

**Agenda Item 3**  
**550 Hathaway Circle**  
**Addition & Building Scale Variance**

Staff Report  
Building Scale Summary  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Description of Exterior Materials  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Existing Partial South Elevation  
Proposed Partial South Elevation  
Existing Partial West Elevation  
Proposed Partial West Elevation  
Existing Partial North Elevation  
Proposed Partial North Elevation  
Building Section  
Proposed Roof Plan  
Color Rendering  
Existing Partial First Floor Plan  
Proposed Partial First Floor Plan  
Existing Partial Second Floor Plan  
Proposed Partial Second Floor Plan  
Preliminary Site Grading Plan  
Conceptual Landscape Plan  
Images of Existing Residence and Surrounding Neighborhood  
Correspondence



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	January 26, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>550 Hathaway Circle – Garage Addition and Building Scale Variance</b>

### **PETITIONERS**

Mike and Melissa Ginter  
550 Hathaway Circle  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

550 Hathaway Circle

### **HISTORIC DISTRICTS**

Meadowood Dairy Local &  
National Historic District

### **PROJECT REPRESENTATIVE**

Michael Breseman, architect  
2911 Fawn Trail Court  
Prairie Grove, IL 60012

### **SUMMARY OF THE PETITION**

The petitioner is requesting a Certificate of Appropriateness to construct an addition on the west side of the residence. A building scale variance is also requested. The addition will have a single car garage bay on the first floor and will expand the master closet on the second floor.

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

This property is part of the Clifford Milton Leonard Farm, also known as the "Meadowood Dairy." The "Meadowood Dairy" is comprised of the properties located at 1190 Inverlieth, 550, 561, 565, 570, 575, and 579 Hathaway Circle. This complex was designated as a Local Historic District and listed on the National Register of Historic Places in 2000. With the rise in urbanity in the late 19th century, there was a reactionary movement among wealthy landowners to construct country homes reminiscent of rural communities. The Gentleman's Farm movement referred to the development of these large tracts of land into specialty farms around the turn of the century. The Clifford Milton Leonard Farm was created within the Gentleman Farm movement in 1923. These functional farms were often designed by notable architects. The original property of the Clifford Milton Leonard Farm was 150 acres and contained several structures used as a part of the farm. The architect for the project was Ralph Varney. Jens Jensen was the landscape architect for Meadowood Dairy. In the 1950's, the buildings of the Meadowood Dairy were converted into single family homes. Over the years, several of these structures were renovated with additions and interior remodels to make them more functional for the modern family.

550 Hathaway Circle is on the west side of Hathaway Circle. It was once the milk barn and silo of the Meadowood Dairy and is now used as a single family residence. In 1953 the barn was converted into a single family home with an attached flat roof garage. A review of City Records indicates an addition and interior remodel of the structure, including a second story addition over the garage, was completed in 1989. A small mudroom addition on the south side of the residence was approved by

the Historic Preservation Commission in January 2007 and construction of the mudroom addition was completed in July 2008. The mudroom addition approved by the Commission in 2007 also included approval of a building scale variance that totaled 101 square feet, equal to 6 percent of the allowable square footage.

The existing structure is two stories tall with a three story attached silo. It is designed in the French Renaissance/Norman architectural style. The main façade materials are brick and wood siding with a wood shingle roof. The structure is sited to the rear of the 20,067 square foot lot. The neighboring homes along Hathaway Circle are historically part of the Meadowood Farm complex. The home at 1166 Inverleith, directly south of 550 Hathaway Circle, is not a part of the original farm complex and is screened from the subject property by a stockade fence and mature landscaping. There are several significant mature trees on this property that will be maintained with this request.

## **STAFF EVALUATION**

### *Proposed Addition*

The proposed addition is on the west side of the existing residence. The addition is a story and a half with a 12:12 pitched main roof form. A small hip dormer is proposed on the south side of the addition to provide visual interest on the exterior while also letting natural light into the expanded master closet. A shed dormer is proposed on the north side of the addition that will provide additional head room in the master closet.

### *Site Plan*

The addition is proposed in the location of an existing shed that will be removed. The footprint of the addition will align with the existing north and south walls of the garage. The existing drive along the south side will remain and a small area of driveway at the west end will be removed to accommodate a new paver walkway. The existing patio at the rear of the home will be removed. A new paver patio, plunge pool, firepit and outdoor kitchen are proposed in the rear yard and are reflected on the proposed landscape plan included in the Commission's packet.

### *Findings*

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

#### **Standard 1 - Height:**

This standard is met. The proposed addition is a story and half and is lower than the existing residence. The proposed addition at its tallest point is 20 feet and 1 inch. The tallest ridge line of the main mass of the home is 25 feet.

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

This standard is met. The addition will not be visible from the front of the home and will not impact the proportions of the front façade.

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

This standard is met. The openings on the addition follow the proportions of the openings on the existing home. The addition has vertical casement style windows on the north and south elevations and smaller square casement windows on the west elevation.

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

This standard is met. The existing home presents single openings as well as groupings of two or three openings and the proposed addition follows this pattern. The openings on the addition are generally centered and evenly spaced on each elevation.

**Standard 5 – Spacing on the Street:**

This standard is met. Because the addition is located on the rear of the home and is not visible from the street, the spacing of structures along the streetscape will not be impacted.

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

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

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

This standard is met. The addition will be brick on the first level to match the existing garage. The gable end on the west elevation and the shed dormer on the north elevation will have vertical board and batten wood siding to match the existing house. A wood shingle roof is proposed. Wood windows with interior and exterior muntin bars are proposed. Trim, fascia, soffits and rakeboards will be wood. Copper gutters and downspouts are proposed.

**Standard 8 – Roof Shapes:**

This standard is met. The addition will have a gable roof with a 12:12 pitch to match the existing roof on the garage.

**Standard 9 – Walls of continuity:**

This standard is met. The proposed addition reflects massing, roof forms, detailing and exterior materials that are consistent with the existing home allowing the addition to blend in well with the existing residence.

**Standard 10 - Scale:**

A building scale variance is requested.

- The allowable square footage based on the size of the property is 4,003 square feet. The existing residence totals 4,248 square feet and is over the allowable square footage for the property by 245 square feet, equal to 6 percent of the allowable square footage.
- A total of 600 square feet is allowed for a garage on this property. The existing garage totals 376 square feet. The proposed garage addition is 277 square feet for a total of 653 square feet of garage space. The garage overage of 53 square feet must be added to the total square footage of the residence.
- A total of 400 square feet of design elements is permitted for this property. The existing house has a total of 12 square feet of design elements. The proposed dormer on the south elevation adds a total of 6 square feet of design elements.
- The new second floor area totals 89 square feet based on the City's building scale calculation methodology.

- In summary, the existing house with the proposed addition will total 4,390 square feet. The total square footage exceeds the allowable by 387 square feet. A building scale variance of 9.6 percent is requested.

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

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

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

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

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

This standard is met. The addition is located on the rear of the home and will not be visible from the street. The petitioner provided a landscape plan that reflects new plantings along the north, west and south property lines. The proposed landscaping will mitigate the increased mass of the home and screen views of the addition from adjacent properties.

#### ***Standard 3 -- New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.***

This standard is met. As noted above, the addition is located on the rear of the home and will not impact the appearance of mass as perceived from the streetscape. The addition is lower in height than the existing residence and will not have an impact on light and views from neighboring homes.

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

This standard is met. The surrounding neighborhood is comprised of story and a half and two story residences. The proposed addition is subordinate to the height and mass of the existing residence and adjacent homes.

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

This standard is met. The property is located in a local historic district. The petitioner's sensitive design allows the addition to have minimal impact to the original structure while also making the home more functional for the property owners.

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

The standard is not met. This property is not located adjacent to open space, however there is large expanse of lawn between the front of the house and the street due to the way the structure is sited on the property.

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

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

This standard is met. The proposed addition does not change the directional expression of the front elevation.

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

This standard is met. The proposed addition does not impact any distinguishing original qualities of the existing residence.

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

This standard is met. The proposed addition does not require removal of any trees. There is existing landscaping along the west and south property lines that will be removed and replaced with new landscaping. The petitioner is also proposing to enhance the landscaping in the rear yard and along the north property line. The landscape plan provided by the petitioner reflects new plantings that include Maple, Redbud, Pear and Serviceberry trees, arborvitae, and ornamental shrubs.

**Standard 14 – Compatibility:**

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

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

This standard is not applicable to this request.

**Standard 16 – Surface cleaning:**

This standard is not applicable to this request.

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

This standard is met. The integrity of the historic property is not threatened by the proposed addition. The addition is designed in a sensitive manner that is in keeping with the overall character of the property and the surrounding neighborhood.

**PUBLIC COMMENT**

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

**RECOMMENDATION**

Grant a Certificate of Appropriateness for the proposed addition and building scale variance subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission discussion and direction, or as a result of further design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
4. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 550 Hathaway Circle Owner(s) Mike and Melissa Ginter

Architect Michael Breseman, architect Reviewed by: Jen Baehr

Date 1/26/2022

Lot Area 20067 sq. ft.

## Square Footage of Existing Residence:

1st floor 2634 + 2nd floor 1574 + 3rd floor 40 = 4248 sq. ft.

Design Element Allowance = 400 sq. ft.

Total Existing Design Elements = 12 sq. ft. Excess = 0 sq. ft.

Garage 376 sf actual ; 600 sf allowance = 0 sq. ft.

Garage Width 20 ft. *may not exceed 24' in width on lots  
18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

**Total Square Footage of Existing Residence:** = 4248 sq. ft.

## Square Footage of Proposed Additions:

1st floor 0 + 2nd floor 89 + 3rd floor 0 = 89 sq. ft.

New Garage Area 277 sq. ft. Excess = 53 sq. ft.

New Design Elements 6 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4390 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4003 sq. ft.

**DIFFERENTIAL** = 387 sq. ft. **NET RESULT:**  
**Over Maximum**

387 sq. ft. is

Allowable Height: 35 ft. Actual Height 25'-0" (existing house) 20'-0" (proposed addition) **9.6% over the  
Max. allowed**

## DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

**Design Element Allowance:** 400 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 18 sq. ft.

Bay Windows = 0 sq. ft.

**Total Actual Design Elements =** 18 sq. ft.

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





Area of Request  
550 Hathaway Circle





Area of Request  
550 Hathaway Circle





Area of Request  
550 Hathaway Circle





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

**PROJECT ADDRESS** 550 HATHAWAY CIRCLE

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

MIKE & MELISSA GINTER  
Owner of Property

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

LAKE FOREST IL 60045  
City, State and Zip Code

712 550-2848    N/A  
Phone Number    Fax Number

MGINTER@BORKHAWANDCREATE.COM  
Email Address

MELISSA LOREK@HOTMAIL.COM

[Signature]  
Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

MICHAEL BRESEMAN - PRESIDENT  
Name and Title of Person Presenting Project

MICHAEL E BRESEMAN ARCHITECTS LTD  
Name of Firm

2111 FAWN TRAIL CT  
Street Address

PRairie GROVE IL 60022  
City, State and Zip Code

847 845-4000    N/A  
Phone Number    Fax Number

MIKE@MEBRESEMAN.COM  
Email Address

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



---

## STATEMENT OF INTENT

Michael E. Breseman Architects, Ltd., are requesting approval of a certificate of appropriateness for a garage and master suite addition on the western portion of the lot. The property is located at 550 Hathaway Circle, Lake Forest, Illinois. The home was purchased this spring by Mike & Melissa Ginter.

### **A historic summary of the property:**

This property is part of Clifford Milton Leonard Farm, also known as “Meadowood Dairy”. The Farm was created within the Gentleman’s Farm movement in 1923. The original property was 150 acres and contained several structures that we see today. The architect for the project was Ralph Varney, as well as the involvement of notable landscape architect Jens Jensen. In the 1950’s the complex was converted into single family homes.

550 Hathaway Circle was once the milk barn and silo of Meadowood Dairy and was converted in 1953 to a single home, and at that time a garage with a flat roof was added. In 1989, a second story addition was incorporated over the garage which comprises the current master bedroom suite. In 2007, the previous owners petitioned HPC and received approval for the mudroom addition just east and south of the current garage. At that time, the owners commented that “ideally we would have like additional living space, storage space, and a 3-car garage”.

The Ginter’s hope is to build upon the necessary renovations over the years that previous owners have taken and complete the transformation of this milk barn into a fully functional home.



### **Project needs:**

- The existing garage is technically a two-car garage but the interior dimension of 18'-8" x 18'-8" are quite small and really do not allow for two cars to be parked in the garage. The main issue is moderate size cars, trucks, and SUVs would be hard pressed to open their doors once parked. The depth of garage will not change, which is still problematic, but being able to park two standard size cars in the expanded garage is the goal.
- The home is slab on grade and has no basement with corresponding storage. This lack of storage was pointed out by the last petitioner's HPC submittal in 2007. We are now addressing this issue by extending the garage addition an additional 3 ½' to incorporate an interior stair. The stair will service a new basement/storage area under both the addition and the existing garage.
- As part of this project, we are renovating the existing master bedroom suite. The current bathroom space will be rearranged to provide for a more modern layout. The current master bedroom is of good size and has a vaulted ceiling making it feel spacious. No expansion is required for this area. The current master closet is built into the existing roof over the garage. This area is quite small and even less accommodating for clothes storage by the kneewalls and clip ceilings in the room. The expansion to the west will give more depth to the closet and the dormer to the north will give the room the height it needs.

### **Proposed massing:**

There is an 8'x10' framed shed just west of the existing garage which will be removed for the new addition. This will offset some of the new massing of the proposed addition. The addition continues the massing to the west following the 12/12 pitched roof of the existing garage. A smaller dormer on the south of the addition adds more natural light to the space, but more importantly adds visual interest to the addition's southern roof. The shed dormer on the north allows for additional head room in the expanded master closet. This roof form balances the existing shed roof on the left of the main gable at the master bedroom.

### **Proposed landscape screening:**

We are planning a row of Arborvitae which will run from the southwest corner of the property to past the north end of the garage. The Arborvitae will be spaced at about 4' on center and initially will be about 8' tall and will mature to a height of 14'. The tree line will provide natural solid screening between the two properties year-round.



### **Materials & details:**

The garage addition will be matching the existing brick and the cedar shingles for a seamless match. The new garage door will be the same height as the existing and all doors will overhead doors will match. The new garage door to have a wood lintel to pick up the same detail on the existing garage door.

The new windows will be casements. The detailing and proportions will match the existing. We will incorporate wood shutters on the new garage windows. The design will be based on the existing shutters. The overhangs, soffits and fascia detailing will match existing.

The vertical wood and batten siding at the new western gable and the shed dormer will match the existing siding currently on the home. Our design mimics the irregular/whimsical spacing of the existing vertical battens.

The new south dormer at the addition receives its inspiration from the dormers with the double casement windows on the front façade. The new dormer replicates the straightforward hipped roof and simple appointment of trim of the originals.

### **Additional bulk request:**

We are requesting an additional bulk coverage from the 2007 submittal of a 129 SF or about 3.1%. The current house, including the 2007 approved addition, is over the maximum allowable bulk by 246 S.F. or 6.2%. The new total will be 375 SF. or 9.35% over the allowable bulk for this lot. There are a couple of mitigating factors in regard to the proposed addition and the bulk coverage.

First, as was pointed out in 2007, the converted living space of the silo, which is quite unique but also not very practical, accounts for 363 SF of the 375 SF in bulk coverage now being requested.

Second, about 60 SF or almost half of the additional bulk requested comes from the extending the current roof line to the west, while incorporating the new shed roofline to the north. This bulk square footage only breaks the 19' bulk calculation line by 15". With the low sloping western shed roof accounting for the majority of number, the practical effect to the massing of the addition is essentially nonexistent.



\* \* \* \* \*

We hope the board reviews sees this petition as a continuation of the numerous additions over the years which will finally transform this historic structure into a lasting, functional, and most wonderful home.





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

**Facade Material**

- ☐ Stone  
☒ Brick First Floor  
☐ Wood Clapboard Siding  
☐ Wood Shingle  
☒ Cementitious Stucco @ border  
☒ Other wood board & batten

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

**Foundation Material**

Exposed Foundation Material \_\_\_\_\_

**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 \_\_\_\_\_

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

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

**Chimney Material**

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

*N/A*

**Roofing**

**Primary Roof Material**

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

**Flashing Material**

- ☐ Copper
- ☐ Other
- ☐ Sheet Metal

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

**Gutters and Downspouts**

- ☒ Copper
- ☐ Aluminum
- ☐ Other

**Driveway Material**

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

**Terraces and Patios**

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

R.E. DECKER  
(1933-1999)

R.G. PAYLETIC  
P.L.S. 035-3261

# Plat of Survey

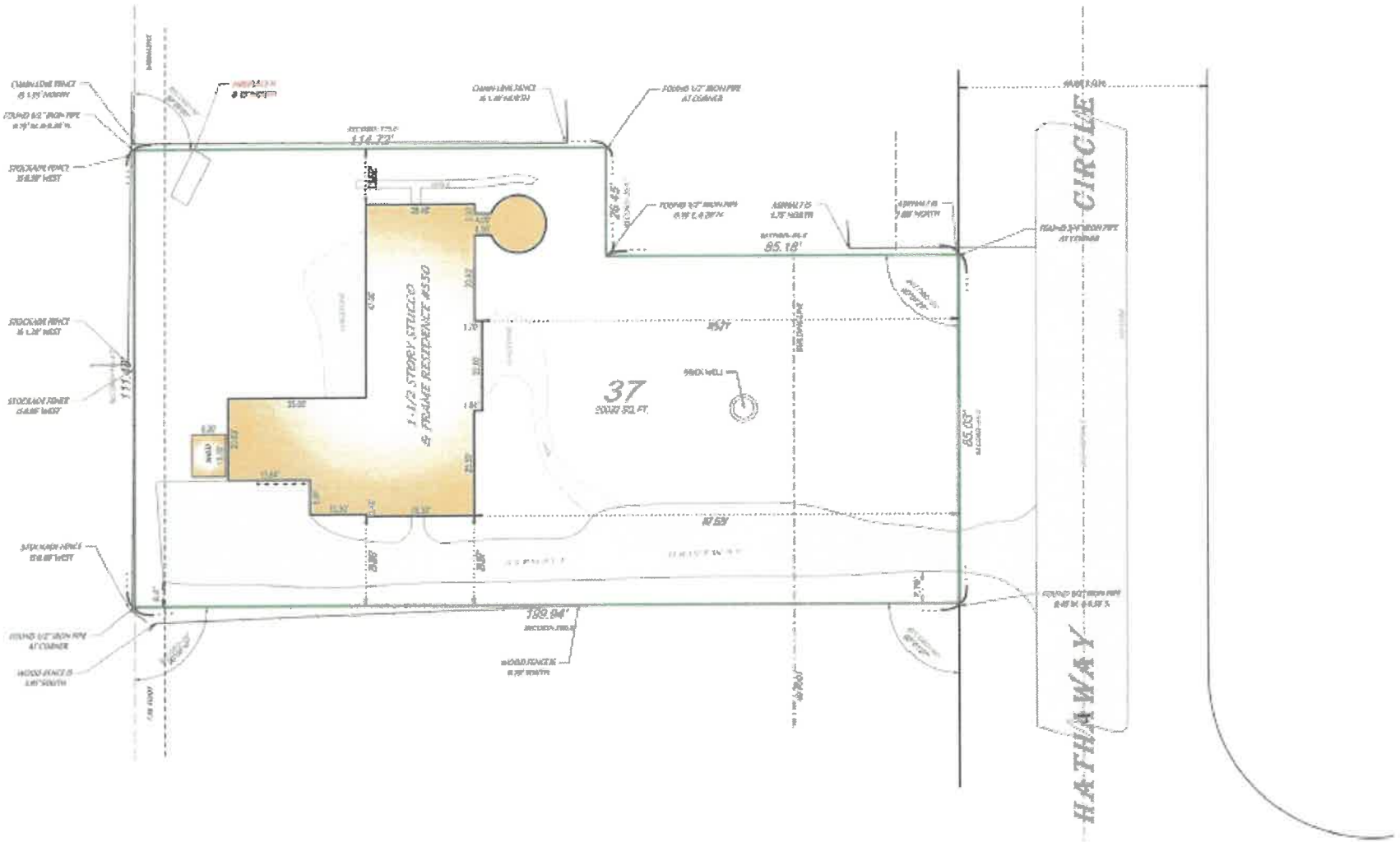
of  
Lot 37 in Unit 1 in Meadowood, being a Subdivision of part of the North Half of Section 31, Township 44 North, Range 12,  
East of the Third Principal Meridian, according to the Plat thereof, recorded October 20, 1948 as Document 602577 in  
Book 30 of Plats, Page 84, in Lake County, Illinois.

Commonly known as: 550 HATHAWAY CIRCLE, LAKE FOREST, ILLINOIS.



The Meridian is assumed but  
reflects the record Subdivision  
or Deed, except when noted.

Scale 1" = 20'ft

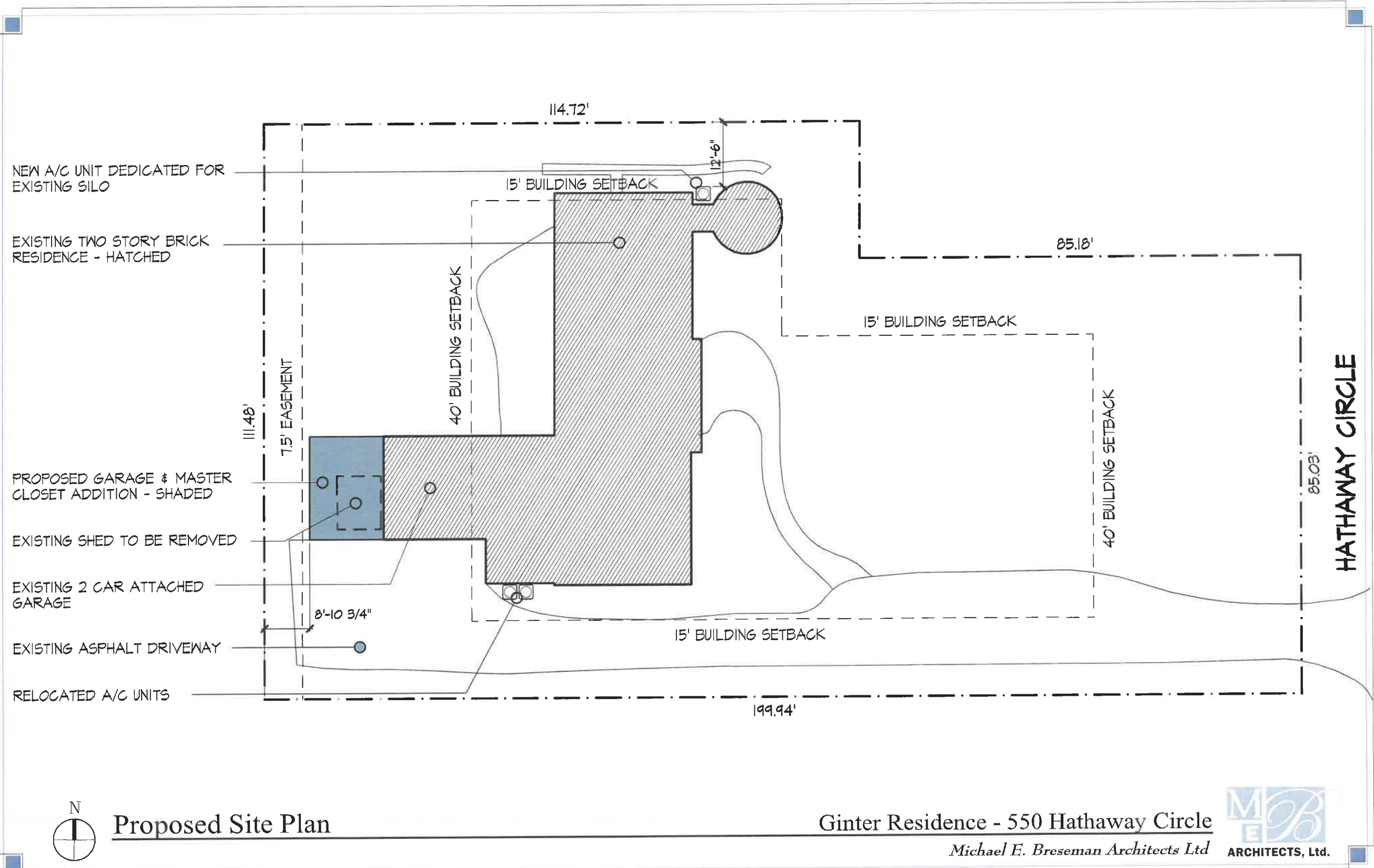


Plat of Survey

Ginter Residence - 550 Hathaway Circle


Michael E. Breseman Architects Ltd







Partial Existing South Elevation

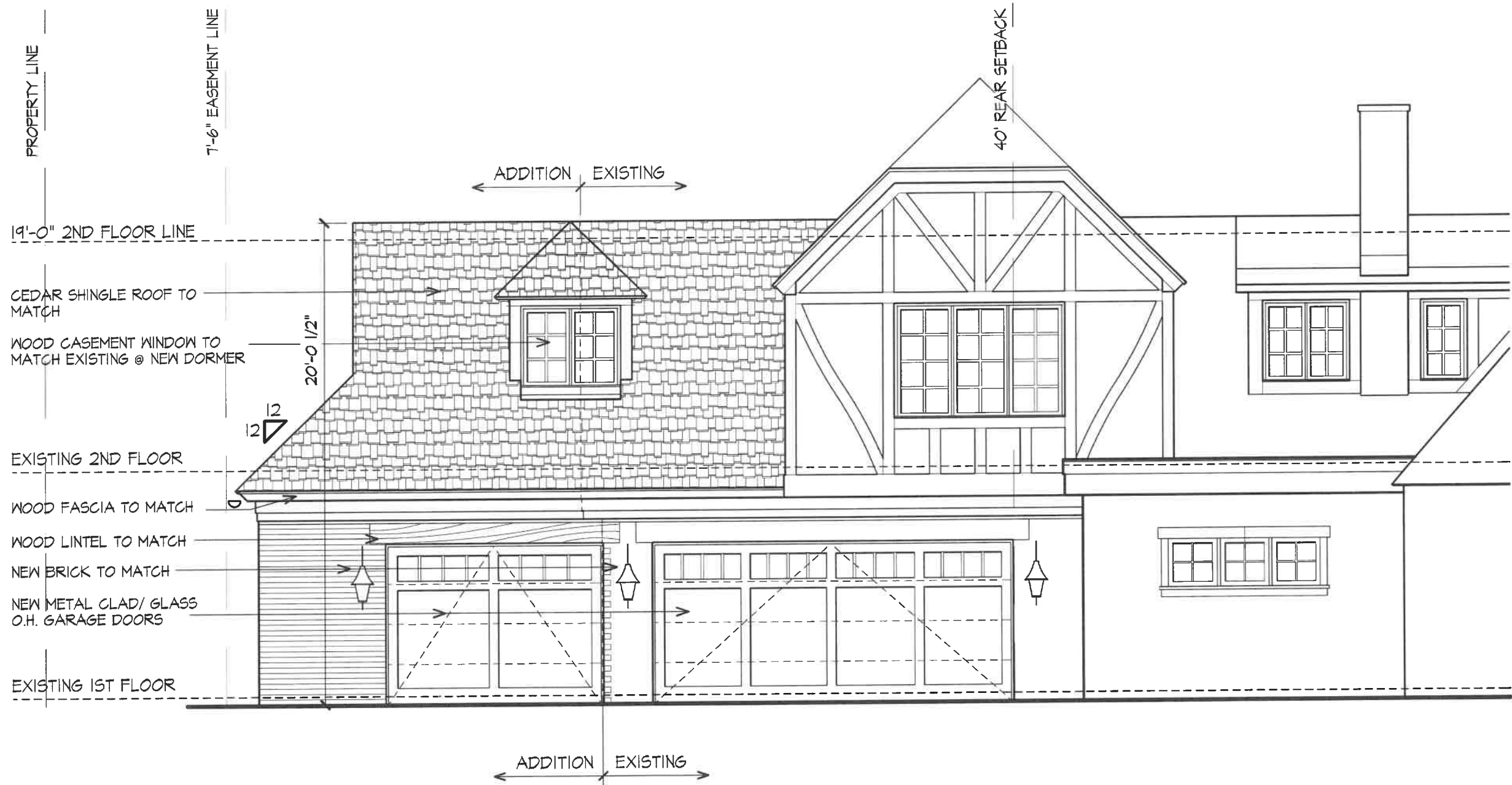
SCALE 1/4" = 1'-0" 

Ginter Residence - 550 Hathaway Circle

*Michael E. Breseman Architects Ltd*







Proposed South Elevation

SCALE 1/4" = 1'-0"


Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd





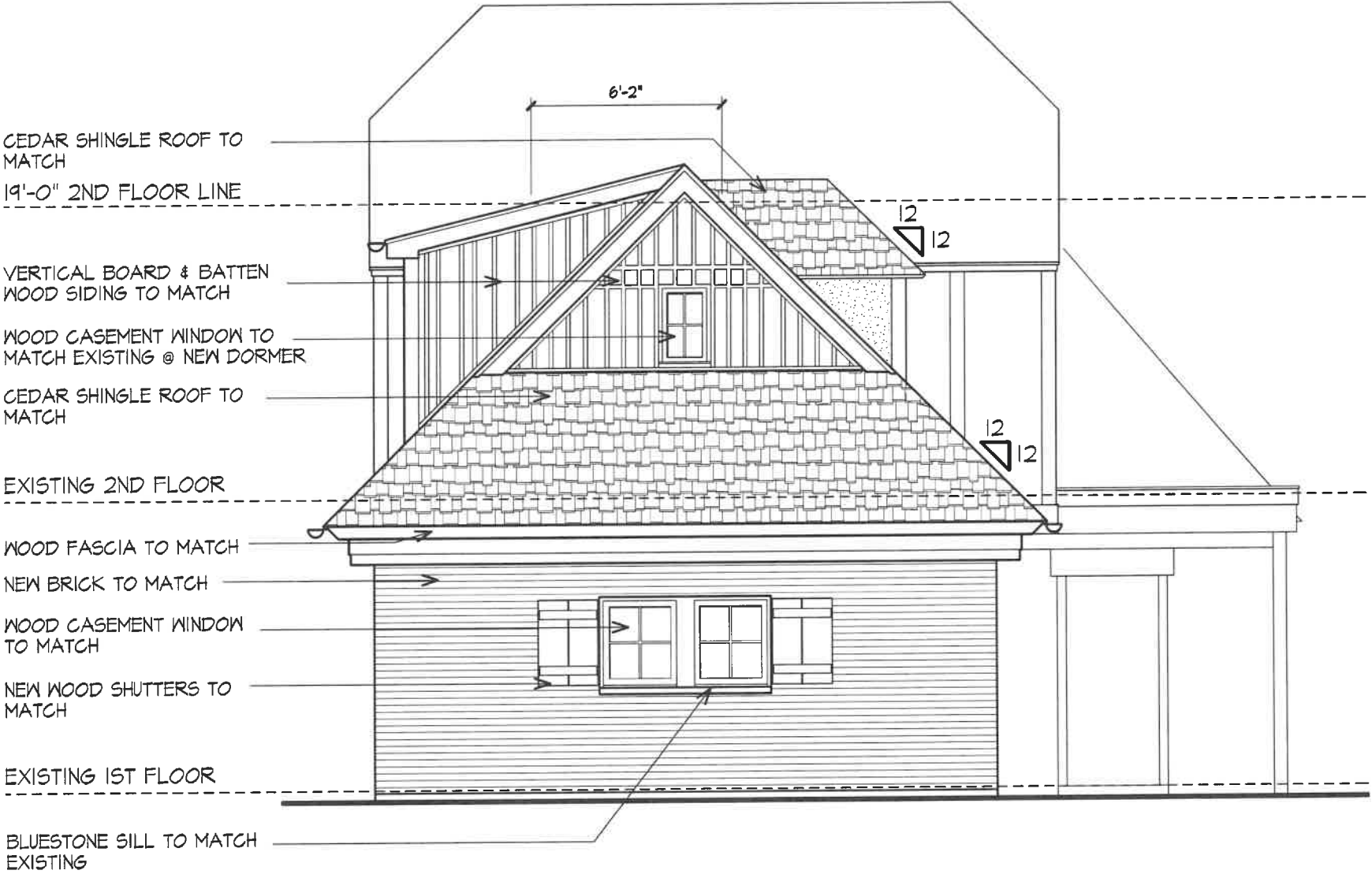
Existing West Elevation

SCALE 1/4" = 1'-0" 

Ginter Residence - 550 Hathaway Circle

*Michael E. Breseman Architects Ltd*





Proposed West Elevation

SCALE 1/4" = 1'-0"



Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd







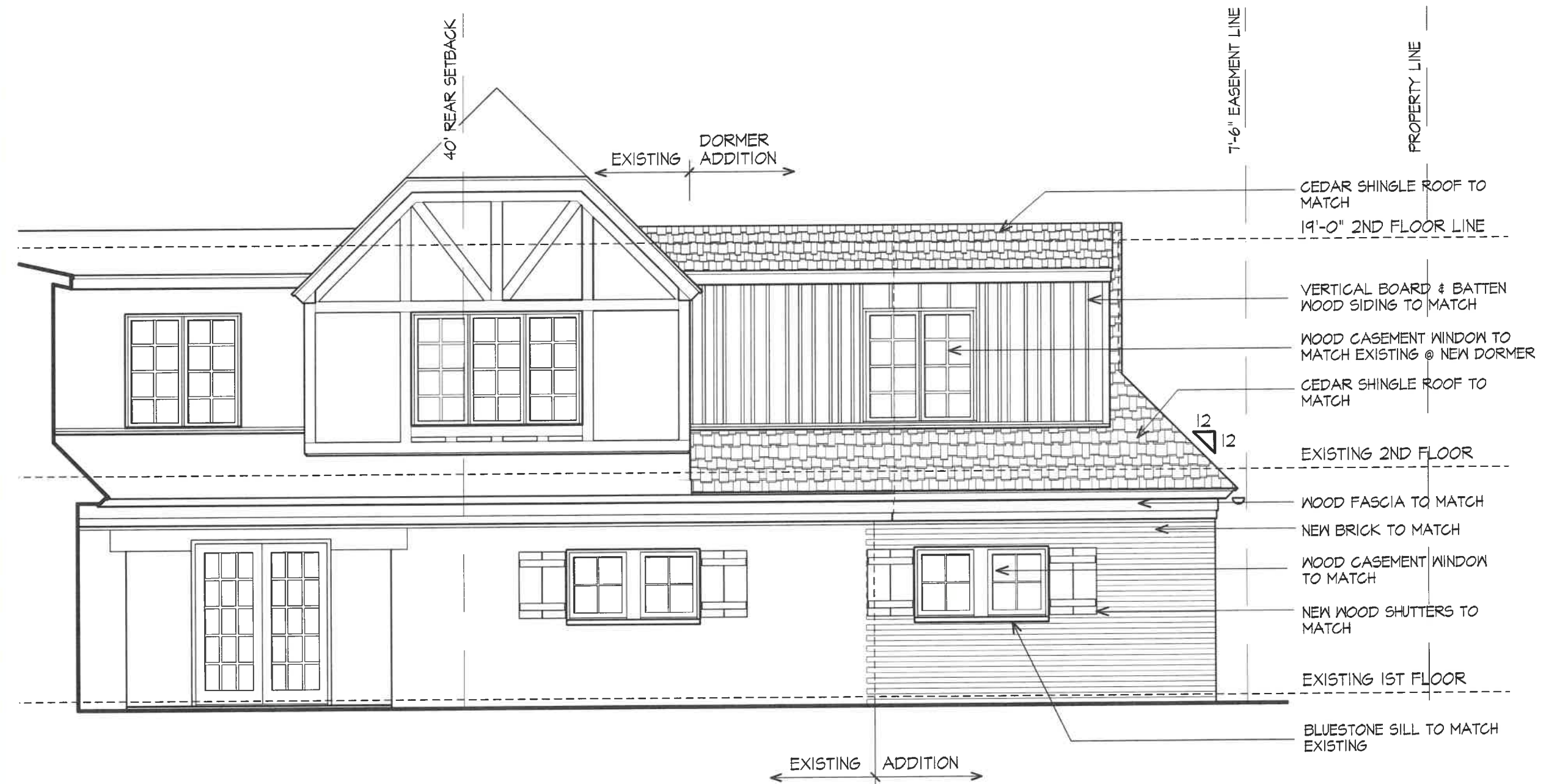
Partial Existing North Elevation

SCALE 1/4" = 1'-0" 0 2 4

Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd





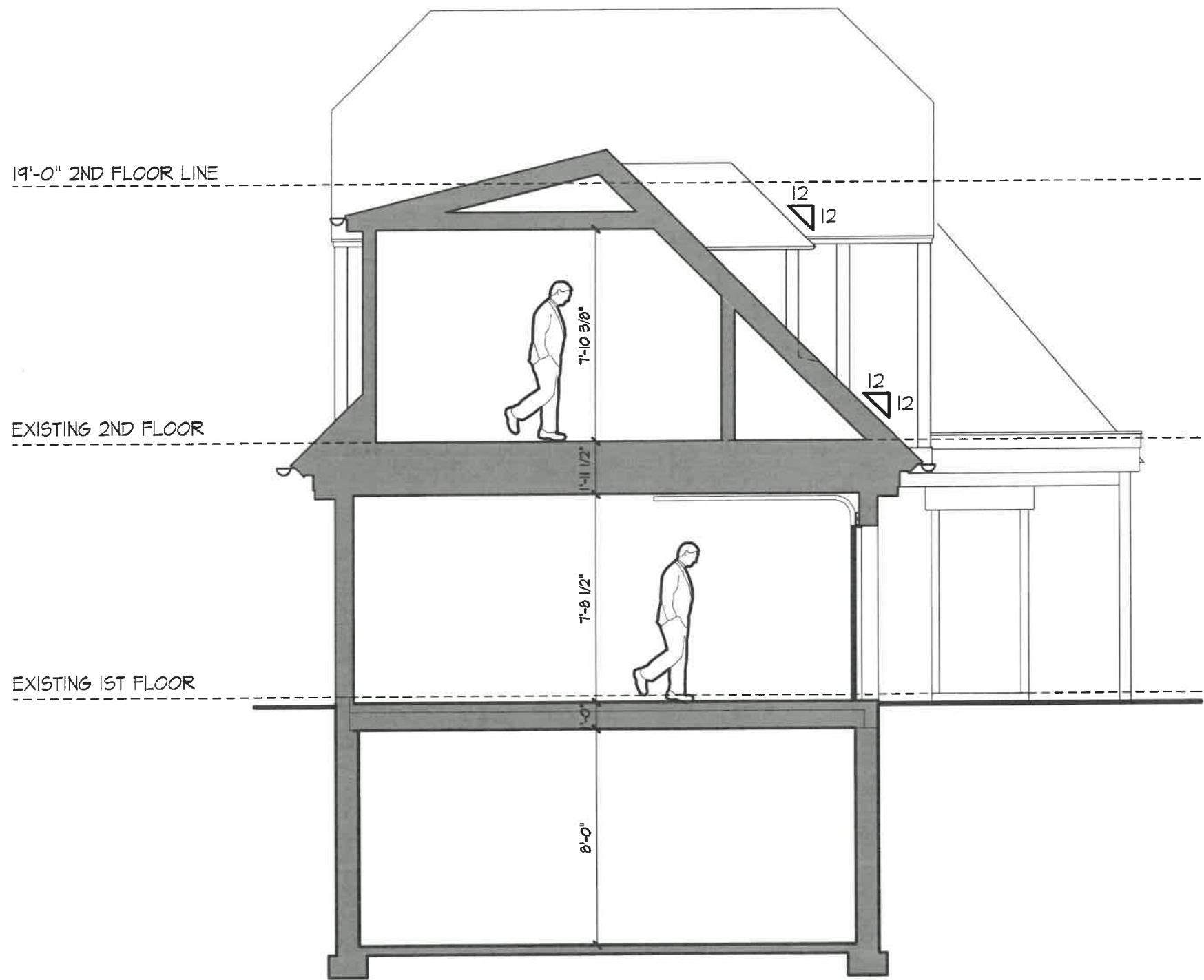
Proposed North Elevation

SCALE 1/4" = 1'-0"

Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd





Building Section

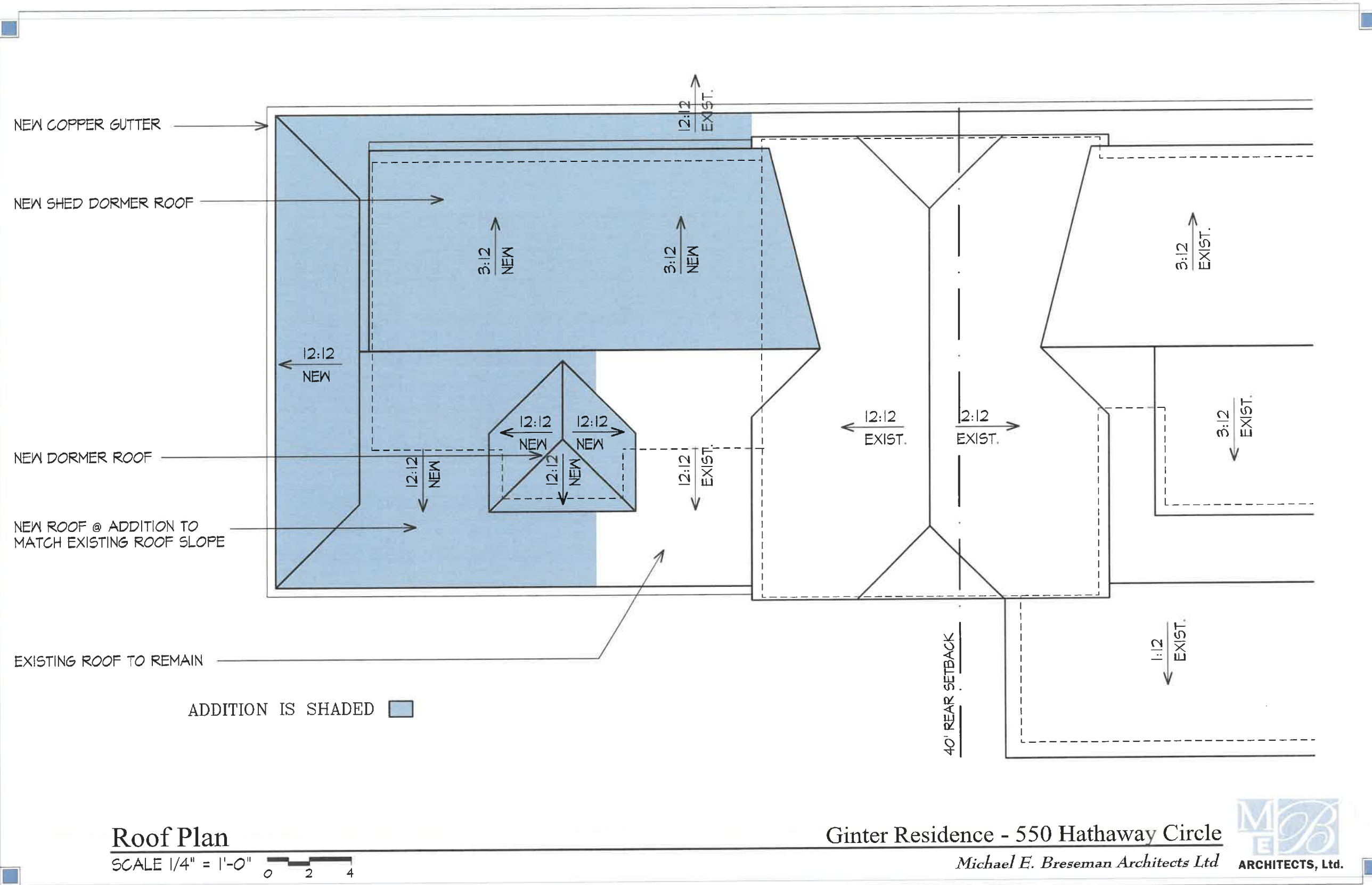
SCALE 1/4" = 1'-0"



Ginter Residence - 550 Hathaway Circle

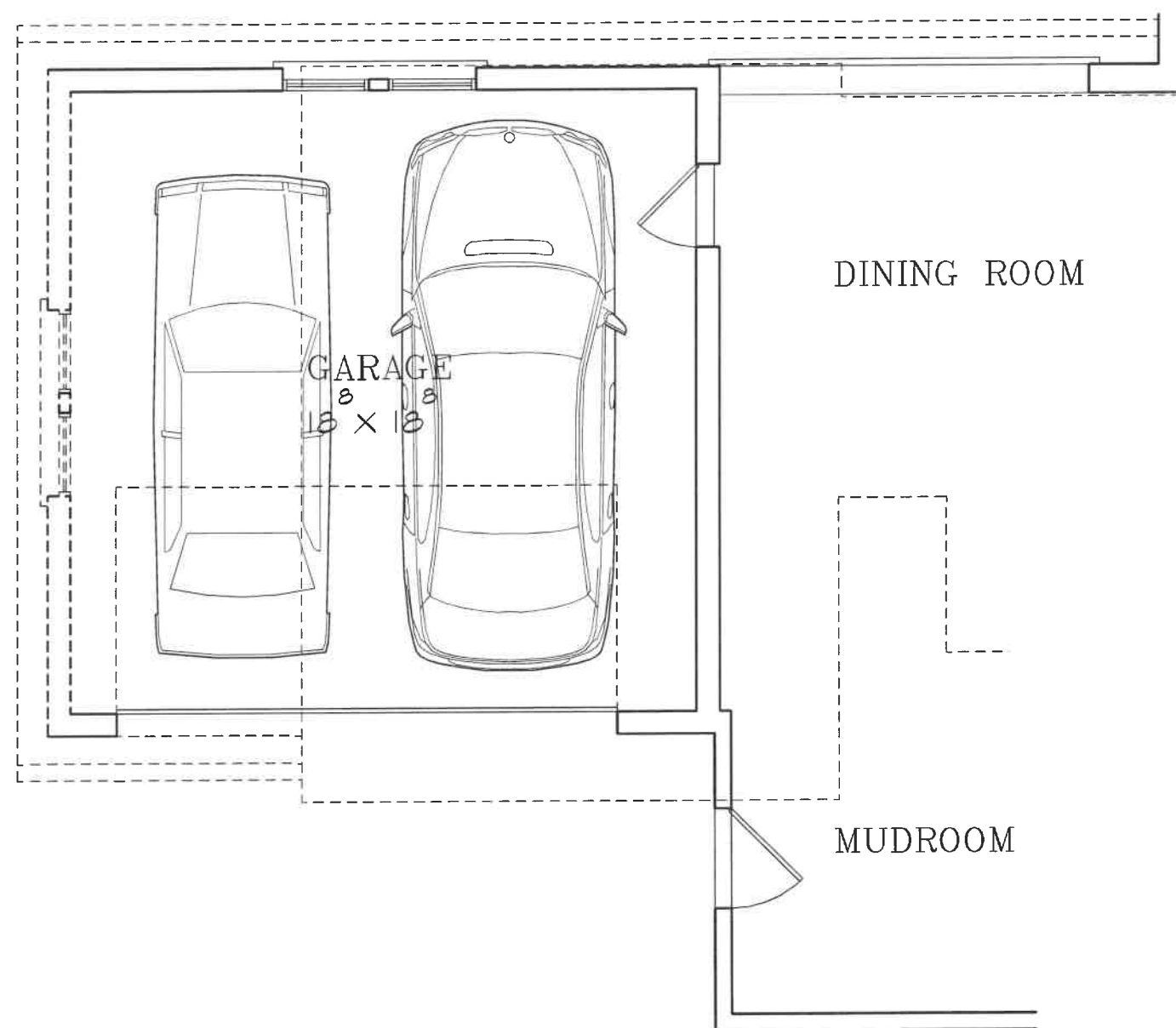
Michael E. Breseman Architects Ltd











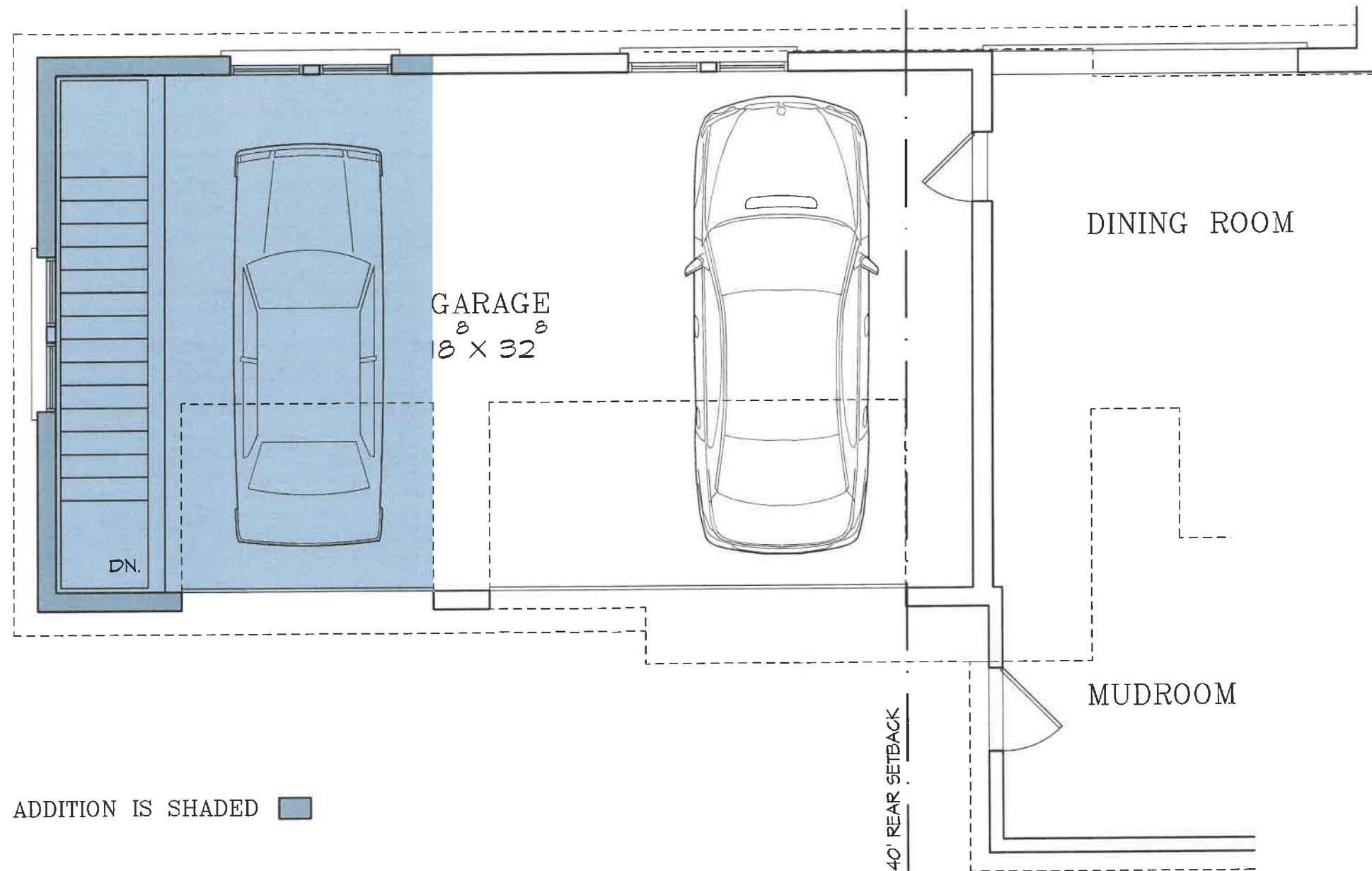
Existing Partial First Floor Plan w/ Demolition

SCALE 1/4" = 1'-0" 0 2 4

Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd





ADDITION IS SHADED ■



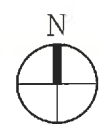
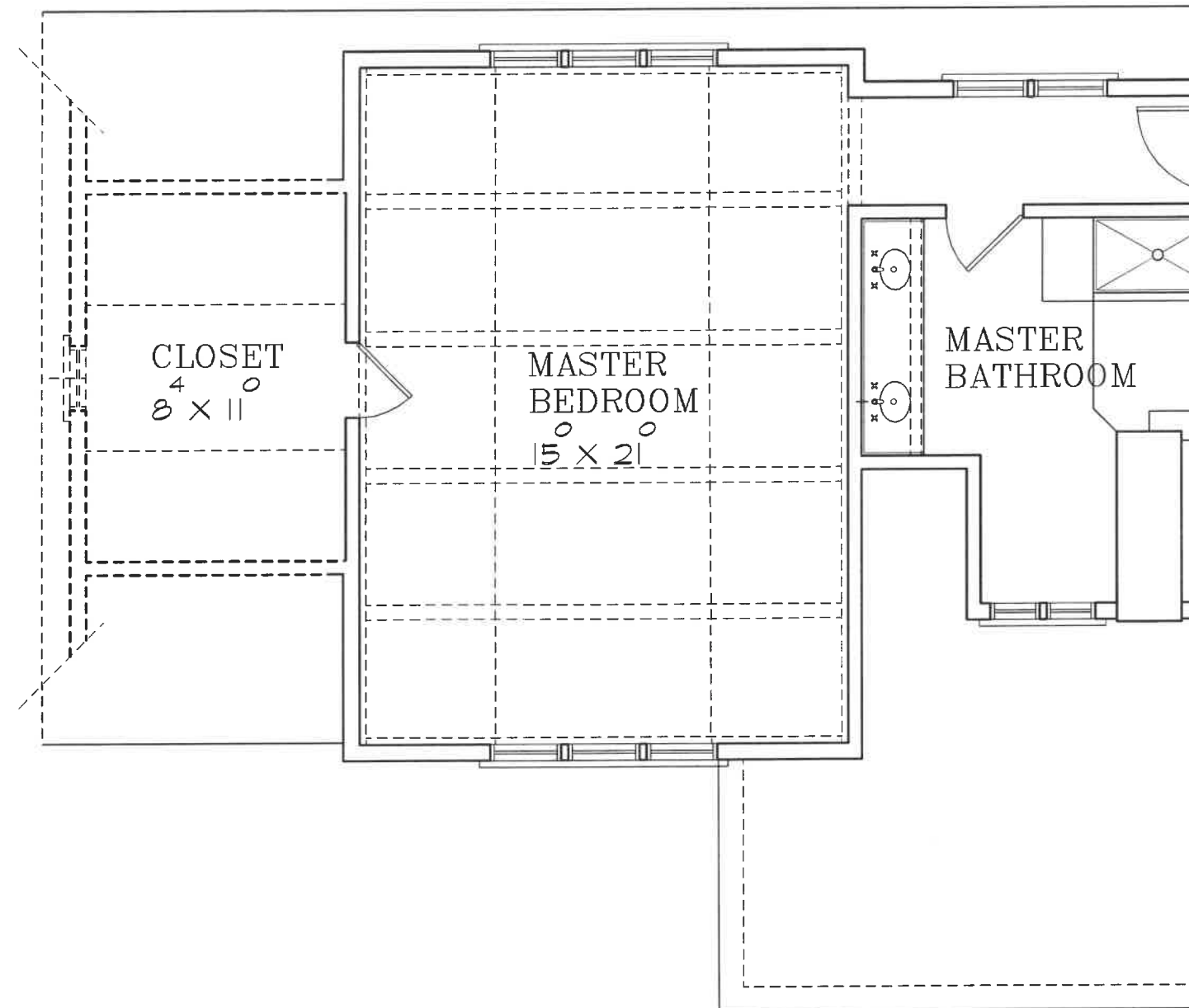
Proposed Partial First Floor Plan

SCALE 1/4" = 1'-0" 0 2 4

Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd





Existing Partial Second Floor Plan w/ Demolition

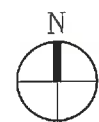
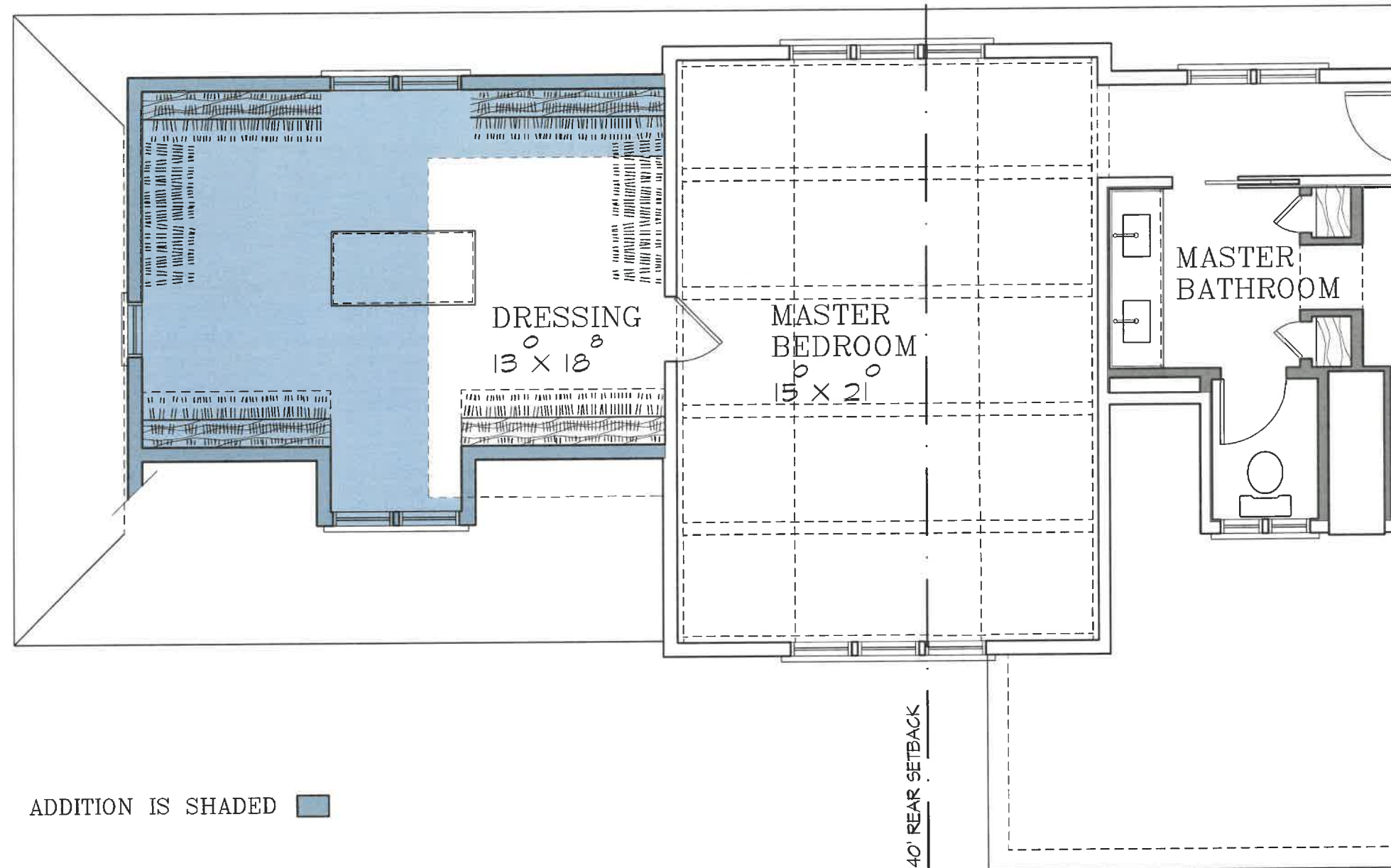
SCALE 1/4" = 1'-0" 0 2 4

Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd







Proposed Partial Second Floor Plan

SCALE 1/4" = 1'-0"



Ginter Residence - 550 Hathaway Circle

Michael E. Breseman Architects Ltd



**BLECK**  
engineers | surveyors

Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 W [bleckeng.com](http://bleckeng.com)

[illegible]

© 2011 Black Engineering Company, Inc. All Rights Reserved  
Illinois Professional Design Firm ESE 000911

4  
Drawing Name  
Proposed Site Plan



CONCEPTUAL LANDSCAPE PLAN

A Proposed Plant List For

The Ginter Residence

550 Hathaway Circle

Lake Forest, IL

Shade Trees and Ornamental Trees

Qty	Size	Latin Name	Common Name
2	2.5"	Acer freemanii 'Armstrong'	Armstrong Maple
3	2.5"	Acer freemanii 'Gold'	Armstrong Gold Maple
1	6"	Ameanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
1	6"	Cercis canadensis	Redbud
1	6"	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud
3	2.5"	Pyrus calleryana Chanticleer	Chanticleer Pear

Evergreen Trees and Shrubs

Qty	Size	Latin Name	Common Name
20	18"	Buxus 'Green Velvet'	Green Velvet Boxwood
3	8"	Thuja plicata 'Green Giant'	Green Giant Arborvitae
18	8"	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae

Ornamental Shrubs

Qty	Size	Latin Name	Common Name
35	18"	Azalea 'Karens'	Karens Azaleas
12	18"	Clethra 'Ruby Spice'	Ruby Spice Summersweet
5	18"	Clethra 'Hummingbird'	Hummingbird Summersweet
7	30"	Diervilla 'Kodiak Black'	Kodiak Black Bush Honeysuckle
17	18"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
8	24"	Hydrangea 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
10	24"	Hydrangea 'Quickfire'	Quickfire Hydrangea
4	30"	Hydrangea 'Quickfire'	Quickfire Hydrangea
18	18"	Hydrangea 'Little Quick Fire'	Little Quick Fire Hydrangea
7	18"	Hydrangea 'Little Lime Punch'	Little Lime Punch Hydrangea
24	18"	Sorbaria Sem	Sem Ural Falsespirea
5	30"	Viburnum dentata 'Blue Muffin'	Blue Muffin Viburnum

Perennials, Grasses, Ferns and Ground Covers

Qty	Size	Latin Name	Common Name
11	1 Gal.	Anemone 'Pamina'	Pamina Anemone
9	1 Gal.	Anemone 'September Charm'	September Charm Anemone
45	1 Gal.	Astilbe japonica 'Delft Lace'	Delft Lace Astilbe
33	1 Gal.	Astilbe 'Vision'	Vision Astilbe
3	1 Gal.	Astilbe 'Purple Candles'	Purple Candles Astilbe
6	1 Gal.	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass
7	1 Gal.	Chelone 'Tiny Tortuga'	Tiny Tortuga Turtlehead
11	1 Gal.	Chelone 'Hot Lips'	Hot Lips Turtlehead
57	1 Gal.	Geranium 'Max Frei'	Max Frei Geranium
9	1 Gal.	Geranium 'Bevans Variety'	Bevans Geranium
46	1 Gal.	Heuchera 'Plum Pudding'	Plum Pudding Coralbells
12	1 Gal.	Hosta 'Guacamole'	Guacamole Hosta
12	1 Gal.	Nepeta 'Early Bird'	Early Bird Catmint
83	1 Gal.	Pulmonaria 'Raspberry Splash'	Raspberry Splash Lungwort
3	Flat	Vinca Minor	Periwinkle

A PROPOSED LANDSCAPE PLAN FOR  
THE GINTER RESIDENCE  
550 HATHAWAY CIRCLE  
LAKE FOREST, IL

SYMBOLS KEY

- MULCH
- GROUND COVER
- PERENNIAL
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- SHADE ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE

NORTH  
SCALE: 1/8" = 1'-0"  
DESIGN BY: MAJBRITT  
DATE: 11/1/11





House Photos

Ginter Residence - 550 Hathaway Circle

*Michael E. Breseman Architects Ltd*







Neighborhood Photos

Ginter Residence - 550 Hathaway Circle

*Michael E. Breseman Architects Ltd*



**Agenda Item 4**  
**1260 N. Green Bay Road - Ragdale**  
**Signage**

Staff Memorandum  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Sign Location  
Sign Dimensions  
Image of Sign Mock-up  
Example of Proposed Font  
Image of Existing Sign





## MEMORANDUM

**To:** Chairman Grinnell and members of the Historic Preservation Commission

**From:** Jennifer Baehr, Planner  
Catherine Czerniak, Director of Community Development

**Date:** January 26, 2022

**Subject:** **Ragdale, 1260 N. Green Bay Road**  
**Preliminary Input - Signage**  
Property Owner: City of Lake Forest  
Project Representative: Roland Kulla, Ragdale, Property Manager

---

Signage concepts developed by Mr. Kulla for Ragdale are presented to the Commission for input.

The project has two goals:

1. To allow Ragdale to be more easily identified by those who are unfamiliar with the location on the west side of Green Bay Road.
2. To direct visitors to the Barn House where they will be greeted and directed to the appropriate parking area.

With the recent addition of the 1272 N. Green Bay Road property to the Ragdale property, with an additional driveway, Ragdale would like to have a clearly identified, central entry point for those new to Ragdale. Once greeted at the Barn House, visitors will be directed to either the original parking lot located in the southeast corner of the Ragdale Campus, or to parking areas on the 1272 property off the northernmost driveway. There are also other limited parking areas on the Ragdale Campus for those with limited mobility. Long term parking is not permitted in the circle driveway in front of the Barn House. Currently, there is one existing sign mounted to a tree adjacent to the south driveway on the property that displays "Ragdale" and the address number. Ragdale staff has spent the last couple months considering options for signage and installing various mockups to assess the visibility from the roadway as well as the relationship of the sign to the historic and natural character of the Ragdale Campus.

The following points outline the considerations to date.

### *Location of the Sign*

As noted above, the goal of Ragdale is to direct newcomers and visitors to the Barn House. Consideration was given to a sign along the streetscape. The streetscape is heavily vegetated and during the growing season, a sign located on the Ragdale property, out of the right-of-way, may be difficult to see. In addition, locating a sign between the two curb cuts for the circle drive in front of the Barn House may cause some confusion over which driveway entrance to use.

After viewing a mockup of a sign along Green Bay Road, Ragdale staff determined that locating a sign near the Barn House, on the west side of the circle driveway would best meet the goal. As presently proposed, a shingle sign is proposed just south of the entry door of the Barn House, between the circle drive and the Barn House.

#### *Type of Sign*

A free standing, post and shingle sign is proposed in keeping with other signs found in the community, at private clubs, schools, and churches. The sign is not attached to the Barn House.

#### *Size of the Post and Sign*

A five and a half inch square post, eight and a half feet tall is proposed.

The sign, scaled to align with the scale of the Barn House entry, is proposed at two and a half feet wide by ten inches in height.

The sign is proposed to be located about four feet above the ground.

#### *Attachment of the Sign*

The sign will hang from a cross bar off the post, mounted with brackets to swing freely.

#### *Materials*

The post and sign will be natural wood. Lettering will be painted on both sides of the sign.

#### *Colors*

The post is proposed as a cream color to relate to the Barn House.

The wood sign will be painted white with black lettering. The lettering is proposed to have a subtle sheen.

#### *Content*

A Baskerville font is proposed. The sign will simply state the address number, "Ragdale" and the original date of construction.

#### *Lighting*

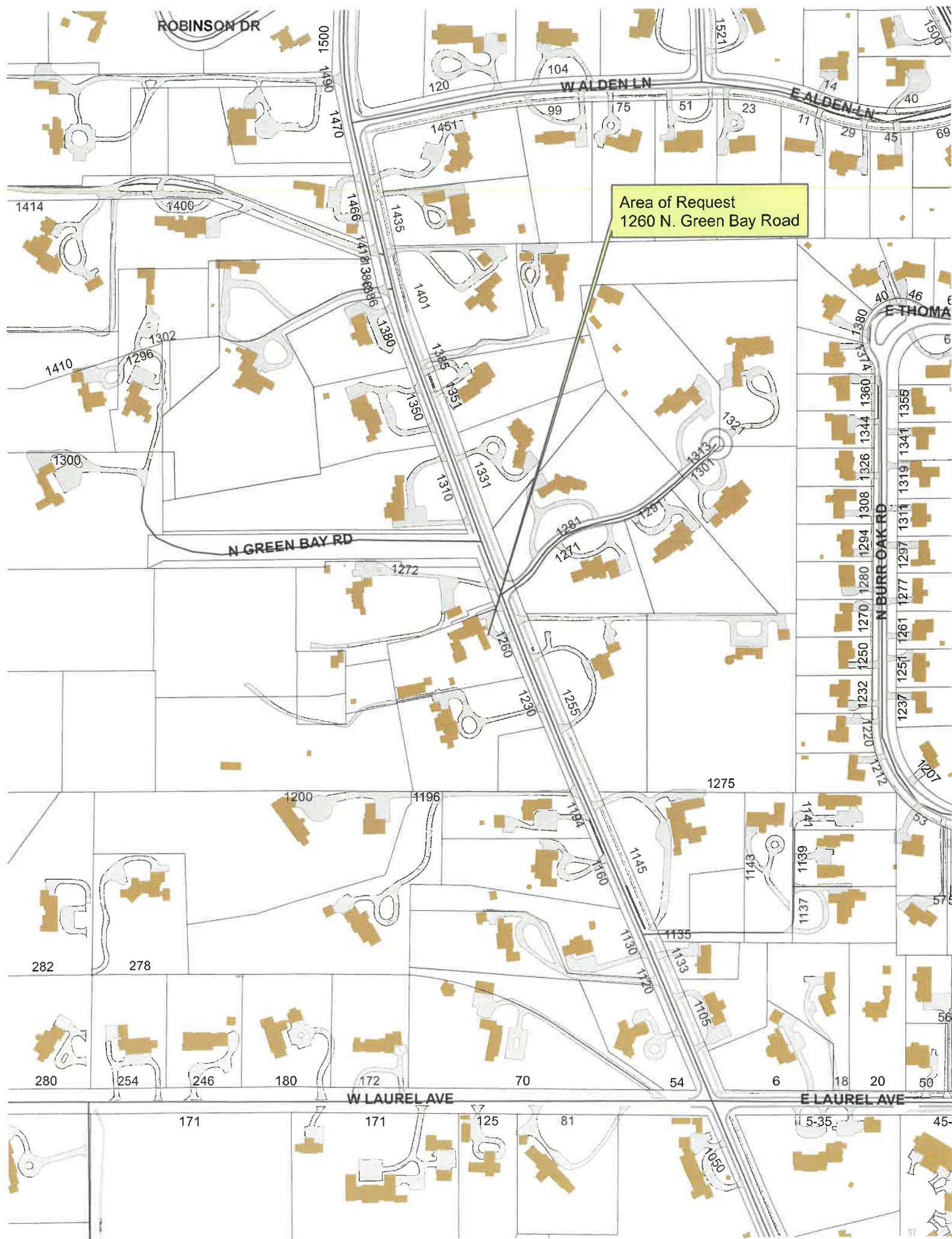
Two, ground mounted, low-voltage lights are proposed to illuminate the sign only. The source of the light will be screened from view from off the site by the fixture and vegetation.

#### *Landscaping*

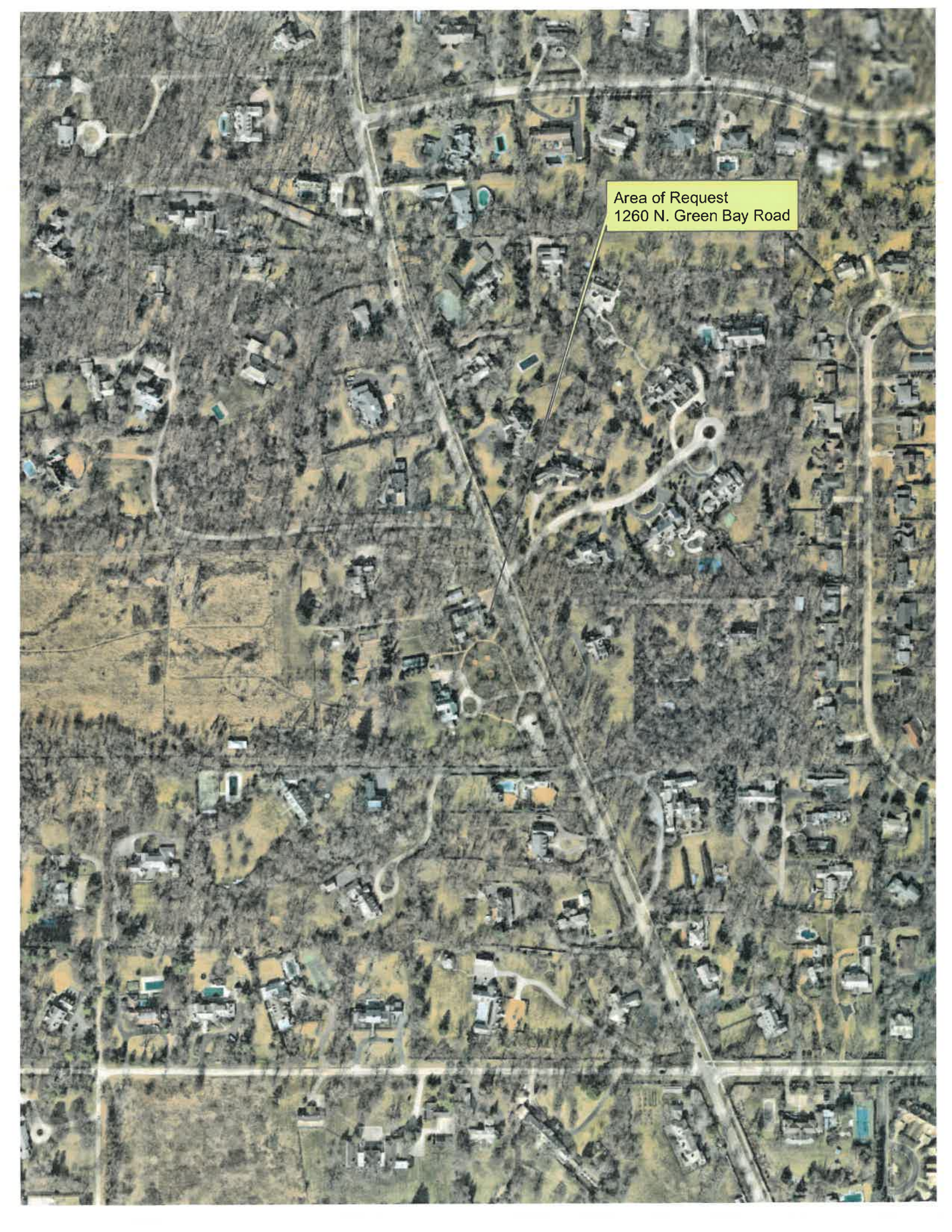
No formal landscaping is proposed at the base of the sign. The natural landscaping will remain and will be enhanced as needed.

The Commission's discussion and direction will guide the final details of the sign. At the Commission's discretion, the sign can be approved subject to review of final details by City staff in consultation with the Chairman or, the Commission can continue the petition is additional detail or information is desired.







An aerial photograph of a residential neighborhood. The image shows numerous houses with varying roof colors (grey, brown, orange), many of which have swimming pools in their backyards. The landscape is a mix of green grass and bare, brown trees, suggesting a late autumn or winter setting. A network of roads and streets is visible, including a prominent road running diagonally from the top left towards the bottom right. A yellow rectangular callout box is positioned in the upper right quadrant of the image, with a thin yellow line extending from it to a specific point on a road. The text inside the box reads "Area of Request" and "1260 N. Green Bay Road".

Area of Request  
1260 N. Green Bay Road





Area of Request  
1260 N. Green Bay Road





THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION

PROJECT ADDRESS 1260 N - GREEN BAY ROAD - RAGDALE

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

CITY OF LAKE FOREST  
Owner of Property

220 E. DEERPATH  
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045  
City, State and Zip Code

847-810-3504  
Phone Number

Fax Number

Email Address

X [Signature]  
Owner's Signature

ARCHITECT/BUILDER INFORMATION

ROLAND KULLA  
Name and Title of Person Presenting Project

PROJECT COORDINATOR RAGDALE  
Name of Firm

1260 N GREEN BAY ROAD  
Street Address

LAKE FOREST, IL 60045  
City, State and Zip Code

Phone Number

Fax Number

roland@ragdale.org  
Email Address

X [Signature]  
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



**City of Lake Forest**  
**HISTORIC PRESERVATION COMMISSION APPLICATION**

Applicant: Ragdale Foundation

Request for Sign

**DESCRIPTION:**

The sign post will be 8.5' tall from the ground level. It will be protected by a plastic sleeve below ground and buried to 42" deep. Gravel will be placed at the bottom of the pit and the post will be set in concrete. The posts and sign will be made of wood painted semi-gloss white. The post and horizontal beam will be 5.5' square. The sign itself will be suspended from the horizontal beam. It will be 30 inches wide by 34 inches tall. The sign will be placed to the south of the front door on Green Bay Road, approximately 2 feet from the front porch pad and three feet from the building. It will be lit by two low voltage flood lights mounted on the ground below the sign.

**STATEMENT OF INTENT:**

The Ragdale campus includes the 1897 Ragdale House, the country home of Howard Van Doren Shaw; the Barnhouse, an 1839 house with an 1897 barn addition; the Hart House, a 1936 home designed for one of Shaw's daughters; the new Studio House for Dance and Music as well as an 1897 cowshed converted to an art studio. These structures are set in significant grounds and gardens. Since 1976 the structures have been home to the Ragdale Foundation, a residential program that welcomes artists from around the world on a regular basis. Periodically, the foundation also hosts events on the grounds, such as the annual Ragdale Ring performances and other events.

There is no signage on Green Bay Road that identifies this institution. This is problematic for the regular guests who come to Ragdale. There are currently two driveways and with the addition of the Hart property we will have three. We would like to place a sign on Green Bay Road that identifies the institution and its administrative center for short term parking. The Barnhouse serves as the reception point for guests. We will then direct them to the appropriate residential building, if they will be staying as artists, or to the longer term parking lot as appropriate. This intake point is the most accessible and direct way to reach staff and administration.

We have studied the signage in Lake Forest for the City, neighboring communities, churches, schools and private clubs and have designed a sign that we believe is consistent with the current institutional usage.

SITE PLAN:

SIGN ELEVATIONS:

The sign will be 8.5 tall to the top of the main post. The sign itself will be 30" wide by 34" tall and made of wood painted semi-gloss white. The sign will have a half inch routed edge that will be painted black. The lettering will be hand painted in black with a Ragdale blue shadow. Baskerville Old Style will be the font used. At the top of the sign will be the number **1260**, the actual address. In the middle of the sign will be the word **RAGDALE** in all caps. At the bottom of the sign will be the date the main buildings were constructed, **1897**. The lettering will appear on both sides of the sign. The sign will be placed to the south of the front door to the Barnhouse on Green Bay Road. It will be lit by two 75 watt low voltage floodlights mounted on the ground below the sign. They will be on dawn to dusk timers.

Revised Application submitted by:

Roland Kulla

January 18, 2022

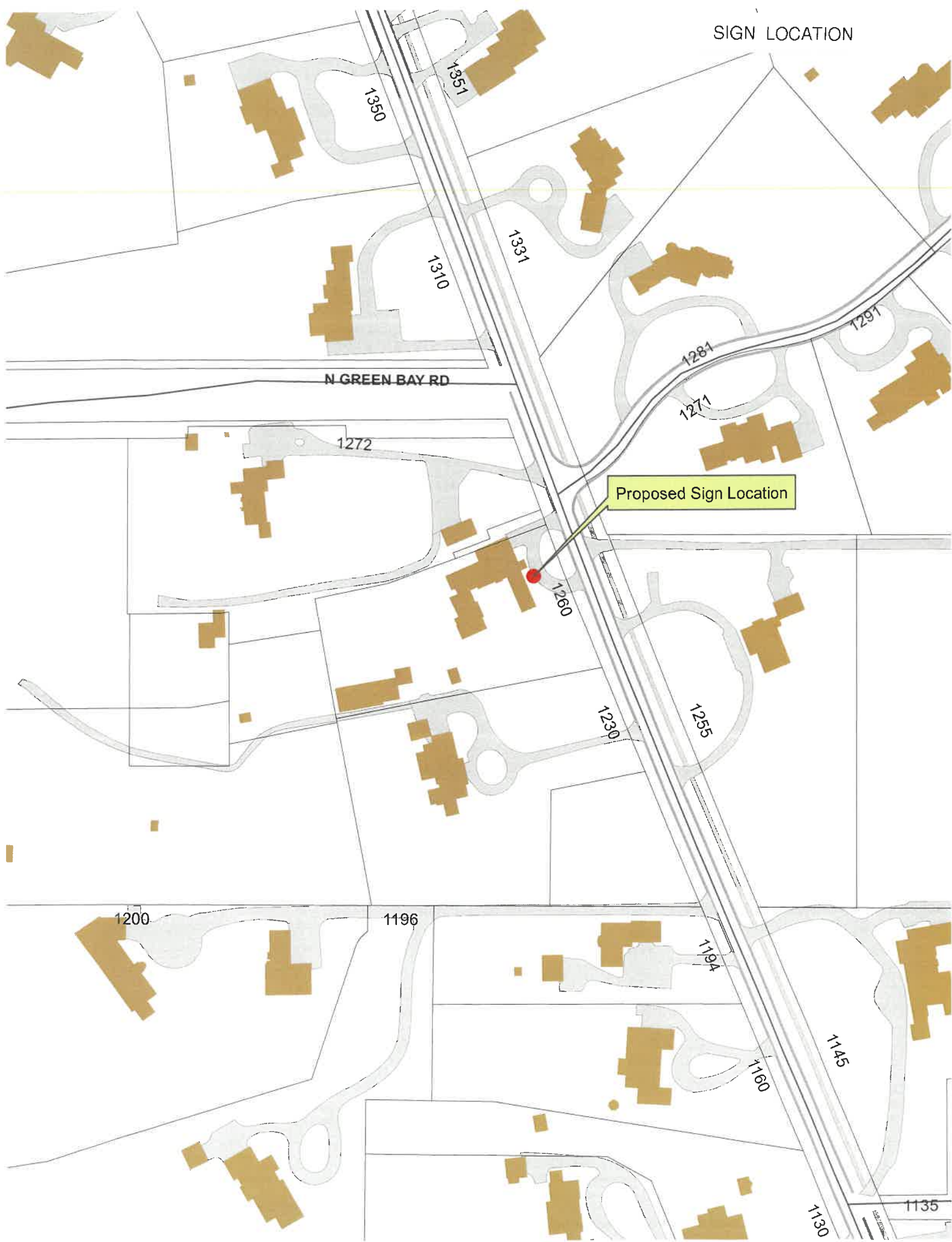
Project Coordinator

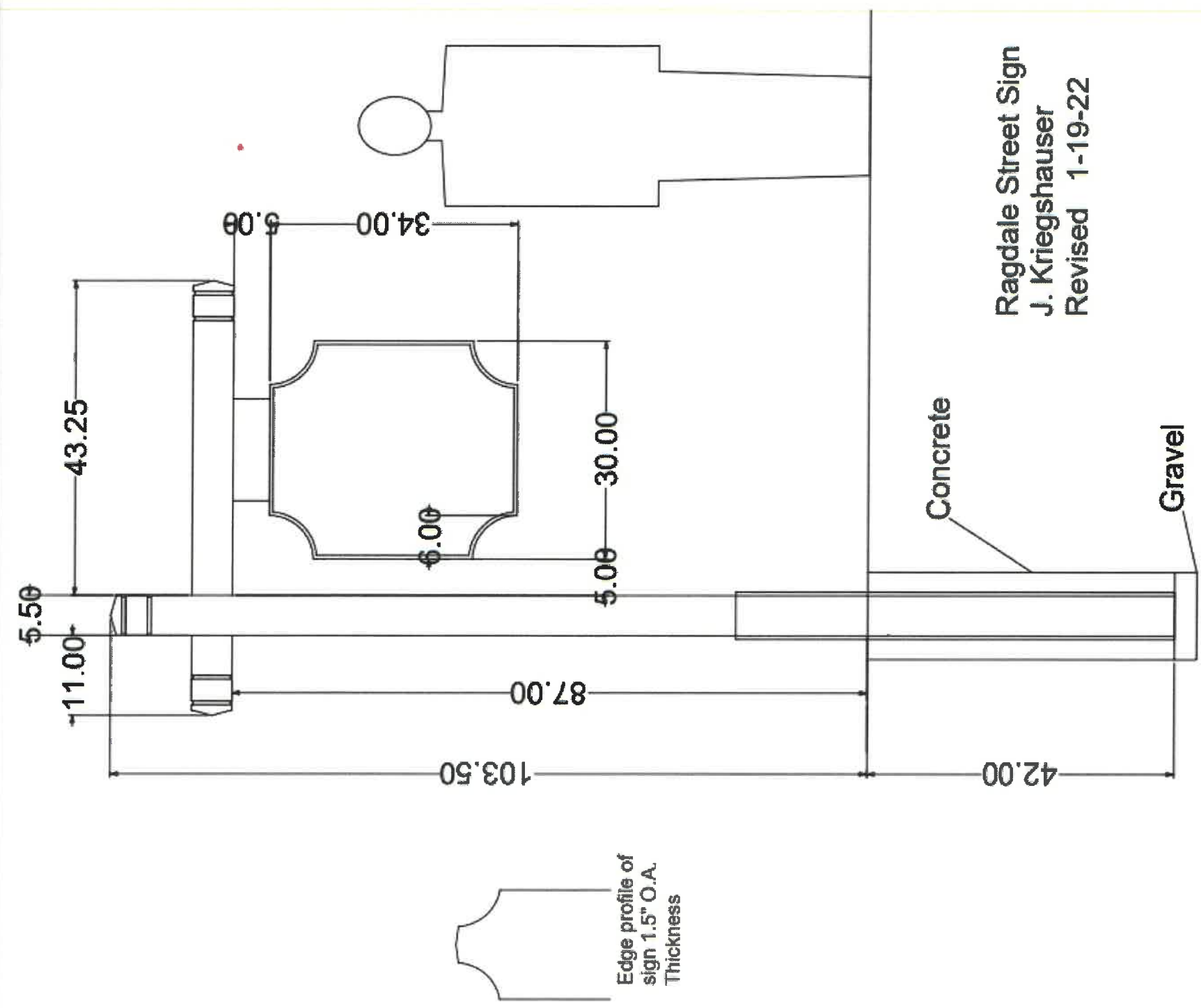
Ragdale Foundation

1260 N. Green Bay Road

Lake Forest, IL 60045

SIGN LOCATION









1260

RAGDALE

1897

IMAGE OF EXISTING SIGN

