

Agenda Item 3
774 Washington Road
Change to Exterior Materials

Staff Memorandum
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Owner's Statement of Intent

Architect's Statement of Intent

Proposed Exterior Elevations –

Areas of Composite Material Highlighted



MEMORANDUM

To: Chairman Grieve and members of the Historic Preservation Commission

From: Jennifer Baehr, Assistant Planner

Date: April 28, 2021

Subject: **774 Washington Road – Change to Previously Approved Exterior Materials**

A Certificate of Appropriateness was granted by the Commission on October 28, 2020 for a new residence on the vacant property at 774 Washington Road. This property is one of four lots created through a recent subdivision.

The petitioner originally proposed a composite material for the siding, trim, fascia and soffits. The Commission did not approve the use of composite materials but instead, recognizing that the petitioner was anxious to move forward with construction drawings, granted the Certificate of Appropriateness with a requirement that natural wood be used for the siding, trim, fascia and soffits. The Commission noted however that if the petitioner desired to pursue the use of a composite material for limited elements of the residence, the Commission would entertain such a request subject to the submittal of detailed information about the proposed synthetic product, a description of the factors that distinguish this site from others in the historic district and subject to a mockup of the proposed non-natural material at the site to allow a comparison with natural materials.

Following the Commission's approval of a Certificate of Appropriateness, the petitioners' submitted construction plans for review for permit. Upon questioning from staff during plan review, the petitioners stated the intent to request reconsideration of the use of non-natural materials. This request is now presented to the Commission for consideration as a modification to the prior approvals.

The petitioner and the petitioners' architect have submitted statements specifying the product that will be used and providing an overview of why and how the product will be used in limited areas on the residence. It is also noted that The Goebeler Company, a company noted for quality construction locally and a company which has experience with the Boral product will be constructing the home and installing the product. Importantly, unlike some of the other synthetic siding and trim products available, Boral does not require corner boards or a 3/8" gap which clearly identifies an installation of non-natural materials. And, the Boral product specified by the petitioner is smooth and does not have a fake grain in an effort to imitate wood again, a characteristic that clearly identifies a non-natural material. Although City standards cannot identify a specific manufacturer for a product, in this case, the petitioner has specified the Boral product and highlighted its specific characteristics so it would be appropriate for the Commission to require that the product as specified in the materials submitted to the Commission be used as a condition of approval.

The petitioner installed mockups of the proposed non-natural material and of natural wood on the site for the Commission to inspect. The mockups reflect the water table detail, horizontal siding with a 4 inch exposure, and the fascia detail again, one all with natural materials and all with non-natural, composite materials. These mock-ups were constructed by the contractor engaged for the project, The Goebeler Company. Commissioners are encouraged to visit the site and inspect the mock-ups.

The Commission's packet includes elevations with the areas where the proposed manufactured product will be used.

Based on review of the mockup provided, it appears that the composite siding is thick enough to provide a prominent shadow and the seams of the composite siding are tight, helping to minimize the appearance of gaps that are often found in non-natural siding products. Because this is a new construction project, with screening along the streetscape to soften the appearance of the home, the use of a non-natural material as a "test case" for future consideration is reasonable given that the siting of the home and shape of the lot limit views of this house in the context of the important historic homes in the immediate area. The use of the composite material in this case may also be appropriate given that the residence incorporates some natural materials. As reflected on the exterior elevations, there are areas of brick on the front and rear facades of the home and detached garage, and the primary roof forms will be wood shingle.

Staff Recommendation

Given the Commission's expressed interest in being open to considering some limited use of non-natural products in specific circumstances, this request is reasonable and worthy of favorable consideration based on the findings detailed below and conditions of approval also detailed below.

If desired by the Commission, a motion approving a change in previously approved exterior materials as detailed in this memorandum and in the materials submitted by the petitioner and the petitioners' architect would be appropriate.

Unique Conditions of Property – Findings of Fact

1. The proposed use of a non-natural material is limited to only portions of the house. Natural materials are used elsewhere on the residence to assure an appearance of quality and some patina over time.
2. The residence is part of a new subdivision however all of the homes on the remaining lots in the subdivision have already received approval from the Historic Preservation Commission and all proposed consistent use of high quality, natural materials so allowing the use of non-natural materials on a portion of this home will not establish a precedent for the three other homes in the subdivision because the approvals are already in place.
3. The proposed residence will not have a strong streetscape presence because of its location of a curve, near the intersection of Washington Road and Westminster, due to the siting of the house on the lot and because of existing and proposed vegetation. The new residence will not easily be seen in the context of the historic homes in the neighborhood or in the context of the nearby new construction.
4. The product specified by the petitioner's architect is Boral, unlike other composite products available, this product does not require 3/8" gaps or corner boards which clearly allow identification of synthetic products.
5. The product specified is smooth and will not attempt to imitate wood grain.
6. The petitioners have identified a contractor who has experience in the use and installation of the Boral product.

7. This residence can be essentially used as a test case which will allow the product to be observed in the years ahead to allow an evaluation of the appearance and integrity over time.

Conditions of Approval

1. As specified by the petitioner's architect, the non-natural material shall be the Boral, smooth surface product.
2. Installation of the Boral product shall be in strict compliance with the manufacturer's instructions.
3. Installation shall be completed by a contractor with demonstrated and experience of successfully installing the Boral product.
4. Except for the change in materials approved by this motion, the construction shall fully conform to the plans as submitted to the Commission upon which the Certificate of Appropriateness was issued.

George and Mary Sperzel
1523 S. Estate Lane
Lake Forest, Illinois

Chairman and Members of the Lake Forest Historic Preservation Commission
The City of Lake Forest

Owners' Statement of Intent regarding approval of composite siding for 774 Washington Road

Historic Preservation Ordinance Standard 7: Relationship of materials and texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

Chairman and Commissioners,

Thank you for your patience in allowing us to come before you for a third time. In our October presentation we requested the use of composite clapboard siding for our new home instead of wood. While not approved at that meeting, the Commission seemed open to the use of modern materials and it was left that we could revisit the request at a future date if we so desired.

Noting that Historic Preservation Ordinance Standard 7 doesn't actually require natural materials and instead requires "visual compatibility with the predominant materials used in the structures to which it is visually related," we concluded that because the advantages of composite siding were so compelling and the quality of the actual material we would be using is in keeping with Standard 7 requirements, we would further delay the start of construction and return to make our case. As the Commission suggested, we have provided an on-site mock-up of composite siding/trim vs cedar siding/trim to demonstrate the comparable appearance. Hopefully, you have had a chance to visit the site and see the samples.

Our request is the result of our experience with the cedar areas of our current house and outbuilding where we have had a constant battle with woodpeckers, carpenter bees, peeling paint, and incursion of field mice. When our architect, Ed Deegan, initially designed our new house with areas of cedar clapboard, we loved the design and how the combination of brick and clapboard looked, but felt that clapboard was not worth the issues associated with cedar. Mr. Deegan suggested that high-quality composite siding, while more expensive than cedar, could give us the same look without the problems. After researching and seeing examples, we agreed, and with Mr. Deegan's assistance began looking for a superior siding alternative of premium quality and appearance.

We learned that composite siding has developed over many years to be a reliable proven substitute for wood. It is an accepted building material approved by the Building Review Board for homes outside of the Historic Districts and meets the requirements of the Lake Forest building code. While it looks like wood, it has proven to be superior to wood in terms of maintenance, including resistance to water damage, rot, peeling, fire, insects, and woodpeckers and other animals.

Composite siding, like other building materials, varies in quality and appearance, and in certain iterations has deservedly earned a less than favorable reputation. However, as with other modern replacement materials that have been approved by the Commission in the past (such as aluminum clad

windows), higher-end modern replacements such as we are proposing can offer significant practical advantages while retaining the appearance and characteristics of natural materials.

The product we have chosen is a premium material that presents as wood, has a smooth surface (rather than embossed simulated woodgrain), and will be primed and custom painted like wood rather than being pre-impregnated with a standard color. The painted surface would be expected to develop the same patina you would normally see with painted wood, while avoiding the susceptibility to damage that painted wood experiences over time. It is a much more expensive material than cedar, but we feel the added expense is worth the savings in maintenance and peace of mind.

We understand that the Commission makes decisions based on individual cases rather than precedent but realize that there is some concern that approving our request may be perceived as a precedent for future decisions. If our request should be approved, we respectfully suggest that any future requests for non-natural materials would still be expected to comply with high quality and visual compatibility standards, as do all requests for materials or products used in the Historic District. For example, should our specific request be approved, factors for consideration would have included:


- The project is new construction.
- Review included visual inspection of an on-site mock-up of the actual materials.
- The material is smooth, not embossed woodgrain.
- The material is painted, and the paint is the actual paint to be used.
- A known high-quality contractor has been hired to ensure proper installation.
- The mock-up met the Commission's Standard 7 requirement for visual compatibility with the predominant materials used in the structures to which it is visually related.

In summary, we hope you agree that our request complies with the Historic Preservation Ordinance requirement for visual compatibility of new construction with its surroundings. Materials and methods evolve over time and we hope that homeowners can take advantage of them, rather than being confined to historic materials and methods that, while still valid, may not offer the advantages of modern products that meet the ordinance's visual compatibility standards. We feel that the ability to take advantage of product advancement (without compromising compatibility or architectural aesthetics and integrity) is especially important for new construction.

We also fully understand the sensitivity around the development of the Swift property, a classic estate with magnificent grounds located in the heart of town. We would not do anything that in our view detracted from the historic nature of the area and have tried to design and develop our property with that in mind while fulfilling our personal desires for our retirement home. We hope that our home will be a positive contribution to the Swift legacy and the Lake Forest Historical District, one that we and the City will be proud of for many years to come.

We ask that the Commission please approve our request for the use of composite siding.

Respectfully,


George E. Sperzel


Mary H. Sperzel

April 14, 2021

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

Dear Chairman and the Members of the Commission,

Request for use of Composite Siding for the Exterior of 774 Washington Road:

We would first like to take the chance to thank you for working with us on the design of this new construction home. The goal of this project is to construct a new one-and-a-half story home that thoughtfully and graciously caters to the needs of its inhabitants, who intend to make it their primary residence for retirement. Our clients would like to take the opportunity offered to us in the previous meeting to present the composite siding we are proposing and would like to use on this home.

We propose that the central form of this New Construction home be built in a natural material (brick) and the secondary book-end forms be in composite siding. The central and secondary form will be have a cedar roof. We believe that our request for the use of composite siding is not foreign and this material has been approved in multiple instances through the standards and regulations of many historic communities and historic preservation boards, in particular as in our case, for the use of smooth composite lap-siding in new construction.

We are requesting the use of composite siding as we believe it is durable, low maintenance, and visually compatible to cedar siding. The advantages of the siding we are proposing include:

- Resistance to moisture damage
- Resistance to impact damage
- Resistance to insects, woodpeckers, and other animals
- Low maintenance (unlike wood siding, doesn't need to be painted every 5 years)
- Durable and has long-term appearance (stands up against elements over time)
- Visually compatible with traditional materials
- Sustainable
- Better thermal performance
- Higher resale value

To provide an opportunity for the Historic Preservation Commission to view the materials proposed in context, the General Contractor has prepared on-site samples of both the BORAL TruExterior smooth composite siding that the homeowner would like to use, as well as a sample of traditional cedar siding. In



addition, BORAL TruExterior smooth composite trim and cedar trim were used so that the Commission can compare them as well.

Standards of the Lake Forest Historic Preservation Ordinance:

7. Relationship of materials and texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

While the standard doesn't specifically require natural materials, it does require that the materials be visually compatible with the predominant materials used in the structures to which it is visually related. As demonstrated by our on-site sample, we strongly believe that the composite material we are proposing meets the standards of the Lake Forest Historic Preservation Ordinance regarding visual compatibility. The material we are proposing to use is 5/8" thick with a 4" reveal that is compatible with traditional cedar siding dimensions, and has a smooth finish. The type of composite siding that we are using also allows us to miter the corners to achieve the traditional mitered look.

Our request is specifically for the approval of the use of BORAL TruExterior siding in the home we are building at 774 Washington Rd., and not for approval of composite materials in general. As support for our specific approval, we note the following factors are submitted for consideration:

- The project is new construction.
- The design of the home exterior includes brick for the central portion of the home supplemented by BORAL TruExterior siding for the secondary wings.
- The applicant constructed an on-site mock-up of the actual materials to be used.
- The material is smooth, not embossed woodgrain.
- The material is painted, and the paint is the actual paint to be used.
- A known high-quality contractor has been hired to ensure proper installation, and the contractor prepared the on-site mock-up to show corners, joints, trim, etc. as they will appear in the home
- The mock-up demonstrated compliance with the Commission's Standard 7 requirement for visual compatibility with the predominant materials used in the structures to which it is visually related.

We are confident that the quality of BORAL TruExterior composite siding which is visually compatible to cedar siding will add substantial value that is both aesthetically pleasing and sustainable to the neighborhood.

Very truly yours,



Edward J Deegan AIA NCARB





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

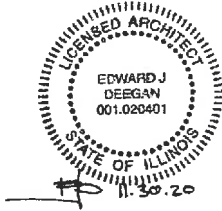
SHEET NO.
HPC 01

North Elevation

04/19/2021 HPC SET

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

The Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045





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

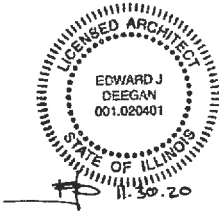
SHEET NO.
HPC 04

West Elevation

04/19/2021 HPC SET

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

The Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045





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

SHEET NO.
HPC 03

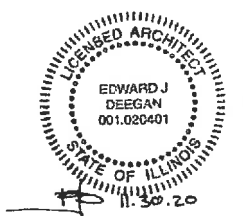
South Elevation

04/19/2021 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

503 Park Drive #4
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(847) 906-4110

The Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045





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

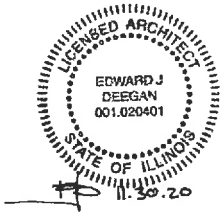
SHEET NO.
HPC 02

East Elevation

04/19/2021 HPC SET

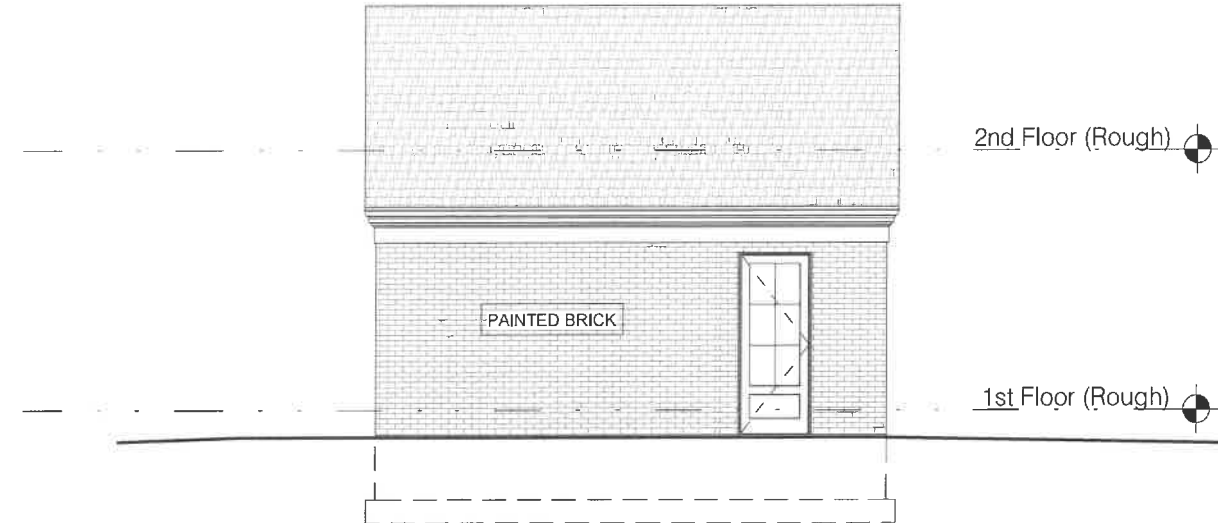
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The Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045

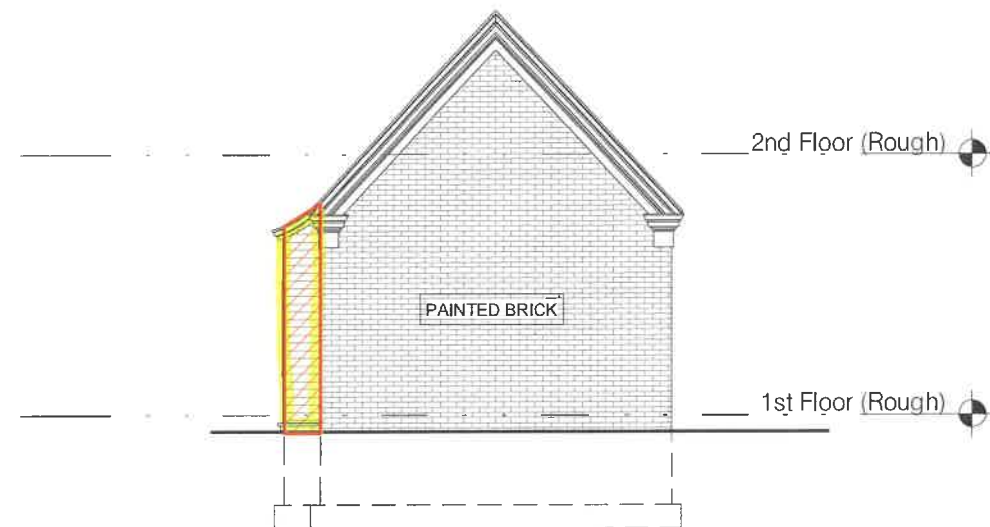




Detached Garage - North Elevation
1/8" = 1'-0"



Detached Garage - East Elevation
1/8" = 1'-0"



Detached Garage - South Elevation
1/8" = 1'-0"



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

SHEET NO.
HPC 05

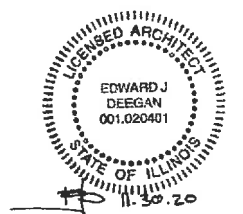
Detached Garage

04/19/2021 HPC SET

**EDWARD DEEGAN
ARCHITECTS**

503 Park Drive #4
Kenilworth IL 60043
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The Sperzel Residence
774 Washington Rd,
Lake Forest, IL 60045



Agenda Item 4
745 Woodland Road
Additions and Building Scale Variance

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Proposed Site Plan
Existing and Proposed East Elevation
Existing and Proposed North Elevation
Existing and Proposed North Elevation With Terrace
Existing and Proposed Southeast Elevation
Existing First Floor Plan
Proposed First Floor Plan
Conceptual Landscape Plan
Images of Existing Residence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	April 28, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	745 Woodland Road – Additions and Building Scale Variance

PETITIONERS

Robert and Susan Morrison
745 Woodland Road
Lake Forest, IL 60045

PROPERTY LOCATION

745 Woodland Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVES

Diana Melichar and Gavin Sheridan, Melichar Architects
207 E. Westminster Suite 104
Lake Forest, IL 60045

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness for construction of a single story breezeway addition on the east side of the existing residence and expansion of existing bay windows on the north and south sides of the home. A building scale variance is requested. The petitioner also proposes to expand the existing rear terrace and install a new patio in the rear yard.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the southeast corner of Woodland and Elm Tree Roads. The property is approximately 1.25 acres in size and is irregular in shape, following the curve of Woodland Road along the front of the property. A ravine also runs along the front of the property. The existing residence was constructed in 2006 and is designed in the English Arts and Crafts style. Melichar Architects designed the original residence.

STAFF EVALUATION

Proposed Additions

The proposed breezeway addition is a single story mass with a low-pitch roof. The addition is 24 feet long and 6 feet and 8 inches wide. The breezeway addition is proposed to improve the circulation through the main living spaces on the first floor by creating a connection between the family room on the east side of the home and the living room on the north side.

The bay window in the living room on the north side of the home will be expanded by 2 feet and 3 inches in the north direction. The width of the bay window is not proposed to change. The bay window in the kitchen will be slightly expanded in order to square off the angled exterior wall in the dining area in the kitchen.

Site Plan

The breezeway addition is located on the east side of the residence, partially in the area of an existing terrace. The existing terrace adjacent to the breezeway addition will be expanded to the north and east. An 18 inch high seat wall is proposed around the perimeter of the terrace. The terraces on the southeast side of the home adjacent to the garden loggia and family room will be modified to remove some portions of paving and add a small area of hardscape to connect the two terraces. A new stone patio is proposed in the southeast corner of the site. The existing spa and surrounding terrace on the east side of the house will be removed.

Findings

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

Standard 1 - Height:

This standard is met. The proposed additions are all single story masses. The breezeway addition is 12 feet and 6 inches tall, the living room bay window is 15 feet and 10 inches tall, and the kitchen bay window is 12 feet tall. The existing residence is 32 feet and 2 inches tall.

Standard 2 – Proportion of Front Façade:

This standard is not applicable to the petition. No changes are proposed to the front façade.

Standard 3 – Proportion of openings:

This standard is met. The proposed openings on the breezeway addition and bay windows follow the tall and narrow proportions of the openings on the existing residence. The breezeway addition features a French door to match the existing French doors on the rear of the home and tall windows with transoms on the east and north elevations. The existing openings in the living room bay window will be replaced with taller windows and transoms. The existing openings in the kitchen bay window will be replaced to reflect a series of openings of the same size along the south wall.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The rhythm of solids to voids found on the proposed additions is consistent with the existing residence.

Standard 5 – Spacing on the Street:

This standard is met. Given the minimal size of the proposed additions and their locations on the rear of the home there will be no impact to spacing of structures as perceived from the streetscape.

Standard 6 – Rhythm of Entrance Porches:

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

Standard 7 – Relationship of Materials and Texture:

This standard is met. The proposed exterior materials will match the existing residence. The exterior walls of the additions will be stone with wood trim and the roofs will be clay tile. Aluminum clad windows with interior and exterior muntins are proposed. Trim, soffits and fascia boards will be wood. Copper gutters and downspouts are proposed. The terraces will be bluestone.

Standard 8 – Roof Shapes:

This standard is met. The existing residence features a variety of roof styles, including gable, hip and shed roof forms. The breezeway addition will have a low-slope hip roof to avoid interfering with the existing windows above. The living room bay window will have a shed style roof and the kitchen bay window will maintain the existing flared roof form.

Standard 9 – Walls of continuity:

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

Standard 10 - Scale:

A building scale variance is requested.

- The allowable square footage based on the size of the property is 5,489 square feet. The allowable square footage is based on the total lot area. In this case, the total lot area contains table and non-table land, land where the slope in any direction exceeds 10 percent, which impacts the lot area that is used to determine the maximum allowable square footage for a residence on the property. Only 50% of the non-table land is counted in the calculation of the land area.
- The existing residence totals 6,215 square feet and exceeds the allowable square footage by 726 square feet, or 13 percent. The Building Scale variance provisions in the Code were modified since this home was constructed.
- The proposed breezeway addition totals 183 square feet, the expansion of the living room bay window totals 19 square feet, and the expansion of the kitchen bay window totals 16 square feet. In total, the proposed additions add 218 square feet to the existing residence.
- In summary, the existing house with the proposed additions will total 6,433 square feet. The total square footage exceeds the allowable by 944 square feet. A building scale variance of 17 percent, four percent more than the existing overage, is requested.

Review of Building Scale Variance Standards

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

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

This standard is met. The size of the additions are minimal in relation to the existing residence. The proposed design, architectural detailing and exterior materials of the additions are compatible with the existing residence and are consistent with City's Design Guidelines.

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

This standard is met. There is a dense landscape buffer made up of Spruce and Arborvitae along the west and south property lines that will effectively mitigate views of the proposed 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. The proposed additions are on the rear of the home and are not visible from the streetscape. The additions are very small and are lower in height than the existing residence and will not have a negative impact on the light to 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. As noted above, the size and height of the proposed additions are minimal in comparison to the existing residence and structures on neighboring properties.

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 approval of the variance will allow the home to be modified in order to make the home more functional and meet the property owner's needs while maintaining the character of the property and the surrounding historic homes.

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. However, as noted above, there is a ravine on the property which must remain open and unobstructed.

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

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The proposed additions do not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material:

This standard is met. The proposed additions will not impact any distinguishing qualities of the existing residence.

Standard 13 – Preservation of natural resources:

This standard is met. The proposed additions and hardscape will not require any tree removal. The conceptual landscape plan submitted by the petitioner reflects new plantings across the site. The proposed plantings include native shade trees, understory plantings and shrubs. The proposed additions will not have any impact on the ravine.

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 not applicable to this request.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The integrity of the existing residence is not threatened by the proposed additions. The additions are designed in a manner that is compatible with the character of the existing residence.

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 breezeway addition, expansion of the living room and kitchen bay windows, 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 reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.

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 745 Woodland Road Owner(s) Robert and Susan Morrison

Architect Diana Melichar Reviewed by: Jen Baehr

Date 4/28/2021

Lot Area 46112 sq. ft.

Square Footage of Existing Residence:

1st floor 3313 + 2nd floor 2588 + 3rd floor 102 = 6003 sq. ft.

Design Element Allowance = 549 sq. ft.

Total Existing Design Elements = 460 sq. ft. Excess = 0 sq. ft.

Garage 1012 sf actual ; 800 sf allowance Excess = 212 sq. ft.

Garage Width 21'-11" 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 = 6215 sq. ft.

Square Footage of Proposed Additions:

1st floor 218 + 2nd floor 0 + 3rd floor 0 = 218 sq. ft.

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

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

TOTAL SQUARE FOOTAGE = 6433 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5489 sq. ft.

DIFFERENTIAL = 944 sq. ft. **NET RESULT:**
Over Maximum
(Existing) 944 sq. ft. is

Allowable Height: 40 ft. Actual Height 32'-0" (existing house) 17% over the **Max. allowed**

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 549 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 70 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 309 sq. ft.

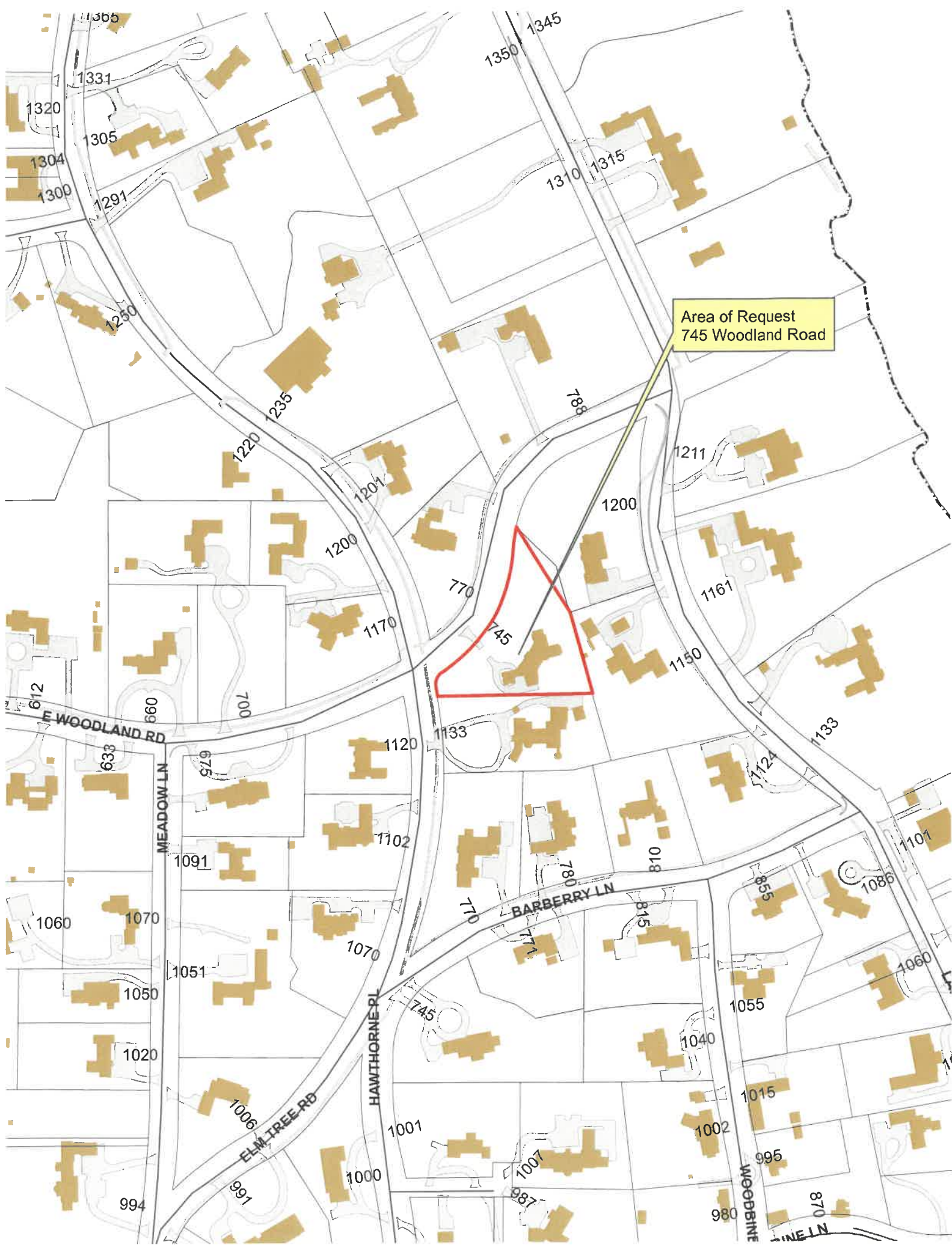
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 61 sq. ft.

Bay Windows = 20 sq. ft.

Total Actual Design Elements = 460 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request
745 Woodland Road



Area of Request
745 Woodland Road

Area of Request
745 Woodland 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 type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input checked="" type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Robert and Susan Morrison
Owner of Property

745 East Woodland Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847-772-4442
Phone Number *Fax Number*

Susan@MorrisonLF.com
Email Address

Susan E Morrison, CJ
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar
Name and Title of Person Presenting Project

Melichar Architects
Name of Firm

207 E. Westminster, Suite 104
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-295-2440
Phone Number *Fax Number*

Diana@MelicharArchitects.com
Email Address

[Signature]
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
for
Mr. & Mrs. Robert Morrison
745 Woodland Road

Background

Mr. and Mrs. Morrison purchased their home in 2020. The Morrisons were attracted to the unique ravine site as well as the building architecture, and have dedicated their resources to being good stewards of the property.

The ravine is the key-organizing feature of the property, running along the curved front of this irregularly shaped lot. The home is designed in a “butterfly” layout, with its curved front façade reflecting the curve of the ravine and additional building masses angling out from each end of the rear elevation. While this layout suits the property and creates several outdoor spaces, this plan layout also has some drawbacks regarding internal building flow, leaving rooms in the wings “dead ended”.

Request

Mr. and Mrs. Morrison would like to improve the flow of their main living spaces by adding an enclosed, one-story breezeway connection between the dead-ended family and living rooms. This will create a flow of circulation through the main living spaces and allow for easier large family gatherings.

The Morrisons would also like to slightly expand the kitchen bay window and living room bay window. The kitchen expansion allows for a reasonably sized family table while maintaining the existing wall projection and roof shape. The living room bay will provide a more intimate connection with the ravine landscape and view along the length of the ravine. This matches both adjacent fenestration heights and the roof design of the similar family room bay window.

Design Description

All design modifications to the home are architecturally in-keeping with the original English Arts and Crafts style, including scale, detailing and matching of materials.

Building Scale

Although the ravine property is an asset, it has inherent liabilities and restrictions for the building envelope and bulk. This unique, triangular-shaped property is almost 32% non-table land, that results in a large reduction of allowable bulk. In addition, the building is organized around the ravine, forming the butterfly footprint and separated garage configurations with porte cochere. (If the garages were grouped together as one three-car garage, the square footage of the original building design could have been reduced by 473 sf). The proposed building additions increase the building scale by 218 sf.



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 Painted Wood Trim

Color and/or Type of Material Match Existing

Foundation Material

Exposed Foundation Material Concrete / Stone to match existing

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☒ Other French Doors

Color of Finish Match Existing

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

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

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper (terne-coated copper to match existing)
☐ Other _____
☐ Sheet Metal

Color of Material Grey (match existing)

Gutters and Downspouts

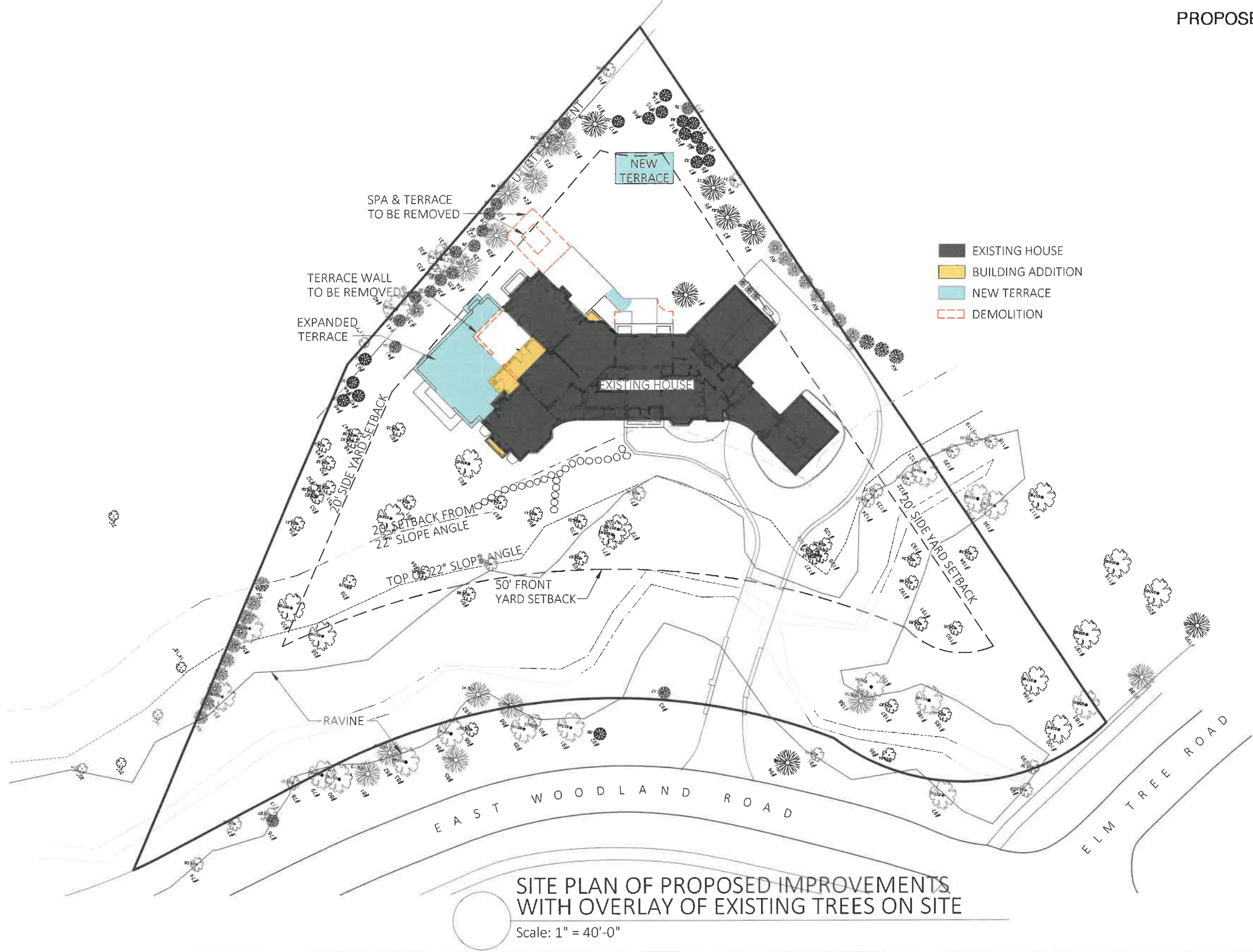
- ☒ Copper (terne-coated copper to match existing)
☐ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER
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LAKE FOREST, ILLINOIS 60045
© 2021 MELICHAR ARCHITECTS

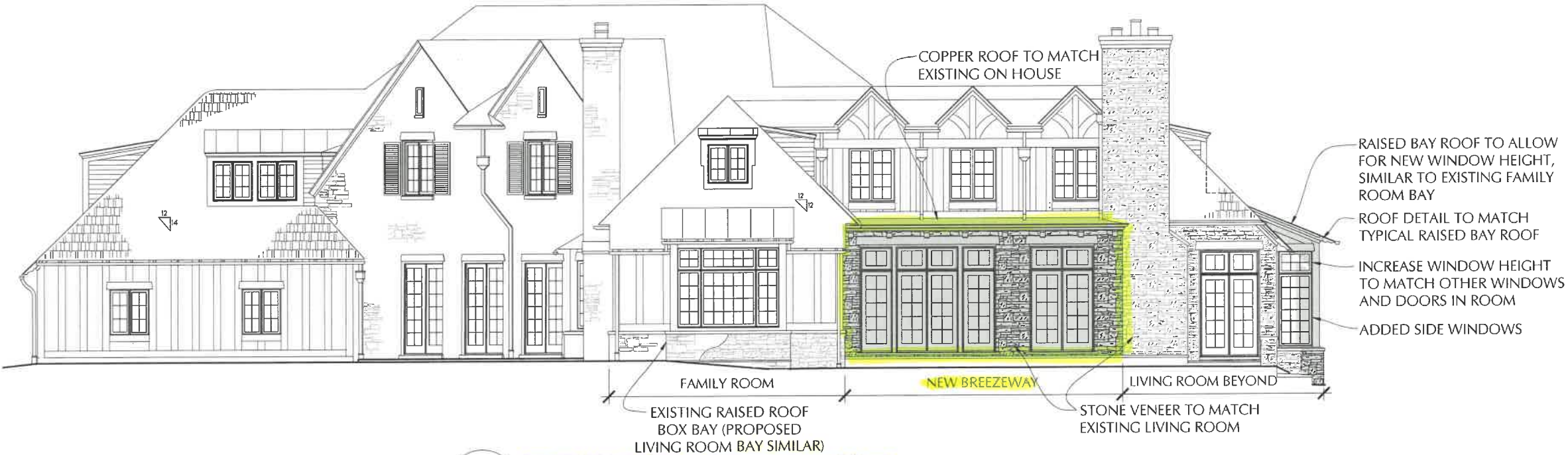
**MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045**

JOB NO.: 1927

ISSUE DATE: APRIL 16, 2021
HPC Submittal



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



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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045

JOB NO.: 1927

ISSUE DATE: APRIL 9, 2021
HPC Submittal



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



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



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MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045

JOB NO.: 1927

ISSUE DATE: APRIL 9, 2021
HPC Submittal

Morrison Residence
745 East Woodland Road
Lake Forest, Illinois

April 2021



CRAIG BERGMANN
Landscape Design, Inc.

Craig Bergmann
Landscape Design, Inc.

The Art of Fine Gardening

900 North Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355
Facsimile: (847) 251-8360

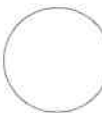


TURF PATH.
AMEND EXISTING EVERGREENS
WITH NEW SCREENING PLANTS.

TURF AT BASE OF STEPS.
EXPAND EXISTING RAISED TERRACE
16-18" ABOVE EXISTING GRADE AT
NORTH; 12" ABOVE GRADE AT EAST.
3 STEPS WITH STONE RISERS AND TURF TREADS.
REPLACE EXISTING 36" HT. STONE WALLS WITH NEW
WALLS IN EXPANDED LAYOUT; 18" ABOVE TERRACE
TO EXISTING GRADE; 36" HT. NORTH, 27" HT. EAST.

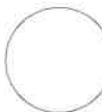
WOODLAND PLANTS TO BUILDING WALL.
STONE WALL 4.5' HT. TO GRADE, 2.25' HT. TO TERRACE.
NEW SECTION OF WALL CONNECTS TO EXISTING WALL.

NOTE: NEW WALLS TO MATCH EXISTING
STONE WORK ON HOUSE.



EXISTING SOUTHEAST ELEVATION

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



PROPOSED SOUTHEAST ELEVATION

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



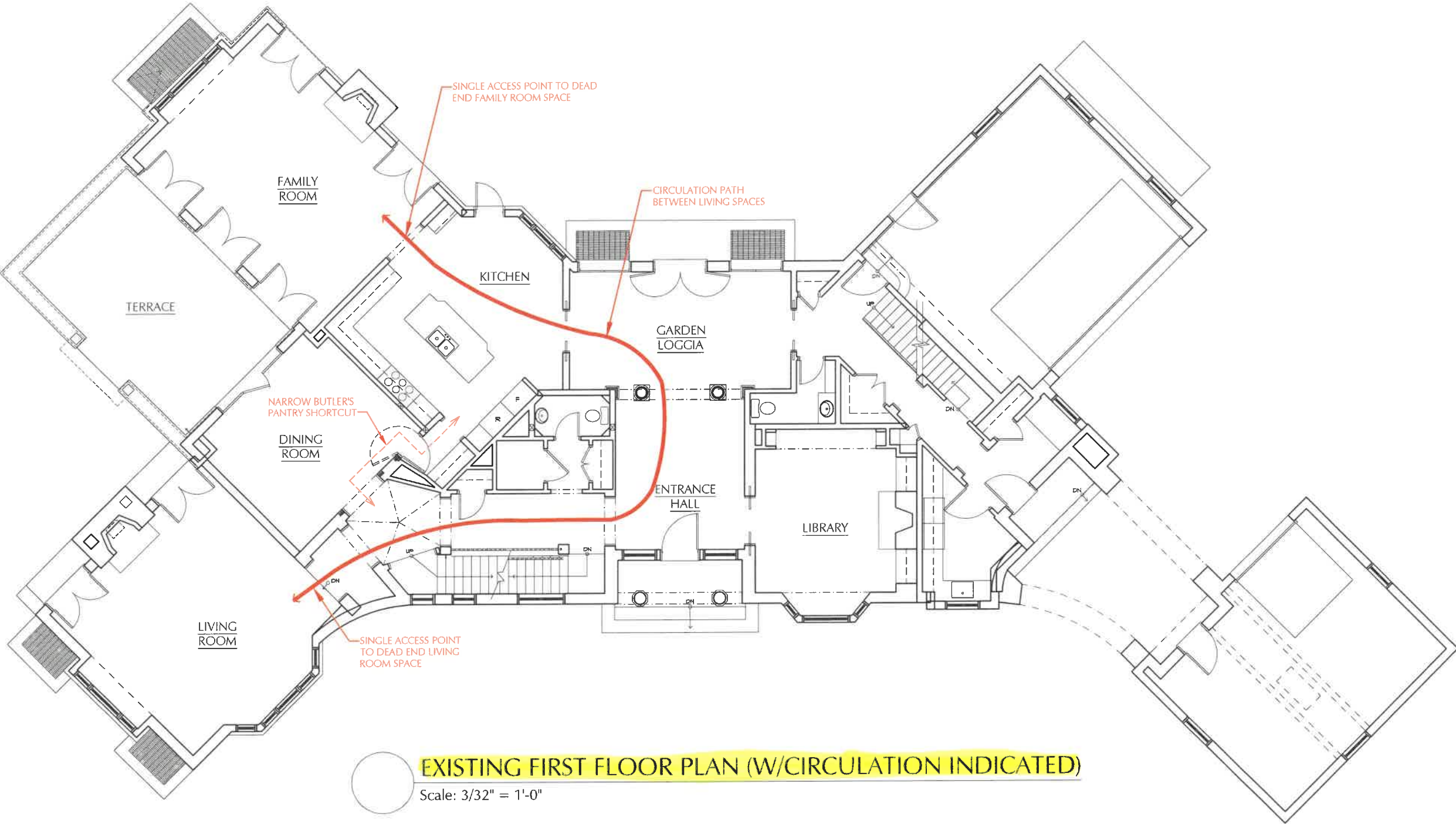
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MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045

JOB NO.: 1927

ISSUE DATE: MAR. 19, 2021
HPC Submittal



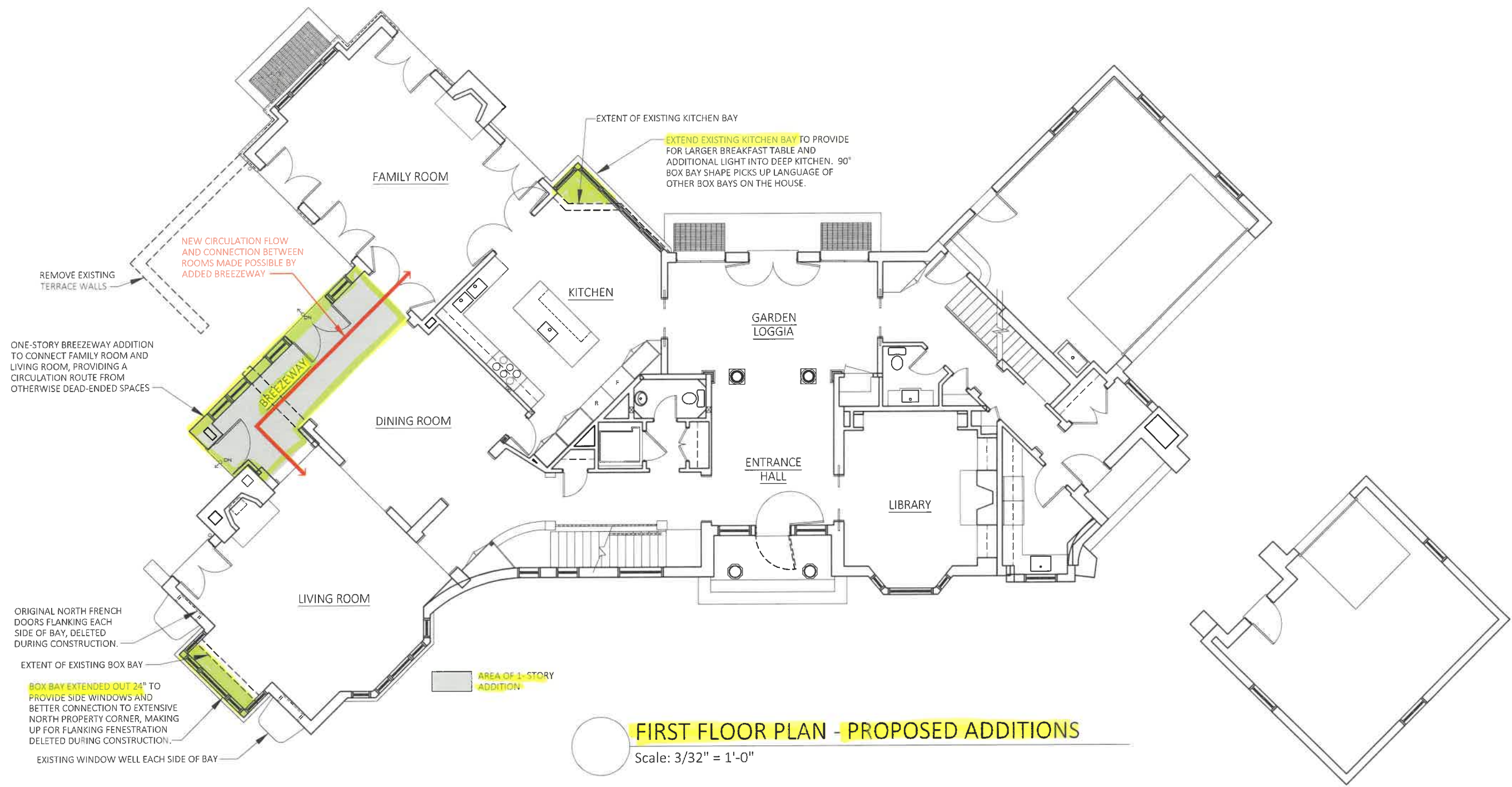
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MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045

JOB NO.: 1927

ISSUE DATE: MAR. 19, 2021
HPC Submittal



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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MORRISON RESIDENCE
RENOVATIONS TO
745 E. WOODLAND ROAD
LAKE FOREST, IL 60045

JOB NO.: 1927

ISSUE DATE: APRIL 16, 2021
HPC Submittal

CONCEPTUAL LANDSCAPE PLAN



Concept Landscape Design

Morrison Residence
745 East Woodland Road
Lake Forest, Illinois

April 2021



CRAIG BERGMANN
Landscape Design, Inc.

Craig Bergmann
Landscape Design, Inc.

The Art of Fine Gardening

900 North Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355
Facsimile: (847) 251-8360

Designed by C.B. & D.B.



EXISTING FAMILY ROOM AND TERRACE (CENTER)
DINING ROOM AND LIVING ROOM (RIGHT)



EXISTING FAMILY ROOM (LEFT) DINING ROOM (CENTER)
AND LIVING ROOM (RIGHT)



EXISTING SITE CONTEXT PHOTOS – BREEZEWAY

745 EAST WOODLAND ROAD



EXISTING LIVING ROOM BAY FROM NORTHEAST



EXISTING LIVING ROOM BAY FROM NORTH
FRONT OF HOUSE BEYOND ON THE RIGHT



EXISTING SITE CONTEXT PHOTOS – LIVING ROOM BAY

745 EAST WOODLAND ROAD



REALTOR PHOTO

EXISTING REAR ELEVATION OF THE HOUSE



REALTOR PHOTO

EXISTING KITCHEN BAY WINDOW AND FAMILY ROOM WING



EXISTING SITE CONTEXT PHOTOS – KITCHEN BAY

745 EAST WOODLAND ROAD

Agenda Item 5
33 Stonegate Lane
Beach Pavilion, Height and Building Scale Variances

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Staking Diagram
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed Site Plan - Enlarged
Proposed Beach Pavilion – South Elevation
Proposed Beach Pavilion – East Elevation
Proposed Beach Pavilion – North Elevation
Building Sections
Proposed Beach Pavilion – Basement Plan & First Floor Plan
Proposed Beach Pavilion – Second Floor Plan & Roof Plan
Color Renderings
Images of Proposed Surface Treatments
Images of Existing Residence
Images of Existing Boat House
Proposed Tree Removal & Conceptual Landscape Plan
Tree Inventory



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	April 28, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	33 Stonegate Lane – Demolition of Existing Boat House, Construction of a Beach Pavilion, Building Scale and Height Variances

PETITIONER

Wes JH Lot 76 LLC
(Walter Sommers, 100%)
33 N. Stonegate Lane
Lake Forest, IL 60045

PROPERTY LOCATION

33 Stonegate Lane

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE

Diana Melichar, architect
270 E. Westminister Suite 104
Lake Forest, IL 60045

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow demolition of the existing boat house and construction of a beach pavilion on the bluff. Building scale and height variances are requested.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the east side of Stonegate Lane, at the east end of Illinois Road, at the top of the bluff above Lake Michigan. The property is 3.47 acres in size, a portion of the property is non-table land. The residence was constructed in 1961 and was designed by Frazier, Raftery, Orr, and Fairbanks, a noted architectural firm in the community. The pool house and pool were also built in 1961. The existing boat house was built in 1962, shortly after the residence was constructed. There is no record that the boat house was designed by Frazier, Raftery, Orr, and Fairbanks. The residence is identified as a Contributing Structure to the Historic District. The boat house on the property is not identified as a Contributing Structure.

Due to its location on the bluff, the beach pavilion requires a steep slope variance. The petition is scheduled to be presented to the Zoning Board of Appeals on April 26th.

STAFF EVALUATION

Demolition of Boat House

The petitioner is proposing to demolish the existing boat house on the property. As noted above the boat house was built in 1962. The boat house is a utilitarian type structure and is constructed of concrete block. The boat house is severely damaged in large part due to the very high Lake levels in

recent years and the proximity of the boat house to the water's edge and is not useable in its current condition.

Based on the information provided by the petitioner and staff's research and evaluation of the boat house structure, a review of the demolition criteria is provided below.

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

This criteria is satisfied. Although the residence on the property is a Contributing structure, the existing boat house proposed for demolition does not reflect any historical, cultural or architectural significance. Based on available City records, the boat house was built by Griffis Brothers, a local builder who constructed the residence on the property, however there is no record that the boat house was designed by Frazier, Raftery, Orr, and Fairbanks.

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

This criteria is satisfied. The boat house itself is a modest structure that is only visible from the bluff and does not contribute to the character of the Historic District.

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

This criteria is satisfied. The demolition of the boat house would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The boat house does not display any historical or architectural significance making it worthy of preservation.

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

This criteria is satisfied. The boat house was built in 1962 and is constructed of concrete block and a wood frame roof. The boat house structure it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense.

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

This criteria is satisfied. Concurrent with this request for approval of demolition, plans for a new beach pavilion are presented to the Commission for review and approval.

Proposed Beach Pavilion

The proposed beach pavilion reflects a rectangular footprint and is comprised of a covered terrace on the south side and an enclosed two-story living space on the north side. The beach pavilion is built into the slope of the bluff and as a result, has a basement that will house the mechanical equipment. As described in the petitioner's statement of intent, the design of the beach pavilion reflects strong simple forms, similar to the existing residence.

Site Plan

The proposed beach pavilion is sited toward the north side of the site on the bluff. The beach pavilion is set back approximately 50 feet back from the average high water mark. A raised terrace is proposed around the perimeter of the structure and an inclined tram is proposed to access the beach pavilion.

The amount of existing impervious surface on the site totals 28,239 square feet, equal to 19 percent of the entire site. After the removal of the boat house and the addition of the beach pavilion the total amount of impervious surface on the site as proposed is 30,410 square feet, equal to 20 percent of the site.

Findings

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

Standard 1 - Height:

A height variance is requested. The maximum allowable height for an accessory structure is 25 feet. The beach pavilion is 29 feet and 11 inches tall as measured from the lowest point of existing grade adjacent to the structure to the tallest roof form. Due to the location of the pavilion being nestled into the side of the bluff there is a significant change in grade from the west side of the structure to the east side, resulting in the height of a portion of the beach pavilion exceeding the maximum of 25 feet permitted for accessory structures. Although the height of the beach pavilion exceeds the allowable height, given its minimal visibility and distance from the main residence, the beach pavilion will not visually overpower the existing structures on the site or greatly contribute to the appearance of height and mass on the property.

Standard 2 – Proportion of Front Façade:

This standard is not applicable to the petition. The beach pavilion faces the lake and is not visible from the front façade of the existing residence.

Standard 3 – Proportion of openings:

This standard is generally met. The proposed beach pavilion has mostly large, tall openings to allow views of the lake. The north side of the beach pavilion reflects smaller openings than the other elevations to accommodate the more private interior spaces.

Standard 4 Rhythm of Solids to Voids:

This standard is generally met. The beach pavilion reflects large expanses of openings on the south and east elevations to take advantage of views of the lake. The north elevation presents a mostly solid wall with smaller openings due to fact that the north side of the structure houses the more private spaces and the north side of the structure is closer to the neighboring property.

Standard 5 – Spacing on the Street:

This standard is not applicable to the petition. The beach pavilion is not visible from the street and will not impact the character of the streetscape.

Standard 6 – Rhythm of Entrance Porches:

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

Standard 7 – Relationship of Materials and Texture:

This standard is met. The beach pavilion structure will be constructed of poured reinforced concrete. The use of concrete was chosen for longevity and to withstand the conditions associated with being located close to the Lake. Although the structure will be constructed entirely of concrete, various surface treatments are proposed to imitate the appearance of different materials. The exterior walls of the pavilion will have a textured stucco appearance. The retaining wall on the west side of the structure will have the appearance of a residential stone veneer and the raised terrace walls are designed to appear as a larger scale stone. Images of the surface treatments are included in the Commission's packet.

The windows and doors will be fiberglass. The roof will be a low-slope membrane. Because the roof will be visible from the top of the bluff it will be covered by turf to make the roof appear more attractive.

The terrace floor and steps will be bluestone. A stainless steel railing is proposed around the perimeter of the terrace.

Standard 8 – Roof Shapes:

This standard is met. The beach pavilion has a flat roof, consistent with the simple, contemporary appearance of the structure. The use of the flat roof also helps to minimize the mass and height of the beach pavilion structure.

Standard 9 – Walls of continuity:

This standard is generally met. The design of the beach pavilion is consistent across all elevations.

Standard 10 - Scale:

A building scale variance is requested.

- The allowable square footage based on the size of the property is 10,931 square feet. The table land is fully counted in the building scale calculation and the non-table land is counted at 50 percent of the land area. The existing residence, attached garage and pool house structure on the site total 11,030 square feet and exceed the allowable square footage by 99 square feet, or 0.9 percent. All of these structures were constructed prior to the establishment of the building scale limitations in the Code.
- The enclosed portion of the beach pavilion totals 581 square feet and contributes to the square footage overage of the existing residence. A portion of the basement and raised terrace is included in the calculation totaling 1,176 square feet. This square footage is included in the building scale calculation due to the height of the basement and raised terrace

in relation to the grade adjacent to the structure which slopes downward to the Lake and due to the fact that the basement and raised terrace add to the appearance of mass on the down slope side.

- The open, covered terrace of the beach pavilion totals 542 square feet and is considered a design element and is not counted toward the overall square footage. A total of 1,093 square feet of design elements are permitted based on the size of the property.
- In summary, the existing house with the proposed beach pavilion will total 12,787 square feet. The total square footage of the existing residence and beach pavilion together exceed the allowable square footage by 1,856 square feet. A building scale variance of 17 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. The Commission's role is to evaluate whether the variance request meets the minimum of two of the standards detailed below. A staff review of the standards is provided below.

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

This standard is met. The siting, scale, and massing of the beach pavilion defer to the existing residence and the massing of the beach pavilion is influenced by the simple, strong forms of the existing residence. The beach pavilion is mostly an open structure that is nestled into the side of the bluff, minimizing its appearance as viewed from the property and from adjacent neighbors.

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. Existing and proposed vegetation on the site along with existing vegetation on the adjacent properties will mitigate views of the beach pavilion 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. Because of its location on the bluff, the beach pavilion will not have a presence on the streetscape. Views of the beach pavilion from off of the site are limited and given the large size of the site and the size of adjacent properties there is sufficient space between the beach pavilion and neighboring structures that the beach pavilion will not impact light to 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 height and mass of the beach pavilion is comparable to adjacent structures. The appearance of mass is minimized because the beach pavilion is set into the side of the bluff and the pavilion is a mostly open structure.

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

This standard is met. This standard is intended to allow and encourage investment in and preservation of significant historic structures. This property is located in a local historic district and the residence is identified as a Contributing Structure to the District. The approval of the variance will allow the property to be modified in order to meet the new property owner's goals while maintaining the character of the historic property.

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. There is no permanently preserved open space located adjacent to this property. However, the Lake is located to the east of the structure creating a vast open space.

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

Standard 11 – Directional Expression of Front Elevation:

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

Standard 12 – Preservation of Historic Material:

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

Standard 13 – Preservation of natural resources:

This standard can be met. Construction of the beach pavilion will impact a total of four trees. In addition, removal of low quality trees and trees that are in poor condition is proposed. The trees that will be impacted from construction of the beach pavilion include two basswood trees, and two Norway Maple trees. Based on the species, size and condition, the removal of the trees impacted by the construction of the beach pavilion will require inch for inch replacement on site for a total of 22 inches. In the event additional trees are compromised, additional replacement inches will be required.

The conceptual landscape plan submitted by the petitioner reflects a new plantings along the sides of the tram and around the perimeter of the beach pavilion. The proposed plantings include Hawthorn and Dogwood trees, Viburnum, Chokeberry, Hydrangea, Juniper, Rose and ornamental grasses. As

the landscape plan is further developed the City Arborist recommends the incorporation of some shade trees to replace, over time, the canopy coverage that will be lost due to removal of some of the existing trees.

Standard 14 – Compatibility:

This standard is met. Although the style of the beach pavilion is different than the existing residence, the simple massing and strong forms of the pavilion are derived from the design of the existing residence. Additionally, ornamentation on the beach pavilion is limited, instead the pavilion features textured surface treatments and simple, streamlined detailing, consistent with the existing residence.

Standard 15 – Repair to deteriorated features:

This standard is not applicable to this request.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The integrity of the existing residence is not impacted by the proposed beach pavilion. The beach pavilion is designed in a manner that is subservient to the existing residence and incorporates elements that relate to the residence while remaining distinguishable from the original structures on the property. The proposed beach house given its location on the bluff and openness of the structure does not create an over-built appearance on the property.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness authorizing the demolition of the boat house, construction of the beach pavilion and recommending approval of building scale and height variances, subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 22 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required. The landscape plan shall also reflect shade trees that will provide canopy coverage on the bluff.

3. Prior to the issuance of a building permit, a detailed construction access plan along with a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved. All lights except motion detector security lights shall be set on timers to turn off no later than 11 p.m.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and on existing trees and landscaping during construction.

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

Address 33 N. Stonegate Lane Owner(s) Wes JH Lot 76 LLC (Walter Sommers, 100%)
 Architect Diana Melichar Reviewed by: Jen Baehr
 Date 4/28/2021
 Lot Area 114141 sq. ft.

Square Footage of Existing Residence:

1st floor 5762 + 2nd floor 2679 + 3rd floor 825 = 9266 sq. ft.

Design Element Allowance = 1093 sq. ft.

Total Existing Design Elements = 175 sq. ft. Excess = 0 sq. ft.

Garage 1265 sf actual ; 800 sf allowance Excess = 465 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings - Pool House = 1299 sq. ft.

Total Square Footage of Existing Residence = 11030 sq. ft.

Square Footage of Proposed Beach House:

Basement/Raised Terrace 1176 + 1st floor 581 = 1757 sq. ft.

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

New Design Elements 542 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 12787 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 10931 sq. ft.

DIFFERENTIAL = 1856 sq. ft. **Over Maximum**

NET RESULT:

1856 sq. ft. is

Allowable Height For
Accessory Structure: 25 ft. Actual Height 29' -11" (proposed beach house)

17% over the
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 1093 sq. ft.

Front & Side Porches = 717 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

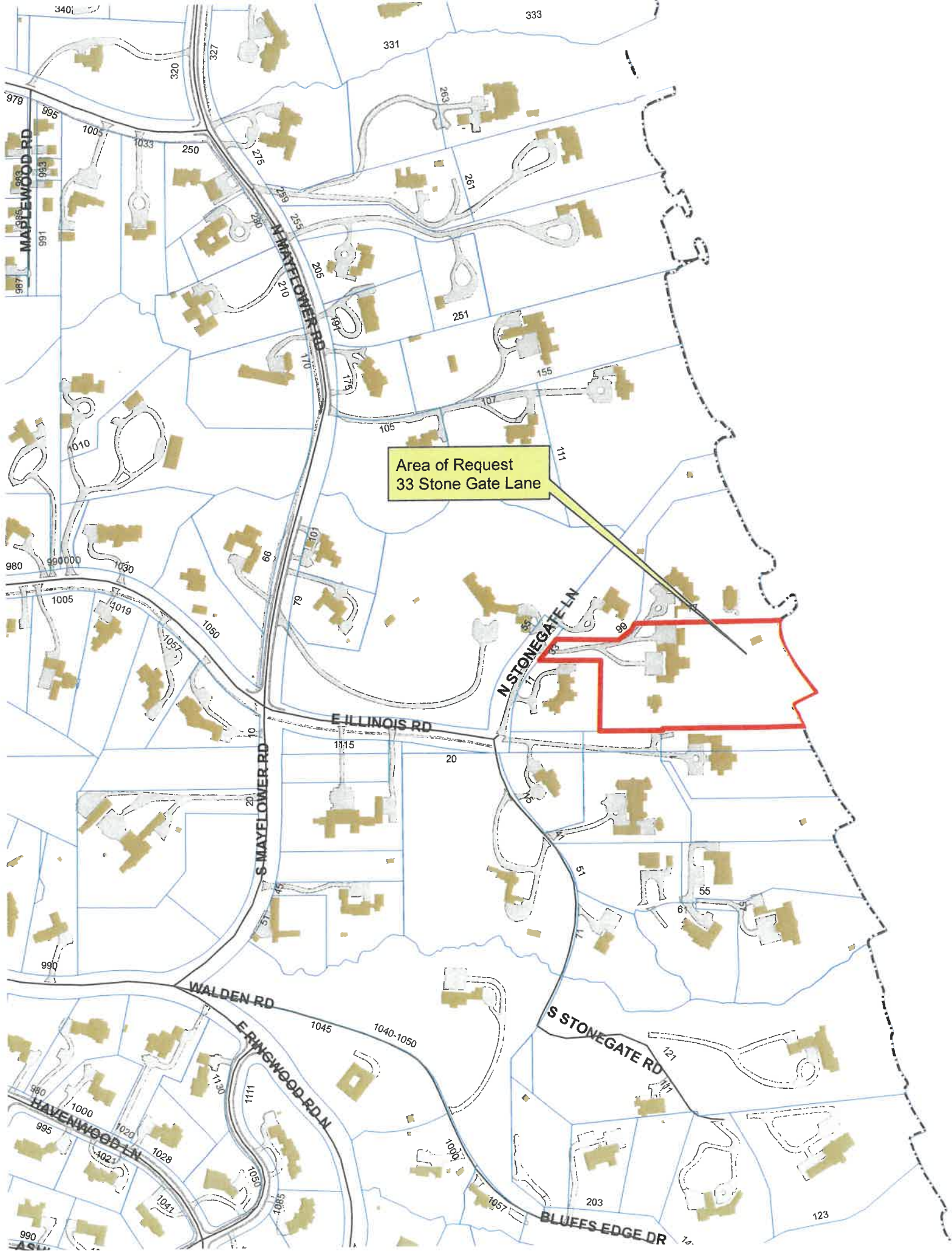
Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 717 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
33 Stone Gate Lane



Area of Request
33 Stone Gate Lane

Area of Request
33 Stone Gate Lane





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

PROJECT ADDRESS 33 North Stone Gate Lane

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

WES JH LOT 76 LLC

Owner of Property

33 N. Stone Gate Lane

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

Lake Forest, IL

City, State and Zip Code

Phone Number

Fax Number

Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar

Name and Title of Person Presenting Project

Melichar Architects

Name of Firm

270 E. Westminster, Suite 104

Street Address

Lake Forest, IL

City, State and Zip Code

847-295-2440

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.

Please email a copy of the staff report

☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

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

Name <u>Walter Sommer</u>	Name _____
Address <u>3311 Stone Gate Lane</u>	Address _____
Ownership Percentage <u>LF</u> <u>100</u> %	Ownership Percentage _____ %

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

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

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

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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for a beach pavilion addition

for

Mr. & Mrs. Walter Sommers

33 North Stone Gate Lane

Background

Mr. and Mrs. Sommers recently purchased the property and existing home at 33 North Stone Gate Lane. In 2020, the Sommers invested much time and resources into the refurbishment of their 1958 home. The architectural language of the existing home makes vague reference to the Greek revival style. Representative of the transitional design period after World War II, the home at 33 Stone Gate Lane relies on strong, simple geometric forms and the brick wall surfaces rather than decorative ornamental treatments; therefore, any streamlined, minimal detailing on the home is secondary to the building form.

The existing pool building on the site was also designed using strong, simple forms. There is no pitched roof nor are there mouldings added for decoration.

The site also includes a third structure; a dilapidated boat house. The existing concrete block and wood frame roof structure sits along the beach, with its east wall formed by the same steel sheet pilings that form the current water's edge. The building is badly damaged and the floor filled with several feet of sand.

Request

Mr. and Mrs. Sommers would like to improve their lakefront property by demolishing the existing boat house, and creating a replacement structure for enjoying waterside activities that is further from the water's damaging reach and of more enduring quality.

Design Description

Lake Michigan's beauty is undeniable, but it can also be powerful and destructive. We have carefully worked with civil and structural engineers to nestle the new beach pavilion behind the toe of slope at the base of the bluff. This location puts the east face of the structure over 50 feet further from the water and wave action. The main terrace/floor level of the pavilion averages between the 17 foot grade change from its east to west side. Therefore the building backdrop is a roughly 9 foot high retaining wall, providing stability to the slope of the bluff. The building plinth is of similar height, though the finish grade below varies. These poured concrete retaining walls work to reinforce the bluff slope, while the plinth height provides the added bonus of raised views out toward the water.

An inclined lift (tram) is also proposed for access down the bluff. Its bottom landing, recessed along the north side of the proposed building, keeps the tram's track elevation lower against the existing grade on the slope and its stopping point further from the lake.

Similar to the home and pool building, the new beach pavilion relies on strong simple forms and surface treatments for its architectural design. The building itself is a simple rectangle. The southern half is a pergola, providing the opportunity for shade on summer days. The north half utilizes large, multi-panel sliding doors to provide a small area for protection from weather when needed. A small second floor study is tucked in over the low kitchenette and bathroom area to provide a quiet retreat.

Building materials have been selected for longevity, and to withstand the demands of wind, beach sandblasts, water spray, winter ice build-up, and tree debris. The pavilion itself is designed with a sand textured stucco appearance, appropriate for both walls and the integrated pergola feature. The back retaining wall has the appearance of a residential style stone veneer wall. The building plinth is designed to appear as a larger scale stone, visually appropriate for holding back tons of earth and breaking waves. Each of these materials is proposed to be constructed of poured, reinforced concrete with decorative forms creating the stucco, stone veneer and large scale retaining stone appearances. We will rely on waterproof, decorative reinforced concrete for most of the building construction, used in creative ways to avoid material breakdown due to harsh microclimate conditions. The terrace floor walking surface will have large scale bluestone pavers, that flow from outside to inside spaces. Exterior stairs will feature full-height bluestone slab steps.

The pavilion's outdoor open pergola is also geometric and sculptural in form. It too will be made of sand textured stucco-like concrete to withstand the harsh lake environment. In the summertime, when the sun is particularly hot, temporary fabric canopy shades will drape between the grid members.

The pavilion roofs will be protected by low-slope membranes. Over these will be installed artificial turf surfaces so that these roof planes, approximately 28-35 feet below the home's terrace above, are not a detraction for the home owners or any neighbors.

A small portion of the building's deep foundations are used to create a basement for the utilities necessary for this building, including water service, gas, sanitary sewage pump, furnace, boiler and electric panels.

Building Scale

The existing property allows for 10,931 SF of building scale, accounting for deductions of the wide driveway access, non-table land area, and apparently almost 5,500 SF lost to the lot size as the water has risen. The 1985 and 2018 Plats show a lot area of 156,535 SF, while the 2021 Plat lists 151,099 SF. The current property includes 11,608 SF of building scale, 677 SF over the current allowable.

The Sommers are wanting to remove the existing 578 SF boat house. In exchange, they would like to construct the proposed beach pavilion building, counting 608 SF of building scale. The building's plinth, created to help mediate the 17 feet of change in grade, is a feature unique and necessary to creating space for the pavilion. Such a space is considered a raised terrace according to building scale ordinance and therefore adds 1,176 SF of bulk.



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 Appearance
☐ Other _____

Color and/or Type of Material White sand

Foundation Material

Exposed Foundation Material _____
Poured concrete with stone appearance

Window Treatment

Primary Window Type

- ☐ Double Hung
☐ Casement
☐ Sliding
☒ Other Multi-panel sliding doors and
picture windows

Color of Finish Blue / Grey

Finish and Color of Windows

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

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

N/A **Door Trim**

- ☐ Limestone
☐ Brick
☐ Wood
☐ Other _____

N/A **Window Trim**

- ☐ Limestone
☐ Brick
☐ Wood
☐ Other _____

N/A **Fascias, Soffits, Rakeboards**

- ☐ Wood
☐ Other _____

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

Chimney Material N/A

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

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☐ Composition Shingles _____
- ☐ Sheet Metal _____
- ☒ Other Low-slope membrane with turf cover

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts N/A

- ☐ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material N/A

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

Terraces and Patios

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



SITE PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1/16" = 1'-0"

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021

207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451

LAKE FOREST, ILLINOIS 60045
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Plat Of Survey

Parcel 1

Lot 2 in Suzanne Clarke Falk Subdivision, a resubdivision of Lots 1 and 3 in Fairmore Subdivision of Lot 272 in Lake Forest, in the south west 1/4 of the south east 1/4 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 26, 1985 as Document 2345172, in the City of Lake Forest, Lake County, Illinois

Parcel 2

a 5 foot strip of land being a public right-of-way lying south of and adjoining Lot 2 Suzanne Clarke Falk Subdivision, being a subdivision in the south west 1/4 of the south east 1/4 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 26, 1985 as Document 2345172, and lying west of the north extension of the west line of Lot 1 in James H. Douglas Subdivision, being a subdivision in the south 1/2 of Section 34, Township 44 North, Range 12 East of the Third Principal Meridian and also in the north 1/2 of Section 3, Township 43 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded July 15, 1974 as Document 1672026 and corrected by certificate recorded October 1, 1974 as Document 1682180 in the City of Lake Forest, Lake County, Illinois

The above described parcels are designated as P.L.N. 12-34-402-020

Fairmore Subdivision

(Doc. 1078450 rec. August 10, 1960)

Lot 2

Lot 3

Lot 1

Lot 2

Parcel 2

Lot 3

Lot 4

James H. Douglas Subdivision

(Doc. 1672026 rec. July 15, 1974)

EXISTING BOAT HOUSE
TO BE DEMOLISHED

Parcel 1

156,535± square feet
3.594± acres

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Scale: 1 inch = 20 feet

Surveyor's Notes!

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
The benchmark (BM-1) used for this survey was established using a GNSS receiver, and processed using the National Geodetic Survey (NGS) utility. The coordinates shown are referred to the Illinois State Plane Coordinate System - East Zone 1983 (NAD83).
The elevations given are in feet and referred to the North American Vertical Datum 1988 (NAVD88). The water elevation of Lake Michigan was provided by U.S. Army Corps of Engineers Water Level Station Water Level Station for July 21, 2017 and converted from GLO 1985. The Parcel 1 area shown is to the Ordinary High Water Mark.
Chicago Title Insurance Company Commitment No. 162284440, effective date April 10, 2017, was furnished for our use in completing this survey.

Surveyor's Note!

Conditions listed in City of Lake Forest "Ordinance Vacating Stonegate Road/Lane" being No. 2013-09 dated Feb. 5, 2013 (Parcel 3 in said Ordinance and depicted hereon as Parcel 2)

2. Floor Area Calculations: No portion of the vacated lands shall be included in the lot area of any of the abutting properties for the purpose of calculating the maximum permitted floor area of any such abutting property.

3. No Building, Structure or Fences on Vacated Roadway: No fence, building or structure of any kind shall be constructed on any portion of the vacated lands, unless otherwise approved by the City Council and unless such construction complies with all City Codes and Ordinances.

4. Reservation of Easement Rights: An easement shall be reserved over the whole of the right-of-way for public purposes. No rights to this easement shall be exercised by any party other than the City, unless first approved by resolution of the City Council.

5. Original Beneficiaries: Nothing in this Ordinance shall affect the access or other rights of the original beneficiaries if the Right-of-Way and Pedestrian Easement under the plat establishing such Right-of-Way and Pedestrian Easement.

State of Illinois, ss.

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor, do hereby certify that I have made a boundary survey of the property described in the caption of this plat and that this plat is a correct representation of the surveyed property, which all conforms to the current minimum standards for boundary surveying in Illinois. The fieldwork for this survey being generally completed August 20th.

dated at Lake Bluff, Illinois this 22nd day of August, 2018

North Central Land Survey Company, Inc.

(corporate seal)

by _____ as President of said Company and as Illinois Professional Land Surveyor No. 2482 for Professional Survey Firm 5927

Excess 11/2018

ordered by

Futurity, Inc.
5121 N. Ravenswood Avenue
Chicago, Illinois

Order No. 16704

File No. 12-6-4558

Field Book 500 Page 1

Date: August 22, 2018

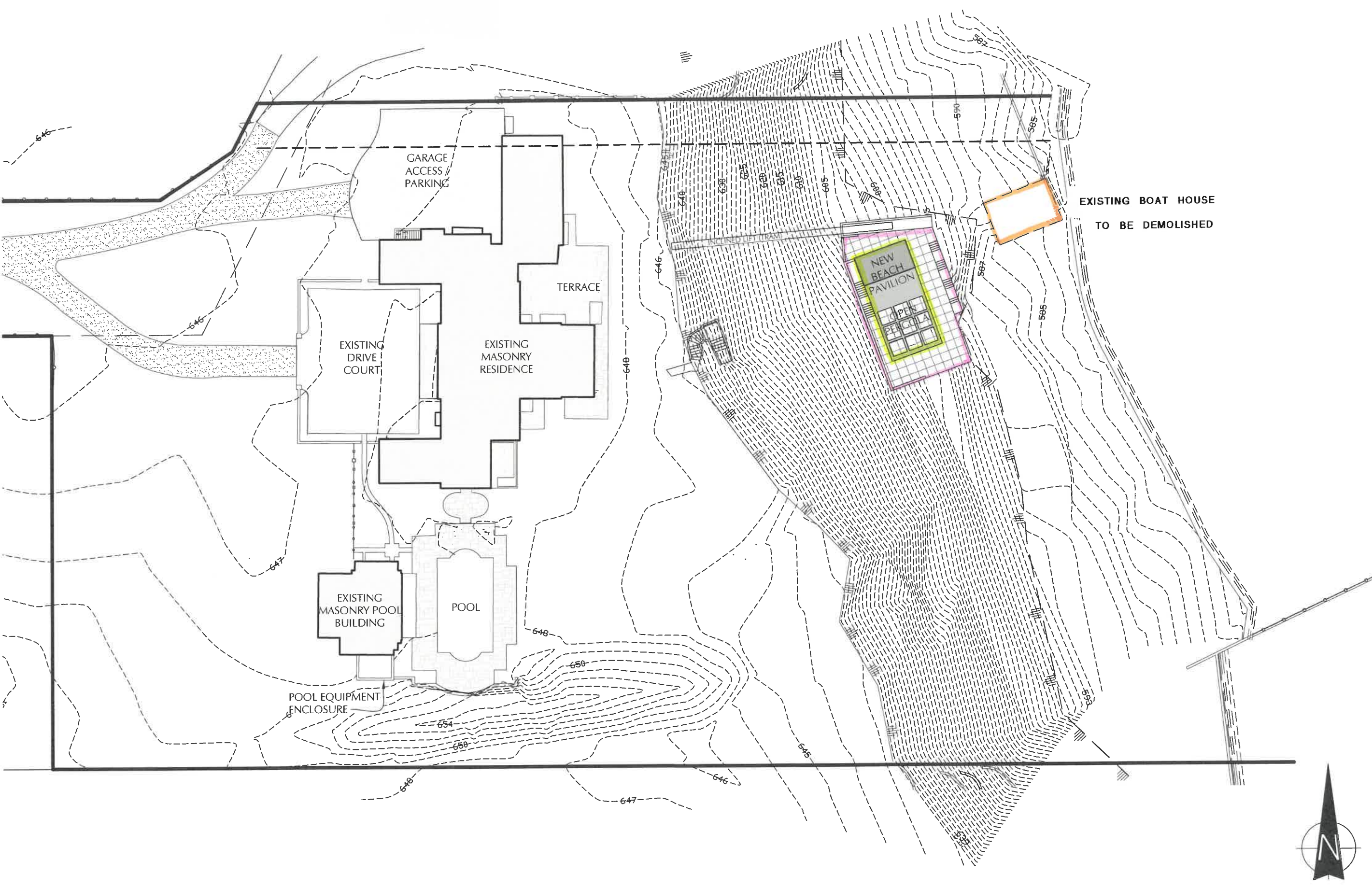


North Central Land Survey Company, Inc.

Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044
phone 847-293-1390 fax 847-293-1392

Professional Illinois and Wisconsin Land Surveyors



PROPOSED SITE PLAN

PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



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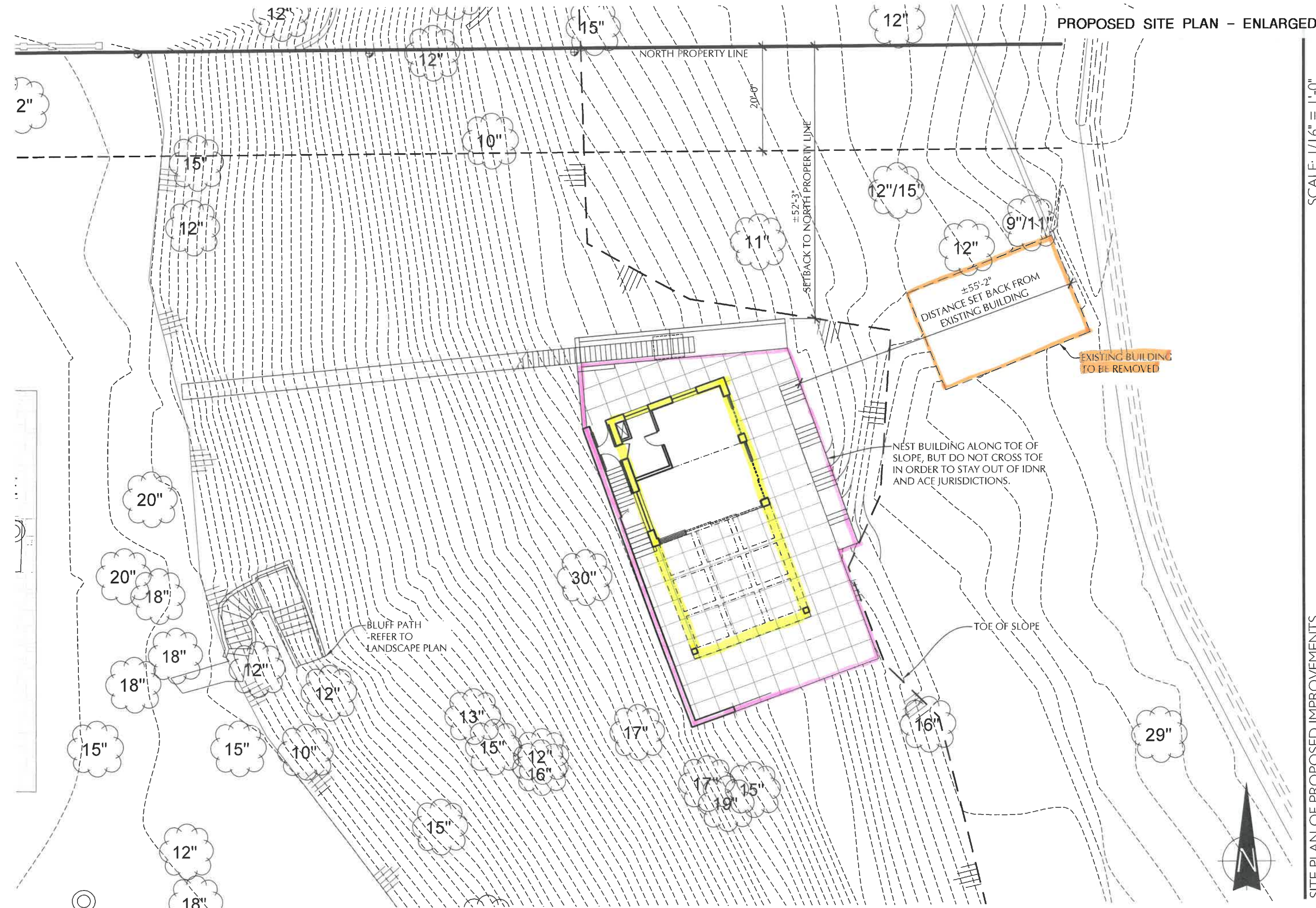
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NEW BEACH PAVILION
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LAKE FOREST, IL

JOB NO.: 1923

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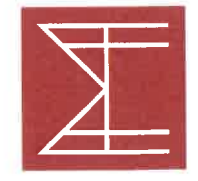
ISSUE DATE: APR. 13, 2021



PROPOSED SITE PLAN - ENLARGED

SCALE: 1/16" = 1'-0"

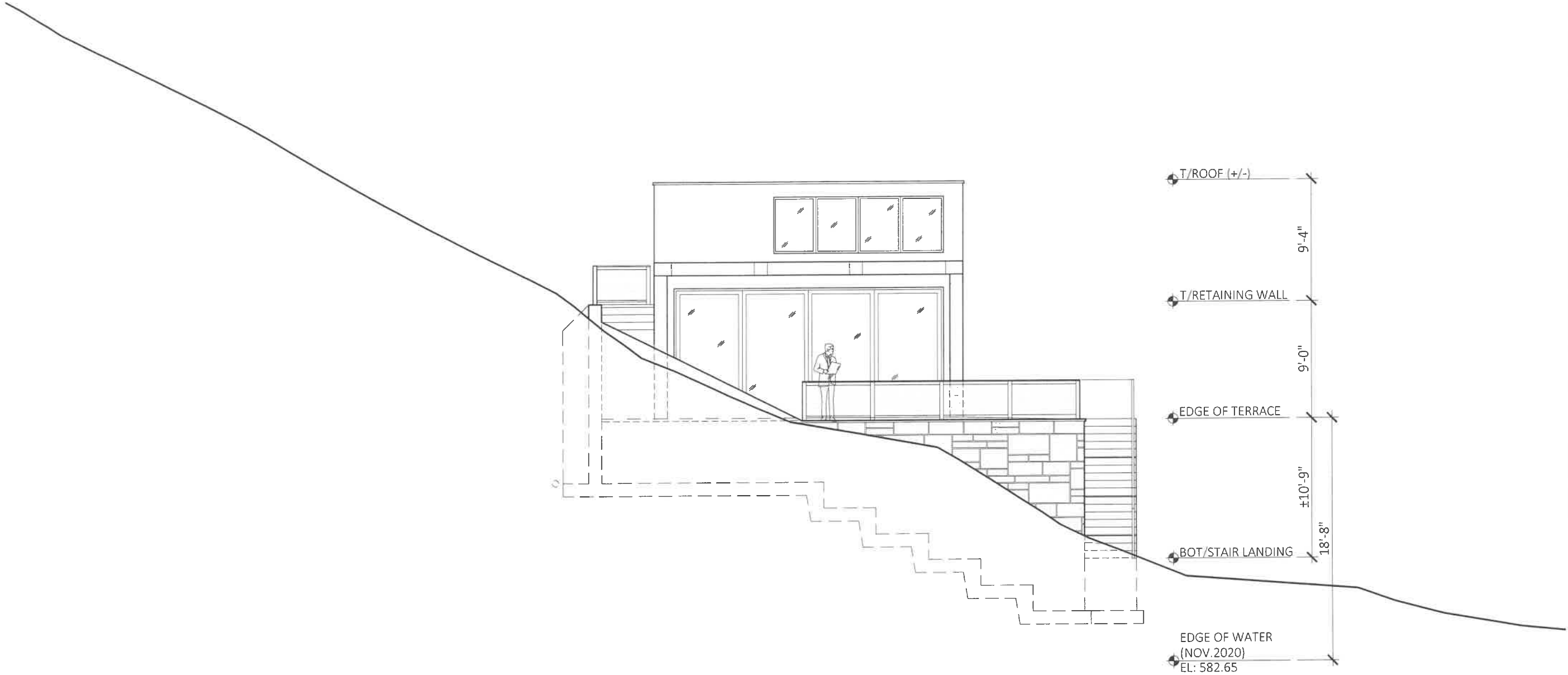
SITE PLAN OF PROPOSED IMPROVEMENTS



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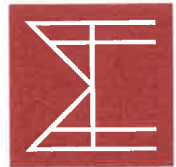


TERRACE AT MAIN HOUSE
EL: 648.30

PROPOSED BEACH PAVILION - SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

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



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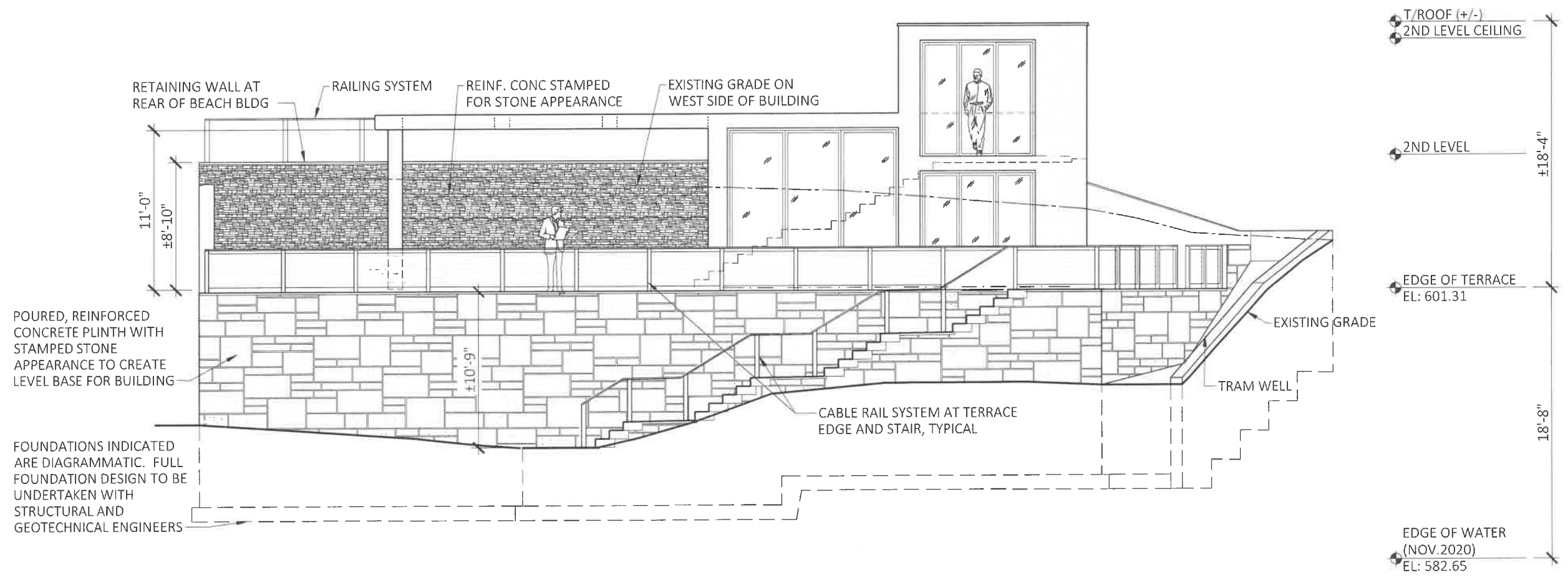
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JOB NO.: 1923
DWG. NO.:
ISSUE DATE: FEB. 24

TERRACE AT MAIN HOUSE
EL: 648.30

PROPOSED BEACH PAVILION - EAST ELEVATION

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

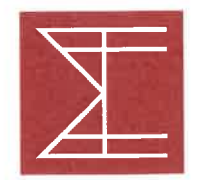


PROPOSED EAST ELEVATION

JOB NO.: 1923
DWG. NO.:
ISSUE DATE: FEB. 24, 2021

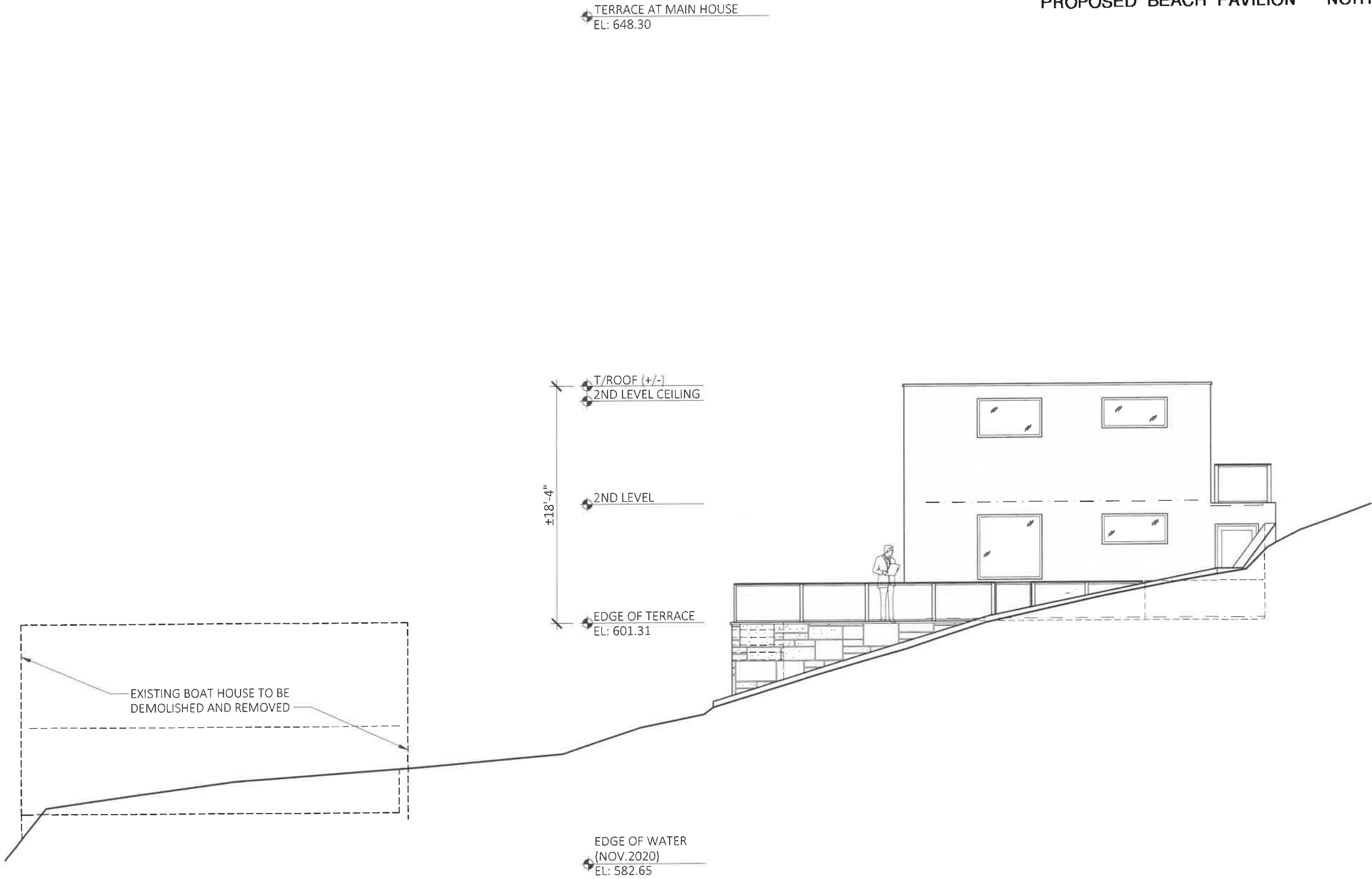
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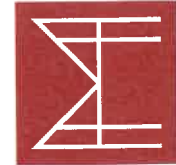
SCALE: 1/8" = 1'-0"

PROPOSED NORTH ELEVATION

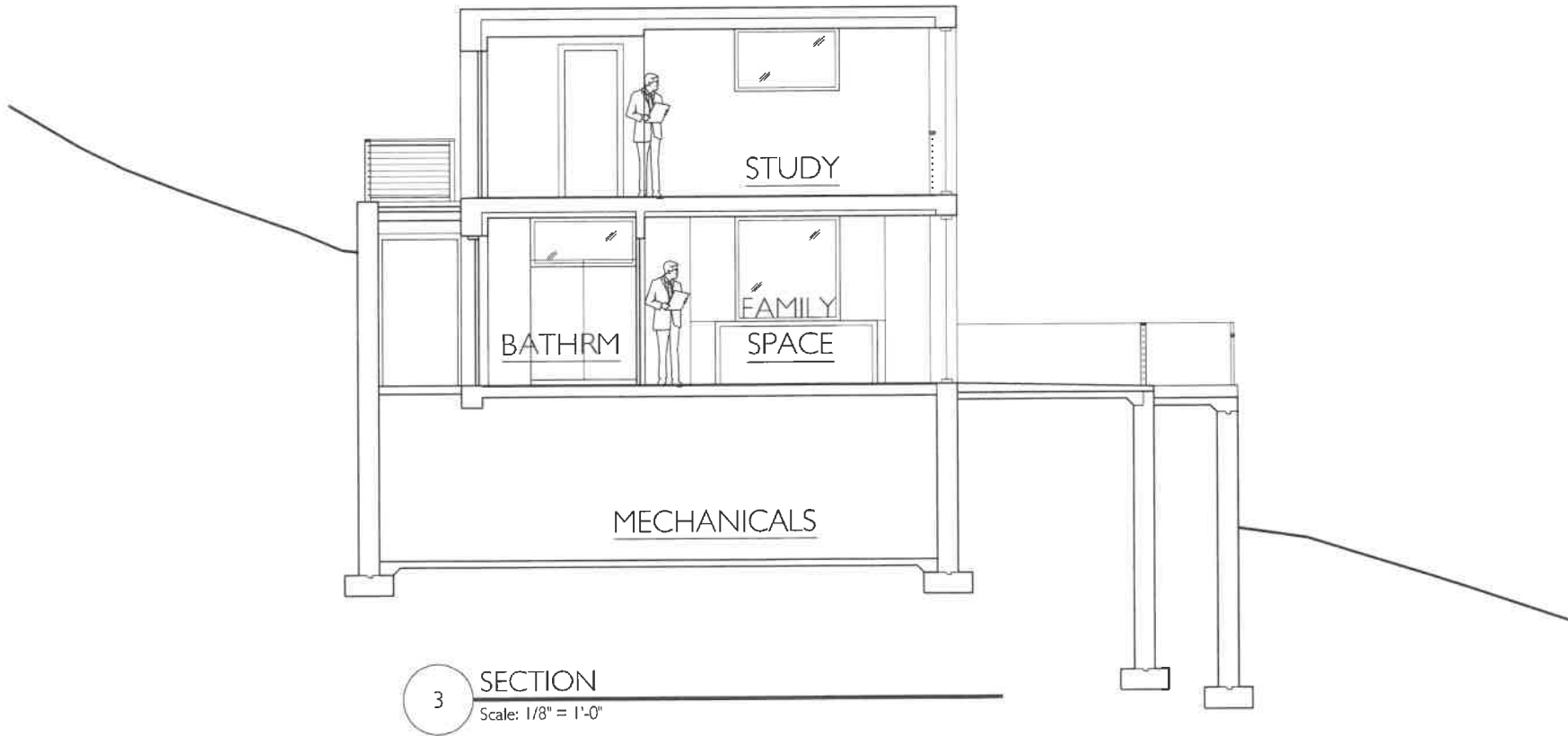
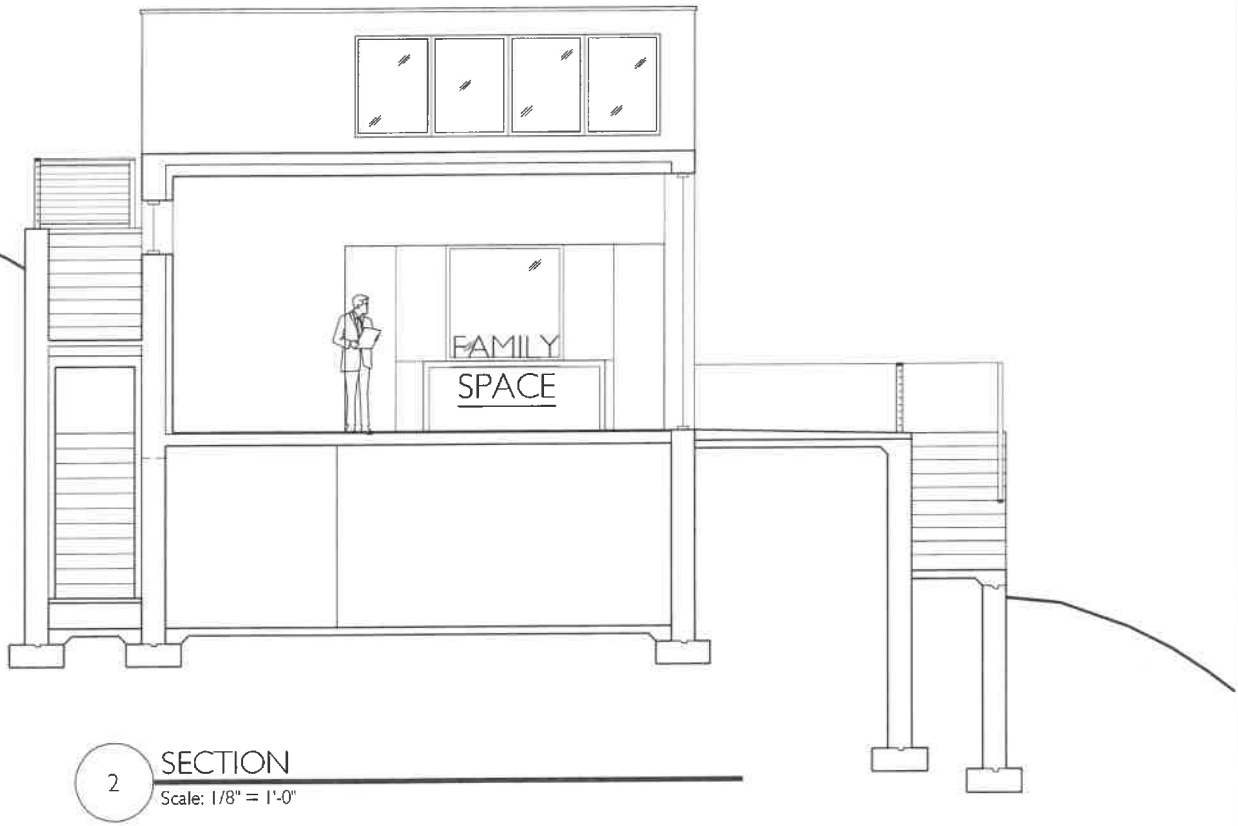
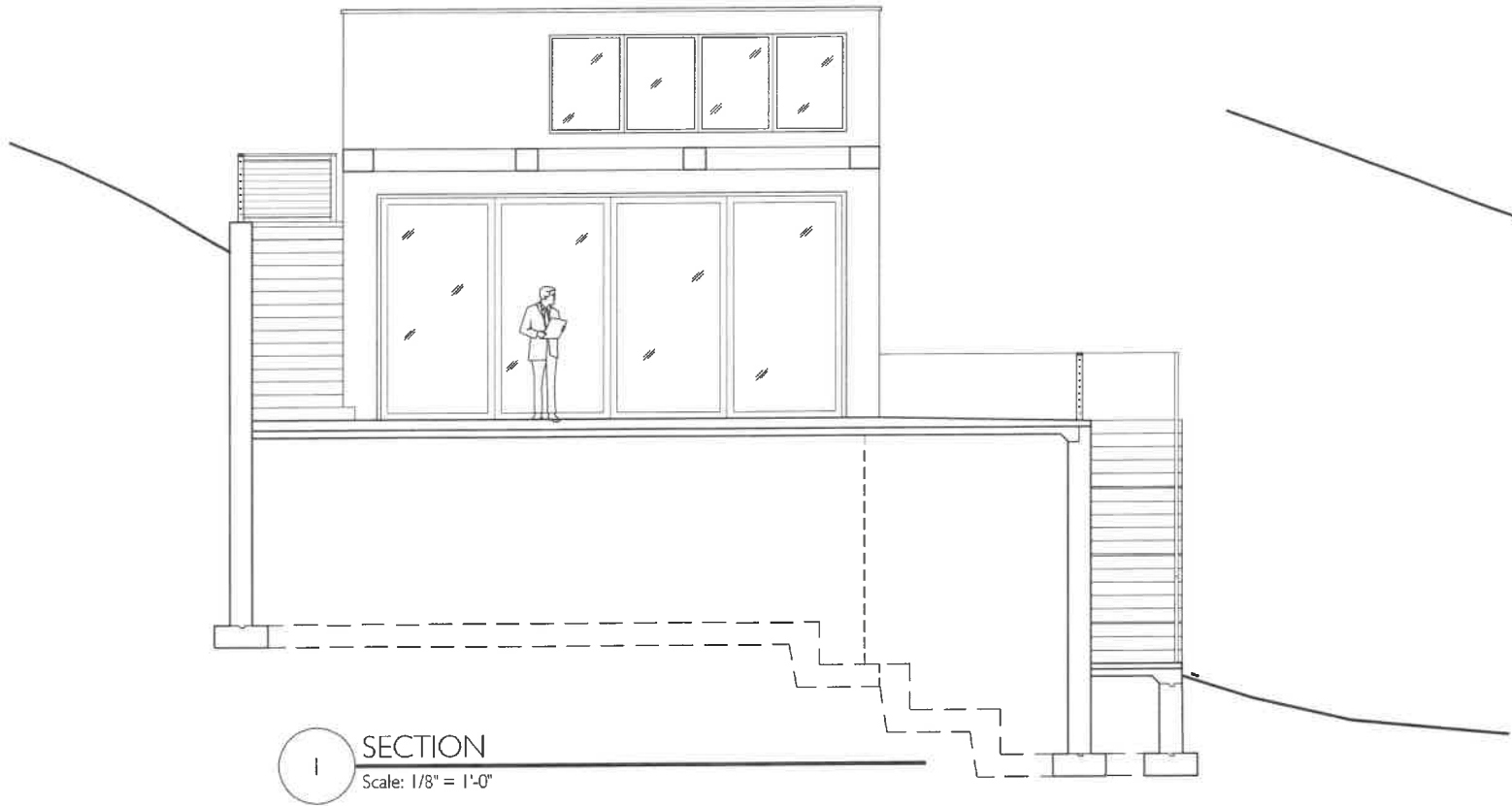


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JOB NO.: 1923
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ISSUE DATE: APR. 20, 2021



PROPOSED BUILDING SECTIONS

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

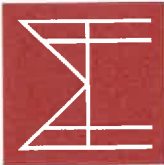
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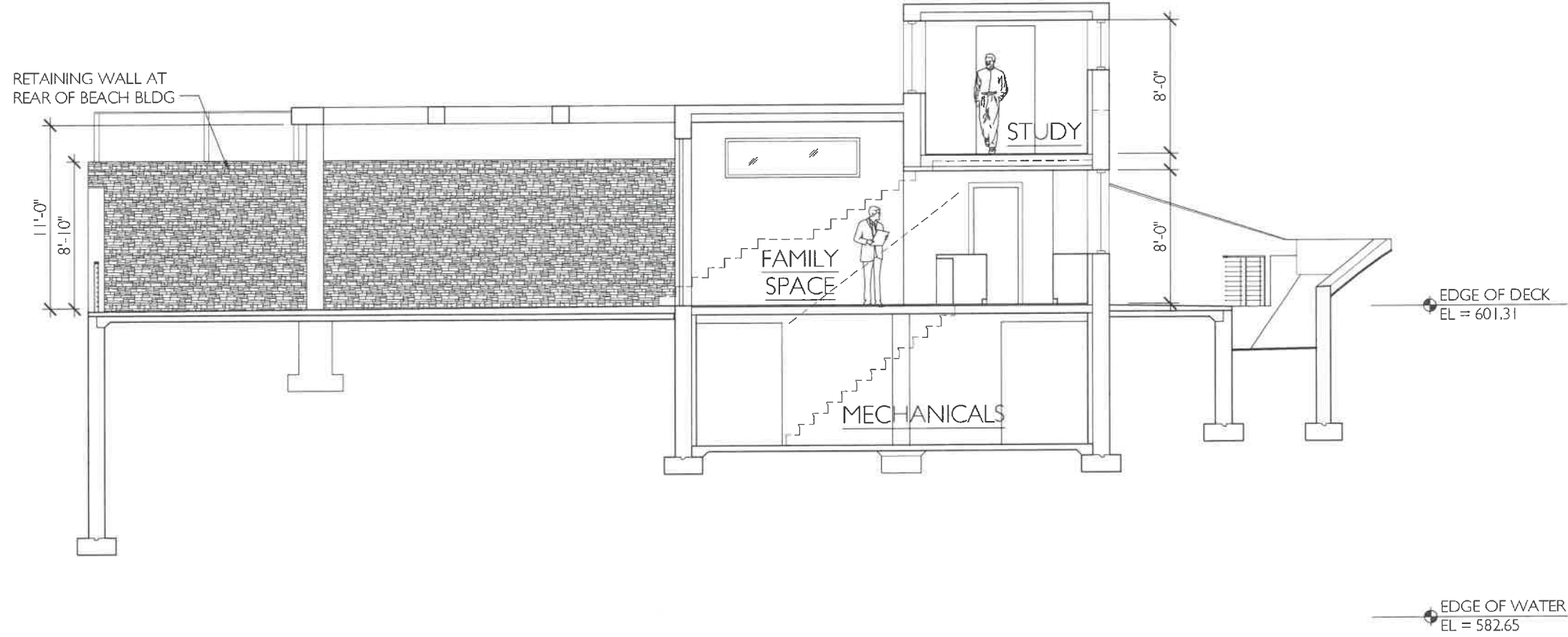
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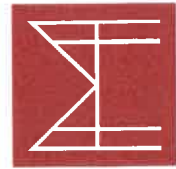
ISSUE DATE: FEB. 24, 2021

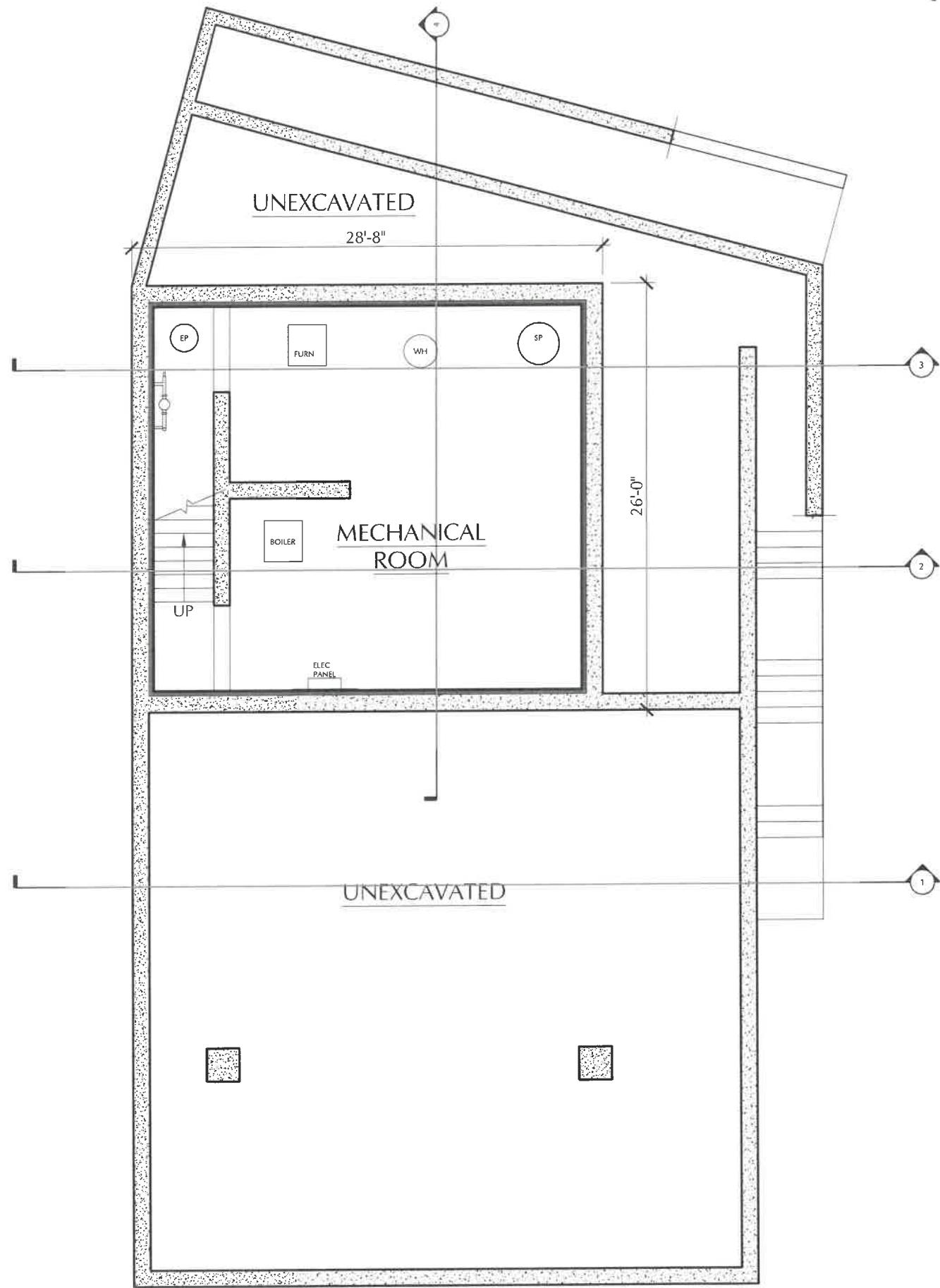


207 EAST WESTMINSTER
P 847-295-2440 F 847-295-2451
LAKE FOREST, ILLINOIS 60045
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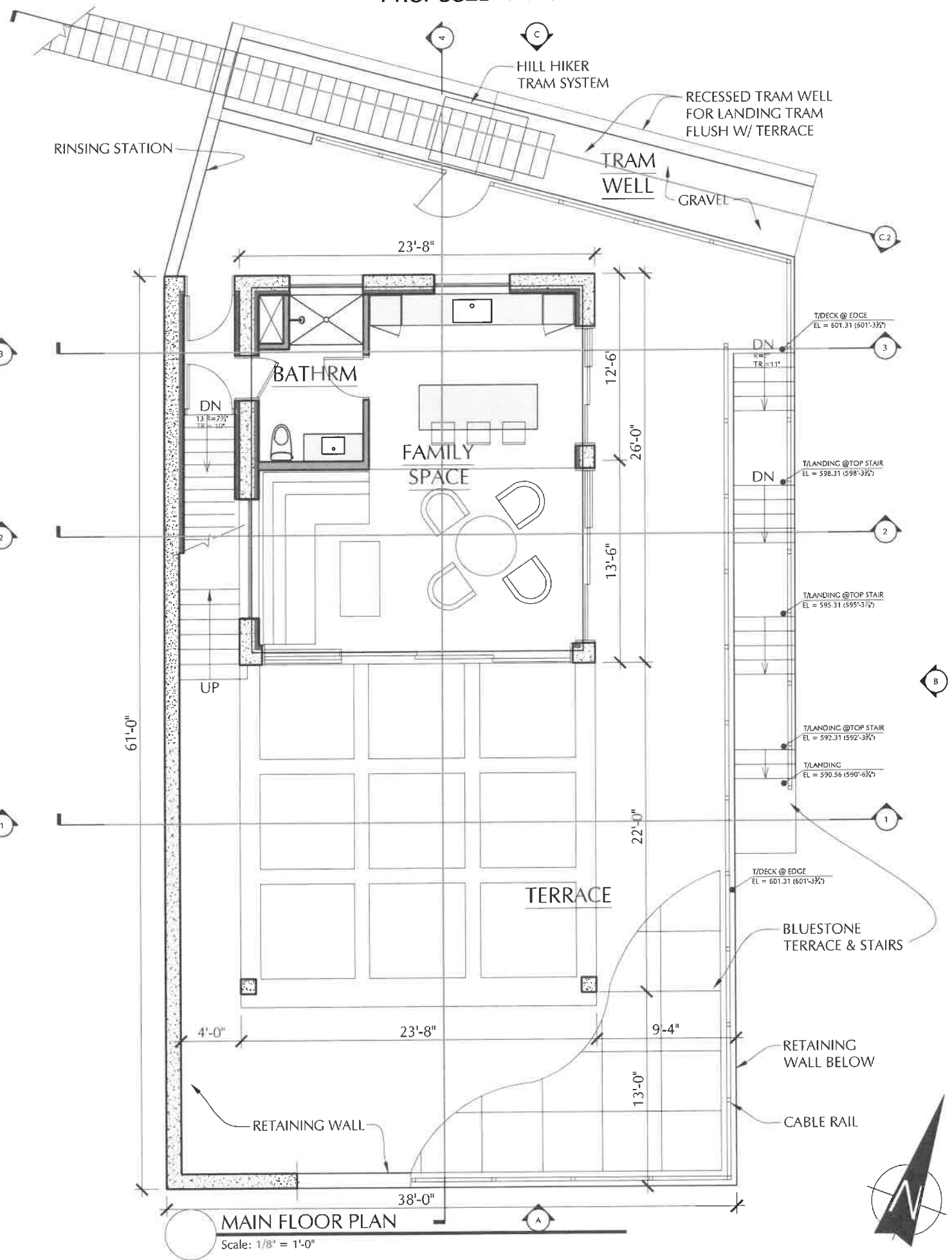


4 SECTION
Scale: 1/8" = 1'-0"





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



MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

PROPOSED BEACH PAVILION - BASEMENT PLAN & FIRST FLOOR PLAN

PROPOSED FLOOR PLAN

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

**NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL**

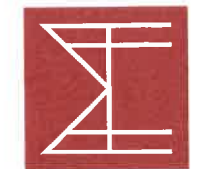
JOB NO.: 1923

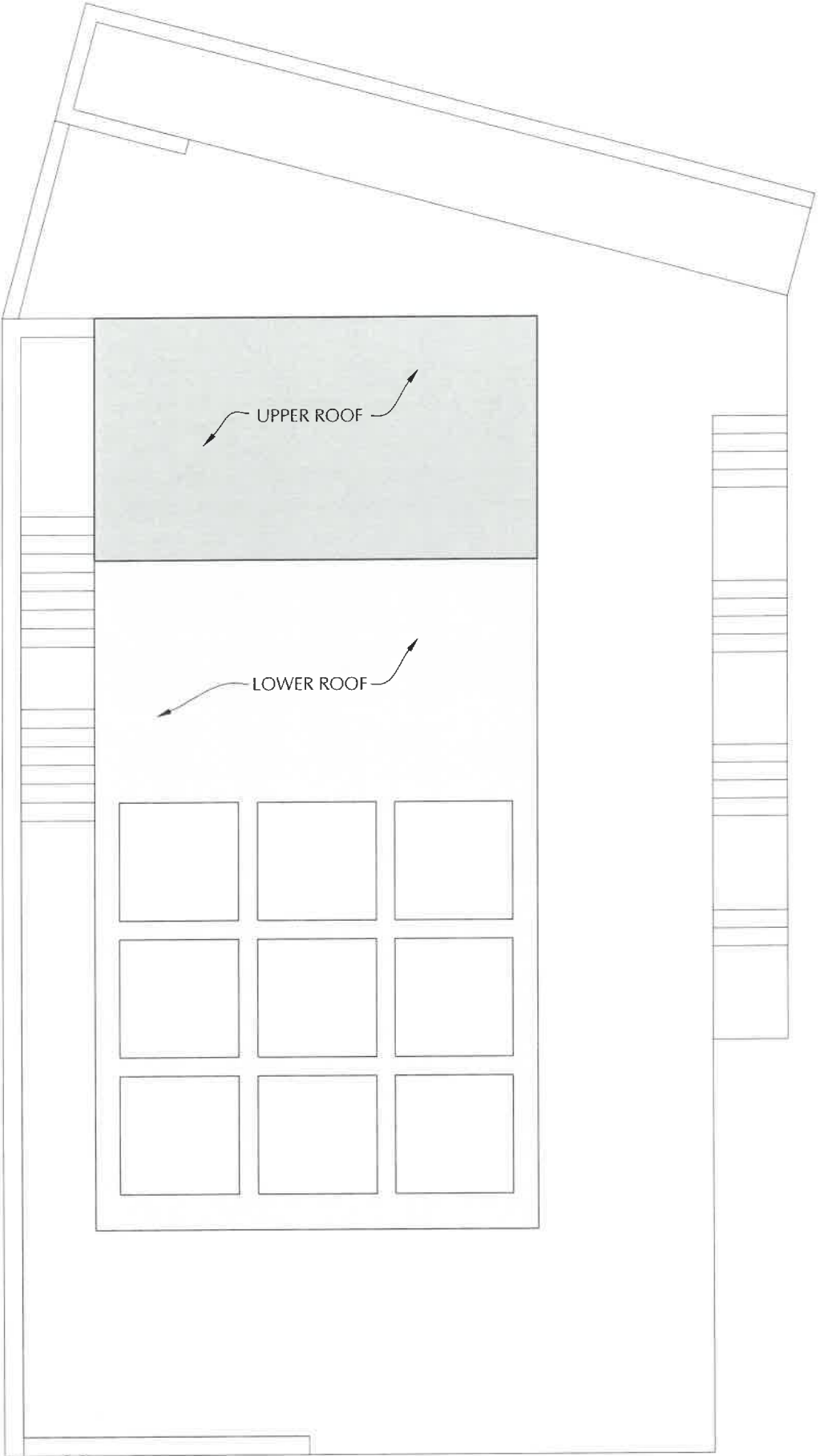
DWG. NO.:

ISSUE DATE: FEB. 24, 2021

MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

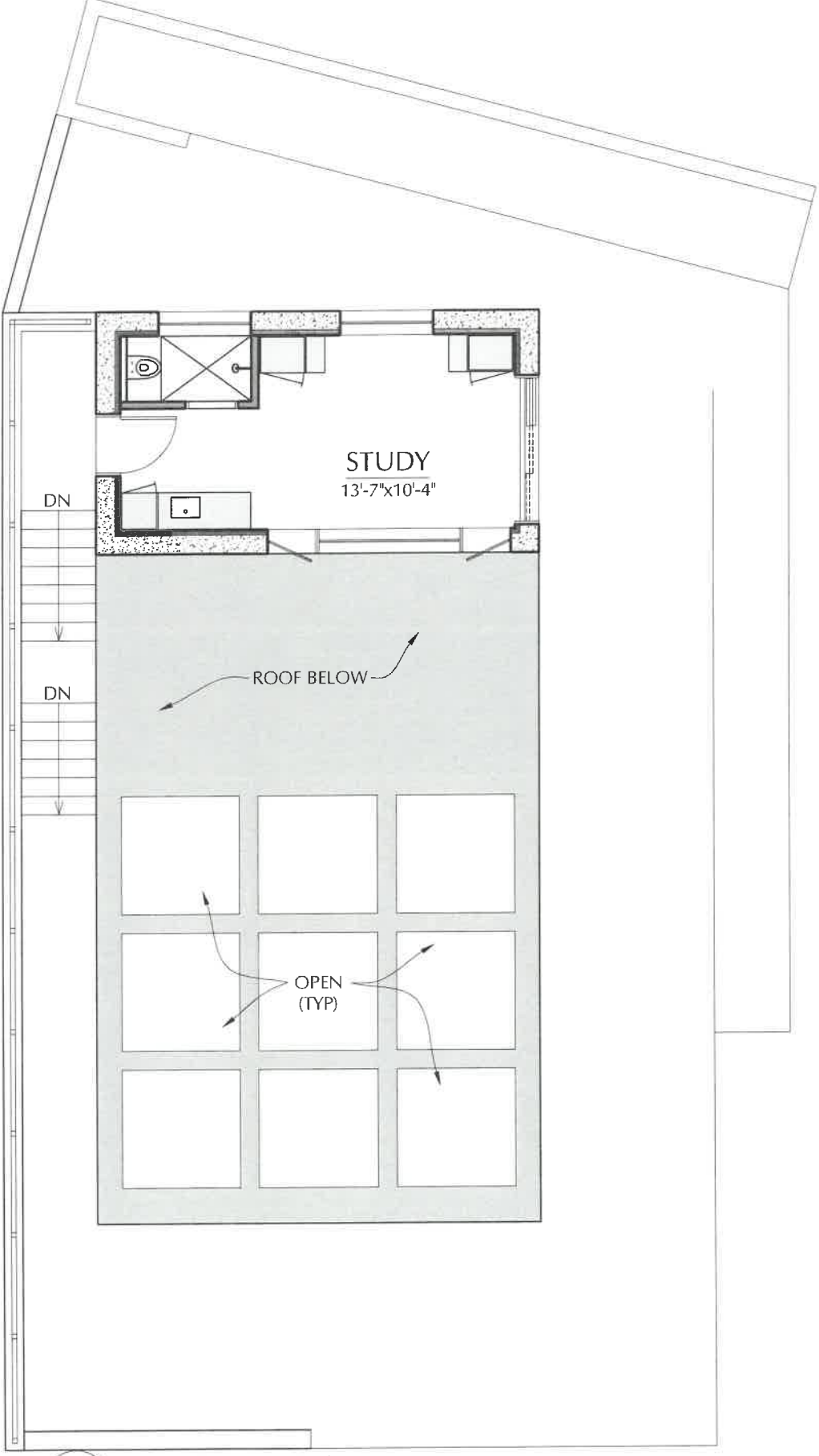
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ROOF PLAN

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



UPPER FLOOR PLAN

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



PROPOSED UPPER FLOOR PLAN & ROOF PLAN

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
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NEW BEACH PAVILION
FOR
33 N. STONE GATE LN.
LAKE FOREST, IL

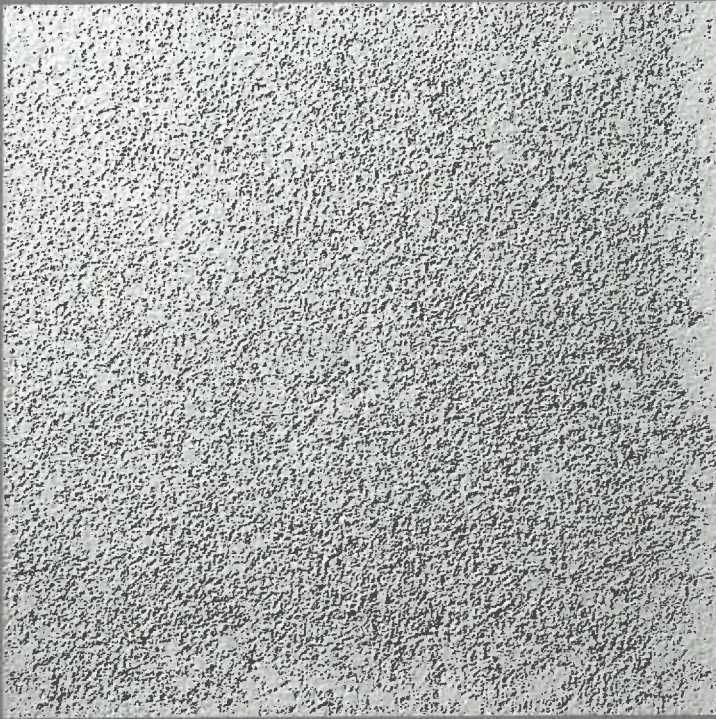
JOB NO.: 1923

DWG. NO.:

ISSUE DATE: FEB. 24, 2021







STUCCO APPEARANCE CONCRETE
USING FORM LINER (PAVILION BLDG)



PRECEDENT PHOTO FOR VENEER
STONE, CABLE RAIL AND STUCCO



STONE APPEARANCE CONCRETE
USING FORM LINER (RETAINING WALL)



STONE APPEARANCE CONCRETE
USING FORM LINER (PLINTH)

MATERIAL DESCRIPTION PHOTOS

33 NORTH STONE GATE LANE



EXISTING FRONT FAÇADE



EXISTING HOUSE FROM SOUTHWEST



EXISTING POOL BUILDING AND SOUTH WING OF HOUSE

EXISTING SITE CONTEXT PHOTOS

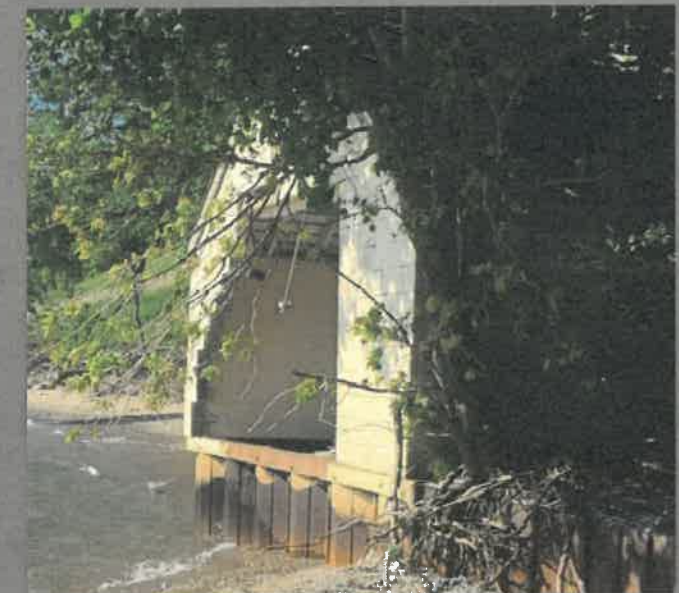


EXISTING BIRDSEYE VIEW FROM EAST

33 NORTH STONE GATE LANE



EXISTING BOAT HOUSE



EXISTING BOAT HOUSE



EXISTING BOAT HOUSE INTERIOR



EXISTING BOAT HOUSE INTERIOR

EXISTING SITE CONTEXT PHOTOS

33 NORTH STONE GATE LANE



Client:
Worksite:
Date:

Surveyor: Sam Conrad Cert. Arborist IL-9678A

Tree Survey and Inventory

 TREES PROPOSED FOR REMOVAL

ID #	Common Name	Species	DBH	Condition	Comments
1703	Norway Maple	Acer platanoides	10	Good	
1715	Norway Maple	Acer platanoides	9, 11	Fair	Leaning trunk
1716	Black locust	Robinia pseudoacacia	12	Fair	Leaning trunk
1721	Norway Maple	Acer platanoides	12, 15	Good	
467	Norway Maple	Acer platanoides	11	Fair	
1717	American basswood	Tilia americana	11, 11	Good	
466	Norway Maple	Acer platanoides	8	Fair	
1737	American basswood	Tilia americana	8	Poor	Epicormic shoots, Leaning trunk
1731	Norway Maple	Acer platanoides	10	Poor	Crack, Leaning trunk
1742	Eastern cottonwood	Populus deltoides	22	Poor	Cavity, Leaning trunk
1743	Eastern cottonwood	Populus deltoides	29	Fair	Leaning trunk, fungus
1744	Eastern cottonwood	Populus deltoides	13	Poor	Cavity, Leaning trunk
1747	American basswood	Tilia americana	10	Fair	Leaning trunk
1746	American basswood	Tilia americana	10	Poor	Crack, Leaning trunk
1748	Norway Maple	Acer platanoides	16	Fair	Crack, Leaning trunk
1751	Norway Maple	Acer platanoides	15	Good	
1750	Norway Maple	Acer platanoides	14	Fair	Crack, Leaning trunk
1752	Norway Maple	Acer platanoides	19	Good	
1753	Norway Maple	Acer platanoides	17	Good	
1755	Norway Maple	Acer platanoides	17	Good	
1754	Norway Maple	Acer platanoides	13	Fair	
1728	Eastern cottonwood	Populus deltoides	30	Good	
1762	Norway Maple	Acer platanoides	16	Good	
1761	Norway Maple	Acer platanoides	12	Fair	
1760	Norway Maple	Acer platanoides	15	Good	
1759	Black locust	Robinia pseudoacacia	13	Fair	

Agenda Item 6
405 Mayflower Road
Below Grade Garage, Terrace, Pool,
Pool Shade Structure, Exterior Alterations

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

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey – Existing Conditions
Proposed Site Plan
Existing and Proposed Site Plan Overlay
Original and Proposed North Elevations
Proposed North Color Elevation
Original and Proposed East Elevations
Proposed East Color Elevation
Perspective Drawing of Northeast Corner of Residence
Image of East Elevation
Image of North Elevation
Image of Northeast Side of Residence
Image of East Wall of Kitchen
Original and Proposed Partial Basement Plan
Original and Proposed Partial First Floor Plan
Original and Proposed Partial Second Plan
Conceptual Image of Pool Shade Structure
Conceptual Landscape Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	April 28, 2021
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	405 Mayflower Road – Below Grade Garage, Terrace, Inground Pool, Pool Shade Structure and Exterior Alterations

OWNER

Trust # 8002383031
Chicago Title Lane Trust
Company
(Trust Ownership Not
Disclosed)

PROPERTY LOCATION

405 Mayflower Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

OWNERS'

REPRESENTATIVE/ PETITIONER

Martin B. Schorsch, Attorney
105 Revere Drive, Suite I
Northbrook, IL 60062

PROJECT REPRESENTATIVE

Michael Graham, architect
500 N. Wells Street
Chicago, IL 60654

SUMMARY OF THE PETITION

The petitioners' attorney is requesting a Certificate of Appropriateness to allow construction of a below grade three-car garage, raised terrace, an in ground pool, and pool shade structure. Exterior alterations to the existing residence and reconfiguration of the driveway are also proposed.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the east side of Mayflower Road, between Rosemary and Maplewood Roads. The property is located on the bluff above Lake Michigan and is accessed off a private road shared by five homes. The surrounding neighborhood is characterized by estate homes on large lots. The residence on the property is known as Mayflower Place or the Schweppe Estate, and is identified as a significant Contributing Structure to the Historic District. The residence, constructed in 1915, was designed in the Tudor Revival style by Frederick Perkins, a noted architect in the community. During the 1980's a previous owner completed an extensive renovation and restoration of the residence. More history and background on the property is included in the City's Historic Resources Survey form attached to this staff report.

STAFF EVALUATION

Below Grade Garage

A three-car garage below a new terrace on the northeast side of the home is proposed. The property currently does not have a garage. The original carriage house that belonged to the estate was subdivided off from the main house and is located on property addressed as 429 Mayflower Road, near the entrance to the private drive. The carriage house today is adaptively reused as a single family residence.

The proposed three-car garage is made up of a single garage stall on the west side, and a double garage stall on the east side. The single garage stall on the west side is existing basement space that will be converted as part of the garage addition. The double garage stall on the east side will be entirely new construction to match the style, detailing and materials of the existing residence. The garage will not be visible from the entry court at the front of the home or from Mayflower Road. A ramp will be installed to access the below grade garage from the north side.

North Terrace

A raised terrace is proposed on the northeast side of the home and will replicate the existing terrace on the southeast side of the residence. The terrace will align with the east exterior wall of the breakfast room and wrap around the north side of the house to align with the north exterior wall of the receiving porch. A stair is proposed on the east side of the terrace to provide access to the east lawn and proposed pool. The terrace forms the roof of the below grade garage.

Pool and Pool Shade Structure

The property currently does not have a pool although at one time there was a pool associated with the house. The petitioner is proposing to construct an in ground pool generally in the northeast corner of the site. The pool is 20 feet in width and 50 feet in length. North of the pool, a shade structure is proposed. The shade structure is a light-weight metal structure with a wood roof. Conceptual images of the shade structure are included in the Commission's packet.

Exterior Alterations

Alterations to the fenestration pattern are proposed on the east wall of the kitchen to provide access to the proposed north terrace and to allow for expansive views of the Lake from the kitchen. Currently, the east wall of the kitchen features a triple casement window toward the south end, adjacent to the projecting mass that houses the breakfast room, and a double casement window on the north side. Originally, there was an additional single casement opening on the east wall of the kitchen that was later filled in with brick. The project proposes removing the existing casement windows on the east wall of the kitchen and installing new steel windows and doors with leaded glass that replicate the existing fenestration pattern.

The fenestration pattern of the receiving porch on the north side of the residence will also be modified. Currently, the receiving porch features large openings without divisions that are commercial in appearance. The project proposes to remove all the existing openings in the receiving porch and install new steel windows and doors. On the north elevation of the receiving porch, two new windows and a single door are proposed, and on the east elevation of the receiving porch, a single window and door are proposed with an arched transom window above.

Other exterior alterations include replacing the existing center pair of casement windows on the north wall of the breakfast room with French doors to allow access to the proposed north terrace. A three panel window is also proposed between existing casement windows on the east wall of the master bedroom. A single panel window centered on the shower in the master bathroom is also proposed to replace the existing two single casement windows.

Site Plan

The existing driveway leading from the shared private road to the main entrance court will be maintained. The driveway configuration on the property will be modified. The entrance at the northwest corner of the existing motor court will remain. The driveway entrance on the north side of the motor court will be eliminated. The area in which the secondary motor court is today, at the northeast corner of the house, will become the ramp to the below grade garage. The driveway will be reconfigured to provide proper access to the ramp. The site plan included in the packet reflects the areas of existing pavement to be removed and the new areas of hardscape. A new entry gate and piers are proposed near the entrance to the property from the shared drive. The original historic columns at the entrance to the motor court will remain. The existing brick wall is proposed to be extended along the side of the existing service court to the north property line.

Ground-mounted solar panels are proposed on a portion of the property generally in the southwest quadrant of the site. The solar panels will be four feet in height. Views from neighboring properties will need to be considered in siting the ground mounted panels. A new 6 foot tall hedge is proposed along the west and south property lines to provide screening of the solar panels.

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 height of the existing residence is not proposed to change.

The proposed garage is below grade and the proposed north terrace above the garage is approximately five feet above the level of adjacent grade.

At this time plans for the pool shade structure are not available, although based on information provided by the petitioner, the structure will be no taller than 12 feet in height.

Standard 2 – Proportion of Front Façade

This standard is met. No changes are proposed to the front façade of the home. The proposed exterior alterations, garage addition and north terrace are not visible from the front entry court.

Standard 3 – Proportion of openings

This standard is met. The proposed openings on the north and east elevations follow the proportions of the existing openings.

Standard 4 – Rhythm of Solids to Voids

This standard is met. The proposed exterior alterations maintain the existing rhythm of solids to voids.

Standard 5 – Spacing on the Street

This standard is met. Due to the location of the property at the end of a private road the existing residence is not visible from the streetscape and the spacing of structures as perceived from the street is will not be impacted.

Standard 6 – Rhythm of Entrance Porches

This standard is met. The existing front entrance is not proposed to change. The existing openings on the receiving porch on the north side of the residence will be removed and replaced with new openings. As noted above, the existing openings on the receiving porch are large openings without divisions, and do not match the style and character of the existing residence. The proposed openings on the receiving porch are much more in keeping with the architectural style and detailing of the residence.

Standard 7 – Relationship of Materials and Texture

This standard is met. The exterior walls of the garage and terrace will be limestone to match the stone found on the existing residence and terrace. All door and window trim will be limestone. The new windows and doors are steel with leaded glass and have true divided lites. The pool shade structure is metal frame structure with a wood roof.

Standard 8 – Roof Shapes

This standard is met. The proposed garage, terrace and exterior alterations will not impact the existing roof forms.

Standard 9 – Walls of continuity

This standard is met. The design of the garage, terrace and exterior alterations are consistent with the architectural style, detailing, and materials of the existing residence allowing for a cohesive appearance across all the elevations of the residence.

Standard 10 – Scale

This standard is met. A residence of up to 17,414 square feet is permitted on the property based on the City's building scale regulations. In calculating the allowable square footage, the table land is fully counted and the non-table land is counted at 50 percent. In addition, design elements totaling 1,741 square feet and a garage allowance of 800 square feet are available. The existing residence on the property is 22,068 square feet and is over the maximum allowable square footage for the property.

Because the garage is located below grade, and only partially exposed, only a portion of the square footage of the new garage goes toward the square footage calculation. Based on the City's calculation method, the square footage of the garage totals 789 square feet. Because there is no existing garage on the property, the full allowance of 800 square feet is available for a new garage on the property. Given that the square footage of the new garage is less than the 800 square foot allowance, no additional square footage from the new garage goes toward the overall square footage of the existing residence.

The proposed pool shade structure is an open structure and is a considered a design element. The existing residence has a total of 374 square feet of design elements. The proposed pool shade structure totals 800 square feet. The existing design elements in addition to the proposed shade structure total 1,174 square feet. Because the total square footage of design elements is below the

maximum allowance of 1,741 square feet for design elements, no additional square footage from the proposed pool shade structure is included in the overall building scale calculation.

Although the existing residence exceeds the square footage limitation in place today, no variance is required for the garage and pool shade structures as now proposed because they do not add to the existing overage but are fully accommodated by the garage and design element allowances.

Standard 11 – Directional Expression of Front Elevation

This standard is met. The proposed garage, terrace and exterior alterations will not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material

This standard is met. Although the proposed alterations will require the removal of some areas of exterior walls and removal of existing windows, the proposed additions and alterations overall do not result in the loss of any distinguishing features or elements of the historic residence.

Standard 13 – Preservation of Natural Resources

This standard is met. The proposed additions and alterations will not impact any existing trees on the site. One Norway Maple tree on the southeast side of property is proposed for removal due to its poor condition. Overgrown evergreen plantings at the west side of the residence are also proposed for removal. The tree is highlighted on the site plan that is included in the Commission's packet. The conceptual landscape plan submitted by the petitioner reflects the existing vegetation on the site to remain and a new hedge along a portion of the south and west property lines to screen views of the planned solar panels in the southwest quadrant of the site. New plantings are also proposed along the north and south sides of the driveway.

Standard 14 – Compatibility

This standard is met. The design, materials, and architectural detailing of the proposed garage, terrace and new window and doors are compatible with the style and character of the existing residence. The proposed pool shade structure is an open structure that has a light and elegant appearance.

Standard 15 – Repair to deteriorated features

This standard is met. Based on information in the petitioner's statement of intent, any deteriorated features will be repaired.

Standard 16 – Surface cleaning

This standard is met. Based on information in the petitioner's statement of intent, any surfaces in need of cleaning will be addressed.

Standard 17 – Integrity of historic property

This standard is met. The garage and terrace additions are designed in a manner that are consistent with the character of the historic residence and will improve the livability of the home. The proposed exterior alterations to the existing residence will not negatively impact the integrity of the residence but instead, will enhance the appearance of the home by replacing the incompatible openings on the receiving porch with windows and doors that are compatible with the character with the existing residence.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving the construction of a below grade three-car garage, raised terrace, an in ground pool, pool shade structure, exterior alterations to the existing residence and reconfiguration of the driveway 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. Plans submitted for permit must reflect the project as presented to the Commission and the pool shade structure as represented in the conceptual images presented. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for adequate screening of the solar panels. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, replacement inches or payment in lieu of on-site planting may be required.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of exterior lighting shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property. The dark streetscape character shall be preserved.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 3243

Property Address:

Street: 405 N MAYFLOWER RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Charles H. Schweppe Estate, "Mayflower Place"

Original Owner: Charles H. & Laura Shedd, daughter Jean S. Armour

Other Previous Owners: DENTEN, DONNA

Present Owner: CG MAYFLOWER, LLC

Current Property Name:

Resource Type: Building
Date of Construction: 1915
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: Tudor Revival
Secondary Style: English Period

Architect/Engineer: Frederick W. Perkins

Builder/Contractor: unknown

Landscape Architect:

Plan Shape: Irregular
Number of Stories: 2.5
Structural Framing:
Foundation Material:
Facade Material: Brick
Roof Form: Multi Gable



Photo Name: June 1995

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 4 of HPH Industries Subdivision; platted 05/15/1991

Subdivided from:

Current Property Size (est.): 5.59 acres

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Roof Material: Slate
Primary Window Type: Casements
Porches:
Integrity: Excellent
Condition: Good

Decorative Features & Surfacing:

Elaborate entry with balustrade, oriel with stone detailing, brick and limestone pillars at entry, fountain, limestone gothic detailing.

DECORATIVE SURFACING: Limestone surrounds and balusters



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 3243

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

contributing

Contributing Significant Resources:

Charles H. Schweppe Estate, "Mayflower Place", Frederick Perkins - 1915

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

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

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

contributing

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

The Schweppe Estate is identified as a significant contributing structure to the Historic District. The house was designed by Frederick Perkins, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1915, is distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

This house was built on the grounds of the former, historic New Hotel and the Walter Larned estate, "Blair Lodge." The original French gardens, with meticulously clipped hedges reminiscent of Versailles, were said to be among the most beautiful in America. Ornamental figures on the outside of the house and garage were carved on site by Italian artisans. The swimming pool and bathhouses were designed by Boston landscape firm, Rudolph Wendell. The main entrance was designed by James Roy Allen in 1927.

The house was commissioned by John G. Shedd, former Chairman of Marshall Field and Company, for his daughter, Laura, and her husband Charles Schweppe as a wedding gift. Charles Schweppe was a widely known investment banker and civic leader. A Harvard graduate and native of Alton, Illinois, he served as President of St. Luke's Hospital for sixteen years and was a leader in other hospital and public welfare groups. Mrs. Schweppe was known for her efforts to improve education and culture. The Field Museum, Art Institute, and Chicago Historical Society all benefited from Mrs. Schweppe's generosity, as did several hospitals and groups serving the needy. Together with her mother, sister, and the committee of prominent businessmen appointed by her father, she oversaw the completion of the Shedd Aquarium, for which Mr. Shedd had donated \$3 million to the City of Chicago prior to his death in 1926. She and her sister, Mrs. Stanley Keith, donated \$250,000 for building the Lake Forest Library in memory of Mrs. Keith's first husband, Kersey Coates Reed, in 1929. The Schweppes were part of the Deerpath Syndicate, a group of Lake Forest citizens who contributed to building the Deerpath Golf Course.

Mrs. Schweppe died of heart disease in 1937 and Mr. Schweppe took his own life in 1941. The property was inherited by Jean Schweppe Armour, wife of A. Watson Armour III. After the death of Jean Armour in 1942, A. Watson Armour emptied the manor house and only used the gatehouse to house his collection of automobiles. Armour's chauffeur became the caretaker of the property, which remained empty until the estate was purchased in 1987. The house was restored in 1988 and the property subdivided in 1990.

Frederick Perkins' (1866 - 1928) education began in his native state of Wisconsin and continued at Massachusetts Institute of Technology. He later studied at the Ecole des Beaux Arts in Paris.

Perkins moved to Chicago in the late 1880's and maintained a successful practice for many years. In 1920 he returned to Boston but kept an office in Chicago. In 1926 Perkins left Boston for France, where he died two years later.

The dominant Tudor style of domestic building was used for a large proportion of early 20th Century suburban houses throughout the country. It was particularly fashionable during the 1920s and early 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The Tudor Revival, a harkening back to the English past, combined elements of the late Medieval period with Renaissance details. Patterned after buildings popular during the reign of Queen Elizabeth I from 1558 to 1603 and that of her successor King James I from 1603 to 1625, the "Jacobethan" style, as it has come to be called more recently, emphasizes steeply pitched roofs, steeply pitched gables on the front façade, ornamental half-timbering, tall chimneys with decorative chimney pots, one- and two-story bays, oriels, and label moldings; the walls were generally clad in stucco, stone, or brick.

Changes:

After being vacant since the 1940s, the house was carefully restored and renovated in 1987-1988 by the Hoeper family.

Property Setting:



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 3243

Residential neighborhood; This lakefront property is located on the east side of Mayflower Road mid-block between Rosemary and Maplewood Roads. The property is accessed off a private road shared by five homes. The surrounding area is characterized by estate homes on large lots.

Associated Buildings:

Sources of Information:

A Preservation Foundation Guide to National Register Properties, Lake Forest, Illinois;
Lake Forest Preservation Foundation; City of Lake Forest Address and History Files;
Withey, American Architects (deceased)

Certif. of Appropriateness Case #(s):

405 N MAYFLOWER RD

Survey Date:

Demolished:

Demolition Date:

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

Address 405 Mayflower Road Owner(s) Chicago Title Land Trust Company

Architect Michael Graham Reviewed by: Jen Baehr

Date 4/28/2021

Lot Area 195180 sq. ft.

Square Footage of Existing Residence:

1st floor 9276 + 2nd floor 7950 + 3rd floor 4842 = 22068 sq. ft.

Design Element Allowance = 1741 sq. ft.

Total Existing Design Elements = 374 sq. ft. Excess = 0 sq. ft.

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

Garage Width N/A 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 = 22068 sq. ft.

Square Footage of Proposed Additions:

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

New Garage Area 796 sq. ft. Excess = 0 sq. ft.

New Design Elements 800 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 22068 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 17414 sq. ft.

DIFFERENTIAL = 4654 sq. ft. **NET RESULT:**
Over Maximum
(Existing) 4654 sq. ft. is

Allowable Height: 40 ft. Actual Height 43'- 3" (existing house) 26.72% over the
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 1741 sq. ft.

Front & Side Porches = 860 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

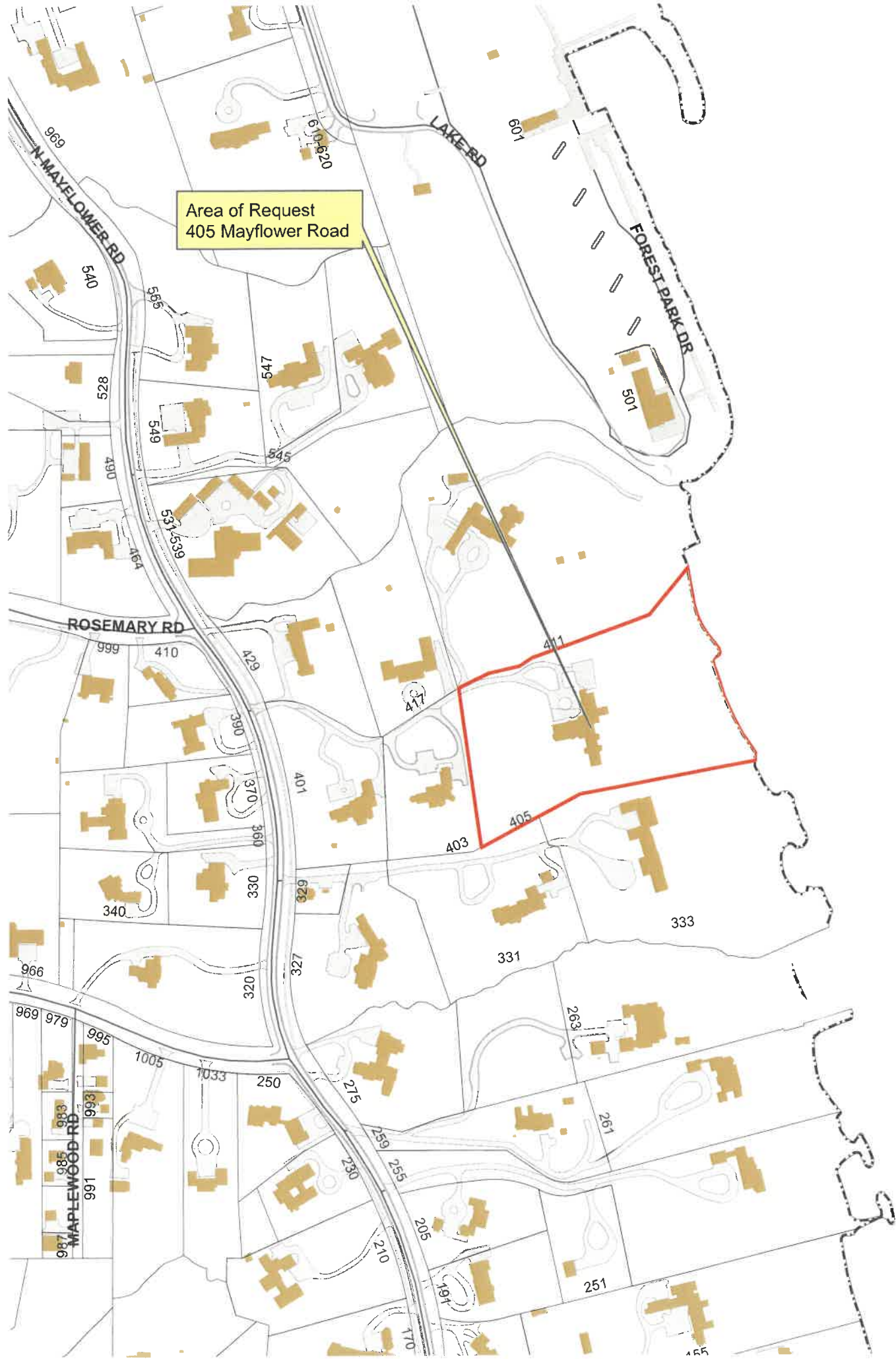
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 266 sq. ft.

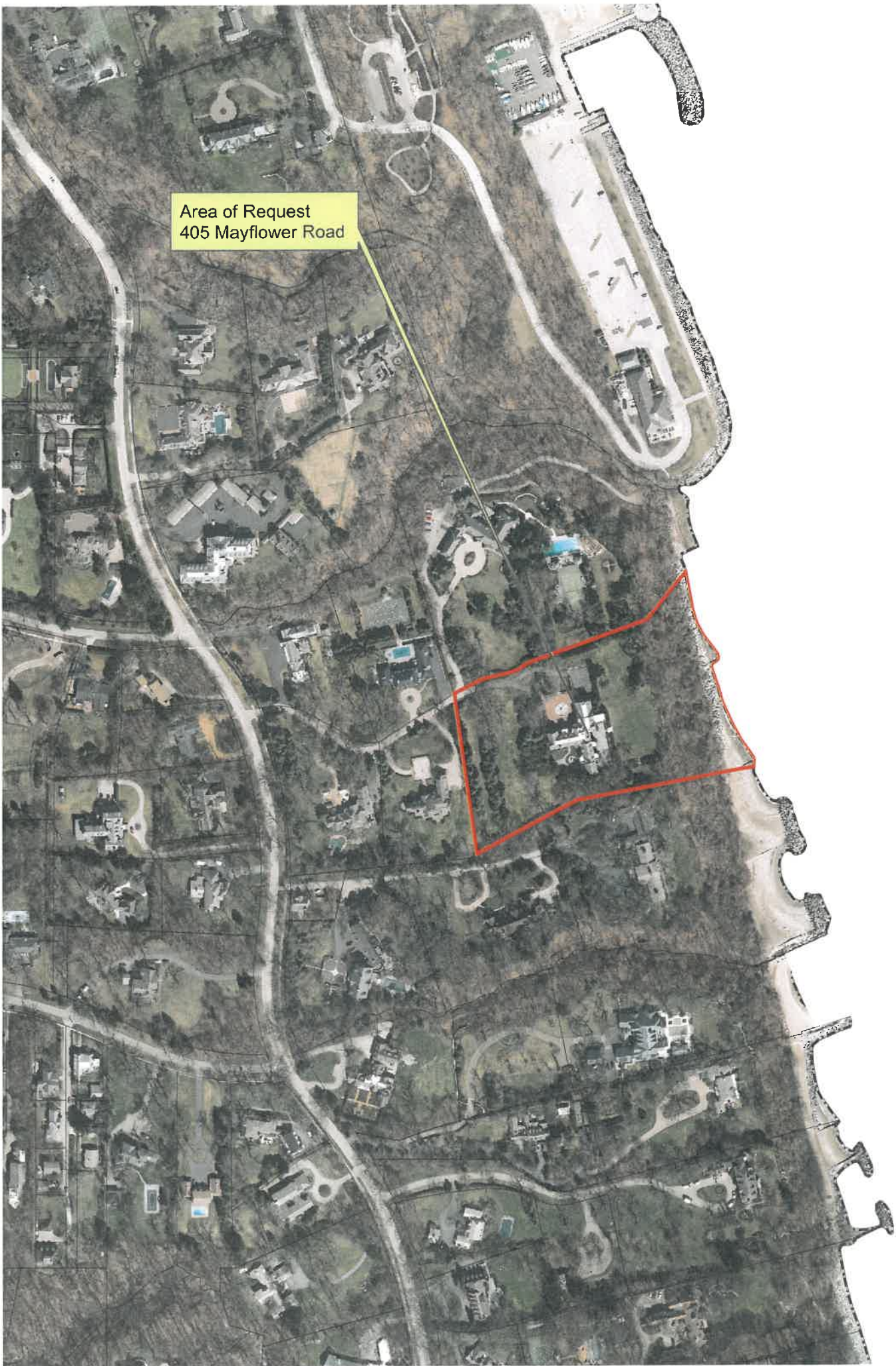
Bay Windows = 48 sq. ft.

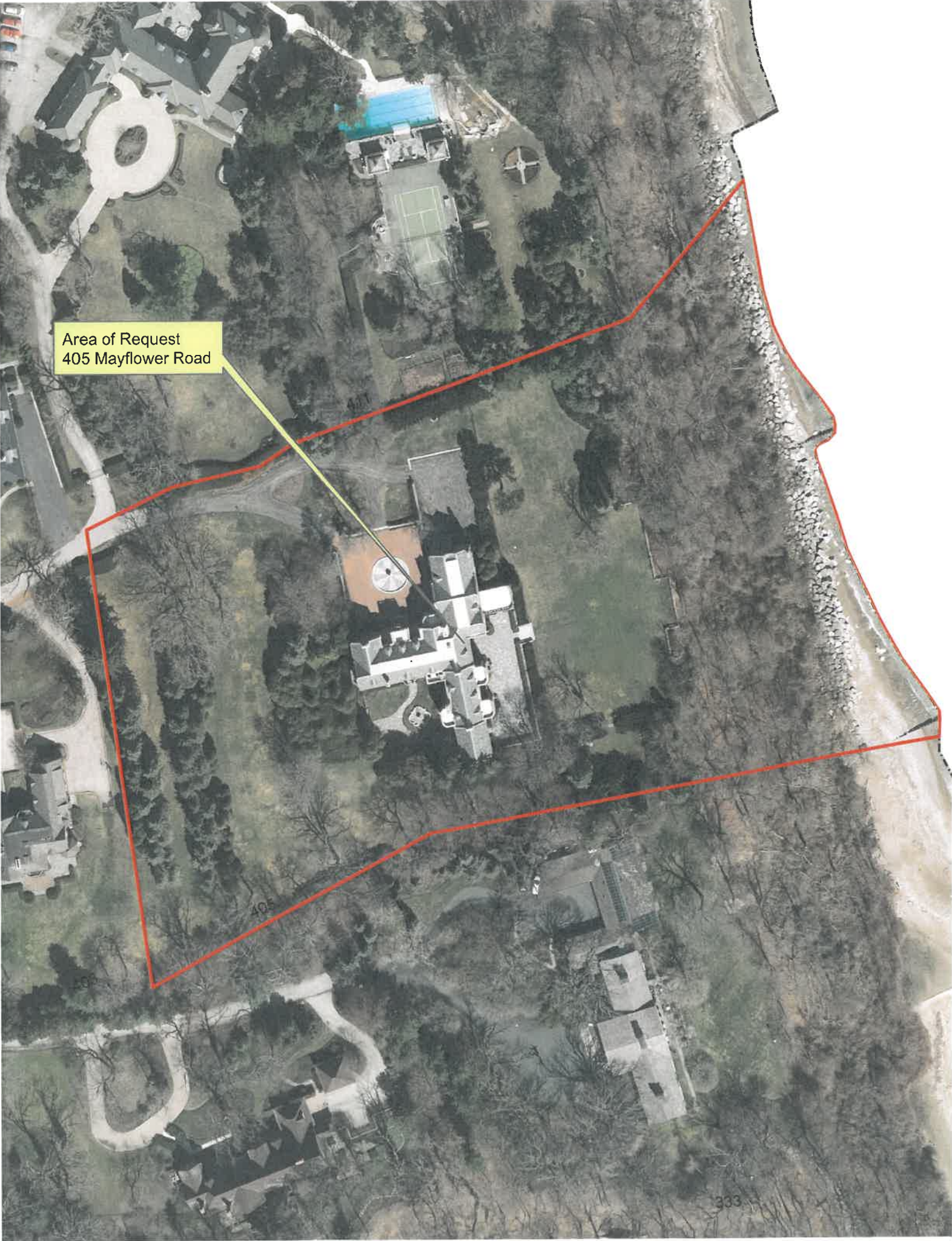
Total Actual Design Elements = 1174 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request
405 Mayflower Road

Area of Request
405 Mayflower Road





Area of Request
405 Mayflower Road

405

333



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

PROJECT ADDRESS

405 North Mayflower Road, Mayflower Place

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Chicago Title Land Trust Company

Owner of Property

as Trustee under Trust Number 8002383031

405 North Mayflower Road

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

Lake Forest Illinois

City, State and Zip Code

847-291-0101

Phone Number

847-291-0110

Fax Number

mbg@choursch.com

Email Address

Owner's Signature APPROVED FOR OWNER

ARCHITECT/BUILDER INFORMATION

R. M. Joel Graham

Name and Title of Person Presenting Project

Liedtke and Graham, Architects LLP

Name of Firm

500 North Wells Street

Street Address

Chicago, Illinois 60654

City, State and Zip Code

312-828-0900

Phone Number

312-828-0901

Fax Number

mgramham@liedtkeandgraham.com

Email Address

Representative's Signature (Architect/Builder)

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

Please email a copy of the staff report

☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☒ REPRESENTATIVE

19 April 2021

①

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER <u>8002383831</u>	<i>attorney</i>	TRUSTEE INFORMATION
Chicago Title Land Trust Company, as Trustee, under	Name <u>Martin B. Schorsch</u>	
Trust Number <u>8002383831</u>	Firm <u>Attorney at Law</u>	
	Address <u>105 Revere Drive Suite 1</u>	
	Phone <u>Norfolk 60062</u> <u>847-291-0101</u>	

Beneficiaries

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

19 April 2021

Private Single Family Residence
405 North Mayflower Road
Lake Forest, Illinois

HPC Meeting
21 April 2021

17 Standards of the Historic Preservation Ordinance

1. Standard 1 – Height
There is no change proposed to the overall height of the structure.
2. Standard 2 – Proportion of Front Façade
There is no change proposed to the front façades of the building. The proposed garage façade will not be visible from the entrance drive. The proportion of the proposed garage façade is consistent with the proportion of the existing façades.
3. Standard 3 – Proportion of Openings
All proposed openings follow the same proportions and character of the existing openings.
4. Standard 4 – Rhythm of Solids to Voids
The rhythm of solids to voids is consistent with the existing facades.
5. Standard 5 – Spacing on the Street
Not applicable – The relationship between the building and the street is not being altered.
6. Standard 6 – Rhythm of Entrance Porches
Not applicable – there are no entrance porches being added or removed.
7. Standard 7 – Relationship of Materials and Texture
The existing terrace base material is stone. Stone of the same character will be used on the proposed garage addition and terrace.
8. Standard 8 – Roof Shapes
There is no change proposed to the existing roof shapes.
9. Standard 9 – Walls of Continuity
The massing, scale, and detailing of the proposed addition are consistent with the existing building.
10. Standard 10 – Scale
A previous owner sold the original carriage house; therefore, there is currently no garage on the property. The proposed garage addition is appropriate for the scale of the building and the property.
11. Standard 11 – Directional Expression of Front Elevation
There is no change proposed to the front elevation. The proposed garage façade will face north, and will not be visible from the entrance drive.
12. Standard 12 – Preservation of Historic Material
All existing historic material that will remain will be protected and preserved.
13. Standard 13 – Protection of Natural Resources
One tree is proposed for removal and replacement due to its poor condition. Overgrown evergreens at the west side of the building are also to be removed. All

other trees are to remain. New hedges are proposed along the south and west property lines.

14. Standard 14 – Compatibility

The proposed scale, materials, and detailing are consistent with the existing building.

15. Standard 15 – Repair to deteriorated features

Any existing features in need of repair will be repaired in the appropriate manner.

16. Standard 16 – Surface cleaning

Any surfaces in need of cleaning will be cleaned in the appropriate manner.

17. Standard 17 - Integrity of historic property

The integrity of this historic property will be enhanced by the adjustments and addition. All proposed work will be consistent with the existing character.

Private Single Family Residence
405 North Mayflower Road
Lake Forest, Illinois

HPC Meeting
21 April 2021

List of Proposed Alterations

1. Addition of a three car attached garage to serve the residence below a terrace in the northeast corner of the house. A previous owner sold the original carriage house as a separate parcel and therefore the existing home has no garage.
2. Alterations to the existing kitchen space. A previous owner removed partitions to create a large kitchen space in the mid 1980's. The new owner proposes to remove the 1980's kitchen cabinets and appliances replacing them with modern cabinets and appliances. Also proposed is adjusting the fenestration on the east wall facing the lake to allow access to a proposed terrace over the garage and to establish a more direct and expansive view to the lake. Proposed windows and doors will replicate the existing fenestration including the leaded glass.
3. Alterations to the main bedroom suite include replacement of the existing main bathroom, some partition location adjustments and the construction of new closet interiors. Also proposed is the insertion of a new three panel window centered on the bed in the main bedroom also centered on the existing two panel windows and the insertion of a single panel window centered on the shower within the main bathroom also centered on the two existing single panels windows there. Both proposed windows will replicate the existing fenestration including the leaded glass.
4. Alterations to the north wall of the breakfast room involve replacing the existing center pair of casement windows with a pair of French doors to allow access to the proposed northeast terrace. The adjustment to the façade will replicate the south wall. The pair of doors there accesses the existing southeast terrace.
5. The family proposes to construct a swimming pool and open shade structure in the lawn northeast of the proposed terrace. A previous owner sold the original pool and pool houses as a separate parcel and therefore the existing home has no swimming pool.
6. The family proposes to construct a geothermal field below grade and solar collectors in the lawn southwest of the existing residence. The solar collectors will be screened from view by a hedge.

19 April 2021 (8)



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

Facade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material
ashlar pattern Indiana limestone

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood (recommended)
☐ Aluminum Clad
☐ Vinyl Clad
☒ Other steel with leaded glass

Color of Finish grey painted steel sash

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 limestone & brick copings primarily
some small amount of wood trim

19 April 2021

(3)

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

Chimney Material

- ☒ Brick
☒ Stone
☐ Stucco
☒ Other terra cotta flue caps / unique white stone

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☒ Slate graded, variegated
☐ Clay Tile
☐ Composition Shingles
☐ Sheet Metal
☐ Other

Flashing Material

- ☒ Copper
☐ Other
☐ Sheet Metal

Color of Material variegated

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 originally with a portion remaining limestone
replaced in 1985 with multicolor Vermont slate

19 April 2021

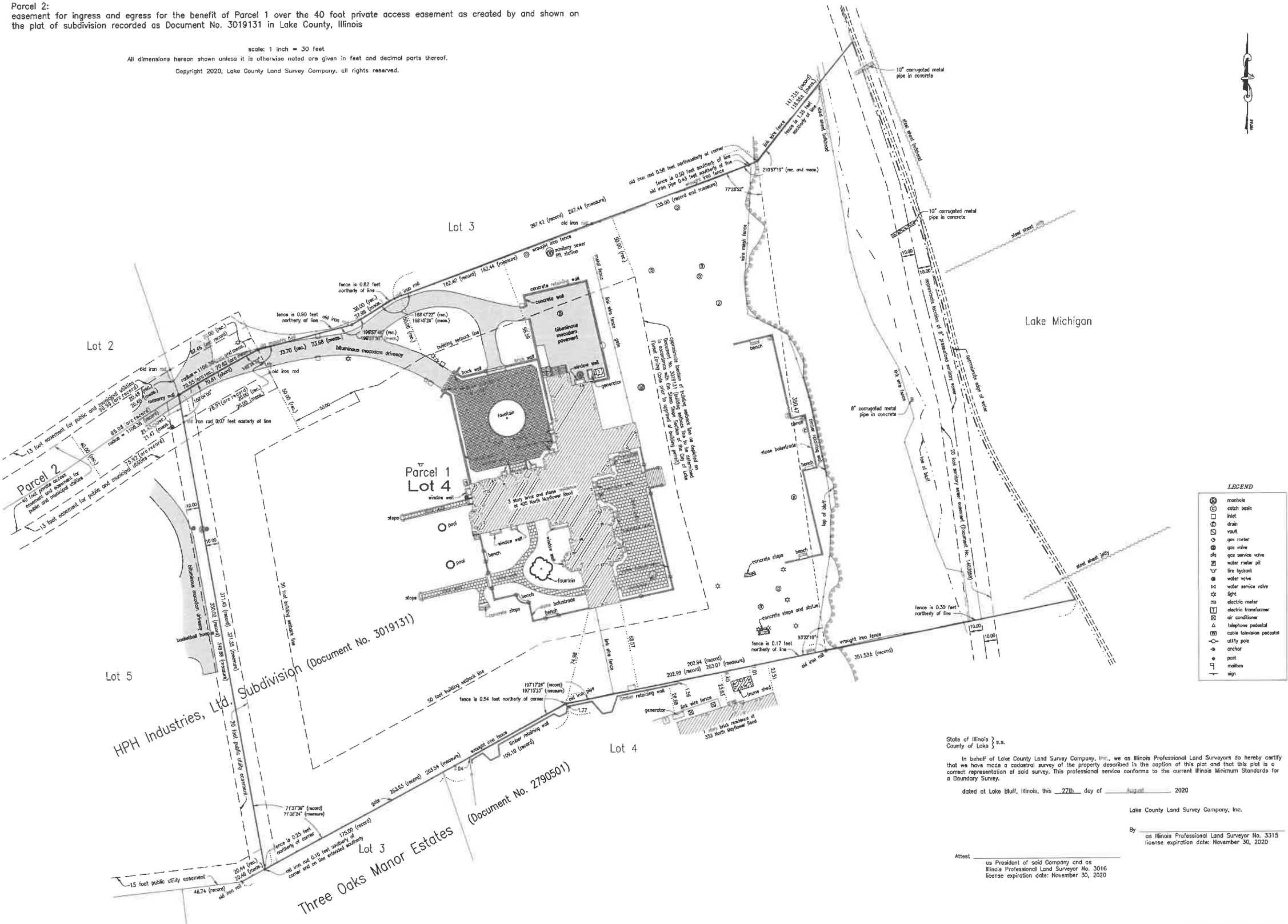
④

plat of survey
of

Parcel 1:
Lot 4 in HPH Industries, Ltd. Subdivision of Tracts 1 and 2 in the diagram by Greeley-Howard Company, recorded in Book "G" of
Plats on pages 2 and 3 as part of Document No. 97043 recorded November 2, 1904, in Section 34, Township 44 North, Range 12,
East of the 3rd Principal Meridian, according to the plat thereof recorded May 15, 1991 as Document No. 3019131, in Lake County,
Illinois

Parcel 2:
easement for ingress and egress for the benefit of Parcel 1 over the 40 foot private access easement as created by and shown on
the plat of subdivision recorded as Document No. 3019131 in Lake County, Illinois

scale: 1 inch = 30 feet
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
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State of Illinois } s.s.
County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois Professional Land Surveyors do hereby certify
that we have made a cadastral survey of the property described in the caption of this plat and that this plat is a
correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for
a Boundary Survey.

dated at Lake Bluff, Illinois, this 27th day of August, 2020

Lake County Land Survey Company, Inc.

By _____
as Illinois Professional Land Surveyor No. 3315
license expiration date: November 30, 2020

Attest _____
as President of said Company and as
Illinois Professional Land Surveyor No. 3016
license expiration date: November 30, 2020

for Chuhak and Tecson, P.C. 30 South Wacker Drive Suite 2600 Chicago, Illinois, 60606	from the office of Lake County Land Survey Company Surveyors and Engineers 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 234-8909 Professional Design Firm 184.005495	field work completed on August 25, 2020 Order No. 18738 Field Book C587, page 1 Date August 27, 2020 File No. 9-6-1652
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LOT 3
PIN 12-34-109-04

LOT 4

1 SITE PLAN PROPOSED
-1.2 SCALE: 1/16"=1'-0"

This Site Plan relies upon information supplied within the survey made by North Central Land Survey Company, Inc. dated October 5, 2017.

LEGEND

EXISTING - SUPPLY WIRE	— · — · — · — · —	FLUORESCENT LUM.
	— — — — —	BASEMENT ELECTRICAL SERVICE
	— X — X —	PERM.
	— (X) — (X) —	CHILD PROTECTION SERVICE
	— DATA — DATA —	DATA SERVICE
	— — — — —	LOCAL PHONE LINE
	— — — — —	ELECTRICAL SERVICE
EXISTING - UTILITIES WIRE	— — — — —	NATURAL GAS SERVICE
	— — — — —	CANALYSE WIRE
	— — — — —	STAIRS WIRE
	— — — — —	WATER WIRE
	⚡ ELECTRIC LIGHT	☒ AIR CONDITIONER
EXISTING FOR REMOVAL		
EXISTING CONTINUED TO OTHER	(C) EXHAUST	(R) RADIATOR
EXISTING CONTINUED TO OTHER		

0 5ft 10ft 15ft 20ft 25ft

405 NORTH MAYFLOWER ROAD

TABLE 2. FOREST, 11 LILNOLIS 40043

LIEDERBACH & GRAHAM, ARCHITECTS LLP
100 NORTH WELLS STREET
CHICAGO, ILLINOIS 60602

A-1.2

420. 119000000 a 600000, včetno 119



ORIGINAL NORTH ELEVATION



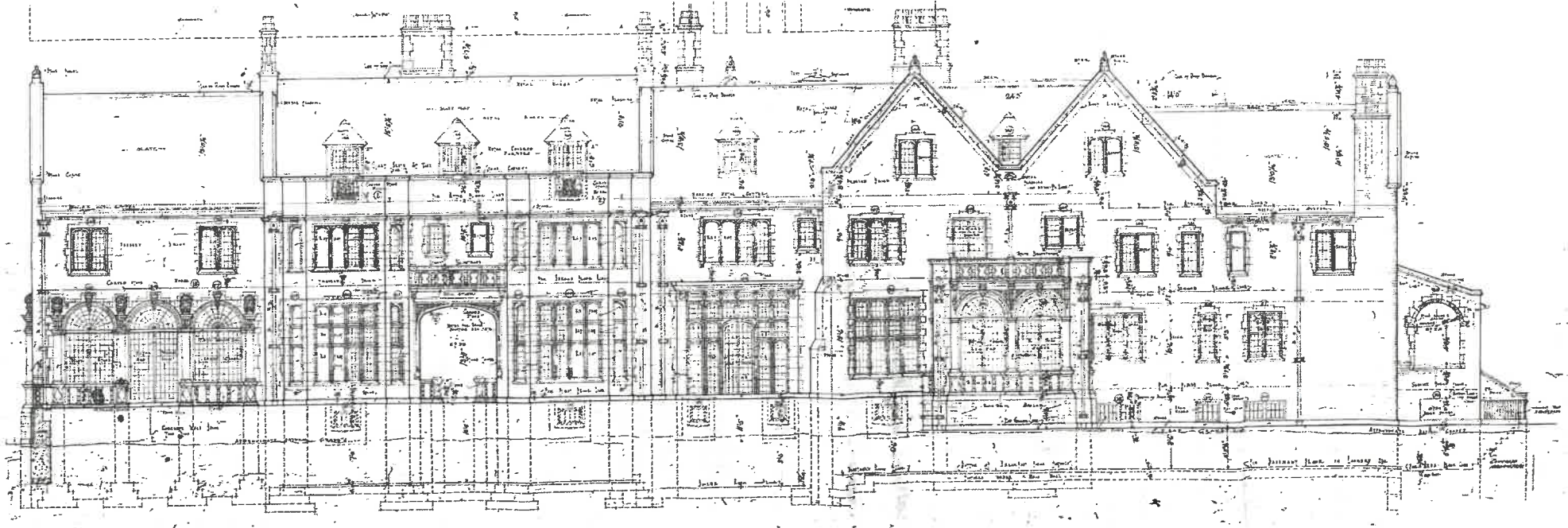
PROPOSED NORTH ELEVATION



405 NORTH MAYFLOWER ROAD
LAKE FOREST, IL 60045

NORTH ELEVATION
SCALE: ONE EIGHTH INCH EQUALS 1 FOOT

LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654



ORIGINAL EAST ELEVATION



PROPOSED EAST ELEVATION



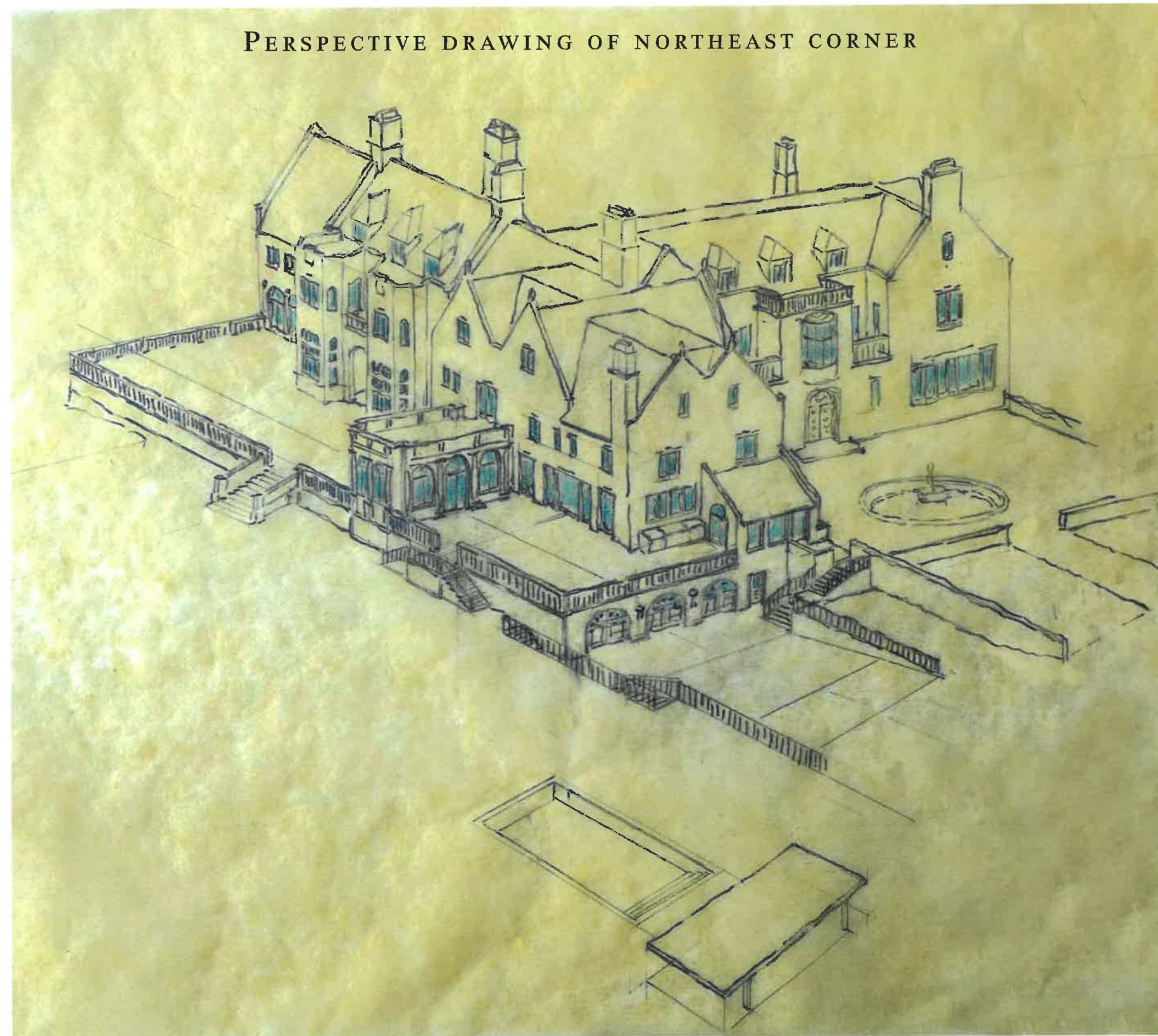




IMAGE OF NORTH ELEVATION

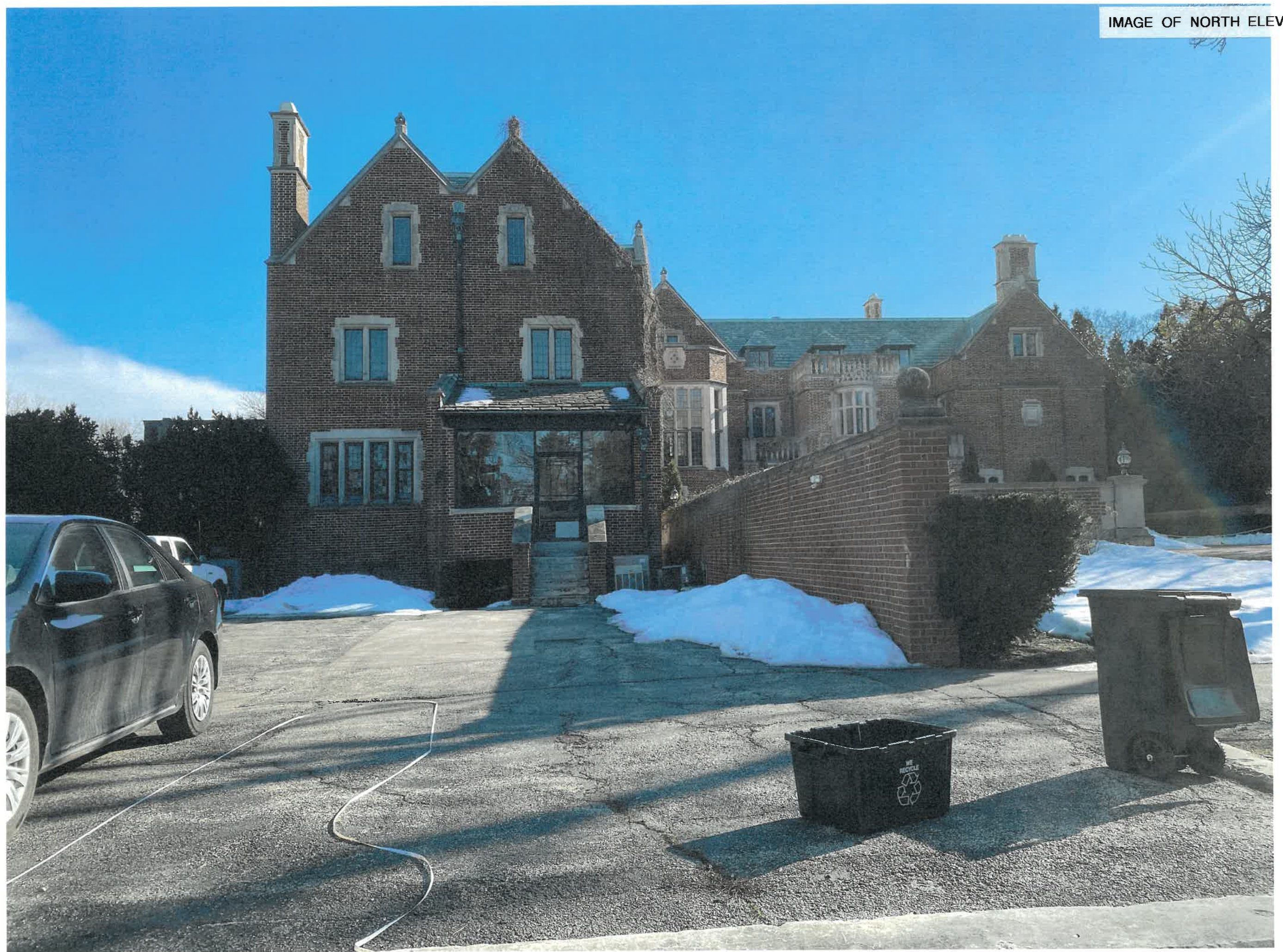


IMAGE OF NORTHEAST SIDE OF RESIDENCE

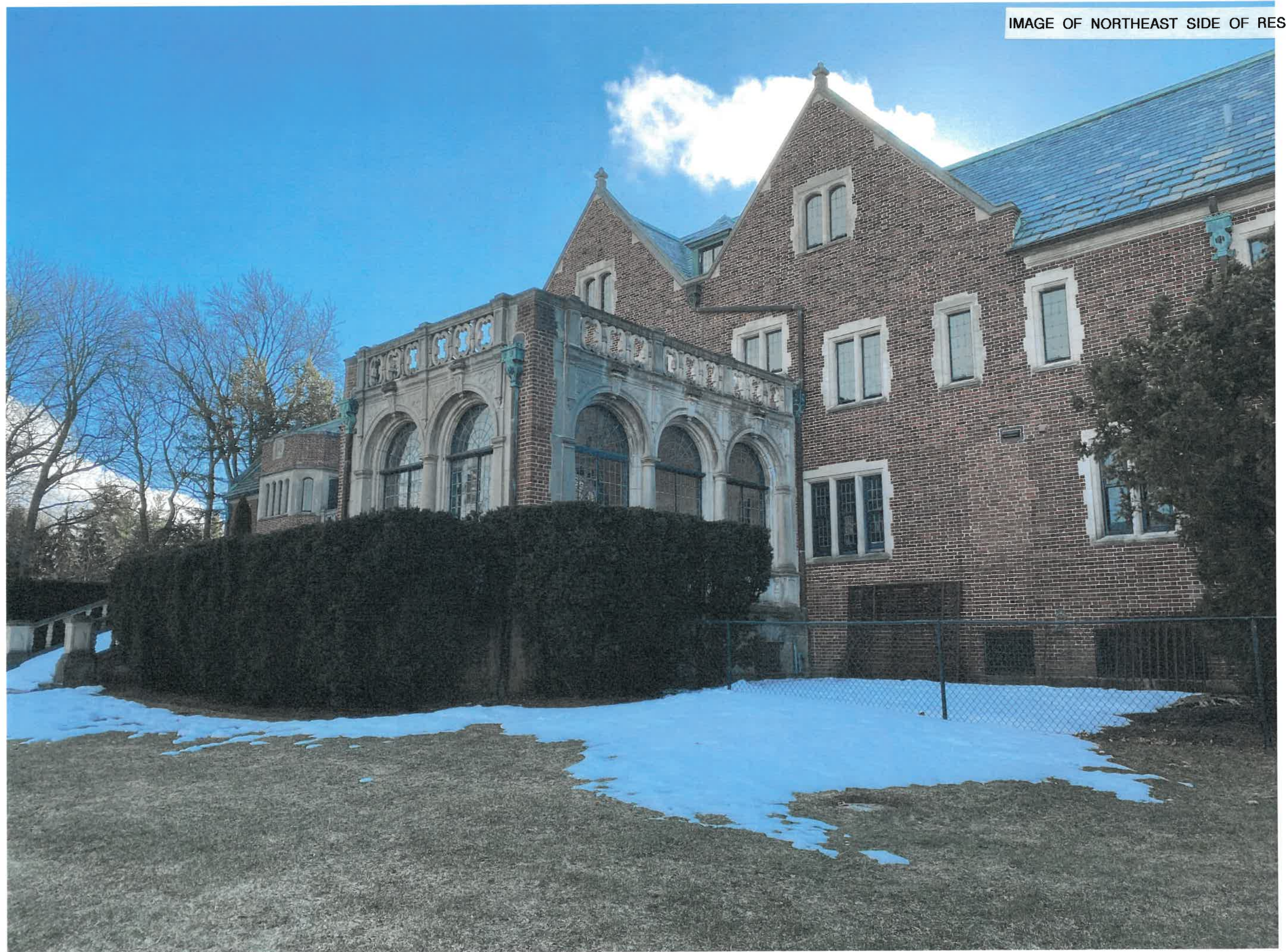
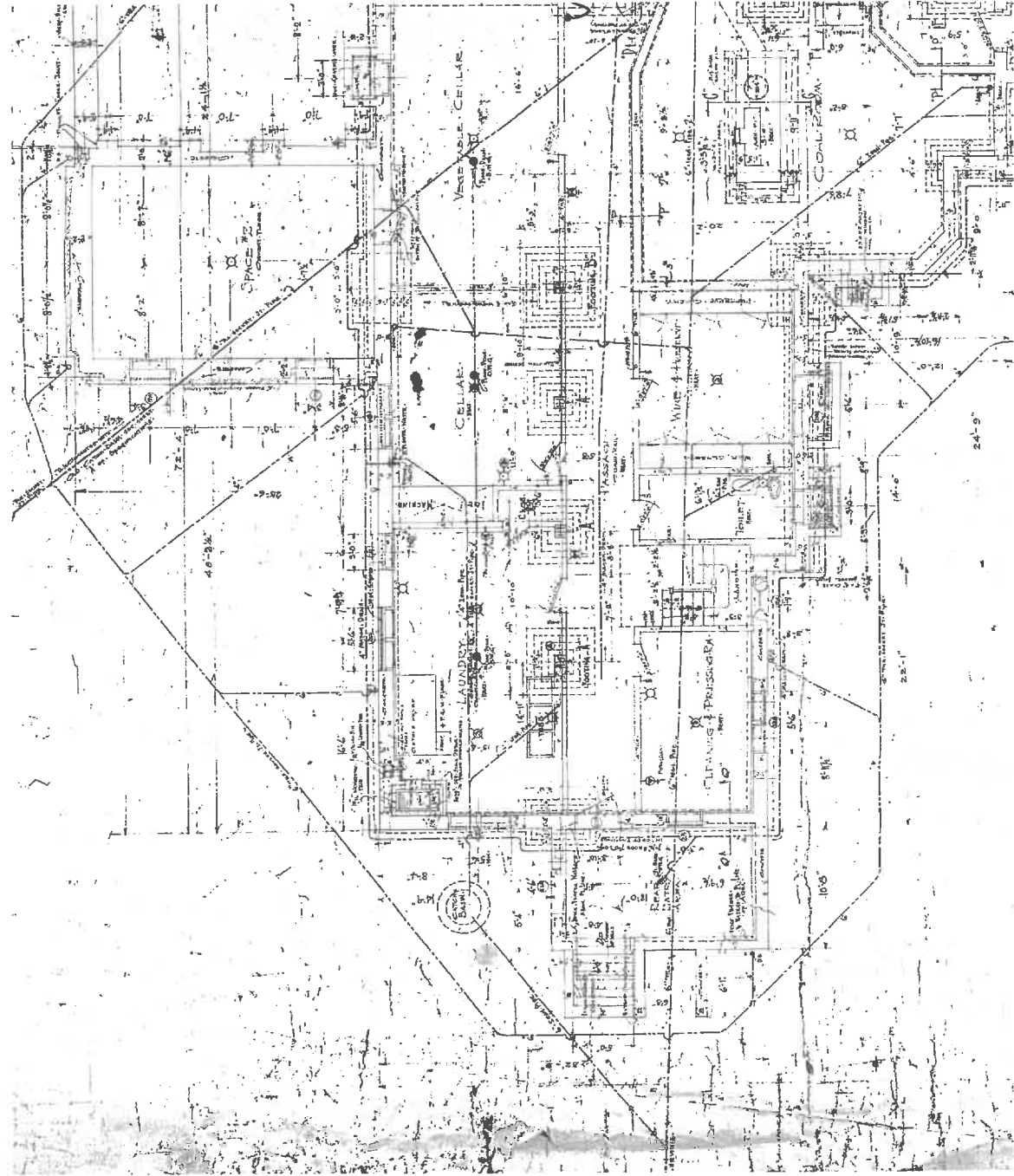
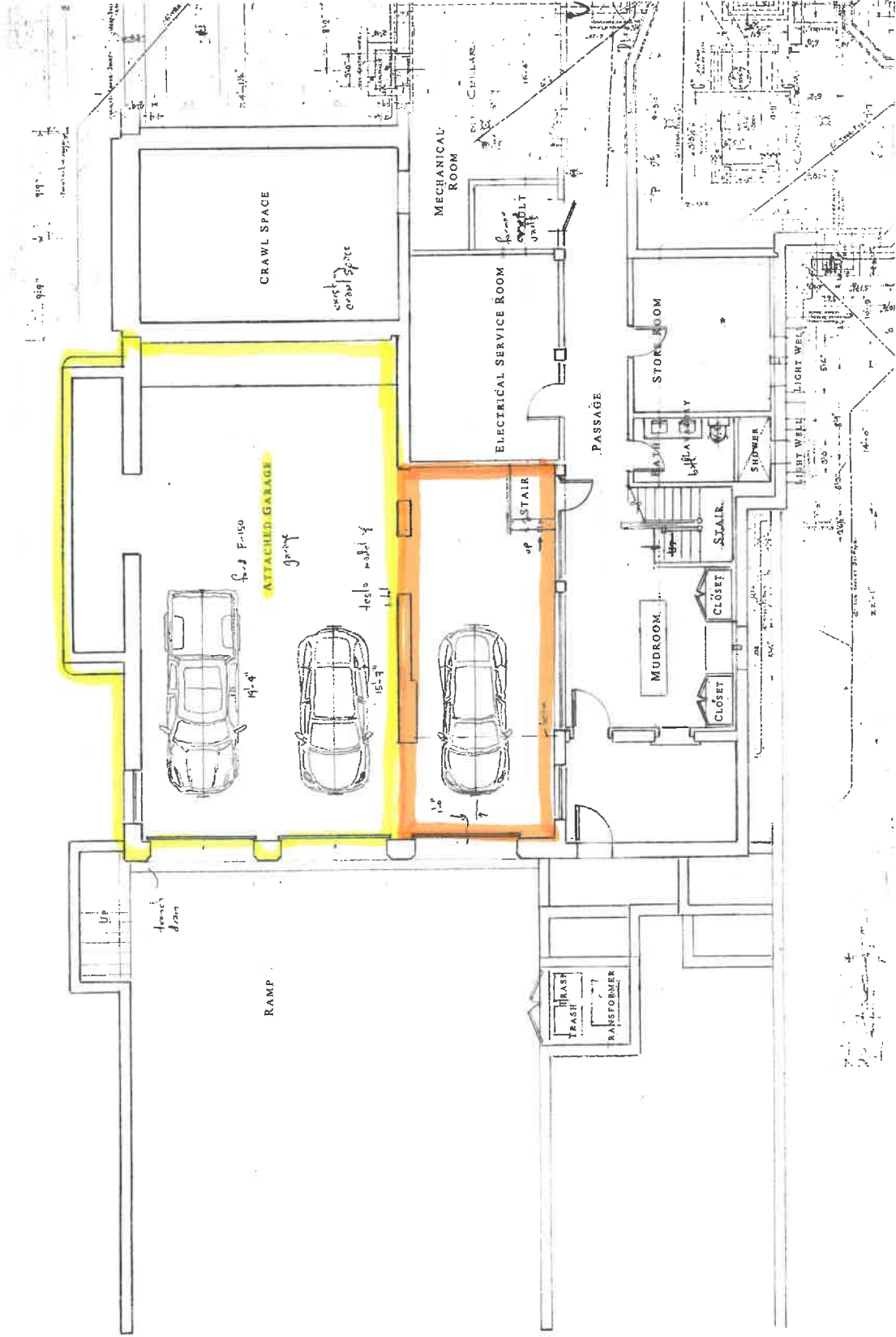


IMAGE OF EAST WALL OF KITCHEN





ORIGINAL PARTIAL CELLAR FLOOR PLAN



PROPOSED PARTIAL CELLAR FLOOR PLAN

EXISTING BASEMENT SPACE
TO BE CONVERTED TO GARAGE

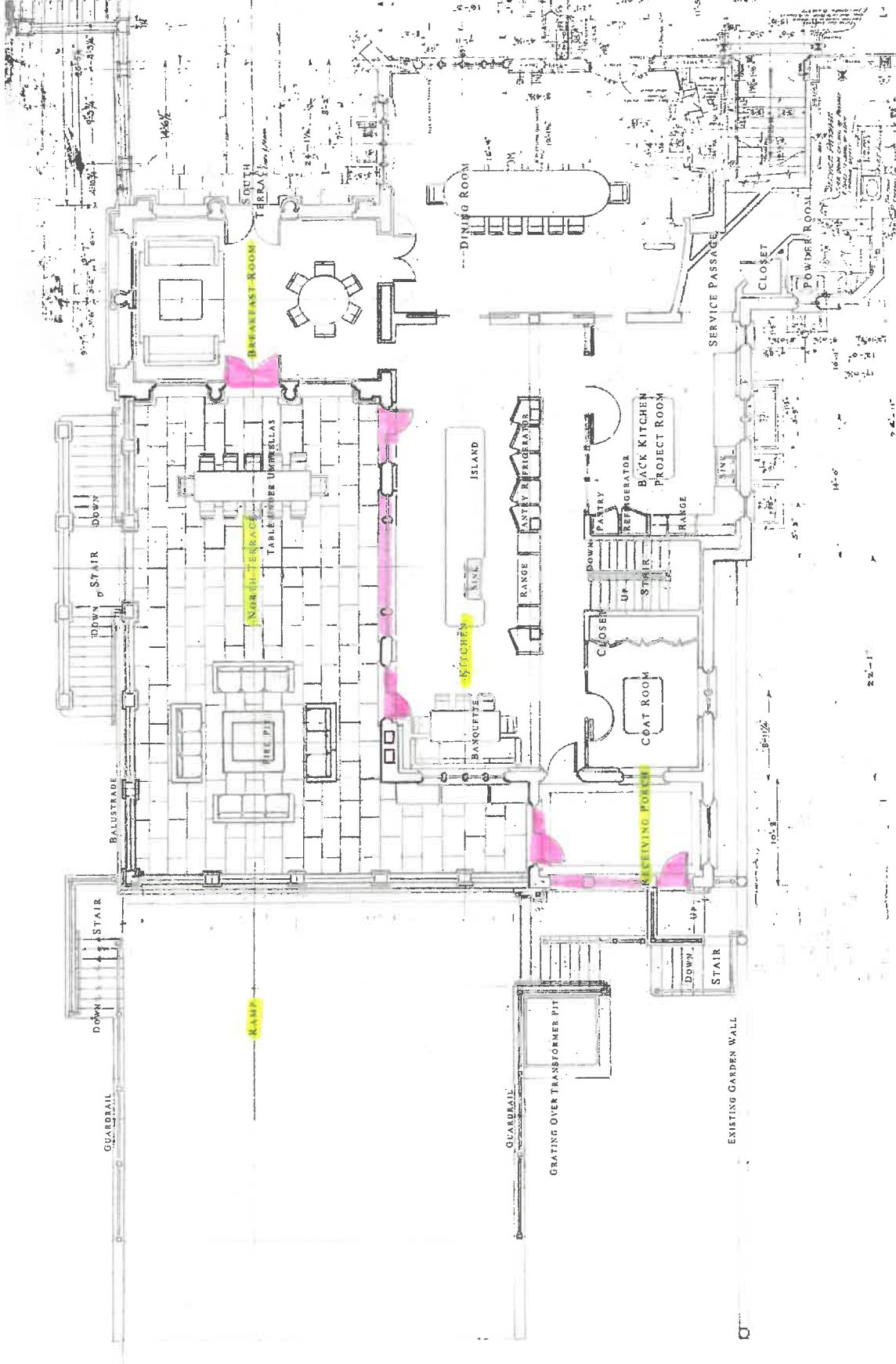


PROPOSED GARAGE ADDITION





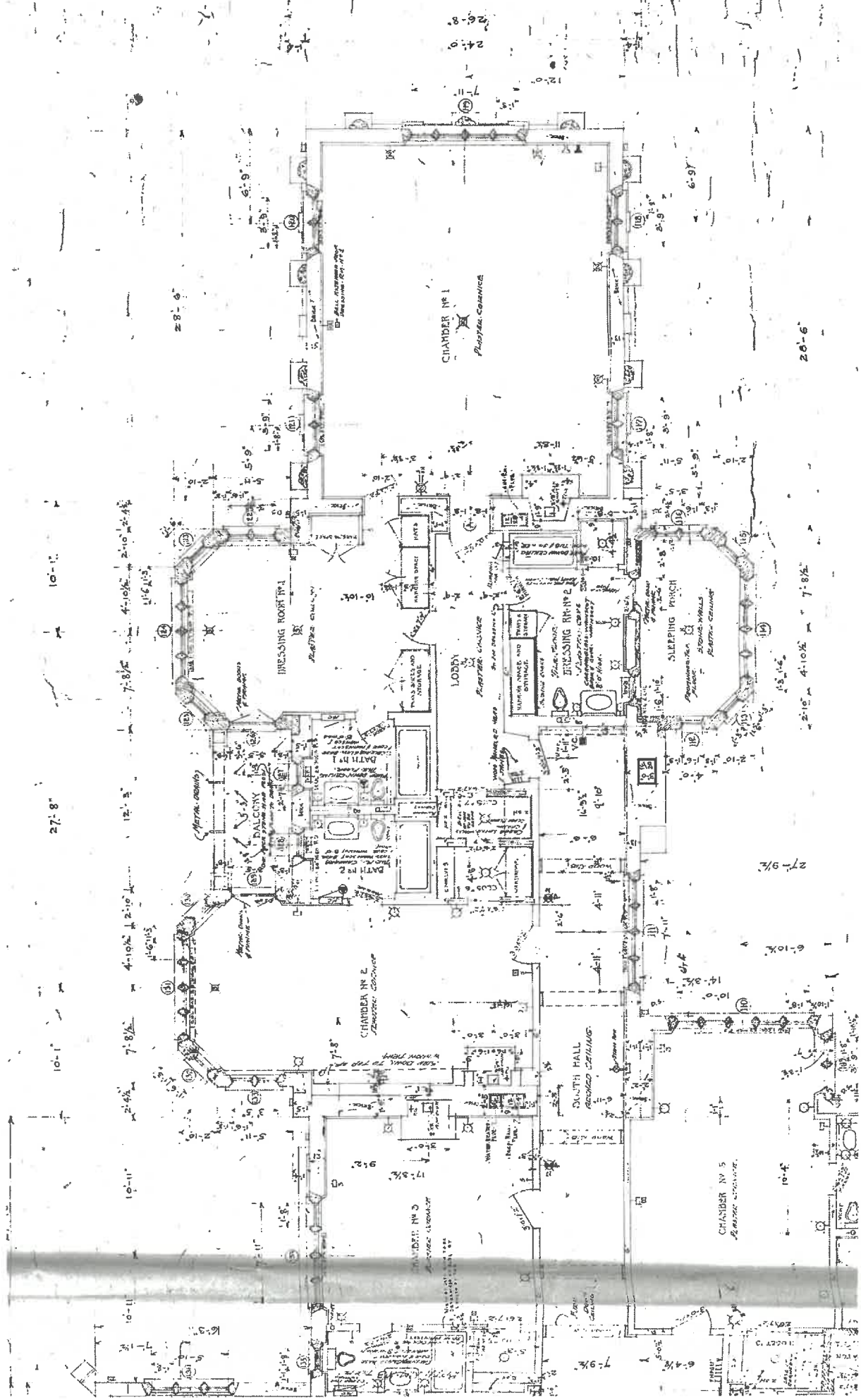
ORIGINAL PARTIAL GROUND FLOOR PLAN



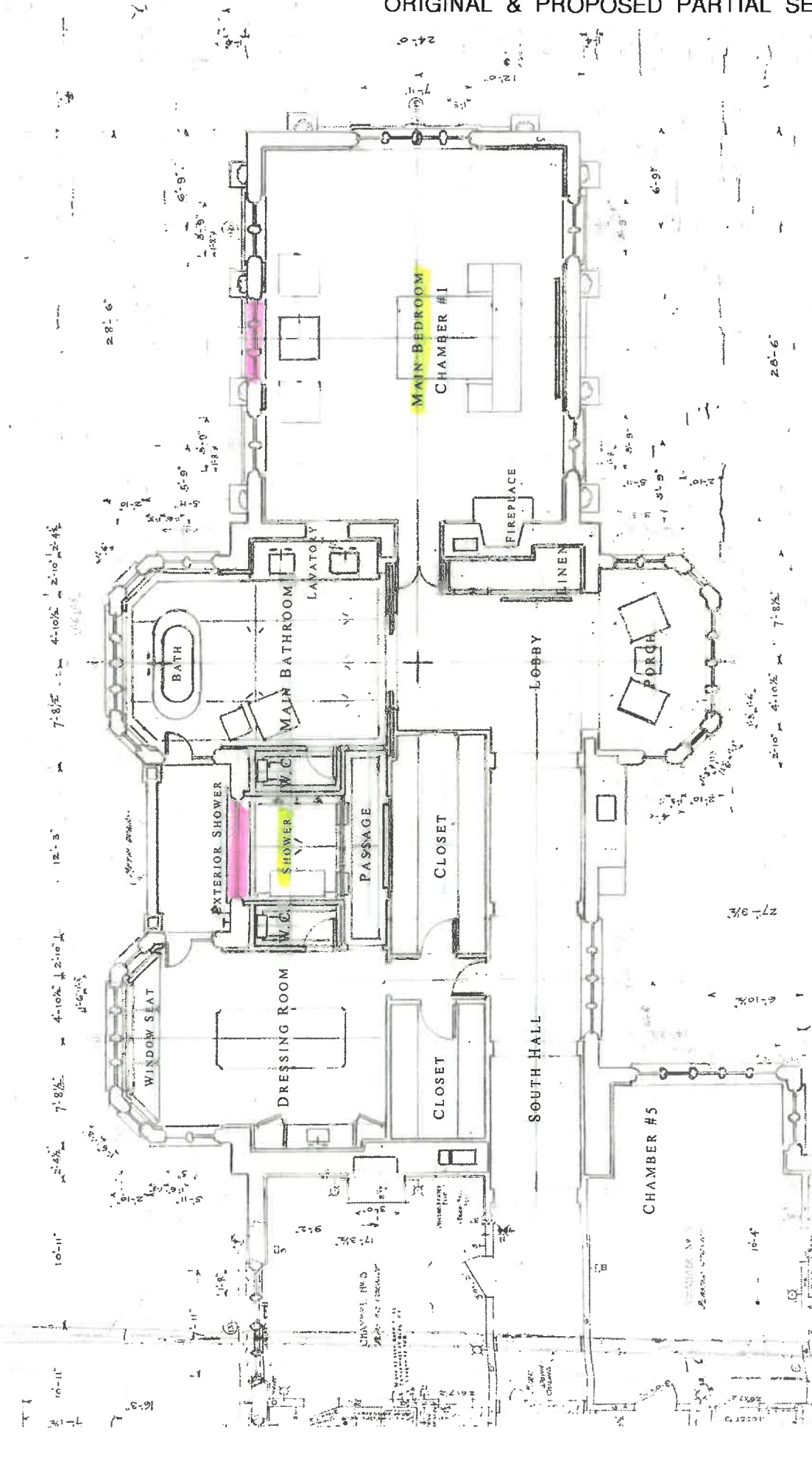
PROPOSED PARTIAL GROUND FLOOR PLAN



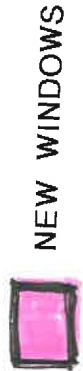
NEW WINDOWS & DOORS



ORIGINAL PARTIAL SECOND FLOOR PLAN



PROPOSED PARTIAL SECOND FLOOR PLAN



NEW WINDOWS



LOT 3
PIN 17 34 123-000



EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

PROPERTY LINE

EASEMENTS & BUILDING SETBACKS

FENCE

UTILITIES (EXISTING & PROPOSED)

ELECTRICITY

GAS

WATER

SEWER

FLOOD FLOODPLAIN

LOW FLOODPLAIN

HIGH FLOODPLAIN

NATURAL GAS SERVICE

SANITARY SEWER

STORM SEWER

WATER MAIN

AIR CONDITIONER

DRAIN

MANHOLE

405 N. MAYFLOWER RD. NAKY FOREST, ATLANTA 30324 LINDERBACH & GRAHAM, ARCHITECTS 405 N. MAYFLOWER RD. NAKY FOREST, ATLANTA 30324	405 N. MAYFLOWER ROAD NAKY FOREST, ATLANTA 30324 LINDERBACH & GRAHAM, ARCHITECTS 405 N. MAYFLOWER RD. NAKY FOREST, ATLANTA 30324
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A-1.2

This Site Plan relies upon information supplied within the survey made by North Central Land Survey Company, Inc. dated October 5, 2017.

1 SITE PLAN PROPOSED
A-1.2 SCALE: 1/16" = 1'-0"