

Agenda Item 3
655 Forest Avenue – Le Colonial Restaurant
Entrance Elements, Patio Enhancements, Signage

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Le Colonial Background Information
Proscenium Entry Details
Proscenium Entry Elevations
Proscenium Entry Renderings
West Elevation Awning Details
West Elevation Rendering
Patio Elements
North Patio Elevation
Patio Renderings
Floor Plan
Le Colonial Brand Identity



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	January 27, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	Le Colonial Restaurant - Proscenium Entry, Signage and Patio Enhancements

PROPERTY OWNER

MSQ Partners
(Carla Westcott, 100%)
655 Forest Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

655 Forest Avenue

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROSPECTIVE TENANT

Le Colonial Restaurant –
Rick Wahlstedt and Joe King,
Restauranteurs

PROJECT REPRESENTATIVES

Mark Knauer, President, Knauer Incorporated
Craig Bergmann, Craig Bergmann Landscape Design, Inc.

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to approve the addition of a proscenium entry, signage and enhancements to the existing patio for a new restaurant, Le Colonial. This new restaurant is proposed in the building which until recently was the home of the Market House restaurant.

Materials submitted by the petitioner included in the Commission's packet provide additional information beyond that included in this staff report.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The building was designed by Charles Sumner Frost and Alfred Granger, architects who both hold a significant place in the history of Lake Forest. The original building, the north half of what exists today fronting on Forest Avenue, was constructed in 1901 as the City's Fire Station. In 1923, Frost designed an addition to the south. After the addition was completed, the north portion of the building was converted to offices for the City's Police Department.

In 1981, the building was renovated for adaptive reuse as a tavern and restaurant. The existing patio was installed at that time. In 1997, an addition was constructed to the east of the original building to, at that time, accommodate a bakery with frontage on Bank Lane.

The building is a prominent and important feature of the City's Central Business District and Historic District. Located at the southwest corner of Market Square, the building has a presence on the Square, but also on Forest Avenue, Southgate and Bank Lane. All elevations of the building have a public presence.

Components of Request

This request has several components that are described below. The petitioner provided a detailed statement of intent which, as noted above, is included in the Commissioners' packets.

Proscenium Entry

The main entrance to the building is located on the west elevation, on Forest Avenue. The proposed proscenium entry is a single-story stucco, limestone and glass structure. As described in the petitioner's statement of intent, the proscenium entry is inspired by French Colonial Vietnamese architecture and is a key identifying feature of Le Colonial. The feature is critical to the restaurant's brand identify. The entry will feature steel double doors with a transom above. Above the entry door is a wrought iron canopy with glass panels. Two copper pendant light fixtures are proposed above the entry door. A new encaustic tile walkway is proposed from the entrance to the sidewalk.

Importantly, the proposed proscenium entry sets itself apart from the historic building. It is easily distinguishable as a later addition. The proscenium entry will be carefully attached to the building to avoid damage to the original bricks and to allow it to be removed in desired in the future. The new entry is not visible from Market Square and will provide an eye catching element of interest from Forest Avenue, an area that is sometimes overlooked.

Patio Enhancements

The existing patio footprint is not proposed to change. Two tonnelles are proposed in the patio area. The tonnelles are open wood and steel structures. Each tonnelle is 12 feet by 19 feet. The height of each tonnelle is 9 feet above the patio to align with the height of the existing windows on the building. Vietnamese birdcage lanterns are suspended from the tonnelle structures.

A water feature is proposed between the two tonnelle structures. The water feature is Vietnamese grinding stone with a corten steel surround.

A canvas umbrella is proposed in the northwest patio area. The umbrella is 10 feet by 13 feet and is navy blue with a white border. The letters "LC" in a script font are also proposed on the umbrella.

The patio surface will be compacted crushed limestone. Lannonstone steps are proposed at the north side of the patio. A lannonstone retaining wall is also proposed around the perimeter of the patio softened by a boxwood hedge and a perennial garden at the northeast corner of the patio area.

Signage and Awnings

Above the new entrance to the restaurant, on Forest Avenue, a dimmable blue LED sign is proposed. The sign is mounted to the top of the iron canopy on the proposed proscenium entry. The sign is 12 inches tall and 72 inches wide. The sign features the name of the restaurant in a script style font. The proposed sign is unique and distinctive, and as reflected in the materials in the Commission's packet, this style sign is used for all Le Colonial locations and is key component of the restaurant brand. As established restaurants consider locations away from more urban areas,

retaining the character and distinguishing elements are considered by the restaurateurs to be very important.

New canvas awnings are proposed on the west elevation of the building, on Forest Avenue, and on the north elevation, in the patio area. The awnings are navy blue with a white border. The letters “LC” are proposed on the awning valances in a script style font. The awnings on the west elevation have an 11 foot projection and are 8 feet above the patio as measured from the lowest point of the valance. The awnings on the west elevation are retractable. The awnings on the north elevation in the patio area are 7 feet above the patio from the lowest point of the valance.

The placement, projection and height of the proposed awnings are consistent with the City’s Guidelines. The City’s Guidelines state that lettering applied to awnings shall not exceed 5 inches in height. The lettering proposed on the awning valances is 9 inches tall however, the proposed lettering is minimal, slight and elegant, and appears proportional to the size of the awning and valance.

Existing Building Alterations

The existing windows will be refurbished and painted black. The existing window trim will be repaired and painted black. The wood trim on the building will be painted gray. Images of the proposed paint colors are included in the Commission’s packet.

STAFF EVALUATION

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. At its tallest, the proscenium entry is 13 feet, and is subordinate to the height the original two-story building.

The tonnelles are 9 feet tall and are proposed to align with the height of the existing windows.

Neither of these elements diminish the importance or the architectural integrity of the original building.

Standard 2 – Proportion of Front Façade:

This standard is met. The proposed proscenium entry is located at the center of the northern portion of the building, on the west elevation, creating a rhythm across the elevation that balances the larger and taller south half of the building.

Standard 3 – Proportion of openings:

This standard is met. The proportions of the existing openings on the building are not proposed to change. The new entry doors are consistent with the proportions of the existing doors on the west elevation. The existing entry is tucked under a canopy. The proposed entry raises the profile of the space in a way that is unique to Lake Forest, but aligned with the established restaurant. The entry is light and transparent, allowing views of the historic façade.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The proposed proscenium entry is mostly a glass structure. The use of glass allows for a light and transparent structure that visually separates and distinguishes the historic building from the new.

Standard 5 – Spacing on the Street:

This standard is met. The proposed entry is small in size and mass and will not impact the spacing of buildings as perceived from the street.

Standard 6 – Rhythm of Entrance Porches:

This standard is met. The proscenium entry is centered on the northern half of the building as it fronts on Forest Avenue and projects from the existing building mass to highlight the entrance.

Standard 7 – Relationship of Materials and Texture:

This standard is met. High quality materials are proposed. The proscenium entry consists of glass, stucco and limestone. The incorporation of stucco and limestone relates to the existing materials on the historic building.

The tonnelles have steel columns and wood rafters and purlins.

The hardscape materials consist of limestone for the patio steps and retaining wall and crushed limestone for the patio surface. The proposed awnings are canvas, consistent with the materials used for other awnings in the Central Business District.

Standard 8 – Roof Shapes:

This standard is met. The proscenium entry has a low-slope roof form that is mostly hidden by the stucco and limestone wall element.

Standard 9 – Walls of continuity:

This standard is met. Although the proposed entry is designed in a different style than the historic building, the proportions, scale and use of compatible materials allows for the entry to blend in with the existing building, while also distinguishing the new structure from the original.

Standard 10 - Scale:

The proscenium entry provides an element that creates a human scale on the entrance of the building and helps to break up the mass of the west elevation.

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The proposed entry will not impact the directional expression of the front façade.

Standard 12 – Preservation of Historic Material:

This standard is met. The proscenium entry and tonnelles do not impact any distinguishing original qualities of the existing building and are reversible elements that could be removed in the future without impacting the historic structure.

Standard 13 – Preservation of natural resources:

This standard is met. The proposed entry and tonnelles will not impact any existing trees on the site. Extensive new landscaping is proposed around the patio area and along the west side of the building.

Standard 14 – Compatibility:

This standard is met. The massing and scale of the proscenium entry and tonnelles are subordinate to and compatible with the existing building.

Standard 15 – Repair to deteriorated features:

This standard is met. The petitioner proposes to repair the existing window trim and wood trim on the building.

Standard 16 – Surface cleaning:

This standard is not applicable to this request. No surface cleaning is proposed.

Standard 17 – Integrity of historic property:

The integrity and character of the historic structure is maintained with this request and the modifications to the existing building do not result in the loss of any distinguishing original qualities of the building. The new elements that are proposed enhance the property and accommodate a new user, Le Colonial, that will enhance and add vitality to the Central Business District and City as a whole without compromising this historic character.

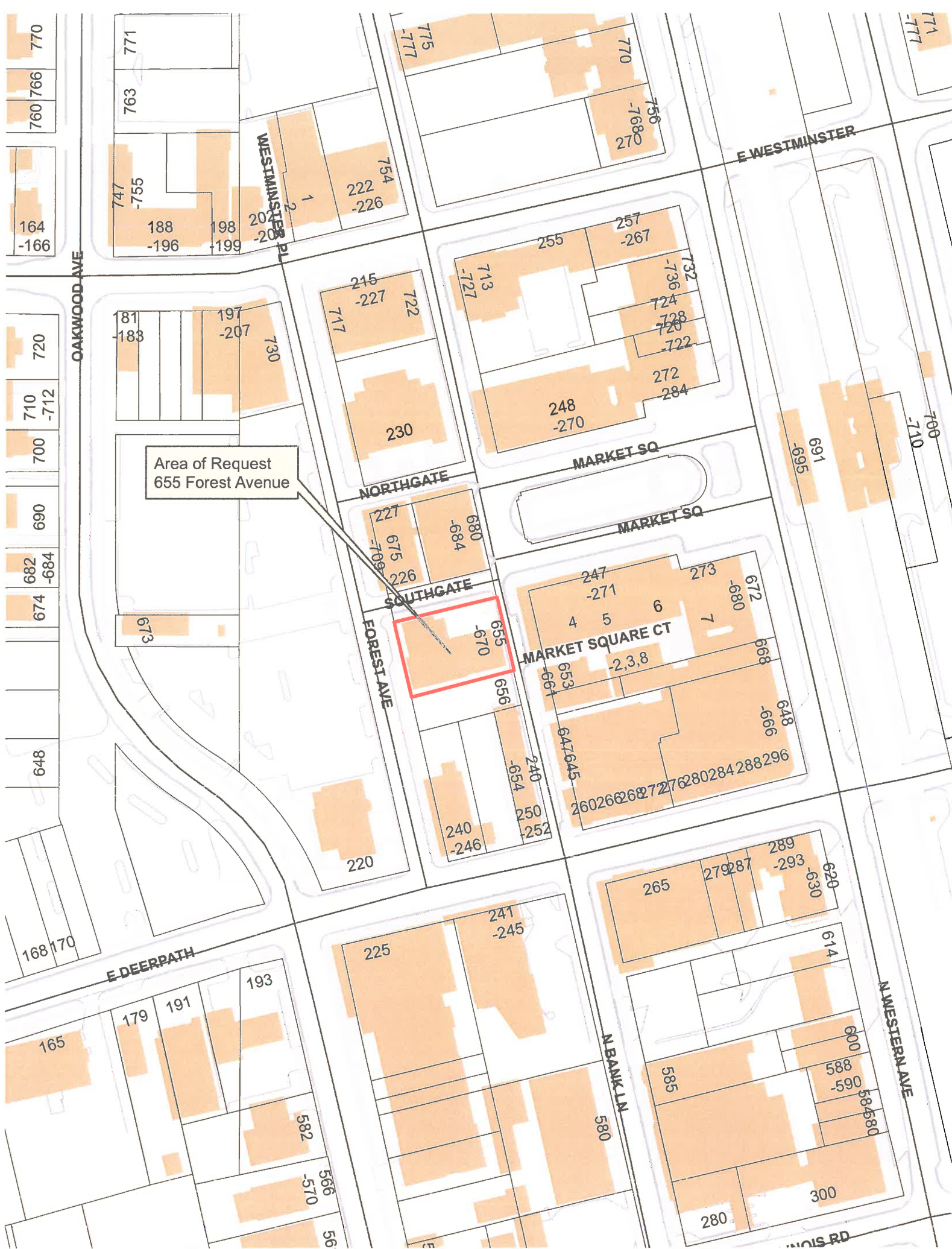
PUBLIC COMMENT

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 residents 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, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness for a proscenium entry, signage and enhancements to the existing patio subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of final design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. The illuminated sign and other exterior lighting, except for lighting deemed by the City to be necessary for safety and security, must be turned off at the end of business hours.
3. Staff is directed to review the intensity of the lighting after installation, including the illuminated sign, and require adjustments as may be necessary to reasonably comply with the City's right to night, dark sky character.



Area of Request
655 Forest Avenue



Area of Request
655 Forest Avenue





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

PROJECT ADDRESS 655 Forest Avenue

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 checked="" type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input checked="" 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

MSQ Partners

Owner of Property

655 Forest Ave.

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

Lake Forest, IL 60045

City, State and Zip Code

(847) 624-7898

Phone Number

Fax Number

westcotts@mindspring.com

Email Address

C. M. Knauer

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Mark Knauer, President

Name and Title of Person Presenting Project

Knauer Incorporated

Name of Firm

720 N. Waukegan Rd., Suite 200

Street Address

Deerfield, IL 60015

City, State and Zip Code

(847) 948-9500

Phone Number

Fax Number

mknauer@knauerinc.com

Email Address

Mark Knauer

Representative's Signature (Architect/ Builder)

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

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

PARTNERSHIP OWNERSHIP (EXHIBIT B)

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

Name <u>Carla Westcott</u>	Name _____
Address <u>655 Forest Ave.</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

January 6th, 2021

Re: 655 Forest Avenue, Lake Forest IL

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STATEMENT OF INTENT IN CAPS

(1) *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related. WHILE THE DESIGN INTENT IS TO ADDRESS THE LE COLONIAL TRADE DRESS FOR THEIR NEW LOCATION IN LAKE FOREST, THE INTENT IS TO BE FULLY RESPECTFUL OF THE HISTORIC STRUCTURE BY CREATING A COMPATIBLE AND SEPARATE ENTRY STRUCTURE SITED ON THE PROPERTY IN FRONT OF THE EXISTING BUILDING ENTRANCE. THE HEIGHT SHALL BE DE MINIMUS RELATIVE TO THE ENTIRE BUILDING WHILE STILL PROVIDING AN ENTRY EXPERIENCE FOR THE LE COLONIAL GUEST. THE HEIGHT OF THE TONELLES ARE DESIGNED TO BE AS LOW AS POSSIBLE AND STILL ALLOW FOR HEAD CLEARANCE UNDER THE FANS AND LIGHTING.

(2) *Proportion of front facade.* The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. AGAIN, THE PROPORTION OF THE FAÇADE ALONG FOREST AVENUE THAT IS EFFECTED BY THE PROPOSED ENTRY IS INTENDED TO BE DE MINIMUS RELATIVE TO THE ENTIRE BUILDING WHILE STILL PROVIDING AN ENTRY EXPERIENCE FOR THE LE COLONIAL GUEST.

(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 the building is visually related. THE PROPORTIONS OF THE PROPOSED ENTRY PROSCENIUM IS INTENDED TO BE ONLY LARGE ENOUGH TO ALLOW FOR THE ENTRY DOORS, CANOPY, SIGNAGE (Dimmable Blue LED), AND LIGHTING WHILE BE FAR ENOUGH AWAY FROM THE EXISTING BUILDING TO PROVIDE THE COMCHECK ENERGY CODE COMPLIANCE. THIS NEW STRUCTURE IS SET ON THE PROPERTY AND NO PORTION, INCLUDING DOOR SWINGS EXTENDS BEYOND THE PROPERTY, NOR DOES IT IMPEDE THE PUBLIC WAY.

(4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related. THE SOLID PORTIONS OF THE PROPOSED ENTRY PROSCENIUM ALIGN WITH SOLID PORTIONS OF THE HISTORIC BUILDING, AS DO THE ENTRY DOORS IN THE PROSCENIUM ALIGN WITH THE EXISTING ENTRY DOORS OR VOID IN THE HISTORIC FAÇADE, THUS, MAINTAINING THE RHYTHM OF SOLIDS TO VOIDS OF THE HISTORIC STRUCTURE.

(5) *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related. THE HISTORIC BUILDING IS SET BACK FROM THE BUILDING TO THE NORTH AND THERE IS A STREET (SOUTHGATE) BETWEEN THEM. THE PROPOSED ENTRY PROSCENIUM IS ALSO SET BACK FROM THE BUILDING TO NORTH MAINTAINING THE EXISTING RHYTHM OF SPACING WITH OTHER STRUCTURES ON THE STREET. THE BUILDING TO THE SOUTH IS ACROSS A PARKING LOT AND FACES IN A DIFFERENT DIRECTION. THAT BUILDING IS ALSO SET UP AGAINST THE PROPERTY LINE AND SIDEWALK WITH NO SETBACK.

(6) *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related. SEE RESPONSE TO 5 ABOVE.

(7) *Relationship of materials and texture.* The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related. THE PROPOSED USE OF THE SAME STUCCO AND LIMESTONE AS THE HISTORIC BUILDING MAKE THE PROPOSED ENTRY PROSCENIUM COMPATIBLE. THE USE OF THESE SECONDARY MATERIALS ALLOWS THE HISTORIC BRICK AND STUCCO BUILDING TO BE PREDOMINANT. THE STEEL ENTRY DOORS AND GLAZING SYSTEMS ARE TO BE BLACK. THE EXISTING WINDOWS IN THE HISTORIC BUILDING ARE TO BE MAINTAINED, REFURBISHED, AND PAINTED THE SAME BLACK COLOR. THE TONNELLES ARE TO BE CONSTRUCTED OF STEEL AND WOOD, ALSO PAINTED BLACK.

(8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the structures to which it is visually related. NOT CREATING A ROOF STRUCTURE TO THE PROPOSED ENTRY ALLOWS THE HISTORIC BUILDING TO BE PREDOMINANT AND ALLOWS THE PROPOSED ENTRY TO BE VISUALLY COMPATIBLE AND DE MINIMUS. THE OPEN TONNELLE ROOF STRUCTURE ALIGNS WITH THE HEAD HEIGHT OF THE WINDOWS SURROUNDING THE PATIO, IS AS LOW AS POSSIBLE, AND IS AN OPEN PERGOLA STYLE STRUCTURE WITH RAFTERS AND PURLINS.

(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. THE INTENT OF THE PROPOSED ENTRY PROSCENIUM IS TO BE FULLY RESPECTFUL OF THE HISTORIC STRUCTURE, THE SITE, OTHER ADJACENT HISTORIC STRUCTURES, THE PUBLIC WAYS, AND THE PROMINENT LOCATION WITHIN LAKE FORST, BY CREATING A COMPATIBLE AND SEPARATE ENTRY STRUCTURE SITED ON THE PROPERTY IN FRONT OF THE EXISTING HISTORIC BUILDING ENTRANCE.

(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. ONCE AGAIN, THE PROPORTION OF THE FAÇADE ALONG FOREST AVENUE THAT IS EFFECTED BY THE PROPOSED ENTRY IS INTENDED TO BE DE MINIMUS RELATIVE TO THE ENTIRE BUILDING WHILE STILL PROVIDING AN ENTRY EXPERIENCE FOR THE LE COLONIAL GUEST. THUS, THE SCALE OF THE NEW STRUCTURE IS SECONDARY WITH NO EFFECT ON THE PROMINENT SCALE OF THE HISTORIC STRUCTURE, ADJACENT STRUCTURES, AND SITE.

(11) *Directional expression of front elevation.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character. BY ITS SIZE, SHAPE, ALIGNMENT, AND USE OF MATERIALS, THE PROPOSED ENTRY PROSCENIUM IS DESIGNED TO HAVE NO EFFECT ON THE DIRECTIONAL EXPRESSION OF THE EXISTING HISTORIC BUILDING.

(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. THE INTENT OF THE PROPOSED ENTRY PROSCENIUM AND TONNELLES IS TO FULLY PRESERVE THE DISTINGUISHING FEATURES OF THE HISTORIC STRUCTURE BY SETTING THEM AWAY FROM THAT STRUCTURE AND IN NO WAY EFFECTING THE INTEGRITY OF ANY COMPONENT OF THE HISTORIC BUILDING.

(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. THE INTENT OF THE PROPOSED ENTRY PROSCENIUM AND TONNELLES IS TO FULLY PRESERVE THE ARCHEOLOGICAL AND NATURAL RESOURCES OF THE HISTORIC STRUCTURE AND THE SITE AS A WHOLE BY SETTING THEM AWAY FROM THAT STRUCTURE AND THUS HAVING NO EFFECT ON THE INTEGRITY OF THOSE RESOURCES.

(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. **WE UNDERSTAND THAT THE FRENCH COLONIAL ARCHITECTURAL STYLE OF LE COLONIAL AND THE TURN OF THE CENTURY ENGLISH REVIVAL ARCHITECTURAL STYLE OF THE HISTORIC BUILDING ARE NOT NECESSARILY COMPATIBLE. THE PROPOSED SOLUTION OF 1) MINIMIZING THE FRENCH COLONIAL ELEMENTS TO TWO, ENTRY PROSCENIUM AND TONNELLES, 2) CREATING SEPERATION BETWEEN THE ARCHITECTURAL STYLES, 3) AT ALL TIMES BEING RESPECTFUL OF BOTH STYLES, IS A SOLUTION OF WHICH ALL OF LAKE FOREST CAN BE PROUD AND A SOLUTION THAT PROVIDES FOR THE SUCCESS OF LE COLONIAL.**

(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. **NO ARCHITECTURAL FEATURES OF THE HISTORIC BUILDING ARE INTENDED TO BE CHANGED OTHER THAN REPAIRS AND PAINTING.**

(16) *Surface cleaning.* The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials shall not be undertaken. **NO SURFACE CLEANING OF EXISITNG MATERIALS IS PROPOSED.**

(17) *Reversibility of additions and alterations.* Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired. **BOTH THE ENTRY PROSCENIUM AND TONNELLES, IN THE UNLIKELY EVENT, CAN BE REMOVED IN THE FUTURE WITH NO EFFECT TO THE INTEGRITY OF THE HISTORIC STRUCTURE.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Knauer', with a long horizontal flourish extending to the right.

Mark Knauer, President
Knauer Incorporated



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

Façade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☐ Casement
☐ Sliding
☐ Other **Fixed Glazing**

Color of Finish **Black**

Finish and Color of Windows

- ☐ Wood (recommended)
☐ Aluminum Clad
☐ Vinyl Clad
☐ Other **Steel**

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 **Steel**

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Other **Steel**

Fascias, Soffits, Rakeboards

- ☐ Wood
☐ Other **N/A**

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

Chimney Material

- ☐ Brick
☐ Stone
☐ Stucco
☐ Other N/A

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☐ Composition Shingles
☐ Sheet Metal
☐ Other Stone Cap

Flashing Material

- ☒ Copper
☐ Other
☐ Sheet Metal

Color of Material To Match Existing Stone

Gutters and Downspouts

- ☐ Copper
☐ Aluminum
☐ Other N/A

Driveway Material

- ☐ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other N/A

Terraces and Patios

- ☐ Bluestone
☐ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other Compacted Limestone Screenings

The Le Colonial Story

The breathtaking beauty, romance, and suspense of Indo-China is reflected in the restaurant's atmosphere which transports the guest to another place and time; 1920's French Colonial Vietnam in the heart of the Indo-China peninsula. The beauty and sophistication of French Colonial architecture and design is masterfully blended with Indo-Chinese collectibles, materials, and artifacts. The romance of a hospitable bygone era. The suspense of an exotic and unfamiliar culture in a place that feels familiar and comfortable, like it has always been there. The history is kept current with the layering of a more contemporary, up-to-date esthetic utilizing simple and current touches. After all, the restaurant has evolved over the past 20 years.

Historic Southeast Asian influences and French haute culture combine to create a cuisine and atmosphere that is unmatched, trading on the years of success, celebrating the Vietnamese people and their culture.

Le Colonial Atlanta is recognized as the 5th most beautiful restaurant in the world. Le Colonial in Chicago and Houston have both been awarded local design accolades.

Welcome to the extraordinary hospitality and cuisine of Le Colonial.

Le Colonial

The Le Colonial Team

Rick Wahlstedt and Joe King are seasoned and successful restauranteurs who created and have been managing the iconic Le Colonial brand since its inception over 20 years ago.

They have also created other successful restaurant brands in both urban and suburban locations. Their key to success operating in distinctly different markets is their attention to detail, unrelenting quality, and unmatched hospitality, as well as their ability to adjust the operations to meet local market needs.

No restaurant team is complete without a chef. French Vietnamese chef and cookbook author, Nicole Routhieran is the exceptional culinary director for Le Colonial.

Some of their other successful restaurants are:

<https://lescalerestaurant.com/>

<http://www.artisanwesthartford.com/>

<http://www.artisansouthport.com/>

<http://www.lecolonialhouston.com/>

<http://www.lecolonialchicago.com/>

<https://www.lecolonialatlanta.com/>

<https://www.lebilboquetatlanta.com/>

<https://www.lebilboquetdenver.com/>

Le Colonial

The Design Team

KNAUER INCORPORATED

Knauer is a local Architecture and Design firm who was recently retained to be the Architects and Designers to manage the restoration, remodeling, and modernization of the Deer Path Inn in Lake Forest. This property is the Travel & Leisure No. 1 Rated Resort in the Midwest and No. 5 in the USA. Knauer is also the creators of the new look for the Le Colonial Brand, having designed their restaurants in Atlanta, Chicago, Houston, and others that are now on the boards.

Mark Knauer is a Lake Forest resident who lives in the historic Carter Harrison Estate that was recognized by Historic Preservation with a Rehabilitation Award.

CRAIG BERGMANN LANDSCAPE DESIGN (CBLD)

Craig Bergmann Landscape Design has won critical acclaim for intertwining design, horticulture and architecture in a way that is unique to Northern Illinois. The firm is known for its award-winning attention to detail, establishing a true dialogue between the living garden and the architectural site.

Today, CBLD is headquartered in the historic David Adler-designed A. Watson Armour Estate in Lake Forest, and also operates a 25-acre nursery located in Wadsworth, Illinois.

Le Colonial



Architectural Styles Working Together

French Colonial Vietnam

The basis of the guest experience at Le Colonial is to transport the guest to French Colonial Vietnam in the 1920's. That is a little difficult in an English Revival police and fire station.

Turn of the Century English Revival

The historic fire house and police station are an integral part of downtown Lake Forest and Market Square. Howard Van Doren Shaw's eclectic English Revival architecture dominates the downtown and sets the vernacular.

Different Architectural Styles Working Together

The hardest part of this design exercise is combining the French Colonial Vietnamese architecture of the Le Colonial brand with the mixed turn of the century English Revival architecture of the old police/fire station and that of City Hall and Market Square.

The Solution

The proposed solution is to minimize the French Colonial architectural elements to two, the Entry Proscenium and two Tonnelles sitting in the middle of the patio, while creating separation between the architectural styles and being respectful of both. Let's take a look.



Limestone Cap to match building limestone

White Cementitious Stucco Smooth

Blue LED Sign Dimmable



12" Tall

72" Wide

Wrought Iron Canopy Horace Bronze

Glass Roof Panels Tempered

Copper Pendant Lights Bevelo

Steel Doors, Lites & Transoms Bliss Noram

Brass Door Pulls Horace Bronze

Encaustic Tile Carocim Custom Le Colonial Pattern



Proscenium Entry Details

Le Colonial

Le Colonial | Lake Forest

KNAUER



1 PROSCENIUM ENTRY ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"



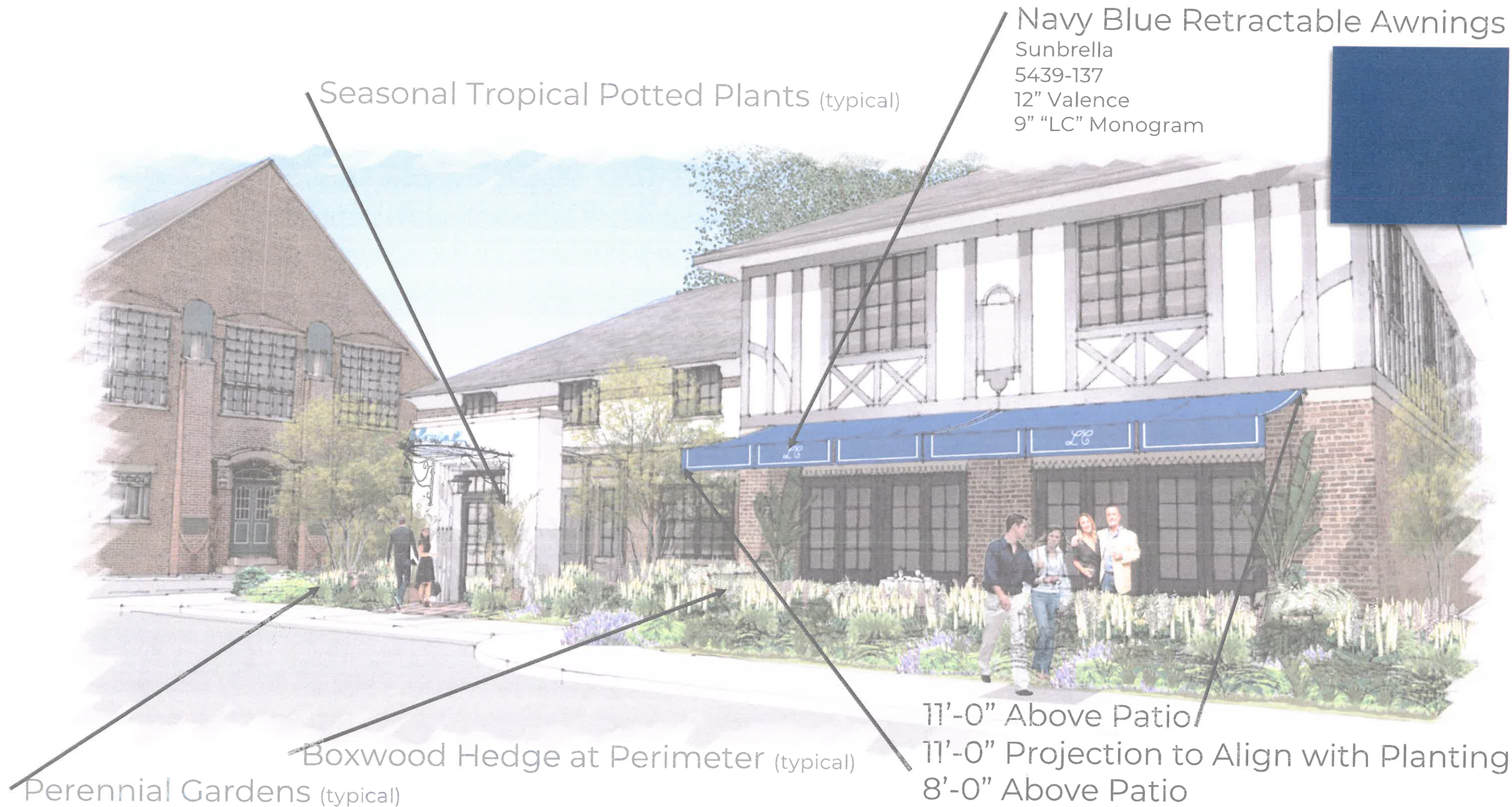
architectural
design
direction

KNAUER

Le Colonial | Lake Forest

Le Colonial





Awning Replacement + Landscaping

Le Colonial | Lake Forest

Le Colonial

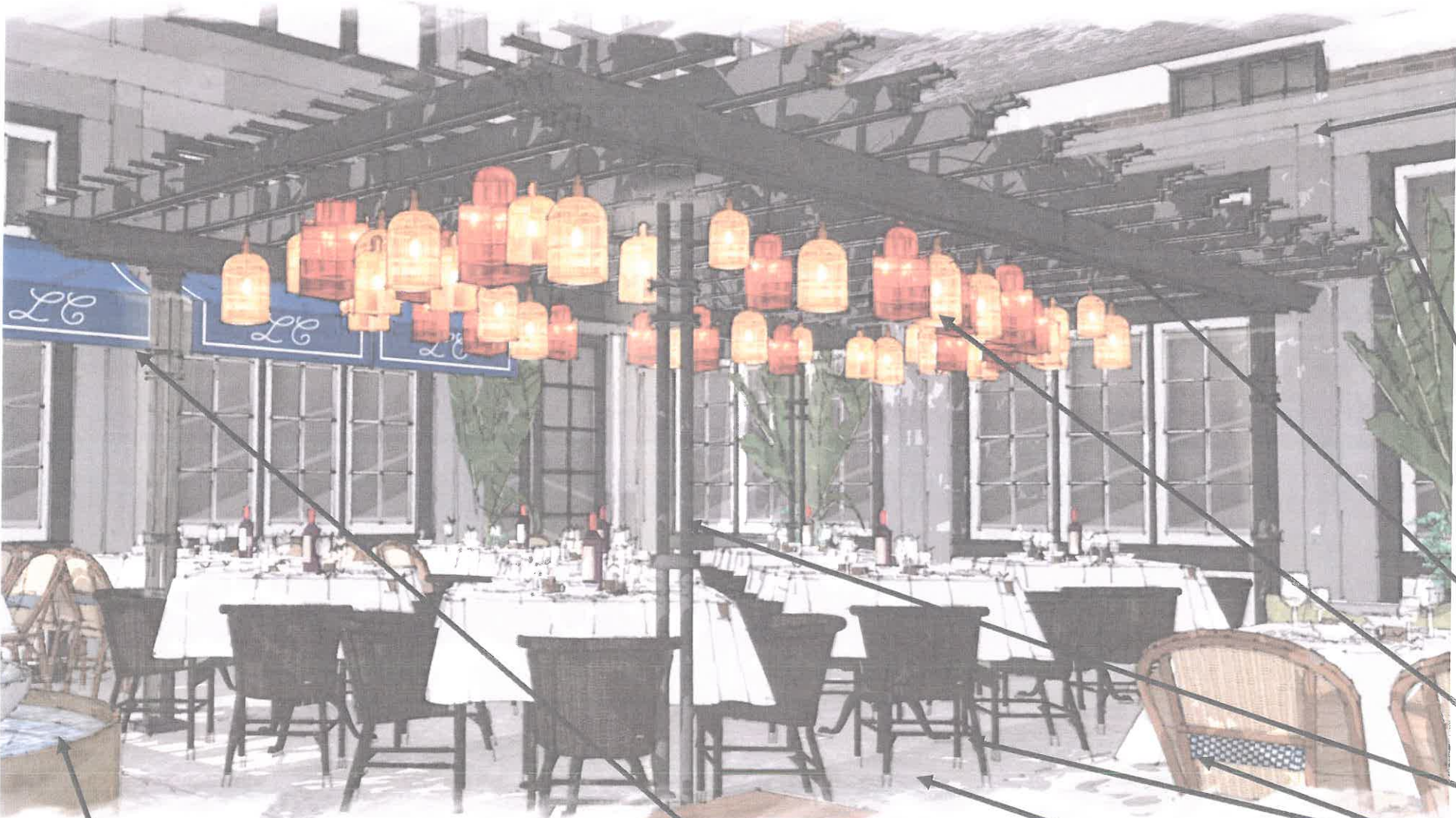
LANDSCAPING
DESIGN
BY
KNAUER

KNAUER



1 AWNING
1/4" = 1'-0"





Grey Opaque Stain
Benjamin Moore
Arborcoat HC-179



Black Paint Trim
Benjamin Moore
2132-10



Wood Tonnelle 8'-0" Above Patio
Align with Head of Windows

Vietnamese Birdcage Lanterns

Steel Columns

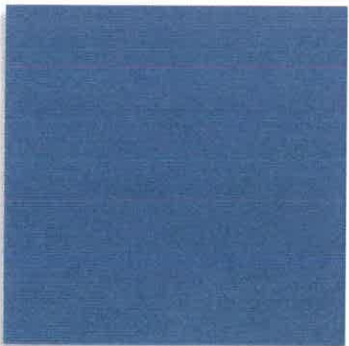
French Bistro Furniture

Compacted Crushed Limestone Screenings

Water Feature
Vietnamese
Grinding Stone
Corten Surround



Navy Blue Awnings
Sunbrella
5439-137
12" Valance
9" "LC" Monogram
7'-0" Above Patio



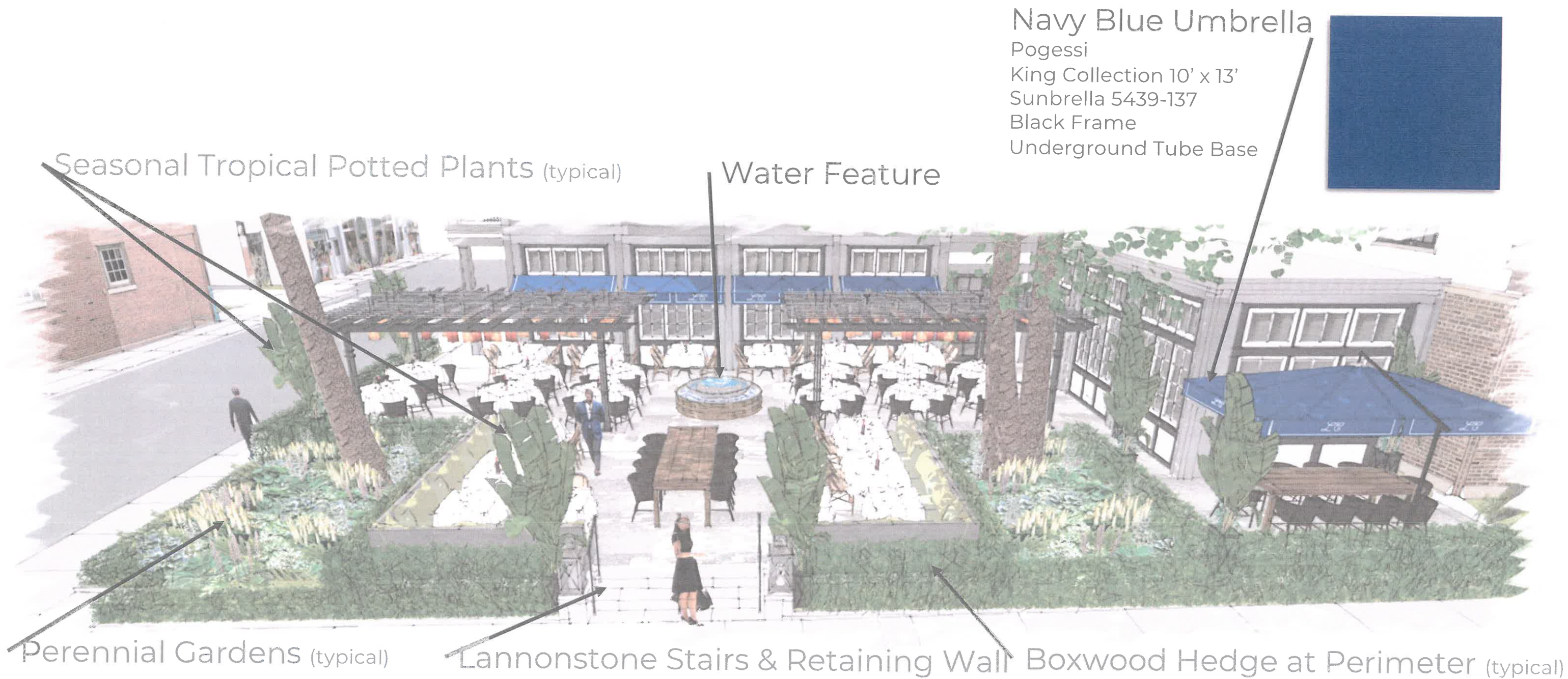
Patio Tonnelle + Awnings

Le Colonial

Le Colonial | Lake Forest

KNAUER

Le Colonial
Lake Forest
Illinois



Landscaping + Umbrella
CRAIG BERGMANN LANDSCAPE DESIGN



1

TONNELLE ELEVATION

1/4" = 1'-0"

architectural
drawing
direction

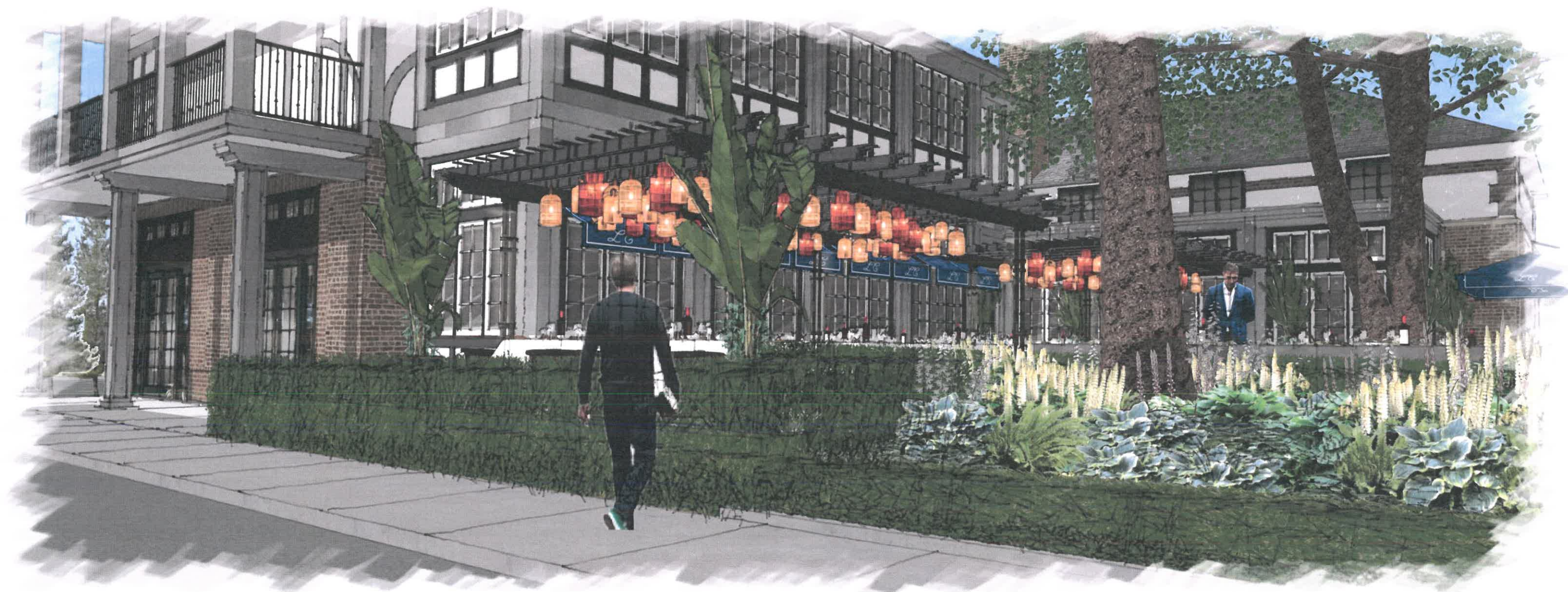
KNAUER

Le Colonial | Lake Forest

Le Colonial













Wood Trim Repair & Painting

The Le Colonial Brand Identity

Blue LED Sign

Wrought Iron
Canopy

Copper Lights

Black Steel Doors

Brass Pulls

Planters

Seasonal
Tropical Plants



Navy Awning

French Café
Patio Furniture

Lush Planting

Houston

Le Colonial | Lake Forest

The Consistency of the Le Colonial Brand Identity



Atlanta



Chicago



Naples



Scottsdale

Agenda Item 4
85 E. Westminster
Addition & Building Scale Variance

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

Materials Submitted by Petitioner

Application
Statements of Intent
Description of Exterior Materials
Proposed Site Plan
Existing Partial North Elevation
Proposed Partial North Elevation
Proposed Partial North Color Elevation
Proposed Overall North Elevation
Existing East Elevation
Proposed East Elevation
Proposed East Color Elevation
Existing Partial West Elevation
Proposed Partial West Elevation
Proposed Partial West Color Elevation
Color Renderings
Proposed Demolition and Floor Plan
Conceptual Landscape Plan
Images of Existing Residence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	January 27, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	85 E. Westminster – Addition and Building Scale Variance

PETITIONERS

Tony and Diane Manno
85 E. Westminster
Lake Forest, IL 60045

PROPERTY LOCATION

85 E. Westminster

HISTORIC DISTRICTS

Green Bay Road Local &
National Register Historic District

PROJECT REPRESENTATIVE

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

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow construction of a single story addition to the north side of the existing garage. A building scale variance is also requested. The petitioner also proposes modifications to the driveway and restoration of the curb cut on the east side of the property.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the southeast corner of Westminster and Green Bay Road. The property is approximately 1.25 in size and the existing residence on the site was constructed in 1929 and was designed by architect Walter Frazier. The original residence designed by Frazier is the L-shaped two story mass. The single story mass on the east side of the residence was built in 2011. The residence is identified as a Contributing Structure to the Historic District. The residence is an example of Classical Revival architecture.

STAFF EVALUATION

Proposed Addition

The proposed addition is a single story mass with a low-pitch hip roof. The addition is 22 feet wide and 23.5 feet long. The addition will contain an exercise room. A series of openings are proposed on the north and west sides of the addition and two operable garage doors are proposed on the east elevation to allow the space to open to the outside. The design and exterior materials of the addition are proposed to match the single story mass on the east side of the residence. The existing garage doors will be replaced with new wood overhead garage doors and will match the new garage doors on the addition. Wood panels are proposed above the existing garage doors to match the detailing on the addition.

Site Plan

The addition is located on the north side of the existing garage. The existing driveway and vegetation on the north side of the garage will be removed to accommodate the addition. The motor court in front of the garage will be slightly reconfigured as reflected on the site plan. The property previously had two curb cuts. The curb cut on the east side of the property was removed in 2014. The petitioner proposes to restore the second curb cut. The existing stucco wall on the north side of the garage will be removed. An extension of the existing stucco wall along the front of the property is proposed. A new stone walkway is proposed between the motor court at the front of the house and the driveway on the east side of the site.

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 addition is a single story mass and is 15 feet tall from the lowest point of existing grade adjacent to the structure. The existing residence is 34.5 feet tall.

Standard 2 – Proportion of Front Façade:

This standard is met. The existing front façade presents the main two-story mass of the residence with smaller secondary masses on the east side. The proposed addition is located to the left (east) side of the main façade. The front façade features the entrance at the center with a projecting portico and a simple and regular fenestration pattern. Due to the siting of the addition and its small size, it does not significantly impact the proportions of the front façade.

Standard 3 – Proportion of openings:

This standard is met. The existing residence presents a variety of opening sizes and proportions. The existing residence features a combination of large double hung windows, small square windows as well as tall and narrow openings. Double hung windows with transoms above are proposed on the north and east elevations of the addition. The windows on the addition are proposed to match the proportions of openings found on the existing single-story mass on the east side of the residence.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The addition features expanses of openings on the north and west elevations and follows the rhythm of solids to voids found on the existing mass on the east side of the residence.

Standard 5 – Spacing on the Street:

This standard is met. The proposed addition projects forward from the mass of the existing residence, however the depth of the addition is minimal at 23.5 feet. At its closest point, the addition is 57 feet from the street. The property features dense vegetation that screens the proposed addition from the street.

Standard 6 – Rhythm of Entrance Porches:

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

Standard 7 – Relationship of Materials and Texture:

This standard is met. The exterior walls of the addition will be wood panels and the roof will be

copper. Aluminum clad windows with interior and exterior muntins are proposed. Trim, soffits and fascia boards will be wood. Aluminum gutters and downspouts are proposed.

Standard 8 – Roof Shapes:

This standard is met. The roof of the existing residence is comprised of multiple low-pitch hip roof forms. The addition will have a low-slope hip roof to match the existing residence.

Standard 9 – Walls of continuity:

This standard is generally met. The proposed addition will follow the massing, scale and architectural detailing of the existing single story structure on the east side of the residence.

Standard 10 - Scale:

A building scale variance is requested.

- The allowable square footage based on the size of the property is 6,162 square feet. The existing residence totals 7,722 square feet and exceeds the allowable square footage by 1,560 square feet, or 25 percent.
- A total of 800 square feet is allowed for a garage on this property. The existing garage totals 482 square feet. The proposed addition is connected to the existing garage and will add 519 square feet to the existing garage area to total 1,001 square feet.
- The garage overage of 201 square feet must be added to the total square footage of the residence.
- In summary, the existing house with the proposed additions will total 7,923 square feet. The total square footage exceeds the allowable by 1,761 square feet. A building scale variance of 29 percent, four percent more than the existing overage, is requested.

Review of Building Scale Variance Standards

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

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

This standard is met. The siting, scale, and massing of the garage defer to the existing residence. The proposed architectural detailing and exterior materials are compatible with the existing residence and are consistent with City's Design Guidelines.

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

This standard is met. The proposed addition is a single story mass and is small in size in relation to the existing residence. Existing walls and landscaping on the site will mitigate views of the addition from neighboring properties and from the street.

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

This standard is met. The addition is located on the front elevation of the home, however because of its small size and low-pitch roof form, the addition does not impact the appearance of mass from the streetscape. Many of the surrounding homes are sited much closer to the street than the proposed addition. Light to and views from neighboring homes are not negatively impacted.

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

This standard is met. The proposed addition is subordinate to the existing residence and is compatible with the massing and height of surrounding structures.

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

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

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

The standard is not met. This property is located in an established, historic neighborhood. There is no permanently preserved open space located adjacent to this property.

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

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The proposed addition does not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material:

This standard is met. The proposed addition does not impact any distinguishing original qualities of the existing residence.

Standard 13 – Preservation of natural resources:

This standard can be met. The proposed addition will require removal of some vegetation on the north side of the existing garage. The stone walkway proposed on the north side of the addition will

require removal of an 18 inch Pine tree. Further study of the location and size of the walkway is recommended in an effort to preserve the tree. If the final plan requires removal of the tree, inch for inch replacement will be required. The conceptual landscape plan submitted by the petitioner reflects new shrub and ornamental plantings on the north side of the addition, around the existing motor court and along the east side of the site.

Standard 14 – Compatibility:

This standard is met. The massing and scale of the addition are subordinate to the existing residence. The design of addition is consistent with the existing mass on the east side of the home.

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 addition. The addition is designed in a manner that is compatible with the character of the property and distinguishable from the original residence. The addition will serve to preserve the residence by making the house livable for the property owners and attractive to future buyers.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents 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, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness for the proposed addition and a building scale variance, subject to the following conditions of approval.

1. Further study shall be given to the location and size of the walkway north of the addition in an effort to preserve the existing Pine tree.
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. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 18 replacement inches on site. 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. 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 shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.
6. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 5844

Property Address:

Street: 85 E WESTMINSTER
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Mrs. Sara Brewster Hodges House

Original Owner: Mrs. Sara Brewster Hodges

Other Previous Owners: MANNO, DIANE

Present Owner: ANTHONY R MANNO JR, TRUSTEE

Current Property Name:

Resource Type: Building

Date of Construction: 1929

Use, Original: Single Family Residence

Use, Present: Single Family Residence

Theme:

Secondary Theme:

Style: Neoclassical

Secondary Style:

Architect/Engineer: Walter Frazier

Builder/Contractor: unknown

Landscape Architect:



Photo Name: January 1998

Demolished: **Date:**

Zoning District:

Subdivision: Lot 3 of Holt's resubdivision of Lot A; platted 1925

Subdivided from:

Current Property Size (est.):

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape:

Number of Stories: 2

Structural Framing:

Foundation Material:

Facade Material: stucco

Roof Form: Hip

Roof Material: Metal

Primary Window Type: Double Hung

Porches:

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:

The entry is embellished with square columns with an Art Deco style fan design above. The fan light above the door has art glass.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 5844

Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

contributing

Contributing Significant Resources:

Is this Property Eligible for Local Landmark Designation?:

Local Landmark Designation:

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

Other Districts:

Historic Residential and Open Space Preservation

National Register:

National Register Historic District:

Green Bay Road

Contributing Significance to National District:

contributing

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

This property is identified as a significant contributing structure in the Historic District. The house was designed by Walter Frazier, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1929, 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.

Facing north on Westminster Avenue, this L-shaped stuccoed house has a low-hipped standing seam copper roof and a traditional classical pediment. Classical Revival in inspiration, it has a center entrance recessed within a small one-story entry porch with square columns. The two story oval entry hall has a suspended circular stair. It was built for Sarah Brewster Hodges, the daughter of Walter Stanton Brewster (see 20 W. Westminster Avenue), and her husband Duncan Hodges. During the war they relocated to Virginia and after they returned to Lake Forest, they lived at 1078 Edgewood Road.

Walter Frazier (1895–1976) received his Bachelor of Science degree in Architecture from the Massachusetts Institute of Technology in 1919 and attended the Ecole des Beaux-Arts from 1919 to 1920. He was associated with the firm of Holabird and Root from 1920 to 1924 when he formed Frazier, Blouke and Hubbard. He went into partnership with John Howard Raftery in 1927. The firm was Frazier, Raftery, Orr and Fairbank from 1949 to 1969.

Changes:

According to available City records, few or no exterior changes have taken place.

Property Setting:

Stucco walls create a parking court at the front of the house.

Associated Buildings:

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-7/27/2011 Partial demo and addition

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

Address 85 E. Westminster Owner(s) Tony and Dianne Manno

Architect Edward Deegan Reviewed by: Jen Baehr

Date 1/27/2021

Lot Area 54525 sq. ft.

Square Footage of Existing Residence:

1st floor 3319 + 2nd floor 3206 + 3rd floor 1197 = 7722 sq. ft.

Design Element Allowance = 613 sq. ft.

Total Actual Design Elements = 99 sq. ft. Excess = 0 sq. ft.

Garage 482 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 22'-3" ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence = 7722 sq. ft.

Square Footage of Proposed Additions:

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

New Garage Area 519 sq. ft. Excess = 201 sq. ft.

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

TOTAL SQUARE FOOTAGE = 7923 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6162 sq. ft.

DIFFERENTIAL = 1761 sq. ft.

NET RESULT:
Over Maximum

1761 sq. ft. is

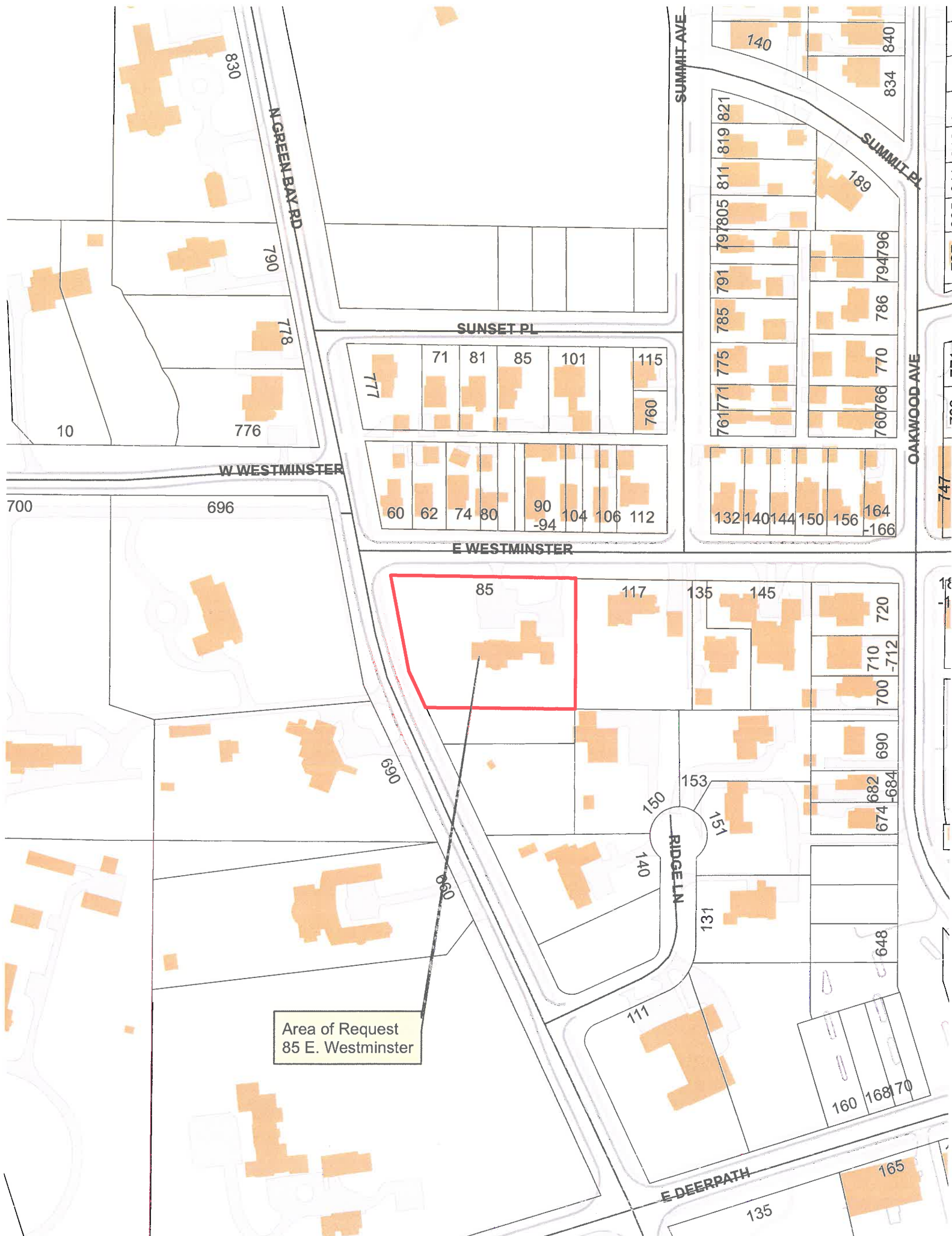
Allowable Height: 40 ft. Actual Height: 34'-5" (existing house from lowest point
of adjacent existing grade) 29% over the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 613 sq. ft.

Front & Side Porches = 0 sq. ft.
Rear & Side Screen Porches = 0 sq. ft.
Covered Entries = 99 sq. ft.
Portico = 0 sq. ft.
Porte-Cochere = 0 sq. ft.
Breezeway = 0 sq. ft.
Pergolas = 0 sq. ft.
Individual Dormers = 0 sq. ft.
Bay Windows = 0 sq. ft.

Total Actual Design Elements = 99 sq. ft. **Excess Design Elements** = 0 sq. ft.





Area of Request
85 E. Westminster

Area of Request
85 E. Westminster





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

PROJECT ADDRESS **85 E WESTMINSTER AVE**

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 checked="" type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

TONY & DIANE MANNO

Owner of Property

85 E WESTMINSTER AVE

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

LAKE FOREST 60045

City, State and Zip Code

3122820100

Phone Number

Fax Number

tmann0101@gmail.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

EDWARD DEEGAN

Name and Title of Person Presenting Project

EDWARD DEEGAN ARCHITECTS

Name of Firm

503 PARK DR, SUITE 4

Street Address

KENILWORTH IL 600433

City, State and Zip Code

8479064110

Phone Number

Fax Number

kkl@edwarddeeganarchitects.com

Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER

☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE

December 21, 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 85 E. Westminster Avenue:

At the most essential level, the goal of this project is to make a minor addition of an Exercise Room to the existing two-story home that thoughtfully and graciously caters to the needs of its inhabitants. The proposed design for 85 E. Westminster seeks to honor and sustain a degree of stylistic and historical continuity of the existing home.

The Established Architectural Vernacular and Character:

The existing Residence was designed by Walter Frazier and constructed in 1929. The existing home is a restrained Classical residence with hints of Art Deco on the interior. The home's exterior materials are of stucco, limestone and wood pilaster detailing to help manage the scale. The roofs are standing seam metal with a classic entablature / cornice wrapping the entire home.

Standards of the Historic Preservation Ordinance:

1. **Height:** The proposed one story has a maximum height of 15' 1.25" (Height to top of the roof ridge). The existing Main House is a two-story dwelling with a maximum height of 28' 0" from the Finished Floor.
2. **Proportion of Front Façade:** The modest one-story Exercise Room addition to the front façade of the home will repeat the pattern of 3 sets of windows that face the street on the north east side of the home. The dense 8' high evergreen hedge does not permit the entirety of the front façade to be viewed from the street. Only the front entry can be seen, unless one enters the private drive and motor court of the homeowner. The additional stone paver driveway at the east end of the property replaces the existing walkway through the evergreen hedge and garden wall. It will permit more direct car access to the home's Garage and will tie into the existing asphalt Motor Court at the east end of the home as well as the both the existing central Motor Court. The addition will not be directly viewed from the new stone driveway.



3. **Proportion of Openings**: Overall, the home's openings are respectfully scaled to the overall massing of the home. The design is highly compatible with homes on adjacent properties. The windows of the house are reflected in the simple and consistently balanced exercise room addition. The 3 windows of the addition allow ample natural light to permeate the interior.
4. **Rhythm of solids to voids in front of facades**: The front elevation with its primary gable forms achieves harmony between solids and voids. The proportions of the gables and the windows / openings are consistent with existing patterns on the main home.
5. **Rhythm of spacing and structures on streets**: The proposed addition will not affect the rhythm and spacing of structures as viewed from the streets.
6. **Rhythm of entrance porches, storefront, recesses and other projections**: The addition does not impact the entrance porch.
7. **Relationship of materials and texture**: From a material standpoint, the addition will repeat the existing Main home's materials and textures.
8. **Roof shapes**: The new roof shape itself is dictated by the Main home's existing roofs. The new roof abides by the traditional angularity perceived in the neighborhood's established homes.
9. **Walls of continuity**: All proposed wall structures of the front façade, including the structural walls of the dwelling itself as well as walls for landscape enclosure, are consistent in height. The rooflines are standardized and sustained through the entirety of the front elevation.
10. **Scale of structure**: As a single-story addition, the two-story Main home balances this modest addition. Consummately, the scale is subtle, contextually respectful and understated.
11. **Directional expression of structure**: The existing orientation of the Main home remains unchanged. It has a natural axial alignment with the E. Westminster Avenue, posturing the front elevation in parallel orientation with the street. Moreover, the addition to the home will be nestled behind the 8' hedge and garden wall, hidden from the street to safeguard the privacy of the residents and maintain a reasonable balance of aesthetic discretion vs. engagement from pedestrian and vehicular traffic.
12. **Preserving distinguishing features**: The addition will be matched to blend with all features of the existing Main home.
13. **Protection of resources**: No major changes. The design of the addition and new driveway graciously preserves the trees in the front yard.
14. **New Construction**: Not Applicable.
15. **Repair to deteriorated features**: Not Applicable.



16. **Surface Cleaning**: Not Applicable.

17. **Reversibility of Additions and Alterations**: This proposed addition and new stone driveway 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



January 5, 2020

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

Dear Chairman and the Members of the Commission,

Below please find our responses to the Building Scale Variance Standards with respect to the work to be performed at 85 E. Westminster Avenue.

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

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

- 1. Neighborhood Characteristics – The addition to the front façade of the house will not be visible from the street. The general proportions on the front façade will be maintained with a dignified balance and symmetry, directly mirroring the proportions on the existing front façade. The neighborhood streetscape will be unaffected by the proposed addition.*
- 2. Siting – There is no visible change to the rhythm of structures along the streetscape.*
- 3. Simplicity of Massing – The existing traditional and simple architectural massing is repeated in the proposed addition. The building shapes are rational and sensible.*
- 4. Hierarchy of Massing – The proposed addition maintains the existing hierarchy of the main body of the home.*
- 5. Roof Shape – The roof shape of the addition to the front facade will be entirely dictated by the existing hip forms and will imitate those proportions and angle directly. The roof shape of the proposed addition will likewise imitate the proportions and angles of the existing roof.*
- 6. Roof Type – The existing traditional hip roof type is repeated in the proposed additions.*
- 7. Scale – The scale of the proposed addition is appropriate for the existing scale of the home.*
- 8. Height – The height of the proposed addition will not exceed the maximum height of the existing house. The roof height will mirror the existing roof and complements on the rest of the structure.*



9. *Materials – All materials on the proposed addition will directly match the materials on the existing structure.*
10. *Ornamentation – There will be no change in ornamentation from the existing home with the proposed addition.*
11. *Style – This Walter Frazier home loosely resembles a restrained classical style. The proposed addition will mirror the existing style.*
12. *Chimneys – There are no chimneys in the proposed addition.*
13. *Porches – There will be no porches in the proposed addition.*
14. *Shutters – There will be no shutters in the proposed addition. The windows will match the existing home.*
15. *Fenestration – The proposed addition will have windows that match existing window treatments in terms of materials and rhythm of placement on the home.*
16. *Entryways – The proposed addition will have no direct relationship to the home's front entryways.*
17. *Garages and Garage Doors – The new garage doors will be carriage style doors to match the existing garage doors.*
18. *Original Character of the Property – There will be no change to the character of the property with the proposed addition.*
19. *Fences – The garden wall and hedge around the northern end of the property will be adjusted to permit the connection of the new stone driveway to the existing driveway located to the east of the garage.*
20. *Driveways – The new extension of the driveway will match the existing driveway.*

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

The proposed renovation and addition will have virtually no visual or physical connection to the street. The addition of the proposed exercise room on the north end of the existing garage will be minorly visible from the head of the driveway on E. Westminster Avenue, but the structure will be proportionally slight and hidden from the street by the existing garden wall and 8' high evergreen hedge. Mature trees and other vegetation effectively mitigate the height and mass of the proposed structure.

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

The proposed renovation and addition are sited in a manner so that it will have virtually no visual or physical connection to the street. The proposed additions will not have a significant negative impact on the light to and views from the neighboring homes.



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

As submitted, the proposed additions will put the total S.F 8% over the maximum allowable S.F. Currently, the existing home before the proposed additions is only 22% over the maximum allowable S.F. The existing garage is 482.46 sq. feet. The maximum allowable size for the garage is 800 sq. feet. The allowable design element exemption is 616.20 sq. feet. The existing design element is 98.94 sq.ft

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

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

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

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

Very truly yours,



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 WOOD PANEL

Color and/or Type of Material WHITE, T.M.E

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish WHITE, T.M.E

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 COPPER, T.M.E _____
- ☐ Other _____

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

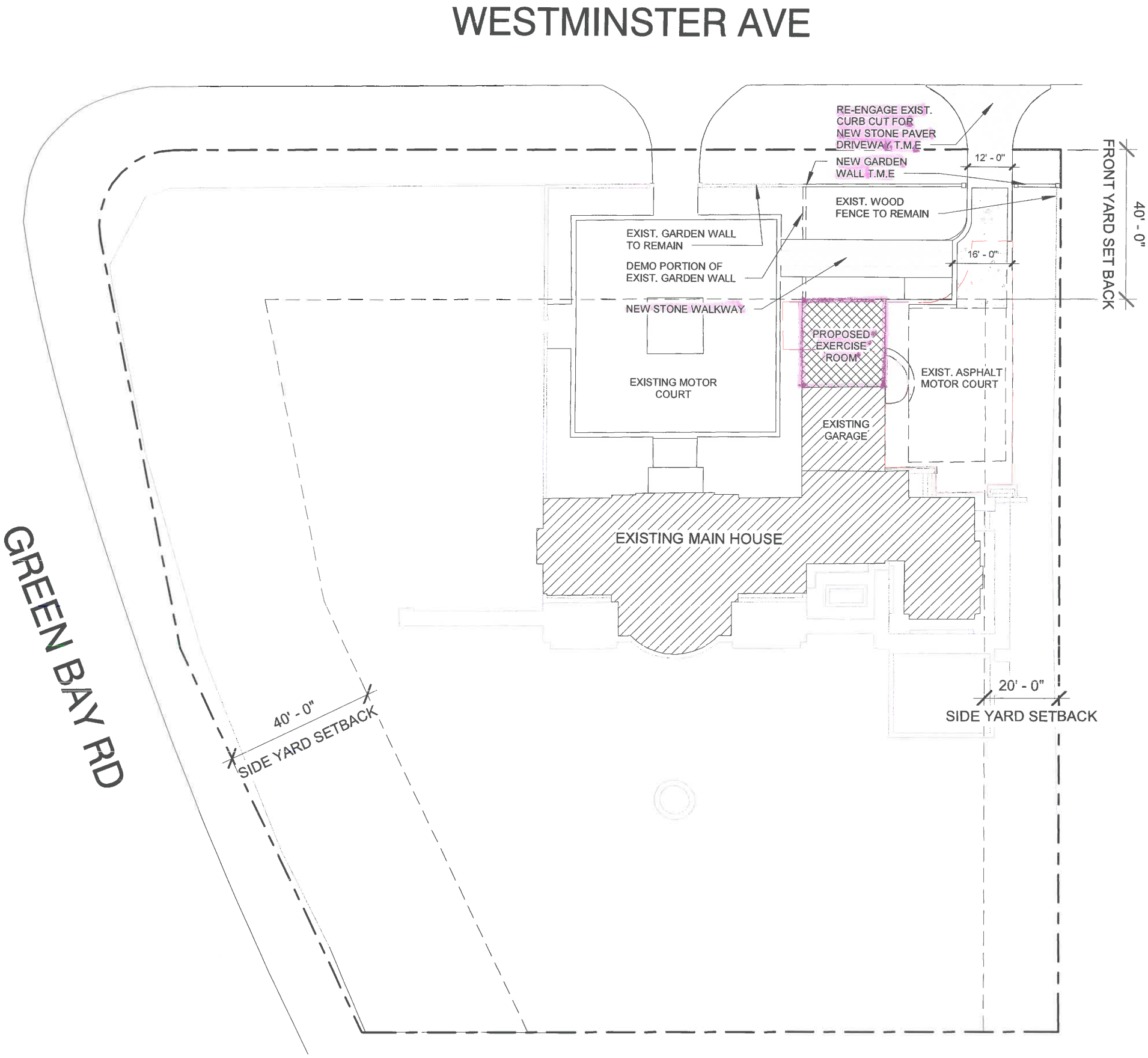
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

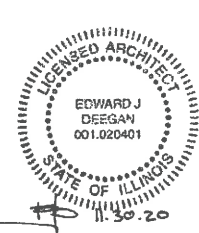
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other STONE PAVERS T.M.E _____

Terraces and Patios

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



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



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

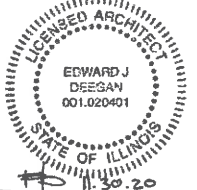
Proposed Site Plan

SHEET NO.

HPC 02



Existing Partial North Elevation.
1/8" = 1'-0"



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

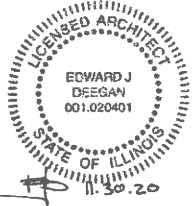
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Existing North Elevation

SHEET NO.
HPC 04



Proposed Partial North Elevation.
1/8" = 1'-0"



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

Proposed North Elevation

SHEET NO.
HPC 05



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

Project # 20.04.10

North Elevation

HPC 11

Manno Residence

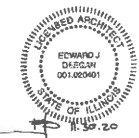
85 E Westminster Ave
Lake Forest, IL 60045

**EDWARD
DEEGAN
ARCHITECTS**

503 PARK DRIVE
SUITE #4
KENILWORTH, IL 60043
(847) 906-4110



North Elevation
1/4" = 1'-0"



Professional Design Firm
License NO. 184.007114

Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

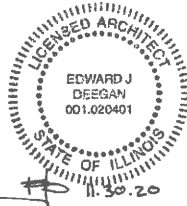
SUBMISSION DATE
Schematics 11-06-2020
Budget
Permit
Bid
Construction
Interiors

North Elevation - Partial

SHEET NO.

A201

PROJECT NO. 20.04.10



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

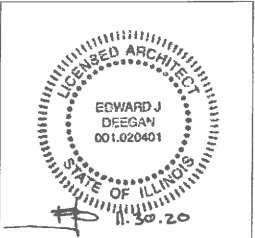
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Existing East Elevation

SHEET NO.

HPC 06

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



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

Proposed East Elevation

SHEET NO.

HPC 07



Proposed Partial East Elevation.
1/8" = 1'-0"

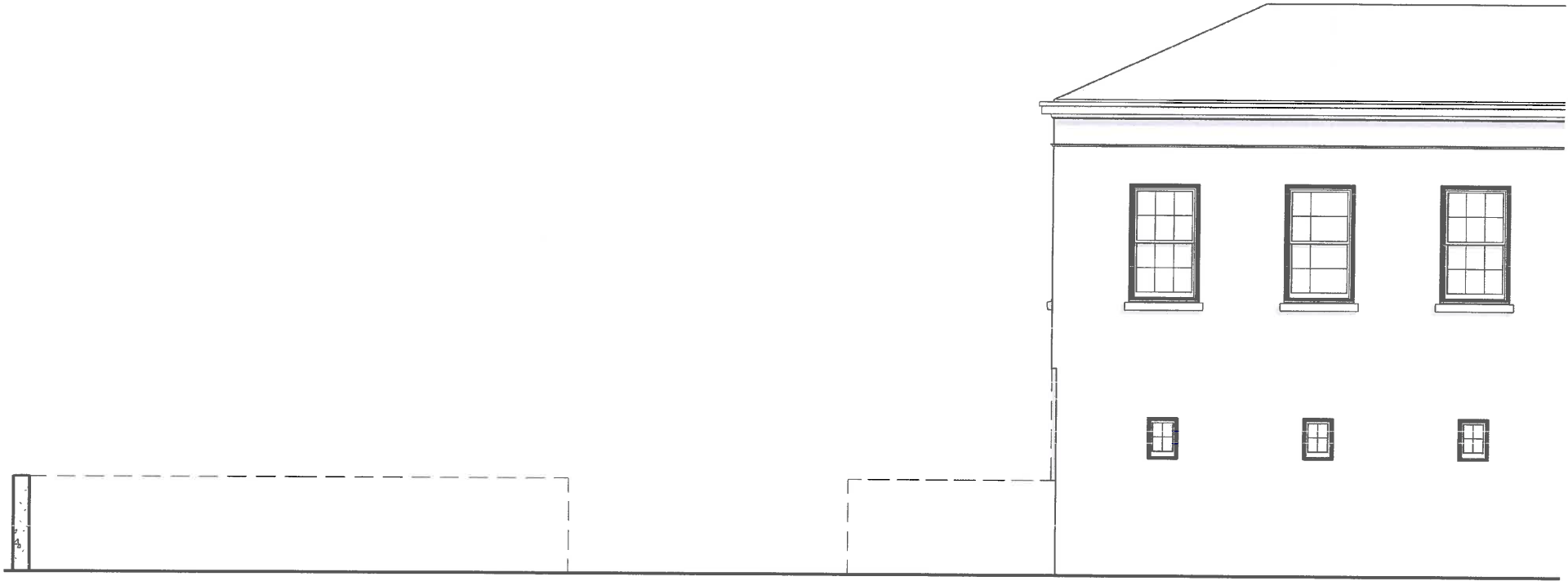


East Elevation

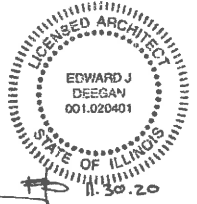
Scale: 1/8"=1'-0"

0 5 10

<div></div> <p>Project # 20.04.10</p>	<div></div> <p>East Elevation HPC 12</p>	<div></div> <p>Manno Residence 85 E Westminster Ave Lake Forest, IL 60045</p>	<p>EDWARD DEEGAN ARCHITECTS</p>	<p>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</p>
---------------------------------------	--	--	--	--



Existing Partial West Elevation.
1/8" = 1'-0"



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

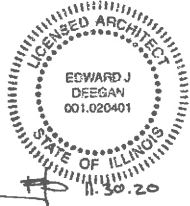
Existing West Elevation

SHEET NO.

HPC 08



Proposed Partial West Elevation.
1/8" = 1'-0"



Manno Residence
85 E Westminster Ave
Lake Forest, IL 60045

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

Proposed West Elevation

SHEET NO.

HPC 09



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

<div></div> <div>Project # 20.04.10</div>	<div></div> <div>West Elevation</div> <div>HPC 13</div>	<div></div> <div>Manno Residence</div> <div>85 E Westminster Ave</div> <div>Lake Forest, IL 60045</div>	<div></div> <div>EDWARD DEEGAN ARCHITECTS</div>	<div></div> <div>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</div>
---	---	---	---	--



View from Driveway
NO SCALE

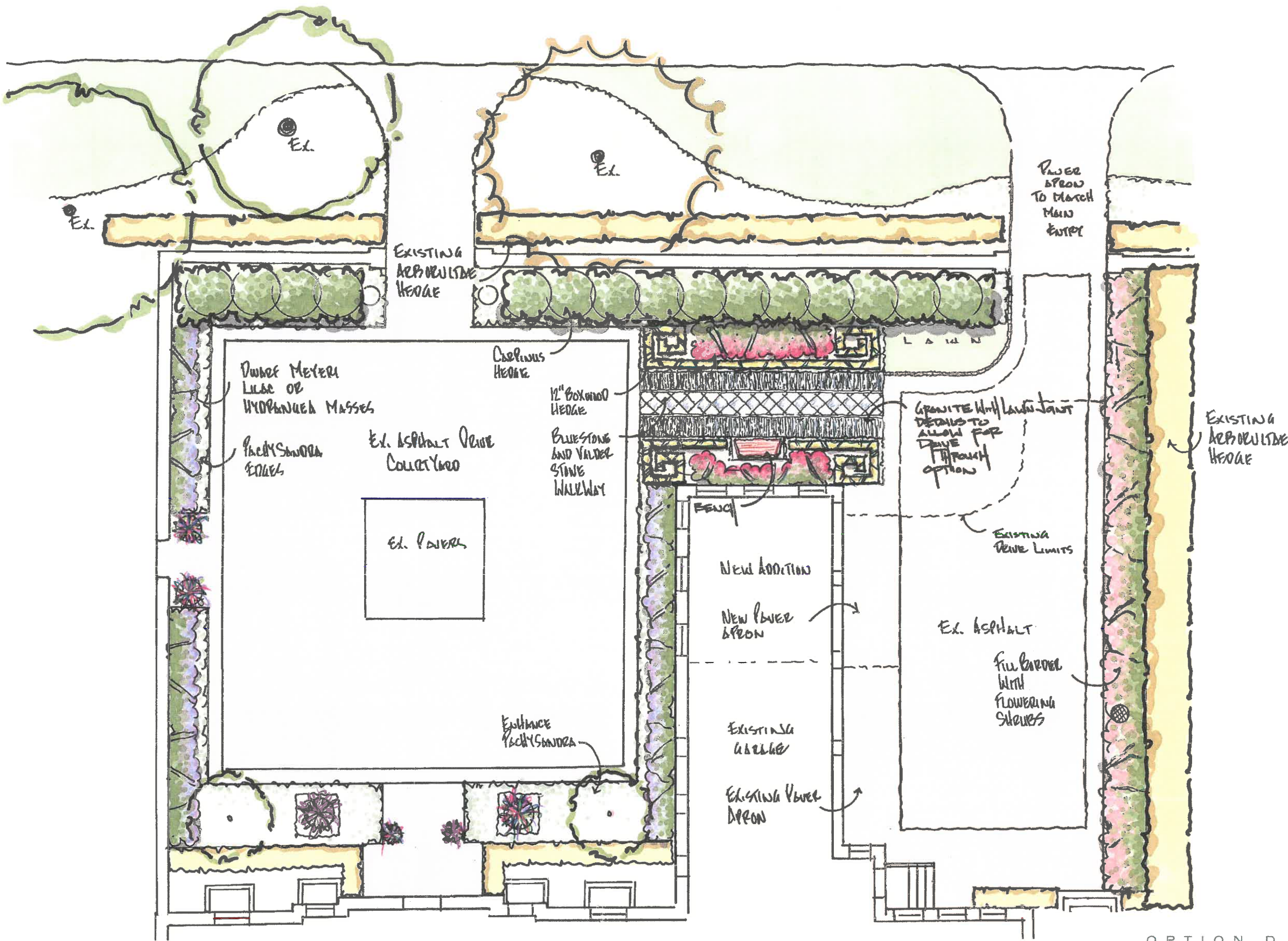
<div></div> <div>Project # 20.04.10</div>	<div></div> <div>3D Perspective</div> <div>HPC 14</div>	<div></div> <div>Manno Residence</div> <div>85 E Westminster Ave</div> <div>Lake Forest, IL 60045</div>	<div></div> <div>EDWARD DEEGAN ARCHITECTS</div>	<div></div> <div>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</div>
---	---	---	---	--



View from Entry
NO SCALE

<div></div> <p>Project # 20.04.10</p>	<div></div> <p>3D Perspective HPC 15</p>	<div></div> <p>Manno Residence 85 E Westminster Ave Lake Forest, IL 60045</p>	<p>EDWARD DEEGAN ARCHITECTS</p>	<p>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</p>
---------------------------------------	--	--	--	--


LANDSCAPE DEVELOPMENT PLAN
MANNO RESIDENCE
85 E. WESTMINSTER + LAKE FOREST, ILLINOIS



THIS DRAWING AND ALL IDEAS AND
DESIGNS CONTAINED HEREIN ARE THE
SOLE PROPERTY OF ROCCO FIORE &
SONS INC. AND ARE NOT TO BE USED,
REPRODUCED, OR BID UPON WITHOUT
EXPRESSED WRITTEN PERMISSION.

rocco fiore & sons, inc.
landscape architecture . site development . management
28270 N. Bradley Rd.
Libertyville, IL 60048
ph. 847. 680. 1207
fx. 847. 816. 1137

CLIENT: MANNO	DATE: 02/14/17
SCALE: 1/8" = 1'-0"	DESIGN: RM
	DRAWN: RM
	CHECKED: SM
	REVISED: REVISION 1



NORTH
PLAN NO.
20-150

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

January 5, 2021

PHOTOGRAPHS OF 85 E WESTMINSTER AVE IN LAKE FOREST:



Front of Existing Main House (North Elevation)



Existing Main House where addition is proposed.



Existing Garage North Elevation



Existing Garage East Elevation



Existing Main House





Existing Main House





Proposed location of Second Curb Cut (Re-engaging Existing)

Agenda Item 5
999 Rosemary Road
Demolition & Replacement Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statements of Intent
Historic Resource Evaluation
Description of Exterior Materials
Proposed Site Plan
Impervious Surface Calculations
Color Rendering – North Elevation
Color Rendering – South Elevation
Proposed North Elevation
North Elevation Overlay
Proposed East Elevation
East Elevation Overlay
Proposed South Elevation
South Elevation Overlay
Proposed West Elevation
West Elevation Overlay
Proposed Roof Plan
Proposed Building Sections
Proposed Basement Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Site Grading Plan & Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan
Motor Court Walls – North Elevation
Entry Pillars & Motor Court Walls – East Elevation
Entry Pillars & Motor Court Walls – West Elevation
Images of Existing House & Site
Precedent Images



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	January 27, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	999 Rosemary Road – Demolition and Replacement Residence

PROPERTY OWNERS

Adam and Melissa Filkin
2840 N. Paulina Street
Chicago, IL 60657

PROPERTY LOCATION

999 Rosemary Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE

Nate Lielasus, architect
1512 N. Throop Street
Chicago, IL 60642

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to authorize the demolition of the existing single family residence and attached garage located at 999 Rosemary Road and to approve a replacement residence, attached garage, tree removal plan, preliminary landscape plan and overall site plan.

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

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Rosemary Road, between Sheridan and Mayflower Roads in the East Lake Forest Historic District. The property is irregular in shape and totals 41,160 square feet. The property is Lot 1 of the Fitz-Hugh Homesites Subdivision. The subdivision was recorded in 1953 and is comprised of seven lots, which were originally part of the Carter H. Fitzhugh estate, known as "Insley."

The existing residence on the property is identified as a Contributing Structure to the Historic District based on its age. The existing residence was constructed in 1955 and designed by Glen Ellyn architect, Gerald A. Perkins and built by Knute Larsen. The existing home is a one-story ranch home with a front facing attached garage. Since its original construction, the home has undergone some modifications. In 1959, architect Hermann Lackner designed additions to the south side of the home; in 1964 alterations to the front entry also designed by Lackner were completed; in 1966, an existing screen porch was enclosed; a greenhouse addition on the west side of the home was completed in 1974; and a solarium addition on the south side of the home was completed in 1983.

STAFF EVALUATION

Demolition

The petitioner has hired a consultant to evaluate the existing residence and provide a report to support the demolition. The report provides the history of the property and residence. The report recognizes that the house is a modest structure and is not architecturally significant nor is it the work of an important architect within the context of the Historic District. The report concludes that demolishing the existing house and constructing a replacement residence would not negatively impact the overall character of the Historic District.

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

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

The residence is identified as a Contributing Structure because it is within the time period of significance. The Contributing Structure designation does not prohibit demolition, but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the house should be well documented with photos and a narrative which will be retained in the City's files.

Although the existing residence was originally designed by architect Gerald Perkins, with later additions designed by Herman Lackner, the house is quite modest and is not particularly unique or extraordinary. The exterior of the home does not present any notable features or detailing, and the original design of the home has been altered since its construction.

When viewed in comparison to the surrounding homes in the neighborhood, notably the historic homes located at 855, 901 and 930 Rosemary Road and the nearby Schweppe Estate, the residence that is the subject of this request, 999 Rosemary Road, pales in comparison and it becomes quite clear that the structure is not of such historic, cultural or architectural importance that its demolition would be detrimental to the public interest.

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

The residence itself is not particularly prominent on the streetscape due to its low profile and the existing landscaping along the street. The modest residence is not particularly unique or defining to the Historic District.

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

The demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The residence does not display particular significance, making it

worthy of preservation.

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

The residence was constructed in 1955 and it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated.

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 residence are presented to the Commission for review and approval.

Proposed Site Plan

The replacement residence is set back further from the street than the existing residence. The replacement residence will feature a new curb cut in the center of property. The existing curb cut will be removed. The proposed site plan reflects a straight drive from the street centered on the entrance of the home that leads to a motor court at the front of the residence. From the motor court, the driveway extends along the west side of the property to access the attached three car garage. Stucco pillars are proposed at the entrance of the property and stucco walls surround the motor court. A paver patio and in-ground pool are proposed in the rear yard.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from coverage of 18 percent to 30 percent. The building footprint totals 3,330 square feet and is slightly less than the existing building footprint. Paved surfaces including the driveway, motor court, patio, walkways and pool deck total 9,260 square feet. Further study of the width of the driveway should be completed in an effort to reduce the overall amount of impervious surface on the site. In addition, consideration should be given to the use of pavers or other hardscape treatment for all or a portion of the driveway and motor court as an alternate to asphalt to allow for some increased pervious surface on the site. Reducing the amount of impervious surface and managing drainage is the subject of much discussion before the City's Environmental Sustainability Committee of the City Council.

Replacement Residence

The proposed residence is comprised of a primary two-story mass with flanking wings on the west and east sides. The west wing extends from the main mass to create an "L" shape configuration, with the single story garage mass at the south portion of the wing. Based on the petitioner's statement of intent, the architectural style of the proposed residence is Contemporary, reflected by clean, simple lines and a limited material palette.

Findings

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

Standard 1 – Height.

This standard is met. The height of the main mass of the replacement residence is 35'-2" from the lowest point of existing grade and is below the maximum height of 40 feet permitted for a lot of this size. The height of the proposed residence is compatible with the surrounding homes, most of which are two and two-and-a-half stories tall.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the house is oriented toward Rosemary Road. The front façade is balanced and simple. The front façade is symmetrical, with the main mass of the home flanked by two smaller masses of the same size. The front façade also features a regular and aligned fenestration pattern.

Standard 3 – Proportion of Openings.

This standard is generally met. The proportions of the windows on the front of the home are larger than the more narrow, vertical proportions of the windows found on the rear elevation of the home. Some of the windows in the dormers are narrow and vertical, and follow the proportions of the openings found on the rear of the home, while other dormer windows are more square in shape.

- Staff recommends further study of the proportions of the windows to present a more consistent appearance across all elevations of the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. As proposed, the front and east elevations present a consistent rhythm of solids to voids. The east elevation as proposed features a large expanse of solid wall in the area of the kitchen. Large expanses of openings are located on the south (rear) elevation and are proposed to take advantage of the views of the rear yard. The site is deep, with the rear wall of the main mass of the home a distance of 180 feet from the south property line. Given the distance from the rear elevation of the home to the south property line and the existing and proposed vegetation in the rear yard, it appears that impacts on neighboring properties from light spillover will be minimal.

- Staff recommends further study of the large expanse of solid wall on the east elevation and the large expanses of openings to some extent on the rear elevation recognizing the importance of allowing views from the home to the expansive and landscaped rear yard, in an effort to more closely follow the rhythm of solids to voids reflected on the other elevations of the home.

Standard 5 – Spacing on the Street.

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

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entry is centered on the main mass of the home. The entrance is designed with a single solid door with sidelights, and a simple surround.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are a combination of true cement stucco and wood clapboard siding. Slate tile is proposed for the primary roof forms and metal roofs are proposed for the secondary forms. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Limestone is proposed for door and window trim. Wood fascia and soffits and a stucco chimney is proposed. The gutters and downspouts are aluminum. The front entry door and garage doors are wood.

The color palette consists of an off-white stucco, charcoal siding, trim and windows, black slate tile, and dark gray metal roofs. This proposed residence distinguishes itself from the more trendy stark contemporary farmhouse designs recently seen on a number of occasions by the Commission in that the residence is designed in a contemporary style yet appearing to pull some elements from the neighboring historic residence immediately to the west.

Hardscape on the site includes an asphalt drive and motor court and bluestone is proposed for the walkways, patio and pool deck.

Standard 8 – Roof Shapes.

This standard is met. The roof form consists of gable roof forms for the main masses of the residence, flat roofs for the projecting bays on the west and south sides of the home and shed roofs for the dormers.

Standard 9 – Walls of Continuity.

This standard is generally met. The massing, scale, and detailing are generally consistent on all elevations of the house. As noted above, further study of the rhythm of solids to voids on the east and rear elevations of the home in an effort to more closely follow the other elevations of the home will help to support the appearance of continuity across all elevations of the home.

Standard 10 – Scale.

This standard is met. The replacement residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 5,093 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 509 square feet of design elements. The proposed house totals 5,067 square feet, 26 square feet under the allowable square footage. The garage is 782 square feet. There are 377 square feet of design elements of the 509 square foot allowance.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented to face east, toward the street. The house is oriented on a slight angle to better relate to the subtle curving nature of the street.

Standard 12 – Preservation of Historic Material.

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

Standard 13 – Protection of Natural Resources.

This standard can be met. The existing property is well landscaped with a variety of trees, shrubs and ornamental plantings. As currently proposed, a total of ten trees are proposed for removal. The trees proposed for removal include Pine, Spruce, Honeylocust, Birch, Walnut trees and Arborvitae. Based on the tree survey provided by the petitioner, most of the trees proposed for removal are healthy and will require

inch for inch replacement and in the case of Heritage trees, trees that have an 18-inch or larger diameter, double inch for inch replacement will be required. Based on the condition, size and species of the trees currently proposed for removal, a total of 160 replacement inches is required. As construction proceeds, the viability of the remaining trees on the site will need to be reassessed. In the event additional trees are compromised, additional replacement inches will be required.

In addition to the trees proposed for removal, shrubs and other plantings on the property are proposed for removal to open up the property and allow for new plantings to be installed. The existing hedge at the front of the property is also proposed for removal. Initially, the petitioner intended to preserve the existing hedge, however the location of the new driveway in the center of the property would require removal of a portion of the hedge. Once a portion of the hedge is removed to accommodate the driveway, the health of the remaining portions of the hedge would likely be impacted.

The preliminary landscape plan submitted by the petitioner reflects a number of proposed plantings on the site including Oak and Spruce trees, and a variety of shrub and ornamental plantings. A new hedge is also proposed along the front of the property. Based on the preliminary landscape plan, the total number of replacement inches is not fully satisfied. As the landscape plan is more fully developed, the plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, a payment in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is met. The surrounding neighborhood features a variety of architectural styles. The proposed replacement residence is similar in scale and height to the surrounding homes. The massing of the residence consists of simple forms that reflect a clear hierarchy. The architectural detailing such as the gable parapet walls and limestone door and window surrounds add depth to facades of the residence and are comparable to detailing found on the adjacent home to the west. The exterior of the home features high quality, natural materials that are consistent with the surrounding homes.

Standard 15 – Repair to deteriorated features.

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

Standard 16 – Surface cleaning.

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

Standard 17 – Integrity of historic property.

This standard is met. Although the existing residence is proposed for demolition, the structure has been photo-documented and an historic assessment completed.

The proposed residence reflects traditional massing and roof forms, and high quality natural materials, consistent with the character and integrity of the surrounding neighborhood and the Historic District overall.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners

and the agenda for this meeting was posted at various public locations and is available on the City's website. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the demolition of the existing residence, and construction of a replacement residence, attached garage, conceptual landscape plan and overall site plan on property located at 999 Rosemary Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. Reduce the width of the driveway and incorporate pavers or other hardscape treatment for all or a portion of the driveway and motor court as an alternate to asphalt to allow for some increased pervious surface on the site.
2. Refine the proportions of the windows to present a more consistent appearance across all elevations of the home recognizing that some more expansive fenestration is appropriate on the rear elevation because it is fully screened from views from off of the site.
3. Consider refinements to mitigate the large expanse of solid wall on the east elevation and to some extent, the large expanses of openings on the rear elevation in an effort to more closely follow the rhythm of solids to voids reflected on the other elevations of the home.
4. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
5. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 160 replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments as may be appropriate, must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.

7. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The right to night, dark sky goals shall be satisfied. All exterior lights, except for motion detection lights, shall be on timers set to turn off no later than 11 p.m.
8. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood.

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

Address 999 Rosemary Road Owner(s) Adam and Melissa Filkin

Architect Nate Lielasus, Northworks Architects Reviewed by: Jen Baehr

Date 1/27/2021

Lot Area 41160 sq. ft.

Square Footage of New Residence:

1st floor 2446 + 2nd floor 2347 + 3rd floor 274 = 5067 sq. ft.

Design Element Allowance = 509 sq. ft.

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

Garage 782 sf actual ; 800 sf allowance Excess = 0 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 5067 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5093 sq. ft.

DIFFERENTIAL = -26 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 35'-2" ft.

NET RESULT:

26 sq. ft. is

0.50% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 509 sq. ft.

Front & Side Porches = 347 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

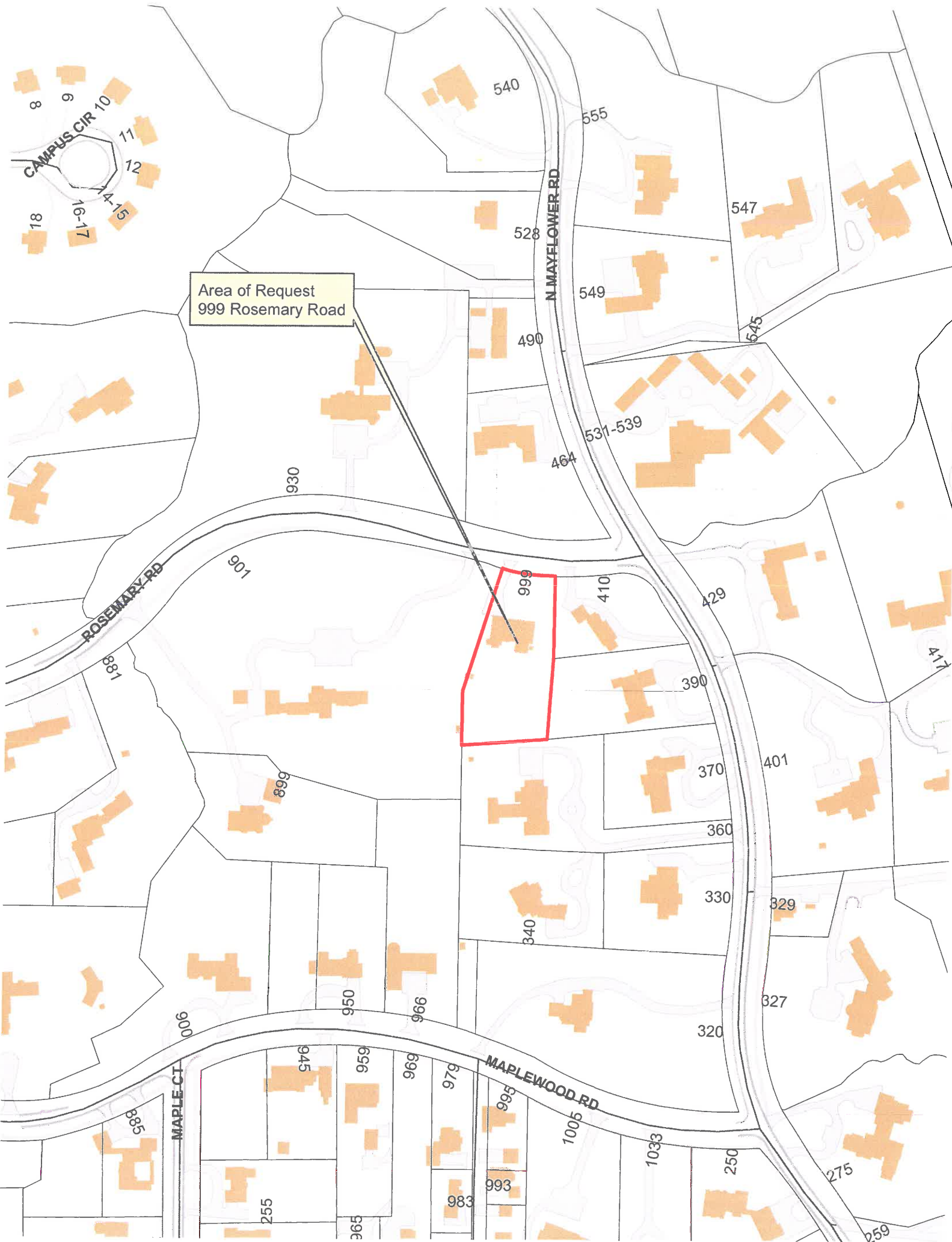
Pergolas = 0 sq. ft.

Individual Dormers = 30 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 377 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
999 Rosemary Road



Area of Request
999 Rosemary Road





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

PROJECT ADDRESS 999 Rosemary Rd. Lake Forest, IL 60045

APPLICATION TYPE

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

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

Adam and Melissa Filkin
Owner of Property

2840 N Paulina St.
Owner's Street Address (may be different from project address)

Chicago, IL 60657
City, State and Zip Code

Phone Number *Fax Number*
afilkin@williamblair.com,
melissafilkin@me.com
Email Address

ARCHITECT/BUILDER INFORMATION

Nate Lielasus, Senior Architect
Name and Title of Person Presenting Project

Northworks Architects & Planners
Name of Firm

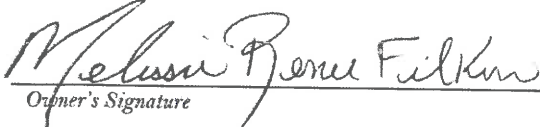
1512 N Throop Street
Street Address

Chicago, IL 60642
City, State and Zip Code

(312) 440-9850 (312) 440-9851
Phone Number *Fax Number*

nlielasus@nwks.com
Email Address


Representative's Signature (Architect/ Builder)


Owner's Signature

The staff report is available the Friday before the meeting, after 3:00pm.		
<i>Please email a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

999 Rosemary Road Residence

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Owners Letter

January 03, 2021

Dear HPC Commissioners,

Thank you for your consideration for the request for demolition of the structure on 999 Rosemary Road and the proposed new construction to replace it. We purchased the property on October 1st, 2020 with a plan to build our dream home in Lake Forest. We have designed a beautiful home with Northworks Architects that would be a wonderful addition to the Historical District in Lake Forest.

Our family is thrilled to become new members of the Lake Forest community. We love Lake Forest because of the natural beauty, unique and distinctive architecture, quiet neighborhoods and character and values of the community. We have two children Tabitha 10, and Alexander 8, who are eager to engage in the neighborhood and community. We currently have many friends residing in the community which is one of the reasons we have chosen to move to this area.

Lake Forest is a true gem, we value that rigor that is placed on preservation and context within community. We have conviction that the home that we are building will be an exceptional addition to the community. Thank you again for your consideration and openness to our new home.

Sincerely,

Adam & Melissa Filkin

999 Rosemary Road Residence

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Demolition Criteria Response

December 23, 2020

The existing house proposed for demolition is a low-slung one-story ranch house. In consultation with the HPC staff, it appears that the building is listed as contributing to the district due to its age and not because to any historic or architectural significance. The building was not listed as contributing when the district was first listed in 1978, it was only included as a contributing property in 2011 after the “50-year cut off” was updated to 1961.

Since being constructed, the house was heavily altered between 1956 and 1972 with additions added in 1974 and 1983.

Demolition rationale per standards given in the Historic Preservation Commission Application:

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

The home is an undistinguished example of a ranch house. It was constructed as a modern ranch but was heavily altered between 1956 and 1972 to the “traditional ranch” design seen today. The house is typical of the ranch house style in that it is low-slung with a single story. The home is without exceptional or notable features.

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

The existing building is included as contributing to the district, but that designation appears to be solely based on the age of the structure. The building was not designated as contributing when the district was first listed in 1978. It was updated to contributing in 2011 when the “50-year cut off” date for the district was updated to 1961. It is not clear whether the exterior remodeling of the home occurred before or after that date. In any case, the home is not a significant design and was not designed by a significant architect.

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

The demolition of 999 Rosemary would not negatively impact the District because the building is not notable and without exceptional features. The remodeling of the house over time has left the interior disjointed and without a cohesive design. The primary view of the house from the public way is of the garage doors on the west side of the house. Most of the house is shielded by the large hedge at the front property line.

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

The existing building is constructed of common materials – the exterior consists of painted brick, wood and batten siding and a composite shingle roof. The design is fairly simple and straight forward.

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

The owner plans to replace the existing home with a new single-family home, as outlined in the application to the HPC.

999 Rosemary Road Residence

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Statement of Intent & Response to Standards for Review

December 23, 2020

The proposed home was designed as a custom residence for Adam and Melissa Filkin, who are relocating to Lake Forest from Chicago to raise their two children, Tabatha, 10 and Alex, 8. After looking at several lots around town, the Filkins' settled on 999 Rosemary because of its location within walking distance of Lake Michigan and Forest Park and the beautiful surrounding neighborhood.

The Filkin's would like a contemporary home with clean lines and a limited material palette. The desire is for a home that is well proportioned with a formal façade facing the street and central driveway aligned with the center of the house. At the rear, the house will have walk-out terraces to connect the interior with the landscape. The Filkin's desire a pool and a large yard for their children to play in.

Design rationale per standards given in the Historic Preservation Commission Application:

Standard 1 – Height

The roof ridge and chimney heights are much lower than the maximum allowed height on the lot of 40', though the house is close to maximum bulk. The house appears to be a similar bulk to homes on Thorne Lane and Mayflower nearby but is smaller than the adjacent home at 901 Rosemary. The height of the various elements of the house are varied to create a more prominent central block and subsidiary wings.

Standard 2 – Proportion of Front Façade

The main façade faces the front of the property line to the south and is aligned with the street. The front door is centered on the main façade and highlighted with a limestone surround. The door is flanked by windows on either side, match by windows on the second floor. The main volume of the front façade has a ridge parallel to the street, the wings on either side have gable ends flanking this volume and facing the street. The composition of the façade is wider than tall.

Standard 3 – Proportion of Openings

Window openings in the house are carefully considered to balance privacy and connection to the landscape. Window and exterior door types are limited in variety to the extent possible and the various types relate to each other in proportion and division of lites. The windows and doors are larger on the ground floor and smaller on the second. The windows and doors are taller than wide. Most windows are punched openings in the wall with either a single or double window unit, the exception is the family room French Doors which are grouped together. The proportion of openings is consistent with the neighborhood context.

Standard 4 – Rhythm of Solids to Voids in Front Façade

The design of the front (north) façade of the main house provides an even rhythm of solid and void. The main volume is taller than the wings setting up a hierarchy of forms. The main volume and wings are clad in stucco while the connectors, spandrel panels and Family Room breakfast bay are clad in a dark painted cedar lap siding. Windows in the front façade are symmetrically placed in a cohesive arrangement of voids.

Standard 5 – Rhythm of Spacing and Structures on Streets

The house is designed to read as a main structure with wings on either side. The house is centered on the lot in the east-west direction and the main façade aligns with the street. The central axis is highlighted by a new driveway and curb cut. The house is set back from the street and surrounded by lush landscaping.

Standard 6 – Rhythm of Entrance Porches, Storefront Recessed, and other Projections

The front of building has a rhythm of push and pull set up by the hierarchy of forms. The main volume projects forward while the gable ends of the wings are further back. The connectors between the main volume and wings are the most recessed. This creates a hierarchy of forms and shadow lines across the façade making a legible and pleasing composition of forms.

Standard 7 – Relationship of Materials and Texture

All materials for the house and the hardscape are intended to be the same or similar to those used on construction in the neighborhood. These materials include stucco, limestone, painted cedar trim, slate roof shingles, painted aluminum flashing and gutters, and bluestone. The textures of these materials and the transitions between these materials have been studied to assure the material proportions (nominal sizes, spacing, grain, finish, joints, sealants) will convey a timeless aesthetic that is in keeping with the adjacent neighborhood and greater Lake Forest.

Standard 8 – Roof Shapes

The house will all be built using simple gable roofs with a 10:12 pitch. The main volume of the house has a ridge parallel to the street while the wings have ridges perpendicular to the street. The main roof is unbroken with dormers on the front elevations, but the lower wings have dormers. Similar steep pitched gable roofs are found throughout the neighborhood.

Standard 9 – Walls of Continuity

The neighborhood context is of homes sitting comfortably on the lot surrounded by landscaping and lawn. Buildings are non-continuous and do not form a street wall, such as in more urban areas. The proposed house is sited back from the street amongst landscaping as is characteristic of the neighborhood. A fence will enclose the rear yard and return to the house at the sides.

Standard 10 – Scale of a Structure

Refer to Standard #1, 2, 3, and 4 above.

Standard 11 – Directional Expression of Front Elevation

The design for the proposed residence is based on the relationship to (and orientation of) existing site infrastructure. The main façade is aligned with and faces Rosemary Road. We propose a new driveway at the center of the lot aligned with the front elevation.

Standard 12 – Preservation of Distinguishing Original Qualities

In the proposed masterplan, the distinguishing qualities of the original site – heritage trees and a hedge

along Sheridan Road - will be preserved or replaced in kind. Several new trees are planned to be incorporated into the new site plan. Screening along the west and north property line will be enhanced. Refer to Standard #13 for more information.

Standard 13 – Preservation of Natural Resources

The lot is beautifully landscaped with mature trees. There is also a tall arborvitae hedge along Rosemary Road at the front of the property.

All involved in the project love the aesthetic of the arborvitae hedge at the property line. However, we do not believe the hedge can be preserved due to the location of the proposed driveway. When you examine the hedge, you will find that multiple stems are cabled together. Once we cut out a portion for the driveway, the concern is that adjacent portions of the hedge will be impacted. Additionally, the edges of the hedge at the driveway cut would be scraggly and without greenery. It would be difficult to address the cut ends so that to take on the lush, green appearance of the outer faces of the hedge. Additionally, the hedge does not extend across the full width of the property due to the location of the current driveway. Last, there is a concern that construction work would impact the health of the existing hedge leading to portions of the hedge dying off.

To preserve the existing look of property from the street, we plan to install a new hedge. The new hedge would extend across the entire width of the property and have a central opening for the new driveway. The new hedge is proposed as a yew hedge, which is a fairly fast-growing evergreen.

Many of the heritage trees on site will be preserved, but some removals are required due to conflicts with the house and hardscape, health of individual specimens and design goals. Below is a list of the trees we propose to remove and the reason for each removal.

ID#	Common Name	DBH	Condition	Reason for Proposed Removal
413	Scotch Pine	15	Fair	Leaning trunk, unstable structure
415	Scotch Pine	15	Fair	Leaning trunk, unstable structure
417	Honey Locust	30	Good	Conflicts with auto court and house
418	Norway Spruce	5	Excellent	To open up front yard, to be relocated to rear yard
419	Norway Spruce	7	Excellent	To open up front yard, to be relocated to rear yard
427	River Birch	11,10,7,5	Good	To open up rear lawn and sight lines.
433	Norway Spruce	16	Good	To open up rear lawn and sight lines, alleviate crowding at rear of property.
434	Black Walnut	27	Poor	Condition
444	Norway Maple	9	Good	To open up crowded, shady and wet area of yard.
445	Norway Maple	8	Good	To open up crowded, shady and wet area of yard.
446	Norway Maple	8	Good	To open up crowded, shady and wet area of yard.
447	Norway Maple	11	Good	To open up crowded, shady and wet area of yard.
448	Norway Maple	8	Good	To open up crowded, shady and wet area of yard.
449	Arborvitae	12	Good	To open up lawn and sight lines. More cohesion in design, species is a different cultivar than adjacent arborvitae.
456	Honey Locust	27	Excellent	Within excavation area of proposed house

Standard 14 – Compatibility

There is a variety of building styles and sizes within the immediate context of the property including Gothic, contemporary, ranch, colonial revival and others. These homes are clad in a variety of materials including stucco, limestone, brick and wood siding. 999 Rosemary draws from this context for its design details, material palette and massing.

The house in particular responds to the neighbor at 901 Rosemary while still being differentiated. Similar features include the clean, unarticulated walls with a smooth finish, the size and proportion of windows, the general color palette of soft gray walls and dark windows and the slate roof. The home is differentiated by its symmetrical massing and its smaller scale, features which are reflected in other nearby homes.

Nearby homes with similar detailing include:

- 435 Thorne Lane (highly visible from Rosemary road)
- 930 Lake Road (highly visible from Lake Road)

Standard 15 – Repair to Deteriorated Features

Not applicable (new construction).

Standard 16 – Surface Cleaning

Not applicable (new construction).

Standard 17 – Historic Integrity

Not applicable (new construction).

HISTORIC RESOURCE EVALUATION

DECEMBER 18, 2020

999 ROSEMARY ROAD



RAMSEY HISTORIC CONSULTANTS, INC.

FORM PREPARED BY:

Lara Ramsey

Ramsey Historic Consultants

1105 W. Chicago Avenue, Suite 201

Chicago, IL 60642

SUMMARY

The house at 999 Rosemary Road is a one-story brick Ranch house completed in 1955. Although no original building permit is available for the property, research indicates that the house was built by Knute Larsen, a prominent local builder in Lake Forest. The first owners of the house were Percy Harold Waller and his wife Lillian Magnuson Waller—the couple retained ownership of the property from October 1955 to October 1956. Subsequent owners of the property were Lila B. Shaw (Lila B. Frank) and Curtiss Ely Frank (1956-c. 1965); William Burke and Elise Clow Williamson (c. 1965-1972); and Lucia Winston Spalding (Lucia Winston Heyworth) and James O. Heyworth (1972-2020). Photographs included with real estate listings for 999 Rosemary Road show that the house was remodeled at some point between 1956 and 1972.

The house at 999 Rosemary Road was one of several Ranch houses built on newly subdivided lots surrounding larger estates in Lake Forest during the post-WWII period. The house is a contributing resource within the Lake Forest National Register Historic District, which was originally listed in 1974 and updated in 2011. Like other Ranch houses in the Lake Forest Historic District, the house's scale and setting conforms to the overall character of the district—the house's large front setback and handsomely landscaped lot are in keeping with the district's picturesque quality, and the overall design of the house is unobtrusive. Although over 50 years old and contributing to the Lake Forest Historic District, it is not architecturally distinctive, particularly when compared to other examples of the style in Lake Forest.

The updated Lake Forest National Register nomination form lists Glen Ellyn architect Gerald A. Perkins as the architect of 999 Rosemary Road. Perkins was a prolific designer of post-war residential architecture, with most of his work focused on Glen Ellyn and DuPage County. The house at 999 Rosemary Road is one of two houses in the district designed by Perkins. The house is typical of Perkin's residential work, which largely consisted of modest historic-revival style designs and Ranch or Split-Level houses.

Based on our analysis of the property, Ramsey Historic Consultants believes that 999 Rosemary Road is not individually significant as an example of the Ranch style or as the work of an important architect within the context of the Lake Forest Historic District, and that its replacement with a new residence would not negatively affect the overall character of the district, provided that the size and scale of new construction is in keeping with other contributing houses within the district.

PHYSICAL DESCRIPTION

Exterior Description

The house at 999 Rosemary Road, built in 1955, is a modest one-story Ranch house designed by Glen Ellyn architect Gerald A. Perkins. The house is centered on a generous lot on the south side of Rosemary Road west of Mayflower Road; the house is set far back from the street, and largely shielded from view by a large hedge that extends across the north end of the lot. The house is roughly rectangular in plan, with a one-story bay that projects from the rear of the house at its east end, and a one-story family room with two greenhouses at its west end. A two-car attached garage with paneled overhead door is located at the west end of the house; a concrete driveway extends from the street to the garage at the west end of the lot. The shallow-pitched side gable main roof is covered with composite shingles; eaves and gutters are aluminum. The exterior of the house is painted brick, with painted board-and-batten siding covering the walls directly under the east and west-facing gables.

The front (north) façade of the house (excluding the garage) is roughly symmetrical, with a center entry flanked by a window grouping with center picture window and 2/2 double-hung windows on its west side

and a grouping of three 2/2 double-hung wood windows on its east side. The entry is sheltered by an inset porch; the triangular pediment supported by square columns that extends out from the façade is not original to the house and was added in the 1960s. The solid front door is flanked by single-light sidelights, and a small double-hung window marks the east wall of the porch.

The short east and west façades of the house feature painted wood board-and-batten cladding on the gable walls, and groupings of 2/2 double-hung wood windows. The rear (south) façade is complex, with multiple projecting elements. A one-story gable-roof bay extends south from the façade at its east end. A smaller three-sided gable-roof bay marks the center of the façade and contains the oval dining room. The south wall of the bay contains a picture window, and narrow French doors are set within the angled side walls of the bay. A one-story sunroom with flat roof extends from the west end of the façade—a small greenhouse (built 1974) is attached to its west wall, and a solarium (built 1983) projects from its south wall. A sliding glass door on the east wall of the sunrooms opens to a curving brick terrace.

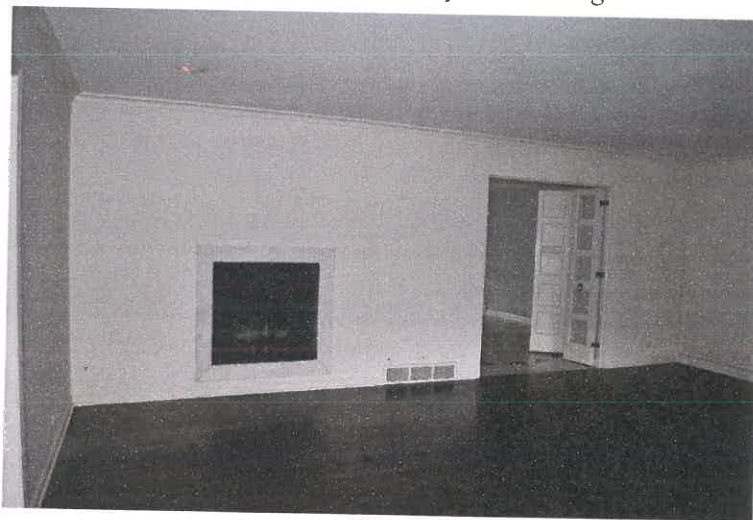


Front entry detail

Interior Description

The front entry of the house opens into the entry hall. The long, narrow space features simple painted trim and vinyl tile floors. A cased opening on the west wall of the room leads to the living room, and a doorway on the north wall leads to a north-south hallway that connects to the library and south bedroom. The entry also connects to a second east-west hallway that provides access to the remaining bedrooms.

West of the entry hall is the living room, a large, rectangular space with painted wood trim and wood strip floors. A large picture window flanked by double-hung windows marks the north wall of the room; a fireplace



Living Room

is set within the north wall, and features what appears to be a non-historic marble frame. An uncased opening with folding doors west of the fireplace leads into the oval-shaped dining room. As in the entry hall, the dining room features painted wood trim and vinyl tiles floors. A picture window on the south side of the room is flanked by two sets of narrow French doors; the west door opens into the rear sunroom, and the east door leads to the back yard. A paneled door on the west wall of the room near the living room opening leads to a short north-south hallway connecting to the garage and kitchen,

which are located west of the dining room. The eat-in kitchen is a U-shaped space with painted wood paneled walls and vinyl sheet floors. Upper and lower painted wood cabinets line the south and east walls of the



Dining room



Sunporch, view southeast to solarium

room. A paneled door with upper light on the west wall of the room leads to the west side yard; a second door on the south wall opens into the sunroom at the southwest corner of the floor. This large, rectangular room features ceramic tile floors, painted wood panel walls; and non-historic single-light casement windows. A glazed

door on the west wall of the sunroom leads to the sunken greenhouse, and a sliding door on the east wall opens to the back yard. On the south wall, the sunroom opens to a solarium with brick-paved

floors.

Directly east of the dining room is the library, which is connected to the dining room via a small, irregularly shaped anteroom. The library features painted wood panel walls and parquet wood floors. A large built-in cabinet lines the west wall of the room, and built-in bookshelves flank an opening centered on its east wall. An inset fireplace with narrow, asymmetrical, raised hearth and granite surround marks the north wall.

East of the library is a north-south hallway with painted wood trim and vinyl tile flooring that connects the library, entry hall, and master bedroom. The master bedroom is accessed through a doorway at the south end of the hallway. The room features parquet wood floors and painted wood trim. The south wall of the bedroom contains a built-in vanity and dresser flanked by closets with louvered doors. An en-suite bath is accessed through a door on the north wall of the room and contains an L-shaped vanity and tile shower stall.



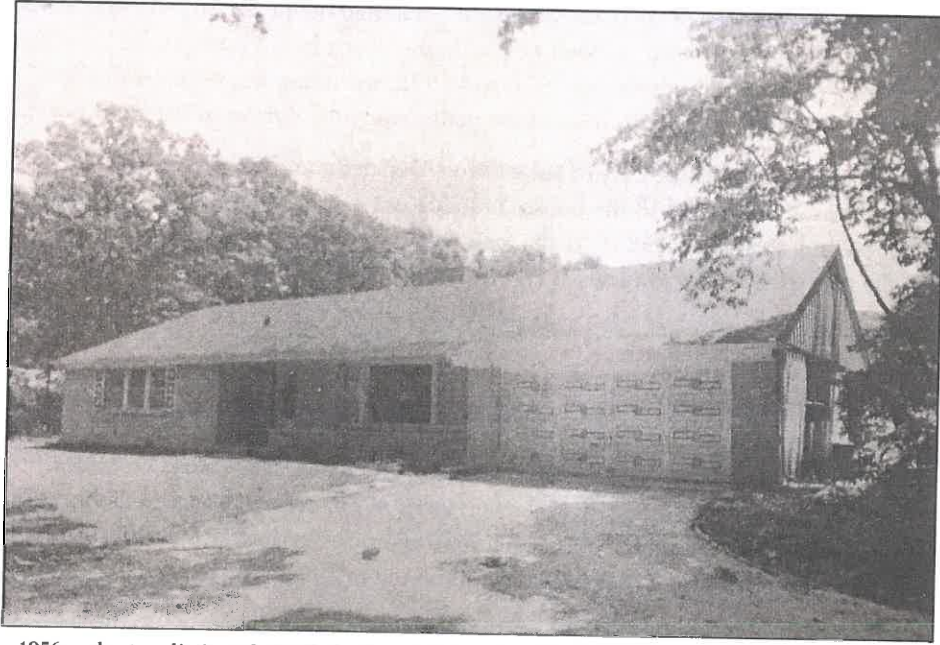
Master bedroom

The remaining three bedrooms are located east of the entry hall and are connected with a roughly-L-shaped hallway. All of these bedrooms feature the same painted wood trim and strip wood floors. The northeast corner bedroom contains an en-suite bathroom with square tile walls and floors. A hall bathroom is located at the north end of the hallway opposite the bedrooms.

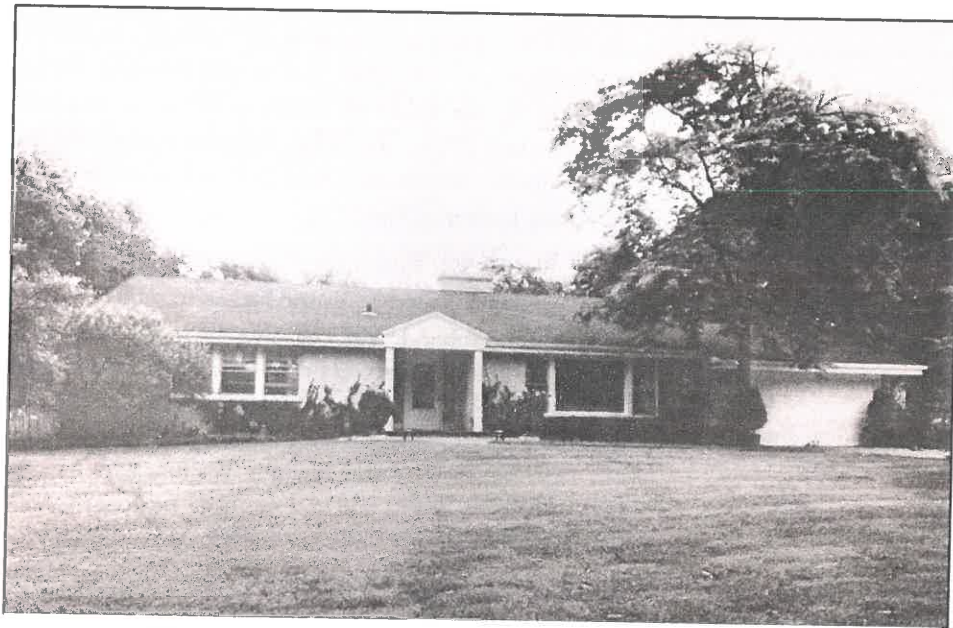
The basement level of the house is partially finished, with painted concrete floors and wood-paneled walls. The level contains several storage rooms, a large recreation room, and a full bath.

Alterations

Although no alteration permits are available for the property before the 1970s, information found in real estate listings for the property in the collections of the Lake Forest-Lake Bluff History Center indicate that



1956 real estate listing photo [Lake Forest-Lake Bluff History Center]



1972 real estate listing photo [Lake Forest-Lake Bluff History Center]

the current layout of the house is the result of a substantial remodeling in the late 1950s or 1960s. The 1956 listing written shortly after its construction describes the house as a one-story Ranch containing an L-shaped “living room-dining room combination,” a “family room with fireplace off the kitchen,” three bedrooms, and

two baths. The description from a subsequent listing in 1972 more closely aligns with the current plan of the interior, and described the house as containing a “spacious entry hall, living room with fireplace, oval dining room, library with fireplace, garden room,” and “modern kitchen with breakfast area” as well as four bedrooms and three bathrooms. These alterations—particularly the additional bedroom—likely necessitated the construction of additions to the rear of the structure, including the projecting bay that contains the master bedroom at the east end of the house, as well as the dining room bay. Photographs from these listing also show exterior changes to the house between 1956 and 1972, including the removal of a long, built-in brick planter box west of the entry and the addition of the pediment and columns to the front porch.

Alteration permits obtained from the City of Lake Forest Department of Community Development show no other substantial interior alterations to the house. Notable exterior changes include the addition of the west greenhouse (1974) and solarium (1983) to the one-story rear sun porch. A small utility shed was also constructed at the rear of the house on its east end in 1974.

CONSTRUCTION AND OWNERSHIP HISTORY

The house at 999 Rosemary Road was one of several houses built in Lake Forest in the post-World War II era on subdivided lots that were originally associated with larger estates. The parcel on which 999 Rosemary is now located was originally part of the estate of Carter Harrison Fitzhugh and his wife Isabel Scribner Fitzhugh. Called “Insley,” the estate was centered around an imposing brick Georgian Revival residence (located at 360 N. Mayflower) designed by Holabird & Roche and completed in 1894. A native of Virginia, Carter Harrison Fitzhugh had come to Chicago in 1883, and was the head of Fitzhugh-Luther, a railway supply company. Fitzhugh married Isabel Scribner, daughter of New York publisher Charles Scribner, in 1890—the house in Lake Forest was a wedding gift to the couple from Isabel’s grandfather, railway baron John Insley Blair.¹

After Carter Fitzhugh’s death in 1932, Isabel Fitzhugh continued to reside at Insley—census and directory research shows her daughter Mildred, son Scribner, and daughter Emma also living in the house at various times through the 1940s. After World War II, the Fitzhugh family subdivided and sold the acreage surrounding the house for development; by the late 1950s, the family had also vacated the house at 360 N. Mayflower. Lot 1 of Fitz-Hugh Homesites subdivision, located directly north of the Fitzhugh house along Rosemary Road, was sold to local builder Knute Larsen in April 1955.

Although no original building permit is available for 999 Rosemary Road in the city’s records, title records and real estate listings suggest that the house was constructed by Knute Larsen in mid-1955 and sold to Percy Harold Waller and his wife Lillian M. Waller in October 1955. The inventory of resources in the National Register Nomination for the Lake Forest Historic District lists Gerald A. Perkins as the architect of the house.

Percy Harold and Lillian Magnuson Waller

Percy H. Waller was born in Chicago in 1897 to Thomas and Eleanor Waller, who had emigrated from England in the late 1880s. Waller’s upbringing was modest, and as a teenager he began working as a clerk for the Pullman Car Company. Waller remained with the company for 37 years, rising to the position of assistant to the chief engineer by the early 1940s.² In 1924, Waller married Lillian Magnuson, a fellow Chicagoan and concert pianist. The couple lived in Chicago through the mid-1940s; newspaper research

¹ “Lake Forest Preservation Foundation Hosts Holiday...” *Daily North Shore*, December 5, 2012 (accessed at <https://jwcdaily.com/2012/12/05/lake-forest-preservation-foundation-hosts-holiday-fete-at-historic-holabird-and-roche-house/> September 30, 2020); “Carter Harrison Fitzhugh,” C. Chamberlain Tracy, *A History of Lake County, Illinois* (United State: R. S. Bates, 1912), 506.

² *Railway Age*, December 31, 1949, p. 50.



Left: Percy Harold Waller at his woodworking shop in Harbert, Michigan [*Benton Harbor News-Palladium*, July 27, 1996, p. 30]

Below: Lillian Magnuson Waller [*Chicago Tribune*, January 23, 1924, p. 12]



indicates that the family then moved to Wilmette, where they remained until the mid-1950s.³

Percy and Lillian Waller's ownership of 999 Rosemary was brief—the couple sold the property to Lila B. Shaw in October 1956, just one year after purchasing it. It is unclear whether the family ever lived in the house on Rosemary Road. Newspaper research shows the family living in Benton Harbor in mid-1955, and subsequent articles place them in nearby Harbert in the 1960s.⁴ It is possible that the family owned a summer house in Benton Harbor, and used the house at 999 Rosemary as their principal residence in 1955.

Lila B. Shaw/ Lila B. and Curtiss Ely Frank

The second owner of the house at 999 Rosemary Road was Lila B. Shaw. Born Leila Beatrice Bonhus in Valley City, South Dakota in 1909, Lila Shaw was the daughter of Kjøstel Andreas Bonhus, a prominent local banker and businessman, and Margretha Remmen Bonhus. The Bonhus family moved from South Dakota to Minneapolis in 1918. After graduating from the University of Minnesota in 1931, Lila remained in the city, working as a saleswoman at a local department store. In 1935, she married John William Shaw, a young advertising agent. Four years later, the couple moved to Evanston, and John Shaw joined the Chicago advertising firm Henri, Hurst & McDonald. In 1947, Shaw founded his own advertising firm, John Shaw advertising; soon after, the couple and their two young sons left the North Shore for a farm outside of Libertyville.⁵

In September 1956, just one month before purchasing 999 Rosemary Road, Lila Shaw was granted an uncontested divorce from her husband. She retained custody of their two sons, as well as title to the farm in

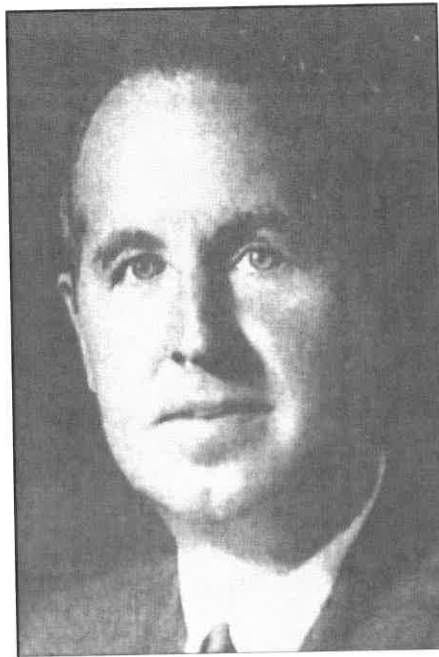
³ "Phi Betas to Hold Musical for Husbands," *Chicago Tribune*, May 9, 1948, p. 98.

⁴ "In Field Exercise," *Benton Harbor News-Palladium*, June 4, 1955, p. 7; "Little Old Man' Has Unique Skills," *Benton Harbor News-Palladium*, July 27, 1966, p. 30;

⁵ *Chicago Tribune*, November 21, 1960, p. 74; "Mrs. J. W. Shaw Wins Divorce, Home, Alimony," *Chicago Tribune*, September 1, 1956, p. 13.

Libertyville.⁶ Lake Forest telephone directories show that, despite retaining ownership of the farm, Lila Shaw was living in at 999 Rosemary Road in 1957.

In December 1958, Lila Shaw married Curtiss Ely Frank in a small ceremony at the Episcopal Church of the Holy Spirit in Lake Forest.⁷ A native of New York, Frank had served as mayor of Yonkers from 1944 to 1949. The year he left office, Frank joined the Reuben H. Donnelley Corporation as general counsel and vice president. Founded by Reuben H. Donnelley in 1886, the company was the largest producer of telephone directories in the United States.⁸ After being named president of the company in 1956, Frank moved with his wife Grace to Chicago, settling into an apartment at 860-880 Lake Shore Drive. After Grace Frank's death the following year, Frank remained in Chicago until his marriage to Lila Shaw.⁹



Left: Curtiss B. Shaw, 1961 [*Chicago Tribune*, February 5, 1990, p. 16]



Right: Lila Bonhus Shaw, 1937 [*Minneapolis Star Tribune*, February 4, 1937, p. 131]

Curtiss and Lila Frank resided in the house at 999 Rosemary through the mid-1960s. In 1961, Donnelley merged with the advertising firm Dun & Bradstreet, and Curtiss Frank was named president and vice chairman of the new company. After Frank's retirement in 1969, the couple moved to Naples, Florida.

William Burke and Elise Clow Williamson

The third owners of 999 Rosemary were William Burke Williamson and his wife Elise Clow Williamson. It is unknown exactly when the couple took ownership of the property, but Lake Forest telephone directories list them at the residence in 1968.

William Burke Williamson was born in Leesville, Louisiana in 1906. After receiving his undergraduate degree from Washington & Lee University in Virginia, Williamson moved to Evanston to attend law school at

⁶ *Chicago Tribune*, September 1, 1956, p. 13.

⁷ "Curtiss E. Frank Marries in Illinois," *Yonkers Herald Statesman*, December 15, 1958, p. 1.

⁸ Reuben H. Donnelley's father Richard Robert Donnelley founded the printing company R. R. Donnelley & Sons in Chicago in 1864. The company grew to become the largest commercial printing company in North America by the mid-20th century. The company printed some of the most widely circulated publications in the country, including the *Encyclopedia Britannica*, *Time* and *Life* magazines, and the Sears, Roebuck & Co. catalogue.

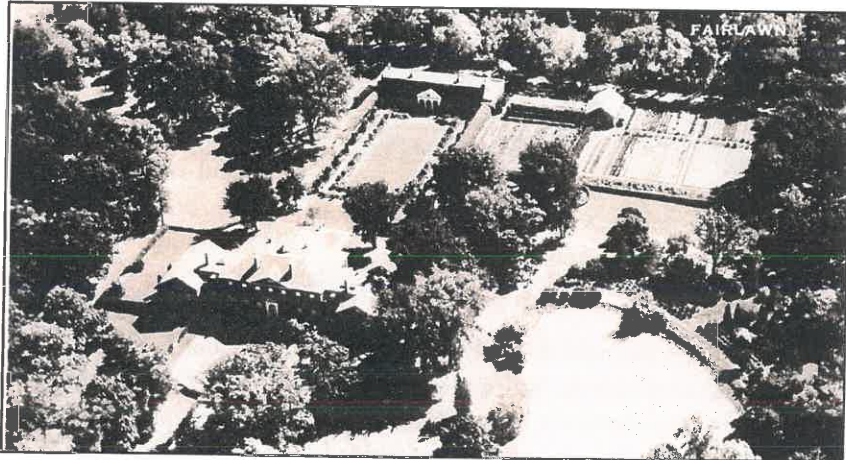
⁹ William Recktenwald, "Ex-Donnelley Chairman Curtiss E. Frank, 85," *Chicago Tribune*, February 5, 1990, p. 16; "Mrs. Curtiss E. Frank," Death Notice, *Chicago Tribune*, November 13, 1957, p. 37.

Northwestern University¹⁰. In 1939, Williamson married Elise Clow. A native of Lake Forest, Clow was the daughter of Kent S. Clow, vice-president of Chicago plumbing and waterworks manufacturing company James B. Clow & Sons. After their marriage, the couple settled at Pearson Street in Chicago, where Burke Williamson joined the firm Adams, Nelson & Williamson. In 1940, they left the city for Lake Forest, living first at 1165 Sheridan Road and then at 920 Deerpath, where they remained through the early 1960s. Sometime between 1963 and 1968, the couple purchased 999 Rosemary Road from Curtiss and Lila Frank.

Burke and Elise Williamson lived at 999 Rosemary Road until Burke's retirement in 1972, when they sold the house and moved to Asheville, North Carolina.

Lucia Winston Spalding/Lucia Winston and James O. Heyworth

In August 1972, the house at 999 Rosemary Road was sold to Lucia Winston Heyworth (then Lucia Spalding). A lifelong resident of Lake Forest, Lucia Heyworth is the daughter of Farwell and Lucia Woods Winston and a descendant of Charles B. Farwell, an early resident of Lake Forest who served in the U.S. House of Representatives and the U.S. Senate in the late 19th century. Lucia Heyworth's grandmother, Grace Farwell (Grace McGann) oversaw the rebuilding of Charles Farwell's estate, Fairlawn, after the original 1870 Italian villa was destroyed in a fire in 1920. McGann hired New York architects Delano and Aldrich to design a Georgian Revival-style house on the property that still stands today.



Fairlawn, completed in 1923 [Lake Forest-Lake Bluff Historical Society]

Lucia Winston grew up at 955 (now 969) Spring Lane, an 1870s Colonial Revival house just south of Fairlawn near the

corner of Spring and Mayflower. Her father Farwell Winston served as mayor of Lake Forest from 1925 to 1928, overseeing the annexation of nine square miles west of the existing city limits and the establishment of the city's first Plan Commission. Her mother, Lucia Woods Winston, served as chairman of the staff assistants' corps during World War II, "coordinating and training the hundreds of staff assistants, who dispense public information, manned switchboards and conducted other office work at the book bank, Red Cross headquarters, hospitals, Fort Sheridan and Great Lakes."¹¹

Lucia Heyworth had an idyllic childhood surrounded by family in Lake Forest, riding her bicycle through the grounds of her grandmother's estate, playing sports at the Winter Club, and riding horses at the Onwentsia stables.¹² The three Winston sisters had active social lives as teenagers, and were regularly featured in the society pages of Chicago's newspapers. After attending the Foxcroft School in Virginia, Lucia Winston

¹⁰ "Burke Williamson." *Asheville Citizen-Times*, March 18, 1987, p. 25.

¹¹ "Fairlawn and Beyond: Lake Forest's Farwell-Winston Family," exhibition on Lake Forest-Lake Bluff History Center website (<https://create.passitdown.com/present/5d6fd9cf974fc3690fb45024/lflb/story/5e12518addaf5705be11f519>)

¹² *Ibid.*

returned to Chicago during World War II, working at the Red Cross and as a nurse's aide at Cook County Hospital.¹³



Lucia Winston, 1942 [*Chicago Tribune*, July 25, 1942, p. 11]

In 1947, Lucia Winston married Vaughan Clarke Spalding, Jr. Spalding's father Vaughan C. Spalding, Sr., was an investment broker, and the family had moved to Lake Forest from Chicago in the 1920s.¹⁴ The wedding reception was hosted by Grace McGann, Lucia's grandmother, at Fairlawn.¹⁵ After the wedding, the couple settled on South Waveland Road in Lake Forest, where they remained through the mid-1960s. After Farwell Winston's death in 1964, Vaughan and Lucia Spalding moved into the former coach house for the Fairlawn estate at 1010 Spring Lane, where her father had been living since Grace McGann's death in 1949.

In 1972, Lucia and Vaughan Spalding divorced. The property at 1010 Spring Lane was sold, and Lucia Spalding purchased 999 Rosemary Road in August. The following year, Lucia married James O. Heyworth in a small ceremony at the house. Heyworth was also a native of Lake Forest and had recently left a successful career in business to serve as the first full-time president of the Rehabilitation Institute of Chicago (RIC).



James O. Heyworth, 1969 [*Chicago Tribune*, June 28, 1969, p. N_B22]

The Institute was founded in 1953 by Dr. Paul B. Magnuson, an orthopedic surgeon who had served as medical director of the Veteran's Administration after World War II. The non-profit rehabilitation hospital was the first of its kind in the country. By the time Heyworth joined the institution, it had expanded from its original mission as an outpatient rehabilitation hospital and had begun offering in-patient services. The institute had also formed an academic affiliation with Northwestern University. Under Heyworth's tenure as president, RIC moved from its original site—a former printing building at 401 E. Ohio Street—to an 18-story purpose-built hospital building at 345 E. Superior Street designed as “a six-state Midwest center for patient rehabilitation, research, and professional training.”¹⁶

Real estate records and newspaper research indicate that Lucia and James Heyworth had initially intended to sell 999 Rosemary after they moved into the house.¹⁷ In 1978, James Heyworth left his position at RIC, and served as president of the Lake

¹³ Ibid.

¹⁴ Ancestry.com, 1930 United States Federal Census [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2002, Lake Forest, Lake, Illinois, Page 15B, Enumeration District 0031;

¹⁵ “Miss Winston Weds,” *Chicago Tribune*, November 23, 1947, p. 17.

¹⁶ Brenda Stone, “100 Tour Rehab Center Site,” *Chicago Tribune*, October 27, 1973, p. 181.

¹⁷ *Chicago Tribune*, October 15, 1973, p. 31.

Forest Open Lands Association from 1978 to 1980.¹⁸ Lucia Heyworth also channeled her energies into outdoor pursuits during her time at 999 Rosemary, serving as an active member of the Lake Forest Garden Club and cultivating the sprawling, informal garden that surrounds the house.¹⁹ Lucia Winston remained in the house after James Heyworth's death in 1999 and retained ownership of the property until October 2020.

GERALD A. PERKINS

The inventory of resources included in the updated 2011 National Register Nomination for the Lake Forest Historic District lists the architect of record for 999 Rosemary Road as Glen Ellyn architect Gerald A. Perkins. Perkins was a life-long Glen Ellyn resident who built his modest solo architectural practice into a thriving firm over his 60-year career.

Gerald Perkins was born in 1923 and spent his childhood in Glen Ellyn. After graduating from the University of Illinois with a degree in architecture, Perkins moved back to the village with his wife Janice and started a small architecture practice in 1949. One of Perkin's early designs as a young architect was deeply personal--when Janice was confined to a wheelchair after contracting polio, Gerald Perkins put his architectural training to work redesigning their modest home to be wheelchair accessible. This experience led to the couple's life-long advocacy for the rights of the disabled.²⁰

In the mid-1950s, Perkins partnered with fellow U. of I. architecture school alumnus Charles F. Norris to form the firm of Perkins & Norris; a few years later Miles F. Mulloy joined the partnership. Although Perkins did take commissions outside of Glen Ellyn, most of his designs were built in and around the village. As post-war Glen Ellyn rapidly expanded, Perkins--first in solo practice and then as part of the larger firm--designed over 100 single-family houses in the village in the 1950s and 1960s. Most of these houses were modest, late examples of historic revival styles like Colonial Revival and Tudor Revival, or popular housing types like the Ranch and Split Level. Although their work was largely residential, the firm also designed several institutional and religious buildings in Glen Ellyn during this time, including a modern fire station in 1957 and a late-Gothic Revival educational building for St. Mark's Episcopal church in 1955.²¹

After Miles Mulloy left the partnership in 1968 to form his own firm, Gerald Perkins and Charles Norris continued to work together through the 1970s and 1980s. When Charles Norris retired in 1988, Perkins joined with Craig R. Pryde to form Perkins & Pryde. David M. Kennedy joined the firm in 1992, and the firm was renamed Perkins, Pryde and Kennedy (PPK). Gerald Perkins continued practicing architecture until his retirement in 2005. He died in Glen Ellyn in 2013.

The house at 999 Rosemary Road is representative of Gerald Perkins' early design work and is a modest and typical example of the Ranch house type constructed throughout the suburban Midwest. Three years after the completion of 999 Rosemary, Perkins designed a second house at 880 E. Illinois Road in Lake Forest. Like 999 Rosemary, the house was a modest one-story Ranch; however, this later design featured more traditional detailing, including a projecting gable-roof end bay with cupola and rustic stone chimney. The house has been recently remodeled and expanded and appears to have lost many of its original exterior

¹⁸ Nancy Ryan, "James O. Heyworth, 90, Businessman, Activist," *Chicago Tribune*, December 18, 1999, p. 186.

¹⁹ "Fairlawn and Beyond: Lake Forest's Farwell-Winston Family."

²⁰ "Glen Ellyn Group Honors Local Architect," *Chicago Tribune*, April 24, 2008, Trib-Local p. 1, 5.

²¹ "Area Church Begins \$60,000 Addition Soon," *Chicago Tribune*, July 1955, W P-3, p. 3; "\$90,000 Fire Station Opens in Glen Ellyn," *Chicago Tribune*, December 26, 1957, p. 28.

features.

THE LAKE FOREST HISTORIC DISTRICT

The house at 999 Rosemary Road is a contributing building within the Lake Forest National Register Historic District. Originally listed to the National Register in 1978, the Lake Forest Historic District was updated in 2011 to extend the period of significance of the district to the “50-year cut-off” (which at that time was 1961). The updated nomination included additional buildings that were originally considered non-contributing due to their date of construction, but that could contribute to the district under the expanded period of significance. The house at 999 Rosemary Road was among the resources added to the district in the 2011 update.

The overall character of the Lake Forest Historic District is defined by its picturesque, park-like setting, with narrow curving streets that follow the topography of deep ravines that cut through the landscape and end at bluffs above Lake Michigan. Resources in the district are overwhelmingly residential. Most resources in the district are two- and three-story, architect-designed houses that represent a variety of 19th and early 20th century architectural styles and are built using traditional materials. Although many of the largest estates in the district are subdivided, most houses are still set on substantial lots of at least one acre.

Although not as grand as many of the other houses in Lake Forest, 999 Rosemary does exhibit several of the elements that define the historic character of the historic district. The house is centered on a large, landscaped lot and shielded from the street by hedges and other mature landscaping. The traditional brick and board-and-batten cladding used on the exterior of the house are in keeping with other historic Ranch houses in the district. The low, horizontal profile and relatively modest size of the house, although a departure from the more substantial houses built in the late 19th and early 20th centuries, are also similar to other contributing Ranch houses that were included in the updated district.

THE RANCH HOUSE IN LAKE FOREST

A fixture of large post-World War II suburbs throughout the United States, the Ranch was by far the most popular residential style in the country in the mid-20th century. Based loosely on the early Spanish Colonial architecture of the American Southwest, the Ranch house was introduced to a larger audience by California architect Cliff May and *Sunset Magazine* in the mid-1940s. The Ranch house was particularly suited for car-centric post-war suburbs, where larger lots could accommodate the sprawling designs. The typical Ranch house is a single-story structure with a low, horizontal profile and low-pitched roof. The front façade is usually asymmetrical, with the entry placed off-center and sheltered under the main roof. Most examples were built with an attached garage in recognition of the dominance of the automobile in the post-war period. A variety of exterior wall claddings are seen on Ranch houses, with two or more materials often combined on a single design. In contrast to the large open porches oriented to the street on late 19th and early 20th-century houses, emphasis was placed on private outdoor living areas to the rear of the Ranch house.

Ranch houses in the Lake Forest Historic District are mostly architect-designed. Traditional examples exhibit historic-revival detailing, while more contemporary designs feature Modern or Japanese influences. Most exhibit the same high level of design seen in earlier houses in the district. Notable Ranch houses called out in the 2011 updated National Register nomination include the Contemporary Ranch designed by Irving W. Colburn at 1005 E. Illinois Road (1956), and the Traditional Ranch with French Revival detailing designed

by Elmer Fox for Kenneth Templeton at 620 N. Mayflower Road.²²

The house at 999 Rosemary Road is a simple and typical example of the Ranch style, with a long horizontal massing, low-pitched side gable roof, and attached garage. The brick and board-and-batten cladding on the exterior are also in keeping with the style, as is the projecting gabled bay at the east end of the façade. The nomination for the Lake Forest Historic District lists the house as a “Traditional Ranch.” However, research conducted in the preparation of this report indicates that the house was originally designed in a more contemporary style, with none of the historical detailing that is characteristic of more traditional iterations of the style. A photograph of the exterior of the house included in a 1956 real estate listing shows that the front façade of the house originally featured a much plainer inset entry porch supported by a single round metal column. West of the porch, a long built-in planter box extended across the façade to the garage bay. Descriptions of the interior also suggest that the original interior layout of the house was also more contemporary and open-plan, with a combined L-shaped living room and dining room instead of separate spaces.

Sometime between 1955 and 1972, the exterior and interior of 999 Rosemary Road was remodeled. Because permits for this work are not available, it is unknown whether these alterations occurred before or after the end of the period of significance for the district. Exterior alterations from this remodeling included the removal of the built-in planter box and single corner column under the porch and the construction of a classical pediment that extended out slightly from the façade at the porch opening, supported by square posts. These alterations gave the exterior a more traditional appearance, although the picture window and 2/2 horizontal double-hung windows of the original façade remain. The interior alterations—particularly the creation of an oval shaped-dining room separate from the living room—are also historically inspired.

Compared to other architect-designed Ranch houses in the Lake Forest district, the design of 999 Rosemary Road is relatively undistinguished. Although the exterior alterations made in the late 1950s or early 1960s do not necessarily preclude the house from continuing to contribute to the overall character of the district, the changes to the interior have resulted in an awkward plan. Exterior and interior architectural elements and finishes are also unexceptional.

CONCLUSION

The house at 999 Rosemary Road was one of several Ranch houses built on newly subdivided lots surrounding larger estates in Lake Forest during the post-WWII period. Like other Ranch houses in the Lake Forest Historic District, the house conforms to the overall character of the district—the house’s large front setback and handsomely landscaped lot are in keeping with the district’s picturesque quality, and the overall design of the house is unobtrusive. Although over 50 years old and contributing to the Lake Forest Historic District, it is not architecturally distinctive, particularly when compared to other examples of the style in Lake Forest. Original exterior design elements—including the sheltered entry and three-part picture windows on the front façade—are relatively simple but characteristic of the Ranch style. Traditional features added as part of a remodeling in the late 1950s or 1960s—particularly the pedimented front porch extension—have led to a somewhat muddled overall design. Interior alterations have also substantially changed the original layout of the house in an attempt to create a more traditional separation of spaces; although the oval dining room created as part of the remodeling is an unusual feature, the resulting design is not cohesive, and the layout is disjointed.

²² National Register of Historic Places. Lake Forest Historic District. Lake Forest, Lake County, Illinois. National Register # 78001161, p. 63.

The house at 999 Rosemary Road was designed by Glen Ellyn architect Gerald A. Perkins, who was a prolific designer of post-war residential architecture. Although Perkins designed houses in other Chicago-area suburbs, most of his work was focused on Glen Ellyn and DuPage County. Perkins' residential designs were typical for the post-war period—most were unassuming examples of historic revival styles like Colonial Revival or were modest Ranch or Split-Level designs.

Based on this analysis, Ramsey Historic Consultants has concluded that the house at 999 Rosemary Road is not an individually significant example of the Ranch style in the Lake Forest Historic District, nor is it the work of an important architect within the context of the district. Its replacement with a new residence would not negatively impact the overall character of the historic district, provided that the overall size and scale of the house are in keeping with other contributing properties within the district.

BIBLIOGRAPHY

- 999 Rosemary Road. City of Lake Forest Application for Building Permit (frame utility shed). Permit # 12156, February 28, 1974. City of Lake Forest Community Planning Department.
- 999 Rosemary Road. City of Lake Forest Application for Building Permit (greenhouse and drain tile). Permit #12480, September 10, 1974. City of Lake Forest Community Planning Department.
- 999 Rosemary Road. City of Lake Forest Application for Building Permit (green house addition). Permit # 17081, July 12, 1983. City of Lake Forest Community Planning Department.
- "\$90,000 Fire Station Opens in Glen Ellyn." *Chicago Tribune*, December 26, 1957, p. 28.
- "Ads to Spotlight National Goals." *Chicago Tribune*, November 21, 1960, p. 74.
- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Chicago, Cook, Illinois, Page 32B, Enumeration District 0408.
- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Lake Forest, Lake, Illinois, Page 15B, Enumeration District 0031.
- Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Chicago, Cook, Illinois, Page 11B, Enumeration District 103-609.
- Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005. Record for Percy Harold Waller.
- "Area Church Begins \$60,000 Addition Soon." *Chicago Tribune*, July 31, 1955, p. 238.
- "At Arlington's Post and Paddock Club." *Chicago Tribune*, July 25, 1942, p. 11.
- "Burke Williamson." *Asheville Citizen-Times*, March 18, 1987, p. 25.
- "Carter Harrison Fitzhugh," C. Chamberlain Tracy, *A History of Lake County, Illinois* (United State: R. S. Bates, 1912), 506.
- Cass, Judith. "Frank-Shaw." *Chicago Tribune*, October 11, 1958, p. 16.
- Cass, Judith. "Miss Elise Clow Sets September Wedding Date." *Chicago Tribune*, April 26, 1939, p. 19.
- Chicago Tribune*, June 21, 1968, p. 75.
- Chicago Tribune*, October 15, 1973, p. 31.
- Cox, S. V. "Story of Clow Company's Growth Told By Official." *Coshocton Tribune*, May 7, 1939, p. 3.

Crystal Lake Herald, April 20, 1971, p. 3.

"Curtiss E. Frank Marries in Illinois." *Yonkers Herald Statesman*, December 15, 1958, p. 1.

Douglas, Anne. "Wheaton Ranch Home has Space, Good Planning." *Chicago Tribune*, March 29, 1969, p. 25.

"Fairlawn and Beyond: Lake Forest's Farwell-Winston Family." Exhibition on Lake Forest-Lake Bluff History Center website
(<https://create.passitdown.com/present/5d6fd9cf974fc3690fb45024/lflb/story/5e12518addaf5705be11f519>).

"Fitz-Hugh." *Chicago Tribune*, April 26, 1964, p. 42.

"From the Notebook." *Chicago Tribune*, July 29, 1946, p. 19.

"From the Notebook." *Chicago Tribune*, October 17, 1946.

"Glen Ellyn Group Honors Local Architect." *Chicago Tribune*, April 24, 2008, Trib-Local, p. 1, 5.

"In Field Exercise." *Benton Harbor News-Palladium*, June 4, 1955, p. 7.

"Kent S. Clow Services Will Be Held Today." *Chicago Tribune*, December 16, 1952, p. 26.

"Lake Forest Preservation Foundation Hosts Holiday..." *Daily North Shore*, December 5, 2012
(accessed at <https://jwcdaily.com/2012/12/05/lake-forest-preservation-foundation-hosts-holiday-fete-at-historic-holabird-and-roche-house/> September 30, 2020).

"Lake Forest Slates Tea, Fashion Show." *Crystal Lake Herald*, April 20, 1971, p. 3.

Lake Forest Telephone Directories, 1903-1968. Accessed through Lake Forest-Lake Bluff History Center
(<https://lflbhistory.org/telephone-and-city-directories-lake-forest-and-lake-bluff>).

Miller, Lucy Key. "Front Views & Profiles." *Chicago Tribune*, September 2, 1954, part 4, p. 8.

"Miss Lila Bonhus Will Wed William Shaw on October 19." *Minneapolis Star*, September 13, 1935, p. 21.

"Miss Winston Weds." *Chicago Tribune*, November 23, 1947, p. 17.

"Monday Music to Begin Season." *Benton Harbor News-Palladium*, September 27, 1972, p. 4.

"Mrs. Curtiss E. Frank." *Chicago Tribune*, November 1, 1957, p. 37.

"Mrs. J. W. Shaw Wins Divorce, Home, Alimony." *Chicago Tribune*, September 1, 1956, p. 13.

The National Archives in St. Louis, Missouri; St. Louis, Missouri; *WWII Draft Registration Cards for Illinois, 10/16/1940-03/31/1947*; Record Group: Records of the Selective Service System, 147, Box

1638. Record for John William Shaw.

The National Archives in St. Louis, Missouri. *WWII Draft Registration Cards for Illinois, 10/16/1940-03/31/1947*. Records of the Selective Service System, 147, Box 1707. Record for Vaughan Clarke Spalding.

The National Archives in St. Louis, Missouri; St. Louis, Missouri; *WWII Draft Registration Cards for Illinois, 10/16/1940-03/31/1947*; Record Group: Records of the Selective Service System, 147. Box 1895. Record for Percy Harold Waller.

The National Archives in St. Louis, Missouri; St. Louis, Missouri; *WWII Draft Registration Cards for Illinois, 10/16/1940-03/31/1947*; Record Group: Records of the Selective Service System, 147. Box 1968. Record for William Burke Williamson.

National Register of Historic Places. Lake Forest Historic District. Lake Forest, Lake County, Illinois. National Register # 78001161.

Palm Beach Post, March 20, 1943, p. 2.

"People and Events." *Chicago Tribune*, December 16, 1949, p. 53.

"Perkins, Gerald A." *Chicago Tribune*, September 12, 2013, p. 2-8.

"Phi Betas to Hold Musical for Husbands." *Chicago Tribune*, May 9, 1948, p. 98.

"Planning Presidential Library." *Chicago Tribune*, July 22, 1959, p. 3.

Railway Age. December 31, 1949, p. 50.

Real Estate Listing Cards for 199 Rosemary Road, 1956-1973. In collection of Lake Forest-Lake Bluff History Center.

Recktenwald, William. "Ex-Donnelley Chairman Curtiss E. Frank, 85." *Chicago Tribune*, February 5, 1990, p. 16.

Rumbler, Bill. "'Little Old Man' Has Unique Skills." *Benton Harbor News-Palladium*, July 27, 1966, p. 30.

Ryan, Nancy. "James O. Heyworth, 90, Businessman, Activist." *Chicago Tribune*, December 18, 1999, p. 186.

"Services Set for Ex-Banker Winston, 73." *Chicago Tribune*, November 15, 1964, p. 110.

"Spalding-Winston." *November 22, 1947*, p. 13.

Stone, Brenda. "100 Tour Rehab Center Site." *Chicago Tribune*, October 27, 1973, p. 181.

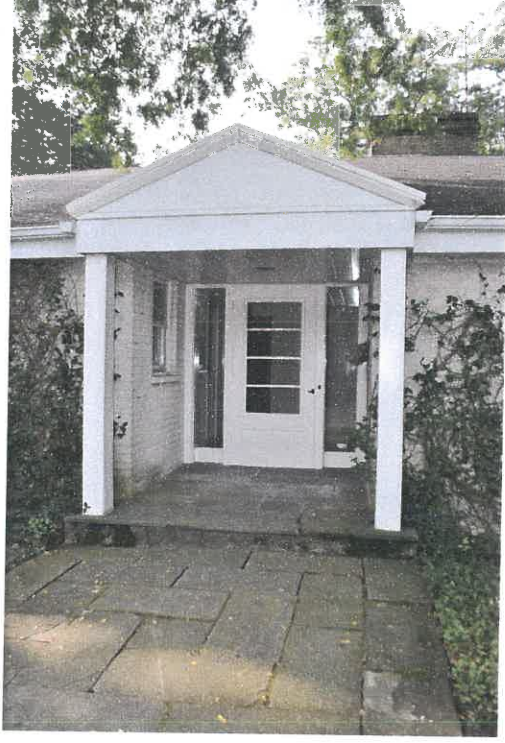
"Sunday Evening Club Picks Aids; Plans New Year." *Chicago Tribune*, July 16, 1950, p. 120.

Title Records for Fitz-Hugh Homesites Lot 1. Lake County Recorder of Deeds.

"Village to Turn School into Civic Center." *Chicago Tribune*, July 25, 1971, p. 303.



North (front) façade, view south



Front façade, entry porch, view south



Front façade, entry detail



West elevation, view southeast



East elevation, view northwest



Rear (south) elevation, view north



Rear elevation and patio, view northwest



Greenhouse view northeast



Front façade, view southeast



Entry hall, view north



Entry hall, view east



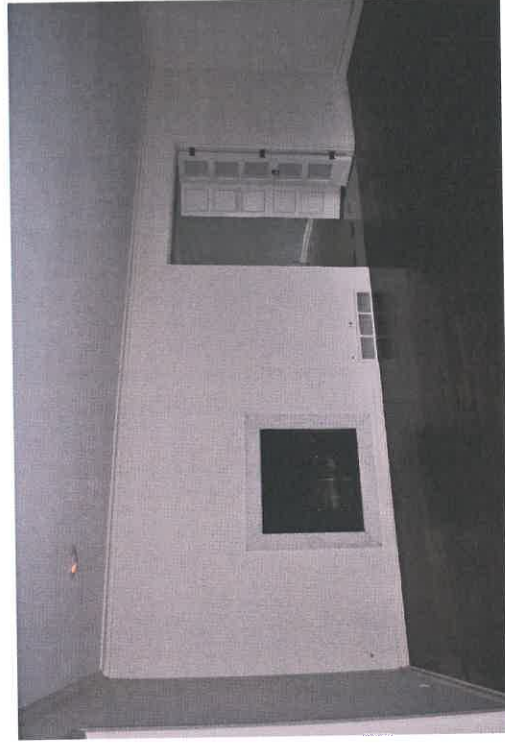
Entry hall, view south



Living room, view west



Living room, view northeast



Living room, view south



Living room, fireplace detail



Dining room, view south



Dining room, view north



Dining room, French door detail



Hallway to kitchen and garage, view north



Garage, view south



Garage, view northwest



Kitchen, view west



Kitchen, view northwest



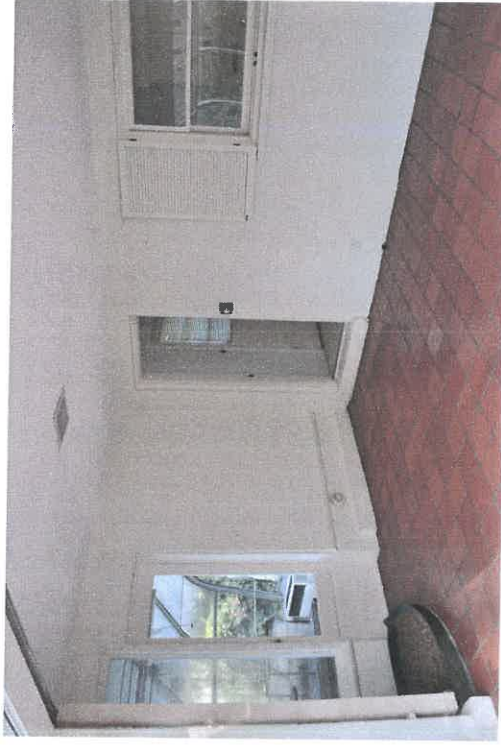
Kitchen, view east



Sun room, view east



Sun room, view west



Sun room, view northwest



Greenhouse, view west



Greenhouse, view west



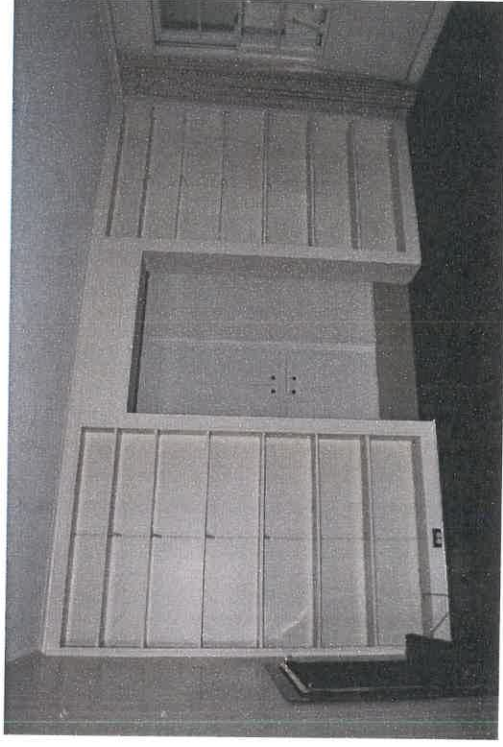
Connector between dining room and study, view east



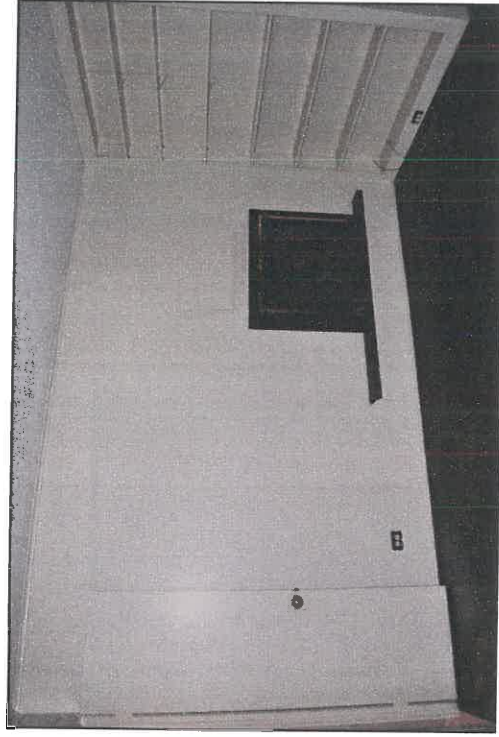
Study, view west



Study, view southeast



Study, view east



Study, view north



Hallway to study and master bedroom, view north



Master bedroom, view southeast



Master bedroom, view north



Master bedroom, view west



Master bedroom, view east



Master bath, view north



**Connector between master bedroom and center-south bedroom,
view north**



Center-south bedroom, view southeast



Center-south bedroom, view northwest



Center-south bedroom, view northeast



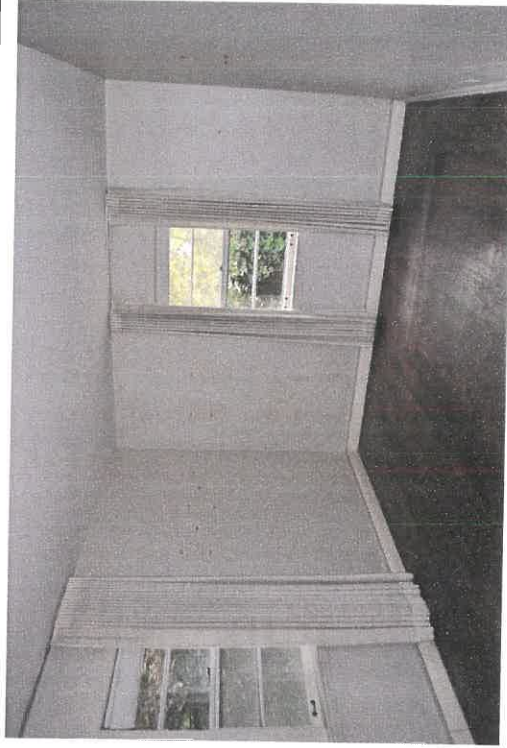
Hallway connecting bedrooms, view east from entry hall



Hallway connecting bedrooms, view southeast



Northeast corner bedroom, view north



Northeast corner bedroom, view east



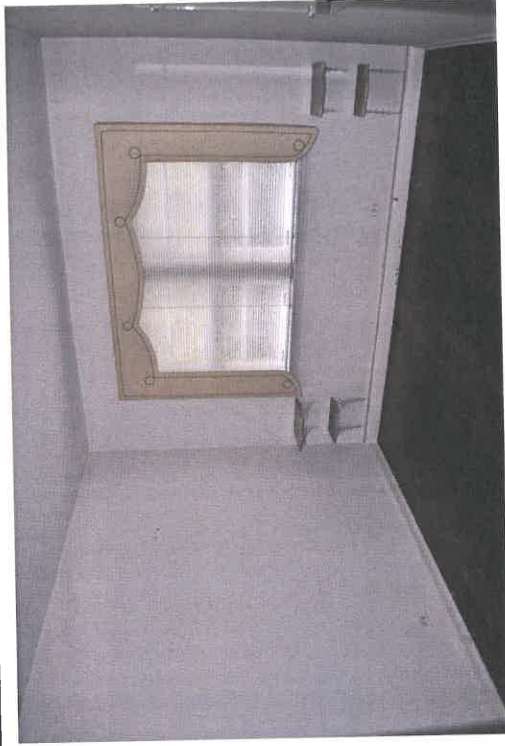
Northeast corner bedroom, view west



Northeast corner bedroom, en-suite bath, view west



Northeast corner bedroom, en-suite bath, view southwest



Center-north bedroom, view east



Center-north bedroom, view west



Hall bath, view southwest



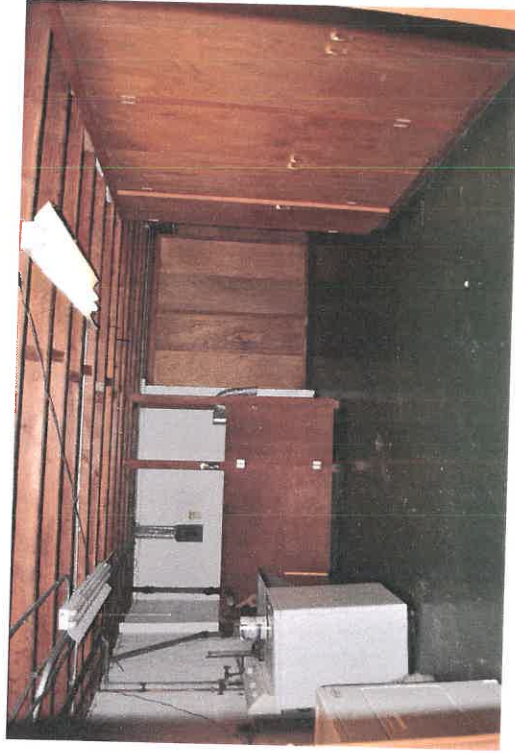
Hall bath, view east



Basement staircase, view south



Basement, view north from staircase



Basement, laundry room, view west



Basement, mechanical room, view east



Basement, recreation room, view southeast



Basement bathroom, view north



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

Façade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____
None - limestone watertable

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

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 pac-cad ptd. aluminum (gray) roof at secondary locations

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☒ Sheet Metal

Color of Material _____

Gutters and Downspouts

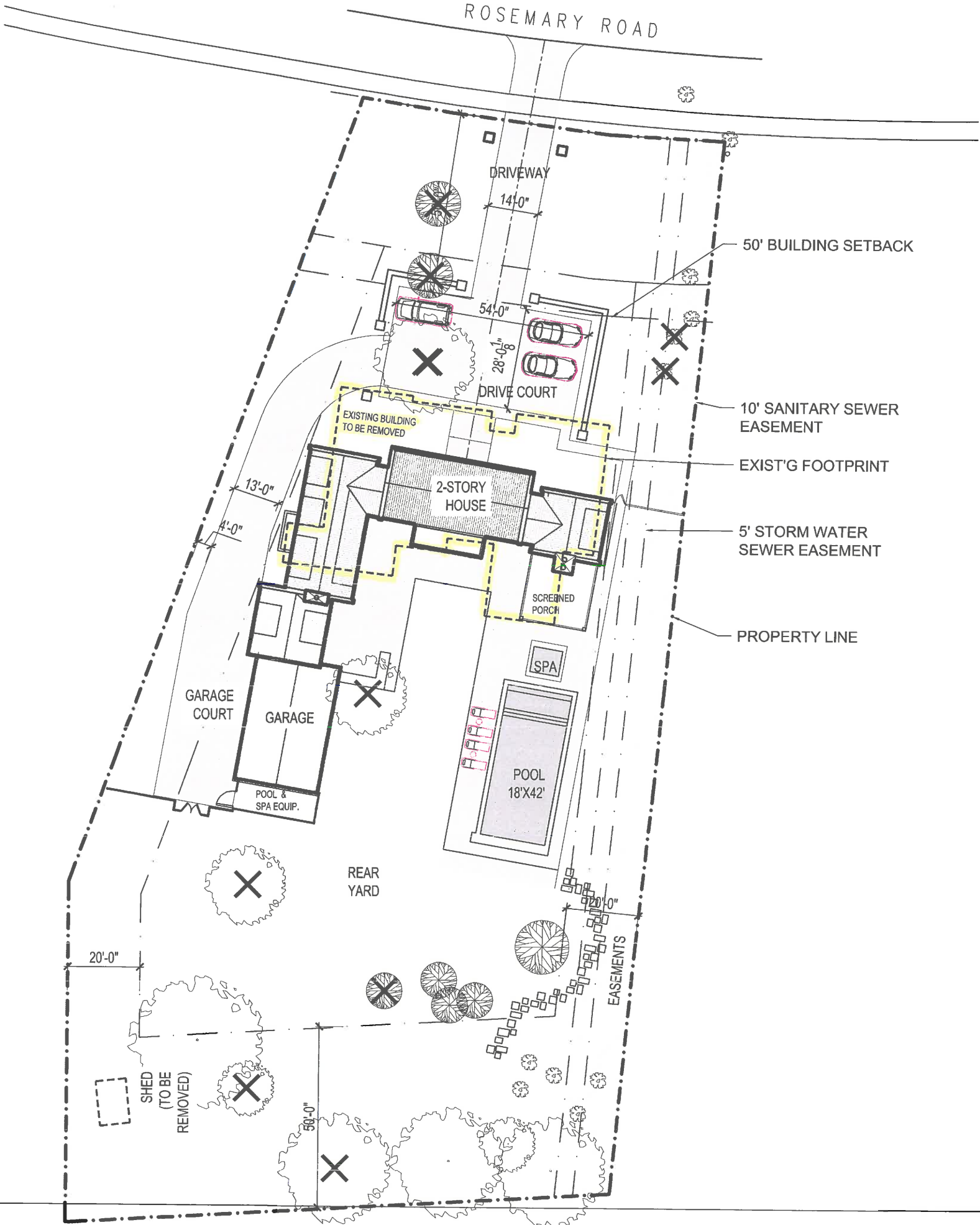
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

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



PROPOSED SITE PLAN

1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

PROPOSED SITE PLAN
999 ROSEMARY ROAD



01.15.2021

NORTHWORKS

IMPERVIOUS SURFACE CALCULATIONS

999 ROSEMARY, LAKE FOREST, IL

LOT SIZE:

41152 SF

	EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)
HOUSE	3390.25	3329.45
DRIVEWAY	2025.08	4612.33
PATIOS AND POOL DECK	1152.50	3938.56
SHED AND GREEN HOUSE	343.27	0.00
WALKS	439.28	482.38
W/W	0.00	226.58
TOTALS	7350.4	12362.7
% OF LOT	17.86%	30.04%







- ELEVATION MATERIAL LEGEND**
- 1. EXTERIOR WALL:
 - A: STUCCO - 4 PART WITH FINE SAND FINISH AND INTEGRAL COLOR.
 - B: PTD. CEDAR LAP SIDING AND TRIM
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD
 - 3. COPING, EXT. WINDOW/DOOR SURROUND:
 - HONED INDIANA LIMESTONE
 - 4. FASCIA, RAILING, POSTS:
 - PTD. CLEAR CEDAR.
 - 5. ROOF:
 - A: VERMONT BLACK SLATE
 - B: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL
 - 6. CHIMNEY CAP:
 - CUSTOM BLACK METAL W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM

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



1

NORTH ELEVATION OVERLAY

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

0 4 8 16 32





PROPOSED SOUTH ELEVATION

MAX. HEIGHT ALLOWED
40' ABOVE LOWEST EXIST'G GRADE (704.72)

T. ROOF
32'-4 1/2" (988.88')

3RD FLR CALC. LINE
28'-0" (853.5)

2ND FLR CALC. LINE
19'-0" (579.5)

2ND FLR T.F.F.
11'-0" (335.3)

1ST FLR T.F.F.
0'-0" (0.0)

LOWEST EXIST'G GRADE
(+/-) 2'-9 3/8" (863.72')

BASEMENT T.S. SLAB
(-10'-6" (320.0))

ELEVATION MATERIAL LEGEND

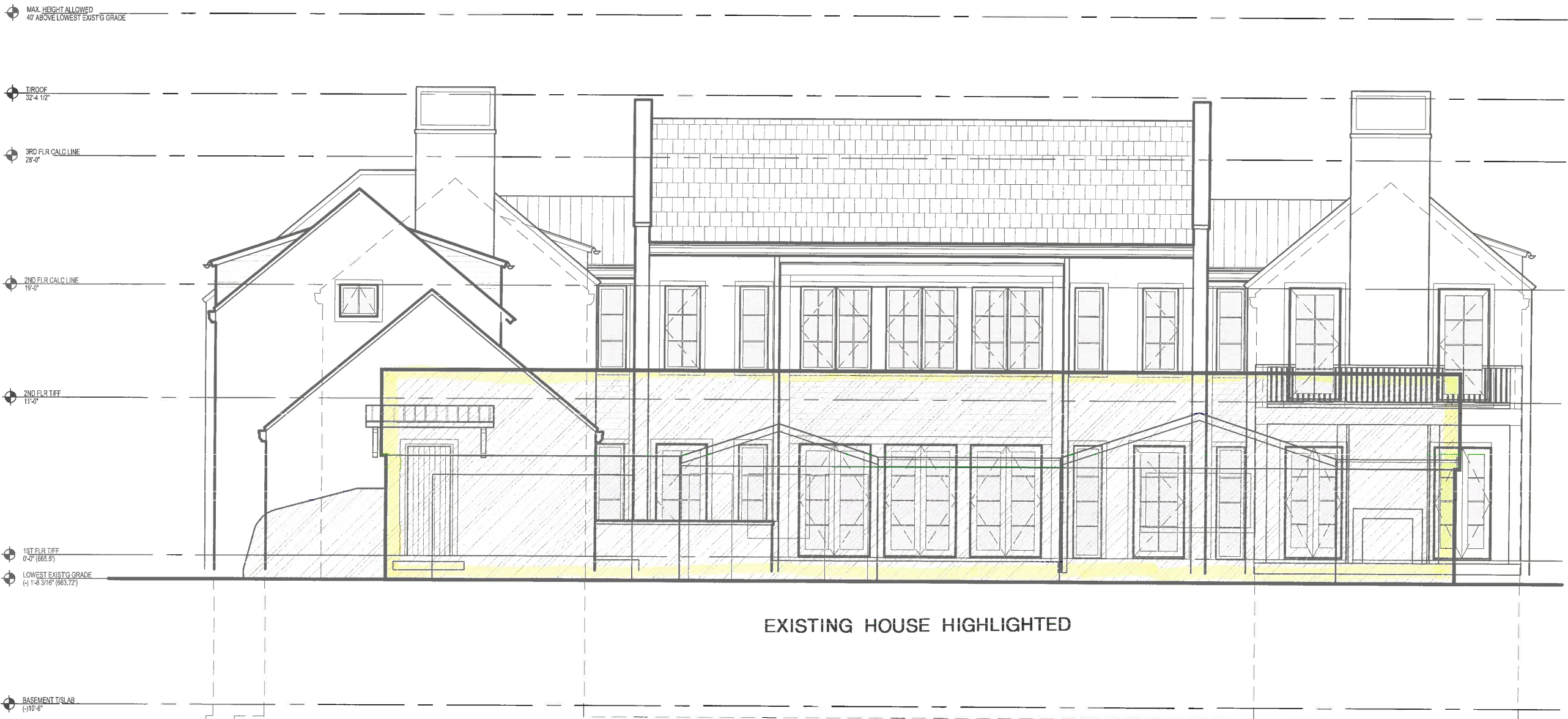
1. EXTERIOR WALL:
A: STUCCO - 4 PART WITH FINE SAND
FINISH AND INTEGRAL COLOR.
B: PTD. CEDAR LAP SIDING AND TRIM
2. WINDOWS & EXT. DOORS:
MARVIN - ULTIMATE - ALUM. CLAD
3. COPING, EXT. WINDOW/DOOR SURROUND:
HONED INDIANA LIMESTONE
4. FASCIA, RAILING, POSTS:
PTD. CLEAR CEDAR.
5. ROOF:
A: VERMONT BLACK SLATE
B: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT
PANEL
6. CHIMNEY CAP:
CUSTOM BLACK METAL W/ SPARK
ARRESTOR
7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
PTD. ALUMINUM

1

SOUTH ELEVATION

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

0 4 8 16 32



EXISTING HOUSE HIGHLIGHTED

1

SOUTH ELEVATION OVERLAY

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



PROPOSED WEST ELEVATION

ELEVATION MATERIAL LEGEND

1. EXTERIOR WALL:

A: STUCCO - 4 PART WITH FINE SAND
FINISH AND INTEGRAL COLOR.
B: PTD. CEDAR LAP SIDING AND TRIM

2. WINDOWS & EXT. DOORS:

MARVIN - ULTIMATE - ALUM. CLAD

3. GOPING, EXT. WINDOW/DOOR SURROUND:

HONED INDIANA LIMESTONE

4. FASCIA, RAILING, POSTS:

PTD. CLEAR CEDAR.

5. ROOF:

A: VERMONT BLACK SLATE
B: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT
PANEL

6. CHIMNEY CAP:

CUSTOM BLACK METAL W/ SPARK
ARRESTOR

7. FLASHING, BOX GUTTERS & DOWNSPOUTS:

PTD. ALUMINUM



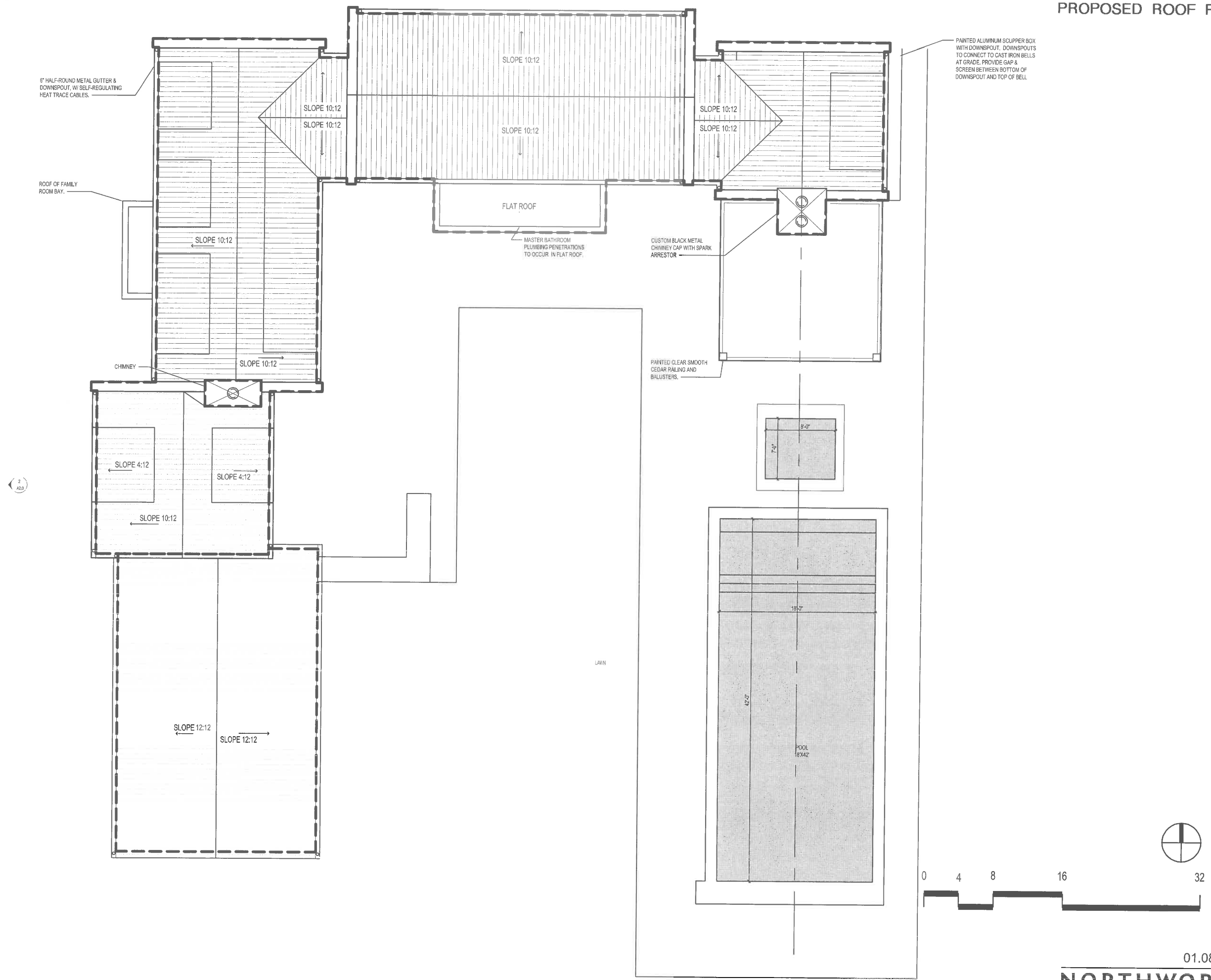


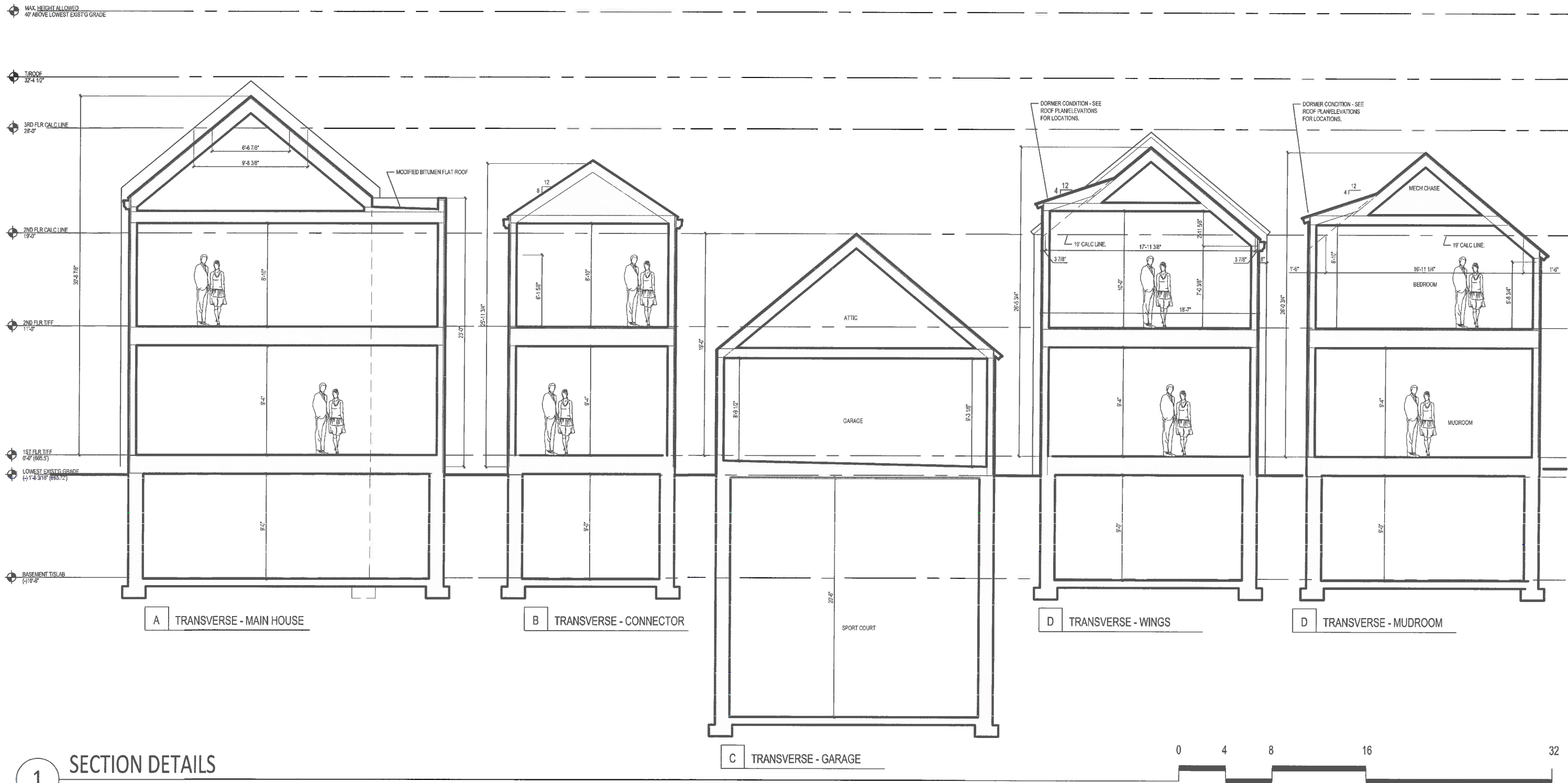
1

WEST ELEVATION OVERLAY

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

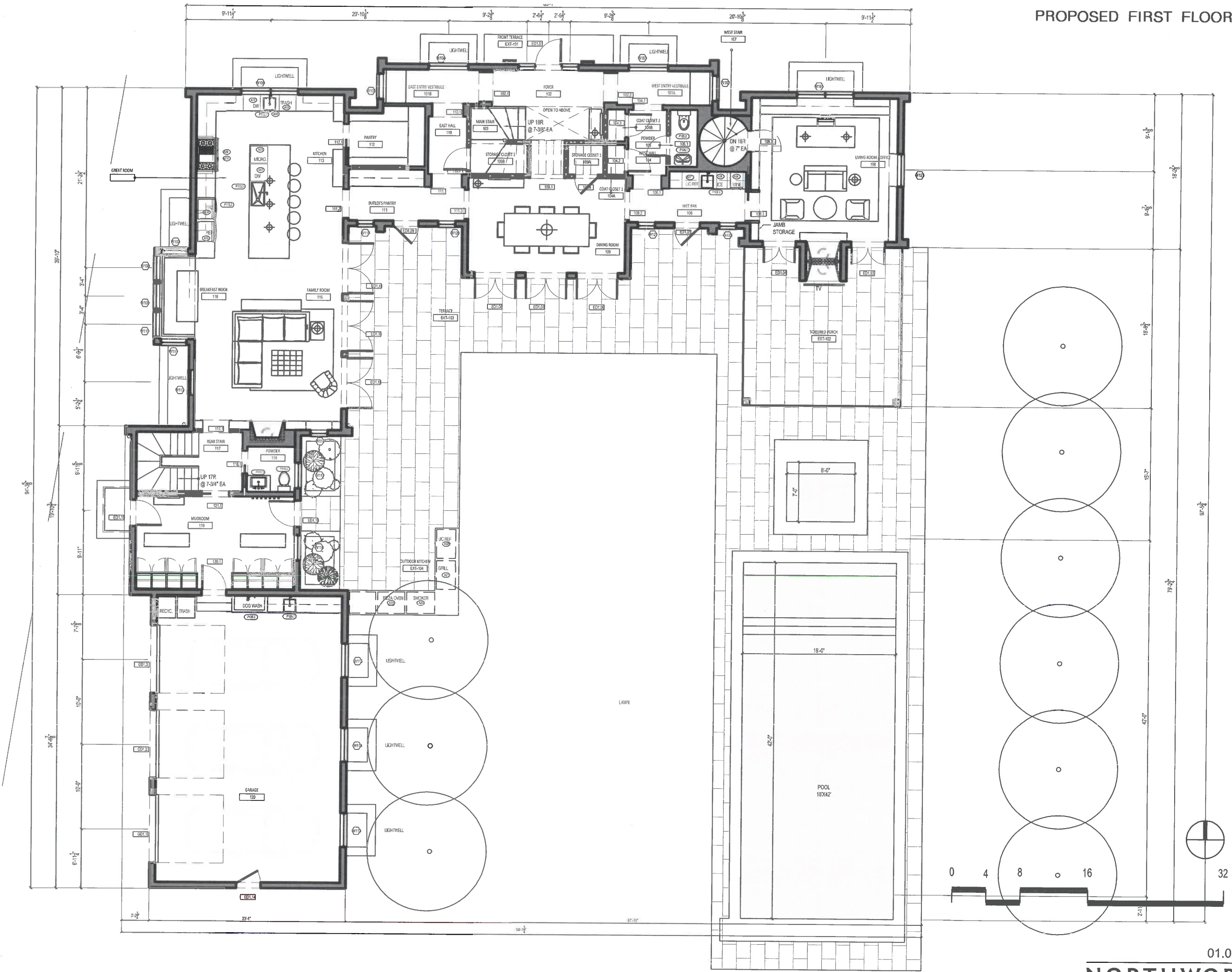
PROPOSED ROOF PLAN



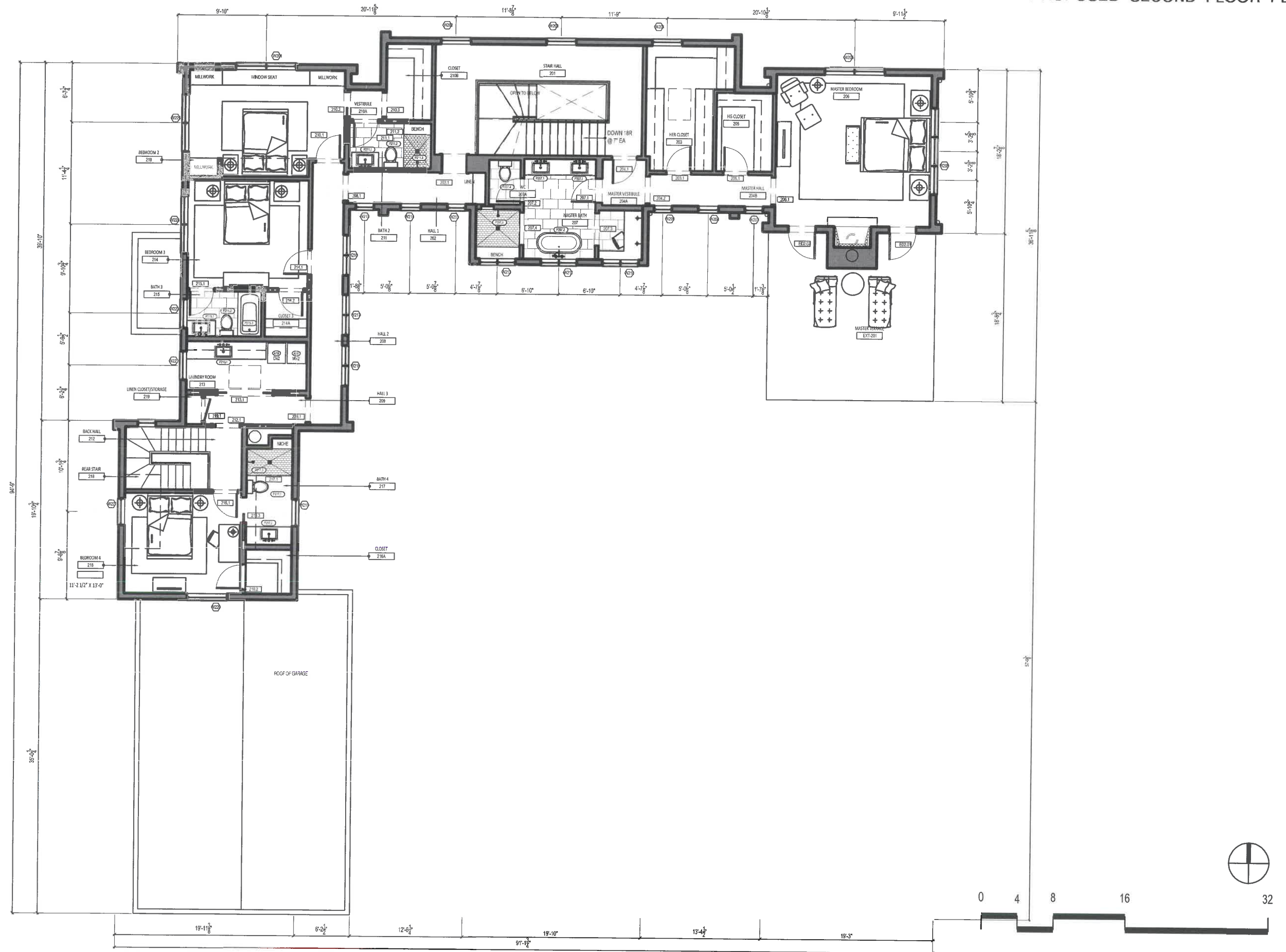


1 SECTION DETAILS
SCALE: 1/8" = 1'-0"



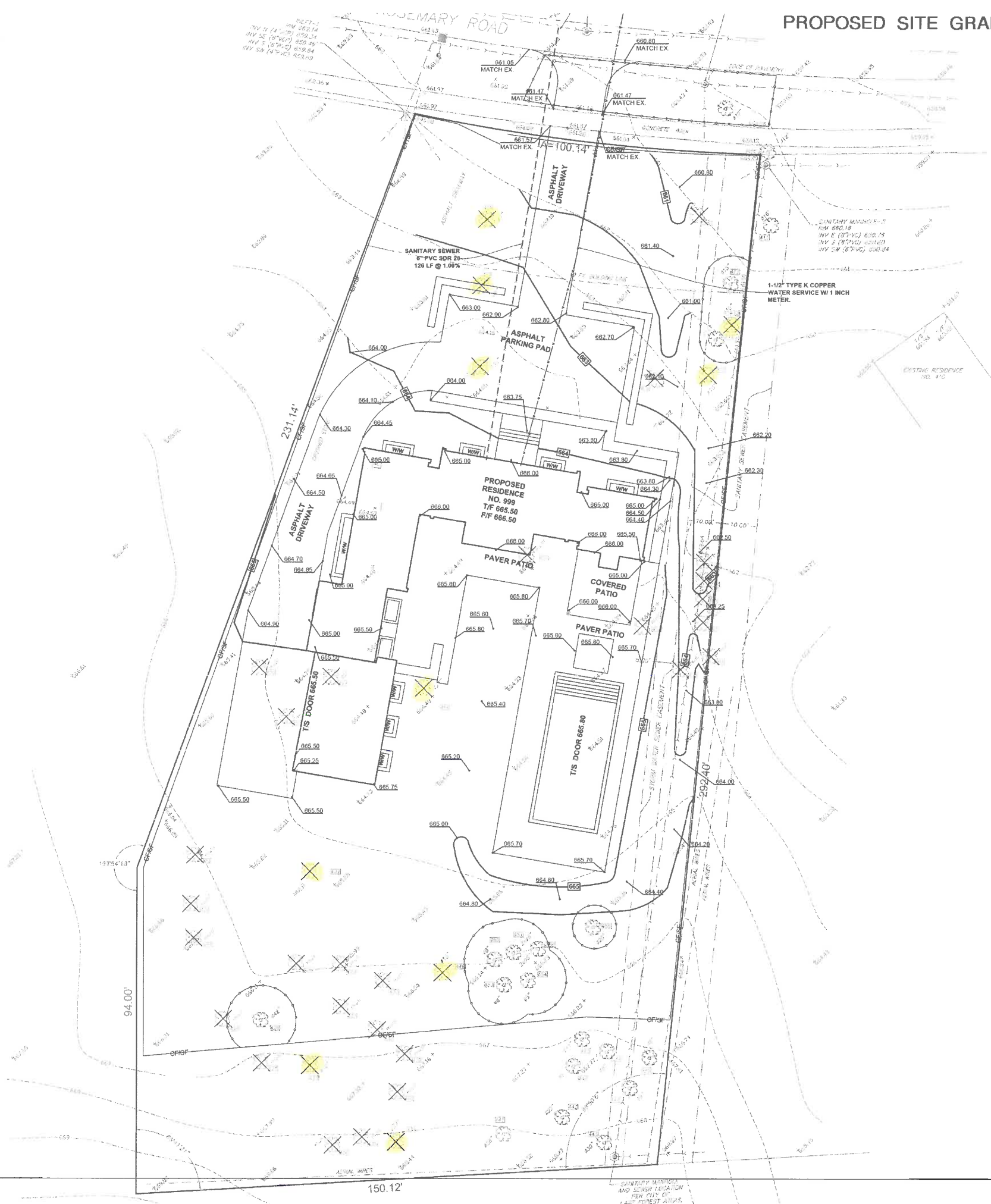


PROPOSED SECOND FLOOR PLAN



1 PROPOSED CIVIL PLAN
SCALE: 1/32" = 1'-0"

PROPOSED CIVIL PLAN
999 ROSEMARY ROAD



01.15.2021

NORTHWORKS



Client: Mariani Landscapes, Inc.
Worksites: 999 Rosemary Rd Lake Forest, IL 60045
Date: September 18th, 2020
Surveyor: Samuel Conrad

Cert. Arborist IL-9678A

Tree Survey and Inventory

ID #	Common Name	Species	DBH	Condition	Comments
410	Crabapple	<i>Malus spp</i>	3, 3, 3, 2, 2, 2	Fair	Multiple Stems
411	Norway Spruce	<i>Picea abies</i>	16	Good	
412	Norway Spruce	<i>Picea abies</i>	13	Good	
413	Scotch Pine	<i>Pinus sylvestris</i>	15	Fair	Leaning trunk
414	Norway Spruce	<i>Picea abies</i>	14	Good	
415	Scotch Pine	<i>Pinus sylvestris</i>	15	Fair	Leaning trunk
416	Japanese maple	<i>Acer palmatum</i>	3, 2, 2	Excellent	Multiple Stems
417	Honeylocust	<i>Gleditsia triacanthos</i>	30	Good	
418	Norway Spruce	<i>Picea abies</i>	5	Excellent	
419	Norway Spruce	<i>Picea abies</i>	7	Excellent	
420	Seven-Son Flower	<i>Heptacodium miconioides</i>	4, 4, 3, 2, 2	Good	Multiple Stems
421	Flowering dogwood	<i>Cornus florida</i>	4, 4, 4, 3	Good	Multiple Stems
422	Weeping Katsura Tree	<i>Cercidiphyllum japonicum 'pendul'</i>	5	Good	
423	Hawthorn	<i>Crataegus sp.</i>	5, 3	Good	Multiple Stems
424	Hawthorn	<i>Crataegus sp.</i>	5, 4, 4	Good	Multiple Stems
425	Hawthorn	<i>Crataegus sp.</i>	5, 3, 3	Good	Multiple Stems
426	Silver Maple	<i>Acer saccharinum</i>	42	Good	
427	River Birch	<i>Betula nigra</i>	11, 10, 7, 5	Good	Multiple Stems
428	Paper birch	<i>Betula papyrifera</i>	4, 3, 3, 3	Good	Multiple Stems
429	Paper birch	<i>Betula papyrifera</i>	4, 4, 4, 4	Good	Multiple Stems
430	Paper birch	<i>Betula papyrifera</i>	5, 4	Good	Multiple Stems
431	Paper birch	<i>Betula papyrifera</i>	6, 2, 2, 1	Good	Multiple Stems
432	Paper birch	<i>Betula papyrifera</i>	5, 4	Good	Multiple Stems
433	Norway Spruce	<i>Picea abies</i>	16	Good	
434	Black Walnut	<i>Juglans nigra</i>	27	Poor	
435	Common Witchhazel	<i>Hamamelis virginiana</i>	3, 3, 2, 2, 2, 2	Fair	Multiple Stems
436	Common Witchhazel	<i>Hamamelis virginiana</i>	3, 3, 2, 2, 2, 2	Fair	Multiple Stems
437	Common Witchhazel	<i>Hamamelis virginiana</i>	3, 2, 2	Poor	Multiple Stems
438	Common Witchhazel	<i>Hamamelis virginiana</i>	3, 3, 3, 2, 2, 2	Poor	Multiple Stems
439	Hawthorn	<i>Crataegus sp.</i>	3, 2, 2	Poor	Multiple Stems

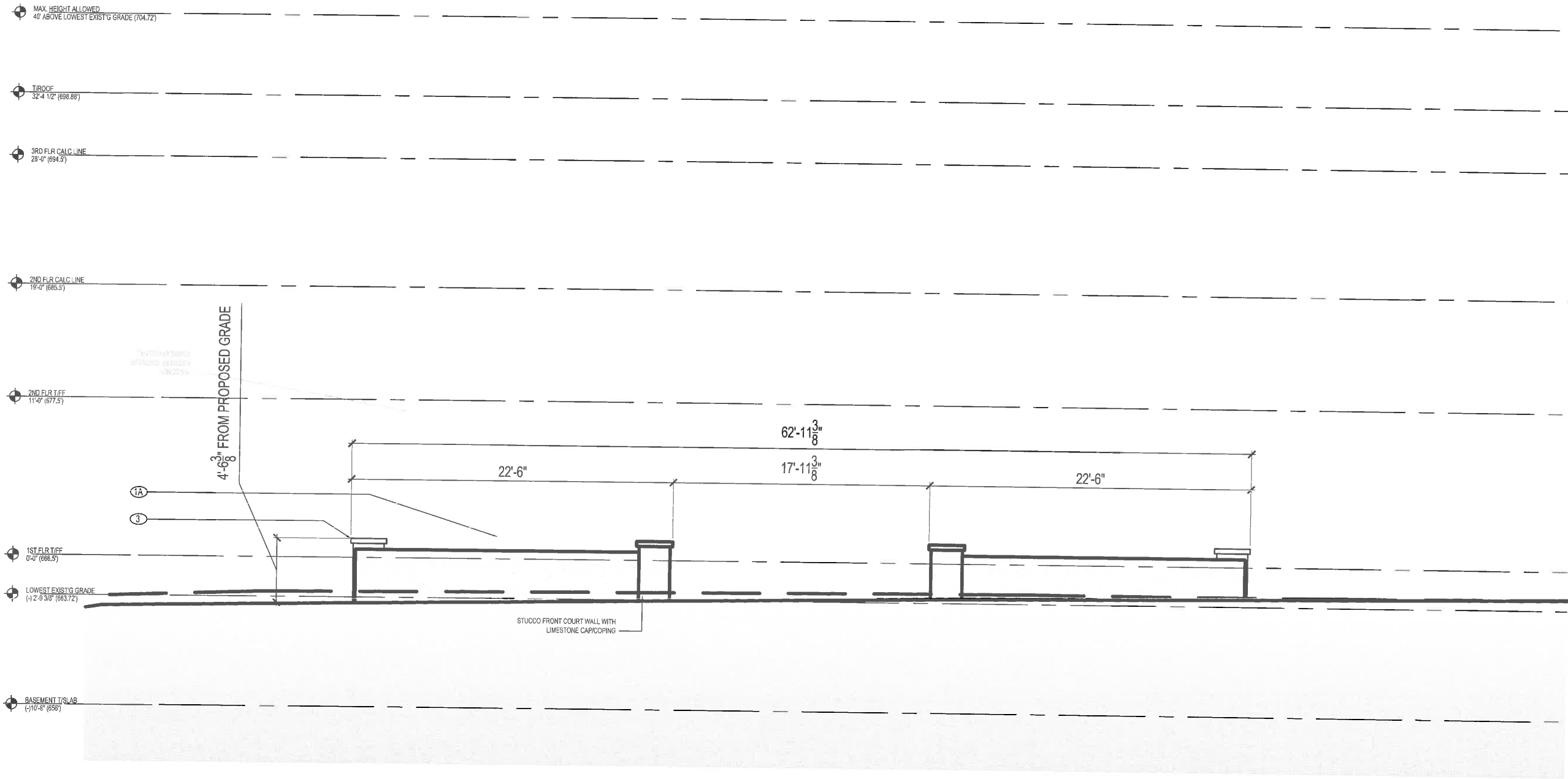


Client: Mariani Landscapes, Inc.
Worksites: 999 Rosemary Rd Lake Forest, IL 60045
Date: September 18th, 2020
Surveyor: Samuel Conrad

Cert. Arborist IL-9678A

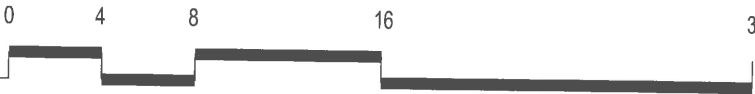
Tree Survey and Inventory

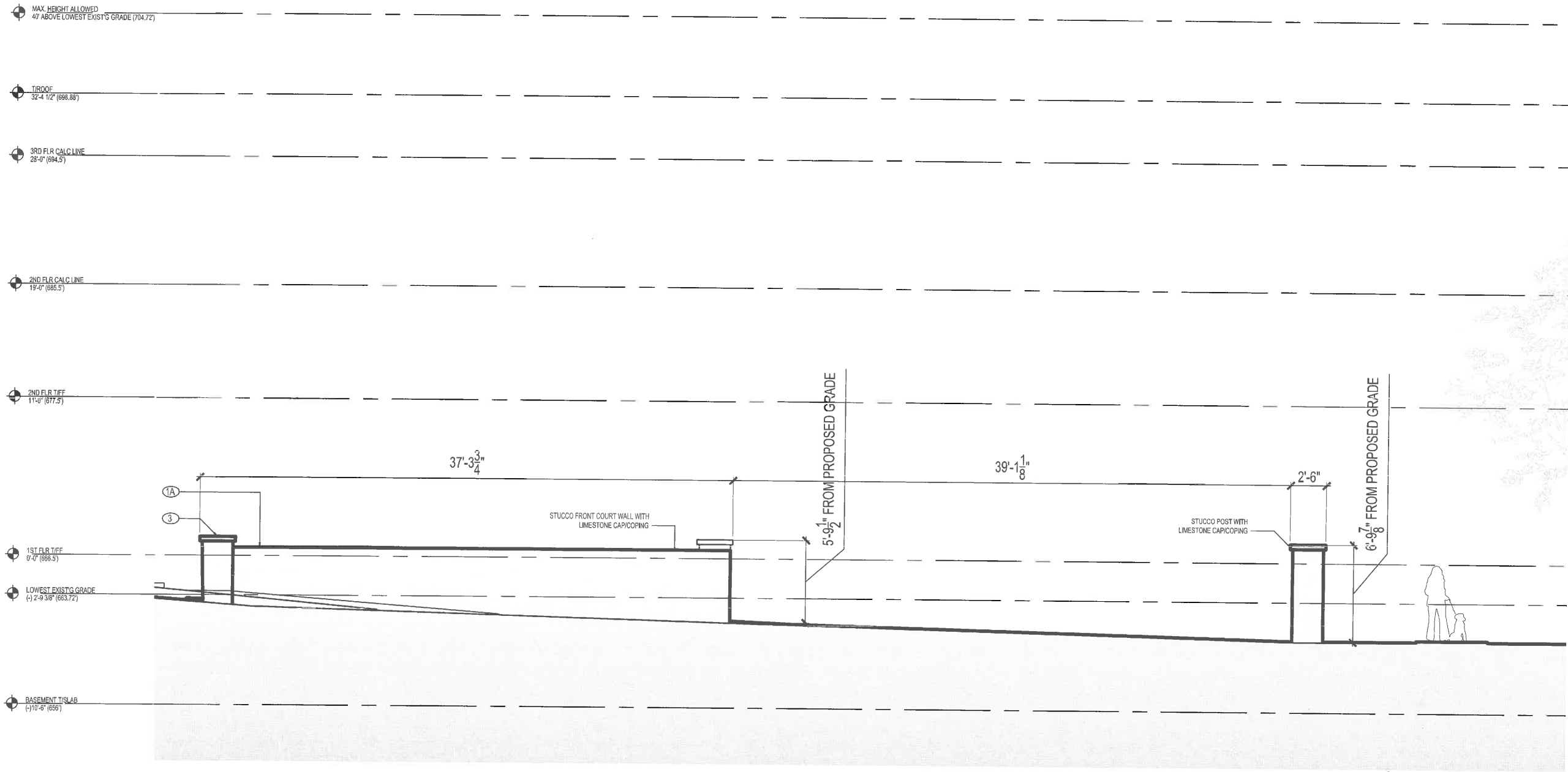
ID #	Common Name	Species	DBH	Condition	Comments
440	Common Witchhazel	<i>Hamamelis virginiana</i>	3, 3, 2, 2, 2, 2	Good	Multiple Stems
441	Norway Maple	<i>Acer platanoides</i>	28	Good	
442	Norway Maple	<i>Acer platanoides</i>	22	Good	
443	Norway Maple	<i>Acer platanoides</i>	30	Good	
444	Norway Spruce	<i>Picea abies</i>	9	Good	
445	Norway Spruce	<i>Picea abies</i>	8	Good	
446	Norway Spruce	<i>Picea abies</i>	8	Good	
447	Norway Spruce	<i>Picea abies</i>	11	Good	
448	Norway Spruce	<i>Picea abies</i>	8	Good	
449	Arborvitae	<i>Thuja occidentalis</i>	12	Good	
450	Arborvitae	<i>Thuja occidentalis</i>	8	Good	
451	Arborvitae	<i>Thuja occidentalis</i>	6, 6	Good	Multiple Stems
452	Arborvitae	<i>Thuja occidentalis</i>	6, 5	Good	Multiple Stems
453	Arborvitae	<i>Thuja occidentalis</i>	8	Good	
454	Arborvitae	<i>Thuja occidentalis</i>	8	Good	
455	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	20	Good	
456	Honeylocust	<i>Gleditsia triacanthos</i>	27	Excellent	
457	Alder	<i>Alnus species</i>	5, 5, 4, 4, 3, 3, 3	Fair	Multiple Stems
458	Fringe Tree	<i>Chionanthus virginicus</i>	3, 2, 2, 2, 2, 2	Good	Multiple Stems
459	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	3, 3, 3, 3, 2, 2	Good	Multiple Stems
460	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	3, 3, 2	Good	Multiple Stems
461	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	3, 3, 3, 3, 2, 2	Good	Multiple Stems
462	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	4, 3, 3, 2	Good	Multiple Stems
463	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	3, 2, 2	Good	Multiple Stems
464	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	4, 4, 3, 2, 2, 2	Good	Multiple Stems
465	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	3, 3, 2	Good	Multiple Stems
No Tag	Arborvitae	<i>Thuja occidentalis</i>	5, 4, 3	Good	Multiple Stems, No Tag
No Tag	Arborvitae	<i>Thuja occidentalis</i>	3, 2, 2	Good	Multiple Stems, No Tag
No Tag	Arborvitae	<i>Thuja occidentalis</i>	3, 2, 2	Fair	Multiple Stems, No Tag
No Tag	Arborvitae	<i>Thuja occidentalis</i>	3, 2, 2	Good	Multiple Stems, No Tag



ELEVATION MATERIAL LEGEND	
1. EXTERIOR WALL:	
A:	STUCCO - 4 PART WITH FINE SAND FINISH AND INTEGRAL COLOR.
B:	PTD. CEDAR LAP SIDING AND TRIM
2. WINDOWS & EXT. DOORS:	
MARVIN -	ULTIMATE - ALUM. CLAD
3. COPING, EXT. WINDOW/DOOR SURROUND:	
HONED INDIANA LIMESTONE	
4. FASCIA, RAILING, POSTS:	
PTD. CLEAR CEDAR.	
5. ROOF:	
A:	VERMONT BLACK SLATE
B:	PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL
6. CHIMNEY CAP:	
CUSTOM BLACK METAL W/ SPARK ARRESTOR	
7. FLASHING, BOX GUTTERS & DOWNSPOUTS:	
PTD. ALUMINUM	

1 NORTH EXTERIOR WALL ELEVATION
SCALE: 1/8" = 1'-0"





- ELEVATION MATERIAL LEGEND
- 1. EXTERIOR WALL:
 - A: STUCCO - 4 PART WITH FINE SAND FINISH AND INTEGRAL COLOR.
 - B: PTD. CEDAR LAP SIDING AND TRIM
 - 2. WINDOWS & EXT. DOORS:
 - MARVIN - ULTIMATE - ALUM. CLAD
 - 3. COPING, EXT. WINDOW/DOOR SURROUND:
 - HONED INDIANA LIMESTONE
 - 4. FASCIA, RAILING, POSTS:
 - PTD. CLEAR CEDAR.
 - 5. ROOF:
 - A: VERMONT BLACK SLATE
 - B: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT PANEL
 - 6. CHIMNEY CAP:
 - CUSTOM BLACK METAL W/ SPARK ARRESTOR
 - 7. FLASHING, BOX GUTTERS & DOWNSPOUTS:
 - PTD. ALUMINUM

1

EAST EXTERIOR WALL ELEVATION

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

- ELEVATION MATERIAL LEGEND
1. EXTERIOR WALL:

A: STUCCO - 4 PART WITH FINE SAND
FINISH AND INTEGRAL COLOR.

B: PTD. CEDAR LAP SIDING AND TRIM

2. WINDOWS & EXT. DOORS:

MARVIN - ULTIMATE - ALUM. CLAD

3. COPING, EXT. WINDOW/DOOR SURROUND:

HONED INDIANA LIMESTONE

4. FASCIA, RAILING, POSTS:

PTD. CLEAR CEDAR.

5. ROOF:

A: VERMONT BLACK SLATE

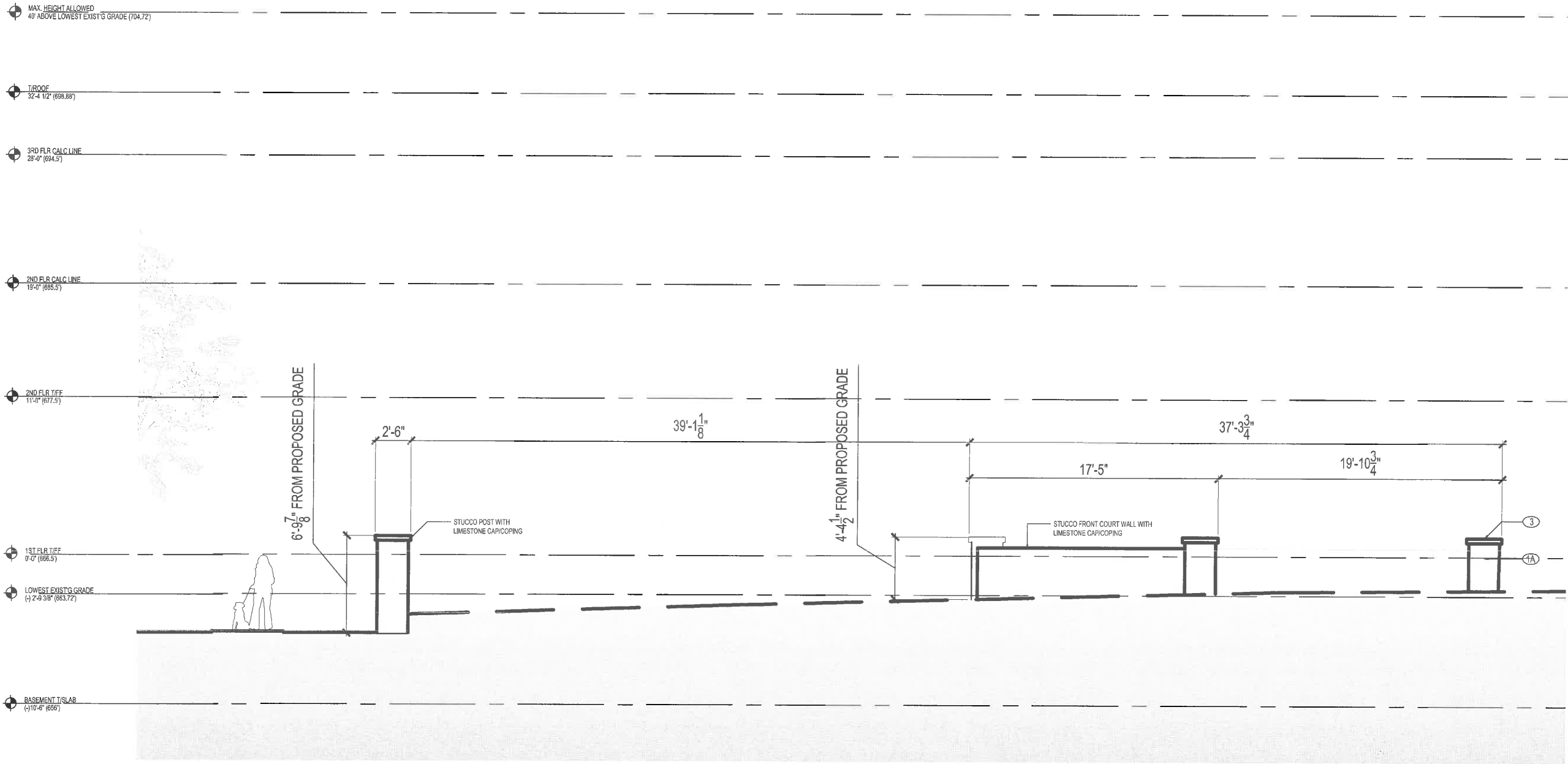
B: PAC-150 DBL LOCK PTD. ALUM. W/ FLAT
PANEL

6. CHIMNEY CAP:

CUSTOM BLACK METAL W/ SPARK
ARRESTOR

7. FLASHING, BOX GUTTERS & DOWNSPOUTS:

PTD. ALUMINUM



1

WEST EXTERIOR WALL ELEVATION

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





435 Thorne Lane
Lake Forest, IL 60045

- Stucco exterior
- Metal roof
- Contemporary fenestration





930 Lake Road
Lake Forest, IL 60045

- Stucco exterior
- Downspout detail
- Contemporary fenestration
- Metal roof



100 Hestercombe Lane
Lake Forest, IL 60045

- Stucco exterior
- Downspout detail
- Contemporary fenestration



901 East Rosemary Road
Lake Forest, IL 60045

- Scale
- Stucco exterior
- Downspout detail



700 Lake Road
Lake Forest, IL 60045

- Scale
- Stucco exterior
- Symmetry and composition

Agenda Item 6
295 Robinson Drive
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Staking Diagram
Plat of Survey
Proposed Site Plan
Color Renderings
North Elevation
North Color Elevation
East Elevation
East Color Elevation
East Elevation – With Section through Porte Cochere
East Color Elevation – With Section through Porte Cochere
South Elevation
South Color Elevation
South Elevation – With Section through Breezeway & Garage
South Color Elevation – With Section through Breezeway & Garage
West Elevation
Color West Elevation
Breezeway & Screen Porch East Elevation
Breezeway & Screen Porch East Color Elevation
Site Sections
Exterior Material Palette
Roof Plan
Basement Plan
First Floor Plan
Second Floor Plan
Site Grading & Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan
Hardscape Materials
Wall & Fence Details



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	January 27, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	295 Robinson Drive – New Residence

PETITIONERS

Christian and Liz Iantoni
1165 Edgewood Road
Lake Forest, IL 60045

PROPERTY LOCATION

295 Robinson Drive

HISTORIC DISTRICTS

Green Bay Road Local and
National Historic Districts

PROJECT REPRESENTATIVE

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

SUMMARY OF THE PETITION

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

PROPERTY DESCRIPTION

The property is located on the south side of Robinson Drive, between Green Bay Road and the railroad tracks. The property is located in the Thorndale subdivision which created six buildable lots on the original Thorndale Manor estate. The original house and coach house remain of separate lots within the subdivision. The property will be the second newly constructed residence in the development. The property is heavily wooded offering the opportunity for large homes on generously sized lots.

The parcel that is the subject of this request is approximately 1.82 acres and is somewhat irregular in shape following the curves of Robinson Drive along the north and east sides. In an effort to protect the wooded character of the Thorndale Subdivision, the perimeter of the property, which is Lot 3 of the subdivision, like other parcels in the subdivision, is protected through a combination of easements and buffer areas. The easements and buffer areas which were established as part of the subdivision approval process and documented on the plat of subdivision impose limitations on the buildable area on the property.

- A 30 foot wide Tree Preservation Easement extends along the north perimeter of the property. No trees within this area can be removed without prior approval from the City. The intent of the Tree Preservation Easement is to protect trees and encourage new tree planting within this area by carefully selecting the location of driveway cuts through the easement and minimizing hardscape and construction impacts.
- To the east, a Conservation Area Easement follows Robinson Lane along the curve and up to the point at which Robinson Lane heads due west. This easement at the narrowest point

is 80 feet in width, widening in the southeast corner of the lot. All vegetation is to remain within this area to create a dense tree and vegetation buffer. An existing remnant of an historic stone wall is located on the southeast portion of the Conservation Easement and was identified for preservation as part of the subdivision.

- A Landscape Buffer Area is located along the south property line. This buffer is 50 feet wide, widening as it approaches the southeast corner of the property. The purpose of this buffer area is to assure that through the preservation of existing vegetation and infill with new plantings, a significant vegetative buffer is provided between the new residences in the Thorndale Subdivision and the existing homes to the south.

STAFF EVALUATION

Site Plan

The proposed residence is oriented at an angle to face to the northeast corner of the site. A single curb cut is proposed. The proposed driveway curves around the north side of the house to the east to access the attached three car and a single car garage. Two circular motor courts are proposed, one at the front of the house and the other in front of the garages. A brick patio and in-ground pool are proposed in the rear yard. A stone wall is proposed to enclose the pool area. Stone pillars are proposed at the driveway apron and on the north side of the motor court at the front of the home.

The site plan as presented shows no encroachment into the Conservation Easement and some encroachment into the Tree Preservation Easement which is necessary to provide access to the site from Robinson Drive.

The site plan submitted by the petitioner shows that the amount of proposed impervious surface on the site totals 12,928 square feet, equal to 16% of the site. The building footprint totals 5,598 square feet and other paved surfaces including the driveway, motor courts, walkways, patio and pool deck total 7,330 square feet.

Residence

The proposed residence is designed in the Colonial Revival architectural style and features many characteristic elements of the style such as pediment dormers, shutters, and an entry portico. The front façade presents the main two story mass, flanked by two gable forms. On the east side, a two-story wing extends from the main mass of the residence with the attached garage at the south end. A single car garage is connected to the east side of the home by a porte cochere. A covered breezeway that connects to a detached screen porch structure is proposed on the west side of the residence. Together with the east wing, the breezeway and screen porch structure create a courtyard at the rear of the home.

The Thorndale Subdivision Declarations of Covenants note that all new construction is subject to review and approval by the subdivision's Architectural Review Committee. A letter from the Committee supporting the project was received by the City.

Findings

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

Standard 1 – Height.

This standard is met. The proposed residence at its maximum height, is 31 feet and 10 inches as measured from the lowest point of existing grade adjacent to the house. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the residence presents a two story massing with projecting gable forms, creating depth to the front façade. A portico, bay window and single dormers are also proposed on the front façade, incorporating design elements that provide a human scale.

Standard 3 – Proportion of Openings.

This standard is generally met. The house features mostly double hung windows that are vertically oriented and have narrow proportions, consistent with the Colonial Revival architectural style. Some openings are more square in shape, particularly on the side elevations and the garages.

- Staff recommends further study of the proportions of the windows to present a more consistent appearance across all elevations of the home and to more closely follow the vertical, narrow proportions of openings commonly found in the Colonial Revival architectural style.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. The rhythm of solids to voids is generally consistent on the front and side elevations. The house features large expanses of openings on the rear of the house to take advantage of views to the rear yard and provide ample natural light into the four season room, kitchen and living room. Recognizing that large expanses of windows are desirable to take advantage of views of the wooded landscape, some adjustments to the groupings of windows is recommended in an effort to more closely follow the rhythm of solids to voids found on the other elevations of the home. The rear yard is private and heavily screened with landscaping which is required to remain per the plat of subdivision limiting the potential for spillover light.

Standard 5 – Spacing on the Street.

This standard is met. The proposed house will not be visible from Green Bay Road, only from Robinson Drive, a private road. This is the first house proposed along Robinson Drive, away from Green Bay Road so this house will begin to establish a pattern of spacing along the streetscape. The Tree Preservation and Conservation Easements are intended to minimize direct views of the residence from the streetscape. The overall subdivision is intended to have a dense wooded character.

Standard 6 – Rhythm of Entrance Porches.

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

Standard 7 – Relationship of Materials and Texture.

This standard is met. The exterior is comprised of high quality and natural materials. The façade materials consist of a combination of Pennsylvania fieldstone and wood lap siding. The roof will be wood shingle. Aluminum clad windows with interior and exterior muntin bars are proposed. Wood fascia and soffits are proposed. Limestone door thresholds and window sills are proposed. The

chimneys will be stone to match the house. The front entry door and garage doors are wood.

Hardscape on the site includes an asphalt drive with a paver border, a granite driveway apron, a brick patio on the rear of the home, and stone stepper walkways.

Standard 8 – Roof Shapes.

This standard is met. The residence features mostly steeply pitched gable roof forms, with some areas of more shallow roof forms at the connecting elements between the house, garage mass and the screen porch structure.

Standard 9 – Walls of Continuity.

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

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 8,155 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 815 square feet of design elements. The proposed house totals 6,521 square feet, and is 20% under the allowable square footage. Together the attached three car and single detached garage total 1,162 square feet and there are 1,043 square feet of design elements; the excess square footage for the garage and design elements is counted toward the overall square footage of the house.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front elevation is sited at an angle on the property to relate to the curving nature of Robinson Drive.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request.

Standard 13 – Protection of Natural Resources.

This standard is not fully met. As currently proposed, 34 trees are proposed for removal totaling over 600 inches. The trees proposed for removal include Oak species, a Shagbark Hickory and Cottonwood trees, many over 18 inches and defined as Heritage trees in the Code.

Prior to submitting plans for permit, the petitioner's will need to engage a Certified Arborist prior to construction to prepare an up to date tree survey (The tree survey information submitted by the petitioners to date is not current, it is from 2008 and 2013.) An up to date tree survey is required to allow verification of the total replacement tree inches that will be required. Once an up to date tree survey is provided the required replacement inches will be calculated. Depending on the species, quality and location, in some cases, double inch for inch replacement may be required. If plantings cannot be fully accommodated on the site using good forestry practices, a payment in lieu of on site plantings will be required to support plantings in the general area.

The petitioner submitted a preliminary landscape plan that reflects many new plantings across the property. The new plantings include Spruce, Oak and Maple trees. A number of ornamental trees and shrubs are also proposed. Once the total amount of replacement tree inches are confirmed, an updated landscape plan will need to be prepared to reflect the required replacement inches to the extent possible on the site and will be subject to review and approval by the City's Certified Arborist.

The wooded character of the site should be maintained through the use of native deciduous trees and understory plantings. The landscape plan will need to reflect plantings in the landscape buffer on the south perimeter of the site to provide for substantial screening of views of the house and to limit light impacts on the neighboring homes to the south. A pre and post construction tree preservation and maintenance plan is also required before a building permit is issued to assure that trees intended for preservation are cared for and protected.

Standard 14 – Compatibility.

This standard is met. The design of the residence is consistent with the chosen architectural style and is compatible with the massing, scale and quality of materials and architectural detailing found in the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The property is vacant, there are no existing structures. However, as noted above, a remnant of an historic wall was rebuilt at the time the subdivision improvements were installed. The wall must be maintained and preserved.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is generally met. The property is vacant, however, the subdivision was very carefully considered in the context of the historic estate and the original residence which remains to the north of the property now proposed for development. Siting the residence and configuring the hardscape to minimize tree removal and impacts on trees and vegetation beyond the disturbed area, and avoiding long term impact on the trees identified for preservation is key to preserving the wooded character of the overall site and establishing the unique neighborhood that was envisioned when the subdivision was created.

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 residents 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, no correspondence was received regarding this request.

RECOMMENDATION

Grant a Certificate of Appropriateness approving a new residence, conceptual landscape plan and overall site plan on property located at 295 Robinson Drive, subject to the following conditions of approval.

1. Further study shall be conducted of the proportions of the windows in an effort to achieve a more consistent appearance across all elevations of the home and to more closely follow the vertical, narrow proportions of openings commonly found in the Colonial Revival architectural style.
2. Refine the groupings of windows on the rear elevation in an effort to more closely follow the rhythm of solids to voids found on the other elevations of the home.

3. Plans submitted for permit must reflect the project as approved by the Commission including the refinements as required by conditions 1 and 2. All modifications to the plans presented to the Commission as a result of refinements made in response to the Commission's direction and discussion and as a result of final design development must be clearly detailed and called out on the plans submitted for permit. The plans as originally submitted to the Commission for review must also be submitted for comparison purposes, areas of change should be highlighted. The plans submitted for permit will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
4. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. Consistent with the subdivision approval, no grading or filling shall be permitted except the absolute minimum necessary to meet accepted engineering standards and practices given the significant tree removal already proposed on the site and in the interest of minimizing stress on the trees intended to remain.
5. At the time of submittal for a building permit an updated and complete tree survey and removal plan shall be submitted identifying species, size and condition and showing calculations of the total tree inches to be removed or impacted and a breakout of the inches of Heritage trees to be removed or impacted. Heritage trees are trees over 18 inches in diameter when measured at 5 feet above the ground.
6. Prior to the issuance of a building permit, a plan, prepared by a Certified Arborist, to protect and treat trees and vegetation pre construction, during construction and post construction must be submitted and will be subject to review and approval by the City's Certified Arborist. Chain link fencing shall be required to protect trees intended for preservation and the Conservation and Tree Preservation Easements shall be fenced off entirely except for the intended driveway access.
7. Prior to the issuance of a building permit, a detailed landscape plan shall be submitted and shall be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required replacement inches to the extent possible using good forestry practices, detail enhancements to the Conservation and Tree Preservation Areas and detail planting in the landscape buffer that are sufficient to screen the new home from the homes to the south. Primarily native species shall be used. In particular, the landscape buffer shall strive to mitigate any light spillover from the large expanses of windows on the rear elevation.
8. Details of all exterior lighting, if any is proposed, shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be fully shielded from view from off the property. The right to night, dark sky goals shall be satisfied. All lights shall be set on a timer to turn off no later than 11 p.m. except for lights operated by motion detectors.
9. 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 impacts on surrounding properties and on all protected easement and preservation areas.

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

Address 295 Robinson Drive Owner(s) Christian and Liz Iantoni
 Architect Edward Deegan Reviewed by: Jen Baehr
 Date 1/27/2021
 Lot Area 79435 sq. ft.

Square Footage of New Residence:

1st floor 2916 + 2nd floor 2763 + 3rd floor 123 = 5802 sq. ft.
 Design Element Allowance = 815 sq. ft.
 Total Actual Design Elements = 1043 sq. ft. Excess = 228 sq. ft.
 Garage 1162 sf actual ; 800 sf allowance Excess = 362 sq. ft.
 Garage Width 25'-6" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*
 Basement Area = 0 sq. ft.
 Accessory buildings = 129 sq. ft.
TOTAL SQUARE FOOTAGE = 6521 sq. ft.
TOTAL SQUARE FOOTAGE ALLOWED = 8155 sq. ft.
DIFFERENTIAL = -1634 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 31'-10" ft.

NET RESULT:

1634 sq. ft. is

20% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 815 sq. ft.

Front & Side Porches = 186 sq. ft.
 Rear & Side Screen Porches = 359 sq. ft.
 Covered Entries = 42 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 158 sq. ft.
 Breezeway = 270 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 28 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 1043 sq. ft.

Excess Design Elements = 228 sq. ft.

Area of Request
295 Robinson Drive

ROBINSON DR

WALDEN LN

N GREEN BAY RD

3401

335

330

315

1510

295

1596

1577

1569

1551

1550

1500

1490

1470

120

1451

1416

1414

1400

1466

1435

1418

1388

1386

1401

1412

1298

1410

1296

1302

1300

1380

1385

1350

1351


1310

1331

1272

Area of Request
295 Robinson Drive



An aerial photograph of a residential neighborhood. A large, irregularly shaped parcel of land is outlined in red. The parcel is mostly covered in bare trees and shrubs, indicating a wooded area. To the left of the red-outlined parcel, there is a yellow rectangular box containing the text "Area of Request" and "295 Robinson Drive". A thin black line points from this box to the red-outlined parcel. The surrounding area includes several houses with dark roofs, some with swimming pools, and winding roads. The overall scene is captured from a high angle, showing the layout of the neighborhood and the specific location of the requested area.

Area of Request
295 Robinson Drive



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

PROJECT ADDRESS 295 Robinson Drive

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Christian & Liz Iantoni
Owner of Property

1165 Edgewood
Owner's Street Address (may be different from project address)

Lake Forest, IL.
City, State and Zip Code

(312) 833-6373
Phone Number Fax Number

christian.iantoni@pwc.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Edward Deegan
Name and Title of Person Presenting Project

Edward Deegan Architects
Name of Firm

503 Park Drive Suite #4
Street Address

Kenilworth, IL. 60043
City, State and Zip Code

847 906 4110
Phone Number Fax Number

ed@edwarddeeganarchitects.com
Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

January 6, 2021

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 295 Robinson Drive:

The goal of this project is to construct a new traditional two-story home that thoughtfully and graciously caters to the needs of its inhabitants.

The Established Architectural Vernacular and Character:

Holistically, the aspiration is for the structure to not be imposed on - but rather, woven into - the natural landscape of the wooded lot. At the most essential level, the aspirations for this project are to emulate a "Colonial Revival" vernacular. This is emphasized by the local symmetry of the main two-story form with the book end gable forms and a central front entry porch. The vernacular is furthered with bay windows, front facing dormers and a stone water table. While the front of the home addresses the public street, the back of the home creates a private courtyard for family entertaining. A survey of the larger existing neighborhood dwellings witnesses the use of symmetry, balance and classic detailing, all principles this design seeks to dutifully complement and emulate.

Standards of the Historic Preservation Ordinance:

1. **Height:** The proposed dwelling is two story with a maximum height of 31' 8" from lowest adjacent grade.
2. **Proportion of Front Façade:** By virtue of being set back on a large, wooded lot the two-story home will be undistruptive to the surrounding dwellings or flora. The main form of the front façade is two-story with a post and beam front entry porch flanked by two gable forms. The front façade proportions with the stone and clap board façade, dormers and water table, along with the fenestration, are in keeping with the proposed vernacular.
3. **Proportion of Openings:** The proportion of openings is respectful of and appropriately scaled to the overall massing. The doors of the home are of standard, traditional dimensions. Select



window areas off the back of the home corresponding to sunroom have been vertically enhanced ever-so-slightly to allow ample natural light to permeate the interior.

4. **Rhythm of solids to voids in front of facades:** The front elevation staggers solid and voided space in a rhythm consistent with its central massing, spaced tastefully and appropriately with the other smaller flanking one story gables. Holistically, the forms are spatially punctuated, undulating to achieve a nuanced harmony between solids and voids.
5. **Rhythm of spacing and structures on streets:** The proposed home would be the first to be developed on this street, currently there are no other homes adjacent to this property on Robinson Drive.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** Rhythmically, the home's entry porch form provides the primary anchorage of the structure, establishing balance and sustaining a synchronized posture along the front, street-facing elevation.
7. **Relationship of materials and texture:** From a material standpoint, the home will be a combination of stone and clap board siding. The roof is cedar shingles with copper gutters and downspouts. We consider the material treatment to be consistent with and flattering to the traditional and timeless textural parlance of the Green Bay Road District.
8. **Roof shapes:** The roof shapes are predominately gables, both one and two story. The roof shapes draw inspiration from the simple "Colonial Revival" vernacular.
9. **Walls of continuity:** The height of walls and rooflines are standardized and sustained through the entirety of the front elevation. Moreover, the one-story structures on either side of the main form creates a continuous "wall of continuity" with the principal structure oriented to Robinson Drive.
10. **Scale of structure:** The home is of modest vertical scale with greater emphasis on its horizontal dimension. As previously noted, the proportions of the front façade respond to the existing site by leveraging horizontal geometry to enhance a sense of stability and unity with the landscape. Consummately, the scale is subtle, contextually respectful and understated; never imposing.
11. **Directional expression of structure:** The proposed orientation of the home on the site seeks to maintain the existing natural axial alignment with the curvature of Robinson Drive, posturing the front elevation in a slight inflected orientation with the street.
12. **Preserving distinguishing features:** Not applicable, New Construction.
13. **Protection of resources:** Trees will be impacted as it is a wooded undeveloped lot.
14. **New Construction:** New Construction on an empty wooded lot.



15. Repair to deteriorated features: Not applicable, New Construction.
16. Surface Cleaning: Not applicable, New Construction.
17. Reversibility of Additions and Alterations: Not applicable, New Construction.

Very truly yours,

A handwritten signature in cursive script, 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)

Facade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish White

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper
☐ Other _____
☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper
☐ Aluminum
☐ Other _____

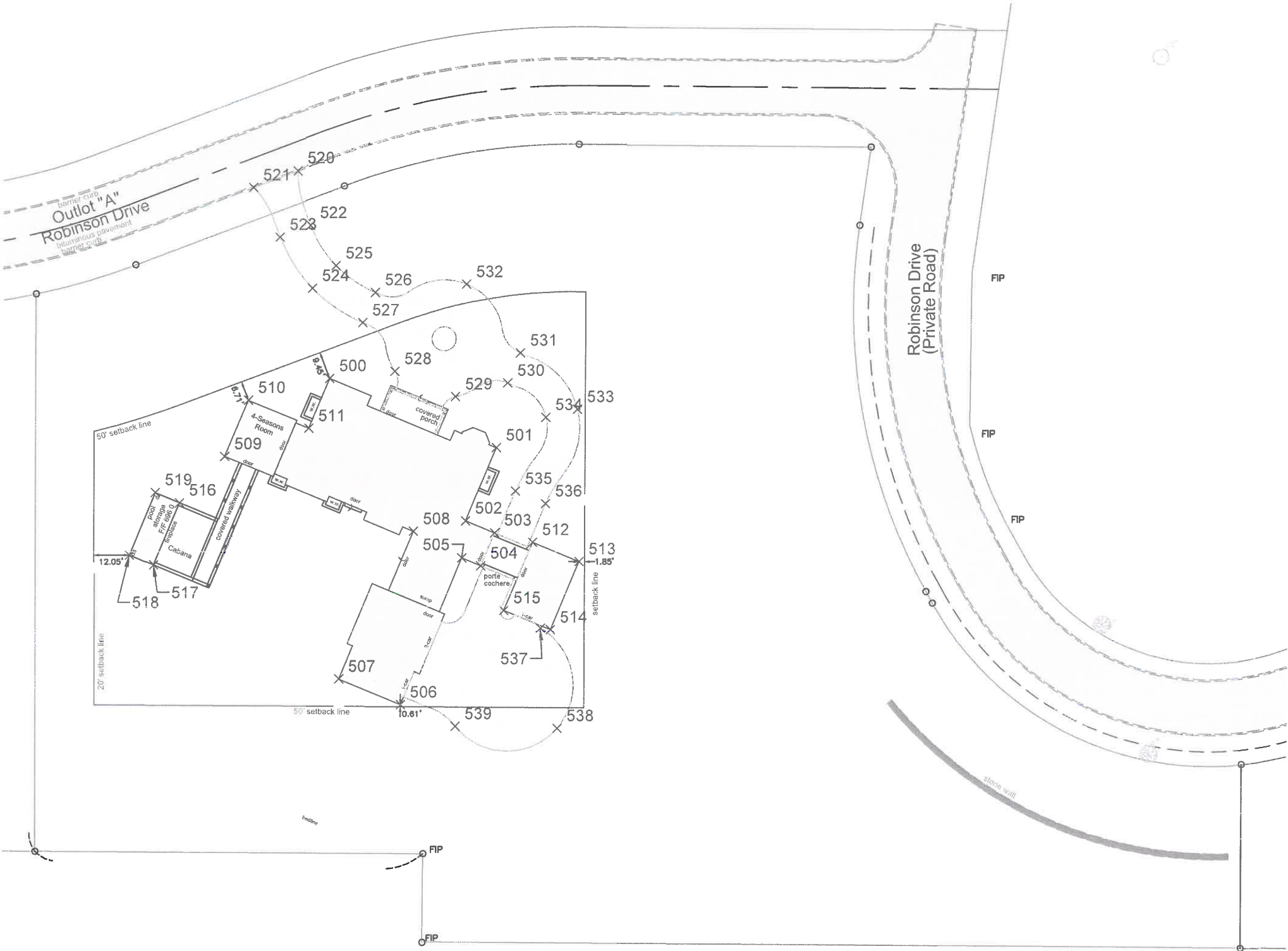
Driveway Material

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

Terraces and Patios

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

295 Robinson Drive, Lake Forest, Illinois



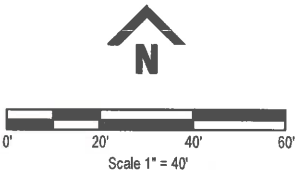
BLECK

engineers | surveyors

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

Private Residence

Lake Forest, IL



BENCHMARK:
Arrow Nut On Fire Hydrant on East Side of Green
Bay Road Approximately 130 feet South of
Entrance to 1510 North Green Bay Road: 715.11'

ISSUED DATE	ISSUED FOR
08.29.2018	HPC

© 2021 Bleck Engineering Company, Inc. All Rights Reserved
Illinois Professional Design Firm 184.000911

RM Swanson Architects
1930 Amberley Court
Lake Forest, Illinois 60045

70-532-3	Project No.
MB	Drawn By
MGB	Checked By

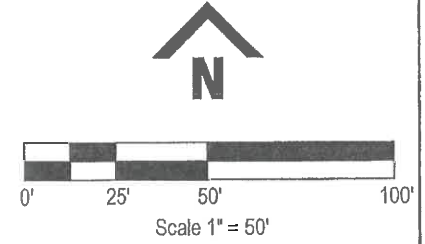
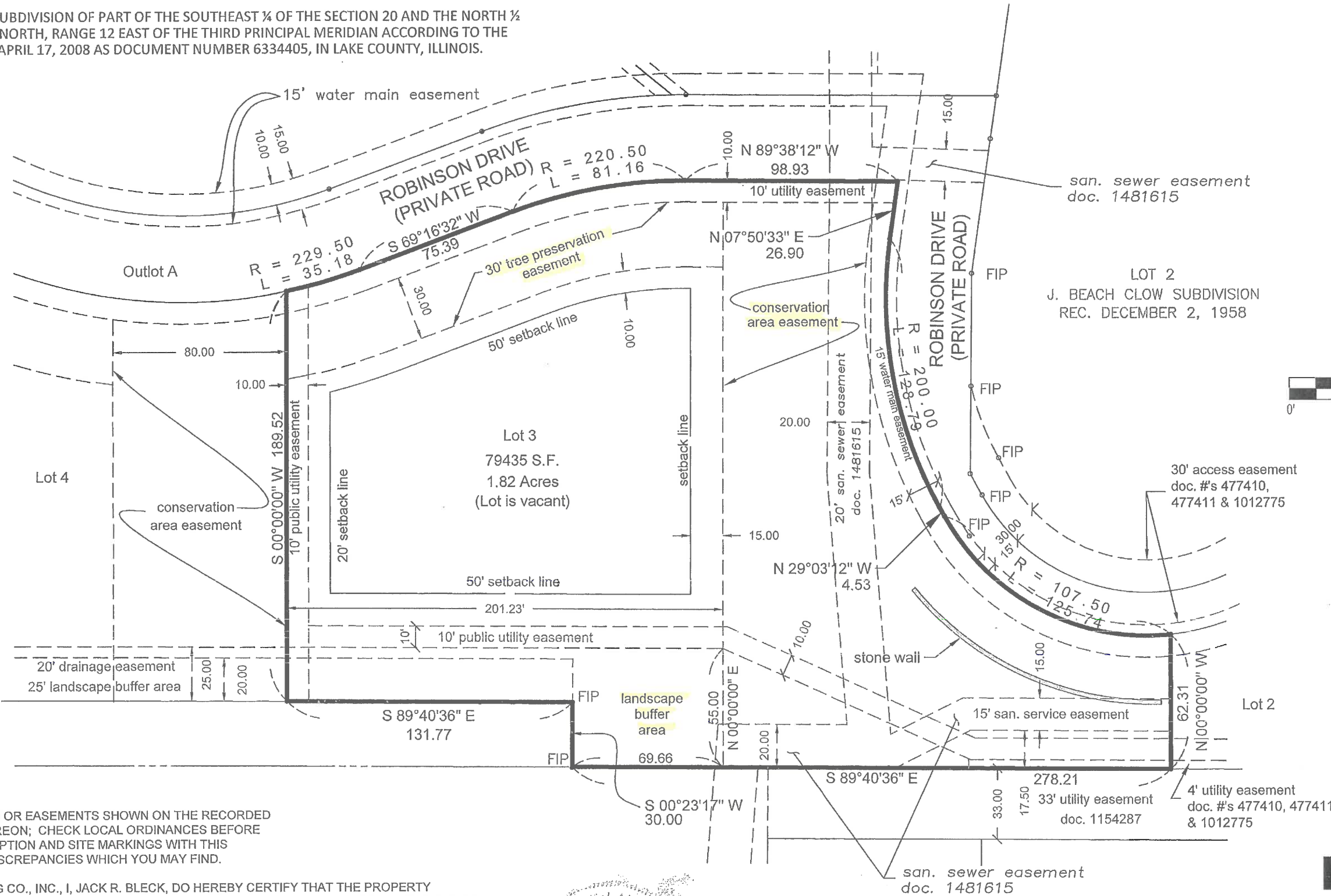
Drawing No.

1

Drawing Name
STAKING DIAGRAM

PLAT OF SURVEY

LOT 3 OF THORNDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SECTION 20 AND THE NORTH ½ OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 2008 AS DOCUMENT NUMBER 6334405, IN LAKE COUNTY, ILLINOIS.



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

PLAT IS VOID IF IMPRESSED
 SEAL DOES NOT APPEAR

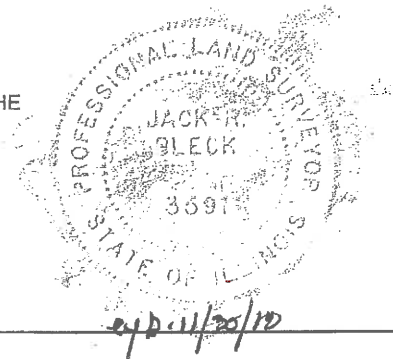
STATE OF ILLINOIS } s.s.
 COUNTY OF LAKE }

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

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

DATED AT LAKE FOREST, ILLINOIS, THIS 16TH DAY OF APRIL A.D., 2018.

BY Jack R. Bleck
 REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

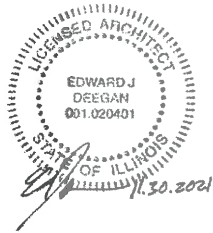


Note: Iron rods were set at all lot corners unless noted otherwise.

Job No. 70-532

BLECK
 engineers | surveyors

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



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

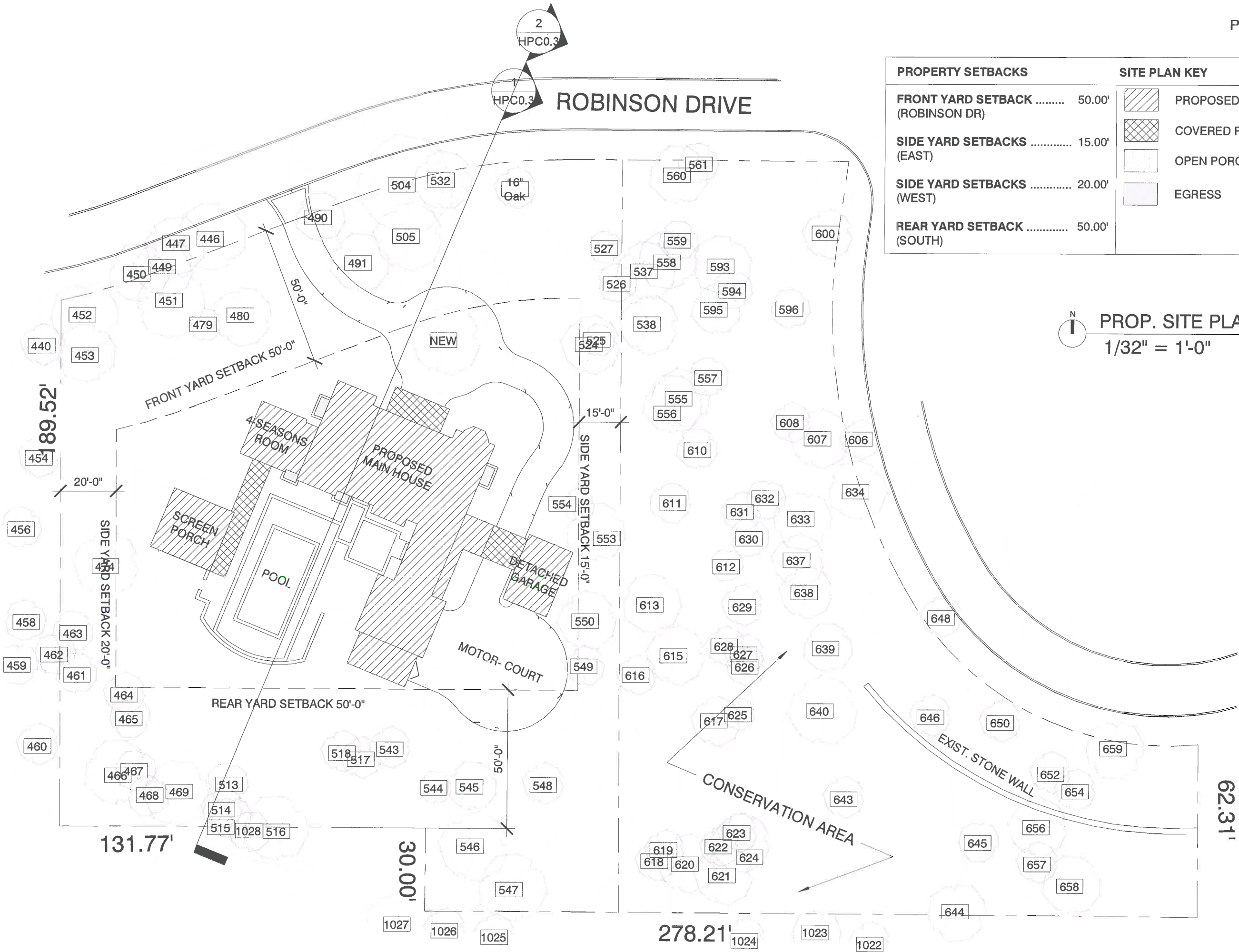
PROP. SITE PLAN

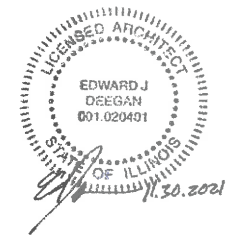
SHEET NO.

HPC0.2

PROPERTY SETBACKS		SITE PLAN KEY	
FRONT YARD SETBACK	50.00'		PROPOSED BUILDING
(ROBINSON DR)			COVERED PORCH
SIDE YARD SETBACKS	15.00'		OPEN PORCH
(EAST)			EGRESS
SIDE YARD SETBACKS	20.00'		
(WEST)			
REAR YARD SETBACK	50.00'		
(SOUTH)			

PROP. SITE PLAN
1/32" = 1'-0"





The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

FRONT
PERSPECTIVE

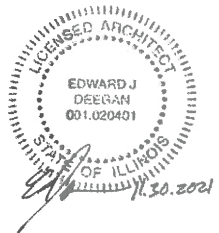
SHEET NO.

HPC4.1



Front Yard Perspective

Scale: N/A



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

REAR
PERSPECTIVE

SHEET NO.

HPC4.2



Rear Yard Perspective

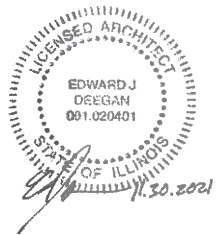
Scale: N/A

EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) NORTH ELEVATION
3/32" = 1'-0"



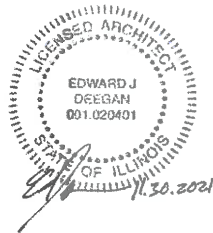
The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

NORTH
ELEVATION
SHEET NO.

HPC2.1



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

NORTH RENDER

SHEET NO.

HPC2.2



North Render
Scale: 3/32"=1'-0"

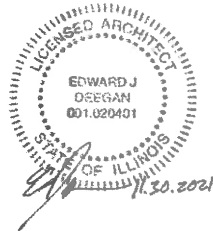


EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) EAST ELEVATION - A
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

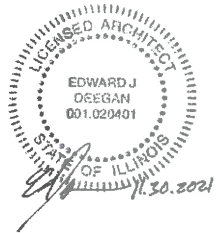
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

EAST ELEVATION-
A

SHEET NO.

HPC2.3



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

EAST RENDER- A

SHEET NO.

HPC2.4



East Render
Scale: 3/32"=1'-0"

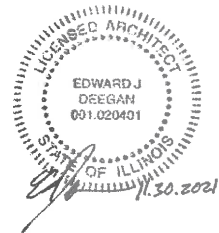


EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) EAST ELEVATION - B
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

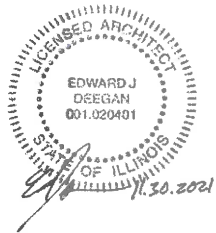
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

EAST ELEVATION-
B

SHEET NO.

HPC2.5



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

EAST RENDER- B

SHEET NO.

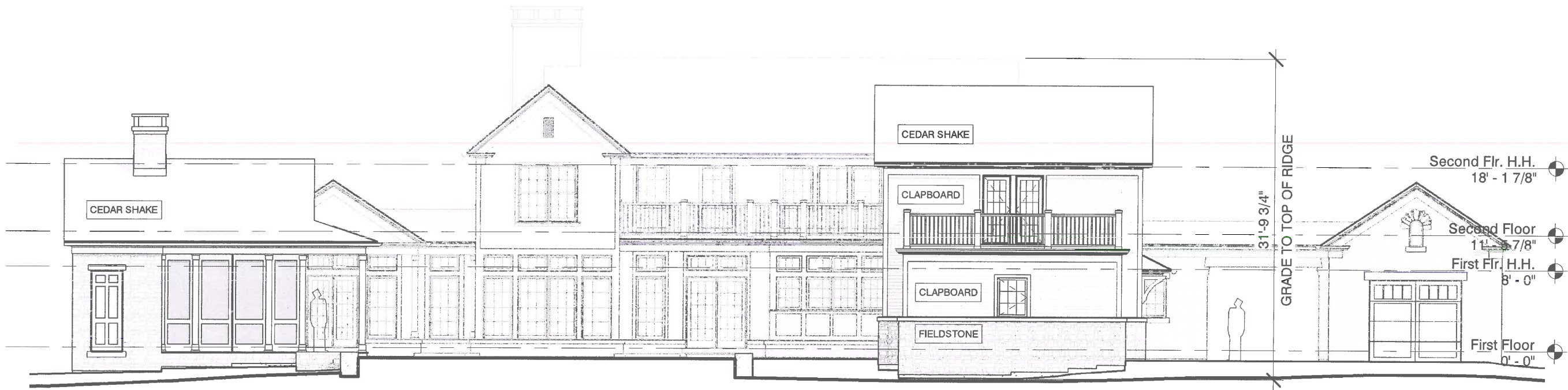
HPC2.6



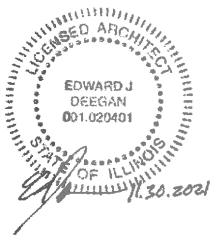
East Render- B
Scale: 3/32"=1'-0"

EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) SOUTH ELEVATION - A
3/32" = 1'-0"



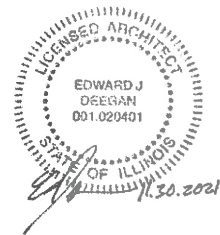
The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

SOUTH
ELEVATION- A
SHEET NO.

HPC2.7



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

SOUTH RENDER

SHEET NO.

HPC2.8



South Render
Scale: 3/32"=1'-0"

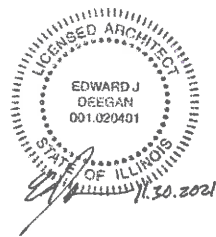


EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) SOUTH ELEVATION - B
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

SOUTH
ELEVATION- B
SHEET NO.

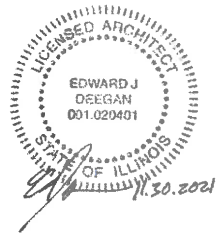
HPC2.9

EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) WEST ELEVATION
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

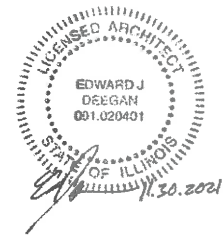
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

WEST ELEVATION

SHEET NO.

HPC2.10



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

WEST RENDER

SHEET NO.

HPC2.11

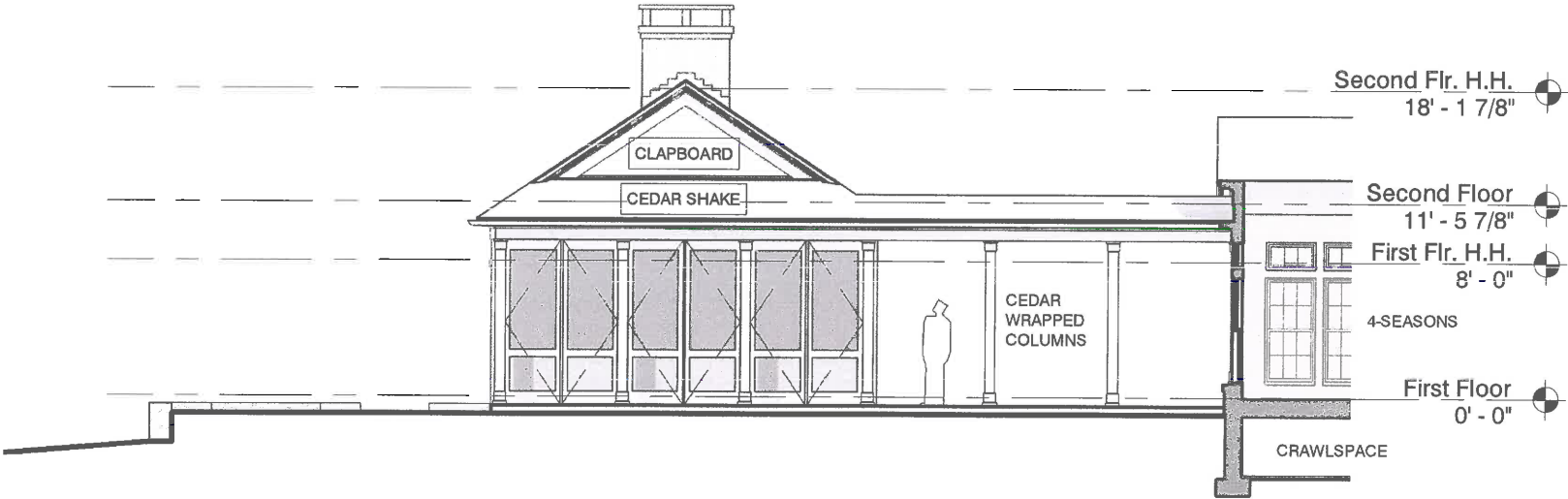


West Render
Scale: 3/32"=1'-0"

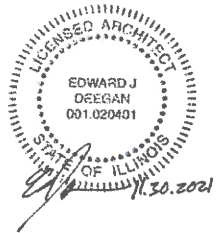


EXTERIOR FINISHES

ITEM	DESCRIPTION
ROOF (TYP. MATERIAL) SLOPES PER PLAN	TAPERSAWN CEDAR SHAKE WOOD SHINGLES; NATURAL
GUTTERS & DOWNSPOUTS	5" COPPER HALF-ROUND GUTTERS AND CORRESPONDING ROUND COPPER DOWNSPOUTS
FASCIAS & EAVES	1x6 SMOOTH CEDAR FOR PAINT
WINDOWS	NEW 'MARVIN' ULTIMATE (SIGNATURE SERIES) WINDOWS w/ 5/8" SDLS MUNTINS (SIMULATED DIVIDED LITES w/ SPACER BARS) - EXTERIOR FINISH: STONE WHITE
GARAGE DOORS	'CLOPAY' OR EQUIVALENT INSULATED WOOD DOORS (PAINT-GRADE)
SIDING & PANELING	SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE
WINDOW TRIM & CORNER BOARDS	5/4" THICK SMOOTH CEDAR w/ SILLS PER ELEVATIONS
EXTERIOR STONE (FACADE & WATERTABLE)	5" THICK PENNSYLVANIA FIELD STONE (\$600/ TON); WATERTABLE TO HAVE CUT LIMESTONE SILL w/ 15 DEGREE WASH



(HPC) INTERIOR EAST ELEVATION
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

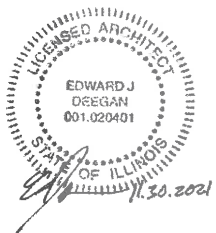
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

INTERIOR EAST

SHEET NO.

HPC2.14



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

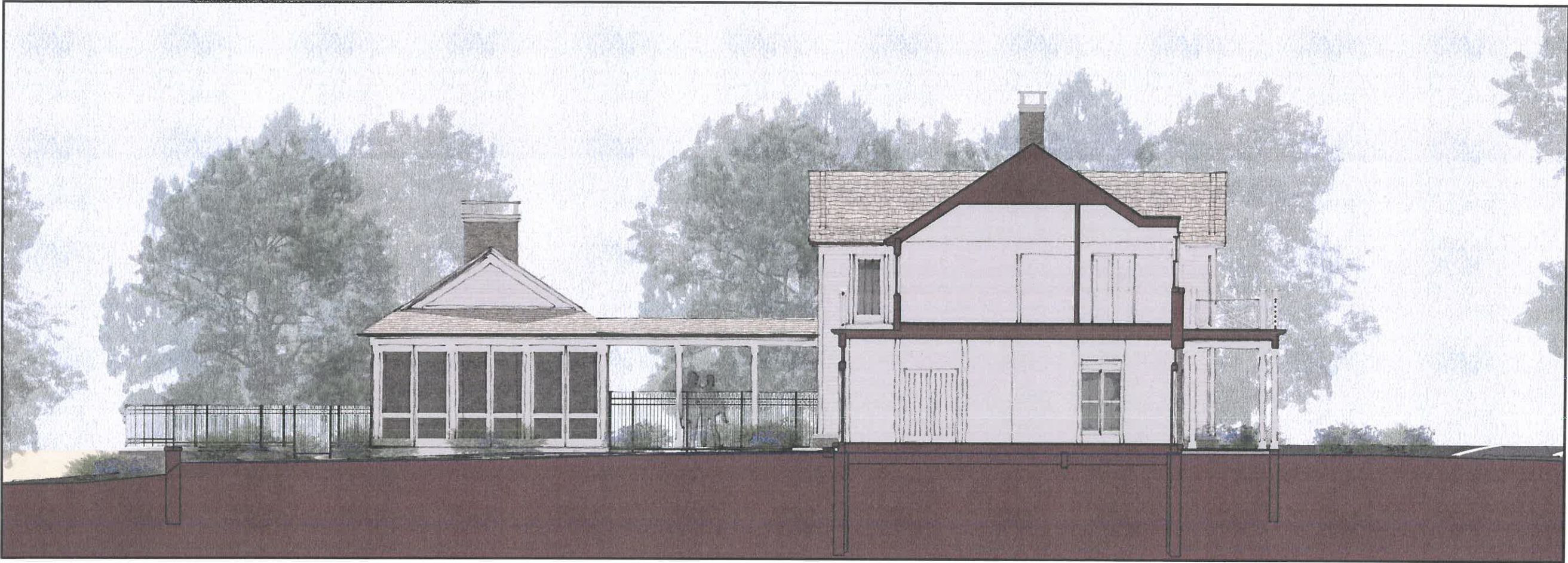
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

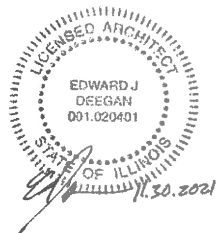
INT EAST RENDER

SHEET NO.

HPC2.15



Int East Render
Scale: 3/32"=1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

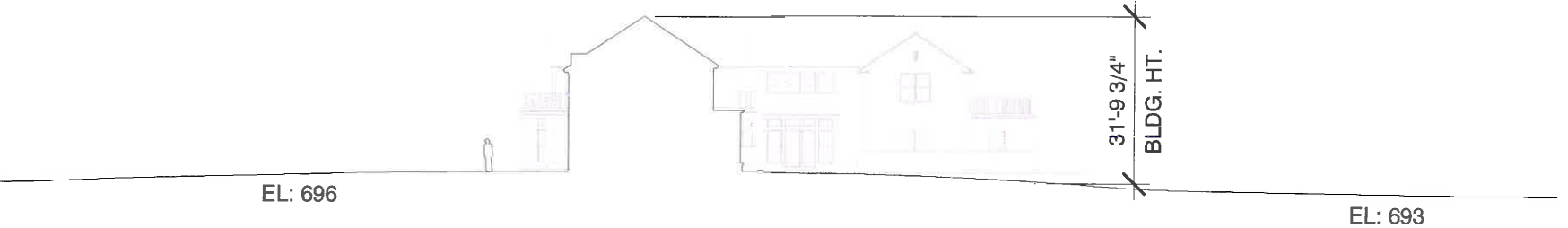
SITE SECTION

SHEET NO.

HPC0.3

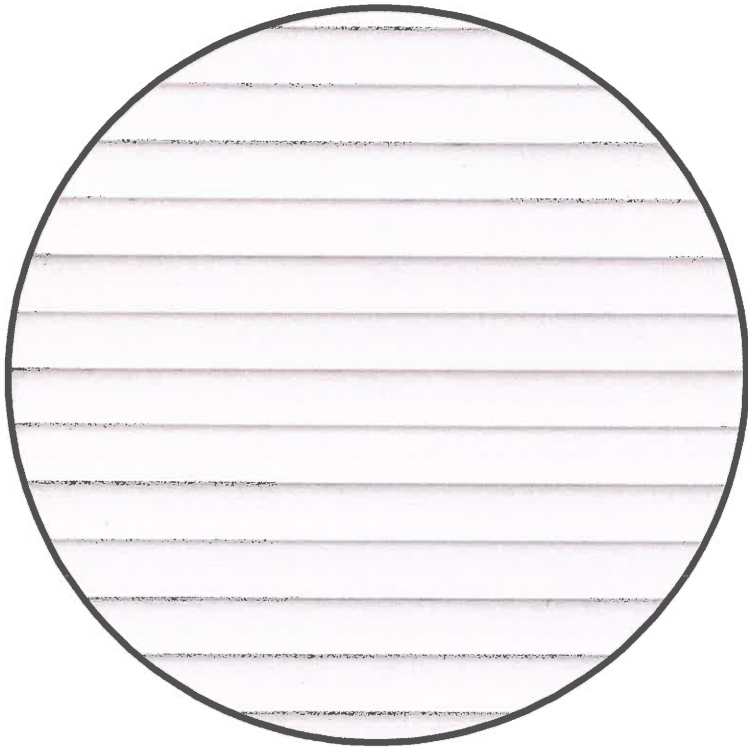


Existing Site Section
1/32" = 1'-0"

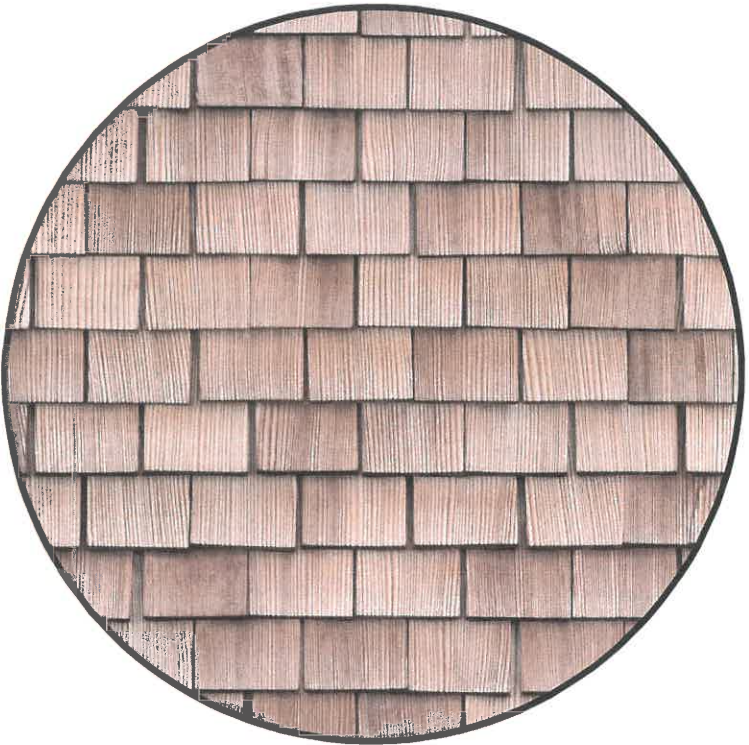


Proposed Site Section
1/32" = 1'-0"

EXTERIOR PALETTE



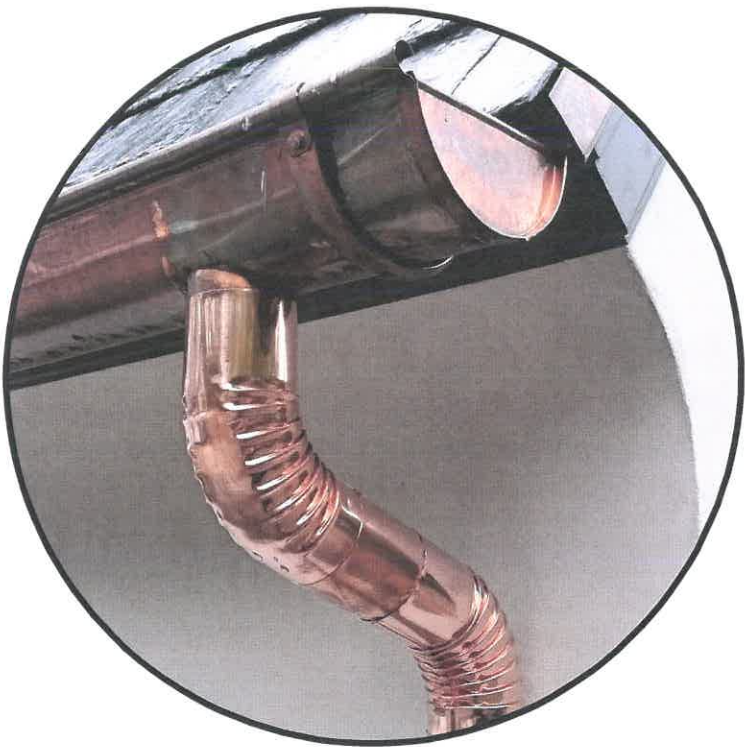
SMOOTH CEDAR LAP SIDING w/ 4" EXPOSURE - *PAINTED WHITE*



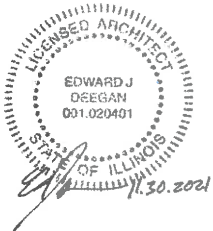
CEDAR SHAKE WOOD SHINGLES



PENNSYLVANIA FIELDSTONE



COPPER HALF-ROUND GUTTERS & DOWNSPOUTS



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

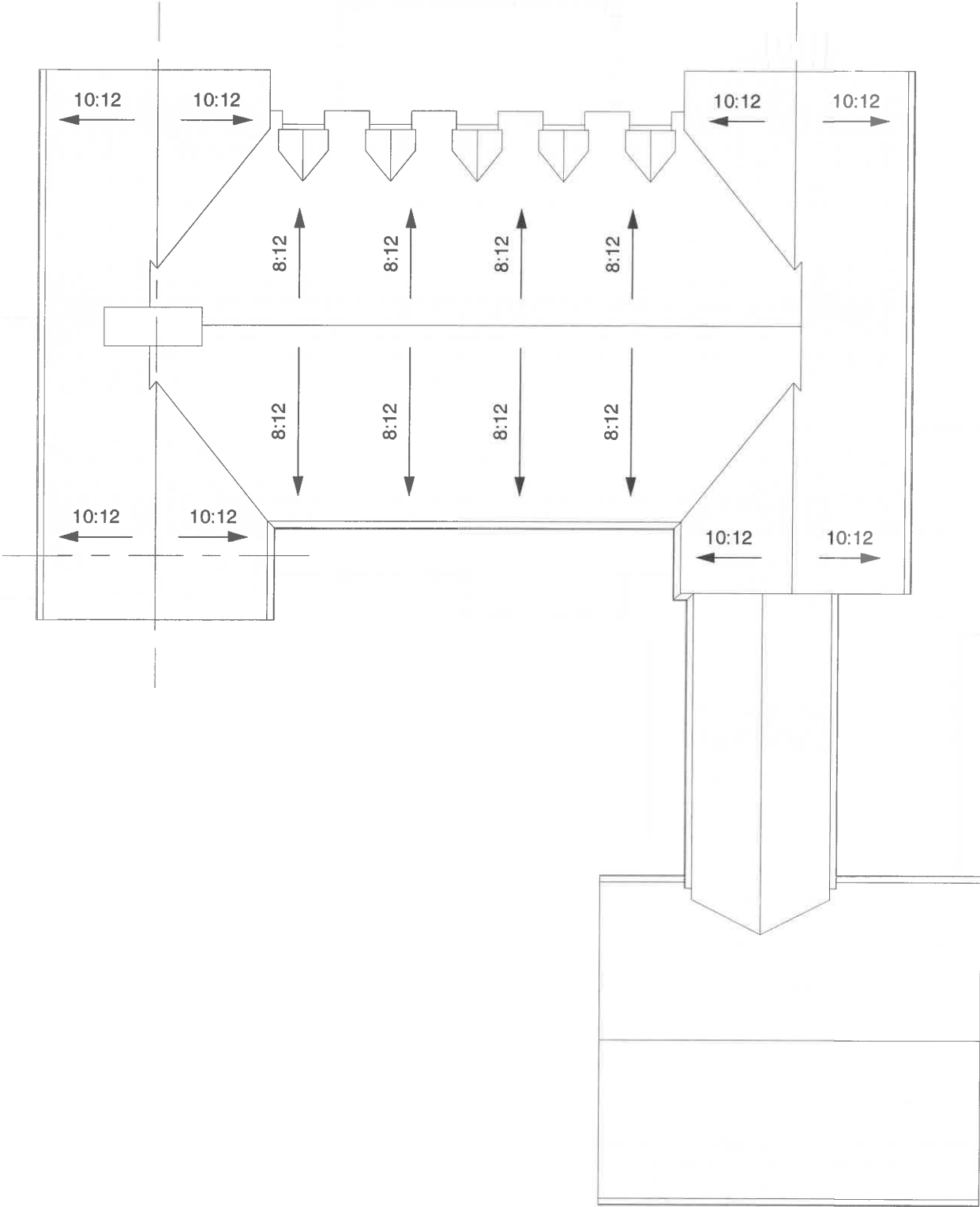
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

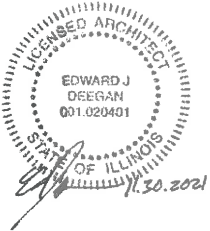
Exterior Materials
Palette

SHEET NO.

HPC6.1



(HPC) - ROOF PLAN
3/32" = 1'-0"



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

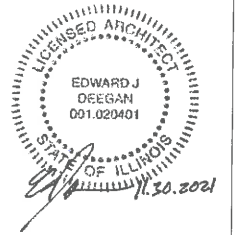
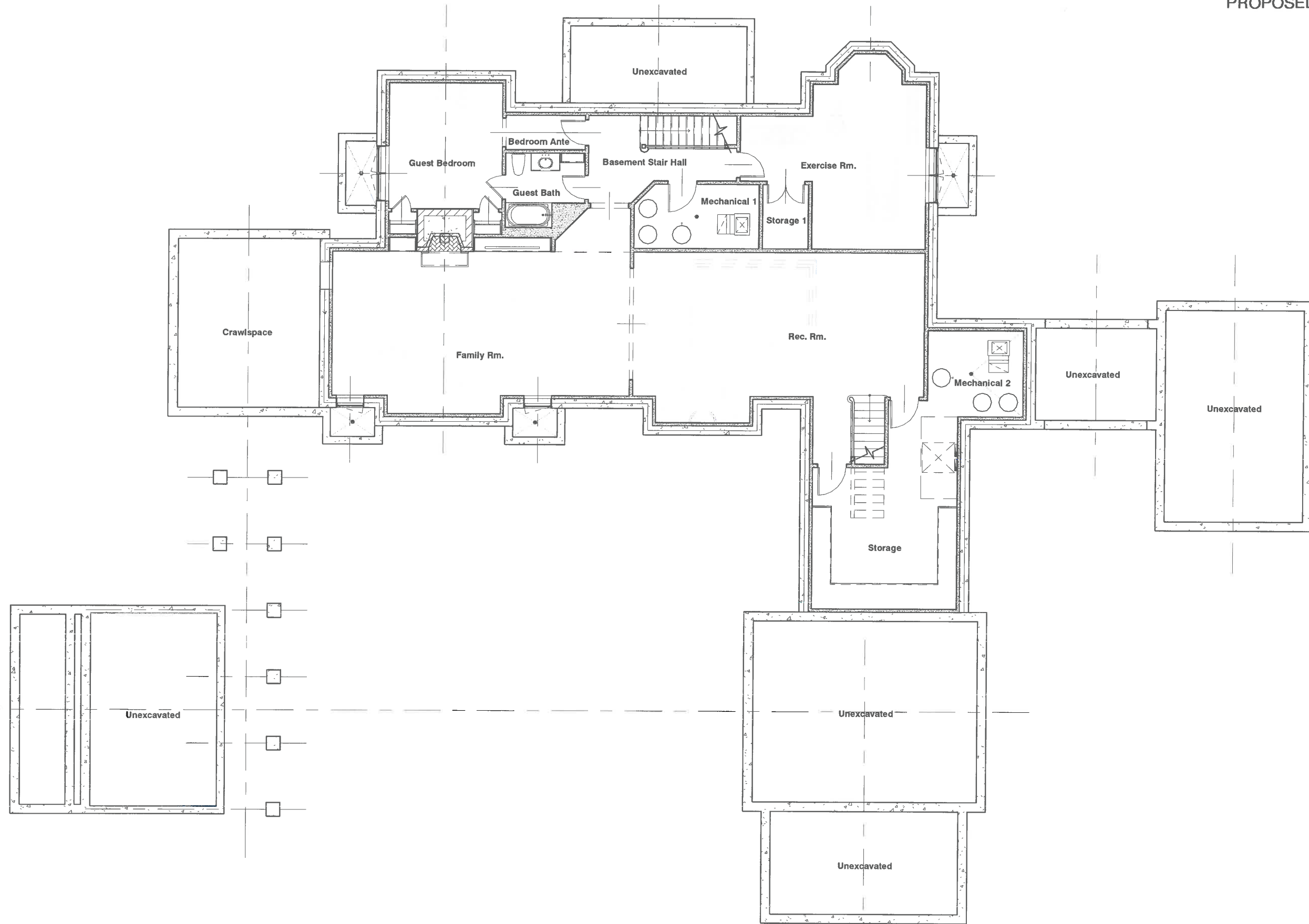
HPC: 01/06/2021

ROOF PLAN

SHEET NO.

HPC1.4

PROPOSED BASEMENT PLAN



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

BASEMENT PLAN

SHEET NO.

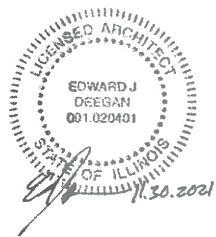
HPC1.1



(HPC) - BASEMENT PLAN

3/32" = 1'-0"

PROPOSED FIRST FLOOR PLAN



The Iantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

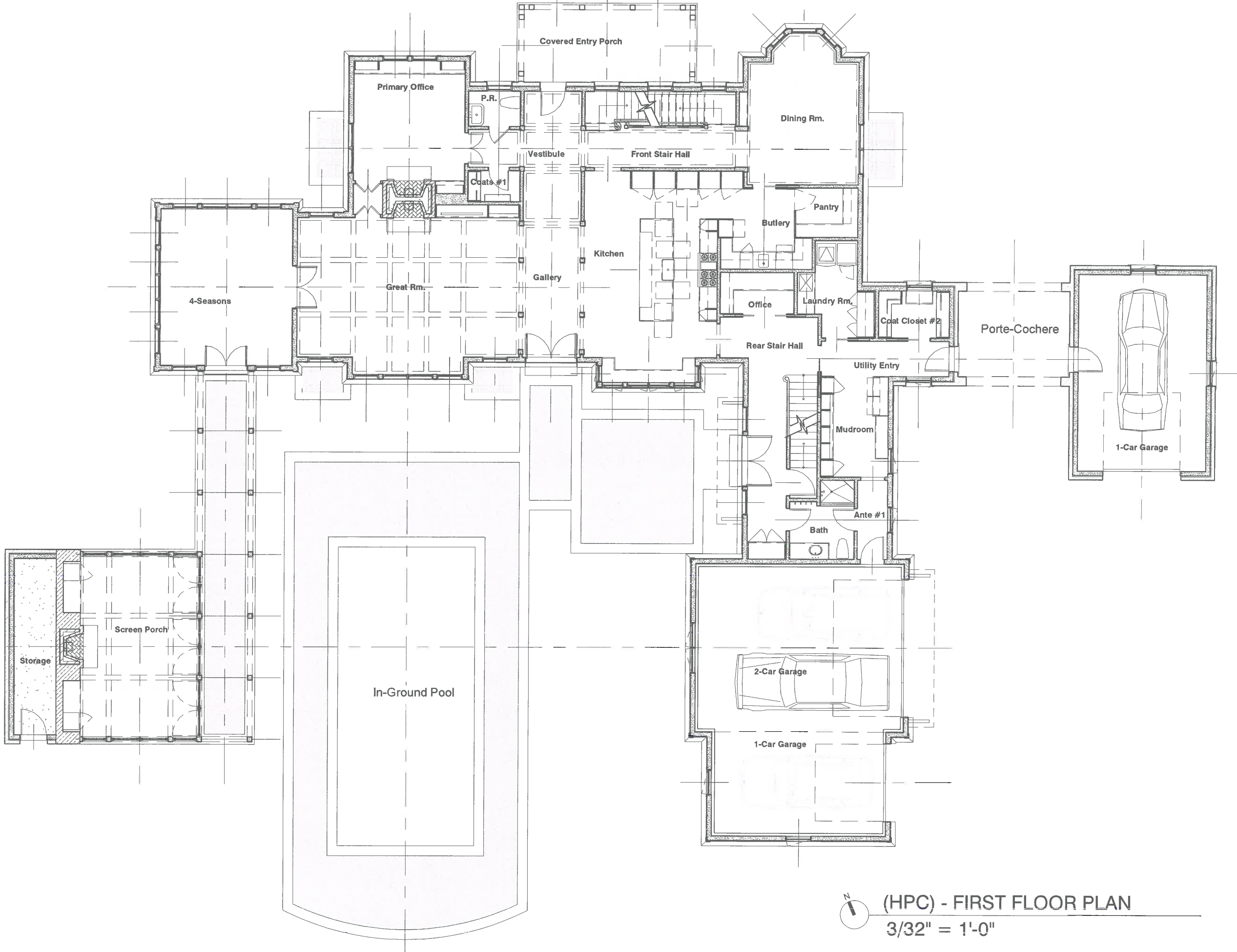
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC: 01/06/2021

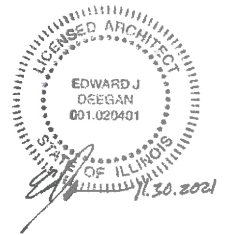
1st FLR. PLAN

SHEET NO.

HPC1.2



(HPC) - FIRST FLOOR PLAN
3/32" = 1'-0"



The lantoni Residence
295 Robinson Drive
Lake Forest, IL 60045

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

HPC: 01/06/2021

2nd FLR. PLAN

SHEET NO.

HPC1.3



(HPC) - SECOND FLOOR PLAN
3/32" = 1'-0"

SITE GRADING PLAN & TREE REMOVAL PLAN

LOT 3 OF THORNDALE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 2008 AS DOCUMENT NUMBER 6334405, IN LAKE COUNTY, ILLINOIS.

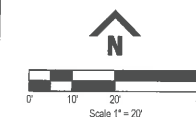
BLECK

engineers | surveyors

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

Private Residence

295 Robinson Drive
Lake Forest, IL



CONVERSION FACTOR:
The Original Subdivision was designed and built off of City of Lake Forest Datum (CLFD). Since that time the city has begun to use NAVD83.
NAVD83 - 580.167' = CLFD

BENCHMARK:
ELEVATION = Arrow Nut On Fire Hydrant on East Side of Green Bay Road Approximately 130 feet South of Entrance to 1510 North Green Bay Road: 715.11'

ISSUED DATE	ISSUED FOR
01.13.2021	REVIEW

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



Patrick J. Black, PE Jan. 13, 2021
License No. 062,543,787 Expires 12/31/25

© 2021 Bleck Engineering Company, Inc. All Rights Reserved.

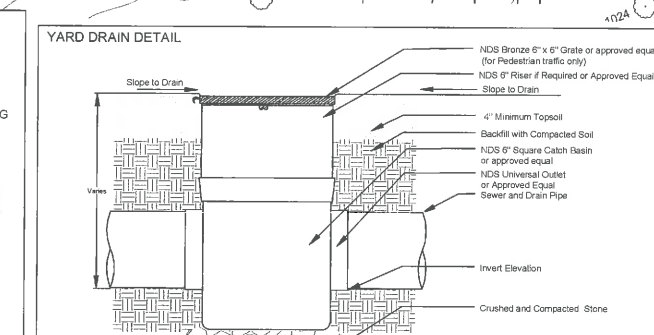
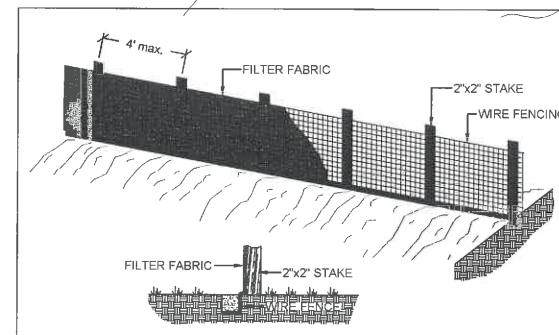
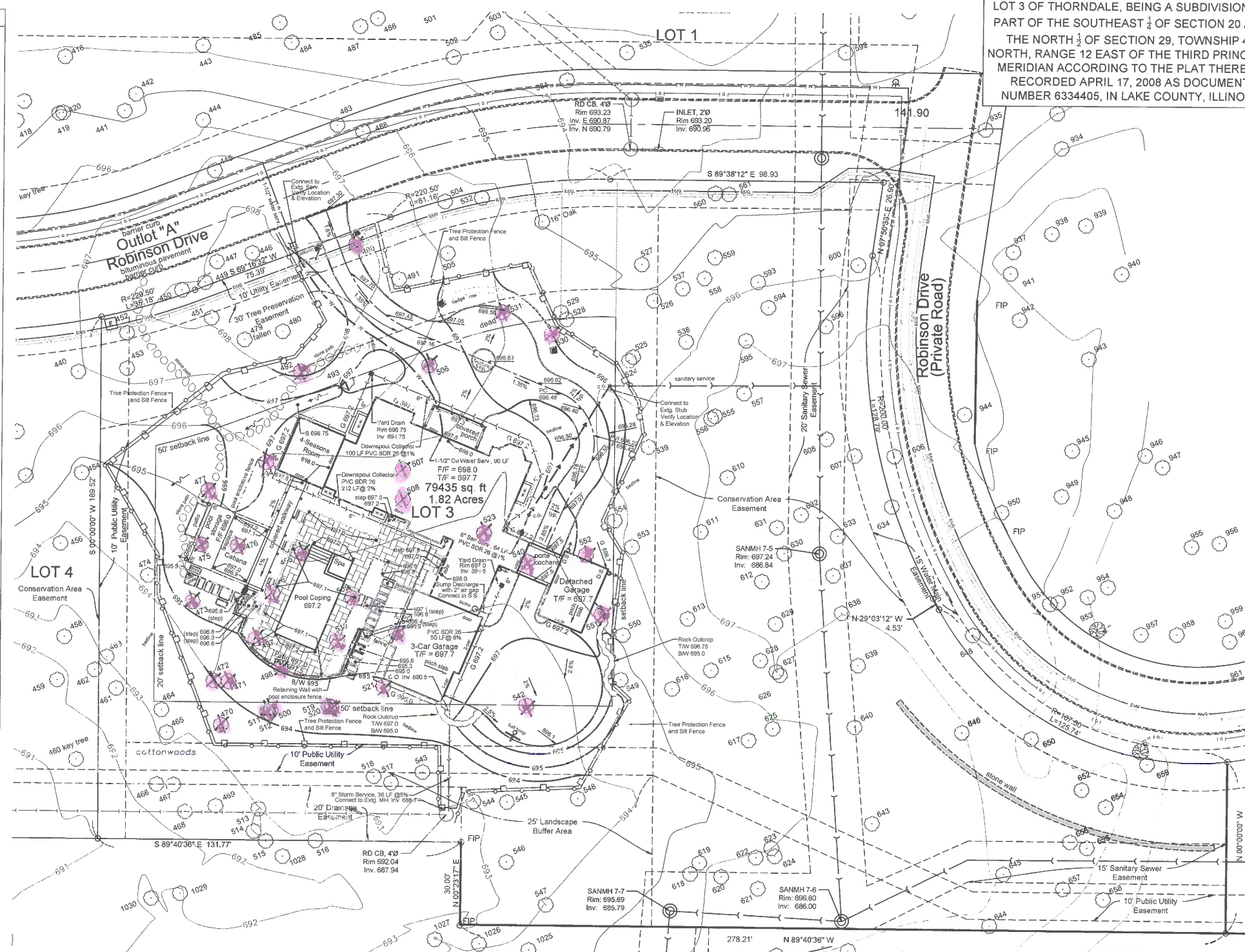
70-532-3	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No.

1

Drawing Name
Site Grading Plan

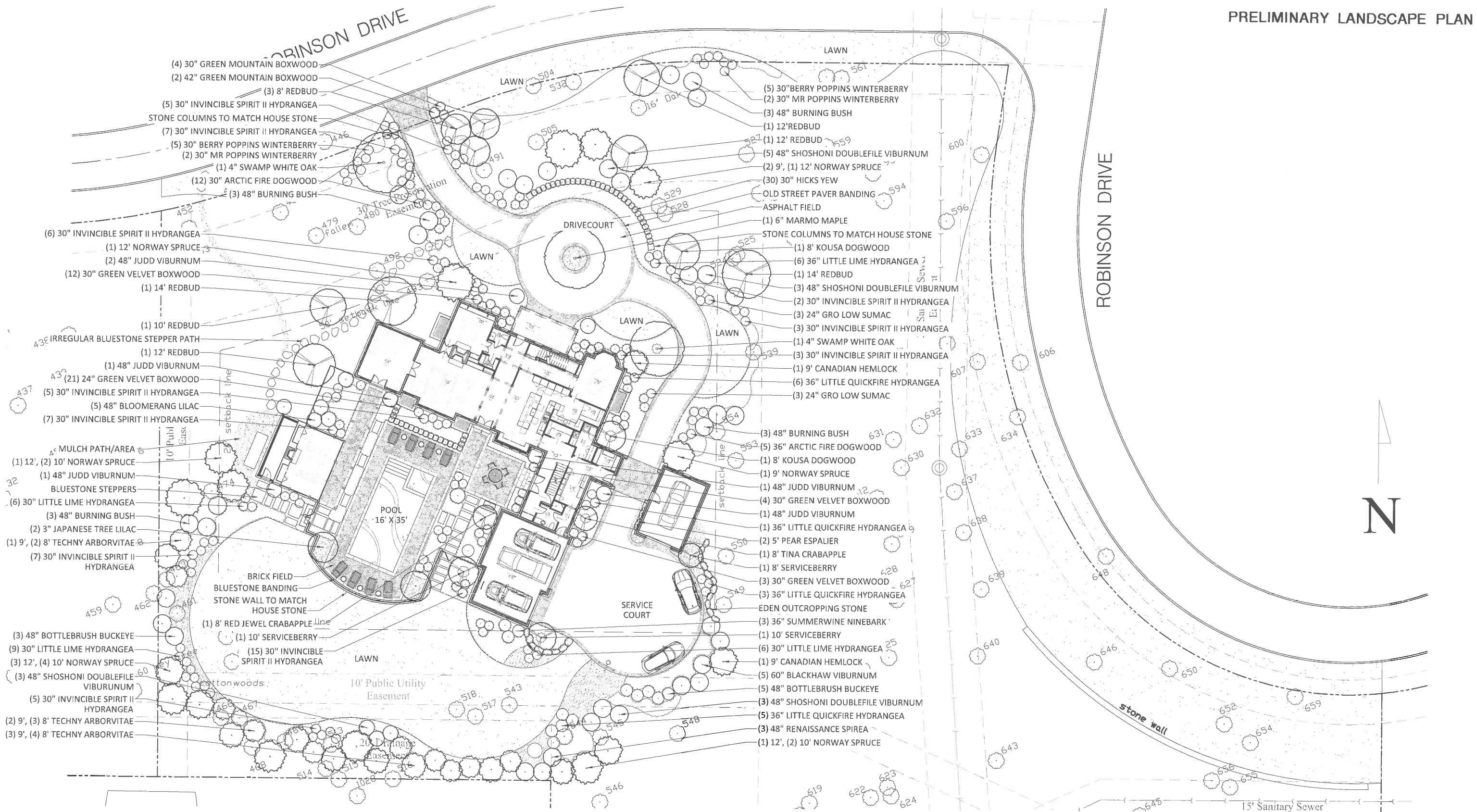
Arborist & Year	Common	Size	Cond	Form	Problems
UFM 2013	446 White Oak	23	3	4	construction cut, minor deadwood, one sided, slight sweep
UFM 2013	447 White Oak	14	3	4	construction cut, epicormics, slight sweep
UFM 2013	448 White Oak	13	3	4	construction cut, slight lean, twist in trunk
UFM 2013	450 White Oak	18	4	4	construction cut, heavy deadwood, epicormics, slight sweep, basal swell, double
UFM 2013	451 White Oak	24	3	3	minor deadwood, twist in trunk
UFM 2013	452 White Oak	27	3	3	heavy deadwood, weak crotch, multiple leaders
UFM 2013	453 White Oak	18	3	4	minor deadwood, sweep, over-topped, epicormics, multiple leaders
COT 2008	461 Cottonwood	15	3	4	minor deadwood, one sided, twist in trunk
COT 2008	463 Cottonwood	12	3	4	one sided, thin crown, slight lean, twist in trunk
UFM 2013	464 Cottonwood	17	3	4	minor deadwood, one sided, twist in trunk
COT 2008	465 Cottonwood	13	4	4	suckering, thin crown, slight sweep
COT 2008	466 Cottonwood	13	3	4	minor deadwood, one sided, multiple leaders
COT 2008	467 Cottonwood	15	3	4	one sided, slight sweep, double leader
COT 2008	468 Cottonwood	17	3	4	one sided, twist in trunk, double leader
COT 2008	469 Cottonwood	19	3	3	one sided, thin crown, multiple leaders
UFM 2013	471 Cottonwood	27	3	3	vine infested
UFM 2013	472 Cottonwood	15	3	4	sweep, thin crown
UFM 2013	473 Cottonwood	15	4	4	sparse foliage, thin crown, vine infested, twist in trunk
UFM 2013	474 Cottonwood	23	3	3	heavy deadwood, double leader
UFM 2013	475 White Oak	13	3	4	sparse foliage, top broken off
UFM 2013	476 Cottonwood	20	3	4	one sided, twist in trunk
UFM 2013	477 Cottonwood	15	3	4	heavy deadwood, thin crown, slight sweep, double leader
UFM 2013	479 White Oak	12	3	4	sweep, over topped
UFM 2013	480 White Oak	24	3	3	minor deadwood, twist in trunk
UFM 2013	490 White Oak	16	3	4	construction cut, minor deadwood, slight sweep, double leader
UFM 2013	491 White Oak	22	3	3	minor deadwood, weak crotch, epicormics, multiple leaders
UFM 2013	492 White Oak	22	3	4	minor deadwood, one sided, slight sweep
UFM 2013	493 White Oak	13	3	4	one sided, epicormics, slight sweep, twist in trunk
UFM 2013	494 Bur Oak	25	3	4	minor deadwood, slight sweep, twist in trunk, multiple leaders
UFM 2013	495 Cottonwood	25	3	3	minor deadwood, twist in trunk, double leader
UFM 2013	496 Cottonwood	19	4	3	sparse foliage, trunk scar, dieback, twist in trunk
COT 2008	497 Cottonwood	15	3	4	thin crown, twist in trunk
UFM 2013	498 Cottonwood	12	3	4	minor deadwood, one sided, thin crown, twist in trunk, double leader
UFM 2013	500 Bur Oak	12	3	4	one sided, over-topped, vine infested, slight sweep
UFM 2013	504 White Oak	30	3	4	construction cut, heavy deadwood, slight sweep, multiple leaders
UFM 2013	506 White Oak	21	3	4	heavy deadwood, one sided, epicormics, slight sweep
UFM 2013	506 White Oak	27	2	3	heavy deadwood, slight lean
UFM 2013	507 White Oak	13	4	4	minor deadwood, over-topped, epicormics, slight sweep, double leader
UFM 2013	508 White Oak	25	3	2	minor deadwood, twist in trunk
UFM 2013	509 Cottonwood	19	3	4	minor deadwood, one sided, slight sweep, double leader
UFM 2013	510 Cottonwood	16	4	4	suckering, thin crown, twist in trunk
COT 2008	511 Bur Oak	13	4	4	
COT 2008	512 Bur Oak	9	4	4	
COT 2008	513 Cottonwood	16	4	4	thin crown, vine infested, slight sweep
COT 2008	514 Cottonwood	16	4	4	one sided, suckering, over-topped, thin crown
COT 2008	515 Cottonwood	20	3	4	minor deadwood, one sided, double leader
COT 2008	516 Cottonwood	25	3	4	one sided, slight sweep, multiple leaders
COT 2008	517 Cottonwood	13	4	4	sparse foliage, thin crown, minor in trunk, vine infested, slight sweep
COT 2008	518 Cottonwood	19	3	4	one sided, thin crown, vine infested, twist in trunk
COT 2008	519 Bur Oak	15	3	3	weak crotch, epicormics, slight sweep
UFM 2013	520 Bur Oak	24	3	4	minor deadwood, weak crotch, twist in trunk, multiple leaders
UFM 2013	521 Cottonwood	21	3	4	minor deadwood, vine infested, twist in trunk, multiple leaders
UFM 2013	522 Cottonwood	24	3	3	minor deadwood, one sided, vine infested, multiple leaders
UFM 2013	523 White Oak	25	3	4	epicormics, slight lean
UFM 2013	524 White Oak	22	3	4	epicormics, slight sweep
COT 2008	525 White Oak	10	3	4	
COT 2008	526 White Oak	15	3	3	minor deadwood, epicormics, multiple leaders
UFM 2013	527 Bur Oak	19	3	3	sweep, epicormics, multiple leaders
UFM 2013	528 White Oak	22	3	3	minor deadwood, weak crotch, one sided, double leader
UFM 2013	529 White Oak	17	4	4	over-topped, damaged leader, slight lean, trunk gall
UFM 2013	530 Red Oak	10	3	4	one sided, over-topped, slight lean
UFM 2013	531 Red Oak	27	4	3	minor deadwood, weak crotch, dieback, double leader
UFM 2013	532 White Oak	16	3	4	construction cut, minor deadwood, sweep, metal in trunk
COT 2008	537 White Oak	17	3	3	minor deadwood, epicormics
UFM 2013	538 White Oak	18	3	4	minor deadwood, one sided, epicormics, slight lean, twist in trunk
UFM 2013	539 White Oak	27	3	3	minor deadwood, weak crotch, multiple leaders
UFM 2013	540 White Oak	27	3	4	heavy deadwood, one sided
UFM 2013	542 Shagbark Hickory	26	3	3	basal scar, weak crotch, twist in trunk, double leader
COT 2008	543 Cottonwood	18	3	4	one sided, slight sweep, double leader
COT 2008	544 Bur Oak	12	4	3	basal decay, thin crown, epicormics
COT 2008	545 Bur Oak	21	2	4	minor deadwood, one sided, twist in trunk
COT 2008	546 Red Oak	29	4	3	minor deadwood, one sided, twist in trunk
COT 2008	547 Bur Oak	28	4	3	broken limbs, major deadwood, basal decay, one sided, multiple leaders
COT 2008	548 Shagbark Hickory	16	3	4	one sided, suckering, slight sweep
UFM 2013	549 White Oak	16	3	4	minor deadwood, one sided, epicormics, slight lean, twist in trunk
UFM 2013	550 White Oak	22	3	4	one sided, epicormics, twist in trunk
UFM 2013	551 White Oak	20	4	4	minor deadwood, basal decay, multiple leaders
UFM 2013	552 White Oak	16	4	3	weak crotch, basal swell, hollow, double leader
UFM 2013	553 White Oak	20	3	3	minor deadwood, epicormics
UFM 2013	554 Norway Maple	10	2	3	over-topped, twist in trunk
COT 2008	555 White Oak	17	3	3	weak crotch, over-topped, twist in trunk
COT 2008	556 White Oak	16	3	3	
COT 2008	557 Red Oak	12	3	3	minor deadwood, twist in trunk
COT 2008	558 White Oak	15	3	4	epicormics, slight sweep
COT 2008	559 White Oak	12	3	4	over-topped, slight sweep
COT 2008	560 White Oak	22	3	4	weak crotch, one sided, slight sweep, multiple leaders
COT 2008	561 Shagbark Hickory	17	2	4	over-topped, slight sweep
COT 2008	563 White Oak	19	4	3	minor deadwood, epicormics, dieback
COT 2008	564 White Oak	15	3	4	thin crown, epicormics, slight lean, double leader
COT 2008	565 Bur Oak	18	3	3	minor deadwood, weak crotch, epicormics, double leader
COT 2008	566 White Oak	16	3	3	minor deadwood, epicormics, slight lean, double leader
COT 2008	600 Bur Oak	14	3	4	over-topped, epicormics, slight sweep, double leader
COT 2008	606 White Oak	12	3	4	minor deadwood, one sided, slight sweep, over-topped, double leader, trunk swell
COT 2008	607 White Oak	17	3	4	minor deadwood, one sided
COT 2008	608 White Oak	11	3	4	minor deadwood, thin crown, twist in trunk
COT 2008	610 Shagbark Hickory	10	2	4	over-topped, slight sweep
COT 2008	611 Shagbark Hickory	12	2	4	minor deadwood, thin crown, slight sweep, twist in trunk
COT 2008	612 Red Oak	13	2	4	minor deadwood, one sided, thin crown
COT 2008	613 White Oak	19	3	3	minor deadwood
COT 2008	615 White Oak	19	3	3	minor deadwood, one sided, twist in trunk
COT 2008	616 White Oak	15	3	3	minor deadwood, one sided, double leader
COT 2008	617 White Oak	15	3	3	minor deadwood
COT 2008	618 White Oak	15	3	4	minor deadwood, one sided, sweep
COT 2008	619 White Oak	15	3	4	minor deadwood, one sided, sweep
COT 2008	620 White Oak	23	3	3	minor deadwood, double leader
COT 2008	621 White Oak	20	3	3	minor deadwood, poison ivy, multiple leaders
COT 2008	622 White Oak	13	3	4	one sided, thin crown, twist in trunk
COT 2008	623 White Oak	12	3	4	one sided, sweep
COT 2008	624 White Oak	12	3	4	one sided, slight sweep
COT 2008	625 Norway Maple	8	2	3	over-topped, twist in trunk
COT 2008	626 White Oak	16	3	4	minor deadwood, sweep, over-topped
COT 2008	627 White Oak	16	3	4	
COT 2008	628 White Oak	12	3	4	minor deadwood, twist in trunk
COT 2008	629 White Oak	17	3	4	minor deadwood, one sided, sweep
COT 2008	630 White Oak	13	3	4	one sided, thin crown, slight sweep
COT 2008	631 White Oak	15	3	4	minor deadwood, one sided, slight sweep
COT 2008	632 White Oak	13	3	4	minor deadwood, one sided, slight sweep
COT 2008	633 White Oak	16	3	3	weak crotch, twist in trunk
COT 2008	634 White Oak	18	3	4	minor deadwood, one sided
COT 2008	637 White Oak	17	3	4	minor deadwood, one sided
COT 2008	638 White Oak	16	3	4	minor deadwood, one sided, slight sweep
COT 2008	639 Bur Oak	14	3	4	minor deadwood, slight sweep, twist in trunk
COT 2008	640 Bur Oak	18	4	3	major deadwood, old trunk scar, dieback, twist in trunk, multiple leaders
COT 2008	643 Shagbark Hickory	9	2	3	slight lean



Arborist & Year	Tag No.	Common Name	Size	Cond	Form	Problems
UFM 2013	446	White Oak	23	3	4	construction cut, minor deadwood, one sided, slight sweep
UFM 2013	447	White Oak	14	3	4	construction cut, epicormics, slight sweep
UFM 2013	449	White Oak	13	3	4	construction cut, slight lean, twist in trunk
UFM 2013	450	White Oak	18	4	4	construction cut, heavy deadwood, epicormics, slight sweep, basal swell, double
UFM 2013	451	White Oak	24	3	3	minor deadwood, twist in trunk
UFM 2013	452	White Oak	27	3	3	heavy deadwood, weak crotch, multiple leaders
UFM 2013	453	White Oak	18	3	4	minor deadwood, sweep, over-topped, epicormics, multiple leaders
COT 2008	461	Cottonwood	15	3	4	minor deadwood, one sided, twist in trunk
COT 2008	463	Cottonwood	12	3	4	one sided, thin crown, slight lean, twist in trunk
UFM 2013	464	Cottonwood	17	3	4	minor deadwood, one sided, twist in trunk
COT 2008	465	Cottonwood	13	4	4	suckering, thin crown, slight sweep
COT 2008	466	Cottonwood	19	3	4	minor deadwood, one sided, multiple leaders
COT 2008	467	Cottonwood	16	3	4	one sided, slight sweep, double leader
COT 2008	468	Cottonwood	17	3	4	one sided, twist in trunk, double leader
COT 2008	469	Cottonwood	19	3	3	one sides, thin crown, multiple leaders
UFM 2013	471	Cottonwood	27	3	3	vine infested
UFM 2013	472	Cottonwood	15	3	4	sweep, thin crown
UFM 2013	473	Cottonwood	15	4	4	sparse foliage, thin crown, vine infested, twist in trunk
UFM 2013	474	Cottonwood	23	3	3	heavy deadwood, double leader
UFM 2013	475	Cottonwood	13	5	5	sparse foliage, top broken off
UFM 2013	476	Cottonwood	20	3	4	one sided, twist in trunk
UFM 2013	477	Cottonwood	15	3	4	heavy deadwood, thin crown, slight sweep, double leader
UFM 2013	479	White Oak	12	3	4	sweep, over topped
UFM 2013	480	White Oak	24	3	3	minor deadwood, twist in trunk
UFM 2013	490	White Oak	16	3	4	construction cut, minor deadwood, slight sweep, double leader
UFM 2013	491	White Oak	22	3	3	minor deadwood, weak crotch, epicormics, multiple leaders
UFM 2013	492	White Oak	22	3	4	minor deadwood, one sided, slight sweep
UFM 2013	493	White Oak	13	3	4	one sided, epicormics, slight sweep, twist in trunk
UFM 2013	494	Bur Oak	25	3	4	minor deadwood, slight sweep, twist in trunk, multiple leaders
UFM 2013	495	Cottonwood	25	3	3	minor deadwood, twist in trunk, double leader
UFM 2013	496	Cottonwood	19	4	3	sparse foliage, trunk scar, dieback, twist in trunk
COT 2008	497	Cottonwood	15	3	4	thin crown, twist in trunk
UFM 2013	498	Cottonwood	18	3	4	minor deadwood, one sided, thin crown, twist in trunk, double leader
UFM 2013	500	Bur Oak	12	3	4	one sided, over-topped, vine infested, slight sweep
UFM 2013	504	White Oak	30	3	4	construction cut, heavy deadwood, slight sweep, multiple leaders
UFM 2013	505	White Oak	21	3	4	heavy deadwood, one sided, epicormics, slight sweep
UFM 2013	506	White Oak	27	2	3	heavy deadwood, slight lean
UFM 2013	507	White Oak	13	4	4	minor deadwood, over-topped, epicormics, slight sweep, double leader
UFM 2013	508	White Oak	25	3	2	minor deadwood, twist in trunk
UFM 2013	509	Cottonwood	19	3	4	minor deadwood, one sided, slight sweep, double leader
UFM 2013	510	Cottonwood	16	4	4	suckering, thin crown, twist in trunk
COT 2008	511	Bur Oak	11	4	4	
COT 2008	512	Bur Oak	9	4	4	
COT 2008	513	Cottonwood	16	4	4	thin crown, vine infested, slight sweep
COT 2008	514	Cottonwood	16	4	4	one sided, suckering, over-toppoed, thin crown
COT 2008	515	Cottonwood	20	3	4	minor deadwood, one sided, double leader
COT 2008	516	Cottonwood	25	3	4	one sided, slight sweep, multiple leaders
COT 2008	517	Cottonwood	13	4	4	sparse foliage, thin crown, metal in trunk, vine infested, slight sweep
COT 2008	518	Cottonwood	19	3	4	one sided, thin crown, vine infested, twist in trunk
COT 2008	519	Bur Oak	13	3	3	weak crotch, epicormics, slight sweep
UFM 2013	520	Bur Oak	24	3	3	minor deadwood, weak crotch, twist in trunk
UFM 2013	521	Cottonwood	21	3	4	minor deadwood, vine infested, twist in trunk, multiple leaders
UFM 2013	522	Cottonwood	24	3	3	minor deadwood, one sided, vine infested, multiple leaders
UFM 2013	523	White Oak	25	3	4	epicormics, slight lean
UFM 2013	524	White Oak	22	3	4	epicormics, slight sweep
COT 2008	525	White Oak	10	3	4	
COT 2008	526	White Oak	15	3	3	minor deadwood, epicormics, multiple leaders
UFM 2013	527	Bur Oak	19	3	4	sweep, epicormics, multiple leaders
UFM 2013	528	White Oak	22	3	3	minor deadwood, weak crotch, one sided, double leader
UFM 2013	529	White Oak	17	4	4	over-topped, damaged leader, slight lean, trunk gall
UFM 2013	530	Red Oak	10	3	4	one sided, over-topped, slight lean

Arborist & Year	Tag No.	Common Name	Size	Cond	Form	Problems
UFM 2013	531	Red Oak	27	4	3	minor deadwood, weak crotch, dieback, double leader
UFM 2013	532	White Oak	16	3	4	construction cut, minor deadwood, sweep, metal in trunk
COT 2008	537	White Oak	17	3	3	minor deadwood, epicormics
UFM 2013	538	White Oak	18	3	4	minor deadwood, one sided, epicormics, slight lean, twist in trunk
UFM 2013	539	White Oak	27	3	3	minor deadwood, weak crotch, multiple leaders
UFM 2013	540	White Oak	27	3	4	heavy deadwood, one sided
UFM 2013	542	Shagbark Hickor	26	3	3	basal scar, weak crotch, twist in trunk, double leader
COT 2008	543	Cottonwood	18	3	3	one sided, slight sweep, double leader
COT 2008	544	Bur Oak	12	4	3	basal decay, thin crown, epicormics
COT 2008	545	Bur Oak	21	2	4	minor deadwood, one sided, twist in trunk
COT 2008	546	Red Oak	29	4	3	minor deadwood, one sided, twist in trunk
COT 2008	547	Bur Oak	28	4	3	broken limbs, major deadwood, basal decay, one sided, multiple leaders
COT 2008	548	Shagbark Hickor	16	3	4	one sided, suckering, slight sweep
UFM 2013	549	White Oak	16	3	4	minor deadwood, one sided, epicormics, slight lean, twist in trunk
UFM 2013	550	White Oak	19	3	4	one sided, epicormics, twist in trunk
UFM 2013	551	White Oak	20	4	4	minor deadwood, basal decay, multiple leaders
UFM 2013	552	White Oak	16	4	3	weak crotch, basal swell, hollow, double leader
UFM 2013	553	White Oak	20	3	3	minor deadwood, epicormics
UFM 2013	554	Norway Maple	10	2	3	over-topped, twist in trunk
COT 2008	555	White Oak	17	3	3	weak crotch, over-topped, twist in trunk
COT 2008	556	White Oak	18	3	3	
COT 2008	557	Red Oak	12	3	3	minor deadwood, twist in trunk
COT 2008	558	White Oak	15	3	4	epicormics, slight sweep
COT 2008	559	White Oak	12	3	4	over-topped, slight sweep
COT 2008	560	White Oak	22	3	4	weak crotch, one sided, slight sweep, multiple leaders
COT 2008	561	Shagbark Hickor	17	2	4	over-topped, slight sweep
COT 2008	593	White Oak	19	4	3	minor deawood, epicormics, dieback
COT 2008	594	White Oak	13	3	3	thin crowned, epicormics, slight lean, double leader
COT 2008	595	Bur Oak	18	3	3	minor deadwood, weak crotch, epicormics, double leader
COT 2008	596	White Oak	16	3	3	minor deadwood, epicormics, slight lean, double leader
COT 2008	600	Bur Oak	14	3	4	over-topped, epicormics, slight sweep, double leader
COT 2008	606	White Oak	12	3	4	minor deadwood, one sided, slight sweep, over-topped, double leader, trunk swell
COT 2008	607	White Oak	17	3	4	minor deadwood, one sided
COT 2008	608	White Oak	11	3	4	minor deadwood, thin crown, twist in trunk
COT 2008	610	Shagbark Hickor	10	2	4	over-topped, slight sweep
COT 2008	611	Shagbark Hickor	12	2	4	minor deadwood, hin corwn, slight sweep, twist in trunk
COT 2008	612	Red Oak	13	2	4	minor deadwood, one sided, thin crown
COT 2008	613	White Oak	19	3	3	minor deadwood
COT 2008	615	White Oak	19	3	3	minor deadwood, one sided, twist in trunk
COT 2008	616	White Oak	15	3	3	minor deadwood, one sided, double leader
COT 2008	617	Bur Oak	18	3	3	minor deadwood
COT 2008	618	White Oak	15	3	4	minor deadwood, one sided, sweep
COT 2008	619	White Oak	15	3	4	minor deadwood, one sided, sweep
COT 2008	620	White Oak	23	3	3	minor deadwood, doouble leader
COT 2008	621	White Oak	20	3	3	minor deadwood, poison ivy, multiple leaders
COT 2008	622	White Oak	13	3	4	one sided, thin crown, twist in trunk
COT 2008	623	White Oak	12	3	4	one sided, sweep
COT 2008	624	White Oak	18	3	4	one sided, slight sweep
COT 2008	625	Norway Maple	8	2	3	over topped, twist in trunk
COT 2008	626	White Oak	16	3	4	minor deadwood, sweep, over topped
COT 2008	627	White Oak	16	3	4	
COT 2008	628	White Oak	12	3	4	minor deadwood, twist in trunk
COT 2008	629	White Oak	17	3	4	minor deadwood, one sided, sweep
COT 2008	630	White Oak	13	3	4	one sided, thin crown, slight sweep
COT 2008	631	White Oak	15	3	4	minor deadwood, one sided, slight sweep
COT 2008	632	White Oak	13	3	4	minor deadwood, one sided, thin crown, slight sweep
COT 2008	633	White Oak	16	3	3	weak critch, twist in trunk
COT 2008	634	White Oak	18	3	4	minor deadwood, one sided
COT 2008	637	White Oak	17	3	4	minor deadwood, one sided
COT 2008	638	White Oak	16	3	4	minor deadwood, one sided, slight sweep
COT 2008	639	Bur Oak	14	3	4	minor deadwood, slight sweep, twist in trunk
COT 2008	640	Bur Oak	18	4	3	major deadwood, old trunk scar, dieback, twist in trunk, multiple leaders
COT 2008	643	Shagbark Hickor	9	2	3	sligh lean

PRELIMINARY LANDSCAPE PLAN



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

Rosborough Partners, Inc. hereby reserves any and all common law and statutory copyrights and other property rights in these plans. Written permission must be obtained prior to the reproduction, disclosure to a third party, or use of these plans. Rosborough Partners, Inc. accepts no liability should these plans be used by a third party.



NORTH

SCALE: 1" = 30'-0"

CLIENT:
CHRISTIAN AND LIZ IANTONI

CONSULTANTS:

GENERAL NOTES:

ISSUED FOR:

NOT FOR
CONSTRUCTION

DESIGNED BY:	PR, JH
DRAWN BY:	JH

PROJECT:
IANTONI RESIDENCE

REVISIONS:

<u>1</u>	01/06/21	FOR PERMIT
NO	DATE	ISSUE

295 ROBINSON DRIVE
LAKE FOREST, IL 60045

PROPOSED HARDSCAPE MATERIALS



LIMESTONE BORDER SAMPLE IMAGE



LIMESTONE STEPPER SAMPLE IMAGE



GRANITE COBBLE APRON SAMPLE IMAGE



BRICK TERRACE WITH LIMESTONE BORDER SAMPLE IMAGE



RECLAIMED STREET PAVER SAMPLE IMAGE



GRANITE COBBLE AND ASPHALT SAMPLE IMAGE



WALL RAILING SAMPLE IMAGE



WALL STONE SAMPLE IMAGE

