

**Agenda Item 3**  
**730 Washington Road**  
**New Residence – Revisions to Previously Approved Plans**

Staff Report  
*Updated Building Scale Summary*  
Vicinity Map

Materials Submitted by Petitioner

Application  
Summary of Revisions  
Statement of Intent  
Site Plan  
West Elevation – Previously Approved  
West Elevation – Currently Proposed  
North Elevation – Previously Approved  
North Elevation – Currently Proposed  
East Elevation – Previously Approved  
East Elevation – Currently Proposed  
South Elevation – Previously Approved  
South Elevation – Currently Proposed  
Color Rendering Looking Southeast – Previously Approved  
Color Rendering Looking Southeast – Currently Proposed  
Color Rendering Looking West – Previously Approved  
Color Rendering Looking West – Currently Proposed  
*Proposed Material Palette*  
*Basement Floor Plan*  
*First Floor Plan*  
*Conceptual Landscape Plan*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Members of the Historic Preservation Commission
DATE:	October 28, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>730 Washington Road</b> – Revisions to Previously Approved Plans

### **PETITIONER**

Joan DePree  
999 Ringwood Road South  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

730 Washington Road

### **HISTORIC DISTRICTS**

East Lake Forest Local and  
National Historic Districts

### **PROJECT REPRESENTATIVE**

Austin DePree  
1512 N. Throop Street  
Chicago, IL 60642

### **SUMMARY OF THE PETITION**

In March 2021, the Commission approved a new residence on the vacant lot at 730 Washington Road. The request now before the Commission is for approval of revisions to the plans that were previously approved.

The statement of intent and supporting materials, including a summary of the revisions made to the plans since the Commission's prior approval that was submitted by the petitioner, are included in the Commissioner's packets.

### **PROPOSED REVISIONS**

The following revisions were made to the design of the home since the Commission's previous approval. No changes are proposed to the site plan or landscape plan.

- The second floor living space above the main house was eliminated.
- The bay window on the east elevation was removed.
- The design of the front entry element was modified.
- A new material and color palette is proposed.
- The window sizes and muntin patterns were modified.
- Shutters were added to windows and doors around the home.

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

### **PROPERTY DESCRIPTION**

The property is located on the west side of Washington Road, at its intersection with Walnut Road. The property is Lot 3 of the recently approved Margaret M. and Hampden M. Swift Memorial

Subdivision which was recorded with Lake County in June 2020. The Commission recently granted Certificates of Appropriateness for new residences on Lots 1, 2 and 4 of the Subdivision.

Lot 3 totals 43,736 square feet and is irregular in shape with the front property line following the curve of Washington and Walnut Roads. This property is located in an established, historic single family home neighborhood, within walking distance of the Central Business District, train station, the beach, Library, Gorton Community Center and other community amenities. The conditions of approval of the subdivision directed that the wooded character of the property, the vegetated streetscapes and the existing topography be preserved to the extent possible to allow the new development to fit quietly into the historic neighborhood. This property is close to some of the communities most important historic structures including the Library, train station, the Church of the Covenants and many historically significant homes.

### **STAFF EVALUATION**

#### *Site Plan – No Changes*

The proposed residence is set far back on the lot in compliance with the 120 foot front yard setback as required by the plat of subdivision. The front yard setback intentionally supersedes the standard setbacks for the zoning district for the purpose of preserving the vegetation along the streetscape. A tree preservation area is also established by the plat of subdivision and is located along the Walnut Road street frontage, on the southwest portion of the site.

The front entrance of the residence faces west, toward the rear of the lot. An attached two car garage is proposed on the south side of the house and faces north. By locating the front entrance of the home and arrival court on the west side of the residence, the east side of the property remains as a large open space as perceived from the streetscape.

A single curb cut is proposed on the northeast corner of the site. The proposed driveway is located mostly along the north property line. A circular gravel drive is proposed on the west side of the residence and stone terraces are proposed on the east side of the home. Stone retaining walls are proposed along portions of the north and south property lines and along the north and east sides of the residence to minimize the need for regrading on the site and preserve the existing topography to the extent possible. The existing stone features in the southeast and the southwest corners of the site will remain.

#### *New Residence*

The residence as now proposed is described by the petitioner as a Cottage style home. The residence presents a central one and half story mass with single story wings on the north and south sides. The garage is a one and half story mass. The home presents multiple steeply pitched gable roof forms. The residence features design elements such as a covered entry, a screen porch and trellises.

#### *Findings*

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

#### **Standard 1 – Height.**

This standard is met. The residence at its maximum height is 30 feet and 11 inches as measured from the lowest point of existing grade adjacent to the house. The garage mass is 24 feet and 5

inches tall. The maximum height allowed for this property is 40 feet.

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

This standard is not fully met. The front of the residence faces west and presents the main mass at the center with projecting wings on either side. The garage mass although slightly shorter in height, appears to dominate the front façade in scale and proportion. In the previous design, the scale of the garage mass was less dominant given that there was more of a visual difference between the height of the main home, with the second floor, and the garage. The previous design also incorporated dormers on the west facing facade that created focus on the main mass of the home and helped minimize the presence of the garage mass on the front façade.

- Staff recommends further study of the relationship between the main home and the garage in an effort to create a clearer hierarchy of massing.

**Standard 3 – Proportion of Openings.**

This standard is generally met. The home presents a regular fenestration pattern with openings that are balanced across the elevations. The proposed windows are casement style windows with proportions and muntin patterns that appear more contemporary than the other more traditional Cottage style elements of the home.

- Staff recommends further study of the window proportions and muntin patterns in an effort to align more closely with the Cottage style of the home as identified by the petitioner's architect.

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

This standard is met. There is a consistent rhythm of solids to voids on the elevations. The windows and doors are evenly spaced across the elevations to reflect a consistent rhythm of areas of solid wall and openings.

**Standard 5 – Spacing on the Street – *No Changes.***

This standard is met. Although the existing homes in the neighborhood are generally sited closer to the street, due to the front yard setback established by the plat of subdivision, the proposed residence is set back significantly on the lot. The proposed siting of the home and associated hardscape will preserve the wooded character of the site as perceived from the streetscape.

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

This standard is met. A covered entry element is proposed on the west façade. The element is centrally located on the main mass of the home and clearly defines the entrance.

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

This standard is met. The exterior is comprised of high quality and natural materials. The exterior walls are wood board and batten siding with a stone water table along the base. Wood shingle is proposed for the roof material. Aluminum clad windows with interior and exterior muntins are proposed. Limestone window and door sills are proposed. Wood is proposed for the fascia boards, soffits and trim. White brick chimneys are proposed. Zinc-coated copper gutters and downspouts are proposed. The front door and garage doors will be wood.



Hardscape on the site includes an asphalt driveway and gravel for the circular drive. A stone cobble apron is proposed in front of the garage. The stoops and terraces will be bluestone. The low retaining walls on the site will be stone. A gravel walkway is proposed along the south side of the house.

**Standard 8 – Roof Shapes.**

This standard is met. The residence presents steep gable roof forms with a consistent 10:12 pitch.

**Standard 9 – Walls of Continuity.**

This standard is generally met. The elements of the home are generally consistent across all elevations. As noted above, further study of the window proportions and muntin pattern to present an appearance that is more in keeping with the intended Cottage style of the home is recommended.

**Standard 10 – Scale.**

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 5,299 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 530 square feet of design elements. The proposed residence totals 4,202 square feet, and is 1,097 square feet below the maximum allowable square footage. The garage totals 599 square feet. There are 397 square feet of design elements.

**Standard 11 – Directional Expression of Front Elevation – *No Changes.***

This standard is met. As described above, the front entrance of the home and arrival court are located on the west side of the residence, at the rear side of the property. Although the east elevation, facing Washington Road, would be the rear elevation based on the configuration of the home, the design of the east elevation maintains the level of detailing found on the front of the home and incorporates design elements that provide depth and articulation to this elevation. Due to the distance between the home and the front of the property and the vegetation on the site, the proposed residence will not have as much of a presence and impact to the streetscape as other homes in the surrounding neighborhood.

**Standard 12 – Preservation of Historic Material – *No Changes.***

This standard is met. Landscape elements from the Swift Estate including the stone council ring in the southwest corner of the site and the stone garden element at the southwest corner of the site will be preserved.

**Standard 13 – Protection of Natural Resources – *No Changes.***

This standard can be met. As currently proposed, a total of 14 trees are proposed for removal. Many of the trees proposed for removal are low quality and undesirable species. The trees proposed for removal include five Arborvitae, four Maple trees, two Spruce trees, two Hawthorn trees, and one Elm tree. Based on the tree survey provided by the petitioner, the majority of the trees proposed for removal are in good or fair condition however, because they are not all high quality species, partial inch for inch replacement totaling 43 inches will be required.

The conceptual landscape plan submitted by the petitioner reflects a number of shade, evergreen and ornamental trees. The development of the landscape plan is still in progress and the species and size of the plantings proposed are not yet available. As the landscape plan is more fully developed, the plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site or, a payment

in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

**Standard 14 – Compatibility.**

This standard is generally met. The style, high quality materials, and design elements of the home are compatible with the mix of homes in the surrounding historic neighborhood. This standard can be more fully satisfied with modifications to the window proportions and muntin patterns and further study of the hierarchy of the main mass and the garage as described above.

**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 – *No Changes.***

This standard is met. The property is vacant and one of four new home sites in this area. The conditions of approval of the recent subdivision are intended to allow the four new homes to fit quietly into this important historic neighborhood respecting the significant trees, vegetated streetscape and the topography of the site. The petitioner has made efforts to site the residence and configure the hardscape to minimize removal of higher quality trees and limit longer term negative impacts on trees and vegetation as a result of construction activity.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations and is available on the City's website. As of the date of this writing, no correspondence was received regarding this request.

**RECOMMENDATION**

Grant a Certificate of Appropriateness approving a new residence, conceptual landscape plan and overall site plan on property located at 730 Washington Road, subject to the following conditions of approval.

**New Conditions of Approval**

1. Conduct further study of the relationship between the mass and height of the main home and the garage in an effort to create a clearer hierarchy of massing.
2. Conduct further study of the window proportions and muntin patterns to be more consistent with the style of the home.

**Previous Conditions of Approval to Carry Over**

3. Plans submitted for permit must reflect the refinements noted above. Any further refinements made in response to direction from the Commission or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to

review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.

4. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. The plans shall clearly reflect all existing trees and identify those proposed for removal. Grading and filling shall be limited to the minimum necessary to meet accepted engineering standards in the interest of minimizing stress on the trees intended to remain. The plans shall be subject to review and approval by the City Engineer in consultation with the City's Certified Arborist.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. Chain link fencing shall be required to protect trees intended for preservation in addition to any pre and post construction treatments or maintenance required by the City's Certified Arborist.
6. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required replacement inches on site to the extent possible using good forestry practices and identify any remaining inches for which a payment in lieu of planting will be required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
7. Details of all exterior lighting shall be reflected on the plans submitted for permit. No landscape lighting is proposed based on the current plans. For all exterior lights on the residence, garage or elsewhere on the site, cut sheets of all light fixtures shall be provided. All fixtures shall solely direct light downward and the source of the light shall be shielded from view from off the property by the fixtures.
8. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. The existing topography and trees and vegetation shall be protected from impact. Due to the curving road no parking of construction or contractor vehicles is permitted on the adjacent streets. Off-site parking at the public parking lots located nearby may be required.

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

Address 730 Washington Road Owner(s) Joan DePree  
 Architect Austin DePree Northworks Architects Reviewed by: Jen Baehr  
 Date 8/25/2021  
 Lot Area 43736 sq. ft.

## Square Footage of New Residence:

1st floor 3442 + 2nd floor 760 + 3rd floor 0 = 4202 sq. ft.

Design Element Allowance = 530 sq. ft.

Total Actual Design Elements = 397 sq. ft. Excess = 0 sq. ft.

Garage 599 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 24'- 2" ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4202 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 5299 sq. ft.

**DIFFERENTIAL** = -1097 sq. ft.  
**Under Maximum**

Allowable Height: 40 ft. Actual Height 31' ft.

## NET RESULT:

1097 sq. ft. is

21% under the  
Max. allowed

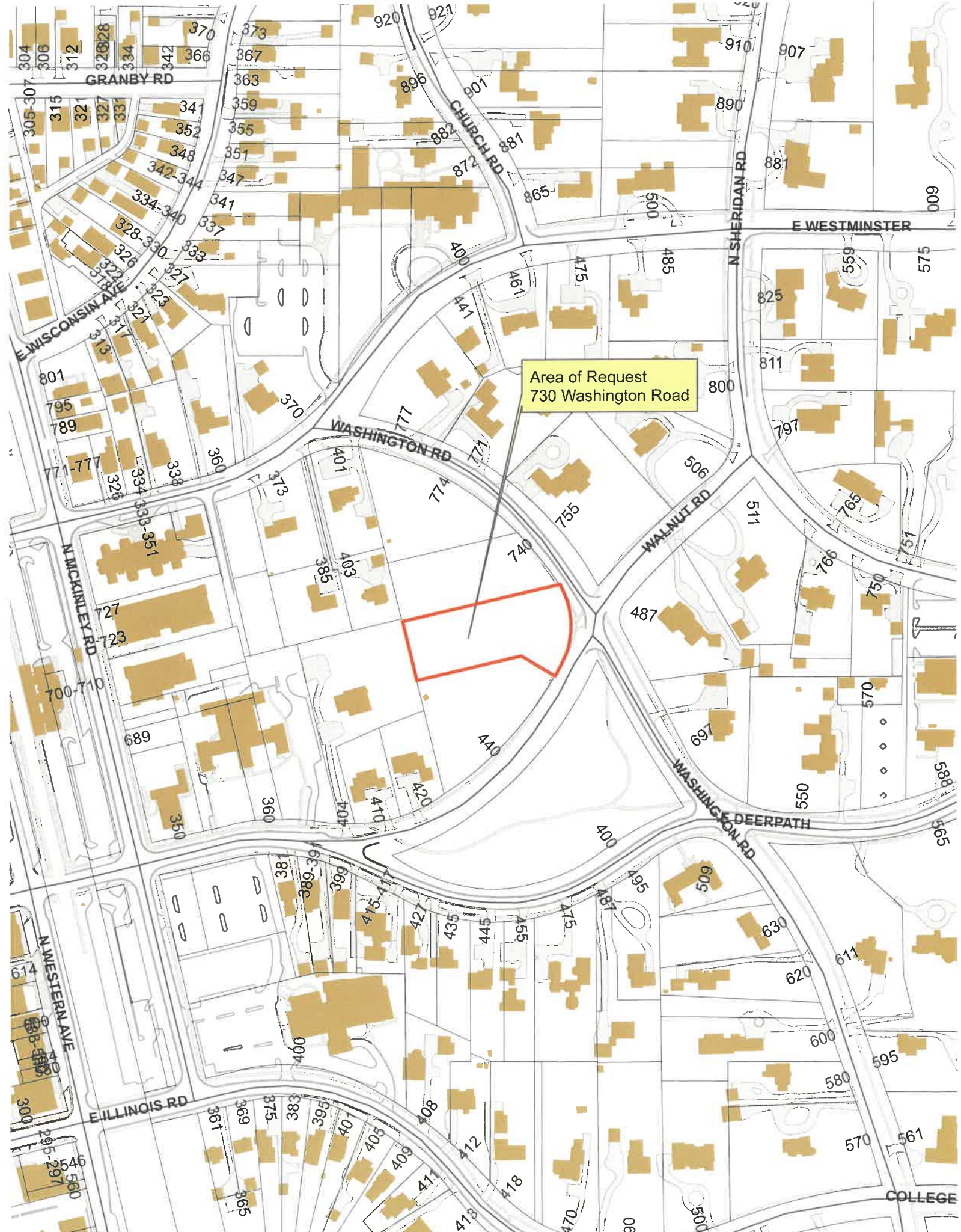
## DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 530 sq. ft.

Front & Side Porches = 0 sq. ft.  
 Rear & Side Screen Porches = 368 sq. ft.  
 Covered Entries = 29 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 = 397 sq. ft.

Excess Design Elements = 0 sq. ft.







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

**PROJECT ADDRESS** 730 WASHINGTON ROAD, LAKE FOREST, IL 60045

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**

**JOAN DEPREE**

*Owner's Name*

**999 SOUTH RINGWOOD RD.**

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

**LAKE FOREST, IL 60045**

*City, State and Zip Code*

**847. 822. 2860**

*Phone Number*

*Fax Number*

**joandoopray@earthlink.net**

*Email Address*

*Joan Depree*  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

**AUSTIN DEPREE**

*Name and Title of Person Presenting Project*

**NORTHWORKS ARCHITECTS & PLANNERS**

*Name of Firm*

**1512 N THROOP ST**

*Street Address*

**CHICAGO, IL 60642**

*City, State and Zip Code*

**(312) 440-9850**

*Phone Number*

*Fax Number*

**adepree@nwks.com/ rthompson@nwks.com**

*Email Address*

*E. Austin Depree*  
*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

## **770 Washington Road**

*Lake Forest, IL*

### **City of Lake Forest – Historic Preservation Commission**

#### **Outline of Revisions**

*July 28<sup>th</sup>, 2021*

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While developing the design of 770 Washington Road, it became clear that the house was larger than suited the needs of the client and there was no reasonable need for a finished second floor over the main house. This floor contained two en suite bedrooms. The third second floor en suite – over the garage – remains for a potential future live in care giver.

#### **Massing**

##### **Height**

The tallest roof ridge was brought down 3'-5 1/2" to 30'-11 1/2" from 34'-5" tall (height to lowest adjacent existing grade). The height of the new ridge from proposed grade at the front door went down to 25'-5 1/2" from 28'-11"

The ridge at the garage massing remains at 24'-5" from proposed grade.

##### **Bay Window**

The bay window at the garden side of the main living area was removed – this allows a central circulation path through the house to the courtyard while allowing better furniture placement in the combined living room and dining room space. While improving flow from the interior to the courtyard, the elimination of the bay also freed up more space to allow for a comfortable outdoor seating area nestled between the wings of the house.

##### **Entry Porch**

While we diminished the height of the main volume of the house, we wanted to be sure that the front door had proper prominence as the main entrance to the house. We increased the height of the entry porch and allowed the entry volume to break the eave line of the main house roof.

The new gable form of the entrance porch creates a synergy with the gabled end of the north wing and the gabled form of the garage.

The door, sidelites and transom are set in a generous opening, which is the tallest and most prominent opening in the building.

#### **Materials**

In examining the new more cottage-like massing we re-examined the exterior material palette. We decided right away that we wanted a softer, lighter aesthetic.

##### **Windows**

Aluminum clad windows changed from black to a pale off-white. We added panel gray paneled shutters, where appropriate.

##### **Exterior Siding**

Changed from white stucco to painted white vertical board & batten siding.

#### Chimney

The chimney material changed from stone to painted white brick.

#### Metal Roof, Gutters, Downspouts and Flashing

The metal specification was changed from copper to a zinc-coated copper.

Materials that did not change are the stone water table, cut limestone water table cap and door sills and the cedar roof.

#### Terrace Layout

The removal of the bay window allowed for a larger, more comfortable terrace. This terrace, nestled between the wings of the house, will be the primary space for outdoor living. The terrace was extended east and the rill was reduced in size, making a more cohesive connection between the different parts of the terrace. The remainder of the terrace remained the same.



**City of Lake Forest – Historic Preservation Commission**

**Statement of Intent**

July 28<sup>th</sup>, 2021

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While developing the design of Joan DePree's new home, it became clear that there were more bedrooms than needed or that would be used. One of the main drivers leading Joan to relocate from her beloved current home was to downsize. The proposed house was originally designed with five bedrooms, all en suite. In an effort to reduce the scale of the house, it was decided to remove the two en suite bedrooms on the second floor of the main house. With the removal of these two bedrooms, we also lowered the ridge of the main roof. While we will leave the attic unfinished in this project, it would be possible to build out the attic into habitable space in the future.

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

**Standard 1 – Height**

The tallest roof ridge was brought down 3'-5 1/2" to 30'-11 1/2" from 34'-5" tall (height to lowest adjacent existing grade). The height of the new ridge from proposed grade at the front door went down to 25'-5 1/2" from 28'-11". The ridge at the garage massing remains at 24'-5" from proposed grade.

The house is designed to be cottage like in scale and material with a rambling spread and a hierarchy of mass. While the main ridge was reduced, it remains the tallest portion of the building.

**Standard 2 – Proportion of Front Façade (NO CHANGE)**

In order to preserve the wooded street front of the lot – and in conformance with the extra deep front yard setback of over 120' – the house is set far back on the lot. The elevation is symmetrical with a defined central mass flanked by two equal projecting gables that form a courtyard for the main terrace.

**Standard 3 – Proportion of Openings**

Window and exterior door types are limited in variety to the extent possible and the various types relate to each other in proportion or frames and lites. Large windows and doors to the exterior indicate the main living spaces of the home while smaller windows indicate more private spaces such as bedrooms.

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

All elevations provide an even rhythm of solid and voids. The street façade has very strong symmetry. The main volume is taller than the wings setting up a hierarchy of forms.

**Standard 5 – Rhythm of Spacing and Structures on Streets (NO CHANGE)**

The lot and design of the home allows for a generous setback from the street which preserves existing mature vegetation at the front of the lot. The driveway opening amongst the heavily planted streetscape clearly demarcates the entrance to the property.

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

The West Elevation facing the motor court has a prominent entrance porch to clearly indicate the front door of the house and provides cover for guests. This entry porch breaks the eave line of the main roof, giving it additional prominence.

A trellis off the master bedroom provides a human scale and a layer of privacy, while a trellis and bay window on the south elevation break up the long expanse of the building.

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

All materials for the house and the hardscape are intended to be similar to those used in the neighborhood. These materials include vertical board & batten siding, limestone, painted and natural wood trim, cedar roof shingles, natural stone at the base, a white brick chimney, zinc-coated copper flashing and gutters. The front entry door and garage doors are wood and all windows and patio doors are proposed as aluminum clad wood with simulated divided lites with spacer bars. The application of these high-quality materials will convey a timeless aesthetic that is in keeping with the adjacent neighborhood and greater Lake Forest.

### **Standard 8 – Roof Shapes**

The house will all be built using gable roofs with a 10:12 pitch. The main volume of the house and garage wing have a ridges parallel to the street while the wings have ridges perpendicular to the street. The main roof line is broken by the gabled entry porch while the other roofs are uninterrupted. Similar steep pitched gable roofs are found throughout the neighborhood. The bays will have a low slope metal roofs.

### **Standard 9 – Walls of Continuity (NO CHANGE)**

The neighborhood context is of homes sitting comfortably on their lots and surrounded by landscaping. The proposed house is similarly sited back from the street amongst landscaping as is characteristic of the neighborhood. The mass of the proposed home is broken up with various volumes with a clear delineation of hierarchy.

### **Standard 10 – Scale of a Structure**

The building is under allowable bulk, no variance is requested.

### **Standard 11 – Directional Expression of Front Elevation (NO CHANGE)**

The entrance to the driveway is clearly demarcated as the entrance to the property from the street. The driveway leads from the property entrance to an arrival court at the west side of the house. The main entrance to the house and the garage is off of this arrival court. While the main entrance to the house is from the rear of the lot, there are several good reasons why:

1. The front yard setback is extra deep. If the arrival court was located at the east side of the house, the house would be pushed to the very back of the lot and the paved court and garage would be at the center of the lot.
2. We prefer the garage being located behind the house and we wanted to limit the amount of paving on site. By having the main entrance and garage entrance close together, we were able to limit impervious surface.
3. Having the garage and front door at the west side of the house allows a large private front yard well screened from the street and unencumbered with vehicular parking

The East façade of the house is oriented to the street and the massing creates a hierarchal composition compatible with the neighboring properties. As one approaches the house, the pathway to the front door is unambiguous. A entry portico off the arrival court clearly indicates the front door.

### **Standard 12 – Preservation of Distinguishing Features (NO CHANGE)**

The grove of evergreen trees at the corner of Walnut and Washington will be preserved, and with careful pruning, editing and amending of the existing site plant collection, we will create an intentional naturalized landscape effect for public and private views of the property. The existing historic stone fire pit ring will be restored and featured in the new landscape. The cooperative naturalistic landscape design development with the adjoining property development at 440 Walnut Road will preserve the open space feeling of the present landscape condition.

**Standard 13 – Preservation of Natural Resources (NO CHANGE)**

The most distinguished natural resources of the site is the variety of mature plant materials found on the site. Great efforts have been made to place the house and drive on the site to preserve as much of the established perimeter plantings of the property. In the outer areas of the landscape away from the building site, very careful changes and amendments are planned to not alter the site conditions to jeopardize the existing established plant materials so important to the site. The landscape appearance from the street view of the property is to be maintained in a very similar, yet refined, natural appearance as the existing landscape.

**Standard 14 – Compatibility (NO CHANGE)**

There is a variety of building styles and sizes within the immediate context of the property, along with different materials and color palettes. The proposed home is of compatible with its neighbors in size and massing. The use of classical forms, quality materials and complimenting landscape will age and ground the house to its surrounding.

**Standard 15 – Repair to Deteriorated Features (NO CHANGE)**

Not applicable (new construction).

**Standard 16 – Surface Cleaning (NO CHANGE)**

Not applicable (new construction).

**Standard 17 – Historic Integrity (NO CHANGE)**

Not applicable (new construction).



**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 VERTICAL BOARD AND BATTEN SIDING

Color and/or Type of Material WHITE

**Foundation Material**

Exposed Foundation Material N/A STONE WATER TABLE

**Window Treatment**

**Primary Window Type**

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

Color of Finish WHITE

**Finish and Color of Windows**

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

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

*Simulated Divided Lites*

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

**Trim Material**

**Door Trim**

- ☒ Limestone  
☐ Brick  
☒ Wood  
☐ Other WOOD JAMBS, STONE SILLS

**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**

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

**Roofing**

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**Primary Roof Material**

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

**Flashing Material**

- ☒ Copper ZINC COATED COPPER
- ☐ Other \_\_\_\_\_
- ☐ Sheet Metal

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

**Gutters and Downspouts**

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- ☒ Copper ZINC COATED COPPER
- ☐ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

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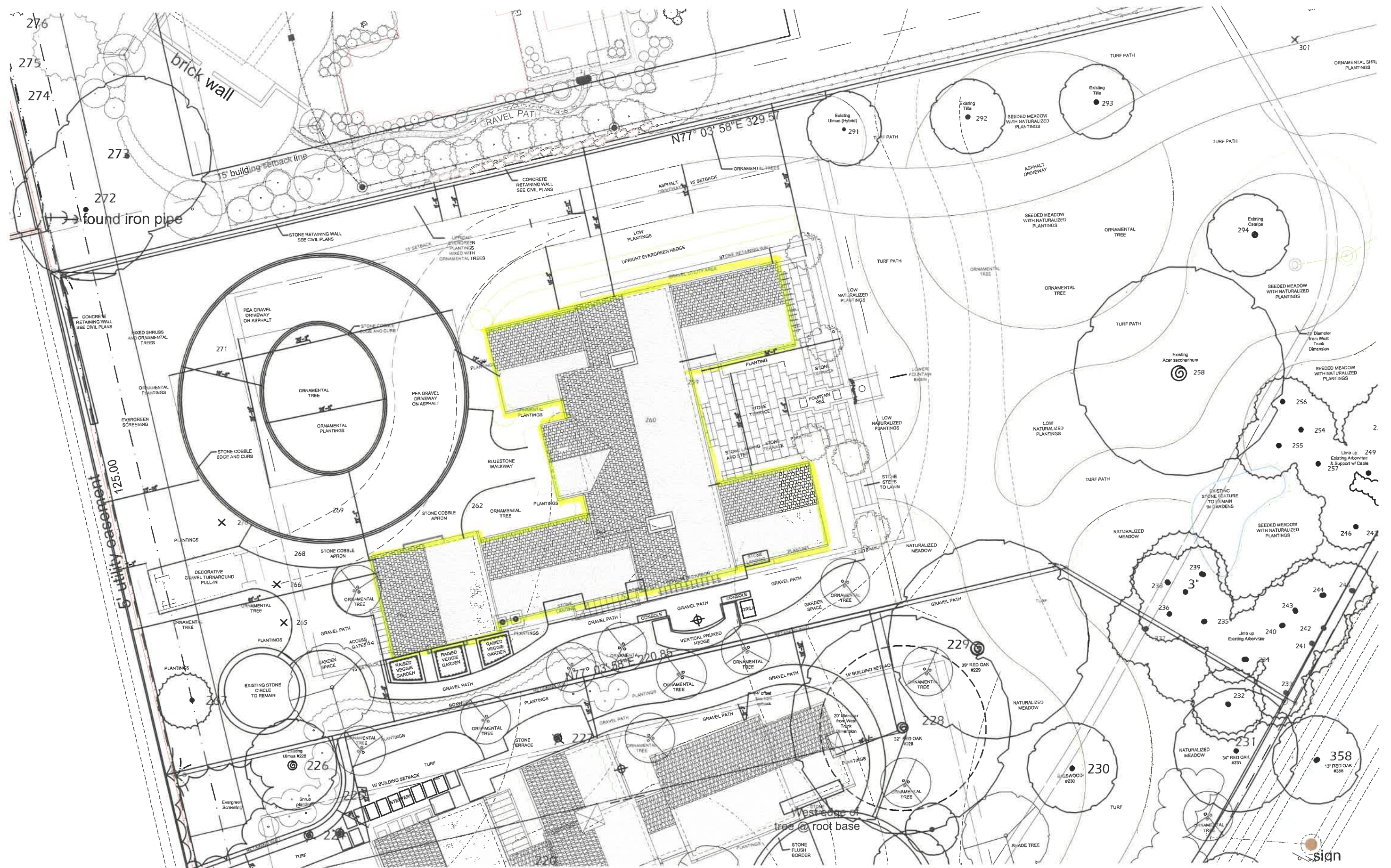
- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☒ Other STONE COBBLE APRON \_\_\_\_\_

**Terraces and Patios**

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

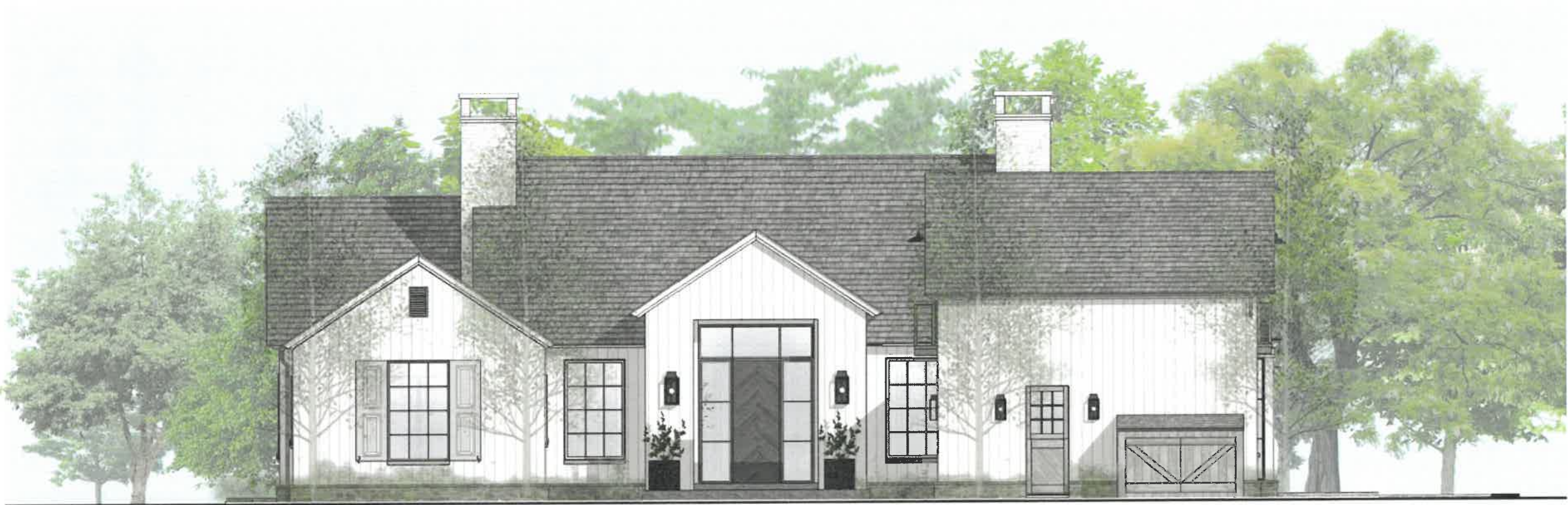






PREVIOUS TWO-STORY ITERATION:







PREVIOUS TWO-STORY ITERATION:







PREVIOUS TWO-STORY ITERATION:



- MATERIAL LEGEND
- 1. STONE WATER TABLE/CHIMNEY/RETAINING WALL
  - 2. STUCCO - FARROW AND BALL "NEW WHITE"
  - 3. CEDAR ROOFING
  - 4. STANDING SEAM METAL ROOFING
  - 5. COPPER GUTTER AND DOWNSPOUTS
  - 6. LIMESTONE SILL
  - 7. PRECISION CUT STONE CAP
  - 8. NATURAL WOOD
  - 9. WOOD PERGOLA





- MATERIAL LEGEND**
- 1. STONE WATER TABLE + RETAINING WALL
  - 2. VERTICAL BOARD AND BATTEN SIDING - FARROW AND BALL "NEW WHITE"
  - 3. CEDAR SHINGLE ROOFING
  - 4. STANDING SEAM METAL ROOFING
  - 5. ZINC-COATED COPPER GUTTER AND DOWNSPOUTS
  - 6. LIMESTONE SILL
  - 7. PRECISION CUT STONE CAP
  - 8. GREY PANEL SHUTTERS WITH SHUTTER DOGS
  - 9. WOOD PERGOLA
  - 10. WHITE PAINTED BRICK



PREVIOUS TWO-STORY ITERATION:



















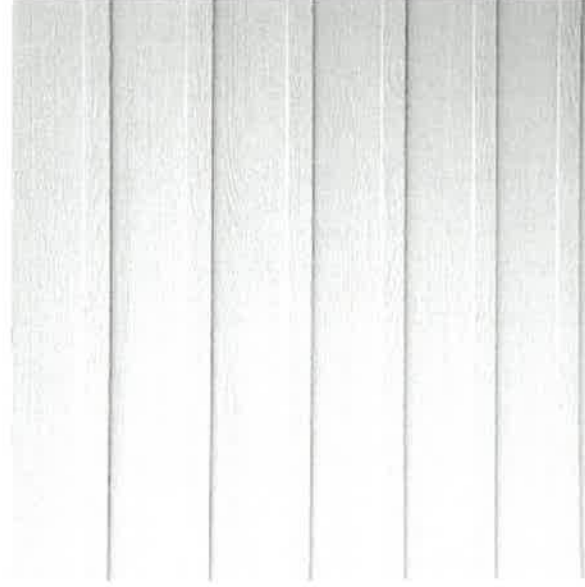








HLAQUIST - CUSTOM STONE BLEND



VERTICAL BOARD AND BATTEN SIDING -  
FARROW AND BALL "NEW WHITE"



CEDAR SHINGLE ROOFING



STANDING SEAM METAL ROOFING



STONE WATER TABLE WITH LIMESTONE SILL



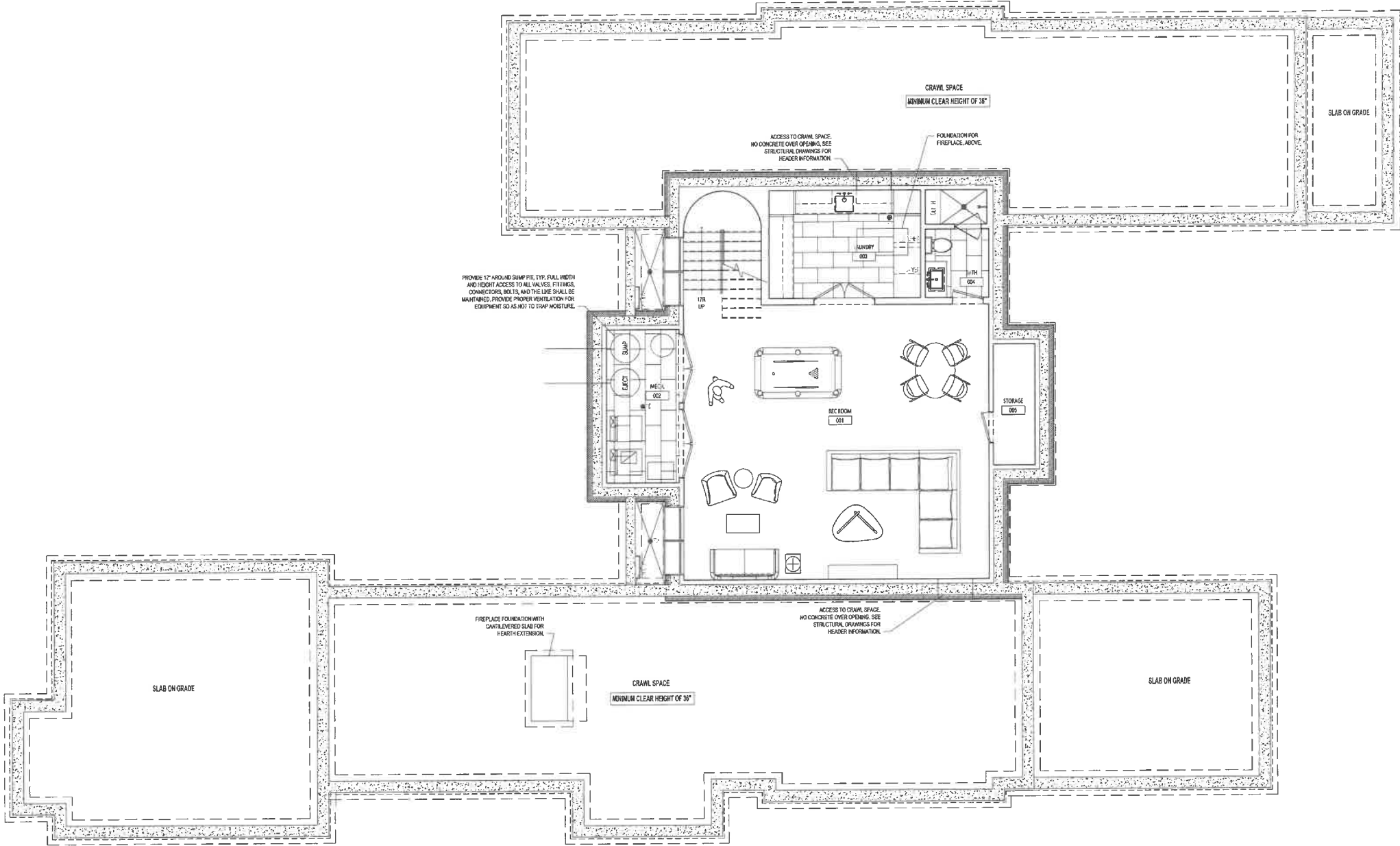
ZINC COATED COPPER GUTTER AND DOWNSPOUT

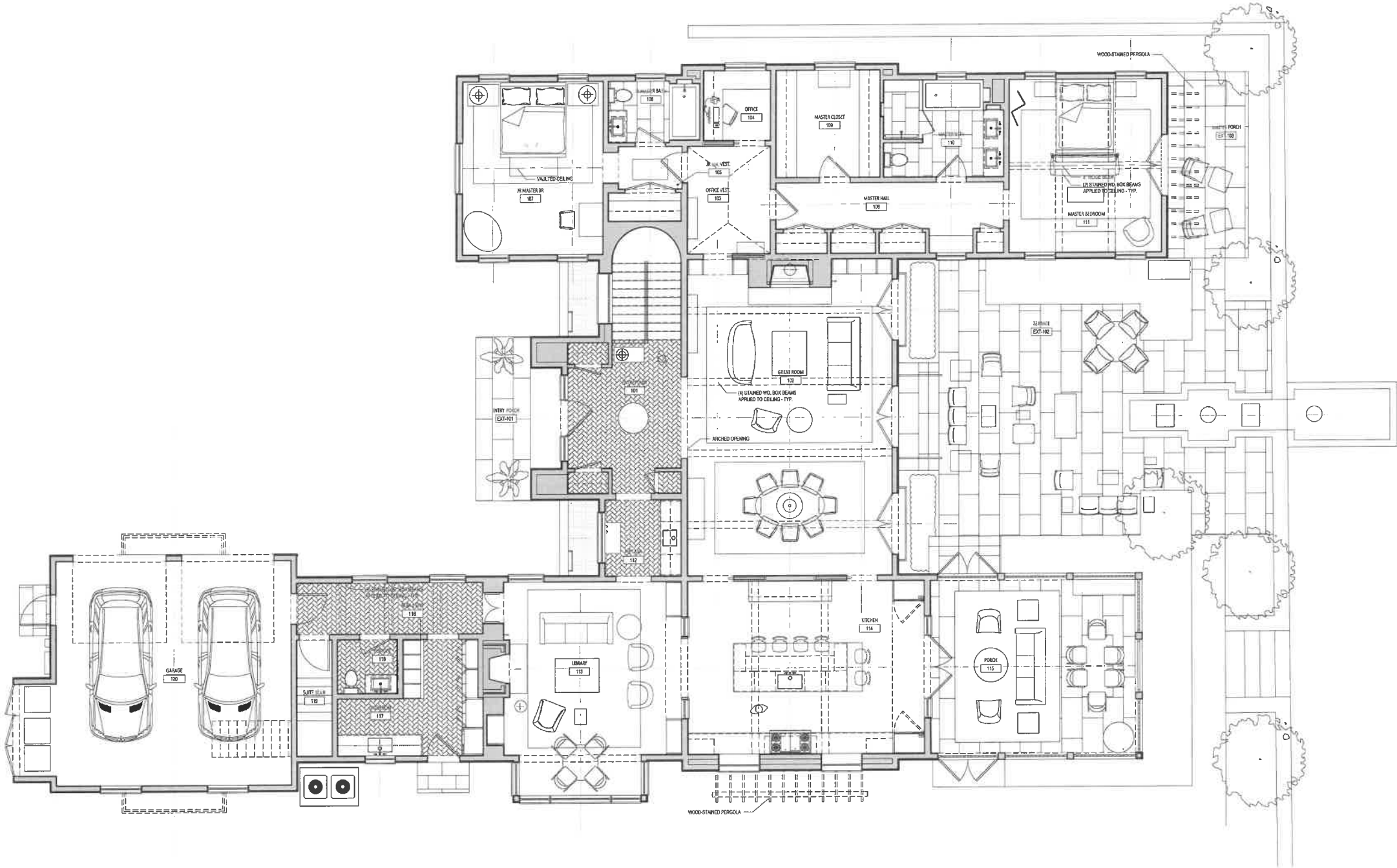


WOOD PERGOLA



WHITE PAINTED BRICK







The Art of Fine Gardening

PROJECT:

## SITE PLAN

North



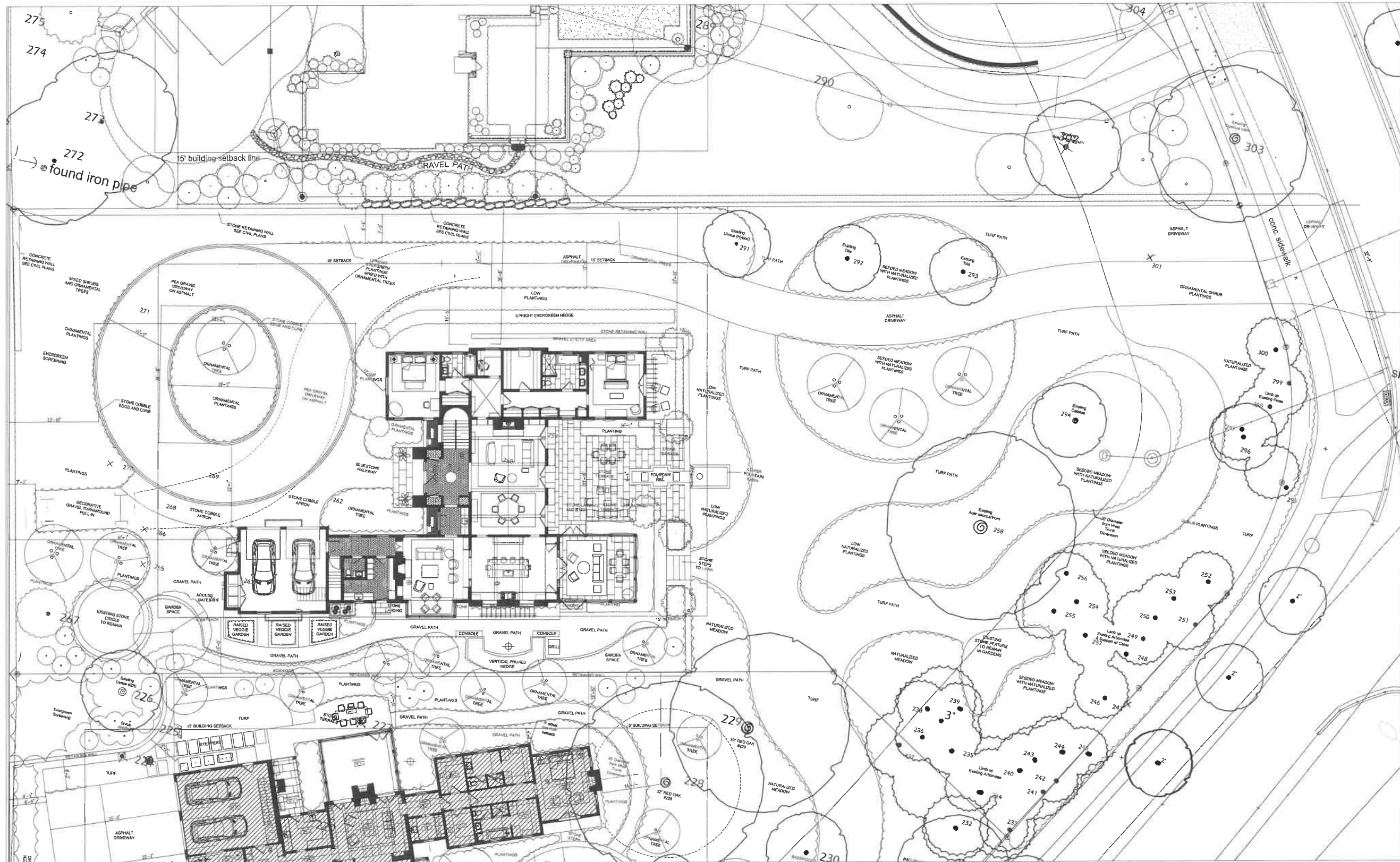
DRAFTED: EME  
CHECKED: EHV/B

Sheet:

## SITE PLAN

L-1

Issue Note: This is not a construction drawing.



**Agenda Item 4**  
**650 Lake Road**  
**Partial Demolition, Additions,**  
**Exterior Alterations & Building Scale Variance**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Plat of Survey – Existing Conditions  
Site Plan  
Existing and Proposed East Elevation  
Existing and Proposed North Elevation  
Existing and Proposed West Elevation  
Existing and Proposed South Elevation  
Existing Roof Plan  
Proposed Roof Plan  
Existing First Floor Plan  
Proposed First Floor Plan  
Existing Second Floor Plan  
Proposed Second Floor Plan  
Conceptual Landscape Plan  
Proposed Planting List  
Images of Existing Residence  
Streetscape Images



## STAFF REPORT AND RECOMMENDATION

TO:	Members of the Historic Preservation Commission
DATE:	October 28, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>650 Lake Road – Partial Demolition, Additions, Exterior Alterations and a Building Scale Variance</b>

### **PROPERTY OWNER**

Stephanie Burke  
401 E. Center Avenue  
Lake Bluff, IL 60044

### **PROPERTY LOCATION**

650 Lake Road

### **HISTORIC DISTRICTS**

East Lake Forest Local &  
National Register Historic District

### **PROJECT REPRESENTATIVE**

Diana Melichar, architect  
207 E. Westminster  
Lake Forest, IL 60045

### **SUMMARY OF THE PETITION**

The petitioner is requesting a Certificate of Appropriateness to allow removal of the existing sunroom on the rear of the home, construction of additions on the rear of the home and exterior alterations to the existing residence and coach house. A building scale variance is also requested. Various site and hardscape alterations are proposed.

On the first floor, the additions will accommodate a new dining area off of the kitchen, a sunroom and a mudroom that connects the main house to the detached garage on the north side of the property. On the second floor, the additions will house a new bedroom and a sitting area off of the master suite.

As described in the petitioner's statement of intent, the property owner previously considered demolition of the home, but after study and discussions with staff, the owner ultimately decided to address existing conditions in the residence, renovate and add to the residence to meet the needs of the owner. Only demolition of the sunroom on the rear of the home is proposed as part of the current request, no other demolition is proposed.

### **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

The property is identified as a significant Contributing Structure within the Historic District. This property is approximately 1.26 acres in size and is located on the west side of Lake Road, just south of Spring Lane. The house was constructed in 1930 and designed by Walter Frazier in a Colonial Revival architectural style. The primary façade material is brick with wood clapboard on the gabled wings and a cedar shingle roof.



## **STAFF EVALUATION**

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

### **Main Residence**

#### *Proposed Additions and Demolition*

The petitioner is proposing to reconfigure many of the existing interior spaces. The existing single car garage and mudroom on the northeast side of the home will be converted into an office. A new single car garage is proposed where the existing pantry and kitchen are located on the north side of the house. The proposed additions are located on the rear of the house. The additions will be almost entirely tucked behind the mass of the main house and not visible from the street with the exception of a portion of the mudroom addition on the north side of the home which will be visible from the streetscape.

The additions reflect steeply pitched gable roof forms to match the roof forms on the existing home. A low-slope roof is proposed between the gable roof forms to avoid interfering with the existing windows on the second floor. The proposed additions will consist of materials that match the existing house, including wood clapboard siding and brick on the exterior walls, and cedar shingle roofing.

The proposed additions will require removal of an existing sunroom on the rear of the house. City records indicate that the existing sunroom was originally built as an open porch in 1936. The existing sunroom is significantly different in appearance from the main residence. The sunroom has a stone façade with a series of sliding glass doors surrounded by iron posts and arches.

### **Demolition**

The sunroom on the rear of the home totals 10% percent of the total square footage of the existing residence. The City Code defines a full demolition as more than 50 percent of the total structure; therefore demolition of the sunroom is considered a **partial demolition**. A review of the standards for demolition is provided below to address the proposed removal of the sunroom.

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

The existing sunroom does not have historic, cultural, or architectural significance. The sunroom is not original to the house and has been altered since its initial construction.

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

The sunroom does not contribute any distinctive character to the original historic residence or to the District. The existing sunroom is not visible from the streetscape.

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

The removal of the sunroom is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code as it does not have special historical or architectural interest.

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

The sunroom is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The sunroom structure was constructed in 1936 and enclosed at a later date and is not unique in design or construction.

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

Only a partial demolition is proposed. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

*Exterior Alterations*

*East (Front) Elevation*

Minor alterations are proposed to the front (east) façade of the existing residence. The existing front door will be replaced with a new front door with glass as shown in the proposed front elevation included in the Commission's packet. New lantern type light fixtures are proposed on either side of the front door. A new window opening is proposed on the north side of the front façade where there is currently a large expanse of solid brick wall. The new window opening will have louvered shutters to match the existing openings on the front elevation.

*North Elevation*

The existing arched garage door will be removed and reused for the new single car garage located generally at the center of the north elevation. The existing bay window will be removed to accommodate the relocated garage. A new window opening is proposed in the location of the existing garage door. The existing side entry door will be removed and a new covered side entry is proposed off of the mudroom addition. The large louvered vents on the gable end will be removed.

*West (Rear) Elevation*

On the south end of the west elevation, the window sills will be lowered at the openings on either side of the chimney to increase the size of the windows. Shutters will be added to the double hung windows on the second floor at the south end of the home. A skylight is proposed to bring light into the stairwell below.

*South Elevation (near front door – south wall of existing single car garage)*

The service door into the existing garage will be replaced with a window opening and a new French door is proposed on the east portion of the south elevation. An existing single window opening on the second floor will be replaced with a new double window opening.

On the south elevation of the main house structure, louvered shutters will be added to all openings along the elevation.

### **Detached Garage/Coach House**

#### *Alterations*

There are two single, hipped dormers on the west facing, rear elevation of the existing two car garage/coach house. The petitioner proposes to infill between the existing dormers to allow for more living space, with more headroom, on the second level of the garage. The proposed enlarged dormer will have wood siding that matches the siding on the main house and garage. The two existing overhead garage doors on the east elevation are proposed to be replaced with new painted wood garage doors.

### **Overall**

#### *Exterior Alterations*

All of the windows on both the main residence and detached garage/coach house are proposed to be replaced with aluminum clad wood windows. The many layers of paint on the exterior brick will be removed and a lime wash finish will be applied. The copper gutters and flashing on the main home will be repaired and new copper gutters will be installed on the garage/coach house to match the home. The existing chimneys will be raised to meet Code requirements.

#### *Site Plan*

The curb cut on the south side of the site and a large portion of the existing driveway in the front yard will be removed. The existing patio on the west side of the home and the exterior stair to the basement on the north side of the house will be removed. New stone terraces are proposed on the east and west sides of the home. An outdoor fireplace and spa are proposed on the north end of the terrace on the west side of the home. The existing wood fence located at the front of the house will be removed and replaced with a new wood fence that will align with the east wall of the north wing of the home. The existing stone retaining wall on the south side of the house will be removed and replaced with new low stone retaining walls that align with the east and west walls 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 rear additions are designed to be lower in height than the existing home to allow the additions to be subordinate to the historic residence. As measured from the lowest point of existing grade adjacent to the home to the tallest roof peak, the addition is 25 feet and 7 inches. The existing residence is 30 feet and 8 inches tall. The height of the existing residence is not proposed to change.

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

This standard is met. The proposed additions will not be visible from the front façade. The exterior alterations proposed to the front of the home are minimal and do not change the proportions of the front façade.

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

This standard is met. The existing home reflects double hung windows with varying muntin

patterns. The replacement windows will be double hung windows that match the size and proportions of the existing windows. The new windows proposed on the additions are mostly double hung windows that match the proportions of the windows found on the existing home. The design of the new arched windows in the sunroom addition are influenced by the existing garage door on the north elevation of the home.

The windows in the proposed enlarged dormer on the rear elevation of the garage are consistent with the size and proportions of existing openings on the garage.

**Standard 4 Rhythm of Solids to Voids:**

This standard is generally met. There is a regular rhythm of solids to voids and the openings are evenly spaced and aligned between the first and second floors on the existing home. The proposed additions present large expanses of openings on the first floor to take advantage of views to the rear yard.

**Standard 6 – Spacing on the Street:**

This standard is met. As noted above, the proposed additions are almost entirely behind the existing residence with only a small portion of the mudroom addition extending beyond the mass of the existing home on the north side. Because the additions are located on the rear of the home, the spacing between structures along the street will not change.

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

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

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

This standard is met. The proposed exterior materials on the additions will match the existing residence. The exterior walls of the additions will be brick with a lime wash finish. The gable roof forms on the additions will be cedar shingle and the low-slope roof at the center between the gable forms will be a modified bitumen roof. Aluminum clad windows with interior and exterior muntins are proposed. Trim, fascia, soffits, and rakeboards will be wood. Copper gutters and downspouts are proposed. The terraces will be bluestone.

**Standard 8 – Roof Shapes:**

This standard is met. The existing home has steeply pitched gable roof forms with a 12:12 pitch. The proposed additions also have steeply pitched gable roof forms with a 14:12 pitch. As noted above, the single-story addition between the sunroom and eating area additions will have a low-slope roof to avoid interfering with the existing second floor windows.

**Standard 9 – Walls of continuity:**

This standard is met. The proposed additions will support the continuity of the overall design of the home by incorporating elements found on the existing residence such as double hung windows, louvered shutters, brick exterior walls and brick soldier courses.

**Standard 10 - Scale:**

A building scale variance is requested.

- The allowable square footage based on the size of the property is 6,226 square feet. The existing residence totals 6,205 square feet and is below the allowable square footage for the property by 21 square feet. The total square footage of the existing residence that will remain after a portion of the existing residence is converted into garage space and the existing sunroom is demolished will be 5,119 square feet.
- A total of 800 square feet is allowed for a garage on this property. The existing detached garage/coach house and the proposed relocated single car garage together total 866 square feet. The garage overage of 66 square feet must be added to the total square footage of the residence.
- A total of 623 square feet of design elements is permitted for this property. The proposed covered side entry and dormers add a total of 35 square feet of design elements.
- The proposed first floor additions total 1,312 square feet. This includes the square footage of the existing single car garage that will be converted into an office. The new second floor area totals 299 square feet.
- In summary, the existing house with the proposed additions will total 6,796 square feet. The total square footage exceeds the allowable by 570 square feet. A building scale variance of 9 percent is requested.

#### **Review of Building Scale Variance Standards**

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

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

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

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

This standard is met. The additions are located on the rear elevation and will not be visible from the streetscape. The petitioner provided a detailed landscape plan that reflects new landscaping along the north, south and west property lines to mitigate the appearance of height and mass of the additions from neighboring properties.

#### ***Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or***

***additions will not have a significant negative impact on the light to and views from neighboring homes.***

This standard is met. As noted above, the additions are located on the rear elevation and will not impact the appearance of mass as perceived from the streetscape. The additions are also lower in height than the existing residence and will not have an impact on light and views from 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. The proposed height and mass of the residence is visually compatible with the height and mass of structures on adjacent lots. The surrounding neighborhood is comprised of many grand style homes that are two-and-a-half stories tall. The existing residence at its tallest point is 30 feet and 8 inches tall and has a two-and-a-half story massing. The building footprint of the residence as proposed is also comparable to the footprints of surrounding homes.

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

This standard is met. The property is located in a local historic district. The residence is identified as a Contributing Structure to the District and in the past has been threatened with demolition.

***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 to this request. Only minimal changes are proposed to the front façade.

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

This standard is met. The proposed additions and exterior alterations will not negatively impact the historic integrity and character of the home and do not result in the loss of any distinguishing original qualities of the property. The proposed alterations to the residence are in keeping with the character of the property and are sensitive to the historic residence.

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

This standard is met. The proposed additions and new hardscape will not require any tree removal. The landscape plan submitted by the petitioner reflects existing plantings that will remain and new plantings across the site. The proposed plantings include new deciduous and evergreen trees, understory plantings and shrubs around the home and terraces at the front and rear of the home.

**Standard 14 – Compatibility:**

This standard is met. The architectural style, scale, architectural detailing, and exterior materials of the additions are compatible with the existing residence.

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

This standard is met. As work proceeds, repairs will be made to deteriorated features in kind with matching materials as needed.

**Standard 16 – Surface cleaning:**

This standard is met. The existing brick on the residence will be cleaned. The petitioner has indicated in the statement of intent that gentle and careful cleaning methods will be used.

**Standard 17 – Integrity of historic property:**

This standard is met. The proposed additions and alterations are in keeping with the overall character of the property and the surrounding neighborhood.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with 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, the demolition of the sunroom on the rear of the home, the expansion of the dormer on the rear of the garage/coach house, exterior alterations, and a building scale variance, subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded

from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.



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

Address 650 Lake Road Owner(s) Stephanie Burke

Architect Diana Melichar, architect Reviewed by: Jen Baehr

Date 10/28/2021

Lot Area 55321 sq. ft.

**Square Footage of Existing Residence:**

1st floor 2471 + 2nd floor 2572 + 3rd floor 76 = 5119 sq. ft.

Design Element Allowance = 623 sq. ft.

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

Garage 728 sf actual ; 800 sf allowance = 0 sq. ft.

Garage Width 23'-5" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence To Remain:** = 5119 sq. ft.  
(existing to remain)

**Square Footage of Proposed Additions:**

1st floor 1312 + 2nd floor 299 + 3rd floor 0 = 1611 sq. ft.

New Garage Area 866 sq.ft. Excess = 66 sq. ft.

New Design Elements 35 sq.ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 6796 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 6226 sq. ft.

**DIFFERENTIAL** = 570 sq. ft. **NET RESULT:**  
**Over Maximum**

570 sq. ft. is

Allowable Height: 40 ft. Actual Height 30'-8" (existing house) 25'-7" (proposed addition) 9% over the **Max. allowed**

**DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)**

**Design Element Allowance:** 623 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 35 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

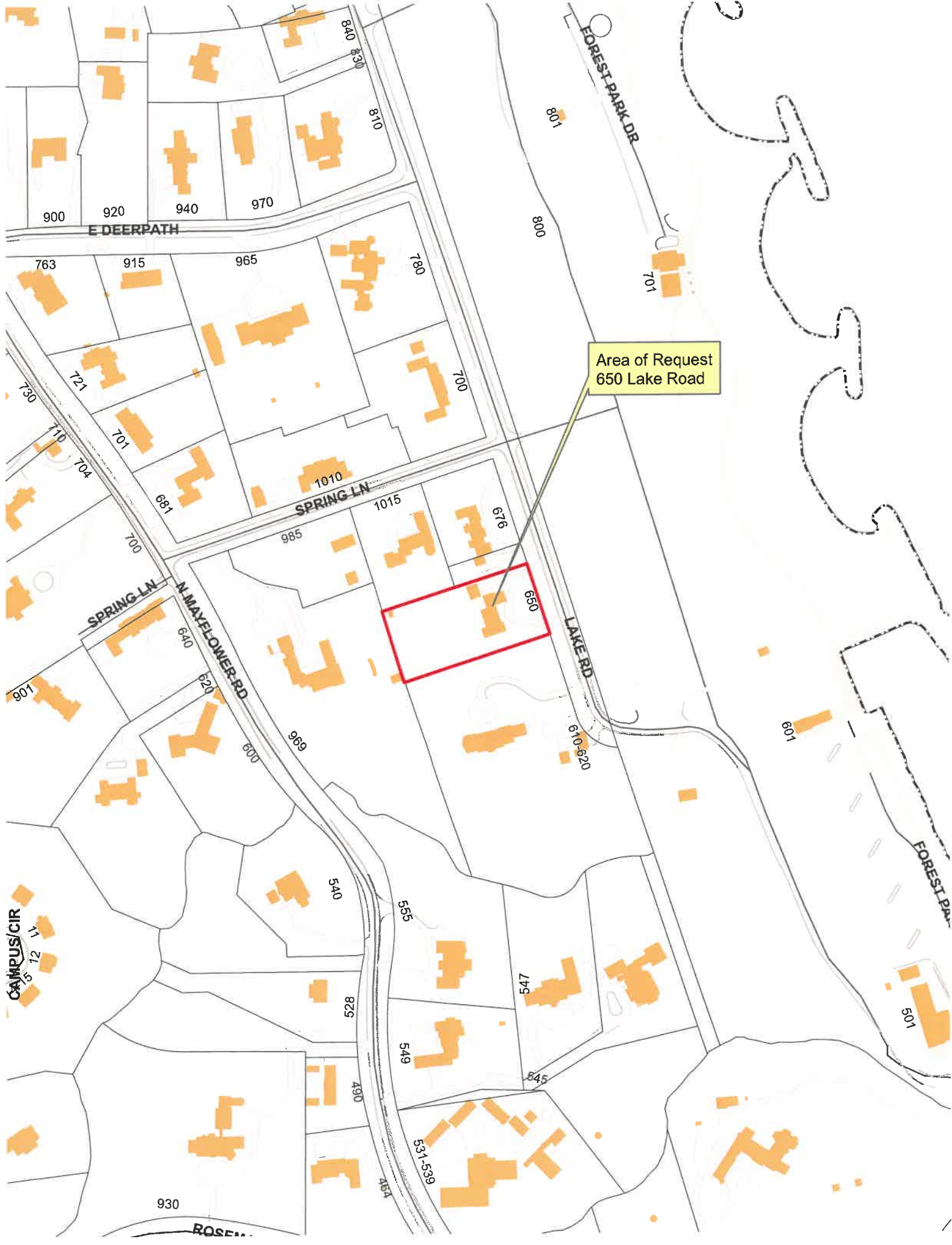
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 35 sq. ft.

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



Area of Request  
650 Lake Road





Area of Request  
650 Lake Road





Area of Request  
650 Lake Road





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

PROJECT ADDRESS 650 Lake Road

**APPLICATION TYPE**

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

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

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

**PROPERTY OWNER INFORMATION**


Stephanie Burke  
*Owner of Property*

401 E. Center Avenue  
*Owner's Street Address (may be different from project address)*

Lake Bluff, IL 60044  
*City, State and Zip Code*

847.308.2029  
*Phone Number*                      *Fax Number*

StephanieBurke@ymail.com  
*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Diana Melichar, President  
*Name and Title of Person Presenting Project*

Melichar Architect  
*Name of Firm*

207 E. Westminster  
*Street Address*

Lake Forest, IL 60045  
*City, State and Zip Code*

847.295.2440                      847.295.2451  
*Phone Number*                      *Fax Number*

Diana@MelicharArchitects.com  
*Email Address*

  
*Representative's Signature (Architect/ Builder)*

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

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

## **LAKE FOREST HISTORIC PRESERVATION COMMISSION**

### **Request for additions and alterations to 650 Lake Road For Ms. Stephanie Burke**

#### **Request and Background**

Ms. Stephanie Burke is requesting additions and alterations to her home, including a building scale variance for additions on the rear of her home. Much time and effort has been taken by Ms. Burke to study the historical aspects of her home, so she can sensitively renovate and add onto it for her and her family's safe and comfortable habitation.

#### **Mold Remediation and Building Rehabilitation**

Ms. Burke purchased her home to renovate it and move in. However, she became aware of environmental problems in her home after she purchased it. Ms. Burke has a heightened awareness of mold and its toxic effects on the human nervous system, as she and her five children were unknowingly exposed to toxic mold in a previous home where they lived. She and her children are currently suffering with long-term negative health effects from that toxic exposure.

Consequently, Ms. Burke requested a complete and extensive environmental testing and evaluation of her existing home, as performed by two certified environmental consultants. The testing confirmed her suspicions of highly elevated toxins in the home. One of the reports indicated that the entire structure should be demolished to the foundation, to properly remediate the mold problem. The intention of this project is not to demolish this historic structure, but to comprehensively remediate and renovate the structure for a new century of living.

Ms. Burke intends to remove all existing deleterious material, including interior finishes, building construction and mechanical systems as required, to make a safe living environment. Outside of the building, site grading and storm drain tile work will be developed to direct water away from the building on this relatively flat site. This work will be combined with sump pump and drain tile work, and basement wall waterproofing.

On the home's exterior, Ms. Burke will sensitively remove the build-up of paint on the brick that is trapping moisture in the building envelope and destroying the materials. After the existing masonry is exposed and repaired, Ms. Burke intends on providing a new lime wash finish. This will allow the brick exterior to once again "breathe" appropriately to release moisture, and reinstate the home's original appearance.

#### **Description of Additions and Renovations**

Ms. Burke is particularly aware of the need for stewardship of her Lake Road home. She intends on maintaining the front elevation, except to provide new fenestration to the front, former garage wing to take advantage of the Lake Road views. On the rear of her home, out of sight of neighbors and the streetscape, additions will be added that are in-keeping with the home's historic style, while providing for 21<sup>st</sup> century lifestyle programmatic requirements.

We considered the following applicable standards in regard to our request for a certificate of appropriateness for additions and alterations:



1. **Height.** The height of the additions are shorter than the original, main body of the home, such that the original building mass is the dominant feature and the additions are subordinate to it.
2. **Proportion of openings.** The relationship of the width to height of new windows and doors are visually compatible with the original building design. The sunroom openings relate to the garage door openings in shape and size, so as to visually relate to these other large openings on the home.
3. **Rhythm of solids to voids in front facades.** The introduction of the new, eastern facing window on the existing garage wall and new door facing south, are visually compatible with the front of the house.
4. **Rhythm of entrance porches, storefront recesses and other projections.** The design of the new mudroom entrance is very similar in size and style as the existing northerly servant entry, but just relocated further from the street.
5. **Relationship of materials and texture.** The additions' facades will be brick and siding to match in sizes and color, and shall be visually and architecturally compatible with the original home.
6. **Roof shapes.** The roof shapes of the rear façade additions are similar to the existing garage/servant wing roof, and are consistent with the home's architectural style.
7. **Walls of continuity.** Fences and landscape masses have been sensitively designed to ensure visual compatibility with the existing home and property, and respect the established public ways along Lake Road.
8. **Scale of a structure.** The size and mass of the proposed rear additions are much more compatible with the existing home than the existing box-like addition that is awkwardly adjoined to the home. The additions also improve the existing very long, flat, unorganized rear façade. New windows and door openings of the additions are visually compatible with the existing home.
9. **Preserving distinguishing features.** Although generally appealing in appearance from the street, there are few distinguishing features of the existing home. Double hung multi-pane fenestration, clapboard and brick materials, and simple molding details are Colonial Revival in style. However, the Colonial Revival style is mixed with elements of the English Arts and Crafts style in the building massing, such as the long roof ridge, and asymmetrical swooping wall over the eastern garage wing. Under the paint layers it appears that there is common (American) brick coursing and jack arches at window heads. By removing the built-up layers of existing exterior paint, the brick coursing and texture should be more apparent. Shutters will be reintroduced at window openings.
10. **Protection of resources.** Every reasonable effort shall be made to protect and preserve existing healthy trees and vegetation on-site.
11. **Repair to deteriorated features.** Mold contamination is pervasive in the home, so most materials in the interior will be removed to make the home environmentally safe. On the exterior, new cladding materials will match the materials being replaced in composition, design, color, texture and other visual qualities. Windows will be replaced with new, insulated glass, clad, simulated divided lite units in configurations that match the existing windows.
12. **Surface cleaning.** The surface cleaning of the brick will be undertaken with the gentlest means possible so as not to damage the brick. Prior to any cleaning work, we will direct the contractor to perform test patches in the areas where we will be removing the brick for new window openings, to determine the final cleaning methods.

### **Building scale**

The existing home is under the maximum allowable square footage by 63 sf, in accordance with § 150.148 of the City of Lake Forest code (refer to building scale calculations). The total proposed building scale overage is 528 square feet.

### **Landscape Design**

Stephanie Burke and her family of five children are excited to restore this beautiful property across the street from Forest Park. The existing house faces east to Lake Michigan with an open lawn surrounded by several stately Oaks, Spruce and groves of Sugar Maples. The parkway and the house foundation are planted with a smattering of Crabapple trees, boxwood, viburnum and hydrangea. The existing circular driveway sweeps closely to the foundation arriving at the front door at an awkward angle. The rear yard is a simple plane of grassy lawn surrounded by a few Oak, Maple, White Pine and arborvitae hedges without cultivated plant beds.

The new landscape design will enhance the house and its presence to the street. The circular driveway is eliminated and only the north drive is kept to allow access to the garages. A new bluestone walkway sequence that begins at a guest parking space brings visitors graciously to the front door. It is planted with a foundation of boxwood, flowering shrubs, perennials and ground cover. A small terrace accessed from the owner's office, provides a private place for rest. The grand front lawn is enhanced with evergreen and flowering trees, shrubs and perennials with an open view to the Lake at the center. The parkway lawn is widened to conform to those of adjacent neighbors.

In the backyard, the new additions welcome the outdoors in with all their glazing. A Purple Beech tree reminiscent to the one at Forest Beach Park, will be planted on axis with the center of the house so it can be seen from the living spaces. Dining and reading spaces and a bluestone terrace with a wood burning fireplace provide multiple options for entertaining and family gathering. A private terrace also offers room for a spa. The perimeter of the yard will be planted with a myriad of shade and flowering trees, shrubs, perennials and ground cover so that there are striking views in all seasons. Along the west lot line, a dense screen of evergreen and flowering trees along with shrubs will be planted to maintain privacy.



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 Limewash  
☒ Wood Clapboard Siding painted  
☐ Wood Shingle  
☐ Cementitious Stucco  
☐ Other \_\_\_\_\_

Color and/or Type of Material noted above

**Foundation Material**

Exposed Foundation Material concrete

**Window Treatment**

**Primary Window Type**

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

**Finish and Color of Windows**

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

Color of Finish match existing

**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 match existing  
☐ Other \_\_\_\_\_

**Window Trim**

- ☐ Limestone  
☐ Brick  
☒ Wood at siding  
☒ Other Aluminum clad brick mola

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

match existing profiles

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

**Chimney Material**

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- ☒ Brick *(existing)*
- ☐ Stone
- ☐ Stucco
- ☐ Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**

---

- ☒ Copper *match existing*
- ☐ Aluminum
- ☐ Other \_\_\_\_\_

**Driveway Material**

---

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

**Terraces and Patios**

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

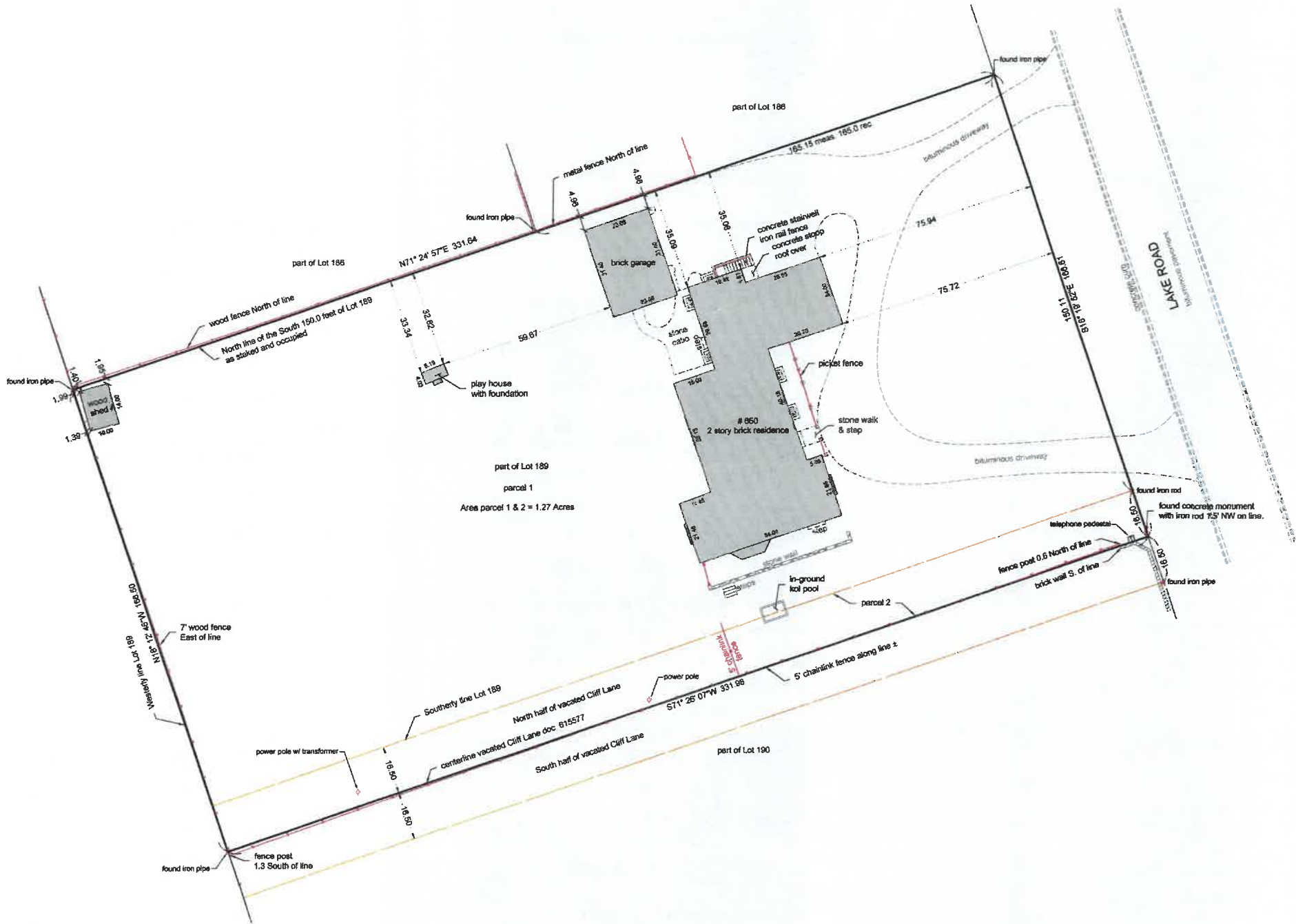
PLAT OF SURVEY

PARCEL 1:

THE SOUTH 150 FEET OF LOT 189 (AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID LOT) IN THE CITY OF LAKE FOREST, A SUBDIVISION IN THE NORTH-WEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 1857, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH ONE HALF OF VACATED CLIFF LANE, LYING SOUTH OF AND ADJOINING PARCEL ONE, AS VACATED BY AN ORDINANCE OF THE CITY OF LAKE FOREST, DATED APRIL 7, 1947, AS DOCUMENT NO. 815577, IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED  
SEAL DOES NOT APPEAR  
STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

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

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

DATED AT LAKE FOREST, ILLINOIS, THIS 27TH DAY OF SEPTEMBER A.D., 2018

BY *[Signature]*  
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

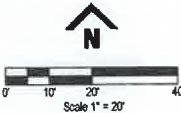


ABBREVIATIONS:  
m. or meas. = measured  
r. or rec. = record  
CB = chord bearing  
CH = chord length  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet  
ww = window well

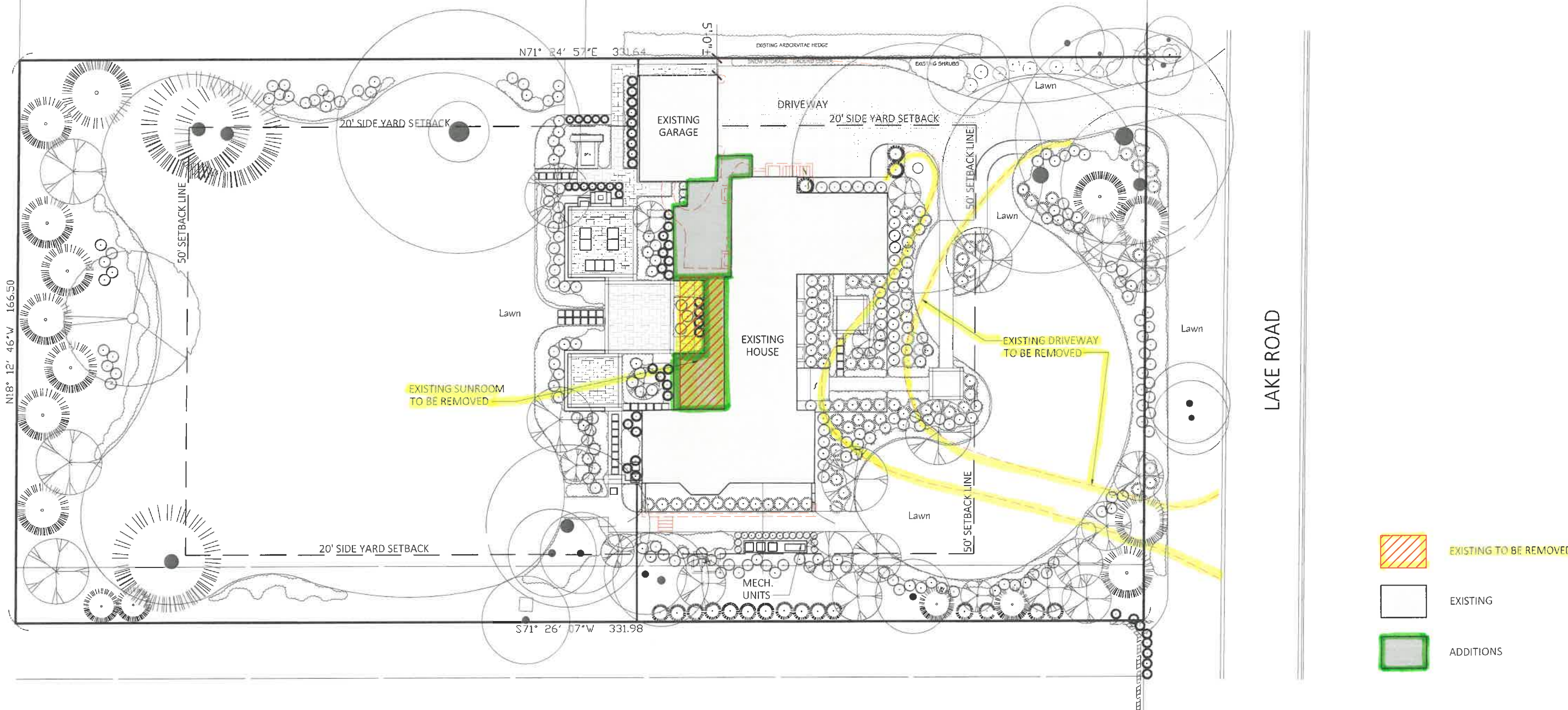
Project No. 70-1085

**BLECK**  
engineers | surveyors

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







SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1" = 30'-0"



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THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045  
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STEPHANIE BURKE RESIDENCE  
650 N. LAKE ROAD  
LAKE FOREST, IL 60045

JOB NO.: 1931  
DWG. NO.:  
ISSUE DATE: 09/17/2021

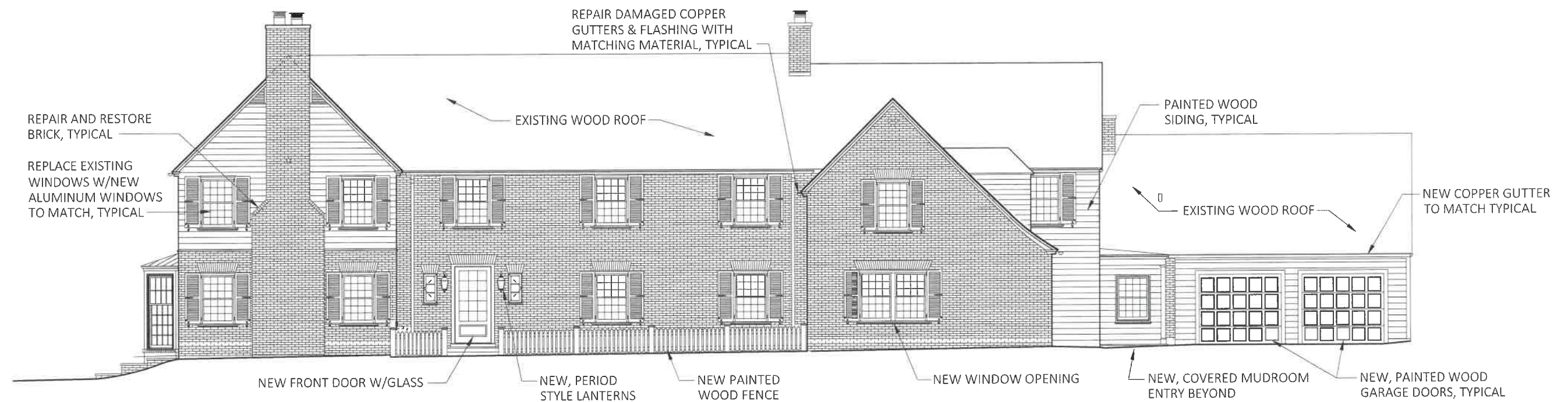


# IMPERVIOUS SURFACE CALCULATIONS

BURKE RESIDENCE - 650 LAKE ROAD		
Impervious Surface Calculations		
Description	Existing	Proposed
	Quantity (sq ft)	Quantity (sq ft)
House & Garage	4,434	4,909
Driveway	5,605	1,615
Entry walkway	41	809
Stone wall and steps	72	140
Other	187	110
Terrace and seatwalls	348	1,642
AC pads	20	66
<b>Subtotal Hardscape</b>	<b>6,273</b>	<b>4,382</b>
<b>Total Impervious Area</b>	<b>10,707</b>	<b>9,291</b>
Lot size	55,321	55,321
<b>Coverage %</b>	<b>19%</b>	<b>17%</b>



1 **EXISTING EAST ELEVATION**  
Scale: 3/32" = 1'-0"



2 **PROPOSED EAST ELEVATION**  
Scale: 3/32" = 1'-0"



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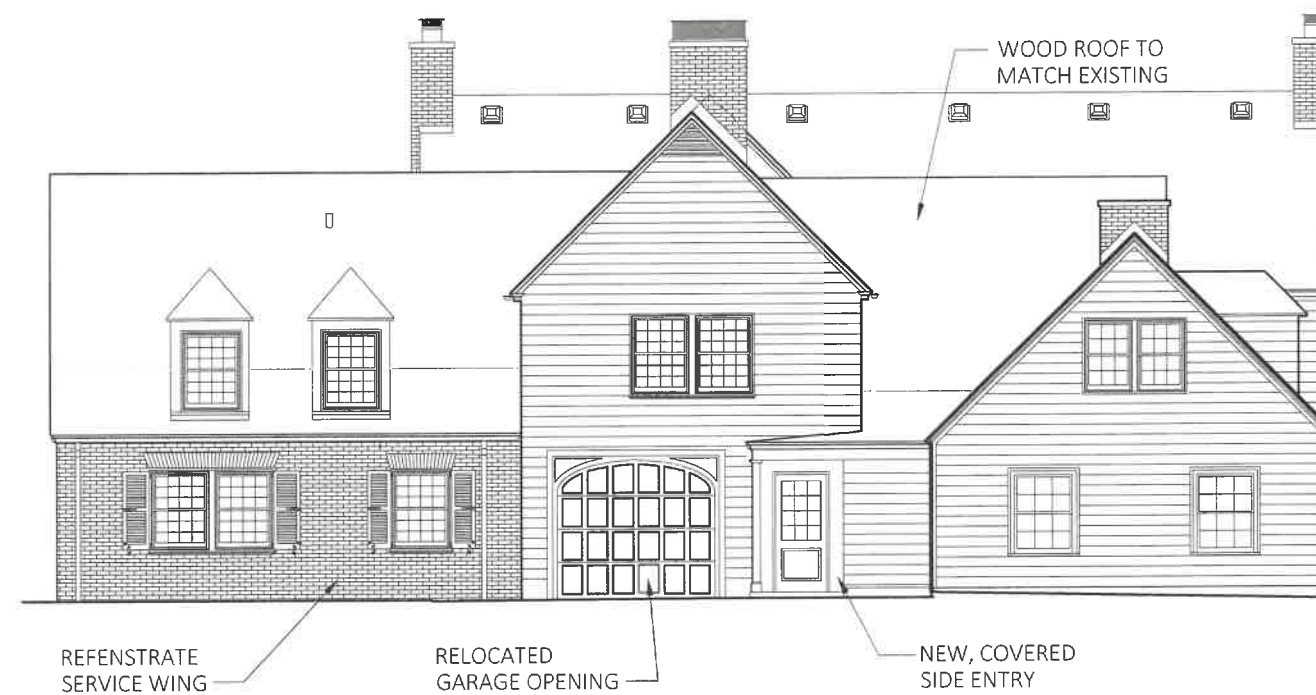
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1 **EXISTING NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



2 **PROPOSED NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



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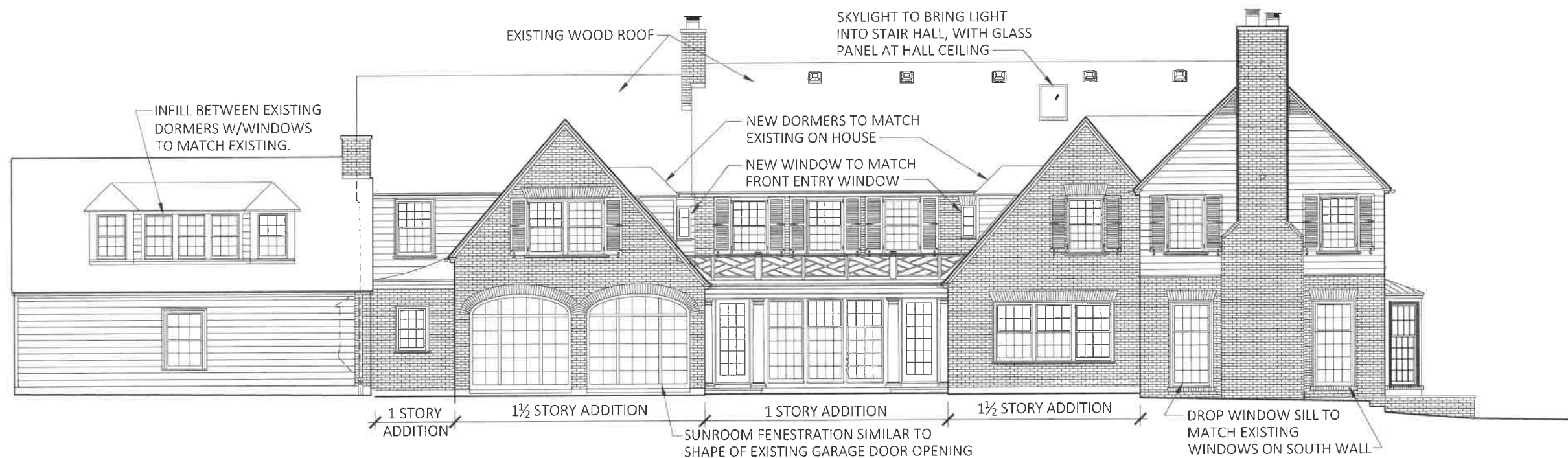
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1 **EXISTING WEST ELEVATION**  
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2 **PROPOSED WEST ELEVATION**  
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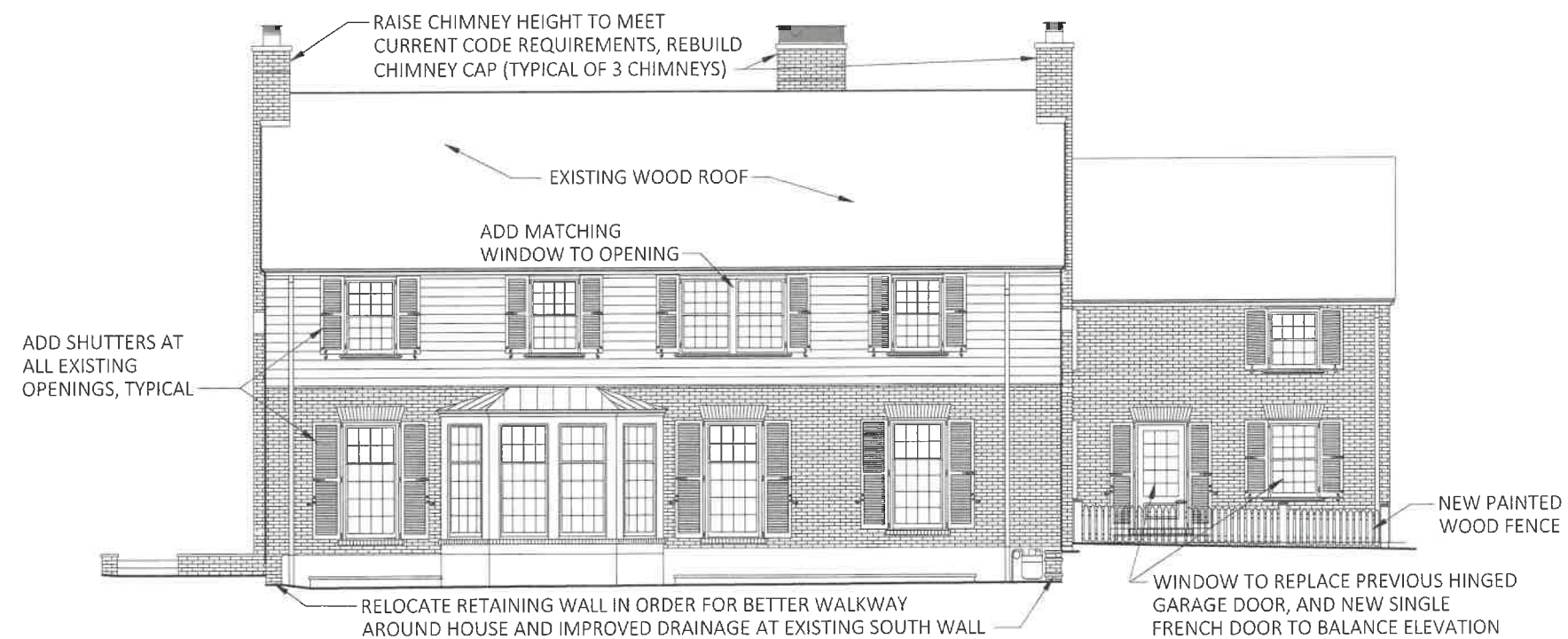
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1 **EXISTING SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



2 **PROPOSED SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



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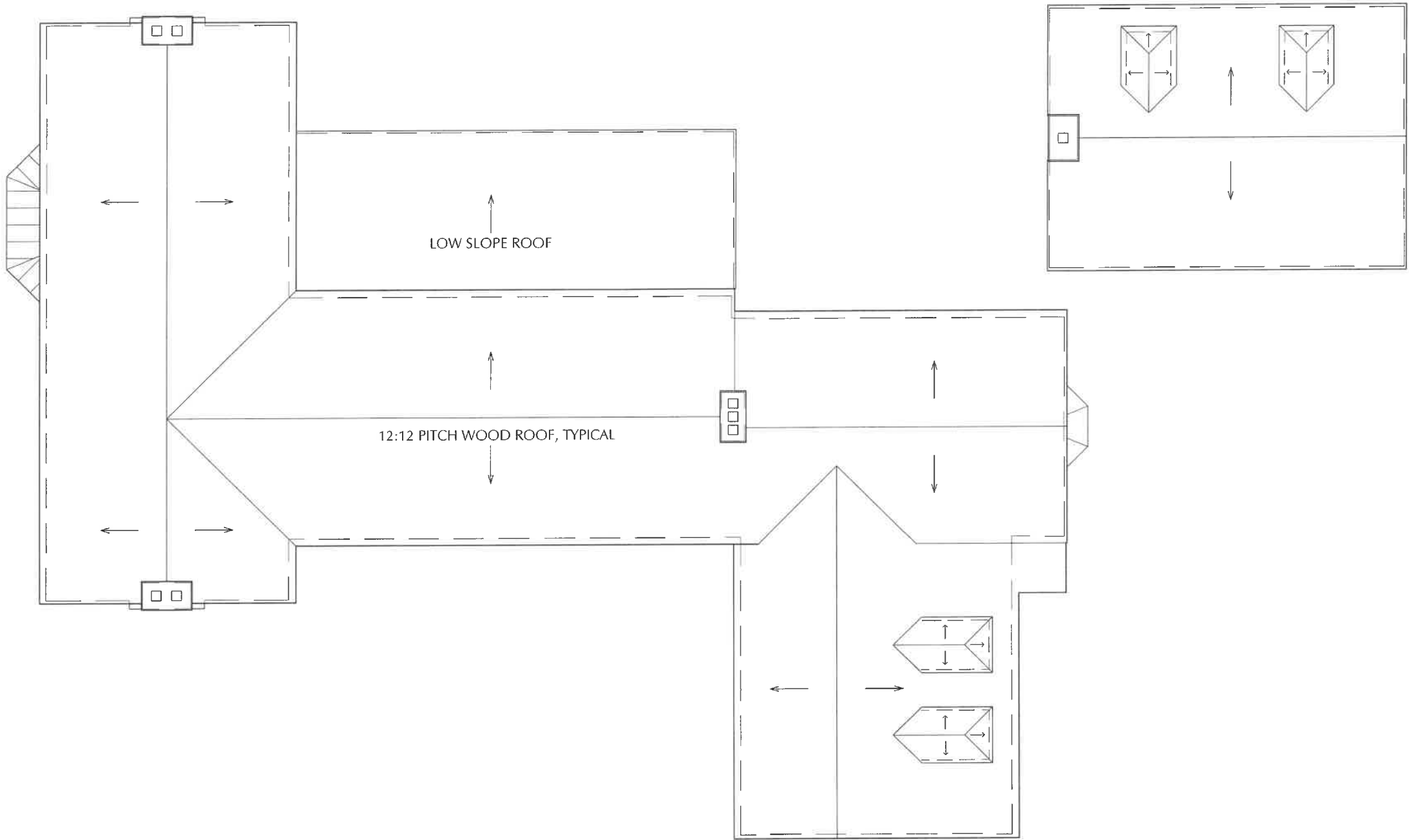
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EXISTING ROOF PLAN  
Scale: 3/32" = 1'-0"

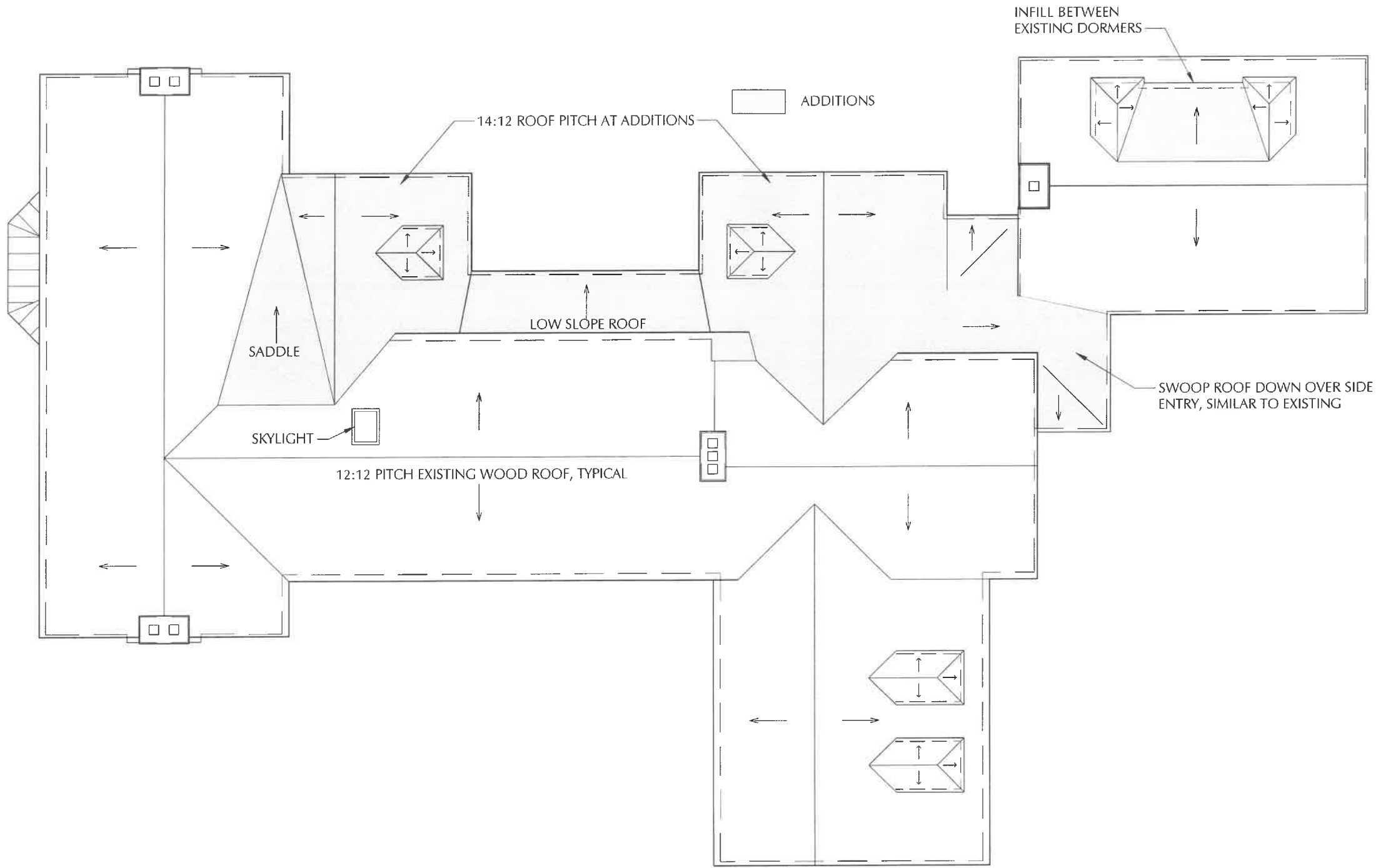


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PROPOSED ROOF PLAN  
Scale: 3/32" = 1'-0"



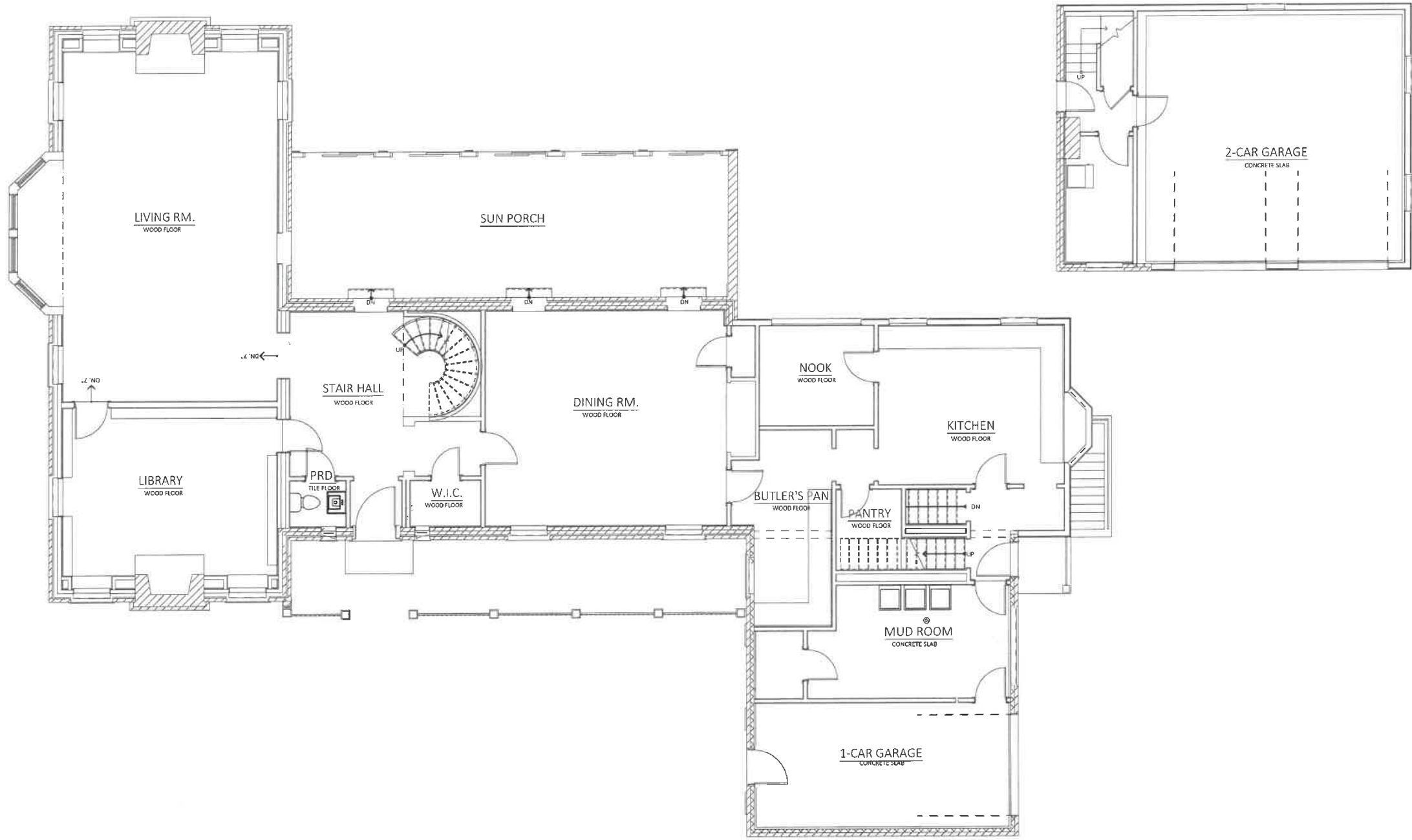
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EXISTING FIRST FLOOR PLAN  
Scale: 3/32" = 1'-0"

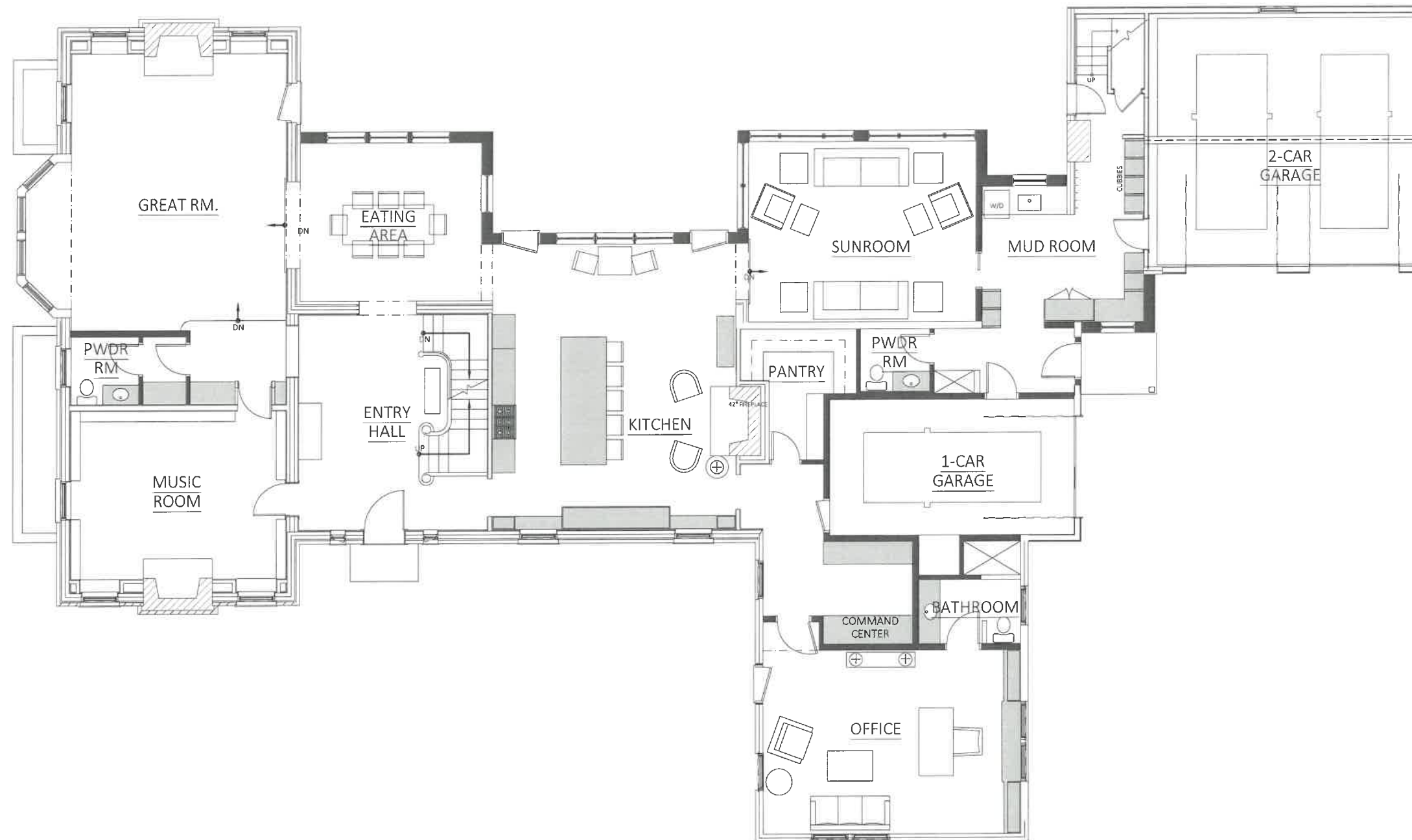


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PROPOSED FIRST FLOOR PLAN  
Scale: 3/32" = 1'-0"



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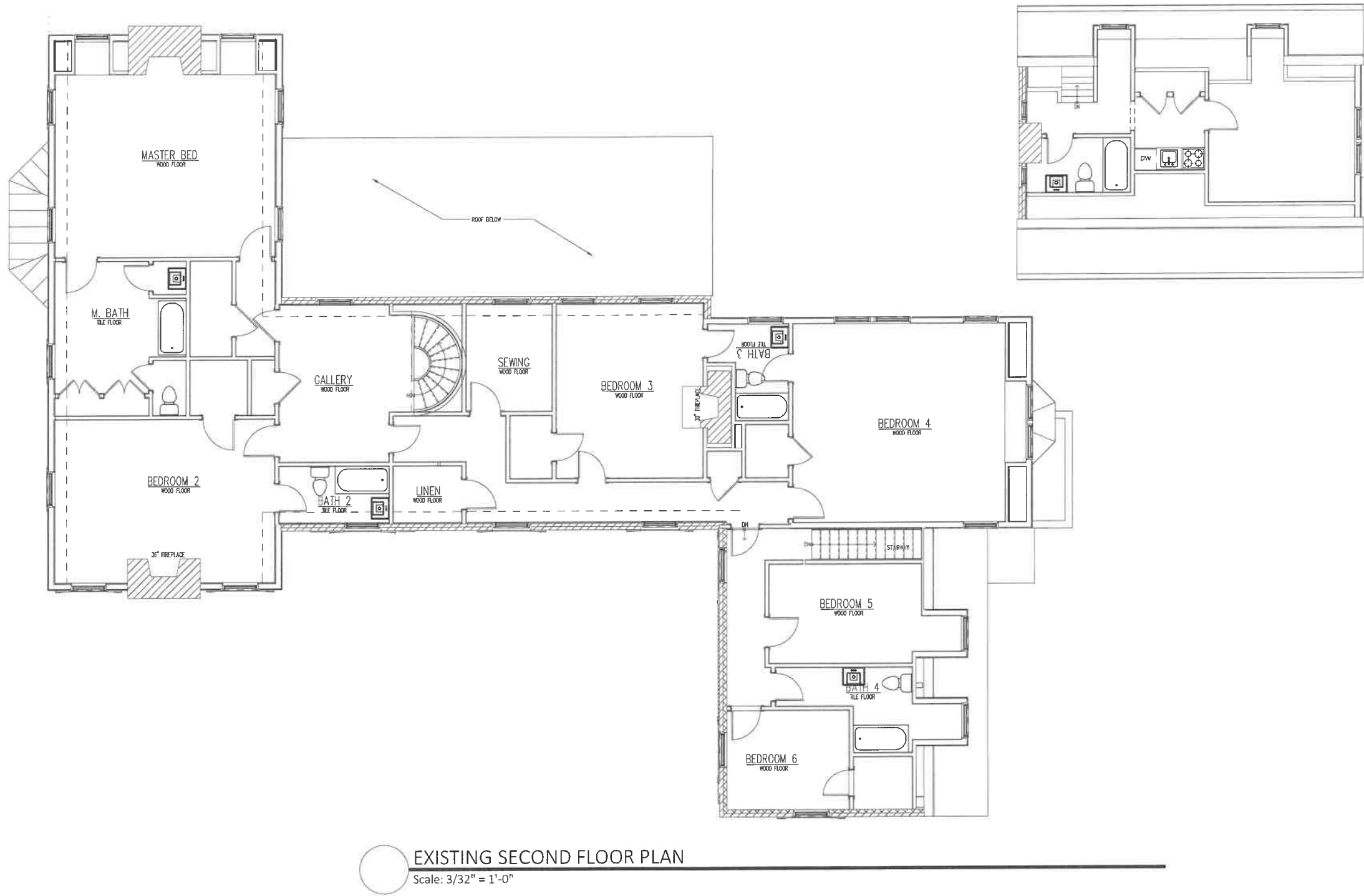
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EXISTING SECOND FLOOR PLAN  
Scale: 3/32" = 1'-0"



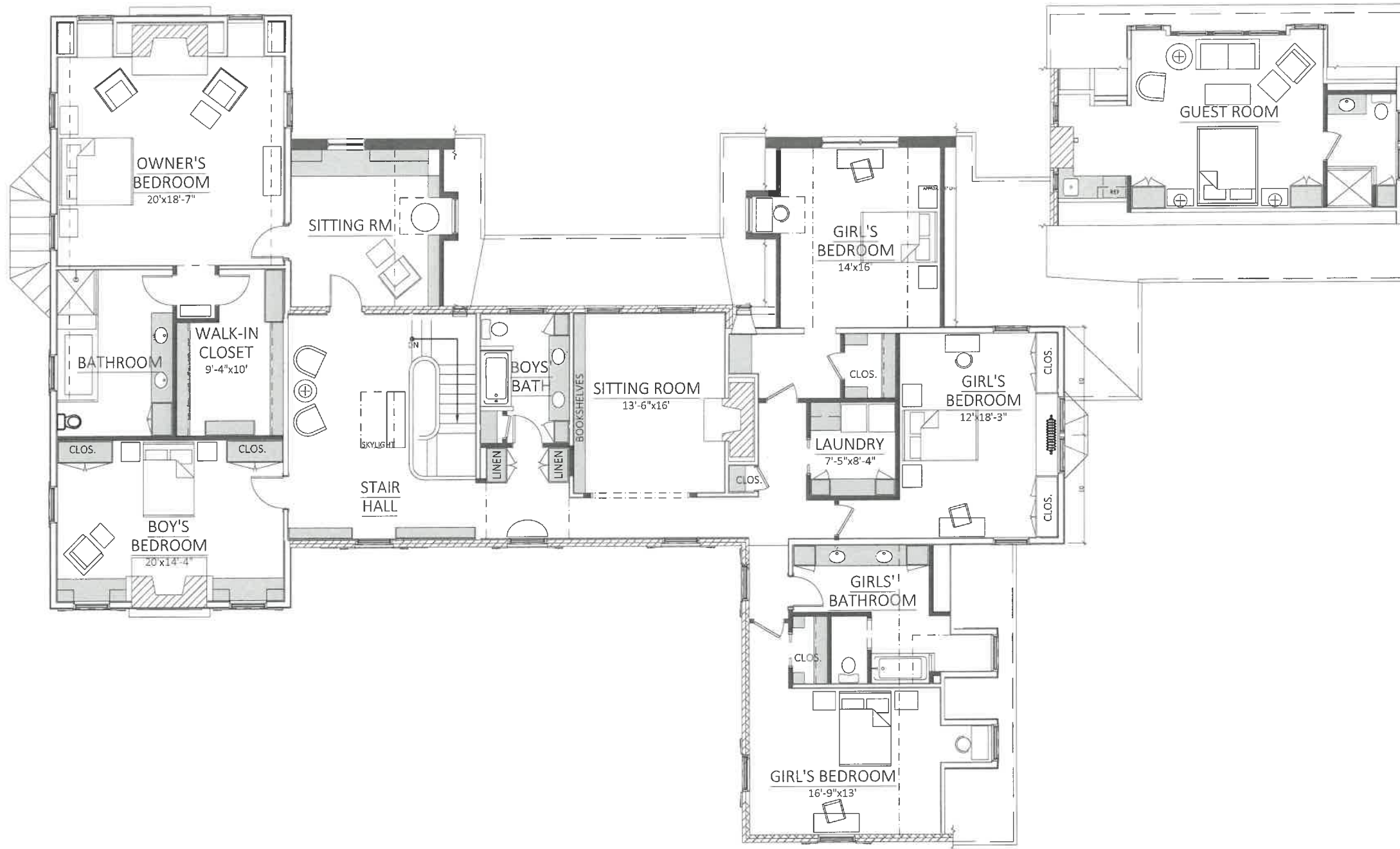
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PROPOSED SECOND FLOOR PLAN  
Scale: 3/32" = 1'-0"



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# PROPOSED PLANTING LIST

## BURKE RESIDENCE PLANT LIST

KEY	QTY	Botanical Name	Common Name	Size
<b><u>TRANSPLANTS:</u></b>				
MS	4	Malus species	Crabapple Tree	8' clump B&B
NS	3	Picea abies	Norway Spruce	8' B&B
QA	1	Quercus alba	Columnar White Oak	10' B&B
<b><u>TREES:</u></b>				
AR	1	Acer rubrum 'October Glory'	October Glory Red Maple	4" cal. B&B
AG	2	Amelanchier grandiflora	Serviceberry	10' clump
BP	6	Betula papyrifera	Paperbark Birch	12' clump B&B
CC	1	Cercis Canadensis	Redbud	10' clump
CV	1	Chionanthus virginiana	White Fringetree	8' B&B
CF	1	Cornus kousa	Flowering Dogwood	10' clump B&B
CM	1	Cornus mas	Cornellian Cherry	8' clump B&B
CH	3	Crataegus crusgalli var. inermis	Cockspur Hawthorn	3" cal. B&B
FG	1	Fagus sylvatica 'Riversii'	Rivers European Beech	10' B&B
GT	2	Gleditsia tricanthos var. inermis	Skyline Honeylocust	3" B&B
MJ	1	Malus Red Jewel	Red Jewel	10' clump
PA	4	Picea abies	Norway Spruce	10' B&B
PG	2	Picea pungens glauca	Blue Spruce	10' B&B
PS	3	Pinus strobus	White Pine	10' B&B
SR	1	Syringa reticulata	Ivory Silk Japanese Tree Lilac	10' B&B
EG	13	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6' B&B
TO	3	Thuja occidentalis Techny	Techny Arborvitae	7' B&B
<b><u>SHRUBS:</u></b>				
AK		Azalea Delaware Karens	Karens Azalea	5 gal. cont.
BT		Berberis Crimson Pygmy	Crimson Barbary	5 gal. cont.
BM		Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	5 gal. cont.
CA		Clethra alnifolia	Summersweet	5 gal. cont.
CH		Cornus alba 'Ivory Halo'	Variegated Dogwood	5 gal. cont.
DG		Deutzia gracilis	Deutzia	5 gal. cont.
DL		Diervilla lonicera	Bush Honeysuckle	5 gal. cont.
F		Forsythia varieties	Forsythia	5 gal. cont.
FG		Fothergilla gardenii	Dwarf Fothergilla	5 gal. cont.
LV		Ligustrum vulgare	Privet	3' B&B
HA		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal. cont.
HP		Hydrangea paniculata varieties	PeeGee Hydrangea	5 gal. cont.
PS		Physocarpus 'Summer Wine'	Summer Wine Ninebark	5 gal. cont.
GL		Rhus aromatica	Gro Low Sumac	3 gal. cont.
RA		Ribes alpinum	Alpine Currant	5 gal. cont.
SB		Spiraea betuliflora 'Tor'	Tor Spirea	5 gal. cont.
SJ		Spiraea japonica varieties	Froebel Spirea	5 gal. cont.
SN		Spiraea nipponica	Snowmound spirea	5 gal. cont.
SV		Spiraea vanhouttei 'Renaissance'	Renaissance Vanhoutte Spirea	3' B&B
SM		Syringa meyeri	Dwarf Korean Lilac	5 gal. cont.
SV		Syringa vulgaris varieties	Lilac	5 gal. cont.
VC		Viburnum carlesii compacta	Korean Spice Viburnum	30" B&B
VC		Viburnum juddi	Korean Spice Viburnum	3' B&B
VP		Viburnum prunifolium	Blackhaw Viburnum	5' B&B
W		Weigela varieties	Weigela	5 gal. cont.



IMAGES OF EXISTING RESIDENCE



View of subject home from Lake Road showing front entry (east)



View of subject home from rear (west)



View of subject home from side (north)



View of subject home from side (south)





View of subject home detached garage from front (east)



View of subject home detached garage from rear (west)





View of subject home from Lake Road showing front entry (Google street photo)



620 Lake Road (neighbor directly to the South – Google street photo)



676 Lake Road (neighbor directly to the North – Google street photo)



700 Lake Road (two doors North – Google street photo)



**Agenda Item 5**  
**425 Sheridan Road**  
**New Detached Garage, Additions,**  
**Exterior Alterations, Building Scale and Height Variances**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Plat of Survey  
Existing Site Plan  
Proposed Site Plan  
Distance to Neighbors  
Existing West Elevation  
Proposed West Elevation  
Existing North Elevation  
Proposed North Elevation  
Existing East Elevation  
Proposed East Elevation  
Existing South Elevation  
Proposed South Elevation  
Color Renderings  
Existing Floor Plans and Roof Plans  
Proposed Roof Plan  
Building Sections  
Proposed First Floor Plan  
Proposed Second Floor Plan  
Topographical Site Plan  
Tree Inventory & Tree Removal Plan  
Conceptual Landscape Plan  
Photographs of the Site & Existing Residence  
Photographs of Surrounding Neighborhood  
Correspondence

Supplemental Materials

Historical Information on Property





## STAFF REPORT AND RECOMMENDATION

TO:	Members of the Historic Preservation Commission
DATE:	October 28, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>425 Sheridan Road - New Detached Garage, Additions, Exterior Alterations and Building Scale and Height Variances</b>

**Property Owners &  
Project Representatives**

Lisa Wolfe DiGanci and  
Mark DiGanci  
1290 Abington Cambs Drive  
Lake Forest, IL 60045

**Property Location**  
425 N. Sheridan Road

**Historic Districts**  
Local Landmark

**Summary of the Request**

This is a request for a Certificate of Appropriateness for additions and exterior alterations to the existing structures on the property and a new detached five-car garage on the northeast side of the property. Building scale and height variances are requested.

The existing structures on the property are nonconforming with respect to the required building setbacks for the property. The Zoning Board of Appeals recently considered and unanimously recommended approval of zoning variances to allow construction of the single story addition that connects the existing structures both of which are located within the required setbacks subject to review and approval by the Historic Preservation Commission. The Zoning Board of Appeals acknowledged that because the proposed five car detached garage complies with the required zoning setbacks, that aspect of the project is not under the Board's purview however, several Board members expressed concern about the size and height of the structure and noted that the structure will have an impact on the residence located just to the northeast, on a lot in depth. The Board asked that the concerns be shared with the Historic Preservation Commission.

**Description of the Property and Surrounding Area**

The property is located on the east side of Sheridan Road, north of Rosemary Road. Middle Campus of Lake Forest College is located across the ravine to the north. South Campus is located across Sheridan Road from the property.

The property is a remnant parcel, a part of Lot 174 of the Original Plat of Lake Forest. The structures on the property including the entrance pillars, gate, brick walls, and gate house, remain from the White Oaks Estate. The main residence of the estate was located to the southeast of the gate house and has since been demolished. In 1946, a large portion of the Estate was subdivided as the Robert J. Thorne Subdivision creating nine lots fronting on Thorne Lane accessed from Rosemary Road, and one lot addressed as 427 Sheridan Road, that shares a driveway with the property in this petition.. The parcel that is the subject of this request was not included in the Thorne Subdivision and remains today as an irregularly shaped parcel totaling just under an acre. This parcel fronts on and takes access from Sheridan Road and, as noted above, shares a driveway with the 427 Sheridan Road lot just behind it. The historic gate house is located on the west side of

the property, near the street frontage. Today, the subject property and the 427 Sheridan Road property are in common ownership however, there is no limitation on either property being sold into a separate ownership.

City records indicate that after the approval of the Robert J. Thorne Subdivision, the gate house was adaptively reused for a residence, a use that continues today. A permit authorizing construction of a three car detached garage to the east of the gate house was issued in 1948. A permit to allow enclosure of the porch on the gate house was issued in 1976.

The property originally was not included as part of the East Lake Forest Historic District, in 2018, the property owners designated the gate house, entrance pillars, gate and walls as a Local Landmark. In conjunction with the Local Landmark Designation, the property owners were granted approval of plans for restoration and replication of the entrance pillars, gate, and walls and construction of a new brick wall along Sheridan Road to replace a wood stockade fence.

Because of the Local Landmark Designation of the gate house, the proposed additions and exterior alterations are subject to review by the Commission. The proposed detached garage, although not physically connected to the gate house, is presented to the Commission for review because of the Landmark status of the property and its visual relationship to the gate house and other historic elements on the property.

### **Staff Review**

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

#### *Proposed Additions and Alterations to Existing Structures*

The petitioners are proposing additions and exterior alterations to the existing structures on the site that are intended to update the home to meet the needs of the owners. The petitioners are proposing to reconfigure the existing interior spaces of the gate house and convert the existing three car garage into living space. A single story addition is proposed to connect the existing gate house and the existing garage structure. The single story addition continues along the north side of the existing garage and wraps around to the east side. The addition will provide an entry foyer, mudroom and powder room. The single story addition is mostly behind the gate house and existing garage structure with minimal visibility from the street.

A two-story bay window on the south elevation and dormers on the north and south elevations are proposed on the existing garage structure.

The exterior alterations include replacing all the exterior doors and windows in the gate house and existing garage and replacing the roof on the existing garage to match the slate roof on the gate house. The existing gate house has a mix of original and replacement windows and the existing garage has the original windows from its construction in 1948. The replacement of all existing exterior doors and windows, as described in the petitioner's statement of intent, is intended to provide a consistent and cohesive appearance on all elevations of the home and the new detached garage structure. Aluminum clad wood windows are proposed. The petitioner explored restoring the existing windows, however because of the significant deterioration of some of the windows, restoration is not a viable option.

### *Proposed Garage*

The petitioner is proposing to construct a five car detached garage on the northeast side of the site. Based on the petitioner's statement of intent the garage is designed to resemble an old English stable. The proposed garage reflects a one-and-a-half story massing and clipped gable roof forms to match the historic gate house. The total maximum height permitted for accessory structures is 25 feet. There is a discrepancy between the elevation and the building section with respect to the height of the tallest peak on the new garage as proposed. The elevation notes a height of 25'-5-7/8" and the section notes a height of 24'-9-1/2". A cupola is proposed rising approximately another three and a half feet above the highest peak on the roof. An approximately 18" to two foot tall weather vane is proposed on top of the cupola. The petitioners are requesting a height variance which depending on the accurate dimensions could include the garage itself or only the cupola. The weather vane is not included in calculating the height but is appropriately considered by the Commission in evaluating the request for a height variance.

The garage doors face west, toward Sheridan Road. Typically, street facing garages are discouraged, however the unique configuration of the site limits functional siting options for the garage and the location of the garage is approximately 165 feet from Sheridan Road at its closest point. The brick wall that runs along Sheridan Road and slope of the street will help to minimize views of the garage from the street.

### *Site Plan*

As described in the petitioner's statement of intent, the overall concept for the project was influenced by a traditional English cottage concept with a number of different structures, including living quarters, stables, outbuildings and gardens.

The existing single curb cut on Sheridan Road and driveway along the north side of the property that is shared with the property to the northeast will be maintained. The patio on the south side of the gate house will be reconfigured as shown in the proposed site plan. The pavement in front of the existing three car garage and brick wall on the north side of the existing garage will be removed. A new brick wall is proposed at the northeast corner of the proposed single story addition to create an entry courtyard generally at the center of the proposed addition.

The driveway to access the new garage is proposed off the existing shared driveway however, it appears that the access may extend across the property line and beyond the 15 foot access easements that run on each of the adjoining properties, along the curving property line. An expanded easement will likely need to be recorded on the 427 Sheridan Road property to accommodate the proposed access reconfiguration and to recognize that the full driveway circle will be available for use by both properties. Since the petitioner owns both properties, this should be easily accommodated. It appears that sometime around 2018, a circular drive was configured on the 427 property. The driveway reconfiguration will require that engineering plans be prepared for driveway work on both property and permits will need to be obtained for work both on the subject property and on the 427 property to achieve the proposed driveway configuration.

New low brick walls and pillars with finials are proposed on either side of the driveway entrance to the proposed five car garage as reflected on the proposed north elevation drawings. Stone retaining walls, crushed stone pathways, a fountain and a pond are proposed in the rear yard as reflected on the site and landscape plans. No portion of the pillars or walls are permitted within the 15 foot access easement that extends along the north and east curving property line.



The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site will increase from 5,777 square feet, equal to 14 percent of the lot area, to 10,570 square feet, equal to 25 percent of the lot area. The building footprint increases from 1,949 square feet to 4,757 square feet, including the square footage of the existing structures. The paved surfaces, including the driveway, motor court, pool, and terrace, increase from 3,828 square feet to 5,813 square feet.

### 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 not met, a height variance is requested. The height of the existing gate house is 28 feet and 5 inches and the existing garage is 19 feet and 10 inches as measured from lowest point of existing grade adjacent to the structures. The height of the gate house is not proposed to change. The height of the existing garage that will be converted to living space will increase to 22 feet and 7 inches.

The height of the proposed garage as noted above, needs to be verified by the petitioners. Based on the materials submitted, the tallest peak of the new garage, measured from the lowest point of existing grade to the tallest roof peak is between 24 feet and 9 inches and 25 feet 6 inches. To comply with the Code, the accessory structure is limited to a height of 25' as measured from the lowest point of existing grade and the highest peak. Most accessory structure are well below the 25 foot maximum.

With the proposed cupola, the total height of the garage is approximately 28 feet, excluding the weathervane on top of the cupola. As noted above, the maximum height permitted for an accessory structure is 25 feet. The City Code does allow exceptions from the height limitations for church spires, belfries, and chimneys however, cupolas are not specifically called out as an exception because cupolas vary greatly in size and mass. The cupola as presented does not comply with the Code and requires a height variance.

Commission discussion and input on whether the height of the cupola warrants a variance is requested. The cupola is an element that is consistent with the concept of an English stable however, the cupola adds somewhat to the height and perceived mass of a building that some have already identified as being large for the site and in relation to the neighboring residences.

#### **Standard 2 - Proportion of front façade.**

This standard is met. The proportions of the front of the gate house are not proposed to change. The additions and alterations proposed to the existing garage that will be converted improve the proportions of the front façade by providing elements such as projecting gable forms and design features such as dormers and a recessed entryway that provide a human scale. The relationship of the width to the height of the front elevation of the proposed garage appears proportional. Given the length of the garage, the height and roof forms that are proposed provide a visual balance to the overall structure.

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

This standard is met. The proportions of the openings on the gate house will largely be maintained. The existing French doors on the south elevation of the gate house are proposed to be replaced with

new casement windows that are consistent with the vertical proportions of the existing French doors. The existing windows on the west end of the south elevation of the gate house will also be replaced with new casement windows that are slightly taller in order to align with the top of the adjacent bay window.

The new openings on the existing garage to accommodate living space, and on the new detached garage, present a variety of opening shapes and sizes. Although the openings vary in size and shape, they generally present vertical proportions. The new bay window on the south elevation of the converted garage presents a large opening that is intended to highlight the vaulted ceilings on the interior and to allow for views to the rear yard.

#### **Standard 4 – Rhythm of solids to voids.**

This standard is met. The existing gate house and garage with the alterations as proposed, generally present openings consistently across the elevations that are evenly spaced and aligned between the first and second floors. There are some larger expanses of solid wall on the proposed detached garage structure, particularly on the first floor level on the north, east and south elevations. Given that the east and south elevations face neighboring homes, staff recognizes that keeping these areas mostly solid will help to minimize the impact to the surrounding neighbors, however some consideration should be given to incorporating limited openings in an effort to break up the large areas of brick wall.

#### **Standard 5 – Rhythm of spacing and structures on streets.**

This standard is met. The proposed additions are located behind the mass of the existing gate house and garage structure and will not visually impact the spacing between structures as perceived from the streetscape.

As noted above, the proposed detached garage is setback from the street approximately 165 feet and the brick wall and landscaping at the front of the property screen it from the streetscape. The petitioner provided information that shows the distance between the proposed garage and the surrounding neighbors with the exception of the distance between the house on the 427 Sheridan Road house and the proposed new structure. Based on this information, the proposed garage appears to be between 50 feet and 170 feet away from neighboring homes.

#### **Standard 6 – Rhythm of entrance porches.**

This standard is met. The entrance on the gate house is not proposed to change. A new entrance is proposed on the existing garage. The new entrance is highlighted by a projecting gable element and features a double French door with a transom window above.

#### **Standard 7 – Relationship of materials and textures.**

This standard is met. The proposed additions and detached garage will be constructed of natural materials consistent with the exterior materials found on the historic gate house and with the English cottage style. The exterior walls are a combination of brick and stucco. The roof will be slate tile. Aluminum clad wood windows with interior and exterior muntin bars are proposed. Wood trim, rakeboards, fascia and soffits are proposed. The gutters and downspouts will be copper. The chimneys will be brick with clay chimney caps. The cupola is wood and copper.

The driveway is a combination of asphalt and crushed stone. Bluestone is proposed for the patio at the rear of the gate house. Tumbled stone is proposed for the proposed retaining walls in the rear yard.

### **Standard 8 – Roof shapes.**

This standard is met. The portion of the single story addition between the gate house and existing garage structure will have a flat roof to minimize the mass and height of the addition and also maintain the visual appearance of two separate structures. The roof forms on the converted garage structure and new detached garage will have gable and clipped gable roof forms to match the roof forms on the existing gate house.

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

This standard is met. The style, exterior materials, roof forms, and architectural detailing are consistent between the existing and proposed structures and additions, presenting a cohesive appearance across the different structures on the property.

### **Standard 10 – Scale.**

A building scale variance is requested.

- The allowable square footage based on the size of the property is 4,733 square feet. The allowable square footage is based on the total lot area. In this case, the property contains an access easement, table and non-table land. The area of the access easement is excluded from the total lot area that is used to determine the allowable square footage. Non-table land is defined in the Code as, land where the slope in any direction exceeds 10 percent. Only 50% of the non-table land is counted in the calculation of the total lot area.
- The existing residence is below the allowable square footage for the property by 2,995 square feet, or 36 percent.
- A total of 600 square feet is allowed for a garage on this property. The proposed detached garage totals 1,704 square feet. The garage overage of 1,104 square feet must be added to the total square footage of the residence.
- A total of 473 square feet of design elements is permitted for this property. The proposed covered entry and dormers add a total of 348 square feet of design elements.
- The proposed additions will contribute a total of 1,979 square feet to the first floor area and 885 square feet to the second floor area. This amount includes the square footage of the existing garage that will be converted into living space.
- In summary, the existing gate house and garage, the proposed additions and the new detached garage will total 5,419 square feet. The total square footage exceeds the allowable by 686 square feet. A building scale variance of 15 percent is requested.

### **Review of Building Scale Variance Standards**

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



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

This standard is met. The Code and City's Design Guidelines encourage the use of design elements to bring human scale to projects and to avoid the appearance of oversized, out of scale elements. In this case, the additions to the existing structures present a new entry element that brings a human scale to the front of the home and dormers that break up the roof mass. The proposed additions and detached garage also present high quality, natural materials consistent with the Code and City's Design Guidelines.

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

This standard is met. Many of the existing deciduous and evergreen trees along Sheridan Road will be preserved and will mitigate views of the proposed additions and detached garage from the Sheridan Road streetscape. New magnolia trees are proposed in the rear yard, in front of the garage doors on the proposed structure, adding another layer of vegetation that will help to minimize views from the street. The existing dense vegetation along the east and south property lines will be maintained and will provide a natural buffer between the detached garage and neighboring homes. New evergreen trees are proposed to fill in between the existing vegetation to screen views of the proposed detached garage from the south.

***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 partially met. As noted above, the proposed additions are located on the north elevation, facing the ravine, and east sides of the existing gate house and garage with minimal visibility from the street. The new bay window addition on the south side of the converted garage structure faces the rear yard and will be obscured by the existing and proposed landscaping on the property.

The proposed detached garage is setback from the street by approximately 165 feet at its closest point, and will not have much of a presence along the streetscape. However, the structure is large in comparison to the existing structures on the site and is located in proximity to neighboring homes. The home at 427 Sheridan Road, although currently owned by the petitioners, will be impacted to some extent. It does not appear that light to or views from neighboring homes will be negatively impacted.

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

This standard is partially met. The proposed height and mass of the additions are generally compatible with the height and mass of structures on adjacent lots. The homes found in the surrounding neighborhood range from single story, two story and two and two-and-a-half story residences. A portion of the proposed addition presents a single-story massing and on the north and east sides, the addition presents a one-and-a-half story massing.

The detached garage is generally larger than other accessory structures in the surrounding neighborhood. The structure presents a clipped gable roof form with dormers on the second floor, reducing the height and appearance of mass of the structure to some extent by masking the full second story mass.

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

This standard is met. The property is designated as Local Landmark and the variances are requested to allow the property to be modified to meet the property owners' needs while maintaining the character of the historic property.

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

The standard is partially met. This property is located adjacent to a ravine, a natural feature that serves to mitigate the appearance of mass when the home is viewed from across the ravine. The ravine will remain as a natural feature and cannot be filled or developed.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and three additional standards are satisfied. A fourth standard is partially met.

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

This standard met. The front façade on the existing gate house is oriented north, toward the ravine. The proposed additions will create a new entrance to the home on the north elevation that maintains the existing directional expression of the home.

**Standard 12 – Preservation of historic material.**

This standard is met. Most of the existing gate house will remain intact. The exterior of the existing garage will be modified, however this structure was built in 1948 and is not original to the property. The existing doors and windows in the gate house and existing garage will be replaced. The existing windows on the gate house and existing garage are a mix of original and later replacement windows. The windows are in disrepair and are proposed to be replaced with new aluminum clad wood windows that match the profile of the original gate house windows. The existing exterior doors do not appear original and will be replaced.

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

This standard can be met. The project will require the removal of twenty-six trees. Nineteen out of the twenty-six trees will be removed to accommodate the proposed additions and detached garage. The remaining seven trees proposed for removal are either dead or in poor condition. Based on the condition, size and species of the trees proposed for removal a total of 81 replacement inches is required.

The conceptual landscape plan that was provided by the petitioner reflects new plantings surrounding the structures on the property and in the rear yard. The new plantings consist of mostly ornamental and evergreen trees, shrubs and grasses. Based on the current landscape plan the total amount of replacement inches is not yet satisfied. As the landscape plan is developed further, the

plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, a payment in lieu of on-site plantings may be accepted by the City to support tree planting to enhance the streetscape in the general area. As an alternative, given the common ownership of the subject property with the property at 427 Sheridan Road, there may be an opportunity to plant some of the required replacement inches on that property to help mitigate the impact of the additional mass proposed with the additions and new structure.

**Standard 14 – Compatibility.**

This standard is met. The English cottage style, high quality materials, and architectural detailing are consistent with the character of the surrounding neighborhood.

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

This standard can be met. As noted in the petitioner's statement of intent, extensive repair has already been completed on the historic gate house using in kind materials.

**Standard 16 – Surface cleaning.**

This standard is met. The petitioner's statement of intent indicates that surface cleaning of the gate house will be done using careful and appropriate methods.

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

This standard is met. The integrity of the historic gate house is not threatened by the proposed additions, garage or exterior alterations. The additions and exterior alterations are designed in a manner that allow the character defining features of the historic gate house to remain intact while also updating the residence to make it livable for the property owners and attractive to future buyers.

The proposed garage is compatible with the character of the historic gate house but is distinguishable as a later addition to the property, creating a balance between differentiation and compatibility that preserves the historic character and identity of the original gate house. The proposed garage is also set away from and is not physically connected to original gate house structure, which allows the gate house to maintain its character and that of its setting.

**Public Comment**

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

**Recommendation**

Grant a Certificate of Appropriateness approving additions and exterior alterations to the existing structures on the property, a detached garage, a building scale as detailed in the staff report, and a height variance only for the cupola based on the findings presented in this staff report and incorporating the Commission's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

1. The height of the new garage shall not exceed 25 feet as measured from the lowest point of existing grade adjacent grade to the tallest peak. As built drawings shall be submitted during the construction process to verify the building height.



2. The 15' access easement shall be clearly shown and labeled on all plans; site plans, engineering plans and landscape plans. The access easement must remain unobstructed.
3. If determined to be necessary after review of the engineering plan, an expanded access easement must be prepared and recorded on the 427 Sheridan Road property to grant the necessary access rights to the subject property to align with the proposed driveway configuration and any parking areas that are proposed.
4. Consideration shall be given to incorporating limited openings on the south and east elevations of the new garage in an effort to break up the large areas of brick wall.
5. Plans submitted for permit must reflect the project as presented to the Commission with the refinements noted above. If any further modifications are made to the plans 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.
6. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 81 replacement inches on site or on the adjacent 427 Sheridan Road property. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
7. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. The plans shall clearly reflect all existing trees and identify those proposed for removal. Grading and filling shall be limited to the minimum necessary to meet accepted engineering standards in the interest of minimizing stress on the trees intended to remain. The plans shall be subject to review and approval by the City Engineer in consultation with the City's Certified Arborist.
8. The engineering plans shall also detail the driveway configuration and any parking areas existing and proposed including changes made to the driveway and parking areas without benefit of a permit according to City records. The plan shall clearly detail the existing 15 foot wide easement that exists on the subject property and on the 427 Sheridan Road property and identify any expanded easement area. An easement agreement shall be prepared for any expanded access/parking easement areas and will be subject to review and approval by the City prior to recording. All required permits must be obtained before any work is done on either property. Separate permits are required for any work on the 427 Sheridan Road property.
9. Prior to the issuance of a building permit, a plan to protect trees, vegetation and the ravine during construction must be submitted and will be subject to review and approval by the City's Certified Arborist and the City Engineer.
10. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded

from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.

11. 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 street, the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 425 Sheridan Road Owner(s) Lisa Wolfe and Mark DiGanci  
 Architect Mark DiGanci, architect Reviewed by: Jen Baehr  
 Date 10/28/2021  
 Lot Area 42339 sq. ft. Access Easement 5154 sq. ft. Non-Table Land Area 5051 sq. ft.

**Square Footage of Existing Residence:**

1st floor 814 + 2nd floor 627 + 3rd floor 10 = 1451 sq. ft.

Design Element Allowance = 473 sq. ft.

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

Garage 887 sf actual ; 600 sf allowance (garage to be converted to living space) = 287 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence To Remain:** = 1451 sq. ft.  
 (existing to remain)

**Square Footage of Proposed Additions:**

1st floor 1979 + 2nd floor 885 + 3rd floor 0 = 2864 sq. ft.

New Garage Area 1704 sq. ft. Excess = 1104 sq. ft.

New Design Elements 348 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 5419 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4733 sq. ft.

**DIFFERENTIAL** = 686 sq. ft. **NET RESULT:**  
**Over Maximum**

686 sq. ft. is

Allowable Height: 35 ft. Actual Height 28'-5" (existing gate house ) 24'-10" (proposed garage) **15% over the Max. allowed**

**DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)**

**Design Element Allowance:** 473 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 56 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

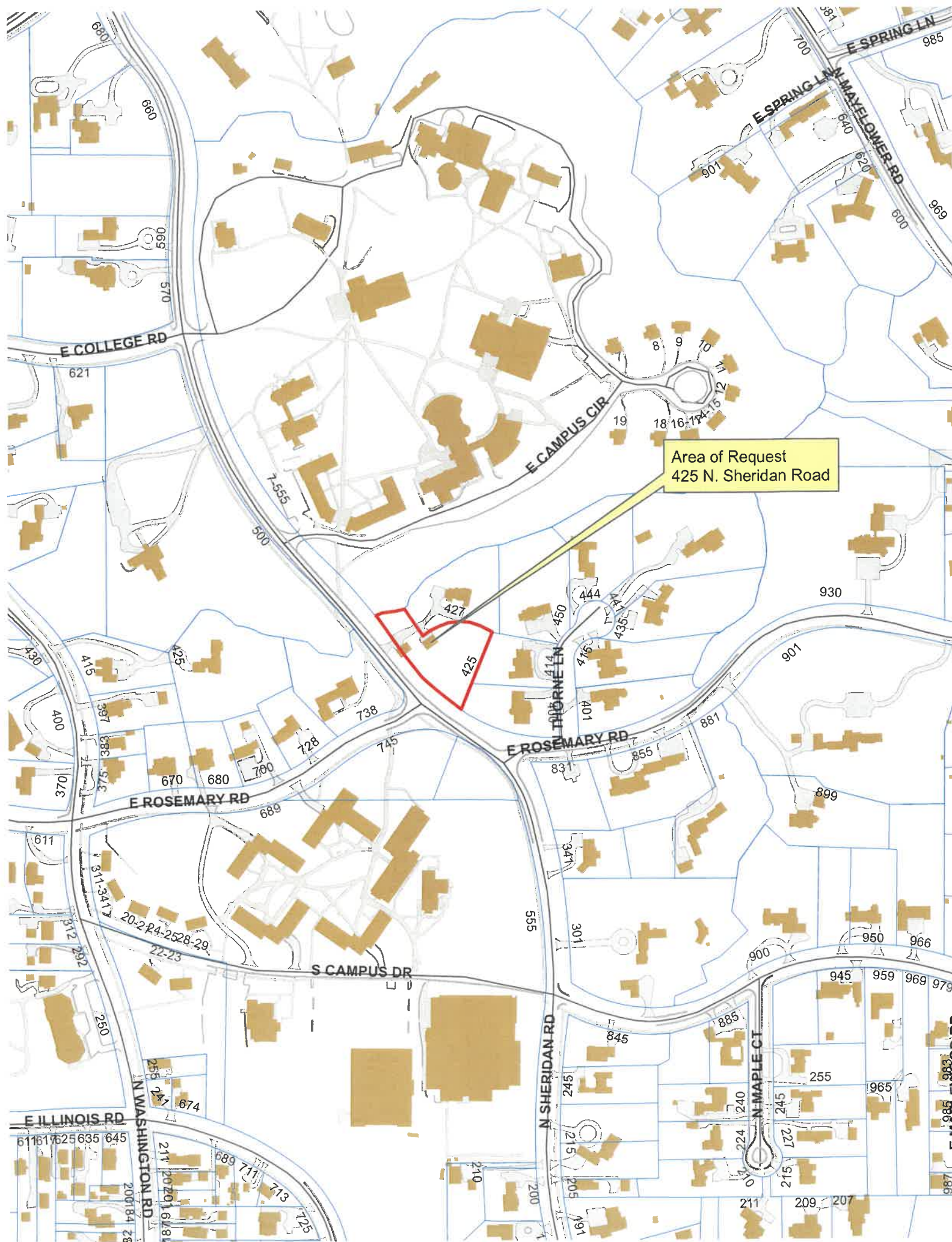
Individual Dormers = 292 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 348 sq. ft.

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





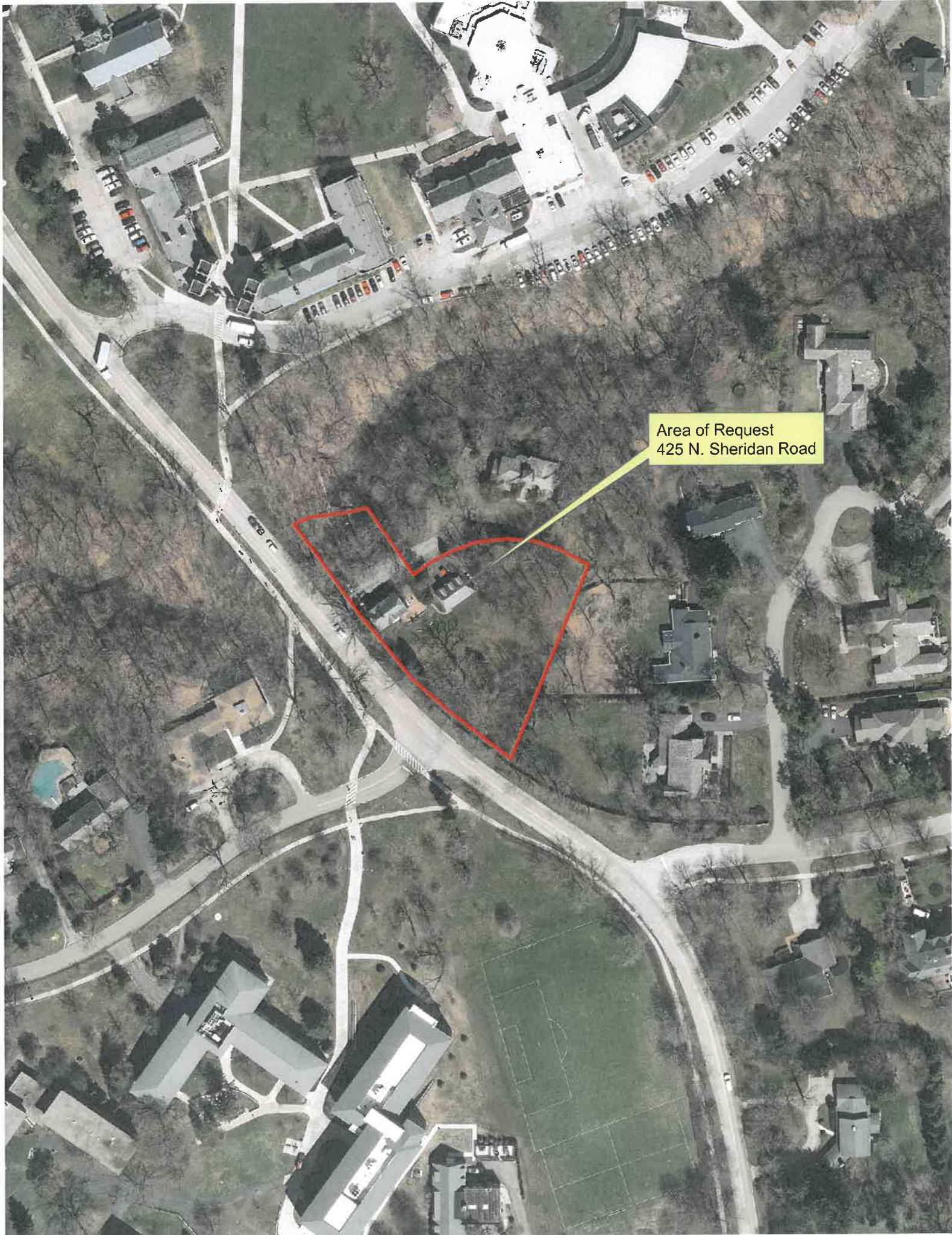
Area of Request  
425 N. Sheridan Road





Area of Request  
425 N. Sheridan Road





Area of Request  
425 N. Sheridan Road





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

**PROJECT ADDRESS** \_\_\_\_\_

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<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 checked="" type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input checked="" type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<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**

**Lisa Wolfe**  
*Owner of Property*

**1290 Abington Cambs Drive**  
*Owner's Street Address (may be different from project address)*

**Lake Forest, IL. 60045**  
*City, State and Zip Code*

**312-593-1710**  
*Phone Number*

*Fax Number*

**lisa@lisawolfedesign.com**  
*Email Address*

  
*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

**Mark DiGanci (builder & architect)**  
*Name and Title of Person Presenting Project*

**Design Studio 24 LLC**  
*Name of Firm*

**2211 N Elston Ave #400**  
*Street Address*

**Chicago, IL. 60614**  
*City, State and Zip Code*

**847-682-2900**  
*Phone Number*

*Fax Number*

**mark@designstudio24.com**  
*Email Address*

  
*Representative's Signature (Architect/ Builder)*

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

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



Lisa Wolfe Design, Ltd.

10/20/2021

The City of Lake Forest / Historic Preservation Commission  
Community Development Dept  
800 Field Drive  
Lake Forest, IL 60045

**RE: Modifications/New Construction — 425 N. Sheridan Road, Lake Forest**

Dear Historic Preservation Commission:

My husband and I have been proud owners of 425 N Sheridan (aka the “Gate House” of White Oaks Estate) since 2017. Ever since we kicked off restoration of the original entrance (gates and pillars) and the construction of a new garden wall, we’ve been dreaming of getting to the “forever” house plans. We may be a year off our timeline with about a hundred crumbled sketches tossed to the side, but here we are!

Our intent remains — more than ever — to be thoughtful stewards of the property as we transition it into the 21st century. We hope you agree that the end result of the gate restoration was spot-on and a proud example of maintaining historical integrity. With both strong architectural and design backgrounds, my husband and I have an unusually awesome perspective with which to be sensitive and purposeful with every detail and decision. We hope to bring this last remaining structure of the White Oaks Estate back to life, protect it for generations to come and make it a permanent part of Lake Forest’s history (where it belongs!). But it now has a new purpose —that’s to function as our last home. With the unanimous approval of the Zoning Board of Appeals under our belts, we are halfway there.

With lots of love and imagination, we can’t wait to get started.

Sincerely,

Lisa Wolfe-DiGanci

Mark DiGanci, AIA

# STATEMENT OF INTENT

This is a request for approval of proposed renovation and new construction plans for 425 N. Sheridan. Our project includes continuing restoration of the original landmarked structure ("the Gate House"), repurposing the detached garage (built in 1950s), creating a breezeway to connect the old garage and Gate House, and, finally, constructing a new detached garage. Our goal is to re-imagine what is left of the old estate by expanding on the 'language' of the property — building on its working roots and breathing life and context into the historic structure.



## WHAT HAVE WE ALREADY DONE?

### Local Landmark Designation — 2018

We petitioned for local landmark status and the City of Lake Forest granted us the designation — protecting it forever!

### Original Gates/Brick Walls — 2018-2019

In assessing the condition of the original metal gates and brick walls (from 1910), we quickly realized that simply repairing these elements was not sufficient. Our "repair" turned into a de-construction/re-build to ensure the gates/walls lasted another hundred years.

- Rebuilt existing columns and flanking walls due to failing structure issues. Custom brick was found and approved by HPC as best match to existing brick.
- Repaired original metal gates — spot-fabricated decorative pieces that fell off; stripped/repainted gates.
- Replaced electrical sconces with gas lanterns that are more in keeping with the original time period and more appropriately scaled to the columns.
- Custom fabricated the ornamental acorn post finials to match/replace the original finials (we discovered the original finials were severely damaged once they were removed).
- Plaques inserted into new brick columns forever designating this as "White Oaks Estate 1910".
- Design/built a brick wall that extends along Sheridan Road. This was built on an existing foundation where a wall once stood. There were no pictures available of what this wall might have looked like, so we took inspiration from existing details.





## STATEMENT OF INTENT (cont'd)



## STATEMENT OF INTENT (cont'd)

### Driveway — 2019

After all the work with the gates/entrance, we turned our attention to the deteriorating driveway to elevate curb appearance.

- Replaced cracked asphalt with a granite paver apron and border (that also served as a border for the new landscape beds).
- New asphalt transition.
- Carved out new side walkway; installed blue stone tile that tied in the slate roof (this also introduced a complementary material (blue stone) to all the brick).



### Landscaping — 2019

We got a jumpstart on the landscape plan in 2019 so that when we move in we would be well on our way to more mature plantings.

- Carved out and planted an inspired English Garden along entire property line on Sheridan Road (approx. 360 linear feet).
- Extended the “grand entrance” with new (tree & flower) plantings on both sides of the driveway as you pass thru the gates.
- Established a focal point at the end of the driveway with a semi-circle of spiral evergreens, plantings and a limestone urn planter.
- Sprinkler system installed.
- Numerous dead trees removed; brush contained.
- In 2020, added additional trees/bushes to the interior side of the brick wall to help screen the view from Sheridan Road and provide additional privacy.





## STATEMENT OF INTENT (cont'd)





## STATEMENT OF INTENT (cont'd)



## STATEMENT OF INTENT (cont'd)



### Roof — 2019

- Removed all the slate tile to install new ice and water shields.
- Replaced failing, missing or slipped slate on roof with best match possible; we reused as much of the original slate roof as possible.
- Installed new copper flashings wherever necessary.
- Replaced any aluminum downspouts with copper.

### Soffits/Facia/Trim — 2019

- Rebuilt all soffits, facia and trim to match original with like material and color

### Landscaping — 2020-2021

- Continued to contain brush and replace plantings that were not thriving. Added additional trees/planting along interior of brick wall (along Sheridan Road) to add another screening layer for Sheridan Road views





# STATEMENT OF INTENT (cont'd)

## WHAT ARE WE WANTING TO DO NOW?

Ultimately, we are proposing a cozy English Cottage 'ensemble' that pulls from the English Manor style of the original estate and blends it with the functionality inspired by the simple traditional English farmhouses.

### *Design Rationale*

In envisioning our "forever" home, we looked to existing photos of the estate — namely the big Manor House. Unfortunately, there are only a handful of remaining images of the entire White Oaks Estate. Most pictures are blurry and details are hard to make out — but as we looked more closely, we realized that the Gate House does not have a strong architectural connection to the big Manor house. One can find one or two elements that were loosely carried over to the Gate House (ie., pointed window, but it simply wasn't designed to be a "mini" version of the Manor house. This required us to pivot a bit because we knew we couldn't force the grand formality and stateliness of the now-raised Manor House on the little Gate House property. It had a different purpose and played a more practical role in the estate. Without any historic documentation on the subject, it's anyone's guess who lived in the Gate House and what their job was (we've depleted the History Center's archives and attempted an unsuccessful writing campaign to the family). There were no other structures on the original property map (from 1929) that looked to be specifically designated to house estate caretakers, but one could imagine that the gate keeper and his family could have lived here and that he may have also assumed other roles on the estate.

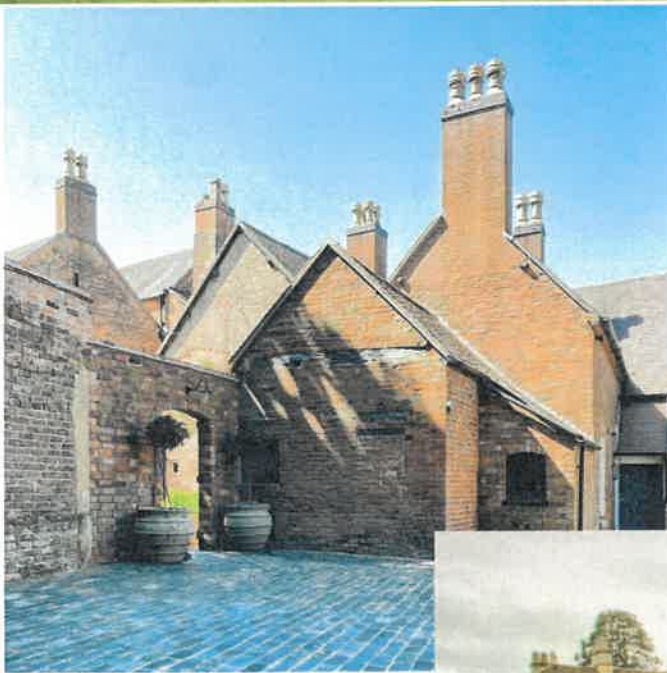
With that all that in mind, we turned to the idea of an English Cottage property — a working man's estate that traditionally was an asymmetrical collection of smaller structures — living quarters, stables, farm outbuildings, well house, drying huts and gardens. But just because these represented more country-living doesn't mean they were short on beautiful details. Our plan is to leave the Gate House almost fully intact, repurpose/modify the failing detached garage as additional living space, create a breezeway to connect the Gate House to the old garage and finally build a new detached garage in the style of old English stables (which we'll refer to as the "Stables" here on out to avoid confusion). All this is to provide our family more functional living and work space that better fit our lifestyles.

In the ultimate design, there are some 'winks' at some architectural details of the Manor House, but the broad take-away is that we were steering this toward "English Cottage". Examples of English cottage properties that were inspirational to us in the designs follow.





## STATEMENT OF INTENT (cont'd)





## STATEMENT OF INTENT (cont'd)



## STATEMENT OF INTENT (cont'd)





## STATEMENT OF INTENT (cont'd)

### ***Existing Conditions .....What we have now —> What we need***

Currently the property is made up of 2 structures — the historic Gate House and a detached garage (built in the 1950s). The Gate House itself measures approximately 1310sf. Although small and cozy is what we signed up for, we do need to make some modifications to modernize and align this with our own needs.

- *House currently has 2 bedrooms, 2.5 bathrooms (the half bath is in the basement) —*  
> Proposing to expand the Master Suite to take over the entire second floor of the Gate House (bedroom/bath/closet/secondary Laundry); create one dedicated Guest Bedroom in the old garage. That bedroom will be located on the first floor to accommodate our aging parents.  
\*NOTE: Interior plans are work-in-progress.
- *Existing en-suite bathrooms are extremely small, with limited storage space and just enough room for one person —>* Proposing to modernize and expand all bathrooms -- adding en-suite baths in both bedrooms. Adding two new Powder Bathrooms throughout the home for ease/convenience so no one has to sneak into the basement. A lofted Den/Office space in the old garage will also have an en-suite Bath.
- *Currently no proper coat storage/Mud Room; Laundry is hidden away in the Basement -->* Propose relocating primary Laundry Room to old garage; adding a secondary Laundry Room on the second floor outside Master Suite. Primary Laundry Room will also share space with a dedicated Mud Room off the side entrance (as one comes in from the Stables).
- *Closet space for both bedrooms (total of 3 little closets) is quite small —>* As part of the renovation, proposed design includes an appropriately-scaled Master walk-in closet as well as sufficient space in the Guest Bedroom closet.
- *The first floor is chopped up into four smaller separate spaces — Kitchen, Office, Dining, and Library/Living Room —>* Proposed design combines the Office/Kitchen/Dining to provide a more modern, spacious Kitchen with a Breakfast Nook. The Library overlooking Sheridan Road will stay as-is.
- *Three-car detached garage is failing; space above the garage is extremely rundown and unpleasant —>* Proposed design has this old garage converted into extra living space. A hallway is being added to the old garage to move one thru the home, from one point to another. A (new) main front entrance provides a better scaled entry point for the home. This new space in the old garage will include a vaulted Family Room, one Guest Bedroom, a lofted Den/Office space overlooking the Family Room and two en-suite baths. The new five-car garage/Stables will be detached. An unlit cupola will be added to the top of the Stables to further the English aesthetic and to break up the overall visual span of the structure. A new breezeway (aka “art hallway”) will connect the Gate House to the old garage.



## STATEMENT OF INTENT (cont'd)

### *Existing Conditions .....What we have now —> What we need (cont'd)*

- *Extremely skinny front door next to a second more prominent opening (into the Living Room) makes it confusing to know what door to go to; no foyer —> Proposed design creates a proper front entrance in the old garage structure as well as adequate foyer.*
- *Mix of original and poor low quality replacement windows —> Proposed design includes replacing all windows with new historically appropriate but modern/efficient casement windows. The Gate House has a mix of original windows and poor replacements; the old garage windows are all low quality windows original to the 1950s renovation. We considered restoring the original windows and then replacing the bad non-original windows with custom, single pane, historically matching windows. This was not an ideal course of action — not economically or practically speaking. Given we will be living here well into our twilight years, we wanted to have the comfort of thermal pane and protection from the elements as well as save ourselves from the task of switching out screens and storm windows when we are 85.*



# 17 Standards of Historic Preservation Ordinance

## *Standard 1 - Height*

This standard is met. The proposed Stables and modifications to the old garage will maintain a balanced proportion to the surrounding treescape and properties (namely 427 N Sheridan, which is higher than our proposed design) and the Gate House.

## *Standard 2 - Proportion of front facade*

This standard is met. No changes are being made to the front facade of the Gate House. The proposed new and modified garages have been designed to be extensions of the original structure as such to maintain historical continuity. The new façade addition to the old garage will have a stronger architectural connection to the Gate House. It was purposefully designed to reflect the asymmetrical character of the Gate House. This facade you will not be able to see from Sheridan Road (it's north facing and on the other side of the Gate House).

The new detached Stables is a larger structure than the Gate House (as Stables typically were one of the largest structures on the property) but great care has been taken so its proportions do not overwhelm the main house. The detached element keeps it 'away' from the house so it's not competing or encroaching too much. The Stables will be visible at the dormered roofline only from Sheridan Road due to the existing trees, additional proposed landscaping, existing grade slope and the solid brick wall that runs the entire length of Sheridan Road. Stables were designed with a hip roof/dormers to make it appear smaller than it is.

## *Standard 3 - Proportion of openings*

This standard is met. Any new windows/doors will be consistent in character, architectural detail and scale as the original Gate House openings. There are two exceptions where we wanted to dig a little deeper into the English architectural heritage -- we are proposing a larger arched window off the back of the Family Room (to highlight a vaulted ceiling) and the tall arched window by the front door. Both provide a wonderful balance to the scale of either the vaulted ceiling/building height or door height. No changes being made on the size or shape of the historic Gate House doors/windows.

## *Standard 4 - Rhythm of solids to voids*

This standard is met. We were very sensitive to not overwhelm the Gate House. Our additions — the single breezeway (that connects old garage and main house), new facade on the old garage and the new detached garage — were all designed to provide a rhythm of voids versus solids....giving the Gate House room to be front and center and in general letting the property breathe a little. The heights of the structures, the number of windows to walls, size of openings — these all provide a nice extended balance around the property.

## *Standard 5 - Rhythm of spacing and structures on streets*

This standard is met. We are maintaining the existing footprint of the property's structures (Gate House + old garage) with the exception of the Stables and breezeway. From the Sheridan Road, the only new structure that will be visible are the Stable's hip/dormered roofline — everything else will be what you see today.





## 14 Standards of Historic Preservation Ordinance (cont'd)

### *Standard 6 - Rhythm of entrance porches*

This standard is met. The new front entrance will remain north-facing and not visible from Sheridan Road (it will be tucked around the corner of the Gate House). Except for the dormered roofline, the new detached Stables facade will not be visible from Sheridan Road due to the landscaping, natural grading and brick wall. The existing entrances in the Gate House will remain intact.

### *Standard 7 - Relationship of materials and texture*

This standard is met. The proposed plans will use predominately brick — same brick that has already been approved by HPC (used in the gate/wall project). The slate (roof) materials already used on earlier re-roofing projects and already deemed best-match will also return for the new roofing projects. We are introducing a tumbled stone/river rock for the retaining/garden walls that were popular in old English gardens.

### *Standard 8 - Roof Shapes*

This standard is met. Proposed roof shape and proportions are similar to what is currently on the old garage (hip/dormers) and compatible with existing roof on the Gate House.

### *Standard 9 - Walls of continuity*

This standard is met. We already renovated the original gate/walls in 2018 and rebuilt the wall extension in 2019. Original garden wall facing the driveway was extended as some point in time. This extension will likely be rebuilt to frame our new entrance but in a way that is cohesive with the walls already seen on the property. Original garden wall and door to be left intact. Stone retaining/garden wall is proposed as part of the landscaping plan — again, the stone wall is in keeping with the traditional English aesthetics of the property.

### *Standard 10 - Scale of a structure*

This standard is met. The designed additions — both size and placement of — keep in mind the relative size of the historic Gate House. The modified existing garage will reflect only a slight size increase from what it is there now to accommodate an interior walk-around. The new proposed detached Stables — pushed to the far east side of the property to diminish its size -- helps keep a balanced proportion to the old Gate House and the grand gated entrance on the west side. The location of and hipped roof for the Stables helps make it feel smaller than what it is.

### *Standard 11 - Directional expression of front elevation*

This standard is met. The original Gate House front elevation will not be altered in the renovation. Changes to the old garage facade will only enhance the overall property's aesthetic and create a stronger tie to its English heritage than what is there now.



## 14 Standards of Historic Preservation Ordinance (cont'd)

### *Standard 12 - Preserving distinguishing features*

This standard is met. Any slight modifications to the Gate House in attaching the new proposed breezeway will not damage, affect or displace any historical or distinguishing details. Our future landscaping efforts include reusing some of the old gate elements (i.e, original but cracked acorn finials) that we stored.

### *Standard 13 - Protection of resources*

This standard is met. Ravine or mature landscaping will not be affected by the work. Most of the backyard contains a combination of buckthorn and smaller trees. We will be adding numerous new trees as well as landscaping and gardens on the property

### *Standard 14 - New construction*

This standard is met. The materials, detailing and overall design of the new and modified garages are compatible with the original Gate House, gates and general history of the property.

### *Standard 15 — Repair to deteriorated features*

This standard is met. We have already renovated/repaired/replaced deteriorated soffits, gates, masonry, roof on existing Gate House.

Any additional brick required for the Gate House has already been approved by HPC in 2018. Any original, solid interior doors will be salvaged.

Only items that we are not planning on restoring are the windows and exterior doors. The current doors do not appear to be original (different profiles on mullions). As mentioned earlier, the Gate House currently has a mix of original windows and poor quality replacement windows (low grade, doesn't fit the actual window openings) — all are in bad shape. Although we understand and would generally agree that restoration is ideal, here we believe it's restoration for restoration sake only — not considering the limitations of that path. There are several reasons why we propose to replace all windows with new modern Marvin windows.

- In restoring the windows, theoretically you'd only address the original windows, not the low-grade replacement windows (one would not restore low-grade non-original windows). These newer replacement windows also need to be replaced and, at that point, one is left with a mix of non-compatible windows.
- With the old garage modifications and the Stables construction, there will be many new window openings. It feels that the right approach is to ensure that ALL windows match, including those from the Gate House.
- Many of the glass panes in the original windows have been replaced.
- The original windows present many inefficiencies and thus have financial and quality of life implications. They leak heat/cooling air to the outside and they don't do much to keep out cold drafts. Old windows also require manual switching of the screens and storm covers from season to season EVERY year as well as continued exterior paint maintenance.



## 14 Standards of Historic Preservation Ordinance (cont'd)

### *Standard 15 — Repair to deteriorated features (cont'd)*

- We have chosen a modern thermal line from Marvin Windows & Doors that has a profile that is very close to that of the original window. Given that we plan on living here well into our old age, going to the all the trouble and financial cost to save/match old windows doesn't seem to make sense or even payoff.
- One of the earlier experts we called in to look at the windows (ARGO) told us that some of the windows are not even restorable due to significant rot. While the glass and mechanism could be salvaged, we would ultimately have to replace the window sash, sill and/or moldings with new. See attached letter.

Original



Marvin



### *Standard 16 — Surface cleaning*

This standard will be met. We have not done any surface cleaning as of yet of the original Gate House but all care will be taken to ensure we are gentle.

### *Standard 17 — Reversibility of additions and alterations*

This standard is met. We are not altering the main Gate House's essential form except for the opening of a wall to connect the new breezeway (connecting to the modified old garage). Currently this is a simple brick wall with no adornment or architectural detail.





# LETTER from ARGO WINDOWS



Paul Gostishev

2462 E Oakton Street

Arlington Heights, IL 60005

Dear Mrs. Wolfe

Regarding the estimate that was done for your doors and windows on Friday, July 7<sup>th</sup>, all of them were inspected and we made a conclusion that some of your windows are not restorable. Many of them have to be remade because rot gone too far and it is not possible to restore it. Remade - means that the glass and some parts of the window stay the same (glass, mechanism) and only rotted part such as sash, sill or molding will be replaced. The window, after restoration, will have the same original look and it is not necessary to do full replacement. Our company would be able to provide repairs and restoration for them with experienced technicians and high quality tools.

Sincerely,

Paul Gostishev



# HPC: STATEMENTS SUPPORTING A BUILDING SCALE VARIANCE

## ***Variance Request***

Currently, the property is somewhat of a unicorn — the house is uniquely positioned in the far NW corner of the lot, sharing its footprint with an access driveway to a house in back (427 N Sheridan) and a ravine (both to the north). The access road and ravine are obviously unbuildable sections that not only limit location options for the Stables but also unfairly skews the buildable variance. In lieu of the typical residential footprint of front/rear yard and two side yards, this parcel really only has three adjoining lot lines (front, one side yard and lot-depth). The interpretations of the setbacks are unconventional. The estate was organized/built over a hundred years -- well before the current codes. Now that the estate has been broken into multiple properties, we're trying as best we can to make sense of our little unicorn and do right by its history, all in the context of modern day codes.

We are requesting several variances:

- Total buildable square footage – current allowance 4,733sf (based on LF workbook calculations); proposed 5,419 sf (difference +686sf).
- Detached garage total height – new detached garage structure is conforming; the addition of an unlit cupola to the top of the garage requires variance. Structure will measure 30' to the top of the weathervane (allowance is 25'; difference 5').

## ***Standard 1 — Consistent with Lake Forest Design Standards***

This standard is met. In re-evaluating our Stables location and design, we sought out a more straightforward and simple approach. Architectural integrity and sensitivity are at the heart of this proposal. Zoning and Building codes have been met.

## ***Standard 2 — Keeping with streetscape and neighborhood***

This standard is met. Our plan is to keep as much of the existing vegetation and trees intact around the new structure. New landscaping as well as existing mature landscaping will fill in any gaps (see separate Landscaping Plan). Overall desired result is to make the new structure feel nestled into the woods framed by sculpted plantings and eventually covered in ivy — very much in keeping with that part of town and their elegant landscaping/grounds.

## ***Standard 3 — Views from neighboring homes and street***

This standard is met. The long brick wall, sloped grade and existing/planned treescape along Sheridan Road will block much of the view of the new structure. 427 N Sheridan (at our north) is a property we own with no plans to ever sell but views are completely blocked thanks to 20' evergreens. To our west on Rosemary/Sheridan are admin buildings that are a part of the Lake Forest College campus.

That leaves us with three neighboring properties to consider. Up to now, these neighbors at 400, 414, 450 Thorne Lane have experienced views of wild Buckthorn and trees at the property line. Given their generous back yards, the new structure will be set back no less than 120 ft from their homes (see attached A1.9 that provides approximate distances from new structure to each neighbor). Vegetation and distance will continue to minimize the views from their respective properties.



# HPC: STATEMENTS SUPPORTING A BUILDING SCALE VARIANCE

## ***Standard 3 — Views from neighboring homes and street (continued)***

- 400 should not experience any change in their views or light as no work is proposed abutting their property (they currently have a dense row of mature evergreens on their own property as well).
- 414 will still see existing brush and trees; new landscaping (5 evergreen trees) is planned to help shield the sight of the corner of the new structure. This has been discussed with this neighbor as a possible solution.
- 450 may see a sliver of the new structure in their view from their side porch. Between the angle, existing fencing and mature trees, views will be miniscule. We proposed additional evergreen plantings to further screen. This has been discussed with this neighbor as a possible solution.

## ***Standard 4 — Height and mass compatibility***

This standard is met. Great care has been taken so the proportions of the new detached Stables do not overwhelm the Gate House. The detached placement helps to minimize mass by keeping it 'away' from the other structures and allowing the Gate House to stand on its own. Nothing is looming or competing with each other. The Stables may be larger than other garages immediately adjacent, but its front facade is visible at the hipped roofline only from Sheridan Road due to the existing trees, additional proposed landscaping, existing grade slope and the solid brick wall that runs the entire length of Sheridan Road. We have minimized the overall visual size of the Stables by designing it with a hip roof and dormer windows. The unlit cupola atop the Stables is intended to break up the long mass of the structure as well as further the English aesthetic. In breaking up the property into three distinct buildings, our intention was to allow the Gate House to remain front and center.

## ***Standard 5 — Landmark status***

This standard is met. We petitioned to have this property designated as a local Landmark in 2018 (although not technically included in the Historic district). The proposed structure as designed not only is compatible with the property's history and architecture but is an aesthetic and functional expression to unify all the pieces together.

## ***Standard 6 — Balancing mass and open space***

This standard is met. Although we considered other ideas, ultimately we don't believe we had other viable and/or safe options for the site for the Stables. The access driveway and ravine are unbuildable sections of the property. We did look at different positionings for the Stables. One option was at the south property line – this created safety concerns being too far from the house as well as presenting similar neighbor/view issues. Another option was to attach it to the old garage – this would result in a monstrosity of a structure that consumed the backyard and dwarfed the Gate House. This option would have also created an odd shaped structure that from some angles would have disrupted the harmony of the property. The size and proposed location of the Stables helps balance out the verticality of the Gate House and entrance gates, visually minimizes its size and keeps the backyard as open as possible.







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

**Façade Material**

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

Color and/or Type of Material \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material N/A

**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 White

**Window Muntins**

- ☐ Not Provided  
☐ True Divided Lites

***Simulated Divided Lites***

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_



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

**Chimney Material**

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

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

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

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

**Gutters and Downspouts**

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

**Driveway Material**

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

**Terraces and Patios**

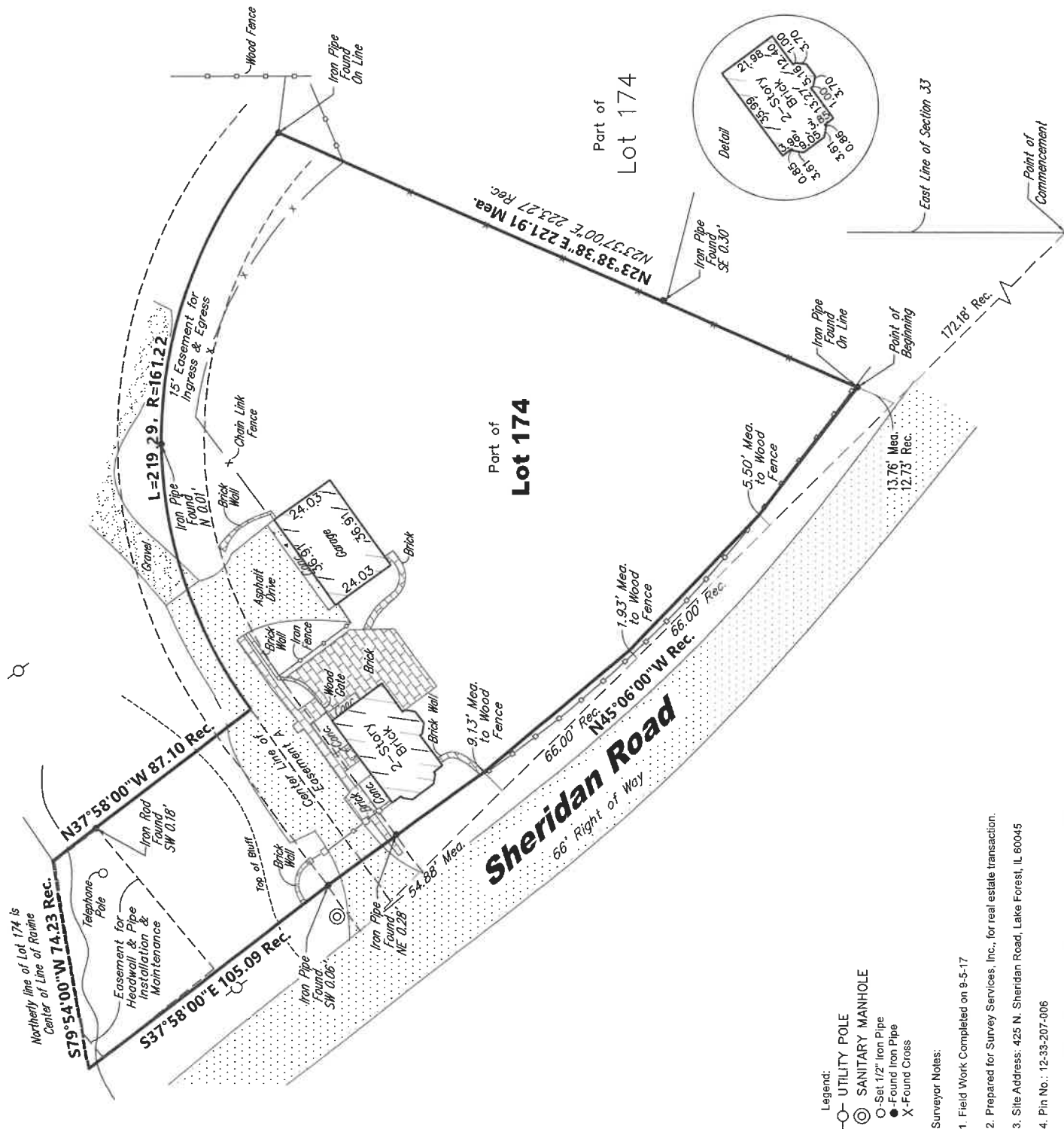
- ☒ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other \_\_\_\_\_



# PLAT OF SURVEY

THAT PART OF LOT 174 IN LAKE FOREST SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 33 AND THE NORTHEASTERLY LINE OF LOT 224 IN LAKE FOREST, SAID POINT OF INTERSECTION BEING THE SOUTHEASTERLY END OF THE CHORD IN SHERIDAN ROAD; THENCE NORTH 45 DEGREES 06 MINUTES WEST (RECORD COURSE) ALONG THE SAID CHORD EXTENDING BETWEEN SAID POINT OF INTERSECTION AND THE MOST NORTHERLY CORNER OF LOT 225 IN LAKE FOREST, 172.8 FEET; THENCE NORTH 23 DEGREES 37 MINUTES EAST 12.73 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 174 WHICH SHALL BE THE PLACE OF BEGINNING; THENCE NORTH 23 DEGREES 37 MINUTES EAST 223.27 FEET TO A POINT OF CURVE WHOSE TANGENT AT SAID POINT BEARS NORTH 48 DEGREES 33 MINUTES WEST; THENCE WESTERLY ALONG SAID CURVE CONVEX NORTHERLY AND HAVING A RADIUS OF 161.22 FEET A DISTANCE OF 219.29 FEET; THENCE NORTH 37 DEGREES 58 MINUTES WEST 87.1 FEET TO THE NORTHERLY LINE OF LOT 174; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 174 A DISTANCE OF 74.23 FEET TO THE NORTHWESTERLY CORNER OF LOT 174; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 174 TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



State of Illinois)  
County of Lake )  
SS)

I, Glenn A. Koter, of the County of Franklin, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Given under my hand and seal this 8th day of September, A.D. 2013.

\_\_\_\_\_  
 Glenn A. Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3223  
 License Expiration Date 11-30-18

This professional service conforms to the current Illinois minimum standards of practice for a land survey.

Job Number  
LS170905

## PLAT OF SURVEY

Sheet Number

**Land Surveying Services, Inc.**

1182 Heather Drive  
Ph. (847)847-1079  
Professional Design Firm License No. 184-003632

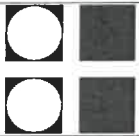
Field Work Completed:	9-5-17
Scale: 1" = 40'	Date: 9-8-17

Site Address:  
425 N. Sheridan Road  
Lake Forest, Illinois

[illegible]

- Surveyor Notes:
1. Field Work Completed on 9-5-17
  2. Prepared for Survey Services, Inc., for real estate transaction.
  3. Site Address: 425 N. Sheridan Road, Lake Forest, IL 60045
  4. Pin No.: 12-33-207-006
  5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
  6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
  7. Auto Cad Files will not be released under this contract.
  8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
  9. All building dimensions and ties are to the current siding material and not to the foundation.
  10. Top of bluff to north property line = 5051 square feet.





Existing Site Plan With Impervious Surface

WOLFE-DIGANCI RESIDENCE

425 Sheridan Road  
Lake Forest IL

DESIGNERS - PLANNERS  
ARCHITECTS -  
22 N. Elston Ave. Chicago, IL 60644  
Tel: 847.855.8700  
Fax: 847.855.7775

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE DESIGNER BY ANY THIRD PARTY AS A RESULT OF THE CLIENT'S USE OF THIS PLAN.

STATE OF ILLINOIS  
I, the undersigned, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same has been duly recorded in the public records of the State of Illinois.

DATE	6.10.21
SCALE	
DRAWN BY	Christopher Urbanczyk
Mark T. DiGanci	
REG. ARCHITECT	

COLOR LEGEND:

- PROPOSED CONSTRUCTION
- PROPOSED DETACHED GARAGE
- EXISTING CONSTRUCTION
- NEIGHBORING HOMES
- EXISTING TREES
- GRASS
- MULCH

--- SETBACK

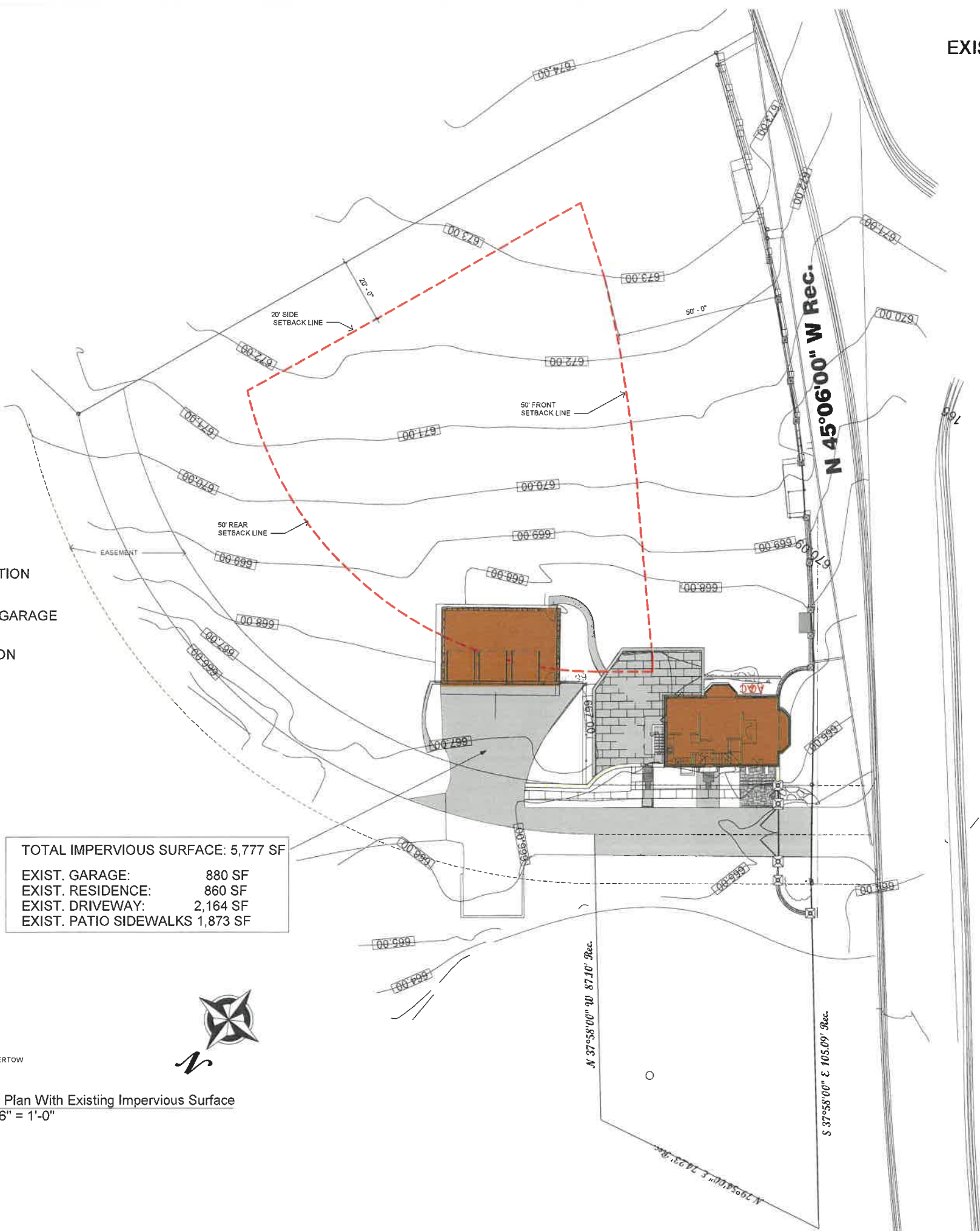
TOTAL IMPERVIOUS SURFACE: 5,777 SF  
EXIST. GARAGE: 880 SF  
EXIST. RESIDENCE: 860 SF  
EXIST. DRIVEWAY: 2,164 SF  
EXIST. PATIO SIDEWALKS 1,873 SF



GRADES CERTIFIED BY CIVIL ENGINEER MARK CHERTOW



1 Site Plan With Existing Impervious Surface  
1/16" = 1'-0"





WOLFE-DIGANCI RESIDENCE

425 Sheridan Road.

Lake Forest, IL 60045

DESIGNERS PLANNERS ARCHITECTS

22 N. Elston Chicago IL 60634 Tel: 847.685.8300 Fax: 847.685.7751

Site Plan With Survey Overlay

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and data that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and data that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (115 Stat 1385, ch 111 112, para 3711 as amended) and the Illinois Accessibility Code, 71 ILCS 406.

DATE		6.10.20	
REVISIONS			
No.	Description		Date

SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci  
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

A1.4

COLOR LEGEND:

- PROPOSED CONSTRUCTION
- PROPOSED DETACHED GARAGE
- EXISTING CONSTRUCTION
- NEIGHBORING HOMES
- EXISTING TREES
- GRASS
- MULCH
- SETBACK

1 Proposed Site Plan With Survey Overlay  
1/16" = 1'-0"



NOTE:  
REFER TO SEPERATE LANDSCAPING PLAN FOR ALL LANDSCAPING

GARAGE DOORS SCREENED FROM STREET AND PEDESTRIAN TRAFFIC BY RETAINING WALL, GRADE, GARDEN WALL AND LANDSCAPING

EXISTING TREES

EXISTING EVERGREENS

ENGLISH GARDEN

50' SETBACK LINE

EXISTING EVERGREENS

EXISTING MASONRY GARDEN WALL

Sheridan Road  
66' Right of Way

EXISTING LANDSCAPING

POND

ORANGE COLOR EXISTING DENOTES EXISTING

PATIO

YELLOW COLOR PROPOSED

GRASS ISLAND

GRAVEL ROAD

EXISTING RESIDENCE

EXISTING TREES

BLUFF LINE

BLUFF LINE

NOTE:  
BUILDING ENVELOPE MEETS CITY REQUIREMENTS.

RAVINE



N 37°58'00" W 87.10' Rec.

S 37°58'00" E 74.23' Rec.

N 79°54'00" E 105.09' Rec.

N 23°38'38" E 221.91' Rec.  
N 23°51'00" E 228.21' Rec.

N 45°06'00" W Rec.

#450



**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.  
Lake Forest, IL 60045

**DESIGN BUILD LLC.**  
ARCHITECTS - DESIGNERS - PLANNERS  
22' N. Elston, Chicago, IL 606' 4 Tel. 847.885.8300 Fax: 847.885.775'

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I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch. 111 § 112, pars. 3711 et seq. as amended) and the Illinois Accessibility Code, 71 Ill. Adm. Code 400.

[illegible]

DRAWN BY:	Chris Urbanczyk
-----------	-----------------

A circular professional seal for the State of Illinois. The outer ring contains the text "STATE OF ILLINOIS" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two stars. The center of the seal contains the name "MARK J. BIANCHI" and the number "11349". A diagonal line is drawn across the seal from the bottom left to the top right.

LICENSE EXPIRES: 11.30.2022

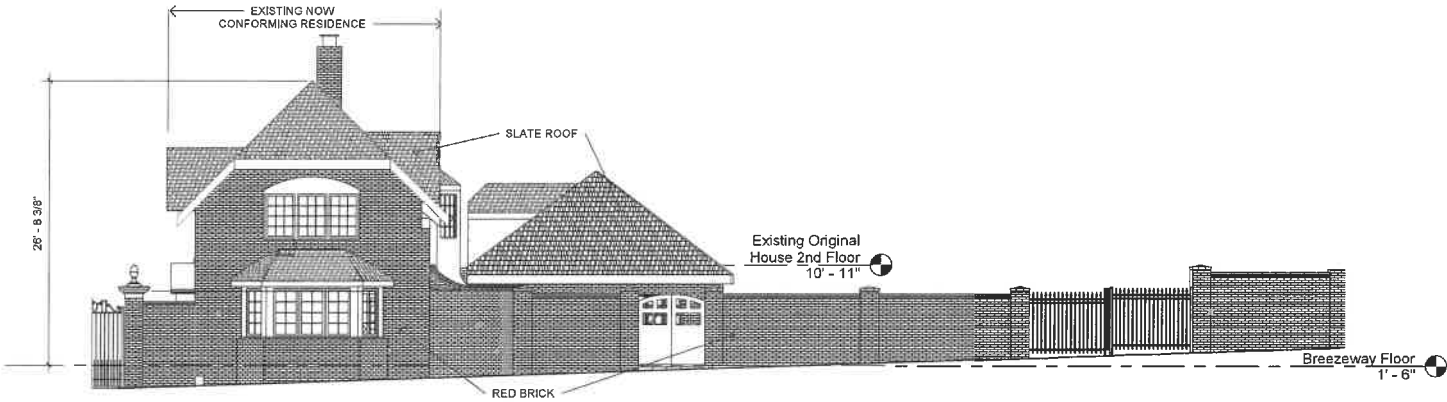
## A1.9



GRADES CERTIFIED BY CIVIL ENGINEER MARK CHERTOW

① Distance to Neighbors  
3/64" = 1'-0"





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

Existing West Elevation

WOLFE-DIGANCI RESIDENCE

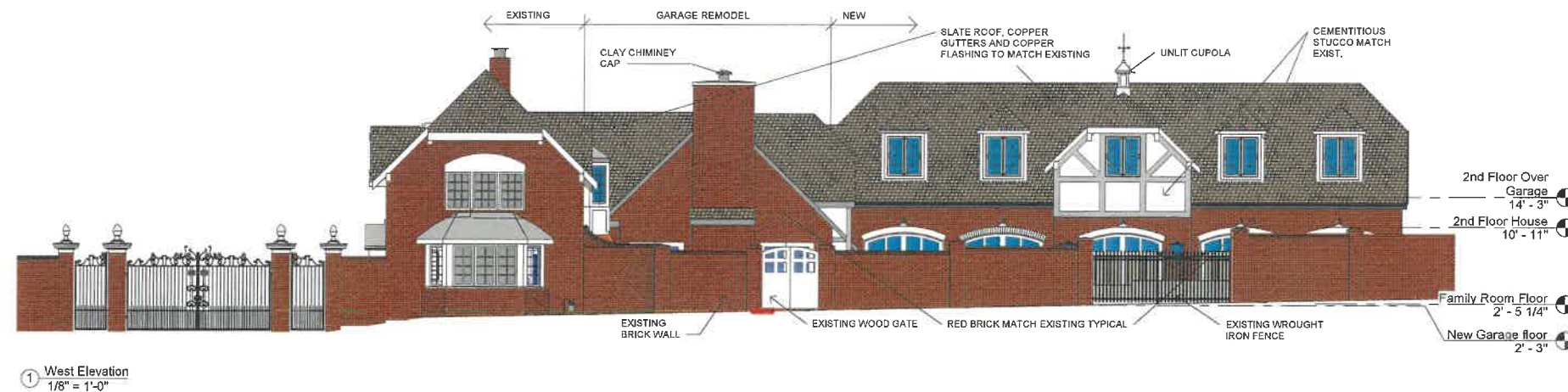
425 Sheridan Road  
Lake Forest IL

DESIGN STUDIOS  
ARCHITECTS  
221 N. ERISON AVE. CHICAGO, IL 60604  
TEL: 312.853.7775

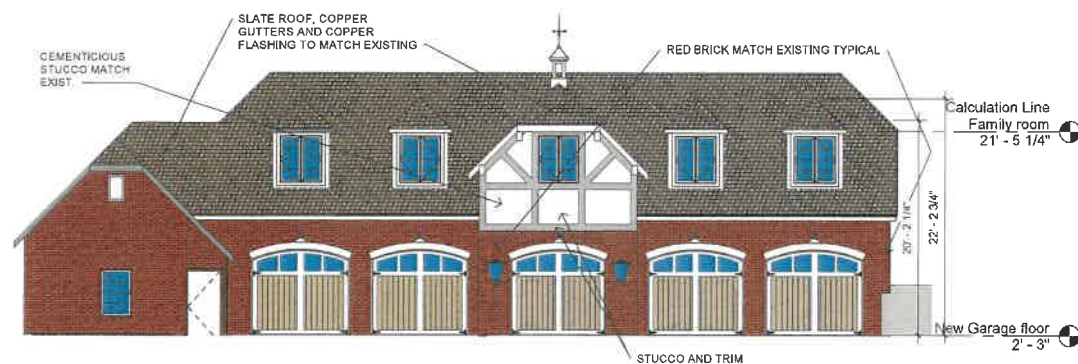
DESIGN STUDIOS  
ARCHITECTS  
221 N. ERISON AVE. CHICAGO, IL 60604  
TEL: 312.853.7775

DATE	6.10.21
SCALE	
DRAWN BY:	Christopher Urbanczyk
Mark T. DiGanci REG. ARCHITECT	
JCE/UCB/ET/HLS: 1.0.1.0.2.0.2	

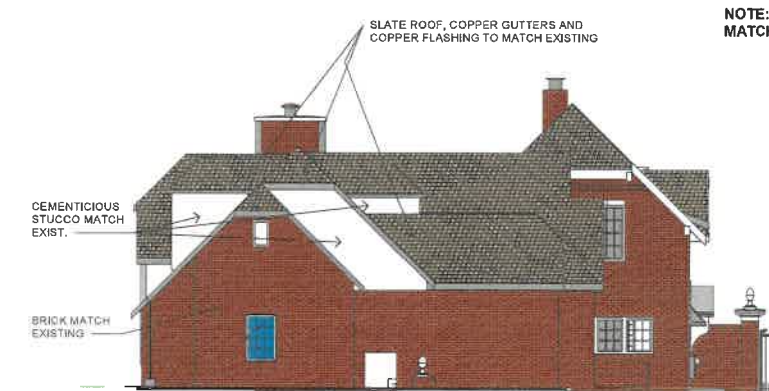
PROPOSED WEST ELEVATION (FACING SHERIDAN ROAD)



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



PROPOSED GARAGE WEST ELEVATION



PROPOSED EAST ELEVATION  
OF CONVERTED GARAGE STRUCTURE & ADDITIONS

NOTE:  
MATCH ALL EXTERIOR FINISHES TO EXISTING TYP.

Proposed West Elevations

**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road,  
Lake Forest, IL 60045

DESIGNERS - PLANNERS  
ARCHITECTS  
221 N. Elston, Chicago, IL 60614, Tel. 847.853.3300 Fax: 847.853.775

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REVISIONS		
No.	Description	Date

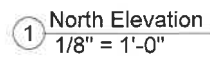
SCALE

DRAWN BY: Chris Urbanczyk

Mark T DiGanci  
REG. ARCHITECT



A3.1




DESIGN STUDIOS, LLC.  
ARCHITECTS - DESIGNERS - PLANNERS  
222 N. Elston Ave., Chicago, IL 60641  
Fax: 847.685.775 Tel.: 847.685.8100

This is supposed, or meant to be, composed of a series of 120 dots, arranged in a rectangular grid, 10 dots high by the side and 12 dots wide by the side. The dots are supposed to be arranged in the following manner:

### STATISTICS OF COMPLIANCE

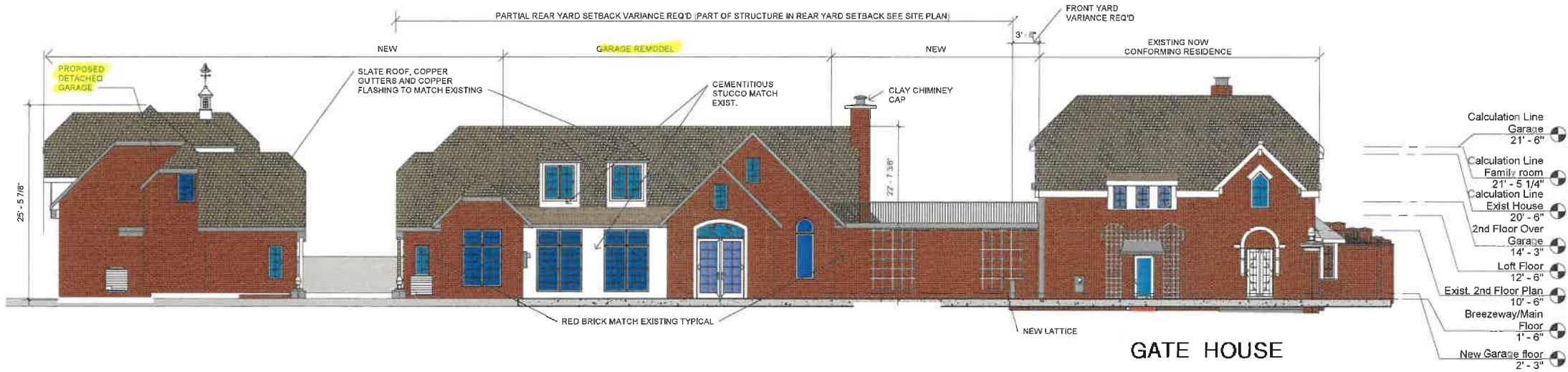
Table 1 compares the number of firms that were audited by each of the 10 different states and reported that they were in compliance with the new rules. The table also indicates the number of firms that reported that they were not in compliance with the new rules. The number of firms that reported that they were in compliance with the new rules is 1,100, or 70.6 percent of the total sample of 1,558 firms. The number of firms that reported that they were not in compliance with the new rules is 458, or 29.4 percent of the total sample of 1,558 firms.

DATE	6.10.21
SCALE	
DRAWN BY:	Christopher Urbanczyk
Mark T. DiGanci REG. ARCHITECT	
	
JCE N51 677-1-ES 1.374.124	

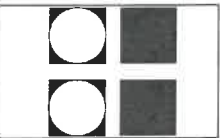
10.5.2.2.2

### A3.6





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



Proposed North Elevation

**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.  
Lake Forest, IL 60045

DESIGN STUDIO 24, LLC.  
ARCHITECTS - PLANNERS  
22 N. Elston Chicago, IL 60624 Tel: 847.885.8300 Fax: 847.885.7751

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DATE	6.10.20	
REVISIONS		
No.	Description	Date

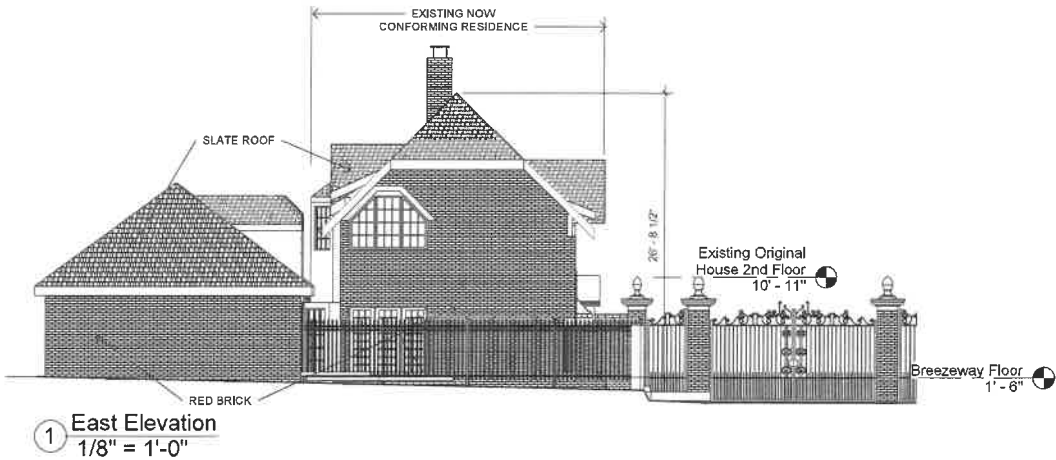
SCALE

DRAWN BY: Chris Urbanczyk

Mark T. DiGanci  
REG. ARCHITECT



A3.7



Existing East Elevation

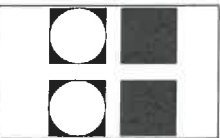
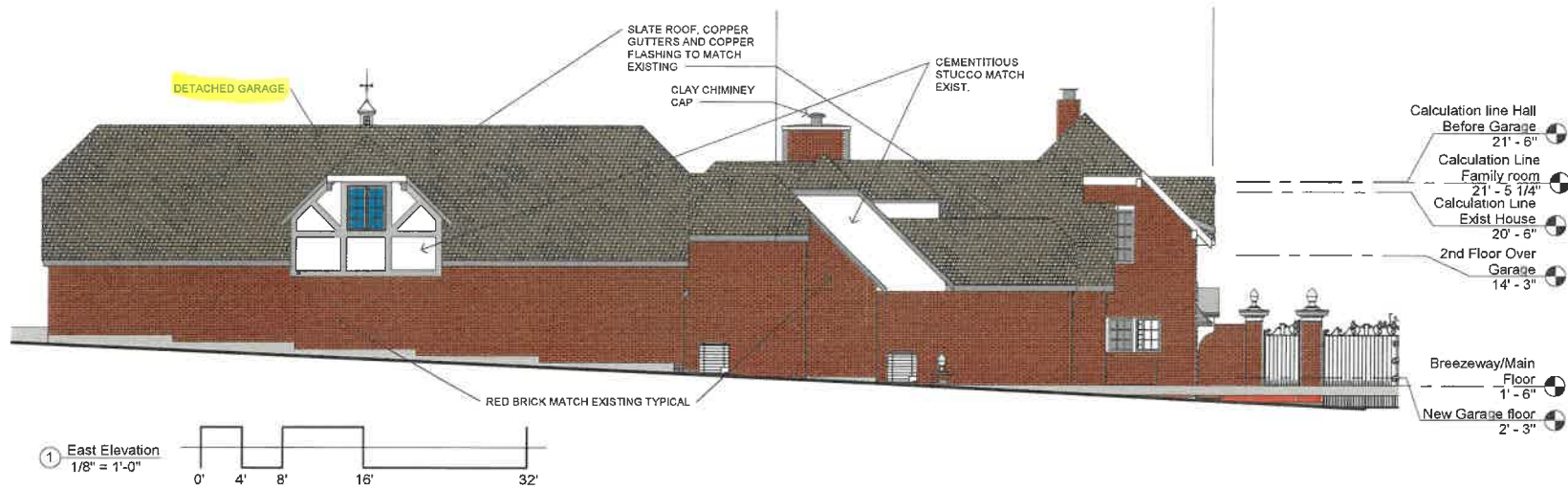
**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road  
Lake Forest IL

**DESIGN STUDIO 24, LLC.**  
ARCHITECTS - DESIGNERS - PLANNERS  
221 N. Elston Ave. Chicago, IL 60654  
Tel.: 847.865.8300

STATEMENT OF WORK  
The purpose of this document is to define the scope of work for the design and construction of the residence. The project includes the design and construction of the residence, including the foundation, framing, roof, and exterior finishes. The project also includes the design and construction of the landscaping, including the lawn, trees, and shrubs. The project is to be completed within the specified budget and timeline.

STATEMENT OF WORK  
The purpose of this document is to define the scope of work for the design and construction of the residence. The project includes the design and construction of the residence, including the foundation, framing, roof, and exterior finishes. The project also includes the design and construction of the landscaping, including the lawn, trees, and shrubs. The project is to be completed within the specified budget and timeline.

DATE	6.10.21
SCALE	
DRAWN BY:	Christopher Urbanczyk
Mark T. DiGanci REG. ARCHITECT	



Proposed East Elevations

**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.  
Lake Forest, IL 60045

DESIGN STUDIO 24 LTD.  
ARCHITECTS & PLANNERS  
221 N. ELM, CHICAGO, IL 60614 TEL: 847.885.3300 FAX: 847.885.7757

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DATE	6.10.20	
REVISIONS		
No.	Description	Date

SCALE

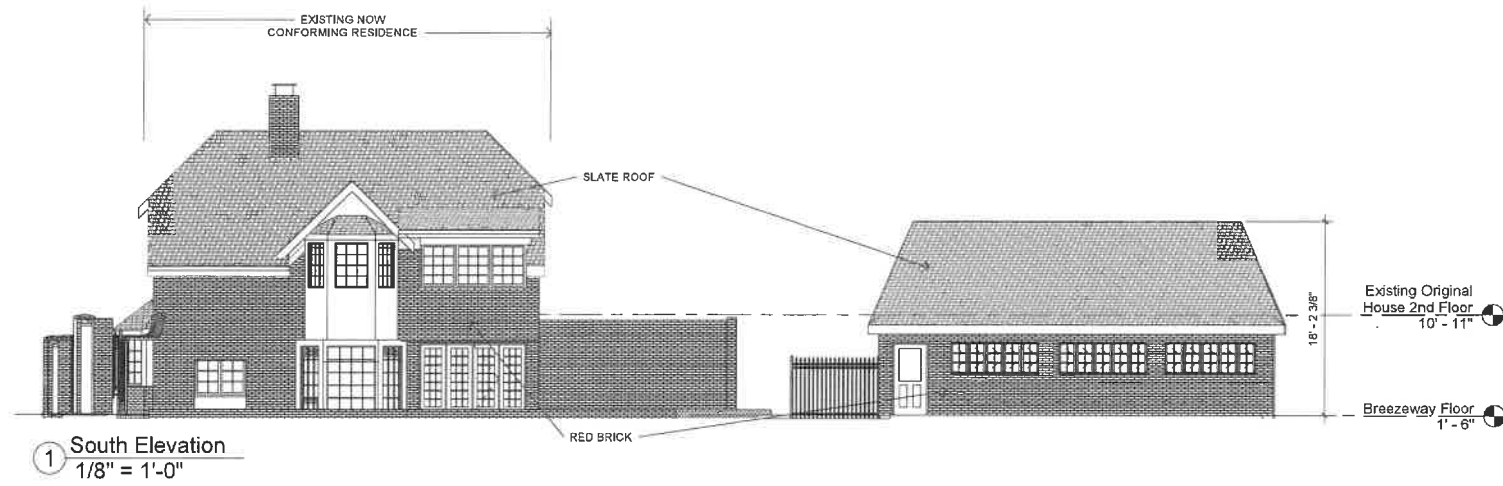
DRAWN BY: Chris Urbanczyk

Mark T. DiGanci  
REG. ARCHITECT



A3.5





Existing South Elevation

**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road  
Lake Forest IL

**DESIGN STUD PLANNERS**  
ARCHITECTS - DESIGNERS - 24, LLC.  
221 N. Elston Ave. Chicago, IL 60641  
Tel: 847.885.8500 Fax: 847.885.775

1. This drawing is a reproduction of the original drawing and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the building. The architect is not responsible for the construction of the building or for the results of the construction of the building.

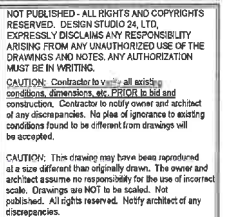
**STATE OF ILLINOIS**  
I, **Mark T. DiGanci**, being duly sworn, depose and say that I am the author of the foregoing drawings and that I am a duly licensed architect in the State of Illinois.

DATE	6.10.21
SCALE	
DRAWN BY	Christopher Urbanczyk
Mark T. DiGanci REG. ARCHITECT	
JCL: Vol. 17-1-23 1.3.2.202	

A3.2

**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.

**D E S I G N S T U D I O 24 LLC.**  
**ARCHITECTS - DESIGNERS - PLANNERS**  
222 N. Elston Chicago, IL 60614 Tel: 847.885.8300 Fax: 847.885.1775



**STATEMENT OF COMPLIANCE**

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[illegible]

SCALE

DRAWN BY:	Chris Urbanczyk
-----------	-----------------

Mark T DiGanci  
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

### A3.3





















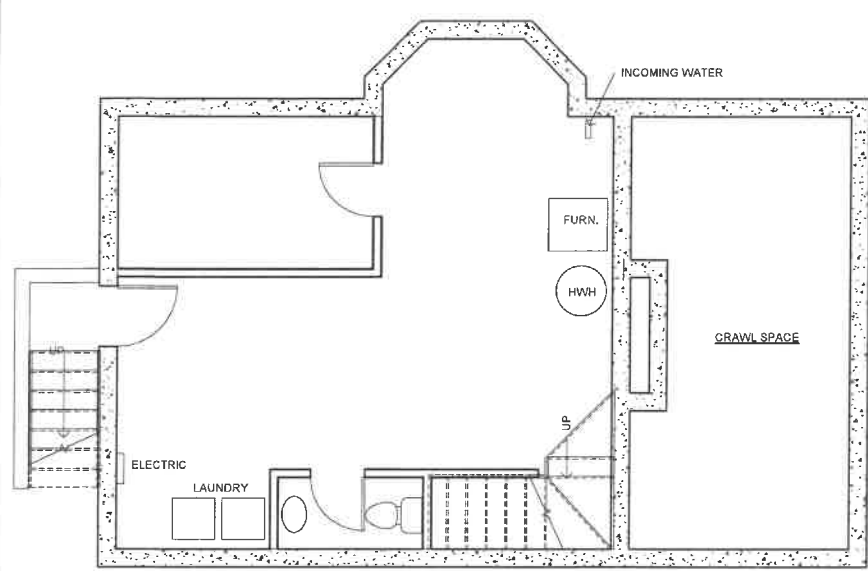




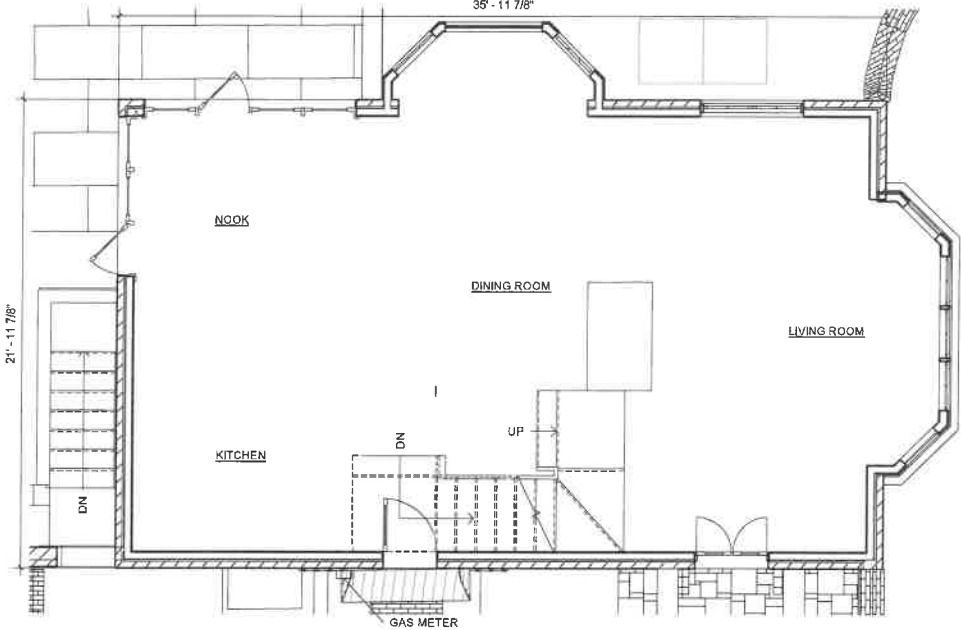




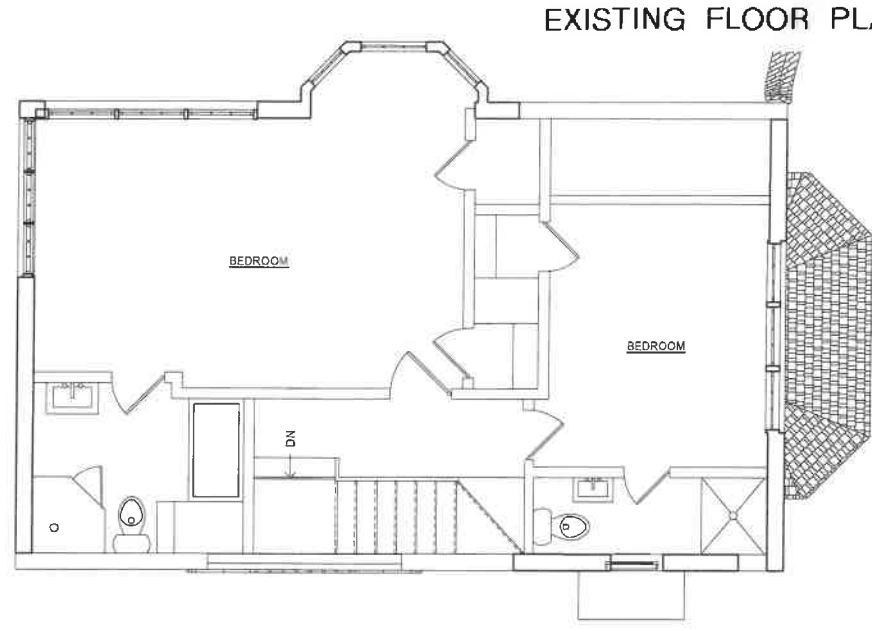




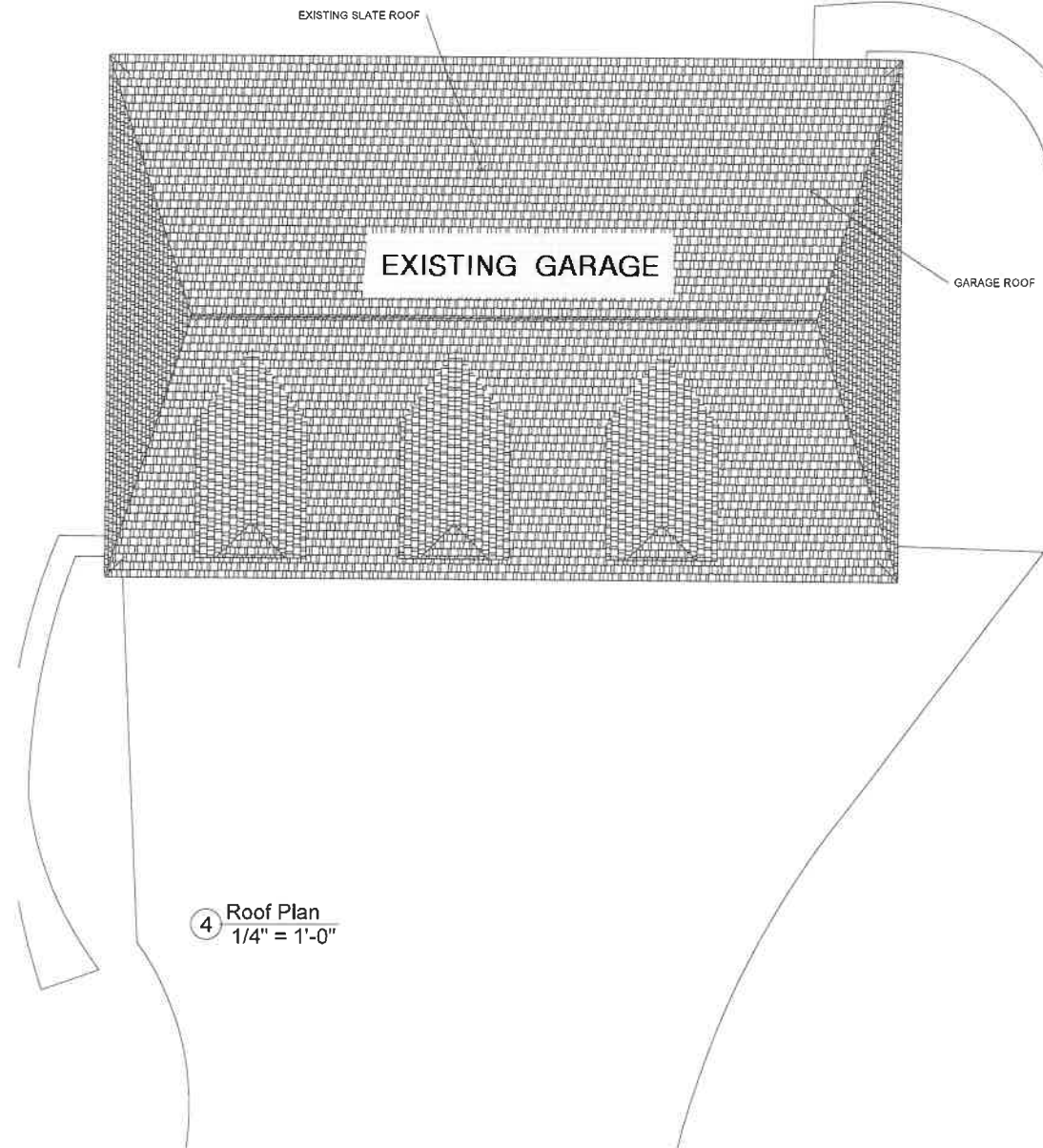
1 Existing Basement Floor Plan  
1/4" = 1'-0"



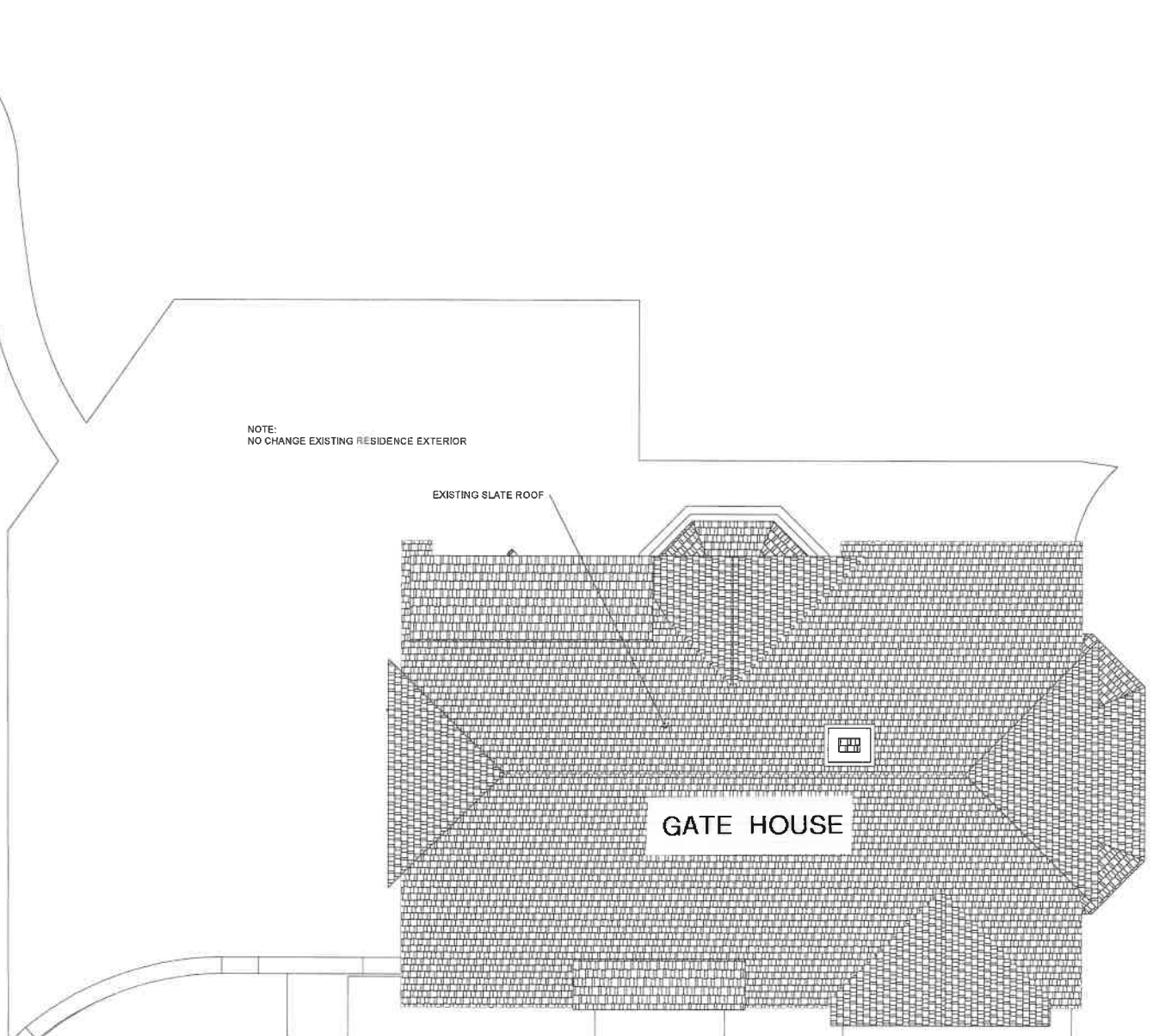
2 Existing Original House 1st Floor  
1/4" = 1'-0"



3 Existing Original House 2nd Floor  
1/4" = 1'-0"



4 Roof Plan  
1/4" = 1'-0"



Existing Floor Plans  
**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road  
Lake Forest IL

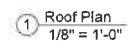
DESIGN STUD PLANNERS  
ARCHITECTS - DESIGNERS - PLANNERS  
221 N. Elston Ave. Chicago, IL 60641 Tel: 847.865.775 Fax: 847.865.6500

EXISTING SLATE ROOF  
The existing slate roof is in good condition and will be replaced with a new slate roof. The new slate roof will be installed over the existing slate roof. The new slate roof will be installed over the existing slate roof. The new slate roof will be installed over the existing slate roof.

EXISTING GARAGE  
The existing garage is in good condition and will be replaced with a new garage. The new garage will be installed over the existing garage. The new garage will be installed over the existing garage. The new garage will be installed over the existing garage.

EXISTING SLATE ROOF  
The existing slate roof is in good condition and will be replaced with a new slate roof. The new slate roof will be installed over the existing slate roof. The new slate roof will be installed over the existing slate roof. The new slate roof will be installed over the existing slate roof.

DATE 6.10.21  
SCALE  
DRAWN BY Christopher Urbanczyk  
Mark T. DiGanci  
REG. ARCHITECT  
STATE OF ILLINOIS  
JUL 10 2021



**DESIGN STUDIOS, LLC.**  
**ARCHITECTS - DESIGNERS - PLANNERS**  
221 N. Elston, Chicago, IL 60614 Tel: 647.985.8300 Fax: 847.845.7775

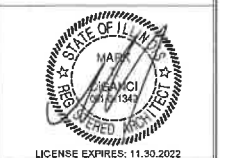
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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev Stat 1985, ch 111 1/2, pars 3711 et seq as amended) and the Illinois Accessibility Code, 71 ii, Adm. Code 400.

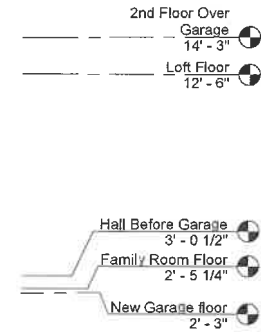
[illegible]

Mark T DiGanci  
REG. ARCHITECT



LICENSE EXPIRES: 11.30.2022

## A2.4



30'-0"

VARIANCE REQUIRED FOR CUPOLA

24'-9 1/2"

24'-7"

MAX. ALLOWABLE HEIGHT OF DETACHED GARAGE ROOF IS 25'-0"

UNLIT CUPOLA

Calculation Line  
Family room  
21' - 5 1/4"

2nd Floor Over  
Garage  
14' - 3"

668.5

668.3

SLOPE

LOWEST GRADE  
AT GARAGE 668.2

New Garage floor  
2' - 3"

Building Section

Lake Forest, IL 60045

**DESIGN STUDIOS 24, LLC.**  
ARCHITECTS - DESIGNERS - PLANNERS  
221 N. Elston Chicago, IL 60614 Tel. 847.885.2300 Fax: 847.885.775.

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I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch. 111 1/2, pars. 3711 et seq. as amended) and the Illinois Accessibility Code, 71 II. Adm. Code 400.

LICENSE EXPIRES: 11.30.2022

## A4.0



**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.

Lake Forest, IL 60045  
DESIGN STUDIOS, LLC.  
ARCHITECTS - DESIGNERS - PLANNERS  
227 N. Elston, Cicero, IL 06614 Tel. 847.585.8300 Fax: 847.985.775.

**CAUTION:** Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be different from drawings will be accepted.

**CAUTION:** This drawing may have been reproduced at a size different than originally drawn. The owner and architect assume no responsibility for the use of incorrect scale. Drawings are NOT to be scaled. Not published. All rights reserved. Notify architect of any discrepancies.

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

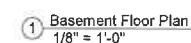
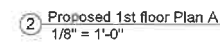
**STATEMENT OF COMPLIANCE**

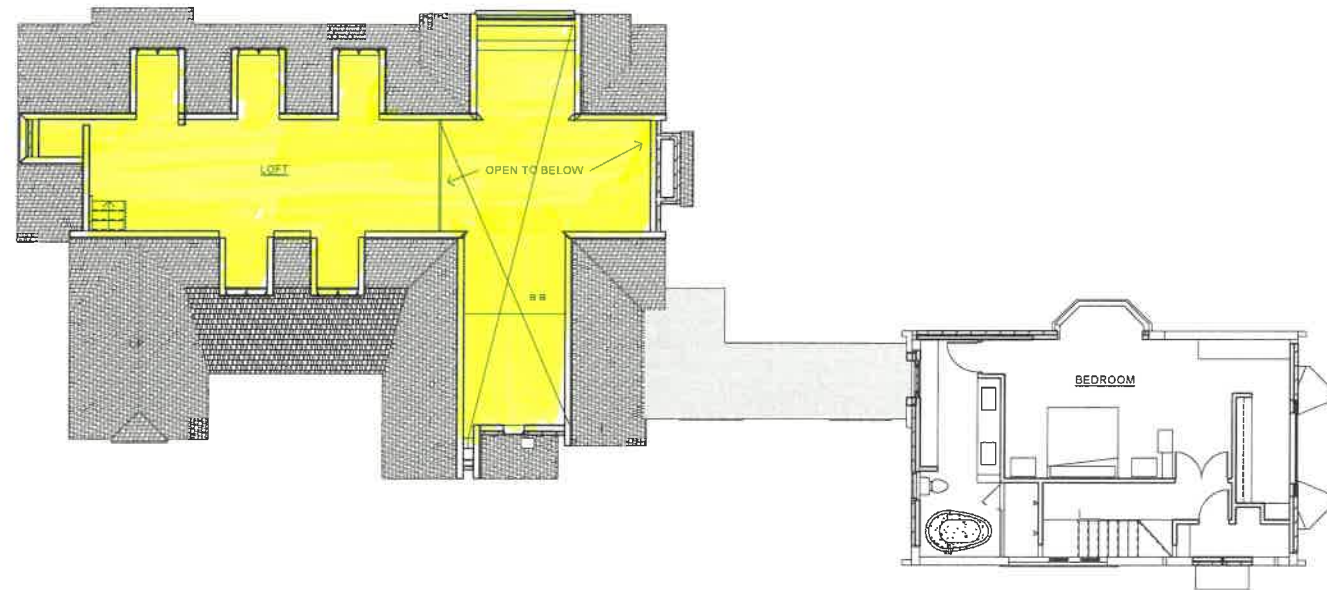
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev. Stat. 1985, ch. 111 1/2, pars. 3711 et seq. as amended) and the Illinois Accessibility Code, 71 Il. Adm. Code 400.

SCALE	
DRAWN BY:	Chris Urbanczyk

LICENSE EXPIRES: 11.30.2022

## A2.2





Proposed 2nd Floor Plan

**WOLFE-DIGANCI RESIDENCE**

425 Sheridan Road.  
Lake Forest, IL 60045

**D E S I G N T U D I O 24 LLC.**  
ARCHITECTS - DESIGNERS - PLANNERS  
2201 N. Elston Chicago, IL 60614 Tel: 847.855.4300 Fax: 847.585.775

**STATEMENT OF COMPLIANCE**

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

**STATEMENT OF COMPLIANCE**

I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Planning Act (Rev. Stat. 1985, ch 111, 1/2, pars 3711 et seq; as amended) and the Illinois Accessibility Code, 711, Adm. Code 400.

SCALE	
DRAWN BY:	Chris Urbanczyk

LICENSE EXPIRES: 11.30.2022

A2.3



**WOLFE-DIGANCI RESIDENCE**  
425 Sheridan Road.

**DESIGN STUDIOS - PLANNERS**  
22<sup>nd</sup> N. Elston, Chicago, IL 60664 Tel. 847.285.8300 Fax: 847.895.775

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I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Lake Forest, IL.

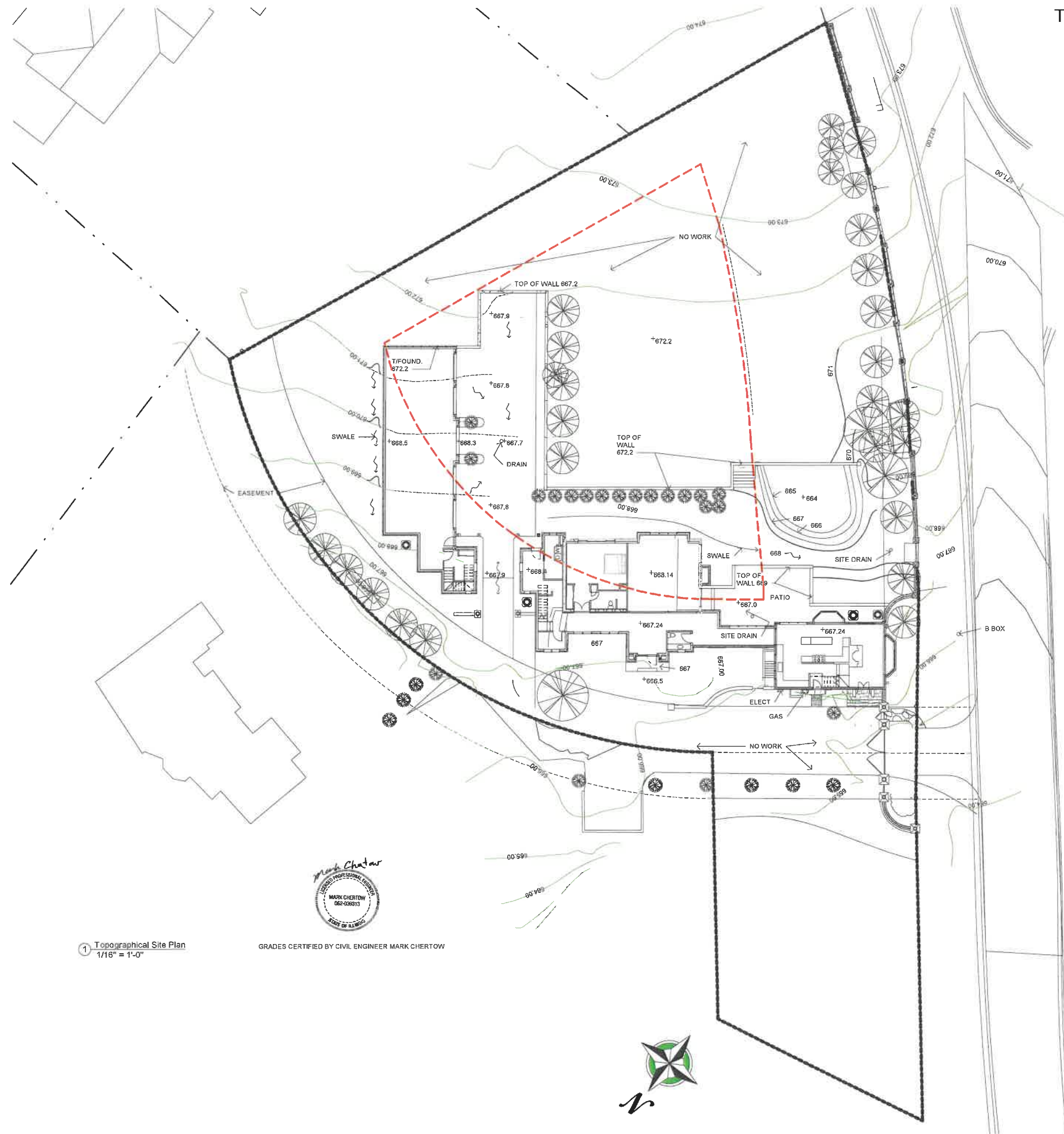
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (1 Rev Stat 1985, ch 111 1/2, parts 3711 et seq as amended) and the Illinois Accessibility Code, 71 IL Adm. Code 400.

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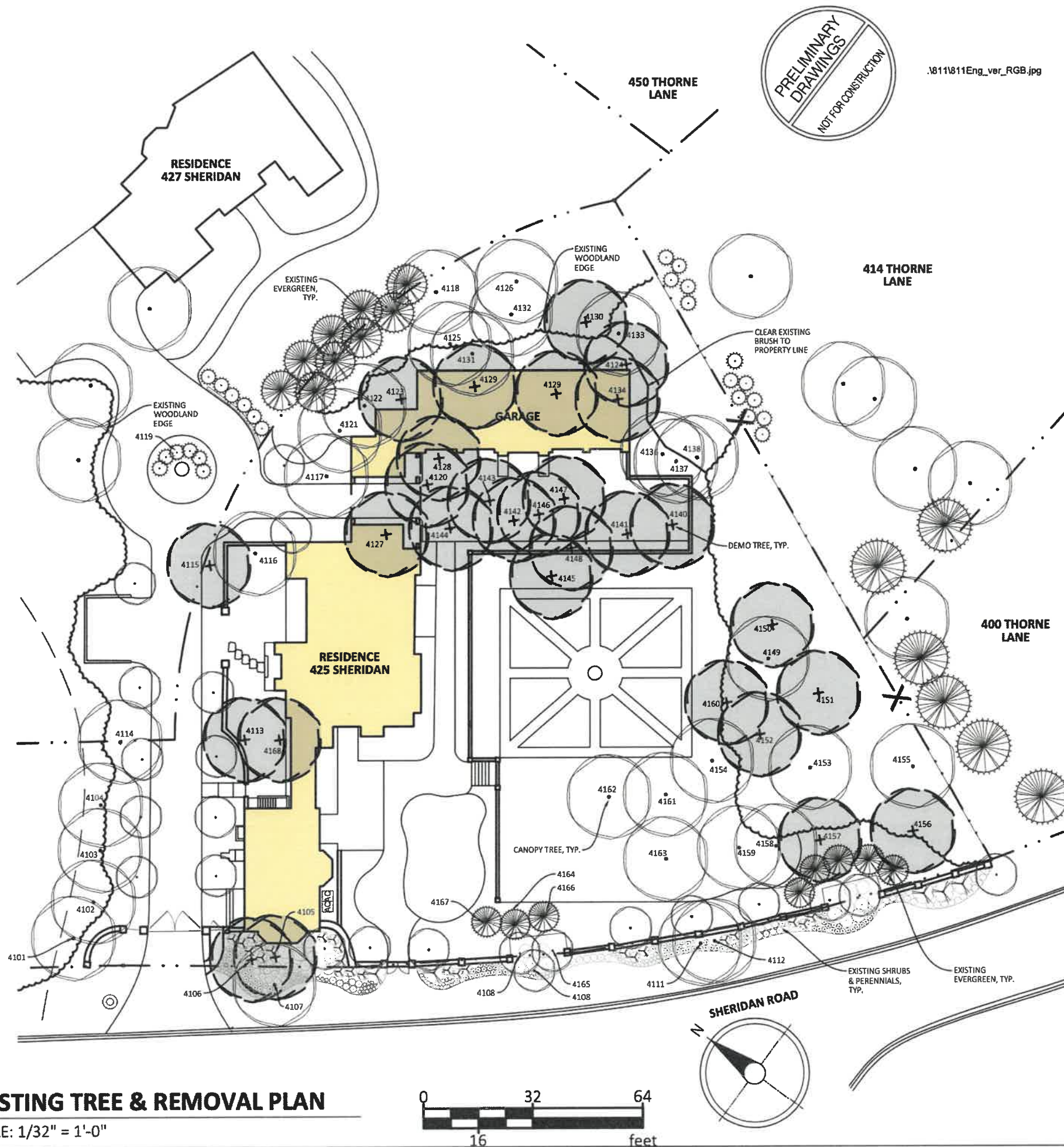
DRAWN BY:	Chris Urbanczyk
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LICENSE EXPIRES: 11.30.2022

## A1.5







## EXISTING TREE & REMOVAL PLAN

SCALE: 1/32" = 1'-0"

Tree ID	Common Name	Condition Class	Dbh 1	Dbh 2	Dbh 3	Dbh 4	Removal
4101	Maple-Sugar	Good	14	0	0	0	No
4102	Maple-Sugar	Good	12	0	0	0	No
4103	Maple-Sugar	Good	13	0	0	0	No
4104	Maple-Sugar	Good	13	0	0	0	No
4105	Arborvitae-Eastern	Good	9	6	0	0	Remove
4106	Arborvitae-Eastern	Good	8	0	0	0	Remove
4107	Oak-Bur	Fair	33	0	0	0	No
4108	Oak-White	Fair	24	0	0	0	No
4109	Maple-Norway	Good	11	0	0	0	No
4110	Maple-Norway	Fair	14	0	0	0	No
4111	Linden-Littleleaf	Poor	10	0	0	0	No
4112	Linden-Littleleaf	Fair	11	0	0	0	No
4113	Crabapple	Good	11	0	0	0	Remove
4114	Maple-Norway	Fair	22	0	0	0	No
4115	Arborvitae-Eastern	Good	7	4	3	0	Remove
4116	Oak-White	Good	18	0	0	0	No
4117	Oak-White	Fair	23	0	0	0	No
4118	Arborvitae-Eastern (12)	Good	5	4	3	3	No
4119	Arborvitae-Eastern (8)	Good	4	2	2	0	No
4120	Maple-Norway	Good	12	0	0	0	Remove
4121	Oak-White	Good	25	0	0	0	No
4122	Maple-Norway	Good	9	0	0	0	No
4123	Maple-Norway	Poor	16	0	0	0	Remove
4124	Ash-Green	Dead	11	0	0	0	Remove
4125	Maple-Norway	Good	10	0	0	0	No
4126	Maple-Norway	Good	9	0	0	0	No
4127	Maple-Norway	Good	8	0	0	0	Remove
4128	Ash-Green	Dead	8	0	0	0	Remove
4129	Maple-Norway	Good	13	0	0	0	Remove
4130	Oak-Swamp White	Poor	31	0	0	0	Remove
4131	Maple-Norway	Good	10	0	0	0	No
4132	Maple-Norway	Good	8	0	0	0	No
4133	Maple-Norway	Fair	27	0	0	0	No
4134	Maple-Norway	Good	11	0	0	0	Remove
4135	Maple-Norway	Good	8	0	0	0	No
4136	Maple-Norway	Good	13	0	0	0	No
4137	Maple-Norway	Good	13	0	0	0	No
4138	Maple-Norway	Good	12	0	0	0	No
4139	Maple-Norway	Good	10	0	0	0	No
4140	Maple-Norway	Good	12	0	0	0	Remove
4141	Maple-Norway	Good	8	0	0	0	Remove
4142	Maple-Norway	Fair	8	0	0	0	Remove
4143	Maple-Norway	Good	11	0	0	0	Remove
4144	Maple-Norway	Good	10	0	0	0	Remove
4145	Elm	Poor	22	0	0	0	Remove
4146	Elm	Fair	13	0	0	0	Remove
4147	Maple-Norway	Good	8	0	0	0	Remove
4148	Maple-Norway	Good	9	0	0	0	Remove
4149	Linden-Littleleaf	Fair	11	7	0	0	No
4150	Ash-Green	Dead	10	0	0	0	Remove
4151	Ash-Green	Dead	9	0	0	0	Remove
4152	Spruce-Colorado Blue	Poor	13	0	0	0	Remove
4153	Linden-Littleleaf	Good	8	8	0	0	No
4154	Elm-American	Good	8	0	0	0	No
4155	Oak-Swamp White	Good	21	0	0	0	No
4156	Ash-Green	Dead	8	0	0	0	Remove
4157	Ash-Green	Dead	8	0	0	0	Remove
4158	Maple-Norway	Good	10	0	0	0	No
4159	Maple-Norway	Good	10	0	0	0	No
4160	Spruce-Colorado Blue	Poor	11	0	0	0	Remove
4161	Oak-White	Good	31	0	0	0	No
4162	Oak-White	Fair	31	0	0	0	No
4163	Oak-White	Fair	24	0	0	0	No
4164	Arborvitae-Eastern	Good	8	0	0	0	No
4165	Arborvitae-Eastern	Good	9	0	0	0	No
4166	Arborvitae-Eastern	Good	8	0	0	0	No
4167	Arborvitae-Eastern	Good	11	0	0	0	No
4168	Arborvitae-Eastern (11)	Good	7	6	4	0	Remove

## TREE PRESERVATION AND REMOVAL NOTES:

1. TREE INVENTORY PROVIDED BY BARTLETT TREE EXPERTS ON AUGUST 6, 2021. OWNER CAN SUPPLY ARBORIST'S FULL REPORT.
2. ROOT PRUNE ALL REMAINING TREES NEAR ALL EXCAVATION
3. PROTECT ALL EXISTING TREES TO REMAIN W/ 3'-0" CONSTRUCTION FENCING

**ADDITION & GARAGE LANDSCAPING**  
425 SHERIDAN ROAD  
LAKE FOREST, IL 60045

OWNER NAME:  
**WOLFE-DIGANCI**  
425 SHERIDAN ROAD  
LAKE FOREST, IL 60045

CONSULTANTS:

**PLANNED ENVIRONMENT ASSOCIATES**  
P.O. BOX 224  
CHESTER, N.H. 03034  
(603) 291-3383  
www.plannedenv.com

SUBMITTAL & REVISIONS

STAMP:

TITLE:  
**TREE REMOVAL PLAN**

SHEET:

**L001**

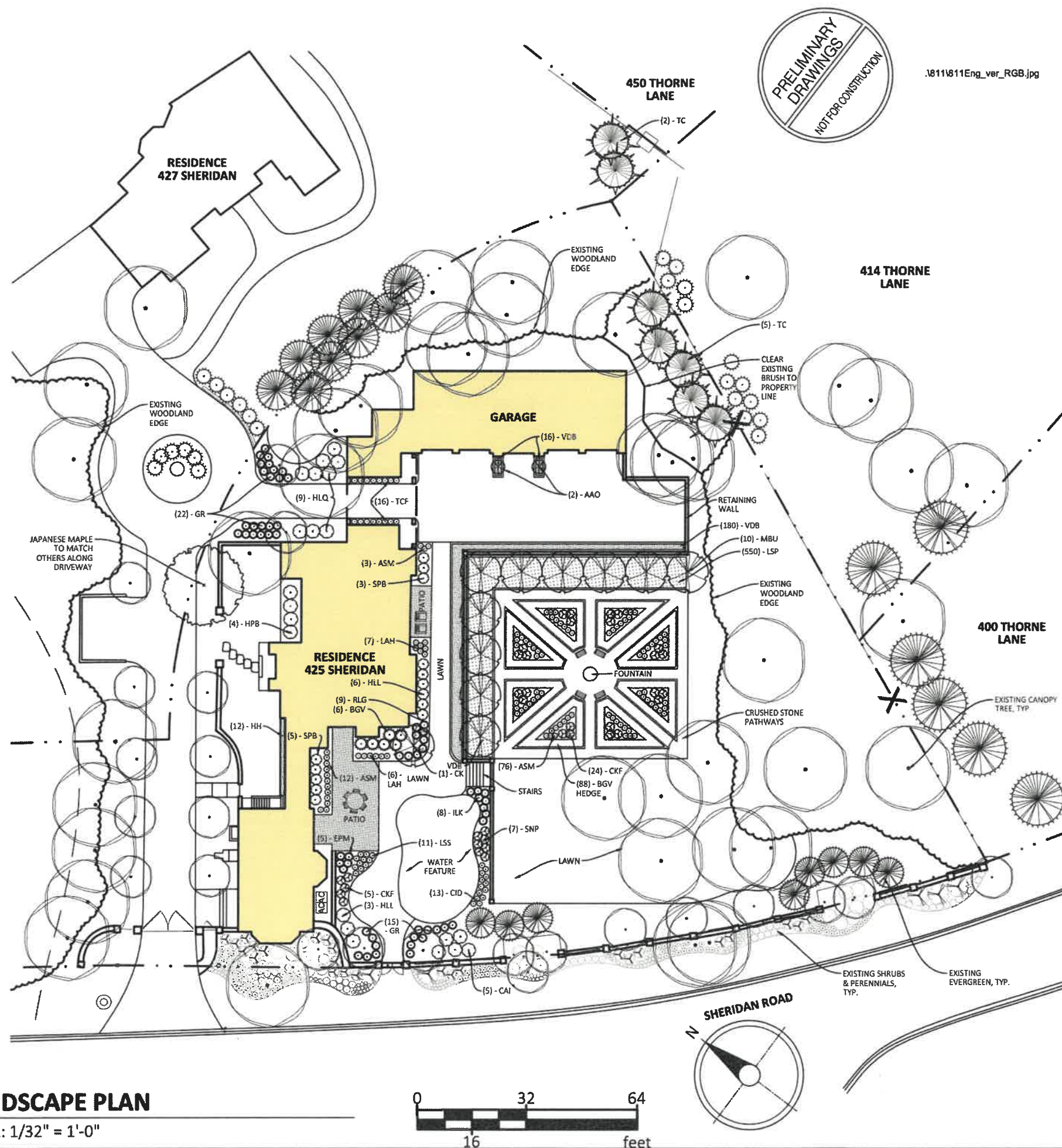
DRAWN BY: JRR

CHECK BY: JIF

PROJECT #: 21-052



## LANDSCAPE PLAN



PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ORNAMENTAL TREES					
AAO	2	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	8' HT.	4' O.C.
CK	1	CORNUS KOUSA	CHINESE DOGWOOD	8' HT.	25' O.C.
MBU	10	MAGNOLIA 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	8' HT.	15' O.C.
EVERGREEN TREES					
TC	7	TSUGA CANADENSIS	CANADIAN HEMLOCK	10' HT.	30' O.C.
DECIDUOUS SHRUBS					
CAI	5	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	#3 CONT.	60" O.C.
HPB	4	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#3 CONT.	48" O.C.
HLL	9	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	#3 CONT.	36" O.C.
HLQ	9	HYDRANGEA PANICULATA 'SMPHLQF'	LITTLE QUICK FIRE HYDRANGEA	#5 CONT.	48" O.C.
SPB	8	SYRINGA PENDA 'BLOOMERANG'	BLOOMERANG DWARF LILAC	#3 CONT.	36" O.C.
EVERGREEN SHRUBS					
BGV	88	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3 CONT.	24" O.C.
ORNAMENTAL GRASSES					
CKF	29	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.
PERENNIALS & GROUNDCOVERS					
ASM	91	ALLIUM 'MILLENNIUM'	MILLENNIUM ALLIUM	#1 CONT.	18" O.C.
CID	13	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	#1 CONT.	18" O.C.
EPM	5	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.
GR	37	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	#1 CONT.	24" O.C.
HH	12	HEDERA HELIX	ENGLISH IVY	#1 CONT.	24" O.C.
ILK	8	IRIS ENSATA 'LION KING'	LION KING IRIS	#1 CONT.	24" O.C.
LAH	13	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	#1 CONT.	18" O.C.
LSS	11	LEUCANTHEMUM SUPERBUM 'SNOWCAP'	SNOWCAP SHASTA DAISY	#1 CONT.	18" O.C.
LSP	550	LIRIOPE SPICATA	CREEPING LILYTURF	QUARTS	12" O.C.
RLG	9	RUDEBECKIA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN	#1 CONT.	18" O.C.
SNP	7	SYMPHYOTRICHUM N. 'PURPLE DOME'	PURPLE DOME ASTER	#1 CONT.	36" O.C.
TCF	16	TIARELLA CORDIFOLIA	CREEPING FOAMFLOWER	#1 CONT.	18" O.C.
VDB	196	VINCA MINOR 'DART'S BLUE'	DART'S BLUE CREEPING MYRTLE	#1 CONT.	18" O.C.

**PROJECT NAME:**  
**ADDITION &  
GARAGE  
LANDSCAPING**  
425 SHERIDAN ROAD  
LAKE FOREST, IL 60045

**OWNER NAME:**  
**WOLFE-DIGANO**  
425 SHERIDAN ROAD  
LAKE FOREST, IL 60045

CONSULTANTS:

**Planned Environment Associates**  
P.O. Box 324  
New Weston, N.Y. 14624  
(716) 299-3300

SUBMITTAL & REVISIONS	
1	08/10/21 SCHEMATIC DESIGN
2	09/13/21 PLANT QUANTITIES

STAMP:



JMP

TITLE: <b>LANDSCAPE PLAN</b>
SHEET: <b>L101</b>
DRAWN BY: JRR
CHECK BY: JJF
PROJECT #: 21-052

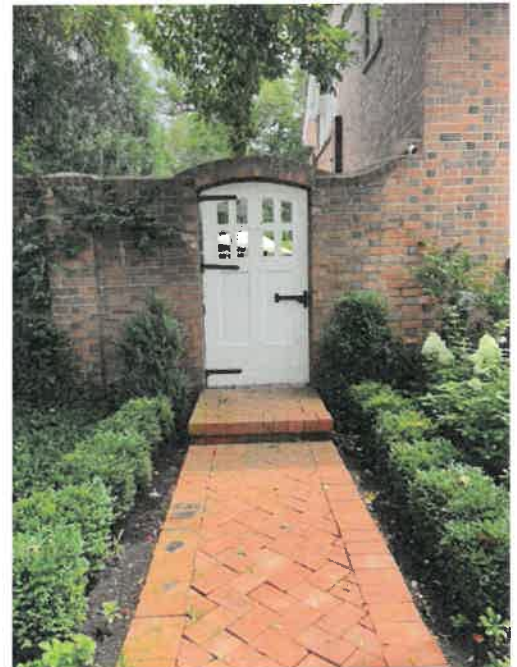
## LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"



# PHOTOGRAPHS OF SITE

## FACING SOUTH





# PHOTOGRAPHS OF SITE

FACING SOUTH



# PHOTOGRAPHS OF SITE

## FACING EAST





# PHOTOGRAPHS OF SITE

FACING EAST



# PHOTOGRAPHS OF SITE

FACING EAST





# PHOTOGRAPHS OF SITE

## FACING NORTH





# PHOTOGRAPHS OF SITE

## FACING WEST





# PHOTOGRAPHS OF SITE

## FACING NORTH



# IMMEDIATE NEIGHBORHOOD



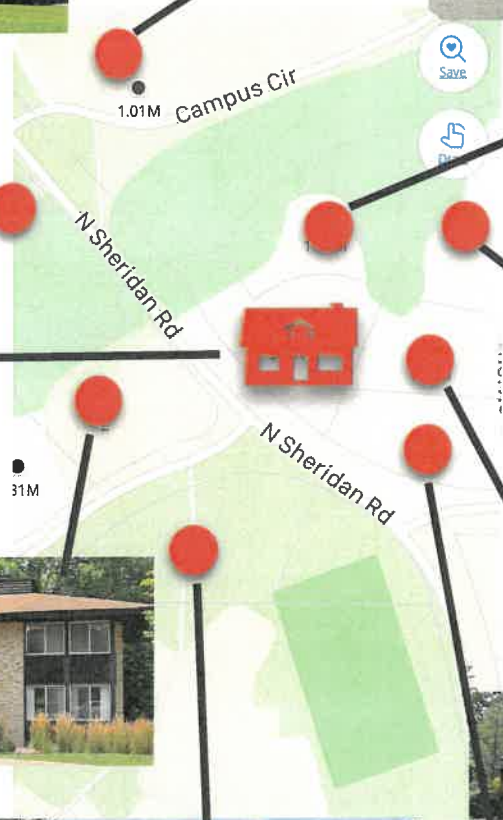
Lake Forest College/  
Glen Rowan House



Lake Forest College



427 N Sheridan



425 N Sheridan

Lake Forest College/  
South Campus



450 Thorne Lane



414 Thorne Lane



400 Thorne Lane





## Views of Neighbors



## **SUPPLEMENTAL MATERIALS**



# HISTORICAL INFORMATION ON THE PROPERTY

## Private estate associated with an American legacy

- Original owner Robert J Thorne, *President, Montgomery Ward*; Son of the Co-founder.
- Montgomery Ward was a pioneer in retailing.... the first to provide mail order print catalog (aka "Wish Book")... beat the Sears Catalog by 24 years; first company to provide a "Satisfaction or money back" guarantee
- President of the Board of Trustees Lake Forest Academy



GARDEN FRONT  
HOUSE OF ROBERT J THORNE, LAKE FOREST ILL  
1892-93. ARCHITECT: JOHN MCKECKNIE, J. (1892) ARCHITECT

## Exemplification of architecture and general rarity

- Representative of the bygone Country Place Era (1890-1930)
- Faded reflection of Lake Forest's colorful and wealthy history (time of tycoons and grand estates)
- Prime example of English Manor architecture

## Work of a significant architect

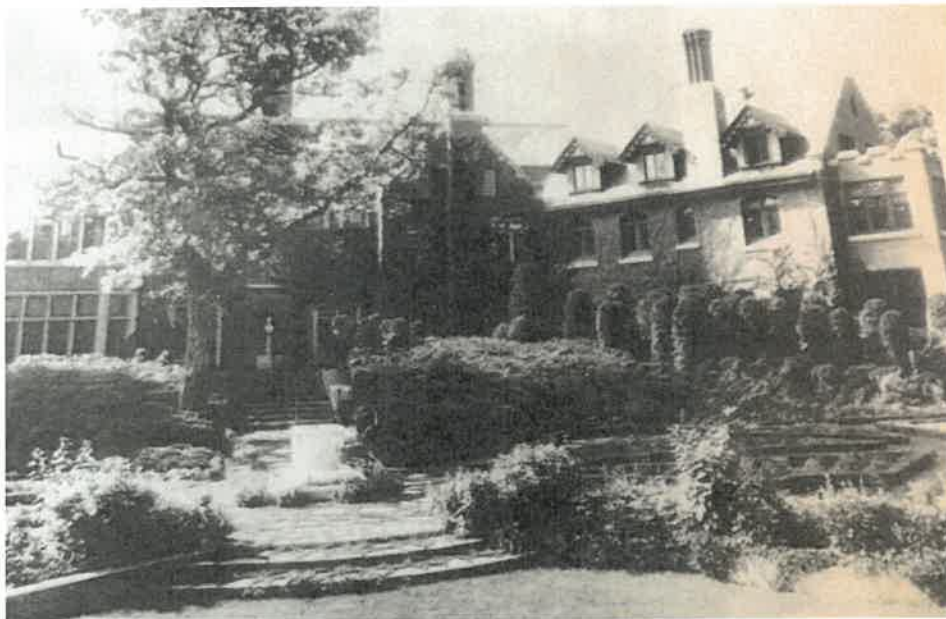
- Architect, John McKecknie, notable for pioneering the use of reinforced concrete in building
- Work is historically landmarked in MO



## HISTORICAL INFORMATION ON THE PROPERTY



THE GARDEN  
HOUSE OF ROBERT J. THORNE, LAKE FOREST, ILL.  
JOHN W. McKEUNKIE, ARCHITECT; & MAX DUNNING, ASSOCIATE ARCHITECT

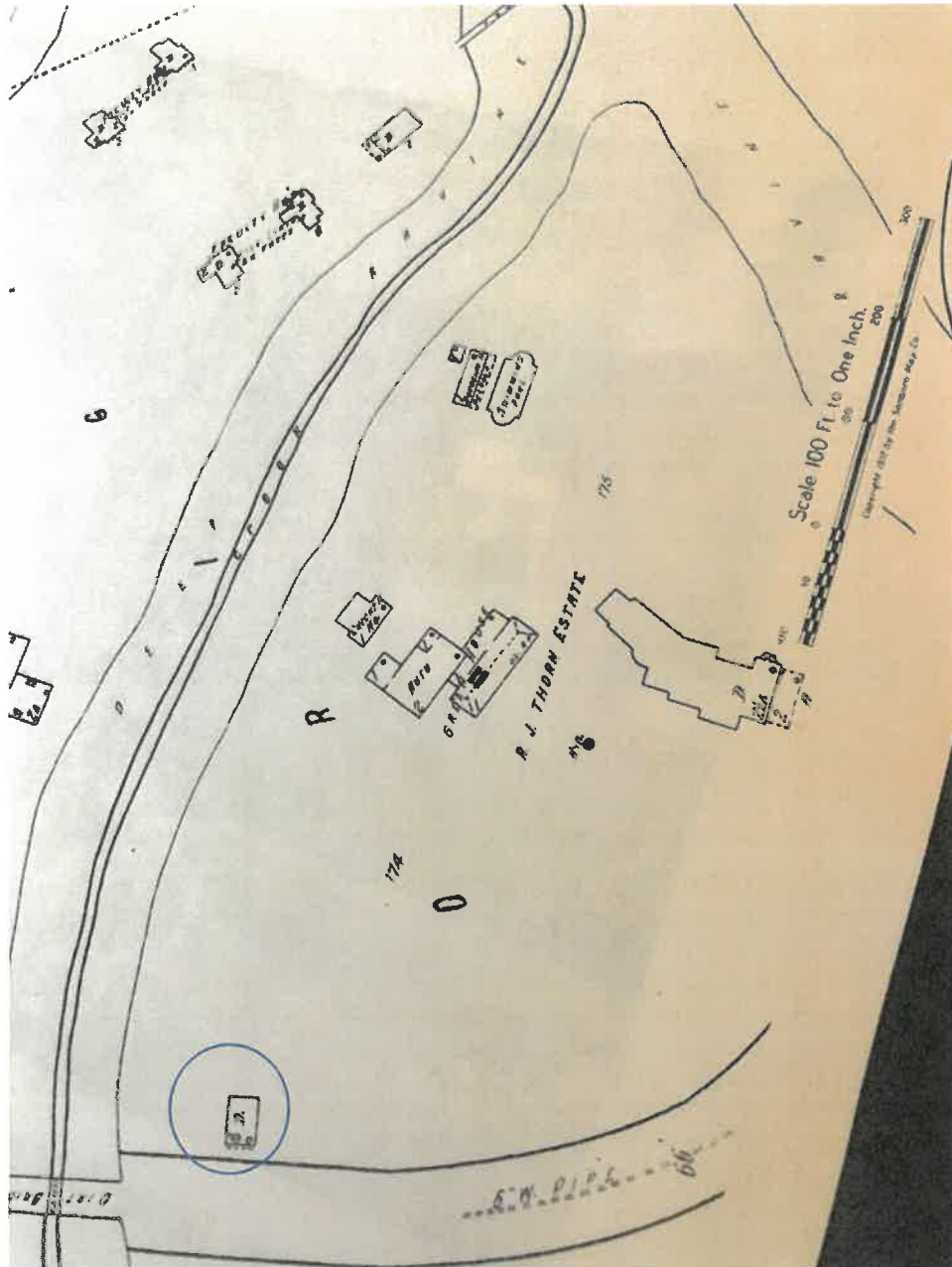


Old Estate Photos (Courtesy of Lake Forest History Center)





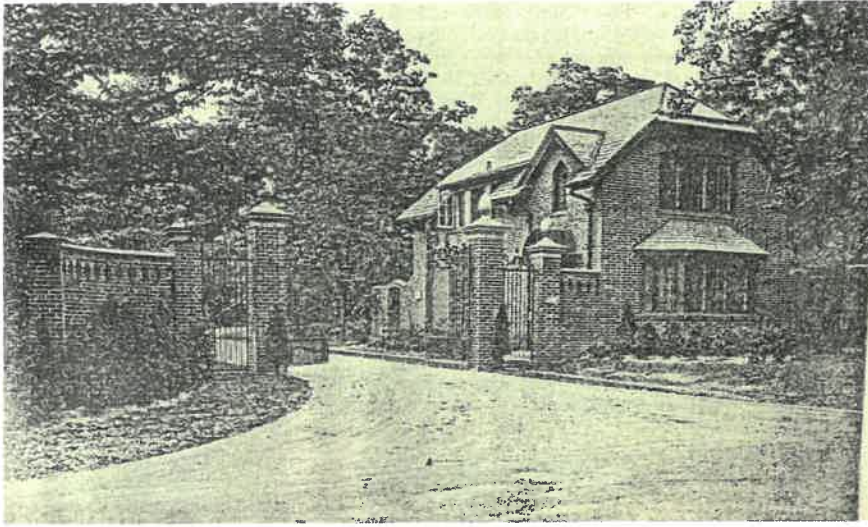
## HISTORICAL INFORMATION ON THE PROPERTY



1929 Survey (Courtesy of Lake Forest History Center)



# WHITE OAKS ESTATE



2010  
(Built)

2016



2019  
(We  
purchased  
in 2018)