

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

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Vicinity Map

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Color Rendering Looking West – Currently Proposed
Proposed Material Palette
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First Floor Plan
Conceptual Landscape Plan

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	August 25, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	730 Washington Road – Revisions to Previously Approved Plans

PETITIONER

Joan DePree
999 Ringwood Road South
Lake Forest, IL 60045

PROPERTY LOCATION

730 Washington Road

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PROJECT REPRESENTATIVE

Austin DePree
1512 N. Throop Street
Chicago, IL 60642

SUMMARY OF THE PETITION

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

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

PROPOSED REVISIONS

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

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

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

PROPERTY DESCRIPTION

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

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

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

STAFF EVALUATION

Site Plan – No Changes

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

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

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

New Residence

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

Findings

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

Standard 1 – Height.

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

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

Standard 2 – Proportion of Front Façade.

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

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

Standard 3 – Proportion of Openings.

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

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

Standard 4 – Rhythm of Solids to Voids.

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

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

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

Standard 6 – Rhythm of Entrance Porches.

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

Standard 7 – Relationship of Materials and Texture.

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

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

Standard 8 – Roof Shapes.

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

Standard 9 – Walls of Continuity.

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

Standard 10 – Scale.

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

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

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

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

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

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

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

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

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

Standard 14 – Compatibility.

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

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property – *No Changes.*

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

PUBLIC COMMENT

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

RECOMMENDATION

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

New Conditions of Approval

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

Previous Conditions of Approval to Carry Over

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

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

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

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

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

Square Footage of New Residence:

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

Design Element Allowance = 530 sq. ft.

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

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

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 4202 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5299 sq. ft.

DIFFERENTIAL = -1097 sq. ft.
Under Maximum

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

NET RESULT:

1097 sq. ft. is

21% under the
Max. allowed

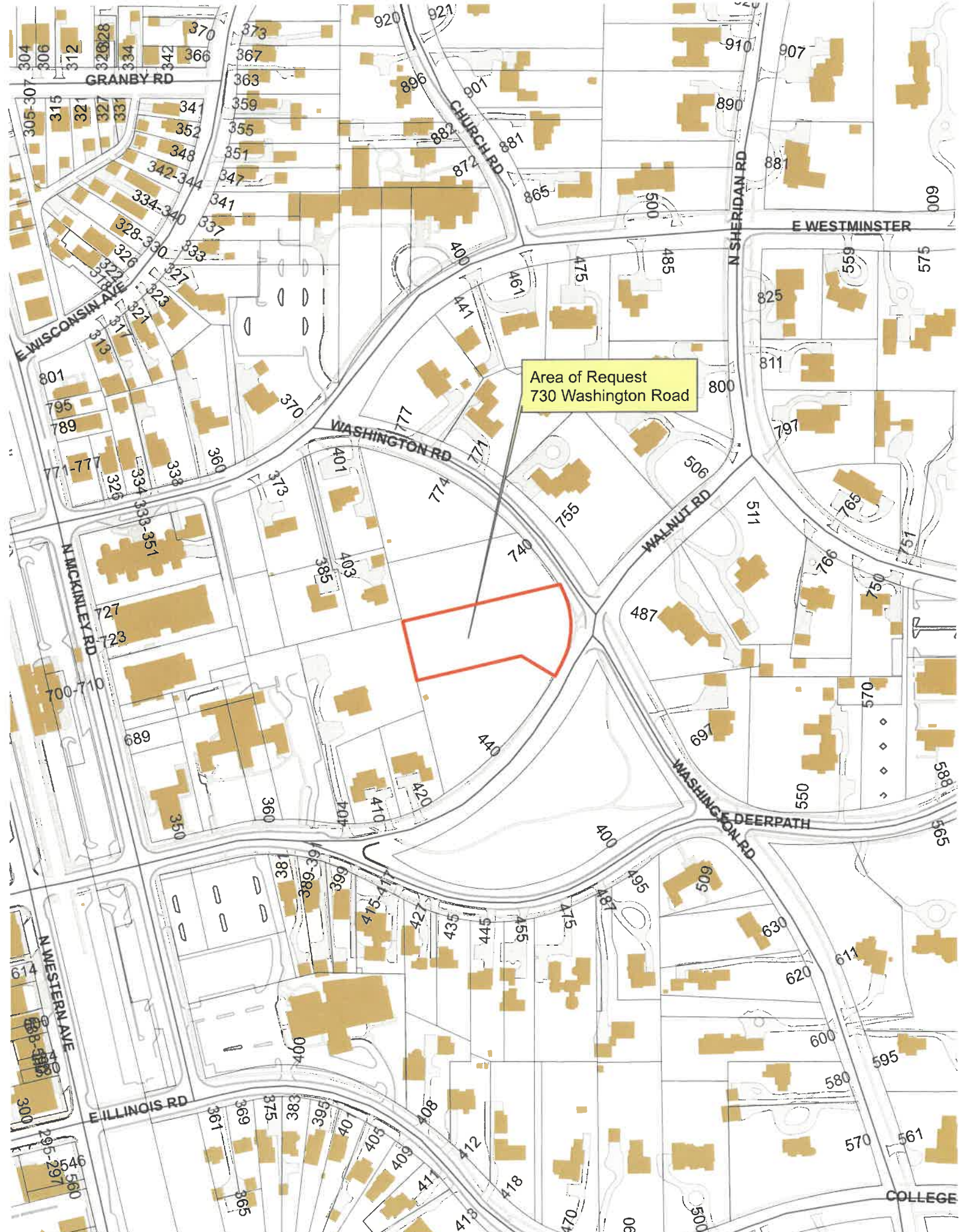
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 530 sq. ft.

Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 368 sq. ft.
 Covered Entries = 29 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 397 sq. ft.

Excess Design Elements = 0 sq. ft.





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

PROJECT ADDRESS 730 WASHINGTON ROAD, LAKE FOREST, IL 60045

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

JOAN DEPREE

Owner's Name

999 SOUTH RINGWOOD RD.

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

LAKE FOREST, IL 60045

City, State and Zip Code

847. 822. 2860

Phone Number

Fax Number

joandoopray@earthlink.net

Email Address

Joan Depree
Owner's Signature

ARCHITECT/BUILDER INFORMATION

AUSTIN DEPREE

Name and Title of Person Presenting Project

NORTHWORKS ARCHITECTS & PLANNERS

Name of Firm

1512 N THROOP ST

Street Address

CHICAGO, IL 60642

City, State and Zip Code

(312) 440-9850

Phone Number

Fax Number

adepree@nwks.com/ rthompson@nwks.com

Email Address

Austin Depree
Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

770 Washington Road

Lake Forest, IL

City of Lake Forest – Historic Preservation Commission

Outline of Revisions

July 28th, 2021

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

Massing

Height

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

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

Bay Window

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

Entry Porch

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

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

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

Materials

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

Windows

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

Exterior Siding

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

Chimney

The chimney material changed from stone to painted white brick.

Metal Roof, Gutters, Downspouts and Flashing

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

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

Terrace Layout

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

770 Washington Road

Lake Forest, IL

City of Lake Forest – Historic Preservation Commission

Statement of Intent

July 28th, 2021

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

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

Standard 1 – Height

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

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

Standard 2 – Proportion of Front Façade (NO CHANGE)

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

Standard 3 – Proportion of Openings

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

Standard 4 – Rhythm of Solids to Voids

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

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

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

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

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

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

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

Standard 7 – Relationship of Materials and Texture

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

Standard 8 – Roof Shapes

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

Standard 9 – Walls of Continuity (NO CHANGE)

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

Standard 10 – Scale of a Structure

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

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

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

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

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

Standard 12 – Preservation of Distinguishing Features (NO CHANGE)

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

Standard 13 – Preservation of Natural Resources (NO CHANGE)

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

Standard 14 – Compatibility (NO CHANGE)

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

Standard 15 – Repair to Deteriorated Features (NO CHANGE)

Not applicable (new construction).

Standard 16 – Surface Cleaning (NO CHANGE)

Not applicable (new construction).

Standard 17 – Historic Integrity (NO CHANGE)

Not applicable (new construction).



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

Façade Material

- ☐ Stone
☐ Brick
☐ Wood Clapboard Siding
☐ Wood Shingle
☐ Cementitious Stucco
☒ Other WOOD VERTICAL BOARD AND BATTEN SIDING

Color and/or Type of Material WHITE

Foundation Material

Exposed Foundation Material N/A STONE WATER TABLE

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish WHITE

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

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

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

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

Chimney Material

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

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper ZINC COATED COPPER
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

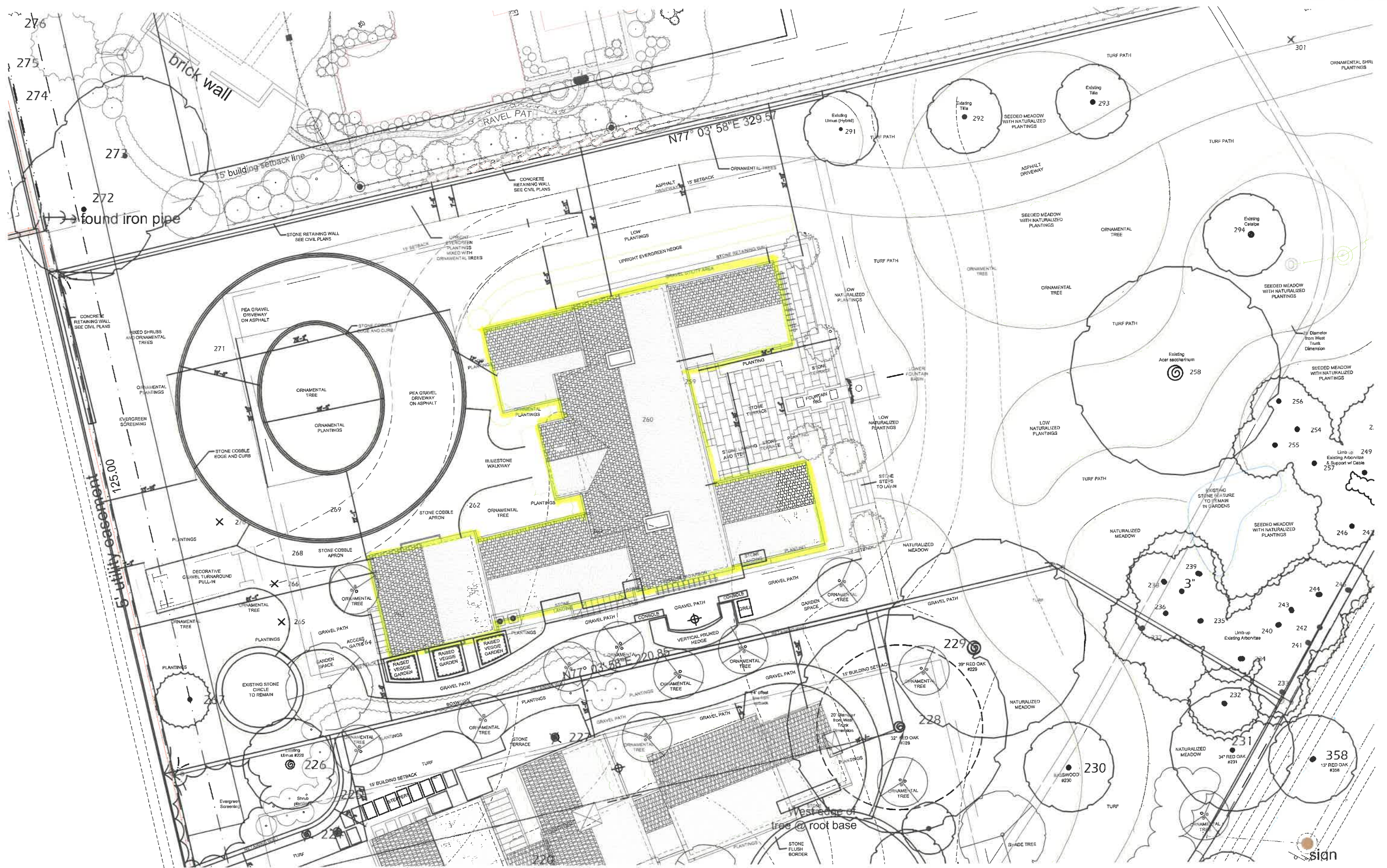
- ☒ Copper ZINC COATED COPPER
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

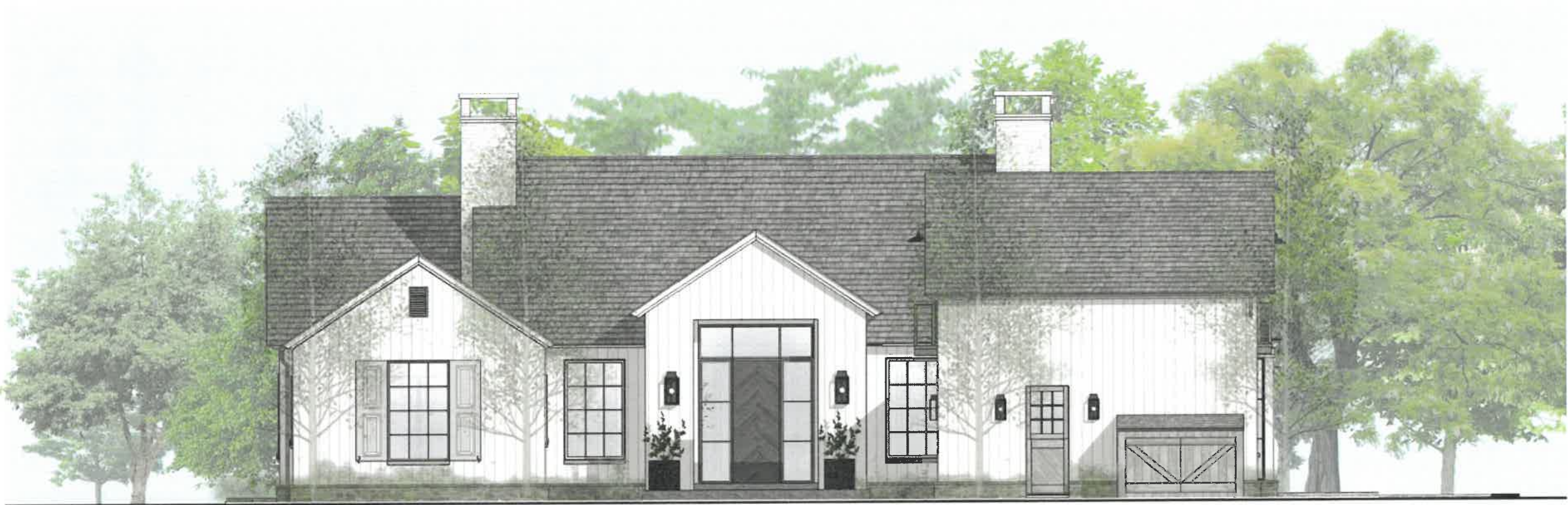
Terraces and Patios

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



PREVIOUS TWO-STORY ITERATION:





PREVIOUS TWO-STORY ITERATION:





PREVIOUS TWO-STORY ITERATION:



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



MATERIAL LEGEND

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

PREVIOUS TWO-STORY ITERATION:







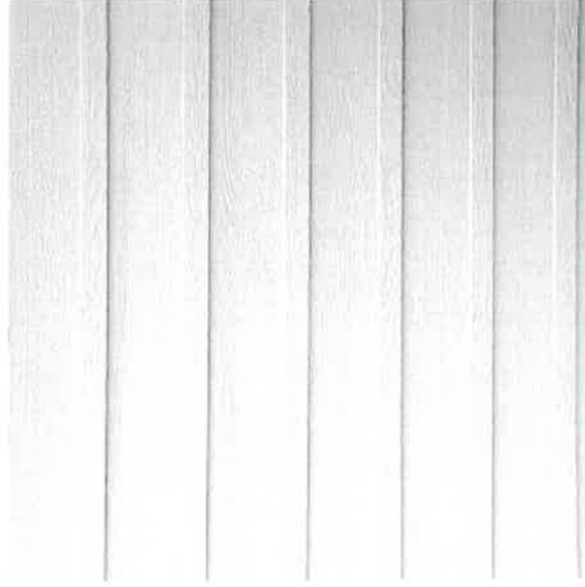








HLAQUIST - CUSTOM STONE BLEND



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



CEDAR SHINGLE ROOFING



STANDING SEAM METAL ROOFING



STONE WATER TABLE WITH LIMESTONE SILL



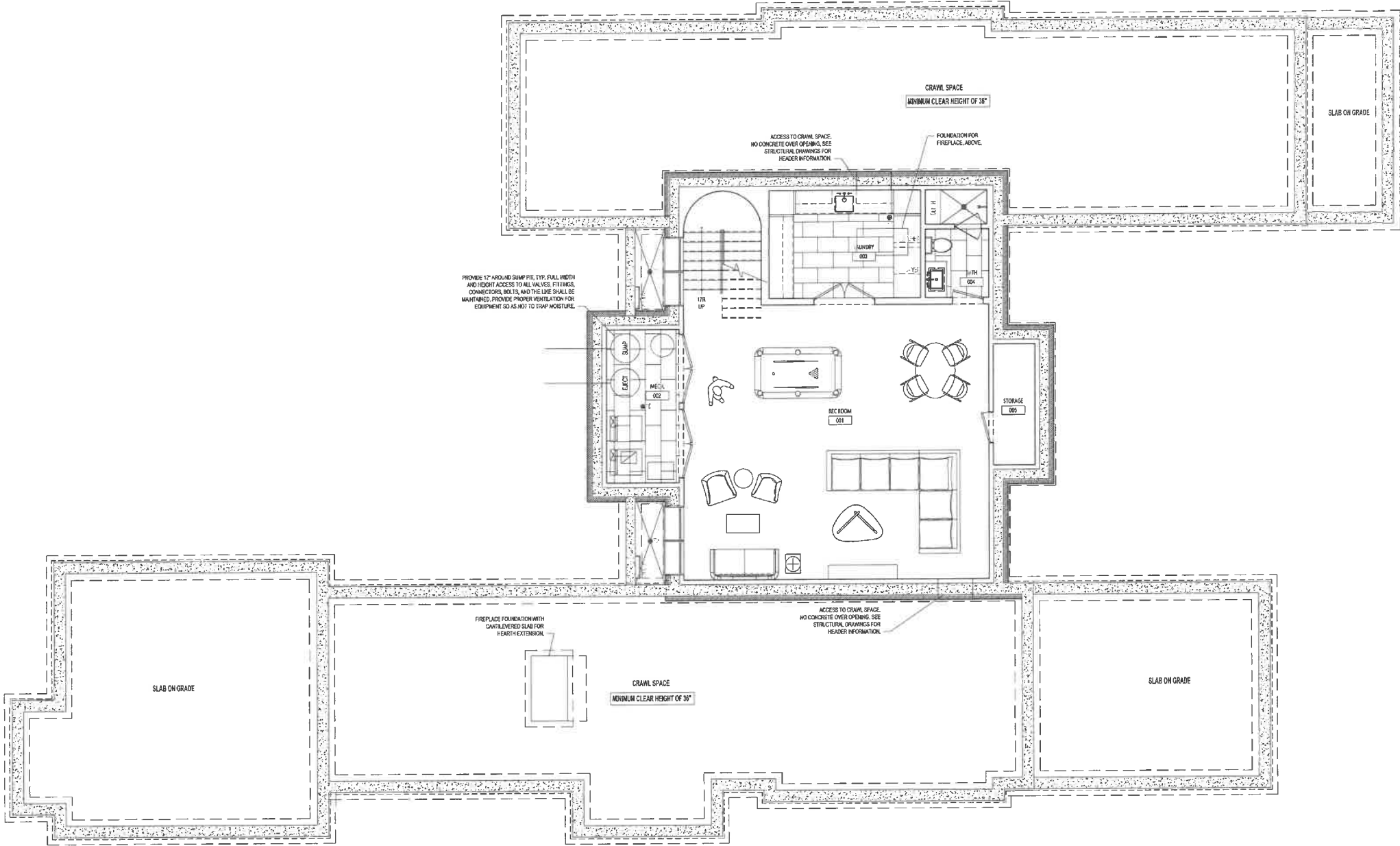
ZINC COATED COPPER GUTTER AND DOWNSPOUT

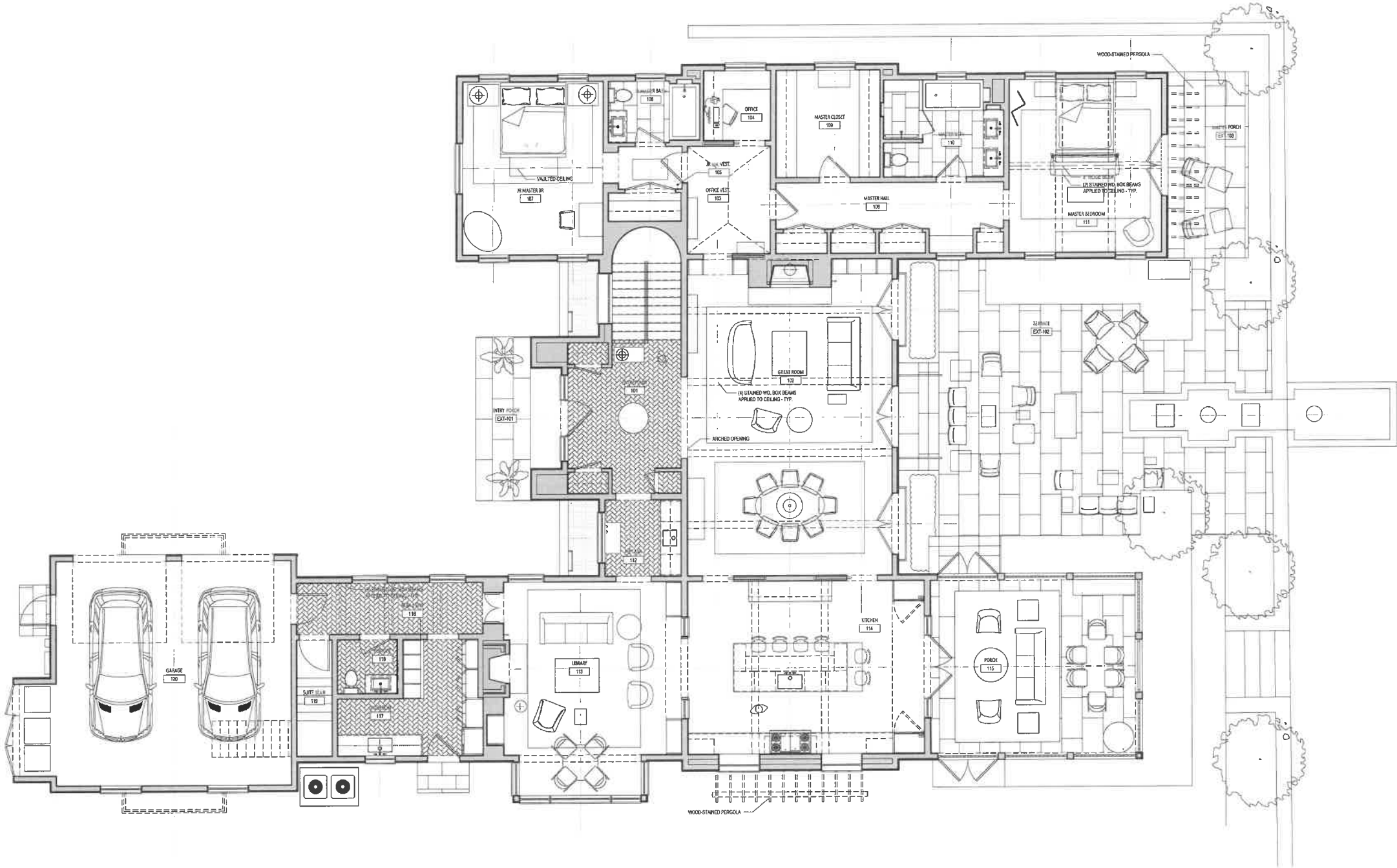


WOOD PERGOLA



WHITE PAINTED BRICK



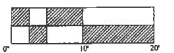


The Art of Fine Gardening

PROJECT:

SITE PLAN

North



#	Date	Revision Notes
1	2-6-2021	Historic Preservation Submittal
1	3-12-2021	Historic Preservation Revision

SITE PLAN

SITE PLAN

L-1

Please Note: This is not a construction drawing.

08.13.2021