

Agenda Item 3
730 Washington Road
New Residence

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Images of Surrounding Neighborhood



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	March 17, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	730 Washington Road – New Residence on a Vacant Lot

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

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

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

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 and 2 of the Subdivision.

Lot 3, the site now proposed for development, 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

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. Alternatively, if the front of the home and arrival court were on the east side, the paved areas and parking would be at the center of the property. Although it may be more common to position the front entrance of the home facing the street, in this particular case, and given the uniqueness of this property, by incorporating design elements and a clear hierarchy of masses, the proposed rear elevation is comparable to the appearance of front elevations in the surrounding neighborhood. The petitioner's statement of intent provides more detailed information on the siting and orientation of the proposed residence.

A single curb cut is proposed on the northeast corner of the site. The proposed driveway is located mostly along the north property line. As currently proposed the driveway apron at the street extends north and crosses the extended property line within the parkway. No portion of the driveway apron or curb cut can be located further north than the extended property line, modifications will be necessary to comply with this requirement. A Heritage Red Oak parkway tree is located north of the proposed driveway apron and curb cut. Work in this area will be subject to final review and approval by the City's Certified Arborist and, if so directed special construction techniques may be required to minimize excavation to limit negative impact to the City owned parkway tree.

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.

As currently proposed, a gravel parking area is proposed north of the circular drive and is located approximately 2 feet from the north property line. With the driveway and parking area proposed on the west side, at the rear of the site, they are located closely to the more private areas and backyard of the new home to the north. The site plan reflects a low retaining wall along the north property line, however, as proposed, there is not enough space between the parking area and the property line for plantings to provide screening of the parking area and driveway from the adjacent property. Modifications should be made to allow adequate space for significant landscape screening of the driveway and parking areas from views from the neighboring homes.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 16,424 square feet, equal to 38% of the site. The building footprint totals 4,522 square feet covering approximately 10% of the site. Paved surfaces including the driveway, walls, terraces and walkways total 11,902 square feet. As proposed the amount of impervious surface on the site is

significant. In an effort to reduce the total amount of impervious surface it is recommended that the size of the circular driveway and parking areas be studied further to determine whether some reduction in size is possible while maintaining the desired functionality.

New Residence

The proposed 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 gable roof forms with a consistent 10:12 pitch. The residence features design elements such as a covered entry, bay windows, a screen porch, and dormers. The home features simple detailing and high quality, natural materials.

Findings

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

Standard 1 – Height.

This standard is met. The surrounding neighborhood reflects mostly one and half and two story homes. The proposed residence at its maximum height is 34 feet and 5 inches as measured from the lowest point of existing grade adjacent to the house. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the residence faces west and presents a one and half story massing with projecting volumes on the north and south ends, creating depth to the front façade. A covered entry element and shed dormers are also proposed on the front façade, incorporating design elements that provide a human scale to the appearance of the home.

Standard 3 – Proportion of Openings.

This standard is generally met. The elevations of the home present a regular fenestration pattern with mostly vertically oriented openings. Some square openings are proposed on the gable ends and in the bay windows. The small square shape windows on the gable ends appear undersized in relation to the size of the wall surface and consideration should be given to the use of larger, vertical windows on the gable ends, windows that are more proportional to other openings around the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. There is mostly a consistent rhythm of solids to voids on the elevations. The bay windows on the east and south elevations of the home present larger areas of openings to take advantage of views of the expansive front yard and to bring more natural light into the home. The use of bay windows to provide larger areas of openings is appropriate and consistent with the function and appearance of a bay window element.

Standard 5 – Spacing on the Street.

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 clearly defines the entrance to the home and provides an element that reflects a human scale.

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 stucco with a stone water table along the base. Wood shingle is proposed for the main roof material and standing seam metal roofs are proposed for the dormers, bay windows and covered entry element. 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 rake boards. Stone chimneys are proposed. The gutters and downspouts will be copper.

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 features mostly steep pitched gable roof forms, and low pitch shed and hip style roofs as secondary roof forms for elements such as the dormers and bay windows.

Standard 9 – Walls of Continuity.

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

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 5,299 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 5,139 square feet, and is 160 square feet below the maximum allowable square footage. The garage totals 599 square feet. There are 557 square feet of design elements; the excess square footage of design elements is counted toward the overall square footage of the house.

Standard 11 – Directional Expression of Front Elevation.

This standard is generally 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.

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.

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 met. The scale, height, materials, and architectural detailing are compatible with the mix of styles in the surrounding historic neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The property is vacant and one of four new development sites in this area. The conditions of approval of the recent subdivision are intended to allow the four new homes to fit quietly into this important historic neighborhood respecting the significant trees, vegetated streetscape and the topography of the site. The 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 Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. The neighboring property owner to the north raised questions and concerns about the proximity of the driveway and parking area to the property line and the lack of space for landscaping to screen views of these areas.

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.

1. Conduct further study of the configuration and location of the parking area on the north side of the circular drive. Adequate space shall be provided for a substantial landscape

buffer along the north property line to screen views of the parking area and circular drive from the neighboring property.

2. Review the geometrics of the circular court and parking areas on the west side of the site with the goal of reducing the hardscape while retaining the functionality and incorporate pavers or other pervious treatment to lower the amount of impervious surface on the site. (Note that the gravel proposed for use on the circular court has an asphalt base.)
3. Incorporate larger, vertical windows into the north and south gable ends that are more proportional to the wall area and more consistent with the proportions of the other openings around the home.
4. 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.
5. 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.
6. 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.
7. 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.
8. Details of all exterior lighting shall be reflected on the plans submitted for permit. No landscape lighting is proposed based on the current plans. For all exterior lights on the residence, garage or elsewhere on the site, cut sheets of all light fixtures shall be provided. All fixtures shall solely direct light downward and the source of the light shall be shielded from view from off the property by the fixtures.

9. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. The existing topography and trees and vegetation shall be protected from impact. Due to the curving road no parking of construction or contractor vehicles is permitted on the adjacent streets. Off-site parking at the public parking lots located nearby may be required.

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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 3/17/2021
 Lot Area 43736 sq. ft.

Square Footage of New Residence:

1st floor 3425 + 2nd floor 1649 + 3rd floor 38 = 5112 sq. ft.

Design Element Allowance = 530 sq. ft.

Total Actual Design Elements = 557 sq. ft. Excess = 27 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 = 5139 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5299 sq. ft.

DIFFERENTIAL = -160 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 34' - 5" ft.

NET RESULT:

160 sq. ft. is

3% 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 = 85 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

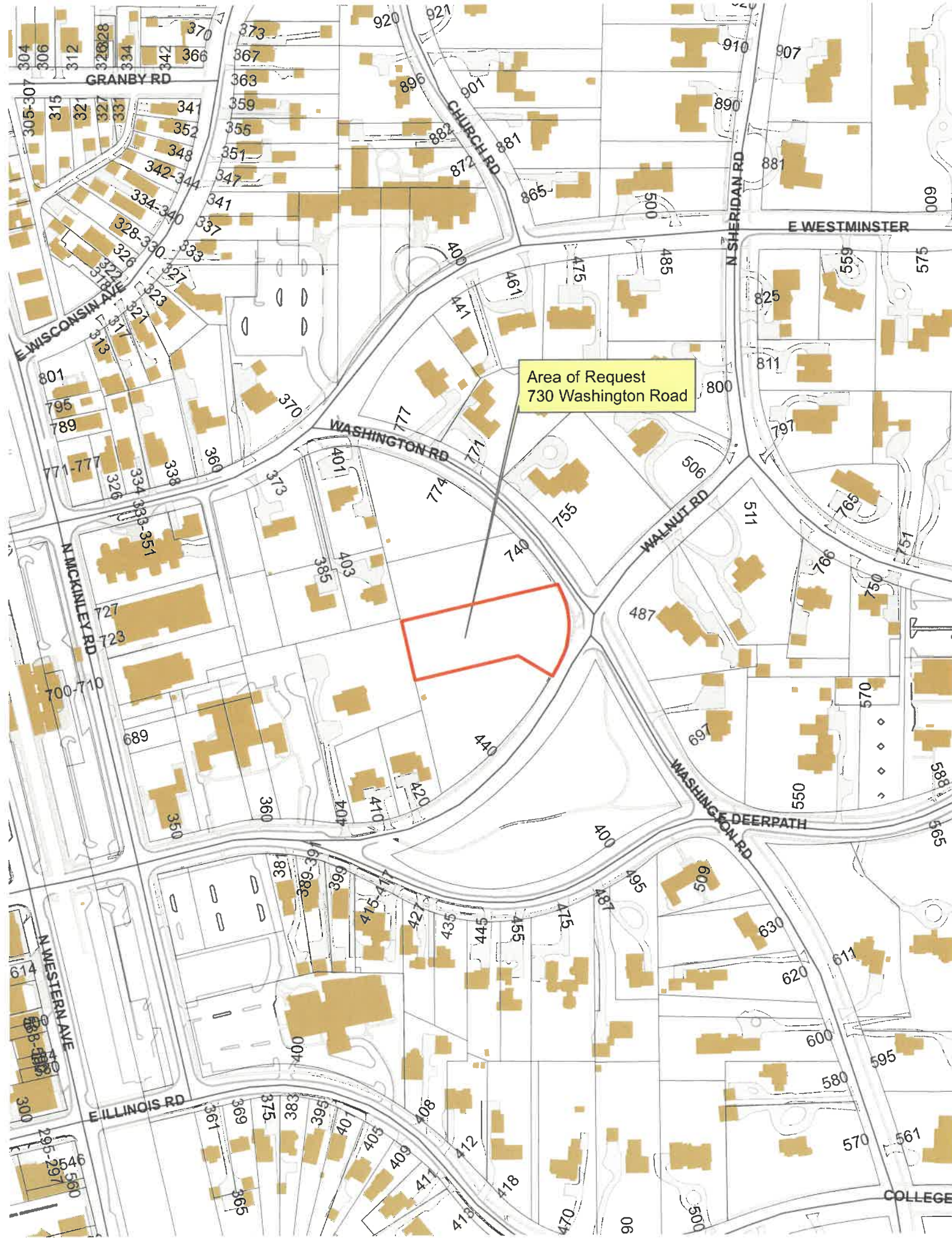
Pergolas = 0 sq. ft.

Individual Dormers = 104 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 557 sq. ft.

Excess Design Elements = 27 sq. ft.



Area of Request
730 Washington Road



**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 of Property

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

Esther O'Donoghue
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 5:00pm.

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

730 Washington Road

Lake Forest, IL

City of Lake Forest – Historic Preservation Commission

Statement of Intent

February 5th, 2021

The proposed home was designed as a custom residence for Joan DePree. The property is currently a vacant lot, part of a four-lot subdivision of the Swift property. We have the unique opportunity of collaborating with the Owners of the adjacent lot to the South (440 Walnut) to create a cohesive landscape plan that it's respectful of its surroundings and attempts to preserve the current experience of the Walnut/Washington intersection. Because of the significant location and unique topography of the lot, one of our primary concerns in designing the home was its placement on the site and impact on the character of the neighborhood. Much effort was put into making sure the grading did not appear monolithic or make the homes read as if sitting on a plinth above the neighborhood.

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

Standard 1 – Height

The roof ridge at 34'-5" tall (height to adjacent existing grade) is lower than the maximum allowed height of 40'. The house is slightly under maximum bulk. The house appears to be a similar in height and bulk to homes at 755 and 771 Washington Road. The house was designed to read as a 1 ½ story home with dormered windows at the second floor. The height of the wings steps down to create a sense of hierarchy and give prominence to the central mass.

Standard 2 – Proportion of Front Façade

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 and square division of lites. The windows and doors are larger on the ground floor and smaller on the second. The windows and doors are taller than wide except for the bays which have a square proportion in order to take advantage of the views or bring in natural light.

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. The center of the main mass contains the larger expanse of opening which also dictates the location of the openings above.

Standard 5 – Rhythm of Spacing and Structures on Streets

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 simple human scaled entry porch that clearly demarcates the front door and provides coverage. The scale of entry portico sets up a hierarchy of forms repeated at the bay windows on the east side of the house.

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 3-part stucco, limestone, painted and natural wood trim, cedar roof shingles, natural stone at the base and chimney, 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 2-story mass has a ridge parallel to the street while the wings have ridges perpendicular to the street. The main roof has equally space dormers while all other roofs are unbroken with dormers. Similar steep pitched gable roofs are found throughout the neighborhood. The dormers will have less steep shed roofs. All bays will have flat roofs.

Standard 9 – Walls of Continuity

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 slightly under allowable bulk, no variance is requested.

Standard 11 – Directional Expression of Front Elevation

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 are 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

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

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

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

Not applicable (new construction).

Standard 16 – Surface Cleaning

Not applicable (new construction).

Standard 17 – Historic Integrity

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 _____

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 BLACK

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 STUCCO RETURNS,
STONE SILLS

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Other STUCCO RETURNS,
STONE SILLS

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 STONE COBBLE APRON

Terraces and Patios

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











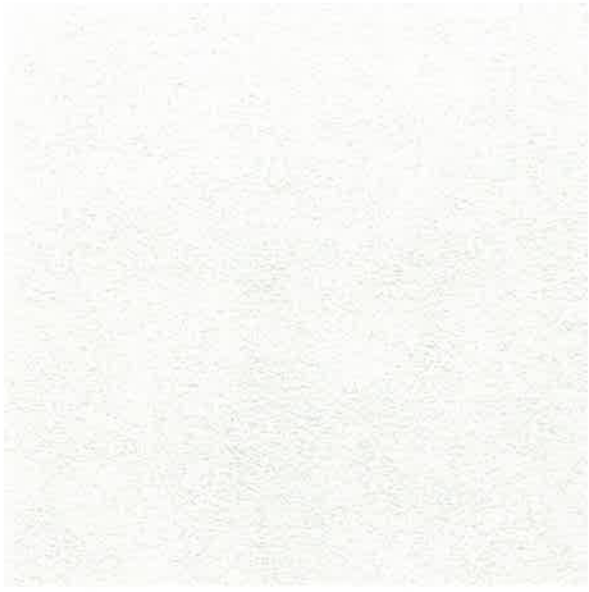


- MATERIAL LEGEND
- 1. STONE WATER TABLE/CHIMNEY/RETAINING WALL
 - 2. STUCCO - FARROW AND BALL "NEW WHITE"
 - 3. CEDAR ROOFING
 - 4. STANDING SEAM METAL ROOFING
 - 5. COPPER GUTTER AND DOWNSPOUTS
 - 6. LIMESTONE SILL
 - 7. PRECISION CUT STONE CAP
 - 8. NATURAL WOOD
 - 9. WOOD PERGOLA





HLAQUIST - CUSTOM STONE BLEND



STUCCO - FARROW AND BALL "NEW WHITE"



CEDAR ROOFING



STANDING SEAM METAL ROOFING



STONE WATER TABLE WITH LIMESTONE SILL



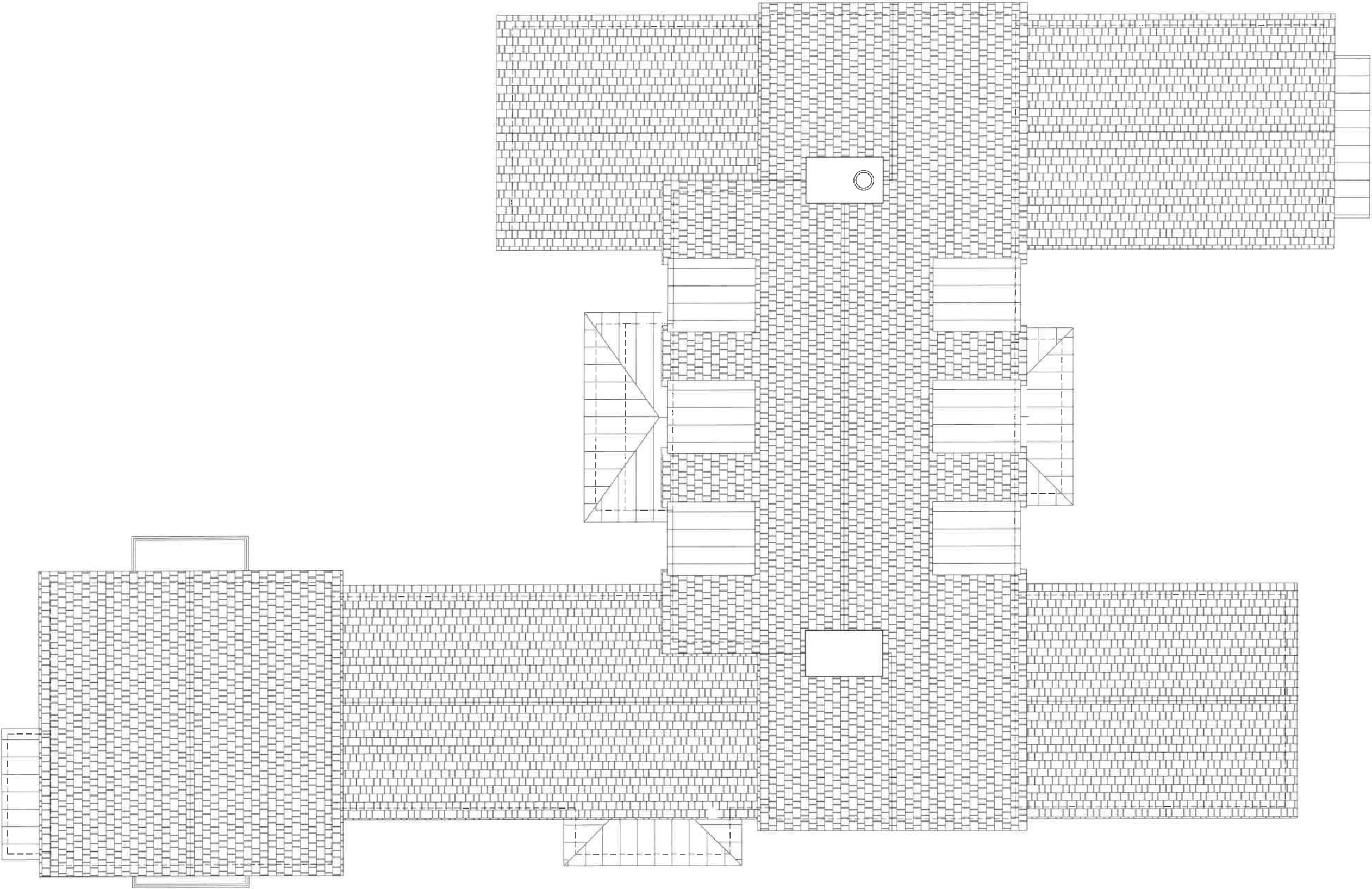
COPPER GUTTER AND DOWNSPOUT

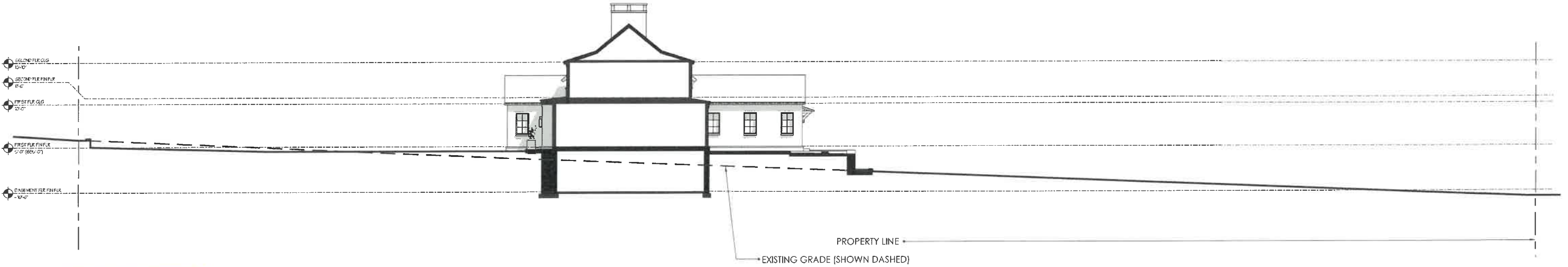


WOOD PERGOLA

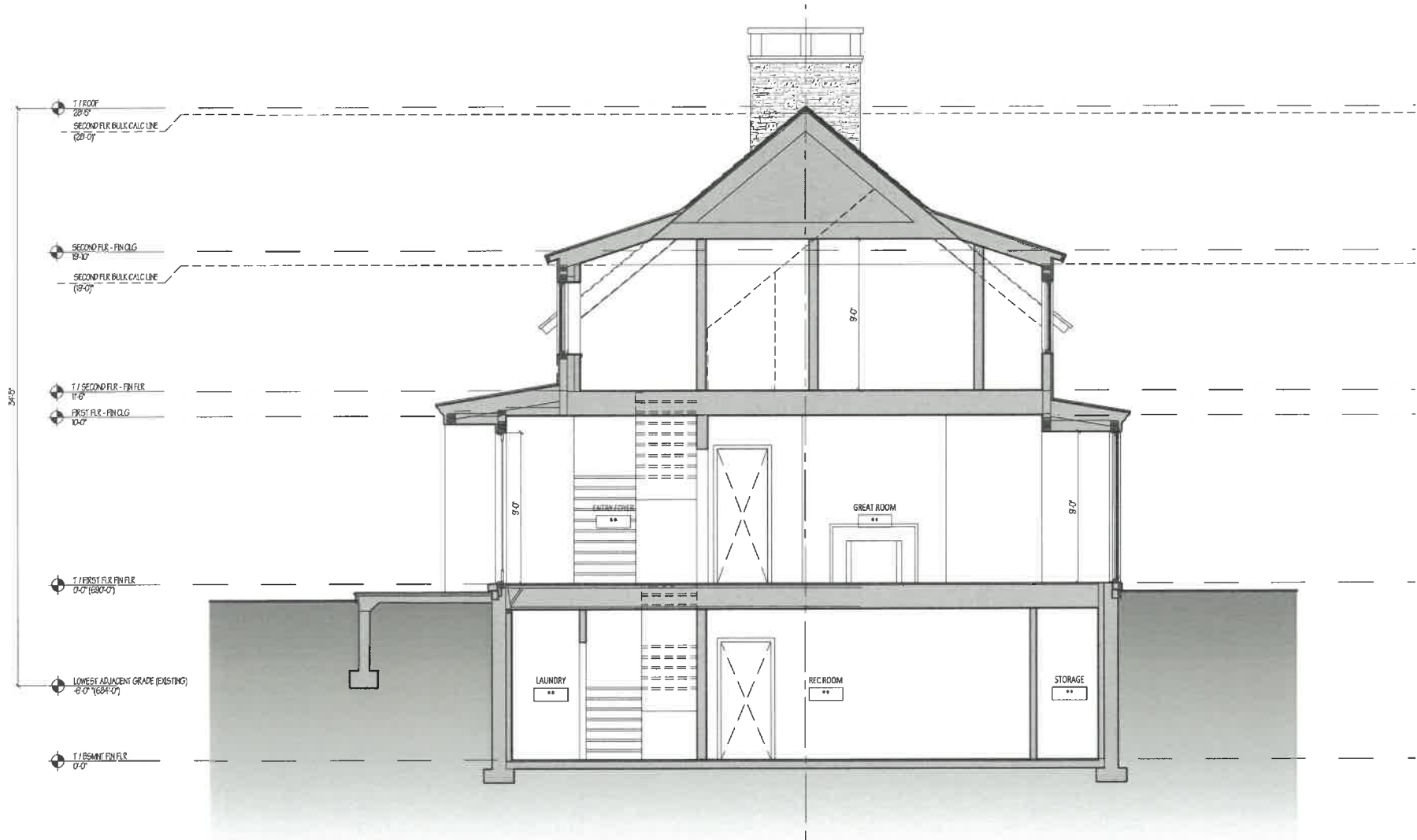


NATURAL WOOD

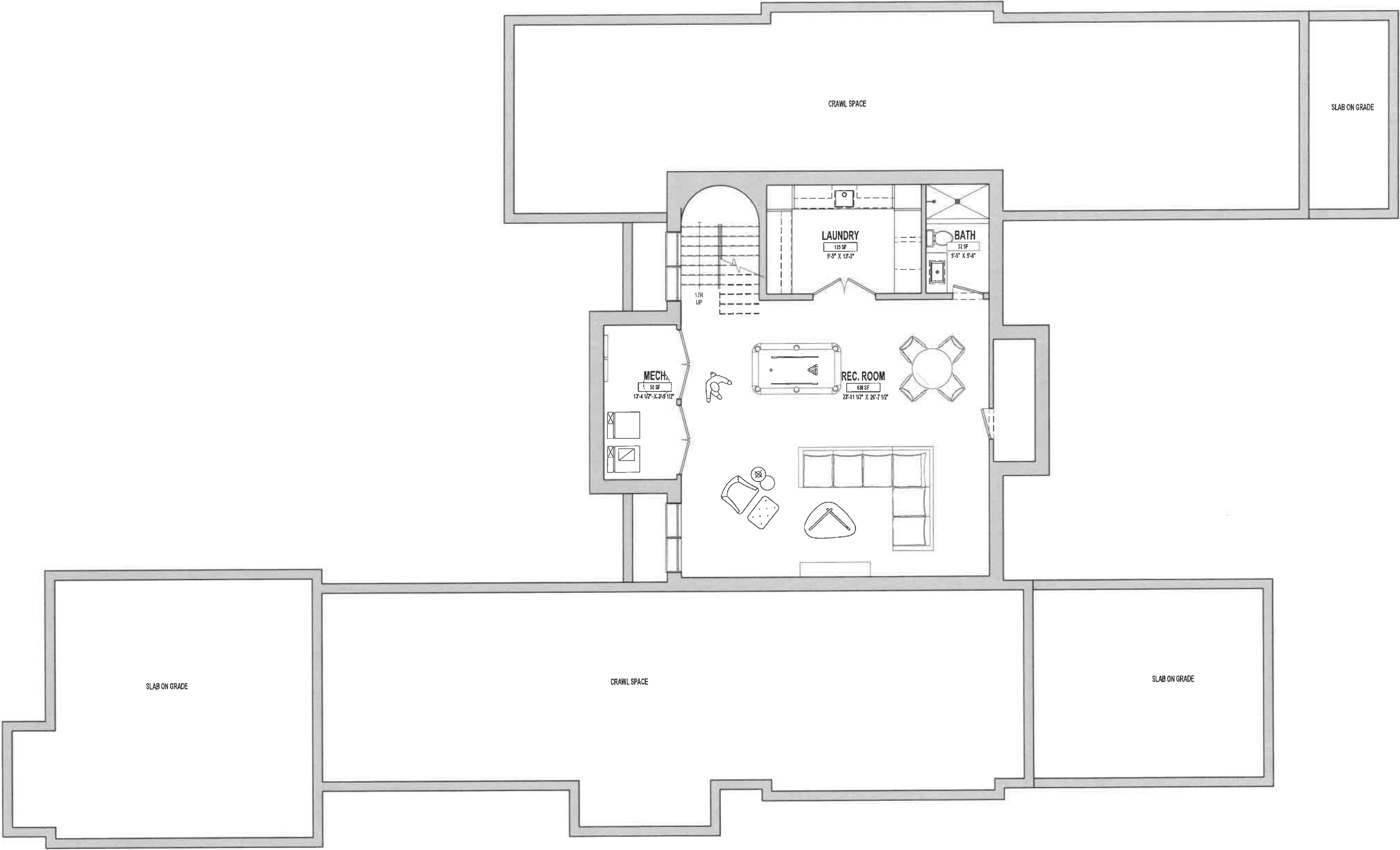


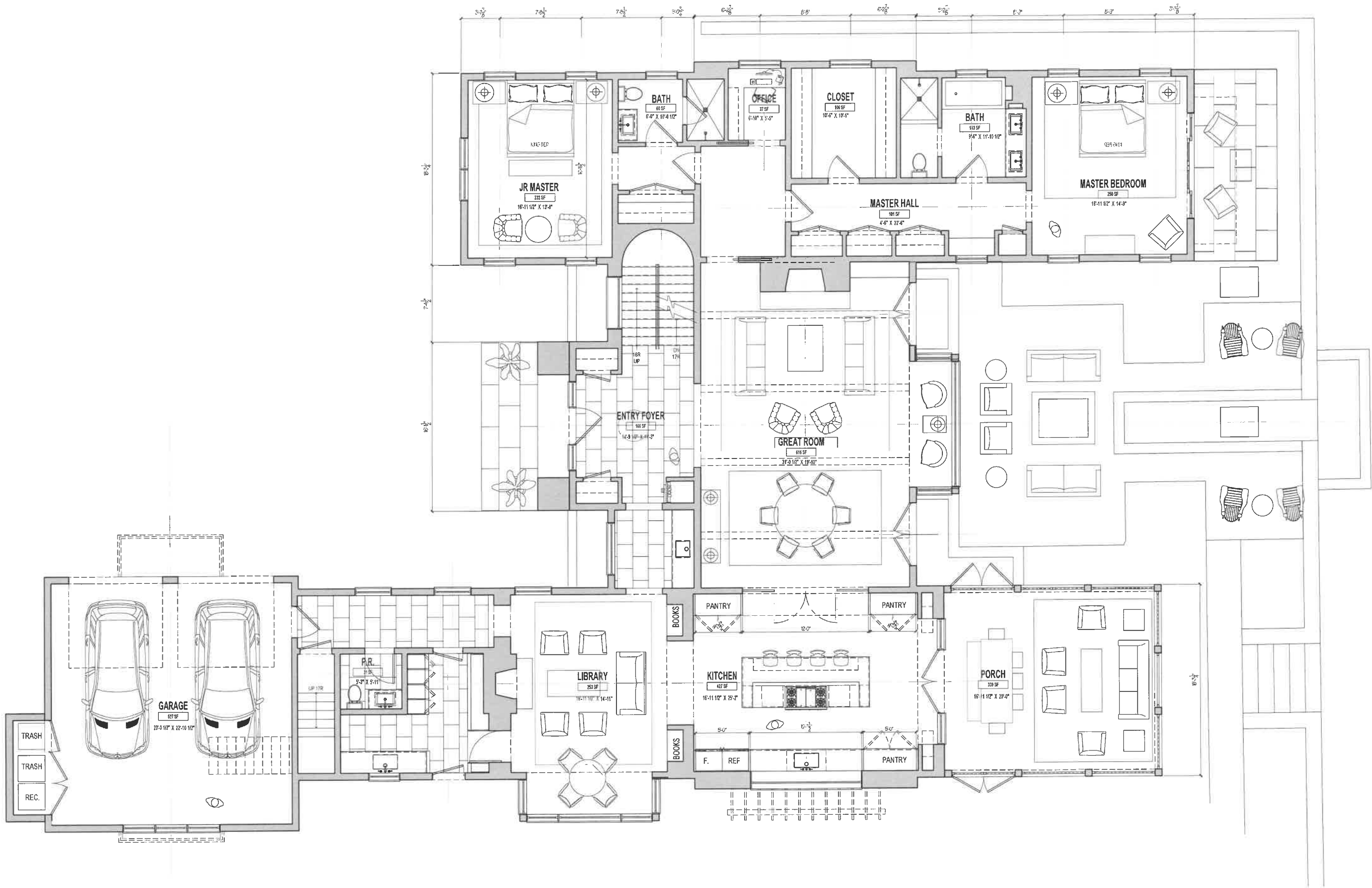


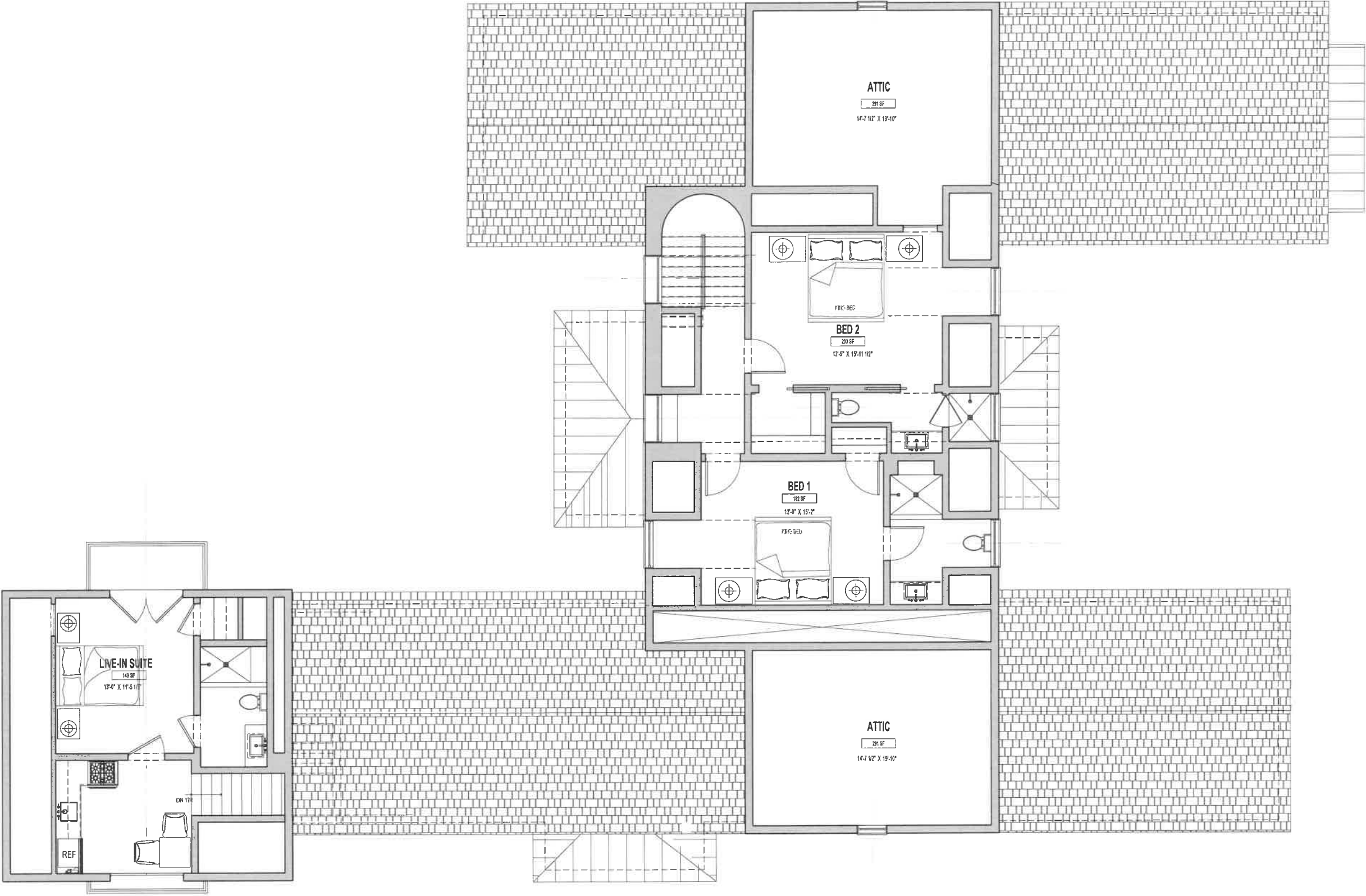
A SITE SECTION LOOKING NORTH
3/32" = 1'-0"

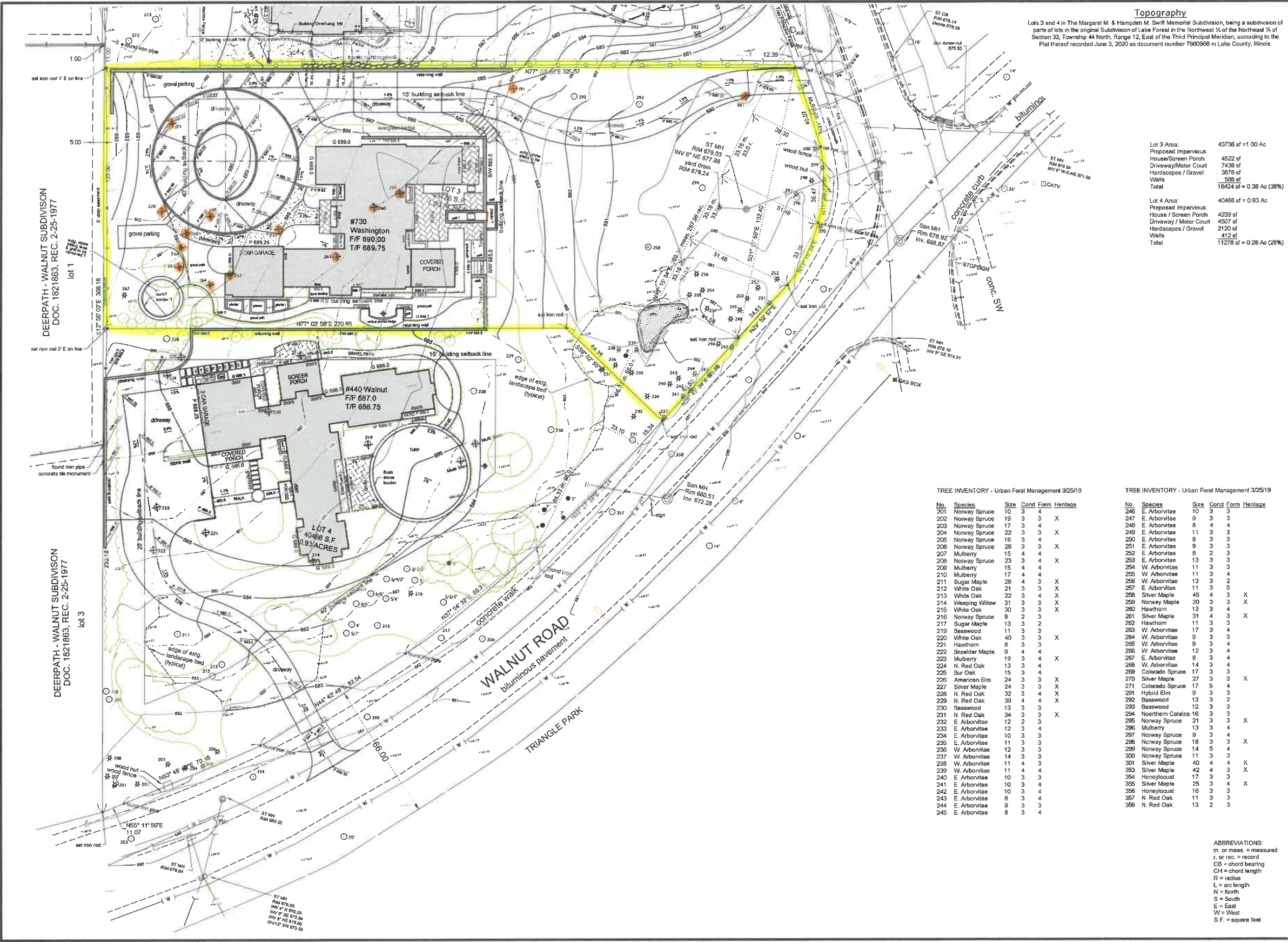


B E-W BUILDING SECTION AT GREAT ROOM
SCALE: 1/4" = 1'-0"









BLECK
engineers | surveyors

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

Lot 3 Swift Subdivision
730 Washington Road

Lot 4 Swift Subdivision
440 Walnut Road

ISSUED DATE: 02.01.2021
ISSUED FOR: REVIEW

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

Patrik J. Bleck, PE Feb. 1, 2021
License No. 002.542873 Expires 11/2021

70-1051-2	Project No.
DJD	Drawn By
PJB	Checked By
Drawing No. 1	
Drawing Name: Conceptual Site Grading Plan	

TREE INVENTORY - Urban Forst Management 3/25/19

<u>No.</u>	<u>Species</u>	<u>Size</u>	<u>Cond</u>	<u>Form</u>	<u>Heritage</u>
246	E. Arborvitae	10	3	3	
247	E. Arborvitae	9	3	3	
248	E. Arborvitae	8	4	4	
249	E. Arborvitae	11	3	3	
250	E. Arborvitae	8	3	3	
251	E. Arborvitae	9	3	3	
252	E. Arborvitae	8	2	3	
253	E. Arborvitae	13	3	3	
254	W. Arborvitae	11	3	3	
255	W. Arborvitae	11	3	4	
256	W. Arborvitae	13	3	2	
257	E. Arborvitae	11	3	5	
258	Silver Maple	45	4	3	X
259	Norway Maple	20	3	3	X
260	Hawthorn	13	3	4	
261	Silver Maple	31	4	3	X
262	Hawthorn	11	3	3	
263	W. Arborvitae	17	3	4	
264	W. Arborvitae	9	3	3	
265	W. Arborvitae	9	3	4	
266	W. Arborvitae	12	3	4	
267	E. Arborvitae	8	3	4	
268	W. Arborvitae	14	3	4	
269	Colorado Spruce	17	3	3	
270	Silver Maple	27	3	3	X
271	Colorado Spruce	17	5	4	
291	Hybrid Elm	9	3	3	
292	Basswood	13	3	2	
293	Basswood	12	3	3	
294	Noerthern Catalpa	16	3	3	
295	Norway Spruce	21	3	3	X
296	Mulberry	13	3	4	
297	Norway Spruce	9	3	4	
298	Norway Spruce	18	3	3	X
299	Norway Spruce	14	5	4	
300	Norway Spruce	11	3	3	
301	Silver Maple	40	4	4	X
353	Silver Maple	42	4	3	X
354	Honeylocust	17	3	3	
355	Silver Maple	25	3	4	X
356	Honeylocust	16	3	3	
357	N. Red Oak	11	3	3	
358	N. Red Oak	13	2	3	

730 WASHINGTON RD SITE PHOTOS



440 WALNUT ROAD



LOT 2
(UNDER CONSTRUCTION)

LOT 1
(UNDER CONSTRUCTION)



TRIANGLE PARK



755 WASHINGTON ROAD



771 WASHINGTON ROAD



777 WASHINGTON ROAD







1290 SHERIDAN ROAD

- Scale
- Massing
- Cedar Roofing



1450 W OLD MILL ROAD

- Scale
- Cedar Roofing



1290 SHERIDAN ROAD

- Scale
- Massing



110 W ONWENTSIA RO

- Scale
- Massing
- Cedar Roofing

373 E WESTMINSTER AVE



385 E WESTMINSTER AVE



401 E WESTMINSTER AVE



401 E WESTMINSTER AVE



777 WASHINGTON ROAD



771 WASHINGTON ROAD



771 WASHINGTON ROAD



420 WALNUT ROAD



410 WALNUT ROAD



404 E DEERPATH ROAD



487 WASHINGTON ROAD



Agenda Item 4
440 Walnut Road
New Residence

Staff Report
Building Scale Summary
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Proposed Site Plan and Conceptual Landscape Plan
Color Renderings
Proposed West Elevation
Proposed West Elevation With Section Through Garage Link
Proposed South Elevation
Proposed East Elevation
Proposed North Elevation
Proposed Material Palette
Proposed Roof Plan
Building Section
Site Sections
Proposed Basement Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Preliminary Site Grading and Tree Removal Plan
Tree Inventory
Contextual Images
Site Images
Images of Surrounding Neighborhood



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	March 17, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	440 Walnut Road – New Residence on a Vacant Lot

PETITIONERS

Robert and Kathryn Lansing
270 E. Westminster #300
Lake Forest, IL 60045

PROPERTY LOCATION

440 Walnut 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

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

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

PROPERTY DESCRIPTION

The property is located on the north side of Walnut Road. The property is Lot 4 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 and 2 of the Subdivision. A new residence proposed for Lot 3 is before the Commission concurrent with this petition. The site plans for Lots 3 and 4 were carefully considered in the context of each other given the change in topography over the two sites and the appearance of a shared streetscape presence.

Lot 4, the site now proposed for development, totals 40,466 square feet and is generally triangular in shape, with the front property line following the curve of Walnut Road. This property is located in an established, historic single family home neighborhood, within walking distance of the Central Business District, train station, the beach, Library, Gorton Community Center and other community amenities. The conditions of approval of the subdivision directed that the wooded character of the property, the vegetated streetscapes and the existing topography be preserved to the extent possible to allow the new development to fit quietly into the historic neighborhood. This property is close to some of the communities most important historic structures including the Library, train station, the Church of the Covenants and many historically significant homes.

STAFF EVALUATION

Site Plan

The proposed residence is sited at an angle on the lot and pushed toward the north side of the property. A tree preservation area, as noted on the Plat of Subdivision, is located in the southwest corner of the site.

The front entrance of the residence faces west. An attached three car garage is proposed on the west side of the house and also faces west. The driveway is proposed on the west side of the site and extends north to the motor court at the front of the home and garage. Stone terraces are proposed on the north and east sides of the residence and a stone retaining wall is proposed in the northwest corner of the site and extends along a portion of the west property line.

Based on information submitted by the petitioner, the amount of proposed impervious surface on the site totals 11,278 square feet, equal to 28% of the site. The building footprint totals 4,239 square feet and covers 10% and other paved surfaces including the driveway, walls, terraces and walkways total 7,039 square feet.

New Residence

The proposed residence presents a central two story mass with single story masses on the east and south sides. The garage is connected to the house by a small single story linking element. The home presents primary and secondary gable roof forms with a consistent 8:12 pitch. The residence features design elements such as a portico at the front entrance, bay windows, an open porch and a screen porch. The home features traditional style detailing and high quality, natural materials.

Findings

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

Standard 1 – Height.

This standard is met. The surrounding neighborhood reflects mostly one and half and two story homes. The proposed residence at its maximum height is 30 feet and 5 inches as measured from the lowest point of existing grade adjacent to the house. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. The front of the residence, facing west, presents a two story massing with single story masses to the east and south, creating a clear hierarchy of volumes. A portico and bay window are proposed on the front façade, incorporating design elements that provide a human scale to the appearance of the home. Elements such as sidelights on either side of the front door and shutters enhance the appearance of the front façade and are in keeping with the traditional detailing of the residence.

Standard 3 – Proportion of Openings.

This standard is met. Most of the proposed openings are double hung windows with a traditional 6 over 6 muntin pattern. The proposed openings are evenly spaced on the elevations and aligned between the first and second floors to present a regular fenestration pattern. Although larger openings are found on the bay windows, the proportions of the bay window openings and muntin

pattern relate to the proportions of other openings around the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. There is mostly a consistent rhythm of solids to voids on the elevations. The bay windows on the east and west elevations of the home present larger areas of openings to take advantage of views of the site and to bring more natural light into the home.

Standard 5 – Spacing on the Street.

This standard is generally met. The main mass of the residence is sited toward the north side of the property and further from the street than the adjacent homes on Walnut Road, however by siting the residence toward the north side of the site will preserve the openness and wooded character of the site as perceived from the streetscape.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. A portico is proposed on the west façade. The portico provides an element that reflects a human scale and is consistent with the traditional style of the home.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The exterior is comprised of high quality and natural materials. The exterior walls are a combination of stone and wood clapboard siding. Slate tile is proposed for the main roof material and standing seam copper roofs are proposed for the portico, bay windows and open porch. Aluminum clad windows with interior and exterior muntins are proposed. Limestone window and door surrounds and sills are proposed. Wood is proposed for the shutters, fascia boards, soffits and rake boards. Stone chimneys are proposed. The gutters and downspouts will be copper.

Hardscape on the site includes an asphalt driveway, bluestone stoops and walkways on the west side of the home, and stone paver terraces on the north and east sides of the home. The low retaining wall on the site will be stone. A gravel walkway is proposed along the north side of the property and wraps around to the open lawn on the east side of the house.

Standard 8 – Roof Shapes.

This standard is met. The residence features mostly steep pitched gable roof forms, and low pitch hip style roofs as secondary roof forms for elements such as the portico and bay windows.

Standard 9 – Walls of Continuity.

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

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 5,037 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 504 square feet of design elements. The proposed residence totals 4,295 square feet, and is 742 square feet below the maximum allowable square footage. The garage totals 713 square feet. There are 657 square feet of design elements; the excess square footage of design elements is counted toward the overall square footage of the house.

Standard 11 – Directional Expression of Front Elevation.

This standard is generally met. As described above the front entrance of the home and arrival court

are located on the west side of the residence, facing the west side property line. Given the irregular shape of the property and efforts made to limit the amount of impervious surface on the site and preserve the character of the streetscape, the garage and front of the home are both located on the west side of the site. Due to the existing vegetation on the site and the configuration of the residence with the longer, more prominent mass of the home oriented in the north-south direction, the proposed residence will not have as much of a presence and impact to the streetscape as other homes in the surrounding neighborhood. The siting of the home also allows the garage to be pushed to the rear of the site concealing the garage doors from the street.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this petition.

Standard 13 – Protection of Natural Resources.

This standard can be met. As currently proposed, a total of nine trees are proposed for removal. The trees proposed for removal include Oak, Maple, Willow, Basswood, Hawthorn and Mulberry trees. Of the nine trees proposed for removal, three of the trees are identified as Heritage trees based on their size. Based on the tree survey provided by the petitioner, the majority of the trees proposed for removal are in fair condition however, because they are not all high quality species, partial inch for inch replacement totaling 108 inches will be required. The required replacement inches includes double inch for inch replacement for the removal of the healthy Heritage Oak tree.

The conceptual landscape plan submitted by the petitioner reflects a number of shade, evergreen and ornamental trees across the property. A hedge of evergreen plantings is proposed along the west property line to screen the driveway and motor court from the adjacent property. The development of the landscape plan is still in progress and the types of species and size of the plantings proposed is 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 including potentially in Triangle Park across the street.

Standard 14 – Compatibility.

This standard is met. The scale, height, materials, and architectural detailing are compatible with the mix of styles in the surrounding historic neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The property is vacant and one of four new development sites in this area. The conditions of approval of the recent subdivision are intended to allow the four new homes to fit quietly into this important historic neighborhood respecting the significant trees, vegetated streetscape and the topography of the site. The petitioner has made efforts to site the residence and configure the hardscape to minimize removal of higher quality trees and preserve the natural

character of the site. The proposed residence incorporates traditional detailing and high quality, natural materials that are in keeping with the integrity of the historic neighborhood.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving a new residence, conceptual landscape plan and overall site plan on property located at 440 Walnut Road, subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
2. 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.
3. 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.
4. 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.
5. 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.

6. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. The existing topography and trees and vegetation shall be protected from impact. Due to the curving road no parking of construction or contractor vehicles is permitted on the street. Off-site parking at the public parking lots located nearby will be required.

-

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

Address 440 Walnut Road Owner(s) Rob and Kitty Lansing

Architect Austin DePree Northworks Architects Reviewed by: Jen Baehr

Date 3/17/2021

Lot Area 40466 sq. ft.

Square Footage of New Residence:

1st floor 2737 + 2nd floor 1405 + 3rd floor 0 = 4142 sq. ft.

Design Element Allowance = 504 sq. ft.

Total Actual Design Elements = 657 sq. ft. Excess = 153 sq. ft.

Garage 713 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 26'- 4" 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 = 4295 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5037 sq. ft.

DIFFERENTIAL = -742 sq. ft.
Under Maximum

Allowable Height: 40 ft. Actual Height 30'-5" ft.

NET RESULT:

742 sq. ft. is

15% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 504 sq. ft.

Front & Side Porches = 262 sq. ft.

Rear & Side Screen Porches = 333 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 62 sq. ft.

Porte-Cochere = 0 sq. ft.

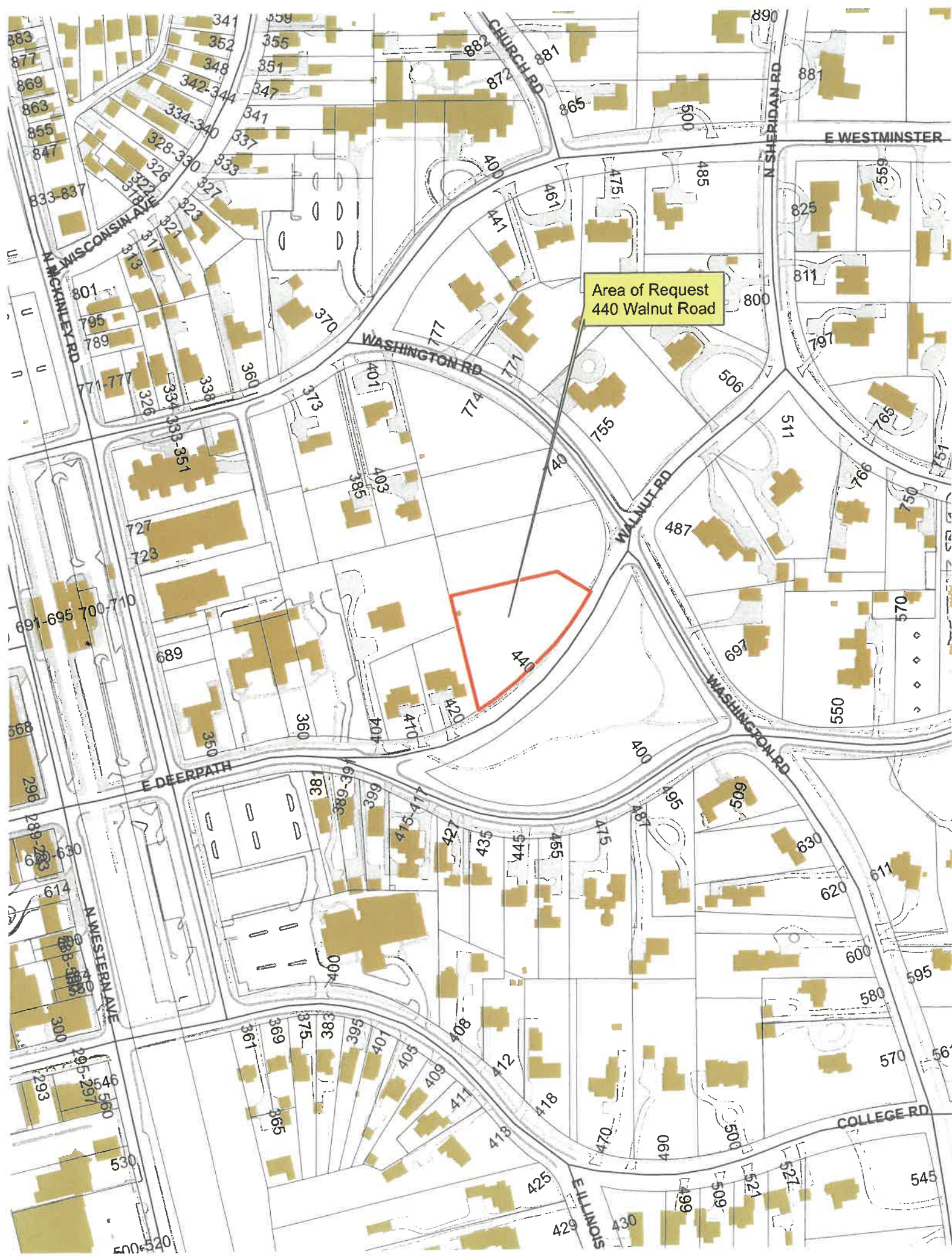
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 657 sq. ft. **Excess Design Elements** = 153 sq. ft.



Area of Request
440 Walnut Road



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

PROJECT ADDRESS 440 WALNUT 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	<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

ROB AND KITTY LANSING

Owner of Property

390 270 WESTMINSTER - #300
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045
City, State and Zip Code

847-226-0511 847-234-2115
Phone Number Fax Number

ROBT@L47@gmail.com
rlansing@WestminsterCapitalLLC.com

Email Address

Rob Lansing
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. 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

440 Walnut Road

Lake Forest, IL

City of Lake Forest – Historic Preservation Commission

Statement of Intent

February 5th, 2021

The proposed home was design as a custom residence for Robert & Kitty Lansing. The property is currently a vacant lot, part of a four-lot subdivision of the Swift property. Because of the significant location and unique topography of the lot, one of our primary concerns in designing the home was its placement on the site and impact on the character of the neighborhood. We have the unique opportunity of collaborating with the Owner of the adjacent lot to the North (730 Washington) to create a cohesive landscape plan that it's respectful of its surroundings and attempts to preserve the current experience of the Walnut/Washington intersection

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

Standard 1 – Height

The tallest roof ridge has a maximum height of 30'-5" from the lowest adjacent grade, which is lower than the maximum allowed height on the lot of 40' and similar in proportion to other single-family homes in the vicinity. The house was designed to read as small scale, with a limited portion of second story at only the central mass. The height of the wings steps down to reinforce the overall hierarchy and prominence to the central mass.

Standard 2 – Proportion of Front Façade

The building is asymmetrical composed of multiple volumes with varying ridge heights and different materials that establish a clear hierarchy of forms. The Front elevation has a symmetrical stone clad central mass which is intersected by a series of lower slung painted lap siding gable wings to the east, south, and west

Standard 3 – Proportion of Openings

Window and exterior door types are limited in variety. The 6/6 division of lites in the standard double hung windows is in keeping with traditional local precedents and the homes adjacent to the south.

Standard 4 – Rhythm of Solids to Voids

Since the building is composed of multiple volumes, we created a logical rhythm of solid to void within each volume. The house has a combination of traditional punched openings comprised of double hung windows with shutters, as well as larger expanses of glazing using French door and window systems, as well as more substantial glass bay projections.

Standard 5 – Rhythm of Spacing and Structures on Streets

The house is set back on the lot with substantial spacing on all sides. Existing and new landscaping will screen the house from adjacent lots and Triangle Park.

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

The West elevation facing the entry court has a human scale portico which both provides roofed coverage and highlights the entry point of the 2-story facade.

Standard 7 – Relationship of Materials and Texture

All materials for the house and the hardscape are intended to be complimentary to those used in the neighborhood. These materials include natural stone, painted shiplap siding, limestone accents, painted wood trim, slate shingle, and copper roofs, flashing, gutters and downspouts. The front entry door and garage doors

are painted wood, and all windows and patio doors are proposed as aluminum clad wood with simulated divided lites with spacer bars. The punched window openings are framed by functional painted wood shutters and authentic hardware. 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 an 8:12 pitch. The ridges of the different volumes vary in height to emphasize hierarchy. The main volume of the house and garage have ridges that run N-S while the connector and master wing have ridges running E-W.

Standard 9 – Walls of Continuity

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

Standard 10 – Scale of a Structure

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

Standard 11 – Directional Expression of Front Elevation

The lot is roughly triangular shape with the long side fronting Walnut Road. One of the features of the lot is the dense landscaping along the street which screens the lot from the road.

While the house is set on the lot without a strong orientation to the street, the driveway provides visual access to the house and the main entrance.

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 is off of this arrival court, with visual access from the street. As one approaches the house, the pathway to the front door is unambiguous with an entry portico that clearly indicates the front door

This location allowed us to conceal the garage from the street front and orient the home to take advantage of the views of large lawn and existing landscape. Of all the options contemplated, the rotated footprint of the home on the site was best for sweeping views of the lot from the house, controlled solar gain, and preservation of the existing mature vegetation.

The East and south façades of the house are oriented to the curving street and the massing creates a hierarchal composition compatible with the neighboring properties.

The siting of the proposed house on the lot is similar – but to a smaller scale – as the siting of the now demolished home at 730 Washington that previously occupied the four lots.

Standard 12 – Preservation of Distinguishing Features

The lot is vacant, however the layout of the building footprint and landscape design has attempted to preserve many of the existing mature trees on the site. The existing sloped topography remains, where possible, in the landscape areas and retaining walls are strategically placed to nestle the new home into the site to avoid the structure look as if perched on a land form. Cooperative landscape design development with the adjoining property at 771 Washington Road will preserve the open space feeling of the present landscape of this historic property. A naturalistic style to the planting design of the new landscape will maintain the natural setting appearance as seen presently.

Standard 13 – Preservation of Natural Resources

1512 North Throop St, Chicago, Illinois 60642 p: 312.440.9850 f: 312.440.9851 www.nwks.com

The lot has many beautiful mature trees, some native and other cultivated varieties. Careful consideration has been taken with locating the house and driveway to ensure we preserve as much of the existing topography and heritage trees as possible. The mature grove of oaks and Norway spruce found in the southwest corner of the property are maintained by the driveway being located well out of the driplines of most of these trees. Particularly apparent along Walnut Road, we are preserving the character of the neighborhood landscape and the view experiences from Triangle Park as paramount in the finished landscape intent.

Standard 14 – Compatibility

There is a variety of building styles and sizes within the immediate context of the property, along with different material and color palettes. The proposed home is of compatible with its neighbors and the colonial style of the house is found throughout Lake Forest.

Standard 15 – Repair to Deteriorated Features

Not applicable (new construction).

Standard 16 – Surface Cleaning

Not applicable (new construction).

Standard 17 – Historic Integrity

Not applicable (new construction).



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

Facade Material

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

Color and/or Type of Material WHITE-SIDING

Foundation Material

Exposed Foundation Material CONCRETE

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 LIMESTONE SILLS AND SURROUNDS

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ 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 STONE PAVERS





440 WALNUT RESIDENCE



- MATERIAL LEGEND
- 1. STONE VENEER WALL/CHIMNEY
 - 2. HORIZONTAL SIDING
 - 3. SLATE ROOF
 - 4. STANDING SEAM COPPER ROOFING
 - 5. COPPER GUTTER AND DOWNSPOUTS
 - 6. SHUTTER
 - 7. PRECISION CUT STONE CAP
 - 8. ENTRY PORTICO



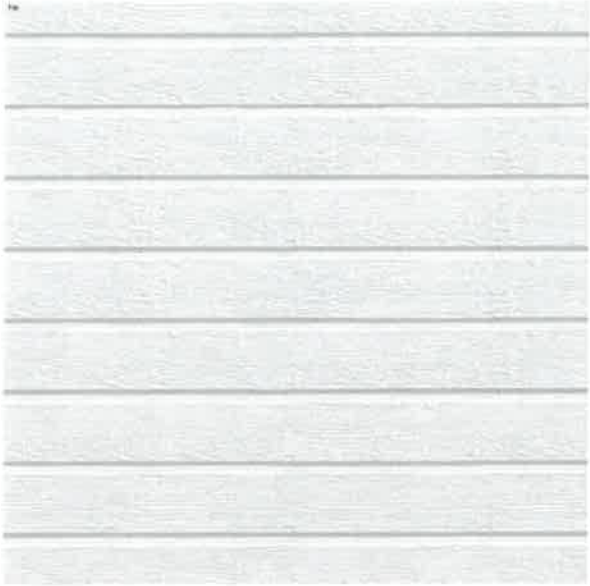








FIELDSTONE



HORIZONTAL SIDING
FARROW AND BALL “NEW WHITE”



VERMONT GRAY SLATE ROOFING



STANDING SEAM COPPER ROOFING



COPPER GUTTER AND DOWNSPOUT



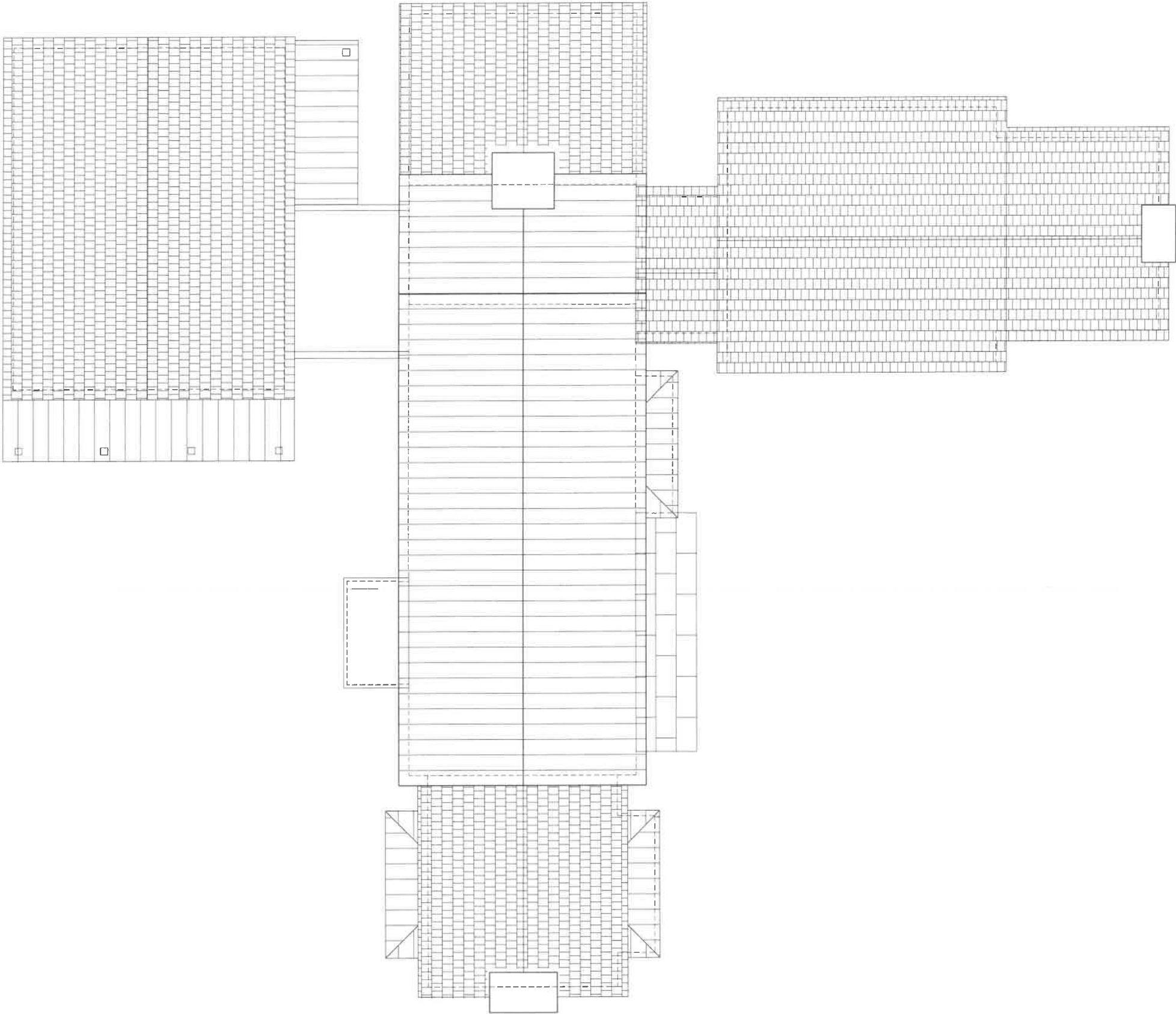
SHUTTERS

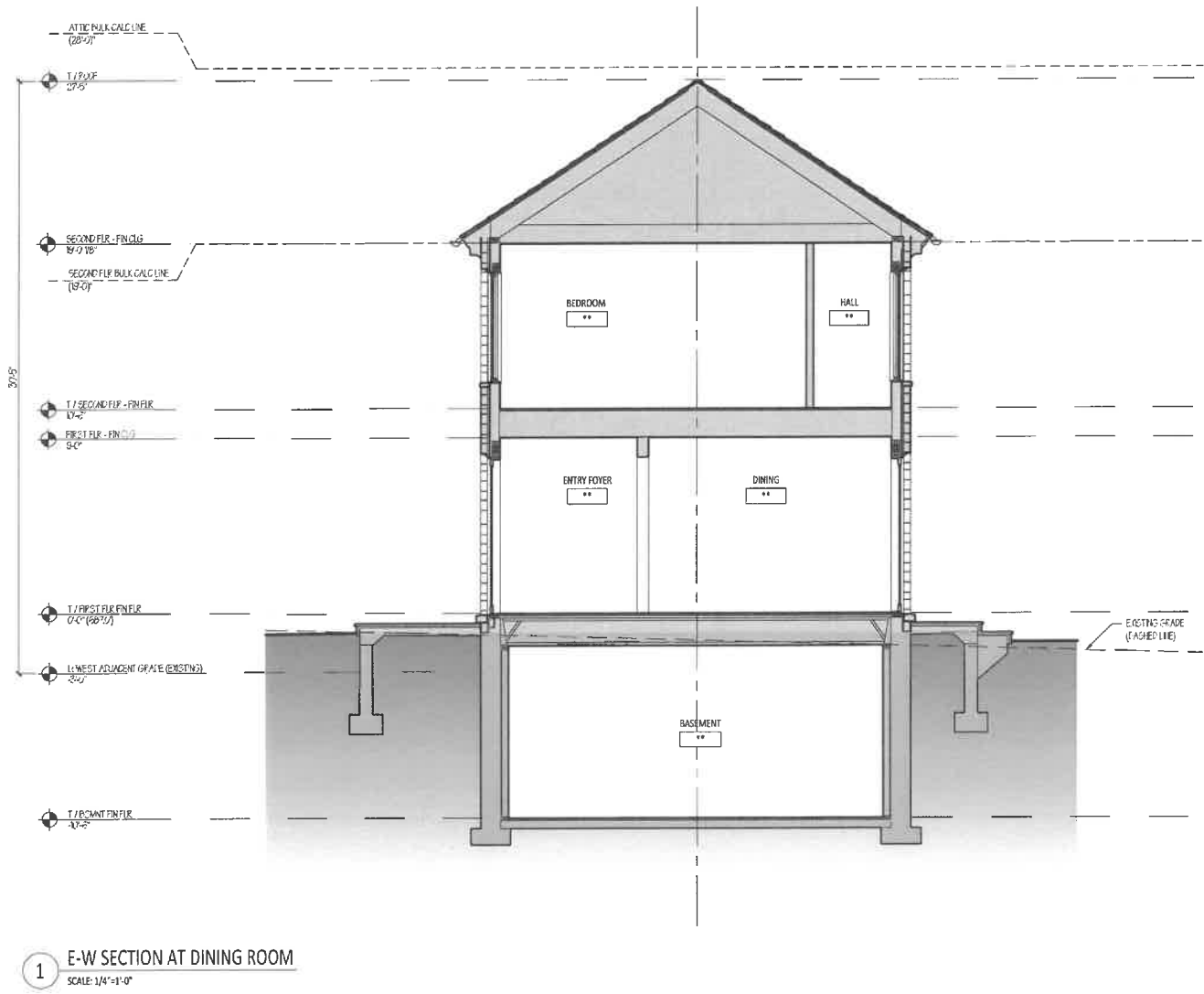


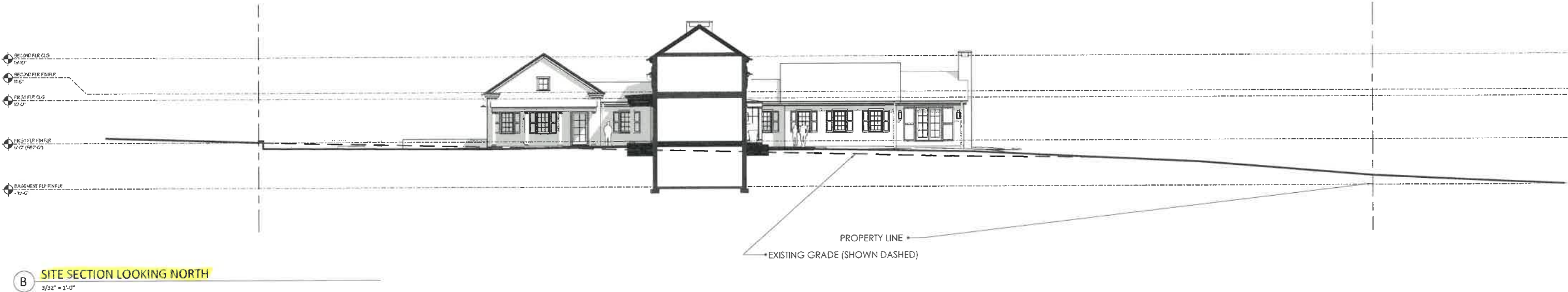
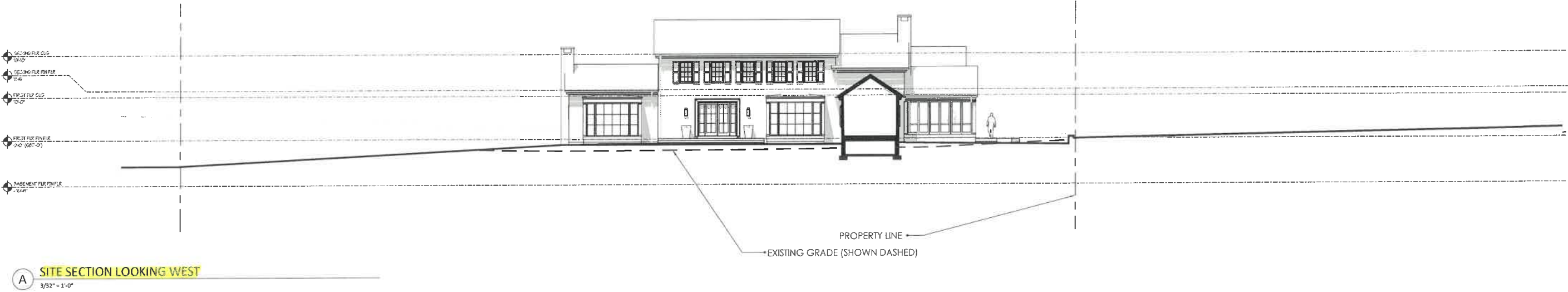
STONE CHIMNEY AND CAP

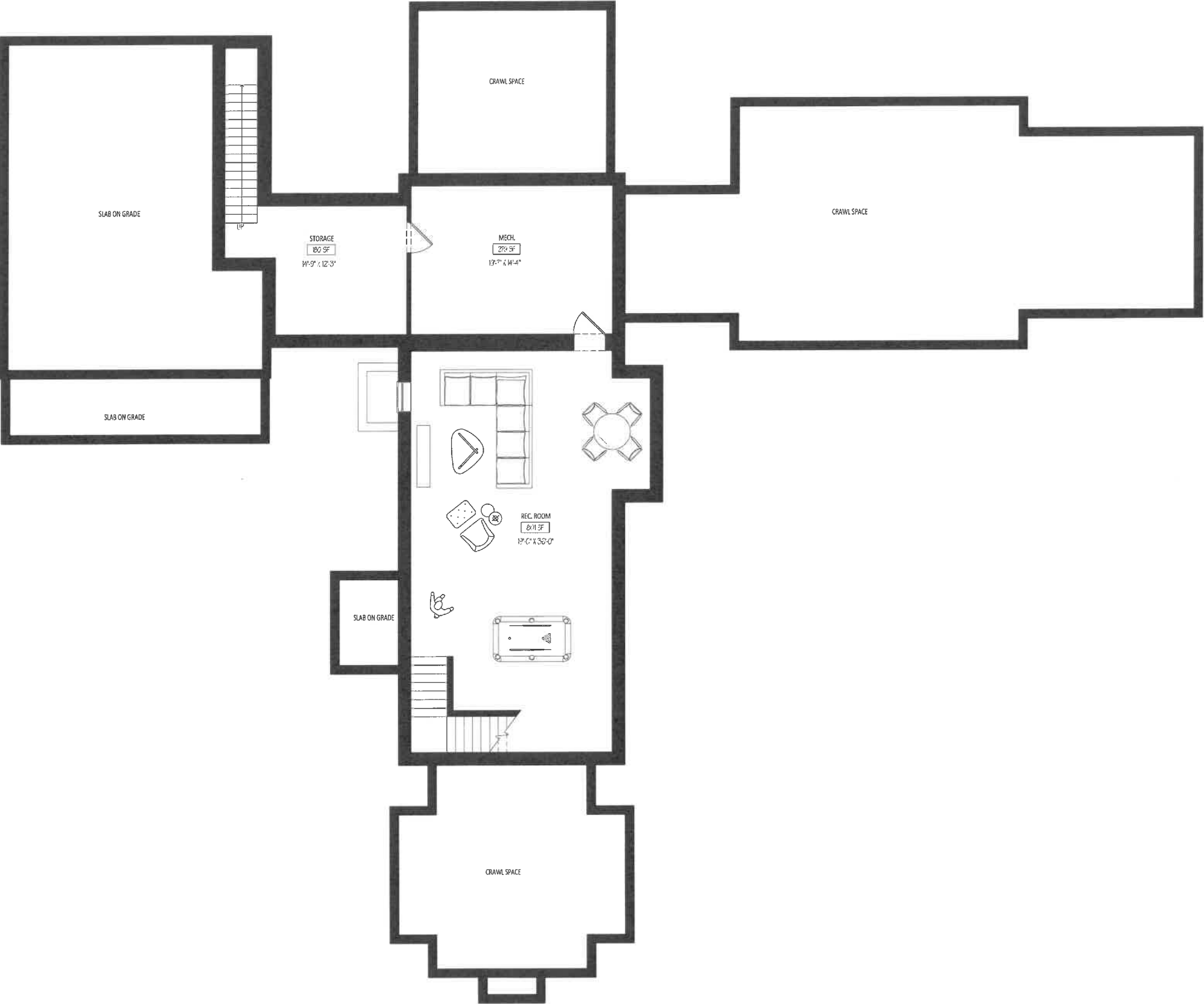


ENTRY PORTICO





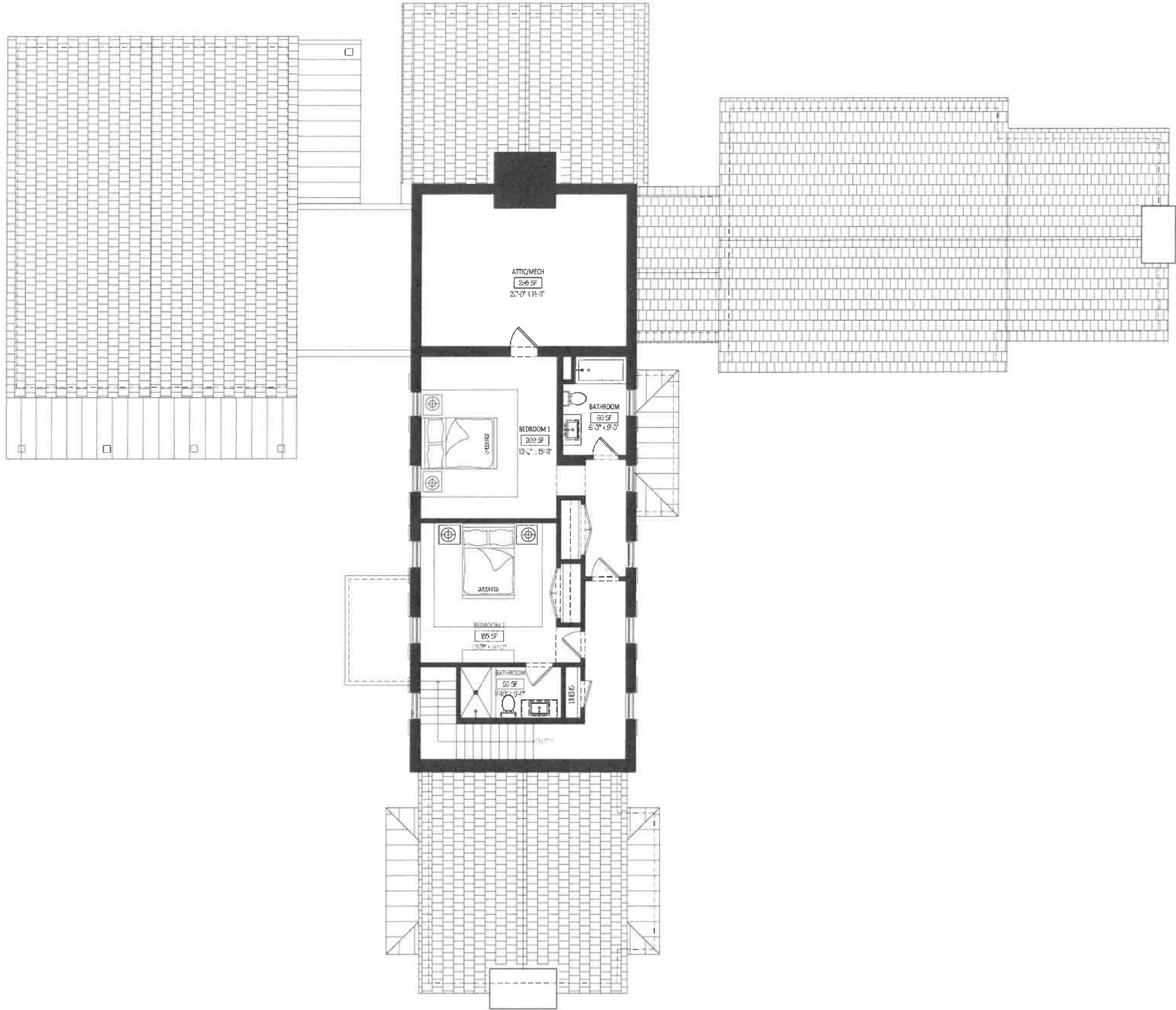




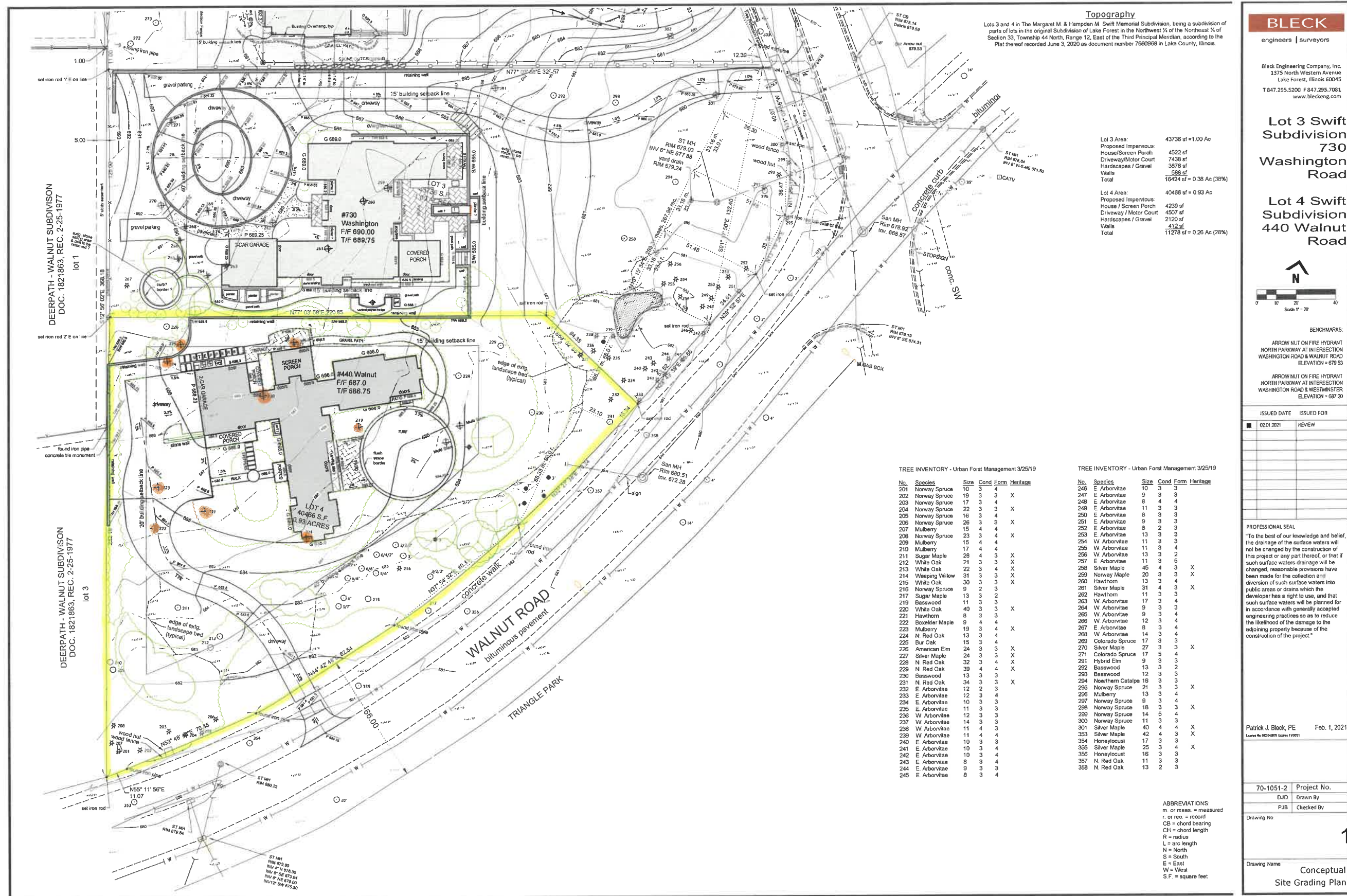


1
'9

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PRELIMINARY SITE GRADING PLAN & TREE REMOVAL PLAN



TREE INVENTORY

HIGHLIGHTED TREES PROPOSED FOR REMOVAL

<u>No.</u>	<u>Species</u>	<u>Size</u>	<u>Cond</u>	<u>Form</u>	<u>Heritage</u>
201	Norway Spruce	10	3	4	
202	Norway Spruce	19	3	3	X
203	Norway Spruce	17	3	4	
204	Norway Spruce	22	3	3	X
205	Norway Spruce	16	3	4	
206	Norway Spruce	26	3	3	X
207	Mulberry	15	4	4	
208	Norway Spruce	23	3	4	X
209	Mulberry	15	4	4	
210	Mulberry	17	4	4	
211	Sugar Maple	28	4	3	X
212	White Oak	21	3	3	X
213	White Oak	22	3	4	X
214	Weeping Willow	31	3	3	X
215	White Oak	30	3	3	X
216	Norway Spruce	9	2	3	
217	Sugar Maple	13	3	2	
219	Basswood	11	3	3	
220	White Oak	40	3	3	X
221	Hawthorn	8	3	3	
222	Boxelder Maple	9	4	4	
223	Mulberry	19	3	4	X
224	N. Red Oak	13	3	4	
225	Bur Oak	15	3	4	
226	American Elm	24	3	3	X
227	Silver Maple	24	3	3	X
228	N. Red Oak	32	3	4	X
229	N. Red Oak	39	4	4	X
230	Basswood	13	3	3	
231	N. Red Oak	34	3	3	X
232	E. Arborvitae	12	2	3	
233	E. Arborvitae	12	3	4	
234	E. Arborvitae	10	3	3	
235	E. Arborvitae	11	3	3	
236	W. Arborvitae	12	3	3	
237	W. Arborvitae	14	3	3	
238	W. Arborvitae	11	4	3	
239	W. Arborvitae	11	4	4	
240	E. Arborvitae	10	3	3	
241	E. Arborvitae	10	3	4	
242	E. Arborvitae	10	3	4	
243	E. Arborvitae	8	3	4	
244	E. Arborvitae	9	3	3	
245	E. Arborvitae	8	3	4	



287 W LAUREL AVE
 • Stone and siding exterior
 • Slate Roofing
 • Massing
 • Scale



1315 LAKE ROAD
 • Stone exterior
 • Scale
 • Massing



301 W LAUREL
 • Scale
 • Massing



1500 SHERIDAN ROAD
 • Mixture of exterior material
 • Massing
 • Scale



314 GLENWOOD
 • Stone and siding exterior
 • Massing
 • Scale



172 W LAUREL AVE
 • Stone and siding exterior
 • Slate Roofing
 • Massing
 • Scale



IMAGES OF SURROUNDING NEIGHBORHOOD

373 E WESTMINSTER AVE



385 E WESTMINSTER AVE



401 E WESTMINSTER AVE



401 E WESTMINSTER AVE



777 WASHINGTON ROAD



771 WASHINGTON ROAD



771 WASHINGTON ROAD



420 WALNUT ROAD



410 WALNUT ROAD



404 E DEERPATH ROAD



487 WASHINGTON ROAD

