

Agenda Item 3

620 Lake Road - Additions

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STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	February 24, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	620 Lake Road – Additions

PETITIONERS

Jeff and Kelly Brincat
620 Lake Road
Lake Forest, IL 60045

PROPERTY LOCATION

620 Lake Road

HISTORIC DISTRICTS

East Lake Forest Local &
National 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 at the rear of the residence and an addition at the east end of the residence to accommodate an attached two-car garage.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located at the south end of Lake Road, on the west side. The property is approximately 4.37 acres in size and includes a portion of the adjacent ravine. The existing residence on the site was constructed in 1925 and was designed in the Georgian architectural style by the Chicago architectural firm, Rebori, Wentworth, Dewey and McCormick. The property is identified as a Contributing Structure to the Historic District. Additional history and significance associated with the property is provided in the Commission's packet.

STAFF EVALUATION

Proposed Additions

The proposed attached two-car garage and mudroom addition is on the east side of the existing residence. The garage and mudroom addition is a single story brick structure with a low-slope roof and parapet wall. The addition incorporates detailing that matches the existing residence such as brick jack arches above the openings, limestone window sills, and a classical style cornice. The garage doors face east, toward Lake Road. Although street facing garage doors are not typically encouraged, the east elevation of the garage faces the service entrance to the property where the existing coach house and detached garage are located. Alternatively, placing the garage doors on the north or south elevation would impact the more prominent elevations of the home. The location of the garage doors on the east elevation also minimizes the need to significantly expand the existing motor court to access the new garage.

The addition of an orangerie is proposed on the rear, south, side of the residence. An orangerie is a common element found in Georgian style homes. The orangerie addition presents a series of openings on the south elevation with wood pilasters between each grouping of openings to match detailing found on the existing residence.

Site Plan

The additions are proposed in the location of an existing patio on the east and south sides of the residence. The existing motor court in front of the existing detached garage and coach house will be expanded slightly to provide access to the new garage as reflected on the proposed site plan in the Commission's packet. A bluestone terrace and brick walls are proposed at the rear of the home.

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 proposed additions are single story masses and are much lower than the existing residence. The proposed garage addition has a low sloped roof and at its tallest point is 15 feet and 7 inches tall. The orangerie at its tallest point is 14 feet and 9 inches tall. The existing residence is 40 feet and 7 inches tall.

Standard 2 – Proportion of Front Façade:

This standard is met. The front façade presents the main two-and-a-half story mass of the residence with a smaller secondary mass on the east side. Due to the siting of the proposed additions and their small size in relation to the overall mass and height of the existing residence, the additions do 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. Mostly large double hung windows are located on the first floor of the main mass of the existing residence. Smaller double hung windows are located on the existing secondary mass on the east side of the home, on the second floor and in the dormers. The different size windows found on the existing home creates a hierarchy between the different areas of the residence.

The proposed garage and mudroom addition presents double hung windows that match the proportions of the smaller double hung windows on the secondary mass of the home. The small double hung windows are used on the garage to reinforce the hierarchy of masses. The orangerie addition presents groupings of tall windows that are proportional to the existing Palladian window on the rear elevation of the home.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The garage and mudroom addition features single double hung windows that follow the rhythm of solids to voids of the existing residence. The proposed orangerie addition features groupings of windows on either side of a double French door. While the orangerie addition features larger areas of openings, the rhythm of solids to voids is generally consistent with the pattern of large, tall openings found on the existing residence. In addition the openings on the orangerie are consistent with the concept of an orangerie as a light filled space. Given that the distance from the orangerie to the south property line is over 300 feet, and because the orangerie is

small in size it appears that impacts on neighboring properties from light spillover will be minimal.

Standard 5 – Spacing on the Street:

This standard is met. The property is very large and given the location and massing of the proposed additions the spacing of structures along the street will not be impacted.

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 of the garage and mudroom addition will be brick to match the existing residence. A bituminous roof is proposed for the low-slope roof on the garage and mudroom addition, and the roof will not be visible due to the proposed parapet wall.

The exterior of the orangerie is mostly glass with wood pilasters and trim. The orangerie will have a glass roof. Aluminum clad windows with interior and exterior muntins are proposed. Window and door trim will be limestone.

Wood fascia and soffits are proposed on both additions. The gutters and downspouts will be copper.

Standard 8 – Roof Shapes:

This standard is met. The roof of the existing residence is comprised of multiple hip roof forms. The garage and mudroom addition will have a low-slope roof with a parapet wall and the orangerie has a low-slope shed style roof. Using low roof forms allows the height and mass of the additions to be subordinate to the existing residence.

Standard 9 – Walls of continuity:

This standard is met. The proposed additions reflect a consistent level of massing, scale and architectural detailing across all elevations.

Standard 10 - Scale:

This standard is met. The project as proposed complies with the building scale requirements. A residence of up to 14,159 square feet is permitted on the property based on the City's building scale regulations. The allowable square footage takes into account a deduction for the non-table land located within the ravine. In addition, design elements totaling 1,416 square feet and a garage allowance of 800 square feet are available. Based on the City's building scale calculation, the house, with the proposed additions, is under the allowable square footage by 109 square feet.

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 additions will require removal of six trees. The trees proposed for removal include Hemlock, White Cedar, and Sugar Maple trees. Based on the tree survey provided by the petitioner, the trees proposed for removal are in fair condition and will require replacement inches to be planted on site. Based on the condition, size and species of the trees proposed for removal a total of 57 replacement inches is required.

The conceptual landscape plan provided by the petitioner reflects new plantings around the proposed additions. The new plantings include Oak, Spruce and Buckeye trees and Hydrangea and Yew shrubs. Based on the conceptual 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.

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 additions. The additions are designed in a manner that is compatible with the character of the property and distinguishable from the original residence. The additions will serve to preserve the residence and will enhance the livability of the house. The proposed work represents a significant and high quality investment in an important historic property.

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 additions subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.

2. Prior to the issuance of a building permit, a 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 57 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.
3. 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.
4. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.
5. 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: 2714

Property Address:

Street: 620 N LAKE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Wayne Chatfield-Taylor House, "Bluff's Edge"

Original Owner: Wayne Chatfield-Taylor

Other Previous Owners: LEDERER, WILLIAM

Present Owner: BRINCAT, JEFF AND KELLY

Current Property Name:

Resource Type: Building

Date of Construction: 1925

Use, Original: Single Family Residence

Use, Present: Single Family Residence

Theme: Domestic

Secondary Theme: 20th Century Architecture

Style: Colonial Revival

Secondary Style: Georgian

Architect/Engineer: Rebori, Wentworth, Dewar & McCormick

Builder/Contractor: unknown

Landscape Architect:



Photo Name: April 1995

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 190, 191 Original Lake Forest; platted 06/23/1857

Subdivided from:

Current Property Size (est.): 4.37 acres

Original Property Size (est.): 4.37 acres

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape: Rectangular

Number of Stories: 2.5

Structural Framing:

Foundation Material:

Facade Material: Brick

Roof Form: Hip

Roof Material: Asphalt Shingle

Primary Window Type: Double Hung

Porches:

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:

This grand façade is embellished with full-height pilasters and columns at entry. The flat arch lintels, quoins, segmental dormers, dentils, frieze board, and broken arch at entry are typical of the Colonial Revival style.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2714

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

Changes:

A detached garage was added in 1974. An elevator was added in 1974.

Property Setting:

Residential neighborhood; This property is located on the south end of Lake Road.

Associated Buildings:

There is a coach house and a garage with an apartment on the property.

Sources of Information:

City of Lake Forest Address and Historic House Files; Arpee, History and Reminiscences.

Certif. of Appropriateness Case #(s):

620 N LAKE RD

Survey Date: Dec. 1999

Demolished:

Demolition Date:

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

Address <u>620 Lake Road</u>	Owner(s) <u>Jeff and Kelly Brincat</u>
Architect <u>Edward Deegan</u>	Reviewed by: <u>Jen Baehr</u>
Date <u>2/24/2021</u>	
Lot Area <u>154489</u> sq. ft.	Table Land: 123,403 sq. ft. Non-Table Land: 62,172 sq. ft.

Square Footage of Existing Residence:

1st floor 4567 + 2nd floor 4958 + 3rd floor 1897 = 11422 sq. ft.

Design Element Allowance = 1416 sq. ft.

Total Actual Design Elements = 320 sq. ft. Excess = 0 sq.ft.

Garage 1289 sf actual ; 800 sf allowance Excess = 489 sq. ft.

Garage Width 20'-3" ft. *may not exceed 24' in width on lots
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 1005 sq. ft.

Total Square Footage of Existing Residence = 12916 sq. ft.

Square Footage of Proposed Additions:

1st floor 492 + 2nd floor 0 + 3rd floor 0 = 492 sq. ft.

New Garage Area 642 sq. ft. Excess = 642 sq. ft.

New Design Elements 45 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 14050 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 14159 sq. ft.

DIFFERENTIAL = -109 sq. ft.

NET RESULT:
Under Maximum 109 sq. ft. is

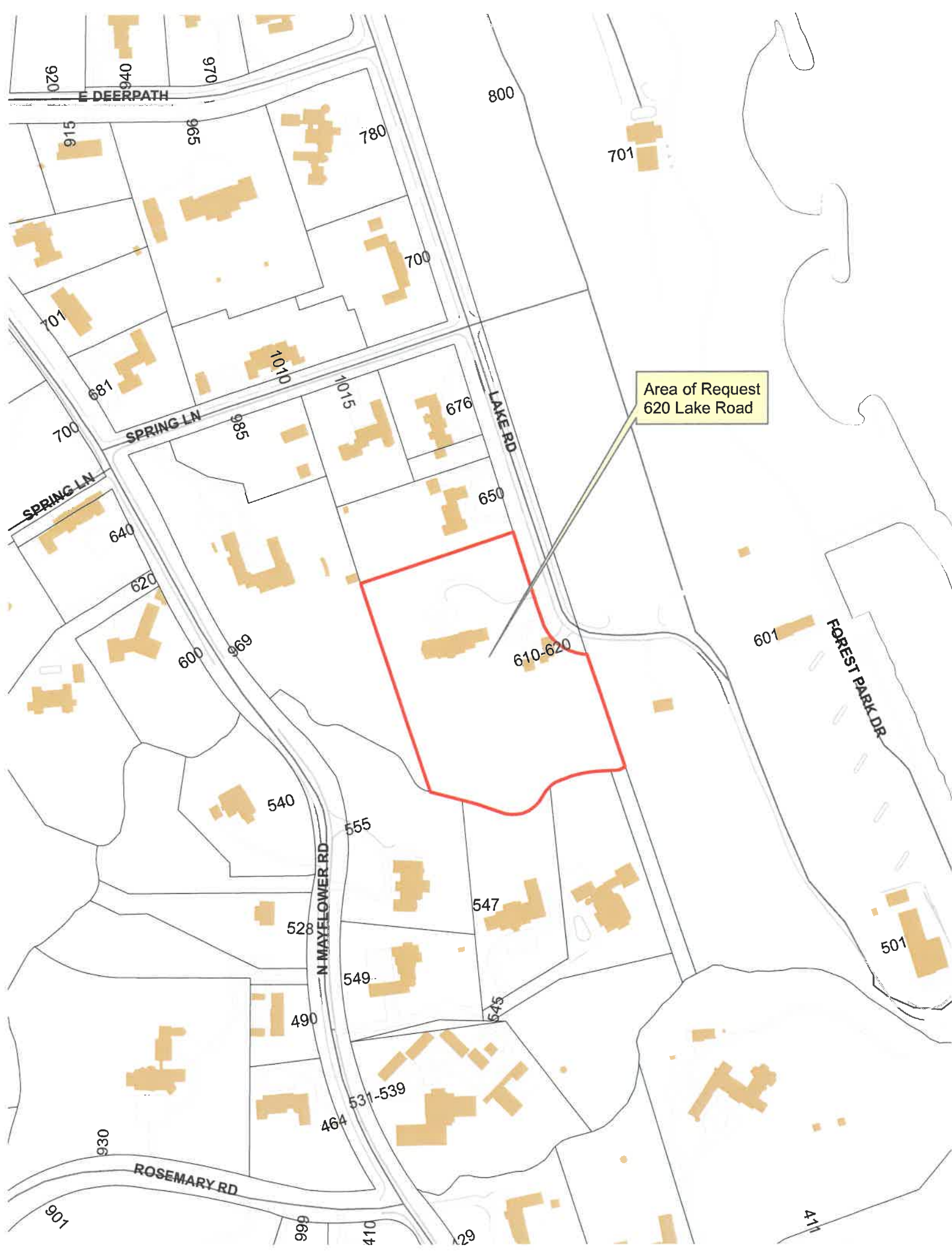
Allowable Height: 40 ft. Actual Height: 40'-7" (existing house)
15'-7" (new addition) 0.77% under the Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 1416 sq. ft.

Front & Side Porches =	<u>130</u>	sq. ft.
Rear & Side Screen Porches =	<u>0</u>	sq. ft.
Covered Entries =	<u>159</u>	sq. ft.
Portico =	<u>0</u>	sq. ft.
Porte-Cochere =	<u>0</u>	sq. ft.
Breezeway =	<u>0</u>	sq. ft.
Pergolas =	<u>0</u>	sq. ft.
Individual Dormers =	<u>76</u>	sq. ft.
Bay Windows =	<u>0</u>	sq. ft.

Total Actual Design Elements = 365 sq. ft. **Excess Design Elements** = 0 sq. ft.



An aerial photograph of a residential neighborhood. A property is outlined in red, and a yellow line points from a text box to it. The surrounding area includes houses, trees, and a road.

Area of Request
620 Lake Road



Area of Request
620 Lake Road



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

PROJECT ADDRESS 620 Lake Road

APPLICATION TYPE

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

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

Jeff & Kelly Brincat

Owner of Property

620 Lake Road

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

Lake Forest, IL 60045

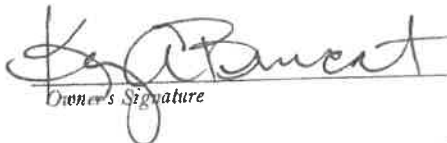
City, State and Zip Code

Phone Number

Fax Number

cfscorp1@yahoo.com, kellybrincat@yahoo.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 60043

City, State and Zip Code

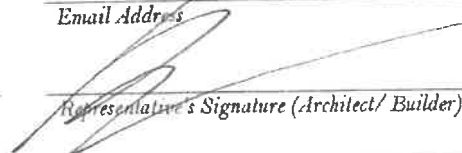
8479064110

Phone Number

Fax Number

ejd@edwarddeeganarchitects.com

Email Address


Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

February 9, 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 620 Lake Road:

At the most essential level, the goal of this project is to make a minor addition of an attached Garage and Mudroom to the existing two and a half story home that thoughtfully and graciously caters to the needs of its inhabitants. The proposed design of a new two car attached garage, mudroom, and orangerie for 620 Lake Road seeks to honor and sustain a degree of stylistic and historical continuity of the existing home.

The Established Architectural Vernacular and Character:

The existing home named "Bluff's Edge" is a Georgian revival residence designed by Andrew Rebori (Rebori, Wentworth, Dewey and McCormick) and was built in 1925. The home's exterior materials are of brick, limestone and wood pilaster detailing to help manage the scale. The roofs are slate 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'-6". The existing Main House is a two and a half story dwelling with a maximum height of 40'-6" from existing grade.
2. **Proportion of Front Façade:** The modest one-story Garage and Mudroom addition to the east of the Main Home will affect the front north-facing façade by repeating the pattern of 3 windows that face the north on the east side of the home. From the east, the 6' brick garden wall does not permit the entirety of the front façade to be viewed from the street. The front facade can only be seen when one enters the northern private drive and motor court of the homeowner. The Garage and Mudroom additional at the east end of the property will be accessed from the existing southern secondary drive and motor court located behind the brick garden wall. It will permit direct car access to the home's new Garage and will tie into the existing asphalt Motor Court at the east end of the home. The entries in both the northern and southern openings in the brick garden wall have decorative metal gates that help to screen the view of the home from the street.



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 on the front façade of the main home are reflected in the simple and consistently balanced Garage and Mudroom addition. The east facing opening to the Garage addition will match the existing style on the nearby Coach House and Detached Garage.
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 is a low slope over the Garage and Mudroom addition.
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 through the existing front elevation and the low slope roof of the 1 story addition complements and defers to the main home.
10. **Scale of structure**: As a single-story addition, the two and a half 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 an alignment that orients the front elevation perpendicularly to the street. Moreover, the addition to the home will be nestled behind the 6' brick garden wall and metal gates, 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 Garage addition 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 Garage and Mudroom addition is not reversible.

Very truly yours,

A handwritten signature in dark ink, reading "Edward J. Deegan", followed by a long horizontal flourish line.

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 PANELING

Color and/or Type of Material WHITE

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☒ Limestone
☒ Brick
☐ Wood
☐ Other _____

Window Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

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

Color of Material _____

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

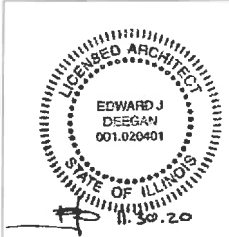
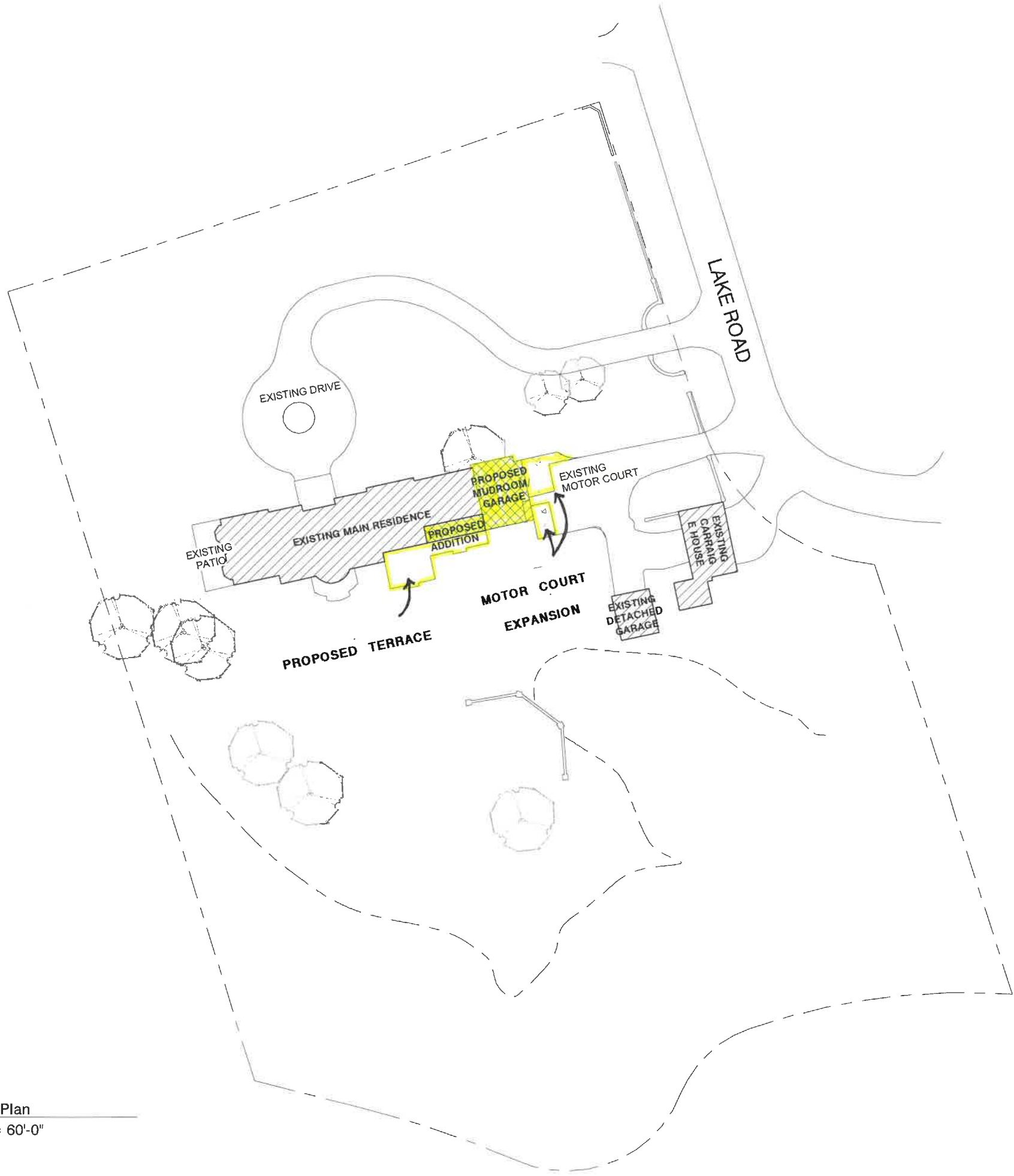
Driveway Material

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

Terraces and Patios

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

N
Site Plan
1" = 60'-0"



The Brincat Residence
620 Lake Rd
Lake Forest, IL 60045

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

HPC SET 02/09/2021

Proposed Site Plan

SHEET NO.

HPC0.1

EXISTING NORTH ELEVATION



Existing North Elevation

3/32" = 1'-0"

Project #	Existing North Elevation HPC2.1	The Brincat Residence 620 Lake Rd Lake Forest, IL 60045	EDWARD DEEGAN ARCHITECTS	503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110
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Proposed North Elevation
3/32" = 1'-0"

<div></div> <div>Project #</div>	<div></div> <div>Proposed North Elevation HPC2.2</div>	<div></div> <div>The Brincat Residence 620 Lake Rd 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>
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Proposed North Elevation (Partial)
1/8" = 1'-0"

Project # .	Partial North Elevation HPC2.3	<div data-bbox="882 1768 929 1945"></div> <div data-bbox="960 1778 1569 1838">The Brincat Residence</div> <div data-bbox="960 1856 1271 1927">620 Lake Rd Lake Forest, IL 60045</div>	<div data-bbox="2250 1778 2560 1945">EDWARD DEEGAN ARCHITECTS</div>	<div data-bbox="2560 1778 2843 1945">503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</div>
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Rendered North Elevation (Partial)
1/8" = 1'-0"

Project #	Rendered North Elevation HPC2.3 B	The Brincat Residence 620 Lake Rd Lake Forest, IL 60045	EDWARD DEEGAN ARCHITECTS	503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110
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Existing East Elevation

1/8" = 1'-0"

Project # .	Existing East Elevation HPC2.4	The Brincat Residence 620 Lake Rd Lake Forest, IL 60045	EDWARD DEEGAN ARCHITECTS	503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110
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PROPOSED TERRACE

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

<p>Project # .</p>	<p>Proposed East Elevation HPC2.5</p>	<p>The Brincat Residence</p> <p>620 Lake Rd Lake Forest, IL 60045</p>	<p>EDWARD DEEGAN ARCHITECTS</p>	<p>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</p>
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Rendered East Elevation
1/8" = 1'-0"

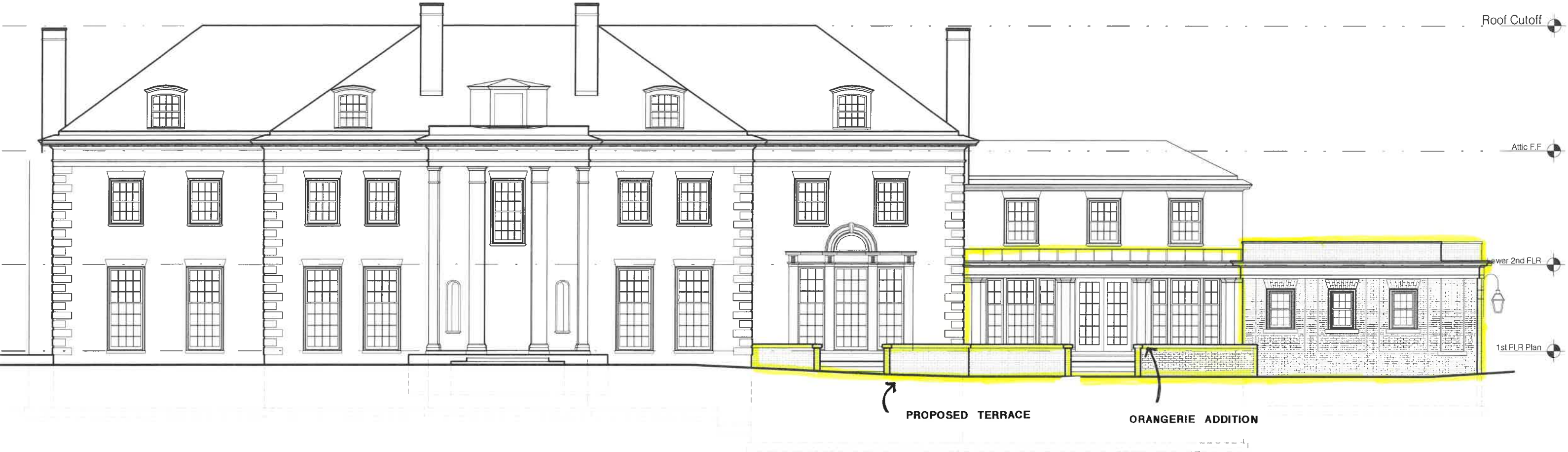
<div></div> <div>Project # .</div>	<div></div> <div>Rendered East Elevation HPC2.5 B</div>	<div></div> <div>The Brincat Residence 620 Lake Rd Lake Forest, IL 60045</div>	<div></div> <div>EDWARD DEEGAN ARCHITECTS</div>	<div></div> <div>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</div>
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Existing South Elevation

3/32" = 1'-0"

<div data-bbox="304 1776 531 1796" data-label="Text"> <p>Project #</p> </div>	<div data-bbox="615 1776 842 1796" data-label="Text"> <p>Existing South Elevation</p> </div> <div data-bbox="615 1816 842 1917" data-label="Text"> <p>HPC2.6</p> </div>	<div data-bbox="966 1776 1572 1836" data-label="Section-Header"> <h1>The Brincat Residence</h1> </div> <div data-bbox="966 1856 1277 1917" data-label="Text"> <p>620 Lake Rd Lake Forest, IL 60045</p> </div>	<div data-bbox="2271 1776 2551 1917" data-label="Text"> <p>EDWARD DEEGAN ARCHITECTS</p> </div>	<div data-bbox="2582 1796 2815 1897" data-label="Text"> <p>503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110</p> </div>
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Proposed South Elevation

3/32" = 1'-0"

Project #	Proposed South Elevation HPC2.7	<div>The Brincat Residence</div> <div>620 Lake Rd Lake Forest, IL 60045</div>	<div>EDWARD DEEGAN ARCHITECTS</div>	503 PARK DRIVE SUITE #4 KENILWORTH, IL 60043 (847) 906-4110
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Proposed South Elevation (Partial)
1/8" = 1'-0"

<div></div> <div>Project #</div>	<div></div> <div>Partial South Elevation HPC2.8</div>	<div></div> <div>The Brincat Residence</div> <div>620 Lake Rd 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>
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Rendered South Elevation (Partial)
1/8" = 1'-0"

<div></div> <div>Project #</div>	<div></div> <div>Rendered South Elevation HPC2.8 B</div>	<div></div> <div>The Brincat Residence</div> <div>620 Lake Rd 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>
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Existing - View from Lake Road

Scale: N/A

<div></div> <div>Project #</div>	<div></div> <div>Existing Perspective HPC3.1</div>	<div></div> <div>The Brincat Residence</div> <div>620 Lake Rd 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>
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Proposed - View from Lake Road

Scale: N/A

<div></div> <div>Project #</div>	<div></div> <div>Proposed Perspective HPC3.2</div>	<div></div> <div>The Brincat Residence</div> <div>620 Lake Rd 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>
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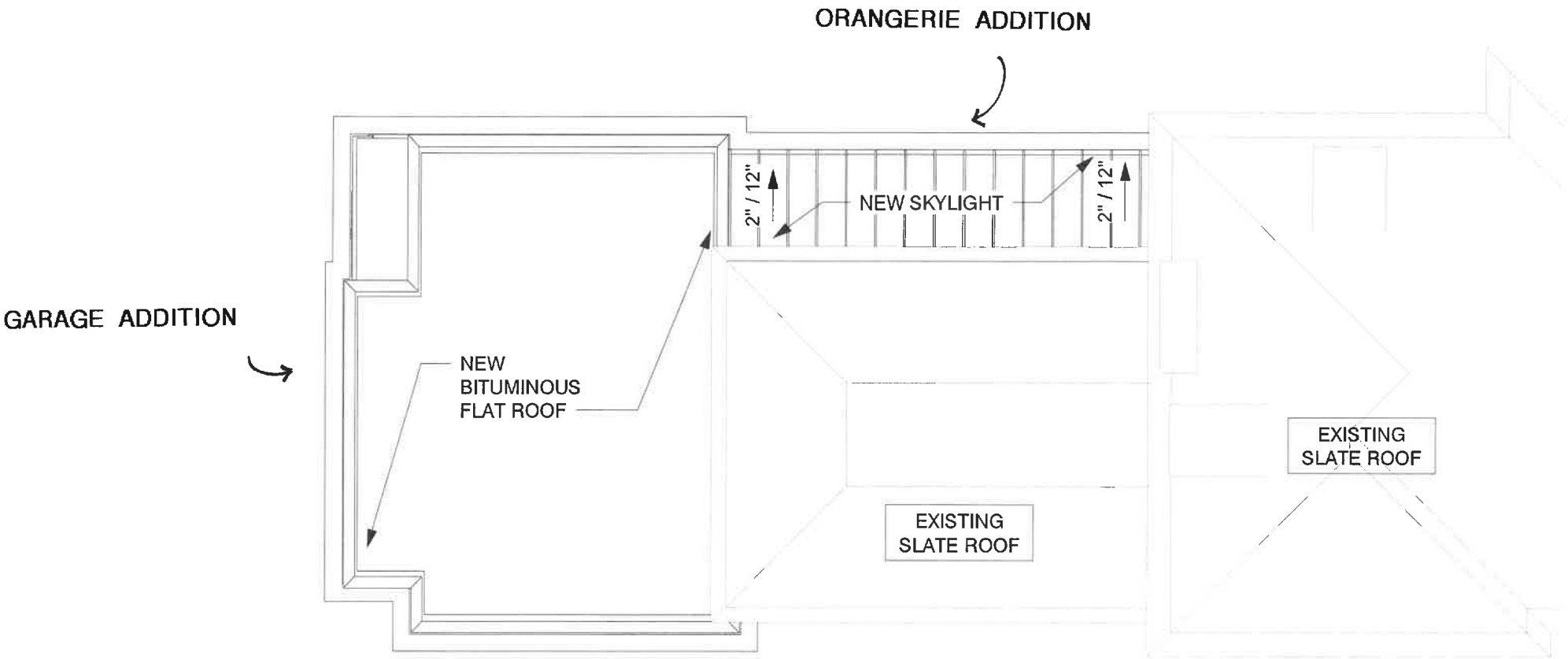
Proposed Addition
Scale: N/A

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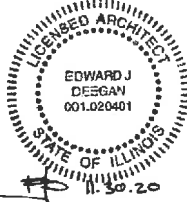


View from Rear
Scale: N/A

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



The Brincat Residence
620 Lake Rd
Lake Forest, IL 60045

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

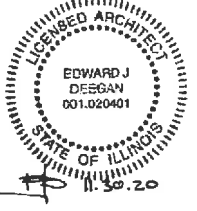
HPC SET 02/09/2021

Proposed Roof Plan

SHEET NO.

HPC1.2

PROPOSED FLOOR PLAN



The Brincat Residence
620 Lake Rd
Lake Forest, IL 60045

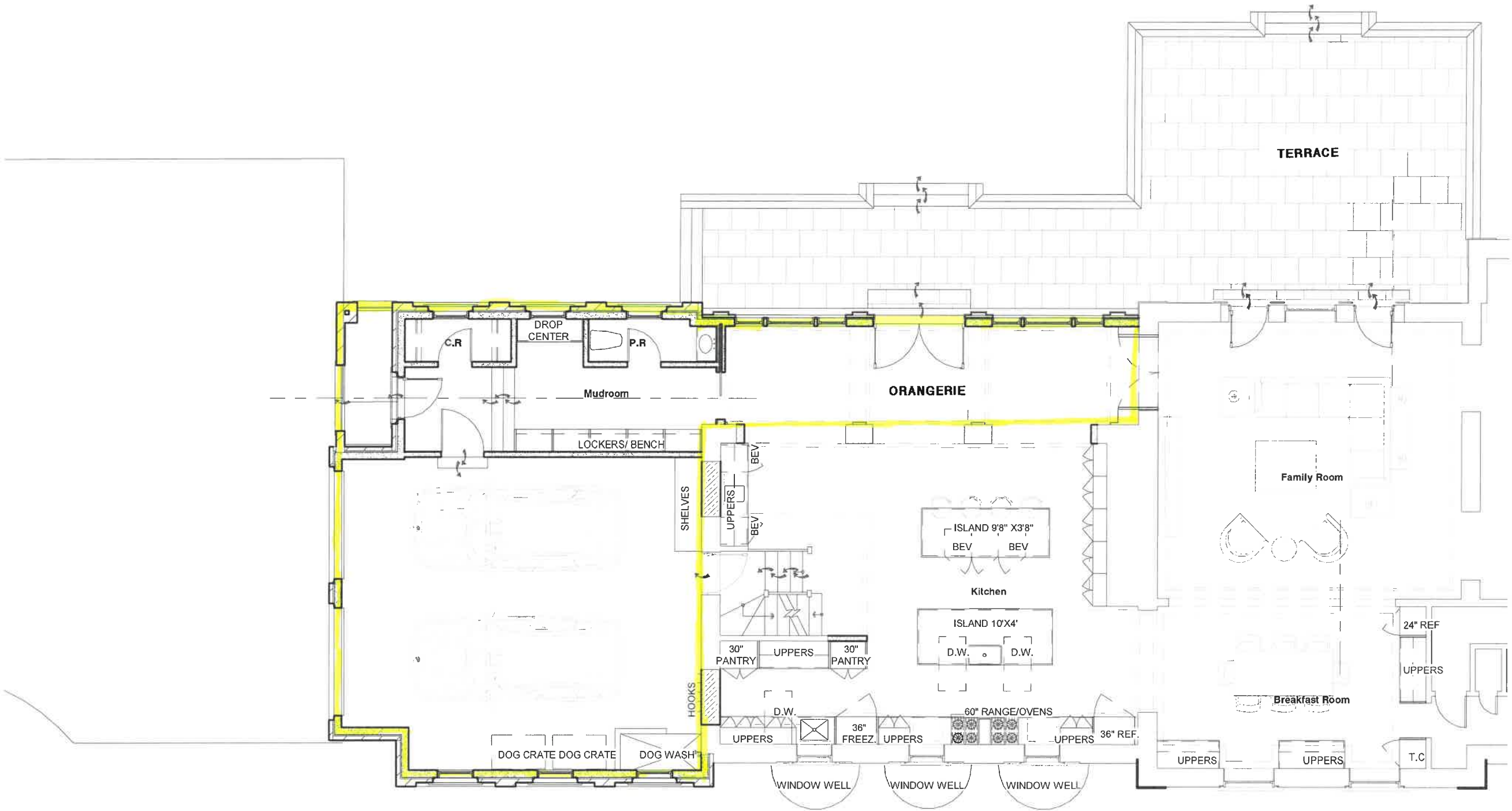
EDWARD DEEGAN
ARCHITECTS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

HPC SET 02/09/2021

Proposed Floor Plan

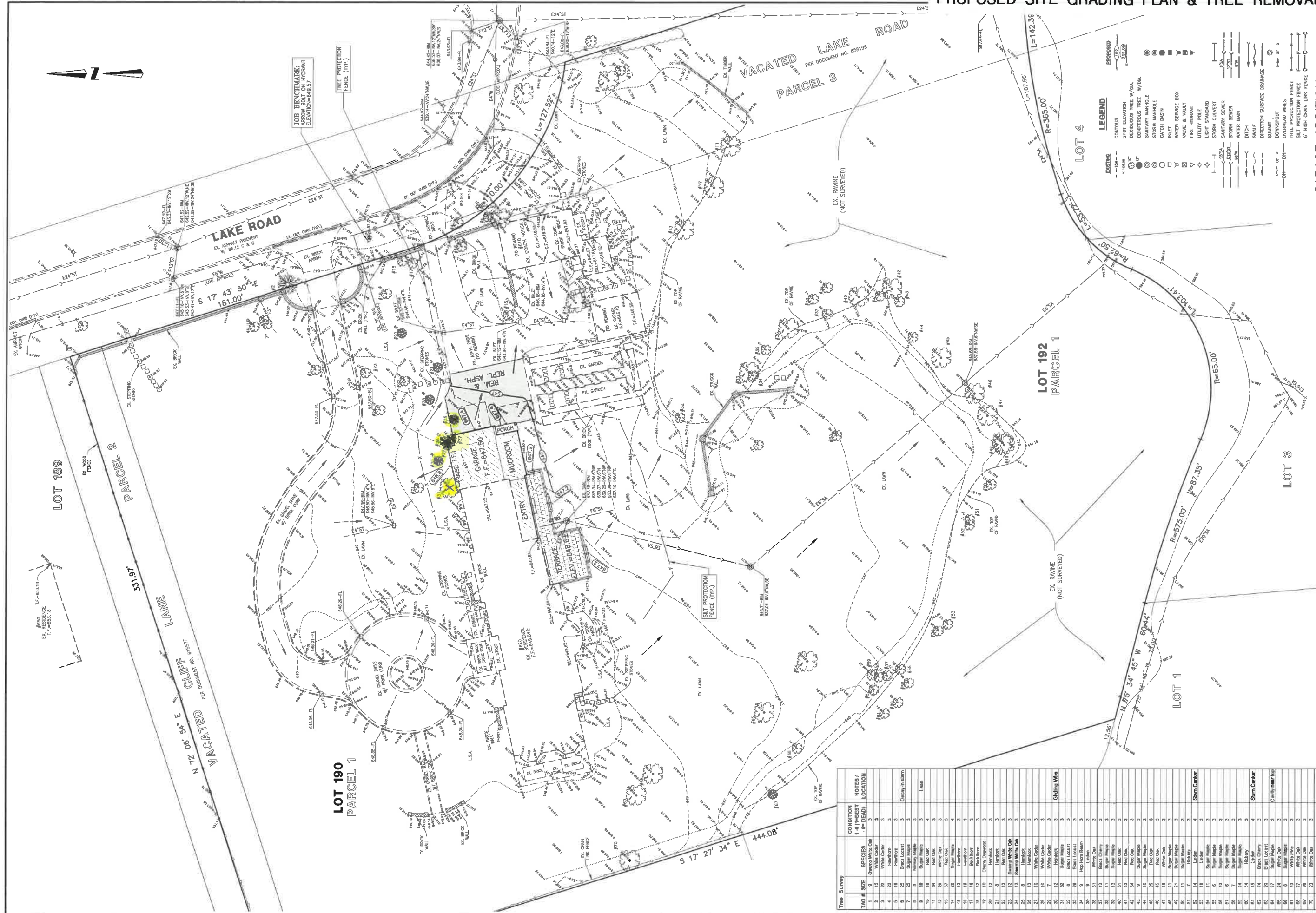
SHEET NO.

HPC1.1



PROPOSED - 1st Floor Plan Copy 1
1/8" = 1'-0"

PROPOSED SITE GRADING PLAN & TREE REMOVAL PLAN



Tree Survey			CONDITION 1-40 (BEST 0 = DEAD)	NOTES + LOCATION
TAG #	SIZE	SPECIES		
1	0	Shore White Oak	3	
2	15	White Cedar	3	
3	22	White Cedar	3	
4	22	Hemlock	3	
5	16	Hemlock	3	
6	25	Black Oak	3	
8	25	Shore White Oak	3	Decay in stem
9	25	Shore White Oak	3	
10	25	Shore White Oak	3	
11	18	Sugar Maple	3	
12	18	Sugar Maple	3	
13	18	Sugar Maple	3	
14	18	Sugar Maple	3	
15	34	White Oak	3	
16	26	White Oak	3	
17	13	Red Oak	5	
18	37	Red Oak	5	
19	13	Hemlock	3	
20	13	Hemlock	3	
21	13	Hemlock	3	
22	13	Hemlock	3	
23	13	Hemlock	3	
24	13	Hemlock	3	
25	13	Hemlock	3	
26	13	Hemlock	3	
27	13	Hemlock	3	
28	13	Hemlock	3	
29	10	White Cedar	3	
30	10	White Cedar	3	
31	12	Hemlock	3	
32	32	Hemlock	3	
33	32	Hemlock	3	
34	6	Black Locust	3	
35	6	Black Locust	3	
36	9	Black Locust	3	
37	9	Black Locust	3	
38	9	Black Locust	3	
39	31	White Oak	3	
40	31	White Oak	3	
41	31	White Oak	3	
42	31	White Oak	3	
43	31	White Oak	3	
44	31	White Oak	3	
45	31	White Oak	3	
46	31	White Oak	3	
47	31	White Oak	3	
48	31	White Oak	3	
49	31	White Oak	3	
50	31	White Oak	3	
51	31	White Oak	3	
52	14	Shore White Oak	3	
53	18	Shore White Oak	3	
54	18	Shore White Oak	3	
55	18	Shore White Oak	3	
56	18	Shore White Oak	3	
57	6	Sugar Maple	3	
58	6	Sugar Maple	3	
59	14	Sugar Maple	3	
60	14	Sugar Maple	3	
61	14	Sugar Maple	3	
62	14	Sugar Maple	3	
63	14	Sugar Maple	3	
64	27	Sugar Maple	3	
65	24	Sugar Maple	3	
66	5	Sugar Maple	3	
67	5	Sugar Maple	3	
68	27	Sugar Maple	3	
69	26	White Oak	3	
70	23	White Oak	3	
71	6	Shore White Oak	3	

GARAGE ADDITION

620 LAKE ROAD - LAKE FOREST, IL

PRELIMINARY GRADING PLAN

SCALE: 1"=20'

DRAWING No.	66175
SHEET	2

GREENGARD, INC.
Engineers • Surveyors • Planners
1111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3683
FAX: 847-634-0823
E-MAIL: 231@GREENGARDINC.COM
B1 REPRESENTATIVE NO. 144, 000000

DESIGNED BY: AC DATE: 2-5-21

CHECKED BY: DRF	DATE: 2-5-21
APPROVED BY: DRF	DATE: 2-5-21

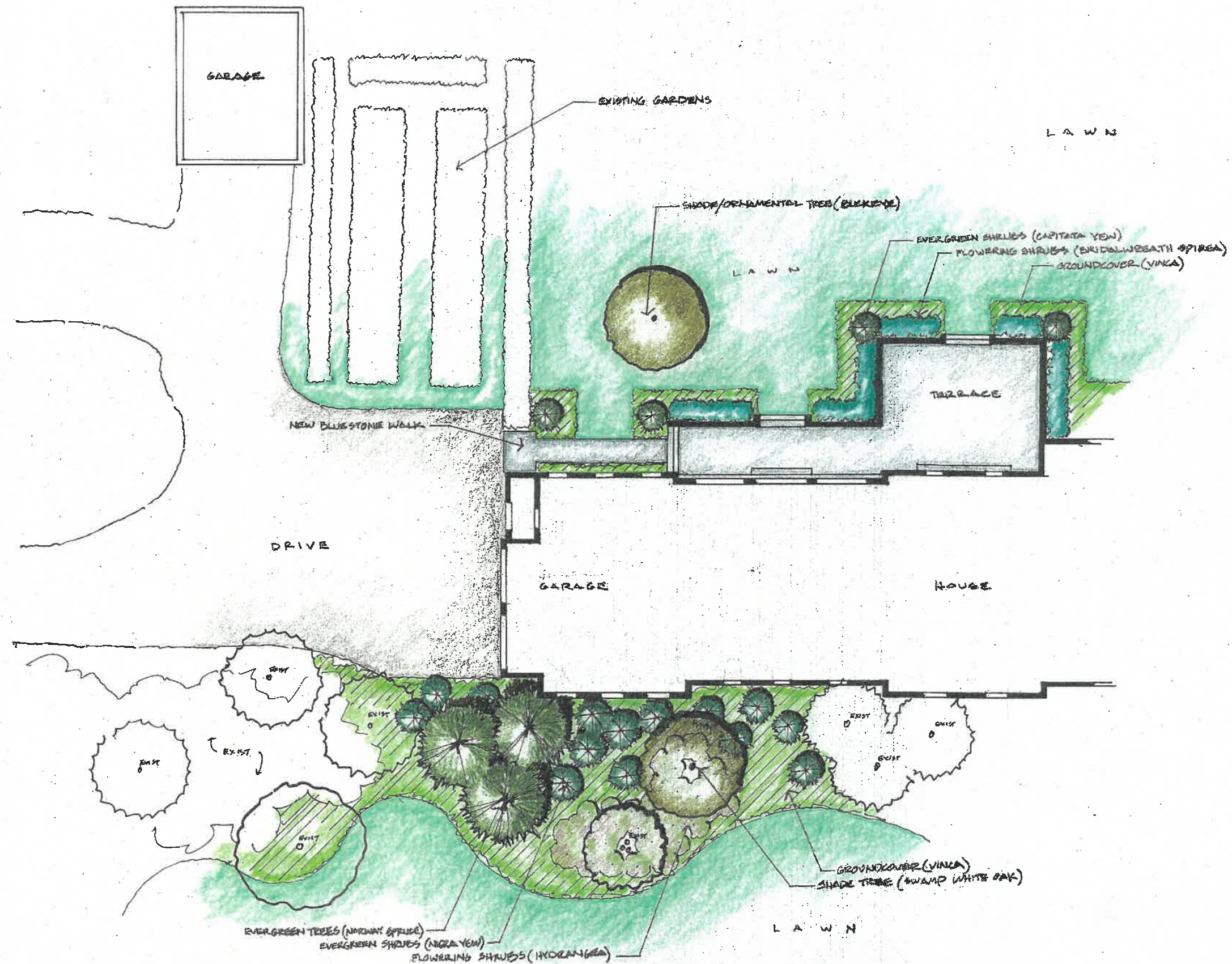
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TREE INVENTORY

Tree Survey				
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	NOTES / LOCATION
1	9	Swamp White Oak	3	
2	15	White Cedar	3	
3	22	White Cedar	3	
4	22	Hawthorn	3	
5	16	Hawthorn	3	
6	25	Black Locust	3	Decay in stem
7	25	Sugar Maple	3	
8	8	Norway Maple	3	
9	19	Sugar Maple	3	Lean
10	16	Red Oak	4	
11	34	Red Oak	3	
12	29	White Oak	3	
13	37	Red Oak	5	
14	26	Sugar Maple	4	
15	13	Hawthorn	3	
16	16	Hawthorn	3	
17	16	Buckthorn	3	
18	12	Buckthorn	3	
19	10	Cherry Dogwood	3	
20	12	Hemlock	3	
21	8	Hemlock	3	
22	13	Red Oak	3	
23	12	Swamp White Oak	3	
24	13	Swamp White Oak	3	
25	8	Hemlock	3	
26	13	Hemlock	3	
27	10	White Cedar	3	
28	10	White Cedar	3	
29	7	White Cedar	3	
30	12	Hemlock	3	Girdling Wire
31	32	Sugar Maple	3	
32	8	Black Locust	3	
33	26	Black Locust	3	
34	9	Hop Horn Beam	3	

35	9	Linden	3	
36	31	White Oak	3	
37	12	Black Cherry	3	
38	11	Sugar Maple	3	
39	13	Sugar Maple	3	
40	31	Red Oak	3	
41	13	Red Oak	3	
42	34	Red Oak	3	
43	9	Sugar Maple	3	
44	10	Sugar Maple	3	
45	25	Red Oak	3	
46	45	Red Oak	3	
47	18	White Oak	3	
48	11	Sugar Maple	3	
49	21	Sugar Maple	3	
50	11	Sugar Maple	3	
51	7	Hickory	3	
52	14	Linden	4	Stem Canker
53	18	Linden	3	
54	11	Sugar Maple	3	
55	6	Sugar Maple	3	
56	10	Sugar Maple	3	
57	6	Sugar Maple	3	
58	7	Sugar Maple	3	
59	14	Sugar Maple	3	
60	14	Hickory	3	
61	15	Linden	4	Stem Canker
62	14	Black Cherry	3	
63	20	Black Locust	3	
64	27	Sugar Maple	3	Cavity near top
65	24	White Oak	3	
66	8	Sugar Maple	3	
67	10	White Pine	3	
68	27	White Oak	3	
69	28	White Oak	3	
70	23	White Oak	3	
71	8	Silver Bell	3	
Lou Leggett 847-561-7061 Certified Arborist #177				



BRINCAT RESIDENCE
GARAGE ADDITION CONCEPTUAL LANDSCAPE PLAN

MARIANI LANDSCAPE

IMAGES OF EXISTING RESIDENCE

EDWARD
DEEGAN
ARCHITECTS & INTERIORS

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T 847 906 4110
E info@edwarddeeganarchitects.com

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

February 9, 2021

PHOTOGRAPHS OF 620 LAKE ROAD IN LAKE FOREST:



Front of Existing Main House (North Elevation)





Existing Main House where addition is proposed (East Elevation)



Existing Courtyard, where proposed garage will be located



Existing back of Main House (South Elevation)

Agenda Item 4
1150 Lake Road
Pool Pavilion & 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
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed East and South Elevations
Proposed West and North Elevations
Color Rendering
Proposed Roof Plan
Building Sections
Proposed Floor Plan
Proposed Tree Removal Plan
Tree Inventory
Conceptual Landscape Plan
Images of Existing Residence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	February 24, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	1150 Lake Road – Pool Pavilion and Building Scale Variance

PETITIONERS

Mark Campana
2056 N. Seminary Avenue
Chicago, IL 60614

PROPERTY LOCATION

1150 Lake Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE

Paul Konstant and Patrick Rauber, architects
5300 Golf Road
Skokie, IL 60077

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow construction of a pool pavilion in the southwest corner of the site. A building scale variance is also requested.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Lake Road, between Woodland Road and Barberry Lane. The property is approximately 1.69 acres in size and the residence and detached garage on the property were constructed in 1959 and were designed by Colburn, Glore, and Co., a noted architectural firm in the community. A single story mass on the west side of the residence was built in 1990 and the detached garage and guest house structure were built in 1992. The residence is identified as a Contributing Structure to the Historic District. The City's survey form for this property is attached to this report and provides additional background information.

STAFF EVALUATION

Proposed Pool Pavilion

The proposed pool pavilion is a single story structure. The structure is comprised of an enclosed living space and a covered terrace. The design and exterior materials of the pool pavilion structure are proposed to match the existing residence.

Site Plan

The existing tennis court on the property will be removed and the proposed pool pavilion and pool will be sited generally in the location of the tennis court, in the southwest corner of the site. The location of the pool pavilion and the pool comply with zoning setback requirements. A bluestone pool deck is proposed around the pool and bluestone steppers are proposed between the existing

residence and the pool area. A gravel path is proposed around the south and west sides of the pool pavilion.

The amount of existing impervious surface on the site totals 23,995 square feet, equal to 33 percent of the entire site. With the removal of the tennis court and the addition of the pool pavilion and associated hardscape, the total amount of impervious surface on the site as proposed is 20,048 square feet, equal to 28 percent of the site, reducing the overall impervious surface by 3,947 square feet, or 5 percent.

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 pool pavilion is a single story mass and is 19 feet and 2 inches tall from the lowest point of existing grade adjacent to the structure. The maximum allowable height for an accessory structure is 25 feet. The existing residence is 33 feet and 5 inches tall.

Standard 2 – Proportion of Front Façade:

This standard is not applicable. No changes are proposed to front façade of the existing residence.

Standard 3 – Proportion of openings:

This standard is met. The proposed openings on the pool pavilion reflect tall, narrow proportions, consistent with the openings found on the existing residence.

Standard 4 Rhythm of Solids to Voids:

This standard is generally met. The pool pavilion reflects a regular rhythm of solids to voids on most elevations. The south elevation presents a mostly solid wall with a single opening generally in the center. In an effort to break up the large expanse of solid wall and more closely follow the rhythm of solids to voids found on the other elevations of the structure consideration should be given to incorporating additional openings on the south elevation.

Standard 5 – Spacing on the Street:

This standard is met. The proposed pool pavilion is located in the southwest corner of the site and is setback a distance of approximately 200 feet from the street. Due to an existing fence and vegetation along Lake Road, the pool pavilion will only be minimally visible from the street if at all.

Standard 6 – Rhythm of Entrance Porches:

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

Standard 7 – Relationship of Materials and Texture:

This standard is met. The exterior of the pool pavilion is brick and the roof will be wood shingle to match the existing residence. Aluminum clad windows with interior and exterior muntins are proposed. Door and window trim will be brick. Soffits and fascia boards will be wood. Copper gutters and downspouts are proposed.

Standard 8 – Roof Shapes:

This standard is met. The enclosed area of the pool pavilion has a steeply pitched gable roof form to match the existing residence. The covered terrace portion of the pool pavilion has a hip roof form with a lower roof pitch to minimize the height and appearance of mass.

Standard 9 – Walls of continuity:

This standard is met. The massing, scale and exterior materials and architectural detailing are consistent across all elevations of the proposed pool pavilion.

Standard 10 - Scale:

A building scale variance is requested.

- The allowable square footage based on the size of the property is 7,625 square feet. The existing residence, garage and accessory structure on the site total 10,585 square feet and exceed the allowable square footage by 2,960 square feet, or 39 percent. Because of the design of the existing house, significant square footage, 1,001 square feet, is calculated as third floor space under the City's established calculation method.
- The enclosed portion of the pool pavilion totals 551 square feet and contributes to the square footage overage of the existing residence.
- The open, covered terrace of the pool house totals 475 square feet and is considered a design element and is not counted toward the overall square footage. A total of 763 square feet of design elements are permitted based on the size of the property.
- In summary, the existing house with the proposed pool pavilion will total 11,136 square feet. The total square footage of the existing residence, garage, accessory structure and enclosed portion of the pool house together exceed the allowable square footage by 3,511 square feet. A building scale variance of 46 percent, seven percent more than the existing overage, is requested. The total overage is significant, greater than overages usually seen by the Commission however, an overage of this magnitude is not unprecedented in cases where significant historic residences are being updated to accommodate new buyers. (See Standard 5 below.)

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. The Commission's role is to evaluate whether the variance request meets the minimum of two of the standards detailed below. 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 pool pavilion 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 generally met. Existing vegetation on the site along with proposed landscaping as reflected on the submitted landscape plan will mitigate views of the pool pavilion from neighboring properties and from the street. The siting of the pool preserves Heritage Oak trees located on the site to the south of the house and east of the proposed pool.

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. Because of its location and distance from the street, and because of existing and proposed vegetation, the pool pavilion will not have a presence on the streetscape. The pool pavilion is a single story, mostly open, structure and is in compliance with the required zoning setbacks. Views of the pool and pool house from off of the site are minimized and the proposed low profile structure will not impact light to 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.

This standard is met. As noted above, the pool pavilion is a single story structure and is lower than the surrounding multi-story homes. The appearance of mass is minimized because the pool pavilion is a mostly open structure.

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. This standard is intended to allow and encourage investment in and preservation of significant historic structures. This 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 property to be modified in order to meet the new property owner's goals while maintaining the character of the historic property. The existing residence is worthy of preservation and due to its design, includes significant "third floor" square footage.

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 not applicable. The directional expression of the existing front elevation of the residence is not proposed to change.

Standard 12 – Preservation of Historic Material:

This standard is not applicable. There are no changes proposed to the original residence.

Standard 13 – Preservation of natural resources:

This standard can be met. Construction of the pool pavilion will impact an 8 inch River Birch tree that is in fair condition. Removal of various small trees on the west and south sides of the pool pavilion is recommended by the petitioner's landscape architect. These trees include low quality trees and trees that are in poor condition. The removals will allow more consistent landscape screening to be planted in these areas.

The proposed construction access on the site is shown on the conceptual landscape plan and will be subject to further review and approval by the City's Certified Arborist. The proposed construction access route as currently anticipated will impact a 6 inch Sugar Maple tree. However, the greater concern will be to assure that the heritage oak trees on either side of the proposed construction access are not compromised. The route may need to be modified or measures will need to be taken as directed by the City's Certified Arborist including, but not limited to, installing mats or wood chips to minimize the chance of compaction of root systems.

Removal of the River Birch tree at the northwest corner of the pool pavilion and the Sugar Maple impacted by the construction access route will require inch for inch replacement on site for a total of 14 inches. As construction proceeds, the viability of the trees in the area of work will need to be reassessed. In the event additional trees are compromised, additional replacement inches will be required.

The conceptual landscape plan submitted by the petitioner reflects a new Arborvitae hedge around the west and south sides of the pool pavilion and the pool for screening. Spruce trees and Forsythia are proposed north of the pool pavilion. Ornamental trees including Japanese Maple and Crabapple are proposed on the south and east sides of the pool. Hydrangea and boxwoods are also proposed around the pool area. Based on the conceptual landscape plan the required replacement inches are not yet satisfied. As the landscape plan is more fully developed the plan shall provide for the required replacement inches on site by incorporating trees of high quality species to maintain and enhance the wooded character of the site over time. If the replacement inches cannot be fully accommodated on the site, using good forestry practices, a payment in lieu of replacement inches will be required to support planting of parkway trees in the neighborhood.

Given the location of the pool pavilion and the pool in relation to the neighboring properties it is important that a sufficient landscape buffer is provided to minimize impacts to neighbors. The conceptual landscape plan appears to provide for an adequate visual buffer. As the project takes shape City staff will work with the petitioner to ensure that the west and south property lines are effectively screened.

Standard 14 – Compatibility:

This standard is met. The massing, design and exterior materials of the pool pavilion are compatible with the existing residence.

Standard 15 – Repair to deteriorated features:

This standard is not applicable to this request.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The integrity of the existing residence is not threatened by the proposed pool pavilion. The pool pavilion is designed in a manner that is compatible with the character of the property and distinguishable from the original residence. The pool pavilion will serve to preserve the residence by making the house livable for the property owners and attractive to future buyers. The proposed pool house given the low profile and openness of the structure does not create an over-built appearance on the property.

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, staff received one letter from a neighboring property owner raising questions about the proposed siting of the pool and pool house. The letter is included in the Commission's packet.

RECOMMENDATION

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

1. Consideration should be given to incorporating additional openings on the south elevation of the pool pavilion in an effort to break up the large expanse of solid wall and follow the rhythm of solids to voids on the other elevations of the structure.
2. Plans submitted for permit must reflect the project as presented to the Commission with the above refinement. If any additional modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. 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 14 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. The landscape plan shall also reflect a sufficient

landscape buffer along the west and south sides of the pool area to minimize visibility of the pool area to neighbors.

4. Prior to the issuance of a building permit, a detailed construction access plan along with 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. The plan should include, but not be limited to protective fencing and protective measures to avoid root compaction.
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. All lights except motion detector security lights shall be set on timers to turn off no later than 11 p.m.
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 on existing trees and landscaping during construction.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2693

Property Address:

Street: 1150 N LAKE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: John S. Runnells House

Original Owner: John S. Runnells

Other Previous Owners: George and Barb Goebeler 1992. Warren Harsg Barser/ Leslie Clark (Current owners)

Present Owner: WARREN F HARSHBARGER, TRUSTEE

Current Property Name:

Resource Type: Building
Date of Construction: 1959
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: Modern
Secondary Style:

Architect/Engineer: Colburn, Glore & Co.

Builder/Contractor: Edward A. Anderson

Landscape Architect:



Photo Name: July 1999

Demolished: **Date:**

Zoning District: R4

Subdivision: Owners-Lot 7-2 Woodland Elm Tree Subdivision; platted 1959

Subdivided from:

Current Property Size (est.): 1.69 acres

Original Property Size (est.):

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: L-Shape
Number of Stories: 2
Structural Framing: Unknown
Foundation Material: Concrete
Facade Material: Brick
Roof Form: Gable

Roof Material: Asphalt
Primary Window Type: Casement
Porches:
Integrity: Good
Condition: Good

Decorative Features & Surfacing:



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 2693

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

John S. Runnells House - Colburn, Glore & Co., 1959

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

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

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

This property is identified as a significant contributing structure to the Historic District. The house was designed by Colburn, Glore and Co., a noted architectural firm whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1959, is distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

I.W. (Ike) Colburn (1924 - 1992), architect, was born in Boston. He attended the Fontainebleau Academy after World War II, then studied at Yale, graduating with a Bachelors of Architecture in 1951. While at Yale, he studied with architect Paul Schweikher. Schweikher was a significant architect, who had worked for David Adler, had a successful Chicago practice, and became head of the school of architecture at Yale and Carnegie Mellon. Bertrand Goldberg, Edward Dart, and Colburn all worked for Schweikher during his Chicago tenure. After Yale, Colburn moved to Chicago to work for the firm Schweikher and Elting, where he stayed for three years. He married Frances Haffner and moved to Lake Forest

In 1953, when Schweikher left Chicago for Yale, Colburn opened his own office, I.W. Colburn. Although his office was in Chicago, he had a number of Lake Forest clients, many of whom were his friends. Colburn and Edward Dart, were arguably Lake Forest's most important architects of the period, associated with International Style architecture.

Colburn's career extended beyond residential architecture. In the early 1960s he lived in St. Joseph Michigan, where he worked on a master plan for the city. Between 1964 and 1973 he served as Consulting Architect to the University of Chicago. During this period he designed the Henry Hinds Laboratory for the Geophysical Sciences (1969), the 11-story Cummings Life Science Center (1973), the University of Chicago's tallest building, and the A.I.A. Honor Award-winning Sonia Shankman Orthogenic School (1967). In 1965, Colburn won an A.I.A. Honor Award for St. Anastasia's Church in Waukegan.

Colburn was publicly recognized in his own lifetime for his work, which was often published. His architecture received a considerable amount of attention in issues of Progressive Architecture, throughout the 1960s. It was also published in Life, House and Garden, the Chicago papers and The New York Times. Frederick Koeper's book, Illinois Architecture: a Selective Guide (1968) features 148 of Illinois' most important buildings and St. Anastasia was included. The Geophysical Sciences Building was illustrated in Ira Bach's Chicago on Foot (1969). The A.I.A Guide to Chicago (1993) singles out three of Colburn's buildings for inclusion.

In the early 1970s, Colburn's career took a totally different bent. He embarked on the restoration of historic homes. He and his wife had spent summers in Manchester by the Sea, Massachusetts, and they moved there. They began buying historic houses, restoring them and renting them out. Colburn died January 23, 1992, in Manchester.

Changes:

An addition was made to the west side in 1990. The detached garage/workshop was added in 1992. A tunnel was built to the wine cellar in 1992 by the Poulton Group. The greenhouse foundation was removed in 1992 by the Poulton Group.

Property Setting:

Residential neighborhood; This property is located on the west side of Lake Road two lots north of Barberry Lane.

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

Address 1150 Lake Road Owner(s) Mark Campana

Architect Patrick Rauber Reviewed by: Jen Baehr

Date 2/24/2021

Lot Area 72817 sq. ft.

Square Footage of Existing Residence:

1st floor 4705 + 2nd floor 2551 + 3rd floor 1001 = 8257 sq. ft.

Design Element Allowance = 763 sq. ft.

Total Existing Design Elements = 0 sq. ft. Excess = 0 sq. ft.

Garage 1684 sf actual ; 800 sf allowance Excess = 884 sq. ft.

Garage Width 19 ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 1444 sq. ft.

Total Square Footage of Existing Residence = 10585 sq. ft.

Square Footage of Proposed Pool House:

1st floor 551 + 2nd floor 0 + 3rd floor 0 = 551 sq. ft.

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

New Design Elements 475 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 11136 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 7625 sq. ft.

DIFFERENTIAL = 3511 sq. ft.

Over Maximum

NET RESULT:

3511 sq. ft. is

Allowable Height: 40 ft. Actual Height 33'-5" (existing house) 19'-6" (pool house)

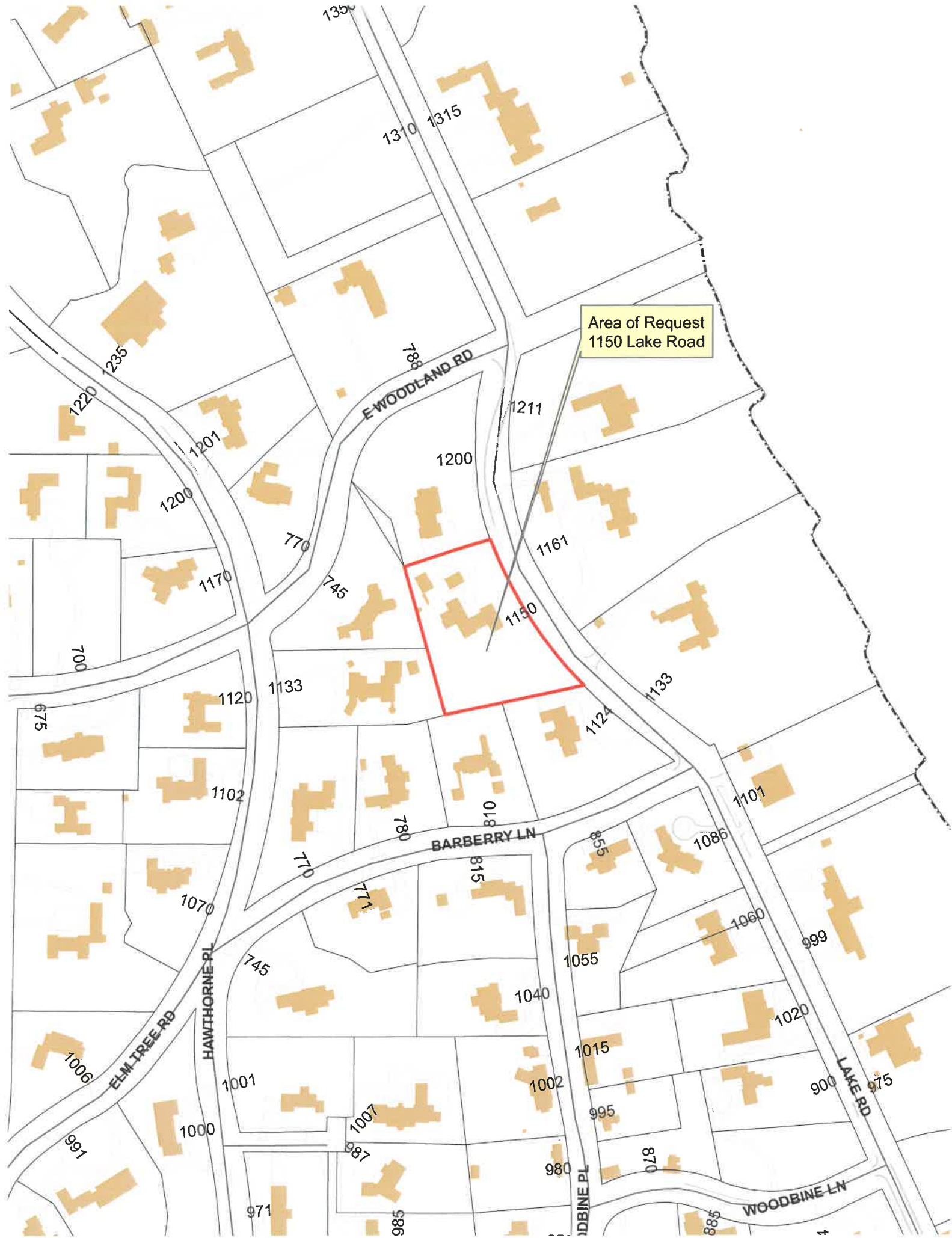
46.00% over the Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 763 sq. ft.

Front & Side Porches = 475 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 0 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 475 sq. ft. **Excess Design Elements** = 0 sq. ft.





Area of Request
1150 Lake Road

Area of Request
1150 Lake Road





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

PROJECT ADDRESS 1150 LAKE ROAD

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 checked="" 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

MARK CAMPANA

Owner of Property

2056 N SEMINARY AVE.

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

CHICAGO, IL 60614

City, State and Zip Code

847-967-6115

Phone Number

Fax Number

MARKJCCAMPANA@GMAIL.COM

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

PAUL KONSTANT, PRINCIPAL

Name and Title of Person Presenting Project

KONSTANT ARCHITECTURE - PLANNING

Name of Firm

5300 GOLF ROAD

Street Address

SKOKIE, IL 60077

City, State and Zip Code

847-967-6115

Phone Number

847.967.0111

Fax Number

PK@KONSTANTARCHITECTURE.COM

Email Address

Representative 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

**1150 Lake Road
Campana Residence
Historic Preservation Commission Application for a Certificate of Appropriateness**

1. Statement of Intent

Description of work:

The proposed project involves the following:

- Demolition of an existing tennis court and fencing at the south west corner of the property.
- Construction of a new Pool House, Pool, and Pool Deck in the place of the existing tennis court at the south west corner of the property.

How does the project meet the Standards of the Historic Preservation Ordinance?

Note: Text in blue is taken from section 155.08 STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS of the Historic Preservation Ordinance.

(1) *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

The height of the new Pool House will be compatible with the property and will align with the single-story gable roof of the existing Main Residence.

(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.

The front façade of the proposed Pool House will be similar to that of the existing Main Residence, by maintaining similar form and matching the existing roof pitch.

(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 relationship of the proposed doors and openings on the new Pool House will be in keeping with the existing Main Residence, both in height and proportion.

(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 rhythm of the proposed door and window openings of the Pool House will be in keeping with the existing Main Residence. We have matched the composition that is typical at the gable ends of the Main Residence.

(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 proposed work will have little to no impact on the relationship of the existing house to the street. The new footprint is not only pushed further back on the property but the structure will also be separated from the existing house by approximately 100 feet.

(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.

The proposed project will have no impact on any projections from the house to the sidewalk.

(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 project will match the existing palette of materials and colors from the existing buildings on the property.

(8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the structures to which it is visually related.

The gable roof of the proposed Pool House will match the pitch of the existing gable roof of the existing Main Residence. The hipped roof extending over the covered terrace will have a slightly lower roof pitch to minimize the presence of the form.

(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 proposed project will have no impact on enclosure of continuity of walls along the street, because it is not only separated from the existing structures, but is also to be located deeper on the site therefor having minimal visual impact from the street.

(10) *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

The proposed Pool House will appropriately relate to existing structures on the property, because of its similar height, mass and proportion.

(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.

The proposed project is aligned with the existing buildings on site and most importantly parallel with the orientation and expression of the front elevation of the existing Main Residence.

(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 proposed Pool House maintains the same rhythm and detail of the existing buildings on the property. The design is of particular relation to the existing Main Residence and contributes to the overall composition of the property.

(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 proposed project will have no impact on existing archaeological or natural 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.

The style of the new Pool House will match the existing house and other buildings on the property.

(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.

There is no repair proposed or required to deteriorated features of significant interest.

(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.

There is no surface cleaning required or proposed to surface materials of significant interest.

(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.

The proposed alteration to the property could be reversible if required.

2. Statement supporting a Building Scale Variance

Why is a variance requested?

The project is currently over the allowable building bulk for this property. This in part is because of the height/slope of the roof over the Existing Main Residence and Garage building prevents them from being considered as single story. We have reviewed options and have attempted to create a design that not only is appropriate in design with the existing buildings on the property, but also one that adds very little visual impact to the overall bulk of the property. We are proposing a significant decrease in impervious materials on the property, with the removal of the tennis court. The proposed project would have no impact on the public perspective from the street and any surrounding properties, and would adhere to the standards for a building scale variance as outline below:

(1) *Standard 1.* The project is consistent with the design standards in § 150.147 of the city code.

The proposed project is in line both with the design standards set out in the city code as well as those set out in section 155.08 STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS of the Historic Preservation Ordinance.

(2) *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.

There are mature trees along the east, west and south sides of the property to mitigate the impact of the proposed Pool House on the neighboring properties. The proposed Pool House is no higher than the other buildings on site, and the roof of the covered terrace is hipped to reduce the visual bulk. The proposed work should have no impact on the elevation of the house as viewed by the street, due to the separation of the two structures.

(3) *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 Pool and Pool House are located in the south west corner of the property and as far from the street as is possible on this property. The most forward projection of the Pool House façade is 210 feet from the Lake Road sidewalk directly adjacent to the property. will also minimize the appearance of mass. The size and scale of this proposal is fitting with existing accessory buildings on site and will not have a negative impact to light or views from neighboring homes.

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

The overall height and mass of the residence and existing accessory structures will be unchanged. The existing height and mass of the residence is in keeping with the surrounding houses. The height and mass of the proposed Pool House is not greater than the existing

residence or existing accessory buildings and is not only compatible with this property but also the surrounding properties.

(5) *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 regulations and approval of a variance would further the purpose of the ordinance.

The property is located in the East Lake Forest Historic District. Please refer to the earlier Statement of Intent which notes how the proposed project is consistent with the historic preservation regulations. The main residence was originally built in 1959.

(6) *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 proposed project does not change any of the existing setbacks to the street at the front, or to the adjacent properties on the sides. The proposed Pool House is setback 200' from the front/east property line allowing the large open area to mitigate the appearance of mass of the proposal from the streetscape. Also, the proposal is in accordance with the side and rear yard setbacks allowing for planting along the south and west property lines to mitigate the appearance of mass of this proposal.



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

Façade Material

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

Foundation Material

Exposed Foundation Material _____

Color and/or Type of Material Common Brick, to match existing house

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

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

Color of Finish Dark Brown, to match existing house

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 (on existing buildings)
- ☐ Stone
- ☐ Stucco
- ☐ Other _____

Roofing

Primary Roof Material

- ☒ Wood Shingles (match existing house)
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material Brown / Natural, to match existing house

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

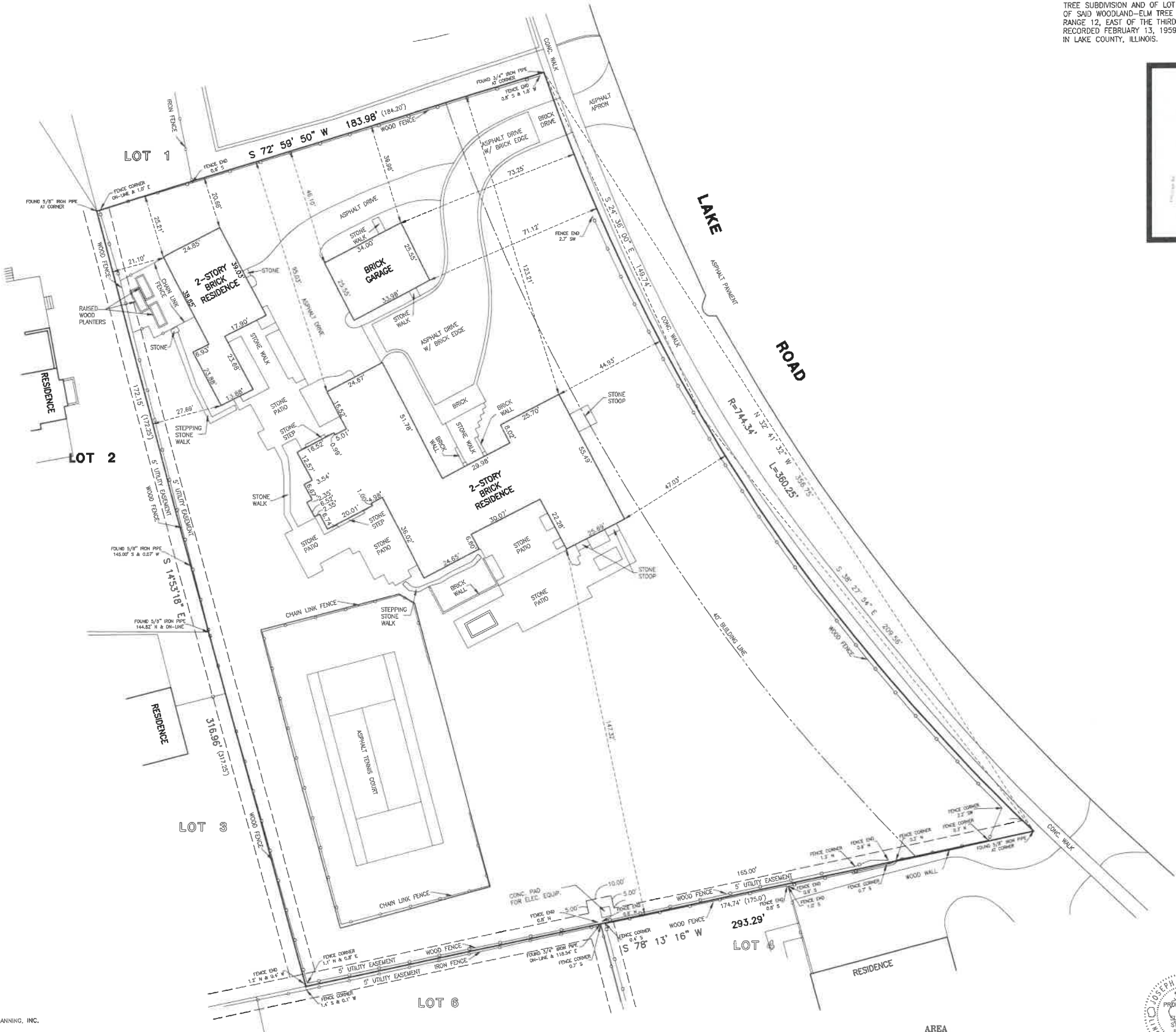
- ☒ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____

PLAT OF SURVEY

LOT 1 IN OWNERS WOODLAND-ELM RESUBDIVISION OF LOT 7 IN BLOCK 1 OF WOODLAND-ELM TREE SUBDIVISION AND OF LOT 2 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF SAID WOODLAND-ELM TREE SUBDIVISION, IN SECTIONS 27 AND 28, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1959 AS DOCUMENT 1020634, IN BOOK 34 OF PLATS, PAGE 102, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- 1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- 2. () DENOTES RECORDED DIMENSION.
- 3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- 4. ORIGINAL CLIENT--KONSTANT ARCHITECTURE -- PLANNING, INC.
- 5. ORIGINAL FIELD WORK COMPLETED--11-20-20

GENERAL NOTES:

- 1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF.
- 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TENSEL POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN ALL ABSTRACT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- 4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF DECEMBER, A.D., 2020

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-22.



AREA
72,817 Sq. Ft. OR 1.67 ACRES (MORE OR LESS)

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=20'
DRAWING No. 66300
SHEET 1 OF 1

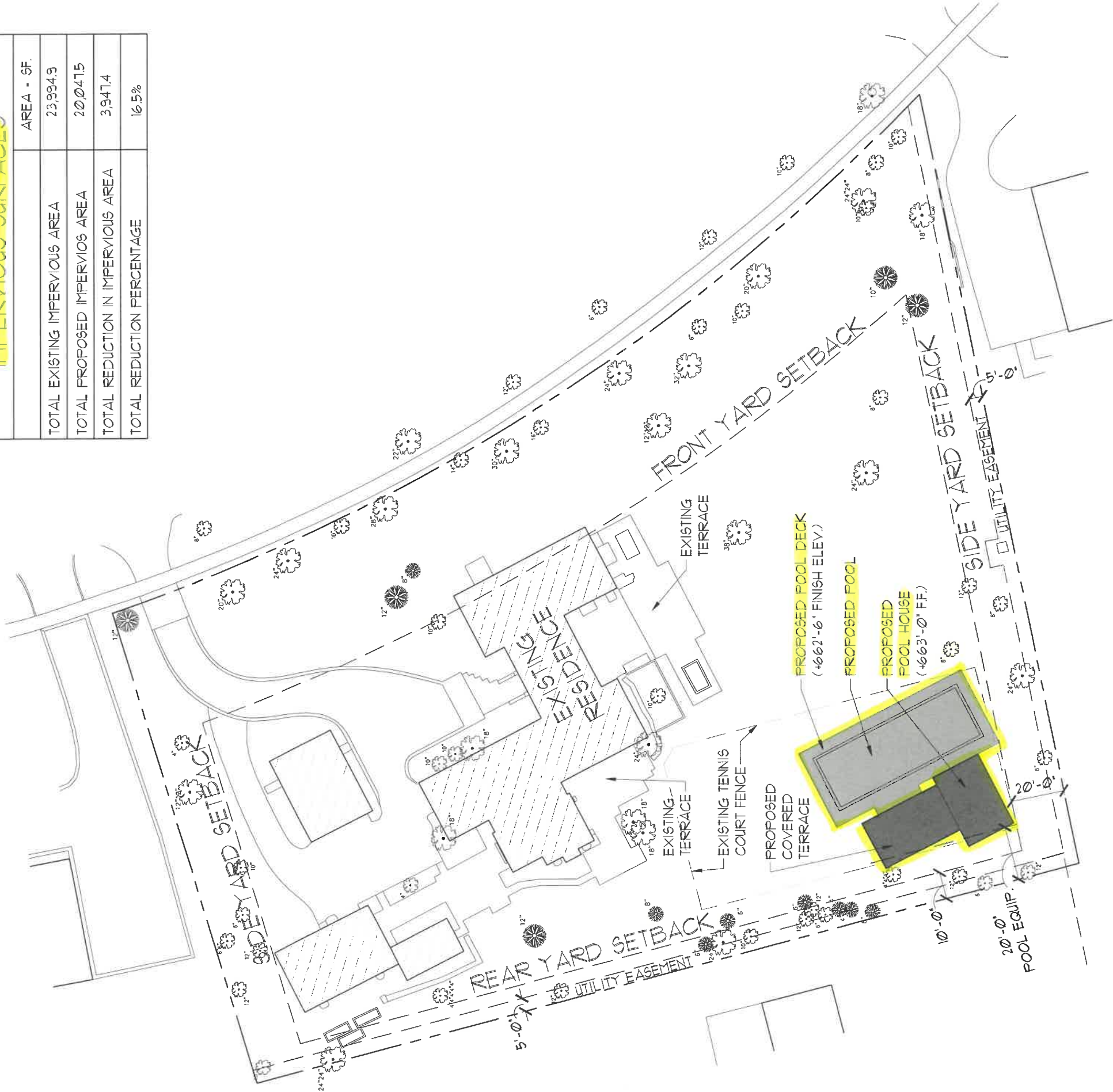
1150 LAKE ROAD -- LAKE FOREST, ILLINOIS

PLAT OF SURVEY

DESIGNED BY:	DATE:	11-30-20	REVISIONS
CHECKED BY:	DATE:	12-01-20	REVISIONS
APPROVED BY:	DATE:		REVISIONS
DRAWN BY:	DATE:		REVISIONS

Date: 2021.01.15

IMPERVIOUS SURFACES	
AREA - SF.	
TOTAL EXISTING IMPERVIOUS AREA	23,994.9
TOTAL PROPOSED IMPERVIOUS AREA	20,041.5
TOTAL REDUCTION IN IMPERVIOUS AREA	3,947.4
TOTAL REDUCTION PERCENTAGE	16.5%



Proposed Site Plan

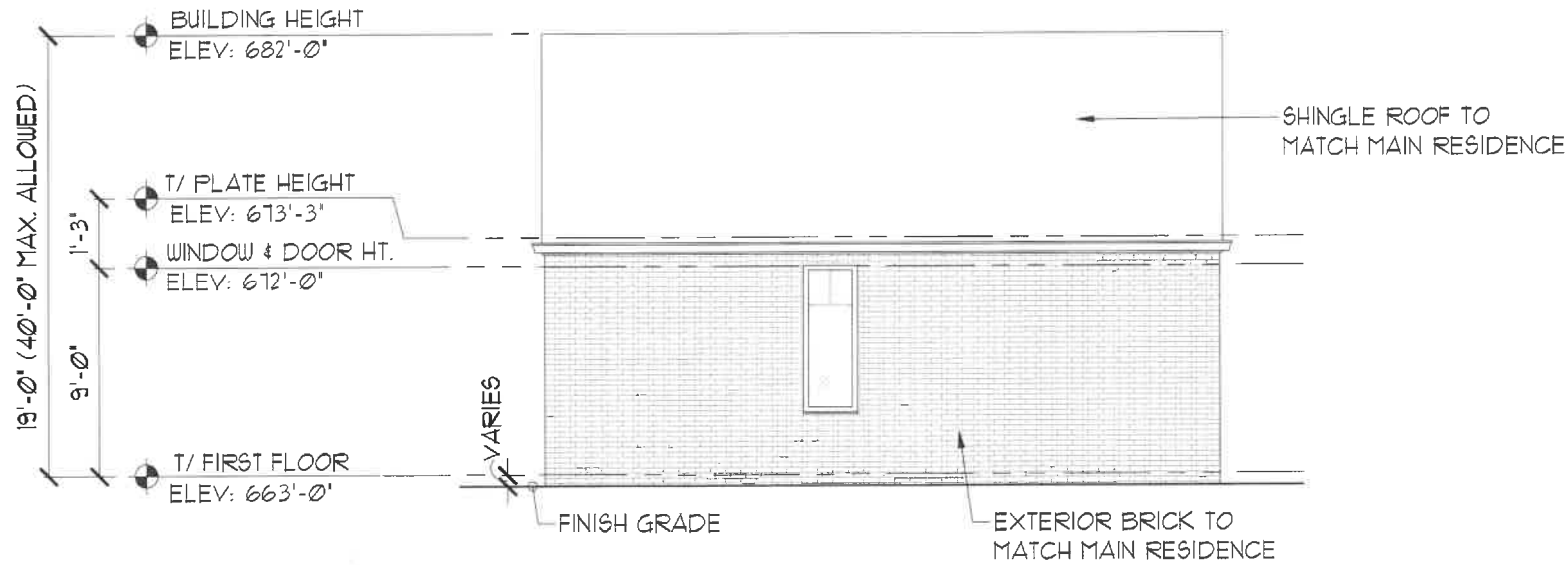


Date: 2021.01.15



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

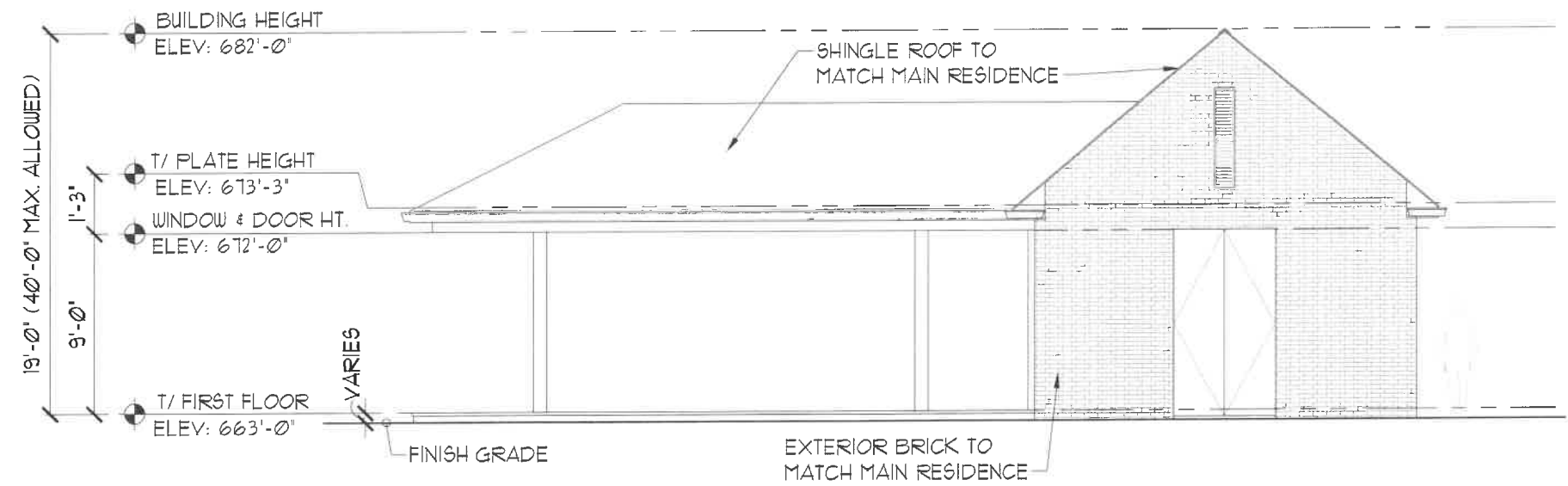
Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847.967.6115-INC.

Campana Residence
1150 Lake Rd, Lake Forest, IL

A2.0

Job No: 2027

Date: 2021.01.15



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

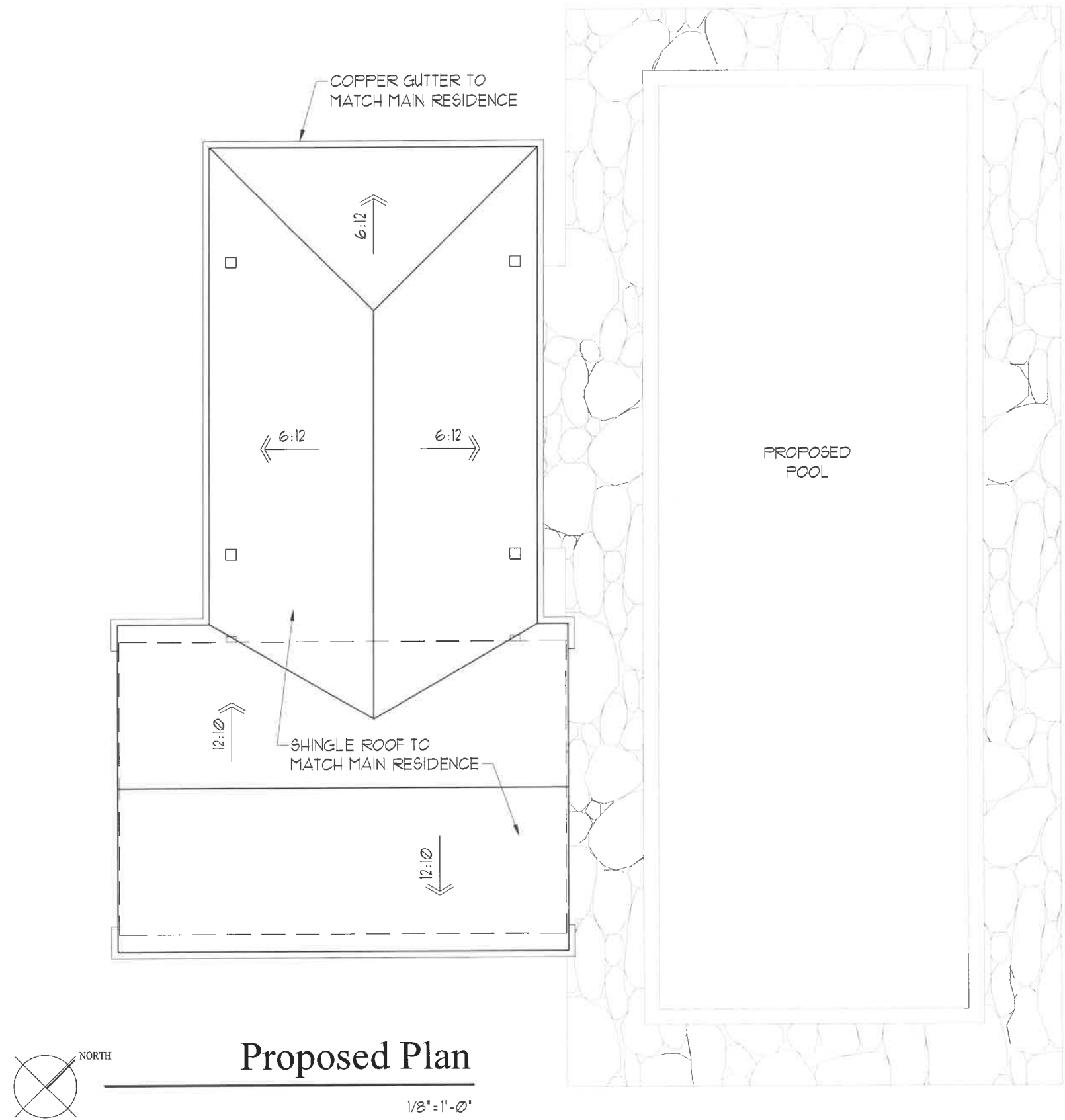
Campana Residence
1150 Lake Rd, Lake Forest, IL

A2.1

Job No: 2027



Date: 2021.01.15



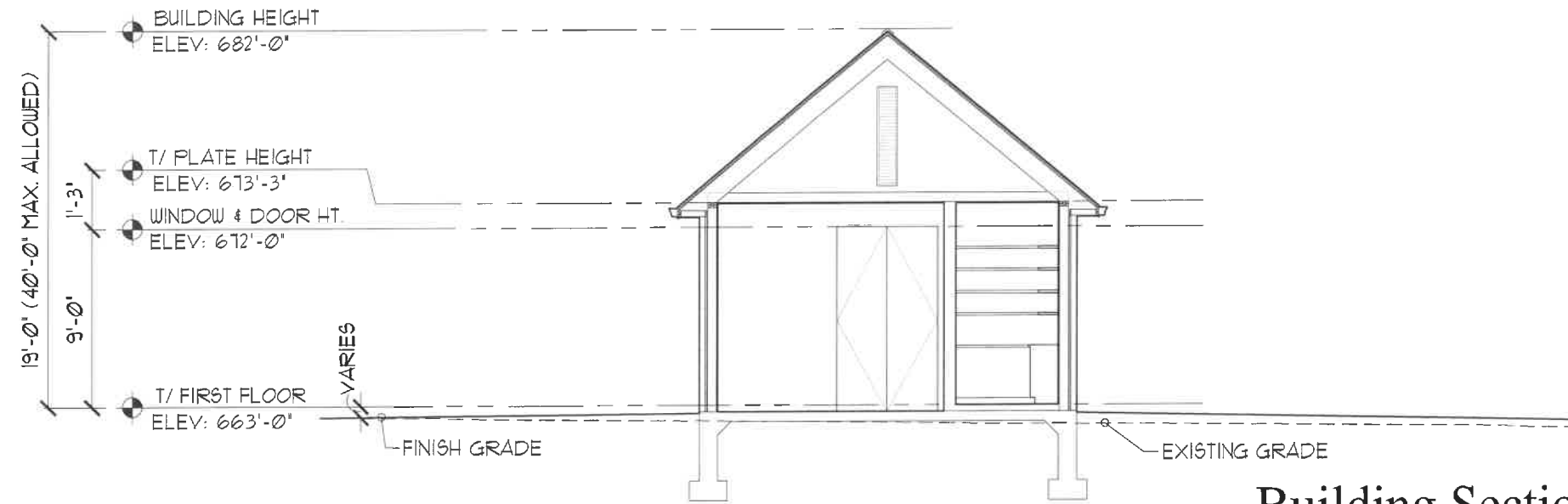
Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847.967.6115 Inc.

Campana Residence
1150 Lake Rd, Lake Forest, IL

A1.1

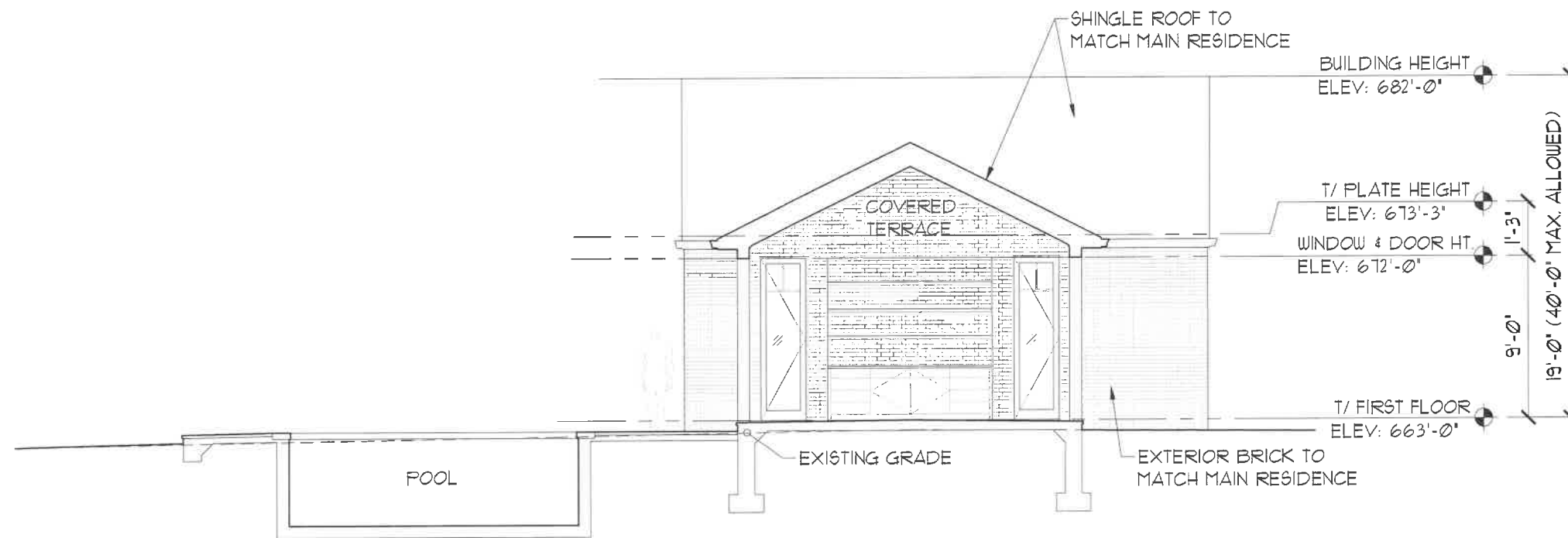
Job No: 2027

Date: 2021.02.04



Building Section 1

1/8" = 1'-0"



Building Section 2

1/8" = 1'-0"

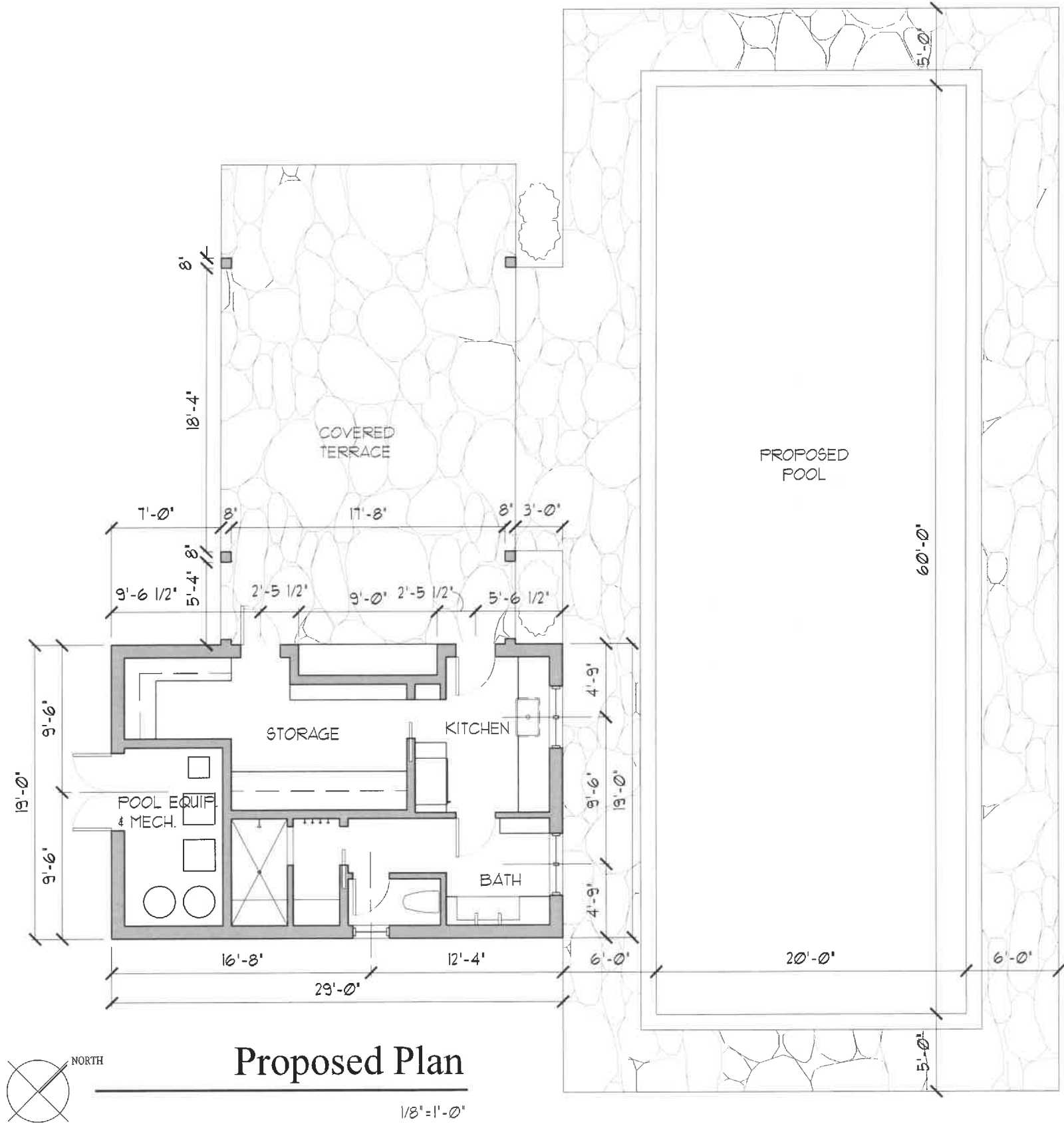
Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Campana Residence
1150 Lake Rd, Lake Forest, IL

A3.0

Job No: 2027

Date: 2021.01.15



Proposed Plan

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Campana Residence
1150 Lake Rd, Lake Forest, IL

A1.0

Job No: 2027

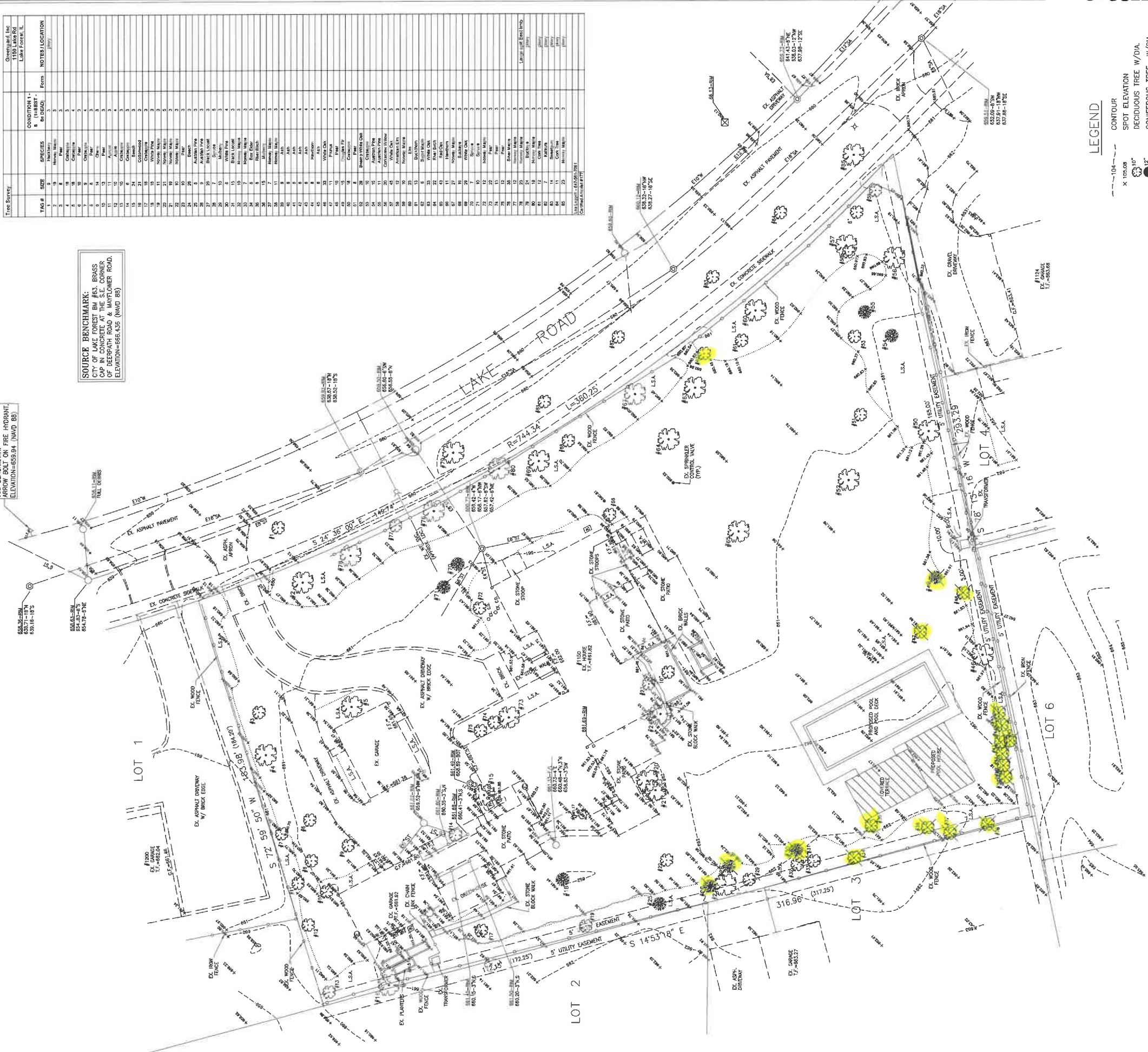
LEGAL DESCRIPTION
LOT 1, IN OWNERS WOODLAND-ELM RESUBDIVISION OF LOT 7, IN BLOCK 1
OF WOODLAND-ELM TREE SUBDIVISION AND OF LOT 2 IN THE
RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 1 OF SAID
WOODLAND-ELM TREE SUBDIVISION, IN SECTIONS 27 AND 28,
TOWNSHIP 36N, RANGE 12E, COUNTY OF LAKE, STATE OF ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1969 AS
DOCUMENT 1020634, IN BOOK 34 OF PLATS, PAGE 102, IN LAKE COUNTY,
ILLINOIS.



JOB BENCHMARK:
ARROW BOLT ON FIRE HYDRANT,
ELEVATION=659.94 (NAD 83)

SOURCE BENCHMARK:
CITY OF LAKE FOREST BM #61, BRASS
MARKER AT THE CORNER
OF DEERFIELD ROAD & WILSON ROAD,
ELEVATION=666.435 (NAD 83)

Tree Survey			Greenland, Inc. 1150 Lake Rd Lake Forest, IL	
TAG #	SIZE	SPECIES	CONDITION 9 in DBH	NOTES / LOCATION
1	6	Red Oak	1	
2	8	Red Oak	1	
3	8	Red Oak	1	
4	10	Red Oak	1	
5	10	Red Oak	1	
6	10	Red Oak	1	
7	8	Red Oak	1	
8	14	Red Oak	1	
9	14	Red Oak	1	
10	14	Red Oak	1	
11	14	Red Oak	1	
12	14	Red Oak	1	
13	14	Red Oak	1	
14	14	Red Oak	1	
15	24	Red Oak	1	
16	24	Red Oak	1	
17	24	Red Oak	1	
18	15	Red Oak	1	
19	11	Red Oak	1	
20	11	Red Oak	1	
21	19	Red Oak	1	
22	10	Red Oak	1	
23	10	Red Oak	1	
24	25	Red Oak	1	
25	6	Red Oak	1	
26	6	Red Oak	1	
27	7	Red Oak	1	
28	8	Red Oak	1	
29	8	Red Oak	1	
30	8	Red Oak	1	
31	15	Red Oak	1	
32	15	Red Oak	1	
33	15	Red Oak	1	
34	15	Red Oak	1	
35	15	Red Oak	1	
36	15	Red Oak	1	
37	15	Red Oak	1	
38	15	Red Oak	1	
39	15	Red Oak	1	
40	15	Red Oak	1	
41	15	Red Oak	1	
42	15	Red Oak	1	
43	15	Red Oak	1	
44	15	Red Oak	1	
45	15	Red Oak	1	
46	15	Red Oak	1	
47	15	Red Oak	1	
48	15	Red Oak	1	
49	15	Red Oak	1	
50	15	Red Oak	1	
51	15	Red Oak	1	
52	28	Red Oak	1	
53	15	Red Oak	1	
54	15	Red Oak	1	
55	11	Red Oak	1	
56	11	Red Oak	1	
57	11	Red Oak	1	
58	11	Red Oak	1	
59	11	Red Oak	1	
60	11	Red Oak	1	
61	11	Red Oak	1	
62	6	Red Oak	1	
63	6	Red Oak	1	
64	22	Red Oak	1	
65	43	Red Oak	1	
66	15	Red Oak	1	
67	27	Red Oak	1	
68	15	Red Oak	1	
69	15	Red Oak	1	
70	7	Red Oak	1	
71	10	Red Oak	1	
72	22	Red Oak	1	
73	22	Red Oak	1	
74	13	Red Oak	1	
75	13	Red Oak	1	
76	38	Red Oak	1	
77	12	Red Oak	1	
78	12	Red Oak	1	
79	21	Red Oak	1	
80	18	Red Oak	1	
81	18	Red Oak	1	
82	7	Red Oak	1	
83	14	Red Oak	1	
84	23	Red Oak	1	
85	23	Red Oak	1	



LEGEND

- CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE W/DIA
- CONIFEROUS TREE W/DIA
- SANITARY MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

SLM

1-13-21

ADDED TREE INVENTORY

DATE:

REVISION BY:

MRT

DATE:

12-1-20

DESIGNED BY:

MRT

DATE:

12-1-20

APPROVED BY:

DRF

DATE:

12-1-20

SCALE:

1"=20'

DRAWING NO.:

66300

SHEET:

1

OF

1

GREENGLAND, INC.

Engineers, Surveyors, Planners

111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623

PHONE: 847-634-3883

FAX: 847-634-0987

ILL. REGISTRATION NO.:

164-006985

EXISTING TOPOGRAPHY

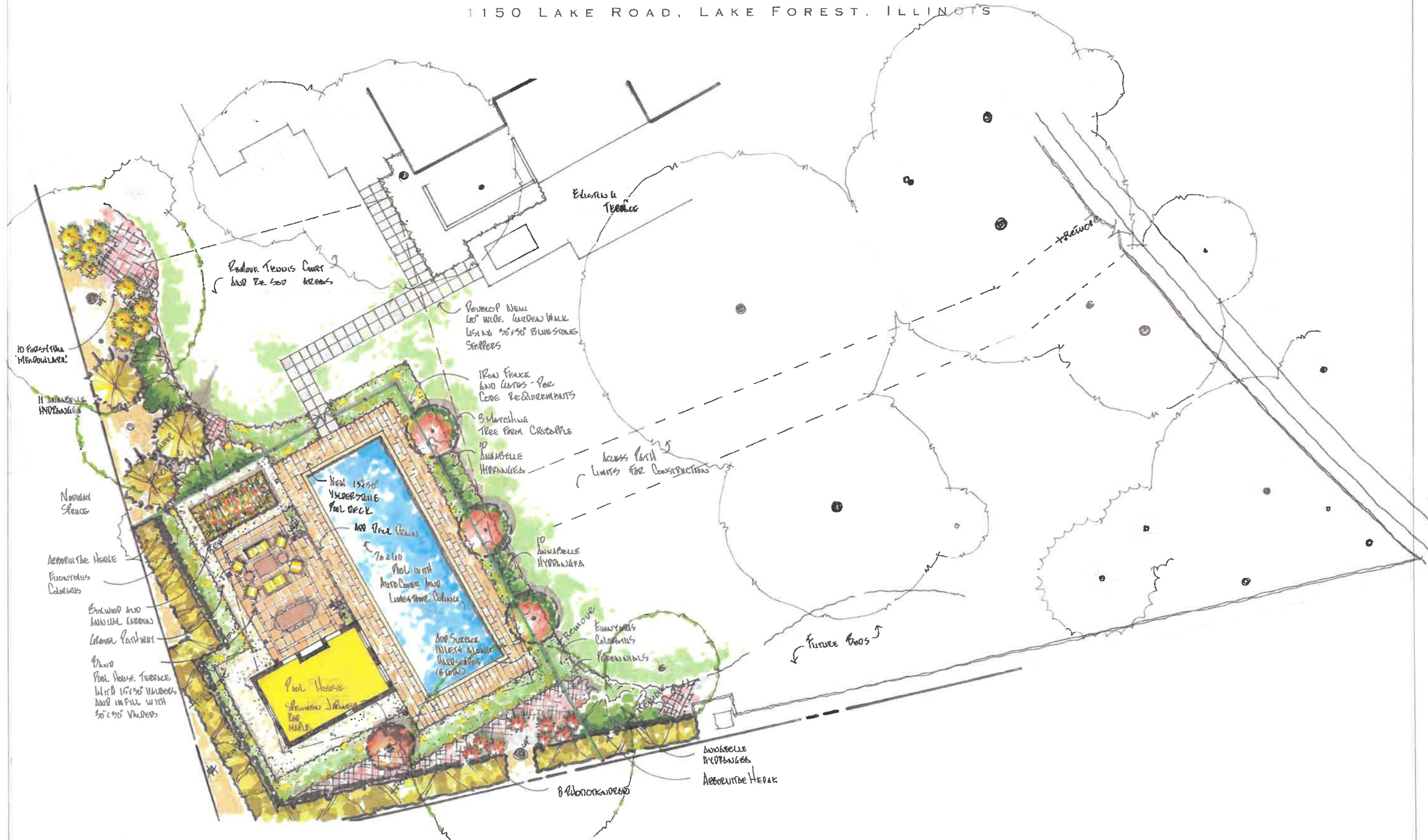
1150 LAKE ROAD - LAKE FOREST, ILLINOIS

TREE INVENTORY – HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Tree Survey			Greengard, Inc 1150 Lake Rd Lake Forest, IL		
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
1	9	Hackberry	3		pkwy
2	19	Norway Maple	3		
3	6	Pear	3		
4	18	Crabapple	3		
5	18	Crabapple	4		
6	10	Pear	3		
7	9	Crabapple	4		
8	8	Pear	3		
9	14	Cherry	3		
10	13	Pear	3		
11	11	Apricot	3		
12	10	Apple	4		
13	10	Crabapple	3		
14	6	Crabapple	3		
15	24	Beech	3		
16	31	Cottonwood	3		
17	16	Crabapple	3		
18	15	White Pine	3		
19	11	Norway Maple	3		
20	21	Norway Maple	5		
21	19	Norway Maple	3		
22	10	Norway Maple	3		
23	10	Pear	3		
24	26	Beech	3		
25	8	Austrian Pine	3		
26	9	Austrian Pine	3		
27	26	Black Locust	3		
28	7	Spruce	5		
29	10	Mulberry	3		
30	8	White Pine	4		
31	15	Black Locust	3		
32	10	Norway Maple	3		
33	7	Norway Maple	3		
34	8	Box Elder	3		
35	8	River Birch	3		
36	15	Mulberry	3		
37	7	Norway Maple	3		
38	11	Norway Maple	3		
39	6	Ash	4		
40	6	Ash	4		
41	6	Ash	4		
42	6	Ash	4		
43	6	Ash	4		
44	6	Hawthorn	4		
45	6	Ash	4		
46	33	White Oak	4		
47	11	Prunus	3		
48	10	Pear	4		
49	15	Douglas Fir	5		
50	16	Crabapple	4		
51	8	Pear	3		
52	28	Swamp White Oak	3		
53	10	Crabapple	3		
54	15	Austrian Pine	3		
55	11	Austrian Pine	3		
56	20	Corkscrew Willow	4		
57	45	White Oak	3		
58	12	American Elm	3		
59	10	Norway Maple	3		
60	23	Elm	3		
61	13	Buckthorn	3		
62	6	Sugar Maple	3		
63	33	White Oak	3		
64	22	River Birch	3		
65	43	Red Oak	5		
66	11	Hawthorn	3		
67	27	Norway Maple	4		
68	16	Buckeye	3		
69	29	White Oak	3		
70	7	Spruce	3		
71	10	Spruce	3		
72	12	Norway Maple	3		
73	22	Pear	3		
74	13	Pear	3		
75	12	Pear	3		
76	38	Silver Maple	4		
77	12	Norway Maple	3		
78	23	Norway Maple	3		Large split East limb
79	24	Buckeye	3		pkwy
80	18	Norway Maple	3		
81	12	Cork Tree	3		pkwy
82	7	Katsura	3		pkwy
83	14	Sweetgum	3		pkwy
84	11	Cork Tree	3		pkwy
85	23	Norway Maple	3		pkwy
Lou Leggett - 847-561-7061					
Certified Arbpriest #177					

THE CAMPANA RESIDENCE

1150 LAKE ROAD, LAKE FOREST, ILLINOIS



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

CLIENT: CAMPBELL
SCALE: 100
DATE: 2013/01/13
DESIGNER: RAL
DRAWN: RAL
CHECKED:
REVISED:



PLAN NO.

Date: 2021.01.15



Main Residence - North Elevation



Main Residence - South Elevation



Guest House - South Elevation



Looking South to Existing Tennis Court

P1

Konstant □ Architecture □ Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115 Inc.

Campana Residence
1150 Lake Rd, Lake Forest, IL

Job No: 2027



Main Residence - South Elevation



Garage - West Elevation

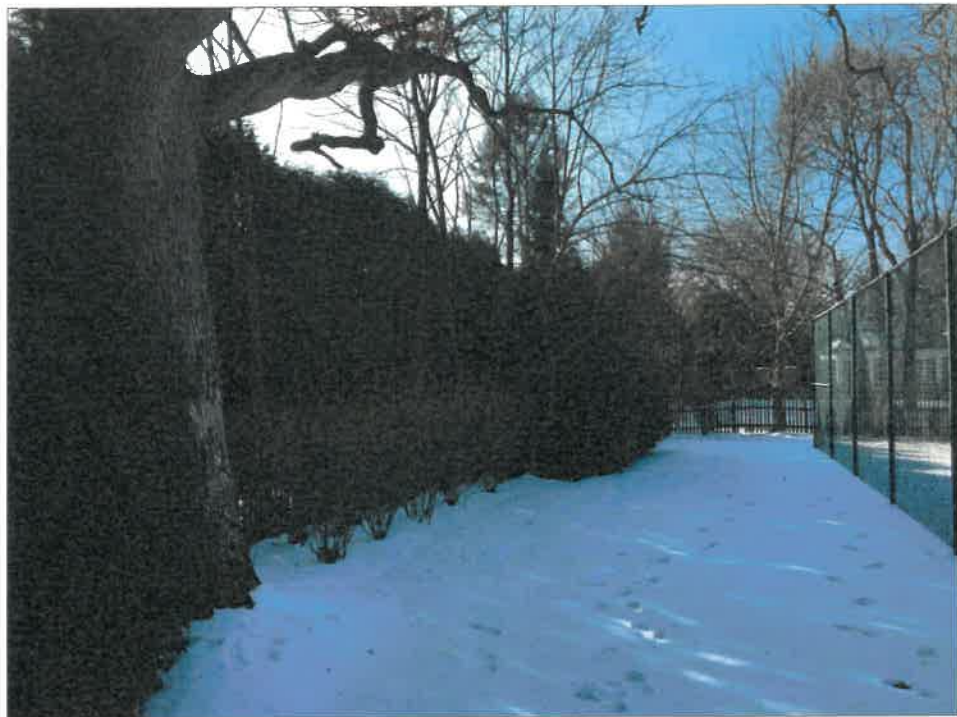
Date: 2021.01.15



Main Residence - South Elevation



Photo Looking East to Lake Road



Existing Screening on South Property Line



Looking South West at Existing Tennis Court



Street View Looking South West



Street View Looking North West

Agenda Item 5
Lake Forest College – Brown Hall
Porch Replacement

Staff Report
Historic Resource Survey
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Historic Context Information
Statement of Intent
Existing and Proposed West Elevation
West Elevation – Proposed Demolition
Proposed Entry – Elevation, Floor Plan, Roof Plan & Section
Proposed Entry Building Materials
Color Renderings
Additional Concept Studies



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	February 24, 2021
FROM:	Jennifer Bachr, Assistant Planner
SUBJECT:	Lake Forest College Brown Hall – Porch Replacement

PETITIONER

Lake Forest College
555 N. Sheridan Road
Lake Forest, IL 60045

PROPERTY LOCATION

Brown Hall
(formerly Young Hall)
555 N. Sheridan Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVES

David Siebert - Lake Forest College, Director of Facilities Management
555 N. Sheridan Road
Lake Forest, IL 60045

Monica Willemsen, architect
625 N. Michigan Avenue
Chicago, IL 60611

SUMMARY OF THE PETITION

The petitioner is requesting a Certificate of Appropriateness to allow replacement of the existing non-original two story porch on the west elevation of Brown Hall on the Lake Forest College Campus with a single story entry element.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

Brown Hall is located generally in the center of the Lake Forest College Middle Campus. Brown Hall, originally named College Hall (and later Young Hall), was constructed in 1878 and is the oldest building on campus. The building was designed by architect Leon C. Welch in the Second Empire architectural style. The building is characterized by its distinctive roof shape, tower element, and detailed brackets and cornice. Additional history of Brown Hall can be found in the Historic Resource Survey and the petitioner's statement of intent, included in the Commission's packet.

Originally, the building had a two-story wood porch on the west elevation with a central stair that led to the main entrance on the second floor. In 1938 the original porch was removed and replaced with a single story structure and the main entrance was moved to the first floor. The single story structure was removed in the 1960s and was ultimately replaced with a non-sympathetic two story structure in the 1980's which remains today.

The existing two story steel and concrete porch structure on the west elevation of the building was constructed in 1982. The design of the existing porch is very different than the ornate Second Empire style of the original building. A structural evaluation has been done on the existing porch

structure and concludes that the porch is in state of extensive deterioration. The porch is proposed for removal for structural, safety, visual and architectural reasons. This work is part of extensive interior renovations to improve the functionality and life safety aspects of the building. A rear addition to Brown Hall is underway. The addition is internal to the Campus and not visible from the Sheridan Road streetscape.

STAFF EVALUATION

As described in the petitioner's statement of intent, the proposed entry element is inspired by the original porch design, although it is intentionally not an exact replica of the original. The way the building functions today is very different from how it functioned when it was originally constructed and in earlier decades. Current Code requirements do not allow the element to be constructed as originally designed. However, like the original porch, the proposed entry element features a series of square columns with decorative capitals and a detailed cornice and balustrade.

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 proposed entry element is a single story structure, allowing more visibility of original building façade. The proposed entry element is 12 feet and 3 inches tall.

Standard 2 – Proportion of Front Façade:

This standard is met. The proposed entry element consists of three bays centered on the front entrance of the building. The entry element presents symmetrical and balanced proportions that follow the proportions of the existing west façade of the building.

Standard 3 – Proportion of openings:

This standard is not applicable. No changes are proposed to the openings on the building.

Standard 4 Rhythm of Solids to Voids:

This standard is not applicable. No changes are proposed to the rhythm of solids to voids on the building.

Standard 5 – Spacing on the Street:

This standard is met. The small size and low height of the entry element will not impact or change the perception of space between buildings on campus and better highlights the open space in front of the building as viewed from the streetscape. .

Standard 6 – Rhythm of Entrance Porches:

This standard is met. The three bays of the entry element centered on the building facade provide a balanced rhythm that highlights the west elevation of the building.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The proposed balustrade and cornice will be aluminum. The columns are steel with an aluminum exterior. The bases of the columns are cast stone. The chosen materials are durable and allow for the decorative elements of the original porch to be easily replicated.

Standard 8 – Roof Shapes:

This standard is met. The entry element has a low-slope roof that minimizes the appearance of mass and avoids obscuring the original building façade.

Standard 9 – Walls of continuity:

This standard is met. The entry element presents a cohesive design that is compatible with the style of the building.

Standard 10 - Scale:

This standard is met. The scale of the entry element is proportional to the overall building façade.

Standard 11 – Directional Expression of Front Elevation:

This standard is not applicable. The proposed entry element will not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material:

This standard is met. The existing porch that is proposed for removal was built in 1982 and is not original to the building. The proposed entry element will not impact any distinguishing original features of the building.

Standard 13 – Preservation of natural resources:

This standard is not applicable. The proposed entry element will not impact any natural resources on the site.

Standard 14 – Compatibility:

This standard is met. The design, scale, and proportions of the element are compatible with the building and replicate many features of the original porch. The proposed element will also replace the existing porch that is incompatible with the design of the original building.

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 original building is not threatened by the proposed element, instead it will enhance the appearance of the building by incorporating elements that are consistent with the architectural style of the building.

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, one piece of correspondence was forwarded to the City by the College.

RECOMMENDATION

Grant a Certificate of Appropriateness for the replacement of the existing non-original two story porch on the west elevation of Brown Hall with a single story element.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. 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.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 4599

Property Address:

Street: 555 N SHERIDAN RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: College Hall

Original Owner: Lake Forest College

Other Previous Owners:

Present Owner: LAKE FOREST UNIVERSITY

Current Property Name: Young Hall

Resource Type: Building
Date of Construction: 1878
Use, Original: Classrooms, chapel, dormitory
Use, Present: Classrooms
Theme: Educational
Secondary Theme: 19th Century Architecture
Style: Second Empire
Secondary Style: Victorian
Architect/Engineer: Leon C. Welch

Builder/Contractor: Philip J. Werner
Landscape Architect:

Plan Shape: Rectangular
Number of Stories: 5
Structural Framing:
Foundation Material:
Facade Material: Yellow Brick
Roof Form:

Decorative Features & Surfacing:



Photo Name: 4599_1

Demolished: **Date:**

Zoning District: R4

Subdivision:

Subdivided from:

Current Property Size (est.): N/A

Original Property Size (est.): N/A

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Roof Material:

Primary Window Type:

Porches:

Integrity:

Condition:



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 4599

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

contributing

Contributing Significant Resources:

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

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

Other Districts:

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

contributing

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

Listed in the Illinois Historic Structures Survey (Illinois Dept. of Conservation, 1975); Listed in the Illinois Historic Landmarks Survey (Illinois Dept. of Conservation, 1975).

History and Significance:

This is the oldest building on campus and the first permanent surviving building of the institution. This exuberant, tall, yellow-brick Second Empire building was built following the 1877 fire in the New Hotel building at about 401 North Mayflower (on the present Schweppes Estate), just southeast of the campus. Collegiate Department work at Lake Forest University had begun again, this time co-educationally, in 1876. This new academic and residential building was donated originally by the Charles B. Farwell family, Mrs. Farwell having given the impetus for re-starting the college for her daughter, Anna Farwell '80, later Mrs. Reginald DeKoven, a noted author. College Hall contained the only bell in town for many years. The yellow bricks came from clay found on the campus grounds. It was noted for its "stoop" entrance and the wooden porch which extending along the front of the building. The porch has since been removed and the entrance lowered to ground level from the second floor. After one hundred years of "College Hall," the building was re-named in memory of the lead donor for the 1981-82 renovation, alumnus Irwin L. Young.

The Second Empire style, characterized by its distinctive roof, was a dominant style for American houses constructed between 1860 and 1880. The style was most popular in the northeastern and midwestern states. The contemporary Italianate and Gothic Revival styles were part of a movement which looked to the past for inspiration. The Second Empire style, which imitated the latest in French building fashion, was considered very modern. The distinctive roof was named for the 17th century French architect Francois Mansart, and was revived in France during their Second Empire (1852-1870).

Changes:

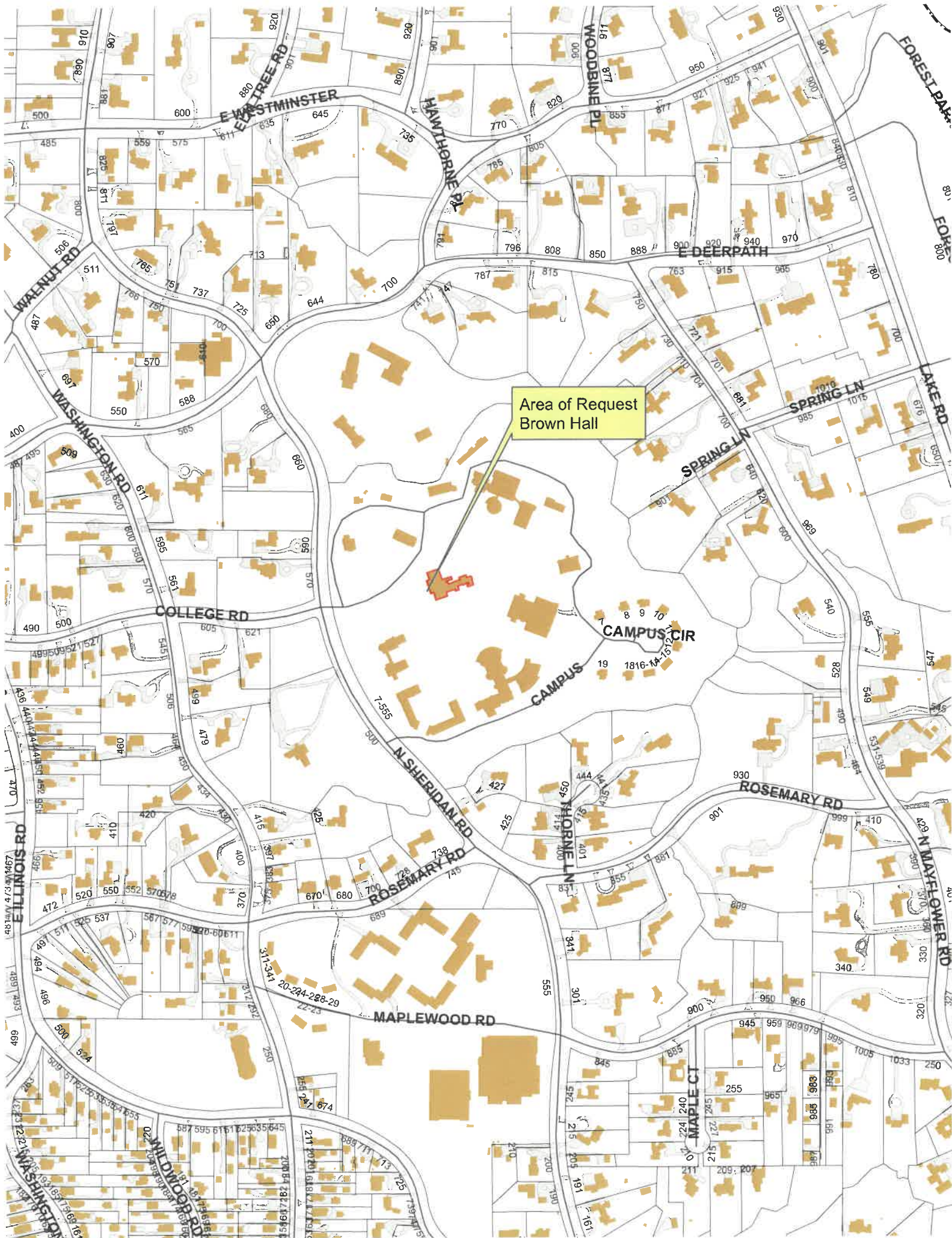
The building was remodeled in 1887, 1907, and 1938, 1981-82. In 1954 the Korhumel Student Center, a one story wing extending behind the main building was given by Newton Korhumel. The 1981-82 renovation was completed by the firm, Chicago Associates Architects and Planners.

Property Setting:

Associated Buildings:

Sources of Information:

Historic American Buildings Survey Inventory, City of L.F. Historic Files; Arthur Miller, LF College; City of Lake Forest Address and History Files



Area of Request
Brown Hall

CAMPUS CIR

CAMPUS

E EASTMINSTER

HAWTHORNE PL

WOODBINE PL

E DEERPATH

SPRING LN

COLLEGE RD

N SHERIDAN RD

ROSEMARY RD

MAPLEWOOD RD

ROSEMARY RD

N MAYFLOWER RD

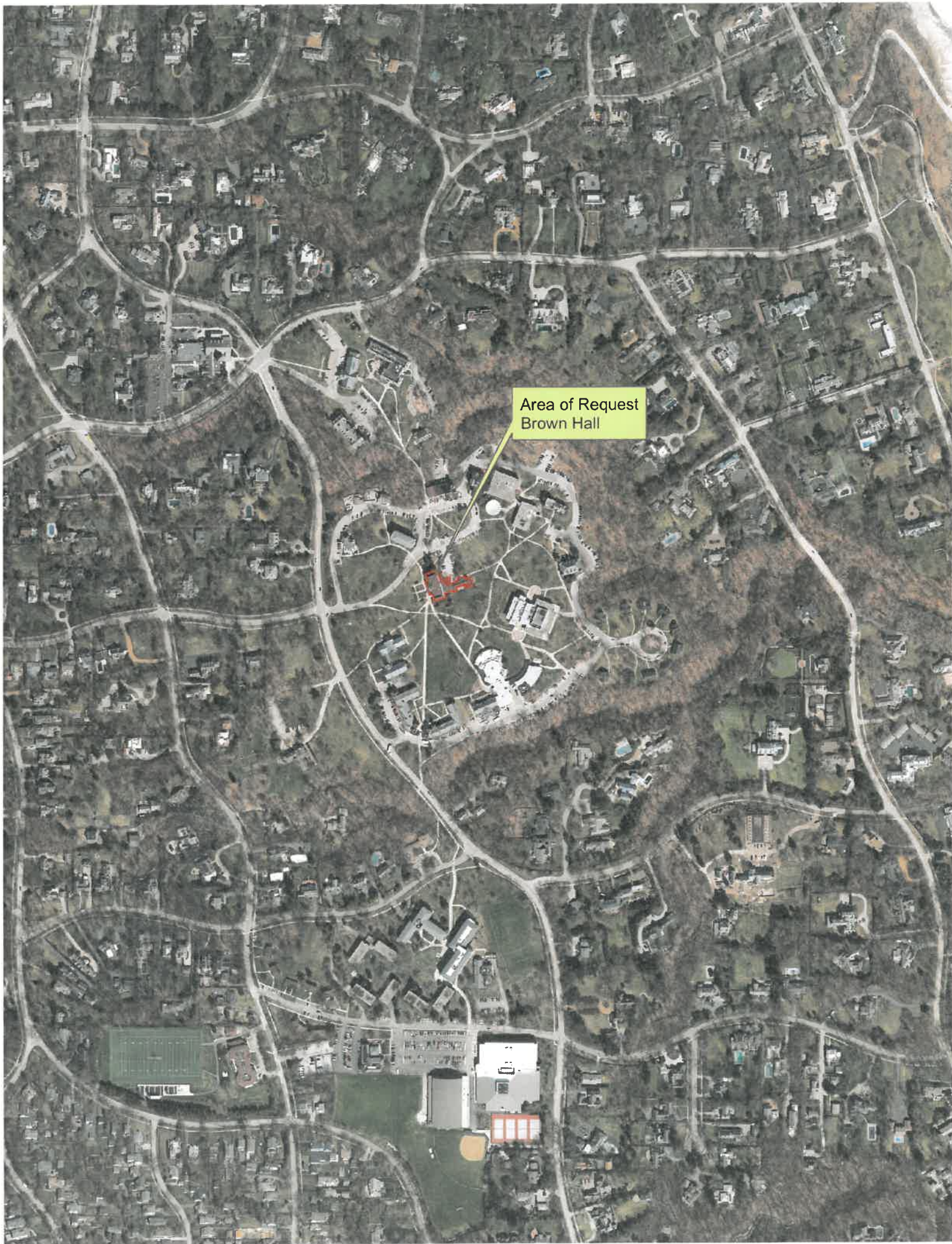
MAPLE CT

ILLINOIS RD

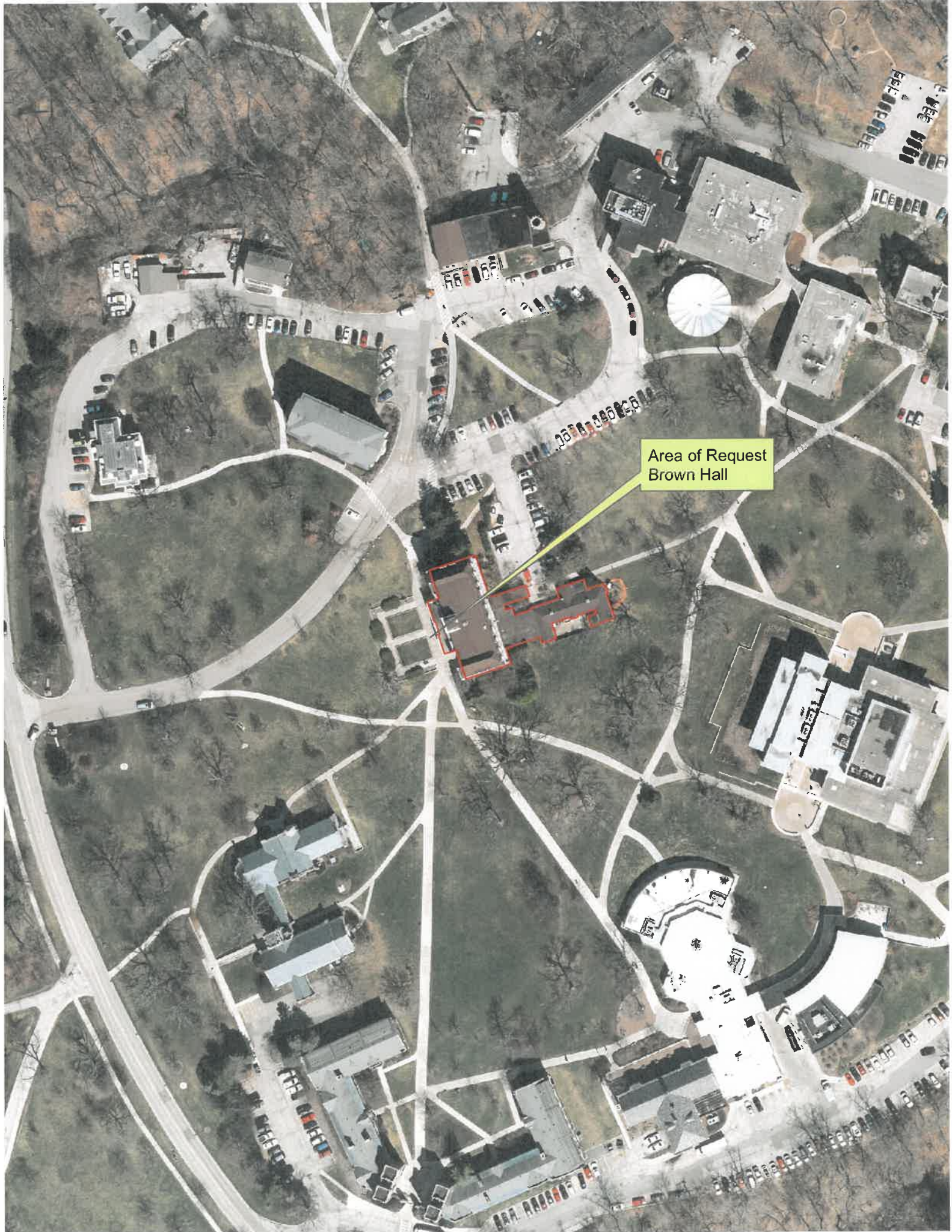
WILLOW RD

FOREST PARK

LAKE RD



Area of Request
Brown Hall



Area of Request
Brown Hall



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

PROJECT ADDRESS LAKE FOREST COLLEGE 555 N. SIDERIAN RD.

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input checked="" 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

LAKE FOREST COLLEGE
Owner of Property
555 N. SIDERIAN RD.
Owner's Street Address (may be different from project address)
LAKE FOREST, IL 60045
City, State and Zip Code
847-735-5040
Phone Number Fax Number

SIEBERT@LAKEFOREST.EDU
Email Address

[Signature]
Owner's Signature
FOR LAKE FOREST COLLEGE

ARCHITECT/BUILDER INFORMATION

MONICA WILKEMSEN, AIA
Name and Title of Person Presenting Project

SOLOMON CORDWELL BUNZ
Name of Firm

625 N. MICHIGAN AVE.
Street Address

CHICAGO, IL 60611
City, State and Zip Code

312-896-1100 312-896-1200
Phone Number Fax Number

MONICA.WILKEMSEN@SCB.COM
Email Address

[Signature]
Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Lake Forest College is a 501(c)(3) corporation.

Historical Context

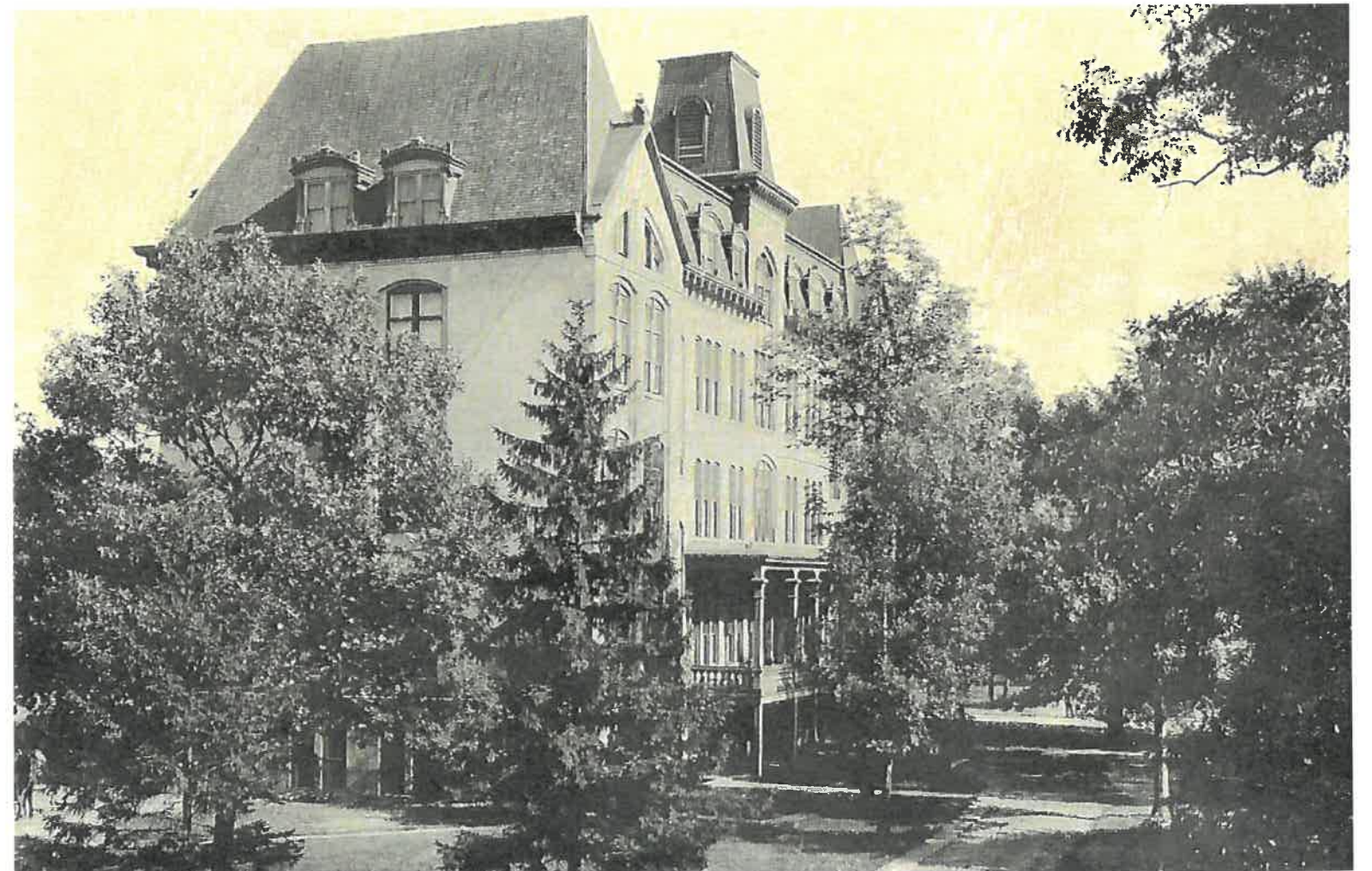
Entry Porch 1878

Brown Hall, originally named University Hall, was built in 1878 and designed by Leon C. Welch. The hall originally housed all the College's major functions, including the library, laboratories, chapel, and dorm rooms. The Second Empire-style building is the oldest and tallest on campus, and the west facade remains a prominent feature at the College's main entrance.

Over the decades, the entry porch has been redesigned multiple times. The original wood structure featured a central stair leading to the second floor main entry, and faux-ballustrade at the roof line.



1880's

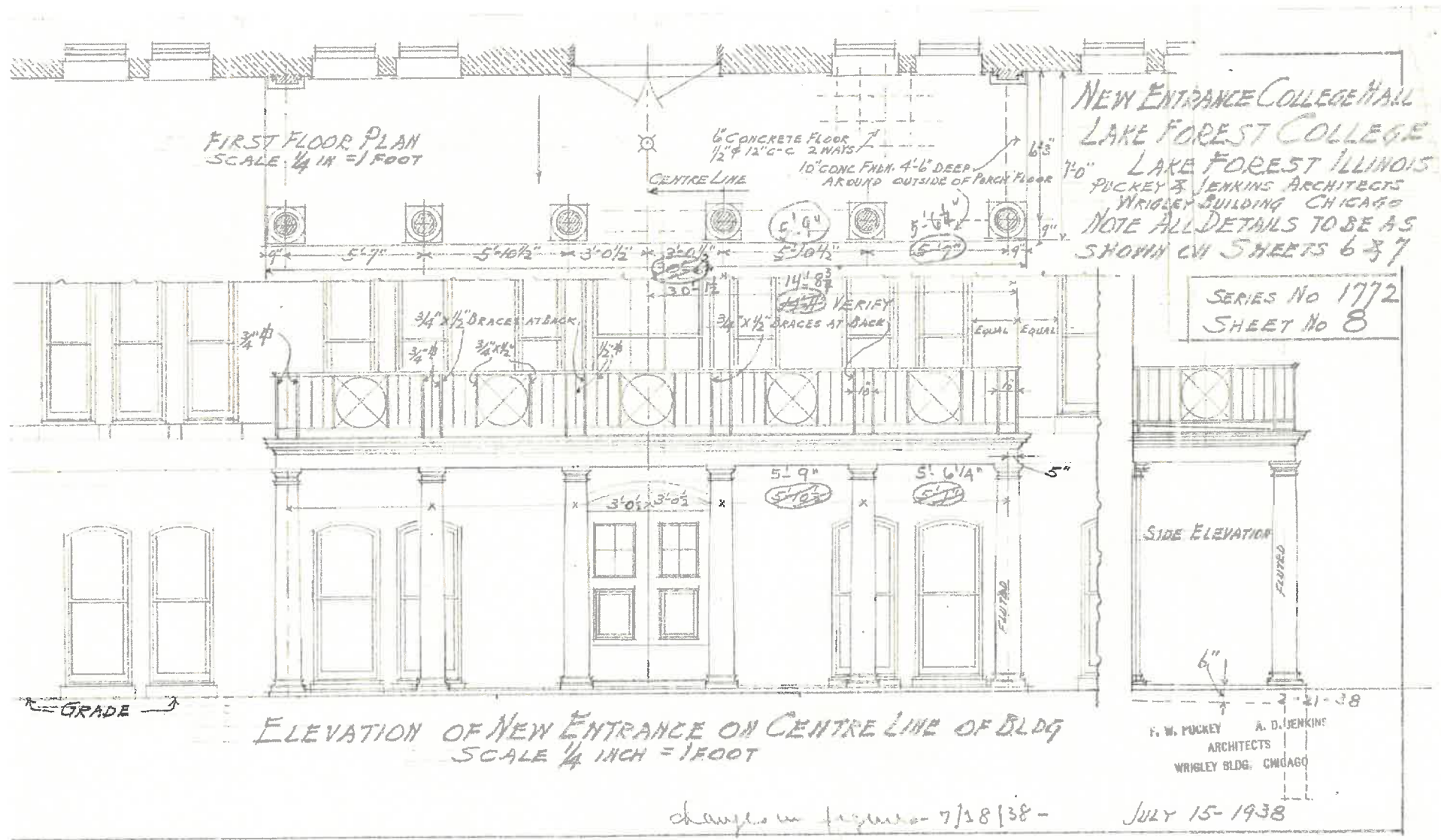


1880's

Historical Context

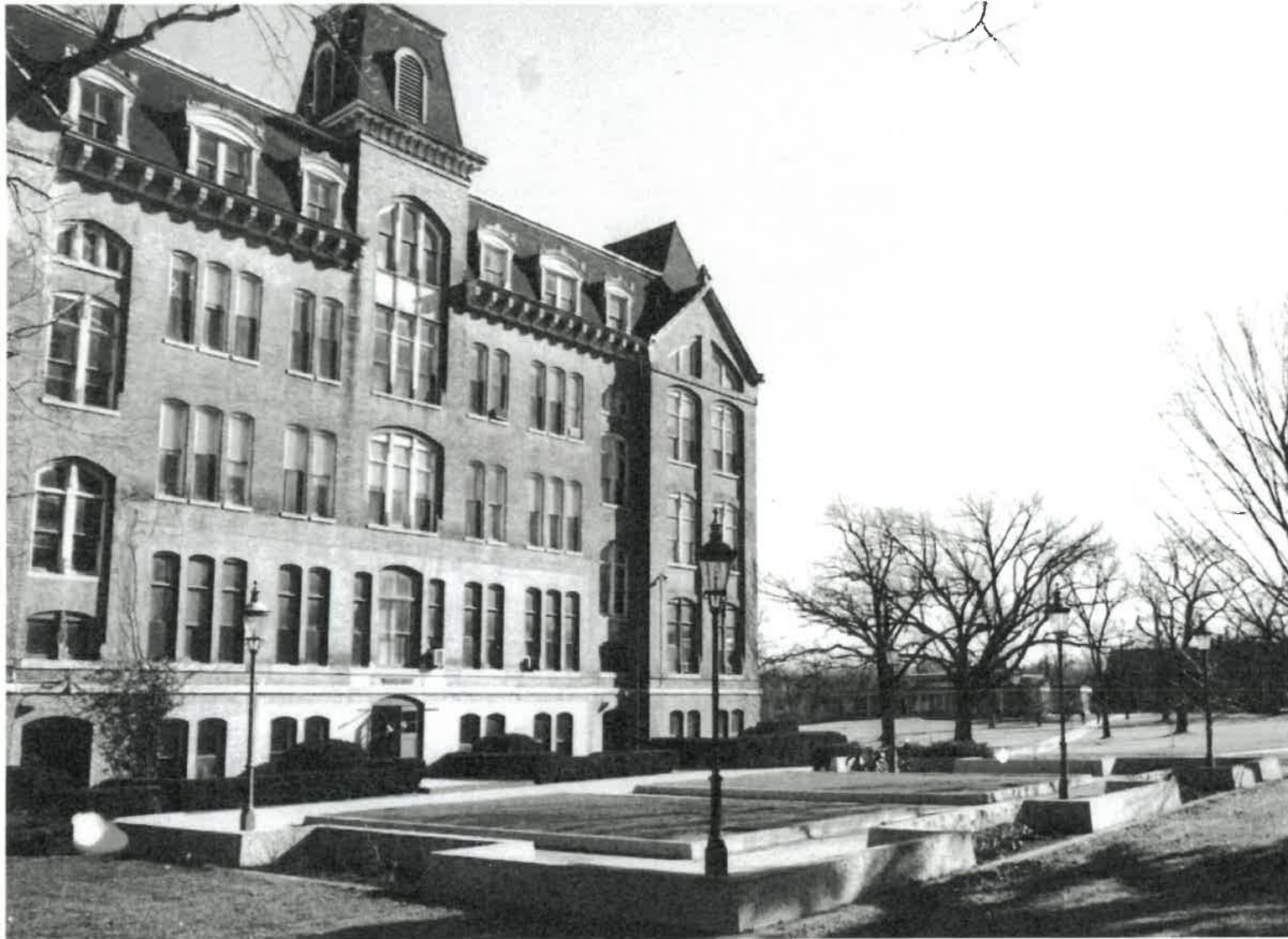
Entry Porch 1938 Replacement

In 1938, the two-story porch was replaced by a one-story structure, with a wrought-iron ballustrade at the second floor. The main entry moved to the ground floor, and the second floor entry was no longer accessible and replaced by a window.



Historical Context 1970's and 80's

The entry porch was completely removed in the late 1960's and was not replaced until the 1982 renovation.



Historical Context

Entry Porch 1982 Replacement and Current Conditions

The entire building underwent major renovations in 1982 by Chicago Associates Planners & Architects, including a new two-story concrete and painted steel entry porch. In 2004, the *Lake Forest College Historic Preservation Master Plan* recommended replacing the porch, noting that the post-modern design is out of character and detracts from the historical value of the building. The two-story porch was designed to provide entries at both the first and second floor. However, corrosion of the steel structure required the removal of the stairs, and the entire structure needs to be removed due to further deterioration.



2019



1982



2019

Existing Porch Structural Evaluation

- Extensive deterioration of metal deck and concrete spalling in areas where no metal deck present due to corrosion.
- Gap has been observed between bottom of metal deck and top of steel beams – the steel at the top of the beam has rusted and its increased volume appears to have caused displacement of the concrete slab.
- At penetrations into existing masonry façade by porch steel, areas of rebuilt brick masonry were not keyed into adjacent original brick masonry.
- Cracks in existing façade masonry appear to be due to insufficient bearing depth of existing porch steel members.
- Bulging in existing façade masonry appear to be due to stresses applied by steel angle welded to steel web of the main porch beam, directly behind face brick.

NOTE: Full existing porch assessment reports available for review



RUSTING OF METAL DECK AND SPALLING OF CONCRETE AT BALCONY FLOOR



DETERIORATION AND RUSTING AT COLUMN BASE PLATES



DETERIORATION AT PORCH STEEL EMBEDMENT

Statement of Intent

As illustrated in this document, the original 1878 design of the west facade included a porch that has been removed or replaced several times over the years. Although the existing porch needs to be removed due to it's condition, a new porch is not desired, and would be inconsistent with the current building use.

The proposed approach pays homage to the original design, drawing from elements of the 1878 facade, in a manner that is appropriate in style and scale. The new columns, frieze, cornice, and faux-balustrade break up the large masonry facade and complete the architectural composition of this historical building.



EXISTING WEST FACADE

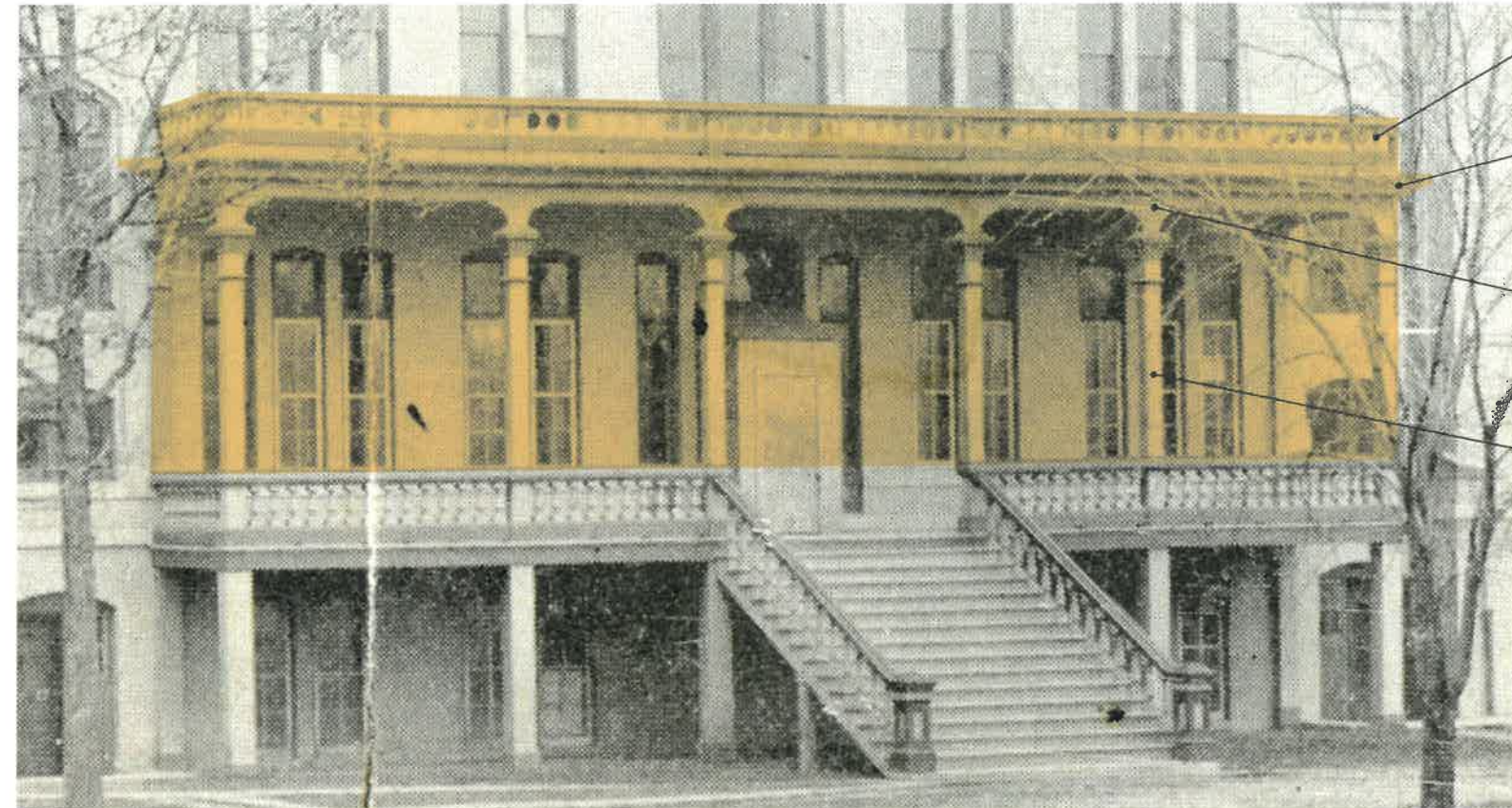


PROPOSED WEST FACADE

Statement of Intent

Standards of Historic Preservation Ordinance

1. **Height:** The new ornamental frieze, cornice, and faux-balustrade are aligned with the ground floor belt course and the sill of the second floor windows.
2. **Proportion of Front Facade:** N/A
3. **Proportion of Openings:** N/A
4. **Rhythm of Solids to Voids in Front Facades:** The columns are spaced to frame the central door and windows of the symmetrical facade.
5. **Rhythm of Spacing and Structures on Streets:** N/A
6. **Rhythm of Entrance Porches, Storefront Recesses and Other Projections:** N/A
7. **Relationship of Materials and Texture:** In keeping with the existing building and Second Empire style, the new ornamental features contrast the predominantly masonry facade. For durability, aluminum is used in-lieu of wood where appropriate.
8. **Roof Shapes:** N/A
9. **Walls of Continuity:** N/A
10. **Scale of a Structure:** The scale and proportion is compatible with the overall existing facade.
11. **Directional Expression of Front Elevation:** N/A
12. **Preserving Distinguishing Features:** N/A
13. **Protection of Resources:** N/A
14. **New Construction:** As illustrated on this page, the new features are consistent with the building's original ornamentation, period and style.
15. **Repair to Deteriorated Features:** Existing masonry will be repaired as needed.
16. **Surface Cleaning:** Existing surfaces will be cleaned as needed.
17. **Reversability of Additions and Alterations:** The new features have a minimal impact on the existing buildings and are reversible.



1878

FAUX-BALUSTRADE

CORNICE

SHAPED FRIEZE BOARD

SQUARE COLUMNS WITH DECORATIVE CAPITALS



PROPOSED

FAUX-BALUSTRADE

CORNICE

SHAPED FRIEZE BOARD

SQUARE COLUMNS WITH DECORATIVE CAPITALS

Proposed New West Elevation



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Demolition



REMOVE EXISTING
PAINTED STEEL
STRUCTURE, ROOF,
FLOOR, RAILINGS,
AND DECORATIVE
ELEMENTS

CLEAN EXISTING
MASONRY AND REPAIR
AS REQUIRED

REMOVE EXISTING
EXPOSED CONCRETE
COLUMN BASES AND
FOUNDATIONS

REMOVE EXISTING
CONCRETE PAVING,
REPLACE WITH NEW

Proposed New West Façade

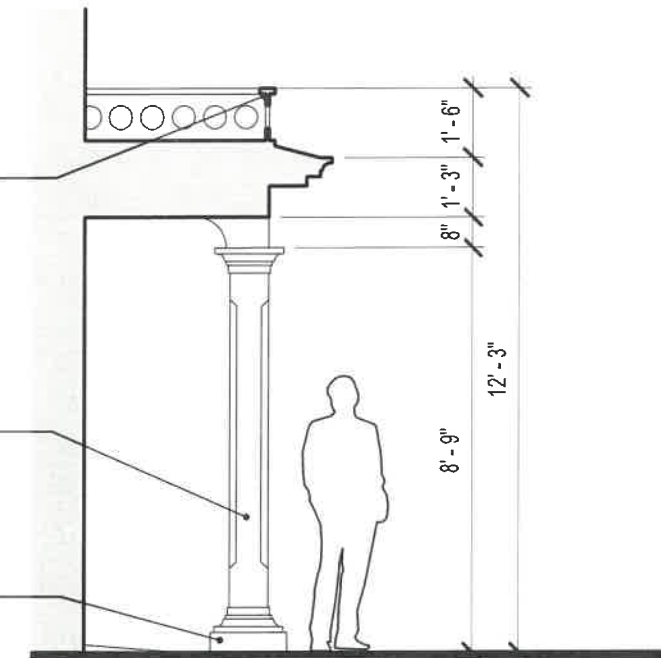


ELEVATION

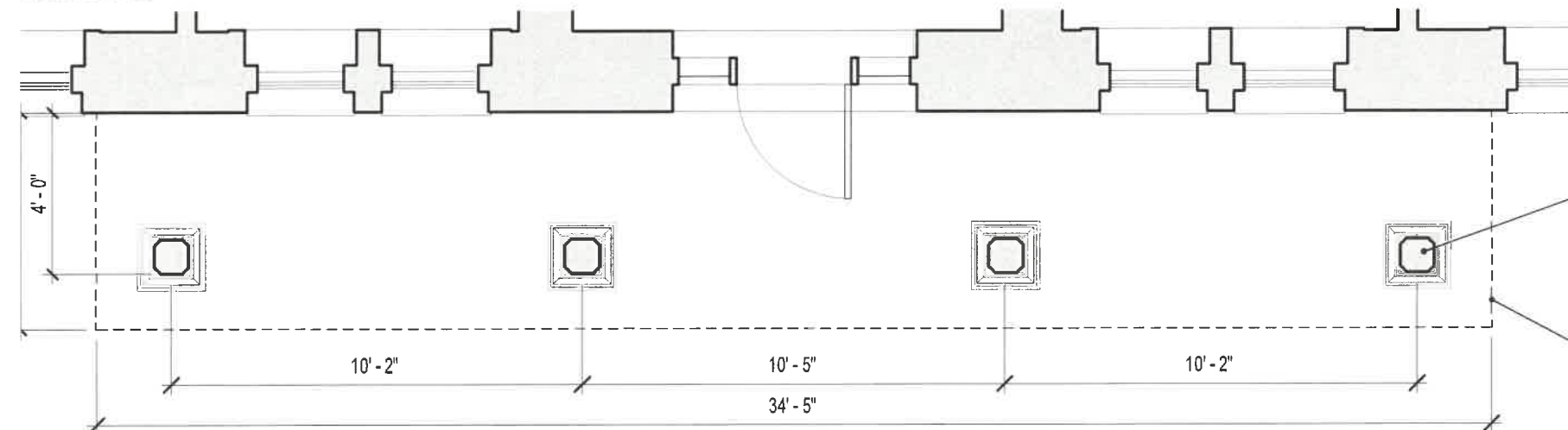
NEW
ALUMINUM
CORNICE
& FAUX-
BALUSTRADE

NEW STEEL
COLUMN W/
ALUMINUM
COLUMN
COVER

NEW CAST
STONE BASE



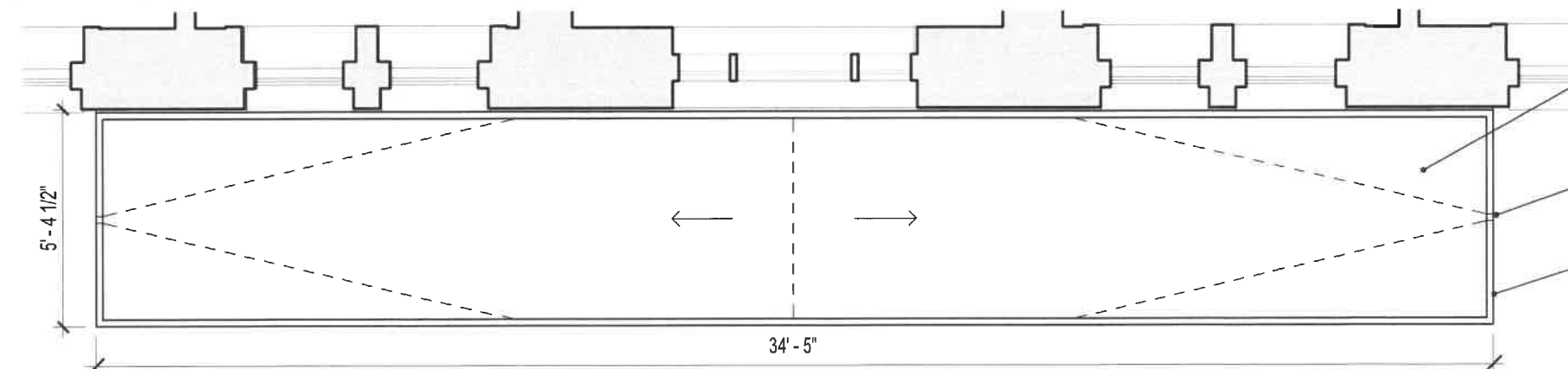
A SECTION



FLOOR PLAN

NEW 10" x 10"
STEEL COLUMN W/
ALUMINUM COLUMN
COVER AND CAST
STONE BASE

LINE OF ROOF ABOVE



ROOF PLAN

NEW TPO ROOF

NEW SCUPPER AND CHAIN DRAIN

NEW ALUMINUM
FAUX-BALUSTRADE

Proposed Materials



BRICK
COLOR: BUFF MILWAUKEE CREAM CITY (TO MATCH EXISTING)



ALUMINUM COLUMN COVER FINISH
COLOR: BONE WHITE



LIMESTONE AT COLUMN BASE
COLOR: MATCH EXISTING



LAKE FOREST COLLEGE

Brown Hall West Entry

February 19, 2021



Additional Concept Studies



A Three-Bay Entry w/ Second Floor Balcony



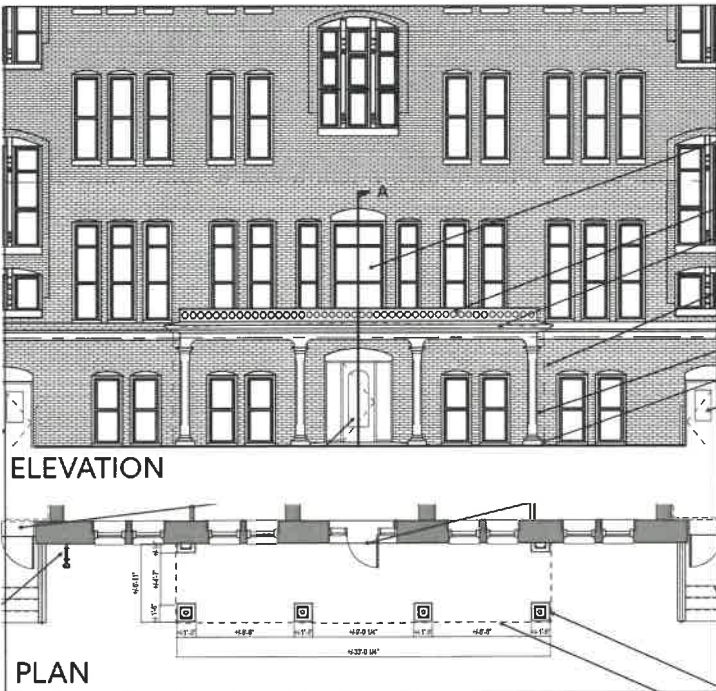
B Five-Bay Entry w/ Second Floor Balcony



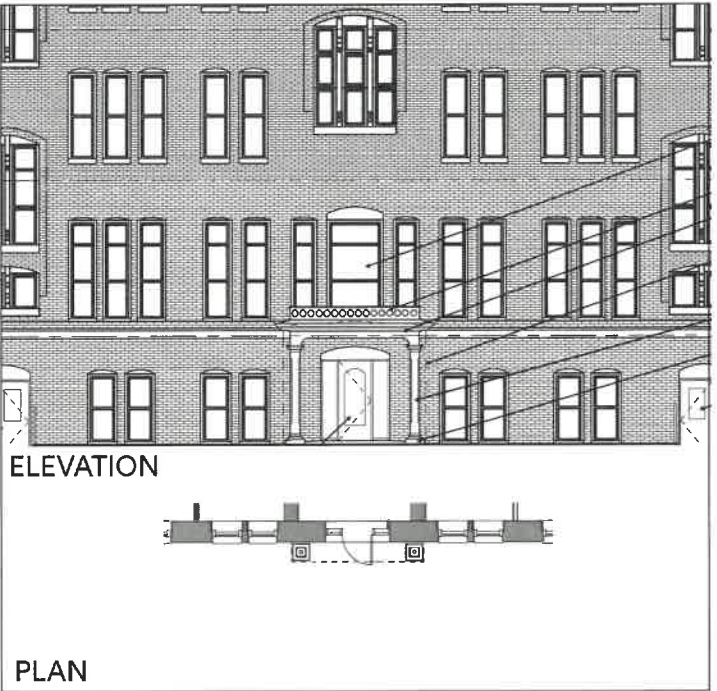
C Five-Bay Second Floor Entry w/ Stair



D Five-Bay Second Floor Entry w/ Stair, alt.



E Three-Bay Entry w/ 7 ft. Canopy



F One-Bay Entry

Agenda Item 6
955 Ringwood Road North
Introduction to Petition - Addition and Exterior Alterations

Staff Memorandum
Historic Resource Survey
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Images of Existing Residence and Property
Existing Site Plan
Proposed Site Plan
Existing North and South Elevations
Proposed North and South Elevations
Proposed Garage North Elevation
Proposed Garage West Elevation
Proposed Garage South Elevation
Proposed Family Room Addition West & South Elevations
Proposed Partial South Elevation – West Wing of Main House
Proposed Dogtrot Enclosure Elevation
Proposed Overall Floor Plans
Proposed Partial First Floor Plan – Garage Wing
Proposed Partial First Floor Plan – West Wing of Main House
Proposed Partial First Floor Plan – East Wing of Main House
Proposed Partial Second Floor Plan – Garage Wing
Proposed Partial Second Floor Plan – West Wing of Main House
Proposed Partial Second Floor Plan – East Wing of Main House
Conceptual Landscape and Hardscape Plan
Historic Inspiration Images – Original Ryerson Estate



MEMORANDUM

To: Chairman Grieve and members of the Historic Preservation Commission

From: Jennifer Baehr, Assistant Planner

Date: February 24, 2021

Subject: 955 Ringwood Road North – Introduction of Petition

This petition will be introduced to the Commission at the February meeting. The contract purchasers have requested early input before they pursue more detailed plans. The property is unique in that it was originally constructed as an outbuilding to a former estate house and today, is adaptively reused as a single family residence however, many of the spaces have never been modified to comfortably accommodate the adaptive reuse.

To assist the contract purchasers and their architect, initial comments are requested from the Commission at this time rather than a full review. The petition is expected to be before the Commission for action at the March meeting and at that time, more fully detailed plans and a staff report and recommendation will be presented.

Background

The property is located on the south side of Ringwood Road North, at its intersection with Sheridan Road. The existing residence on the property was originally the gatehouse to the Ryerson “Havenwood” Estate. A detailed history of the property can be found in the Historic Resource Survey that is included in the Commission’s packet.

As described in the petitioner’s statement of intent, the petition is intended to make the existing structure more functional as a single family home while also carefully preserving the character of the original Howard Van Doren Shaw building and the overall site.

The Commission’s packet includes material describing the different components of the proposed project. A presentation by the architect is planned at the meeting. The proposed work is summarized below.

- The existing dogtrot that separates the east and west wings of the building will be enclosed by glass curtain walls. The curtain wall is recessed from the north (front) of the building by 8 feet in order to delineate the original structure from the new enclosure and allow the original arch element to remain as a distinguishing feature to the home.
- By enclosing the dogtrot the existing garage on the east portion of the building will not be accessible and will be converted into living spaces. To create a new garage the petitioner is proposing to convert the existing west portion of the home into a three car garage and mudroom. This portion of the residence was a later addition that was constructed in 1964 and was not part of the original Howard Van Doren Shaw design.

- A single-story family room addition is proposed on the south side of the existing building.
- New windows and doors are proposed in various areas around the home as reflected on the proposed elevation drawings.
- A new motor court and a second curb cut off of Ringwood Road North are proposed to provide access to the new garage on the west side of the building.
- A new arbor element is proposed along the south property line. The existing arbor columns will be reused.
- An in-ground pool, spa, fountain water feature, bluestone patio and walkways are proposed in the rear yard.
- A terrace and outdoor kitchen are proposed on the rear of the proposed family room addition.
- New landscaping is proposed on the site as reflected on the conceptual landscape plan included in the Commission's packet.

As noted above, general comments and discussion are requested of from the Commission at this time. No motion or formal action is requested.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 4365

Property Address:

Street: 955 E RINGWOOD RD N
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Edward L. Ryerson Estate, "Havenwood"
Gatehouse & Gate

Original Owner: Edward L. & Mary Pringle Mitchell Ryerson

Other Previous Owners: MARDEN/HAVENWOOD JOHN

Present Owner: ROWELL, WILLIAM

Current Property Name:

Resource Type: Building

Date of Construction: 1914

Use, Original: Gatehouse

Use, Present: Single Family Residence

Theme: Domestic

Secondary Theme: 20th Century Architecture

Style: Italian Renaissance

Secondary Style:

Architect/Engineer: Howard Van Doren Shaw

Builder/Contractor:

Landscape Architect: Jens Jenson /Rose Nichols



Photo Name: February 1998

Demolished: 1075 Ringwo **Date:** 1979

Zoning District: R4

Subdivision: Lot B2 of Havenwood Subdivision; platted
09/04/1981

Subdivided from: Edward L. Ryerson, Sr. Estate "Havenwood" 1906-
1912 (demolished)

Current Property Size (est.): 1.35 acres

Original Property Size (est.): 34 acres (Original Estate)

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape: L-shape

Number of Stories: 2

Structural Framing:

Foundation Material:

Facade Material: Stone and Stucco (Ashlav)

Roof Form: hip with cross gable

Roof Material: Slate

Primary Window Type: Casements

Porches:

Integrity: Good

Condition:

Decorative Features & Surfacing:

Blind arches line front façade at the first story windows. There is a stringcourse at the second story level. The central gable with an open archway defines the façade of this house. There are exposed rafters at the open arch and rafter tails at the eaves.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 4365

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

contributing

Contributing Significant Resources:

Edward L. Ryerson Estate, "Havenwood" Gatehouse & Gate - Howard Van Doren Shaw, 1914.

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

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

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

contributing

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

Listed in the Illinois Historic Landmarks Survey (Illinois Dept. of Conservation, 1975).

History and Significance:

The "Havenwood" Gatehouse is identified as a significant contributing structure to the Historic District. The house was designed by Howard Van Doren Shaw, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1914, is distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

This building was originally the gatehouse to the Ryerson "Havenwood" Estate. This building was garage/horse stable, greenhouse, and rooming house for staff of the estate. From 1938 to 1976, this building was owned by the Franciscan Order of Monks. The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Many service buildings were located on the grounds of the main estate, and have since been subdivided or sold off and converted to single family residences. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. These buildings collectively contribute to the character of the historic district and should be preserved.

Edward Ryerson was President and Director of Ryerson Steel, now a division of Inland Steel. The property was deeded to Franciscan Fathers in 1945 and used by them for many years. In 1979 the property was sold and the main house razed.

Howard Van Doren Shaw graduated from Yale in 1890. He then studied architecture at MIT where he graduated in 1891. After graduation he returned to Chicago to apprentice at Jenny & Mundie, a firm well known for its tall building designs. Early in 1894 Shaw established his own practice working out of his father's house in Chicago. Shaw built his own summer estate Ragdale, 1230 N. Green Bay Road, in Lake Forest in 1898. Known by 1905 as one of the leading country house architects in America, Shaw also established a reputation for his industrial, commercial, and institutional work. His influential designs were published in the Architectural Record, Brickbuilder, House Beautiful, Inland Architect, and Western Architect. These designs included his own house county house, Ragdale; Market Square, the nation's first planned shopping center; the Lakeside Press building, a vast printing complex that set new standards for industrial architecture; and Marktown, a model steel town for industrialist Clayton Mark.

Shaw belonged to many social clubs and organizations, including the Yale Club, Little Room, the University Club, the City Club, the Arts Club, and the Cliffdwellers. He belonged to the Onwentsia Country Club in Lake Forest and Shore Acres Country Club in Lake Bluff. Shaw also served as a trustee of United Charities, Illinois College in Jacksonville, and the Art Institute of Chicago. He was also involved with the American Institute of Architects at all levels and was awarded the Gold Medal, their highest honor, in 1926.

Landscape architect, Jens Jensen (1860-1951) was born to a prosperous Danish farming family and emigrated to the United States with his fiancée at the age of twenty-four. He began working for the Chicago Park service as a street cleaner and worked his way up the system. In 1895 he was named superintendent of Union Park. The following year his responsibilities expanded to include Humboldt Park. Because of Jensen's disagreement with Chicago municipal politics, he was dismissed in 1900 only to return five years later as superintendent and landscape architect of the West Park Commission. Shortly after his return, Jensen designed the Garfield Park conservatory, and by 1916 designed Columbus Park.

In 1909, Jensen changed his position with West Parks to Consulting Landscape Architect and his estate work began to grow. Jensen remained with the park system until 1920. He participated in many Chicago organizations and formed two organizations, the Prairie Club and Friends of Our Native Landscape, which were networks of botanists, writers, politicians, artists, social workers, philanthropists and others.

Jensen was active in the progressive social and environmental reform movements that evolved in the city in the 1890's, such as Hull-House, the Committee on the Universe, and the Geographic Society of Chicago. It was through these organizations that Jensen made friendships and contacts that contributed to the development of his private practice after leaving the park service. He worked mainly on estates of the wealthy elite along Chicago's North Shore. As his practice grew, Jensen became friends and worked with several Chicago architects who designed in the Prairie Style.

Jensen left Chicago after the death of his wife in 1953 and built a school on the remote northern tip of Wisconsin Door County. The curriculum of "The Clearing" was based on his experiences in Danish folk and agriculture schools.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 4365

Landscape architect, Rose Standish Nichols (1870-?) was the niece of Augustus Saint-Gaudens. She studied with architect Thomas Hastings, of Carrere and Hastings, at MIT, and the Ecole des Beaux-Arts in Paris. Her clientele was spread across the United States from Massachusetts to Santa Barbara. Nichols was the author of four books on European garden styles – Italian, English, Spanish, and Portuguese.

See Historic House Files at the City of Lake Forest Community Development Department for more information on the Estate as a whole, including the main house.

Changes:

The main house was razed in 1979, and the property was subdivided. Only the gatehouse, some gates, and portions of the garden are extant. The original greenhouse at the west side of the building was converted to living space by the religious order and the fenestration was changed. Originally concrete columns linked to form a pergola. This building was converted to a residence in the early 1990s.

Property Setting:

Residential neighborhood; This property is located southeast corner of Ringwood and Sheridan Roads.

Associated Buildings:

Sources of Information:

A Preservation Foundation Guide; Lake Forest Preservation Foundation; City of Lake Forest Address and History Files; The Architecture of Howard Van Doren Shaw, V.A. Green; Arpee, History and Reminiscences

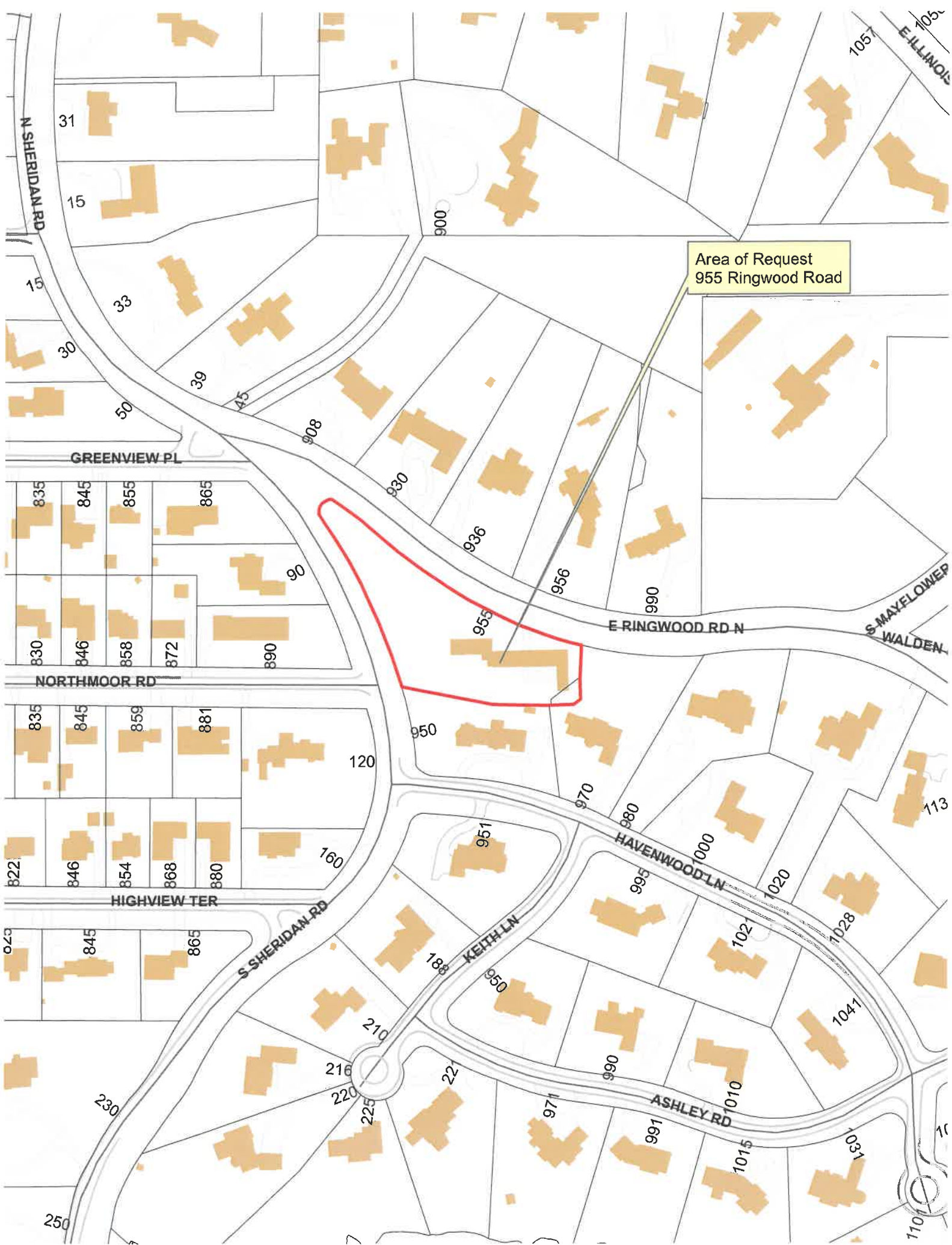
Certif. of Appropriateness Case #(s):

955 E RINGWOOD RD N

Survey Date:

Demolished: 1075 Ringwood R

Demolition Date: 1979



Area of Request
955 Ringwood Road

Area of Request
955 Ringwood Road





Area of Request
955 Ringwood Road



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

PROJECT ADDRESS: 955 E. KINWOOD ROAD

APPLICATION TYPE

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

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

Elizabeth Marden & William Rowell
Owner of Property

955 E. KINWOOD ROAD
Owner's Street Address (may be different from project address)

LAKE FOREST IL 60145
City, State and Zip Code

847 609 0885
Phone Number Fax Number

betsywarden@comcast.net 847 846 4000 N/A
Email Address Phone Number Fax Number

[Signature] W. F. Rowell
Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL BRESEMAN PRESIDENT
Name and Title of Person Presenting Project

MICHAEL E. BRESEMAN ARCHITECTS LTD
Name of Firm

2911 KAWN TRAIL COURT
Street Address

PLAINFIELD IL 60142
City, State and Zip Code

847 846 4000 N/A
Phone Number Fax Number

MIKE@MEBRESEMAN.COM
Email Address

[Signature]
Representative's Signature (Architect/Builder)

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

Please email a copy of the staff report ☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report ☐ OWNER ☐ REPRESENTATIVE

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



STATEMENT OF INTENT

Michael E. Breseman Architects, Ltd., are requesting approval of a certificate of appropriateness for a family room addition with a linking element off the southwest portion of the main structure. The project will reinvent the 1964 addition into the garage and mudroom of the home. Finally, the current dog trot will be enclosed to link the east and western portions of the structure into one unified home. The property is located at 955 E. Ringwood Road, Lake Forest, Illinois. The home is under contract and the purchasers are Mike & Melissa Ginter.

A historic summary of the property:

This property originally was the garage and servants' quarters which supported the main house for Edward L. Ryerson, a steel magnet in the late 19th century. Howard Van Doren Shaw designed two houses for the estate, one in 1906 and the second in 1912, both were Italianate Villas. Shaw was allowed by Ryerson to build the stucco garage in the Arts and Crafts tradition and in the same vernacular as Ragdale and Four Winds. The grounds and gardens were designed by Jens Jensen and Rose Standish Nichols. Construction started on the structure in 1910 and is believed to be completed in 1912.

During the Great Depression, the servant's quarters was bought by the Franciscan Order in what is rumored to be a tax sale. In 1964, the monks added on the current western wing wrapping a portion of the original one-story structure. They were men of God and not students of architecture and thus the addition is quite incompatible with the original Shaw structure.

In the 70's John B. Davidson happened to be on a flight overseas sitting next to Cardinal Cody of the Catholic Church which owned the property. After a lengthy conversation with the cardinal, about the upkeep of the estate, Mr. Davidson, sight unseen, had the rights to purchase the property.

It is believed, John Davidson intentions were to save main house and convert it into multiple townhomes within the context of the original structure. After a year of negotiations with the City and the Lake Forest Preservation Society and without common ground, the house was demolished. A new subdivision was created in the mid-1980s.

The current property and structure were subdivided off and saved by John A.R. Marden with the backing of an investment group. The estate of Mr. Marden are the current owners. His mission, carried forward by the family, was to try and maintain and preserve the structure as best as they could until a new owner with more resources could convert it into a viable home.

The house is currently under contract with Mike and Melissa Ginter of Chicago. Mike grew up in Lake Forest and is looking to move back.



Project needs:

- The dog trot needs to be partially enclosed to allow the eastern and western portions of the structure to become a unified home. The new curtainwall to the front is being setback about 8' to delineate and express the historic arch of Havenwood.
- With the enclosure of the dog trot, the massive square footage dedicated to garage space is not accessible, dictating reworking the current 64' addition into a space for a three-car garage and supporting mudroom.
- The existing garage spaces on the first floor are to be converted to the recreation living spaces for the home. They are accessible from the interior by the newly created foyer.
- The western wing of the originally structure is not advantageous for 21st living and thus the need for a family room.
- The second-floor plan will be reimaged. The original eastern wing is organized with dormitory sized rooms housing servants from a bygone era. This area will be converted into three livable bedrooms with baths. The western portion will be converted into the master suite. The two halves will be connected by an interior relatively transparent catwalk.

An additional design layer:

For viability, The Ginters are working with the State to secure a tax freeze. Over the last month, we have had multiple discussions with the State to meet their requirements.

Location of family room, garage & dog trot:

The family room location is based on a close relationship to the kitchen and breakfast rooms and by extension the new garage wing of the home. In this regard, we have taken care to preserve the original overall rooms in this location, as per the State guidelines. Also, this is the ideal location for the addition because it will not impact the 51" diameter 400-year-old heritage oak tree to the west. The family room and corresponding link are centered on the two windows west on the entry arch.

The State is requiring us rework the 64' addition on its current footprint. The walls and roof of the structure can be reimaged into new garage door openings, windows, entry door, as well as raising the roof and the addition of dormers.

We have set back the front curtainwall of the enclosed dog trot about 8' to express the two-story historic arch with the encouragement of both City staff and the State.



Proposed massing:

The family room's roof is the same pitch as the main portion of the original structure. The additions massing and its impact to the southern facade is managed by the one-story hyphen or linking element, this allows the two second floor windows to be expressed and the overall south facade to breathe. The proposed link is narrower than the requirements of a functional family room which allows the arched entry to be exposed on the first floor. The overall ridge line of the addition is over 7' lower than the ridge line of the main house.

The roof line of the garage is raised to allow for an in-law bedroom to be built into the roof space of the garage attic. The bedroom has kneewalls which are 4'-6" high with sloped ceilings terminating to a narrow portion of flat ceiling. The western roof line slopes down to a more human scale which is reminiscent of the original shed roof on the far eastern wing of the original structure. The garage roof is subservient to the main roof line by over 5' which is acceptable to the State. The original one-story hipped roof structure which protrudes 20' from the main front facade is still being expressed as requested by the State.

Materials & details:

The family room and garage additions will be using the same materials of the original structure. The walls will be stucco with punched window openings. The roof will be slate.

The family room will be taking its design cues for the original eastern motor shed incorporating stucco pilasters, larger overhangs, wood brackets, exposed rafter tails, and corbels.

The garage design incorporates overhead doors which are the same in height, proportion, detailing, and material of the originals and flanked by stucco pilasters. There will be two dormers on each side of the new garage roof. The design of the dormers is based on the dormers on Four Winds, a Shaw house built in the same timeframe and in the Arts and Crafts vernacular.

The roof of the link is standing seam copper roof with a gentle curve and flared eaves. The link is designed to be more transparent with a wall formed by the glass and wood of a single French door with flanking sidelights.

The new chimney of the family room fireplace will be of brick and stucco castellations. The casement windows will be of the same proportions and divides as the original windows.



Additional bulk request:

We are requesting a preliminary bulk coverage of about 735 S.F. or about 11%. The current house is under bulk by about 50 S.F. Please note most of the bulk coverage is being generated, in our opinion, by a couple of mitigating factors.

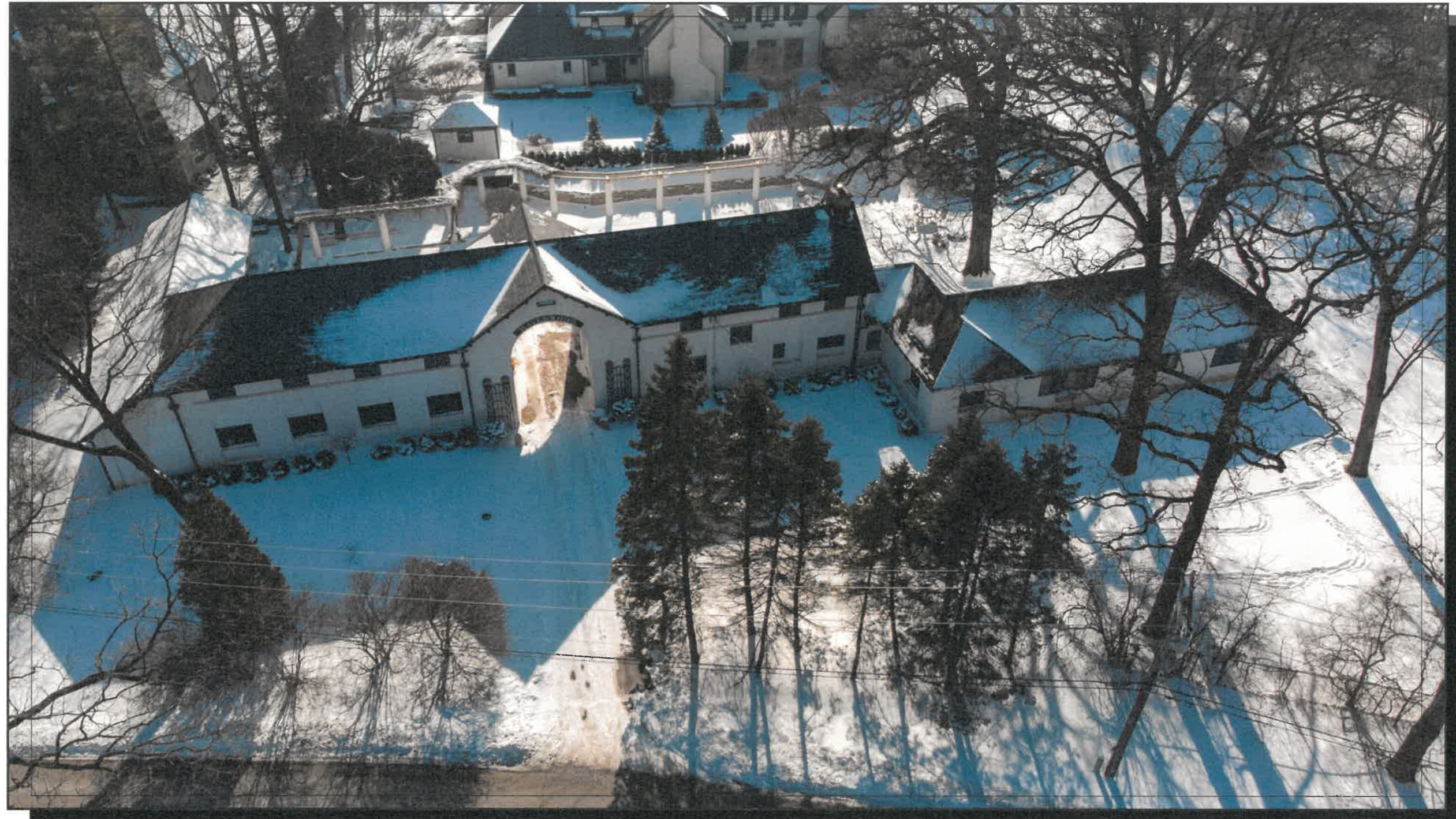
First, the historic structure was designed as a servant's quarters and a carriage house to support the main estate. The structure is not your typical home. The dog trot which gave service access to the main estate divides the building into two halves. The eastern wing of the first-floor houses eight bays for vehicles. The corresponding bulk square footage is 1,873 S.F. or about 28.8% of allowable bulk, as well as 705 S.F. or 10.8% dedicated to the two floors of the historic dog trot. Almost 40% of the bulk massing is generated by these spaces that are currently not living quarters.

Finally, the structure is simple and elegant and as such does not take advantage of the any design elements which Lake Forest offers as it relates to bulk.

* * * * *

It has been a brief time working with Mike & Melissa to make this project come to fruition. I have come to have the utmost admiration and respect for not only their passion for the historic architecture but more importantly their mettle for trying to make this their home. Lake Forest would be blessed the Ginters may be the next caretakers of this wonderful Shaw gem.

We thank you for the opportunity to present our request and hope you will agree with us that the proposal will help in continuing the legacy of this wonderful home for future generations.



Overall Property Photo - view from the NW

Ginter Residence - 955 E. Ringwood Road

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Overall Property Photo - view from the SW

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House Photos

Ginter Residence - 955 E. Ringwood Road

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Existing Features - Paving, Paths, & Pergola

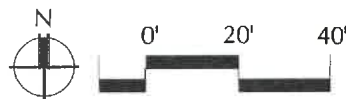
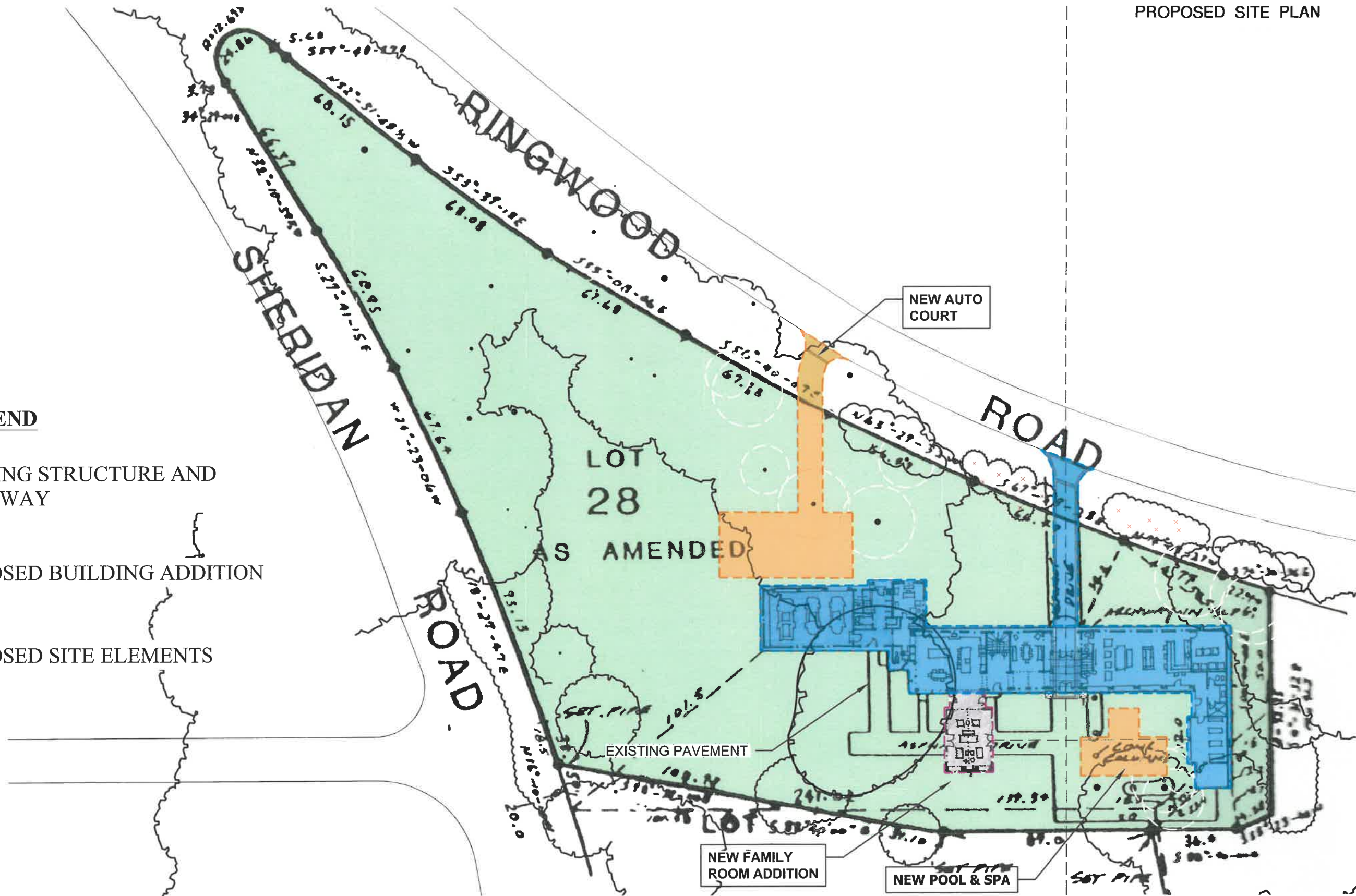
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February 10, 2021



COLOR LEGEND

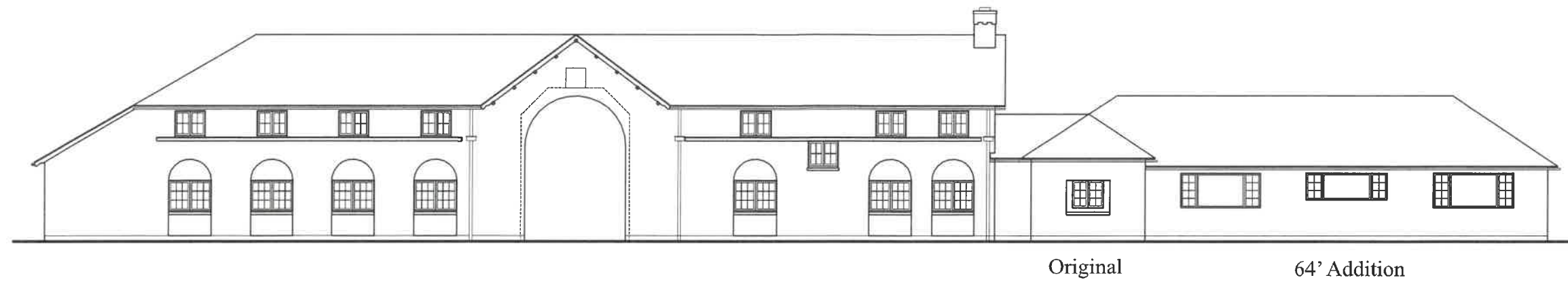
- EXISTING STRUCTURE AND DRIVEWAY
- PROPOSED BUILDING ADDITION
- PROPOSED SITE ELEMENTS



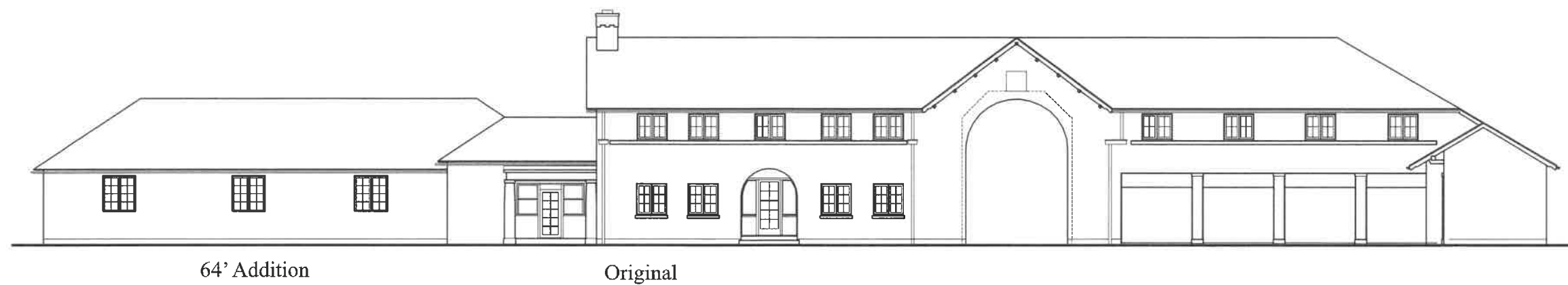
Conceptual Site Plan on Plat of Survey

Ginter Residence - 955 Ringwood Road

February 19, 2021



Front Elevation



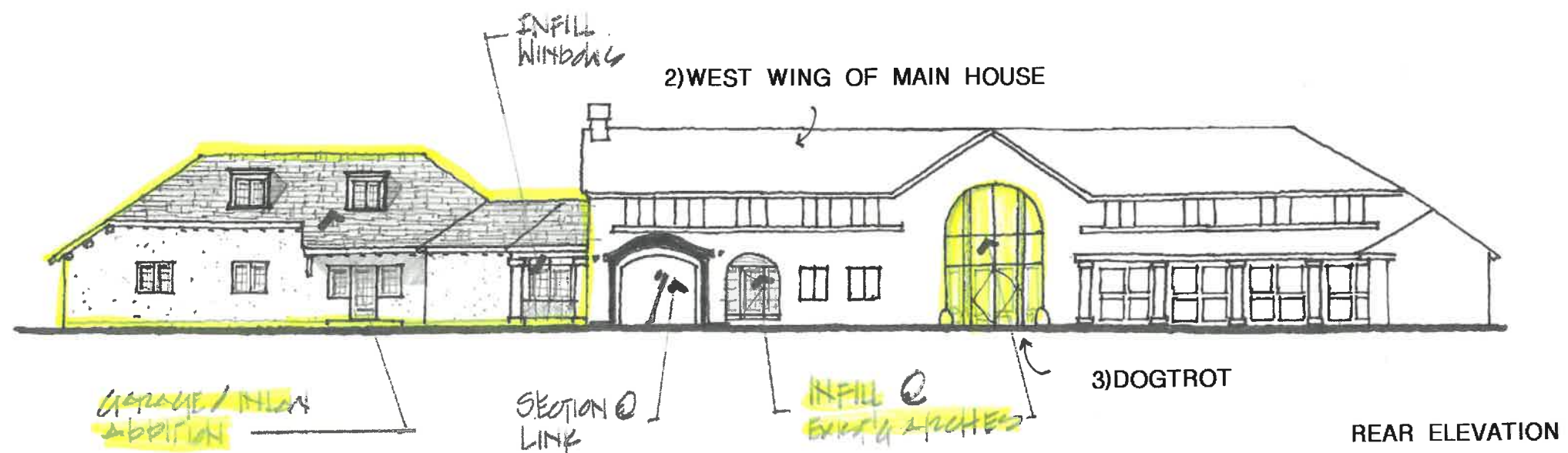
Rear Elevation

Existing Main Elevations

Ginter Residence - 955 E. Ringwood Road

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Original Element



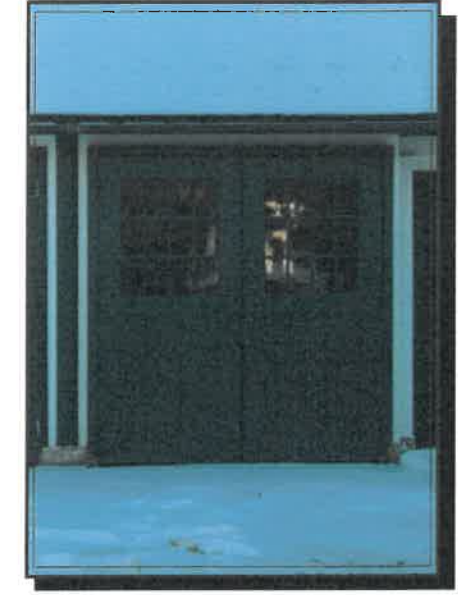
Pier Detail



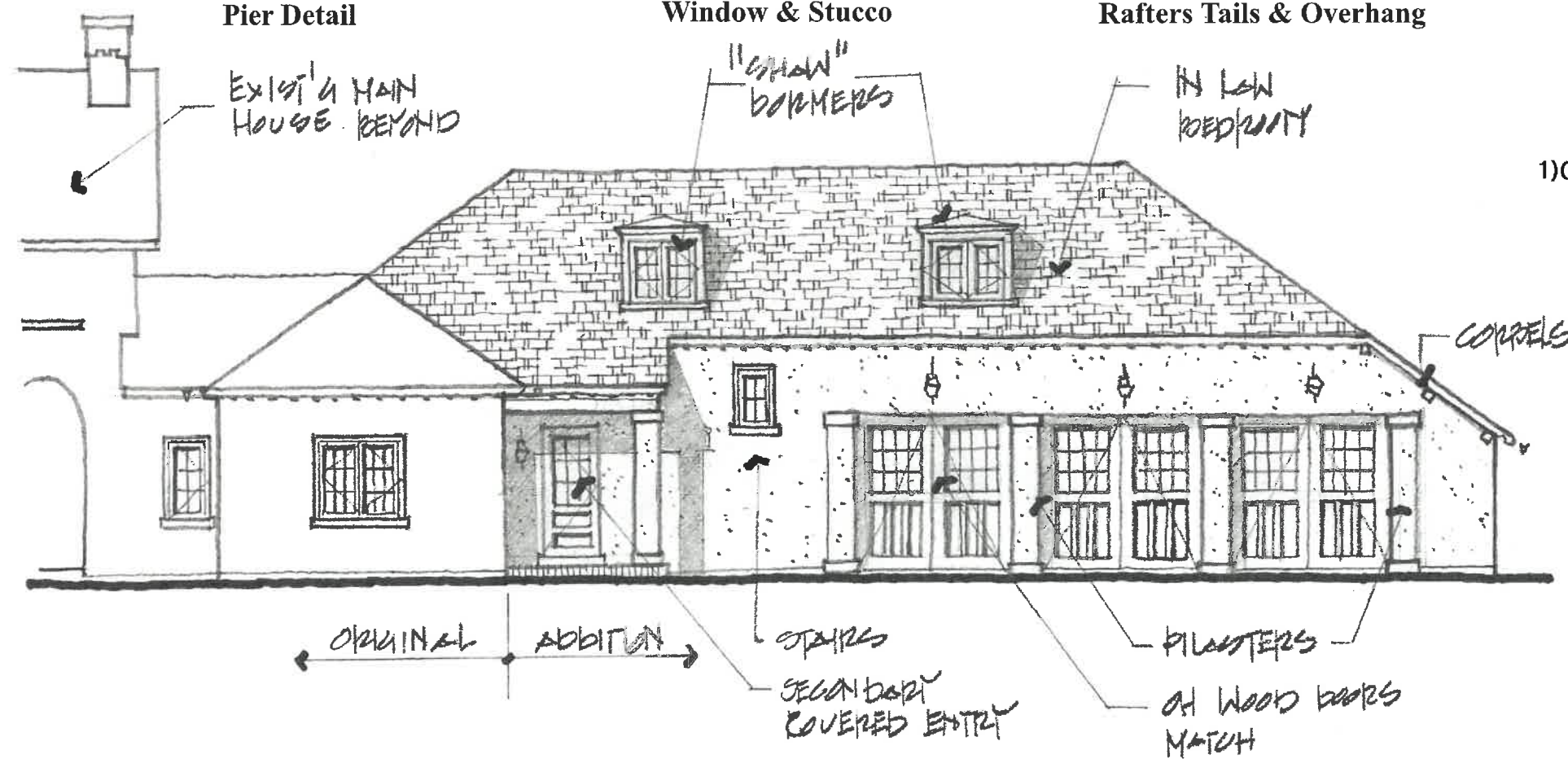
Window & Stucco



Rafters Tails & Overhang



Garage Doors



1) GARAGE ADDITION

Partial Front Elevation @ Garage Addition

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

0 2 4 8

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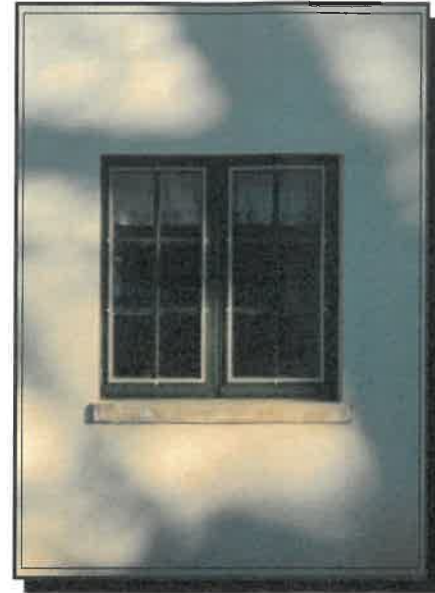




Shed Roof & Corbels



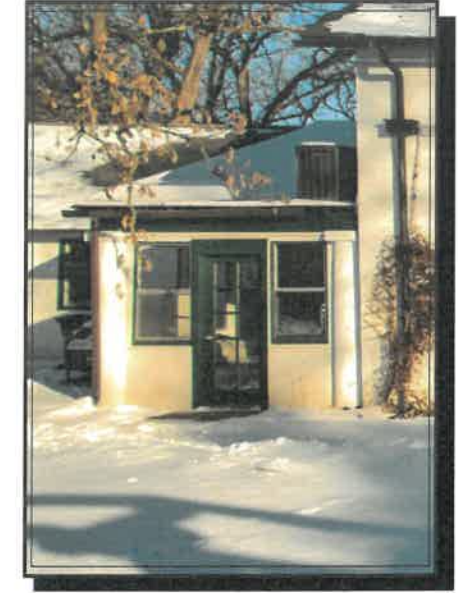
Pier Detail



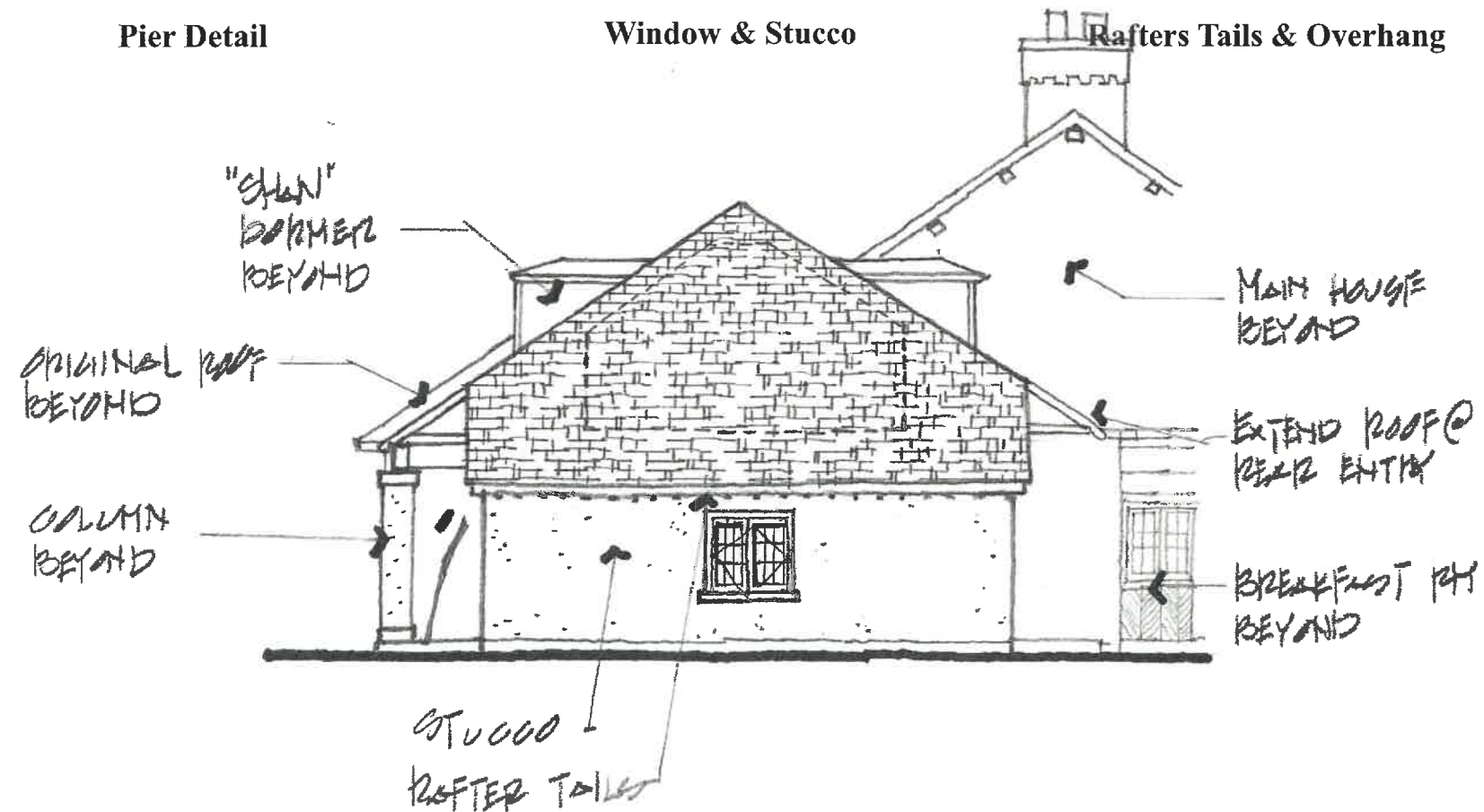
Window & Stucco



Rafters Tails & Overhang



Original Columns



West Elevation @ Garage Addition

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

0 2 4 8

Ginter Residence - 955 E. Ringwood Road

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Shed Roof & Corbels



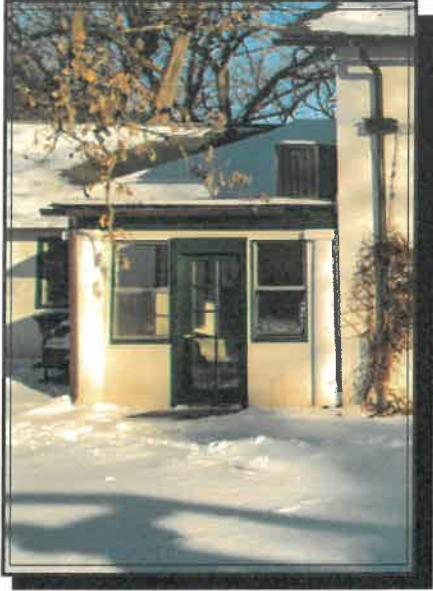
Pier Detail



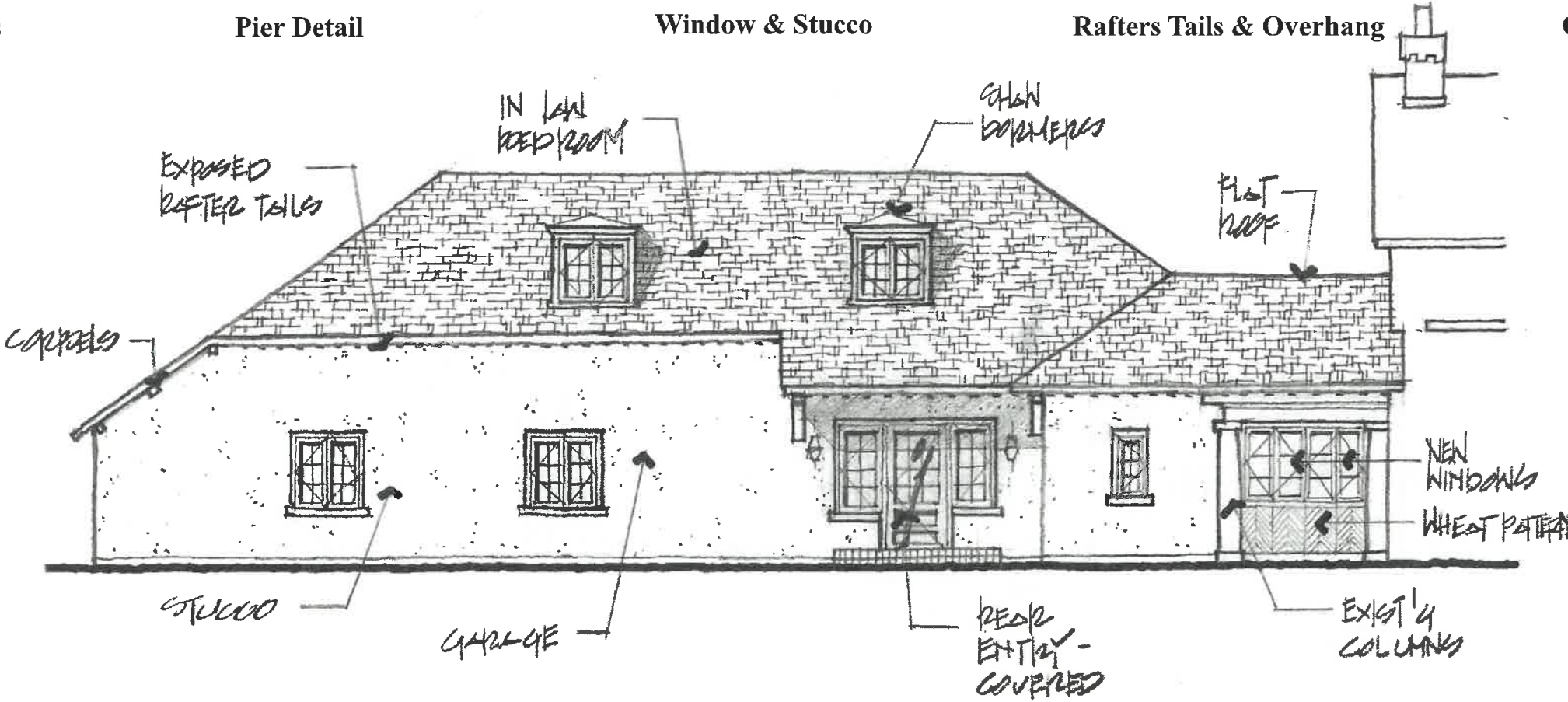
Window & Stucco



Rafters Tails & Overhang



Original Columns



Partial Rear Elevation @ Garage Addition

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

0 2 4 8

Ginter Residence - 955 E. Ringwood Road

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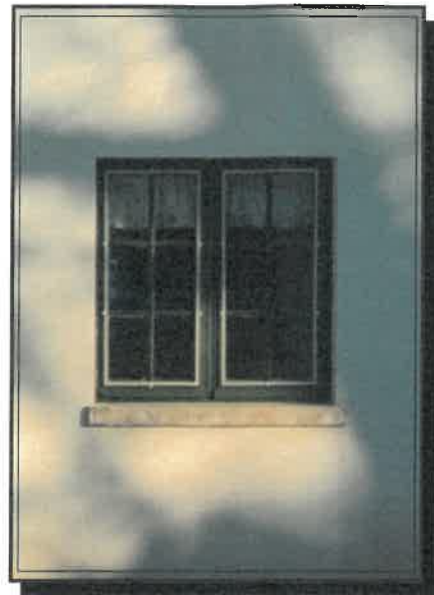
PROPOSED FAMILY ROOM ADDITION - WEST & SOUTH ELEVATIONS



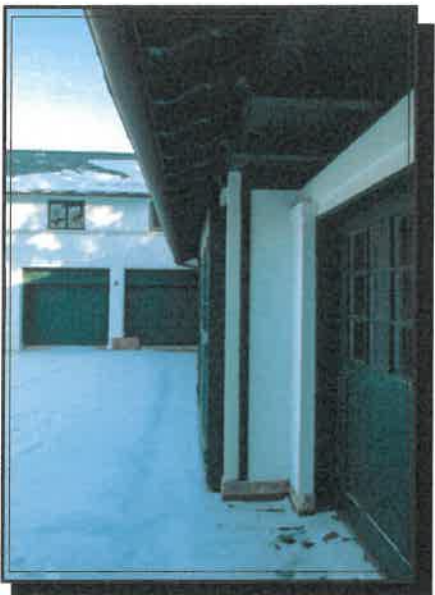
Linking Element



Pier Detail



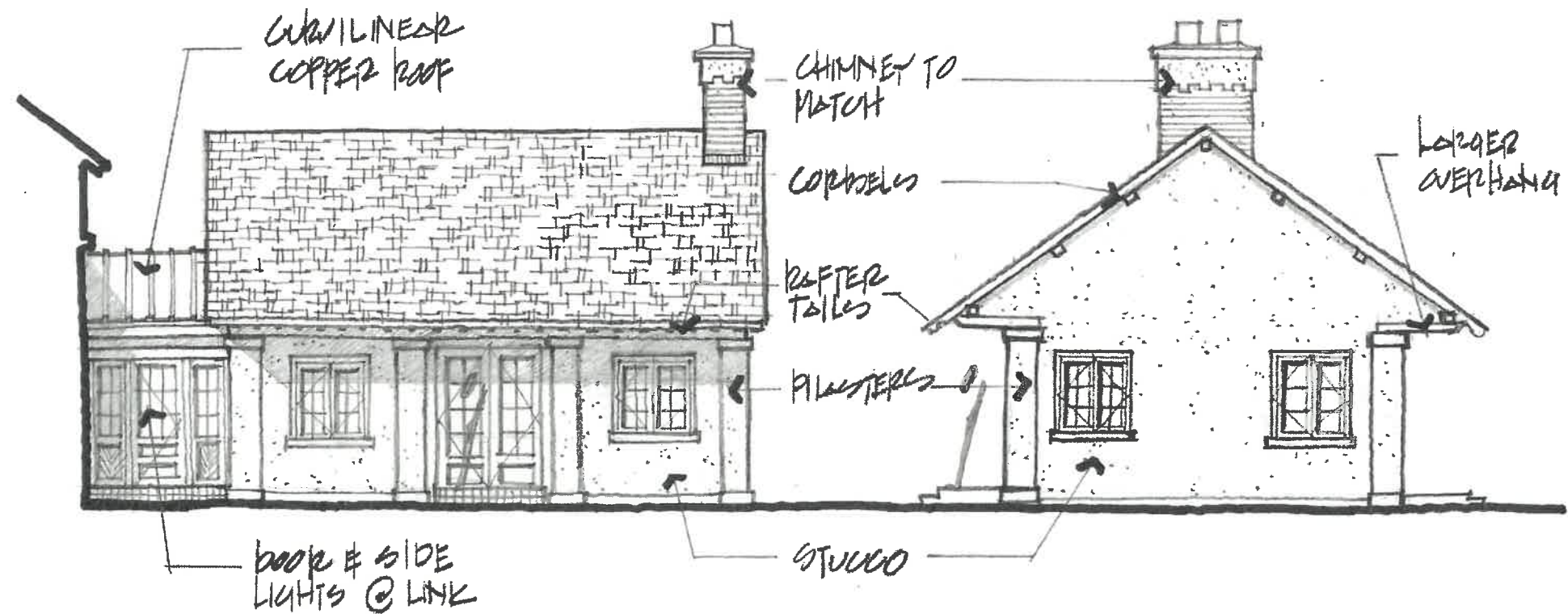
Window & Stucco



Rafters Tails & Overhang



Chimney & Corbels



Family Room Addition Elevations

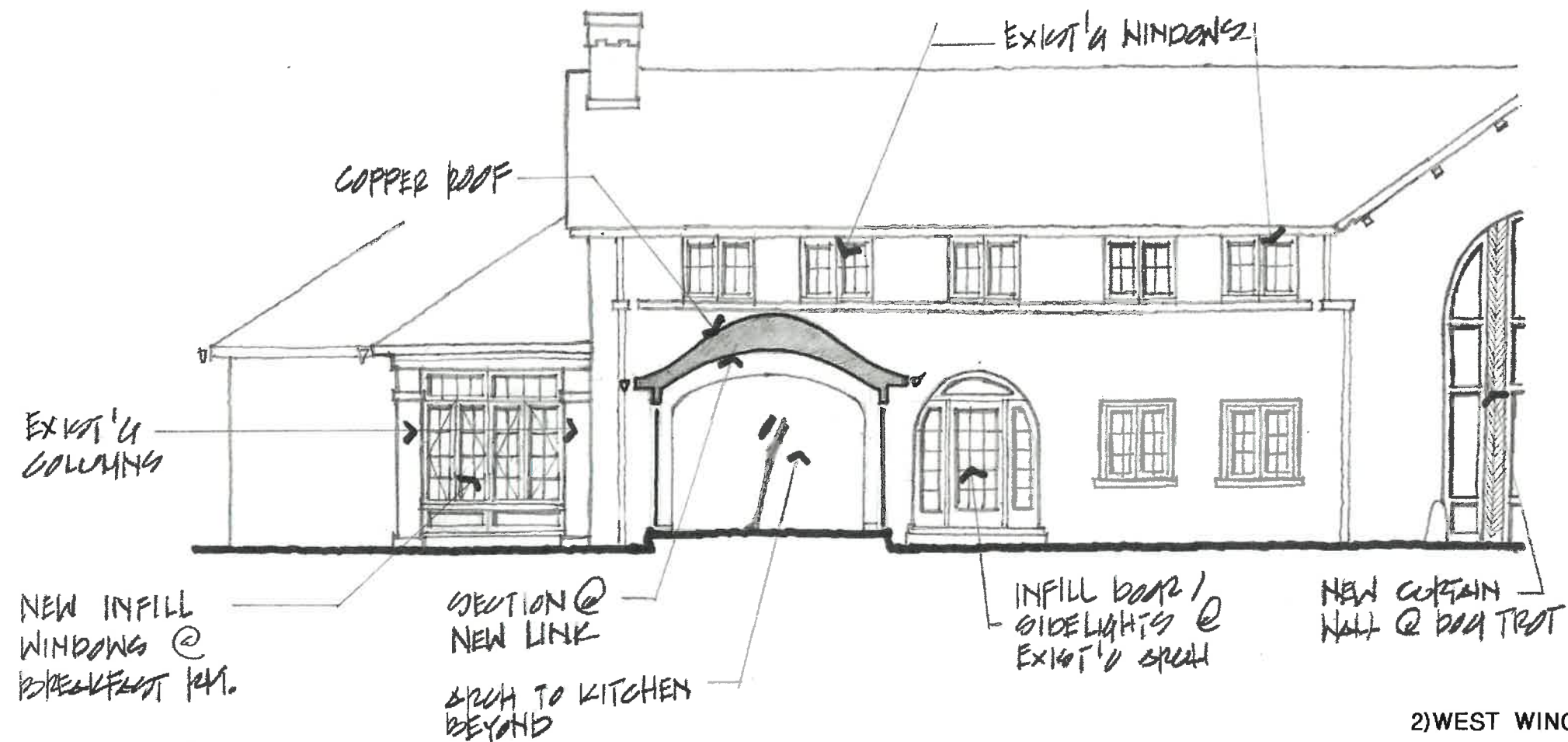
SCALE: 1/8" = 1'-0"

0 2 4 8

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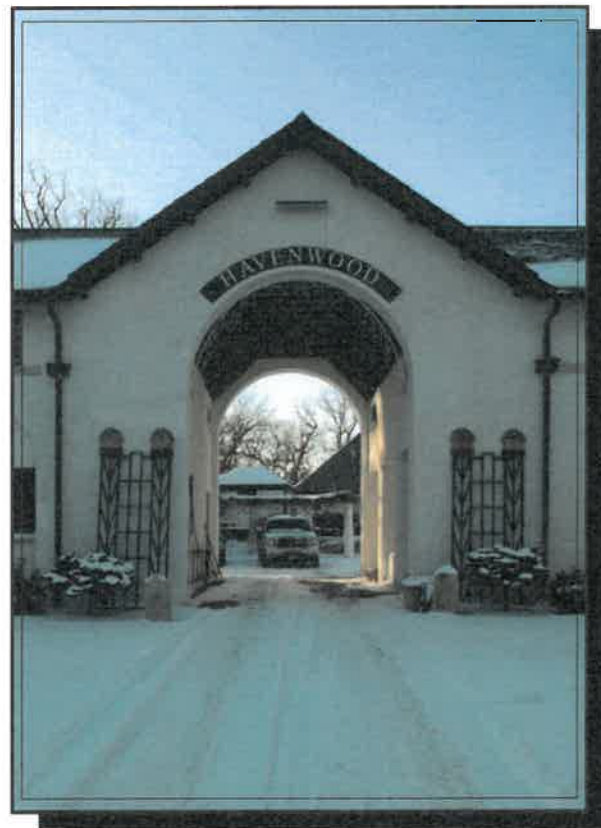
Partial Rear Elevation - West Wing Main House

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

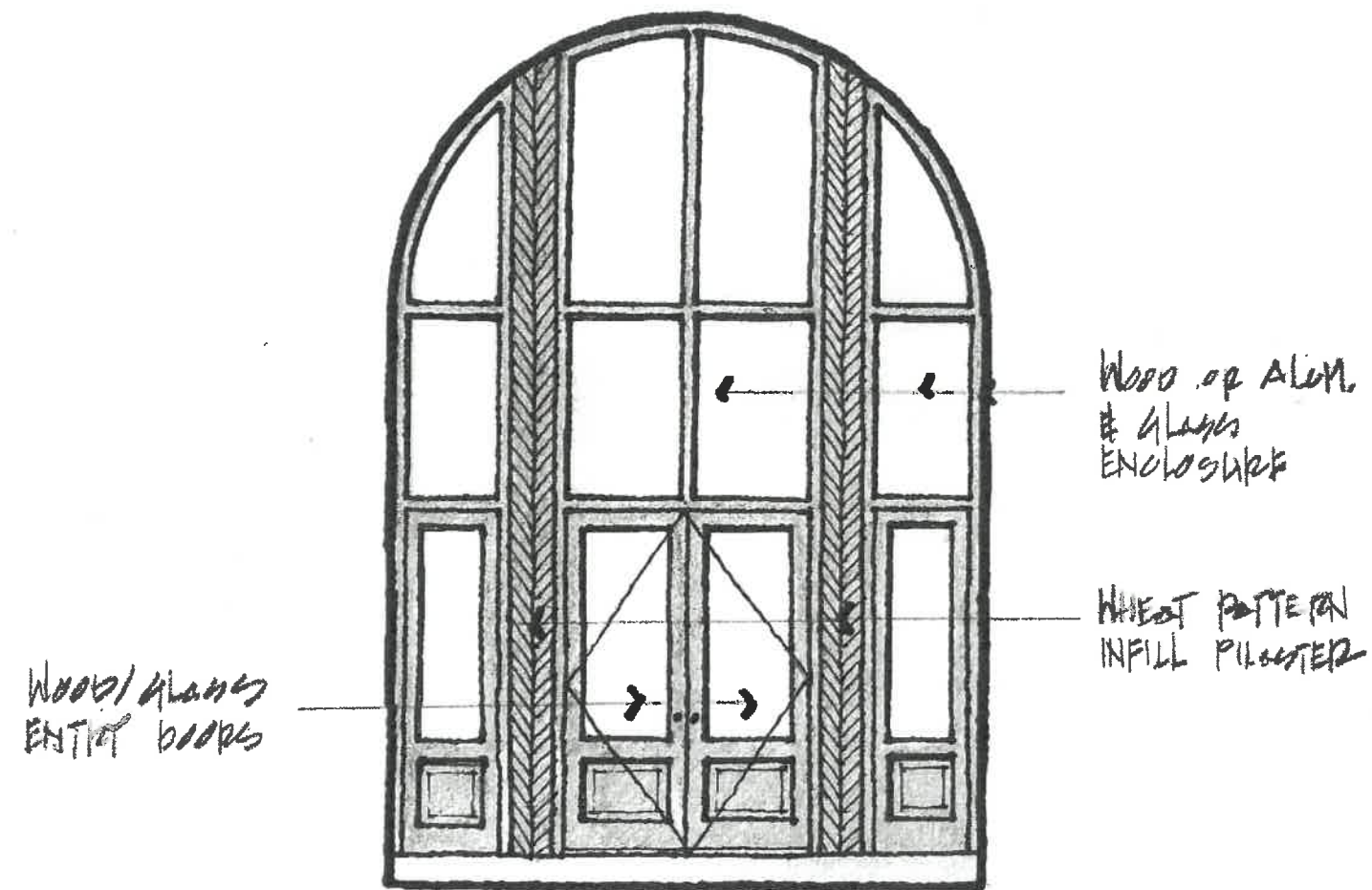
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Dog Trot w/ Trellises



3) DOGTROT



Clipped Ceiling w/ Beams

Elevation @ Dog Trot

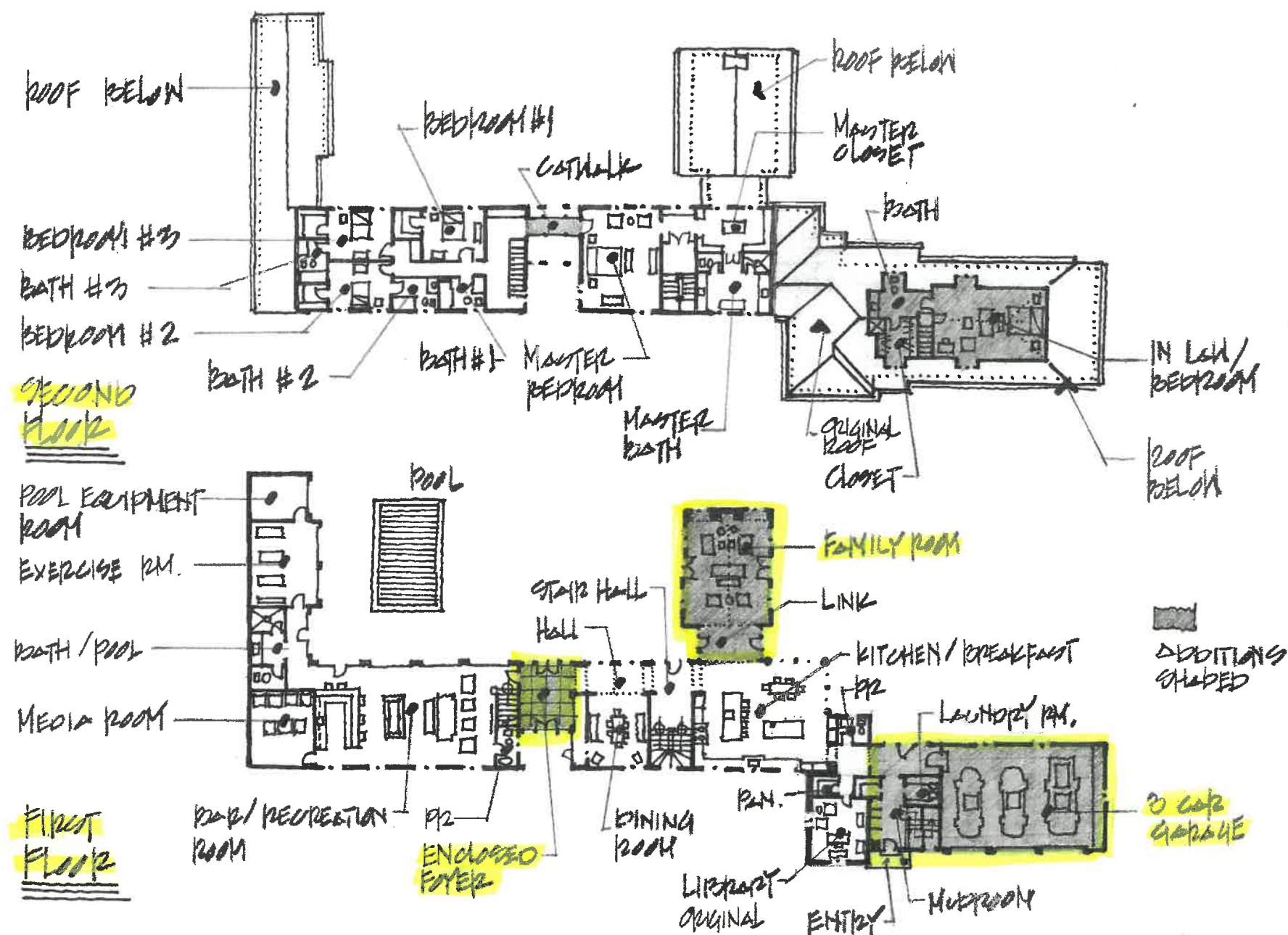
SCALE: 1/8" = 1'-0"

0 2 4 8

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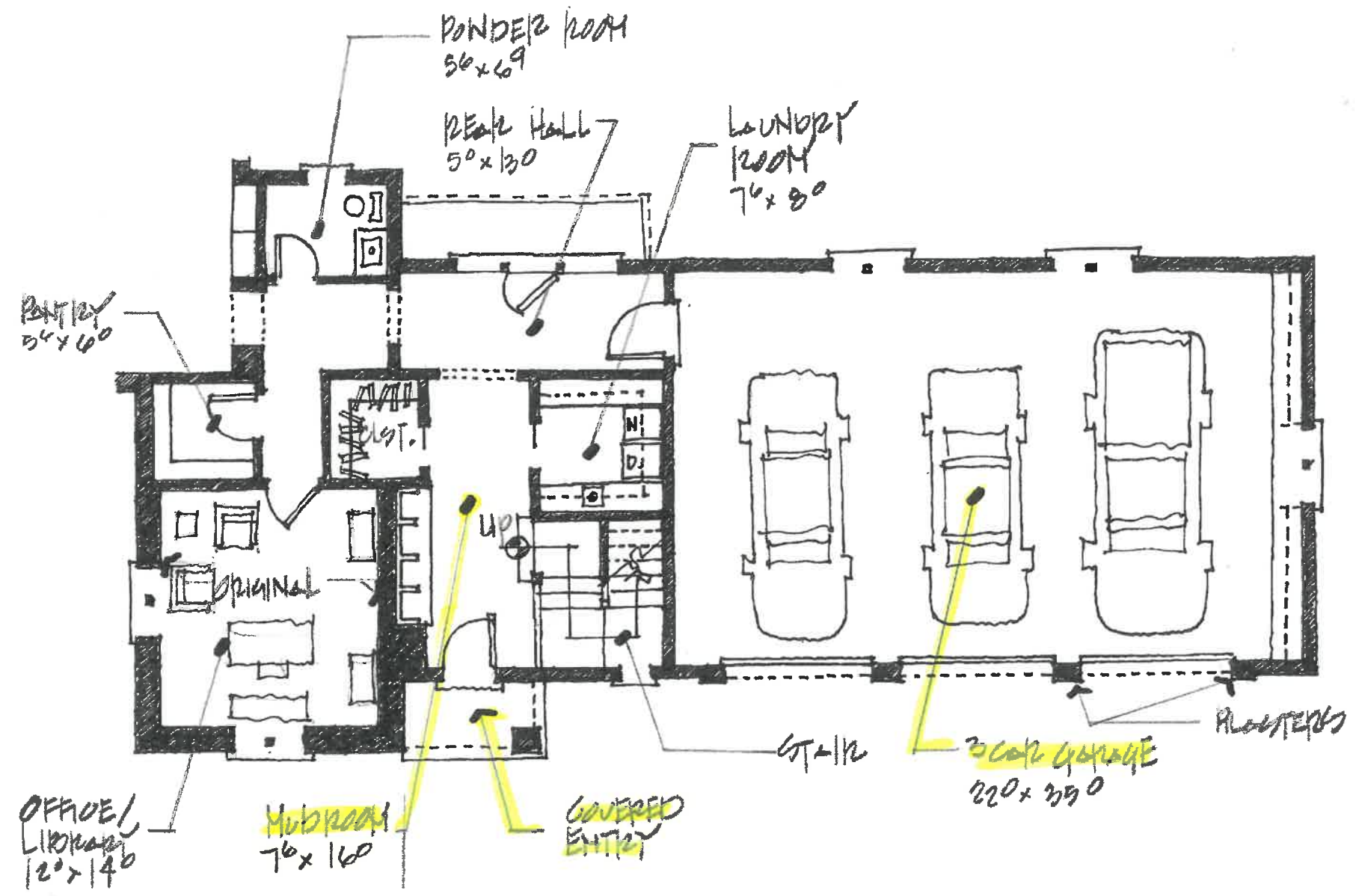
Proposed Overall Floor Plans

SCALE: 1" = 30'-0"

Ginter Residence - 955 E. Ringwood Road

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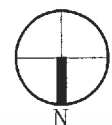
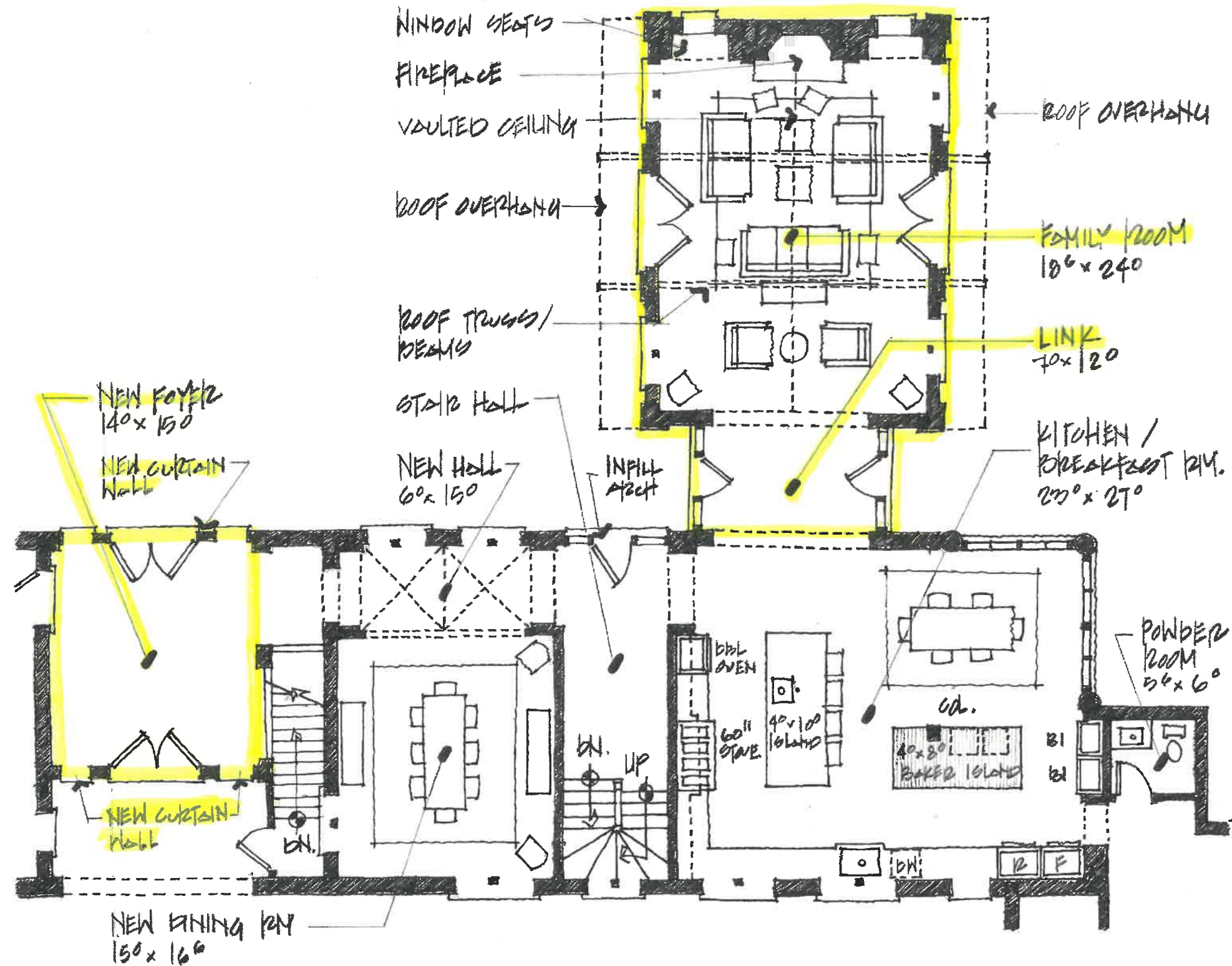
Partial First Floor Plan - Garage Wing

SCALE: 1/8" = 1'-0" 0 2 4 8

Ginter Residence - 955 E. Ringwood Road

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Partial First Floor Plan - West Wing Main House

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

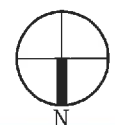
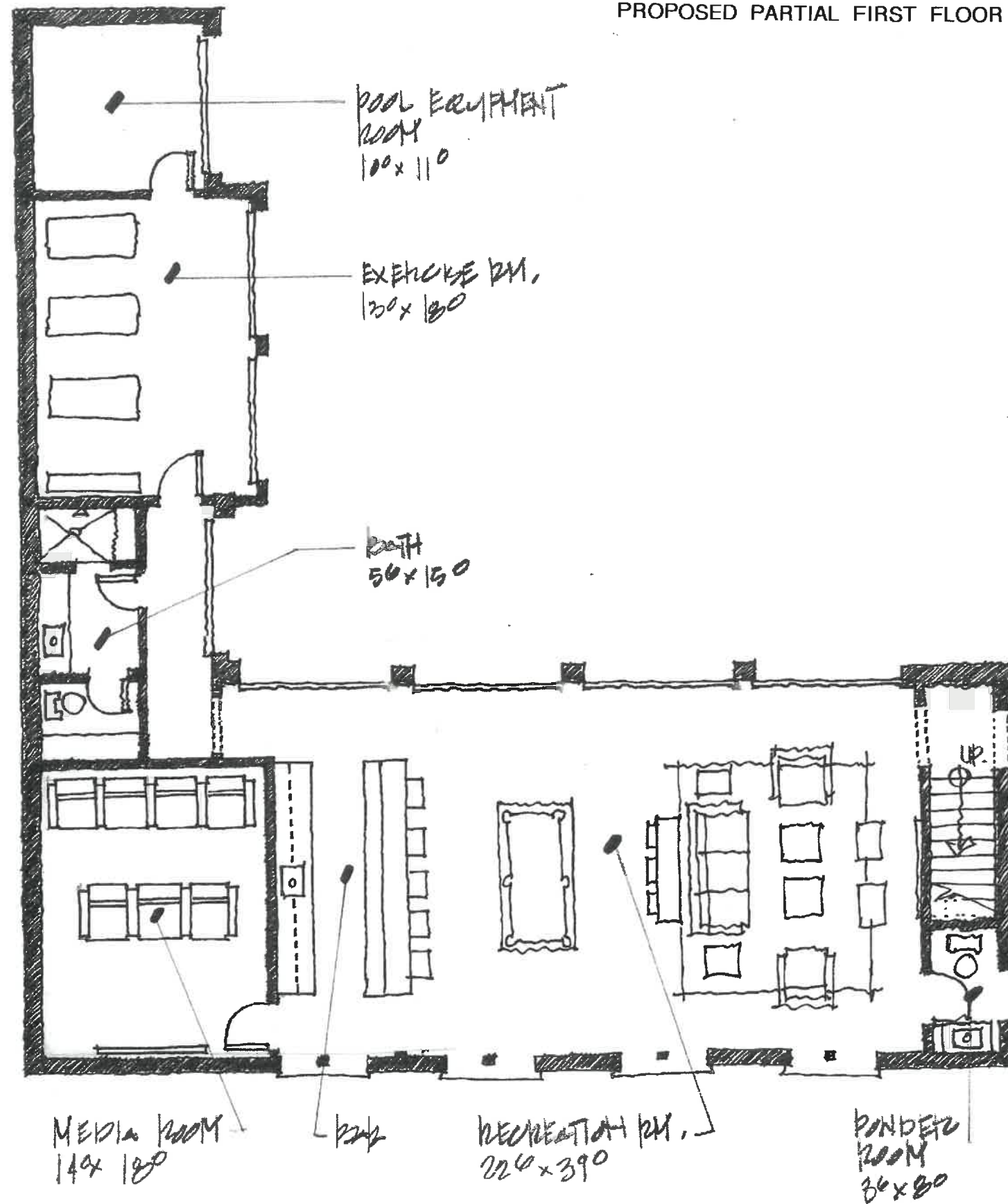
0 2 4 8

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PROPOSED PARTIAL FIRST FLOOR PLAN - EAST WING OF MAIN HOUSE



Partial First Floor Plan - East Wing Main House

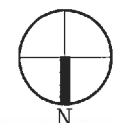
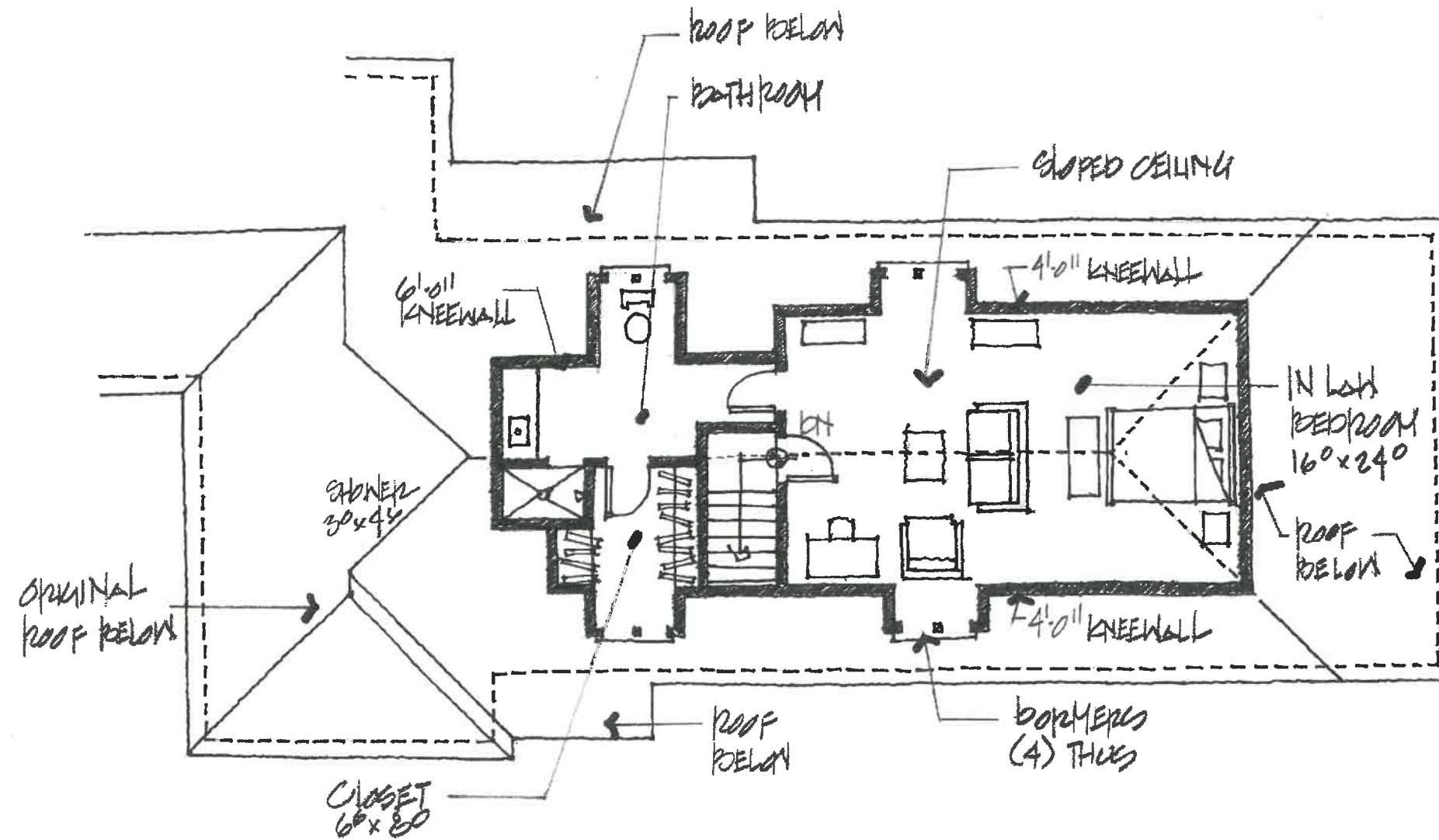
SCALE: 1/8" = 1'-0"

0 2 4 8

Ginter Residence - 955 E. Ringwood Road

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Partial Second Floor Plan - Garage Wing

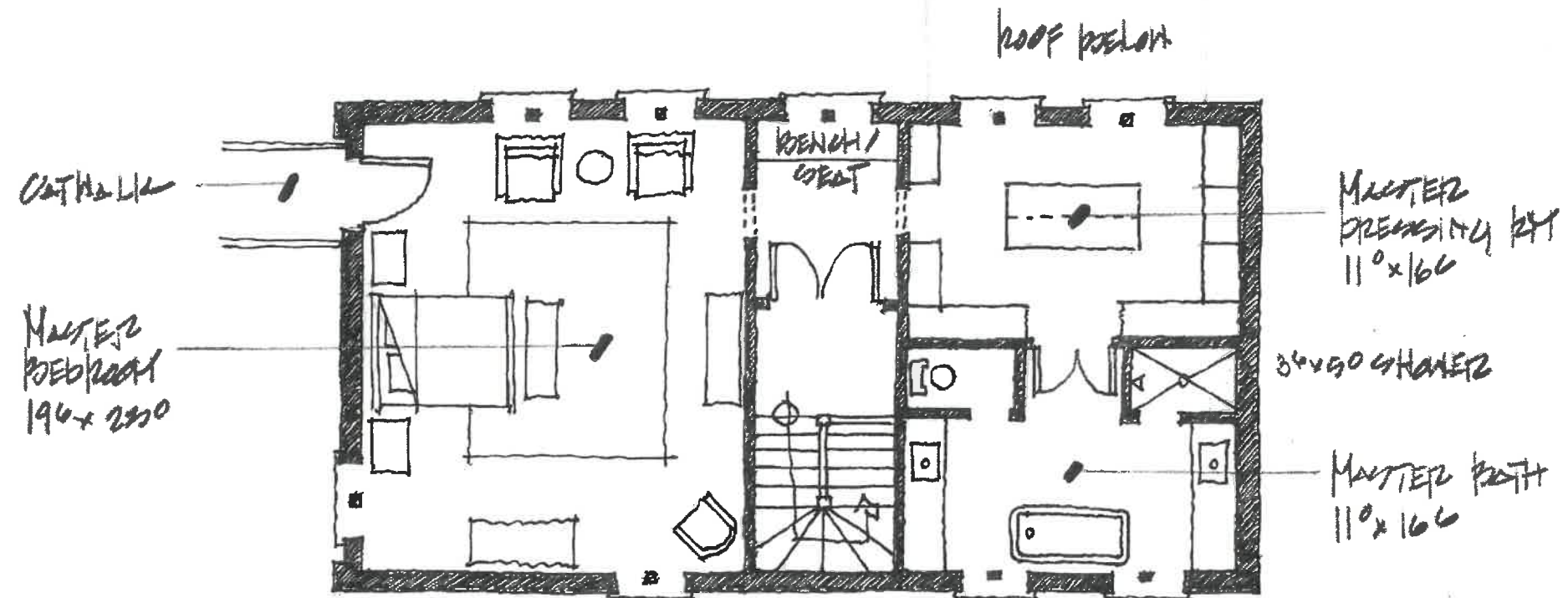
SCALE: 1/8" = 1'-0"

0 2 4 8

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Partial Second Floor Plan - West Wing Main House

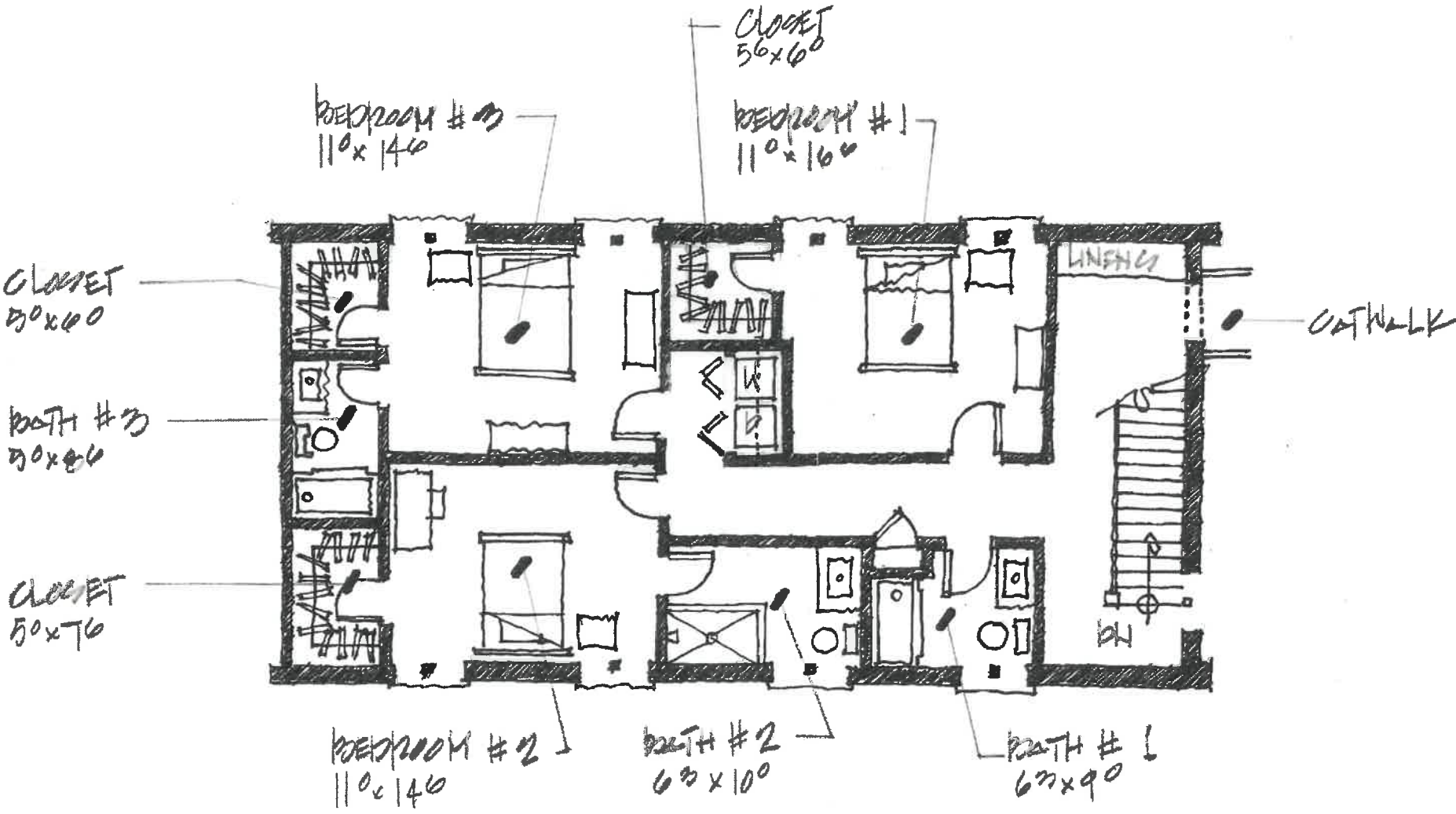
SCALE: 1/8" = 1'-0"

0 2 4 8

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Partial Second Floor Plan - East Wing Main House

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

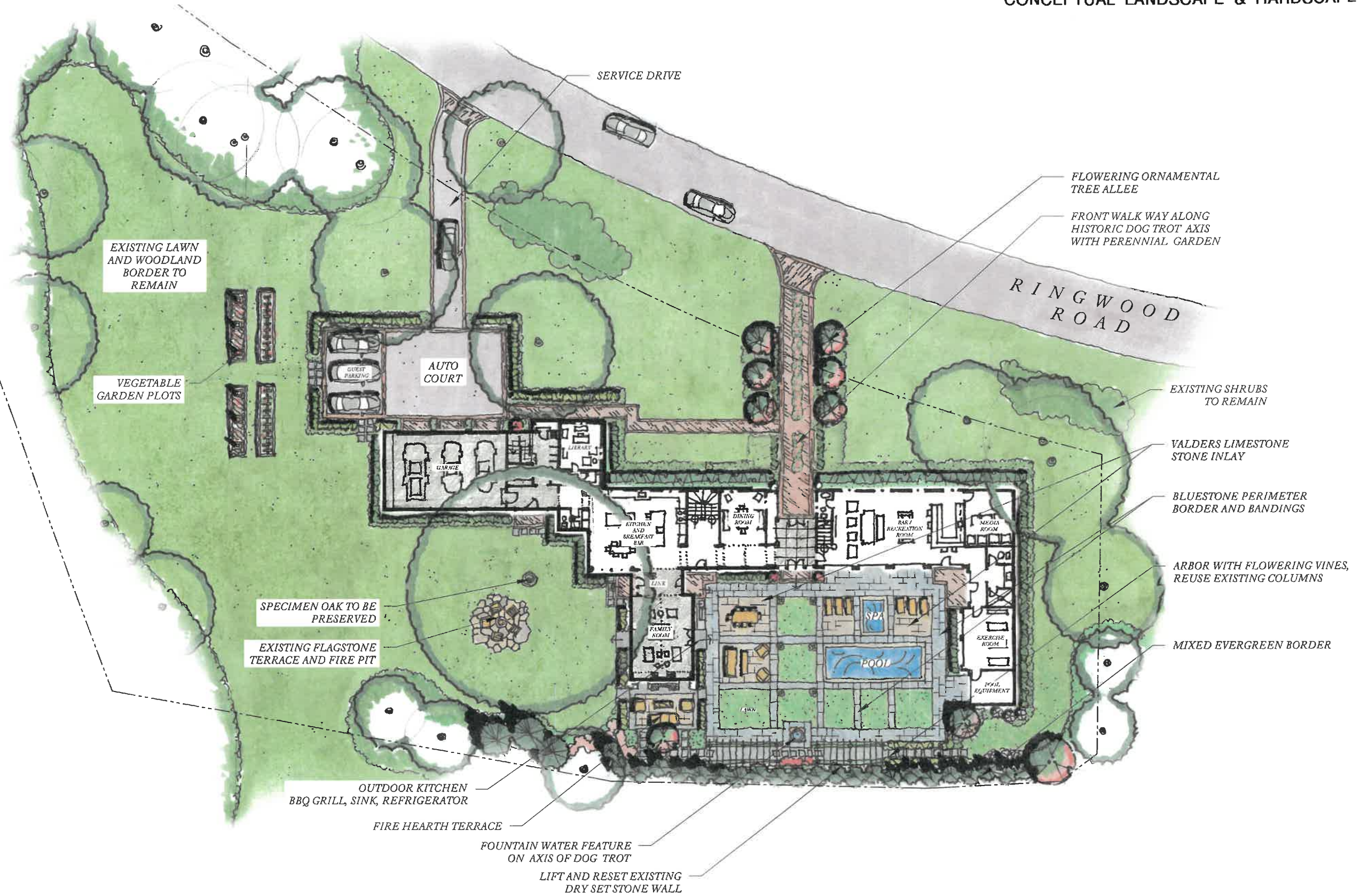


Ginter Residence - 955 E. Ringwood Road

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CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN

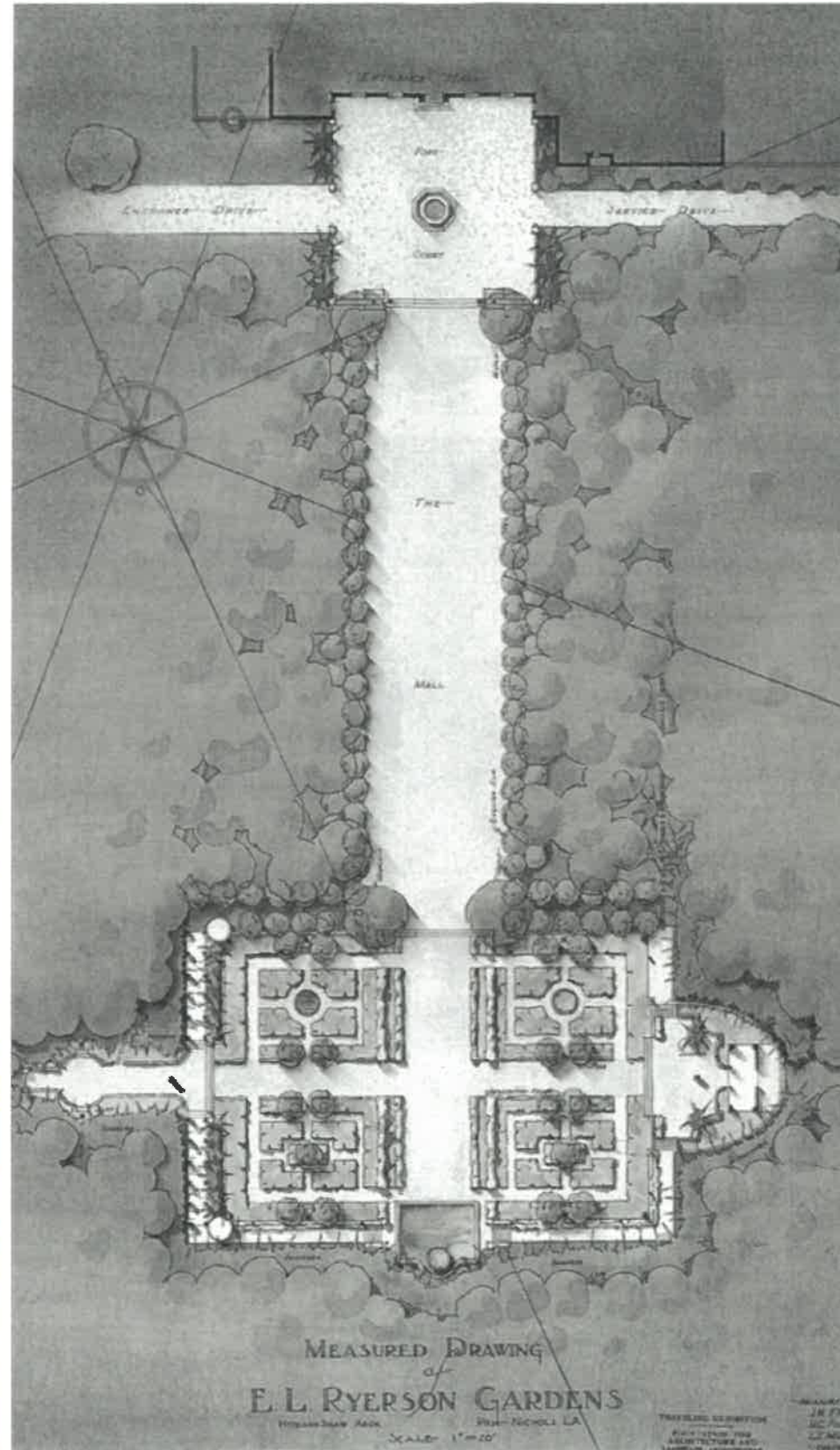


Conceptual Site Plan

SCALE: 1"=15'-0"

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Historic Inspiration Images - Ryerson Estate

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