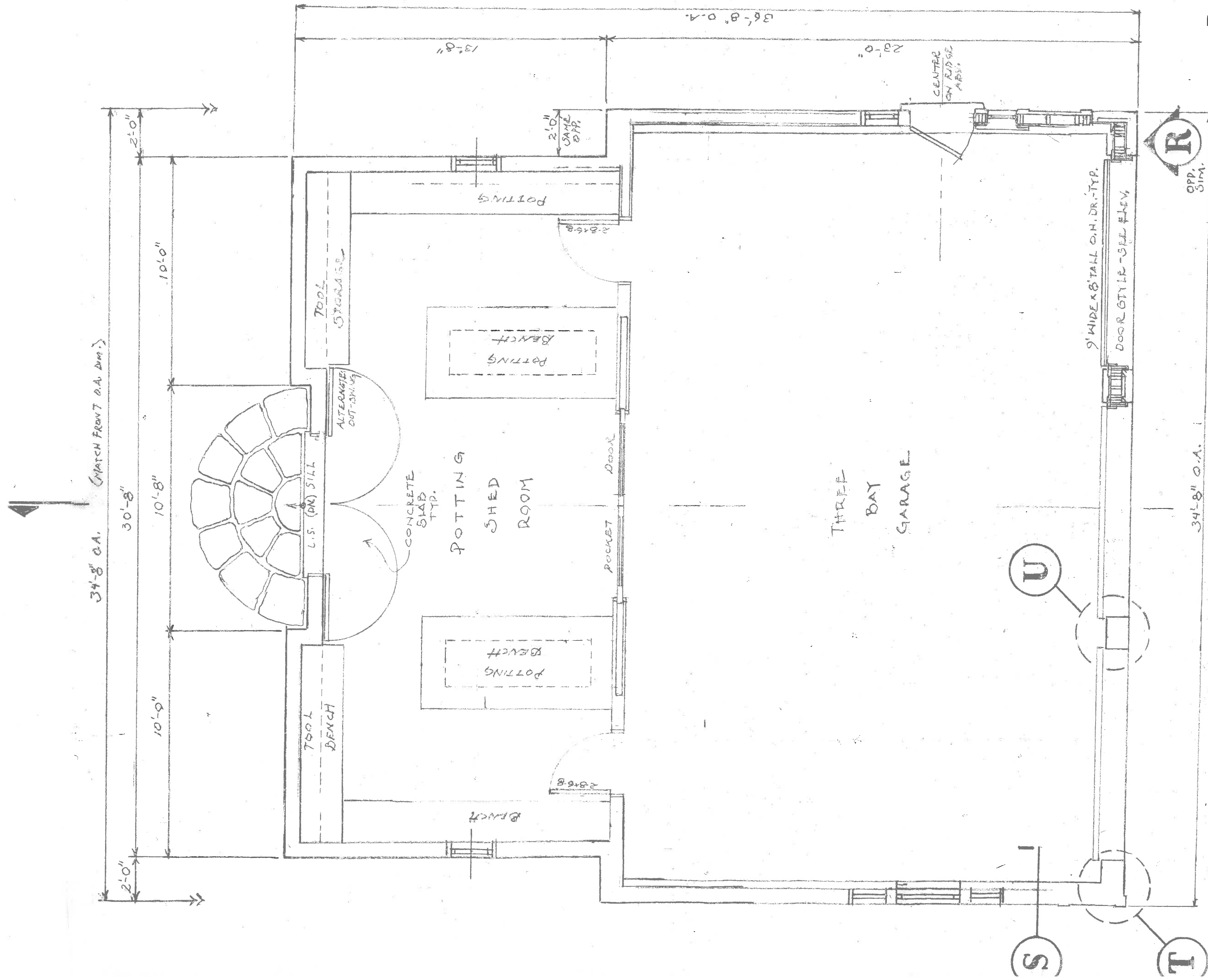
FRONT  
ELEVATION





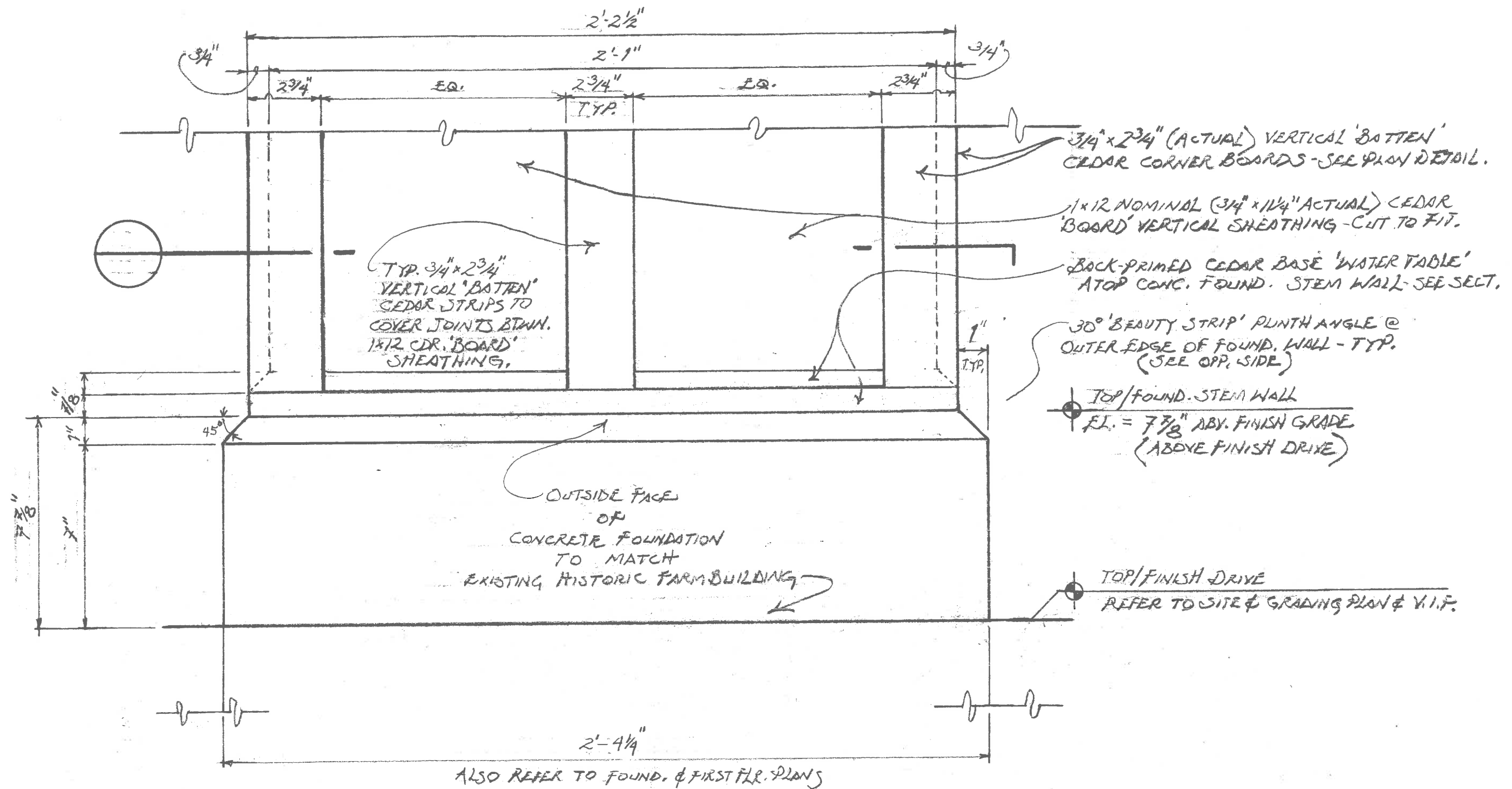
Kitchen Garden for Mrs. Koe

## PROPOSED GARAGE FLOORPLAN



# GROUND PLAN

SCALE:  $1/4" = 1'-0"$



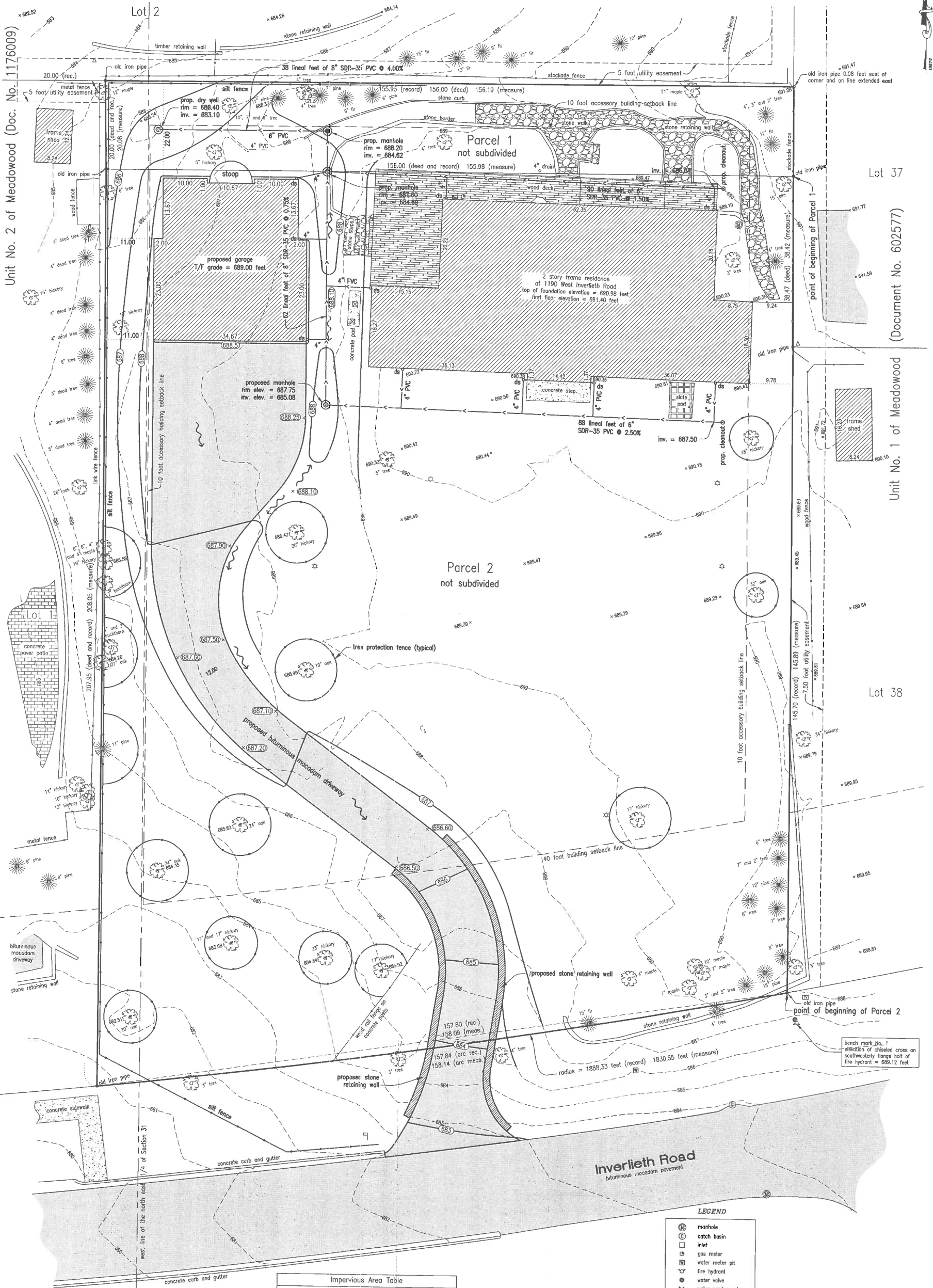
# ELEVATION DETAIL AT T/FOUND.

SCALE:  $3" = 1'-0"$

# PROPOSED IMPROVEMENTS, GRADING AND UTILITY PLAN

scale: 1 inch = 10 feet

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to the City of Lake Forest datum plane.  
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Impervious Area Table	
	Area (sq. ft.)
Existing driveway	3,393
Existing walks, patio, pads, step, walls	1,577
Existing shed	81
Existing residence	2,864
Existing garage	582
Existing deck	797
Total existing	9,294
Proposed driveway	3,570
Proposed garage	1,206
Total proposed	4,776
Total of Parcel 1 and Parcel 2	33,961

LEGEND	
	manhole
	catch basin
	inlet
	gas meter
	water meter pit
	fire hydrant
	water valve
	water service valve
	light
	electric meter
	electric transformer
	air conditioner
	telephone pedestal
	cable television box
	utility pole
	downspout (ds)

field work completed on February 19, 2020

for  
**Mr. Robert Koe**  
1190 West Inverlieth Road  
Lake Forest, Illinois, 60045

from the office of  
**James Anderson Company**  
Engineers, Planners, and Surveyors  
920 West North Shore Drive  
Lake Bluff, Illinois, 60044  
(847) 295-3322  
Professional Design Firm 184.000847

Order No. 18676  
Field Book E663 page 69  
Date November 12, 2020  
File No. none

Sheet No. 3  
of  
3 Sheets

For underground utility  
locations, call  
**J.U.L.I.E.**  
1-800-892-0123

PRELIMINARY GRADING PLAN

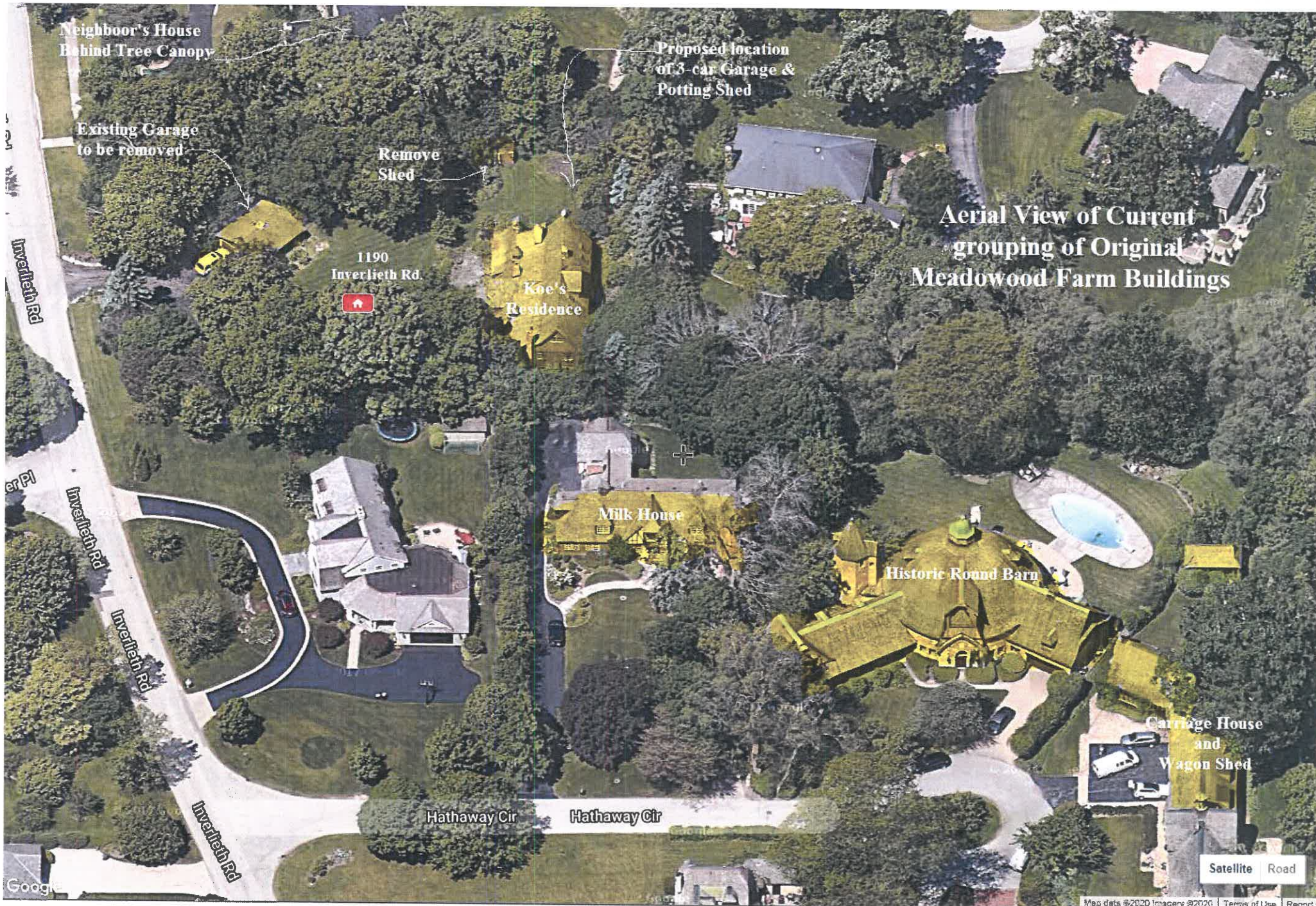
for review only







## AERIAL VIEW OF PROPERTY & SURROUNDING HOMES





# AERIAL VIEW OF PROPERTY & SURROUNDING HOMES





IMAGE OF RESIDENCE - 1979

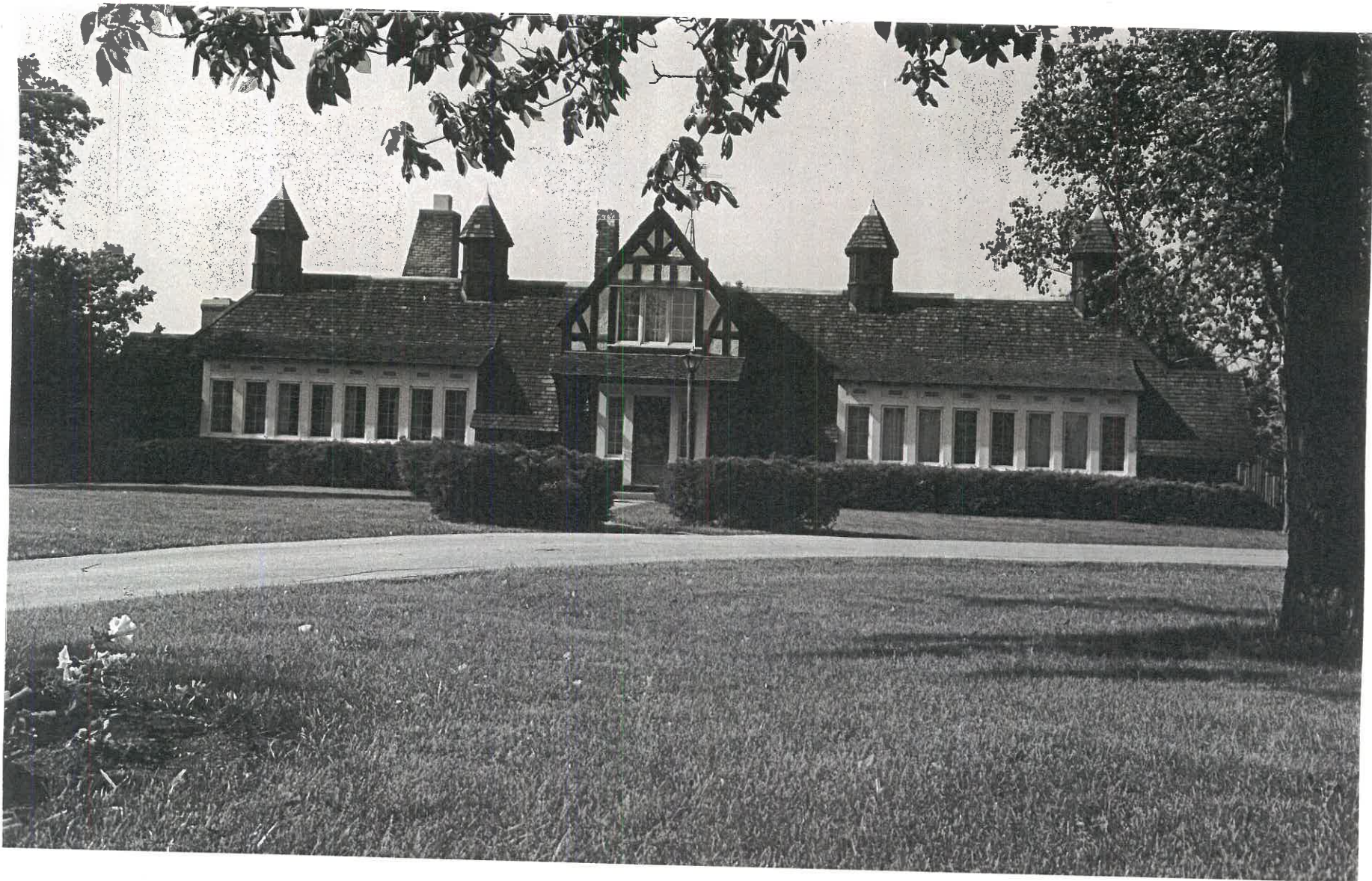
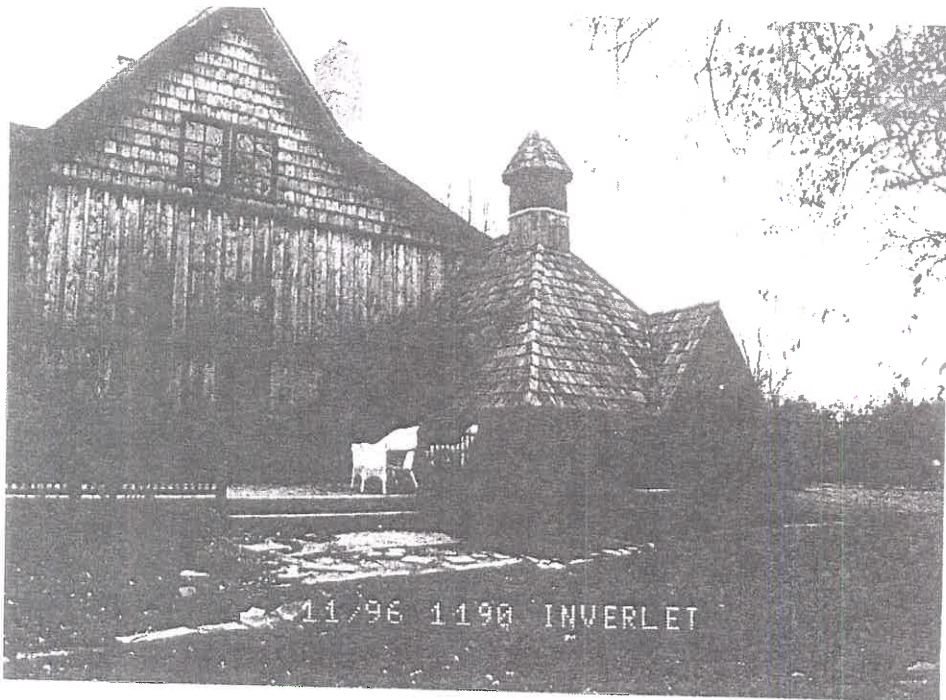
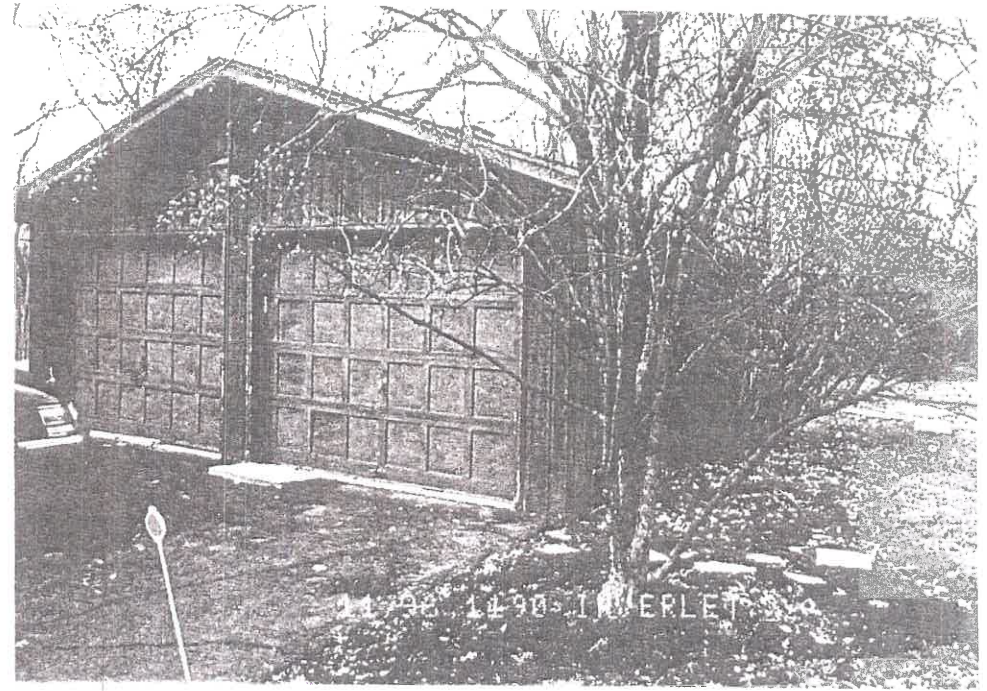
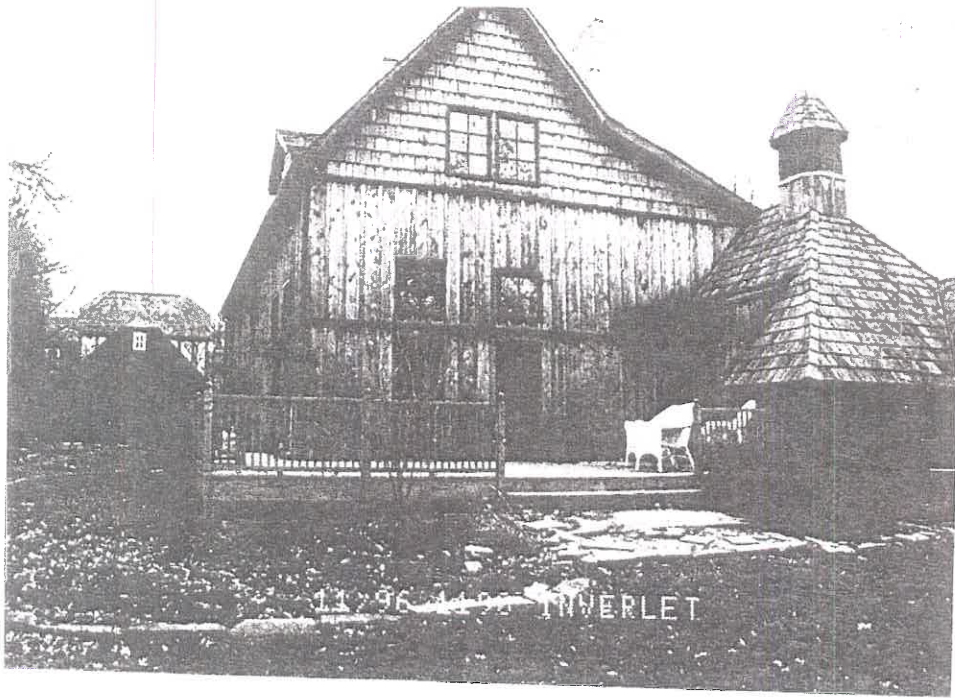




IMAGE OF RESIDENCE - 1979

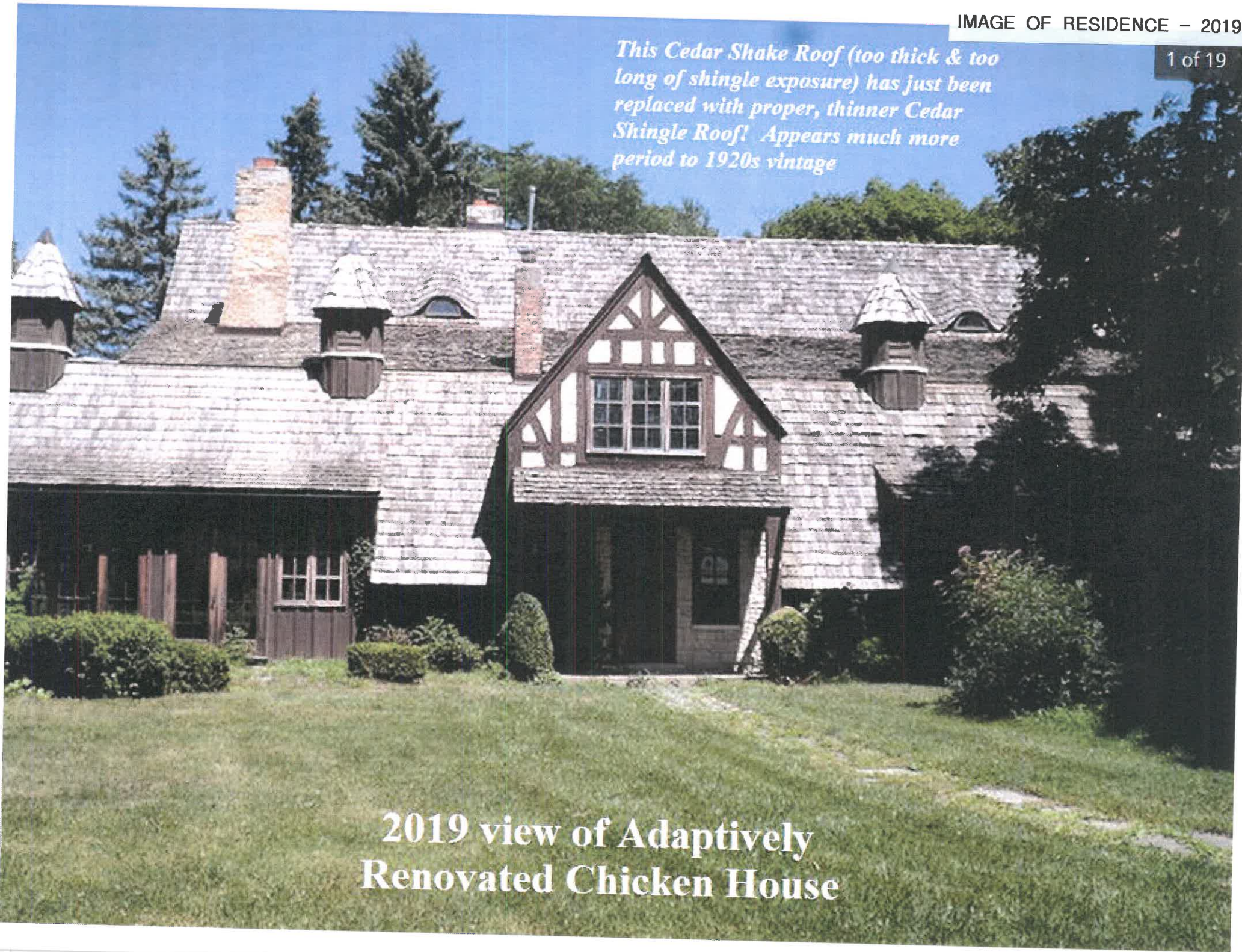








*This Cedar Shake Roof (too thick & too long of shingle exposure) has just been replaced with proper, thinner Cedar Shingle Roof! Appears much more period to 1920s vintage*



**2019 view of Adaptively  
Renovated Chicken House**



**Proposed Garage-  
Potting Shed**

**Existing  
Residence**

**Extend Drive**

**Existing Garage  
to be removed**

**Existing Driveway  
Loop in Front Yard  
to be removed.**

**Streetscape View of Koe Residence  
(Converted Chicken House) and  
Proposed Garage & Potting Shed**

**SITE PLAN**

1"=20'

ORIGINAL POULTRY HOUSE  
OF  
MEADOWOOD FARM GROUP

1"=20'-20"

KOE RESIDENCE  
1190 INVERLEITH RD  
LENA FOREST, IL.



**Agenda Item 4**  
**1388 Green Bay Road**  
**Partial Demolition, Additions, Exterior Alterations and**  
**Driveway Reconfiguration**

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

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Staking Diagram*  
*Plat of Survey – Existing Conditions*  
Proposed Site Plan  
*Existing & Proposed East Elevations*  
Proposed East Elevation – Enlarged  
Proposed East Color Elevation  
*Existing & Proposed South Elevations*  
Proposed South Elevation – Enlarged  
Proposed South Color Elevation  
*Existing & Proposed West Elevations*  
Proposed West Elevation – Enlarged  
Proposed West Color Elevation  
*Existing & Proposed North Elevations*  
Proposed North Elevation – Enlarged  
Proposed North Color Elevation  
Color Renderings  
*Roof Demolition Plan*  
*Proposed Roof Plan*  
*Proposed East – West Building Section*  
*First Floor Demolition Plan*  
*Proposed First Floor Plan*  
*Second Floor Demolition Plan*  
*Proposed Second Floor Plan*  
*Preliminary Grading Plan*  
*Tree Inventory*  
*Conceptual Landscape Plan*  
*Conceptual Landscape Renderings*  
*Images of Existing Residence*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	November 18, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	<b>1388 N. Green Bay Road</b> – Partial Demolition, Additions, Exterior Alterations and Driveway Reconfiguration

### PETITIONER

Wendy Wood-Prince  
819 Oakwood Avenue  
Lake Forest, IL 60045

### PROPERTY LOCATION

1388 N. Green Bay Road

### HISTORIC DISTRICTS

Green Bay Road Local &  
National Register Historic District

### PROJECT REPRESENTATIVE

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

### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow partial demolition of the existing single family residence and construction of additions and an attached two car garage on the east side of the existing residence. Exterior alterations on the remaining portion of the residence and reconfiguration of the driveway are also proposed.

The petitioner recently purchased this property. In August, 2019, the Commission approved a Certificate of Appropriateness for a two-story addition at the request of the contract purchaser at that time. That project did not move forward because the contract purchaser did not acquire the property. The petition now before the Commission is an entirely different petition submitted by the new property owner.

The existing house is non-conforming to current lot-in-depth setback requirements and a zoning variance to allow for construction of the additions as currently proposed was supported by the Zoning Board of Appeals at the October 26<sup>th</sup> meeting.

### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Green Bay Road, between Alden Lane and Laurel Avenue. It is accessed by a drive that is shared with the neighbor to the south. The property is irregular in shape and totals 64,882 square feet. The residence on the property is known as the "Peanut Cottage," originally built between 1900- 1910 as a gardener's cottage for the Dr. Williams Evans Casselberry estate. The original estate home known as "The Boulders" once stood at 1386 N. Green Bay Road, and was designed by Howard Van Doren Shaw. The architect of the cottage, the subject of this petition is not known. The estate home was demolished in the 1940's. The gardener's

cottage was subdivided off from the main house and adaptively reused as a residence. The residence at 1388 N. Green Bay Road is identified as a Contributing Structure in the Historic District, it is more than 50 years old. The residence is an example of the Colonial Revival style and features a large gable roof, shed dormers, and covered porch.

## **STAFF EVALUATION**

### *Demolition*

The petitioner is requesting demolition of the single story mass on the west side of the existing residence. This portion of the existing residence houses a sunroom, garage and a craft room. Based on available permit records, this portion of the existing residence is believed to have been a later addition that was built in the 1950's. The original gardener's cottage on the east side of the existing residence will remain.

**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 because it is within the time period of significance and its association with the Casselberry estate. The portion of the house that is proposed for demolition is not original to the property and does not reflect any historical, cultural or architectural significance. Also, the portion of the residence that is proposed for demolition is visually very different from the original structure and does not appear to be well integrated with the residence overall.

**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 portion of the residence that is proposed for demolition does not contribute to the character of the Historic District or possess significance that would make it worthy of preservation.

**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 partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The structure proposed for demolition is not original to the property and is not architecturally significant.

**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 proposed demolition does not involve any elements that are of such old, unusual, or uncommon design, texture, or material that the elements could not be reproduced without great difficulty or expense. The portion of the residence proposed for demolition was constructed in the 1950s and is not unique architecturally.



**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.**

This criteria is pending review by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

#### *Site Plan*

The proposed additions are located mainly on the east side of the residence. A screen porch addition is proposed on the south side of the residence. The additions proposed on the east side of the residence include a two-story mass, a two-car garage, and a single story linking element between the existing residence and the proposed two-story addition. The screen porch addition is proposed at the southwest corner of the existing residence.

A pool is proposed south of the existing residence and is aligned with the screen porch addition. A spa is also proposed west of the screen porch addition. A small accessory structure is proposed on the west side of the property to house the pool equipment. On the east side of the accessory structure, a pergola structure is proposed.

Most of the existing driveway will be removed. A new driveway configuration is proposed and is reflected on the site plan submitted by the petitioner. As proposed, the driveway will separate from the driveway that is shared with the neighbor, providing more privacy for both property owners.

As reflected on the petitioner's landscape plan, terraces are proposed around the north, west and south sides of the home. Gravel walkways are proposed around the new two-car garage and a split-rail fence is proposed along a portion of the driveway and around the west side of the property.

#### *Proposed Addition and Alterations*

The proposed two-story addition is essentially a replication of the original portion of the residence with a large gable form, shallow shed dormers and a covered porch. The single-story linking element between the two-story addition and the existing residence is a sunroom with a series of windows on the north and south elevations. The attached two-car garage is a simple structure with a gable roof form and two single carriage style garage doors on the south elevation. A trellis element is proposed above the garage doors. The screen porch addition features a gable that matches the pitch of the gable on the existing home. On the south side of the screen porch addition a masonry fireplace is proposed.

The roof forms on the rear of the existing residence will be modified to eliminate some awkward roof lines and reflect simple forms more consistent with the front of the home. All of the windows on the existing residence will be replaced with new double hung windows and the existing shutters will be removed.

#### *Findings*

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

### **Standard 1 – Height**

This standard is met. The existing residence is a two and a half story mass and is 26'-10" tall as measured from the lowest point of existing grade adjacent to the house. The proposed two-story addition is proposed to be the same height as the existing residence.

### **Standard 2 – Proportion of Front Façade**

This standard is generally met. With the proposed additions, the east elevation becomes the front façade. The east elevation features a covered entry porch and massing and proportions that mimic the original residence. The attached garage mass is sited forward of the home on the east elevation creating an entrance court at the front.

### **Standard 3 – Proportion of openings**

This standard is generally met. The existing residence features a variety of opening sizes and proportions. The proposed alterations to the existing home will present openings that are more consistent in size and proportion. The openings proposed on the additions are consistent in character and scale with the openings around the existing house.

As proposed, it appears that windows of the same size have different muntin patterns. To present a more cohesive and consistent appearance, it is recommended that a consistent muntin pattern be used in windows of the same size.

### **Standard 4 – Rhythm of Solids to Voids**

This standard is generally met. The existing residence has an irregular pattern of solids to voids. Most of the existing home features a solid appearance with the exception of the south elevation, which presents a large expanse of openings in the living room. The proposed alterations to the existing home generally maintains the existing rhythm of solids to voids.

There is mostly a consistent rhythm of solids to voids on the proposed additions, however, the linking element between the existing residence and the two-story addition is a sunroom and features larger expanses of openings to take advantage of views and provide ample natural light into the space.

### **Standard 5 – Spacing on the Street**

This standard is met. Due to the configuration of the lot and siting of the residence, the home is only minimally visible from the street and does not visually impact the appearance of spacing of structures along the streetscape.

### **Standard 6 – Rhythm of Entrance Porches**

This standard is met. The porch on the south side of the existing residence will become part of the screen porch addition. A new entrance porch is proposed on the east side of the two-story addition and is appropriately located at the front of the home which will now be the east elevation, oriented toward the street. The detailing of the proposed entrance porch is intended to replicate the existing porch on the home that will be removed.

### **Standard 7 – Relationship of Materials and Texture**

This standard is met. Wood Dutch Lap siding is proposed for the main façade material for the existing residence and proposed additions. The walls of the shed dormers will be clad with wood shingle. The existing asphalt shingle roof on the existing home will be removed and wood shingle

will be used for the roof material on the existing home and proposed additions. All new and replacement windows will be aluminum clad wood windows with interior and exterior muntin bars. Wood is proposed for trim, fascia boards and soffits. Aluminum gutters and downspouts are proposed. The new chimney will be brick.

Hardscape on the site includes a gravel driveway and motor court, gravel walkways and bluestone terraces.

#### **Standard 8 – Roof Shapes**

This standard is met. The roof form of the existing residence is comprised of multiple gable, hip and shed roofs. As noted above, modifications that are proposed on the rear of the existing residence will simplify the roof forms and help to present a more cohesive appearance. The proposed additions feature roof forms and pitches that are consistent with the existing residence.

#### **Standard 9 – Walls of continuity**

This standard is met. The proposed additions and alterations will present a more continuous appearance across all the elevations of the home by using consistent materials, roof forms, and architectural detailing.

#### **Standard 10 – Scale**

This standard is met. A residence of up to 6,991 square feet is permitted on the property based on the City's building scale regulations. In addition, design elements totaling 699 square feet and a garage allowance of 800 square feet are available. Based on the City's calculation, the portion of the existing house that will remain along with the proposed additions totals 4,878 square feet, and is under the allowable square footage by 30%.

#### **Standard 11 – Directional Expression of Front Elevation**

This standard is met. As it exists today, the front of the residence is oriented south, facing the neighboring property. As noted above, with the proposed additions, the east elevation becomes the front elevation orienting the home toward Green Bay Road.

#### **Standard 12 – Preservation of Historic Material**

This standard is met. As noted above, the area proposed for demolition was built in the 1950s and is not original to the property. The 1950's additions and alterations were intended to adapt the home for use as a single family residence as opposed to an outbuilding for an estate house. The portion of the existing residence that will remain has also undergone several alterations through the years. The alterations proposed to the existing residence will allow for it to be preserved while also making the residence suitable for modern living standards.

#### **Standard 13 – Preservation of natural resources**

This standard can be met. A total of twelve trees are proposed for removal. Nine out of the twelve trees proposed for removal are dead. The remaining three trees proposed for removal include a White Pine, Spruce, and Norway Maple. Based on the species, size and condition of these trees, a total of 33 replacement inches will be required to be planted on site.

The preliminary landscape plan submitted by the petitioner reflects a mix of shade and evergreen trees and shrub and ornamental plantings 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.



**Standard 14 – Compatibility**

This standard is met. The design, materials, detailing and massing of the additions is compatible with the existing residence and character of the surrounding neighborhood.

**Standard 15 – Repair to deteriorated features**

This standard is not applicable to this request.

**Standard 16 – Surface cleaning**

This standard is not applicable to this request.

**Standard 17 – Integrity of historic property**

This standard is met. The additions are designed in a manner that are consistent with the character of the property. In discussions with other prospective buyers before the current owner purchased the property, there was interest in complete demolition of the residence. This proposal allows for the original portion of the residence to be preserved while making the house livable for the property owner and attractive to future buyers.

**PUBLIC COMMENT**

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

**RECOMMENDATION**

Grant a Certificate of Appropriateness approving the partial demolition of the existing single family residence, construction of additions, an attached two car garage, exterior alterations, the tree removal and landscape plan, and the overall site plan based on the findings presented in this staff report and incorporating the Commission's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

1. The muntin patterns of the windows shall be refined in an effort to present a more consistent appearance of the windows around the home.
2. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted above. If any additional modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. The final landscape plan shall be subject to review and approval by the City Arborist. The plan shall provide for at least 33 replacement tree inches on site. If full replacement on site is not possible in a manner consistent with good forestry practices, payment in lieu of on site 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.

4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Details of exterior lighting, if any is proposed, shall be included with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. The dark sky, right to night concept shall be respected. All exterior lights shall be on timers and set to turn off no later than 11 p.m. except for motion sensor security lights.
6. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.



# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 1787

**Property Address:**

**Street:** 1388 N GREEN BAY RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Dr. William Evans Casselberry Gardener's Cottage, "Peanut Cottage"

**Original Owner:** Dr. William E. Casselberry

**Other Previous Owners:** ANNIBALI, PHILIP

**Present Owner:** ANNIBALI, MARY R

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1900-10  
**Use, Original:** Gardener's Cottage  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** Country Estate Era  
**Style:** Colonial Revival  
**Secondary Style:**

**Architect/Engineer:** unknown

**Builder/Contractor:** unknown

**Landscape Architect:**

**Plan Shape:** Rectangular  
**Number of Stories:** 2  
**Structural Framing:**  
**Foundation Material:**  
**Facade Material:** Wood Clapboard  
**Roof Form:** Gable



**Photo Name:** May 2001

**Demolished:** **Date:**

**Zoning District:**

**Subdivision:** Lot 15 of Owner's Subdivision

**Subdivided from:** William Evans Casselberry Estate, "The Boulders,"  
1386 N. Green Bay Road, demolished 1940s

**Current Property Size (est.):**

**Original Property Size (est.):**

**Facade Easement?:**

**Held by:**

**Conservation Easement?:**

**Held by:**

**Roof Material:** Asphalt Shingle  
**Primary Window Type:** Double Hung  
**Porches:** Covered entry

**Integrity:** Good

**Condition:** Good

**Decorative Features & Surfacing:**

The large dormers create a second floor of this house.

DECORATIVE SURFACING: The dormers are of wood shingle.





# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 1787

### Local Register:

#### Local Historic District:

Local Ordinance District

#### Contributing Significance to Local District:

Contributing

#### Contributing Significant Resources:

Dr. William Evans Casselberry Gardener's Cottage, "Peanut Cottage" - ca. 1900-10

#### Is this Property Eligible for Local Landmark Designation?:

Yes

#### Local Landmark Designation:

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

#### Other Districts:

Historic Residential and Open Space Preservation

### National Register:

#### National Register Historic District:

Green Bay Road

#### Contributing Significance to National District:

Contributing

#### Contributing Significant Resources:

Dr. William Evans Casselberry Gardener's Cottage, "Peanut Cottage" - ca. 1900-10

#### Is this Property Eligible for National Register Listing?:

#### Individual National Register Listing :

#### Other Designations:

### **History and Significance:**

"Peanut Cottage" is identified as a significant contributing structure in the Historic District. The existing house, constructed c.1900-1910, is distinguished by its overall quality of design, detail, materials, and craftsmanship. Overall the building possesses a high level of integrity making it worthy of preservation.

The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Many service buildings were located on the grounds of the main estate, and have since been subdivided or sold off and converted to single family residences. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. These buildings collectively contribute to the character of the historic district and should be preserved.

Along with friends, Howard Van Doren Shaw and Dr. Nathan Smith Davis, Jr., Dr. William Evans Casselberry purchased fifty-three acres of the former Swanton farm on Green Bay Road for \$10,000. Casselberry's house, "The Boulders," which once stood at 1386 N. Green Bay Road, was designed by Howard Van Doren Shaw and built in 1898; it was torn down in the 1940s. However, "Peanut Cottage," which was originally the gardener's cottage, was the home of his daughter Catherine and her husband Stuart John Templeton from 1922 to 1929, when their new home at 1300 N. Green Bay Road (q. v.) was completed. The Templetons modernized the cottage and it has since been enlarged and renovated.

Casselberry (September 6, 1858-July 11, 1916), who was born in Philadelphia, Pennsylvania, attended the University of Pennsylvania Auxiliary Department of Medicine and received his M. D. in 1879. After interning at Germantown Hospital in Philadelphia, he did post-graduate work at the University of Vienna, 1881-82, and the London Throat Hospital, 1882. Specializing in diseases of the throat, he went into practice in Chicago in 1883 and was professor of therapeutics and laryngology at Northwestern University Medical School and served as laryngologist to St. Luke's and Wesley hospitals and was president of the American Laryngological Association and the Chicago Laryngological Association. Casselberry married Lilian Hibbard on June 23, 1891. Their son William Evans Casselberry, Jr. built the house at 1310 N. Green Bay Road (q. v.).

### **Changes:**

The Templetons modernized the cottage and it has since been enlarged and renovated.

### **Property Setting:**

Residential: This property is located on the west side of Green Bay Road, just south of the intersection with Alden Lane.

### **Associated Buildings:**

The detached garage is accessed by a breezeway.



# City of Lake Forest, Illinois

## Historic Resources Survey Form

ID: 1787

### Sources of Information:

Green Bay Road Historic District National Register Nomination form -- Barbara Buchbinder-Green; City of Lake Forest Address and History Files.

### Certif. of Appropriateness Case #(s):

HPC-8/28/2019 Two Story addition and exterior alterations

**1388 N GREEN BAY RD**

**Survey Date:** May 2001

**Demolished:**

**Demolition Date:**

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

Address 1388 Green Bay Road Owner(s) Wendy Wood-Prince

Architect Edward Deegan Reviewed by: Jen Baehr

Date 11/18/2020

Lot Area 64882 sq. ft.

**Square Footage of Existing Residence:**

1st floor 1443 + 2nd floor 693 + 3rd floor 0 = 2136 sq. ft.

Design Element Allowance = 699 sq. ft.

Total Actual Design Elements = 123 sq. ft. Excess = 0 sq. ft.

Garage 477 sf actual ; 800 sf allowance Excess = 0 sq. ft.  
(Existing Garage To Be Removed)

Garage Width 21'-3" ft. *may not exceed 24' in width on lots*  
(Existing Garage To Be Removed) *18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings Existing Shed to be Removed = 88 sq. ft. = 0 sq. ft.

**Total Square Footage of Existing Residence to Remain:** = 2136 sq. ft.

**Square Footage of Proposed Additions:**

1st floor 1873 + 2nd floor 663 + 3rd floor 0 = 2536 sq. ft.

New Garage Area 667 sq. ft. Excess = 0 sq. ft.

New Design Elements 714 sq. ft. Excess = 14 sq. ft.

New Accessory Building Area 192 sq. ft. = 192 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4878 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 6991 sq. ft.

**DIFFERENTIAL** = 2113 sq. ft. **NET RESULT:**  
**Under Maximum**

2113 sq. ft. is

Allowable Height: 40 ft. Actual Height 26' 10" (existing house) 26' 10.75" ( addition)

**30%** under the  
**Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 699 sq. ft.

Front & Side Porches = 230 sq. ft.

Rear & Side Screen Porches = 275 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 208 sq. ft.

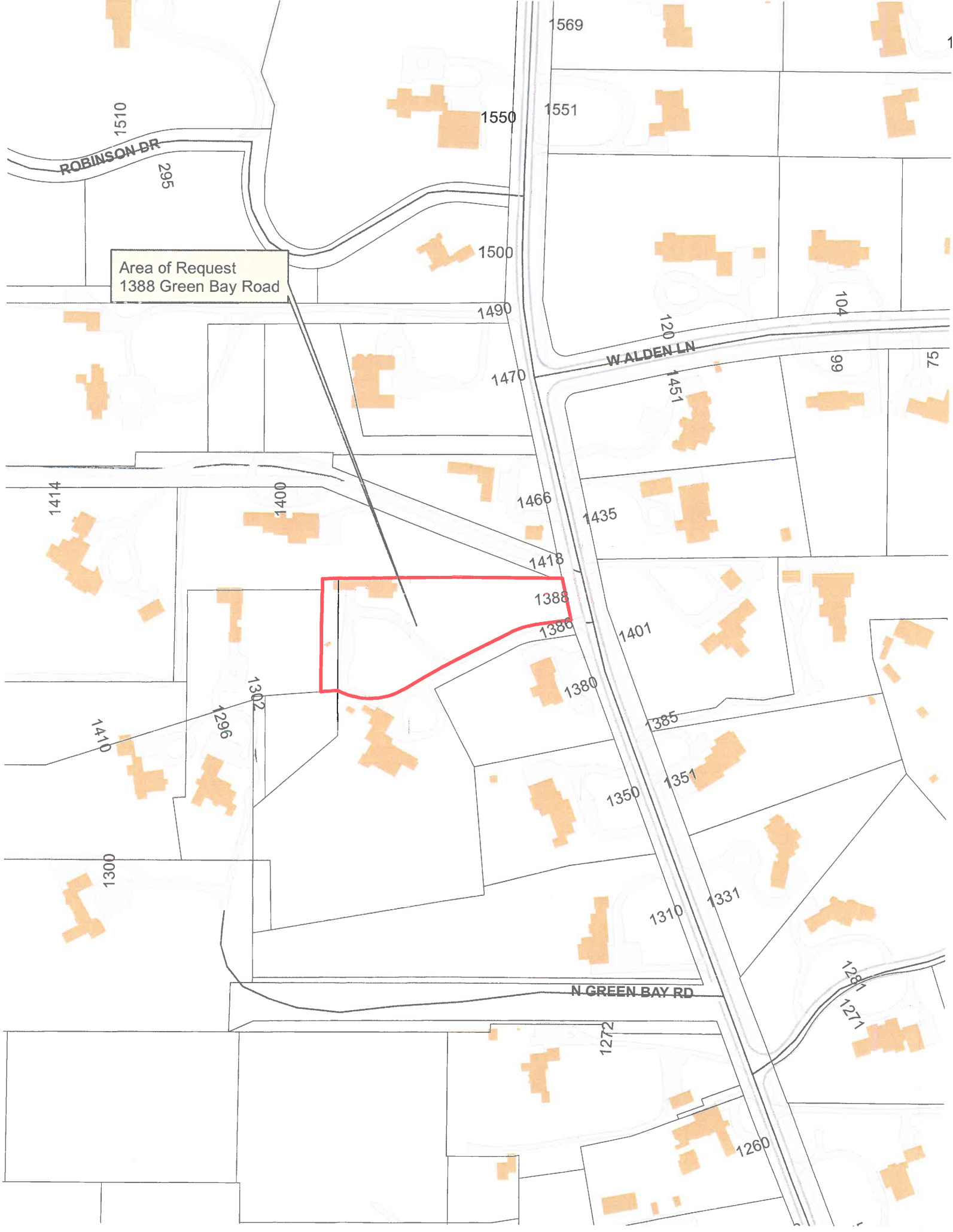
Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 714 sq. ft.

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







Area of Request  
1388 Green Bay Road





Area of Request  
1388 Green Bay Road







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

PROJECT ADDRESS 1388 N Greenbay Rd, Lake Forest

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

**WENDY WOOD-PRINCE**

Owner of Property

**819 OAKWOOD AVE**

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

**LAKE FOREST, IL 60045**

City, State and Zip Code

**847-373-9353**

Phone Number

Fax Number

**wendywoodprince@gmail.com**

Email Address

*Wendy Wood-Prince*  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

**EDWARD DEEGAN**

Name and Title of Person Presenting Project

**EDWARD DEEGAN ARCHITECTS**

Name of Firm

**503 PARK DR SUITE 4**

Street Address

**KENILWORTH, IL 60043**

City, State and Zip Code

**847-906-4110**

Phone Number

Fax Number

**ejd@edwarddeeganarchitects.com**

Email Address

*[Signature]*  
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

October 13, 2020

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

Dear Chairman and the Members of the Commission,

**Statement of Intent for 1388 Green Bay Road:**

The goal of this Renovation is to bring an existing Main Home to 21<sup>st</sup> century standards in terms of both programming and function for the homeowner. Hence, an Addition to the existing 2 story Cottage style Home to complement the current structure is proposed with a new main front entrance oriented to face Green Bay Road. Currently, the existing Cottage Home faces in a southerly direction and does not face Green Bay Road. The narrowest end of the existing Home can be seen on a very limited basis from the street as it is approximately 317 feet from Green Bay Road. This proposed Addition potentially eliminates the need to remove any existing trees on the property.

The Addition will be a new structure that will mirror the existing structure in terms of style, mass and detailing. It will be rotated 90 degrees to have the largest face of the Home oriented to the road. The existing Home and the Addition will be connected by a Sunroom. The connecting Sunroom will not be visible from Green Bay Road, and only a portion of the existing structure will be visible. After the proposed Renovation is complete, the retention of the existing trees will maintain a sense of privacy for the Home. The front of the Home will be located over 230 feet from Green Bay Road and it will remain minimally visible from the street.

The existing home is located in the extreme northwest corner of the lot and currently is set within the side yard set back to the west and also the rear yard set back to the north. The existing non-conforming 1 story Garage, Sunroom and Craft Room that crosses the side yard will be eliminated with the demolition of that structure. The new Garage will be located at the front of the new Addition on the north end.

The new Driveway and Motor Court to the east of the new Main Home and to the south of the new Garage, will eliminate a portion of the shared driveway at the western and southern end of the property. This change will provide greater privacy for both the homeowner and the existing neighbor's home to the south.

A Pool is proposed to the west of the existing Home. The entire Pool will be located properly within the set back limits.



**Standards of the Historic Preservation Ordinance:**

1. **Height:** The height of the proposed Addition and renovation will not exceed the maximum height of the existing house and all wall heights, gable heights and roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
2. **Proportion of Front Façade:** The existing proportions in the front façade of the existing house will be mirrored on the proposed Addition. The Addition will be located closer to Green Bay Road than the original home and will become the new front façade for the renovated home. The existing proportions will be maintained throughout to bring a cohesive look between the existing home and the proposed new Addition.
3. **Proportion of Openings:** The proportions of openings on the façades of the Addition will reflect the balance and symmetry of the existing home.
4. **Rhythm of solids to voids in front of facades:** The rhythm of solids to voids on the existing front façade will be mirrored to a symmetrical program, establishing a pleasing and natural balance to both the interior and exterior space.
5. **Rhythm of spacing and structures on the street:** The proposed Addition will be located so that it is only slightly visible from the street as it is located 230 ft. from Green Bay Road. The existing Home will be virtually invisible from the street as it is set behind the proposed Addition with only a portion of the northernmost end extending beyond the Addition on the northern end.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** The proposed east elevation of the Addition has a new front porch that replicates the existing Cottage. Along with the new front porch, the new Garage form establishes a fine Motor Court entry while breaking down the scale of the east elevation.
7. **Relationship of materials and texture:** All materials and textures to be used on the proposed Addition will directly match the materials on the existing structure; white smooth cedar trim and





smooth Dutch Lap siding will be used as the exterior wall treatment on all of the addition and renovation; windows will be white 'Marvin Ultimate' aluminum clad wood windows with simulated divided muntins to match all existing window treatments on the house; window and door trim will be wood painted white to match all existing trim on the house; all roofing on the existing home will be replaced with cedar wood shake. The same cedar wood shake will be used on the proposed Addition.

8. **Roof shapes:** The roof shape of the renovation / Addition are entirely dictated by the existing Cottage forms on the front façade and will imitate those proportions and angle directly. The roof shape of the proposed detached garage will likewise imitate the proportions and angles of the existing roof.
9. **Walls of continuity:** All wall heights, gable heights and roof heights will mirror and remain consistent with their existing complements / counterparts on the rest of the structure.
10. **Scale of structure:** The scale of the addition and renovation will be respectful and geometrically mirroring the existing structure, establishing much cleaner symmetry and more virtuous balance to front façade of the home.
11. **Directional expression of structure:** The proposed Addition will be oriented such that the front façade faces towards Green Bay Road. The original structure will maintain its orientation which is perpendicular to Green Bay Road, facing south.
12. **Preserving distinguishing features:** At present, the existing front façade will be virtually untouched. The proposed Addition will mirror the features of the existing Cottage home. All work to be completed on the front façade aims to create the geometric integrity of the house massing as a whole, by means of the addition of gable forms mirroring those used on the front façade with the utmost precision.
13. **Protection of resources:** No trees are proposed for removal.
14. **Compatibility:** The massing of the home and proposed Addition reflect traditional forms. The character of the architectural detailing is in character with the surrounding neighborhood.
15. **Repair to deteriorated features:** N.A.



**16. Surface Cleaning:** N.A.

**17. Reversibility of Additions and Alterations:** The proposed Additions are not reversible.

*Very truly yours,*

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

Edward J Deegan AIA NCARB





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

**Façade Material**

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

Color and/or Type of Material WHITE

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_  
\_\_\_\_\_

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Color of Finish WHITE

**Finish and Color of Windows**

- ☐ Wood (recommended)  
☒ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood  
☐ Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_



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

**Chimney Material**

---

- ☒ Brick  
☐ Stone  
☐ Stucco  
☐ Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- ☒ Wood Shingles  
☐ Wood Shakes  
☐ Slate  
☐ Clay Tile  
☐ Composition Shingles \_\_\_\_\_  
☐ Sheet Metal \_\_\_\_\_  
☐ Other \_\_\_\_\_

**Flashing Material**

- ☒ Copper  
☐ Other \_\_\_\_\_  
☐ Sheet Metal

Color of Material \_\_\_\_\_

**Gutters and Downspouts**

---

- ☐ Copper  
☒ Aluminum  
☐ Other \_\_\_\_\_

**Driveway Material**

---

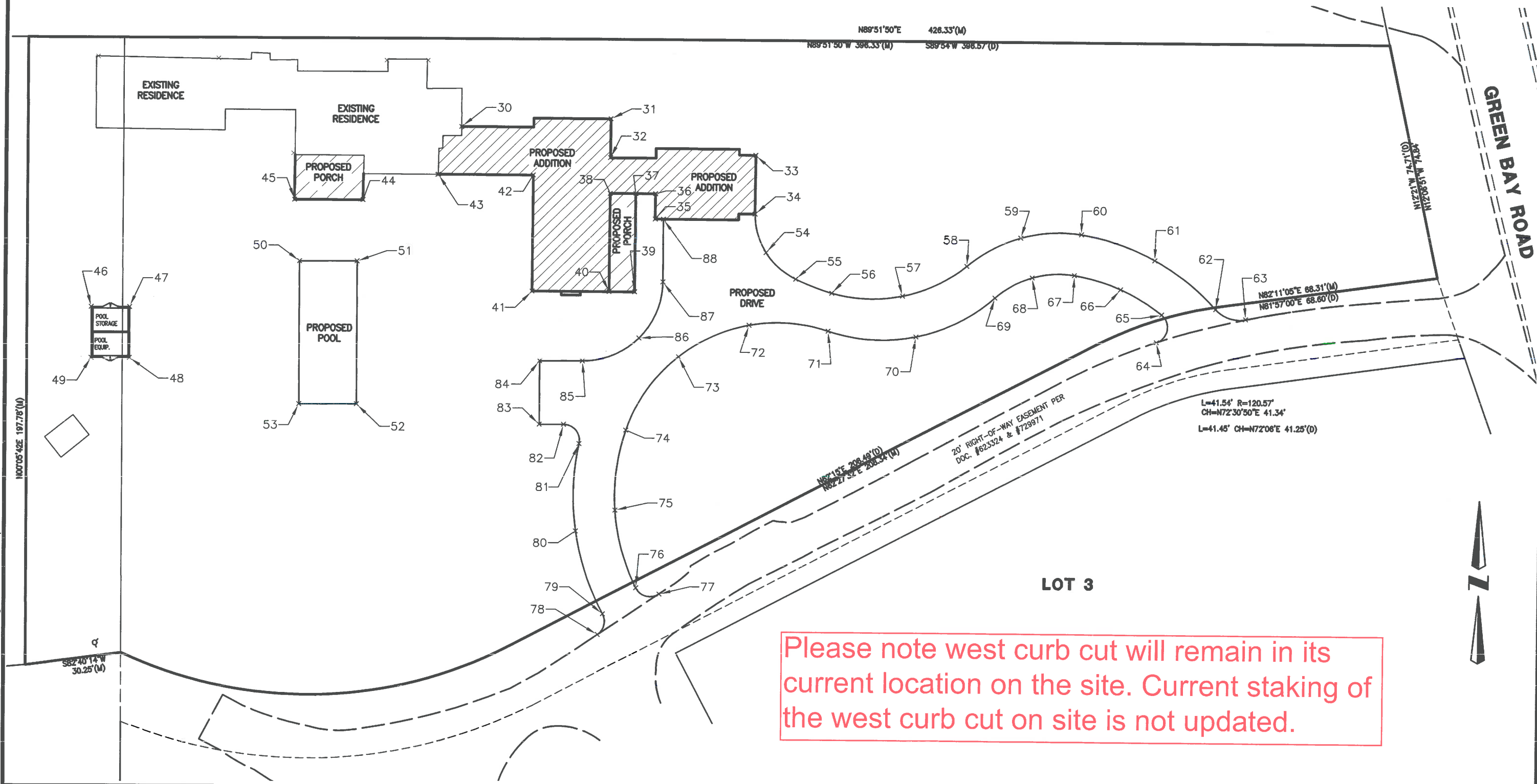
- ☐ Asphalt  
☐ Poured Concrete  
☐ Brick Pavers  
☐ Concrete Pavers  
☒ Crushed Stone  
☐ Other \_\_\_\_\_

**Terraces and Patios**

---

- ☒ Bluestone  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Poured Concrete  
☐ Other \_\_\_\_\_

# STAKING DIAGRAM



Drawing File: C:\HOME 66189\66189 - CALC FOR LAYOUT-R1.dwg Nov 02, 2020-12:55pm

		DESIGNED BY: AN		DATE: 10-12-20		<b>GREENGARD INC.</b> Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906 847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0887	SCALE: 1"=40'	1388 GREENBAY ROAD - LAKE FOREST, ILLINOIS
		CHECKED BY: JRS		DATE: 10-13-20			DRAWING No. 66189	
		APPROVED BY:		DATE:			SHEET 1 OF 1	
JS DRAWN BY:		11-02-20 DATE:		REVISED PER ARCHITECT REVIEW REVISIONS				
STAKING DIAGRAM								



# PLAT OF SURVEY

## PARCEL 1

That part of Lot 15 in Owner's Subdivision, a Subdivision of that part of the Northeast Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, lying West of Green Bay Road, and also the East Half of the Northwest Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 15; thence Southerly along the Westerly line of said Lot 15, 92.60 feet; thence Easterly parallel with the Northerly line of said Lot 15, 150.43 feet to the Place of Beginning; thence South 0 degrees 06 minutes East along a line making an angle of 90 degrees with the said Northerly line of Lot 15, 102.40 feet to a point of curvature; thence Easterly 125.10 feet along a curve convex Southerly and having a radius of 136.92 feet to a point of tangency North 88 degrees 25 minutes 30 seconds East, 120.79 feet from said point of curvature; thence North 62 degrees 15 minutes East, 208.49 feet to a point of curvature; thence Easterly 41.45 feet along a curve convex Northerly and having a radius of 120.57 feet to a point of tangency North 72 degrees 06 minutes East 41.25 feet from said point of curvature; thence North 81 degrees 57 minutes East 68.60 feet, more or less, to the Easterly line of said Lot 15; thence North 12 degrees 21 minutes West along the Easterly line of said Lot 15, 74.71 feet, more or less, to the Northeast corner of said Lot 15; thence South 89 degrees 54 minutes West along the Northerly line of said Lot 15, 396.57 feet more or less to a point 150.43 feet Easterly of the Northwest corner of said Lot 15; thence South 0 degrees 02 minutes West parallel with the Westerly line of said Lot 15, 92.60 feet to the Place of Beginning; also that part of Green Bay Road lying between the Southerly and Northerly lines, respectively, of the above described parcel of land, both extended Easterly to their respective points of intersection with the centerline of said Green Bay Road, in Lake County, Illinois.

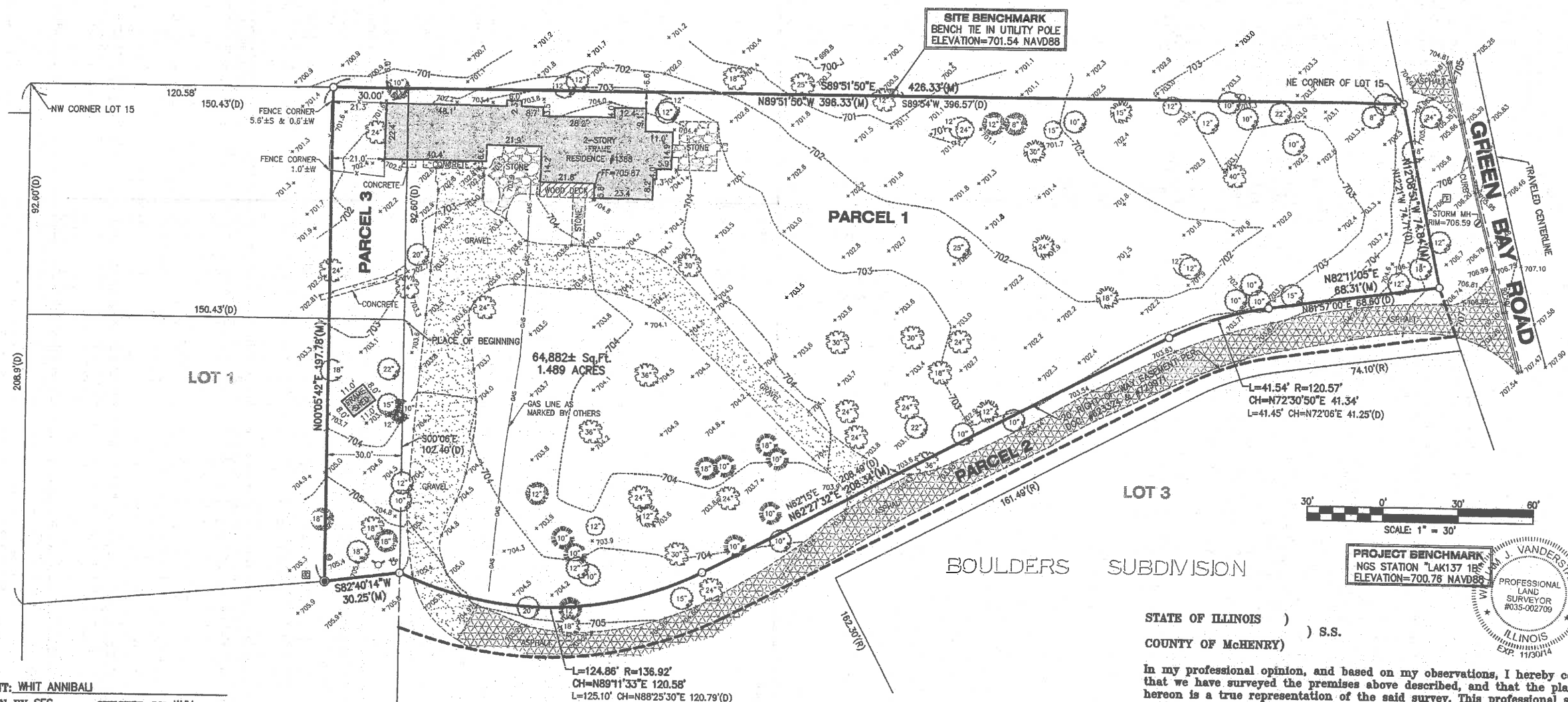
## PARCEL 2

Easement for the right-of-way for the benefit of Parcel 1 as created by Deed from William Evans Casselberry and others to C. Mathews Dick, Jr., dated July 1, 1947 and recorded August 8, 1947 as Document No. 623324 and conveyed by C. Mathews Dick, Jr., and his wife, to William A. P. Pullman, dated June 9, 1951 and recorded June 13, 1951, as Document No. 729971, over a strip of land 20 feet in width, lying immediately South of and contiguous to Parcel 1, all in City of Lake Forest, Lake County, Illinois.

## PARCEL 3

That part of Lot 1 of Boulders Subdivision of part of Lot 15 of Owners Subdivision in the Northeast Quarter of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, according to the Plat of said Boulder's Subdivision recorded November 26, 1952 as Document No. 775706 in Book 1144 of Records, page 207, described as follows: Starting at the Northeast corner of Lot 1; thence Southerly along the Easterly line of said Lot 1 to the extreme Northwest corner of Lot 2 of said Boulders Subdivision (which extreme North Westerly corner is approximately 195 feet South of the Northeast corner of said Lot 1); thence Southwesterly along a line joining such extreme Northwest corner to a point on the Westerly line of said Lot 1, 208.9 feet Southerly from the Northwest corner of said Lot 1, to a point where such line intersects a line 30 feet Westerly of and parallel to the Easterly line of said Lot 1; thence Northerly along such parallel line to the Northerly line of said Lot 1; thence Easterly to the Place of Beginning, in Lake County, Illinois.

LEGEND	
	CLEAN OUT
	EVERGREEN TREE
	FIRE HYDRANT
	FOUND IRON PIPE
	HICKORY TREE
	MANHOLE
	OAK TREE
	SET IRON BAR
	TELEPHONE RISER
	TRANSFORMER
	MAPLE TREE
	TREE
	UTILITY POLE
	WALNUT TREE
	WATER SERVICE VALVE
(D)	DEED
(M)	MEASURE
(R)	RECORD



CLIENT: WHIT ANNIBAU  
 DRAWN BY: SES CHECKED BY: WJV  
 SCALE: 1"=30' SEC. 29 T. 44 R. 12 E.  
 BASIS OF BEARING: ASSUMED  
 P.L.N.: 12-29-200-008; 12-29-204-002  
 JOB NO.: 130686 L.D. TPO/BND  
 FIELDWORK COMP.: 11/7/13 BK. PG.  
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REP.  
 PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
 • No distance should be assumed by scaling.  
 • No underground improvements have been located unless shown and noted.  
 • No representation as to ownership, use, or possession should be hereon implied.  
 • This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )  
 COUNTY OF McHENRY ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

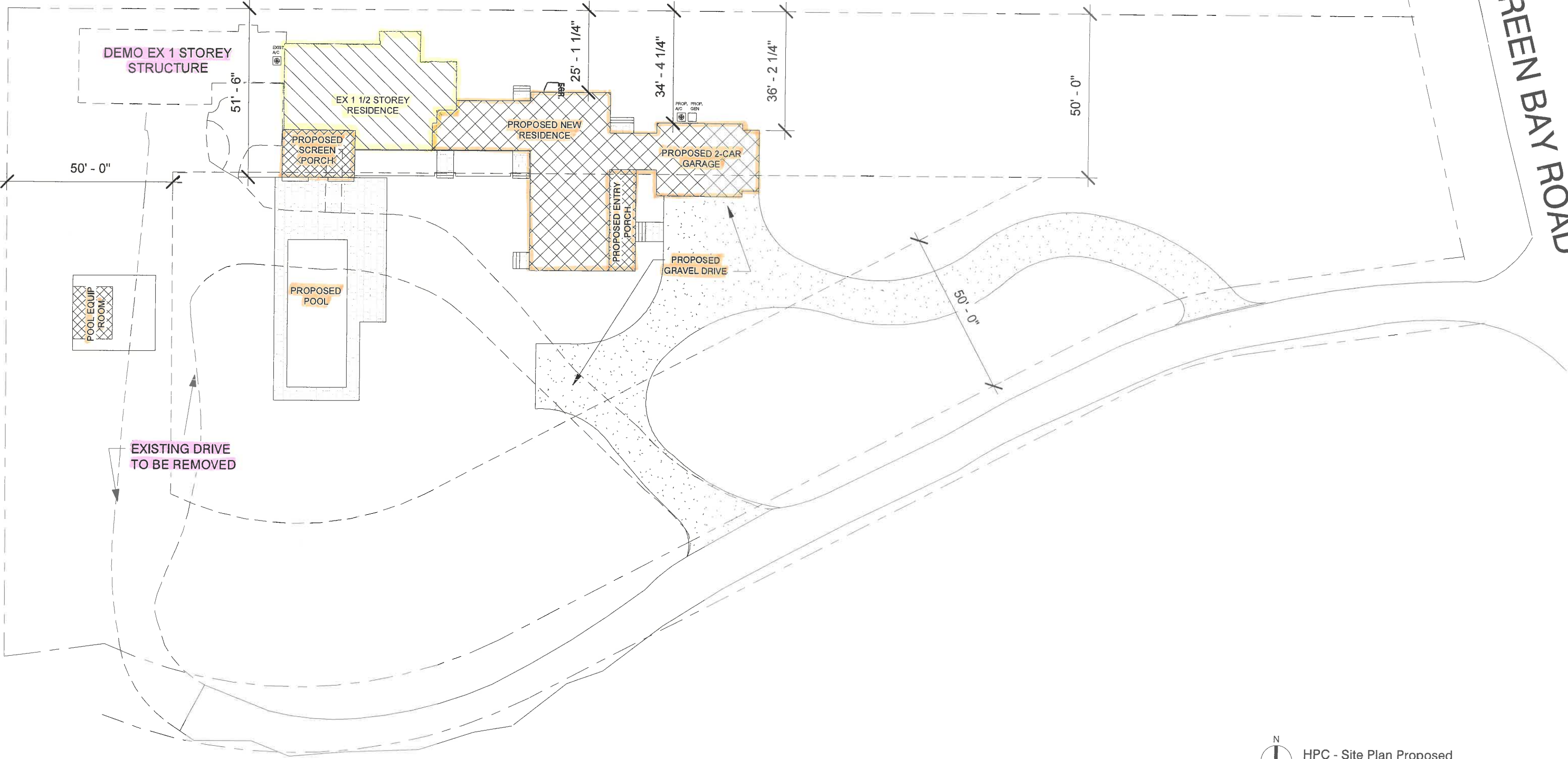
Dated at Woodstock, McHenry County, Illinois 11/15 A.D., 2013.

Vanderstappen Surveying & Engineering, Inc.  
 Design Firm No. 184-002792

By:   
 Illinois Professional Land Surveyor No. 2709

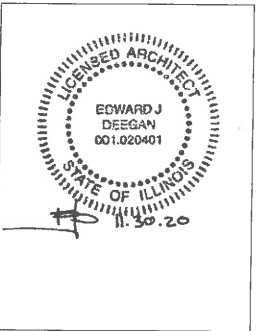


GREEN BAY ROAD



N  
HPC - Site Plan Proposed  
1" = 30'-0"

Project # .	Proposed Site Plan HPC 0.2	Woodprince Residence 1388 N Greenbay Rd, Lake Forest, IL 60045	EDWARD DEEGAN ARCHITECTS	503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110
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Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

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

East Elevations

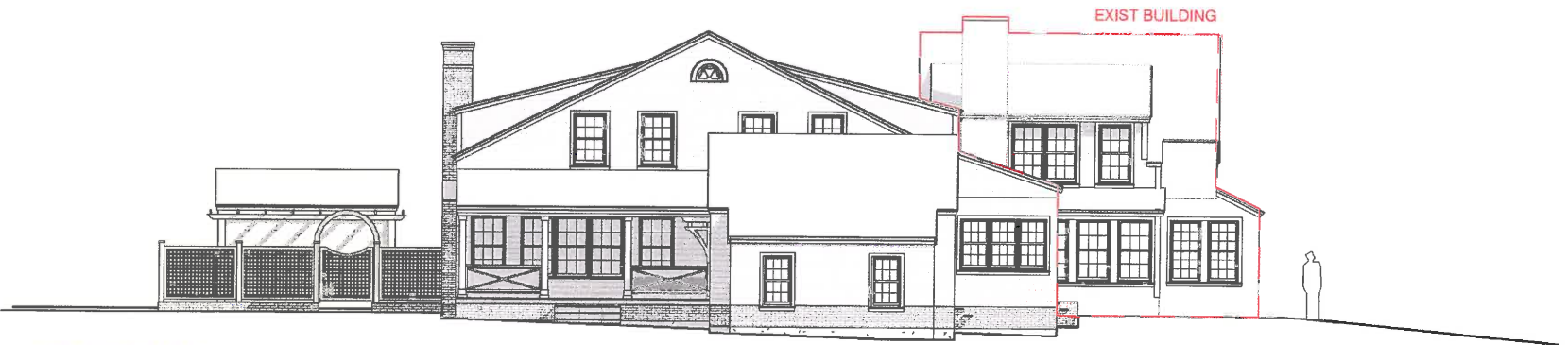
SHEET NO.

HPC 2.2c

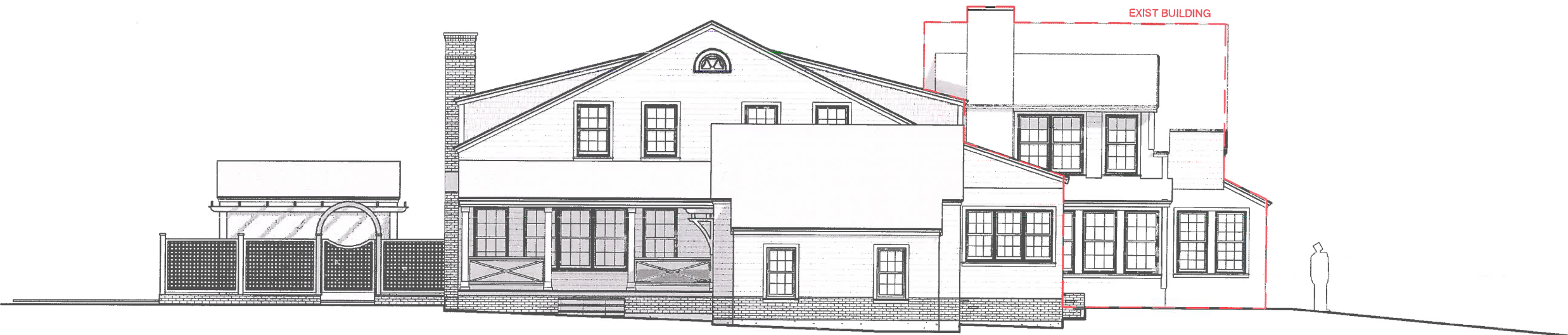
HPC SET  
11/04/2020



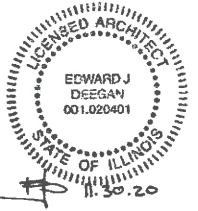
EXISTING



PROPOSED



Prop. East Elevation  
3/32" = 1'-0"



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Lake Forest, IL 60045

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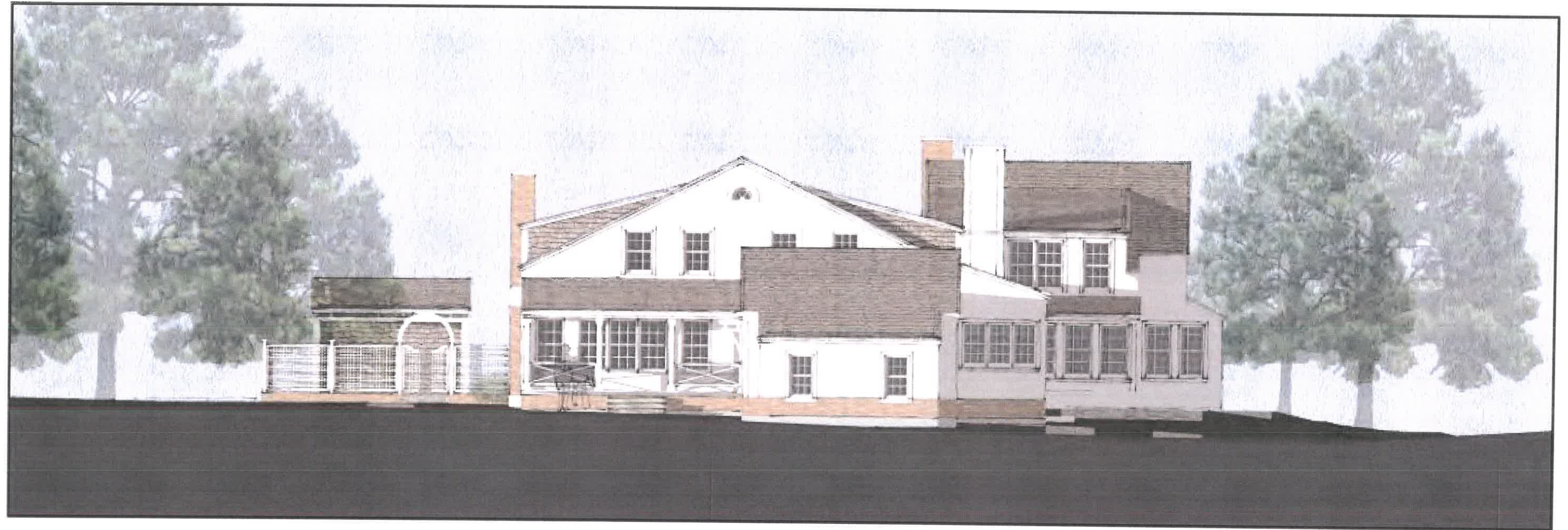
East Elevation -  
Proposed

SHEET NO.

**HPC 2.2b**

HPC SET  
11/04/2020





SHEET NO.

**HPC 4.2**

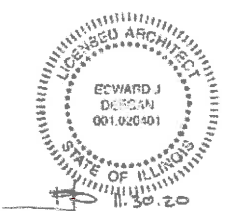
Elevation

10/16/2020 HPC SET

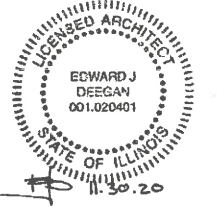
**EDWARD DEEGAN  
ARCHITECTS**

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

**Woodprince Residence**  
**1388 N Greenbay Rd,**  
**Lake Forest, IL 60045**



EXISTING & PROPOSED SOUTH ELEVATION



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

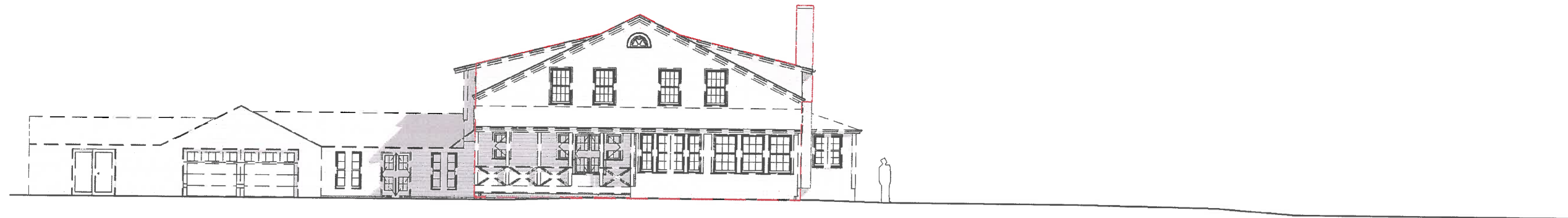
EDWARD DEEGAN  
ARCHITECTS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

South Elevations

SHEET NO.

**HPC 2.3 c**

HPC SET  
11/04/2020



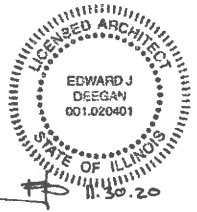
EXISTING



PROPOSED



Prop. South Elevation  
3/32" = 1'-0"



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South Elevation -  
Proposed

SHEET NO.

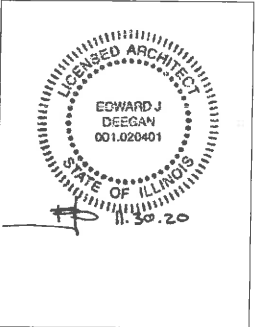
HPC 2.3 b

HPC SET  
11/04/2020





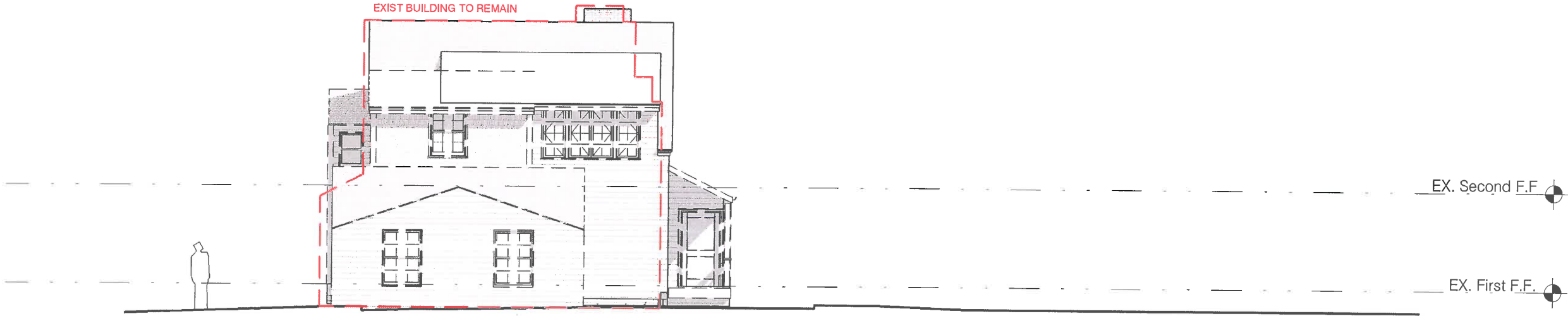
<p>SHEET NO. <b>HPC 4.1</b> Elevations 10/16/2020 HPC SET</p>	<p>EDWARD DEEGAN ARCHITECTS 503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</p>	<p>Woodprince Residence 1388 N Greenbay Rd, Lake Forest, IL 60045</p>	<p>LICENSED ARCHITECT EDWARD J. DEEGAN 001.020401 STATE OF ILLINOIS 11.30.20</p>
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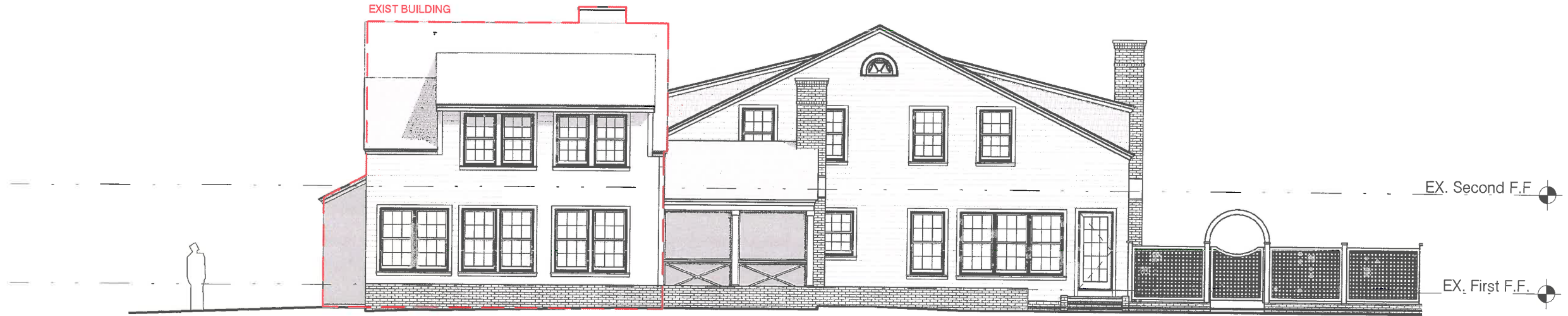
Woodprince Residence  
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Lake Forest, IL 60045

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ARCHITECTS  
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Kenilworth IL 60043  
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West Elevations  
  
SHEET NO.  
**HPC 2.4 c**  
HPC SET  
11/04/2020



EXISTING



PROPOSED





Prop. West Elevation  
3/32" = 1'-0"

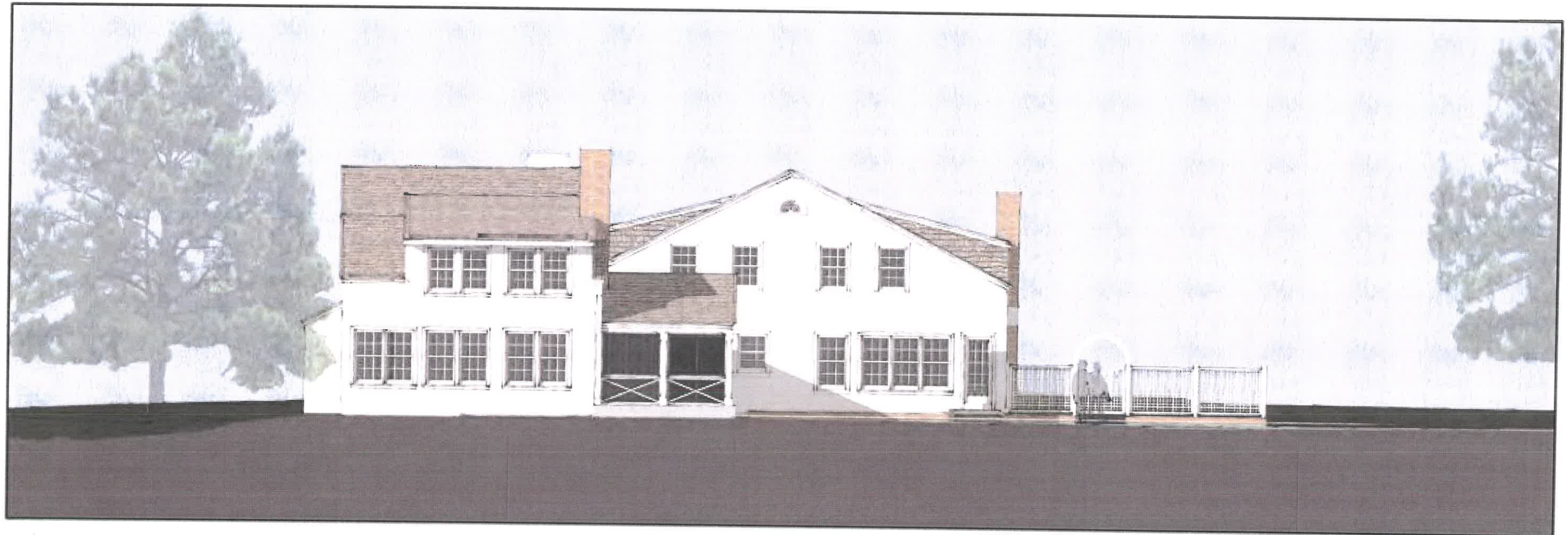
EDWARD J DEEGAN  
001.020401  
STATE OF ILLINOIS  
11.30.20

Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

EDWARD DEEGAN  
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Kenilworth IL 60043  
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West Elevation -  
Proposed  
SHEET NO.  
**HPC 2.4 b**  
HPC SET  
11/04/2020





West Elevation  
Scale: 3/32" = 1'-0"

SHEET NO.

**HPC 4.4**

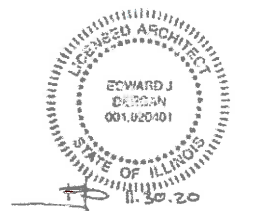
Elevation

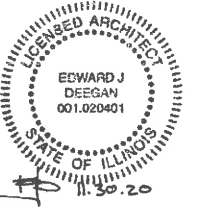
10/16/2020 HPC SET

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**Woodprince Residence**  
**1388 N Greenbay Rd,**  
**Lake Forest, IL 60045**





Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

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North Elevation

SHEET NO.

**HPC 2.1c**

HPC SET  
11/04/2020



EXISTING



PROPOSED

EDWARD J DEEGAN

001.020401

STATE OF ILLINOIS

11.30.20

WOODPRINCE RESIDENCE

1388 N GREENBAY RD,

LAKE FOREST, IL 60045

EDWARD DEEGAN

ARCHITECTS

503 PARK DRIVE #4

KENILWORTH IL 60043

(847) 906-4110

NORTH ELEVATION - PROPOSED

SHEET NO.

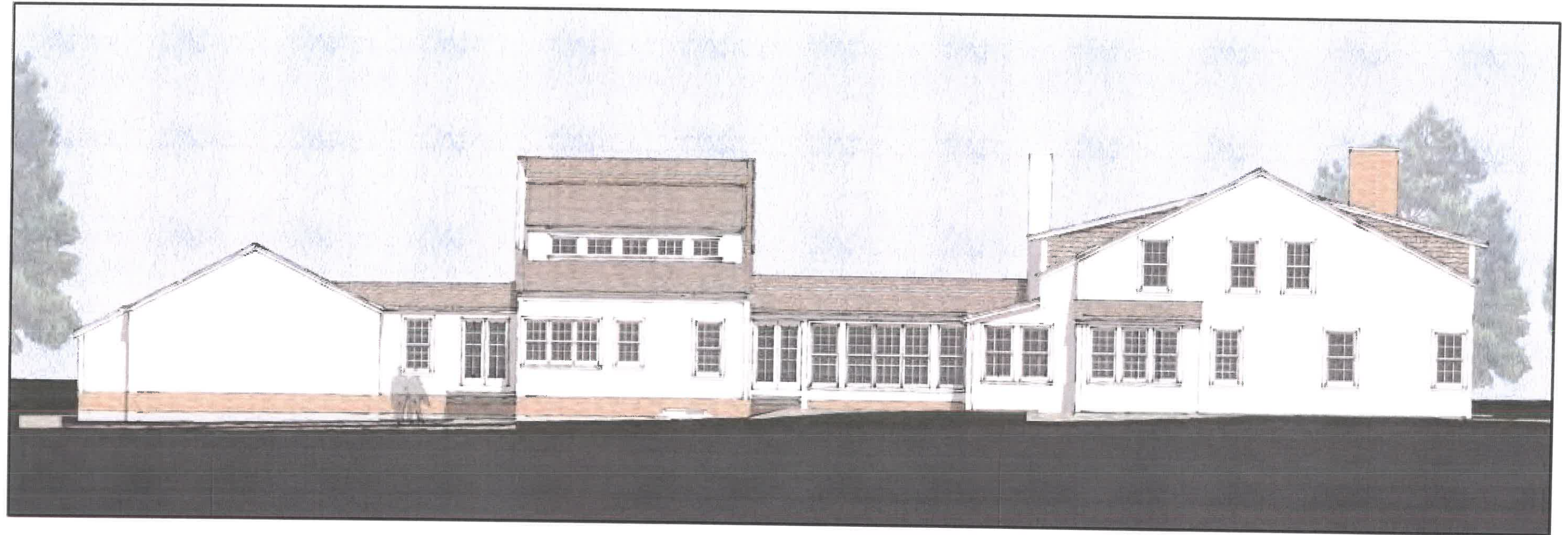
HPC 2.1b

HPC SET

11/04/2020

Prop. North Elevation  
3/32" = 1'-0"





SHEET NO.  
**HPC 4.3**

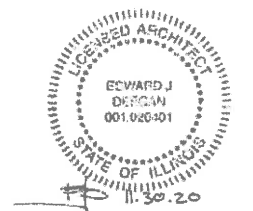
Elevation

10/16/2020 HPC SET

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503 Park Drive #4  
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(847) 906-4110

Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045





Front Perspective

Scale: N/A

SHEET NO.

**HPC 4.5**

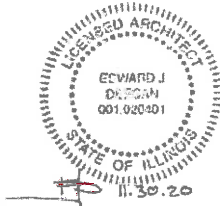
Perspective

10/16/2020 HPC SET

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503 Park Drive #4  
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**Woodprince Residence**  
1388 N Greenbay Rd,  
Lake Forest, IL 60045







Pool Perspective  
Scale: N/A

SHEET NO.

**HPC 4.6**

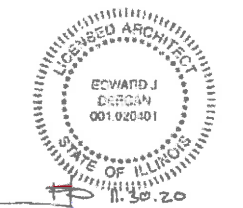
Perspective

10/16/2020 HPC SET

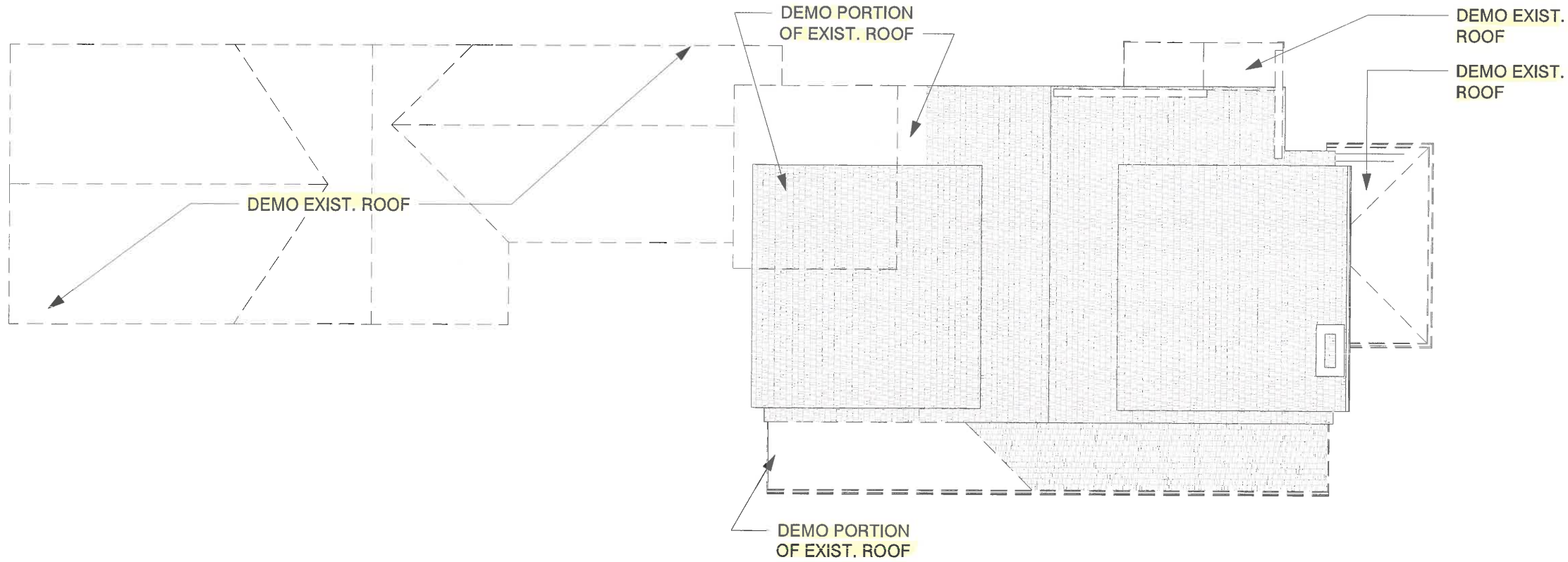
**EDWARD DEEGAN  
ARCHITECTS**

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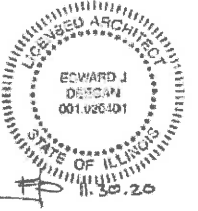
**Woodprince Residence**  
1388 N Greenbay Rd,  
Lake Forest, IL 60045







N  
HPC- Roof Demo Plan  
3/32" = 1'-0"



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

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Demo Roof Plan

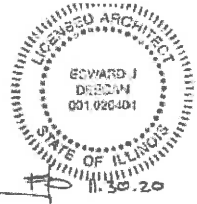
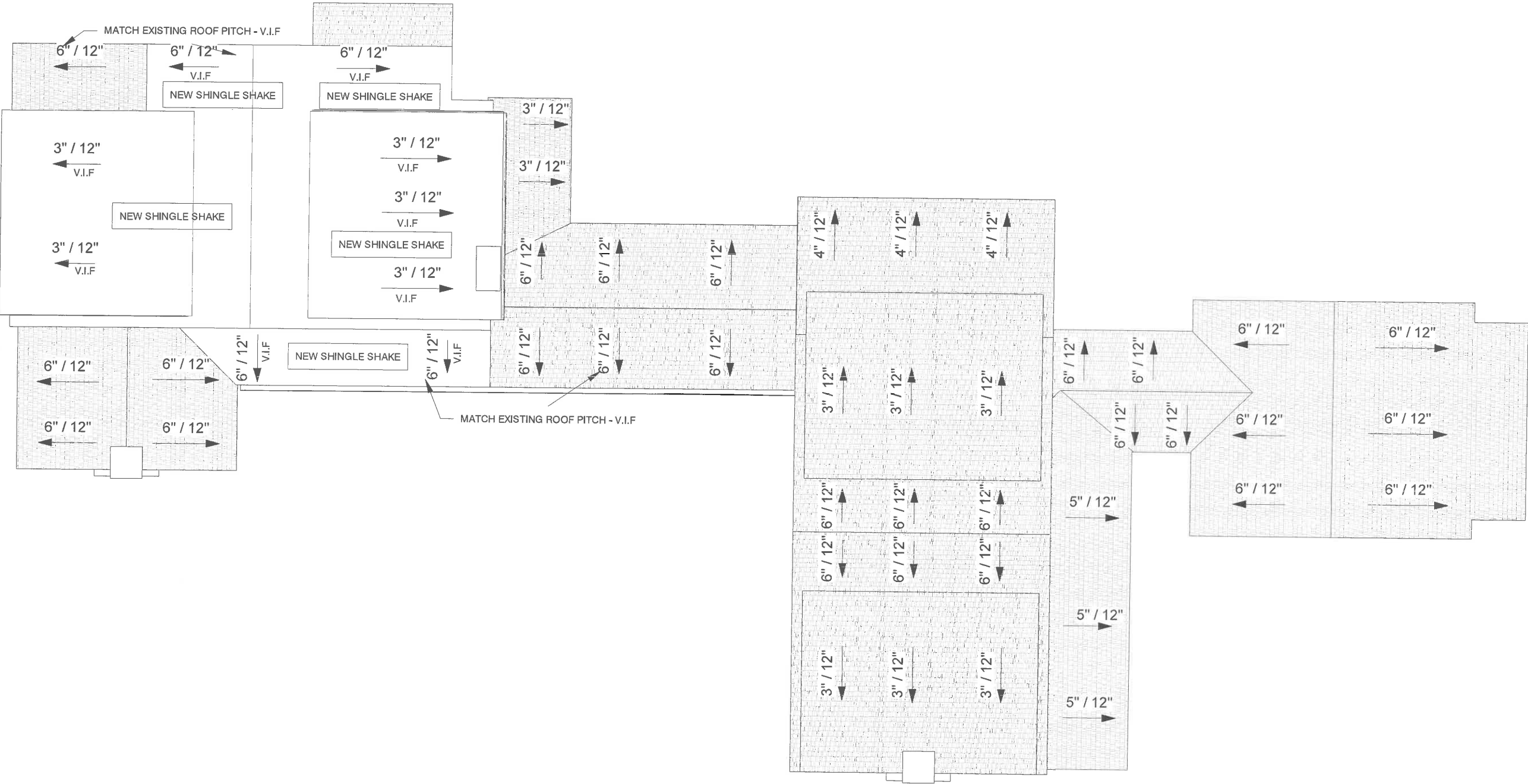
SHEET NO.

**HPC 1.5**

HPC SET  
11/04/2020

PROPOSED ROOF PLAN

NEW ROOF FORMS SHADED



Woodprince Residence  
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Lake Forest, IL 60045

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Prop. Roof Plan

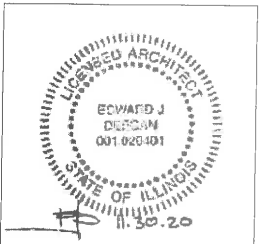
SHEET NO.

HPC 1.6

HPC SET  
11/04/2020



HPC- Roof Plan  
3/32" = 1'-0"



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

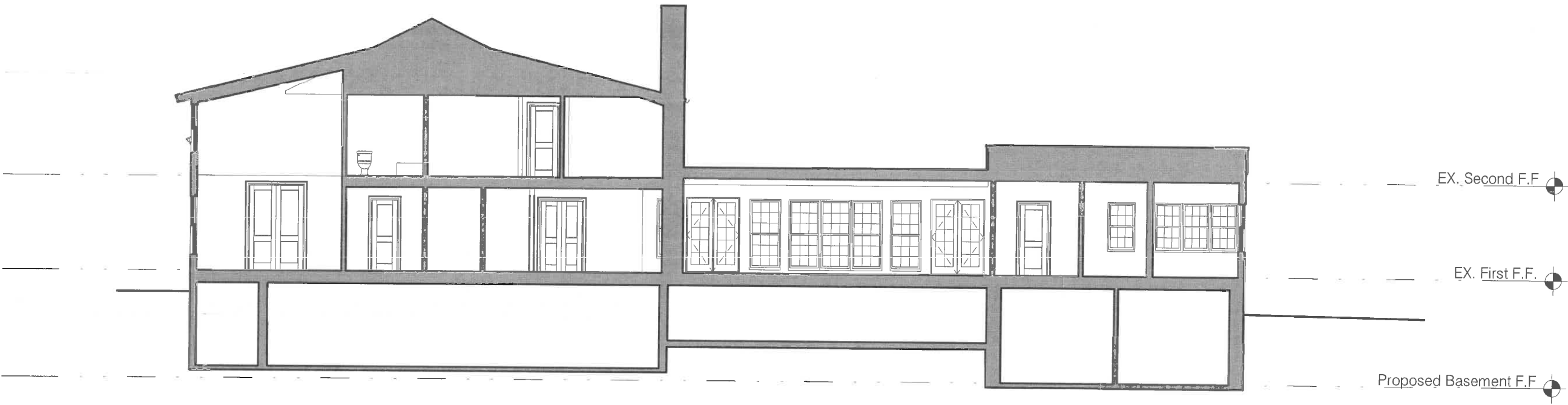
EDWARD DEEGAN  
ARCHITECTS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Building Section

SHEET NO.

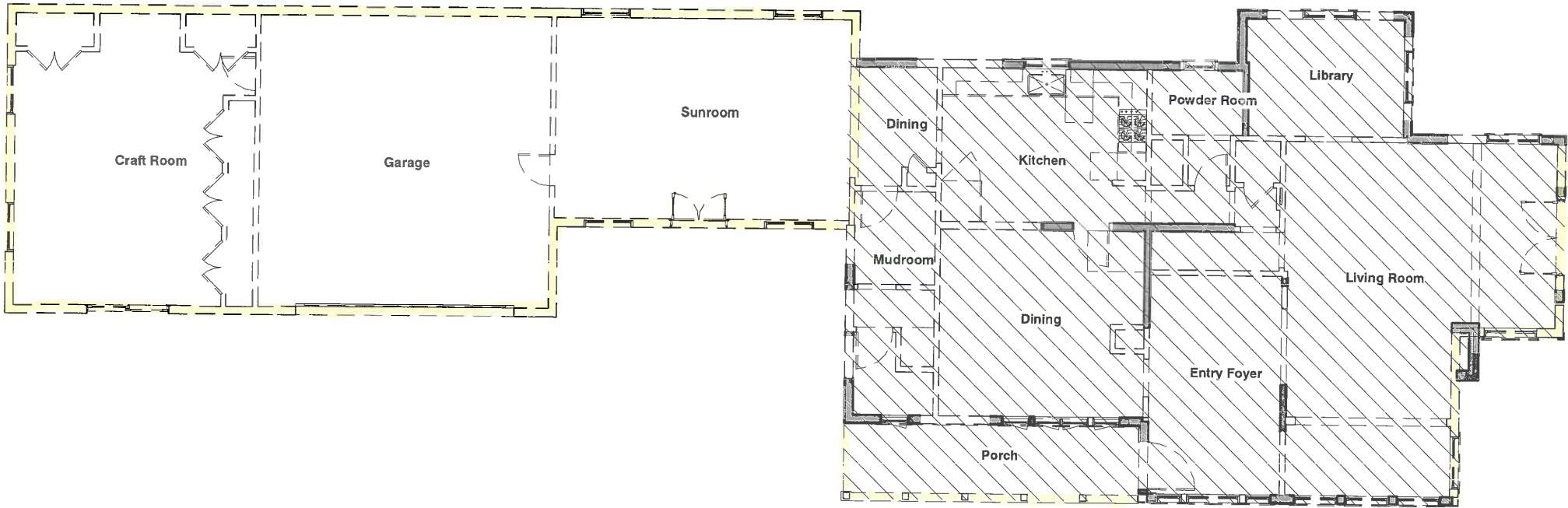
HPC 3.1

HPC SET  
10/08/2020



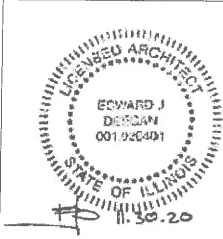
Building Section  
3/32" = 1'-0"





 EXISTING TO REMAIN

 HPC- 1st Floor Demo Plan  
3/32" = 1'-0"



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

EDWARD DEEGAN  
ARCHITECTS  
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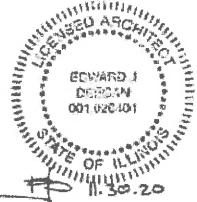
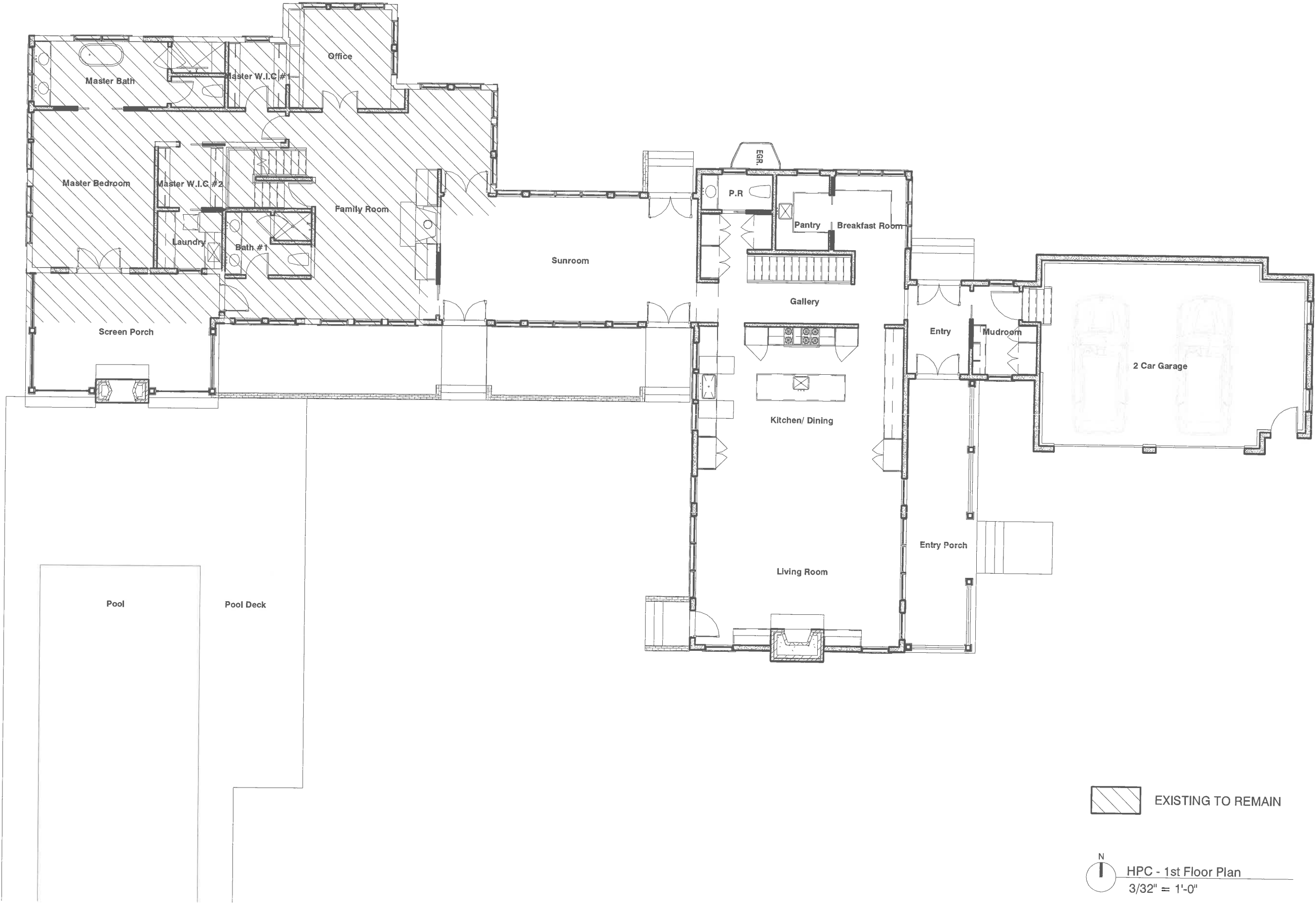
Demo 1st Floor  
Plan

SHEET NO.

HPC 1.1

HPC SET  
11/04/2020

PROPOSED FIRST FLOOR PLAN



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

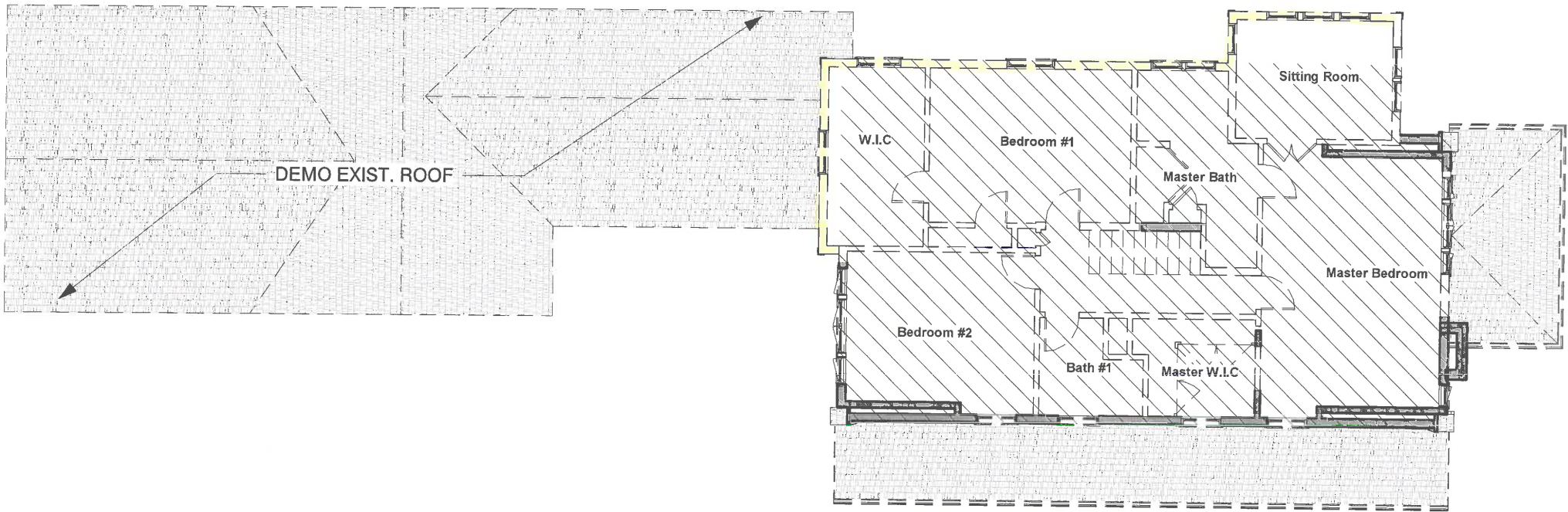
EDWARD DEEGAN  
ARCHITECTS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

Prop. 1st Floor Plan


SHEET NO.

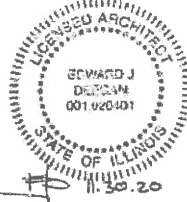
HPC 1.2

HPC SET  
11/04/2020



 EXISTING TO REMAIN

 N  
HPC - 2nd Floor Demo Plan  
3/32" = 1'-0"



Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

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

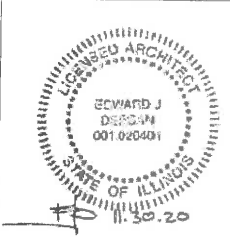
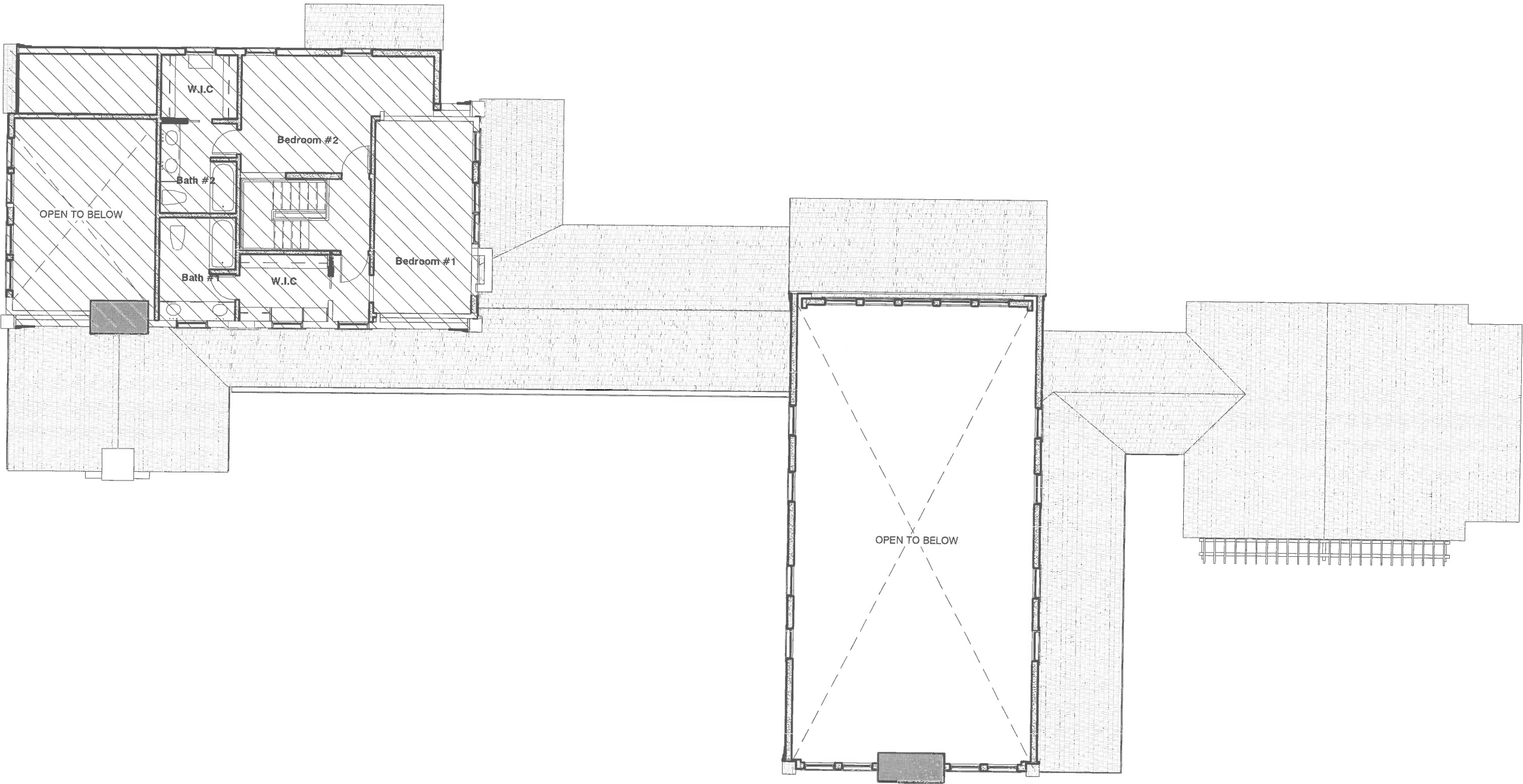
Demo 2nd Floor  
Plan

SHEET NO.

HPC 1.3

HPC SET  
11/04/2020





Woodprince Residence  
1388 N Greenbay Rd,  
Lake Forest, IL 60045

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


Prop. 2nd Floor  
Plan

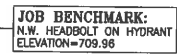
SHEET NO.

















































HPC 1.4

HPC SET  
11/04/2020

 EXISTING TO REMAIN

 HPC - 2nd Floor Plan  
3/32" = 1'-0"



EXISTING	LEGEND	PROPOSED
                       	CONTOUR SPOT ELEVATION DECEDUOUS TREE W/DIA. CONIFEROUS TREE W/DIA. SANITARY MANHOLE STORM MANHOLE CATCH BASIN INLET WATER SERVICE BOX VALVE & VAULT FIRE HYDRANT UTILITY POLE LIGHT STANDARD STORM CULVERT SANITARY SEWER STORM SEWER WATER MAIN DITCH SWALE DIRECTION SURFACE DRAINAGE SUMMIT DOWNSPOUT OVERHEAD WIRES TREE PROTECTION FENCE SILT PROTECTION FENCE 6' HIGH CHAIN LINK FENCE	                       

HOME ADDITION



SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE  
IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DESIGNED BY:	DATE:
AC	10-23-20
CHECKED BY:	DATE:
DRF	10-23-20
APPROVED BY:	DATE:
DRF	10-23-20

**GREENGARD, INC.**  
Engineers • Surveyors • Planners  
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623  
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM  
FAX: 847-634-0687 U.S. REGISTRAR: 847-634-0687

SCALE:	1"=20'
DRAWING No.	66189
SHEET	2

1388 GREEN BAY ROAD - LAKE FOREST, IL

## PRELIMINARY GRADING PLAN

# TREE INVENTORY

## HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Tree Survey									
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION	TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
1	8	White Cedar	3		58	16	Ash	6	
2	6	White Cedar	3		59	10	Norway Maple	3	
3	28	White Oak	3		60	13	Norway Maple	3	
4	8	American Elm	3		61	11	Ash	6	
5	17	Norway Maple	3		62	15	Norway Maple	3	Trunk Wound
6	29	White Oak	3		63	12	Norway Maple	3	
7	24	Hickory	3		64	12	Norway Maple	3	
8	7	Norway Maple	4		65	11	Norway Maple	3	
9	19	Norway Maple	4	Hollow	66	13	Norway Maple	3	
10	22	Sugar Maple	3		67	22	Sugar Maple	6	
11	27	Linden	3		68	7	Norway Maple	3	
12	16	White Oak	3		69	16	Norway Maple	3	
13	11	Norway Maple	3		70	16	Ash	6	
14	7	Norway Maple	3		71	8	Norway Maple	3	
15	24	Red Oak	3		72	24	Norway Maple	3	Trunk Wound
16	21	Norway Maple	3		73	20	Norway Maple	3	
17	18	White Oak	6		74	9	Norway Maple	3	
18	9	Norway Maple	3		75	8	Norway Maple	3	
19	19	Norway Maple	3		76	7	Ash	6	
20	12	White Pine	3		77	12	Norway Maple	3	
21	6	Norway Maple	3		78	22	Norway Maple	3	
22	8	Spruce	3		79	10	Norway Maple	4	Stem Canker
23	13	Ash	6		80	10	Norway Maple	3	
24	10	White Pine	3		81	12	Norway Maple	3	
25	12	White Pine	3		82	7	Norway Maple	3	
26	11	White Pine	3		83	14	Black Cherry	3	
27	7	White Cedar	5		84	8	Norway Maple	3	
28	10	White Cedar	5		85	8	Norway Maple	3	
29	32	Bur Oak	3		86	17	Hickory	4	Large Wound
30	11	White Pine	6		87	11	Norway Maple	3	
31	8	Norway Maple	3		88	19	Hickory	3	
32	28	White Oak	3		89	24	Hickory	4	
33	9	Norway Maple	3		90	7	Box Elder	3	
34	16	Spruce	4		91	8	Ash	6	
35	13	Hemlock	3		92	7	Norway Maple	4	Large Wound
36	22	Hickory	3		93	11	Box Elder	3	Large Wound
37	7	Spruce	3		94	23	Hickory	5	
38	8	Norway Maple	3		95	15	Norway Maple	3	
39	19	White Pine	3		96	8	Ash	6	
40	8	Spruce	4		97	28	Red Oak	6	
41	19	White Oak	5	Decay at Base	98	21	Hickory	3	
42	22	White Oak	3		99	17	Ash	6	
43	25	White Oak	4		100	32	Bur Oak	6	
44	23	White Oak	3		101	22	White Oak	3	
45	30	Bur Oak	3		102	15	Norway Maple	4	
46	11	Norway Maple	3		103	12	Norway Maple	3	
47	14	Hickory	3		104	13	Hickory	3	
48	11	Norway Maple	3		105	15	Hickory	3	
49	20	White Oak	3		106	8	Box Elder	4	
50	35	White Oak	6		107	9	Norway Maple	3	
51	35	White Oak	3		108	10	Norway Maple	3	
52	23	White Oak	3		109	9	Japanese Maple	3	
53	27	Sugar Maple	4	Large Trunk Wound	110	9	Crabapple	4	
54	25	Hickory	4	Hollow	111	33	White Oak	4	Large Wound
55	20	Hickory	3		112	35	White Oak	3	
56	7	Norway Maple	3		113	32	White Oak	6	
57	12	Ash	6		114	15	American Elm	4	Flagging
Lou Leggett 847-561-7061					115	31	Bur Oak	3	
Certified Arborist #177A									



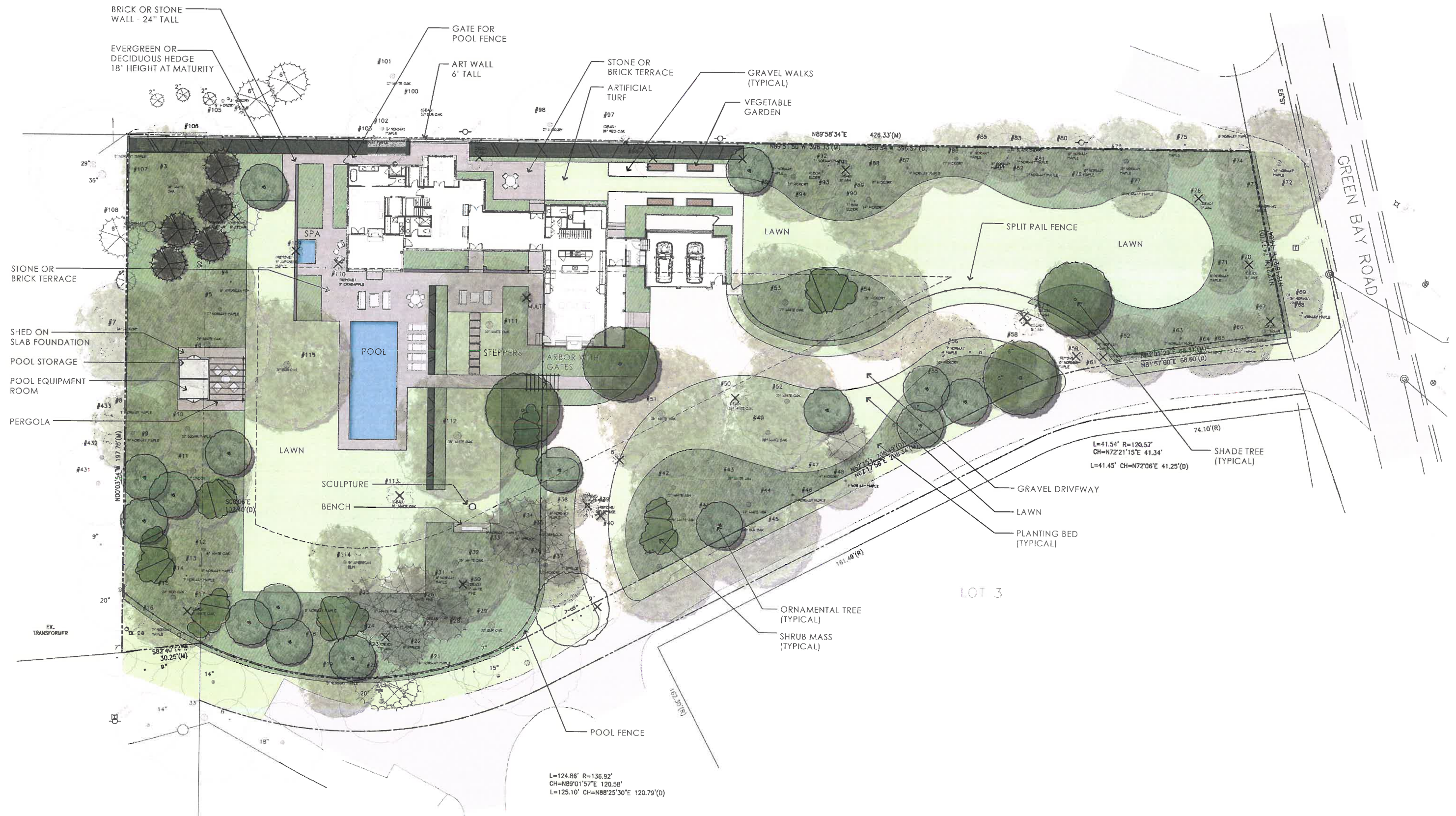
1388 N Green Bay Road  
Lake Forest, IL

scales:  $1/16'' = 1'-0''$

0 8' 16' 32' 48'

north

L=124.86' R=136.92'  
CH=N89°01'57"E 120.58'  
L=125.10' CH=N88°25'30"E 120.79'(D)





















503 Park Drive  
Suite No. 4  
Kenilworth, IL 60043

T 847 906 4110  
E [info@edwarddeeganarchitects.com](mailto:info@edwarddeeganarchitects.com)

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

October 08, 2020

PHOTOGRAPHS OF 1388 N GREENBAY ROAD IN LAKE FOREST:



Front of Main House (South Elevation)





**Main House as viewed from Green Bay Road (looking West)**



**Main House (East Elevation)**





**Main House (West Elevation)**





**Existing Garage, Sun Room & Craft Room to be Demo-ed (South Elevation)**



**Partial View (North Elevation)**







**View of Property looking towards Greenbay Rd (East)**