## Agenda Item 3 1345 Lake Road Exterior Alterations

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Air Photos

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Existing and Proposed West Elevation

Existing and Proposed North and South Elevations

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Images of Existing Wood Balconies

Concept Images of Balcony Design

Image of Proposed Exterior Light Fixture

Proposed Floor Plans & Roof Plan

Proposed Landscape Plan

Proposed Hardscape Plan

Historic Images of Residence

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



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Grieve and members of the Historic Preservation Commission

DATE: June 23, 2021

FROM: Jennifer Baehr, Assistant Planner

SUBJECT: 1345 Lake Road - Exterior Alterations

**PETITIONERS** 

PROPERTY LOCATION
1345 Lake Road

HISTORIC DISTRICTS

Peter and Sofia Westmeyer 424 S. Ridge Road

Lake Forest, IL 60645

East Lake Forest Local & National Historic Districts

## PROJECT REPRESENTATIVE

Nate Lielasus, Northworks Architects Northworks Architects 1512 N. Throop Street Chicago, IL 60642

## **SUMMARY OF THE PETITION**

A Certificate of Appropriateness is requested for exterior alterations to the existing residence. The proposed exterior alterations include painting the existing stucco exterior walls, replacement of the existing wood balconies, window and door replacement, new exterior lighting, and a new chimney. Modifications to the existing hardscape on the property are also proposed.

Last year, building permits were issued for interior alterations and exterior repairs to the existing trim, stucco walls, chimneys, and for replacement of missing slate tiles on the roof. There is evidence of this ongoing work at the site. At the time these permits were issued, the petitioner did not anticipate additional exterior work, however as the interior work progressed, it was found that the exterior was in need of more extensive repair than originally thought, particularly the wood balconies and windows that were added in the 1980s. To address the deteriorated condition of the existing wood balconies and windows, the petitioner is proposing to replace these elements with balconies and windows that are more in keeping with the original design of the home rather than replicate the 1980s design.

## DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the east side of Lake Road, between Spruce Avenue and Woodland Road. The property is 3.27 acres in size. The house was constructed in 1912 and designed by Howard Van Doren Shaw. The residence is identified as a Contributing Structure to the Local Historic District. The Historic Resource Survey for this property is included in the Commission's packet and includes more history and background on the property.

### STAFF EVALUATION

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

## Proposed Balconies

There are two existing wood balconies on the east, Lake facing, elevation and another wood balcony on the south elevation. As noted above, the balconies were added during the 1980's renovation of the home. The existing balconies are in a state of disrepair and the petitioner is proposing to replace the wood balconies with shallow Juliette metal balconies. Inspiration for the use of metal balconies as described in the petitioner's statement of intent, comes from Shaw's use of metal details in other homes he designed. The terrace on the east side of the home originally had metal railings as reflected in the historic photos included in the Commission's packet.

## Proposed Window and Door Replacement

The petitioner is proposing to replace windows and doors on the east, north and south elevations. On the east elevation, the existing arched windows on the rounded bays are proposed to be replaced with new windows with a square top, rather than arched. The arched windows are not original to the home and were added during the 1980's renovation. Also, the windows and door on the northern portion of the east elevation are also proposed for replacement. These windows and the door are detailed with fanlights above the main windows. The fanlight windows will be removed and replaced with new windows and a door all with arched tops. Other windows and doors on the east elevation will be replaced with new windows and doors that match the existing elements as reflected on the plans included in the Commission's packet.

On the north elevation, one existing window with a fanlight above will be replaced with a new window and the fanlight will be removed. The existing doors on the second floor, on the south elevation, will be replaced with new doors to match the existing doors.

#### Other Associated Exterior Alterations

In addition to the proposed balconies and window and door replacement described above, the following various alterations are also proposed.

- The exterior stucco wall will be painted a cream color as reflected in the rendering provided in the Commission's packet.
- A new stucco chimney will be built for a new fireplace in the family room.
- Copper shrouds will be installed on the tops of the chimneys to conceal the flue pipes.
- New exterior light fixtures are proposed on the east elevation.

#### Site Plan and Landscaping

The petitioner provided a conceptual landscape plan that reflects modifications to the existing hardscape and new plantings across the site. Portions of the existing stone balustrades around the rear terrace will be removed. Portions of the stone balustrade will remain at the corners of the rear terrace. A fire feature is proposed on the south side of the rear terrace. The existing pool will be replaced with a new pool in the same location.

#### Findings

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

#### Standard 1 – Height.

This standard is not applicable to this request. No changes are proposed to the height of the house.

## Standard 2 - Proportion of Front Façade.

This standard is not applicable to this request. No changes are proposed on the front façade.

## Standard 3 - Proportion of Openings.

This standard is generally met. The existing home features different window types including double hung and casement windows of varying sizes, proportions and muntin patterns. The new windows and doors are compatible with the size and proportions of the existing openings on the home.

#### Standard 4 - Rhythm of Solids to Voids.

This standard is met. The new windows and doors are proposed in locations where there are existing openings and will not significantly impact the rhythm of solids to voids around the home.

## Standard 5 - Spacing on the Street.

This standard is not applicable to the petition. No change is proposed to the size or massing of the home.

## Standard 6 - Rhythm of Entrance Porches.

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

## Standard 7 - Relationship of Materials and Texture.

This standard is met. High quality, natural materials are proposed. Most new windows and doors will be aluminum clad wood. The new windows in the round bays and the new arched top windows and doors on the east and north elevations will have painted wood exteriors. The new chimney will be stucco to match the existing chimneys. The balconies will be metal. Hardscape includes bluestone for the rear terrace, and limestone will be used for the pool coping and pool deck.

#### Standard 8 - Roof Shapes.

This standard is not applicable to the petition. No change is proposed to the existing roof.

#### Standard 9 – Walls of Continuity.

This standard is met. The proposed alterations will maintain the continuity of the elevations around the residence by using materials, architectural detailing and window and door proportions that are more in keeping with the original design intent and style of the home.

### Standard 10 - Scale.

This standard is not applicable to the petition. No change is proposed to square footage of the home.

## Standard 11 - Directional Expression of Front Elevation.

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

## Standard 12 - Preservation of Historic Material.

This standard is met. The distinguishing features of the home will remain intact. The proposed alterations will largely effect elements that were added during the 1980s renovation.

## Standard 13 - Protection of Natural Resources.

This standard is met. No trees are proposed for removal. The petitioner submitted a conceptual landscape plan that reflects new plantings across the site including a number of shade, evergreen and

ornamental plantings such as Hornbeam, Red Maple, Linden, Redbud, and Crabapple trees and Witchazel, Viburnum, Hydrangea and Boxwoods.

## Standard 14 - Compatibility.

This standard is met. The proposed alterations will enhance the character of the existing residence and improve some of the less compatible changes that have been made to the residence over the years.

## Standard 15 - Repair to deteriorated features.

This standard is met. The exterior stucco walls will be patched and repaired where necessary. Rotted wood elements such as the eaves and soffits will also be repaired.

## Standard 16 - Surface cleaning.

This standard is met. As noted in the petitioner's statement of intent wood surfaces on the exterior will be sanded and repainted, and the stucco will be repaired and painted.

## Standard 17 – Integrity of historic property.

This standard is met. The proposed alterations will not negatively impact the integrity of the historic property. The alterations that are proposed are intended to more closely align with the original design intent and enhance the overall character of the 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. As of the date of this writing, staff has not received any public comment on this petition.

## RECOMMENDATION

Grant a Certificate of Appropriateness for the exterior alterations to the existing residence located at 1345 Lake Road 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 during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
- 3. Details of exterior lighting, if any is proposed, shall be reflected on the plans submitted for permit. Cut sheets of all light fixtures should be provided and all fixtures shall direct light downward and the source of the light shall be shielded from view from off the property.
- 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.

D: 2698

**Property Address:** 

Street:

1345 N LAKE RD

City: County: Lake Forest

Illinois State:

Lake

**Historic Property Name:** 

Donald R. McLennan House, "Sturnoway"

Original Owner:

Donald R. McLennan

Other Previous

JAROS, RICHARD

Owners:

Present Owner:

PRESTIGE LF LLC

**Current Property Name:** 

Resource Type:

Building

**Date of Construction:** 

1912

Use, Original:

Single Family Residence

Use, Present:

Single Family Residence

Theme:

Domestic

Secondary Theme:

20th Century Architecture

Style:

Italian Renaissance

Secondary Style:

Architect/Engineer:

Howard Van Doren Shaw

Builder/Contractor:

unknown

Landscape Architect:

Rose Nichols

Photo Name: April 1995

Demolished:

Date:

Zoning District:

Subdivision:

Lot 3 of the Sturnoway Subdivision; platted

R4

Subdivided from:

Current Property Size (est.):

3.27 acres

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Plan Shape:

Rectangular

Number of Stories: Structural Framing:

Foundation Material:

Facade Material:

Roof Form:

2.5

Stone

Hip

Primary Window Type:

Roof Material:

Double Hung - 6/6

Porches:

Triple arched colonnade at the entry.

Slate

Integrity:

Good

Condition:

Excellent

## Decorative Features & Surfacing:

Keystone lintels and urns at the roof, stringcourse, full-height arch window, and dormers are some of the decorative features of this home.

ID: 2698

#### Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

contributing

**Contributing Significant Resources:** 

Donald R. McLennan House, "Sturnoway" - Howard Van Doren Shaw, 1912

Is this Property Eligable 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:

This property is identified as a significant contributing structure to the Historic District. The house was designed by Howard Van Doren Shaw, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1912, 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.

With its three-arched Tuscan porch at the center, this house reflects a Mediterranean style.

Donald R. McLennan was president of Marsh & McLennan, Inc., insurance brokers.

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

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

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

The Italian Renaissance style, characterized by simple flat facades, rectangular forms, and a low-pitched hipped roof typically covered with ceramic tile, was popular for early 20th century houses throughout the country. The characteristics of this style are borrowed directly from their Italian originals. The Italian Renaissance was primarily for architect-designed landmarks in major metropolitan areas prior to WWI although vernacular interpretations of spread widely with the perfection of masonry veneering techniques; most of these date from the 1920s. This was a less common style than the contemporary Craftsman, Tudor, or Colonial Revival styles. The Italian Renaissance steadily declined in popularity through the 1930s.

#### Changes:

Extensively renovated and remodeled in the 1980s. In 1984 the related coach house was turned to face the street, remodeled, and the address changed to 1381 Lake.

**Property Setting:** 

D:

Demolished:

**Demolition Date:** 

2698

Residential neighborhood; This property is located on the east side of Lake Road three lots north of Woodland. The neighborhood is characterized by large estates on large parcels.

## Associated Buildings:

There is a pool on the property.

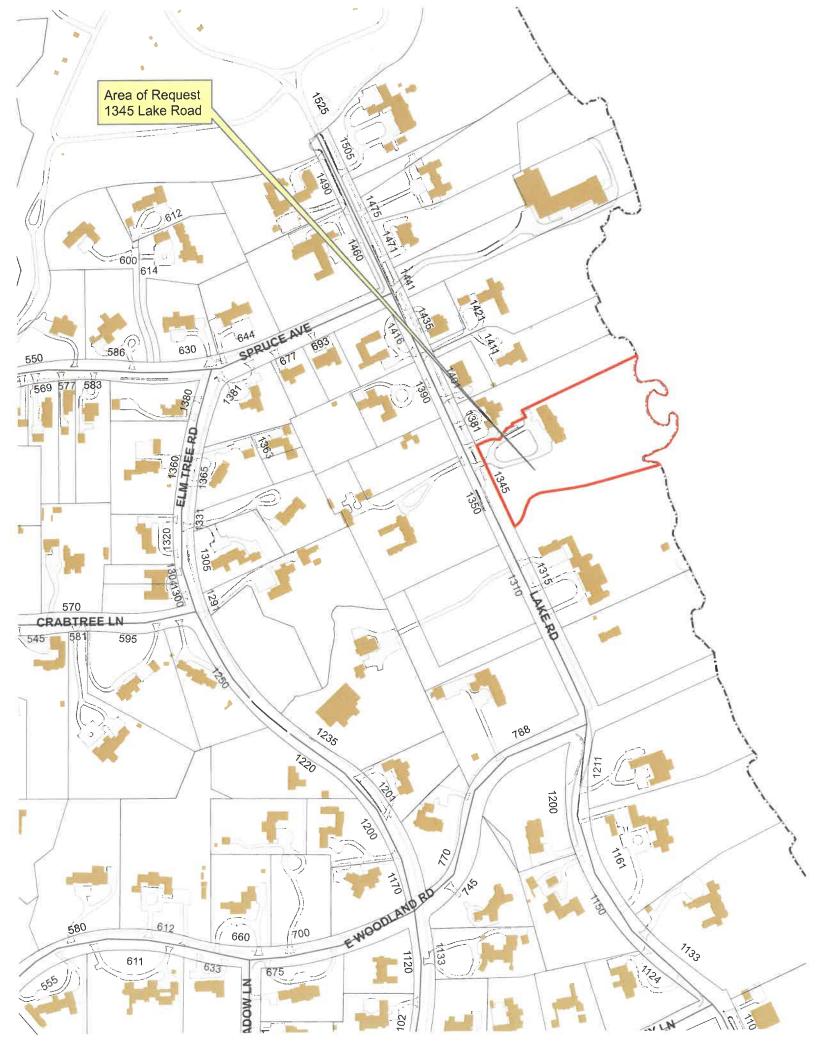
#### Sources of Information:

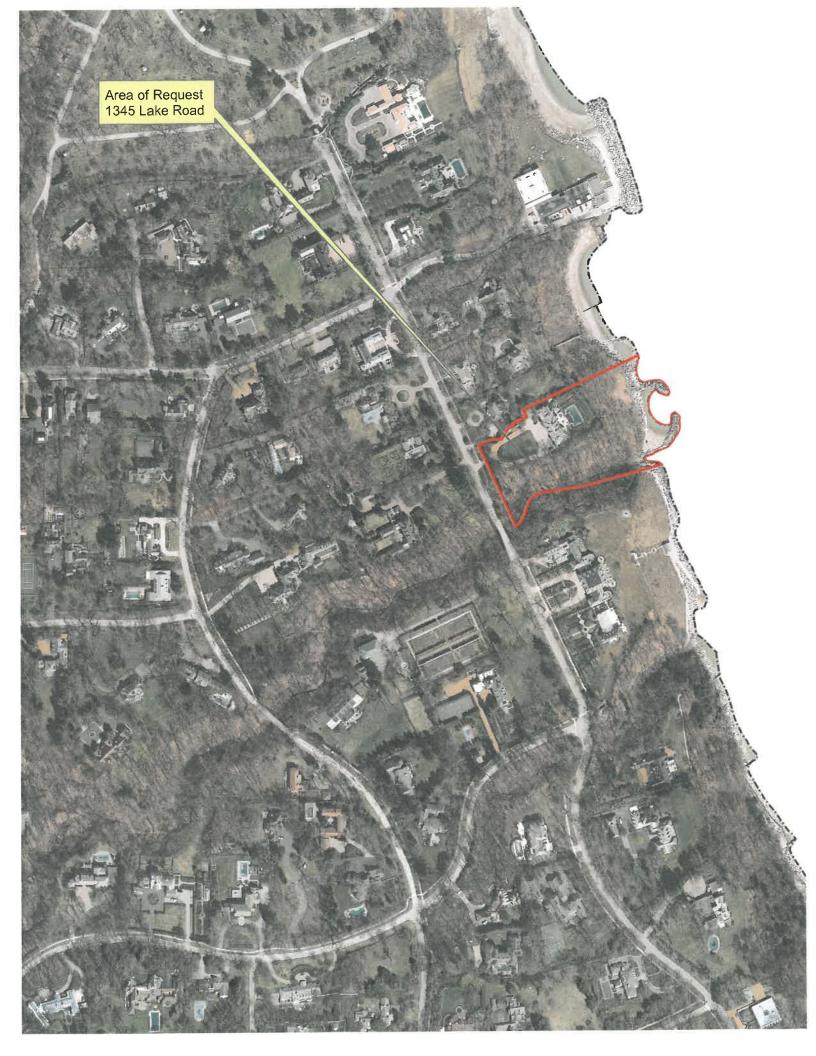
Lake Forest Historic District Nomination form; A Preservation Foundation Guide; The Architecture of Howard Van Doren Shaw, V.A. Green; City of Lake Forest Address and History Files.

Certif. of Appropriateness Case #(s):

Survey Date: May 1999

1345 N LAKE RD









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

PROJECT ADDRESS\_1345 Lake Road APPLICATION TYPE RESIDENTIAL PROJECTS COMMERCIAL PROJECTS Demolition Complete New Building Landscape/Parking New Residence New Accessory Building Demolition Partial Addition/Alteration Lighting Signage or Awnings Addition/Alteration Height Variance Height Variance Other Building Scale Variance Other HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown) ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District Local Landmark Property ■ Other or District ARCHITECT/BUILDER INFORMATION PROPERTY OWNER INFORMATION Nate Lielasus Peter and Sofia Westmeyer Name and Title of Person Presenting Project Owner of Property Northworks Architects 424 S Ridge Rd. Name of Firm Owner's Street Address (may be different from project address) Lake Forest, IL 1512 N Throop Street Street Address City, State and Zip Code 1512 N Throop Street 1 (847) 691-3395 Phone Number Fax Number City, State and Zip Code (312) 440-9850 palomadelcarmenfund@gmail.com (312) 440-9851 Phone Number Fax Number Email Address nlielasus@nwks.com Email Address Representative's Signature (Architect/Builder) Owner's Signature The staff report is available the Friday before the meeting, after 3:00pm. ☐ OWNER ☐ REPRESENTATIVE Please email a copy of the staff report Please fax a copy of the staff report □ OWNER ☐ REPRESENTATIVE I will pick up a copy of the staff report at

☐ OWNER

the Community Development Department

☐ REPRESENTATIVE



City of Lake Forest – Historic Preservation Commission **Statement of Intent & Response to Standards for Review** June 23, 2021

1345 Lake Road – also known as Stornoway – is a large single-family home on Lake Michigan and is contributing to the Lake Forest Historic District. The house was originally designed by noted architect Howard Van Doren Shaw for Donald McLennan and completed in 1912.

In 1984 the original estate was subdivided into lots and the coach house was relocated to face Lake Road and remodeled into a single-family home. The front yard of 1345 Lake was partitioned off as a buildable lot but fortunately was never developed.

The house remained largely intact until the mid-1980s. At that time, the owner – Mr. Ralph Falk – hired architects Eric Smith & David Anthony Easton to extensively remodel the interior and exterior of the house.

The exterior of the house was remodeled with what was described as "true Tuscan" detailing. While the massing and stucco exterior of the house remained largely intact, the work included removing or covering almost all of Shaw's original exterior stone ornament including: flower basket keystones, round columns at the entry porch and south porch, entry portico fountain, cornice and rondels above arched entrance. The only remaining Shaw stone details on the building are the four urns at the roof line over the front door.

During this remodel, additional changes to the exterior included replacing existing windows and doors; changing the window size at the main stair, remodeling the rear bow windows. Infilling sleeping porches and the dining porch; adding a new two-story addition to the northeast corner; adding heavily balustraded wood balconies at the east and south end of the house off former sleeping porches and adding stone rustication and quoining to the front elevation. The original rear terrace was replaced with a new terrace and a chimney on the north side of the house was removed.

In addition to the stone urns, remaining original details and material from Shaw's design include the wood eaves and roof, the stucco walls (including rope molding under the eaves), and window trim. Some double hung windows are believed to be original, though modified by replacing glass with insulated glazing units (IGUs). All exterior doors and casement windows are replacements.

In 1988, the original iron fence along Lake Road was removed and replaced with the current stucco wall and entry posts. At this time, an underground garage was also added to the property.

The interior remodel was even more extensive. The entry hall and morning room were reconfigured into a larger entry hall with rear open loggia. The north end of the house – containing the kitchen and associated spaces on the first floor and staff quarters on the second floor – was reconfigured. No decorative features from Shaw's design exist – all paneling, trim, ceiling beams, decorative plaster, floor finishes, light fixtures, etcetera have been removed. The main stair was also demolished and replaced with a new stair.

The current owners of the home are undertaking an extensive interior remodel of the property with Northworks

Architects. The interior work has been permitted and is currently underway. This permit also covered exterior repairs and maintenance including replacing rotted wood trim in-kind, painting all exterior wood, patching and painting stucco, repairing the roof with new flashing and replacing missing slates.

As work has progressed and interior demolition has allowed greater analysis of the building, it has become clear that some exterior elements added during the 1980s remodel are severely decayed and in need of replacement. Rather than repeating the mistakes of the 1980s, we seek to replace these features with new elements more in keeping with Shaw's original design. We are not attempting to wind back the clock and restore the exterior to Shaw's original design. Some of the work done in the 80s is high quality and holding up well, such as the stonework at the front entrance. However, we would like to tone down some of the more extreme design decisions made in the 80s and we look at Shaw's body of work as a guide.

Here is an outline of the exterior work proposed:

## Remove Exterior Balconies and replace with black metal Juliette-style balconies.

The "Tuscan" balconies at the east and south end of the house were added in the 1980s – the house originally had no balconies hung from the exterior. In a letter from the architect sent to Lake Forest at the time – and acquired by Northworks through a FOIA request – it was suggested that the balconies would have stone balustrades. The balconies were in fact built of wood with wood balustrades. The balconies are letting water into the exterior wall and the balustrade is rotted, many portions would require reconstruction rather than repair. The balconies are also contrary to the original design of the house. Along with the terrace balcony below, they add visual clutter that is unwelcome. The balconies are hung off of former sleeping porches that have been enclosed and now have exterior doors to access the balconies. We would like to maintain the exterior openings but replace the doors with new units that open inward. This will allow us to replace the balconies with shallow Juliette balconies. In analyzing historic photos and Shaw's body of work, we believe that black metal railings are appropriate for the house. The original terrace had a black metal railing and there were black metal flower box holders at the rear elevation. Shaw often included details in black metal at his projects. The Clayton Mark Residence at 999 Lake Road – with similar massing and original details to 1345 Lake – has the original black metal fence at the property and black metal details at the windows flanking the entrance portico.

## Replace Arched Bow Windows with Flat Topped Windows

The arched top windows at the rear bays were added during the remodel in the 1980s. These bays are off of the living room and dining room. The bays originally had five window units with square tops. The current windows are in a deteriorated condition with rotted wood and leaking IGUs. We would like to replace these units with similar units with a square top, more in keeping with the original design. The window openings could be modified to accept new square topped units without altering the existing stone pilasters and cornice at the bows.

## **Window and Exterior Door Replacement**

During the 1980s remodel, windows and exterior doors were replaced or modified throughout the house. Some window and exterior door openings were changed, such as at the main stair, the bow windows and the balconies above the bow windows. In consultation with WJE, we believe that all exterior doors and casement windows date to the 1980s renovation. The double hung windows may be original windows modified with insulated glazing units (IGUs). All existing windows and doors are painted wood. We propose to replace some windows and exterior doors within existing openings – except for at the bow windows, there is no proposed change to any window or door opening. New windows and doors will be aluminum clad and have hurricane weather stripping to better stand up to the harsh conditions that come from being adjacent to the lake. Divisions of glass would largely match what is currently existing.

#### **New Chimney**

As part of our interior permit, we included adding a new fireplace in a new family room at the North end of the house. The new fireplace will require a chimney. We propose to add a new chimney to the north end of the house. The chimney will be detailed similarly to the existing chimneys and be located close to where an original chimney was located but removed.

#### Landscape Plan

The proposed landscape plan works within the framework of the existing landscape plan but aims to provide a more naturalistic landscape. The existing driveway will remain and areas of paving will be largely the same as existing, with new materials.

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

#### Standard 1 - Height

No change to the building height.

## Standard 2 - Proportion of Front Façade

No change to the window and door openings on the front façade.

## Standard 3 - Proportion of Openings

The only window openings being changed are at the bow windows. These units are being changed from an arched top to a flat top, however the overall height and width will remain the same. We believe this change is in keeping with the original design of the house.

#### Standard 4 – Rhythm of Solids to Voids in Front Façade

No change to rhythm of solids and voids at the front façade.

## Standard 5 - Rhythm of Spacing and Structures on Streets

No change to the massing of the house or relationship to the street.

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

No change to the recessed entrance loggia. Non-original projecting balconies at the east and south elevation to be removed and replaced with more delicate Juliette balconies more in keeping with the original architecture.

#### Standard 7 - Relationship of Materials and Texture

No change to the existing wall and roof materials and textures. We do propose to replace some windows and doors with new aluminum clad wood units.

#### Standard 8 - Roof Shapes

No change to the roof shape.

### Standard 9 - Walls of Continuity

No change to walls of continuity

### Standard 10 - Scale of a Structure

No change in scale of structure.

## Standard 11 - Directional Expression of Front Elevation

No change in directional expression of front elevation.

## Standard 12 - Preservation of Distinguishing Original Qualities

Distinguishing features of the house will be preserved. Modifications will effect mostly materials added in the 1980s. Changes will attempt to align the house more closely to the original design.

## Standard 13 - Preservation of Natural Resources

There will be minimal extension of hardscaping on site and some impervious hardscape will be changed to pervious gravel. The existing driveway footprint remains and there is no change to the driveway paving material.

All landscape areas will match existing grades. Plantings beds will be refreshed with new plants. The only tree removals will be for dead or dying trees.

### Standard 14 - Compatibility

Proposed modifications to the house attempt to be more compatible to the original design of the house than the features that will be replaced.

## Standard 15 - Repair to Deteriorated Features

Deteriorated original features – such as the wood eaves and the brickmold – will be preserved and repainting. Rotted wood will be replaced in kind. The stucco exterior will be cleaned and repaired and the entire house will be repainted.

## Standard 16 - Surface Cleaning

Wood surfaces will be sanded and repainted. Stucco will be repaired, patched and repainted.

## Standard 17 - Historic Integrity

While the massing and general pattern of fenestration is historic, most historic details were stripped from the house in the 1980s. The proposed modifications will mostly impact materials from the 1980s remodel.



# THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION APPLICATION $DESCRIPTION \ OF \ EXTERIOR \ MATERIALS$

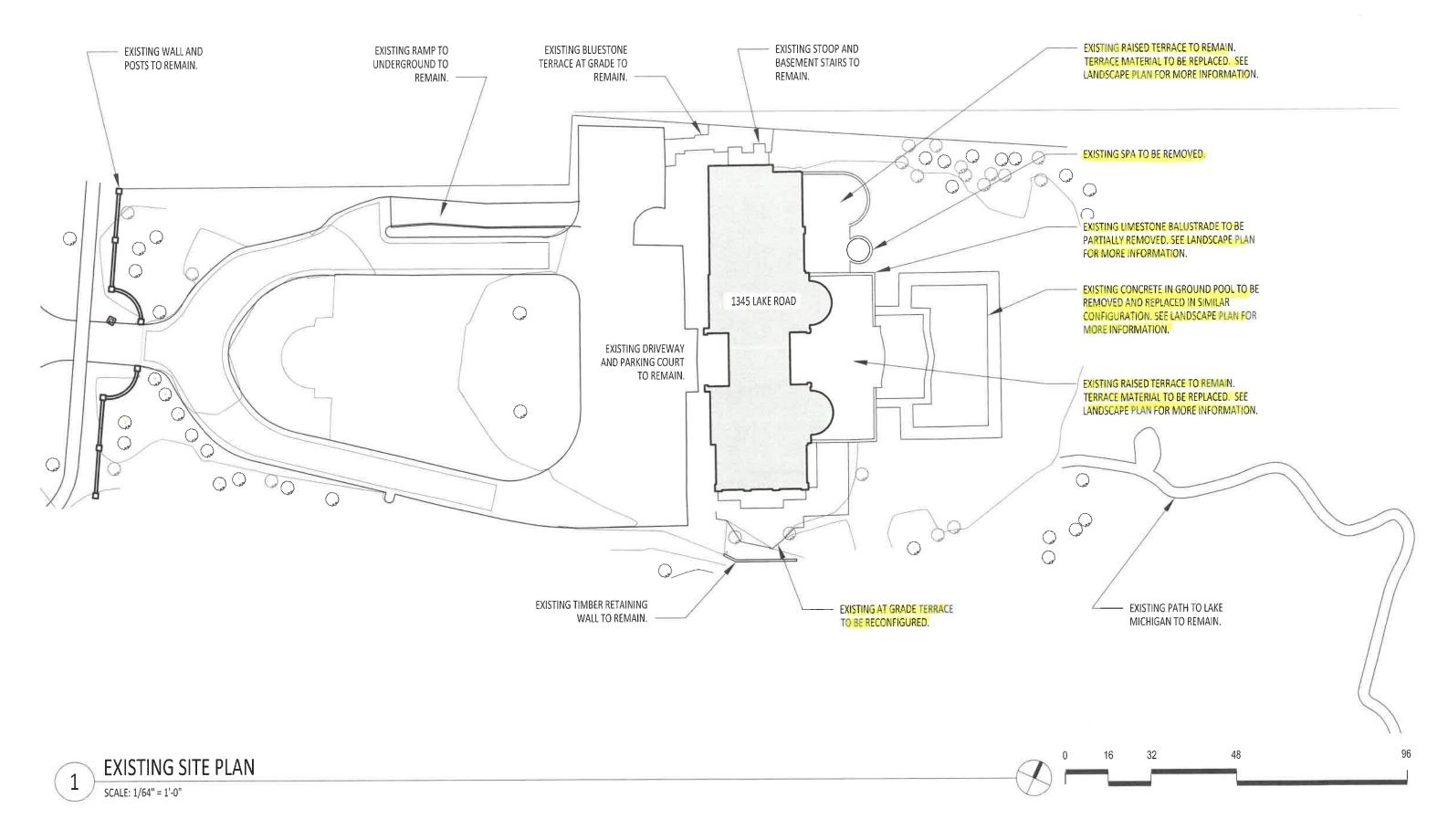
(The use of natural materials is strongly encouraged)

Façade Material	Foundation Material
□ Stone □ Brick □ Wood Clapboard Siding □ Wood Shingle □ Cementitious Stucco □ Other □ Color and/or Type of Material ■ Window Treatment	NO CHANGE - EXISTING STUCCO TO REMAIN; STUCCO TO BE PATCHED, REPAIRED AND REPAINTED.
Primary Window Type	Finish and Color of Windows
□ Double Hung     □ Casement     □ Sliding     □ Other	<ul><li>☐ Wood (recommended)</li><li>☑ Aluminum Clad</li><li>☐ Vinyl Clad</li><li>☐ Other</li></ul>
Color of Finish	The existing windows are a mix of double hung an casement windows, painted wood exteriors and wi
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	True Divided lights. Replacement windows and doors are proposed to be a mix of types based on existing openings. Mos of the new windows are proposed to be aluminum clad to help them stand up to the harsh conditions next to Lake Michigan. The arched top windows and doors will have painted wood exteriors. The new large bow window will have painted wood exteriors and true divided lights.
Trim Material NO CHANGE - EXISTING WOO	OD WINDOW AND DOOR TRIM TO REMAIN
Door Trim  ☐ Limestone ☐ Brick ☒ Wood ☐ Other ☐ Sascias, Soffits, Rakeboards ☒ Wood ☐ Other ☐ Other	Window Trim  ☐ Limestone ☐ Brick ☑ Wood ☐ Other
NO CHANGE - EXISTING WOOD SOFF BE REPAIRED.	ITS AND EAVES TO REMAIN AND

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

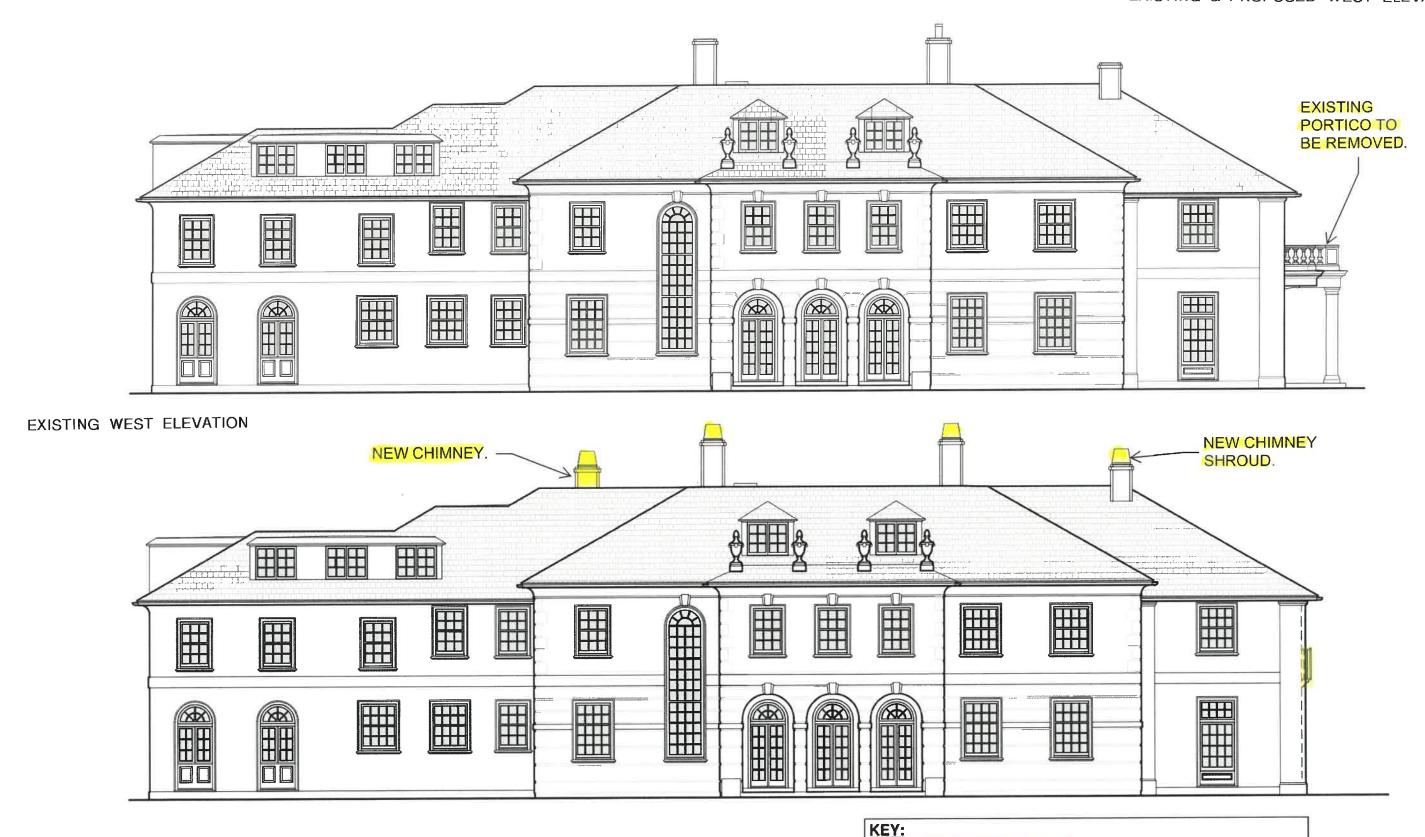
EXISTING CHIMNEY'S TO REMAIN. NEW CHIMNEY WILL MATCH THE DETAILS OF THE EXISTING CHIMNEY'S. THE CHIMNEY'S WILL RECEIVE COPPER SHROUDS TO CONCEAL PIPES/VENTS.

Chimpay Matarial	
Chimney Material  Brick Stone Stucco Other	
Roofing	
Primary Roof Material	Flashing Material
<ul><li>☐ Wood Shingles</li><li>☐ Wood Shakes</li><li>☒ Slate</li></ul>	<ul><li>☒ Copper</li><li>☐ Other</li><li>☐ Sheet Metal</li></ul>
☐ Clay Tile ☐ Composition Shingles ☐ Sheet Metal ☐ Other	NO CHANGE TO EXISTING ROOF MATERIAL. ROOF TO BE REPAIRED: MISSING SLATES REPLACED, OPEN SEAMS IN FLAT METAL ROOFING REPAIRED AND SOME FLASHING
Color of Material	RELACED. ALL NEW MATERIALS TO MATCH EXISTING.
Gutters and Downspouts	
<ul><li>☒ Copper</li><li>☐ Aluminum</li><li>☐ Other</li></ul>	
Driveway Material	
<ul> <li>□ Asphalt</li> <li>□ Poured Concrete</li> <li>☑ Brick Pavers</li> <li>□ Concrete Pavers</li> <li>☑ Crushed Stone</li> <li>□ Other</li></ul>	
Terraces and Patios	
<ul> <li>☑ Bluestone</li> <li>☐ Brick Pavers</li> <li>☐ Concrete Pavers</li> <li>☐ Poured Concrete</li> </ul> ☑ Other LIMESTONE	UPPER TERRACE TO HAVE NEW BLUESTONE PAVERS. STEPS, POOL COPING AND POOL DECK TO BE



1345 LAKE ROAD RESIDENCE

NORTHWORKS



PROPOSED WEST ELEVATION

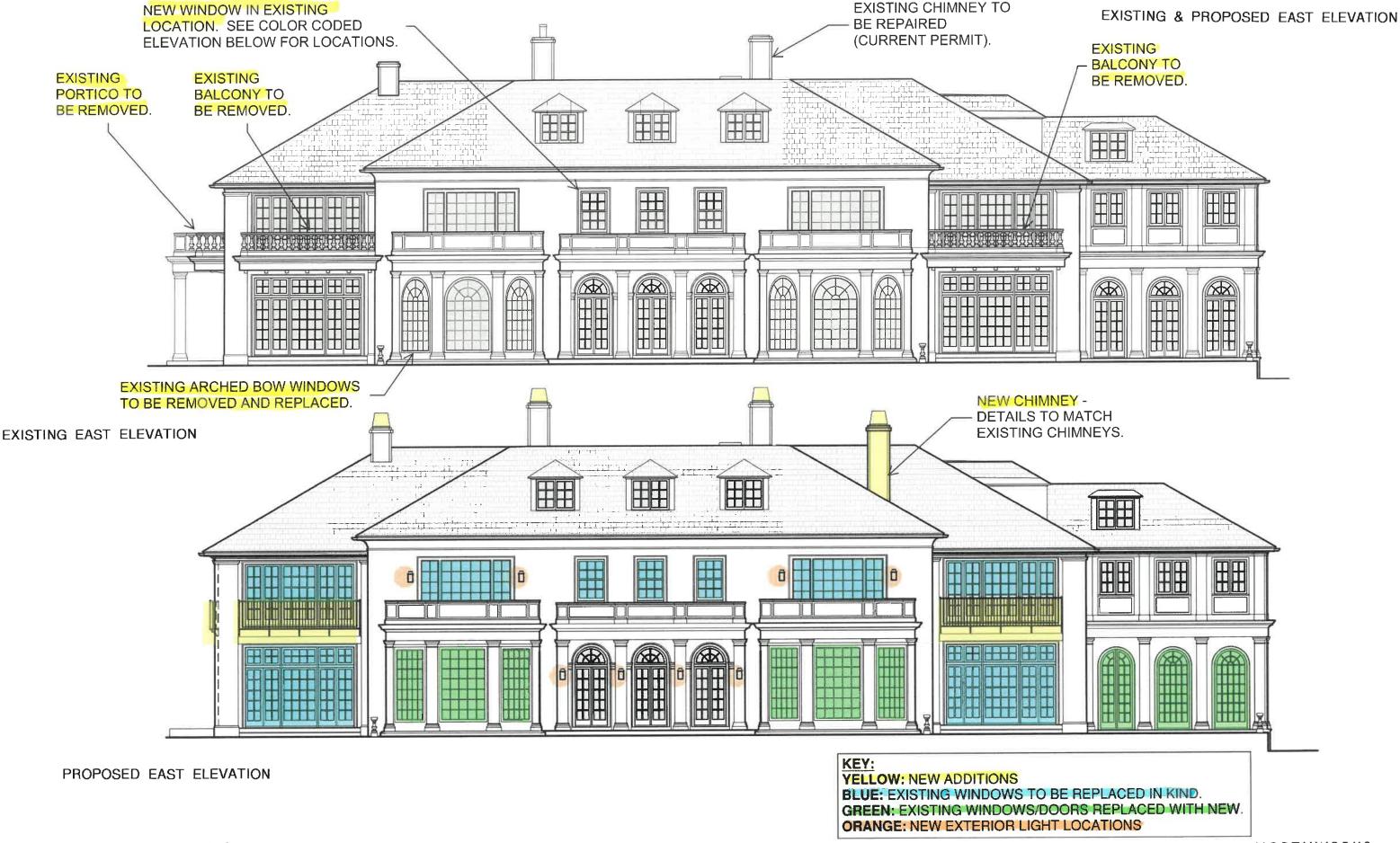
YELLOW: NEW ADDITIONS

BLUE: EXISTING WINDOWS TO BE REPLACED IN KIND.

GREEN: EXISTING WINDOWS/DOORS REPLACED WITH

GREEN: EXISTING WINDOWS/DOORS REPLACED WITH NEW. ORANGE: NEW EXTERIOR LIGHT LOCATIONS



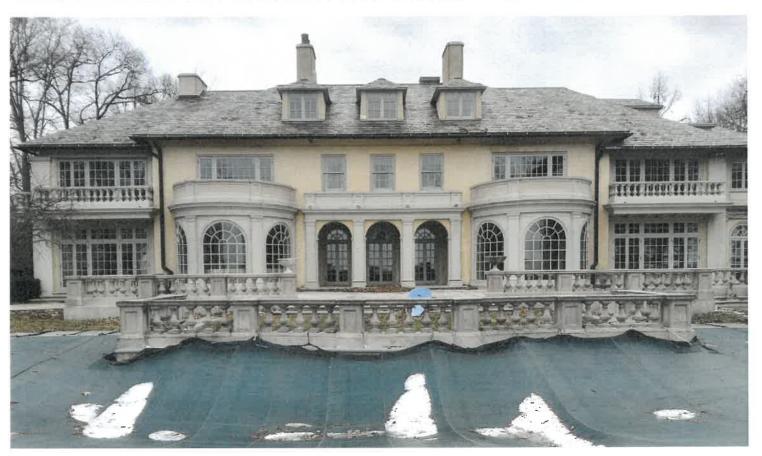


## IMAGES OF EXISTING RESIDENCE









1345 LAKE ROAD RESIDENCE

NORTHWORKS



1345 LAKE ROAD RESIDENCE





STUCCO
Hand applied stucco with
Benjamin Moore Moon Shadow (1516)



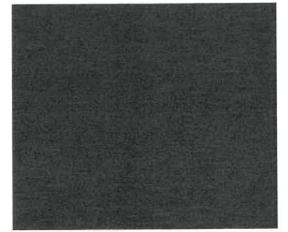
LIMESTONE
Existing honed limestone coping and trim



EXISTING WINDOWS / DOORS
Existing wood/aluminum clad windows
and doors painted existing taupe color
to match



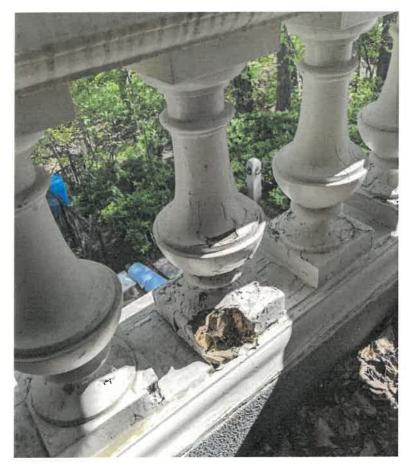
SLATE
Existing grey/tan blend slate roof



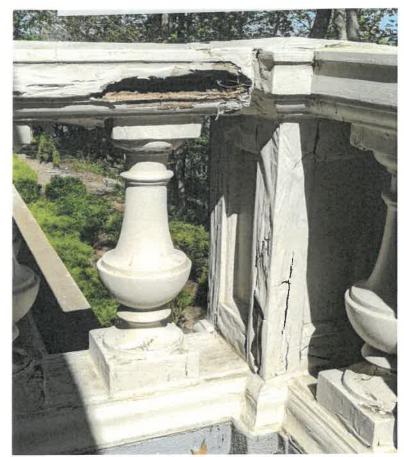
IRON
New metal railings on upper Juliet balconies

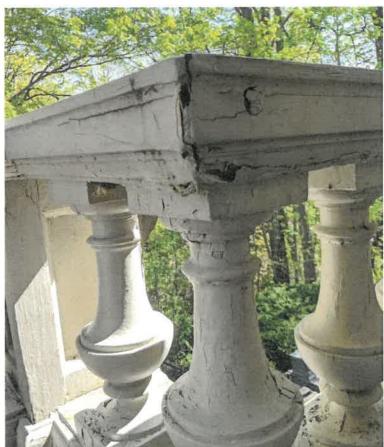
NORTHWORKS

# IMAGES OF EXISTING WOOD BALCONIES













1345 LAKE ROAD RESIDENCE

NORTHWORKS

## CONCEPT IMAGES OF PROPOSED BALCONY DESIGN



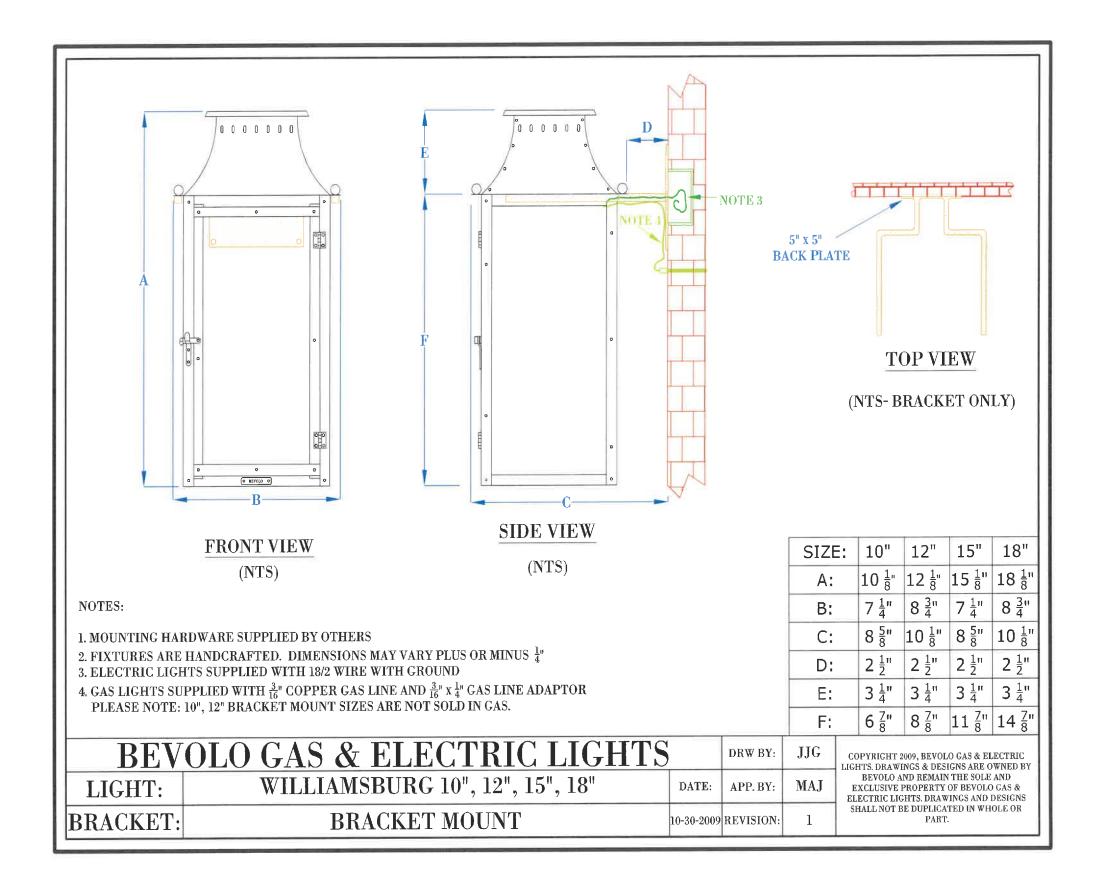


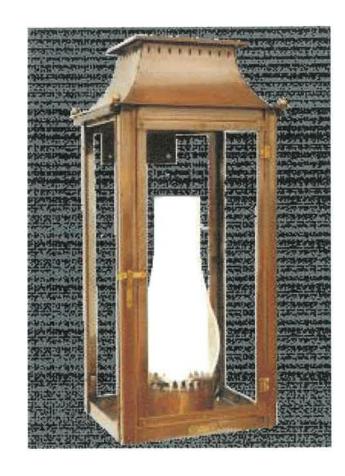


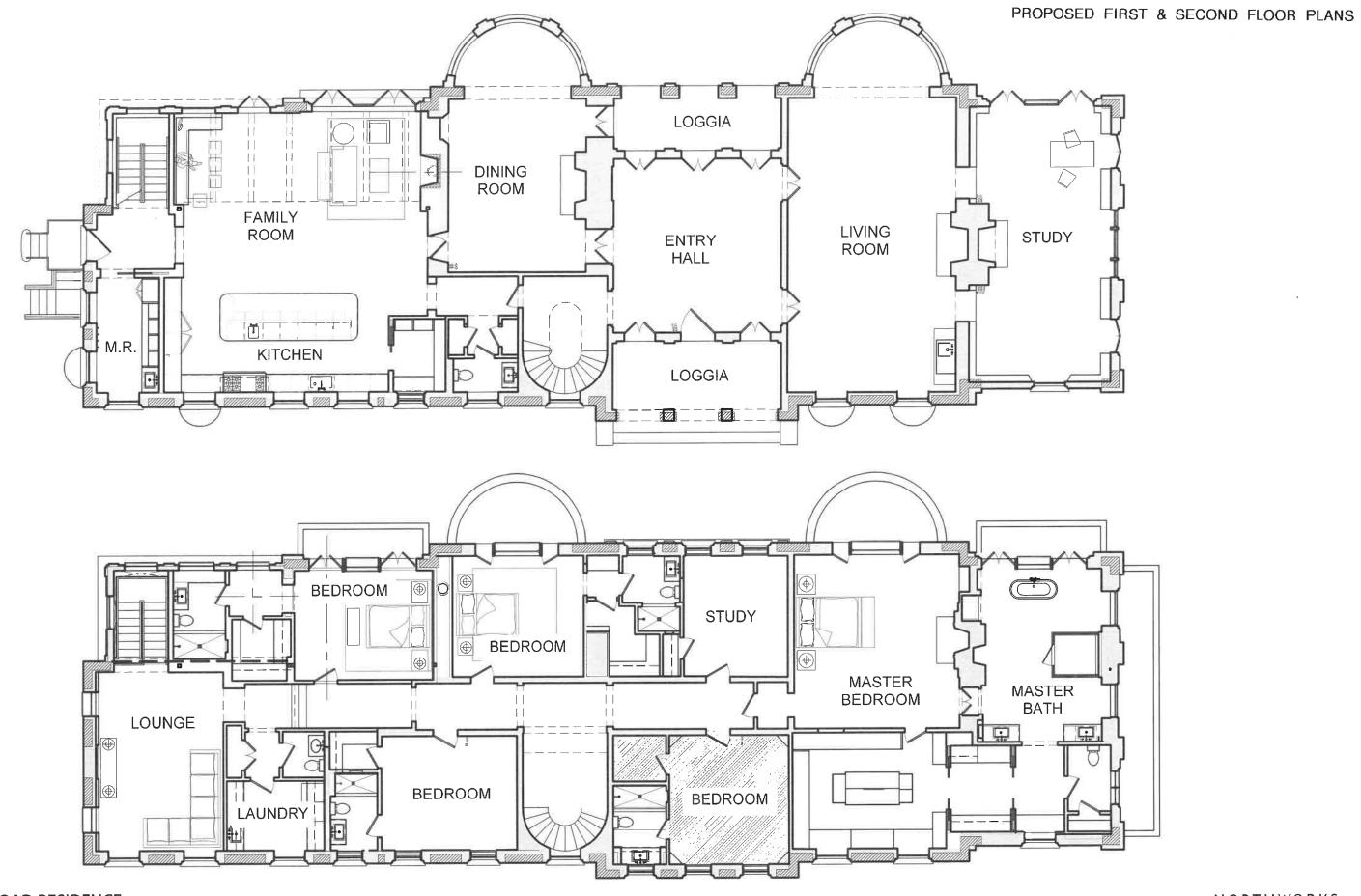


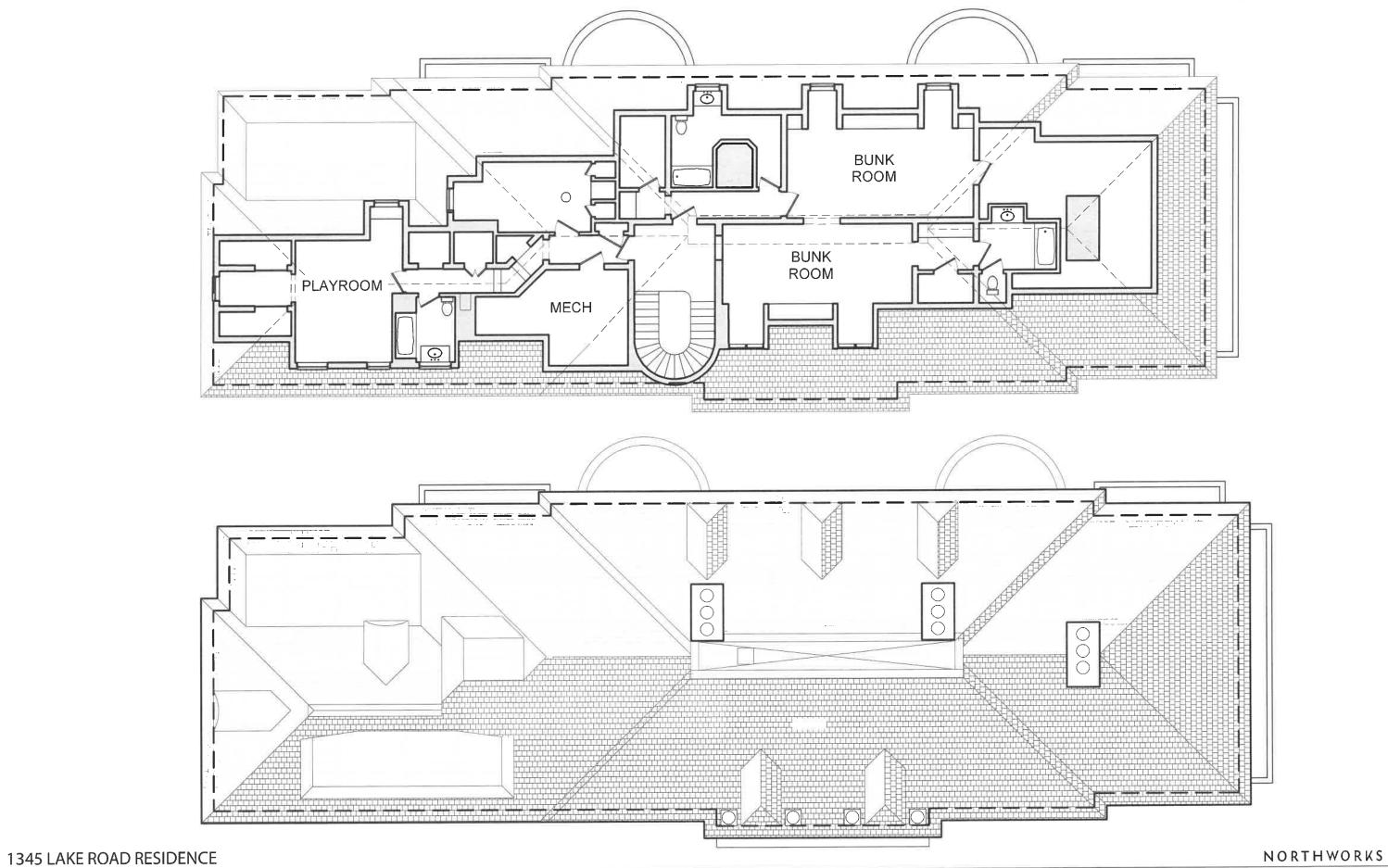


BALCONY PRECEDENT IMAGES









Ext. Acer

Ext. Taxus Hedge

Mixed

Perennials & Ferns at

path (65)

Buxus 'Creen Velvet

& 54" (1) at end

(22) 5 gallon

Ext. Acer (2)

Ext. Quercus

East NORTHWORKS

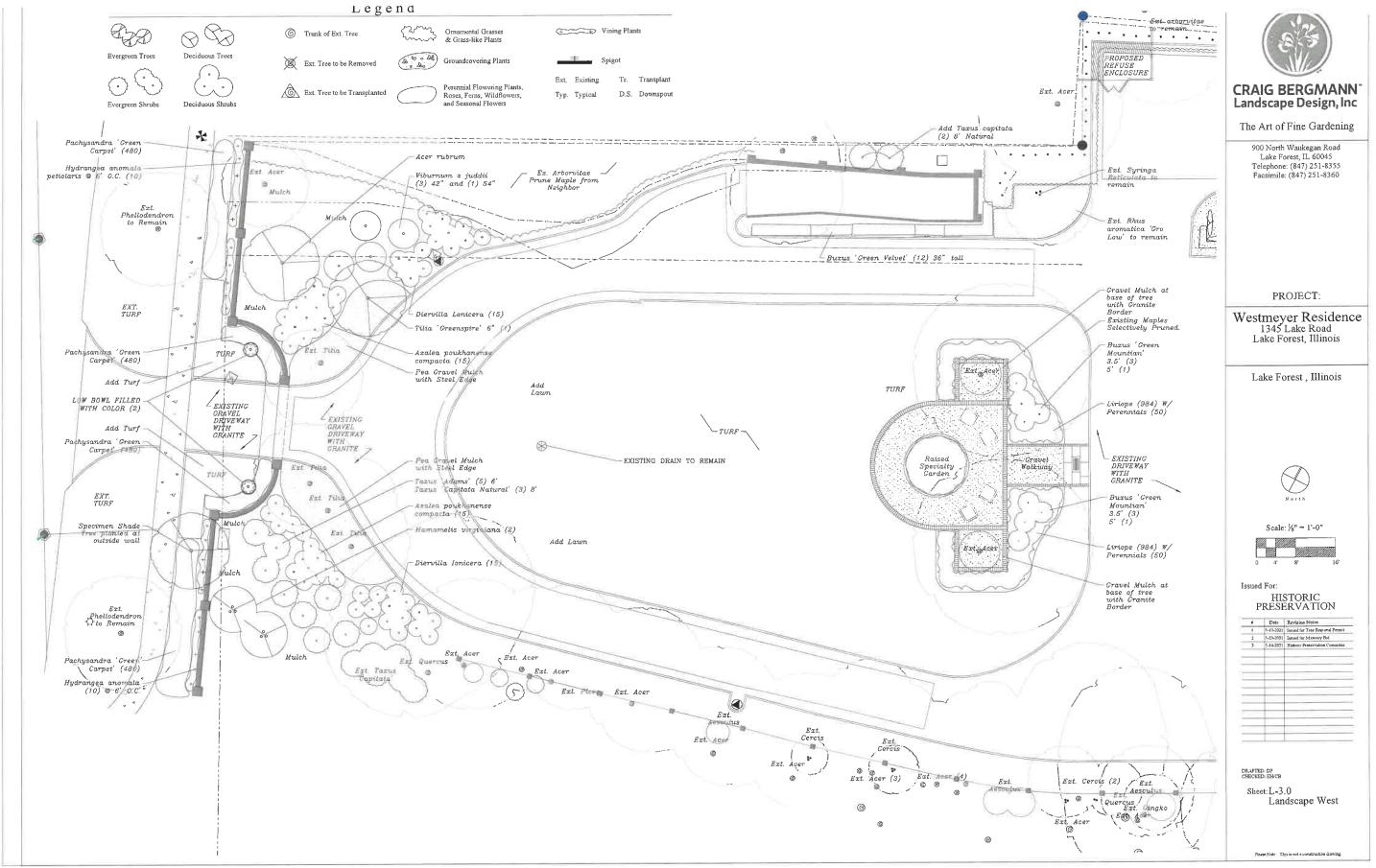
Landscape

DRAFTED: DP CHECKED: EH/CB

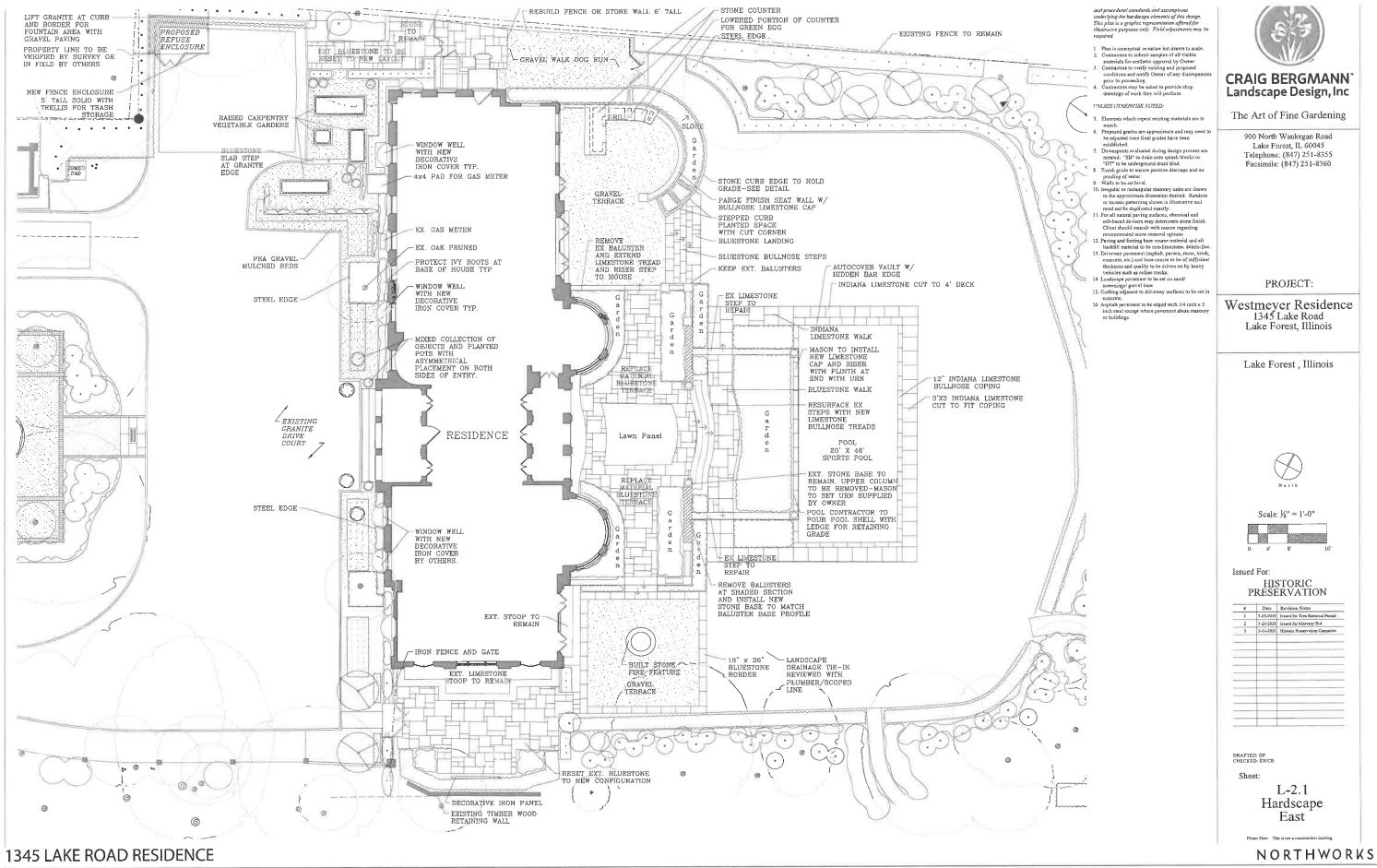
Sheet: L-3.1

1345 LAKE ROAD RESIDENCE

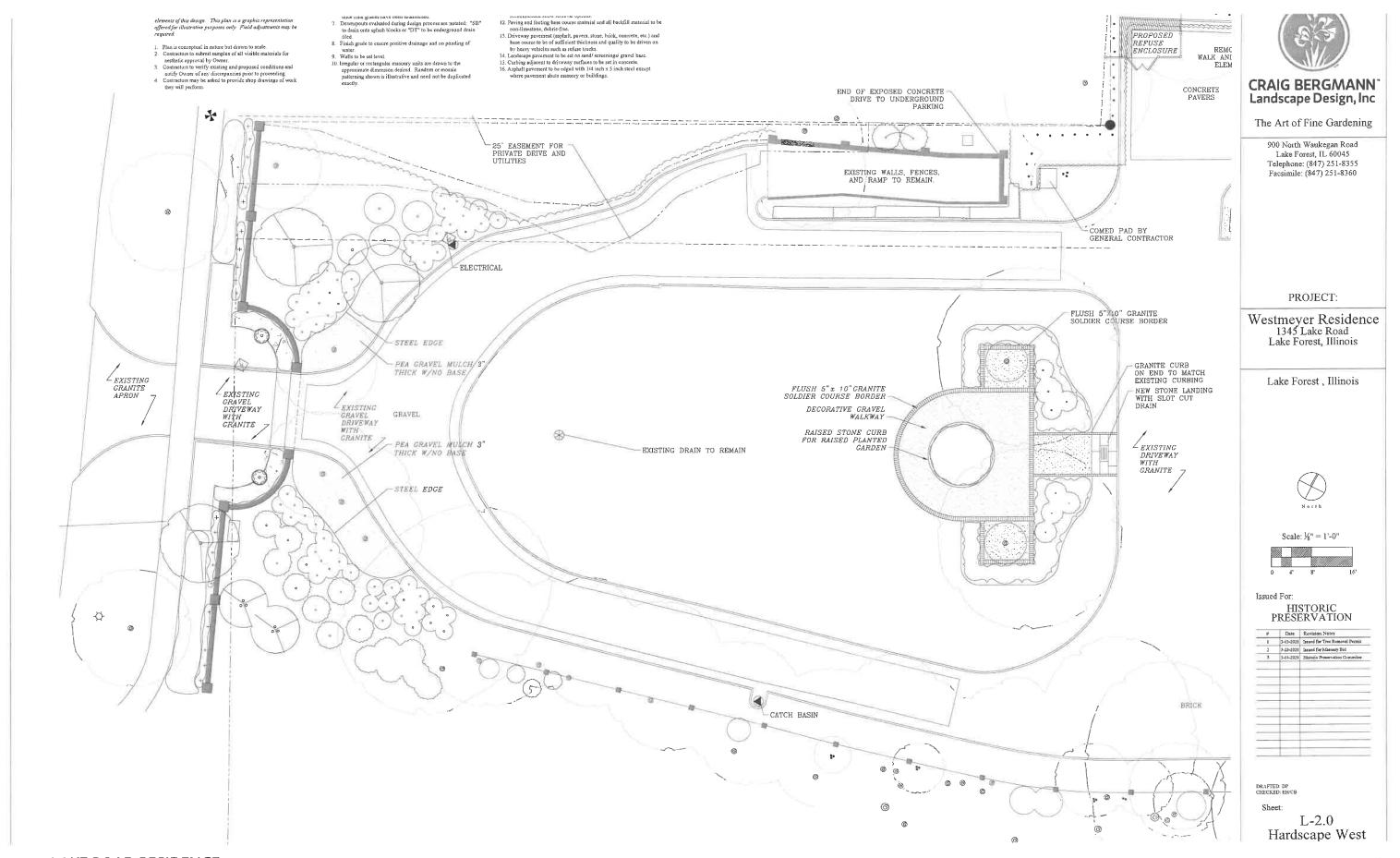
## PROPOSED LANDSCAPE PLAN - WEST



## PROPOSED HARDSCAPE PLAN - EAST



## PROPOSED HARDSCAPE PLAN - WEST



1345 LAKE ROAD RESIDENCE

# HISTORIC IMAGES OF RESIDENCE









1345 LAKE ROAD RESIDENCE

NORTHWORKS

## Agenda Item 4 210 E. Onwentsia Road New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application

Statement of Intent

Description of Exterior Materials

Proposed Site Plan

Proposed Site Plan - Enlarged

Proposed Site Section

Proposed South Elevation

Proposed South Color Elevation

Proposed West Elevation

Proposed West Color Elevation

Proposed North Elevation

Proposed North Color Elevation

Proposed East Elevation

Proposed Greenhouse Elevations

Proposed East Color Elevation

Color Renderings

Proposed Material Palette

Proposed Roof Plan

Proposed Greenhouse - First Floor Plan and Roof Plan

Building Section

Floor Plans

Existing Conditions Plan

Tree Inventory

Preliminary Site Grading Plan

Conceptual Landscape Plan

Proposed Column Design

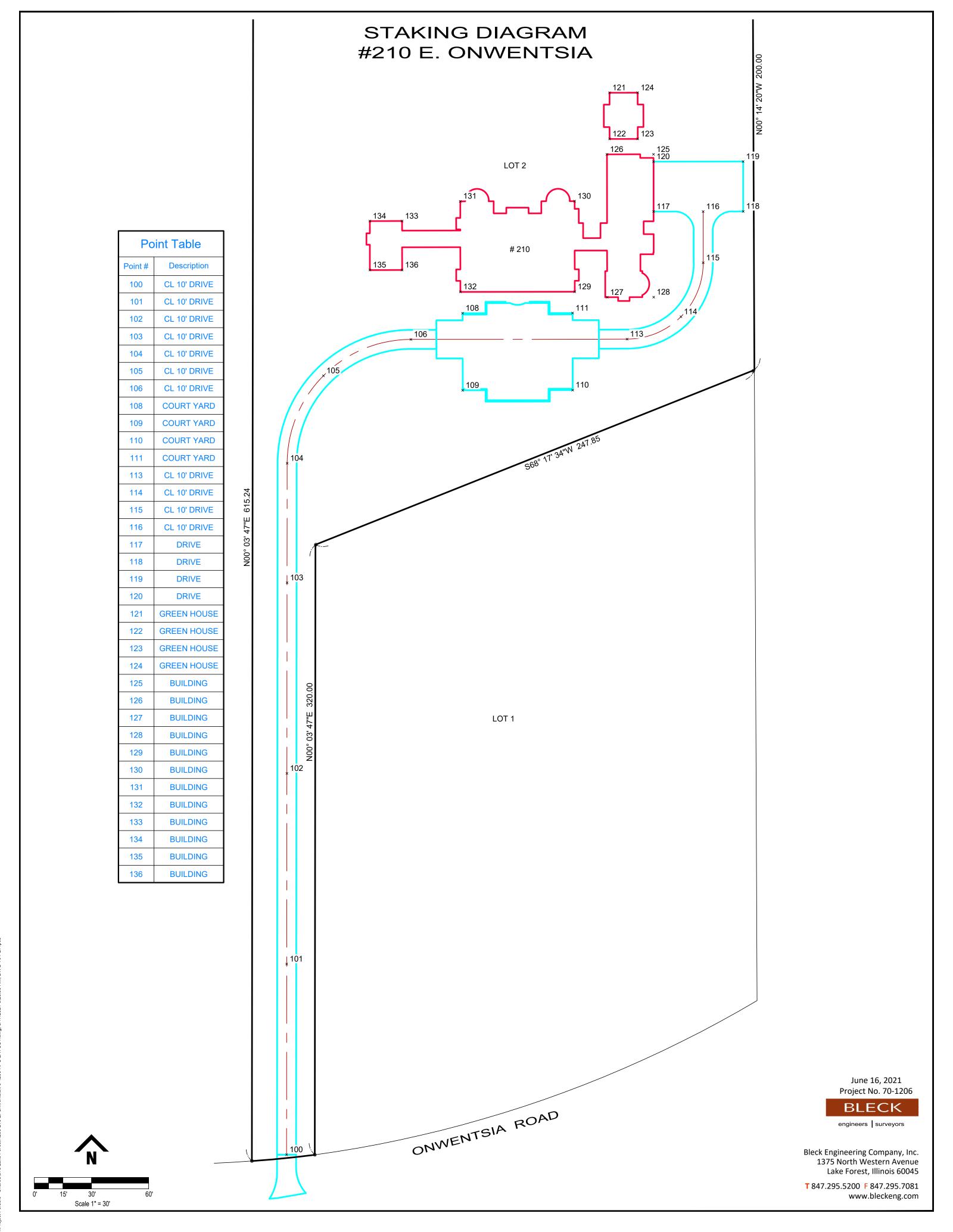
Proposed Landscape Wall Section

Proposed Fence Design

Proposed Gate Design

Landscape and Hardscape Concept Images

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



S:\Project Folders - Shared\070 Lake Fores\1206 210 E. Onwentsia\70-1206 HPC LAYOUT.dwg, 6/17/2021 9.26:53 AM, DWG To PDF.pc3



#### STAFF REPORT AND RECOMMENDATION

TO: Chairman Grieve and members of the Historic Preservation Commission

DATE: June 23, 2021

FROM: Jennifer Baehr, Assistant Planner

SUBJECT: 210 E. Onwentsia Road – New Residence on a Vacant Lot

#### **PETITIONERS**

#### PROPERTY LOCATION 210 E. Onwentsia Road

HISTORIC DISTRICTS

Vikram and Rachel Karnani 360 Linden Avenue Lake Forest, IL 60045 Green Bay Road Local and National Historic Districts

#### PROJECT REPRESENTATIVE

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

#### **SUMMARY OF THE PETITION**

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

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

#### PROPERTY DESCRIPTION

The property is located on the north side of Onwentsia Road, west of Green Bay Road. The property is the rear lot of the 2-lot Whalley Subdivision which was recorded in April 1990. The property is considered a lot-in-depth because the frontage on Onwentsia Road is less than the minimum lot width required for a lot in this zoning district. Because the property is a lot-in-depth and is located behind an existing residence, the site is minimally visible from the street.

The property totals 66,198 square feet, excluding the narrow portion of the lot on the south side that serves to access the site from Onwentsia Road. There is a significant grade change across the site. From the east side of the property to the west side, there is approximately 16 feet of grade change.

There are wetlands along the west property line and in the northwest corner of the site as reflected on existing conditions plan in the Commission's packet.

#### STAFF EVALUATION

#### Site Plan

The proposed residence faces south and the attached three car garage faces east. Two stone pillars are proposed on either side of the driveway at the entrance to the site. The existing gravel driveway will be removed and replaced with an asphalt driveway that is located generally in the center of the narrow portion of the site and curves around the south side of the property to the motor court at the front of the house. Low stone walls are proposed around the motor court. From the east side of the motor court, the driveway continues to the service court and attached garage on the east side of the house.

Terraces and a formal lawn are proposed north of the residence. A pool is proposed generally in the northwest corner of the site and landscaped terraces are proposed between the pool and the formal lawn area. A greenhouse and vegetable garden are proposed north of the garage, on the east side of the site. A four foot tall fence is proposed around the pool and rear yard. A six foot tall fence is proposed around the vegetable garden. Plans reflecting the proposed fences and gates are included in the Commission's packet.

The site plan as currently proposed impacts the wetlands on the site and as a result, the Lake County Stormwater Management Commission must be involved in the review and approval of the plan prior to the issuance of any permits by the City for work on the site.

Based on information submitted by the petitioner, the proposed impervious surface on the site totals 23,357 square feet, equal to 30% of the total lot area. The building footprint totals 5,918 square feet and is equal to 8% of the lot area. Other paved surfaces including the driveway, motor court, terraces, walls and walkways total 17,439 square feet. This total includes some hardscape such as the cobble and gravel motor court and gravel walkways which is considered semi-permeable.

#### New Residence

Based on the petitioner's statement of intent, the residence is designed in a French Country style. The main mass of the proposed residence is two and half stories with hip roof forms. The garage mass on the east side of the residence is a single story volume. On the west side of the residence a screen porch is proposed that is connected to the main mass by a screened breezeway. The home features traditional French detailing such as flared eaves, shutters, balconies, and arched dormers.

#### Findings

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

#### Standard 1 – Height.

This standard is met. The surrounding neighborhood reflects one and half, two, and two and half story homes. The proposed residence is two and a half stories tall and at its maximum height, the house is at 37'-10" as measured from the lowest point of existing grade adjacent to the residence to the tallest roof peak. The maximum height allowed for this property is 40 feet.

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

This standard is met. The front façade of the residence, facing south, presents a symmetrical appearance at the main central mass with smaller masses on the east and west sides. The front

façade features a balanced and aligned fenestration pattern and design elements such as an iron balcony, dormers, and chimneys on each end that frame the main volume of the residence.

#### Standard 3 – Proportion of Openings.

This standard is met. The house features a combination of single and double casement windows. In some areas transom windows are proposed. The windows and doors present narrow and vertical proportions, consistent with the French style.

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

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations, however, the rear elevation presents larger expanses of openings on the center and arched bay windows to take advantage of views to the rear yard and provide ample natural light into the home.

#### Standard 5 – Spacing on the Street.

This standard is met. As noted above, due to the site being setback from the street and behind an existing residence, the property is only minimally visible from the street.

#### Standard 6 - Rhythm of Entrance Porches.

This standard is met. The entrance to the home is appropriately centered on the front façade. The entry features a double French door with a stone jack arch above.

#### Standard 7 - Relationship of Materials and Texture.

This standard is met. The exterior is comprised of high quality and natural materials. Fieldstone is proposed for the primary façade material. Horizontal wood siding is proposed on a portion of the garage and on the recessed area at the center of the rear (north) elevation. Wood trim and panels are proposed for the projecting bay windows. A portion of the screen porch on the west side of the residence has wood lattice on the exterior walls. Slate is proposed for the main roof forms and copper is proposed for the low-pitch roof forms on the connecting elements on the east and west sides of the residence. The dormers will be wood. The smaller dormers will have copper roofs and the large arched dormer on the front façade will have a slate roof. Aluminum clad wood windows, with interior and exterior muntin bars are proposed. Wood louvered shutters with shutter dogs are proposed. Wood is proposed for the fascia boards and soffits Stone chimneys with clay pots are proposed.

Hardscape on the site includes an asphalt drive and a cobble and gravel motor court. Fieldstone is proposed for the entry pillars, low walls around the motor court, the terrace walls, and the stair risers. Bluestone is proposed for the stair treads, terraces on the rear of the home, around the formal lawn, and for the pool deck.

#### Standard 8 – Roof Shapes.

This standard is met. The primary hip roof forms have a steep 11:12 pitch, consistent with the French style. The roof forms on the connecting elements on the east and west sides of the residence have a shallow 2:12 pitch in order to minimize the appearance of mass and create separation between the various volumes that comprise the residence.

#### Standard 9 – Walls of Continuity.

This standard is met. The architectural style, building materials, proportions of openings, and

architectural detailing are consistent on all elevations of the house.

#### Standard 10 - Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size which does not include the land area of the narrow strip of land on which the driveway is located, a residence of up to 7,096 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 710 square feet of design elements. The proposed residence totals 7,088 square feet. The garage totals 756 square feet and there are 668 square feet of design elements.

#### Standard 11 - Directional Expression of Front Elevation.

This standard is met. The front of the house faces south, toward the street, however, it is located behind a house that fronts on Onwentsia Road will only be minimally visible from the street, if at all.

#### Standard 12 - Preservation of Historic Material.

This standard is not applicable to this petition.

#### Standard 13 - Protection of Natural Resources.

This standard is not fully met but can be addressed through mitigation of the proposed impacts on natural resources. As currently proposed, a total of 42 trees are proposed for removal. Eleven of the trees proposed for removal are located within the footprint of the residence. The remaining 31 trees proposed for removal are located in areas where grading work will impact the trees and in areas of proposed hardscape, such as the driveway, motor court, terraces, pool and pool deck. The trees proposed for removal include Elm, Spruce, Poplar, Maple, Pine, Box Elder, and Ash trees. Based on the tree survey provided by the petitioner, the majority of the trees proposed for removal are in fair condition however, because they are not all high quality species, only partial inch for inch replacement totaling 255 inches will be required. Replacement inches are not required for trees that are in poor condition.

The conceptual landscape plan submitted by the petitioner reflects a number of shade, evergreen and ornamental trees across the property. An alley of Swamp White Oak trees is proposed along the driveway on the narrow portion of the property. Evergreen plantings such as Norway Spruce trees and Arborvitae are proposed in the northeast corner of the site, around the motor court and along the angled south property line. Hornbeam trees are proposed around the perimeter of the pool area. All of the plantings will require review by City engineering staff to assure that any impacts to wetlands are properly reviewed and addresses as required and to avoid conflicts with required drainage infrastructure and overland stormwater flow areas. Due to the change in topography across the site, drainage will be carefully reviewed to mitigate any impact to surrounding properties.

As the landscape plan is developed further, the plan shall provide for the required replacement inches on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site or, a payment in lieu of on-site plantings may be accepted by the City to support tree planting to enhance the streetscape in the general area.

#### Standard 14 - Compatibility.

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

#### Standard 15 - Repair to deteriorated features.

This standard is not applicable to this request.

#### Standard 16 - Surface cleaning.

This standard is not applicable to this request.

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

This standard is met. The proposed residence reflects a traditional architectural style with high quality natural materials, and is consistent with the character and integrity of the surrounding neighborhood and the Historic District overall.

#### PUBLIC COMMENT

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

#### RECOMMENDATION

Grant a Certificate of Appropriateness approving a new residence, attached garage, conceptual landscape plan and overall site plan on property located at 210 E. Onwentsia Road, subject to the following conditions of approval.

- 1. Any proposed impacts to wetlands must be reviewed and will be subject to approval by the authority having jurisdiction prior to the issuance of any permits by the City.
- 2. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
- 3. At the time of submittal for a building permit, detailed drainage and grading plans must be submitted. The plans shall clearly reflect all existing trees and identify those proposed for removal. Grading and filling shall be limited to the minimum necessary to meet accepted engineering standards in the interest of minimizing stress on the trees intended to remain. The plans shall be subject to review and approval by the City Engineer in consultation with the City's Certified Arborist.
- 4. Tree Protection Plan Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. Chain link fencing shall be required to protect trees intended for preservation in addition to any pre and post construction treatments or maintenance required by the City's Certified Arborist.
- 5. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the

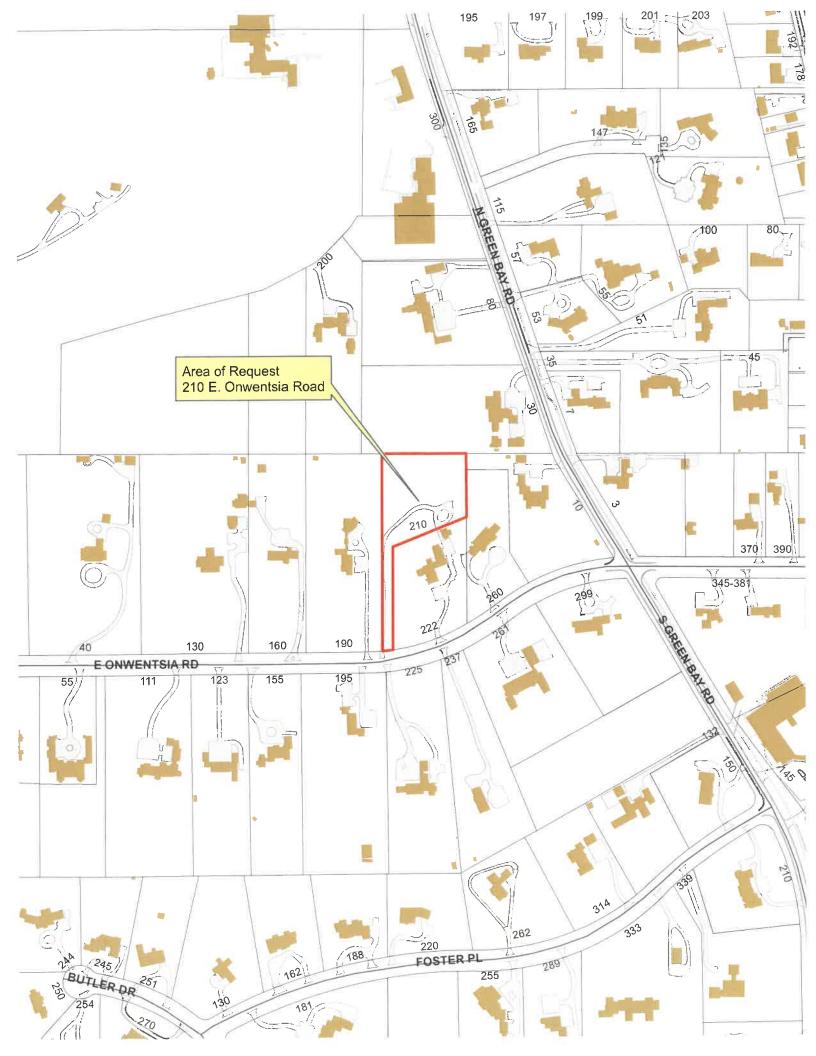
required replacement inches on site to the extent possible using good forestry practices and identify any remaining inches for which a payment in lieu of planting will be required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.

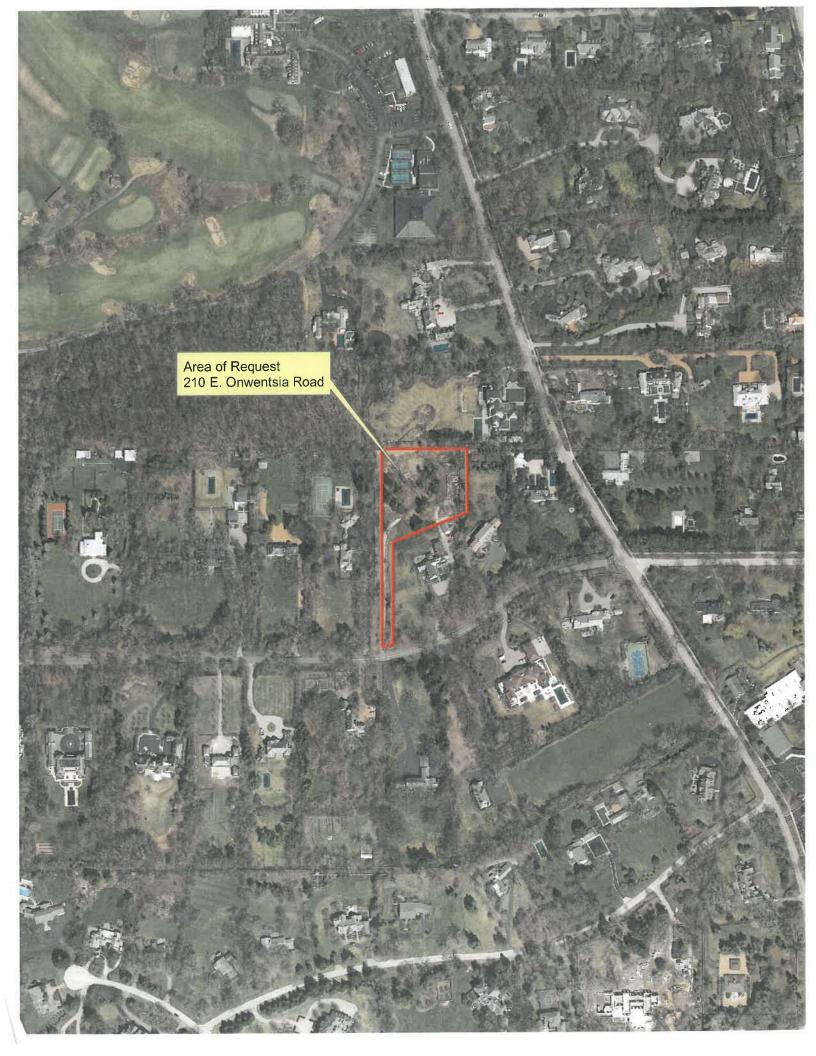
- 6. Details of all exterior lighting shall be reflected on the plans submitted for permit. No landscape lighting is proposed based on the current plans. For all exterior lights on the residence, garage or elsewhere on the site, cut sheets of all light fixtures shall be provided. All fixtures shall solely direct light downward and the source of the light shall be shielded from view from off the property by the fixtures. Careful attention shall be paid to any exterior lighting that is proposed given the location of the residence at the rear of the adjacent home.
- 7. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood.

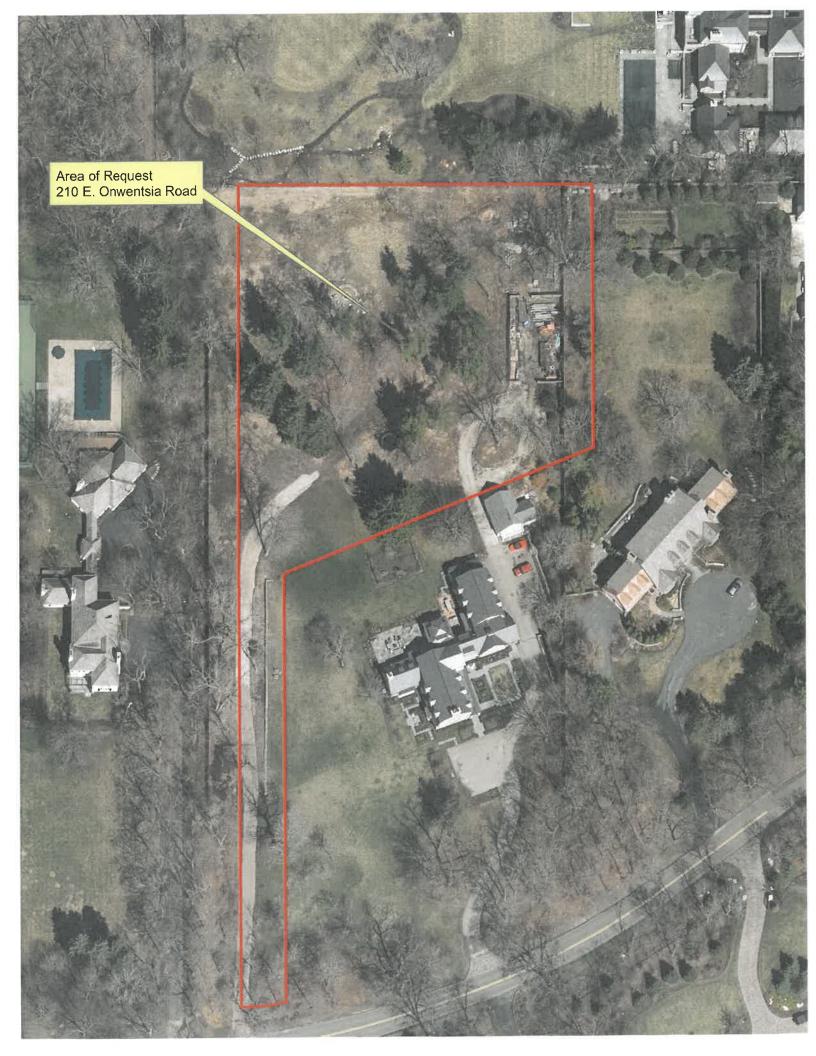
#### THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address	210 E. Onwentsia Road				Owner(s)			Vikram and Rachel Karnani				-
Architect	Edward Dee	gan, archite	ct			Reviewed by:		Jen	Baehr			-
Date	6/23/202	21										
Lot Area	66198	sq. ft.										
Square Footaç	ge of New Re	sidence:										
1st floor	3811	+ 2nd floor	2486	+ 3r	d floor	0		=	6297	sq. ft.		
Design Eleme	ent Allowance	= ,	710	sq. ft.								
Total Actual D	Design Elemei	nts =	668	sq. ft.			Excess	=	0	sq.ft.		
Garage	756	sf actual;	800	sf allov	vance		Excess	=	0	sq. ft.		
Garage Width	n2	3ft.	may not excee 18,900 sf or le			n lots						
Basement Are	ea		78,900 SI OF 16	:88 111 812	е.			=_	401	sq. ft.		
Accessory but	ildings							=	390	sq. ft.		
TOTAL SQUAI	RE FOOTAGI	E						= ,	7088	sq. ft.		
TOTAL SQUAI	RE FOOTAGI	E ALLOWED						=_	7096	sq. ft.		
DIFFERENTIA	L							= _	-8 Jnder Maximum	sq. ft.		
Allowa	able Height:	40	ft. Ac	tual Hei	ight	37'-10"ff	i.				NET	RESULT:
										05	8	_sq. ft. is
										·		under the
DESIGN ELEM	MENT EXEMP	TIONS										

Design Element Allowance:	710	sq. ft.		
Front & Side Porches =	0	sq. ft.		
Rear & Side Screen Porches =	495	sq. ft.		
Covered Entries =	173	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 =	668	sq. ft.	Excess Design Elements =	<b>0</b> sq. ft.









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

PROJECT ADDRESS 210 E. Onwentsia Road

PROJECT ADDRESS 20 C. OTIVE TETA HORA							
APPLICATION TYPE							
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS						
New Residence	ete						
HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)  East Lake Forest District  Cocal Landmark Property Or District  Cother							
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION						
Vikram and Rachel Karnani	Edward Deegan						
Owner of Property	Name and Title of Person Presenting Project						
360 Linden Avenue Owner's Street Address (may be different from project address)	Edward Deegan Architects Name of Firm						
City, State and Zip Code	503 Park Drive, Suite 4						
847 848-2184  Phone Number Fax Number	Kenilworth, 1L 60043 City, State and Zip Code						
Kamani. Vikram @ gmail.com	847-906-4110  Phone Number Fax Number						
Owner's Signature	End @ edward deegan architects.com Enhal 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						



503 Park Drive Suite No. 4 Kenilworth, IL 60043

T 847 906 4110

E info@edwarddeeganarchitects.com

April 19, 2021

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

Dear Chairman and the Members of the Commission,

#### Statement of Intent for 210 E. Onwentsia Road:

The goal of this project is to construct a new two-and-a-half story home that thoughtfully and graciously caters to the needs of its inhabitants, who intend to make it their primary residence through retirement.

#### The Established Architectural Vernacular and Character:

Holistically, the aspiration is for the structure to not be imposed on - but rather, woven into - the natural landscape and the residential fabric of the neighborhood. At the most essential level, the aspirations for this project are to emulate the French Country vernacular. This is emphasized by the formal symmetry of the central form of the home and the hipped slate roofs with dormers. The vernacular is furthered with the formal front entry, natural stone exterior, and oval dormers all of which tie this home to the surrounding fabric. A survey of the existing neighborhood dwellings witnesses the use of symmetry, balance and classic detailing, all principles this design seeks to dutifully complement and emulate.

#### **Standards of the Historic Preservation Ordinance:**

- 1. Height: The proposed dwelling is a one-and-half story with a maximum height of 32' 6".
- 2. Proportion of Front Façade: The home will be two-and-a-half stories, but will be undisruptive to the surrounding dwellings or flora. The main form of the front façade is two-and-a-half stories with a central formal entry and a floating Juliet balcony above. The hipped roofs in combination with the proportions of the front façade pay homage to the length of the site facing South.
- 3. **Proportion of Openings**: The proportion of openings is respectful of and appropriately scaled to the overall massing and remains highly compatible with homes on adjacent properties. The doors of the home are of standard, traditional dimensions. 2 bay window projections off the back of the home anchor the rear façade and provide for outdoor access for the second floor bedrooms.



- 4. Rhythm of solids to voids in front of facades: The front elevation staggers solid and voided space in a rhythm consistent with its central sloping roof form, spaced tastefully and appropriately. The central arched dormer is flanked by the 2 additional smaller oval roof dormers on each side. Each dormer is located directly above both first and second story windows. Holistically, the forms are spatially punctuated, undulating to achieve a nuanced harmony between solids and voids.
- 5. Rhythm of spacing and structures on streets: The existing estate homes on E. Onwentsia Road have substantial front set backs and are fully screened by significant fencing, landscaping and mature trees. The new construction home will not be visible from Onwentsia Road.
- 6. Rhythm of entrance porches, storefront, recesses and other projections: Rhythmically, the home's entry and floating Juliet balcony provide the primary anchorage of the structure, establishing balance and sustaining a synchronized posture along the front, street-facing elevation. The Office and Garage both project to the front and back at the east end of the main home. A small courtyard garden graciously fits between the main home and the Office. At the back, a central balcony over the back porch is balanced between two bay window projections on either side.
- 7. Relationship of materials and texture: From a material standpoint, the home and chimneys will be faced on all sides with a natural stone. The roof is slate with copper standing seam metal. We consider the material treatment to be consistent with and flattering to the traditional and timeless textural parlance of the Lake Forest Historic District.
- 8. Roof shapes: The primary hipped roof forms with their steep slopes abide the traditional French country vernacular with symmetrical dormers facing both the front and back of the home. Hipped roof forms are found on the Garage and the detached accessory structure that contains the screen porch and pool house.
- 9. Walls of continuity: The height of walls and rooflines of the main home are standardized and sustained through the entirety of the front elevation. Moreover, the detached accessory structure containing the screen porch and pool house and connecting walkway to the west of the main home maintain a continuous "wall of continuity" with the principal structure oriented to Wall of Continuity.
- 10. <u>Scale of structure</u>: As a two-and-a-half story dwelling, the home is of a typical vertical scale with greater emphasis on its horizontal dimension. As previously noted, the width and lateral proportions of the front façade respond to the existing site by leveraging horizontal geometry to enhance a sense of stability and unity with the landscape.
- 11. <u>Directional expression of structure</u>: The proposed orientation of the home on the site seeks a natural axial alignment with E. Onwentsia Road, posturing the front elevation in a parallel orientation with the street.



- 12. Preserving distinguishing features: N/A due to status as 'New Construction'.
- 13. Protection of resources: No major changes.
- 14. New Construction: The entire home will be 'New Construction'.
- 15. Repair to deteriorated features: N/A due to status as 'New Construction'.
- 16. Surface Cleaning: N/A due to status as 'New Construction'.
- 17. Reversibility of Additions and Alterations: This is a completely 'New Construction' home.

Very truly yours,

Edward J Deegan AIA NOARB





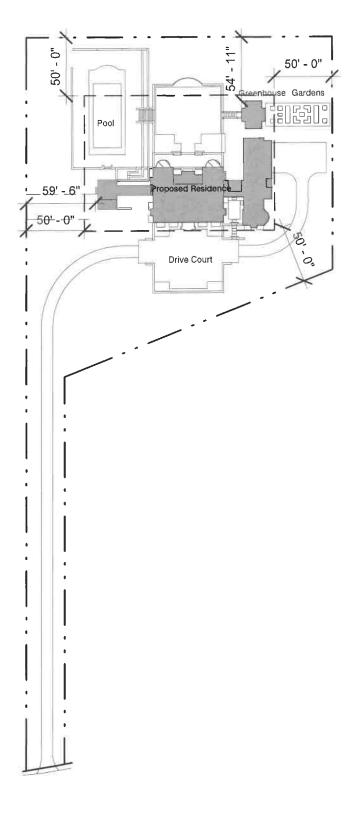
## THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION APPLICATION DESCRIPTION OF EXTERIOR MATERIALS

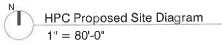
(The use of natural materials is strongly encouraged)

Façade Material	Foundation Material					
Stone  Brick  Wood Clapboard Siding  Wood Shingle  Cementitious Stucco  Other  Color and/or Type of Material  Window Treatment	Exposed Foundation Material					
Primary Window Type	Finish and Color of Windows					
Double Hung Casement Sliding Other Color of Finish Window Muntins Not Provided True Divided Lites Simulated Divided Lites Interior and Exterior muntin bars (recommended) Interior muntin bars only	□ Wood (recommended) □ Aluminum Clad □ Vinyl Clad □ Other					
<ul><li>Exterior muntin bars only</li><li>Muntin bars contained between the glass</li></ul>						
Trim Material						
Door Trim	Window Trim					
Limestone  Brick  Wood  Other	☐ Limestone ☐ Brick ☐ Wood ☐ Other					
Fascias, Soffits, Rakeboards  Wood						

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

Chimney M	aterial			
	Brick Stone Stucco Other			
Roofing				
Primary Roof Material		Flas	shing Material	
	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal Other		Copper Other Sheet Metal	
Color	of Material			
Gutters and	i Downspouts			
XIII	Copper Aluminum Other			
Driveway M	aterial			
	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other			
Terraces ar	nd Patios			
00000	Bluestone Brick Pavers Concrete Pavers Poured Concrete Other			





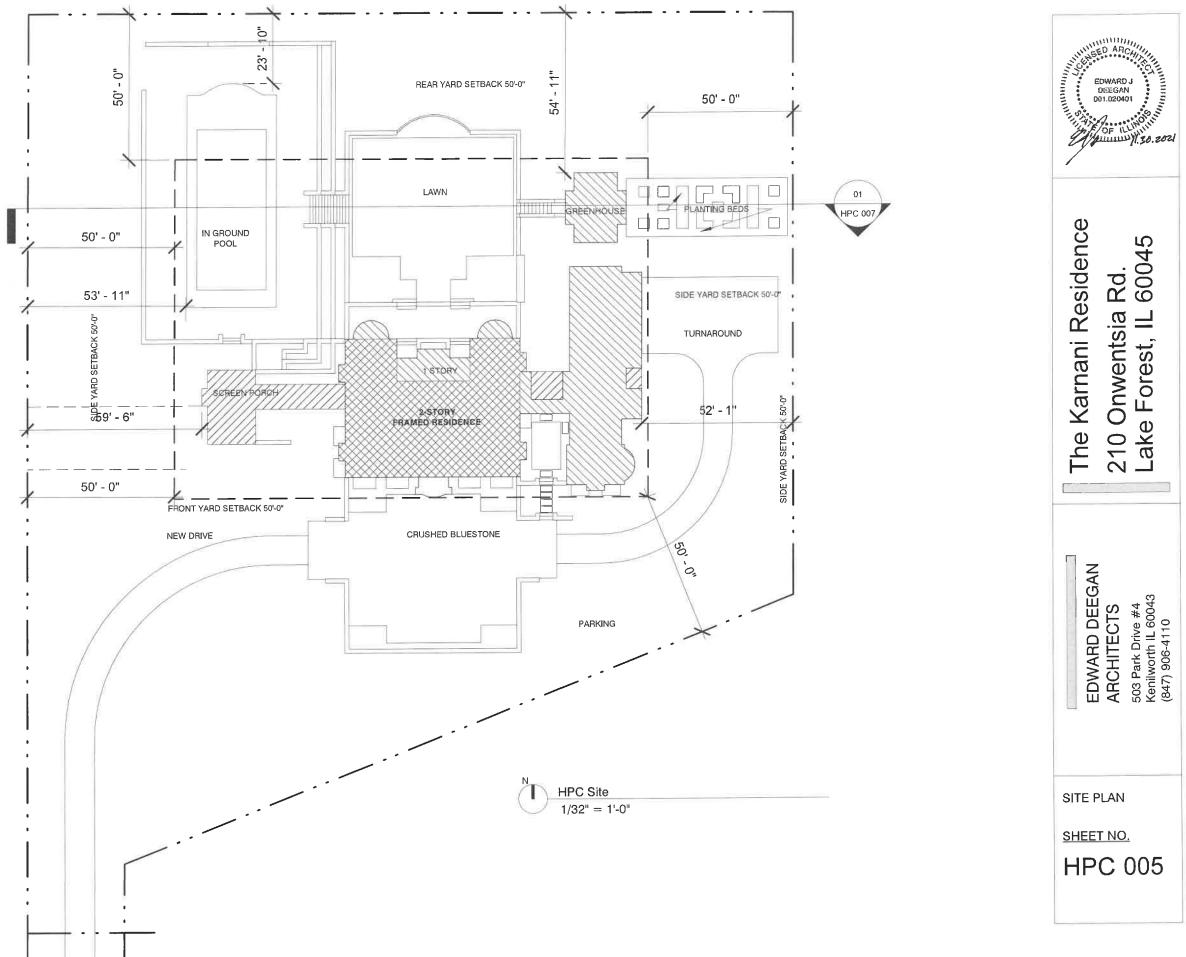
## EDWARD J OEEGAN 001.020401

# The Karnani Residence 210 Onwentsia Rd. Lake Forest, IL 60045

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

PROPOSED SITE DIAGRAM SHEET NO.

HPC 004





Proposed Site Section

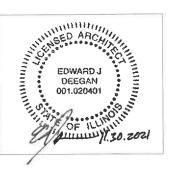
1" = 20'-0"

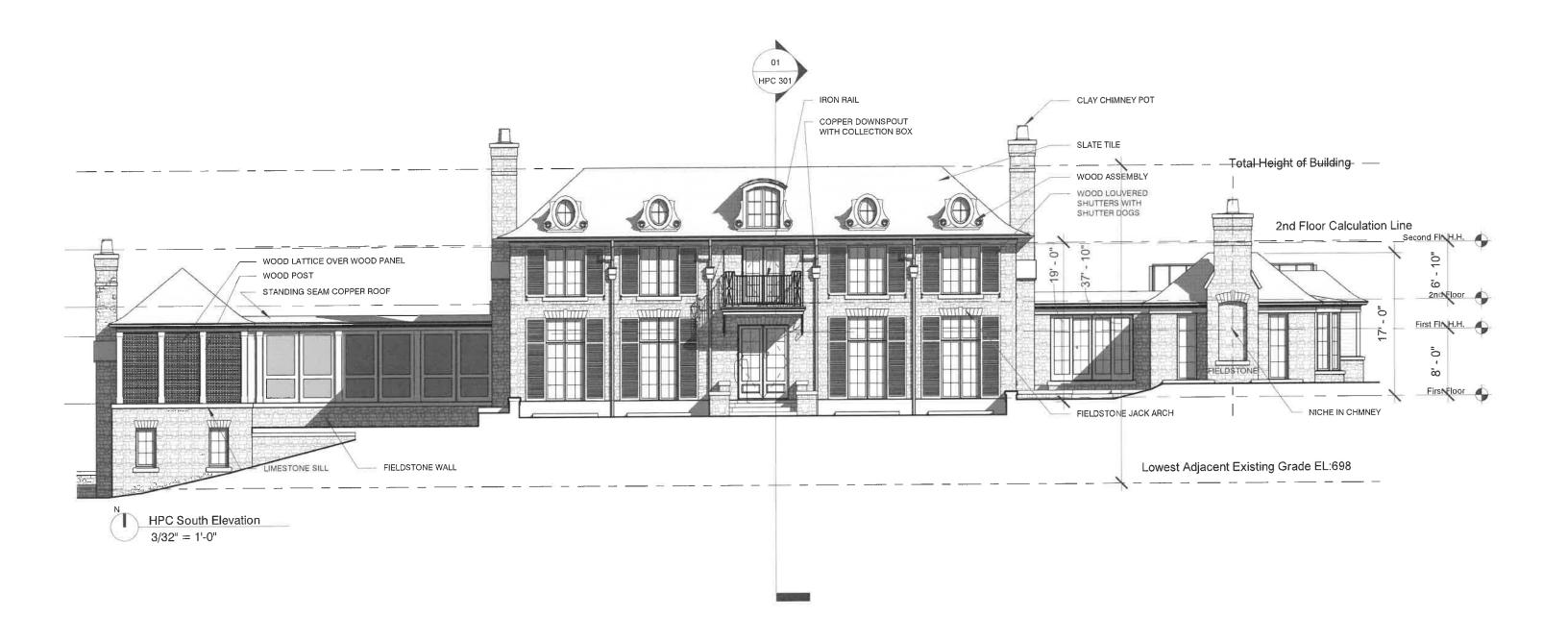
SHEET NO.
HPC 007

PROP. SITE SECTION

EDWARD DEEGAN ARCHITECTS

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



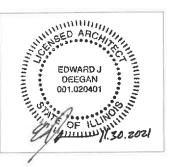


SHEET NO. HPC 203

SOUTH ELEVATION

EDWARD DEEGAN ARCHITECTS

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





South Elevation 0 5 10
Scale: 3/32"=1'-0"

SHEET NO. HPC 209

SOUTH RENDERING

EDWARD DEEGAN ARCHITECTS

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





HPC 204

WEST ELEVATION

EDWARD DEEGAN ARCHITECTS

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





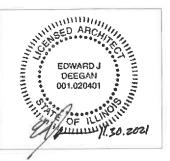
West Elevation
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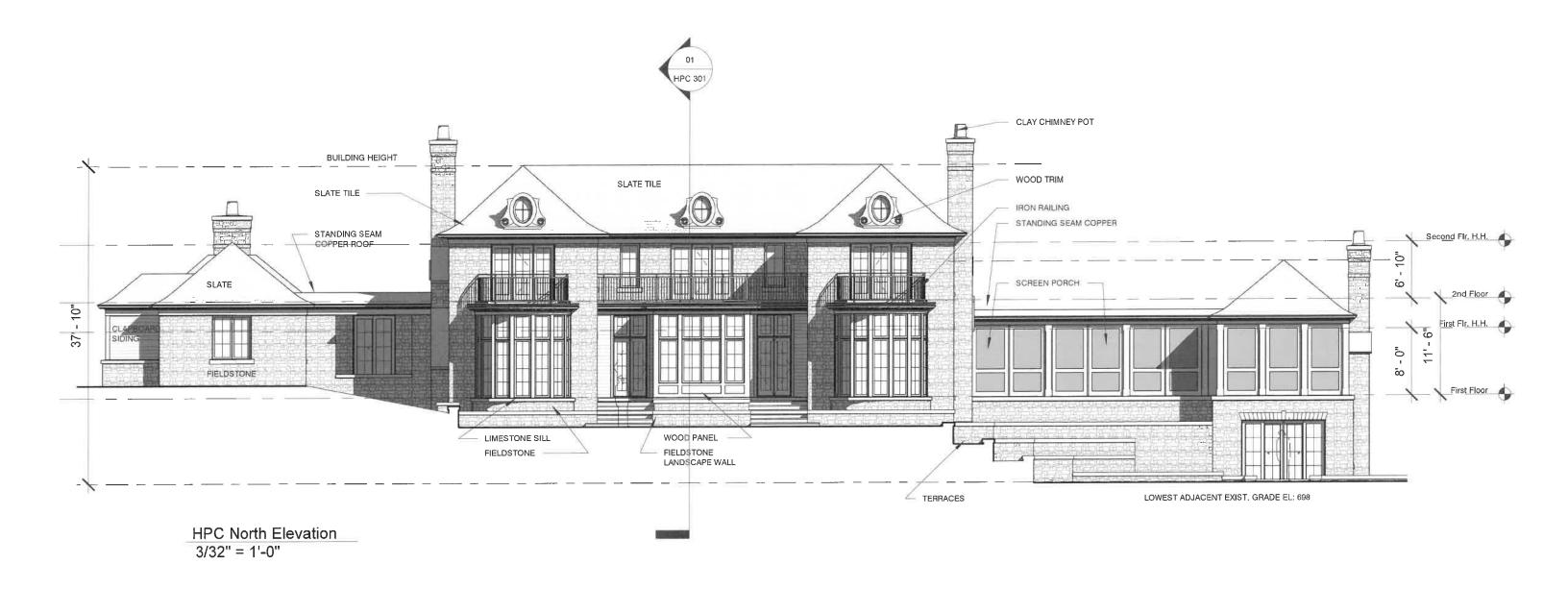
SHEET NO. HPC 210

WEST RENDERING

EDWARD DEEGAN ARCHITECTS

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



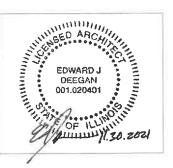


HPC 201

NORTH ELEVATION

EDWARD DEEGAN ARCHITECTS

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





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

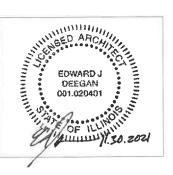
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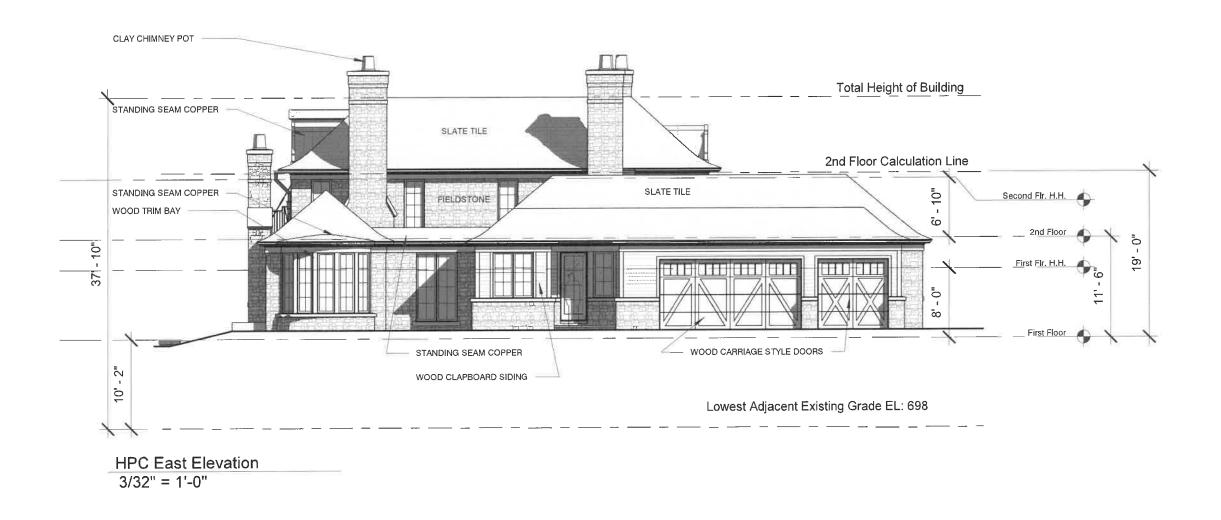
SHEET NO.
HPC 207

NORTH RENDERING

EDWARD DEEGAN ARCHITECTS

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



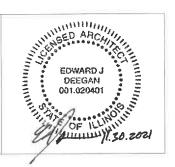


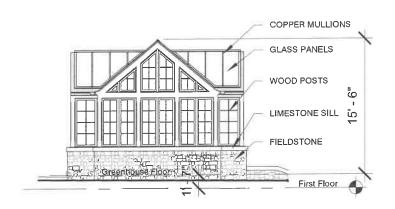
HPC 202

EAST ELEVATION

EDWARD DEEGAN ARCHITECTS

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

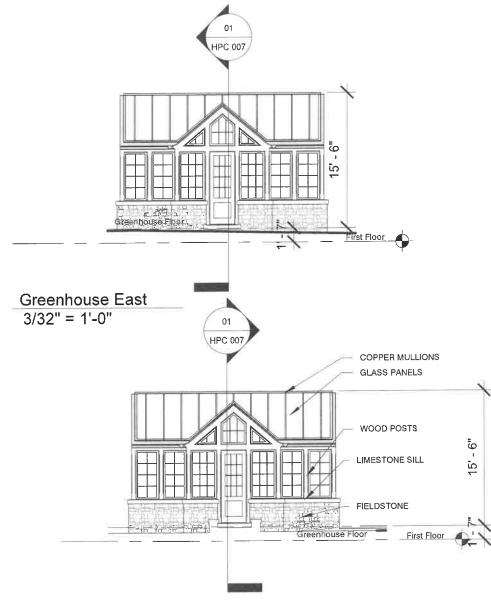




Greenhouse North
3/32" = 1'-0"



Greenhouse South
3/32" = 1'-0"



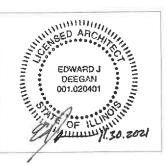
Greenhouse West 3/32" = 1'-0"

SHEET NO. HPC 205

GREEN HOUSE ELEV.

EDWARD DEEGAN ARCHITECTS

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





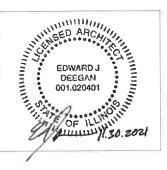
East Elevation
Scale: 3/32"=1'-0"

SHEET NO. **HPC 208** 

EAST RENDERING

**EDWARD DEEGAN ARCHITECTS** 

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





Perspective Looking Northeast Scale: N/A

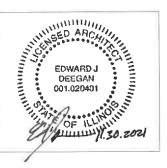
SHEET NO.

**HPC 211** 

PERSPECTIVE

#### **EDWARD DEEGAN ARCHITECTS**

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





Perspective Looking Southeast

Scale: N/A

SHEET NO.

HPC 212

PERSPECTIVE

## EDWARD DEEGAN ARCHITECTS

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



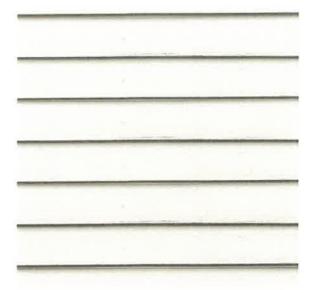
### Materials



Fieldstone



Slate Roof Tile



Clapboard Siding



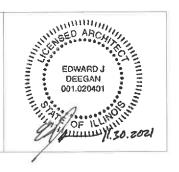
Copper Half Round Gutters and Downsoupts

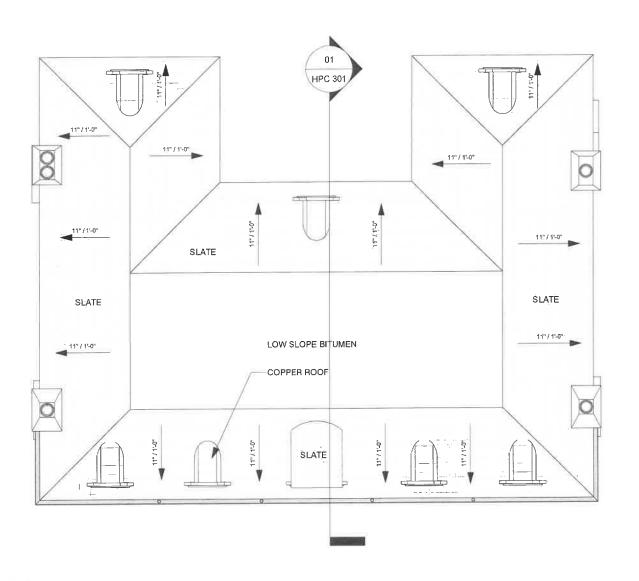
HPC 401

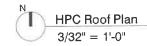
MATERIALS

EDWARD DEEGAN ARCHITECTS

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





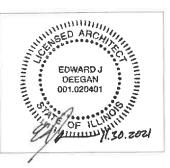


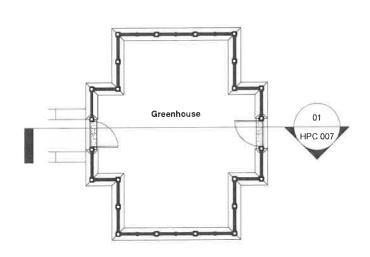
SHEET NO. HPC 104

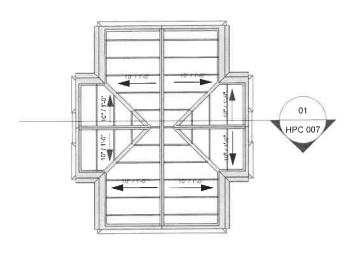
ROOF PLAN

EDWARD DEEGAN ARCHITECTS

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







HPC Greenhouse Plan
3/32" = 1'-0"

HPC Greenhouse Roof Plan
3/32" = 1'-0"

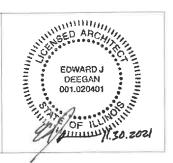
SHEET NO.

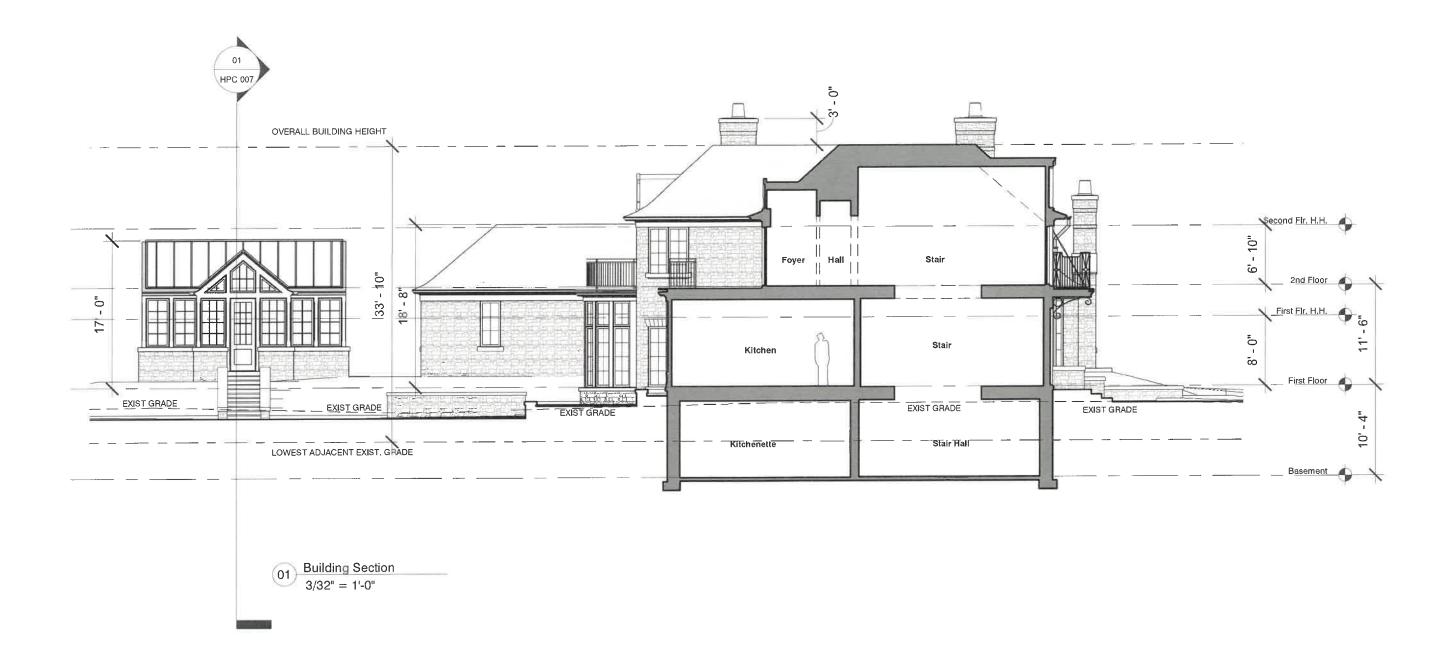
**HPC 105** 

GREENHOUSE PLANS

EDWARD DEEGAN ARCHITECTS

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



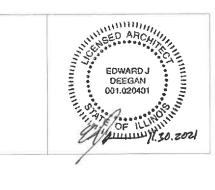


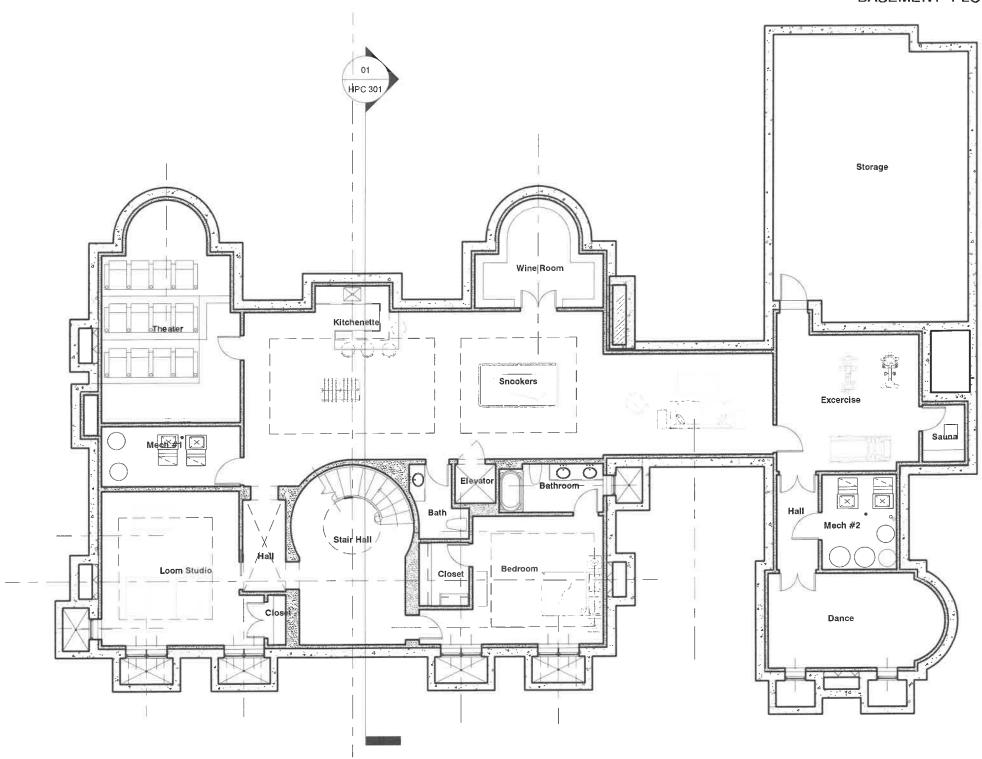
HPC 301

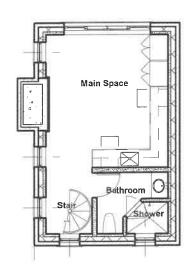
BUILDING SECTION

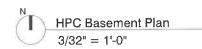
EDWARD DEEGAN ARCHITECTS

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









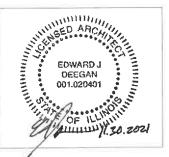
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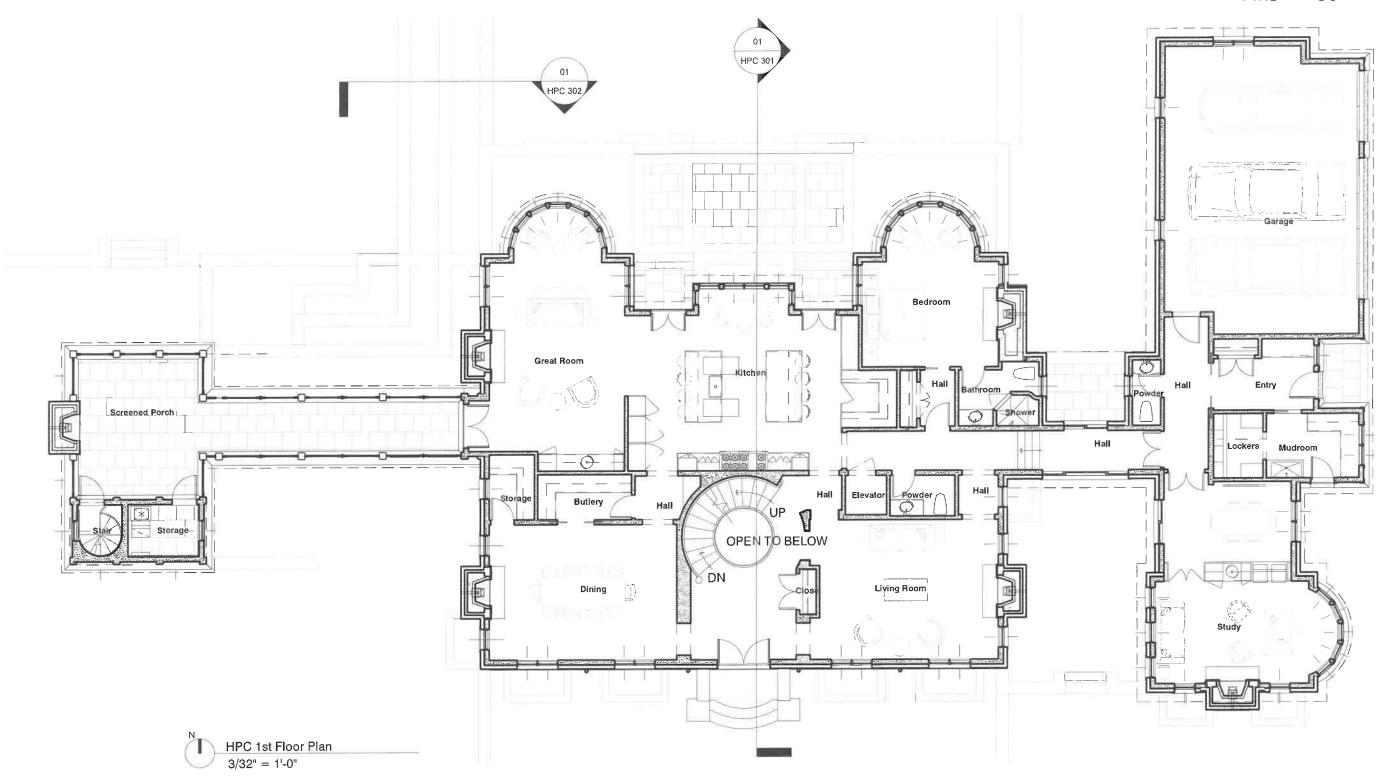
**HPC 101** 

BASEMENT PLAN

### EDWARD DEEGAN ARCHITECTS

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





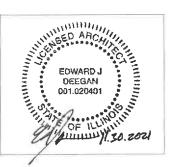
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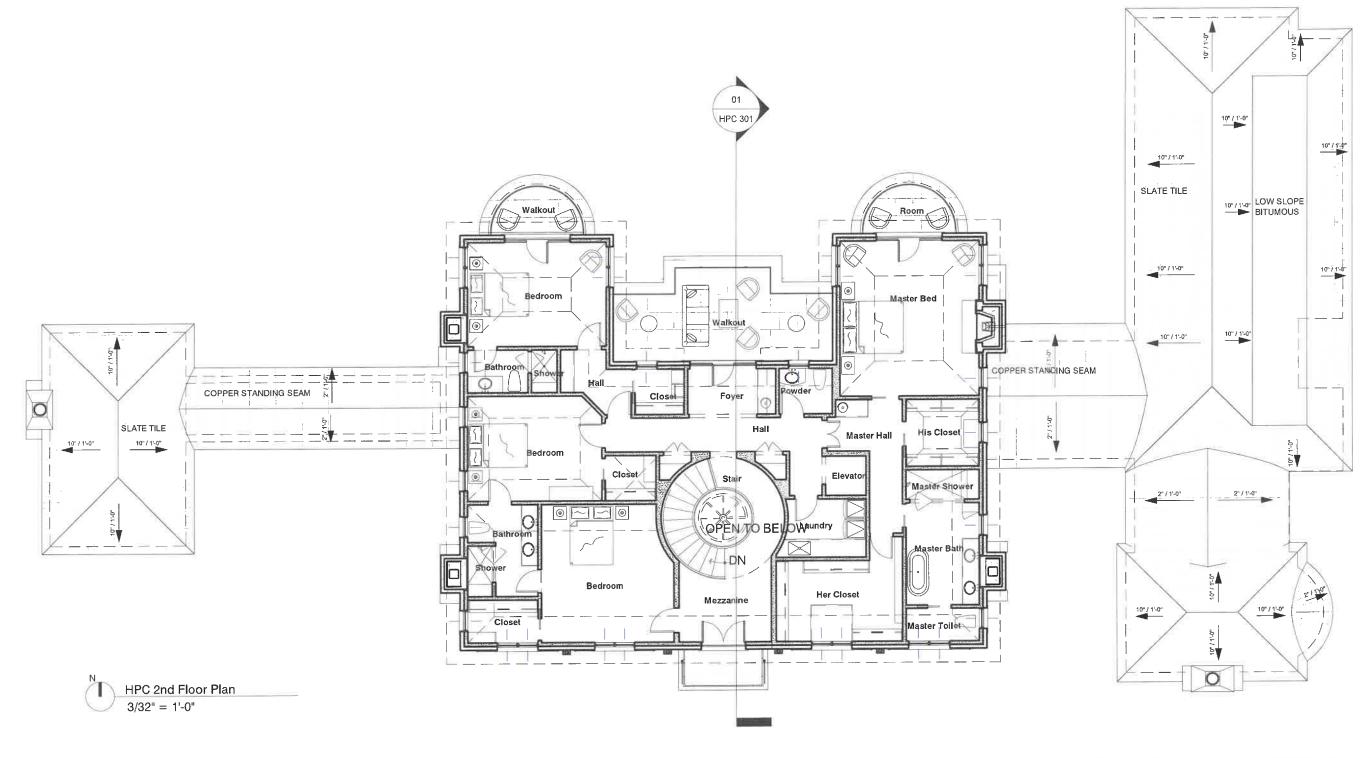
**HPC 102** 

FIRST FLOOR PLAN

EDWARD DEEGAN ARCHITECTS

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





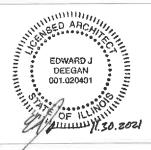
SHEET NO.

**HPC 103** 

2ND FLOOR PLAN

EDWARD DEEGAN ARCHITECTS

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

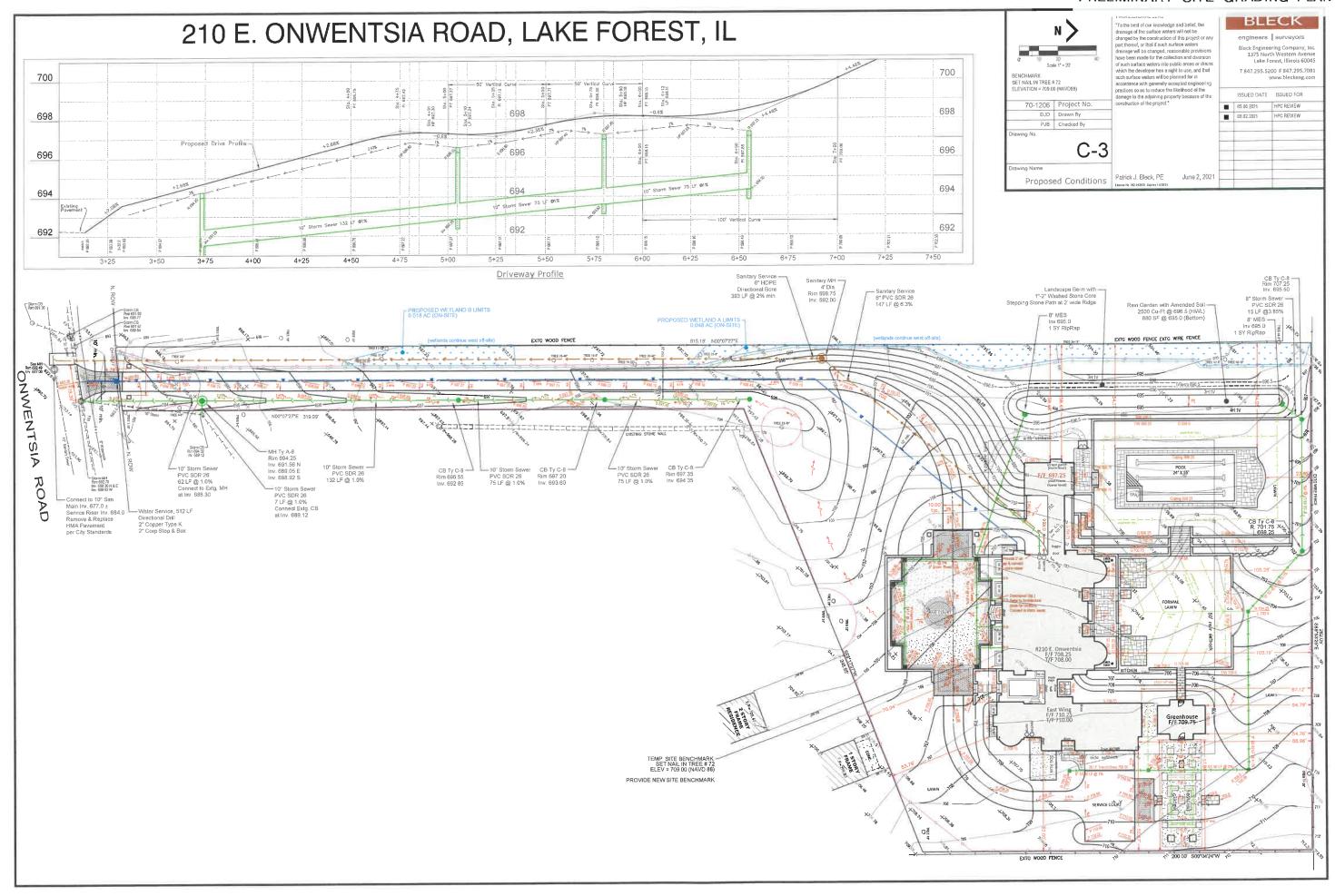


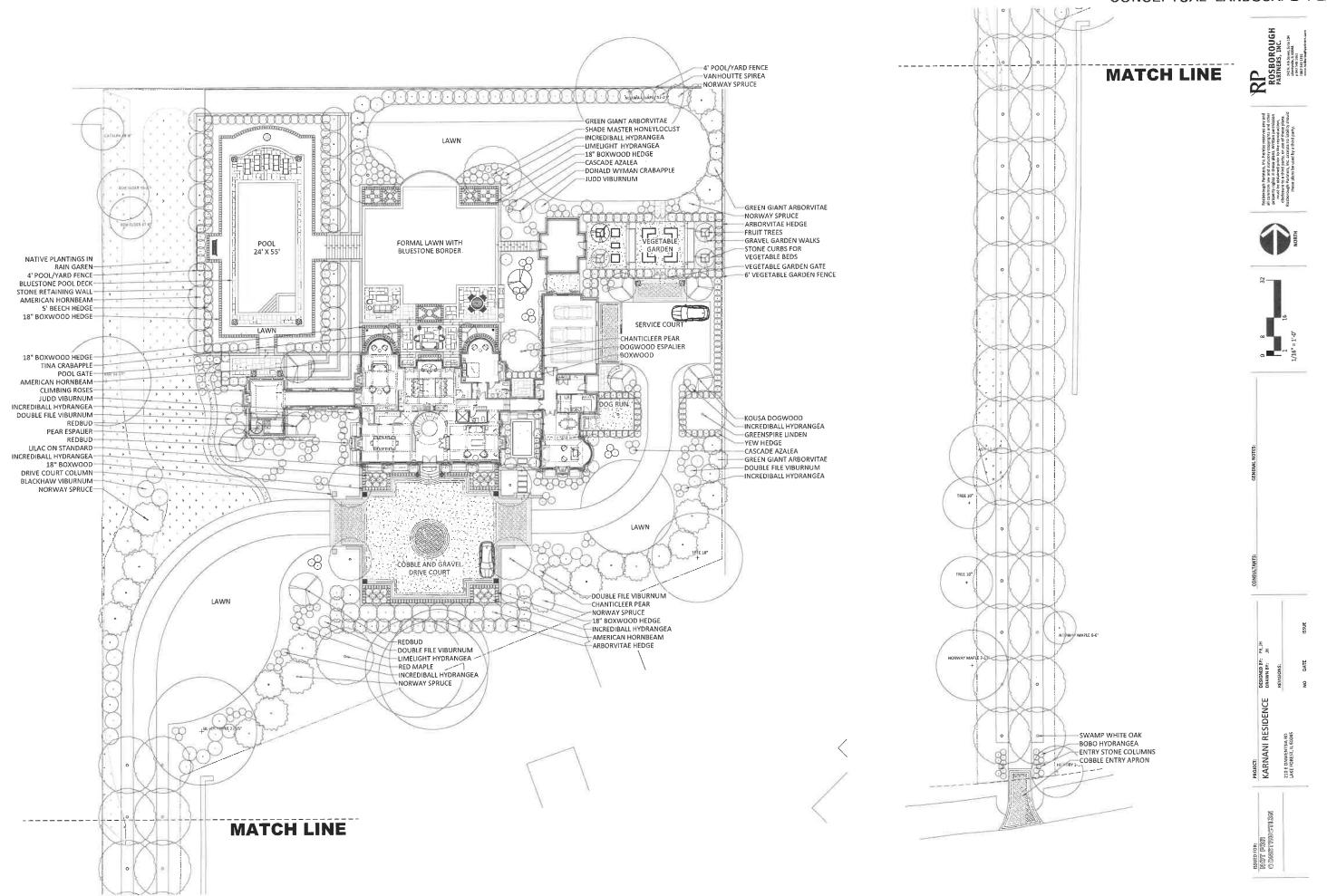
#### PROFESSIONAL SEAL "To the bast of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereot, or that if such unstace waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project. BLECK 210 E. ONWENTSIA ROAD, LAKE FOREST, IL PLAT OF SURVEY PROVIDED BY: R.E. DECKER, P.C. PROFESSIONAL LAND SURVEYORS 333 W. PETERSON RD SUITE B LIBERTYVILLE, IL 60048 TEL 847—362—0091 DECKERSURVEY®GMAIL.COM DATED JUNE 3, 2020 Bleck Engineering Company, Inc. 1375 North Western Avenue Lake Forest, Illinois 60045 LOT 2 IN WHALLEY SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 17, 1990, AS DOCUMENT 2896644, IN LAKE COUNTY, ILLINOIS. T 847.295.5200 F 847.295.7081 TOPOGRAPHIC SURVEY PROVIDED BY: BONO CONSULTING, INC. 1018 BUSSE HIGHWAY PARK RIDGE, IL 60068 TEL 847—823—3300 BBONO@BONOCONSULTING.COM DATED JUNE 10, 2020 www.bleckeng.com SET NAIL IN TREE # 72 P.I.N. 16-04-106-003 ISSUED DATE ISSUED FOR 70-1206 Project No. ■ 05.05.2021 HPC REVIEW DJD Drawn By ■ 06.02.2021 HPC REVIEW PJB Checked By HPC REVIEW D6.14.2021 WETLAND BOUNDARIES BY: WETLAND BOUNDARIES BY: DK ENVIRONMENTAL SERVICES, INC. 1422 SUNFLOWER COURT GRAYSLAKE, IL 60030 TEL 847–548–7458 DKENVIRONMENTAL@SBCGLOBAL.NET Existing Conditions, Demo Patrick J. Bleck, PE June 14, 2021 DATED MARCH 27, 2021 & Tree Preservation Plan TREE SURVEY PROVIDED BY: LOU LEGGETT CERTIFIED ARBORIST #177A 847-561-7061 Tree Preservation Fence (typ.) -Tree Preservation Fence (typ.) -EXTG WOOD FENCE EXTG WIRE FENCE SERVICE SERVIC ROAD Gravel Driveway to be Removed-Perimeter Construction / Tree Preservation Fence (typ.) 6' Chainlink Tree Preservation Fence andscape wall outline SIZE SPECIES NOTES/ LOCATION TAGE (1=BEST - 6= (typical) White Pine Norway Maple Norway Maple American Elm Box Elder American Elm Norway Maple White Pine Ash Norway Maple Pear American Elm White Pine Cottonwood White Pine Silver Maple White Pine American Elm White Pine 50' side sethors Red Maple PROVIDE NEW SITE BENCHMARK Spruce American Elm American Elm Tree to be Removed (typ.) White Pine Spruce White Pine American Elm Perimeter Construction / Tree Preservation Fence (typ.) Spruce 6' Chainlink American Elm Box Elder

					PICTURE DI MATT
+					Lake Forest, IL
	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Богт	NOTES/ LOCATION
-	10	Hickory	Е	ΑN	
$\vdash$	9	Norway Maple	ന	Ϋ́	
$\vdash$	7	Hawthorn	æ	AN	
1	9	Norway Maple	en	ΑŽ	
+	13	Norway Maple	3	¥	
-	60	American Elm	m	A A	
1	9	American Elm	60	ΑĀ	
1	22	Silver Maple	က	ΑN	
	12	Ash	9	AN	
$\vdash$	37	Cottonwood	e	ΑN	
+	7	American Elm	æ	AN	
	00	American Elm	3	AN	
$\vdash$	21	Cottonwood	e	AN	
$\vdash$	39	Cottonwood	æ	AM	
1	6	American Elm	m	Ϋ́	
1	25	Silver Maple	m	A A	
1	00	American Elm	8	Ϋ́	
	20	Spruce	m	ΝA	
	14	Spruce	e	¥	
	17	Spruce	E	ğ	
	20	Spruce	С	Ā	
	12	Spruce	3	Ϋ́	
	11	Spruce	c	Ϋ́	
	6	Spruce	3	AA	
	9	American Elm	3	AN	
	œ	American Elm	e	ΑN	
	6	American Elm	£	A A	
	17	Ash	9	ΑN	
	13	White Pine	4	AM	
	12	Spruce	3	ΑĀ	
	13	Norway Maple	3	ΑN	
	17	White Pine	4	ž	
	13	American Elm	e	Ϋ́	
	12	Spruce	3	¥	
	15	Spruce	3	ΑN	
	13	Norway Maple	3	AA	
	9	American Elm	3	AN	
	16	White Pine	3	Ą	
Ī					

NA	NA	NA	NA	NA	NA	AN	NA	NA	NA A	AN	NA NA	AA	NA	NA	NA	NA	NA	NA	NA	NA
4	m	4	4	4	3	3	3	3	3	3	m	m	4	e	S	3	3	e	4	2
Box Elder	Catalpa	White Pine	Norway Maple	Norway Maple	Box Elder	Norway Maple	White Pine	Norway Maple	White Pine	Pear	White Pine	Norway Maple	White Pine	White Pine	White Pine	White Pine	Norway Maple	Red Maple	White Pine	White Pine
œ	00	6	7	23	14	∞	13	6	19	14	18	6	17	6	20	17	10	13	10	6
47	48	49	20	51	53	57	59	61	62	63	64	89	70	71	- 72	73	11	78	79	80

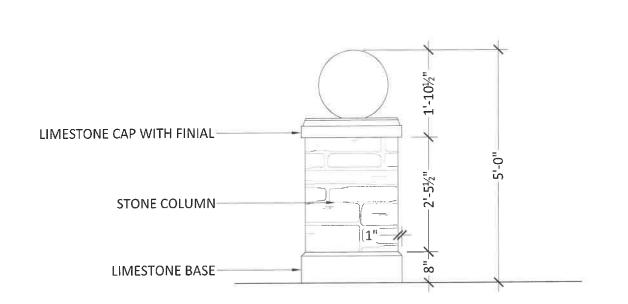
#### PRELIMINARY SITE GRADING PLAN

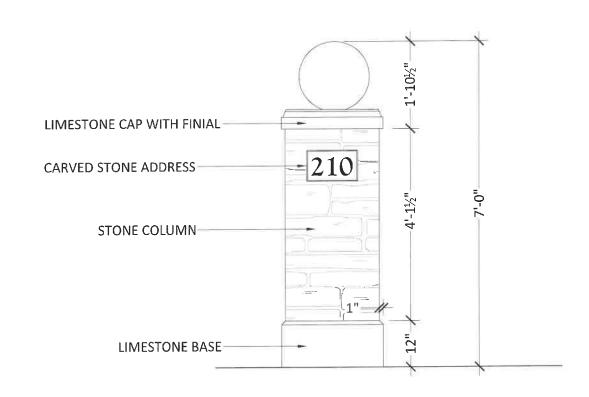




#### DRIVE COURT COLUMN

#### **ENTRY COLUMN**







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CLIENT:

VIKRAM AND RACHEL KARNANI 360 LINDEN AVE

CONSULTANTS:

LAKE FOREST, IL 60045

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

GENERAL NOTES: ISSUED FOR:

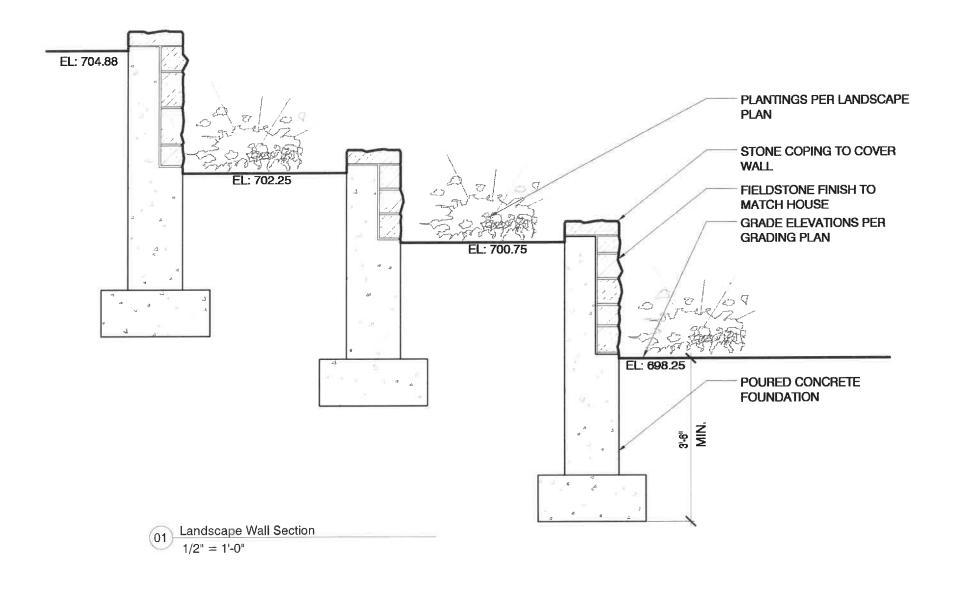
NOT FOR CONSTRUCTION DESIGNED BY: PR, JH
DRAWN BY: JH

PROJECT:

KARNANI RESIDENCE

210 E. ONWENTSIA RD LAKE FOREST, IL 60045 1 06/01/21 PERMIT REVIEW
NO DATE ISSUE

**REVISIONS:** 

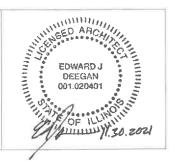


HPC 302

SITE WALL SECTION

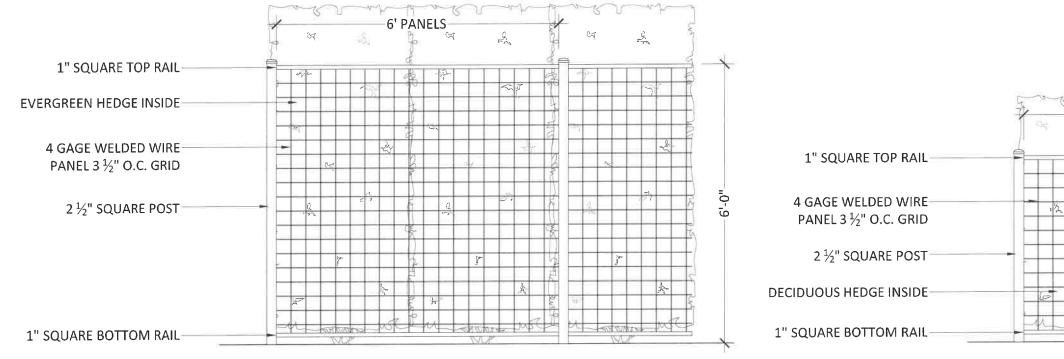
EDWARD DEEGAN ARCHITECTS

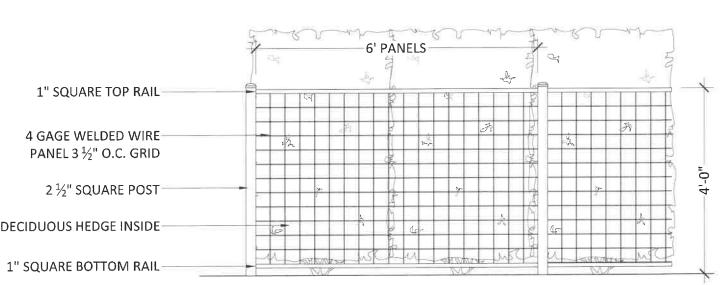
503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110



#### VEGETABLE GARDEN FENCE

#### POOL/YARD FENCE





RP ROSBOROUGH PARTNERS, INC.

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CLIENT:

360 LINDEN AVE

LAKE FOREST, IL 60045

VIKRAM AND RACHEL KARNANI

CONSULTANTS:

**GENERAL NOTES:** 

ISSUED FOR:

NOT FOR
CONSTRUCTION

PROJECT:

KARNANI RESIDENCE

210 E. ONWENTSIA RD
LAKE FOREST, IL 60045

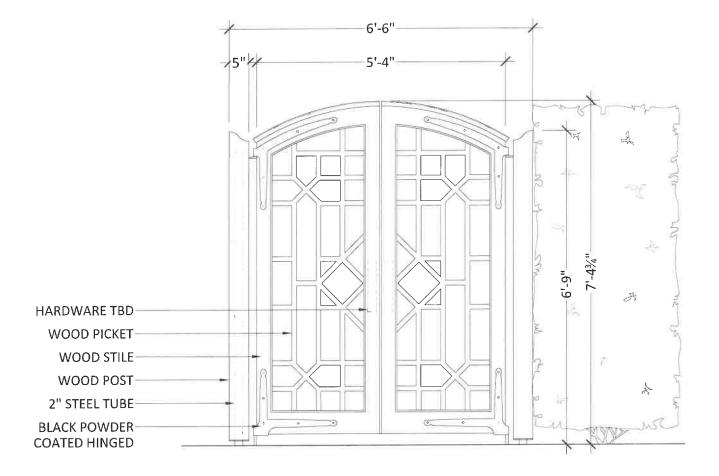
DESIGNED BY: PR, JH
DRAWN BY: JH

DRAWN BY: JH

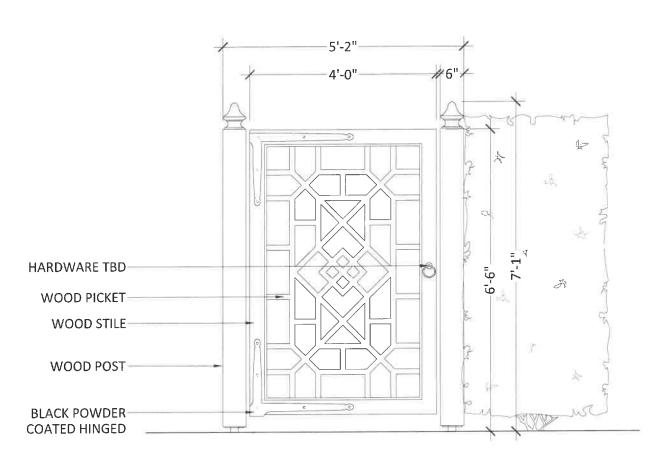
1 06/01/21 PERMIT REVIEW
NO DATE ISSUE

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

#### **VEGETABLE GARDEN GATE**



#### POOL GATE



**GENERAL NOTES:** 

RP ROSBOROUGH PARTNERS, INC.

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CLIENT: VIKRAM AND RACHEL KARNANI **CONSULTANTS:** 

360 LINDEN AVE LAKE FOREST, IL 60045

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

ISSUED FOR:

NOT FOR CONSTRUCTION DESIGNED BY: PR, JH
DRAWN BY: JH

**REVISIONS:** 

PROJECT:

KARNANI RESIDENCE

210 E. ONWENTSIA RD LAKE FOREST, IL 60045 1 06/01/21 PERMIT REVIEW
NO DATE ISSUE



P00L



TREE ALLEY



HEDGE AND HYDRANGEA



HEDGE AND PLANTING



LAWN WITH BLUESTONE WALK



STONE COLUMN



**BLUESTONE PATIO** 



**VEGETABLE GARDEN** 



TERRACED FIELDSTONE WALL



BLUESTONE TREAD AND FIELDSTONE RISER

# Agenda Item 5 1386 N. Green Bay Road Partial Demolition, Additions, Exterior Alterations

Staff Report
Historic 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

Site Plans

Proposed Overall Site Plan

Proposed Site Plan – Enlarged

Site Plan - Proposed Demolition

Existing and Proposed Site Plan Overlay

Impervious Surface Calculations

Existing North Elevation

Proposed North Elevation

Existing and Proposed North Elevation Overlay

Existing West Elevation

Proposed West Elevation

Existing and Proposed West Elevation Overlay

Existing South Elevation

Proposed South Elevation

Existing and Proposed South Elevation Overlay

Existing East Elevation

Proposed East Elevation

Existing and Proposed East Elevation Overlay

Proposed Roof Plan

**Building Sections** 

Renderings

Existing/ Demolition Plan - First Floor

Proposed First Floor Plan

Proposed Second Floor

Proposed Tree Removal Plan

Tree Inventory

Conceptual Landscape Plan

Images of Existing Residence & Surrounding Neighborhood

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



#### STAFF REPORT AND RECOMMENDATION

TO: Chairman Grieve and members of the Historic Preservation Commission

DATE: June 23, 2021

FROM: Jennifer Baehr, Assistant Planner

SUBJECT: 1386 N. Green Bay Road – Partial Demolition, Additions, Exterior

Alterations and Driveway Reconfiguration

**PETITIONER** 

PROPERTY LOCATION

HISTORIC DISTRICTS

Todd Altounian 531 Woodland Road Lake Forest, IL 60045 1386 N. Green Bay Road Green Bay Road Local & National Register Historic District

#### PROJECT REPRESENTATIVE

Peter Witmer 1000 N. Western Avenue Lake Forest, IL 60045

#### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow partial demolition of the existing single family residence and construction of a two-story addition on the west side and a single-story addition on the east side of the existing residence. The two-story addition on the west side includes a four car garage, kitchen and family room on the first floor, and three bedrooms on the second floor. The single-story addition on the east side of the house provides a master bedroom suite. Exterior alterations on the remaining portions of the existing residence and reconfiguration of the driveway are also proposed.

In May 2002, a petition presented by the previous owner for complete demolition of the existing residence on the property and a replacement residence was approved by the Commission. The precious owner never proceeded with that project. The current petition is presented by the recent purchaser of the property.

#### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Green Bay Road, between Alden Lane and Laurel Avenue. It is accessed by a drive that is shared with the neighbor to the north. The property is irregular is shape and is approximately 3.6 acres. The existing residence was built in 1952 and is a one-and-a-half-story contemporary style home. The residence is identified as a Contributing Structure in the Historic District based on the fact that it is more than 50 years old. The "Contributing Structure" designation does not prevent or prohibit demolition of a structure but instead, calls attention to the age of the structure and identifies the need for careful review to determine whether the structure holds any particular historic significance.

#### STAFF EVALUATION

Demolition

The petitioner is requesting demolition of the existing garage on the north (front) elevation, the shed and greenhouse on the northwest corner and the sunroom on the south side of the existing residence. The existing pool, which is located some distance from the house, will also be removed. The extent of demolition proposed totals 33 percent of the existing residence. Based on available permit records, the garage is original to the residence, and the sunroom on the south side of the residence was originally an open porch that was enclosed in 1966. It is unclear when the greenhouse and shed were built. The pool was built in 1977.

The demolition criteria in the Code are reviewed below in the context of the limited demolition that is proposed on the site.

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. The residence is identified as a Contributing Structure because it is within the time period of significance. The garage, shed and greenhouse proposed for demolition are utilitarian type structures that do not reflect any historical, cultural or architectural significance. The sunroom proposed for demolition was originally an open porch that was later enclosed and does not reflect any historical, cultural or architectural significance.

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 portions of the residence proposed for demolition are relatively small in relation to the overall residence. The portions of the residence proposed for demolition do not contribute to the character of the Historic District or possess significance that would make the structures worthy of preservation. The house has limited if any visibility from Green Bay Road, it is a lot in depth.

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 partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The portions of the residence proposed for demolition are not architecturally significant.

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 existing residence was built in 1952. The proposed demolition does not involve any elements that are of such old, unusual, or uncommon design, texture, or material that the elements 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.

Satisfaction of this criteria is pending review of the replacement structure by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

#### Site Plan

As noted above, the petitioner is proposing a two-story addition on the west side of the residence and a single story addition on the east side. The existing pool in the rear yard will be removed and a new pool is proposed closer to the home, on the south side. A covered veranda is proposed on the rear of the residence. The veranda extends from the west side of the home, adjacent to the family room, to the east side, adjacent to the dining and living room.

A small area of the existing driveway on the northwest portion of the property will be removed. The driveway reconfiguration will separate the driveway for this property from the driveway of the home to the north providing more privacy for both property owners. The reconfigured driveway is reflected on the site plan submitted by the petitioner.

The site plan and information submitted by the petitioner indicate that the impervious surface on the site will increase from 12.6 percent to 15.3 percent. The building footprint increases from 5,212 square feet to 7,466 square feet and the paved surfaces, including the pool, increases from 14,654 square feet to 16,740 square feet.

#### Proposed Additions and Alterations

The proposed additions are designed in a manner that is in keeping with the unique style of the existing residence. The two-story addition is significant in size. The two-story addition is comprised of two hip roof forms, both with an 8:12 pitch to match the main roof form on the existing residence. The hip roof form on the north side of the addition, above the garage, rises above the roof on the existing home by three feet at its tallest point. A large shed dormer is proposed on the west elevation of the two-story addition, above the garage doors. The hip roof on the south portion of the two-story addition aligns with the height of the roof on the existing home.

The single-story addition on the east side of the home is small in size relative to the overall residence. The single-story addition is designed to visually appear as a continuation of the existing single story mass on the east side of the residence. The existing flat roof on the single-story mass on the east side of the home will be extended over the proposed addition.

#### 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 generally met. The existing residence is a one and a half story mass and is 27 feet tall. The single story addition is 13 feet and 5 inches tall and the proposed two-story addition is 29 feet tall. Although the height of the two-story addition is slightly taller than the existing residence, the addition is designed to align with the fascia on the existing residence to continue the horizontal element on all elevations and the roof pitch of the addition is 8:12, consistent with the existing residence.

#### Standard 2 - Proportion of Front Façade

This standard is generally met. The proposed additions maintain the proportions of the front façade. Both the two-story and single-story additions as viewed from the front façade, align with the front walls of the existing residence, following the existing massing. The height of the two-story addition, as noted above, is slightly taller than the existing home as seen from the front façade.

#### Standard 3 – Proportion of openings

This standard is met. The existing residence features a variety of opening sizes and proportions. The proposed additions present openings that are consistent in size and proportion to the existing openings.

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

This standard is met. The existing residence has an irregular pattern of solids to voids. Most of the existing home features a solid appearance with the exception of the south elevation, which presents a large expanses of openings to take advantage of views to the rear yard. The proposed additions generally follow the existing rhythm of solids to voids.

#### Standard 5 – Spacing on the Street

This standard is met. Due to the location of the property away from the streetscape, the home is not visible from Green Bay Road. Given that the residence is located on an expansive property the proposed additions do not visually impact the appearance of spacing of structures in the neighborhood.

#### Standard 6 - Rhythm of Entrance Porches

This standard is met. The existing entry to the home on the north elevation will be maintained.

#### Standard 7 - Relationship of Materials and Texture

This standard is met. The existing residence has painted brick exterior walls and a wood shingle roof. Painted brick is proposed for the main façade material on the proposed additions. The entire residence will be repainted an off-white color. Vertical wood siding is proposed on the west elevation in the area of the garage doors, above the windows and doors on the proposed additions, and on the proposed shed dormers. The hip roofs will be wood shingle and the flat roofs will have membrane roofing. All new and replacement windows will be aluminum clad wood windows with interior and exterior muntin bars. Wood is proposed for trim, fascia boards and soffits. Aluminum gutters and downspouts are proposed. The new chimney on the south elevation will be brick.

Hardscape on the site includes an asphalt driveway. Pavers are proposed for the front stoop, terraces on the rear of the residence and pool deck.

#### Standard 8 – Roof Shapes

This standard is met. The roof form of the existing residence is comprised of hip, shed and flat roof types. The proposed two-story addition is comprised of hip roof forms with shed dormers. The single story addition has a flat roof.

#### Standard 9 – Walls of continuity

This standard is met. The demolition that is proposed will remove portions of the existing home that appear inconsistent with the massing and appearance of the existing residence. The proposed additions will present a more continuous appearance across all the elevations of the home by using

consistent materials, roof forms and pitches, and architectural detailing.

#### Standard 10 - Scale

This standard is met. A residence of up to 12,556 square feet is permitted on the property based on the City's building scale regulations. In addition, design elements totaling 1,256 square feet and a garage allowance of 800 square feet are available. Based on the City's calculation, the portion of the existing house that will remain totals 4,861 square feet. The proposed additions total 4,342 square feet. The proposed garage totals 1,282 square feet and the total square footage of proposed design elements is 1,445 square feet. The excess square footage of the garage and design elements must be added to the overall square footage of the home. In conclusion, the total square footage of the house as proposed is 9,901 square feet and is under the allowable square footage by 2,655, equal to 21 percent of the allowable square footage.

#### Standard 11 - Directional Expression of Front Elevation

This standard is met. The front of the home faces north. The proposed additions will not change the directional expression of the front elevation.

#### Standard 12 - Preservation of Historic Material

This standard is met. Although the original garage is proposed for removal, most of the original home will remain. The sunroom proposed for demolition was originally an open area that was altered and enclosed and does not reflect the original design. The greenhouse and shed proposed for demolition do not appear original to the home.

#### Standard 13 - Preservation of natural resources

This standard can be met. A total of six trees are proposed for removal. Three trees proposed for removal are located in the footprint of the proposed additions and the remaining three trees are located in the area of the driveway extension on the west side of the house. The trees proposed for removal include three Norway Maple trees, one Crabapple tree, one Horse Chestnut tree, and one Black Alder tree. Based on the species, size and condition of these trees, a total of 51 replacement inches will be required to be planted on site.

The conceptual landscape plan submitted by the petitioner reflects new native shade and ornamental trees. The landscape plan also reflects enhancements to the border in the rear yard with new native plantings. Shrubs are also proposed around the foundation of the existing residence and proposed additions. Based on the preliminary landscape plan, the total number of replacement inches is not yet satisfied. As the plan is further developed, the required replacement inches will need to be incorporated as part of the final landscape plan to the extent possible using good forestry practices and avoiding over planting. Any required replacement inches that cannot be accommodated on the site will require a payment in lieu of on site planting.

#### Standard 14 – Compatibility

This standard is met. The design, materials, detailing and massing of the additions is compatible with the character of 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 additions are designed in a manner that are consistent with the character of the existing residence. This proposal allows for the majority of the original home to remain while making the house livable for today's families.

#### 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 partial demolition of the existing single family residence, construction of additions, tree removal, landscape plan, and the overall site plan 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 with the modification noted above. If any additional modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
- 2. The final landscape plan shall be subject to review and approval by the City Arborist. The plan shall provide for at least 51 replacement tree inches on site. If full replacement on site is not possible in a manner consistent with good forestry practices, payment in lieu of on site planting will be required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
- 3. Tree Protection Plan 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, if any is proposed, shall be included with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view by the fixture or by sight obscuring glass. The dark sky, right to night concept shall be respected. All exterior lights shall be on timers and set to turn off no later than 11 p.m. except for motion sensor security lights.
- 5. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

ID:

1786

**Property Address:** 

Street:

1386 N GREEN BAY RD

City:

Lake Forest

State: Illinois

County: Lake

Historic Property Name:

Samuel G. Taylor, III House

Original Owner:

Samuel G. Taylor III

Other Previous

RICH, JOSEPH

Owners:

Present Owner:

DONNA'S COFFIN, TRUSTEE

**Current Property Name:** 

Resource Type:

Building

Date of Construction:

1952

Use, Original:

Single Family Residence

Use, Present:

Single Family Residence

Theme:

Domestic

Secondary Theme:

Style:

Ranch

Secondary Style:

Architect/Engineer:

Wallace Frost

Builder/Contractor:

O & O Construction Company

Landscape Architect:

Photo Name:

May 2001

Demolished:

Date:

**Zoning District:** 

R4

Subdivision:

Lot 2 of the Boulder's Subdivision; platted 1952.

Subdivided from:

William Evans Casselberry Estate, "The Boulders,"

1386 N. Green Bay Road, demolished 1940s

Current Property Size (est.): Original Property Size (est.):

Facade Easement?: No

Held by:

Conservation Easement?:

No

Held by:

Plan Shape:

Irregular

Number of Stories:

Structural Framing:

Foundation Material:

Facade Material:

Roof Form:

Brick

Hip

Roof Material: Primary Window Type: Wood Shingle

Fixed pane

Porches:

Integrity:

Good

Condition: Good

#### Decorative Features & Surfacing:

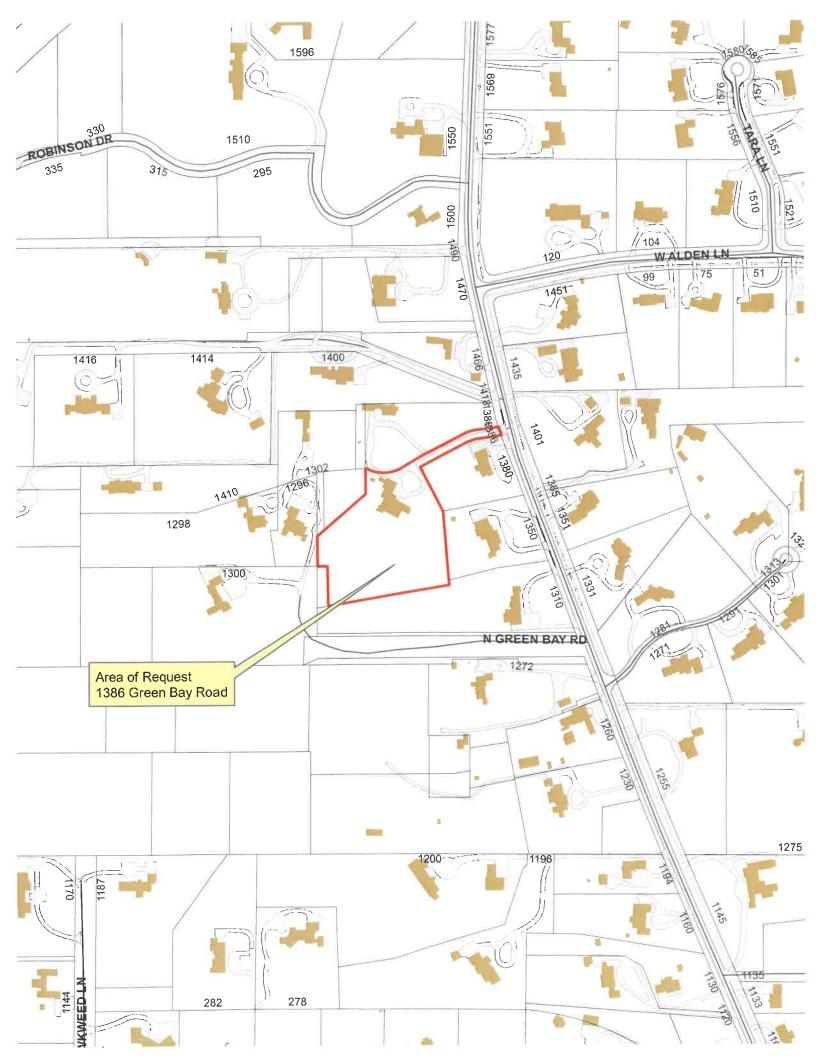
The shallow roof pitch and unormamented façade are typical of the Ranch style. The entry has side lights and transom. The roof has wide eaves. The attached garage is of masonry block with a curved corner giving it a streemline appearance.

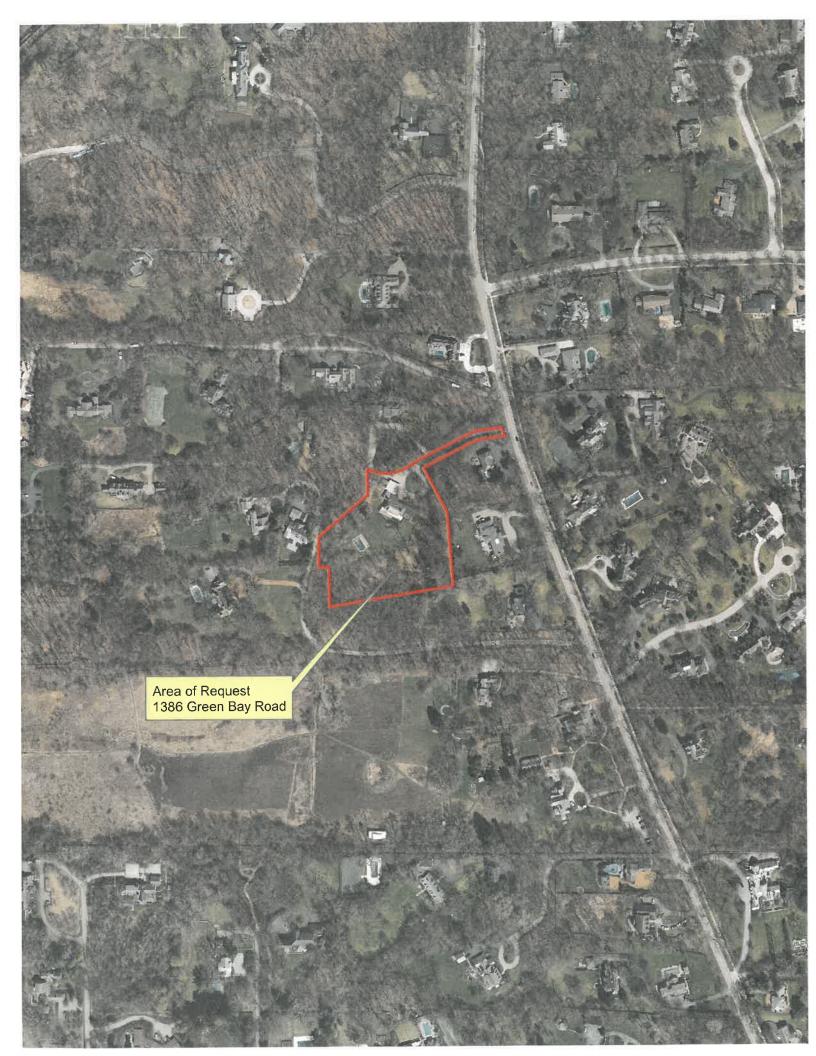
**ID**: 1786

Local Register:	Is this Property Eligable for Local Landmark Designation?:
Local Historic District:  Local Ordinance District  Control of the Charles of Posterict	Local Landmark Designation:
Contributing Significance to Local District:  Contributing Significant Resources:	Is this Property Identified as a Historic Resource located outside the Local Historic District?:  Other Districts: Historic Residential and Open Space Preservation
National Register:	
National Register Historic District: Green Bay Road Contributing Significance to National District: Contributing Significant Resources:	Is this Property Eligible for National Register Listing?:  Individual National Register Listing:  Other Designations:
History and Significance:	
Changes: A pre-1922 residence was demolished in 1952 for construction of the existing	home. A patio was constructed in 1960. A porch was enclosed in 1966.
Property Setting: Residential: This lot-in-depth property is located on the west side of Green Ba	y Road behind 1350 and 1380.
Associated Buildings:	
Sources of Information: City of Lake Forest Address and History Files.	
Certif. of Appropriateness Case #(s):	D., P.1. 1
1386 N GREEN BAY RD Survey Date:	Demolished: Demolition Date:

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

Address	1386 Green	Bay Road			Owner(s)		Todd Altouni	an	
Architect	Peter Witme	er			Reviewed by	y:	Jen Baehr		
Date	6/23/20	21							
Lot Area	134451	sq. ft.							
Square Foota	ge of Existing	g Residence:							
1st floor	3617	+ 2nd floor	1244	+ 3rd floor	0	-	= 4861	sq. ft.	
Design Elem	ent Allowance	=	1256	_sq. ft.					
Total Actual	Design Eleme	ents =	27	_sq. ft.		Excess	= 0	sq.ft.	
Garage (Existing Gar	820 age To Be Re	sf actual ; emoved)	800	_sf allowance		Excess	=0	sq. ft.	
Garage Widt	h <u>3</u> age To Be Re	ft.	may not exceed 18,900 sf or les	d 24' in width on a	lots				
Basement Ar	_	·					=0	sq. ft.	
Accessory bu	ıildings - Exist	ing Shed and	Greenhouse t	o be Removed	502	_sq. ft.	=0	sq. ft.	
Total Square	Footage of E	xisting Resid	lence to Rema	ain:			= 4861	sq. ft.	
						Exis	ting Residenc	e To Remain	
Square Foota	ge of Propos	ed Additions	:						
1st floor	2179	+ 2nd floor	2163	+ 3rd floor	0	_	= 4342	sq. ft.	
New Garage	Area 12	282 sq. ft.				Excess	= 482	sq. ft.	
New Design	Elements	1445	sq. ft.			Excess	= 216	sq.ft	
TOTAL SQUA	RE FOOTAG	E					= 9901	sq. ft.	
TOTAL SQUA	RE FOOTAG	E ALLOWED					= 12556	i sq. ft.	
							= 2655	sq. ft.	NET RESULT:
DIFFERENTIA	NL .						Under Max		
									sq. ft. is
Allowable He	ight:4	<b>10</b> ft.	Actual Height	27 feet (	existing hous	e) 29 feet	t ( addition)		21% under the Max. allowed
DESIGN ELEM	MENT EXEMP	PTIONS							
De	sign Elemen	t Allowance:	1256	sq. ft.					
	Front & Sic	de Porches =	1322	sq. ft.					
Rea	r & Side Scree		150	sq. ft.					
	Cove	ered Entries =	0	sq. ft.					
	Por	= Portico te-Cochere	0	sq. ft.					
		Breezeway =		sq. rt.					
		Pergolas =	0	sq. ft.					
	Individu	al Dormers =	0	sq. ft.					
		y Windows =	0	sq. ft.					
Total A	Actual Design	n Elements =	1472	sq. ft.	Exce	ss Desigr	n Elements =	210	<b>6</b> sq. ft.









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

PROJECT A DDRESS 1386 N Green Bay Rd Lake Forest IL 60045

PROJECT ADDRESS	
A Type	
APPLICATION TYPE  RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
New Residence New Accessory Building Addition/Alteration Building Scale Variance  Demolition Complete Demolition Partial Height Variance Other	□ New Building       □ Landscape/Parking         □ Addition/Alteration       □ Lighting         □ Height Variance       □ Signage or Awnings         □ Other       □
HISTORIC DISTRICT OR LOCAL LANDMARK (leaved by Local Landmark Property or District or Local Landmark Property or District or District or District or Local Landmark Property or District or District or Local Landmark Property or District or Local Landmark Property or District or Local Landmark (leaved by Landmark (	istrict
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION
Todd Altounian	Peter Witmer
Owner of Property	Name and Title of Person Presenting Project
531 E Woodland Rd	Witmer & Associates
Owner's Street Address (may be different from project address)	Name of Firm
	1000 N Western Ave
Lake Forest IL 60045  City, State and Zip Code	Street Address
847 234-8600	Lake Forest IL 60045
Phone Number Fax Number	City, State and Zip Code
Flione Number	847-234-5240
taltounian@altounian.com	
Email Address	Phone Number Fax Number  pwitmer@witmerandassoc.com
Owner's Signature	Email Address  Representative's Signature (Architect/ Builds)
The staff report is available the Fric	lay before the meeting, after 3:00pm.
	OWNER REPRESENTATIVE
	□ OWNER □ REPRESENTATIVE
	□ OWNER □ REPRESENTATIVE

### 1386 GREEN BAY ROAD

#### LAKE FOREST

May 18th, 2021

Lake Forest Historic Preservation Commission Statement of Intent

The original house was designed by Wallace Frost in 1952. The design has been modified and added to over the years on the north with the enclosure of a porch, an addition of a greenhouse, shed and patio. It is a mix of modern materials and shapes with a central mass of a more traditional higher pitched roof which houses bedrooms on the second floor. Low slope roofs are over the study at the entry, master bedroom wing and cantilevered west facing terrace. Painted large modular brick, corrugated metal deck and wood shingles are the materials used on the exterior with fixed and casement windows. In 2002 the current owners submitted and got approved for a demolition of the existing home and a replacement structure.

Our design works with the existing massing by extending the higher pitch roof into a similar pitched east west roof which houses the garage turned to the north with bedrooms above and a family room kitchen wing which extends to the west. The flat roof is extended over the expanded largest bedroom wing and then ties into the existing cantilever roof that is extended on the south and west side of the addition. The existing pool will be removed and a future pool location will be proposed in this newly created courtyard. The materials used will match the existing painted oversized brick and we will use wood siding to match the corrugated metal deck details. The garage entry will be located on the north elevation which enhances the entry by the removal of the existing garage door that face east. One large tree will need to be removed that is in the center of the addition and the large pine and oak off the north west corner of the addition will remain.

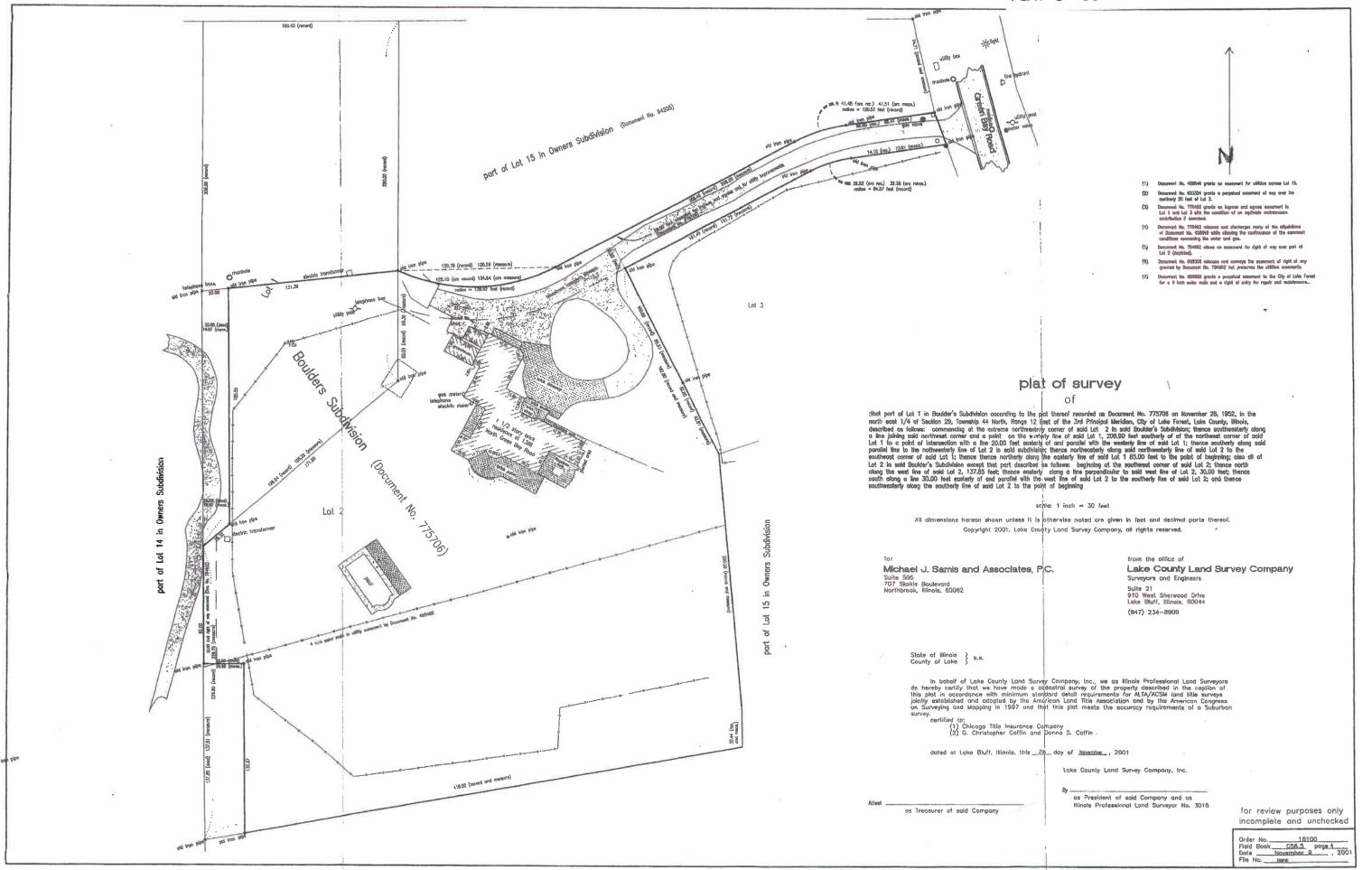


### THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION APPLICATION DESCRIPTION OF EXTERIOR MATERIALS (The use of natural materials is strongly encouraged)

çade Mat	erial	Found	dation Material
	Stone Brick Wood Clapboard Siding Wood Shingle Cementitious Stucco Other  r and/or Type of Material	·	ed Foundation Material
ndow Tr	eatment		
Prim	nary Window Type		and Color of Windows
	Double Hung		Wood (recommended) Aluminum Clad
K	Casement		Vinyl Clad
	Sliding Other		Other
Win	or of Finish BLACK  Idow Muntins  Not Provided  True Divided Lites  Interior and Exterior muntin bars (recommended Interior muntin bars only  Exterior muntin bars only	))	
	Muntin bars contained between the glass		
rim Mate	erial		
Door	r Trim	Wine	dow Trim
	Limestone SILL Brick Wood Other		Limestone Brick Wood Other
Fase	cias, Soffits, Rakeboards		
Æ	Wood		
$\overline{\Box}$	Other		

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

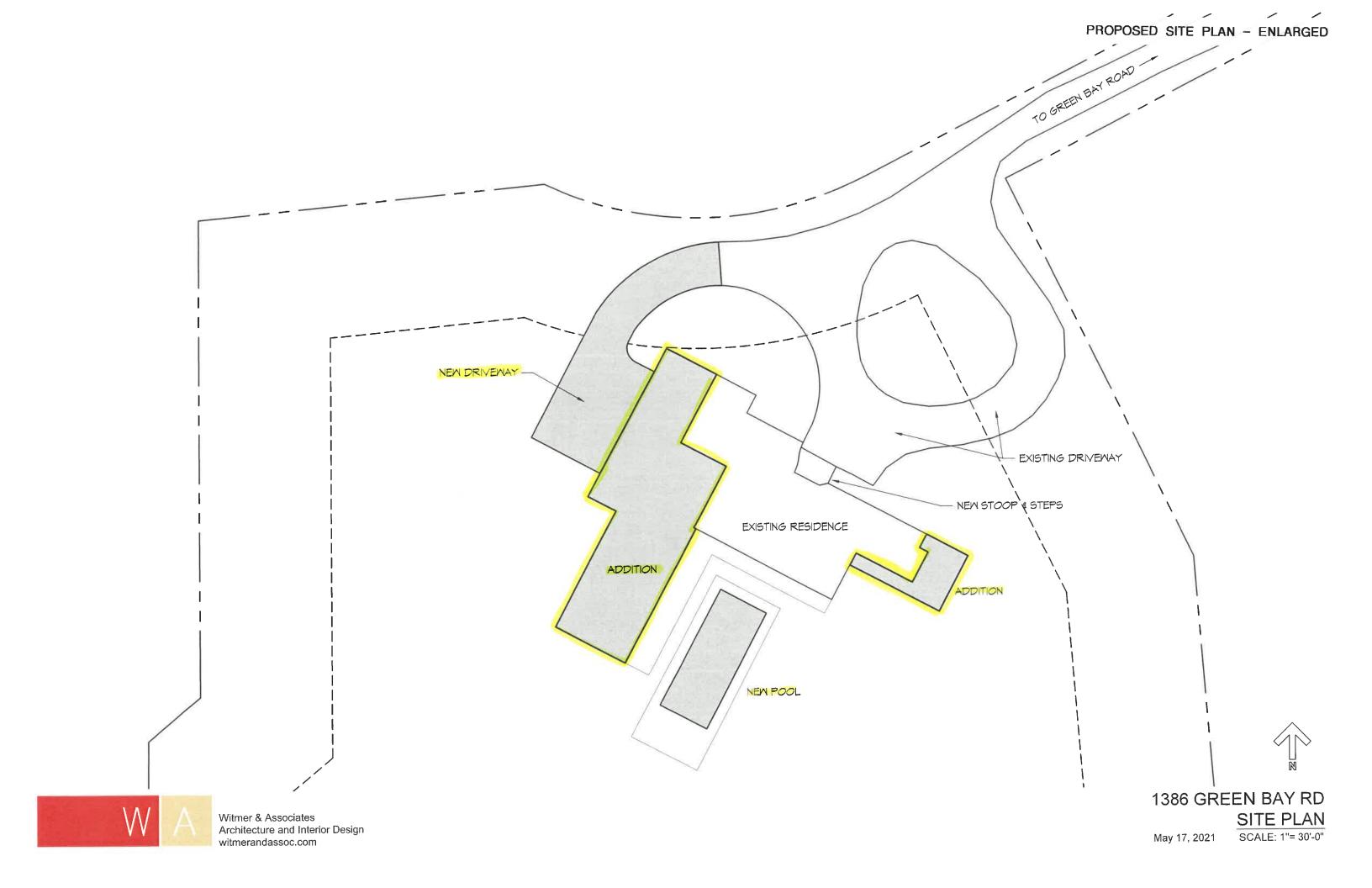
Chimney Ma	terial		
<b>&gt;</b>	Brick Stone Stucco Other		
Roofing			
Prima	ry Roof Material	Flasi	ning Material
	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal Other		Copper Other Sheet Metal
Color	of Material		
Gutters and	l Downspouts		
	Copper Aluminum Other		
Driveway M	laterial		
<b>X</b> 0000	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other		
Terraces a		_	
 	Bluestone Brick Pavers Concrete Pavers Poured Concrete Other		



GREEN BAY ROAD









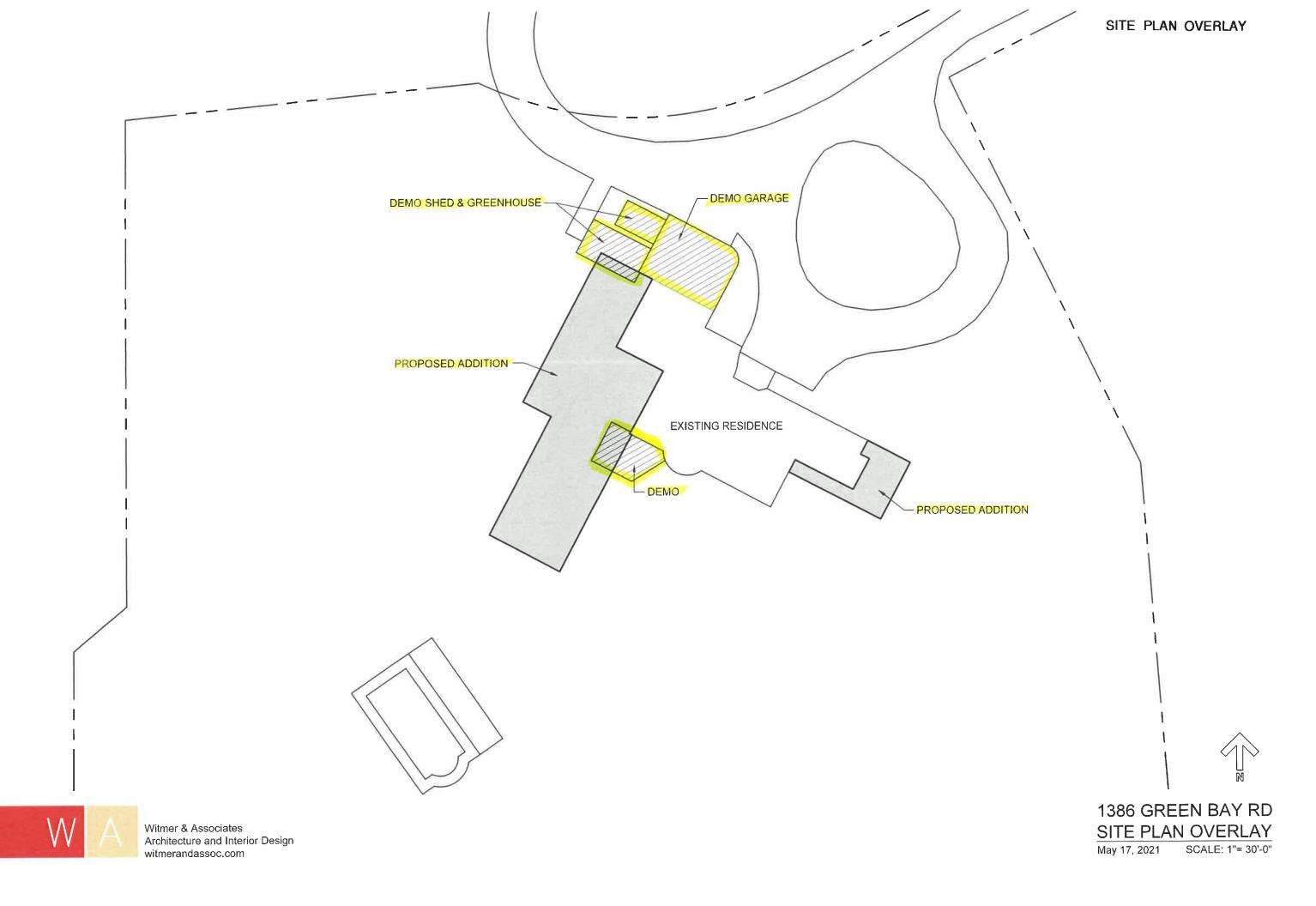


Witmer & Associates

witmerandassoc.com

Architecture and Interior Design





## Impervious Surface Calculation 1386 N Green Bay

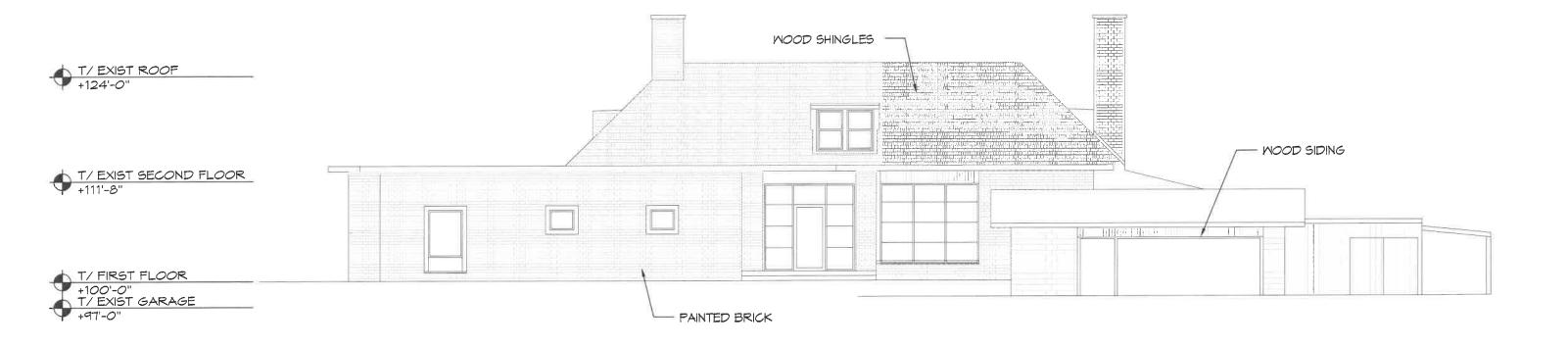
### Existing Site Conditions All areas given in sq.ft.

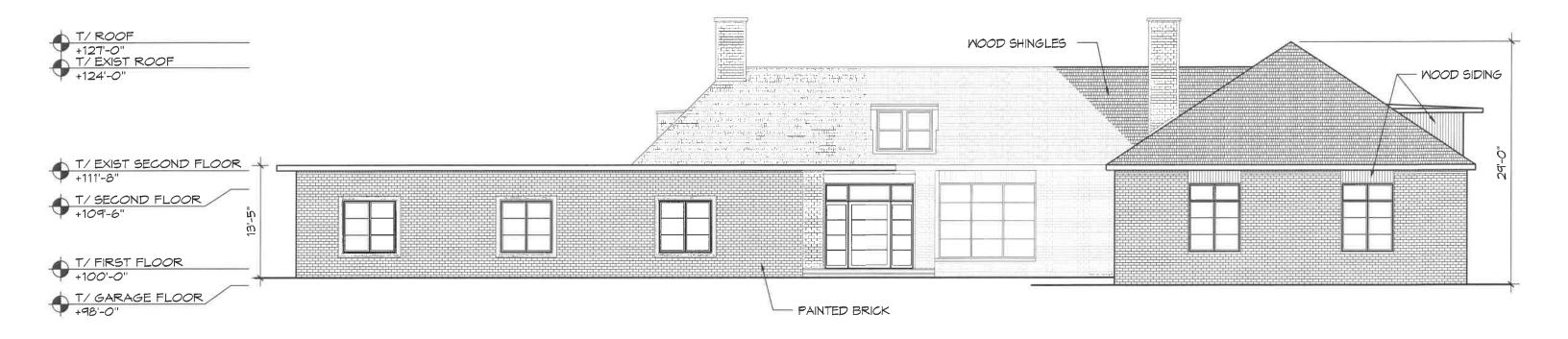
Existing building footprint	5,212.0
Existing paved surfaces	14,654.0
Total Existing Impervious area:	19,866.0
Percentage of site area:	12.6%

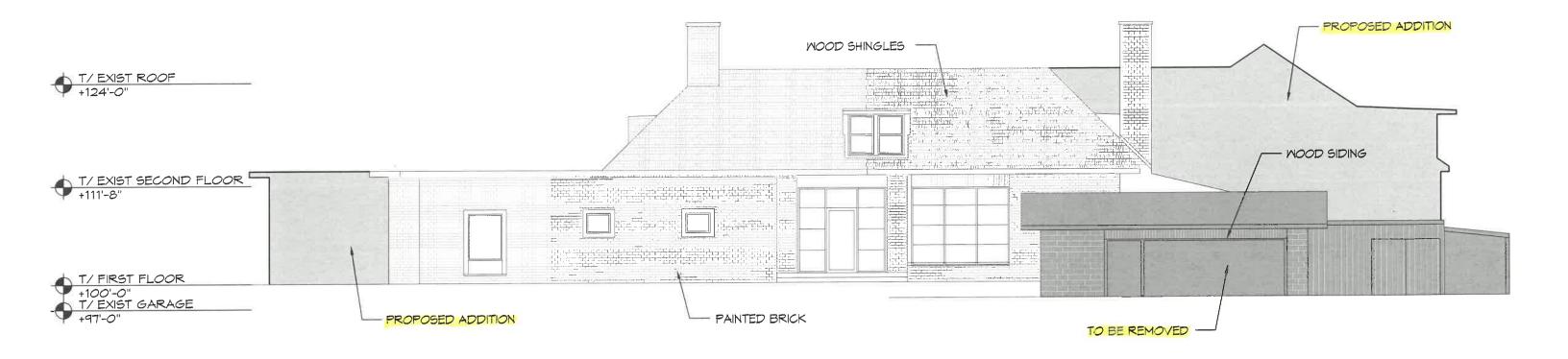
### Proposed Improvements

Proposed building footprint	7,466.0
Proposed paved surfaces	16,740.0
Total Proposed Impervious area:	24,206.0
Percentage of site area:	15.3%

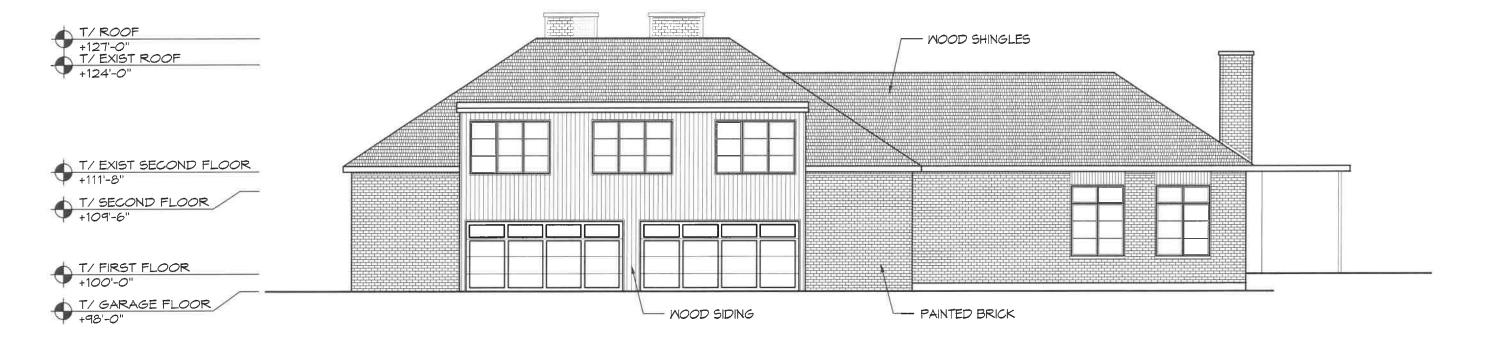
Total Site Area: 158091.0

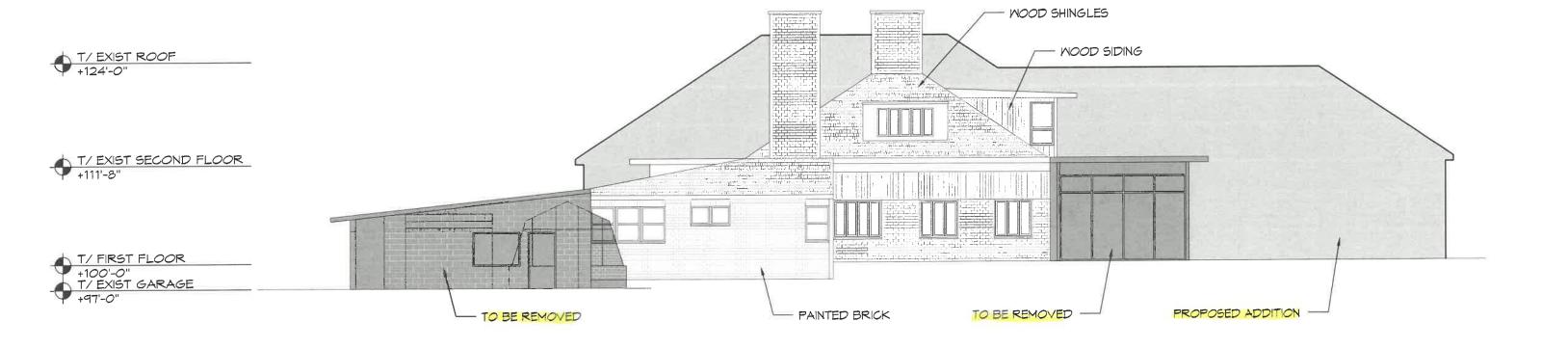




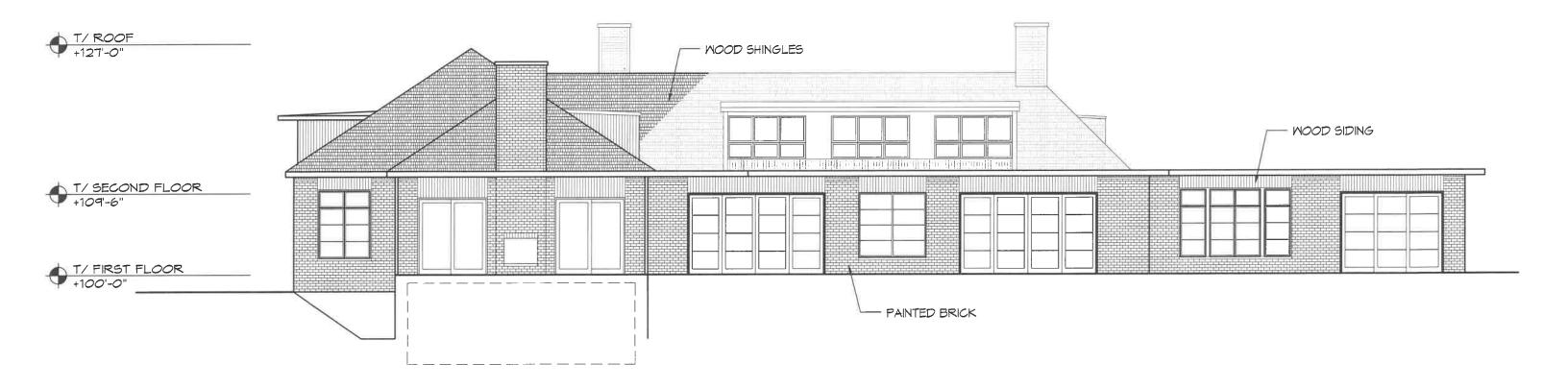




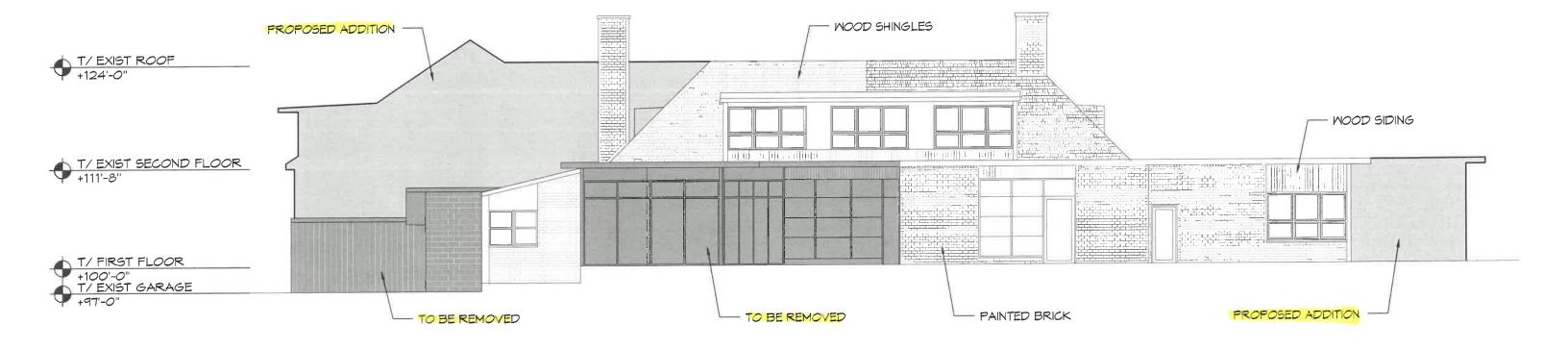






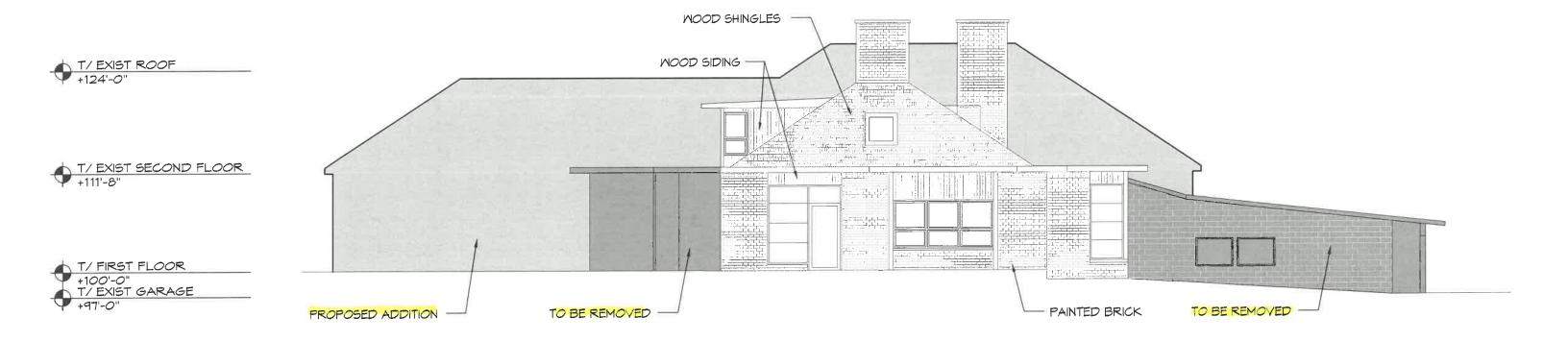


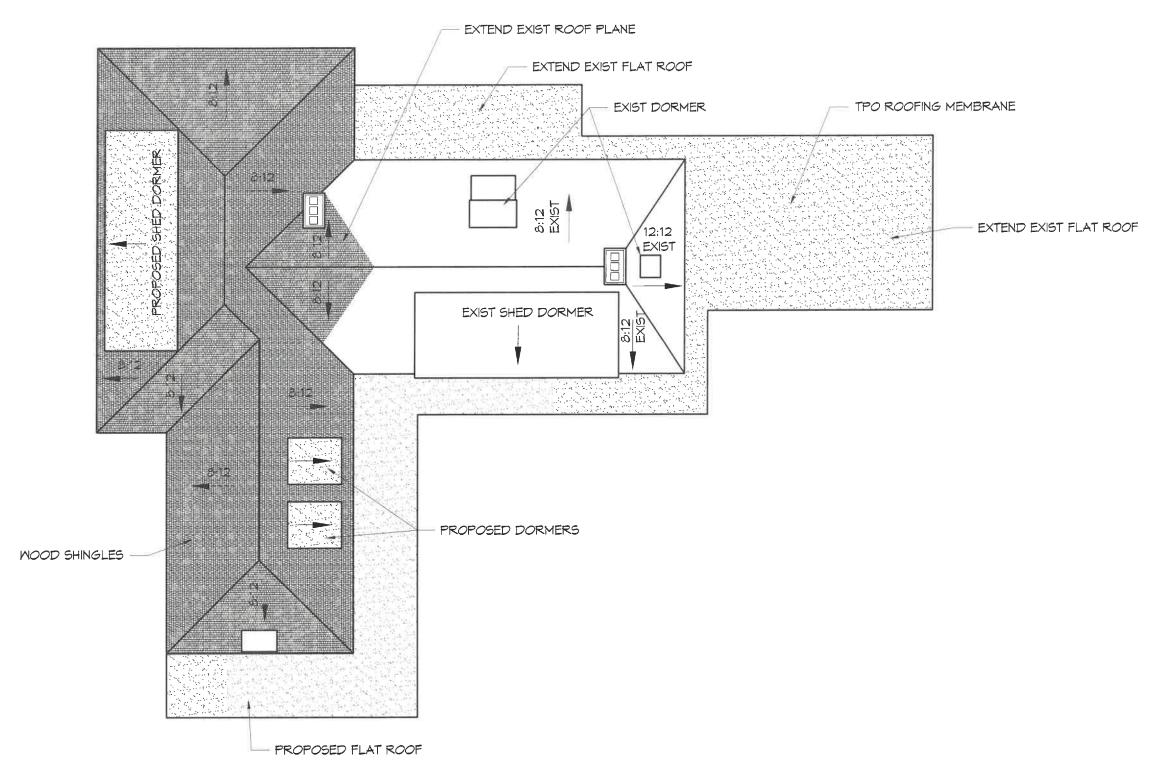




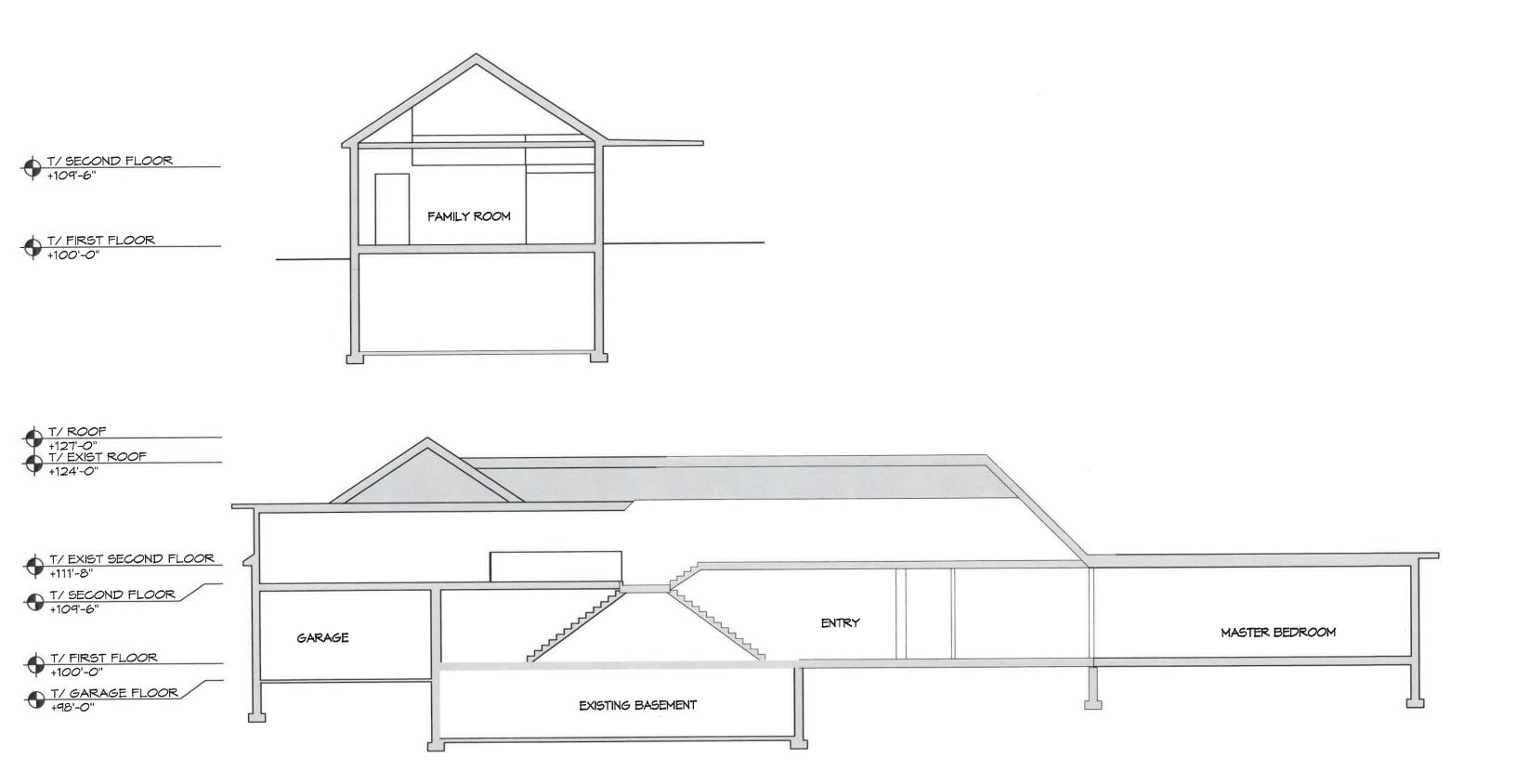










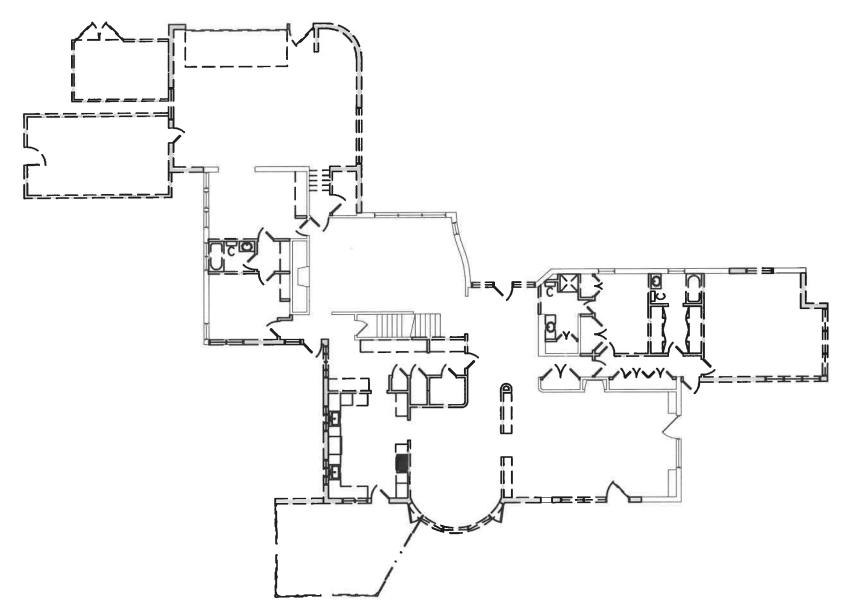




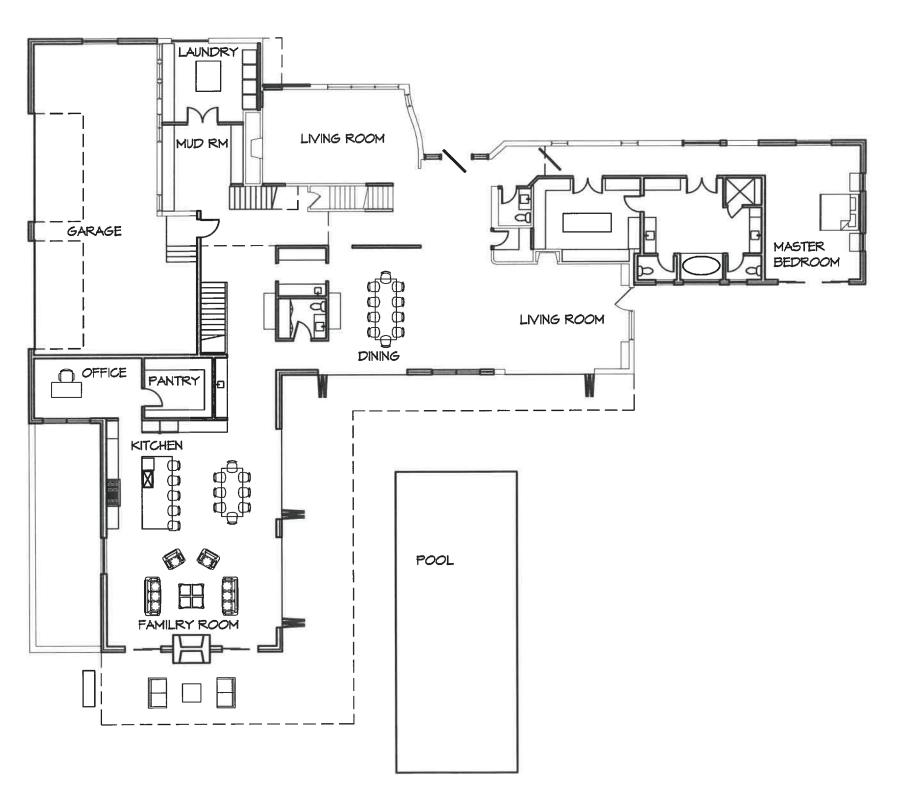




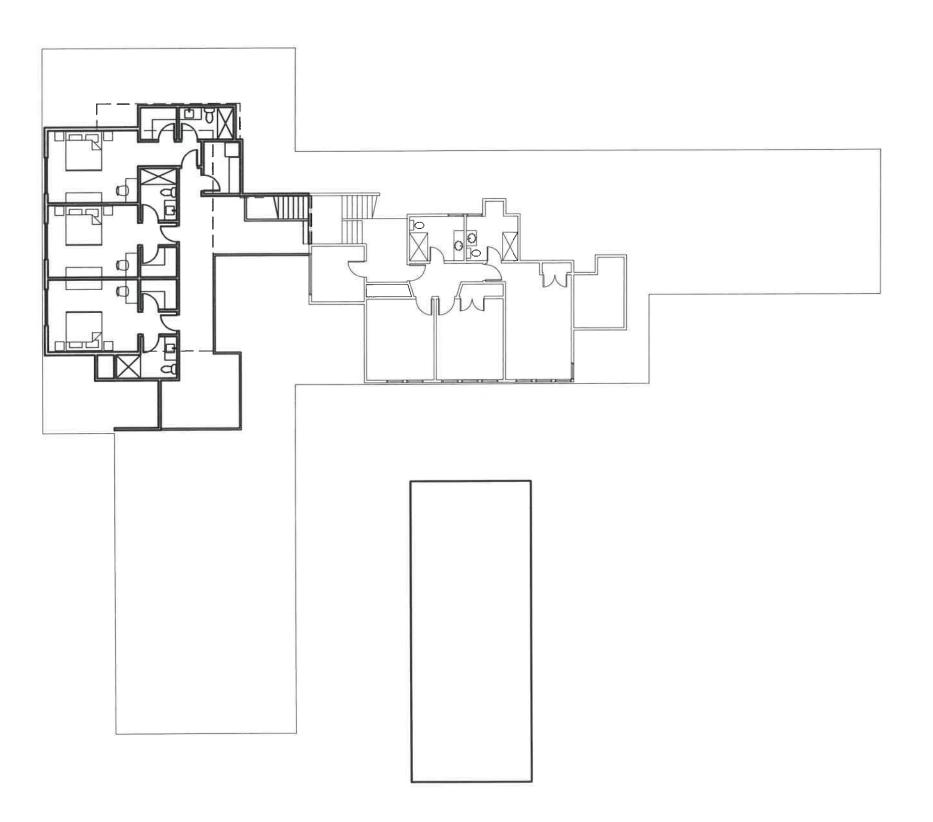














NEW POOL



89 91

1386 GREEN BAY RD TREE REMOVAL PLAN June 15, 2021 SCALE: 1"= 30'-0"

155 156



Client:

Todd Altounian 1386 N Green Bay Rd, Lake Forest, IL 6/3/2021 Worksite:

Cert. Arborist IL-9678A Sam Conrad Date: Surveyor:

Tree Survey and Inventory

Comments	ems	ems			ems	ems	ınk					nık		nık	nık		tems	nnk	nnk		Cavity, Leaning trunk		unk	unk	unk	tems				amat
	Multiple Stems	Multiple Stems			Multiple Stems	Multiple Stems	Leaning trunk					Leaning trunk		Leaning trunk	Leaning trunk		Multiple Stems	Leaning trunk	Leaning trunk		Cavity, Lea	Deadwood	Leaning trunk	Leaning trunk	Leaning trunk	Multiple Stems			Cavity	Multiple Stome
Condition	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Cood	Good	Good	Good	Good	Excellent	Good	Good	Good	Poor	Fair	Good	Fair	Fair	Good	Good	Good	Fair	7005
DBH	13, 12, 10	13, 13	9	22	6, 5, 5	4, 4, 2	80	23	8	8	8	7	13	14	7	10	20, 19	24	6	7	8	27	16	7	7	9,9,6	24	12	20	C OX
Species	Betula nigra	Alnus glutinosa	Alnus glutinosa	Fagus sylvatica	Carpinus caroliniana	Carpinus caroliniana	Acer platanoides	Carya ovata	Acer platanoides	Carya ovata	Acer platanoides	Acer platanoides	Acer platanoides	Acer platanoides	Quercus alba	Acer platanoides	Acer platanoides	Acer platanoides	Acer ginnala	Carya ovata	Pinus strobus	Acer platanoides	Acordioactelaroo							
Common Name	River Birch	Black Alder	Black Alder	European Beech	Musclewood	Musclewood	Norway Maple	Shagbark Hickory	Norway Maple	Shagbark Hickory	Norway Maple	Norway Maple	Norway Maple	Norway Maple	White Oak	Norway Maple	Norway Maple	Norway Maple	Amur maple	Shagbark Hickory	Eastern White Pine	Norway Maple	Money Manie							
ID#	1	2	e	4	2	9	7	80	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30



Client: Worksite: Date:

Todd Altounian 1386 N Green Bay Rd, Lake Forest, IL 6/3/2021

Cert. Arborist IL-9678A Sam Conrad Surveyor:

# Tree Survey and Inventory

Species Juglans nigra
Aesculus hippocastanum
Malus spp
Acer platanoides
Acer platanoides
Carya ovata
Acer platanoides
Quercus alba
Acer platanoides
Acer platanoides
Ulmus americana
Acer platanoides
Quercus alba
Pinus strobus 12
Acer platanoides 6
Pinus strobus 9
Acer platanoides 15
Acer platanoides 9
Acer platanoides 25
Quercus rubra 14
Pinus strobus 13
Juglans nigra 9
Acer platanoides 6
Pinus strobus 28
Acer platanoides 31
Quercus alba 35
Acer platanoides 10
Quercus alba
Quercus alba
Pinus strobus
Acor caccharium



Client: Worksite: Date: Surveyor:

Todd Altounian 1386 N Green Bay Rd, Lake Forest, IL 6/3/2021

Cert. Arborist IL-9678A Sam Conrad

# Tree Survey and Inventory

- 1	Common Name	Species	рвн	Condition	Comments
	Sugar Maple	Acer saccharum	33	Fair	Cavity, Crack
	Black Alder	Alnus glutinosa	7	Good	
1	Norway Maple	Acer platanoides	7	Fair	Leaning trunk
ı	Norway Maple	Acer platanoides	80	Good	
Ш	Norway Maple	Acer platanoides	6	Fair	Leaning trunk
1	Norway Spruce	Picea abies	15	Fair	
1	Norway Maple	Acer platanoides	11	Good	
	Norway Maple	Acer platanoides	∞	Good	
	Norway Maple	Acer platanoides	15	Good	
	Norway Spruce	Picea abies	16	Good	
	Norway Maple	Acer platanoides	12, 5	Good	Multiple Stems
	Norway Maple	Acer platanoides	14	Good	
	Norway Maple	Acer platanoides	10	Good	Leaning trunk
	Shagbark Hickory	Carya ovata	15	Good	Cavity
	Norway Maple	Acer platanoides	17, 14	Poo5	Multiple Stems
	American Elm	Ulmus americana	24	Fair	
	American Elm	Ulmus americana	19	Good	
	Eastern hophornbeam	Ostrya virginiana	∞	Good	
	Mulberry	Morus species	12	Fair	
	American Elm	Ulmus americana	10	Good	
	Black Cherry	Prunus serotina	14	Fair	Leaning trunk
	Shagbark Hickory	Carya ovata	23	Good	
	Dead	N/A	13	Dead	Leaning trunk
	Dead	N/A	8, 8, 7, 6	Dead	Multiple Stems
	Dead	N/A	6'6	Dead	Multiple Stems, Boring Insect
	Dead	N/A	10	Dead	
	Dead	N/A	25	Dead	
$\perp$	Dead	N/A	20	Dead	Leaning trunk
	Norway Maple	Acer platanoides	23	Good	Neighbor's property
	Sugar Maple	Acer saccharum	26	Good	Neighbor's property

This plan is conceptual all demonstration to be verified. Malarish and represented in their foliate confedent and men malaris which will demonstrate and desire conditioning in these desirations are not lobe as using a final immodishing demonstration of the confedent and RC, and are not to be depleted or got to but without societies within content. Constitute content and confedent and assertions are for



















1388 GREENBAY RD



1380 GREENBAY RD



1350 GREENBAY RD



1435 GREENBAY RD



1401 GREENBAY RD



1351 GREENBAY RD



1331 GREENBAY RD

## Agenda Item 6 301 W. Laurel Avenue Introduction – Demolition and Replacement Residence

Staff Memorandum

Historic Resource Survey Form

Vicinity Map

Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Description of Exterior Materials
Historic Resource Evaluation Report
Plat of Survey – Existing Conditions
Proposed Conceptual Site Plan
Preliminary East (Front) Elevation
Preliminary South Elevation
Preliminary West Elevation
Preliminary North Elevation
Preliminary First Floor Plan
Images of Existing Residence & Property
Images of Surrounding Neighborhood

<u>Supplemental Materials</u> Early Studies – Challenges of Reusing Existing House

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



#### **MEMORANDUM**

To: Chairman Grieve and members of the Historic Preservation Commission

From: Jennifer Baehr, Assistant Planner

**Date:** June 23, 2021

Subject: 301 W. Laurel Avenue – Introduction of Petition

**Demolition and Replacement Residence** 

Property Owner: Francis Gesualdo Architect: John Krasnodebski

#### Background

This petition will be introduced to the Commission at the June meeting. Since this petition involves a request for demolition, a general consensus from the Commission is requested on the proposed demolition before the petitioner expends additional time and resources on developing more detailed plans for a replacement residence.

In early conversations with the petitioner's representatives, staff identified the residence as a Contributing Structure to the Green Bay Road Historic District and pointed out that gaining approval to demolish the residence could likely be difficult. The petitioner then conducted significant investigation to understand the condition of all aspects of the residence; structural aspects, the mechanicals and simply updates needed to accommodate today's family. The materials submitted on behalf of the petitioner detail the findings of the investigation. It is important to note that little has been done to the house over the course of many decades. The petitioner's architect developed initial concepts for renovating and altering the existing residence, some information on the alternatives studied are included in the Commission's packet.

Ultimately, the petitioner determined that demolishing the residence and constructing a replacement residence similarly sited as the existing residence on the property, was the most prudent approach given the condition of the existing residence, and would result in a superior end product. Conceptual plans for a replacement residence are included in the Commission's packet to offer a sense of the petitioner's plans should the Commission indicate a willingness to consider approval of the demolition.

#### Summary of the Petition

The petitioner proposes the demolition of the existing two-story, single family residence and attached three car garage located at 301 W. Laurel Avenue. A two-and-a-half story replacement residence and attached three and a half car garage is proposed and, as noted above, will be sited generally in the location of the existing residence on the property. The petitioner proposes to maintain the existing curb cut and formal driveway approach to reflect the original character of the property.

The property is located on the south side of Laurel Avenue and is accessed from a shared private road, an extension of Laurel Avenue to the south. The property is approximately 5 acres in size and is bordered by the Skokie River to the west. The western portion of the property is encumbered by both wetlands and flood plain.

The residence on the property, also known as the Frank G. Reynolds House, was built in 1931 and was designed in the Colonial Revival style by architect Edwin Hill Clark. The residence is identified as a Contributing Structure to the Historic District. Since its construction, the house has had two owners, Frank and Margaret Reynolds and John and Marjorie Reed who owned the house from the mid-1950's until the recent purchase by the petitioner.

#### Commission Consideration

At this time, the petitioner is presenting the concept of demolishing the existing residence and constructing a replacement residence to the Commission for early input. No final action is requested from the Commission at this time. If the Commission indicates a willingness to consider the demolition, further time and resources will be put into developing the plans for the replacement residence and a landscape plan.

In an effort to provide detailed information to the Commission on the existing residence, the petitioner engaged a preservation consultant to prepare a Historic Resource Evaluation. The consultant's report is included in the Commission's packet. If the demolition is approved, the report will be retained in the City's archives as documentation of the history of the property and a copy will be provided to the History Center. The report provides a thorough history of the property and past owners, as well as an evaluation on the significance of the residence. Based on the information in the report and the statement provided by the petitioner, a review of the demolition criteria is provided below.

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

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

The residence at 301 W. Laurel Avenue is architecturally significant as an example of the Colonial Revival style designed by notable Lake Forest architect Edwin Hill Clark. Clark designed the Lake Forest Library, as well as a number of significant residences in Lake Forest including the Italian renaissance style Walter R. Kirk House, "Vallombrosa" at 1000 E. Illinois Road, and the French Eclectic style Alden Butler Swift House at 80 N. Green Bay Road.

As noted above, since its construction, the residence has had two owners, Frank and Margaret Reynolds and John Shedd Reed and Marjorie Reed. Although John Shedd Reed was a member of a prominent Chicago family, the Historic Resource Evaluation report concludes that the residence is not historically significant given that the previous owners were not found to merit individual distinction and no information was found to connect the residence to a historic event.

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.

Because the residence is not particularly prominent on the streetscape due to its secluded location and being setback from the private drive it does not make a significant contribution to the character of the neighborhood. The residence is designed in the Colonial Revival style, a very common style found throughout the community, and although the residence possesses architectural integrity, is not particularly unique or defining to the Historic District.

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

Based on the information provided in the Historic Resource Evaluation report, the residence presents excellent exterior architectural integrity. The residence as it exists today is virtually unchanged from its original appearance, with the exception of the sunroom addition on the south side of the home built in 1958. It is acknowledged that significant deterioration is evident throughout the residence, inside and outside.

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

The residence was constructed in 1931and it is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence could be replicated.

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

At this time the petitioner is presenting conceptual plans for a replacement residence for preliminary discussion and direction.

As noted above, discussion and direction is requested to allow the petitioner to identify appropriate next steps.

If the Commission indicates general support for pursuing the demolition of the residence, the plans for the replacement house will be more fully developed and they will be presented to the Commission at a future meeting for formal review and for Commission action on both the demolition and replacement residence.

ID:

2798

Property Address:

Street: City: 301 W LAUREL AVE

Lake Forest

State: Illinois

County:

Lake

Historic Property Name:

Frank George Reynolds House

Original Owner:

Frank G. Reynolds

Other Previous

REED, JOHN SHEDD

Owners:

Present Owner:

MARJORIE L REED & WALTER W BELL, TRSTE

Current Property Name:

Resource Type:

Building

Date of Construction:

1931

Use, Original:

Single Family Residence

Use, Present:

Single Family Residence

Theme:

Secondary Theme:

Style:

Colonial Revival

Secondary Style:

Architect/Engineer:

Edwin Hill Clark

Builder/Contractor:

unknown

Landscape Architect:



Photo Name:

2798 1

Demolished:

Date:

Zoning District:

Subdivision:

Subdivided from:

Current Property Size (est.): Original Property Size (est.):

Facade Easement?:

Held by:

**Conservation Easement?:** 

Held by:

Plan Shape:

Rectangular

Roof Material:

Asphalt Shingle Double Hung

Number of Stories:

2

Primary Window Type:

Structural Framing: Foundation Material: Porches: Recessed entry

Facade Material:

Brick

Integrity: Excellent

Roof Form:

Gable

Condition: Good

#### Decorative Features & Surfacing:

The Ionic columns at the entry, frieze board, splayed brick lintels, and shutters are typical of the Colonial Revival style.

ID: 2798

Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Frank George Reynolds House - Edwin Hill Clark, 1931.

Is this Property Eligable 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

National Register:

National Register Historic District:

Green Bay Road

Contributing Significance to National District:

contributing

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing:

Other Designations:

#### History and Significance:

The Reynolds House is identified as a significant contributing structure in the Historic District. The house was designed by Edwin Hill Clark, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1931, is distinguished by its overall quality of design, detail, materials, and craftsmanship. Overall the building possesses a high level of integrity making it worthy of preservation.

Frank George Reynolds (December 25, 1889-July 30, 1965) attended Northwestern University and started his business career with the publishing firm of W. D. Boyce Company in 1915, eventually becoming vice president and treasurer. He was also the president of Westhall Apartments Building Corporation; secretary and treasurer of the North Evanston Manor Building Corporation; and director of the Hyde Park Apartments Building Corporation, the Marseilles Land and Water Power Company, and the Traverse City State Bank. Reynolds married Margaret Tennant McMillan of Evanston on April 18, 1925. They lived at 499 E. Illinois Road, Lake Forest, until this house by Edwin Hill Clark was finished. The red brick Colonial Revival house faces east and has a two-and-a-half-story center pavilion four bays wide, its entrance at the southernmost end. Over the Ionic entrance porch there is an elaborate window framed by paired pilasters. To the north and south are two-story wings somewhat set back from the center portion of the house, and on the north an additional extension set perpendicular to the rest of the structure.

Edwin Hill Clark (1878-1967) was born in Chicago, and graduated from Yale University in 1900. From 1900 to 1903 he was the assistant superintendent of Wadsworth-Howland Company, his brother's paint company. Clark went into architecture in 1903, working for William Augustus Otis; he was admitted to partnership in April 1908 and the name of the firm was changed to Otis & Clark in 1914. After the firm of Otis & Clark was dissolved on April 15, 1920, Clark went into partnership with Chester Howe Walcott until 1924, when they both returned to private practice. Clark later was a member of the Illinois State Art Commission and was the architect of the Lake Forest Library (1931).

#### Changes:

An enclosed porch was added in 1958. A greenhouse was added in 1971.

#### **Property Setting:**

Residential: This property is located on the south side of Laurel Avenue, six lots west of Green Bay Road.

#### **Associated Buildings:**

A greenhouse is located on this property.

#### Sources of Information:

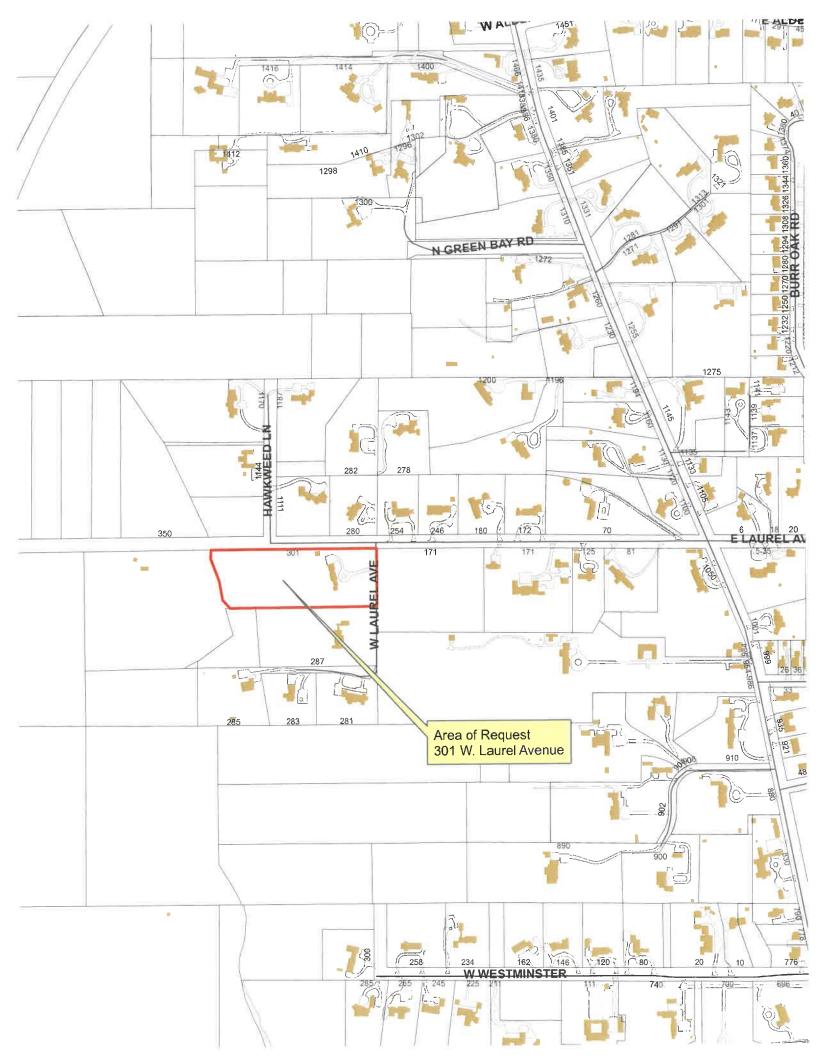
ID:

2798

Green Bay Road Historic District National Register Nomination form -- Barbara Buchbinder-Green; City of Lake Forest Address and History Files

Certif. of Appropriateness Case #(s):

301 W LAUREL AVE	Demolished:
Survey Date:	Demolition Date:









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

PROJECT ADDRESS 301 W	. LAUREL
APPLICATION TYPE DEMOLI	TION
RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
New Residence New Accessory Building Addition/Alteration Building Scale Variance Demolition Height Vari	Partial Addition/Alteration Lighting
HISTORIC DISTRICT OR LOCAL LANDMA  East Lake Forest District Local Landmark Property or District  Other	ARK (leave blank if unknown) ay Road District   Une/Oakwood/Green Bay Road District
PROPERTY OWNER INFORMATION	ARCHITECT/BUILDER INFORMATION
FRANCIS GUSUALDO	JOHN KRASNODEBSKI
Owner of Property	Name and Title of Person Presenting Project
1833 N. LEAVIT ST.	/ AVE tople - 1, Upina DEL
Owner's Street Address (may be different from project addre	LAKE FOREST LANDMARK DEV
CHICAGO, 11. 60647 City, State and Zip Code	272 E. DEERPATH Street didress
•	Street Authors
847 867 6600	LAKE FOREST, IL. 60045
Phone Number Fax Number	City, State and Zip Code
francis gesualdo e 91	mail.com 847.812.9906
Email Address	Phone Number Fax Number
	Email Address She global. not
Owner's Signature	Representeliste's Signillure (Architect/Builder)
The staff report is available the	he Friday before the meeting, after 8:00pm.
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

### HISTORIC PRESERVATION COMMISSION STATEMENT OF INTENT CERTIFICATE OF APPROPRIATENESS DEMOLITION CRITERIA 301 W LAUREL AVE, LAKE FOREST

Date: March 19, 2021

#### PROJECT:

REQUEST FOR DEMOLITION WITH NEW CONSTRUCTION 301 West Laurel Avenue Lake Forest, IL 60045

#### **Statement of Intent:**

The homeowners of 301 West Laurel Avenue wish to create a new home on their plus 5 acres and raise their family near their parents in Lake Forest. We are proposing a beautiful new home with a developed landscape plan that will improve the property and enhance the unique West Laurel Avenue neighborhood and Open Lands.

The homeowners wish to demolish the existing structure and replace it. The existing home is in extreme disrepair and requires extensive work to update the function of the home and bring it up to current building codes. There is an addition to the original home that does not contribute to the value of the house. The existing hardscape and landscape of the property require complete replacement. There basement has extensive black mold throughout.

The house has been vacant and has deteriorated from lack of substantial maintenance and repair. The exterior of the home needs extensive work especially in the roofing, windows, soffit and fascia, entry portico, gutters, and downspouts. The interior of the home has deteriorated significantly. The layout of the existing residence is outdated and does not meet today's standards and lifestyle of today's homeowner. Such significant changes to the existing layout would require an enormous amount of work and renovation costs that are not economically feasible.

The home will require extensive resources and daunting costs to restore it in its current condition. It is more expensive to renovate the home than to demolish it and build new. These and other challenges are a significant reason to seek a complete teardown. New construction is the best use of this property. The value of the property would be much higher with a new home than the existing.

Our proposed plan preserves the streetscape because the new home is sited on the footprint of the existing house, while maintaining the existing driveway configuration and curb cut along Laurel. In addition, we are proposing enhanced landscaping of the property and preservation of the alley of mature trees along the front entrance drive.



The new home will be constructed of high-quality natural materials and will blend seamlessly with the fabric of the existing neighborhood with its mix of predominantly newer homes and some older ones.

The relationship of the new home to its 5 plus acre property bordering Open Lands to the east and west will maintain the unique characteristics of this neighborhood.

We have been sensitive in proposing improvements to this property to meet the needs of modern family living, while proposing sensitive architectural design of the new home and maintaining the streetscape of West Laurel Avenue.

#### Certificate of Appropriateness:

The first part of this application addresses a Certificate of Appropriateness for the proposed replacement structure. The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for replacement structure and will generally improve the overall appearance of and enhance the property. Detailed evidence addressing the fourteen standards for granting the request is provided below:

- 1. Height. The height of the central massing is lower than the 40ft requirement with secondary roof lines transitioning down to 1 1/2 stories and is visually compatible with neighboring homes.
- 2. **Proportion of front façade.** The relationship of the width to height of the proposed homes massing is visually compatible with the neighboring homes.
- 3. **Proportion of openings.** The relationship of the width to height of the windows and doors in the proposed new home's elevations are well balanced in an asymmetrical composition.
- 4. Rhythm of solids to voids in front façade. The front façade of the proposed new home exemplifies an asymmetrical, informal composition with a strong center entrance and flanking secondary wings. The fenestration pattern is characterized by mulled casement windows.

#### 5. Rhythm of spacing and structures on streets.

The proposed new home will be compatible with and will not adversely impact the neighborhood character. The distinguishing feature of this area is the relationship of the landscape to the built structures within the fabric of the picturesque country lanes beyond the bustle of Green Bay Road. A unique characteristic of this area is the predominance of Open Lands. The new house does not have a strong presence on the streetscape because it is set back and in fact, is in a similar siting as the original home. The alley of the mature trees along the entrance driveway will be preserved. The lot size is 5+ acres which is similar to the neighboring properties. Due to the large lot sizes of the neighborhood, the impact of a new home is minimal.

- 6. Rhythm of entrance porches. A common theme throughout many of historic designs is the porch element utilized on the first floor which is included in this design.
- 7. Relationship of materials and texture. The new home will be constructed of high-quality natural materials and will blend seamlessly with the fabric of the existing neighborhood and its mix of predominately new



ARCHITECTURE CONSTRUCTION DEVELOPMENT 272 EAST DEERPATH LAKE FOREST, ILTELEPHONE: 847.615.0637 FAX: 847.615.9116

homes. It is proposed in brick with wood windows and a slate roof. The porch elements are proposed in painted wood.

- 8. Roof shapes. The new home has predominately gabled roof forms for the primary and secondary massing.
- 9. Walls of continuity. The new home's masonry walls form an enclosure along the street and ensure visual compatibility with the neighboring properties. The proposed front facade design of the new home will enhance the property. The articulation of the walls, dormers, bay windows, and porches create a cohesive wall of continuity which will improve the appearance of the property from the entrance off the access road and create an improved line of sight of the property from West Laurel Avenue.
- 10. Scale of structure. The size and mass of the proposed new home is compatible in relation to the open space of the environs, along with the articulation of all four elevations, fenestration patterns, dormers and porches are visually compatible with the neighboring properties.
- 11. Directional expression of front elevation. The directional expression of the front elevation of the proposed new house matches the existing structure because it is sited similarly. The orientation to the street will be preserved.
- 12. The distinguishing original qualities or character of the property, structure, site or object and its environment shall not be destroyed. By replacing the existing structure with a new structure sited the same way, by preserving the existing driveway configuration and curb cut and alley of mature trees, the character of the plus 5-acre property will be preserved.
- 13. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project. Agreed.
- 14. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility. Our collective goal for the design of this project is to create a subdued, understated structure within the landscape. This integration of the house and landscape has precedence with examples of historic architectural design and would contribute to the rich architectural heritage of Lake Forest. The new home's sympathetic massing, multilevel roof heights, gabled roof form, all serve to preserve and enhance the character of the property.
- 15. Repair to deteriorated features. This standard does not apply.
- 16. Surface cleaning. This standard does not apply.
- 17. Reversibility of additions and alterations. This standard does not apply.



#### **Demolition Criteria:**

The proposed project satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for demolition and will generally improve the overall appearance of the property on West Laurel Avenue. The detailed evidence addressing the five standards for granting the demolition request is provided below:

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

The existing building is in serious disrepair. The interior of the home has deteriorated significantly. The home will require extensive resources and daunting costs to restore it in its current condition. It is more expensive to renovate the home than to demolish it and build new. These and other challenges are a significant reason to seek a complete teardown.

The exterior roofing/ roof sheathing/ flashing materials, soffit/ fascia and gutters /downspouts need of repair and replacement. The exterior masonry is showing signs of moisture penetration and requires tuck-pointing. The exterior trim is rotted in many locations and needs replacement.

The electrical system is undersized and out of date and the wiring does not meet current codes. The existing electrical service does not have circuitry meeting today's codes and requires replacement. The plumbing is original galvanized, is corroded and in need of replacement. The mechanical system requires updating. A more efficient mechanical system allowing for greater energy conservation is required. The windows are single glazed and do not meet current energy efficient standards. Window replacement is required. Walls and ceilings are not insulated.

The structure in its present state requires extensive work to bring the building systems up to code and modern standards. The existing layout, which will require interior remodeling, is inadequate for the needs of the modern family. In addition, the lack of functioning gutters and downspouts creates major moisture penetration in the basement. There is extensive black mold present in the basement. An interior perimeter foundation drainage system and re-grading at the foundation is required.

The layout of the home is unsuitable for today's lifestyle and would require an extensive amount of reconfiguration to meet modern standards.

In conclusion, the restoring the home is an extraordinary undertaking. Based on several case studies conducted for recent projects it is more costly to renovate than to build new. Economically it is not prudent to pour money into the restoration. Based on our opinion, the demolition of the original structure and replacement of a new structure is the best approach. This approach will significantly increase the value of the property and positively impact the established character of this pocket of West Laurel Avenue.

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:



272 EAST DEERPATH LAKE FOREST, IL FAX: 847.615.9116 TELEPHONE: 847.615.0637

The existing home is not a unique example of a historic architectural style nor is it a representative of the finest example of the original architect's work.

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

The challenge of this property is that the house is in such a state of disrepair, very few people could take on such an ambitious and expensive renovation project.

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

The existing home is not unusual and do not represent any design that cannot be reproduced. The new home will be constructed of high-quality natural materials and will blend seamlessly with the fabric of the existing neighborhood with its mix of predominantly newer homes with some older ones.

5. Except in case 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 Standard does not apply.

In conclusion, the new home is a significant improvement from the existing home and will add significant value to the property. We have created a sensitive design, which responds to and enhances this property and its distinctive setting.

Please note the enclosed package includes further information for your review. If you have any questions, please contact me at 847-615-0637.

Sincerely,

LAKE FOREST LANDMARK DEVELOPMENT

John Krasnodebski, President



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

(The use of natural materials is strongly encouraged)

Façade Ma	Façade Material		Foundation Material		
ZN ZN Cold	Stone Brick Wood Clapboard Siding Wood Shingle Cementitious Stucco Other or and/or Type of Material	Expo	osed Foundation Material CONCRUTE		
	nary Window Type	Finis	sh and Color of Windows		
Cold Win	Double Hung Casement Sliding Other Or of Finish CHARCOAL  Idow Muntins Not Provided True Divided Lites Interior and Exterior muntin bars (recommended) Interior muntin bars only		Wood (recommended) Aluminum Clad Vinyl Clad Other		
	Muntin bars contained between the glass				
Trim Mater					
	Brick		Brick		
	Wood Other		Wood Other		
مک	as, Soffits, Rakeboards				
<b>4</b> 20					
Trim Mater Door  2  12  Fasci	Exterior muntin bars only Muntin bars contained between the glass  rial  Trim  Limestone  Brick  Wood  Other	Z U	Wood		

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

Chimney M	aterial			
	Brick Stone Stucco Other			
Roofing				
Prima	ary Roof Material	Flasi	hing Material	
	Wood Shingles Wood Shakes Slate Clay Tile Composition Shingles Sheet Metal Other		Copper Other Sheet Metal	
Color	of Material BLUE / GREY			
Gutters and	Downspouts			
	Copper Aluminum Other			
Driveway M	aterial			
	Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other			
Terraces ar	nd Patios			
<b>X</b> 0000	Bluestone Brick Pavers Concrete Pavers Poured Concrete Other			

## HISTORICAL AND ARCHITECTURAL STUDY:

# THE FRANK G. REYNOLDS HOUSE 301 W. LAUREL AVE., LAKE FOREST, ILLINOIS

Built 1931; Edwin H. Clark, architect







### PREPARED BY:

Jean L. Guarino, Ph.D., Principal Guarino Historic Resources Documentation 844 Home Avenue | Oak Park, IL 60304 708.386.1142 | guarinojl@gmail.com | jeanguarino.com

Submitted to the City of Lake Forest on April 13, 2021.

#### Historic (pre-1971) owners of the 301 W. Laurel Ave. parcel

The property at 301 W. Laurel Avenue was owned by only two families from the time of its construction until 2019. Ownership information was obtained from a review of building permits on file at the Lake Forest Municipal Building as well as phone directories for various dates and contemporary newspaper clippings. It was not possible to search tract book records at the Lake County Recorder of Deeds Office in Waukegan due to Covid restrictions.

Property Owner Name	Period of Ownership	
Frank and Margaret Reynolds	1931 to 1955	
John Shedd Reed and Marjorie Reed	1955 to 2019	

### Frank and Margaret Reynolds

Frank George Reynolds (1886-1965) was one of seven children born to George W. and Martha (Vallee) Reynolds, who were married in 1883. The family lived in various houses on Chicago's North Side, including one on fashionable Arlington Place in the Lincoln Park community, during his childhood. Frank's mother filed for divorce from his father, a prominent surgeon at St. Joseph's Hospital in Chicago, in 1905. A contemporary article noted that, "[George Reynold's] wife declares that he is able to earn \$20,000 a year, but she charges him with spending all his money in drunken revels and with failing to provide for her and her children."

Frank G. Reynolds started his business career with the publishing firm of W.D. Boyce Company by 1910, when he identified his profession in the U.S. Census as "clerk in a publishing house." The company was one of North America's leading magazine publishers at that time, with weekly periodicals that included *The Saturday Blade*, *The Chicago Ledger*, and *The Farming Business*. By 1913, Reynolds had risen to the role of treasurer of the Boyce Company, at the age of 27.<sup>2</sup> The company was housed in the Boyce Building, located at 500 N. Dearborn Street, which was constructed in stages between 1913 and 1923, eventually rising in height to 12 stories.

Reynolds married Margaret McMillan (1903-1921) on April 18, 1925 in the home of her parents, William and Winona McMillan, at 202 Greenwood Street in Evanston.<sup>3</sup> Margaret's father, William Muirhead McMillan (1861-1947), was born in Ontario, Canada and came to Chicago in 1892. As founder of W. McMillan and Son, a building stone firm, he supplied much of the stone from which many Chicago skyscrapers were built.<sup>4</sup>

Frank and Margaret Reynolds rented a house at 499 Illinois Street in Lake Forest for several years, moving into the recently completed house at 301 W. Laurel Avenue in 1931. Here, they lived with two servants over the years and raised their four children: Felicite (b. 1928), William

<sup>&</sup>lt;sup>1</sup> "Doctor in Divorce Suit," *The Inter Ocean* (July 16, 1905).

<sup>&</sup>lt;sup>2</sup> "Real Estate News," Chicago Examiner (January 9, 1913).

<sup>&</sup>lt;sup>3</sup> "Society Notes," *Chicago Tribune* (April 9, 1925).

<sup>4 &</sup>quot;William M. McMillan," Chicago Tribune (August 7, 1947).

(b. 1929), Anne (b. 1932), and Frank (b. 1935).  $^5$  The family also maintained a farm in Wauconda, Illinois, where they spent summers.  $^6$ 

Frank and Margaret Reynolds were both active in the Church of the Holy Spirit in Lake Forest, located at 400 E. Westminster Avenue, during the 1930s and 1940s, as shown by a search of their names in *The Lake Forester* during those two decades. Margaret was a founding member of the Emilie Lehman Peacock Camp for Crippled Children, in Lake Villa, Illinois, and was elected president of this organization in 1937. Margaret Reynolds served as head of the Red Cross Gray Ladies in Chicago and at Hines Veterans Hospital during World War II and she volunteered at Lake Forest Hospital for 30 years. 8

Frank G. Reynolds and two other executives gained control of the W.D. Boyce company in 1929 after the death of its founder. In 1933, all three men were indicted by a federal grand jury on charges of using the U.S. mail for fraudulent contests that resulted in the sale of over \$2.5 million worth of subscriptions to the company's magazines during 1930-31. The indictments were



Frank G. Reynolds in 1950.

based on the familiar "solve the puzzle and win a prize" advertisements that were inserted in magazines and newspapers throughout the country.9

Reynolds presumably left the W.D. Boyce Company following his indictment. He subsequently established real estate firm called Frank G. Reynolds and Company, which maintained offices in the Boyce Building at 500 N. Dearborn Street. The company placed regular advertisements in the *Chicago Tribune* for the rental and sale of commercial properties. Reynolds served a president of the Chicago Real Estate Board, President of Chapter 6 of the American Institute of Real Estate Appraisers, a director of the Traverse City State Bank, and a director of the Marseilles Land and Water Power Company.<sup>10</sup>

Frank and Margaret Reynolds moved to a house at 1388 N. Green Bay Road in Lake Forest in the mid-1950s, after selling their Laurel Avenue house. Reynolds retired in 1964 and died in August 1965 at the age of 78. Margaret Reynolds, who was 17 years younger than her husband, died in 2001 at the age of 98. <sup>11</sup>

U.S. Census for Population and Housing, 1930 and 1940; City of Lake Forest Application for House Number, June 12, 1931.

<sup>6</sup> The Lake Forester (June 15, 1939).

<sup>7</sup> The Lake Forester (October 28, 1937).

<sup>8 &</sup>quot;Reynolds," Chicago Tribune (January 18, 2001).

<sup>&</sup>quot;Three Publishers Have Been Indicted," Clinton Daily Journal (Clinton, Illinois) (February 2, 1933). "Publishers are Indicted by U.S.," Waukegan News-Sun (February 2, 1933).

<sup>&</sup>quot;F.G. Reynolds Services Set for Tomorrow," Chicago Tribune (August 1, 1965).

<sup>11</sup> Ibid; "Reynolds," Chicago Tribune (January 18, 2001).

#### John Shedd Reed and Marjorie Reed

John Shedd Reed (1917-2008), the son of Kersey Coates Reed (1880-1929) and Helen (Shedd) Reed (1884-1978), was born into Chicago's prominent and wealthy Shedd family, for which the city's Shedd Aquarium was named. Reed's maternal grandfather, John G. Shedd (1850-1926), was the second president of Marshall Field and Company and later served as its chairman of the board. His paternal great-grandfather, Colonel Kersey Coates (1823-1887), was a pioneer Kansas City land investor who developed Quality Hill, the city's first upscale neighborhood.

John Reed's mother, Helen, was a graduate of Smith College. She married Yale graduate and Kansas City attorney Kersey Coates Reed in November 1911 at her parent's house at 4515 Drexel Boulevard in Chicago. The couple initially lived in an eight-room house on Warwick boulevard in Kansas City, which was a gift from Helen's father. <sup>12</sup> They relocated to Chicago in 1914, when Reed joined Marshall Field & Company, then headed by his father-in-law, John G. Shedd. He eventually served as secretary and was a member of its board of directors. <sup>13</sup>

The Reed family maintained a city residence at 999 Lake Shore Drive, a luxury, one-to-a-floor apartment building designed by society architect Benjamin Marshall. John Shed Reed was born on June 9, 1917. He had one sibling, Mary, who was born in 1913. <sup>14</sup> The family also had a country residence in Lake Forest: a 12-acre wooded estate overlooking Lake Michigan with a large frame house that was gifted to Helen from her father in 1917. <sup>15</sup>

Helen Reed received a bequest of \$7.5 million from her father upon his death in 1926. This gift likely spurred the couple to commission architect David Adler and his sister, interior designer Frances Elkins, to build and furnish a sumptuous Georgian Revival house on their Lake Forest property, located at 1315 North Lake Road. Planning was underway in September 1929 when Kersey Reed unexpectedly died at the age of 49. Several months later, Helen made a gift of \$250,000 to the City of Lake Forest for construction of a library building as a memorial to her late husband.

John Shedd Reed was 12 years old at the time of his father's death. His mother carried on with plans for building the family mansion and lived in it until her 1978 death at age 94. In 1941 she married Stanley Keith, also a resident of Lake Forest. 18

Reed was interested in railroads all his life, stemming from frequent trips he made with his family on the Santa Fe's old California Limited between Chicago and California. His tremendous

<sup>&</sup>quot;Miss Helen Shedd Married," Chicago Examiner (November 26, 1911).

<sup>&</sup>quot;Kersey Coates Reed Funeral on Thursday Follows Death in East," *The Lake Forester* (September 6, 1929).

U.S. Census of Population and Housing, 1920.

<sup>&</sup>quot;Gift," Chicago Tribune (April 21, 1917).

<sup>&</sup>quot;Send Body of Kersey C. Reed Home for Burial," Chicago Tribune (September 3, 1929).

<sup>&</sup>quot;Lake Forest to Have \$250,000 Reed Library," Libertyville Independent (December 19, 1929).

<sup>&</sup>quot;No Guests Invited," Chicago Tribune (August 3, 1941).

interest in steam engines spurred him, at 15, to rebuild an old Stanley Steamer into a locomotive. Also, as a teenager, he took a correspondence course for railroad engineers. 19

John Shedd Reed attended the Hotchkiss School in Connecticut prior to attending Yale University, where he was a member of Saybrook College, the honorary engineer society. At Yale, he displayed unusual skill in scientific studies and was presented with the Chester Harding Plimpton Prize.<sup>20</sup> After graduating in 1939 with a bachelor's degree in industrial engineering, Reed took a job in the Santa Fe Railroad's test department in Topeka, Kansas.<sup>21</sup> He enlisted in the U.S. Navy in 1940 and served on the USS Niblack during World War II. Reed was mustered out of the service six years later as a Lieutenant-



Undated photo of John Shedd Reed.

Commander and was awarded the Bronze Star for meritorious service.<sup>22</sup>

John Shedd Reed married Marjorie Lindsay (1922-2018) on May 4, 1946.<sup>23</sup> She was born in Winnetka, the fourth of five children of Martin and Margaret (Barth) Lindsay. Marjorie attended North Shore Country Day School and graduated from the Baldwin School in Bryn Mawr, Pennsylvania (1939), where she was a three-sport athlete (field hockey, tennis, and basketball). She graduated from Vassar College in 1943. John and Marjorie Reed had five children, including two daughters, Ginevra and Helen, and three sons: Lindsay Keith, Peter, and John Jr.<sup>24</sup>

After the war, Reed returned to the Santa Fe Railroad, initially working as a special representative to the general superintendent of transportation in Chicago. He took on other positions with the railroad over the next decade, serving as transportation inspector at Amarillo, Texas; trainmaster at Slaton, Texas; and division superintendent at Marcelline, Missouri.<sup>25</sup>

John Shedd Reed returned to Lake Forest with his family in the mid-1950s, settling in the house at 301 W. Laurel Avenue purchased from Frank and Margaret Reynolds. He completed a degree in advanced management from Harvard University in 1955 and continued to work his way up the ranks at the Santa Fe, later serving as Vice President of Finance, Vice President of the Executive Department. By 1967, Reed had become President of the Santa Fe Railway. In 1970, he was heralded as *Modern Railroad Magazine*'s "Railroad Man of the Year." <sup>26</sup>

<sup>&</sup>quot;Sante Fe Head Visits City," Longview News-Journal (Longview, Texas) (July 13, 1967).

The Lake Forester (August 3, 1939).

<sup>&</sup>quot;Sante Fe Head Visits City," Longview News-Journal (Longview, Texas) (July 13, 1967).

<sup>&</sup>quot;John Shedd Reed," Chicago Tribune (March 18, 2008).

<sup>&</sup>lt;sup>23</sup> "Marjorie Lindsay to be Wed Today to John Shedd Reed," Chicago Tribune (May 4, 1946).

<sup>&</sup>quot;Majorie Reed," in: <a href="https://www.legacv.com/us/obituaries/chicagotribune/name/marjorie-reed-obituary?pid=188943423">https://www.legacv.com/us/obituaries/chicagotribune/name/marjorie-reed-obituary?pid=188943423</a> (Accessed March 28, 2021).

<sup>&</sup>quot;John Shedd Reed," Chicago Tribune (March 18, 2008).

<sup>&</sup>lt;sup>26</sup> Ibid.

Reed became Chief Executive Officer of both Santa Fe Railway and of Santa Fe Industries, the parent company of the railway, in the early 1970s. In these positions, he transformed the company from a railroad with non-rail sidelines into a diversified corporation that included divisions in natural resources and energy. Subsidiaries of Santa Fe Industries, besides the railway, included pipelines, interests in coal mines and uranium, trucking, real estate, and forest products.<sup>27</sup> Reed retired from the Santa Fe in 1983. He briefly came out of retirement from 1987 to 1988 to complete the company's merger into the Santa Fe Southern Pacific.<sup>28</sup>

John Shedd Reed served on the Shedd Aquarium's Board for 47 years and as president from 1984 to 1994. He oversaw the addition of its popular Oceanarium, which brought the first whales and dolphins to an inland aquarium. <sup>29</sup> Marjorie Reed was a member of the Onwentsia, Shoreacres, and Cypress Point clubs. She had a deep interest in philosophy and religion and was a Life Member of the University of Chicago Divinity School Council. Her civic involvement included years devoted to the Infant Welfare Society and serving on the board of trustees of Lake Forest Country Day School.<sup>30</sup>

John Shedd Reed died of natural causes in his Laurel Avenue home on March 16, 2008, at the age of 90. Marjorie Reed remained in the family home at 301 W. Laurel Avenue until her death in 2018 at the age of 96.<sup>31</sup>



Undated photo of Marjorie Reed.

<sup>&</sup>lt;sup>27</sup> "Rail Leader, City Man Meet Again," *Carlsbad Current-Argus* (Carlsbad, New Mexico) (November 14, 1980).

<sup>&</sup>lt;sup>28</sup> "John Shedd Reed," *Chicago Tribune* (March 18, 2008).

<sup>29</sup> Ibid.

<sup>&</sup>quot;Majorie Reed," in: <a href="https://www.legacy.com/us/obituaries/chicagotribune/name/marjorie-reed-obituary?pid=188943423">https://www.legacy.com/us/obituaries/chicagotribune/name/marjorie-reed-obituary?pid=188943423</a> (Accessed March 28, 2021).

Ibid. "John Shedd Reed," Chicago Tribune (March 18, 2008).

## Narrative Description of the Frank G. Reynolds House

Construction Date: 1931

Architect: Edwin Hill Clark

<u>House Description</u>: The Colonial Revival style Reynolds House at 301 W. Laurel Avenue in Lake Forest is situated on a 5.4-acre parcel near the western periphery of the city, just east of the Lake Forest Open Lands' Skokie River Nature Preserve. The east-facing house is set far back from Hawkweed Lane and is accessed by a concrete-paved driveway that becomes circular in front of the main entrance and veers to the north for access to the attached, three-car garage. A one-story gable-roof tool shed sheathed in wood boards applied vertically is situated to the northwest of the house. Both the front and rear of the house feature grassy yards with mature trees and bushes. A grassy terrace behind the central block of the house is accessed via a flight of concrete steps and is bordered by a brick wall on its north end as well as manicured hedges.

The two-story house has a rectangular footprint with a central block flanked by slightly recessed north and south wings, all of which have steeply pitched gable roofs covered with asphalt shingles. Walls are comprised of orange-brown colored dressed brick laid in a running bond. Some portions of the house are detailed with simple, unadorned wood frieze bands and/or a cornice with returns painted white. The gable-ends of the house feature either lunette or bulls-eye windows that are infilled with glass or wood louvers. The south wing has an exterior chimney on its gable end. A second chimney is situated on the north gable-end of the central block. Fenestration is comprised of double-hung wood windows, most of which are six-over-six, unless otherwise noted. Windows are typically arranged alone and most have wood shutters and jackarch lintels. Exterior doors are wood with multi-paned windows in their upper panels, unless otherwise noted.

A one-story sunporch, built in 1958, is attached to the end of the south wing. It has woodpaneled walls painted white with groups of floor-to-ceiling windows that are detailed with slender Doric pilasters. Other Classical detailing includes an unadorned wood frieze band and a pediment on its gable-end. The three-car, shed-roof garage attached to the end of the north wing has three overhead wood-paneled doors.

The symmetrical, four-bay central block of the front (east) façade of the house has a flat-roofed entrance porch at its south end, which features Ionic columns and pilasters, wood frieze band, a simple wood cornice, and a wood-paneled double-door, each leaf of which has a small circular window in its upper panel. Directly above this entrance is a tall, six-over-twelve window flanked by multi-paned sidelights and detailed with simple wood pilasters, unadorned frieze band, and cornice. The front façade's central block also has six windows—three each on the first and second floors.

The front façade's north wing has a flat-roofed portico with Ionic columns and wood balustrade that is linked to the central block and has facing doors on either end. The gable-front portion of the front façade's north wing has an off-center entrance with simple frieze band and cornice and three windows: one on the first floor and two on the second floor. The front façade's south wing

has a total of five windows: two on the first floor and three on the second. Those on the first floor are six-over-nine, while two of the second-floor windows are four-over-four.

The north façade of the house has three second-floor windows above the garage, one of which is three-over three. The south façade of the house has a total of three windows: one, six-over-nine window on the first floor and two on the second floor that flank the exterior chimney.

The central block of the rear (west) façade has three, tall, three-sided bay windows on the first floor, each of which has a central, six-over-nine window flanked by sidelights and is detailed with slender, attached, fluted colonettes. The second floor has a bulls-eye window flanked by two six-over-six windows with sidelights. The attic level has two gabled-dormers, each of which has a six-over-six window and is detailed with a pediment.

The rear façade's north wing has flight of concrete steps that descends to two basement doors. Its first floor has a kitchen entrance detailed with an unadorned frieze band and cornice as well as four three-over-six windows. The second floor has four six-over-six windows.

The rear façade's south wing has a total of six windows: two on the first floor and three on the second. Those on the first floor are six-over-nine, while two of the second-floor windows are four-over-four.

Walls and ceilings on both the first and second floors are plaster, and most rooms throughout the house have simple, unadorned wood baseboard molding and door and window casings. An exception is the study, which has walls covered with knotty pine. Typical wood doors throughout the house have two vertical panels and brass knobs. Hardwood flooring is used throughout the house, although it is covered with wall-to-wall carpeting in some spaces, such as the second-floor hallway and in bedroom nos. 1, 2, 7 and 8. Other flooring includes vinyl tile (butler's pantry, mud room, kitchen, first floor servants' hall), ceramic tiles (bathrooms), terrazzo (sunporch), wood parquet (bedroom 5), and concrete (basement and garage). Bathrooms have tubs and some sinks that appear to be original.

The first floor of the house is comprised of the following spaces: a sunporch; living room (south wing); entrance hall, dining room, study, and mud room with toilet (central block); and a butler's pantry and kitchen with breakfast room (north wing). The front hall features an elegant, curving wood staircase with tapered wood railings and newel post. The main entrance vestibule has a door that provides access to a basement stairway. The secondary entrance hall in the north wing includes a servants' staircase to the second floor with squared wood railings and newell post, as well as doorways that provide access to a second basement stairway and to the garage.

Interior doors of the study are covered in the same knotty pine used on the walls of this room and are topped by pediments. The study also featured built-in bookshelves across its west wall and on its north wall, the latter of which are also topped by a pediment. The entrance hall, library, and dining room are detailed with chair railings and crown molding. The south wall of the living room has a fireplace with marble surround and wood mantel painted black. The segmental-arched alcove on the north wall of the dining room features a Japanese-inspired landscape

painting. The south wall of the dining room has a pair of wood double-doors that open onto the entrance hall. The butler's pantry features original built-in cabinets.

The second floor has a total of eight bedrooms and six full bathrooms. The south wing includes the master bedroom suite with his and her dressing rooms and bathrooms. The dressing rooms have original built-in drawers and closets. The second floor stairhall opens onto a double-loaded corridor providing access to the bedrooms, bathrooms, and hall closets. Bedroom nos. 2 and 3 share an internal bathroom. The ceiling of the second-floor corridor has a pull-down stairway that accesses the attic. The northern end of this floor includes two bedrooms and a full bathroom that were intended for servants, accessed by the secondary staircase in the house. The basement consists of two large rooms: one is partially finished with vinyl tile flooring and fluorescent ceiling lighting. The furnace/utility room is unfinished and includes a walled space with toilet.

#### **Architectural Integrity**

Overall, this house has excellent exterior and interior architectural integrity and is virtually unchanged from its original appearance. The primary exterior alteration consists of the 1958 construction of the present sunporch. A building permit was obtained in 1971 for the construction of a greenhouse to be attached to the rear of the residence. If this was built, it has since been removed. The house received a new roof in 1997; the original roof covering consisted of wood shingles. Existing vinyl tile flooring appears to be non-original, as are the appliances in the kitchen and possibly its cabinets. Some of the second-floor bathroom sinks appear to be replacements.

#### **Architect Edwin Hill Clark**

The Reynolds House at 301 W. Laurel Avenue was among the distinctive residential designs by noted architect Edwin Hill Clark who designed many high style houses on the North Shore and in Lake Forest. Sketches, plans, and photos of his work practicing alone, or in partnership with others, were published in national magazines/journals, such as *The American Architect*, *Architectural Record*, *House and Garden*, *Western Architect* and *Country Life* (New York). News of Clark's work was also regularly published in the popular press, including the *Chicago Tribune*.

Edwin Hill Clark (1878-1967) was born in Chicago, the son of Alson and Sarah (Skinner) Clark. His father, a native of Vermont, came to Chicago in 1865 and was in the commission business until 1889, when he moved his family to Europe for two years. Alson Clark subsequently became president of the Wadsworth-Howland Company, which



Edwin Clark, ca. 1925.

manufactured paints, and the well-to-do Clark family lived at 2229 Calumet Avenue, just one block east of the fashionable Prairie Avenue.<sup>32</sup> Edwin Clark graduated from Phillips Academy in Andover, Massachusetts in 1896, and from Yale University with a Ph.D. in 1900. He worked as an assistant superintendent for his father's paint company from 1900 to 1903, the year he married Katharine Bayley of Chicago. The couple had two children: Robert and Alice.<sup>33</sup>

A severe case of lead poisoning led Clark to take a leave of absence from his position at the paint company in 1902, during which time he studied drafting at the Armour Institute in Chicago. He entered the architecture firm of William Otis the following year as an entry draftsman. <sup>34</sup> Clark received his architect's license in 1907, and he and Otis became partners in 1908. <sup>35</sup> This was the start of a business partnership that lasted until 1920. William A. Otis (1855-1929), the firm's senior partner, received architectural training at the prestigious Ecole des Beaux Arts in Paris. He entered the firm of Chicago architect William LeBaron Jenney in 1881, becoming a partner in 1886 when the firm was renamed Jenney and Otis. He worked independently starting in 1889, designing public libraries, schools, houses, and churches in a variety of historical revival styles. Otis, a Winnetka resident, lived with his family in a house he designed at 644 Oak Street. <sup>36</sup>

The architecture firm of Otis and Clark, which maintained offices at 105 S. Dearborn Street, designed many houses on the North Shore and their work was well-regarding among the architectural profession. The May 1915 issue of *The Architectural Record* included a lengthy profile on the firm's residential work, accompanied by photos and descriptions of specific projects, including the James Ward Thorne House on Ridge Road in Lake Forest (1910),

Albert N. Marquis, The Book of Chicagoans (Chicago: A.N. Marquis & Co., 1926) 178.

<sup>&</sup>quot;Alson Ellis Clark is Dead," Chicago Tribune (January 16, 1911).

The American Institute of Architects Jury of Fellows, Edwin H. Clark Nomination for Fellowship, dated February 14, 1939.

Albert N. Marquis, The Book of Chicagoans (Chicago: A.N. Marquis & Co., 1926) 178.

William A. Otis, A Genealogical and Historical Memoir of the Otis Family in America (Chicago: Schulkins, Inc., 1924) 377-378.

designed in the French Renaissance Revival style. The Walter Kirk House at 1000 E. Illinois Road in Lake Forest (1914), commonly known as Vallombrosa, was modeled on a Tuscan villa.

Edwin Clark established an architectural partnership with Chester Walcott in 1920, which lasted four years. The May 15, 1920 issue of *American Contractor* (p. 36) included a notice on the formation of the new firm: "Edwin H. Clark and Chester H. Walcott have announced that they have formed a partnership for the practice of architecture under the name of Clark and Walcott, at 8 E. Huron Street, Chicago."



Historic image of James Ward Thorne House on Ridge Road in Lake Forest, designed by Otis and Clark (1910). Source: *The Architectural Record*, May 1915.

Chester Walcott (1883 to 1947) graduated from Evanston High School in 1901 and from Princeton University in 1905 with a B.S. degree in architecture. He continued his architectural studies in Italy, and in ateliers of the Ecole des Beaux Arts in Paris over the next three years. He entered a partnership with Arthur Brown (Brown and Walcott) in 1911 and practiced under his own name from 1916 to 1919.<sup>37</sup>

The Clark and Walcott firm specialized in residential architecture, designing large houses and country estates in a variety of revival styles throughout Chicago's North Shore suburbs. Their elegantly styled residences were characterized by decorative restraint and an appreciation for fine craftsmanship and materials.



Francis Parker Jr. House in Lake Forest, designed by Clark and Walcott. Source: *The Architectural Record*, October 1922.

A photo of Clark and Walcott's French provincial style residence for Francis Parker Jr. in Lake Forest was included in the October 1922 issue of *The Architectural Record*. The November 1923 issue of the same journal featured a photo of a Spanish Revival style house in Chicago designed by the architects for Victor S. Pearlman, in association with S.C. Wentworth. Clark and Walcott also designed a house for Alfred T. Carton in Lake Forest named "Ridgefield," which is located at 6 E. Laurel Avenue in the Green Bay Road Historic District (Colonial Revival, ca. 1920).

Albert N. Marquis, The Book of Chicagoans (Chicago: A.N. Marquis & Co., 1931) 899.

Non-residential commissions by Clark and Walcott in Chicago included the aquarium and hatchery in Lincoln Park Zoo (1923; now Reptile House) and a remodeling of St. Chrysostom's Parish House at 1424 N. State Parkway. The latter project was profiled in the November 1923 issue of *Architectural Record*. In Winnetka, they designed a large addition to the Edwin Clarkdesigned Indian Hill Club (1924) and buildings for the North Shore Country Day School.<sup>38</sup>

The work of Clark and Walcott was profiled in the October 22 issue of *Western Architect* (Volume 31), which included 16 pages of photos and floorplans illustrating their work. An accompanying essay stated:

Clark and Walcott, architects, Chicago, are among the younger members of the profession who have established an enviable reputation for work of excellence and distinction. That suburban territory stretching north along the lake shore from Chicago, known as the North Shore, is the district in which the firm has done most of its work. Largely residential, there is some charming church work, a country club, and more recently some school work which bear the name of this firm of the individual members, Mr. Edwin H. Clark and Mr. Chester H. Walcott.

...As will be noted in some designs, the architects have been influenced by American-Colonial work, in others by English models; but an original and distinctly personal quality permeates each essay, whatever its inspiration, and in no case does one feel that the architects have been "bound" by historic precedent....In the work of Clark and Walcott we find a distinctly refreshing originality the expression of which has been made in terms well known to all—historic precedent if you please.<sup>39</sup>

Clark and Walcott dissolved their partnership in 1924 and established independent practices, as announced *Chicago Tribune*:

Edwin H. Clark and Chester H. Walcott, who have operated under the firm name of Clark & Walcott for several years at 8 East Huron Street, are to practice architecture individually. Mr. Clark will remain at the present Huron street address and Robert G. Dwen and Walter J. Quaid will continue with him in their same capacity. Mr. Walcott has opened offices at 108 South LaSalle Street. 40

Clark subsequently enjoyed a successful career as an independent architect, designing a variety of institutional and recreational buildings while continuing his residential work. An early shopping center and theater in Wilmette, the Mission style Plaza Del Lago Shops and the Teatro Del Lago (demolished), were designed by Clark in the mid-1920s to accommodate the automobile. In Chicago, he designed the Latin School at 1531 N. Dearborn Street (1926) and the Waveland Field House (1932), a Collegiate Gothic structure with clock tower located on

<sup>&</sup>quot;Residence of Francis Parker Jr., Lake Forest, Architectural Record, Vol. 52 (October 1922) 289-299; "Residence of Victor Pearlman, Chicago, Architectural Record, Vol. 42 (November 1923) 549-551; "Chicago's First Aquarium—in Lincoln Park," Chicago Tribune (July 30, 1922); "St. Chrysostom's Parish House, Chicago," Architectural Record, Vol. 54 (November 1923) 531; "Indian Hill Club and \$100,000 Addition," Chicago Tribune (June 8, 1924); "Plan Elaborate Group for North Shore School," Chicago Tribune (October 1, 1922).

<sup>&</sup>quot;The Work of Clark and Walcott," The Western Architect, Vol. 31 (October 1922) 117; plates 1-16.

<sup>&</sup>quot;News of the Architects." *Chicago Tribune* (August 3, 1924).

Waveland Avenue, east of Lake Shore Drive. He received the prestigious commission to design the plan and buildings for the new Brookfield Zoo in suburban Brookfield during the 1920s. Clark also designed Village Hall buildings for Winnetka and Hinsdale; a State Hospital in Manteno, Illinois; and the Indian Hill Club in Winnetka.<sup>41</sup>

Edwin Clark designed several other stylish houses in Lake Forest's Green Bay Road Historic District. These include the Donald Phelps Wells House at 361 N. Ahwahnee Road (Tudor Revival, 1929); the Alden Butler Swift House at 80 N. Green Bay Road (French Renaissance Revival, 1925); the Charles C. Haffner House at 880 N. Green Bay Road (Georgian Revival, 1929); and the Frederick Augustus Preston House at 1200 N. Green Bay Road (Colonial Revival, 1926). 42

Elsewhere in Lake Forest, Clark's later commissions included "Ferry Hall," the Arthur Farwell Tuttle House at 855



Alden Butler Swift House at 80 N. Green Bay Road in Lake Forest, designed by Edwin H. Clark (1925).

Westminster (Tudor Revival) and the Lake Forest Public Library at 360 E. Deerpath (1931).

Edwin and Katharine Clark resided in Winnetka for 35 years, starting in 1910, living in two houses of Clark's design, including a large Tudor Revival style home at 909 Mt. Pleasant Road (1927) and a Colonial Revival style home at 251 White Oak Lane (1938).<sup>43</sup>

Edwin Clark belonged to a variety of upscale clubs throughout his professional career, which provided social venues to meet potential clients. These included the University, Chicago, City, Saddle and Cycle, Indian Hill, Arts, Tavern and the Commercial. He later came out of private practice to form subsequent partnerships: Clark and Banse (1937-1939) and Clark and Stanton (1939-1940). He practiced independently post-1940 and retired in 1947. He resided in Evanston at the time of his death in 1967 at the age of 88.

"Services Set for Architect Edwin Clark," Chicago Tribune (January 22, 1967).

The names of Chicago commissions came from: Alice Sinkevitch (ed), AIA Guide to Chicago (New York: Harcourt, 2004) and the Chicago Historic Resources Survey, Chicago Department of Planning and Development, 1990. Information regarding Clark's commissions outside Chicago was obtained from a review of the Avery Index to Architectural Periodicals and the finding aid for the Edwin H. Clark Papers on file at the Art Institute's Ryerson and Burnham Archives.

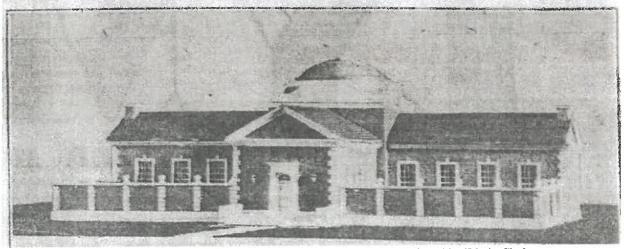
Barbara J. Buchbinder-Green, "Green Bay Road Historic District," National Register of Historic Places nomination, 1995.

Cindy Fuller, "909 Mount Pleasant Road: Local Architect Leaves Large Legacy," Gazette (Spring 2001).



Arthur Tuttle House at 855 Westminster in Lake Forest, designed by Edwin H. Clark.

# LAKE FOREST'S NEW BOOK CENTER



Photograph of a 1930 model of the Lake Forest Public Library, designed by Edwin Clark. Source: Chicago Tribune, May 11, 1930.

#### Landmark Status of the Property

The Reynolds House is not a locally designated landmark. However, it is a contributing building within the Green Bay Road National Register Historic District.

### **Evaluation of Historic Significance**

The house does not possess historic significance at a local, statewide, or national level. The historic (pre-1970) owners of this house were researched through a variety of sources, including the Chicago History Museum's online catalog; the newspapers.com database; U.S. Census records, and the book titled, *Who's Who in Chicago and Vicinity* for varying years. Although John Shedd Reed was a member of a distinguished Chicago family and was well-respected within the railroad industry, neither he nor Frank G. Reynolds were found to merit individual distinction. No information was found relating the house to an historic event.

## **Evaluation of Architectural Significance**

The Reynolds House was designed by Edwin H. Clark, an architect who played a significant role on Chicago's North Shore and in the City of Lake Forest, where he designed numerous stylish and high-quality houses from the 1910s through the 1930s working alone or in partnership with others. He also designed the Lake Forest Public Library. Clark enjoyed a successful career in the Chicago region that spanned over forty years and was also a noted designer of high-profile institutional and recreational buildings, including those at the Brookfield Zoo. Clark's importance was recognized during his lifetime, and examples of his work were published in architectural journals such as *The Architectural Record*, and in popular magazines and newspapers, including *House and Garden*, *House Beautiful* and the *Chicago Tribune*.

The Reynolds House is also a noteworthy example of an architectural style in Lake Forest. The 1931 house stands as a restrained example of the Colonial Revival style, which was based on 17<sup>th</sup> and 18<sup>th</sup> century English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles formed the basis of the Revival, with secondary influences from Post-medieval English or Dutch Colonial prototypes. The Colonial Revival was fashionable as a residential style throughout the nation in the early decades of the twentieth century and reflected the prevailing trend toward historicism, as architects looked nostalgically to the past for inspiration.

The Colonial Revival is an exceedingly common style in Lake Forest and was used for dozens of houses built from the 1920s through the 1940s. The most common type of Colonial Revival house in Lake Forest is clad in brick or wood, has a rectangular footprint, a symmetrical front façade with centrally located door, windows with double-hung sashes and multi-pane glazing, and a side-gabled or hipped roof, sometimes with dormers. High style examples may feature doors with fanlights and/or sidelights, porches with balustrades, Palladian windows, modillioned cornices, and pedimented dormers. The "second-story overhang" subtype of the Colonial Revival style, commonly built with the second story extended slightly outward to overhang the wall below, became popular in the 1930s.

The Reynolds House is a well-preserved example of a Colonial Revival house in Lake Forest and displays many of the style's most characteristic features, such as multi-paned double-hung windows, decorative shutters, gable roof with dormers, exterior chimneys on the gabled ends, and Classical detailing. Its floor plan features a central, formal entrance hall, which was also typical of the Colonial Revival.

The house displays high quality materials and craftsmanship, as seen in its original multi-paned wood-sash windows; wood paneled doors; Ionic porch; Classical exterior ornamentation; elegant front hall staircase; chair railings in first-floor public rooms; knotty pine paneling detailed with Classical pediments in the study; and living room fireplace with wood colonettes. Convenient circulation separates the family spaces from the servant-utilities-attached garage, which are contained in a separate wing and accessed via a secondary staircase. The house also features an abundance of storage closets and cabinets, as well as bathrooms with original tubs and sinks. Both the house and its attached garage and sunporch have excellent architectural integrity and are virtually unchanged from their original appearance.

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## List of Attachments

Attachment A:

Exterior photos, April 2021

Attachment B:

Interior photos, April 2021

Attachment C:

Table listing Building Permits



Front façade, looking west.



Central block of front façade, looking west.



View looking northwest.



View looking southwest.



Link between central block and north wing.



Entrance to north wing on front façade.



View of north (servant) wing and three-car garage, looking southwest.



View of rear façade, looking east.



View of rear façade's north (servant) wing, looking east.



Basement entrances on rear façade of north (servant) wing, looking south.



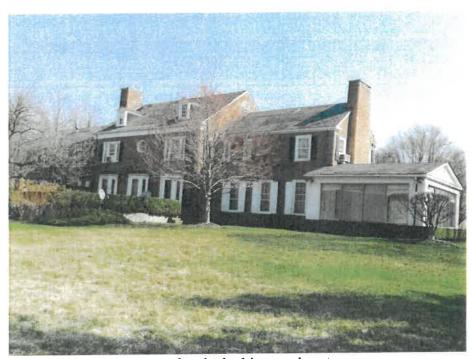
Rear façade of central block, looking east.



Detail of dining room bay window.



Detail of bulls-eye window, rear façade.



Rear façade, looking northeast.



Entrance hall, looking toward front entrance.



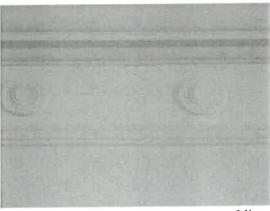
Entrance hall, looking toward door to outside terrace and dining room.



Living room, looking southwest; door to the right of the fireplace provides access to sun porch.



Living room fireplace.



Ornament on living room's crown molding.



Dining room, looking north.



Detail of painting in dining room alcove.



Dining room, looking southwest toward the entrance hall.



Study, looking southeast.



Study, looking northwest.



Butler's pantry.



First floor mud room with toilet (above and below left) and sink adjacent to vanity.







Kitchen, looking northwest.



North wing entrance hall with door to garage on left and servant staircase on right.



North wing entrance hall with servant staircase, looking west.



Interior views of heated, three-car garage with wall radiators.



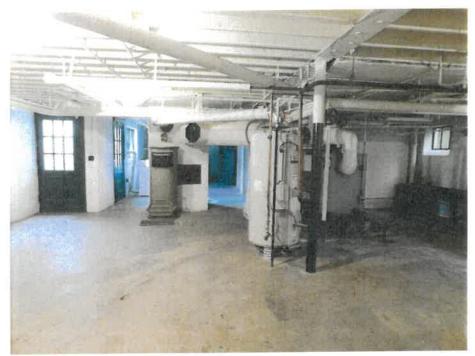
Staircase to basement from front entrance vestibule.



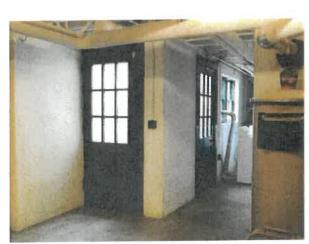
Fireplace with brick surround in basement.



Room in basement with fireplace.



Basement utility room.



Basement exterior doors.



Basement toilet.



Views of front hall staircase.



Historic and Architectural Study - Frank G. Reynolds House at 301 W. Laurel Ave., Lake Forest Prepared by Jean L. Guarino, Ph.D. | Guarino Historic Resources Documentation Submitted April 13, 2021 36



Door separating south wing's master bedroom suite from second floor hallway, looking north.

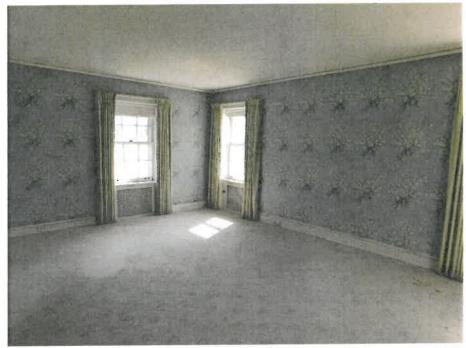




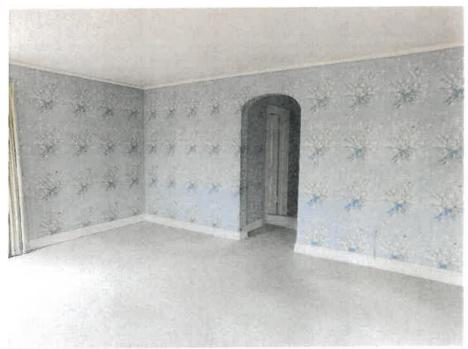
Views of the two full bathrooms and one of the two dressing rooms (above right) in the south wing's master bedroom suite.



Historic and Architectural Study - Frank G. Reynolds House at 301 W. Laurel Ave., Lake Forest Prepared by Jean L. Guarino, Ph.D.| Guarino Historic Resources Documentation Submitted April 13, 2021 37



Bedroom 1 (master bedroom), looking southeast.



Bedroom 1 (master bedroom), looking northwest.



Bedroom 2, looking northwest.



Full bathroom shared by bedrooms 2 and 3, on the west side of the house.



Double-loaded second-floor hallway, looking north.



Bedroom 3 on west side of house, looking northwest.



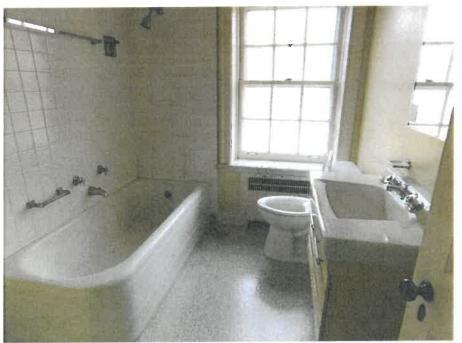
Bedroom 4 on east side of the house, looking northeast.



Full bathroom adjoining bedroom 4 on east side of house.



Bedroom 5 on the west side of the house, looking southwest.



Second floor bathroom adjacent to bedroom 5.



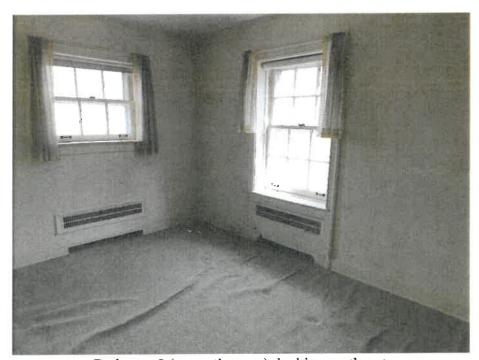
Bedroom 6 on west side of house, looking northwest.



Second floor hall in servants' quarters.



Bedroom 7 (servant's room), looking north.



Bedroom 8 (servant's room), looking northeast.

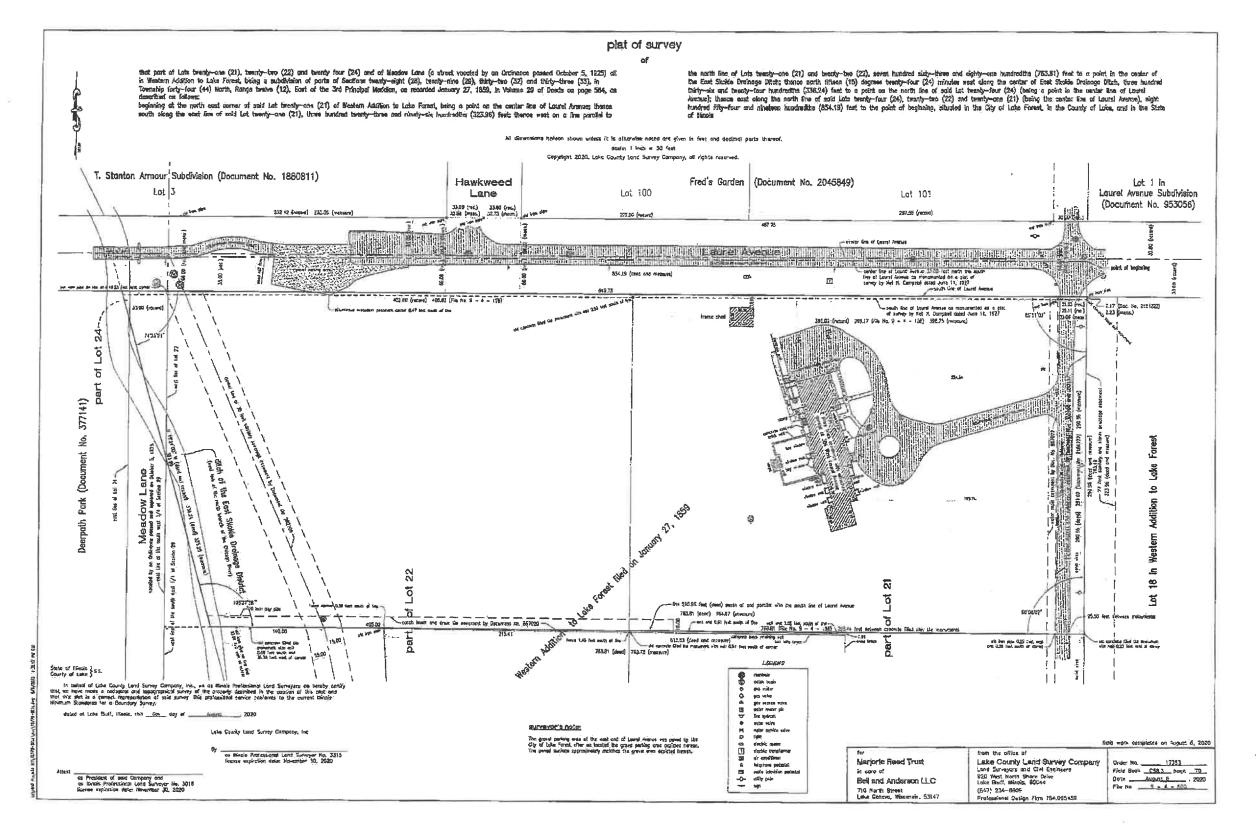


Full bathroom in servants' quarters, looking southeast.

#### Attachment C

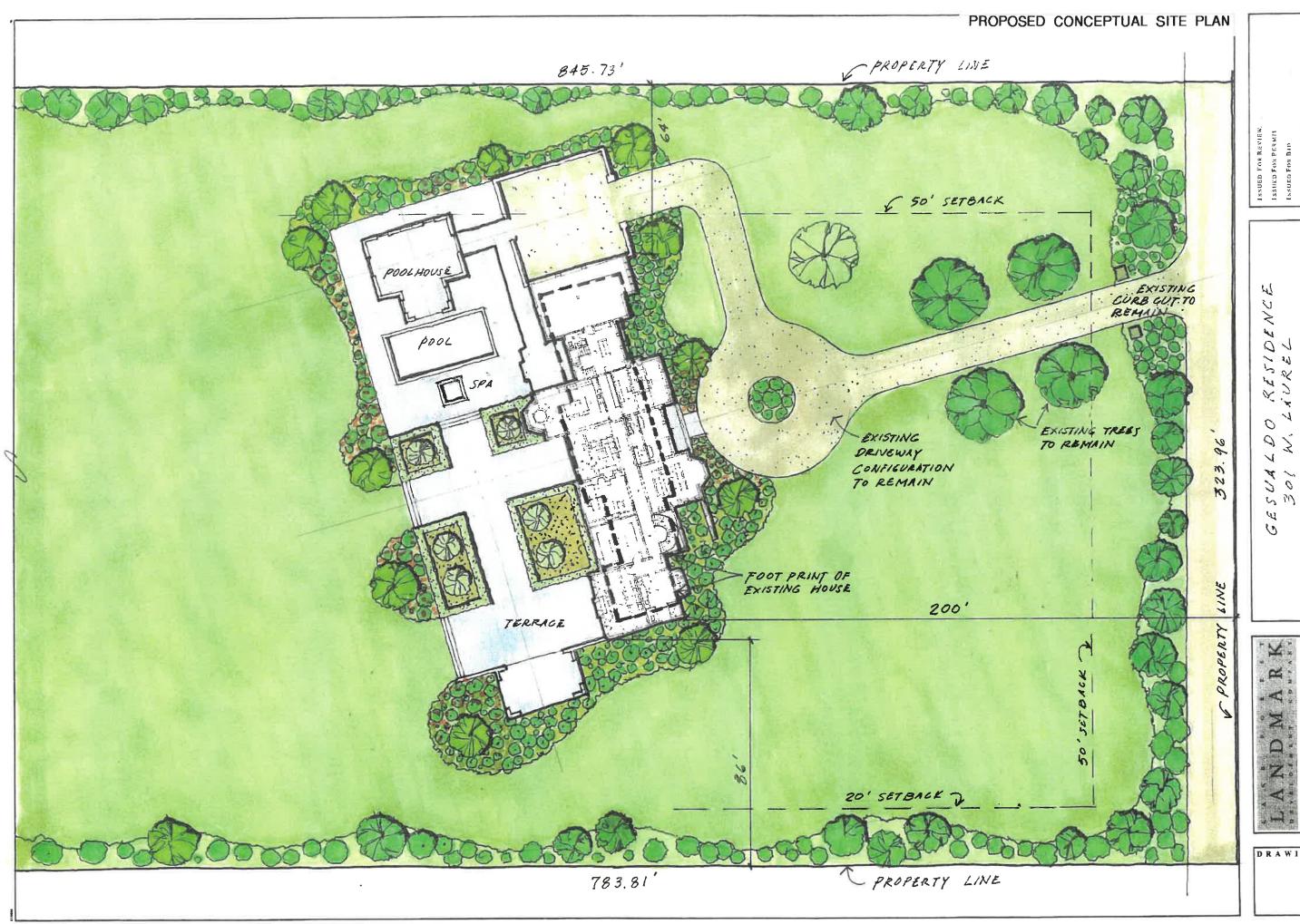
#### Table with Building Permits

Permit Date and number	Owner	Action	Contractor
No. 192 9-9-1931	F.G. Reynolds	Install storage tank	unreadable
No. 5184 5-26-1958	John Shedd Reed	Porch addition to residence	Hansen & Werhane
No. 8534 6-2-1967	John Shedd Reed	Alter basement playroom for residence	Niemeyer Brothers
No. 1465 6-10-1967	John S. Reed	Electrical permit	Huber Electric
No. 11066 Oct. 26, 1971	John Shedd Reed	Greenhouse attached to rear of residence	unknown
No. 4180 10-27-1975	J. Reed	Sanitary sewer connection	H.T. Strenger Inc.
No. 13727 3-14-1977	John S. Reed	Renewal of floor and heavy repairs to structure – tool shed	B. Limberg
No. 5305ES 6-10-1997	Reed	Reroof using 47 squares – complete tear off	Professional Roofing & Sheet Metal Inc.



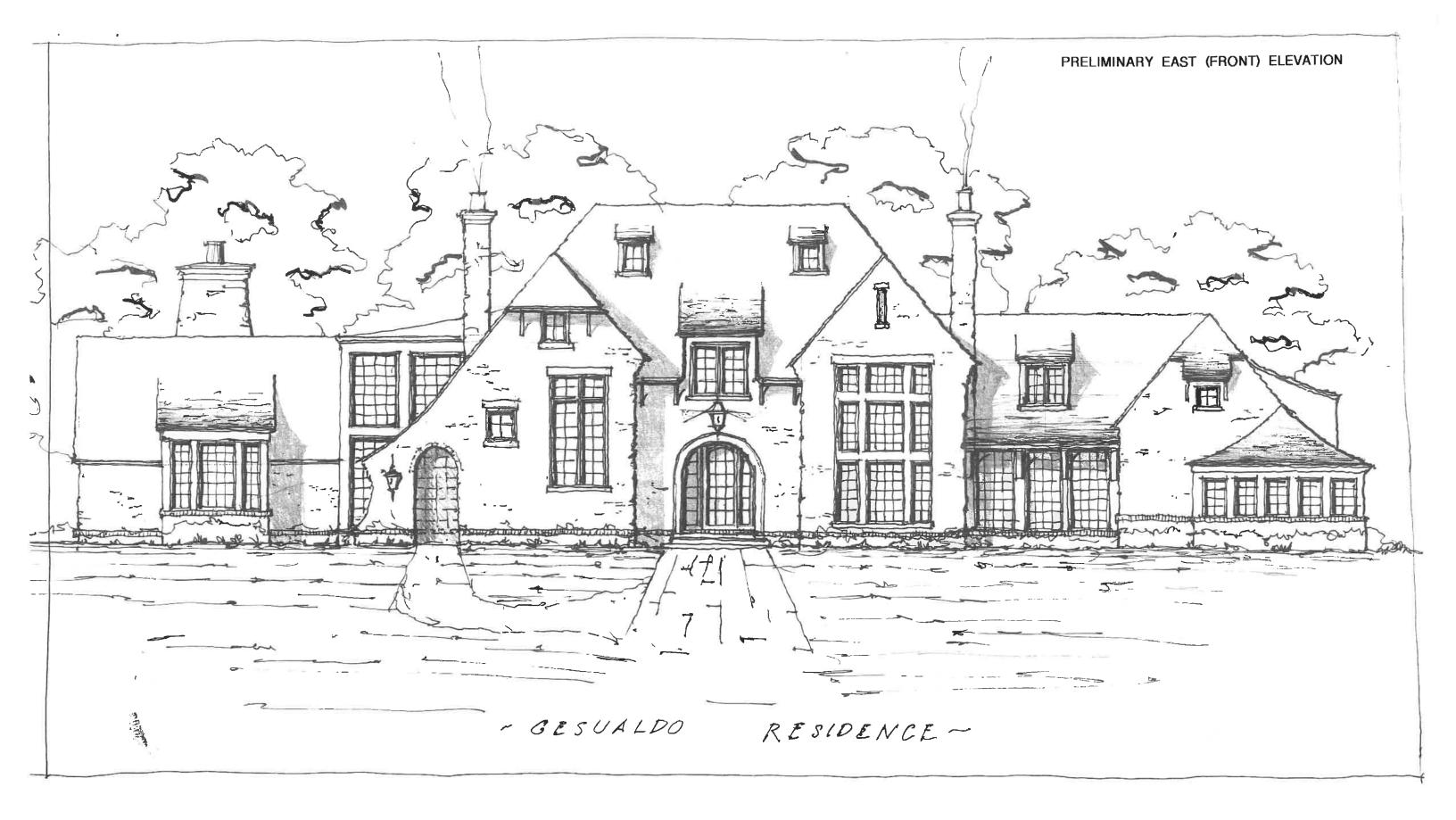
301 W. LAUREL
600
FILE# 9-4-500

17353 ORDER NO.



RESIDENCE 0 1 03 V

DRAWING





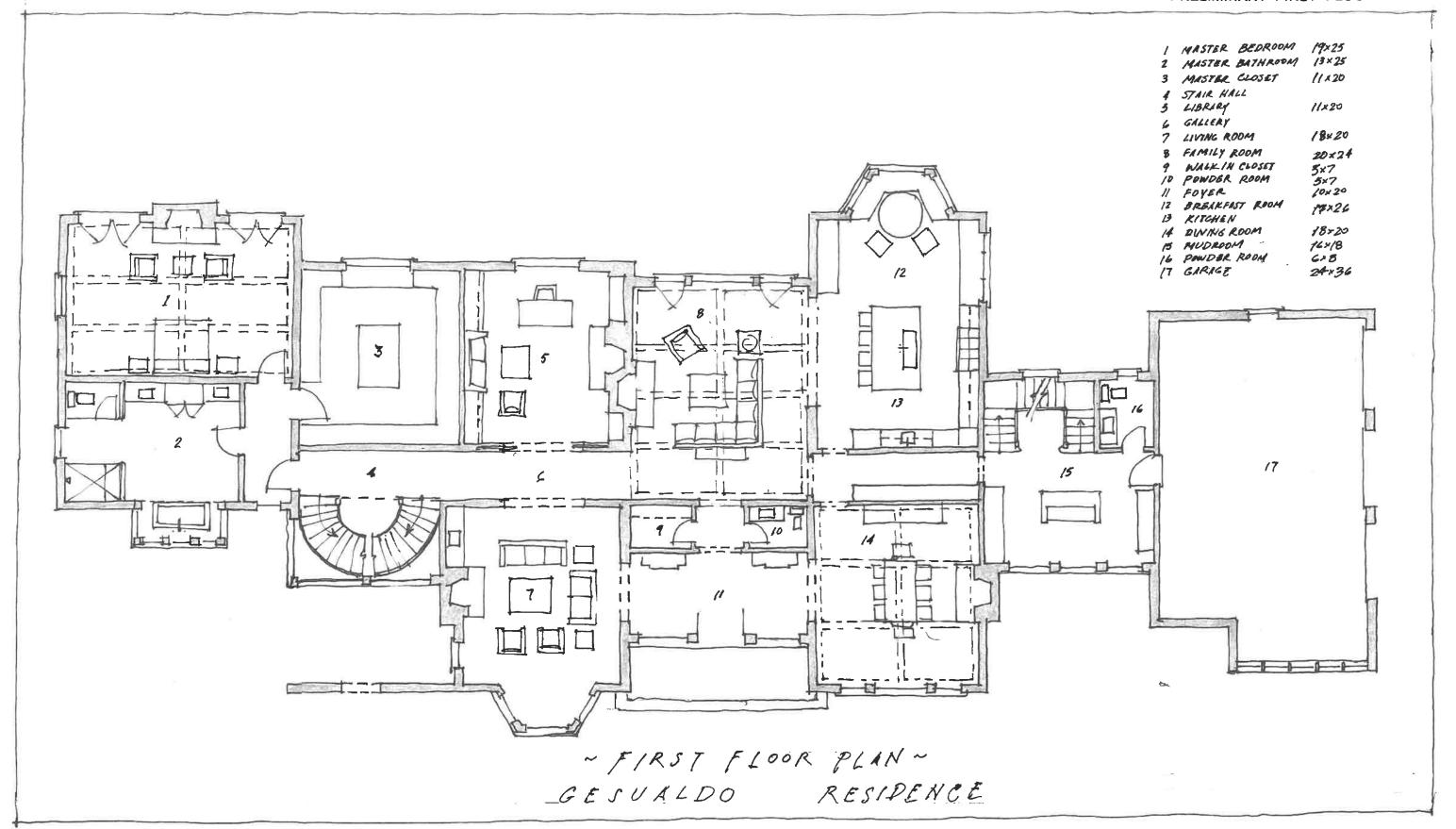
2 SOUTH ELEVATION ~



~ REAR ELEVATION~



NORTH ELEVATION~



# Existing Site: 301 W Laurel, Southeast Elevation





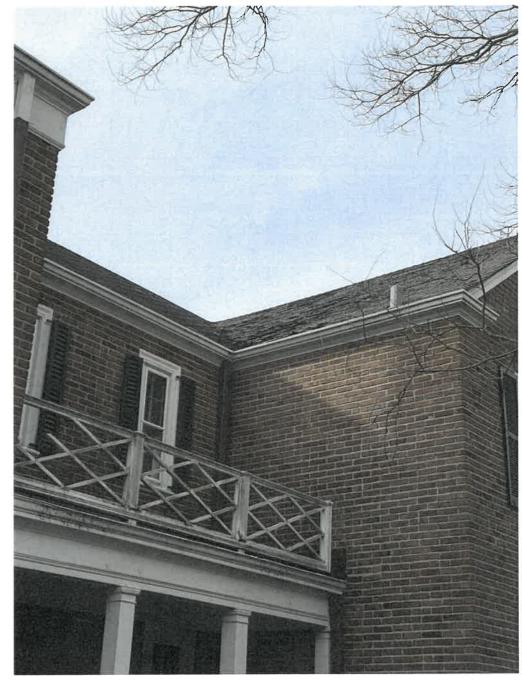
### Existing Site: 301 W Laurel, East Elevation





### Existing Site: 301 W Laurel, East Elevation





# Existing Site: 301 W Laurel, North Elevation







### Existing Site: 301 W Laurel, West Elevation







# Existing Site: 301 W Laurel, South Elevation



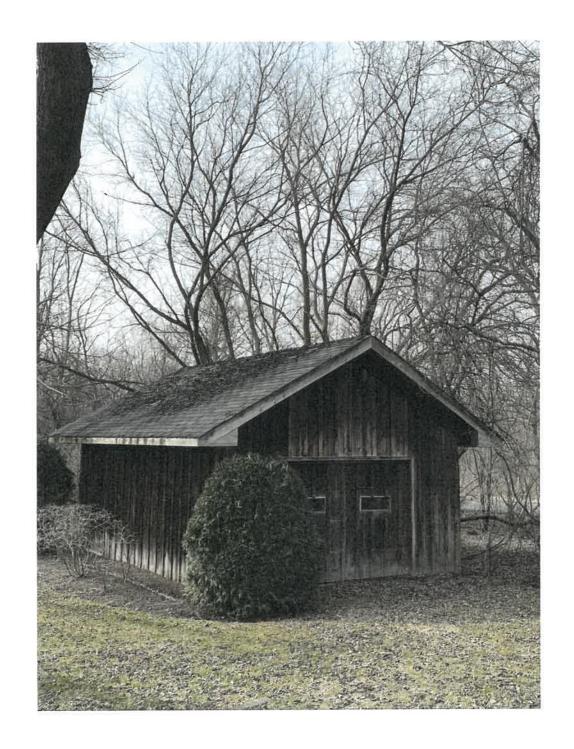
# Existing Site: 301 W Laurel, Front and Back Yard

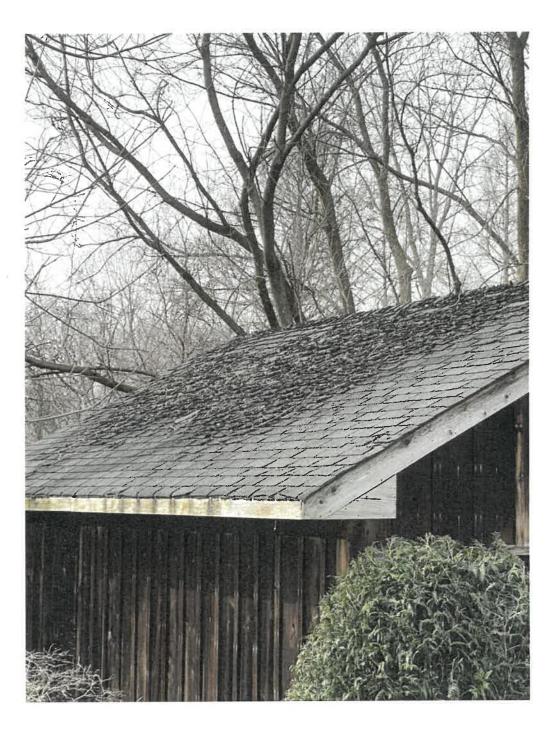




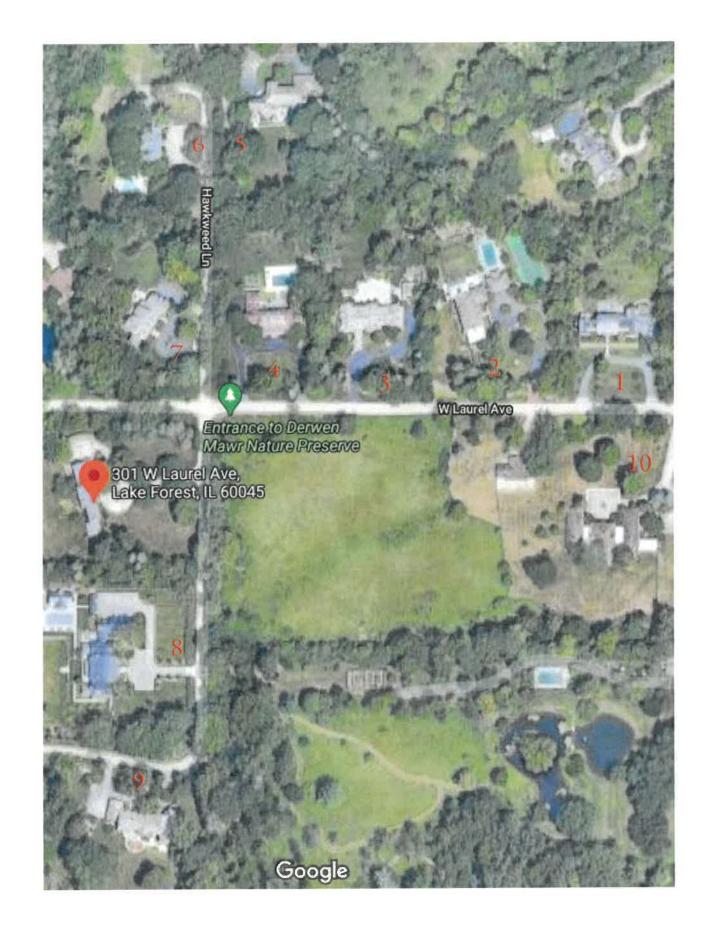
Front Yard Back Yard

### Existing Site: 301 W Laurel, existing shed





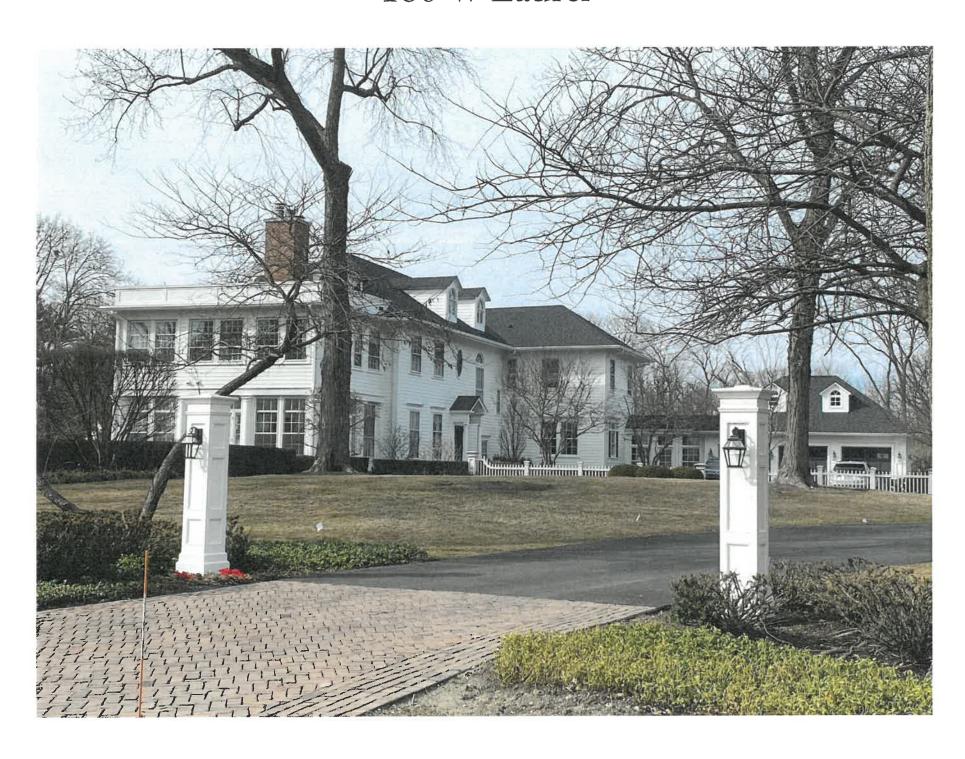
# Immediate Neighborhood



# Immediate Neighborhood

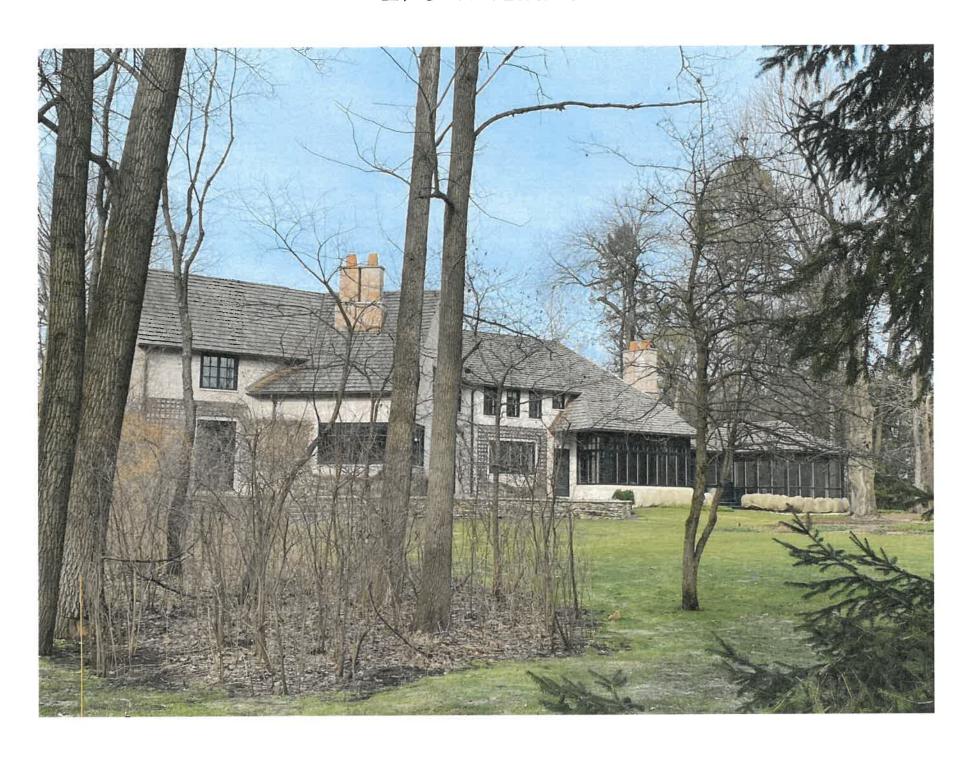
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- 2. 180 W Laurel
- 3. 246 W Laurel
- 4. 254 W Laurel
- 5. 278 W Laurel
- 6. 282 W Laurel
- 7. 280 W Laurel
- 8. 287 W Laurel
- 9. 281 W Laurel
- 10. 171 W Laurel





















# EARLY STUDIES – CHALLENGES OF REUSING THE EXISTING HOUSE

