

Agenda Item 2
404 E. Deerpath
Addition, Alterations, Landscaping, Site Work

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
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Site Plan – Proposed
Elevations – Existing and Proposed
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Correspondence

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 Grinnell and Members of the Historic Preservation Commission
DATE:	October 11, 2021
FROM:	Jennifer Baehr, Planner
SUBJECT:	404 E. Deerpath - Garage and Breezeway Additions

PROPERTY OWNERS

Jay and Shauna Vohra
404 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

404 E. Deerpath

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic Districts

PROJECT REPRESENTATIVE

Diana Melichar, architect
207 E. Westminster
Lake Forest, IL 60045

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow construction of a three-car garage and an open breezeway addition on the north side of the home. Associated exterior alterations and changes to the overall site are also proposed. Approval of the conceptual landscape plan and overall site plan is requested.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the north side of Deerpath, between McKinley and Washington Roads. The property is just over an acre in size and is considered a lot-in-depth because the width of the street frontage on Deerpath 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 existing residences that front on Deerpath, the site is minimally visible from the street.

The residence on the property was built in 1869 and designed by architect Asher Carter in the Second Empire architectural style. The residence is known as the Dr. Charles Quinlan House and is identified as a Contributing Structure to the Historic District. Additional information and history on the property is provided in the petitioner's statement of intent and is not repeated in this report.

STAFF EVALUATION

Proposed Garage and Breezeway Addition

The property currently does not have garage. The original coach house that served the Quinlan residence was located north of the home and was subdivided off from the main house several decades ago. The original coach house was demolished in 2017 after the Lake Forest – Lake Bluff Historical Society relocated.

The petitioner is proposing a three-car garage that will be connected to the north side of the existing residence by a single-story open breezeway. The proposed garage is designed in the style of the existing residence and presents a one-and-a-half story massing with a mansard roof. The breezeway

addition will connect to the home at the northwest corner, in the area of a small single-story mudroom. The small mudroom on the north side of the house is visually different from the rest of the home and based on historic photographs, was originally a screen porch that was later enclosed.

Exterior Alterations

Along with the garage and breezeway additions, exterior alterations to the single-story mudroom located on the north side of the home are also proposed. The existing wood siding on this portion of the home will be removed and replaced with brick to match the home. The low-slope roof on the mudroom will be removed and replaced with a hip roof. New moldings and brackets are proposed along the cornice to match the style of the home.

Site Plan

The parking area at the north end of the driveway will be removed and replaced with a new asphalt driveway with a brick border near the new garage. A stone terrace and paver walkways are proposed north of the home. A pool is proposed generally in the northeast corner of the property. A pergola structure is proposed north of the pool and a fire pit is proposed at the south end of the pool. A metal fence is proposed along the east side of the breezeway.

Any grading or filling proposed on the property will require review and approval by the City Engineer to assure proper drainage and avoid increased drainage on to neighboring properties.

Findings

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

Standard 1 – Height.

This standard is met. The existing home is 35 feet tall; no changes are proposed to the height of the home. The proposed garage and breezeway additions are much lower in height than the home. As noted above, the proposed garage addition is one-and-a-half-stories tall and is 21 feet and 5 inches tall. The breezeway is a single story element and is 14 feet and 3 inches tall.

Standard 2 - Proportion of Front Façade.

This standard is met. The front of the house faces south. The proposed additions and alterations are located on the north side of the house and do not impact the proportions of the front façade.

Standard 3 – Proportion of Openings.

This standard is met. The openings on the proposed garage addition are compatible with the proportions of the openings on the home.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. The rhythm of solids to voids on the garage addition is mostly consistent with the existing home. The dormer proposed on the east elevation of the garage presents a grouping of five windows, which does appear to stand out since the existing home predominantly has single openings. The dormer is located on the east elevation and will only be visible from the rear yard of the property.

Standard 5 – Rhythm of Spacing on the Street.

This standard is met. Due to the siting of the lot, away from the streetscape, and the existing

vegetation, the home is only minimally visible from the street and adjacent properties. Given the location of the addition at the rear of the home the perceived spacing between structures on 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 Textures.

This standard is met. The materials for the proposed garage and breezeway are compatible with the residence. Painted brick exterior walls and a limestone base are proposed for the garage. Asphalt shingle roofing is proposed for both the garage and breezeway matching the home. Aluminum clad wood windows with interior and exterior muntin bars are proposed. The garage doors will be metal. Limestone surrounds are proposed on the garage door openings. Wood trim, fascia and soffits are proposed. The gutters and downspouts are aluminum to match the home.

Standard 8 – Roof shapes.

This standard is generally met. The mansard and hip roof forms proposed on the garage and breezeway are compatible with the style of the home. The dormer on the east elevation of the garage is located in the stairway and is larger than dormers found on the home. The petitioner's statement of intent explains that the larger size of the dormer is necessary to provide the desired head room in the space above the garage. The size of the dormer is similar to the dormer on the original coach house for the Quinlan property which has since been demolished.

Standard 9 – Walls of continuity.

This standard is generally met. The proposed addition follows the overall massing, materials, and detailing of the existing residence. With some refinements to the proportions of the openings as mentioned above, the overall appearance of the home could present a more cohesive composition.

Standard 10 – Scale.

This standard is met. The project as proposed complies with the square footage limitations. Based on the lot size which does not include the area of the strip of land on which the driveway is located, a residence of up to 5,435 square feet is permitted on the site. In addition, design elements of up to 543 square feet and a garage of up to 800 square feet are permitted. The residence on the property is 7,725 square feet and is over the maximum allowable square footage for the property by 42 percent in its present form.

The square footage of the proposed garage is 799 square feet. As noted above, there is currently no garage on the property therefore, the full allowance of 800 square feet is available for the proposed garage. The proposed garage is less than the 800 square feet, no variance is required.

The proposed breezeway and pergola are open structures and are design elements. The proposed breezeway totals 220 square feet and the pergola totals 128 square feet. The existing design elements on the property along with the proposed breezeway and pergola total 375 square feet. The total square footage of design elements is below the maximum allowance of 543 square feet. No variance is required for the design elements.

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

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The additions are proposed on the rear of the home and do not change the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material.

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

Standard 13 – Preservation of Natural Resources.

This standard can be met. A total of 14 trees are proposed for removal. Some of the trees proposed for removal are in the area of the proposed additions and pool and will be impacted by construction. Other trees are proposed for removal are in poor condition. Based on the condition, size and species of the trees proposed for removal a total of 33 replacement inches is required.

The conceptual landscape plan reflects proposed plantings along the foundation of the garage and a variety of shrubs and ornamental trees around the new walkways and terrace north of the home and around the pool area. One new shade tree is proposed north of the new driveway in front of the garage. Based on the conceptual landscape plan, the required replacement inches for the removal of healthy trees on the site are not yet satisfied. As the landscape plan is developed further, additional shade trees will need to be incorporated into the plan to satisfy the required replacement inches to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, 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 proposed style, massing, roof forms, exterior materials, and architectural detailing 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 property is not threatened by the proposed addition. The addition is designed in a manner that is compatible with the character of the property and will be distinguishable from the original residence. The additions will enhance the livability of the house for the current owners and presumably for future buyers. The proposed work represents a high-quality investment in an important historic property.

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. As of the date of this writing, two letters were received and are included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness for the garage and breezeway addition, associated exterior alterations and the overall site plan based on the findings detailed in this staff report and 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 (highlighting) the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 33 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
3. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
4. Details of all exterior lighting and outdoor speakers 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.
5. Prior to the issuance of a building permit, a materials' staging, and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 404 E. Deerpath Owner(s) Jay and Shauna Vohra
 Architect Diana Melichar Reviewed by: Jen Baehr
 Date 9/28/2022
 Lot Area 50070 sq. ft. Access Easement 4636 sq. ft.

Square Footage of Existing Residence:

1st floor 2656 + 2nd floor 2525 + 3rd floor 2544 = 7725 sq. ft.

Design Element Allowance = 543 sq. ft.

Total Existing Design Elements = 27 sq. ft. Excess = 0 sq. ft.

Existing Garage N/A sf actual ; 800 sf allowance = 0 sq. ft.

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

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence: = 7725 sq. ft.

Square Footage of Proposed Additions:

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

New Garage Area 799 sq. ft. Excess = 0 sq. ft.

New Design Elements 348 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 7725 sq. ft.

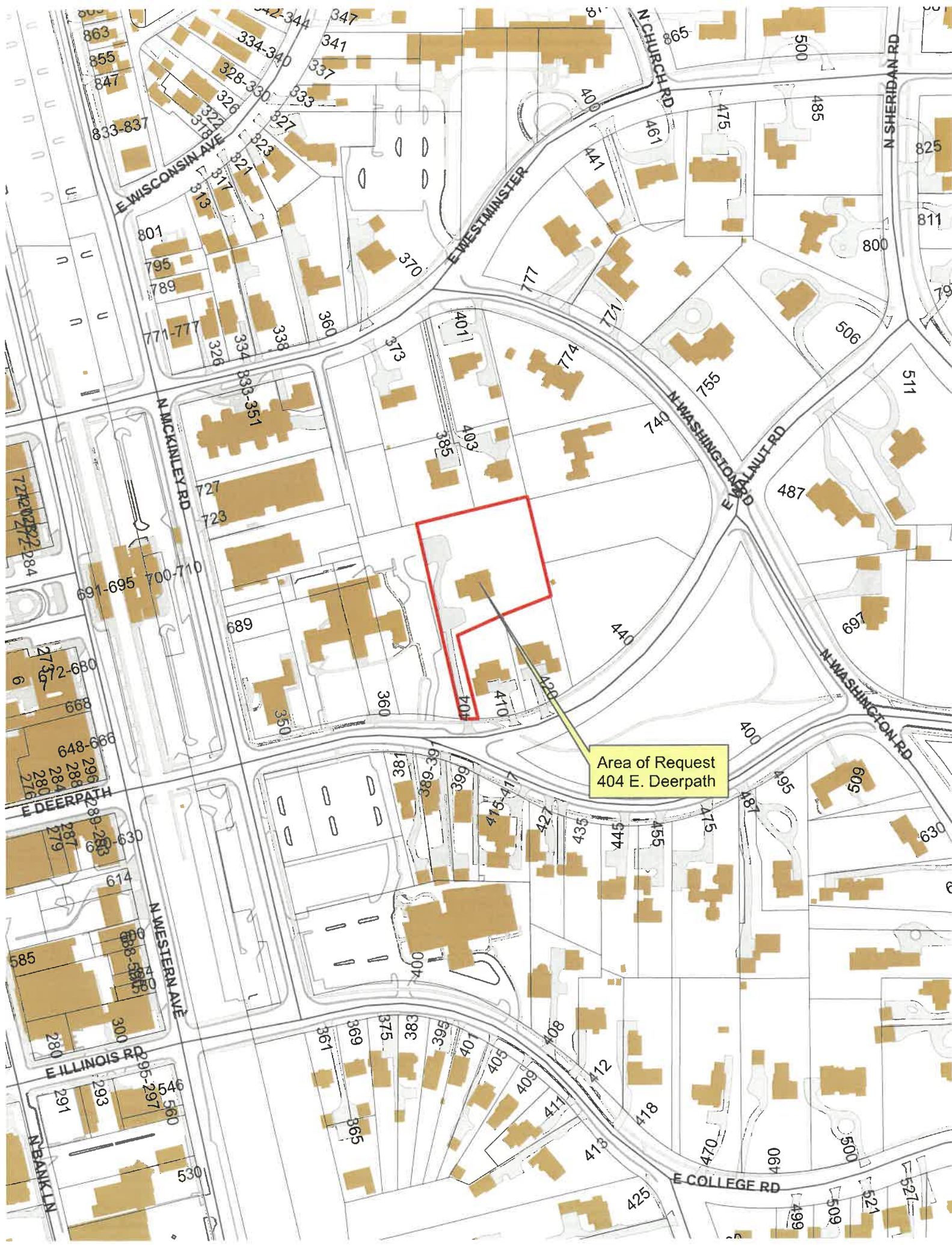
TOTAL SQUARE FOOTAGE ALLOWED = 5435 sq. ft.

DIFFERENTIAL EXISTING CONDITION = 2290 sq. ft. **NET RESULT:**
Over Maximum 2290 sq. ft. is

Allowable Height: 40 ft. Actual Height 35' (existing house) 21' -5" (proposed garage) **42% over the Max. allowed**

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance:	<u>543</u>	sq. ft.	
Front & Side Porches =	<u>0</u>	sq. ft.	
Rear & Side Screen Porches =	<u>0</u>	sq. ft.	
Covered Entries =	<u>0</u>	sq. ft.	
Portico =	<u>0</u>	sq. ft.	
Porte-Cochere =	<u>0</u>	sq. ft.	
Breezeway =	<u>220</u>	sq. ft.	
Pergolas =	<u>128</u>	sq. ft.	
Individual Dormers =	<u>27</u>	sq. ft.	
Bay Windows =	<u>0</u>	sq. ft.	
Total Actual Design Elements =	<u>375</u>	sq. ft.	
Excess Design Elements =	<u>0</u>	sq. ft.	





Area of Request
404 E. Deerpath



Area of Request
404 E. Deerpath



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

PROJECT ADDRESS 404 E. Deerpath

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 checked="" type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Jay & Shauna Vohra
Owner of Property

404 E. Deerpath
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

312 953 4444
Phone Number *Fax Number*

jayvohra@gmail.com
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar, President
Name and Title of Person Presenting Project

Melichar Architects
Name of Firm

207 E. Westminster
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-295-2440 847-295-2451
Phone Number *Fax Number*

Diana@MelicharArchitects.com
Email Address

[Signature]
Representative's Signature (Architect/ Builder)

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

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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for a garage addition and landscape improvements to 404 East Deerpath For Mr. Sanjay Vohra and Mrs. Shauna Rajah Vohra

Request

Jay and Shauna Vohra are requesting a 3-car garage with attached breezeway, and site improvements to their property. No building scale variances are requested.

Historic Background

This Second Empire French styled home was built in 1870 for Dr. Charles H. Quinlan. The original design is attributed to Asher Carter, architect.

Around 1960, a fire destroyed much of the third floor of the home. The mansard roof on the main portion of the home was removed and the chimneys taken down in height. A brick parapet wall was constructed with a flat (shallow pitched) roof behind the parapet. Stanley Anderson was noted as the architect that remodeled the home after the fire. Originally there were open porches attached to the home. It is uncertain when those porches were removed.

According to Lake County, Illinois aerial maps dated 1974 and earlier, land for 404 East Deerpath extended to East Deerpath. The 1980 aerial map indicates that the property was subdivided sometime between 1974 and 1980 to provide for two new properties with homes that face East Deerpath, and 404 East Deerpath became a flag lot. It is unclear when the coach house, that was accessed from Westminster Avenue in recent years, was subdivided from the current property.

The current property is very private, is accessed by a long tree-lined drive, and is heavily vegetated, both on the property and around its perimeter. The home is essentially in its own world, relating to no other building structures in its immediate vicinity.

The Vohra's home currently has no garage. It is our understanding that the coach house building that recently housed the History Center of Lake Forest-Lake Bluff between 1998 and 2018 was the original garaging for 404 East Deerpath. The coach house was recently demolished to make way for residential development.

(See historic images at end of this document)

Description of Garage Addition

Several studies were done to determine where the Vohras might locate their new garage. Although detached and underground options were considered, the Vohras decided that they preferred an attached garage on-grade. (Refer to site diagrams). A garage directly attached to the home would be the most ideal from a practicality and convenience standpoint. However, through our studies, it was quickly realized that the best garage option for the property (given the trees and sloping grade) and the existing architecture, would be to separate the garage from the house and connect it with a breezeway.

The proposed garage is topped with a mansard roof with dormers. In this way, the apparent volume of the appendage and the architecture are in-keeping with the original home. The breezeway has a low sloped roof, so it can appropriately attach to the servant wing of the home. Breezeway columns take their cues from the original open porch of the home, as well as typical columns of the Second Empire French architectural style. Building materials for the garage and breezeway have been selected to

match the home. We propose to remove the existing wood siding at the one-story mudroom area on the servant's wing, and provide brick veneer there to match the rest of the home. A new roof on that one-story space will match the existing roof material, and the moldings and brackets will match the existing servant's wing.

We considered the following applicable standards in regard to our request for a certificate of appropriateness for the garage addition:

1. **Height.** The height of the garage and breezeway addition are subordinated to the main building mass and servant wing of the home. In this way a hierarchy of uses is established.
2. **Proportion of openings.** The relationship of the width to height of new windows and doors are visually compatible with the original building design. Garage doors are single-stall, with brick piers between, to continue the language of the building. The east-facing roof dormer (overlooking the back yard) is necessary for headroom at the stair, and it provides stunning views of the proposed landscape. This dormer is similar to the original coach house's dormer.
3. **Rhythm of solids to voids in front facades.**
Not applicable.
4. **Rhythm of entrance porches, storefront recesses and other projections.** The design of the new breezeway portico is very similar in size and style as the original, historic porch that was attached to the home.
5. **Relationship of materials and texture.** The additions' facades will be painted brick to match in sizes and color, and shall be visually and architecturally compatible with the original home.
6. **Roof shapes.** The roof shapes of the garage and breezeway additions are similar to the existing, and are consistent with the home's architectural style.
7. **Walls of continuity.**
Not applicable.
8. **Scale of a structure.** The size and mass of the proposed garage and breezeway are appropriate to the original home's building size and mass.
9. **Preserving distinguishing features.** By connecting the garage with a breezeway portico, we intend on preserving and differentiating the main building mass from the garage appendage.
10. **Protection of resources.** Every reasonable effort shall be made to protect and preserve existing healthy trees and vegetation on-site. Trees to be removed are mostly dead or in poor condition.
11. **Repair to deteriorated features.** We intend on removing the wood siding at the servant wing's mudroom area, and installing a more durable face brick in its place to match the home.
12. **Surface cleaning.**
Not applicable.

Building scale

Because of the nature of the Second Empire French Style architecture, the existing home, with its tall ceilings on the first and second floors, is over the maximum allowable square footage. In accordance with § 150.148 of the City of Lake Forest code, the property as it is subdivided today, is allowed 5,434.72 sf of bulk. And, the existing house has approximately 7,724.53 sf of bulk (refer to building scale calculations). This overage is attributed to the entire attic footprint that duplicates the first and second floor footprints (most of which is unusable because of short ceiling heights).

However, a home of this stature must have a garage. The proposed garage is 799 sf, which is within the allowable 800 sf as defined by the property size.

The proposed breezeway portico that connects the proposed garage to the existing house is within the allowable Design Element Exemption square footage.

Landscape Design

Existing Conditions

The existing home faces south and is approached via a brick driveway covered with an allee of Bradford Pear trees. A mature landscape composed of over 390 trees including a dense evergreen screen of Norway Spruce, Blue Spruce, White Pine and Fir Trees along with Arborvitae hedges and deciduous trees, surround the perimeter of the lot and create a private oasis. The south and east house foundation is landscaped with a simple palette of yew hedges and ground cover. Magnolia and Hawthorn trees provide notes of Spring and Fall color. Brick sidewalks lead to several entrances and bluestone terraces that provide shaded seating on the north and southwest sides of the house. Beyond the terraces, an expansive lawn sweeps across the north, sloping gently down around the east side of the house.

Landscape Improvements

The focus on improvements will be the backyard where a new garage with a breezeway portico attached to the house replaces a berm with dead and diseased evergreen trees. The new garage driveway is nestled within the evergreen border where the old open parking area existed and will not be seen from adjacent properties. The east wall of the garage provides an elegant backdrop to a new gracious stone terrace reached by sidewalks laid with the recycled brick pavers. The terrace's octagon shape mirrors the courtyard terrace in the front yard and is planted with a boxwood hedge and ground cover border. Spring flower trees and shrubs will accentuate the formality of the space and enhance the garage and house architecture. A small fountain at the center of the garage provides a focal point for the garden space.

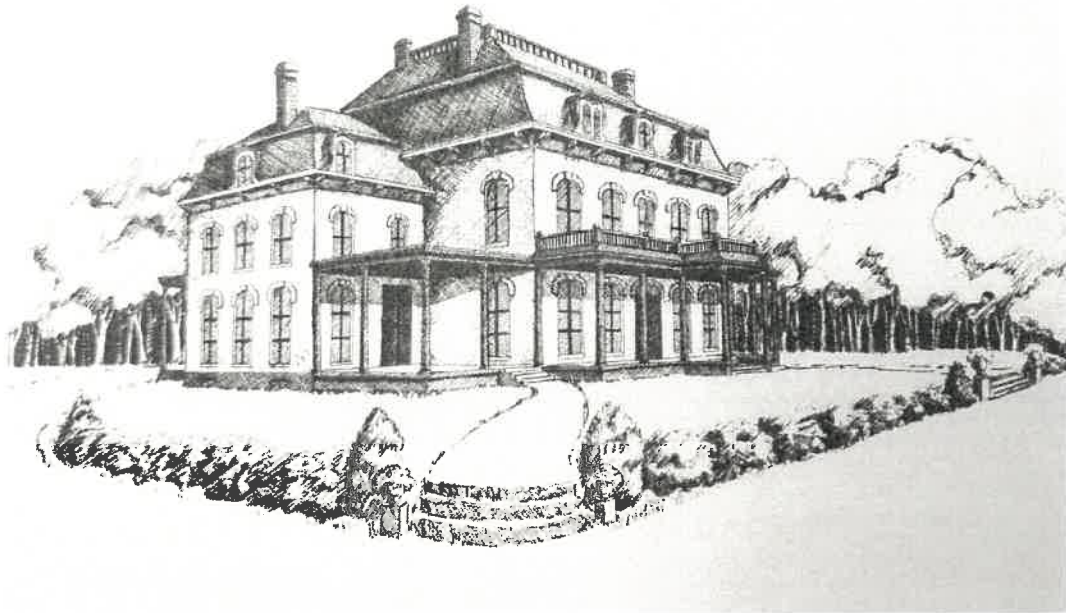
On axis with the center of the garage, a new brick sidewalk covered by an allee of Serviceberry trees leads eastward, down slope to a swimming pool. It is sited in the sunny east lawn surrounded by the existing framework of evergreen trees. It will not be visible by neighbors and is well within side and rear yard pool setbacks. Pool equipment is tucked behind on the east side of the pool, screened and well within the side yard setbacks.

A new, open pergola structure, approximately 128 square feet, is within the allowable Design Element Exemption square footage, is shown in concept at the north end of the pool. It will be designed to reflect the breezeway portico structure. A grill area will flank the west side of the pergola. On the south side of the pool, an informal fire pit area will be set on a loose stone surface.

The perimeter of the yard will be planted with 59 caliper inches of new flowering trees and a myriad of shrubs and perennials to enhance the existing evergreen backdrop so that there are interesting views in all seasons.

The proposed landscape plan is carefully designed with the existing topography in-mind to minimize walls and retain positive drainage on-site. Further development of the site grading by the civil engineer and landscape architect will be forth coming upon Historic Preservation Commission approval.

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Historic Rendering indicating original mansard roofs and porches.



Historic Photo post 1960 fire



Original Coach House (demolished) – North Elevation



Original Coach House (demolished) – South Elevation



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 *match existing*
☐ Wood Clapboard Siding
☐ Wood Shingle
☐ Cementitious Stucco
☐ Other _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material concrete

Window Treatment

Primary Window Type

- ☒ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

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 _____

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 match existing

Gutters and Downspouts

- ☐ Copper
- ☒ Aluminum match existing
- ☐ Other _____

Driveway Material

- ☒ Asphalt Asphalt at parking pad in front of garage
- ☐ Poured Concrete
- ☒ Brick Pavers Brick Pavers as border around parking pad (match existing brick pavers, or re-use when possible). Brick Pavers at neck of driveway (re-use existing brick)
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

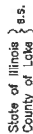
- ☐ Bluestone
- ☒ Brick Pavers Walkways to be brick pavers that match existing (re-use salvaged brick when possible)
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other Stone for terraces to be determined.

scale: 1 inch = 20 feet

All dimensions herein shown unless it is otherwise noted are given in feet and decimal parts thereof.

All measured bearings herein shown are based on Illinois State Plane Coordinate System 1201 East.

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dated at Lake Bluff, Illinois, this 28th day of June, 2021.

James Anderson Company, Inc.

Attest as Assistant Secretary-Treasurer of said Company

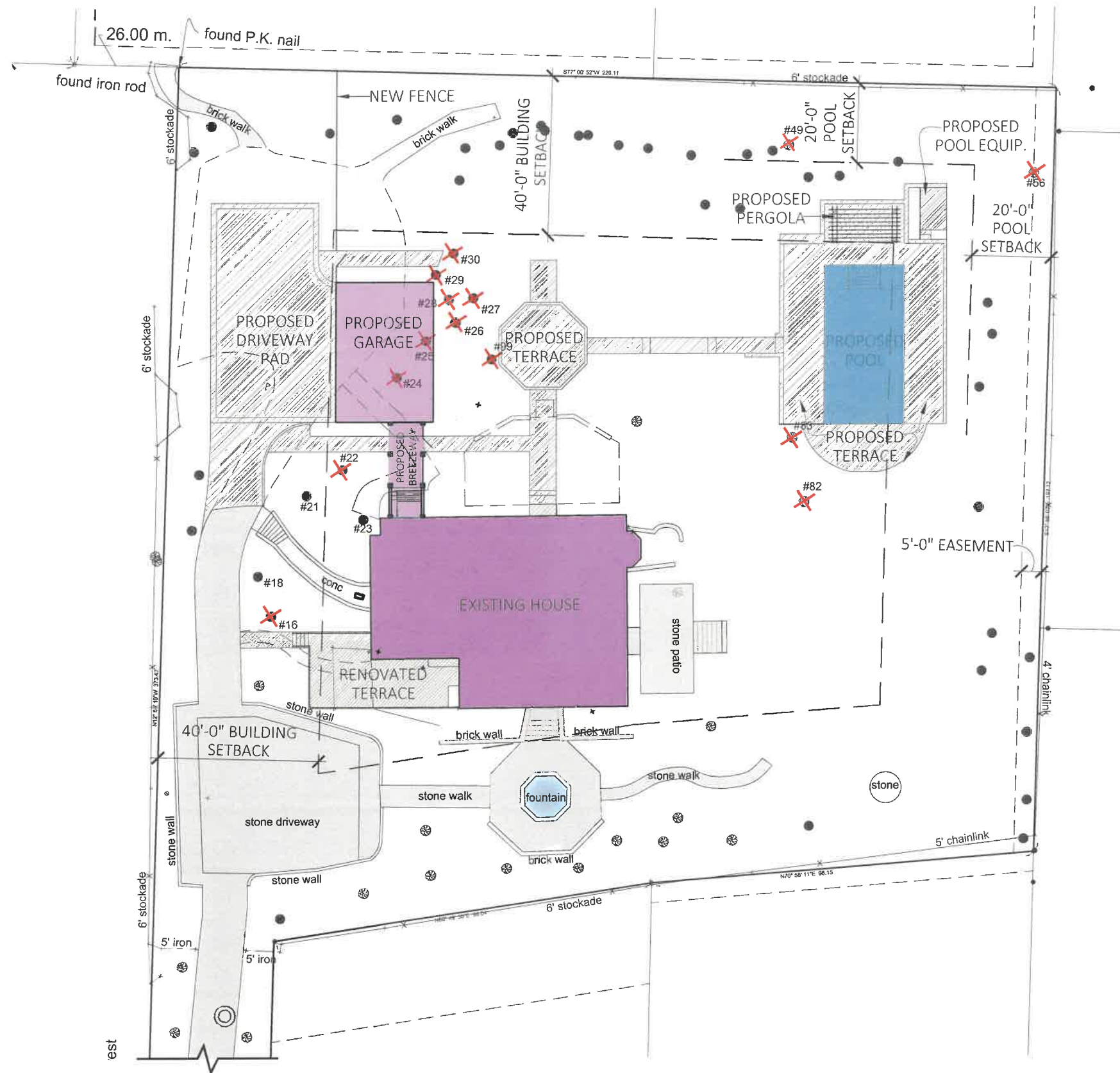
from the office of
James Anderson Company
Engineers, Planners, and Surveyors
920 West North Shore Drive
Lake Bluff, Illinois, 60044
(847) 295-3322
Professional Design Firm 184.000847

SITE PLAN OF PROPOSED IMPROVEMENTS

Scale: 1"=30'-0"

NOTE: THIS DRAWING DOES NOT SHOW ALL TREES. SEE NELS JOHNSON TREE SURVEY INFORMATION

- REMOVAL OF 2 TREES FOR CONSTRUCTION OF NEW POOL & POOL TERRACE - #82 and #83 Fair Condition
- REMOVAL OF 9 TREES FOR CONSTRUCTION OF NEW GARAGE - #22-#30 Dead & Fair Condition
- REMOVAL OF 3 MISCELLANEOUS TREES THAT ARE DEAD & POOR CONDITION - #16, #49, #56



LEGEND

- EXISTING HOUSE
- EXISTING HARDSCAPE TO REMAIN (DRIVEWAY, WALKWAYS, PATIOS..ETC.)
- EXISTING HARDSCAPE TO BE REMOVED
- PROPOSED GARAGE & BREEZEWAY
- PROPOSED HARDSCAPE (DRIVEWAY, WALKWAYS, TERRACES...ETC.)
- PROPOSED POOL



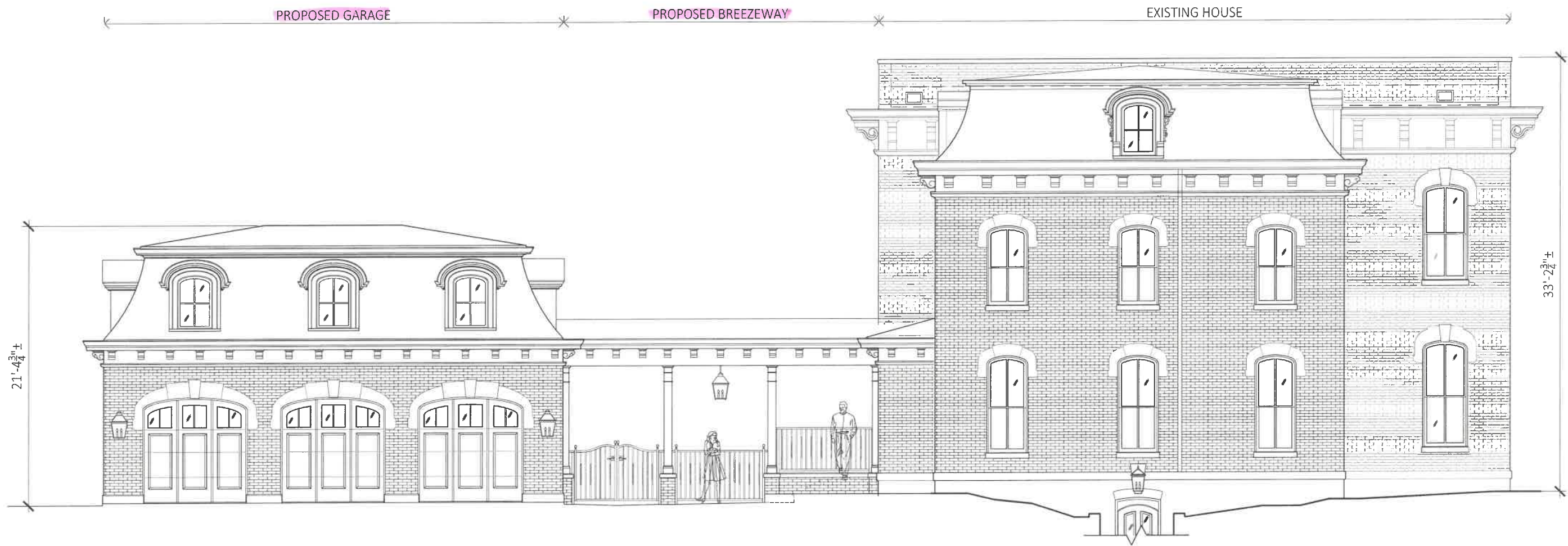
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
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VOHRA RESIDENCE
404 E. DEERPATH
LAKE FOREST, IL 60045

JOB NO.: 1969

ISSUE DATE: HPC SUBMITTAL
08/12/22



WEST ELEVATION

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



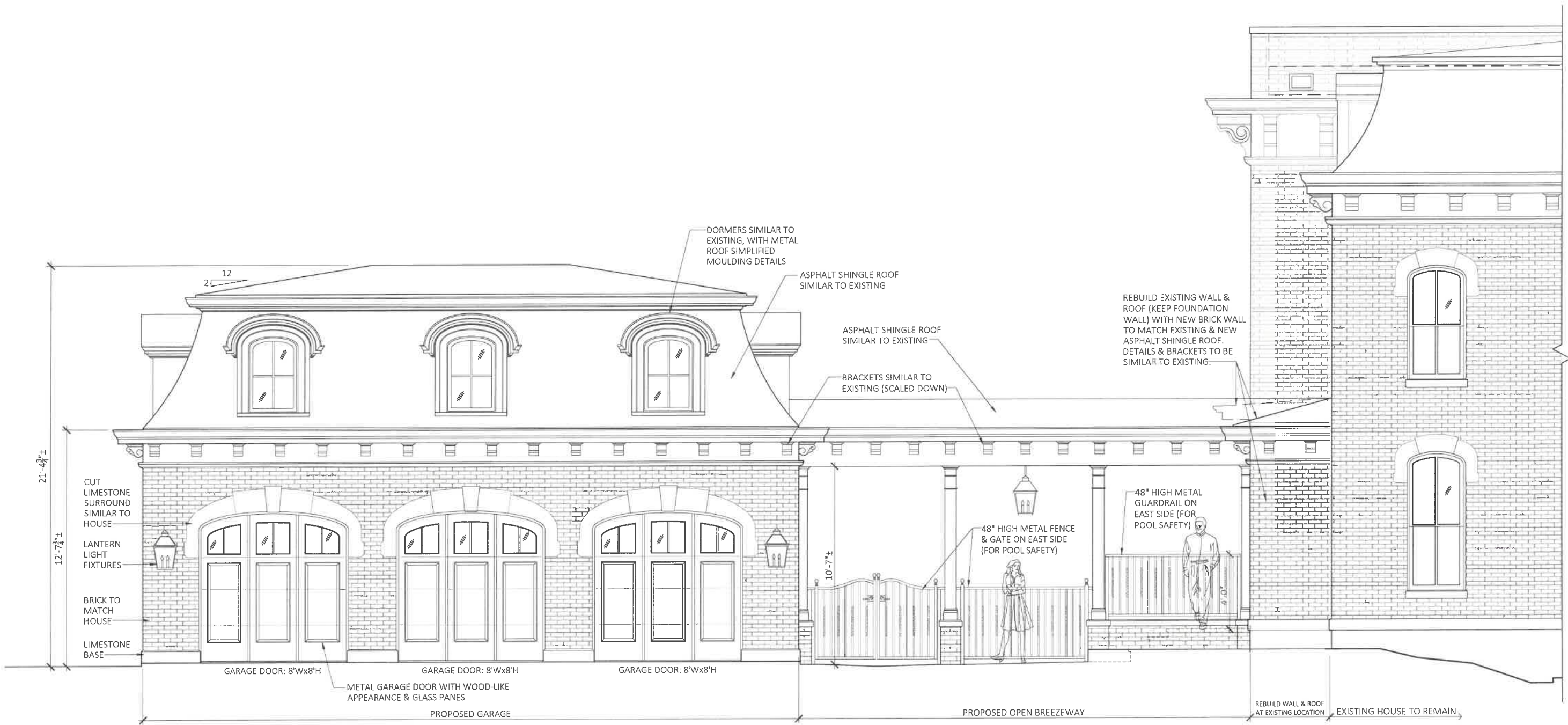
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WEST ELEVATION
Scale: 3/16"=1'-0"



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*Not showing existing below-grade foundation outlines, or all terraces/stoops, for clarity of drawing





NORTH ELEVATION

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



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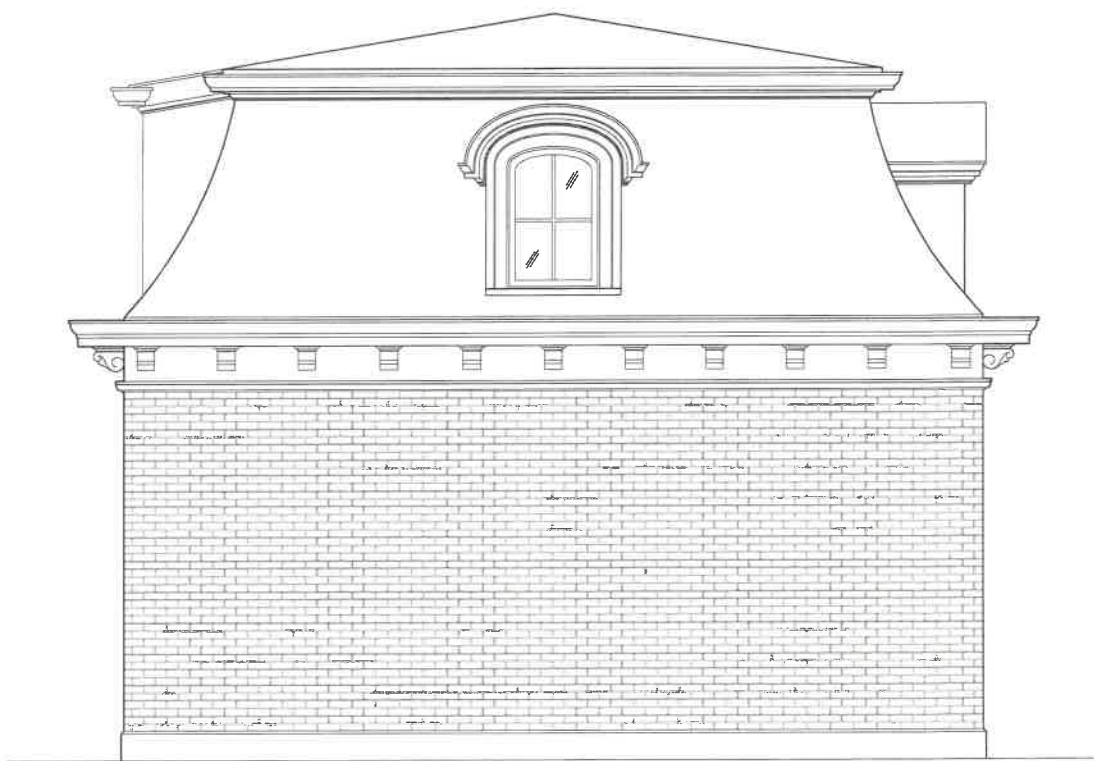
VOHRA RESIDENCE
404 E. DEERPATH
LAKE FOREST, IL 60045

JOB NO.: 1969

ISSUE DATE: HPC SUBMITTAL
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SECTION THROUGH BREEZEWAY (looking towards existing house)
Scale: 3/16"=1'-0"



NORTH ELEVATION
Scale: 3/16"=1'-0"



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

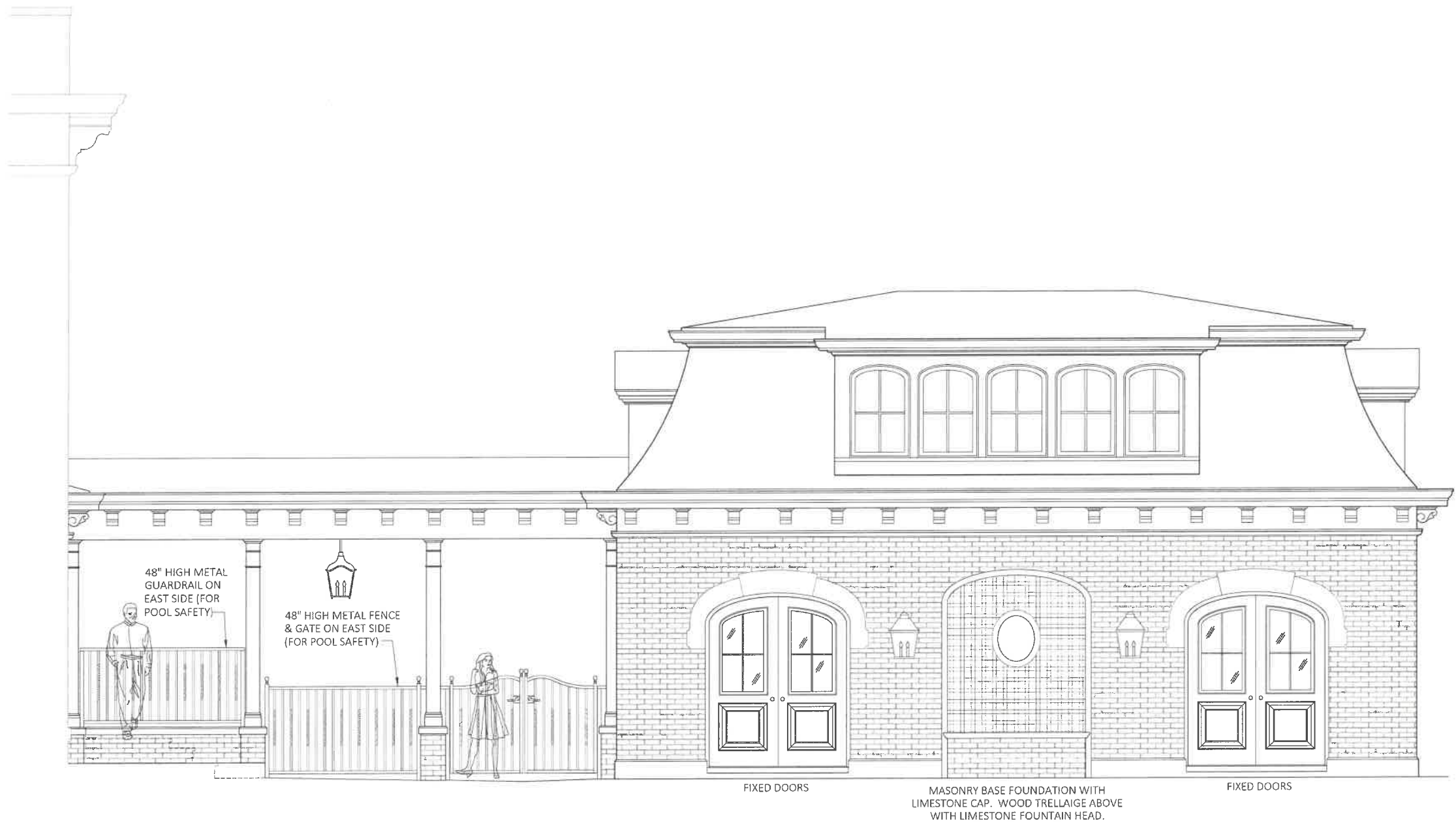


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EAST ELEVATION

Scale: 3/16"=1'-0"



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SOUTH ELEVATION

Scale: 3/16"=1'-0"

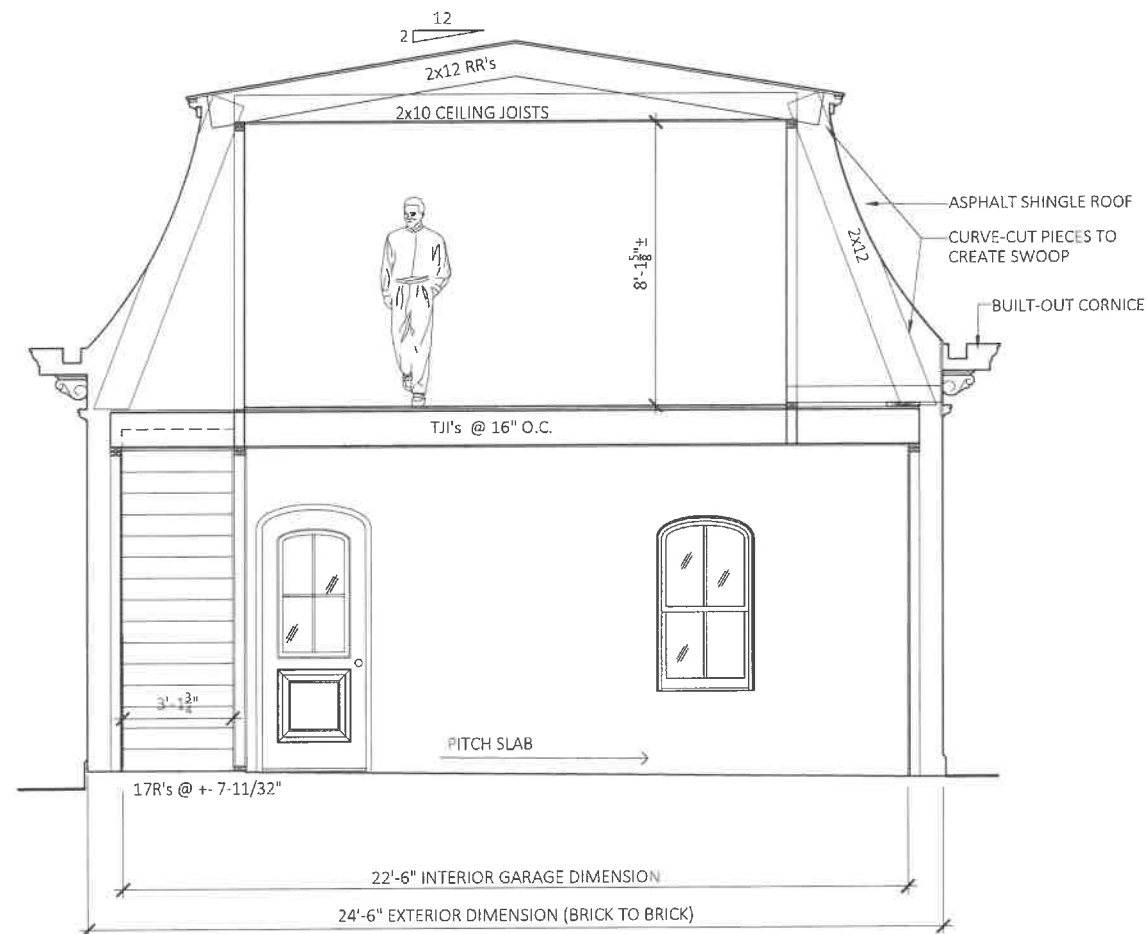


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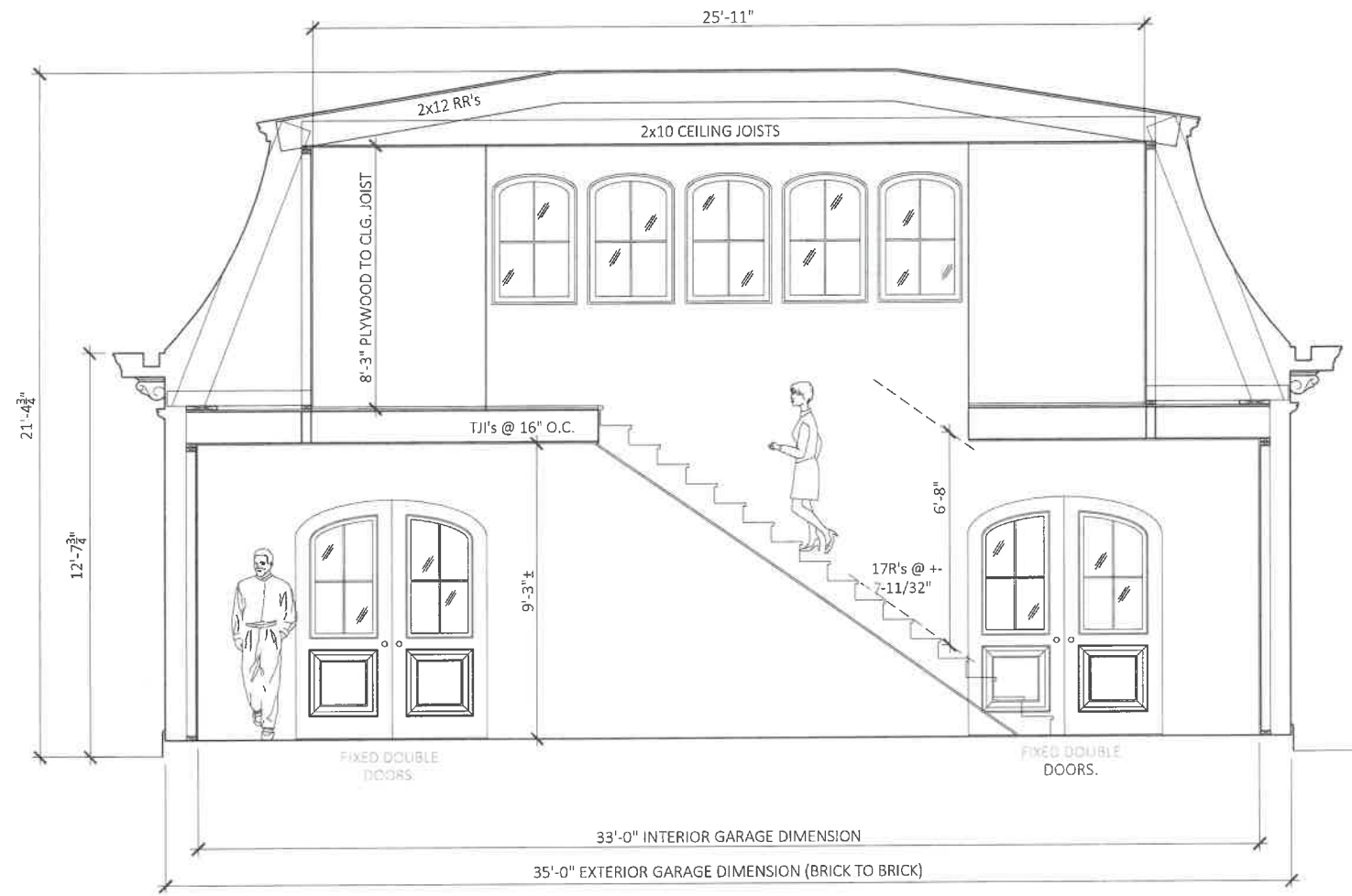
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BUILDING SECTION (EAST - WEST)
Scale: 3/16"=1'-0"



BUILDING SECTION (NORTH - SOUTH)
Scale: 3/16"=1'-0"



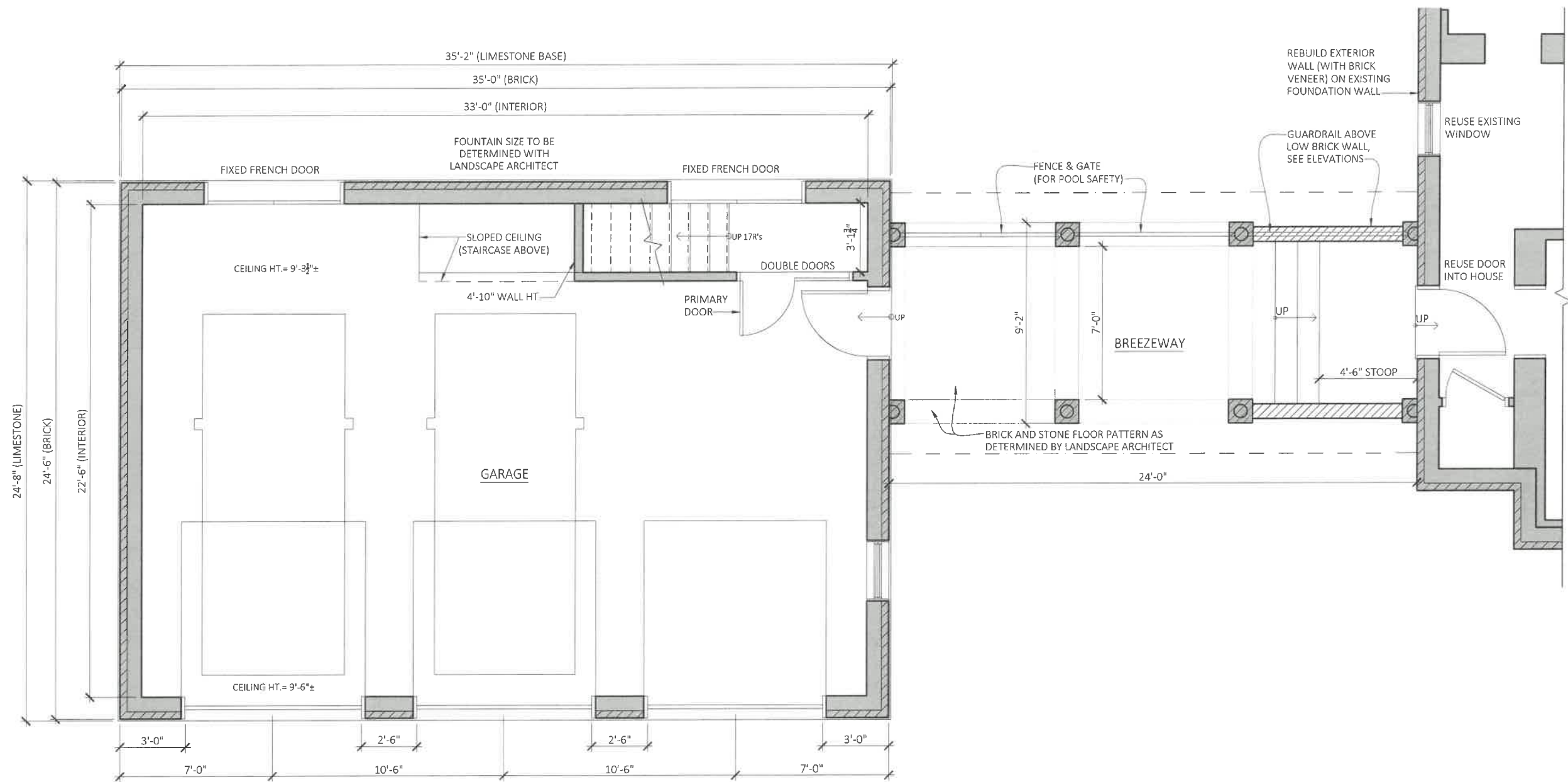
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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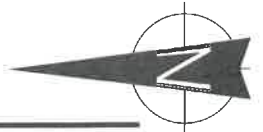
VOHRA RESIDENCE
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GARAGE PLAN
Scale: 3/16"=1'-0"



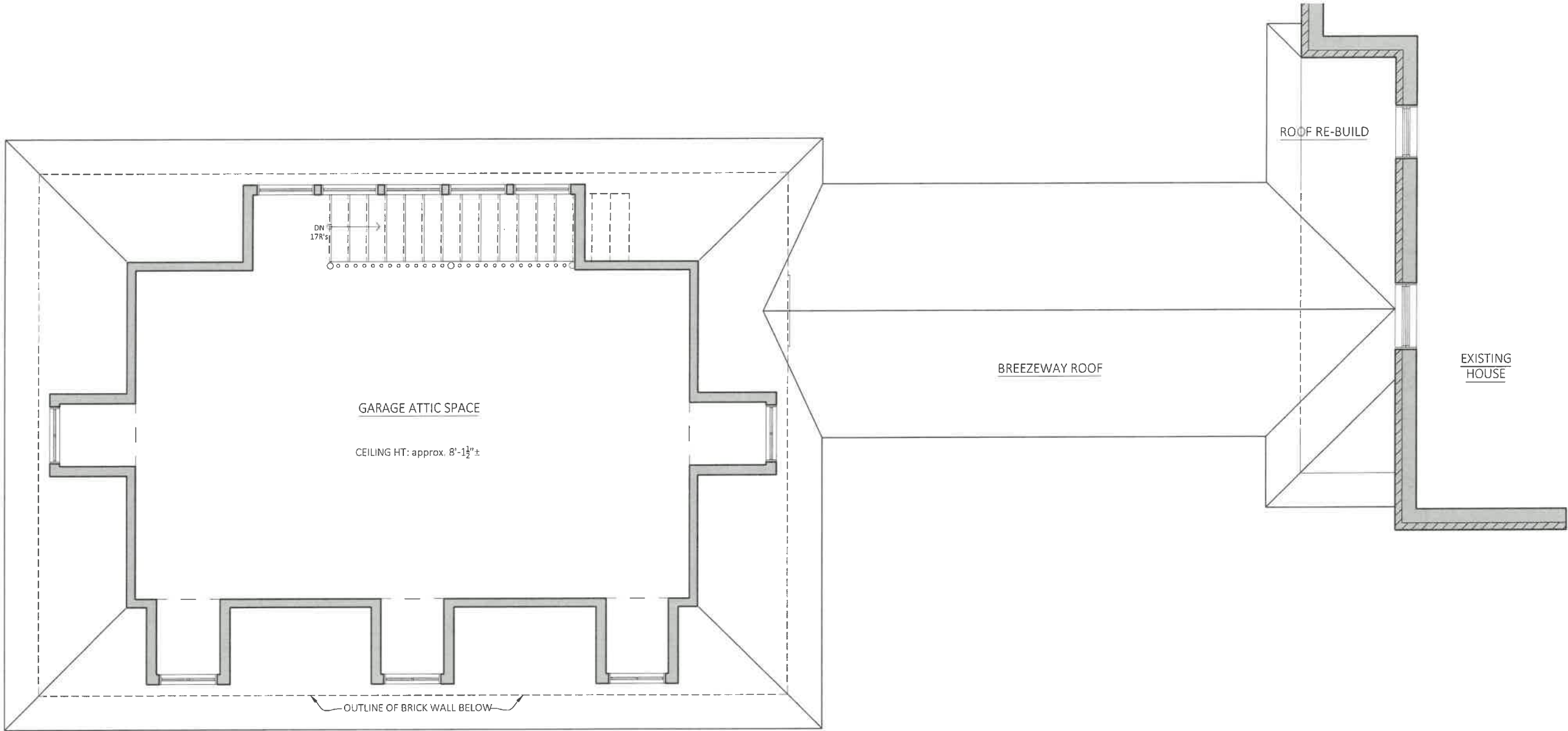
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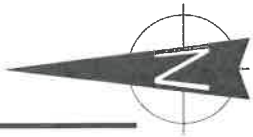
VOHRA RESIDENCE
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08/12/22



GARAGE ATTIC PLAN
Scale: 3/16"=1'-0"

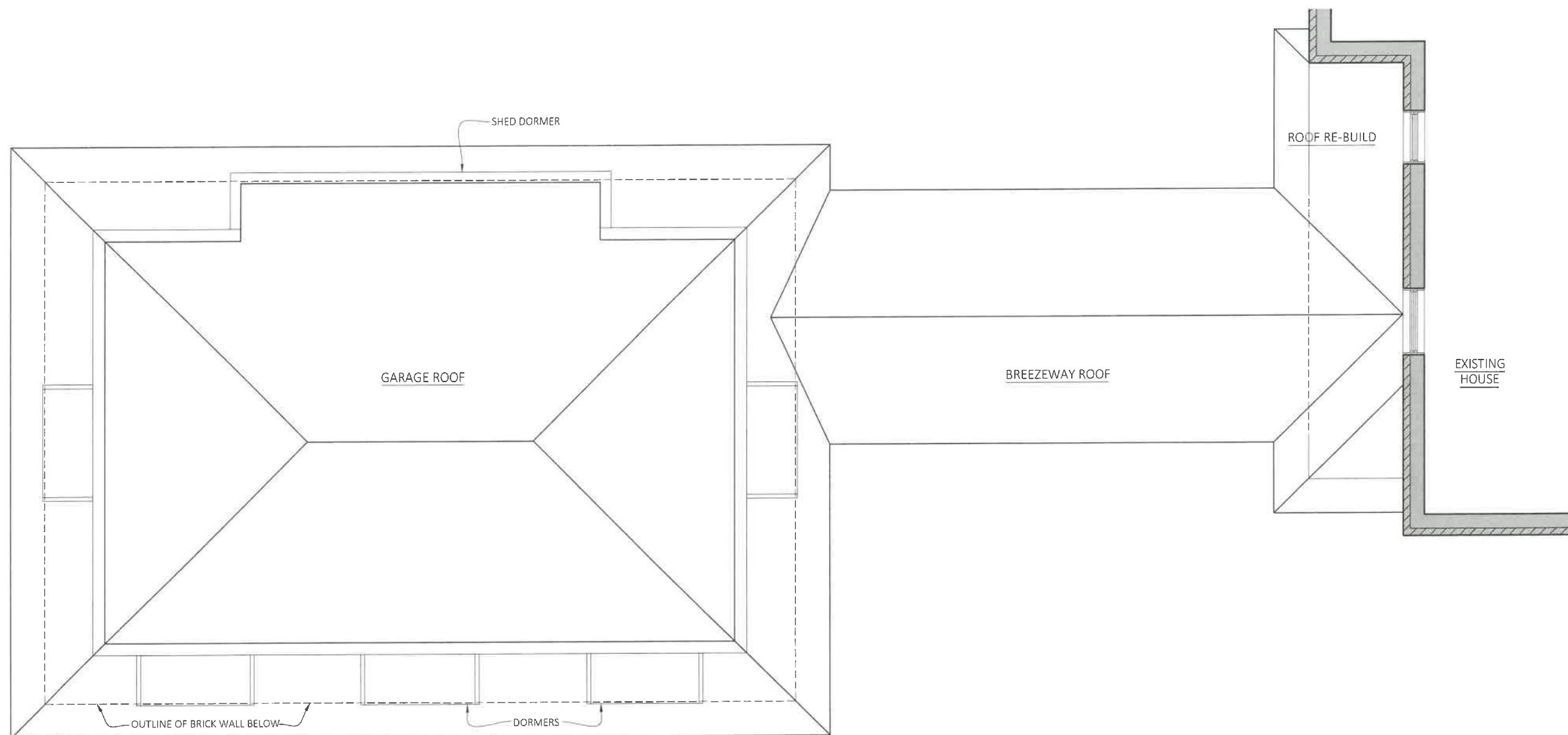


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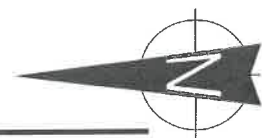
VOHRA RESIDENCE
404 E. DEERPATH
LAKE FOREST, IL 60045

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GARAGE ROOF PLAN

Scale: 3/16"=1'-0"



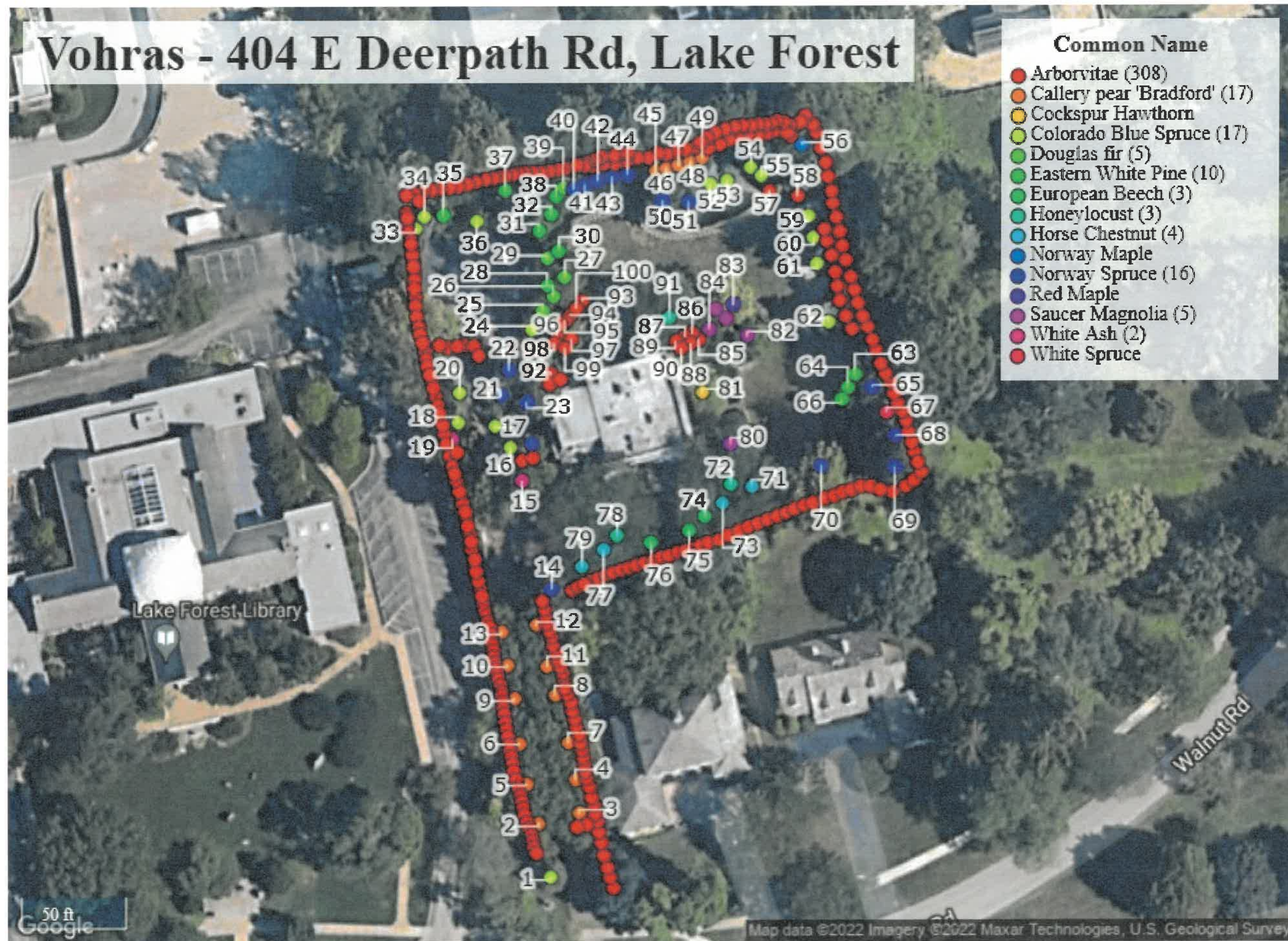
MELICHAR ARCHITECTS
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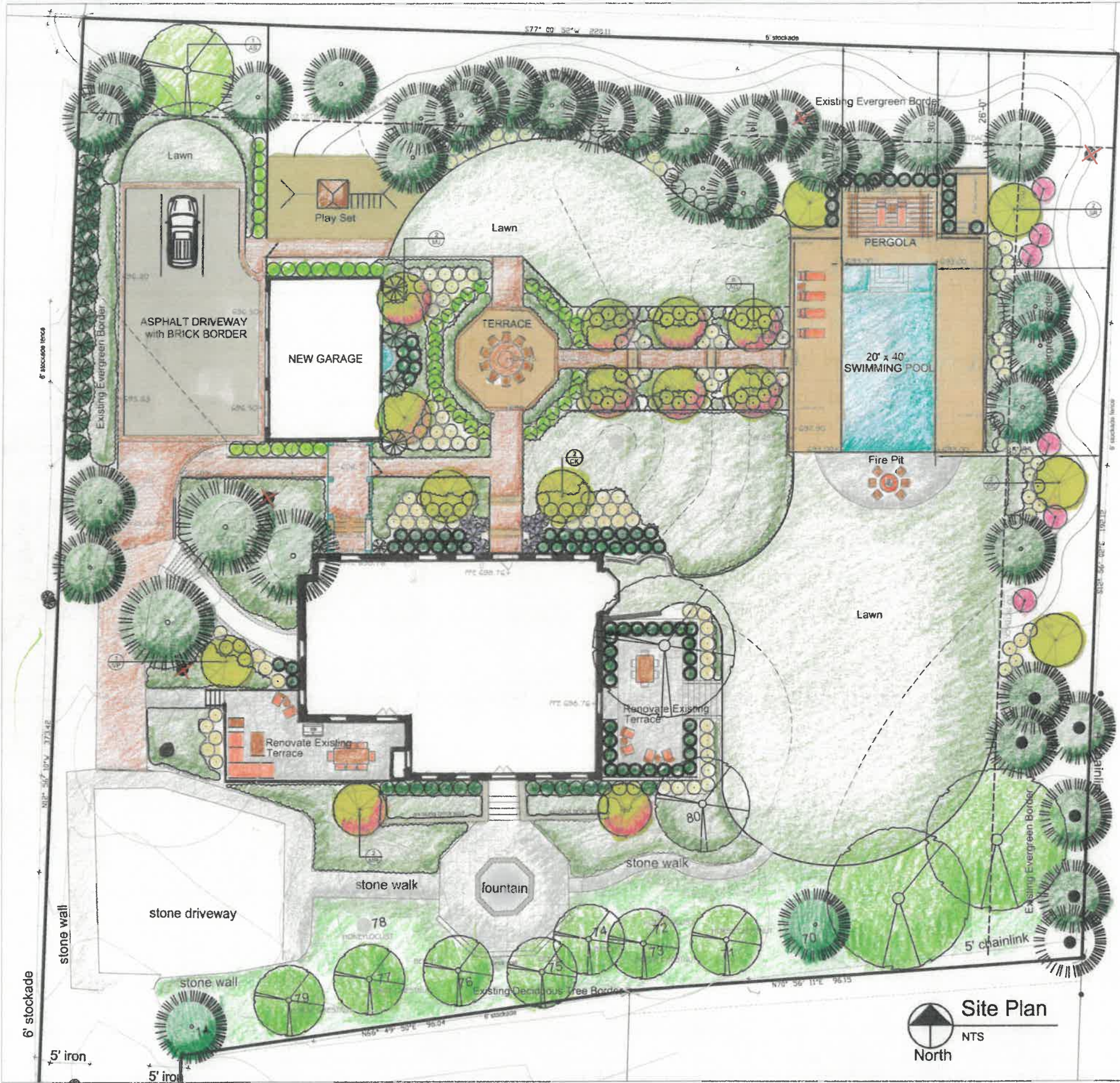
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VOHRA RESIDENCE
404 E. DEERPATH
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VOHRA RESIDENCE PLANT LIST

KEY	QTY	Botanical Name	Common Name	Size	Replacement Inches
TREES:					
AS	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4" cal. B&B	4
AG	6	Amelanchier grandiflora	Serviceberry	10' clump	24
CC	2	Cercis Canadensis 'Forest Pansy'	Forest Pansy Redbud	8' clump	6
CK	2	Cornus kousa	Flowering Dogwood	10' clump B&B	8
MJ	2	Malus Red Jewel	Red Jewel Crabapple	10' clump	8
MR	2	Malus Royal Raindrops	Royal Raindrops Crab	3" cal. B&B	6
VP	1	Viburnum Prunifolium	Blackhaw Viburnum	8' clump	3

I certify that this drawing has been prepared under my direct supervision.		_____		_____		_____	
Nancy Lyons Hancock		Date		8.2.23		2204	
Registered Illinois Landscape Architect		No. 317		Scale		NTS	
				Date		Drawn By	
						N.L.H.	

Vohra Residence
440 East Deerpath, Lake Forest, Illinois 60045

NH LANDSCAPE ARCHITECTS
Highland Park, Illinois 60035 (847) 432-7183
2286 Linden Avenue

Sheet
L1



View from end of driveway (looking towards house)

**PROPERTY BOUNDARY IS BORDERED WITH
THICK VEGETATION, ALL SIDES**



View from front drive court (looking southwest towards Library property)



View from driveway (looking south towards Deerpath)

PROPERTY BOUNDARY IS BORDERED WITH
THICK VEGETATION, ALL SIDES



Parking area (looking northwest)

PROPERTY BOUNDARY IS BORDERED WITH
THICK VEGETATION, ALL SIDES



Rear Yard (looking northeast)



Rear Yard (looking southwest towards rear facade)



South Façade (front)



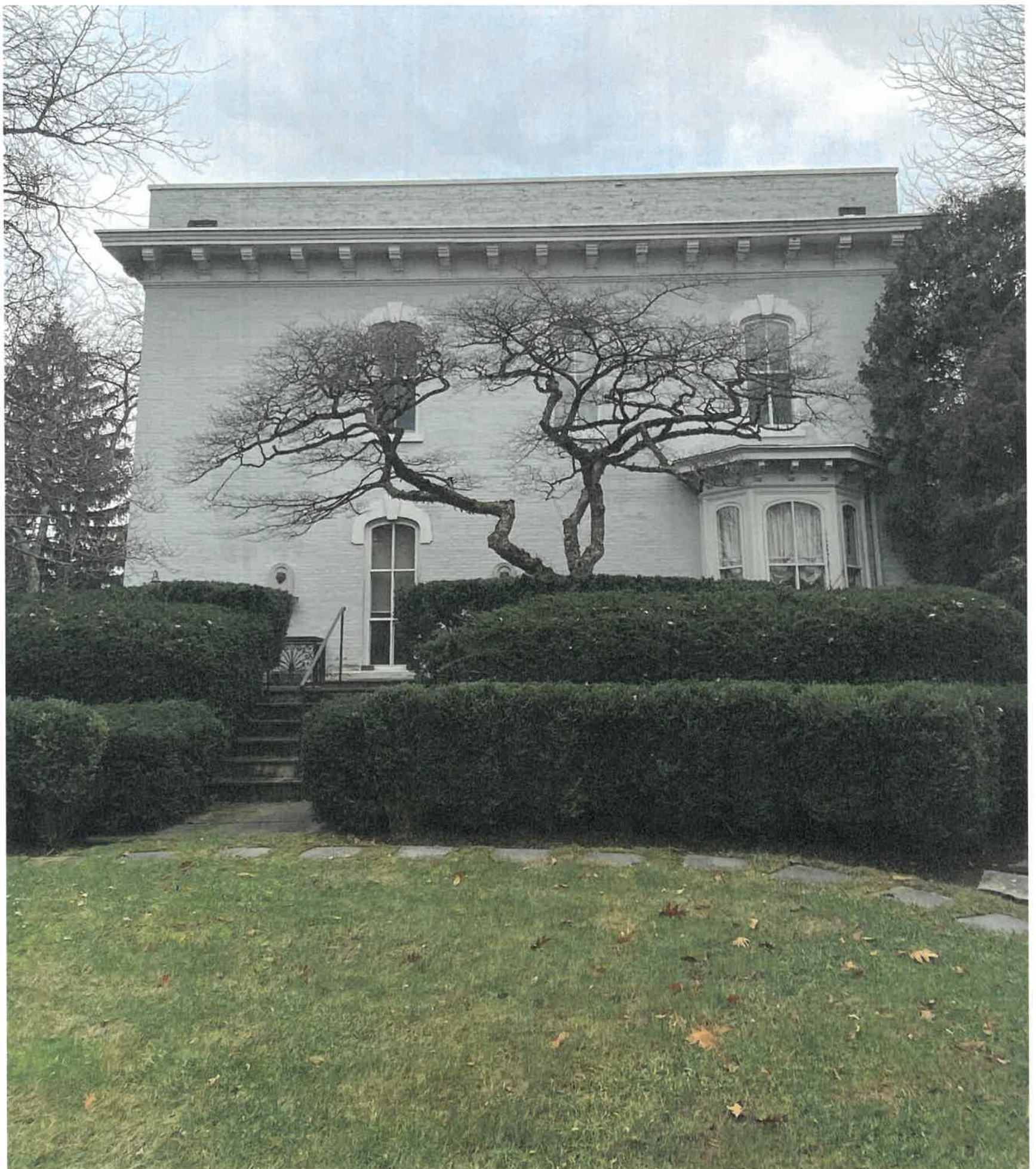
View from southwest (from driveway)



West Façade (side facing Library)



North Façade (rear)



East Façade (side)

Alternate Concepts Studied

VOHRA RESIDENCE - GARAGE STUDY

CONCEPT STUDY

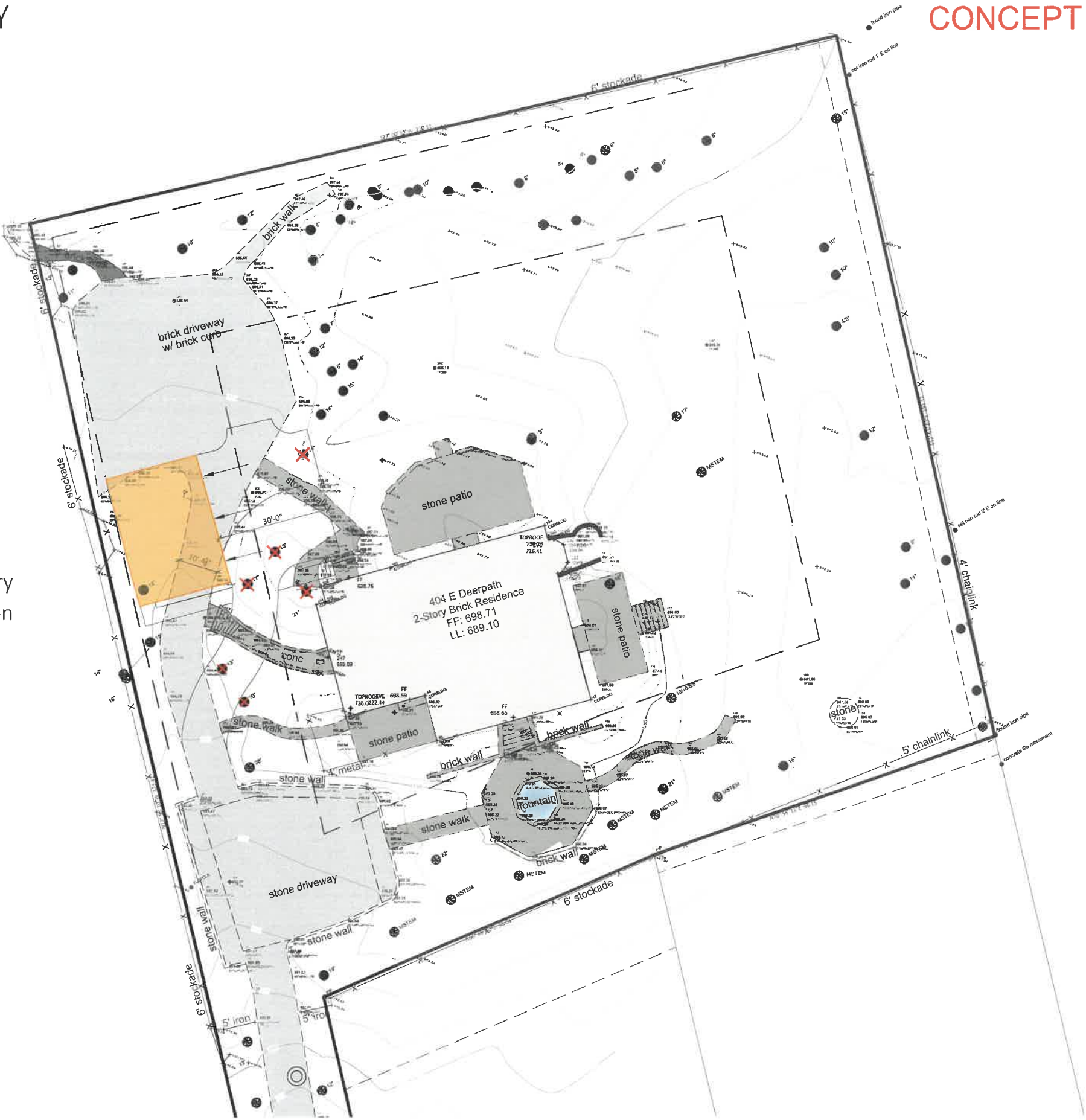
Detached Garage B

PROS:

- can leave the existing home's structure as is
- garage is close to the house
- easy to navigate into & out of garage

CONS:

- no covered attachment to house
- garage is in the site line from the driveway entry
- removal of trees for new driveway configuration
- back-up is tight to back entry stairs



03/25/2022

Scale: 1"=30'-0"

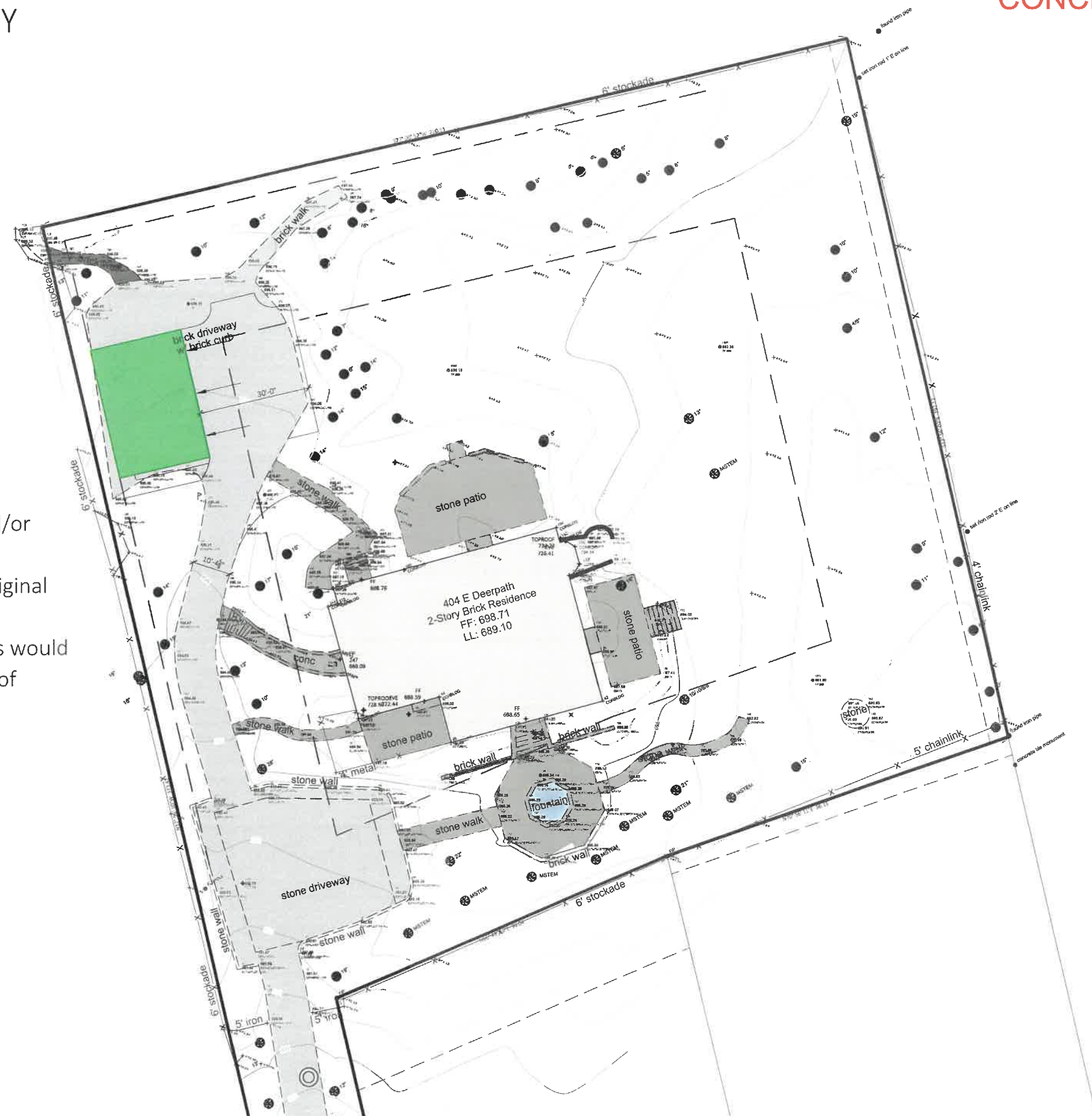


PROS:

- can leave the existing home's structure as is
- garage is tucked off to the side
- easy to navigate into & out of garage
- can likely get space above for yoga studio and/or office
- garage will look like it's always been there (original coach house)
- driveway configuration remains, no large trees would need to be removed because of construction of garage

CONS:

- no covered attachment to house
- long distance to house



03/25/2022

Scale: 1"=30'-0"



VOHRA RESIDENCE - GARAGE STUDY

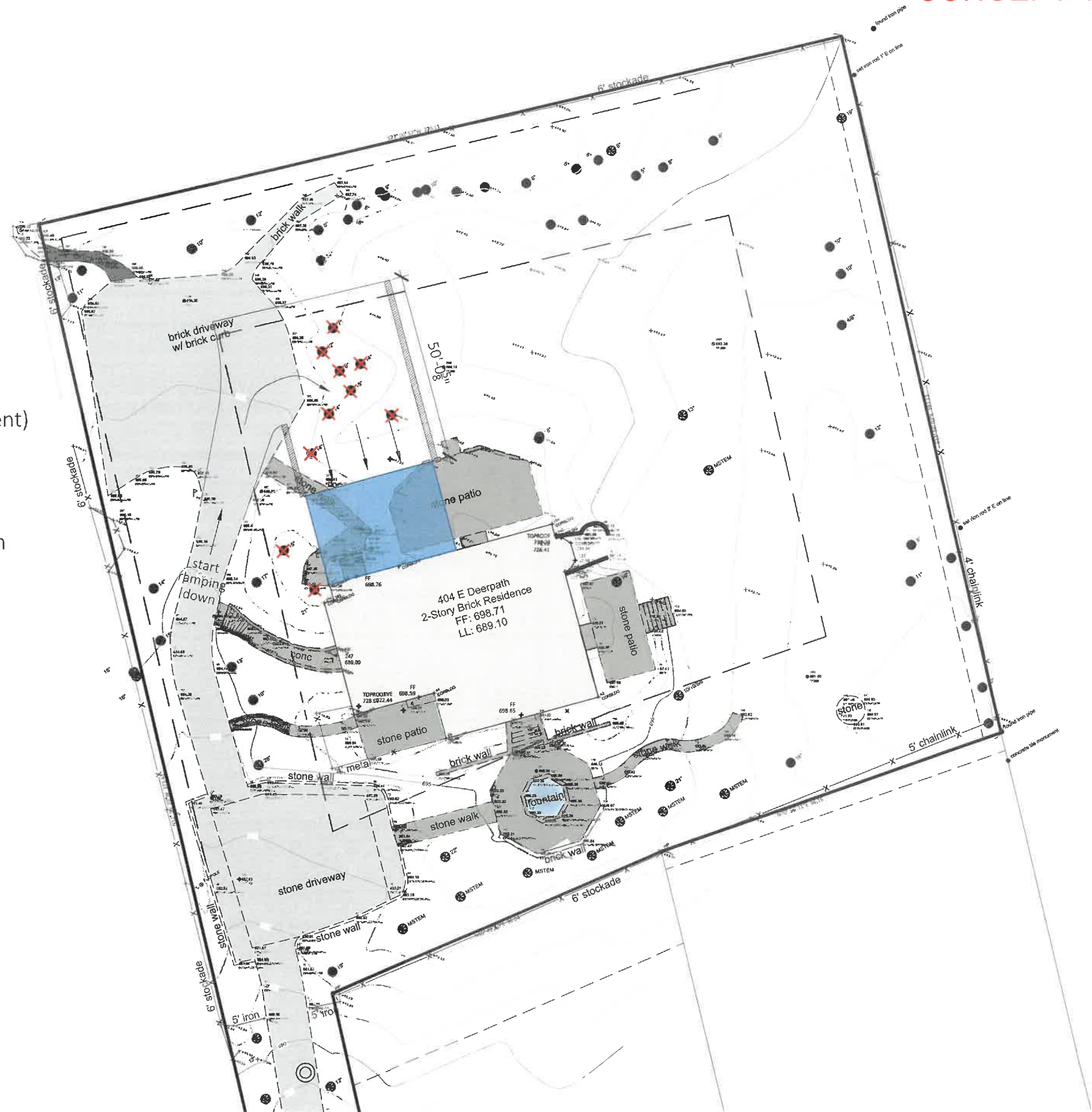
Underground, attached Garage B

PROS:

- covered entry into the house (attached, via basement)

CONS:

- extensive underpinning of existing house structure
- extensive retaining wall system needed
- disruptive to backyard terrace and landscape design
- difficulty getting ramping to work & large driveway footprint
- not convenient way for bringing groceries into house...etc.
- not easy to get to the kitchen from the back of the house (the existing rear entry would need to be re-worked)
- removal of multiple large trees
- where will outdoor garbage/recycle cans be stored, and how do we access them easily?
- compromises integrity of original building structure



03/25/2022

Scale: 1"=30'-0"



VOHRA RESIDENCE - GARAGE STUDY

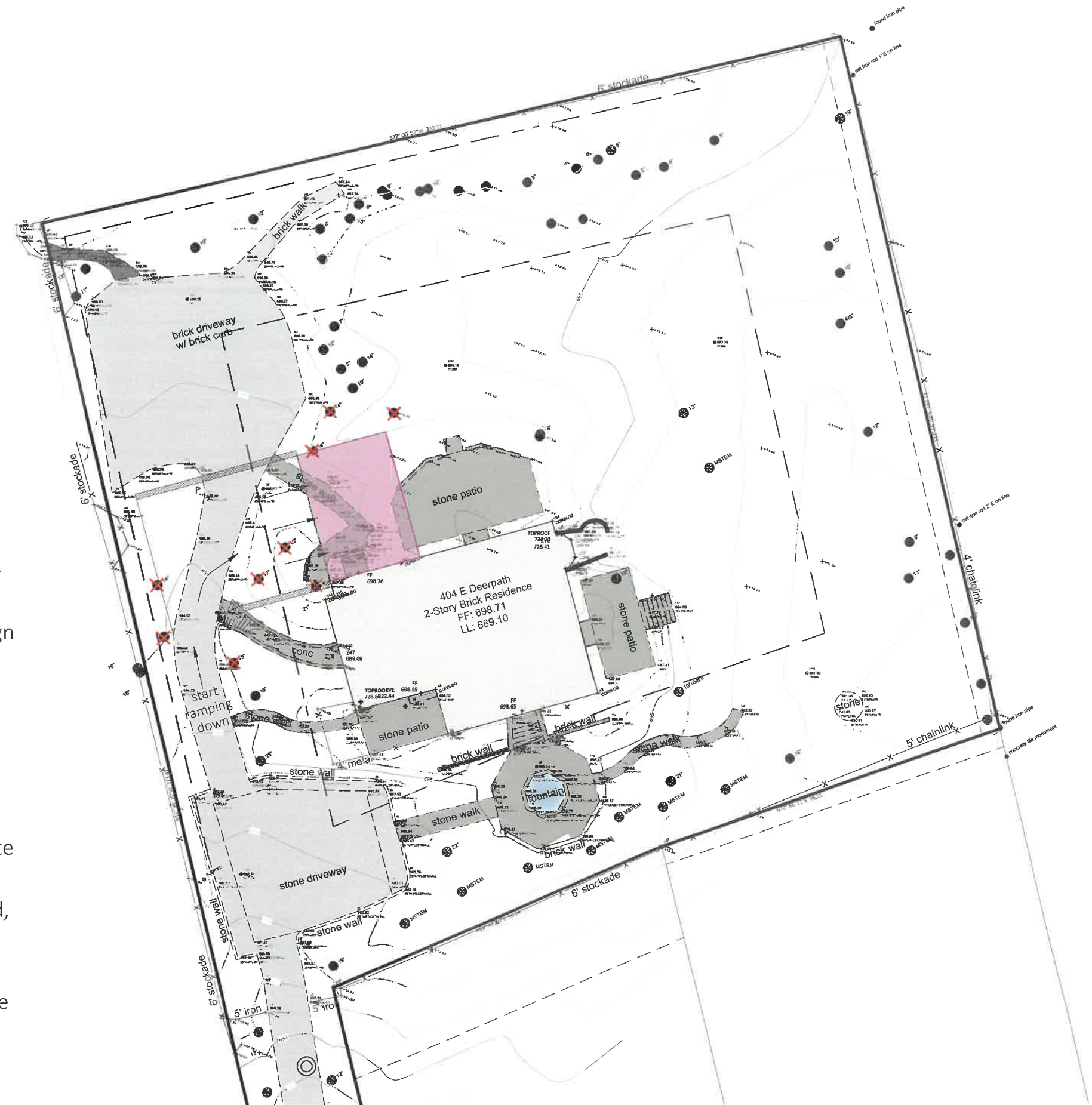
Underground, attached Garage A

PROS:

- covered entry into the house (attached, via basement)
- allows for more green space/usable yard (when existing rear parking pad gets eliminated)

CONS:

- extensive underpinning of existing house structure
- extensive retaining wall system needed
- disruptive to backyard terrace and landscape design
- not convenient way for bringing groceries into kitchen...etc.
- not easy to get to the kitchen from the back of the house (the existing rear entry would need to be re-worked)
- removal of multiple large trees
- rework existing entry to basement to accommodate sloped driveway
- where will outdoor garbage/recycle cans be stored, and how do we access them easily?
- blocks views to back yard
- compromises integrity of original building structure



03/25/2022

Scale: 1"=30'-0"



Agenda Item 3
1302 N. Green Bay Road
Demolition and Preliminary Plans for a Replacement Residence

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Historic Consultant's Report

Preliminary Site Plan – Replacement Residence
Conceptual Rendering – Replacement Residence
Preliminary Floor Plan – Replacement Residence

Correspondence

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



TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	October 11, 2022
FROM:	Jennifer Baehr, Planner Catherine Czerniak, Director of Community Development
SUBJECT:	1302 N. Green Bay Road - Demolition of Residence Preliminary Presentation of Replacement Residence

PETITIONERS

Ralph & Mary Gesualdo
1418 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

1302 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Register Historic District

PROJECT REPRESENTATIVES

Lake Forest Landmark Development
John Krasnodebski, Architect
Nicole Krasnodebski, Director
272 E. Deerpath
Lake Forest, IL 60045

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to authorize the demolition of the single family residence and removal of accessory structures on the property including a deck and pool. The property is located at 1302 N. Green Bay Road. A future replacement residence is planned and conceptual plans for the new residence are included in the packet for preliminary comment. The demolition is brought forward at this time for approval given the deteriorated condition of the property and health and safety concerns. Detailed plans for the replacement residence will be brought back to the Commission for further consideration and action at a future meeting.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located west of Green Bay Road, between Alden Lane and Laurel Avenue. It is accessed by a long private drive that serves several properties. The property is approximately 48,200 square feet and is developed with a single family residence that has been modified over time, an attached garage, and a swimming pool and deck.

Based on the historic assessment report submitted by the petitioner, which was prepared by Benjamin Historic Certifications in 2019, the northern two-story portion of the residence was originally built as part of the Dr. Nathan Smith Davis estate, known as "Broad Lea." The estate was designed by Howard Van Doren Shaw and built in 1898. The original residence for the "Broad Lea" estate is located at 1296 N. Green Bay Road, just south of the 1302 N. Green Bay Road property. The original coach house at 1302 N. Green Bay Road was converted into a single family residence in 1948 and significantly enlarged with a one-and-a-half story addition to the south in 1980 resulting in the rambling house as it exists today. The house and property have been in deteriorating condition for many years, prior to the acquisition of the property by the current owners.

The 2019 Historic Resource Evaluation is included in the Commission's packet along with an updated evaluation which was also prepared by Benjamin Historic Certifications.

BACKGROUND

The current owners purchased the property in March 2019 after it had been vacant for an extended period of time. The Gesualdos submitted plans to the City in July 2019 to demolish the non-original portion of the house and construct a replacement residence incorporating the original north portion of the house. The replacement residence was generally proposed in the center of the property with a connection to the remaining portion of the original coach house by an open breezeway. This plan was in direct response to encouragement from City staff to consider ways to preserve the historic portion of the structure.

The historic portion of the structure encroaches into the required zoning setback and in fact is located very close to the north property line. Because of that, neighbors objected strongly to the plan presented and specifically to the proposed reuse and renovation of the original portion of the structure located very close to the property line. The Zoning Board of Appeals considered a request for a zoning variance in July 2019. In a split vote, the Zoning Board of Appeals voted to recommend approval of the variance which was needed to reuse and renovate the original portion of the structure and incorporate it into a new home. Given the strong neighborhood opposition, the Gesualdos, with much disappointment, did not pursue the project.

Since that time, the City regularly receives contacts from neighboring property owners about the deteriorating condition of the property. At the City's request, the petitioners are now coming forward to request approval to demolish the structure, and clear the site, while planning continues for a replacement residence.

STAFF EVALUATION

Demolition

The petitioner is requesting demolition of the existing structure in its entirety along with the deck and pool. Although a portion of the structure historically reflected the work of a notable architect and was associated with the historic Broad Lea estate, over the years a number of unsympathetic alterations and expansions have taken place which have compromised the integrity of the building inside and out. Importantly, the historic portion of the structure was built as a secondary structure and as such reflects a simple, utilitarian design and functional, rather than aesthetically oriented materials.

The re-evaluation recently completed by Benjamin Historic Certifications concludes that due to its compromised integrity, demolition of the entire structure would be acceptable. Based on the information in the report and the statements 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. The Contributing Structure designation applies to properties that are 50 years old or older and does not prohibit demolition. The Contributing Structure designation is an indication that a careful review and evaluation is necessary

and that if in fact demolition is approved, the structure should be well documented with an Historic Assessment including photos which will be retained in the City's files and shared with the History Center.

Although a portion of the structure as it exists today was designed by notable Lake Forest architect Howard Van Doren Shaw, as noted above, the original coach house structure is a simple utilitarian type building that has undergone numerous alterations and expansions since its original construction and the appearance of the home today is quite disconnected. Given the compromised integrity of the residence, the structure in its current condition is not exemplary of Shaw's work and the structure is not of such historic, cultural or architectural importance that its demolition would be detrimental to the public interest.

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.

The residence is set back from the street off of a private drive and is not visible from Green Bay Road. The existing residence is not particularly unique or distinctive within the Historic District and some have stated that the opinion that the property overall as it exists today detracts from the character of the historic district and the surrounding historic homes.

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.

The structure has been significantly altered since the time of original construction. The structure lacks the level of integrity and distinction that would make it worthy of preservation. The demolition of the structure would not be contrary to the purpose, intent of objectives of the Historic Preservation Chapter in the City Code.

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 original coach house was originally constructed in 1898, at the time the Broad Lea estate was built. The coach house was then converted into a residence in 1948, and later enlarged with a one-and-a-half story addition to the south in 1980 resulting in the structure as it exists today. The expansion of the structure in 1980 was not completed in a manner that was sympathetic or inspired by the original coach house or the larger Broad Lea estate. This expansion occurred prior to the City establishing the Historic Preservation Commission.

Given the original structure's utilitarian nature and purpose, the coach house reflects simple massing and materials and does not present any distinguishable detailing. The majority of the structure as it exists today was built in the 1980's and is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense.

Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no

Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

Concurrent with this request for approval of demolition, the petitioner is presenting conceptual plans for a replacement residence. Once the plans for the replacement residence are more fully developed the petition will return to the Commission for review.

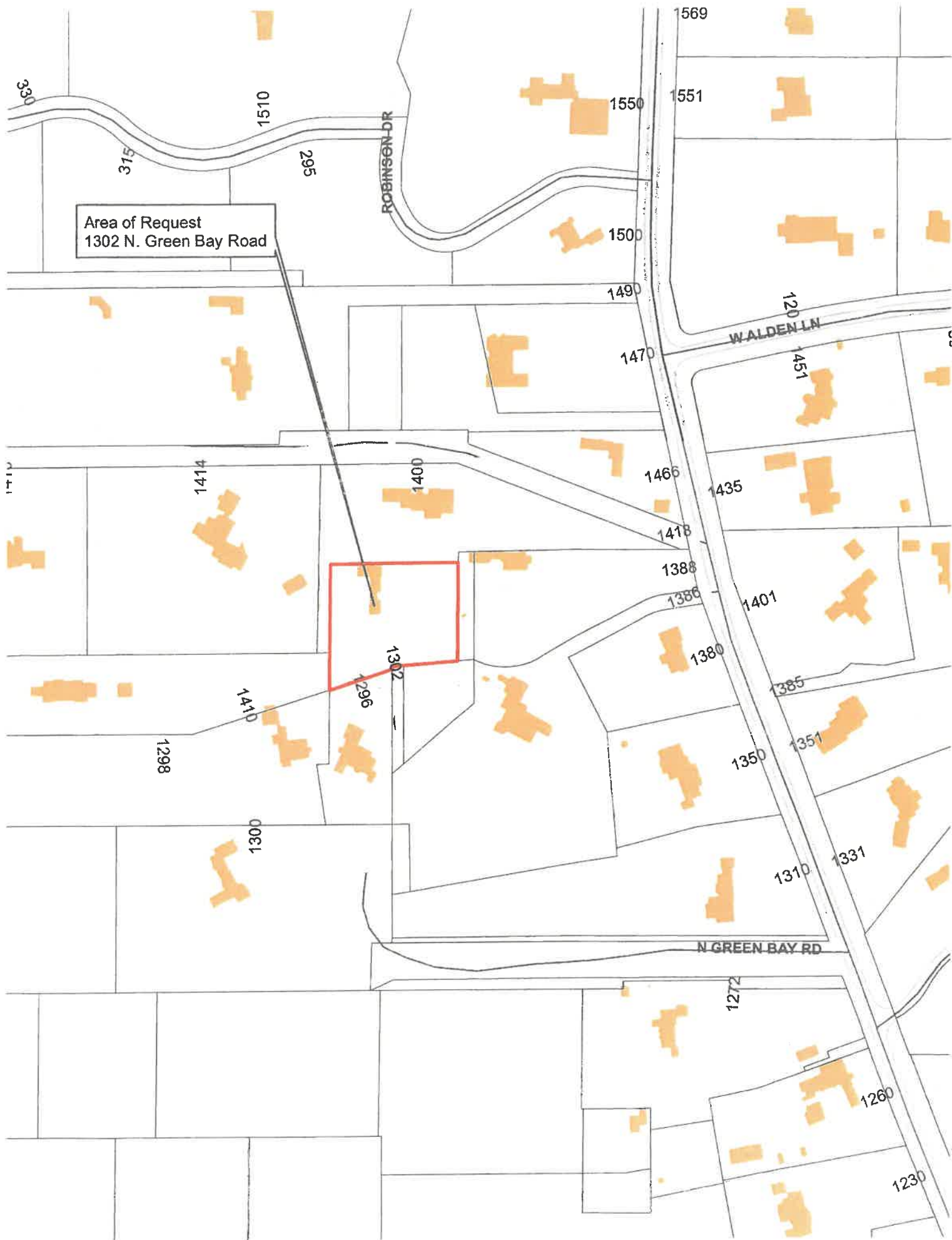
PUBLIC COMMENT

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, one letter was submitted by a neighboring property owner expressing support for the demolition.

RECOMMENDATION

Grant a Certificate of Appropriateness authorizing the demolition of the residence at 1302 Green Bay Road subject to the following conditions of approval.

1. During demolition activity, all trees and vegetation identified for preservation shall be protected from damage. If determined to be necessary by the City's Certified Arborist, health and quality trees close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long term survival.
2. The residence shall be removed in its entirety, the site cleared of accessory structures including the deck and pool and all debris must be removed from the site. If construction of the new residence is not imminent, the site shall be graded level and stabilized with seed and blanket.
3. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other vegetation shall be regularly maintained to minimize the appearance of an unkempt or overgrown property.
4. Any replacement structures proposed for the property will require review and approval by the Historic Preservation Commission based on the applicable standards in the Code to assure compatibility with and a positive contribution to, the Historic District.



Area of Request
1302 N. Green Bay Road



Area of Request
1302 N. Green Bay Road





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

PROJECT ADDRESS 1302 N Green Bay Road, Lake Forest, IL 60045

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Ralph and Mary Gesualdo
Owner of Property

1418 N Green Bay Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

(312) 848-7984
Phone Number *Fax Number*

rmauro@iamilwaukee.com
Email Address

Ralph Gesualdo
Owner's Signature

ARCHITECT/BUILDER INFORMATION

John Krasnodebski - Architect
Name and Title of Person Presenting Project

Lake Forest Landmark Development
Name of Firm

272 E Deerpath
Street Address

Lake Forest, IL 60045
City, State and Zip Code

847-812-9906 847-615-9116
Phone Number *Fax Number*

jkras@sbcglobal.net
Email Address

John Krasnodebski
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



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

**HISTORIC PRESERVATION COMMISSION
DEMOLITION CRITERIA STATEMENT
1302 N GREEN BAY ROAD, LAKE FOREST**

Date: September 26, 2022

PROJECT:

REQUEST FOR COMPLETE DEMOLITION

1302 N Green Bay Road, Lake Forest, IL 60045

The Historic Preservation Commission Application is attached addressing the request for full demolition of the existing structure located on 1302 N Green Bay Road.

Demolition Criteria:

The proposed demolition satisfies the following relevant *Standards* for granting the Certificate of Appropriateness for demolition and will generally improve the appearance of the property on N. Green Bay Road. 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 structure at 1302 N Green Bay Road is located in the Green Bay Road Historic District and was built originally as barn/garage/carriage house in 1898 or later, as part of the Broad Lea Estate, and was designed by Howard Van Doren Shaw. It is an ancillary structure to the main house, at 1296 N. Green Bay Road, on the Broad Lea Estate. In 1948, a 1.1 acre parcel was subdivided and sold off to convert the barn/garage/carriage house to a residence. The first remodel converted the original three bays for the carriages into windows and an entrance, which altered the original façade.

In 1979 – 1981, the home was significantly remodeled on the interior and exterior. A 1.5 story addition with attached garage was built along with new driveway configuration, landscaping, and pool. These alterations to the historic structure are non-historic and significantly compromised the integrity of the original design. Any semblance of the original design is non-existent and no longer has a relationship to the original main house. The existing structure, in its current state, does not exhibit historic, cultural, architectural, or archeological significance and the proposed demolition of the existing structure would not be detrimental to the public interest or contrary to the general welfare of the people of the city and the state.



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

- 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:***

In 2019, the owners of the property proposed a renovation, preserving sections of the original structure, and removing the non-historic 1980's addition and alterations. The Zoning Board did not support the project due to non-conforming conditions of the siting of the proposed addition connected to the original 1948 carriage house. In addition, the neighbors of adjacent properties did not support this approach or type of project. Since 2019, the house and property have fallen into further disrepair (refer to attached photos). The condition of the house is poor, delapidated, and uninhabitable. The adjacent property owners have expressed their full support to the City of Lake Forest to move forward with a full demolition, which will significantly improve the property.

- 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 demolition of this structure is not contrary to the purpose and intent of the Chapter and to the objectives of the historic preservation for the applicable district.

- 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.***

Due to the significant alterations of 1948 and the non-historic additions of 1979-81, which are not sympathetic in massing, materials or detailing with the structure as it was originally designed, the historic integrity of the home has been compromised to such an extent that it no longer represents any type of such unusual, or uncommon design, texture, and/or material.

- 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.***

Please see attached the preliminary design of a new home to improve the property. It is our intention to submit the final design to the Historic Preservation Commission in the near future.

In conclusion, due the current conditions of the existing structure and its lack of historic integrity, a full demolition is a significant improvement to the property and supported by the neighboring property owners.

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

810 Lake Road, Lake Forest, IL 60045



BENJAMIN
HISTORIC CERTIFICATIONS

Evaluation of Significance of 1302 Green Bay Road, Lake Forest
October 6, 2022

To: Members of the Lake Forest Historic Preservation Commission
Cathy Czerniak, Director of Community Development, City of Lake Forest

I recently reviewed the Historic Resource Evaluation that Benjamin Historic Certifications wrote for 1302 Green Bay Road in 2019. Since that time the building has continued to deteriorate. Three-plus years ago we believed that removing the unsympathetic non-historic 1980s additions would be acceptable. It now is apparent that removing the entire building, including the addition, from the property would be more than acceptable—even desirable. When we evaluated the coach house/garage early on there was already a problem with compromised integrity. The non-historic alterations to the original design of the building were not sympathetic in massing, materials or detailing. Further deterioration has made the integrity issue worse. For an updated, comfortable home, we now believe that the existing structure, in its entirety, may be removed and replaced.

Sincerely yours,

Susan S. Benjamin

Susan S. Benjamin, President, Benjamin Historic Certifications

711 Marion Avenue, Highland Park, Illinois; ssbenjamin711@gmail.com; 312-203-1808



HISTORIC RESOURCE EVALUATION

**1302 Green Bay Road
Lake Forest, Illinois**

Susan S. Benjamin, Andrew J. Elders
Benjamin Historic Certifications, LLC
June 19, 2019

History of the Property

In 1948, a single-family residence was created from a structure which was originally part of the Dr. Nathan Smith Davis, Jr. estate, designed by Howard Van Doren Shaw. It was remodeled for Arthur T. Pope out of a coach house/garage on what had been known as "Broad Lea", with the new address of 1302 Green Bay Road. In the Green Bay Road Historic District documentation, the structure is referred to as a "barn", but this seems not to have been the case. Its configuration and materials indicate it was likely used for cars and carriages. The structure has three bays that were been converted to windows flanking an entrance. Its first floor is built of fireproof structural clay tile.

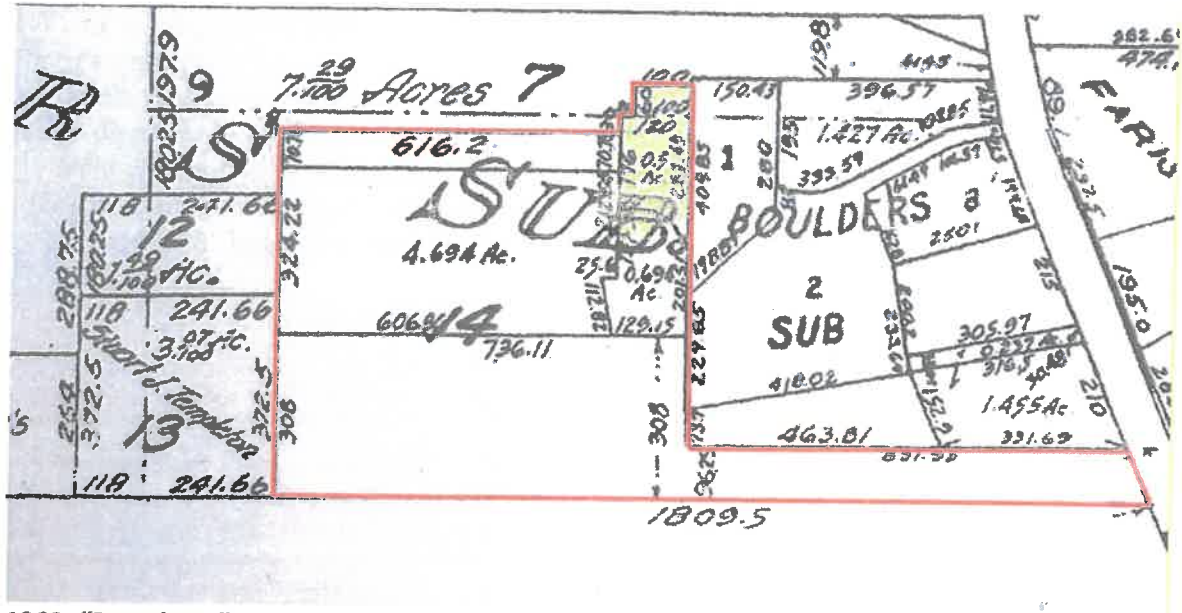
The 1948 conversion was a simple one, carving living spaces out of the former 3-bay coach house/garage space on the first floor, and retaining the bedrooms which were already present on the second floor. Although the automobile had been invented by 1898, when this structure was noted as having been built in the Green Bay Road National Register Historic District documentation it is highly possible that the structure was built somewhat later with bays that were originally used to house carriages and/or cars.



1979: Pope alteration of "Broad Lea" garage, from real estate listing

1302 Green Bay Road is located in Shields Township in the City of Lake Forest. It is situated north of Laurel Lane, south of Alden Lane, west of Green Bay Road, and east of the Skokie River. The house occupies a 1.1-acre irregular lot and is not directly located on Green Bay Road, but is

set back from the road in an enclave of four houses (1296, 1298, 1300, 1302) accessed by the same drive. The original "Broad Lea" residence is located at 1296 N. Green Bay Road.



1960: "Broad Lea" property outlined in red; Pope lot subdivision highlighted. "Boulders Subdivision" is the former Casselberry property, which was called "The Boulders".

The property was originally part of what was known as the Swanton Farm, 53 acres of which was sold in 1898 by Richard Swanton to a group of Chicago men: Theodore Shaw, Dr. William Evans Casselberry, and Dr. Nathan Smith Davis, Jr.¹ Theodore's son, architect Howard Van Doren Shaw was engaged to build estates for the three families, with the Shaw portion becoming the property now known as "Ragdale".² Dr. Nathan Smith Davis, Jr.'s portion was a wooded 14-acre section with a narrow strip allowing access to Green Bay Road. Here Dr. Smith constructed a Shaw-designed house for himself, with a companion coach house/garage and service apartment. Smith named his property "Broad Lea".³ Shaw's design for "Broad Lea" was sympathetic to his design for "Ragdale", his own home next door. The development of the Shaw, Davis, and Casselberry estates continued to be a joint effort. Shaw remembered, "I went right to work on the plans. The first one I drew for myself Dr. Davis wanted. This cost about \$3,500. Dr. Casselberry's was really a modification of the other – for \$4,500. These prices included small barns."⁴ Both the "Ragdale" and "Broad Lea" houses were simply massed, rectangular structures that emphasized a rural simplicity, albeit of a sophisticated nature. While

¹ Stuart Cohen, *Inventing the New American House: Howard Van Doren Shaw, Architect* (New York, NY: Monacelli Press, 2015), 33.

² Ibid.

³ Barbara Buchbinder-Green, "Green Bay Road Historic District." National Register of Historic Places Inventory/Nomination Form. Illinois Historic Preservation Agency, Springfield, September 26, 1995, 78.

⁴ Howard Van Doren Shaw, Told to Evenly S. McCutcheon, "Annals of Ragdale, What I Remember," *Digital Collections – Lake Forest College*, <http://collections.lakeforest.edu/items/show/3132> (accessed June 3, 2019).

"Ragdale" had English antecedents, "Broad Lea" owed more to the Shingle-style resort architecture of the East Coast, being asymmetrical in form and clad in wood shingles. The coach house/garage for "Broad Lea" was designed in a style which harmonized with the informal scheme of the main house. Three bays wide, and reading as a 1.5 story building, it has a cornice and pent along the first floor of the building. The upstairs interior was a full story thanks to the shed dormers projecting across the full front and rear elevations of the second floor. The first-floor walls were constructed of a hollow clay tile, laid in alternating courses of wide and narrow blocks and finished in a variegated brown-speckle glaze. The second floor echoed the main house in the repetition of its wood shingle siding and a pent roof running along the side walls of the garage which referenced the flare between the first and second floors of "Broad Lea".



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Design Attribution: 10000

RESIDENCE OF DR. N. S. DAVIS, LAKE FOREST, ILLINOIS.
Designed by Frank Lloyd Wright. Architect: Chicago.

1899: "Broad Lea" house for Dr. Nathan Smith Davis, Jr. Published in the Inland Architect, held at the Ryerson & Burnham Library. Subsequently altered.

The "Broad Lea" property changed hands several times; a .5-acre portion of it containing the original Davis garage was subdivided and purchased from the estate of property owner Camilla

McPherson Holt in 1948 by Arthur T. Pope.⁵ It is not known who Pope engaged to design the conversion but permits were filed in September that year, listing a modest conversion cost of \$1,000.⁶ The resulting dwelling consisted of all-new main-floor living spaces in the former coach house/garage area. These included an entrance, living room, dining room, and kitchen, and a remodeled second floor of four bedrooms and a bath. The exterior was left largely intact, with the insertion of a clapboard wall with large windows and a centered entrance replacing the former garage doors; this was the most significant change, which resulted in an almost Colonial Revival-style form.⁷ It appears at this time that the brown glazed tile of the rest of the first floor was painted, but the second story retained its wood shingle skin. Shutters were present on the second-floor windows. The Papes also added a new frame garage, located to the southeast of the house.⁸

Having passed to Pope's mother Louise Twaddell Pope in 1958,⁹ the house at 1302 Green Bay Road was purchased after her death in 1979 by Gordon Howell Smith and his wife Eunice. The Smiths engaged architect Herman Lackner to immediately remodel the second floor interior of the house,¹⁰ and, in 1980, to enlarge the house to the south by means of a 1.5-story addition which contained a second, larger, living room, breezeway, attic space, and attached 2-car garage, which replaced the Pope's garage.¹¹ This remodeling resulted in an L-plan house with a large deck at the intersection of the two wings, united visually by means of an exterior sheathing of reverse board-and batten on the new addition and the public side of the original structure. The remodeling and addition cost the Smiths nearly \$50,000. In 1981, the Smiths also invested in landscaping the property with new fencing, a relocated driveway, and an in-ground pool which cost \$15,000.¹² At some point, the Smiths increased the lot size to 1.1 acres by purchasing part of a lot immediately to the east of the property, part of the Boulders Subdivision. The house and property remain in this form today.

History of Ownership

The following people owned the property:

Francis Goodbody, owner, c. 1861

In 1861, the property was on land owned by F. Goodbody.¹³ At some point ownership passed to Richard Swanton.

⁵ Lake County Recorder of Deeds, Book 891, Page 121. September 20, 1948.

⁶ City of Lake Forest Building Permit #3162.

⁷ Photo from 1979 realtor listing, held at History Center of Lake Forest-Lake Bluff.

⁸ Strenger, Sanitary Sewer Map dated December 17, 1974.

⁹ Lake County Recorder of Deeds, Book 1645, Page 300. September 2, 1958.

¹⁰ City of Lake Forest Building Permit #15450.

¹¹ City of Lake Forest Building Permit #15450.

¹² City of Lake Forest Building Permit #15952.

¹³ Historic Map Works LLC, "Lake County 1861," Historic Map Works, <http://www.historicmapworks.com/Atlas/US/32871/>. (accessed May 28, 2019)

Richard Swanton, owner, until c. 1897

Richard Swanton was a member of a prominent early Lake Forest family. Patriarch Robert Swanton and his sons James and Richard arrived in Lake Forest in 1837, and farmed a section of land "west of Green Bay Road, west of the Skokie Ditch, north from Deerpath to approximately the Lake Bluff Village Limits".¹⁴ It was a 53-acre portion of Richard's land that was sold to Howard Van Doren Shaw, William Evans Casselberry, and Dr. Nathan Smith Davis, Jr.¹⁵

Dr. Nathan Smith Davis, Jr., owner c. 1897-1913

Dr. Nathan Smith Davis, Jr. purchased a subdivided section of the Swanton farm upon which to establish his estate, "Broad Lea" in 1898. Davis hired architect Howard Van Doren Shaw to build a shingled mansion on the site, still extant at 1296 Green Bay Road, and what was described as a barn in the Green Bay Road District nomination. Today there is a two-story clay tile and frame 3-bay coach house/garage, containing servants' quarters on the second floor, the subject property.¹⁶ There is no evidence of a barn, though this structure was noted as one. Dr. Nathan Smith Davis, Jr. MD was a teaching physician at Northwestern Medical School, teaching several subjects as well as serving as dean of the school. His father, Dr. Nathan Smith Davis Sr. was one of the founders of Northwestern University. A published author and active in numerous professional associations related to his career, Dr. Davis and his wife Jessie Hopkins Smith also maintained a Chicago residence at 8 E. Huron Street, a fashionable area of the city sometimes known as McCormickville.¹⁷ The Davises had three children: Nathan III, who married Cordelia Fairbank Carpenter;¹⁸ Ruth, who married architect Henry C. Dangler (David Adler's partner);¹⁹ and W. Deering, who was married for a time to silent film star Louise Brooks.²⁰

Edward Francis Carry, owner 1913-1927

Edward Francis Carry purchased the "Broad Lea" property from Dr. Davis in 1913, and took up residence in the main house. Used as a summer house, Carry and his wife Mabel Underwood Carry kept a house in Chicago on Lake Shore Drive.²¹ Edward Carry was an executive of several successive railroad car companies, eventually becoming the president of the Pullman Company in 1922. While the Carrys expanded the main house and engaged Shaw to add the "Playhouse"

¹⁴ Charlotte Norgaard, "Swanton Family: Six Lake Forest Generations...So Far," Lake Forest-Lake Bluff, IL Patch, May 1, 2011, <https://patch.com/illinois/lakeforest/swanton-family-six-lake-forest-generationsso-far>. (accessed May 27, 2019)

¹⁵ Ibid.

¹⁶ Barbara Buchbinder-Green, "Green Bay Road Historic District." National Register of Historic Places Inventory/Nomination Form. Illinois Historic Preservation Agency, Springfield, September 26, 1995, 79.

¹⁷ Ibid., 80.

¹⁸ "Society Out in Force for Carpenter-Davis Wedding Today," *Chicago Tribune*, July 6, 1923, <https://www.newspapers.com/image/354954150> (accessed June 5, 2019).

¹⁹ "Weddings," *Chicago Tribune*, December 5, 1915, <https://www.newspapers.com/image/355254847> (accessed June 5, 2019).

²⁰ "Deering Davis Is Married to Actress Louise Brooks," *Chicago Tribune*, October 11, 1933, <https://www.newspapers.com/image/355056335> (accessed June 5, 2019).

²¹ Barbara Buchbinder-Green, "Green Bay Road Historic District." National Register of Historic Places Inventory/Nomination Form. Illinois Historic Preservation Agency, Springfield, September 26, 1995, 80.

for his two daughters (now the residence at 1298 Green Bay Road)²², the coach house/garage was maintained as built at the north end of the property. Daughter Margaret Carry was one of Lake Forest's "Big Four," a group of debutante friends which also included Ginevra King, an early girlfriend of F. Scott Fitzgerald. Fitzgerald himself was entertained at "Broad Lea" in 1916.²³

Garabed T. Pushman, owner 1927

Armenian immigrant, Evanston resident and Chicago rug merchant Garabed T. Pushman purchased the "Broad Lea" property in the summer of 1927,²⁴ in turn selling it to the Holt family in December of that year.²⁵ It is unclear if Pushman intended to live there, but it can be surmised that the purchase was merely speculative as Pushman was involved in numerous purchases and sales of real estate in Chicago for decades before his death in 1942.²⁶

Camilla McPherson Holt and McPherson Holt, owners 1927-1948

Camilla McPherson Holt purchased the original "Broad Lea" property with her son, lawyer and investment advisor McPherson Holt in December 1927.²⁷ The senior Mrs. Holt took up residence in the main house at 1296, while son McPherson and his family moved into the Carry Playhouse at 1298. Camilla McPherson Holt was the widow of prominent Chicago lawyer Charles Sumner Holt who had died in 1918, and together they were the parents of Isabella, Marion, and McPherson.²⁸ Charles' father was DeVillo R. Holt, who was a founder of Lake Forest, having built a home there before the Civil War.²⁹ Camilla's father was Dr. Simon McPherson, who had been minister of Chicago's Second Presbyterian Church.³⁰ McPherson Holt was a graduate of Williams College and Harvard Law School and married Manhattanite Helen Curtin in 1921.³¹ The couple had one son, McPherson Jr. before Helen died on July 2, 1922.³² In 1925, McPherson Holt married yet another New Yorker, Bryn Mawr-graduate Mary Minott.³³ Camilla McPherson Holt died on April 26, 1937 and left her estate to her daughters Marian

²² Barbara Buchbinder-Green, "Green Bay Road Historic District." National Register of Historic Places Inventory/Nomination Form. Illinois Historic Preservation Agency, Springfield, September 26, 1995, 80.

²³ Scott Donaldson, *Fool for Love: F. Scott Fitzgerald* (Minneapolis: University of Minnesota Press, 2012).

²⁴ Lake County Recorder of Deeds, Book 304M, Page 274. July 12, 1927.

²⁵ Lake County Recorder of Deeds. December 29, 1927.

²⁶ "G.T. Pushman Funeral Rites This Afternoon," *Chicago Tribune*, June 6, 1942, <https://www.newspapers.com/image/369947028> (accessed May 27, 2019).

²⁷ "M'Pherson Holt Buys Ten Acres At Lake Forest," *Chicago Tribune*, December 25, 1927, <https://www.newspapers.com/image/355206726> (accessed May 28, 2019).

²⁸ "Charles S. Holt is Dead; Lawyer and Churchman," *Chicago Tribune*, December 14, 1918, <https://www.newspapers.com/image/355028329> (accessed May 28, 2019).

²⁹ Herma Clark, "When Chicago Was Young," *Chicago Tribune*, November 8, 1959, <https://www.newspapers.com/image/370613878> (accessed May 28, 2019).

³⁰ Ibid.

³¹ "New York Society," *Chicago Tribune*, December 10, 1920, <https://www.newspapers.com/image/355260311> (accessed May 28, 2019).

³² "Obituary: Helen Curtin Holt," *Chicago Tribune*, July 4, 1922, <https://www.newspapers.com/image/355088788> (accessed May 28, 2019).

³³ "Miss Minott Engaged to Wed Chicago Lawyer," *Brooklyn (NY) Times Union*, October 6, 1925, <https://www.newspapers.com/image/556535535> (accessed May 28, 2019).

Spalding and Isabella Finnie.³⁴ McPherson Holt died on April 2, 1963 in La Jolla, California,³⁵ and Mary Minott Holt on March 24, 1999, also in La Jolla.³⁶

Arthur Twaddell Pope, owner 1948-1958

In 1948, Lake Forest resident Arthur T. Pope purchased a subdivision of the property from the estate of Camilla McPherson Holt, consisting of a half-acre of the northeast corner of the original "Broad Lea" property, including the original Shaw-designed coach house/garage. Pope had grown up on Onwentsia Road in Lake Forest with his parents David M. and Louise Twaddell Pope.³⁷ Arthur Pope was an engineering graduate of the University of Illinois and had married his college sweetheart Marjorie Lawless the day after he enlisted in the Army in June 1943. Upon purchasing the garage, the Popes set about converting it into a residence for their family, which included 4-year old son David Lawless Pope and newborn daughter Anne Lewis Pope. Arthur Pope was enlisted in the Army Corps of Engineers Reserves, and was called up in September 1950 as a Captain in the 746th Engineers, which specialized in repairing heavy combat machinery.³⁸ Pope was the owner of Pope Manufacturing Co. and Transit Products Co., located in Prairie View, Illinois. Among the products his companies manufactured were collapsible wheelbarrow baskets and heat exchangers for cooling bus transmissions.³⁹ The Pope family remained in the house until 1958, when they moved to a larger house at 16 E. Westleigh Road.⁴⁰ In 1965, Arthur Pope and his family moved to Gladstone, Michigan, where he was employed as executive vice president of American Timber Homes, Inc. of Bay View, Michigan.⁴¹ Arthur T. Pope died on November 3, 2002,⁴² and his wife Marjorie Lawless Pope died March 2, 2004.⁴³

Louise Twaddell Pope, owner 1958-1979

In September 1958, Louise Twaddell Pope received title of 1302 Green Bay Road for the consideration of \$10 from her son and daughter-in-law. Mrs. Pope had been a Lake Forest

³⁴ "File Will of Lawyer Holt's Widow: Estate is \$120,000," *Chicago Tribune*, May 5, 1937, <https://www.newspapers.com/image/355189302> (accessed May 28, 2019).

³⁵ "Obituary: McPherson Holt, Sr.," *Chicago Tribune*, April 5, 1963, <https://www.newspapers.com/image/374719399> (accessed May 28, 2019).

³⁶ "U.S. Social Security Applications and Claims Index, 1935-2014" s.v. "Mary M. Holt", available at [ancestry.com](https://www.ancestry.com). (accessed May 28, 2019).

³⁷ 1930 United States Federal Census, Lake Forest, Lake County, Illinois, digital image s.v. "Arthur T. Pope", available at [ancestry.com](https://www.ancestry.com) (accessed May 27, 2019).

³⁸ "Three More Reserve Units Activated," *Chicago Tribune*, September 12, 1950, <https://www.newspapers.com/image/95163819>. (accessed May 28, 2019).

³⁹ "Pope Named Chief Executive," *The Escanaba (Michigan) Daily Press*, January 21, 1965, <https://www.newspapers.com/image/31381380> (accessed May 27, 2019).

⁴⁰ "New York State, Passenger and Crew Lists, 1917-1967," s.v. "Arthur T. Pope", available at [ancestry.com](https://www.ancestry.com) (accessed May 27, 2019).

⁴¹ "Pope Named Chief Executive," *The Escanaba (Michigan) Daily Press*, January 21, 1965, <https://www.newspapers.com/image/31381380> (accessed May 27, 2019).

⁴² "U.S. Social Security Applications and Claims Index, 1936-2007" s.v. "Arthur T. Pope", available at [ancestry.com](https://www.ancestry.com). (accessed May 27, 2019).

⁴³ "U.S. Social Security Applications and Claims Index, 1936-2007" s.v. "Marjorie Lawless Pope", available at [ancestry.com](https://www.ancestry.com). (accessed May 27, 2019).

resident for over 30 years, residing with her husband David Marquis Pope in their home at 20 E. Onwentsia Road known as "Wyn-dee-Blow".⁴⁴ Mrs. Pope was socially involved in Lake Forest, holding debuts at her Lake Forest home for her daughters Mary, Lydia, and Louise (called Honey).⁴⁵⁴⁶⁴⁷ Her husband David Marquis Pope was the president of Streator Manufacturing Company.⁴⁸ Having divorced her husband in 1950,⁴⁹ and her son and three daughters having married, Mrs. Pope took up residence in the smaller home at 1302 Green Bay Road. Louise Twaddell Pope died in August 1979 at the age of 84.⁵⁰

Gordon Howell Smith, owner 1979-2018

Chicago attorney Gordon Howell Smith and his wife Eunice Hale Smith purchased the property in late 1979. Smith was a native of Syracuse, New York, and attended Princeton University and Yale Law School.⁵¹ After serving in the Pacific Theater of World War II with the United States Navy, he moved to Chicago and married his wife Eunice in 1947.⁵² Winnetka native Eunice, commonly known as "Ruddy", graduated from Bryn Mawr and earned an MBA from Lake Forest College.⁵³ She was the granddaughter of prominent Chicagoans William Ellery Hale (pioneer in the elevator business) and George Follansbee. Gordon practiced law with Gardner, Carton and Douglas and was board chairman for the Rehabilitation Institute of Chicago and a Vestryman and Warden of the Church of the Holy Spirit.⁵⁴ Eunice was a board member for Hull House and Lake Forest College, and a docent at the Art Institute of Chicago.⁵⁵ The couple raised a son, Peter and three daughters; Susan, Catherine, and Maud.⁵⁶ The Smiths were active in clubs such as Onwentsia, Old Elm, Conway Farms, the Chicago Club and several others nationwide.⁵⁷

⁴⁴ Barbara Buchbinder-Green, "Green Bay Road Historic District." National Register of Historic Places Inventory/Nomination Form. Illinois Historic Preservation Agency, Springfield, September 26, 1995, 19.

⁴⁵ Judith Cass, "St. Luke's Fashion Show to be Held Oct. 21," *Chicago Tribune*, October 12, 1941, <https://www.newspapers.com/image/370722338> (accessed May 27, 2019).

⁴⁶ "Debut Season, Minus Frills, Keeps Gayety," *Chicago Tribune*, June 18, 1942, <https://www.newspapers.com/image/372573021> (accessed May 27, 2019).

⁴⁷ Judith Cass, "Gay Whirl of Parties Ready for Debutantes This Summer," *Chicago Tribune*, May 2, 1946, <https://www.newspapers.com/image/370086338> (accessed May 27, 2019).

⁴⁸ "Mrs. D.M. Pope Wins Divorce, \$1,250 A Month," *Chicago Tribune*, May 17, 1950, <https://www.newspapers.com/image/371431081> (accessed May 27, 2019).

⁴⁹ Ibid.

⁵⁰ "Obituary: Louise T. Pope," *Chicago Tribune*, August 19, 1979, <https://www.newspapers.com/image/386928132> (accessed May 27, 2019).

⁵¹ "Obituary: Gordon Howell Smith," *Chicago Tribune*, December 3, 2009, <https://www.newspapers.com/image/231819511> (accessed May 28, 2019).

⁵² Ibid.

⁵³ Bob Goldsborough, "Volunteer for range of causes a 'smart cookie'," *Chicago Tribune*, March 1, 2018, <https://www.newspapers.com/image/400352479> (accessed May 28, 2019).

⁵⁴ "Obituary: Gordon Howell Smith," *Chicago Tribune*, December 3, 2009, <https://www.newspapers.com/image/231819511> (accessed May 28, 2019).

⁵⁵ Bob Goldsborough, "Volunteer for range of causes a 'smart cookie'," *Chicago Tribune*, March 1, 2018, <https://www.newspapers.com/image/400352479> (accessed May 28, 2019).

⁵⁶ Ibid.

⁵⁷ "Obituary: Gordon Howell Smith," *Chicago Tribune*, December 3, 2009, <https://www.newspapers.com/image/231819511> (accessed May 28, 2019).

Spending the remainder of their lives and entertaining extensively in the home at 1302 Green Bay Road, Gordon Smith died December 1, 2009,⁵⁸ and Eunice Smith on February 4, 2018.⁵⁹

Historical Significance

1302 Green Bay Road is a contributing building in the National Register *Green Bay Road Historic District*. The district is bounded by the city limits on the north, Green Bay Road with some extensions to Western Avenue on the east, Onwentsia Road to the south, and Ahwahnee Road to the west. The district is distinguished by outstanding residential architecture designed by architects from 1890 to the 1940s, many of which were the country houses of the second generation of Chicago's business and social elite. The reason for 1302 Green Bay Road being considered a contributing building is related to the oldest section of the house, noted as being a barn designed by Howard Van Doren Shaw as an ancillary structure to the "Broad Lea" estate built for Dr. Nathan Smith Davis, Jr. It is more likely a coach house/garage structure. Howard Van Doren Shaw is arguably the most prominent and significant country house architect in Lake Forest of his generation; his close involvement in the design of the subject property lends significance to the structure. Additionally, while the 1980 addition is not considered significant in the scope of this analysis, its architect Herman Lackner enjoyed a long and successful architectural career based in Winnetka. Mr. Lackner (1912-1998) attended Harvard University and IIT, and was known for his work on residences on the North Shore.⁶⁰

Physical Description

The 2,587 square-foot residence consists of a two-story building constructed of clay tile and wood, with a frame addition to the front which incorporates living space and an attached two-car garage. It is sited on a 1.1-acre wooded parcel which is part of an enclave of properties carved from a former residential estate. The main section of the residence is a two-story former apartment and coach house/garage built in 1898 or somewhat later as an ancillary building to the neighboring house at 1296 Green Bay Road, both of which were designed by noted architect Howard Van Doren Shaw. This coach house/garage building was converted to a single-family residence in 1948, retaining three bedrooms and adding a second bath on the second floor, and converting the former 3-bay garage space into an entrance hall, living room, kitchen, dining room and full bath. The addition to the front dates to 1980 and consists of a 1.5-story wing which contains a large formal living room with attic space above. A 1.5-story detached garage was constructed at that time, and was shortly thereafter connected to the main block of the house by the construction of an enclosed breezeway.

⁵⁸ "Obituary: Gordon Howell Smith," *Chicago Tribune*, December 3, 2009, <https://www.newspapers.com/image/231819511> (accessed May 28, 2019).

⁵⁹ Bob Goldsborough, "Volunteer for range of causes a 'smart cookie'," *Chicago Tribune*, March 1, 2018, <https://www.newspapers.com/image/400352479> (accessed May 28, 2019).

⁶⁰ Steven J. Stark, "Herman Lackner, Winnetka Architect," *Chicago Tribune*, June 28, 1998, <https://www.newspapers.com/image/169936877> (accessed May 31, 2019).

The old and new sections of the building are unified on the exterior by an applied reverse board-and-batten siding stained a shade of tan, shed dormers, and a similar roof pitches. A spacious deck with integrated seating serves as outdoor living space as well as the principal path of entrance for the house via the 1980 addition. Windows are crank-casement type, and four sets of patio doors light the first-floor breezeway.

The interior of the house is simple, with the primary decorative features of the first floor consisting of two fireplace surrounds. The house is entered in the 1980 section via a single, six-panel door with sidelights and transom into a small open **foyer** with a red brick floor and containing a small coat closet that has a six-panel door. To the right of the foyer is the **living room**. This large room occupies the entire first floor of the 1980 addition. Centered on its east wall is a wood-burning fireplace faced in red brick with a matching red brick hearth. A white-painted wood mantel of Colonial Revival design is the major architectural statement of the room. To the left of this fireplace, there is a window that is set in a bank of bookshelves atop a row of storage cabinets which also serve as a window seat. The west wall of this room features a bank of five casement windows looking over the deck. Walls are of painted drywall, and the floor is stained strip oak. There is simple crown molding and baseboard with a simple profile and quarter-round trim. Window trim is flat in profile. All trim elements are painted white.

The **breezeway** is accessed through a full-light glass door in the southwest corner of the living room. This later addition bridges the garage and the house, and is distinguished by four pairs of sliding double patio doors forming the east and west walls of the room. The north and south walls are finished in the same reverse board-and-batten siding as the outside of the building, left natural. The ceiling is painted drywall, and flooring consists of stained pine planks.

The **dining room** is to the left of the vestibule, and is part of the original structure. It can be partitioned off from the vestibule by a set of 4-panel bifold doors. The dining room occupies approximately half of the floor space of the former garage area. Walls and ceiling are constructed of painted drywall. On the east wall, a six-panel side entrance to the house opens onto the landing of the carpeted stairs which lead to the second floor. There is also a window set into the east wall. The north wall contains a pair of six-panel wood doors leading into the kitchen and a pass-through to that room. The west wall offers access to the family room via another pair of six-panel wood doors next to a small, built-in bay of cabinets with glass shelves above. Next to the vestibule entrance in the south wall is a pair of sliding patio doors, opening onto the deck. Trim is simple, white wood and consists of crown molding, window and trim in a ranch profile, and baseboard and quarter-round. Flooring is strip oak, stained brown.

The **kitchen** opens off the north of the dining room. It is a galley configuration, with cabinets and appliances lining the north and south walls of the room. The cabinets consist of lightly patterned laminate uppers, and cobalt blue lowers with simple chrome hardware. Countertops are an off-white laminate material. Walls and ceiling are of white-painted drywall, and the flooring is an off-white, 12-inch vinyl composite tile with a black vinyl baseboard. A flush-mounted fluorescent light fixture is centered in the ceiling. A small pantry is accessed via the

east wall of the kitchen. Two windows placed in the north wall allow natural light into the space, and a pass-through to the dining room is placed above the sink, allowing a greater connection to the larger volume of the house. This opening can be closed via a swinging flat-panel door.

The **family room** occupies the western third of the original footprint of the building, and is sunk a step lower than the rest of the main floor. The primary distinguishing feature of this room is the west wall, having a fireplace in the center flanked by built-in bookcases and cabinets. The chimney breast is faced in random-width knotty pine planks with beveled edges, applied vertically. The wood-burning firebox is surrounded by a row of reddish-brown bricks with a hearth of hexagonal clay tiles. A simple molding surrounds the brickwork, and a mantel shelf in the same knotty pine is set approximately 8 inches above the fire surround. The bookcases and cabinets are constructed of pine finished in the same color, and the entire grouping is topped by a finished pine crown molding. The other three walls and ceiling are of painted drywall, and trim in this space matches that of the rest of the house. There is a casement window present on the north wall of the room, and a pair of sliding patio doors open onto the deck to the south, in the approximate position of one of the original garage doors. The east wall of the family room opens to the dining room, and to a full **bathroom** featuring white porcelain fixtures, a simple white vanity cabinet, chrome fittings, and a white 6" square tile floor. There is a single casement window opening from the north wall of the room.

A single-landing staircase leads to the second floor. It runs along the east-west axis of the house. The landing is three steps above the main floor level, and serves as access to the eastern door of the house. This door was probably the way people accessed the interior of the garage. The flight to the second floor twists up from the landing and leads to an east-west **hallway** from which the second floor rooms radiate. The hallway is finished in painted plaster, and the floor is carpeted. Doors are a mixture of flat, hollow-core with modern hardware and 5-panel doors with brass hardware, original to the structure.

The **east bedroom** is an original bedroom on the southeast corner of the structure, enlarged to the south by a portion of the 1980 addition. The addition adds a double-door closet to the room and a closet on the southeast corner of the room inserted under the slope of the roof. The west wall of the room is wallpapered, while the other walls and ceiling are of painted plaster and drywall. Flooring is of original birds-eye maple, which was extended into the addition. This room retains its original 5-panel door, door trim, and baseboard and the baseboard was continued into the addition to the bedroom. There is an original window opening in the room's east wall and a west-facing window where the 1980 addition meets the original structure. The south wall contains a flat door which leads to an unfinished **attic** above the living room below. The attic has a door inserted into the south wall which leads to the air conditioning condenser on the roof of the breezeway. This door likely dates from the 1948 addition or possibly the original construction of the garage.

The **center bedroom** is the only near-complete original room. This small bedroom, centered in the southern exposure of the original garage, contains several features of note. The room

retains its 5-panel wood door with brass hardware, and door trim featuring square wood corner blocks. The baseboard in the room is a simple flat profile with rounded edge, paired with quarter-round molding. There is a simple crown molding along the ceiling of the room. The walls are wallpapered throughout the room, and the ceiling is painted plaster. Flooring in this room is of birds-eye maple. There is a double casement window set into the south wall, overlooking the yard and pool. The most noteworthy feature of the center bedroom is an original, built-in cabinet unit in the southeast corner of the room. This unit consists of a wooden double-door cabinet above a single drawer. The side wall of the unit is finished in two raised panels, and the double cabinet doors are of a single raised-panel design. Original cabinet latches and drawer pulls are painted brass. The interior of the cabinet is varnished pine or fir, with a beadboard back. It is divided in half vertically, with one half having a clothes bar beneath a fixed shelf, and the other half having movable wood shelves.

The **master bedroom** occupies the entire western third of the second floor. It was fashioned out of two rooms which opened off the original hallway as evidenced by to marks on the floor beneath the rug. The door to the room was moved further into the hallway to also enclose what is now a full **master bath**, which may have originally been a kitchen in the original garage apartment. The master bath features white porcelain fixtures including a sink dating from 1948 on chrome legs with original chrome faucet and handles, chrome accessories, and a 6" square white tile floor. The north wall of the bathroom contains a single casement window. The walls and ceiling are of painted plaster, as are the walls and ceiling of the master bedroom. The master bedroom flooring is the same birds-eye maple as the rest of the second floor. The south wall contains a double casement window which overlooks the yard and pool, while a small storage cubby was inserted under the roof slope in the southwest corner of the room. The west wall contains a separated pair of casement window. A full-height closet was built under the roof slope in the northwest corner. An alcove on the north wall of the room contains the north single casement window and a pair of clothes closets opening to the east and west. There is a single pendant light hanging in the center of the alcove ceiling.

The **hall bathroom** is positioned along the north wall of the second floor, at the top of the stairs. It is a ¾ bath configuration, with white porcelain sink, toilet, and shower. The sink sits on a white vanity faced with double louvered doors with brass hardware. Other accessories are chrome. The hall bathroom has an off-white faintly-patterned vinyl sheet floor. There is a window above the toilet on the north wall trimmed with ranch-type molding. The walls and ceiling are of painted plaster.

Alterations to the building

There have been two significant alterations to the building in its history; the first being the conversion of the garage building to single-family residence in 1948, and the second being the expansion of the residence through a large addition to the south, creating an "L"-shaped house with attached garage in 1980.

The 1948 conversion from garage to residence involved walling in the three garage bays on the front of the building. Based on photographic evidence, the enclosure wall inserted a large window divided into 5 by 5 rectangular lights into the westernmost bay, an entrance door with 4-pane sidelights in the center bay, and a shorter window 3 lights high by 5 lights wide in the eastern bay. The remainder of the wall was clad in painted clapboard while retaining the wood shingles on the second story and the glazed clay tile walls on the west, north, and east, which may have been painted in this renovation. Shutters featuring louvers and flat panels with crescent cut-outs were added to the second-story windows. A flagstone patio was added along the south front of the house. Inside, the first-floor garage spaces were carved into a living room, galley kitchen, and likely an entrance hall and a dining room, while the second-floor configuration remained largely intact from the original construction. It may have been in that alteration that the master suite was formed by combining two smaller rooms and adding a bathroom.

The 1980 addition extended the house to the south with the living room on the first floor, and the expanded east bedroom and attic space above. The garage was added at this time, and the breezeway was built shortly thereafter. In this renovation, the clapboard south wall was altered to insert sliding patio doors where the living room window and former front entrance had been, and replacing the inward-swinging 6-light casement windows on the second floor with double outward-opening single-light casements. The south walls of the 1948 house were sheathed in reverse board-and-batten siding to match the siding on the addition. The clay tile east, north, and west walls were painted (if they hadn't been earlier) but otherwise unaltered. A large deck was added at the intersection of the old and new sections of the house. Very little, if anything, seems to have been altered since that time.

Integrity

The exterior of the building looks as it did when the non-historic remodeling took place in the early 1980s by Herman Lackner. Its integrity since the 1948 remodeling, which was historic, was compromised by the 1980 addition and other alterations. It is less clear what the layout of the house was after the 1948 conversion before the Smith alterations. However, there is a level of integrity to Howard Van Doren Shaw's original design which remains to this day. On the exterior, the form of the original garage building is still evident despite the addition and alterations. The original first-floor walls are built of hollow clay tile, which are laid in alternating-width courses. These tiles, while painted, retain their original variegated brown-speckled glazed surface, which would have been the decorative statement of the first floor and served as fireproofing. Windows and doors in the first floor of the original structure appear to be in their historic locations. Under the first-floor eaves, a simple ogee trim board remains and is likely original to the structure. With the exception of the south-facing shed dormer, the rest of the second floor retains its original wood shingle siding.

On the interior, the second floor retains several examples of Shaw's design as noted above through original doors and trim, a built-in cabinet, and evidence of the original floorplan of the space.

Physical condition of the building

The overall condition of the building is fair, in that it appears to be structurally sound but would be in need of significant renovation to be used as a modern, comfortable residence. There is evidence of significantly cracked plaster and warped doors on the interior, and the entire exterior is in need of re-finishing. The basement was not examined at the time of inspection.

Conclusion

Because of its non-historic 1980s additions, which are not sympathetic in massing, materials or detailing with the structure as it was originally designed or as it was altered in the historic 1948 remodeling, those additions may be removed and replaced. Because the massing of the original coach house/garage and its historic openings have very good integrity, it would be desirable to retain it as part of the proposed new construction. Having reviewed the plans, we believe the new construction would be complementary. The exterior finishes, including shingles and clay tile can be left as is or covered over to better integrate the original building with the new design.

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Existing Site: 1302 N Green Bay Road, South Elevation
View from the road





Existing Site: 1302 N Green Bay Road, South Elevation





Existing Site: 1302 N Green Bay Road, East Elevation



Existing Site: 1302 N Green Bay, East Elevation



Existing Site: 1302 N Green Bay, East Elevation



Existing Site: 1302 N Green Bay, East Elevation



Existing Site: 1302 N Green Bay Road, North Elevation



Existing Site: 1302 N Green Bay, West Elevation



Existing Site: 1302 N Green Bay Road, West Elevation



Existing Site: 1302 N Green Bay, South Elevation



Existing Site: 1302 N Green Bay Road, South Elevation





Existing Site: 1302 N Green Bay, Interior



Existing Site: 1302 N Green Bay Road, Interior



Existing Site: 1302 N Green Bay Road, Interior



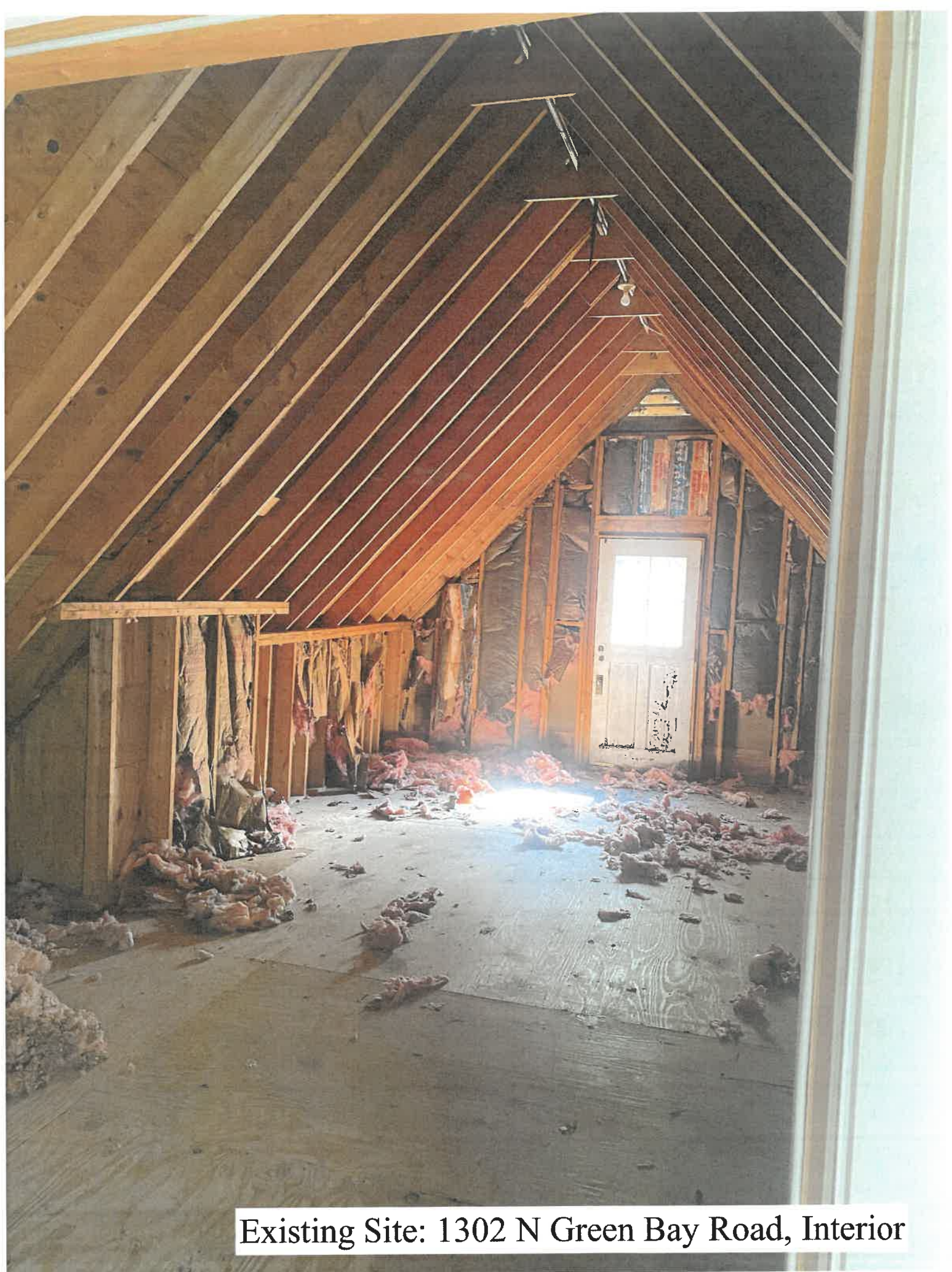
Existing Site: 1302 N Green Bay Road, Interior



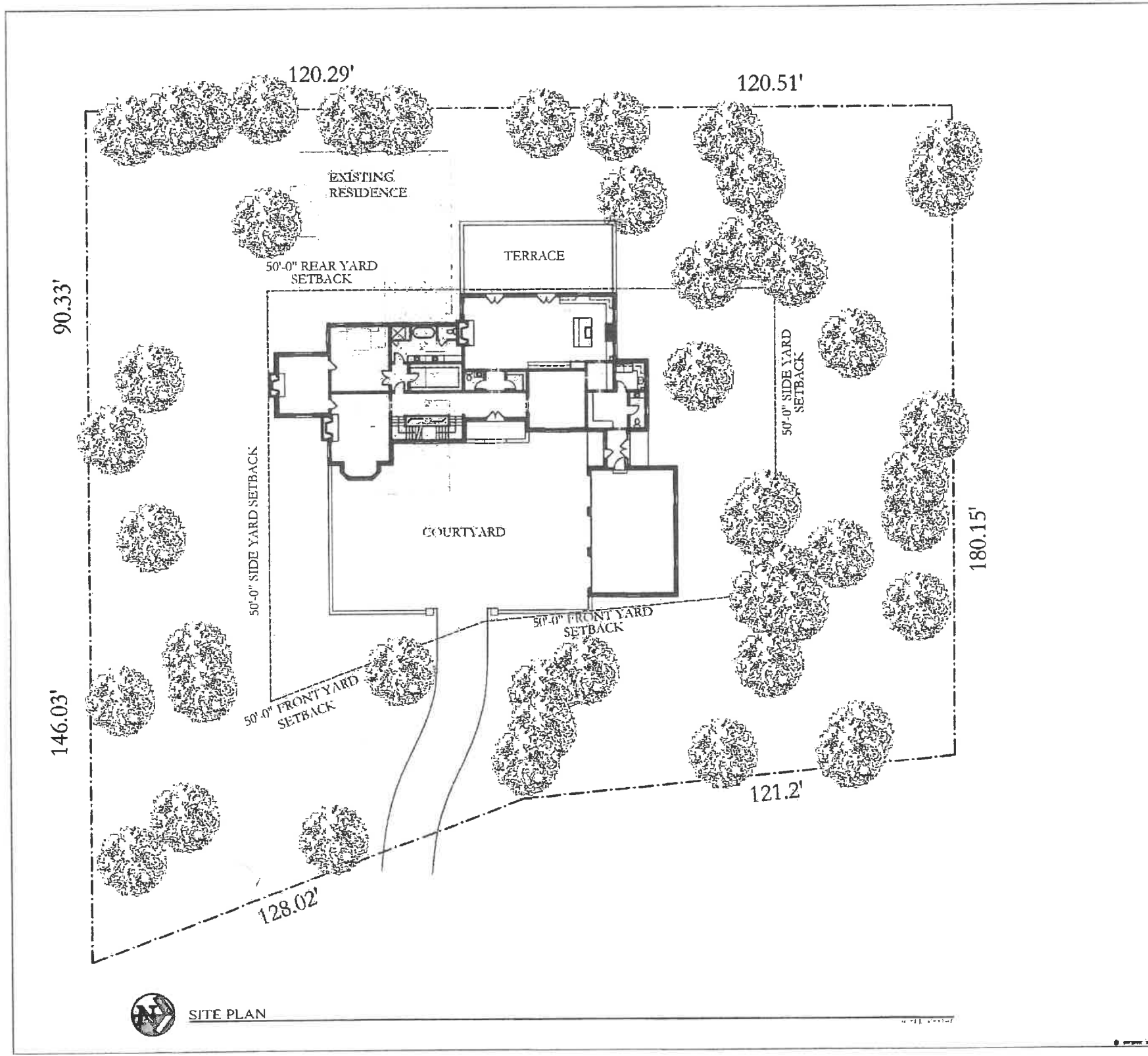
Existing Site: 1302 N Green Bay Road, Interior



Existing Site: 1302 N Green Bay Road, Interior

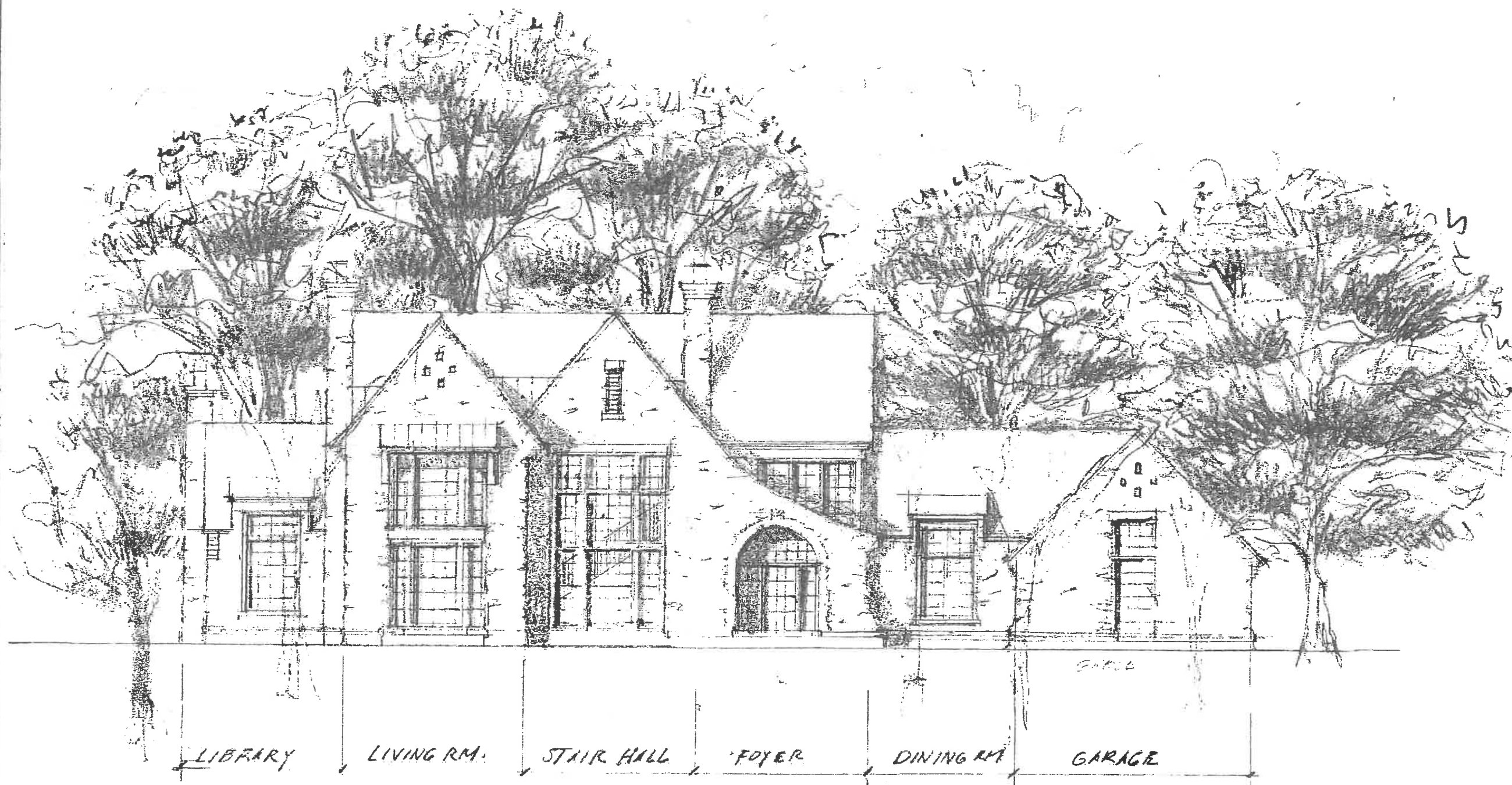


Existing Site: 1302 N Green Bay Road, Interior

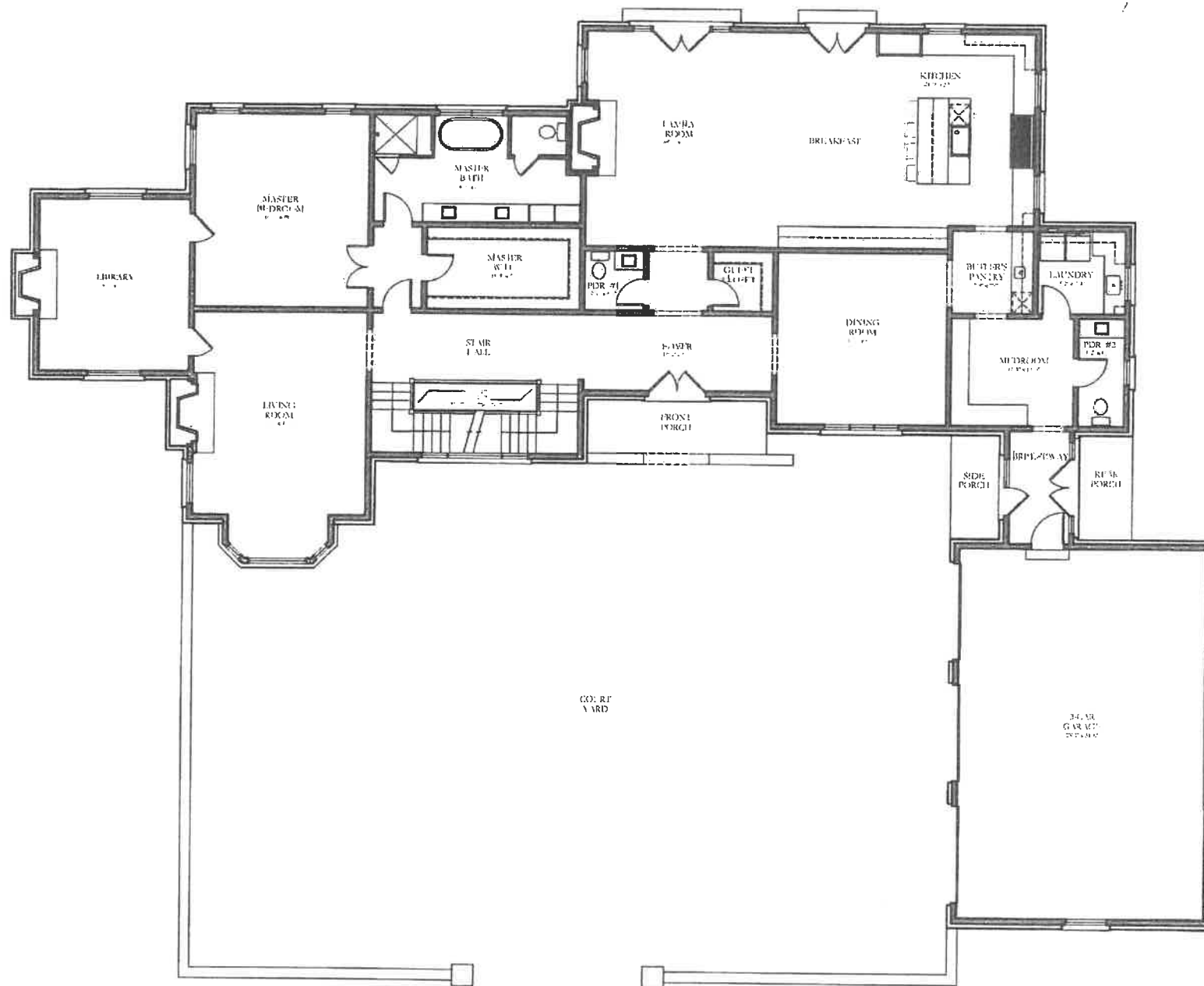


SITE PLAN

<p>1302 N. GREEN BAY ROAD LAKE FOREST, ILLINOIS 60045</p>	<p>REVIEWED FOR REVIEW</p>
	<p>REVIEWED FOR REVIEW</p>
	<p>REVIEWED FOR REVIEW</p>
	<p>REVIEWED FOR REVIEW</p>
<p>LANDMARK</p>	
<p>A-1</p>	



~ 1302 N. GREEN BAY ROAD ~
7-12-22
LANDMARK DEVELOPMENT COMPANY



FIRST FLOOR PLAN

ISSUED FOR REVIEW
ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION
REVISED

1322 N. GREEN HAY ROAD

LANDMARK

Agenda Item 4
225 E. Onwentsia Road
Demolition and Replacement Residence

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Historic Consultant's Report
Description of Exterior Materials
Survey – Existing Conditions
Site Plan and Entrance Pillars and Gate – Proposed
Elevations – Proposed Residence
Roof Plan – Proposed Residence
Section – Proposed
Floor Plans
Conceptual Rendering – Proposed
Demolition Plan/Tree Survey
Tree Inventory – Enlargement
Conceptual Landscape Plan

Correspondence

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 Grinnell and members of the Historic Preservation Commission
DATE:	October 11, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	225 E. Onwentsia Road – Demolition and Replacement Residence

PROPERTY OWNER

Bill Conopeotis
225 E. Onwentsia Road
Lake Forest, IL 60045

PROPERTY LOCATION

225 E. Onwentsia Road

HISTORIC DISTRICTS

Green Bay Road Local and
National Historic Districts

CONTRACT PURCHASER

Jacob Cline
23477 N. Elm Road
Lincolnshire, IL 60069

PROJECT REPRESENTATIVE

Rick Swanson, architect
11418 E. Mission Lane
Scottsdale, AZ 85259

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving the demolition of the existing single family residence and attached garage and the siting and design aspects of a proposed replacement residence with an attached garage and a preliminary landscape plan.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and more fully explain the proposed project.

PROPERTY DESCRIPTION

The property is located on the south side of Onwentsia Road, west of Green Bay Road. In general, the Onwentsia Road streetscape is dominated by mature landscaping with homes setback significantly from the street. The surrounding neighborhood reflects a mix of architectural styles and massing types ranging from single story ranch style home to very large two and two-and-half story homes. Due to the siting of the house on the subject property and the existing vegetation, the residence is minimally visible from the street. The property is 2.86 acres.

The residence on the property is identified as a Contributing Structure to the Historic District. The Contributing status of the property is due to the age of the structure, no specific significance of the residence has been identified. The residence, constructed in 1931, was designed by the architectural firm of Alfred Granger and John Bollenbacher. The residence is a two-story structure oriented toward Onwentsia Road. As described in the Historic Resource Evaluation prepared by Benjamin Historic Certifications which is included in the Commission's packet, the home reflects a "stripped down" version of the Colonial Revival style with Classical Revival and Modern influences. As

further detailed in the Historic Resource Evaluation, the home underwent major alterations and additions in 1946, 1953 and 2002.

STAFF EVALUATION

Demolition

As noted above, a Historic Resource Evaluation was completed by Benjamin Historic Certifications in August 2022. A structural evaluation was completed by Samartano and Company in June 2022. These reports are comprehensive and are included in the Commission's packet. The information in the reports is not repeated here. Based on the information in the reports, the following findings are presented in support of the demolition request.

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. 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 such as that included in the Historic Resource Evaluation which will be retained in the City's files with a copy provided to the History Center.

Although the residence is identified as a Contributing structure, due to its age, and was designed by respected architects, the house itself is not particularly architecturally or historically significant. As described in the Historic Resource Evaluation, the exterior of the home is generally unremarkable and the major enlargements to the home that occurred over the years compromised the architectural clarity and balance of the original design. The alterations and additions to the home changed the massing, character, and coherence of the house.

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.

The residence is significantly setback on the property and has minimal, if any, presence on the streetscape. The residence in comparison to the character and integrity of surrounding properties 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.

The demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The residence is not a unique or strong example of a Colonial Revival home.

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 1931 and 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.

Concurrent with this request for approval of demolition, plans for a replacement residence are presented to the Commission for consideration.

Site Plan

The replacement residence is significantly set back from the street following the siting of many other homes along the Onwentsia Road streetscape. At its closest point, the existing home on the property is approximately 300 feet from the front property line and the proposed replacement residence is approximately 270 feet from the front property line. Both the existing residence and the proposed residence align fairly closely with the residence to the east. The residence to the west is sited much closer to Onwentsia Road.

The existing single curb cut at the far west side of the property will be removed. A new single curb cut is proposed closer to the center of the property. A six foot tall wrought iron gate and seven foot tall limestone pillars are proposed at the entrance to the property. The proposed driveway winds through the front yard to a paver motor court at the front of the home. From the east side of the motor court, the driveway wraps around to the proposed, attached six-car garage that faces east. An inground pool and terraces are proposed at the rear of the home. A five foot tall wrought iron fence is proposed around the entire property.

There are two very large Heritage Oak trees on the west side of the property. One tree is located west of the proposed motor court and the other tree is located west of the pool in the rear yard. The City Arborist strongly recommends preservation of these trees. The petitioner is proposing tree wells with the hope of protecting and preserving the trees. If these trees are lost or harmed during the construction process, double inch for inch replacement will be required.

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 21,392 square feet, equal to 17.2% of the site. The proposed impervious surface totals 21,368 square feet, equal to 17.1%. The existing building footprint totals 5,016 square feet and other existing paved surfaces on the site including the driveway and terraces total 16,376 square feet. The proposed replacement residence building footprint totals 7,458 square feet and hardscape including the driveway, terraces, walkways and the pool total 13,910 square feet.

Replacement Residence

As described in the petitioner's statement of intent, the proposed replacement residence is designed in the French Neoclassic architectural style. The main mass of the replacement residence presents a two-and-a-half story massing with hip roof forms and a central pediment element. The wings on the east and west sides of the home are one-and-a-half stories tall and have mansard style roofs. The architectural detailing of the home is very ornate consistent with the French Neoclassic style of the home.

Findings

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

Standard 1 – Height.

This standard is met. The existing home is a two-story structure. As noted above, the proposed replacement residence is two-and-a-half stories tall. There are several other homes in the surrounding neighborhood that present a two-and-a-half-story massing. The increased height is mitigated by the setback from the street. The height of the house as proposed is 36 feet and 5 inches as measured from the lowest point of existing grade to the highest roof peak and is below the maximum height of 40 feet permitted for a lot of this size. The cupola is approximately 7 feet tall and rises 2.5 above the tallest roof peak of the house.

Standard 2 – Proportion of Front Façade.

This standard is met. The front façade is symmetrical, with the main mass of the home flanked by two smaller wings on the east and west sides, creating a clear hierarchy of massing across the front elevation. The openings on the front façade are aligned between the different levels and are spaced evenly across the façade creating balance across the front of the home.

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 to take advantage of views to the rear yard and to provide ample natural light into the main living spaces of the home. The site is deep, with the rear wall of the main mass of the home a distance of 330 feet from the south property line. Given the distance from the rear elevation of the home to the south property line and the existing vegetation in the rear yard, it appears that impacts on neighboring properties from light spillover will be minimal. Maintaining a significant vegetation screen through all seasons along the east property line will be essential given the proximity and orientation of the neighboring home to the east.

Standard 5 – Spacing on the Street.

This standard is met. The proposed replacement residence is sited a similar distance from the street as the existing residence. The width of the existing residence is approximately 130 feet. The proposed replacement residence is approximately 125 in width. Because the width of the replacement residence is similar to the existing residence on the property the spacing between structures along the street will not significantly change.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The front entrance is centered on the main mass of the home. The entrance is highlighted by a two-story pediment element, a characteristic feature of Neoclassic architecture.

Standard 7 – Relationship of Materials and Texture.

This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are Indiana limestone. The primary roof forms will be natural slate and portions of the east and west wings and the dormers will have standing seam copper roofs. Aluminum clad windows with interior and exterior muntin bars are proposed. Limestone door and window trim, fascia and soffits are proposed. The chimney will be field stone with a clay chimney pot. The cupola proposed on the garage will be wood with a copper roof. The gutters and downspouts are copper.

Hardscape on the site includes an asphalt driveway with a brick paver apron at the street, a brick paver motor court, and a bluestone terrace at the rear of the home.

Standard 8 – Roof Shapes.

This standard is generally met. The home presents a combination of hip and mansard roof forms. A variety of dormer types are proposed across the home, including oval dormers, pediment dormers, and arched dormers. Some dormers have single casement windows while others have double and triple windows.

- Staff recommends further study of the different dormer types and window groupings in an effort to present a more consistent appearance across the elevations of the home.

Standard 9 – Walls of Continuity.

This standard is generally met. The style, exterior materials and architectural detailing are consistent on all elevations of the house. As noted above, further study of the dormers will help to support the appearance of continuity across all elevations of the home.

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 11,770 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 1,177 square feet of design elements. The residence totals 10,049 square feet. The garage totals 1,804 square feet and there are 853 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed replacement residence totals 11,053 square feet and is 6 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The front of the house is oriented to face north, toward the street, like many of the surrounding homes.

Standard 12 – Preservation of Historic Material.

This standard is not met. The petition proposes to demolish the existing house.

Standard 13 – Protection of Natural Resources.

This standard can be met. As currently proposed, a total of seven trees are proposed for removal to allow for construction of the new residence and hardscape. The trees proposed for removal include a Silver Maple, American Elm, and Norway Spruce trees. Based on the size, species and condition of the trees proposed for removal a total of 104 replacement inches is required. As construction proceeds, the viability of the remaining trees on the site will need to be reassessed. In the event additional trees are compromised, additional replacement inches will be required.

The conceptual landscape plan submitted by the petitioner reflects the existing trees on the property that will remain and new evergreen and ornamental plantings mostly in the front yard and in front of the garage along the east property line. Boxwood hedges and flower beds are proposed along the foundation of the home. Based on the conceptual landscape plan, the minimum landscape criteria for new construction are not fully satisfied. The minimum criteria require a mix of shade, evergreen and ornamental plantings. The landscape plan must be modified to incorporate shade and ornamental trees to satisfy the minimum landscape criteria in the Code and enhanced plantings along the east property line to provide screening for the neighboring home to the east. Staff encourages the petitioner to contact the neighboring property owner and seek input on the landscape plan.

As the landscape plan is more fully developed, the plan shall detail the quantity, size at time of planting, and species for all new plantings to ensure that the minimum landscape criteria and the required replacement inches are satisfied. The required replacement inches must be planted on site to the extent possible using good forestry practices. If all replacement tree inches cannot be accommodated on the site, a payment in lieu of on-site plantings may be accepted, at the discretion of the City, to support tree planting to enhance the streetscape in the general area.

Standard 14 – Compatibility.

This standard is met. The architectural style, scale, high quality materials, and architectural detailing of the replacement residence are compatible with the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 17 – Integrity of historic property.

This standard is met. Although the existing residence is proposed for demolition, the structure has been photo-documented and an historic assessment completed.

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, the neighbor to the east, at 237 E. Onwentsia Road contacted staff for additional information. Plans were forwarded to the neighbor. The petitioner's representative has stated that the petitioner contacted the neighbor to discuss the project. Staff has not been able to confirm that discussion occurred. The email inquiry from the neighboring property owner is included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the demolition of the existing residence, and approval of a replacement residence, attached garage, conceptual landscape plan and overall site plan for property located at 225 E. Onwentsia Road. The recommendation is based on the findings presented in this staff report. Staff recommends the following conditions of approval.

1. Conduct further study of the dormers and window groupings and make refinements in an effort to present a more consistent appearance across the elevations of the home.
2. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. 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. 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 meet the minimum landscape criteria for new construction and provide for the required 104 replacement inches on site to the extent possible using good forestry practices. The plan shall also clearly detail existing vegetation intended to remain along the east property line and new trees and vegetation planned in that area to provide screening between private areas of the new residence and the existing residence to the east.

If all required replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan. The full payment in lieu of on site plantings is 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.

4. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
5. 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. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
6. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Onwentsia Road due to the narrow, curving nature of the street.

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

Address 225 E. Onwentsia Road Owner(s) Bill Conopeotis

Architect Rick Swanson, architect Reviewed by: Jen Baehr

Date 9/28/2022

Lot Area 124630 sq. ft.

Square Footage of New Residence:

1st floor 5397 + 2nd floor 4652 + 3rd floor 0 = 10049 sq. ft.

Design Element Allowance = 1177 sq. ft.

Total Actual Design Elements = 853 sq. ft. Excess = 0 sq. ft.

Garage 1804 sf actual ; 800 sf allowance Excess = 1004 sq. ft.

Garage Width 26'-7" 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 = 11053 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 11770 sq. ft.

DIFFERENTIAL = -717 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 36'-5" ft.

NET RESULT:

717 sq. ft. is

6% under the

Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 1177 sq. ft.

Front & Side Porches = 488 sq. ft.

Rear & Side Screen Porches = 148 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

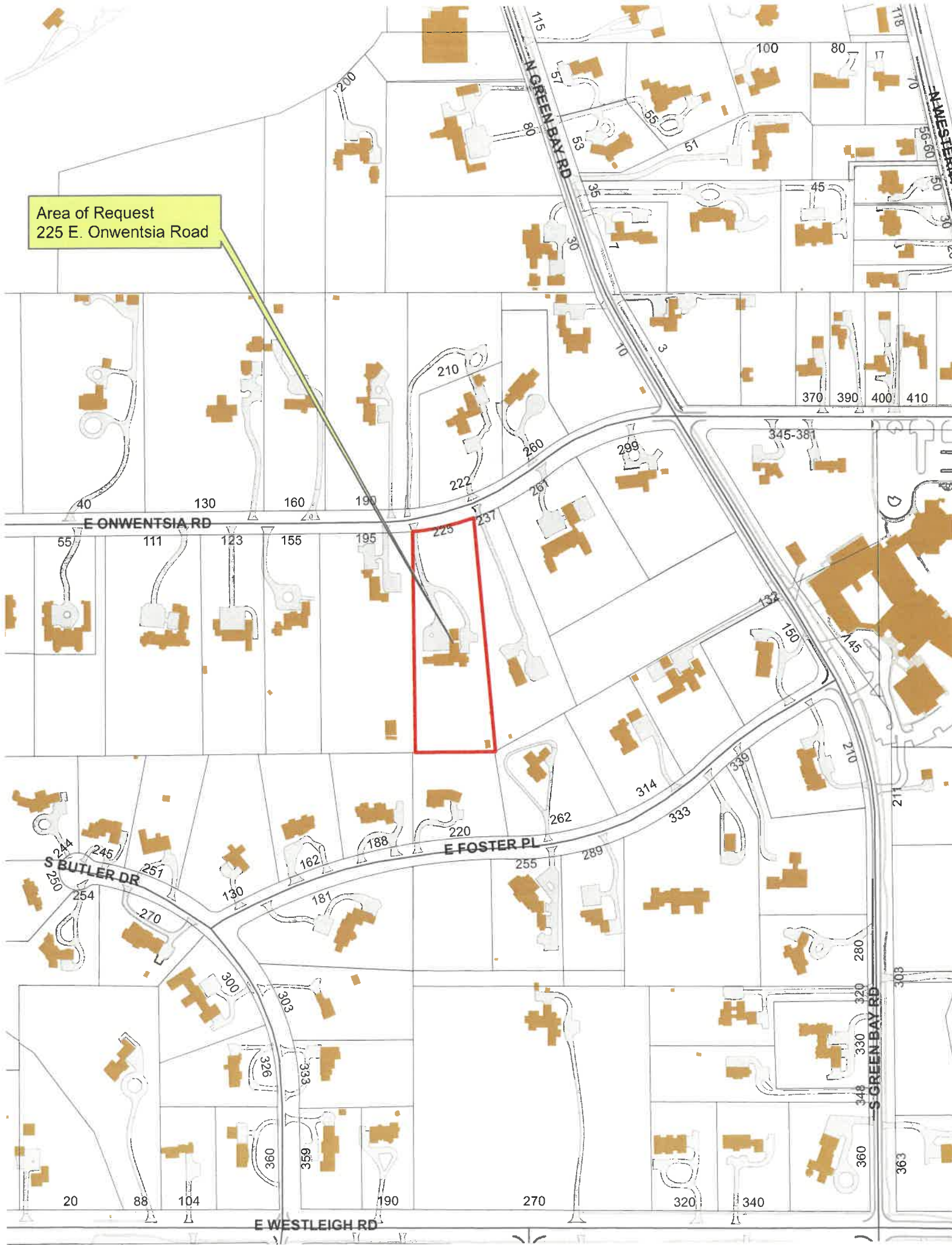
Pergolas = 98 sq. ft.

Individual Dormers = 119 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 853 sq. ft. **Excess Design Elements =** 0 sq. ft.

Area of Request
225 E. Onwentsia Road



Area of Request
225 E. Onwentsia Road



Area of Request
225 E. Onwentsia Road





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

PROJECT ADDRESS **225 E Onwentsia Road**

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input checked="" 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

Bill Conopectis

Owner of Property

225 E Onwentsia Road

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

Lake Forest, IL 60045

City, State and Zip Code

(847) 612-9916

Phone Number

Fax Number

bconop@conopco.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson

Name and Title of Person Presenting Project

R M Swanson Architects PC

Name of Firm

11418 E Mission Ln

Street Address

Scottsdale, AZ, 85259

City, State and Zip Code

(847) 757-3975

Phone Number

Fax Number

rick@rmswanson.com

Email Address

Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Jennifer Baehr
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

January 20, 2022

Re: 225 E Onwentsia Road

Ms. Baehr,

On behalf of my clients Jacob and Sophia Cline, I wish to provide our response to the **Standards For Approval Of Demolition of A Structure** for the existing two story residence located at 225 E Onwentsia Road.

Standard 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 original existing residence was designed by architects Granger & Bollenbacher, and expressed a modernized interpretation of Colonial Revival architecture that was popular in the 1930's. Over a 70-year period, several somewhat "tone deaf" additions and "enhancements" were made to the home that significantly corrupted the architect's original vision and aesthetic significance. The home has no historic, cultural, architectural, or archeological significance. An Historic Study is provided in this submittal packet, offering more detailed background on this property and neighborhood.

Standard 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 state.* The property is a part of the original Onwentsia subdivision, which were comprised of mostly large estate lots averaging 3-acres and intentionally developed to provide country estates for wealthy families on the north shore of Chicago. The subject home was constructed in 1931, which was the onset of the Great Depression. In many circumstances, design considerations were made based on cost and availability of materials. The evolution of modifications made to the structure based on design trends, personal taste, and passive disregard of architectural integrity have rendered this home aesthetically dysfunctional. Therefore, it offers no substantive contribution to the Historic District.



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975
rick@rmswanson.com

Jennifer Baehr
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

August 11, 2022

Re: 225 E Onwentsia Road

Ms. Baehr,

On behalf of my clients Jacob and Sophia Cline, I wish to provide our response to the **Historic Preservation Standards** for the proposed replacement structure at 225 E Onwentsia Road.

Standard 1- Height. *Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.*

Standard 2- Proportion of Front Façade. *The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.*

Standard 3- Proportion of Openings. *The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visibly related.*

Standard 4- Rhythm of Solids to Voids in Front Façade. *The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.*

Standard 5- Rhythm of Spacing and Structures on Streets. *The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.*

Standard 6- Rhythm of Entrance Porches, Storefront Recesses, and other Projections. *The relationship of entrances and other projections to sidewalks shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.*

HISTORIC RESOURCE EVALUATION:

William Allen Pinkerton Watkins House

225 E. Onwentsia Road, Lake Forest



Susan S. Benjamin
Gwen Sommers Yant
August 9, 2022

suburb on a ravine-cut 1200 acre tract of wooded land along Lake Michigan, was founded in the mid-19th century and laid out along natural contours by landscape architect Almirin Hotchkiss. In the succeeding century, the community expanded westward into the adjacent farmland and grew to include all or part of five townships. The property at 225 Onwentsia in West Deerfield Township is an interesting part of westward expansion. Its 2.93 acres are located in the SE corner of what was once a farm owned by Leander McCormick, a farm that was a catalyst in the Green Bay Road corridor becoming a sporting and estate mecca beginning in the late 19th century.



Location on L.J. McCormick land adjacent to the Onwentsia Club, 1942.¹

Leander J. McCormick (1819-1900) was one of the founders of the McCormick Harvesting Machine Company. A younger brother of Cyrus Hall McCormick (1809-1884), he worked with Cyrus to develop the company best known for revolutionizing agriculture in the United States and abroad. Their company's business innovations and their product's dramatic improvement of agricultural efficiency made the brothers among the wealthiest, most influential citizens of Chicago. Late in life, shortly before the company's early 20th century merger to become International Harvester, Leander withdrew and focused his efforts on investing intensively in Chicago real estate.

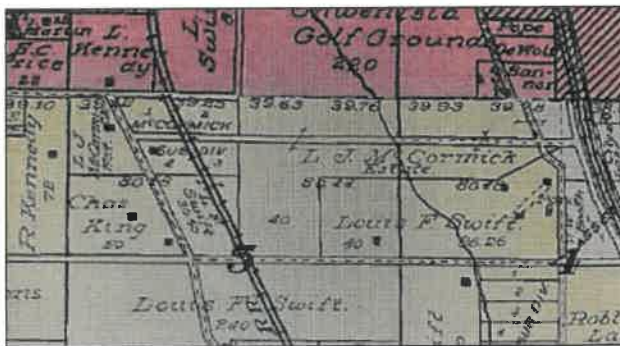
Leander and Cyrus were born in the Shenandoah Valley county of Rockbridge, Virginia, to Robert and Mary Ann Hall McCormick. Their father, Robert, a prosperous farmer and inventor of labor-saving agricultural implements, was the original inventor of the "Virginia Reaper" which cut grain faster and with far fewer men than was required using a scythe. His sons continued and improved upon it, and when eldest son Cyrus succeeded in persuading one of Chicago's prime movers, Mayor William Butler Ogden to invest in his enterprise, Cyrus moved to Chicago in 1847 and opened his first harvester plant. The next year brother Leander, his wife, and 18-month-old-child made the arduous journey to Chicago in 10-days--- by horseback,

¹ Neil N. Campbell, "Map of the City of Lake Forest and Environs, Lake County, Illinois," 1942. Collection of the Lake Forest-Lake Bluff Historical Society.

oats, 100 tons of hay, and a large quantity of feed, besides implements. Everything was destroyed [including the foreman's cottage].⁷:

In addition to being a gentleman farmer, manufacturer and businessman, Leander McCormick was a philanthropist. His fascination with astronomy, combined with his affection for his home state, led to his donating the world's second-largest telescopes to the University of Virginia in 1885. McCormick died in Chicago in 1900, in his sentimentally named "Virginia Hotel."⁸ Ever savvy, he had built the premier residential high-rise on the site of his home, which was destroyed in the Great Fire of 1871. It was located in "McCormickville," an area on Chicago's near north side, so nicknamed because of the dense concentration of extended McCormick family members who lived there. At the time of his death, Leander McCormick's estate was valued at \$6,000,000 and a contemporary article in the *Chicago Tribune* described him as "among the largest holders of downtown real estate in the city," and "owner of two large and finely improved farms in Lake Forest" (one actually was located in Lake Bluff).⁹

The gentlemen's farm period lasted until the Depression. During the Depression and after World War II, many large properties were subdivided. The 1907 Lake County Atlas shows that already the "L.J. McCormick Estate" property has been bisected by an east-west road. The 1942 map on page 3 shows division into lots was already well underway; the lot for 225 E Onwentsia Road had been created and clearly labeled with the name of the original owner—"W.A.P. Watkins." By 1960, the map below shows the process essential complete, with the estate's land divided and sold into individual lots



1907 Lake County Atlas



Map of the City of Lake Forest and Environs, 1960¹⁰.

⁷ "Barns and Fancy Stock Burn: Leander J. McCormick and Onwentsia Club Lose Heavily—Reward to be Offered." *Chicago Tribune*, Nov 4, 1988, p.3.

⁸ The hotel, designed by architect Clinton J. Warren, was located on the NW corner of Rush Street at Ohio from 1891 to 1925. "Virginia Hotel," Chicagology, <https://chicagology.com/goldenage/goldenage098/>

⁹ "Death of L. J. McCormick: Pioneer Succumbs To Pneumonia at the Virginia Hotel," *Chicago Tribune*, February 21, 1900; p5.

¹⁰ Collection of the Lake-Forest-Lake Bluff History Center.

founder of Chicago-based Pinkerton's National Detective Agency (1850), whose catchy slogan "We never sleep" and clever symbol, an unblinking eye, would give rise to the popular term "private eye." The company protected president-elect Abraham Lincoln on his trip from Chicago to Washington, and during the Civil War, Pinkerton was Union general George McClellan's chief of intelligence. After the war, the company grew to be one of the largest private security forces in the nation and was often hired by major industrialists during bitter labor strikes,¹⁶ the McCormicks being among them. The *New York Times* reported in 1886 that

Last summer, when there was a strike at the McCormick Reaper Works, an omnibus full of Pinkerton men went out to protect the factory. They were stopped by the strikers, and one of the detectives fired his revolver, striking George Roth in the groin. Yesterday Roth sued the McCormick Company for \$10,000 damages, taking the ground that the Pinkerton men were the company's agents.¹⁷

The life of descendant William Allan Pinkerton Watkins (1905-1988), who purchased his lot from the Leander McCormick estate and built the house at 225 E Onwentsia in 1931, took a very different path. After attending Yale University, where he played football and graduated in 1927, he became a salesman at well-respected real estate firms in Evanston and Chicago. He then joined nascent Sudler & Company in 1929, a pioneering property management company born out of the high-rise building boom of the 1920s; it would come to be well known for a high level of service to clients.¹⁸ He was made partner in 1945 and eventually served as a director and senior vice president at the company.



Mr. and Mrs. W. A. P. Watkins (left), 1927¹⁹

¹⁶ Jesse James, "Allan Pinkerton's Detective Agency," American Experience.
<https://www.pbs.org/wgbh/americalexperience/features/james-agency/>

¹⁷ "He Wants to Get Square," *New York Times*, Jan 8, 1886, p.5.

¹⁸ "What's this about 'Legendary?'" Sudler View Inaugural Edition, June, 2018.

¹⁹ "Society!," *Chicago Tribune*, September 18, 1927, p. D5.

and his grandfather had been an associate of the *Tribune's* founder Joseph Medill.²³ In the 1920s Alfred Cowles III began a long and distinguished career in the field of finance, serving in Colorado Springs, Colorado, as president of both Cowles & Co (1925-1938), and the Cowles Commission for Research in Economics (1933-1939). In 1939 he returned to his Chicago roots and became a director of the Tribune Company, whose president, Robert R. McCormick, was a grandnephew of Leander McCormick and grandson of Joseph Medill. Alfred Cowles III's many high-profile distinctions included being a director of Continental Illinois Bank, on the board of Passavant Memorial Hospital and a fellow of the Econometric Society of the American Association for the Advancement of Science. He was living on Lake Shore Drive in Chicago at the time of his 1939 marriage²⁴ to Louise Lamb Phelps, widow of dashing Lake Forester Mason Phelps, who was a successful manufacturer and "well known society man, big game hunter and sportsman"²⁵ Alfred and Louise Cowles had two children together.

A.G. Atwater, Jr. and his wife Donna Johnson Atwater became the third owners of 225 Onwentsia Road in 1986. At the time, Atwater was president and chief executive officer of Amurol Products Co., a Naperville-based unit of William Wrigley Jr. Co.²⁶ The confectionary



A.G. Atwater, Jr.²⁷



Mrs. A. G. Atwater Jr.²⁸

²³ "Alfred Cowles, Civic Leader and Tribune Director, Dies," *Chicago Tribune*, Jan 16, 1939, p. 3.

²⁴ Judith Cass, "Alfred Cowles marries Mrs. Mason Phelps," *Chicago Tribune*, Oct 25, 1949, p. 24.

²⁵ "Phelps Family," Lake Forest-Lake Bluff History Center, <https://lflb.passitdown.com/stories/42266>

²⁶ George Lazarus, "N.Y. agency loses faceoff to Burnett," *Chicago Tribune*, February 24, 1988, p. 4.

²⁷ *Ibid.*

²⁸ Ebay, "1977 Press Photo, Mrs. A.G. Atwater Jr., Yves St Laurant.

https://www.google.com/search?q=A.+G.+Atwater+Jr&client=firefox-b-l-d&source=lnms&tbm=isch&sa=X&ved=2ahUKEwic76z_3Z_5AhXej4kEHYp-Bs0Q_AUoBH0ECAEQBg&biw=1680&bih=897&dpr=1#imgsrc=Y6f_VrHxJPEI8M

After the retirement of Lowe, the firm Granger & Bollenbacher produced a similar range of building types, while keeping abreast with evolving architectural trends. These including the Art Deco County Court House of Oshkosh, Wisconsin (1938), listed on the National Register of Historic Places; the University of Illinois Medical and Dental Buildings in Chicago (1931-1936), Kenyon College's Pierce Hall (1932), Indiana University's Administration and Union Buildings (1936), the State Mental Hospital at Manteno, Illinois (1930-1935) and the Mercy Village Housing Project in Indianapolis (1939), listed on the National Register of Historic Places.

Alfred Hoyt Granger (1867-1939), almost two decades older than Bollenbacher, had strong Lake Forest ties and was highly respected among Chicago architects. Born in Zanesville, Ohio, he was the great-nephew of both Civil War General William Tecumseh Sherman and John Sherman, secretary of state under President William McKinley.³² His higher education progressed from Kenyon College, to MIT and then the Ecole des Beaux Arts in Paris. He became employed at the Boston office of Shepley, Rutan & Coolidge, the successor firm to master architect H.H. Richardson (1838-1886), but in 1891 was sent to Chicago to supervise construction of the new Art Institute and Chicago Public Library (now the Chicago Cultural Center). Beginning in 1894, he practiced for four years in partnership with Frank B. Meade as Granger & Meade, during which period they designed the upscale Euclid Heights residential development in Cleveland.



Alfred Hoyt Granger



Art Institute of Chicago (AIC), Collection of AIC

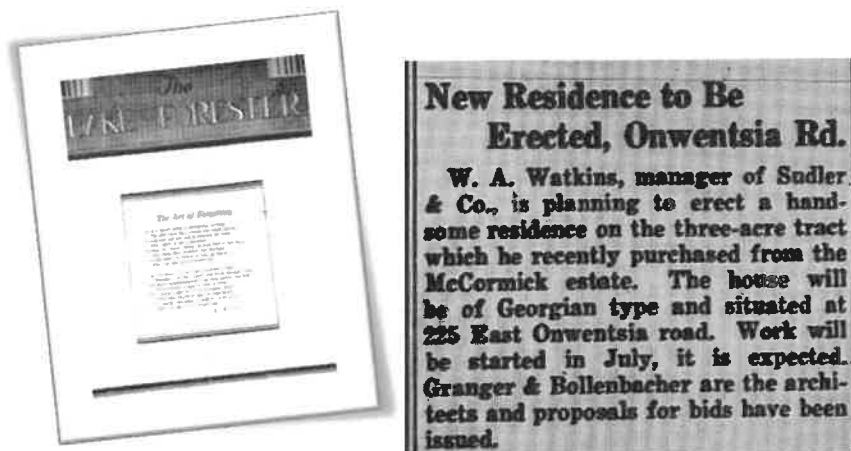
In 1893 Granger married Belle Hughitt, one of the three daughters of prominent Lake Forest resident Marvin Hughitt, president of the Chicago and North Western Railway. The sisters built houses in the community in 1897-98 in the wake of the socially-appealing Onwentsia Club's

³² "Alfred Granger, Architect, Dies in Eastern Home: Designer of Many Large Chicago Buildings," *Chicago Tribune*, December 4, 1939, p 16.

Chapter of the AIA and was a Fellow of the AIA. At the time of his death at age 54 years old, he was a resident of Highland Park, Illinois.³⁶

Construction of 225 Onwentsia Road

In the summer of 1931, *The Lake Forester* contained two announcements concerning the construction of a new house at 225 Onwentsia. The first, in the June 6 issue, included the name and occupation of the owner, the architects, house style, lot size and land ownership:



The Lake Forester, June 6, 1931³⁷

The second, in the July 3 issue, provided an update that included the contractor and prospective time of occupancy:

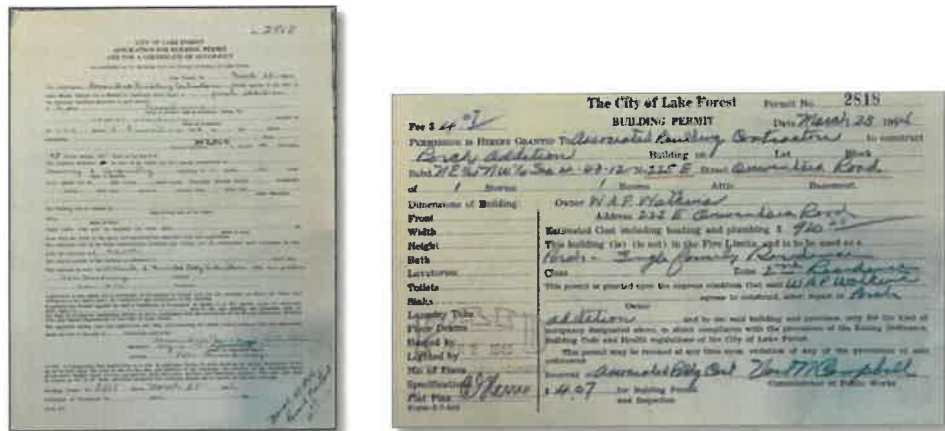


The Lake Forester, July 3, 1931³⁸

³⁶ "J. Bollenbacher, Famed Chicago Architect, Dies," *Chicago Tribune*, Mar 5, 1939, p.20.

³⁷ "New Residence to be Erected, Onwentsia Rd.," *The Lake Forester*, June 6, 1931, p. 12.

³⁸ "Start Work Soon on W. A. P. Watkins Home," *The Lake Forester*, July 3, 1931, p. 2.

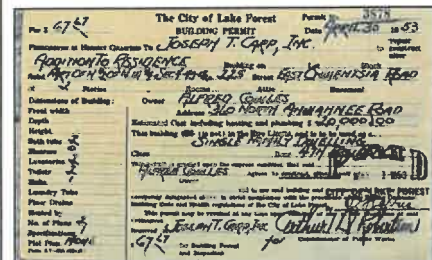
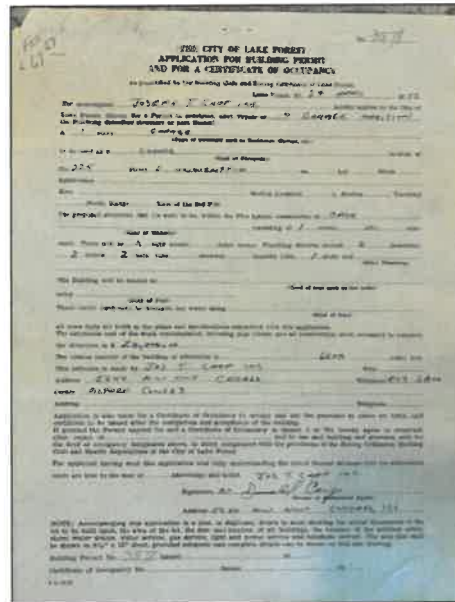


1946 Permit and application

The house expanded north in 1953 with a 1-story brick garage addition commissioned by then-owner Alfred Cowles. The 1961 Lake County aerial below shows the garage addition, as well as the driveway having been augmented with a spur by this time. The permit applicant was “Joseph T. Carp, Inc.,” located at 5640 NW Highway, Chicago. There is no architect listed on the building permit. Joseph T Carp was a general contractor, whose company would go on to serve that role four years later in a far larger project for architect Stanley Anderson, the estate house for Mr. and Mrs. William McIlvain on Westleigh Road in west Lake Forest.⁴¹



1961 Lake County Aerial



1953 Permit and application

⁴¹ Paul Bergmann, *The Architecture of Stanley D. Anderson, with James Ticknor and William Bergmann*, Pittsburgh, PA: Dorrance Publishing Co, 2020, p127.

century Colonial Revival was the dominant style for residences nation-wide, especially after 1910.

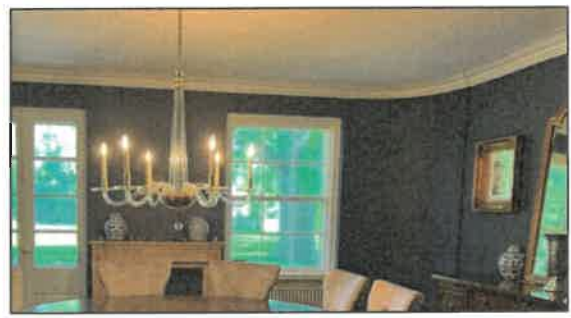


Georgian-style Wythe House, 1750⁴²



Federal-style Otis House, 1796⁴³

The Art Deco and Art Moderne styles, grouped as “Modernistic” in the updated classic *A Field Guide to American Houses*,⁴⁴ were popular in the period from about 1920 to 1940. In many building types of the period they occur together, however Art Moderne influences predominated in houses.⁴⁵ Their stylistic co-existence is true for the interior of 225 Onwentsia.



Stylized Art Deco baluster and Moderne dining room in 225 Onwentsia

Art Deco was the earlier of the two forms, its name being coined in the 1960s from the 1925 Exposition Internationale des Arts Decoratifs et Industriels Moderns held in Paris. The style was characterized by smooth wall surfaces and ornament that was stylized, geometric, and typically

⁴² SAH Archipedia, “George Wythe House” <https://sah-archipedia.org/buildings/VA-01-HR15>

⁴³ Historic New England, Otis House Museum, Boston, MA,
<https://www.historicnewengland.org/property/otis-hous>

⁴⁴ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York: Alfred Knopf, 2013, p 580-585.

⁴⁵ *Ibid.*, p 582.

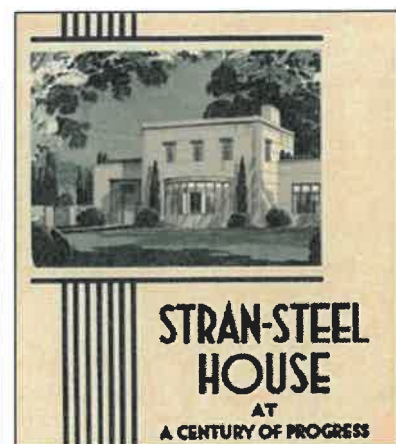
In the months that 225 Onwentsia was designed and built, excitement for modernism was particularly keen among Chicago's architectural community. The city's long-planned, blockbuster, Century of Progress exposition was under construction and would open the following year. Interestingly, the design approach settled upon by the committee of some of the most widely respected architects of the day was an "abstracted, stripped-down and streamlined modern manner that became a major force in the 1930s."⁴⁹ Granger and Bollenbacher were aware of, and involved in, the fair's modernist milieu. In December, 1930, the firm participated in the exhibition "Modern American Architecture" at the University of Chicago's Renaissance Society,⁵⁰ with many of Chicago's prominent architects, such as Burnham Brothers, involved in the fair. The year following completion of 225 Onwentsia, Granger authored *Chicago Welcomes You*, a guidebook for visitors to the world's fair, which was located along the city's lakefront.



Granger guidebook



Night view of fair's Chrysler Building



One of fair's model homes

Although 225 Onwentsia originally expressed tenets of the stripped down modernist expression of Colonial Revival architecture, its original construction in 1931-32 was followed by expansion and interior remodeling over a 70-year period of successive architectural styles that didn't respect the architects' original design intent. These changed the shape, character, proportions and coherence of the house, and can be read on both the exterior and the interior of the house as it exists today. A spreadsheet of all alterations recorded in permits at the City of Lake Forest is included as Appendix A.

⁴⁸ Pinterest <https://www.pinterest.com/pin/403424079094133584/>

⁴⁹ Lisa D Schrenk, "A Century of Progress," in Robert Brueggemann, ed, *Art Deco Chicago: Designing Modern America*, New Haven, Yale University Press, 2018, p 47.

⁵⁰ The Renaissance Society was founded in 1915 at the University of Chicago to foster new ideas in arts and culture. It played a key role in the early 20th Century in bringing avant-garde practices to Chicago. The Renaissance Society, <https://renaissancesociety.org/exhibitions/50/modern-american-architecture/>



Greek Revival: Doorway detail (1834, NY City)⁵¹ and House (1815, Claverack, NY)

The interpretation of these underlying revival styles is strongly modernist however. Overall, proportions are low, walls are flat, ornament is minimal, eaves are extremely shallow and the design is asymmetrical, which is not characteristic of houses that incorporate classical detailing like Colonial Revival. Windows for example, are not symmetrically ordered on the front façade. With their minimum of wood or brick trim, sills reduced to slivers of slate, squat proportions and high wall-to window ratio, they read as geometric shapes, but not in a logical manner. The front door, which is deeply set in a clean, rectangular recess, is framed by a crisp rectangular opening. The spare ornament of the front façade is confined to the thin fascia that suggests a cornice, and to the stylized geometric motifs in the glazing around the front door and the ironwork along the service wing loggia. Unabashedly Modern are the abstract, geometric brick window screens located on the 1st floor where the service wing meets the main house block. There are disparate elements characteristic of Colonial Revival, Classical Revival and Modern design, but they are not cohesively organized.



The rear façade of the original house is more symmetrical and ornamented. It's most prominent feature is the low-ceilinged, wrought iron balcony that stretches across the 2nd floor. Access to the balcony is by four sets of double French doors with horizontal muntins and a bottom panel. The balcony ironwork incorporates a riff on the Greek key pattern that is often found in Colonial

⁵¹ 37 E 4th St, New York City, Brownstone Door Co., <https://www.brownstoneddoors.nyc/>

proportions and minimal trim. The at-grade rear entry on this façade is set back and sheltered by a copper standing-seam roof. The proportions of the windows on the first and second floors are not compatible with each other and, as on the front of the house, the relationship between sections is awkward.



Rear façade of original service wing



Rear entry to service wing

Interior

On the interior of the original “L”-shaped house, the main block (the living room, library, dining room and stairhall), unlike the service wing, seems largely intact. In the main block, Granger & Bollenbacher combined Colonial Revival elements with Art Deco details and streamlined Art Moderne spaces. This section is characterized by low ceilings, restrained detail and classically-inspired forms.



Living room looking W.

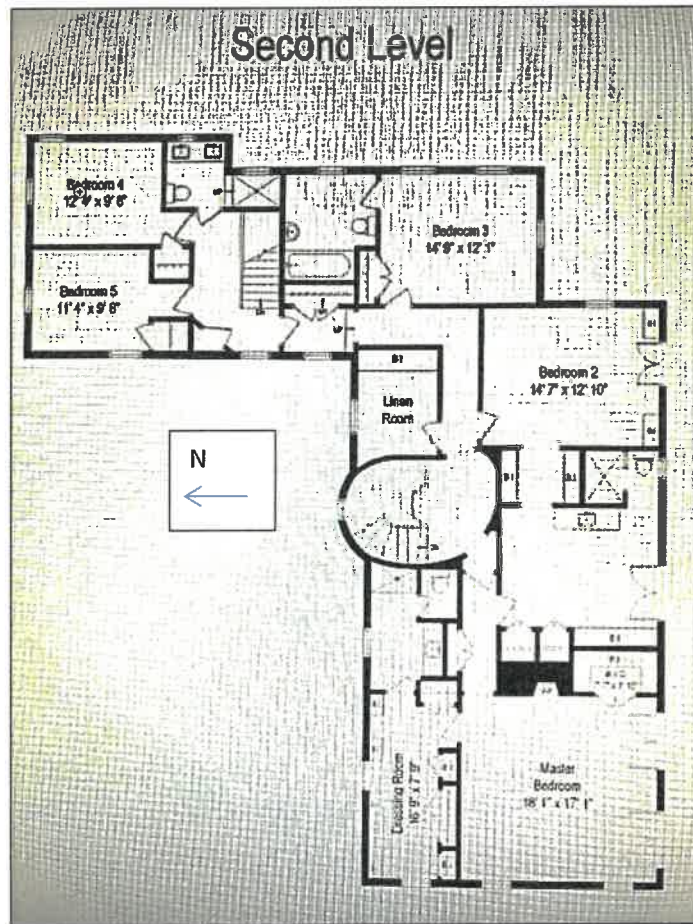
A Beaux Arts east-west axis links the formal major living spaces--beginning in the living room, running through the foyer, and being continued by the 1st floor hall. North of this hall are the offset main staircase and a powder room; south of the hall are two additional major rooms, the library and dining room. The handsome oval main stairhall occupies most of the north side of the hall. Among its arresting features are a curved brass railing with stylized star and arrow motifs, and the shallow gold-leafed dome with its broad streamlined cornice. The library, on the S side of the hall, is small but robustly-appointed with paneled walls, a projecting fireplace and a faceted bay, which is a focal point of the room and matches that of the living room. The adjacent oval dining room (see p. 19) is sleek in its simplicity, curved corners and streamlined cornice; the faux mantle on the S wall is a non-historic prop. All three major public rooms on the 1st floor of the main block access the rear yard through French doors with bottom panels.



Main staircase.



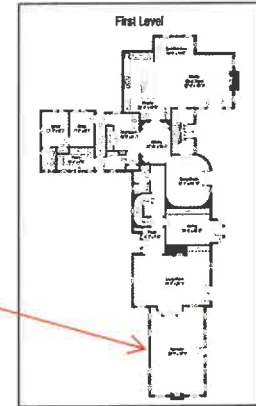
Library looking S.



Stairhall looking SE.



Bedroom SE of main staircase.



Looking S at main block and 1946 porch addition.

walls and roof echo those of the existing house, the addition's elongated footprint is large-- more than half the frontage of the main block.. Attaching the long side of this 1-story porch to the 2-story primary façade of the house introduces a major change in the massing and height of the whole. It also results in a highly visible difference in window type and proportion from the existing 6-over-6 double-hung windows on the main house, Rather than double-hung, multi-pane windows, the openings consist of large panes of glass.

The interior of the 1946 porch starkly contrast with the existing house. The porch is dominated by the oversized, floor-to-ceiling window and door openings that have been retrofitted with non-historic inoperable expanses of glass. These, combined with a slate floor and exposed brick walls, markedly contrast with the adjoining living room's parquet wood floor, plaster walls and consistent wall-to-window relationship. The insubstantial, non-historic stained-wood molding surrounding the porch's firebox, with its crudely carved classical banding, is congruent with neither the room's Mid-Century Modern character, the stylized Greek Revival-inspired painted ornament of the 1932 faceted entry bay, nor the restrained Colonial Revival paneling of the fireplace clearly visible in the living room.



Porch interior looking W.



Porch interior looking E.

north bays of the service wing were garages, and these were retrofitted to habitable space as part of the 1953 project. Close inspection shows a reveal outlining each bay. The two bays are now filled with a ribbon of casement windows with a brick wall beneath it. There are no bathrooms in the garage, but on the interior of the service wing's northern bay there is a room with an adjoining bathroom that contains a sink, toilet and tub (see floorplan in "ALTERATIONS: 2002-2003" below).



Front (W) façade of service wing.

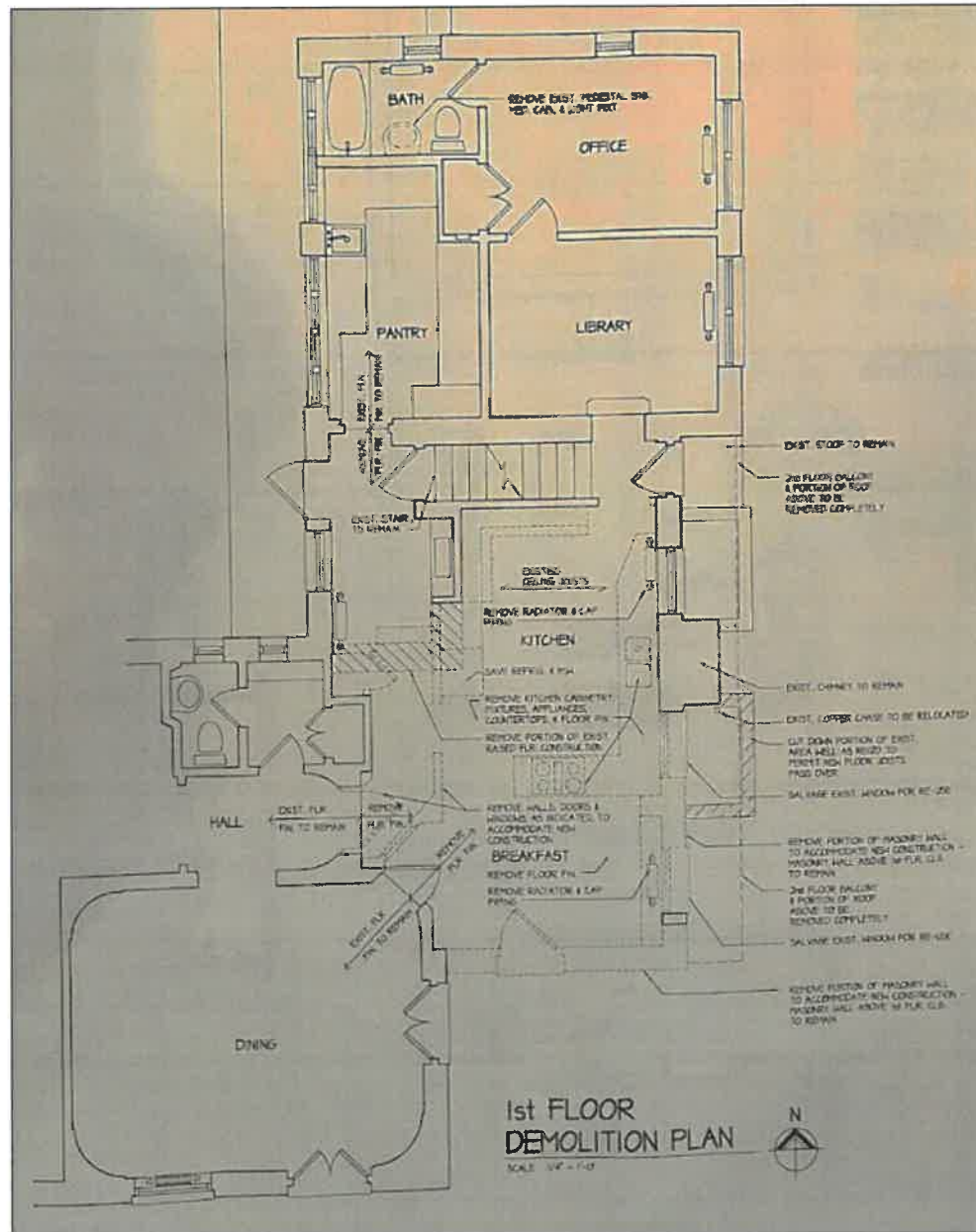


Rear (E) facades of service wing and garage.

ALTERATIONS: 2002-2003

In 2002 the original house's tight, 2-story, "L"-shaped massing was again disrupted—this time in the southeast corner with a one-story polygonal mass whose footprint was almost as large as the service wing. This substantial rear addition was comprised of a family room, kitchen, eating

The existing kitchen, breakfast area and a west hall were eliminated. The most negatively consequential change however, was altering the visual relationship of the main block and service wing by eliminating the door and enlarging the opening at the curved east end of the axial hall of the main block.



2002 as-built drawing of the 1st floor

Originally, a sequence of curved spaces was experienced walking east down the hall from the foyer—first the oval staircase, then the vista to the curved terminus of the hall, then turning to enter the oval dining room. With the removal and enlargement of the hall doorway however, the



Dining room view NE to hall, gallery and butler's pantry.



Butler's pantry, view W.



Gallery view W to living room.



Gallery view N into service wing.

Significance relative to other Lake Forest examples.

The house at 225 Onwentsia was constructed in the twilight decade (1930-1940) of the “country place era” in Lake Forest. The era began in 1895 with the opening of the Onwentsia Club, and its grandest estates that consisted of large-acreage tracts with substantial homes containing servants’ quarters. They were designed by premier architects, in historic styles with high-quality materials, and frequently planned with adjacent gardens, some formal; others incorporating naturalistic landscape. One such property is the Mrs Kersey Coates Reed House (1930) discussed below. By these standards, 225 Onwentsia’s is moderate in acreage, house size and landscape development.

Architecturally, comparison is more difficult because there are relatively few contemporaneous examples as extremely simplified as the exterior of 225 Onwentsia Road. The stock market crash

original house alone was 32,000 square feet), employs an innovative use of materials absent in the Onwentsia house (such as the curving main staircase's ebony rail with Steuben glass balusters) as well as a more sophisticated handling of proportion, plan and detail.⁵⁴



Mrs. Kersey Coates Reed House front facade and main staircase.

The paucity of residential construction in Lake Forest in the early 1930s is aptly attested to by the dramatic downturn in work in the office of the prolific architect Stanley Anderson. Anderson's firm was well known in Lake Forest for its beautifully-detailed historical revival designs, earning him a level of regard comparable to earlier country house architects Howard Van Doren Shaw and David Adler. Of the business conditions faced at the onset of The Depression, Paul Bergmann, in his history of Anderson & Ticknor puts it in perspective, writing:

In 1928 the firm opened over forty-two new jobs, including new houses and store buildings as well as remodeling work. In 1932 it opened just eleven new projects....The firm's recovery began in earnest in 1934-1935.⁵⁵

Stanley Anderson, who had been classically trained at the Ecole des Beaux Arts, was especially drawn to Colonial architecture, but rather than literal interpretations, he designed using the vocabulary and tenets of classical architecture to suit the needs of his clients. In the early 1930s, the firm coined this approach "Country Georgian," according to Bergmann mixing elements from classical-derived styles—Colonial, Regency, Federal, as well as Georgian--"into a pleasing and sophisticated whole that conveyed a very formal yet relaxed elegance."⁵⁶ Comparing the firm's Arthur Dixon Residence of 1936 on Laurel Avenue to 225 Onwentsia--both are simplified, classically-derived designs and stand two stories with a horizontal emphasis. The

⁵⁴ Cohen, Stuart and Susan Benjamin, *North Shore Chicago: Houses of the Lakefront Suburbs, 1890-1940*. New York: Acanthus Press, 2004, pp 276-283.

⁵⁵ Paul Bergmann, *The architecture of Stanley D. Anderson with James Ticknor and William Bergmann*, Pittsburgh, Pa: Dorrance Publishing Co, 2020, pp. 93,98.

⁵⁶ *Ibid*, p. 100.

demolition of the house at 255 Onwentsia Road would not negatively impact or diminish the architectural significance and the historic character of Lake Forest, and would be acceptable.

"Death of L. J. M'Cormic: Pioneer Succumbs To Pneumonia at the Virginia Hotel." *Chicago Tribune* (1872-1922); February 21, 1900.

"He Wants to Get Square" *New York Times*, January 8, 1886.

Heise, Kenan. "William Watkins, Ex-Real Estate Exec." *Chicago Tribune*, October 5, 1988, p. 11.

"J. Bollenbacher, Famed Chicago Architect, Dies." *Chicago Tribune*, Mar 5, 1939, p.20.

Kelley, John. "W. A. Pinkerton dies suddenly in Los Angeles: Famous detective to be buried in Chicago." *Chicago Tribune*, December 12, 1923. P. 4.

Lake County Illinois Maps Online. <https://maps.lakecountyil.gov/mapsonline/>. 7.12.22

"Lake Forest Golf Club: An All-Absorbing Sport Grows Amongst Sheep and Trains." Lake Forest-Lake Bluff History Center. [://lflb.passitdown.com/stories/41932](http://lflb.passitdown.com/stories/41932)

Lazarus, George. "N.Y agency loses face-off to Burnett." *Chicago Tribune*, February 24, 1988, p4

"Leander J. McCormick to Celebrate 50 Years of Life Here." *Chicago Tribune*, November 20, 1898, p 5.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred Knopf, 2013.

"New Residence to be Erected, Onwentsia Road." *The Lake Forester*, June 6, 1931, Volume: 37 Issue: 49 Edition: 1, p. 12.

Page, Eleanor. "Her Short Story Clicks as a TV Feature, Too." *Chicago Tribune*, Feb 11, 1958, p. A7.

Perkins, Marjory Blair. *Evanstoniana: An Informal History of Evanston and Its Architecture*. Evanston Historical Society and Chicago Review Press, 1984.

Rodkin, Dennis. "Third-generation Wrigley executive sells in Lake Forest." *Crain's Chicago Business*, Dec 15, 2015. [No pp #]

APPENDIX A: Building Permits at City of Lake Forest

DATE	OWNER	ARCHITECT	DESCRIPTION
6/26/31	W.A.P. Watkins		Application for house number
7/27/36	W.A.P. Watkins		Oil burner permit
9/2/36	W.A.P. Watkins		Storage tank permit
3/28/46	W.A.P. Watkins		Building Permit: Porch addition—masonry and carpentry
11/9/49	W.A.P. Watkins		Oil burner permit
4/29/53	Alfred Cowles		Application for Bldg Permit: Garage addition—brick, 1 story (\$20,000)
4/30/53	Alfred Cowles		Building Permit: Addition to residence (\$20,000)
7/9/53	Alfred Cowles		Plumbing Permit: new, replace
7/16/53	Alfred Cowles		Street Opening Permit: Sprinkler, water service
8/30/66	Alfred Cowles		Electrical Permit Application: New service, change to breakers
1/25/73			Street opening permit: Water service repair
10/28/76			Driveway Permit: resurface
11/6/85	Delores Mangoni		Building Permit: Fireplace and replace windows
11/27/90			Building Permit: Fence—about 50' of 4' green chain. Remove old and replace with new.
6/1/95			Fungicide--trees
6/14/2000	A.G. Atwater		Construction Permit: Driveway
8/30/2001	A.G. Atwater		Construction Permit: Roofing

Appendix B: Photographs, Exterior



House up driveway to Onwentsia Rd., view N



Front façade, view S



East façade of house, forward to back: garage, service wing, kitchen addition.



East façade of kitchen addition.



Rear façade, view E.



Fountain garden, view S from porch door.

Appendix C: Photographs, Interior



Front entry foyer, view NW



Living room, view S



Bay jutting into porch from living room, view E



Library, view N

Dining room, view S



Kitchen eating area, view E



Main stairhall



2nd floor: Looking E from main stairhall



2nd floor: Master bedroom fireplace



2nd floor: Service hall



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

Facade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other Black Frame

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 cut limestone eave banding

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

Chimney Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper
☐ Other _____
☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

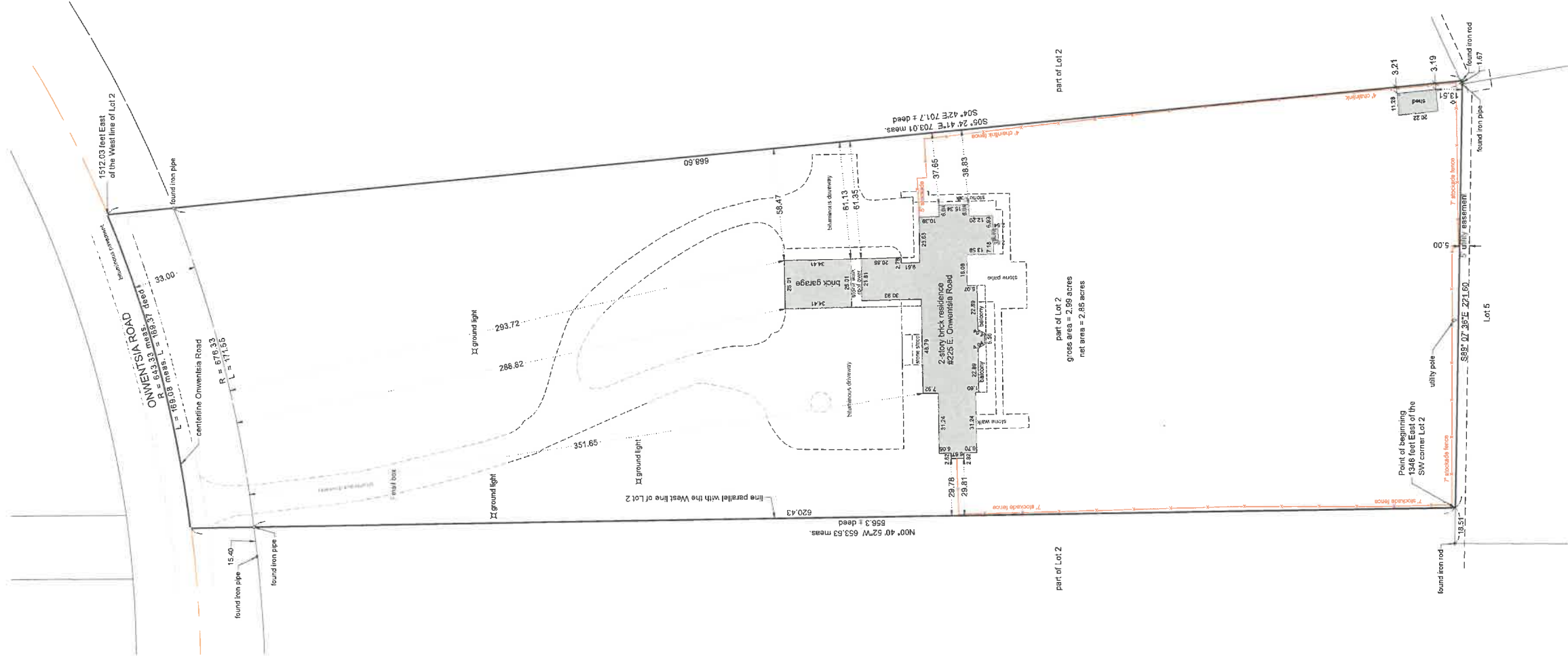
- ☒ Asphalt
☐ Poured Concrete
☒ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

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

PLAT OF SURVEY

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTH LINE AFORESAID LOT 2, 1348 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE NORTH PARALLEL WITH THE WEST LINE OF THE AFORESAID LOT 2, 656.3 FEET, MORE OR LESS, TO THE CENTERLINE OF ONWENTISIA ROAD (AN UNDEDICATED ROAD); THENCE NORTHEASTERLY (ON A CURVE, CONVEX SOUTHEASTERLY) ALONG SAID ROAD, CENTER LINE, 188.37 FEET (ARC MEASURED) TO A POINT WHICH IS 1512.03 FEET EAST OF THE WEST LINE OF SAID LOT 2; THENCE SOUTH 4 DEGREES AND 42 MINUTES EAST, 701.7 FEET, MORE OR LESS, TO AN OLD CUT STONE MONUMENT IN THE SOUTH LINE OF LOT 2 AFORESAID; THENCE WEST ON SAID SOUTH LOT LINE 221.6 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



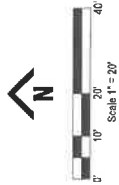
PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR
STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE
RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. CHECK LOCAL
ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND
SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY
DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R.
BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN
THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS
CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE
GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 15TH DAY OF AUGUST A.D., 2022.

BY REGISTERED ILLINOIS LAND SURVEYOR NO. 3581



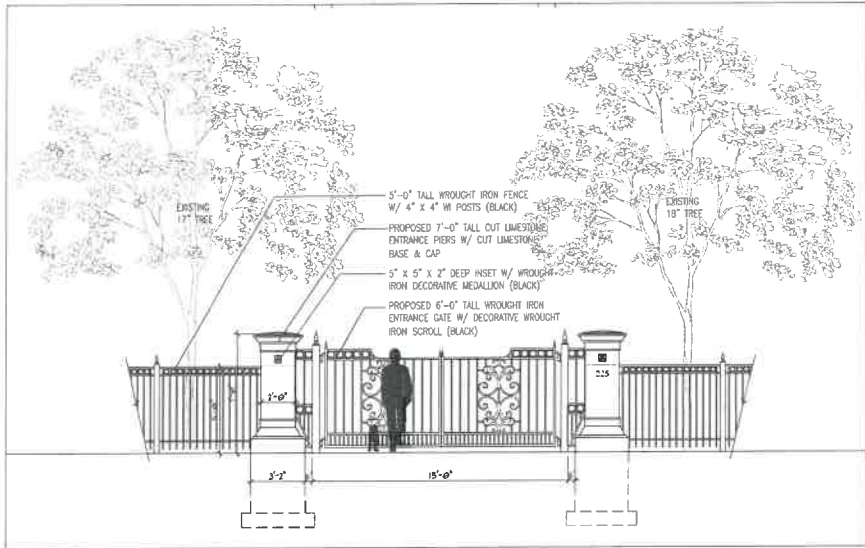
Job #70-1272

BLECK
engineers | surveyors

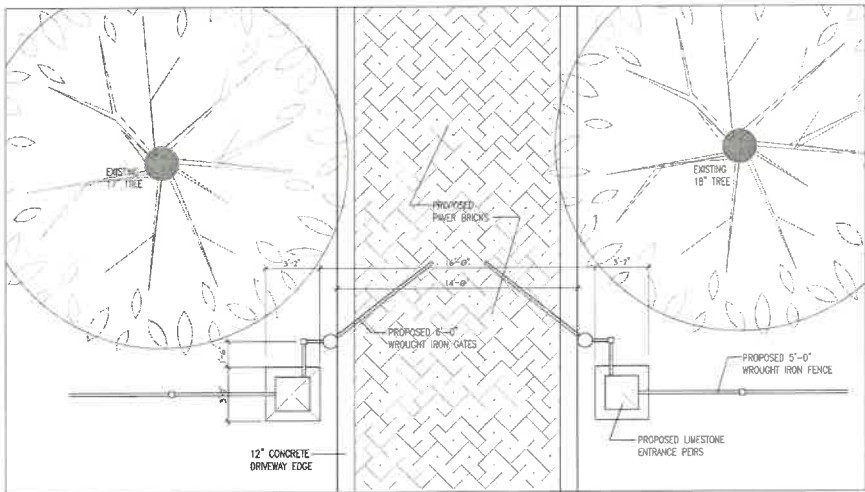
Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

ABBREVIATIONS:
T = traverse
R = radius
CB = chord bearing
CH = chord length
L = arc length
S = South
E = East
W = West
S.F. = square feet

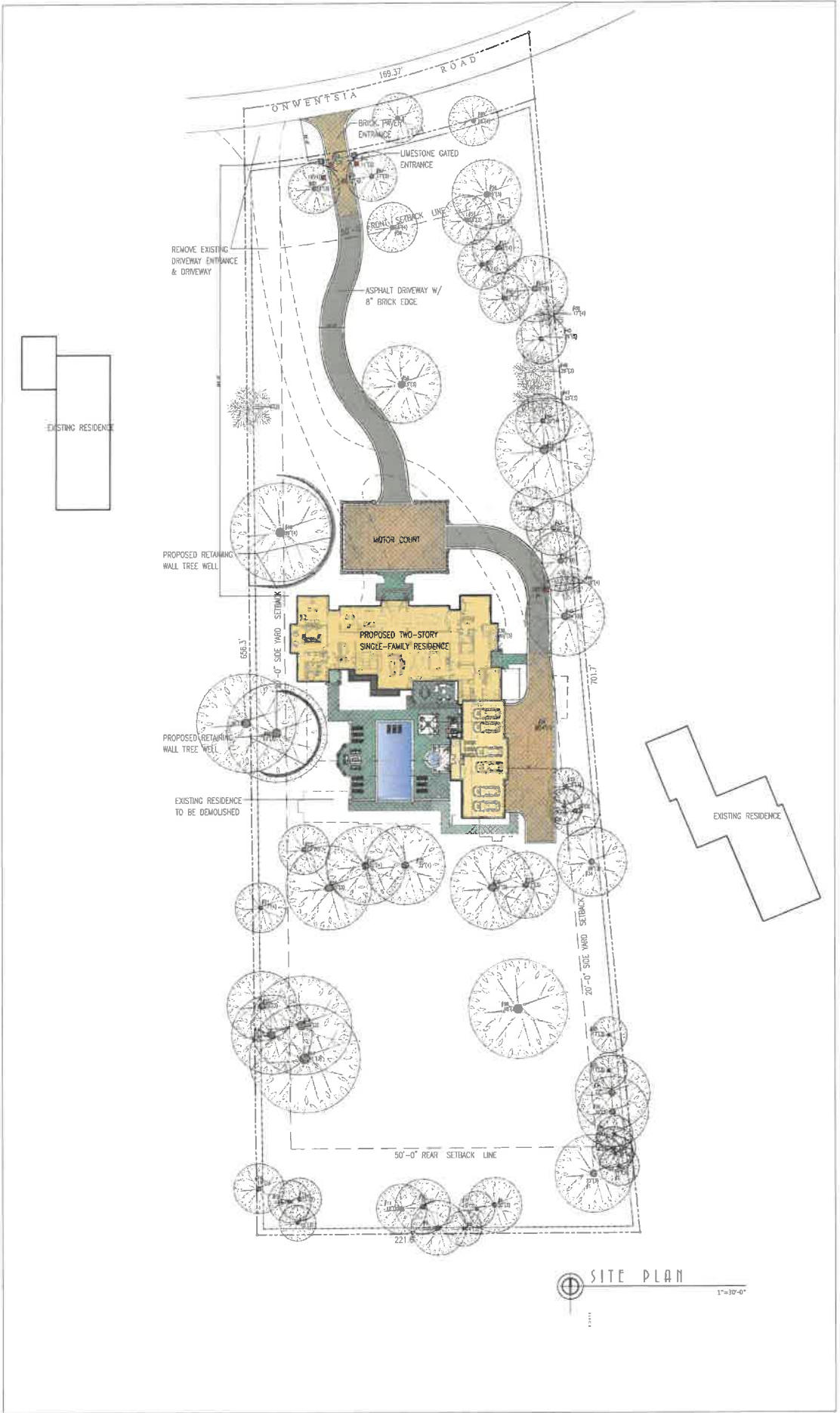
SURVEY - EXISTING CONDITIONS



1 ELEVATION OF ENTRANCE GATE
1/4"=1'-0"



2 PLAN VIEW OF ENTRANCE GATE
1/4"=1'-0"



Item No.	Location	Botanical Name	Common Name	Size	Plant	Form
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4	at corner	Ulmus americana	American Elm	24"	1	1
5	at corner	Ulmus americana	American Elm	24"	1	1
6	at corner	Ulmus americana	American Elm	24"	1	1
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31	at corner	Ulmus americana	American Elm	24"	1	1
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33	at corner	Ulmus americana	American Elm	24"	1	1
34	at corner	Ulmus americana	American Elm	24"	1	1
35	at corner	Ulmus americana	American Elm	24"	1	1
36	at corner	Ulmus americana	American Elm	24"	1	1
37	at corner	Ulmus americana	American Elm	24"	1	1
38	at corner	Ulmus americana	American Elm	24"	1	1
39	at corner	Ulmus americana	American Elm	24"	1	1
40	at corner	Ulmus americana	American Elm	24"	1	1
41	at corner	Ulmus americana	American Elm	24"	1	1
42	at corner	Ulmus americana	American Elm	24"	1	1
43	at corner	Ulmus americana	American Elm	24"	1	1
44	at corner	Ulmus americana	American Elm	24"	1	1
45	at corner	Ulmus americana	American Elm	24"	1	1
46	at corner	Ulmus americana	American Elm	24"	1	1
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57	at corner	Ulmus americana	American Elm	24"	1	1
58	at corner	Ulmus americana	American Elm	24"	1	1
59	at corner	Ulmus americana	American Elm	24"	1	1
60	at corner	Ulmus americana	American Elm	24"	1	1
61	at corner	Ulmus americana	American Elm	24"	1	1
62	at corner	Ulmus americana	American Elm	24"	1	1
63	at corner	Ulmus americana	American Elm	24"	1	1
64	at corner	Ulmus americana	American Elm	24"	1	1
65	at corner	Ulmus americana	American Elm	24"	1	1
66	at corner	Ulmus americana	American Elm	24"	1	1
67	at corner	Ulmus americana	American Elm	24"	1	1
68	at corner	Ulmus americana	American Elm	24"	1	1
69	at corner	Ulmus americana	American Elm	24"	1	1
70	at corner	Ulmus americana	American Elm	24"	1	1
71	at corner	Ulmus americana	American Elm	24"	1	1
72	at corner	Ulmus americana	American Elm	24"	1	1
73	at corner	Ulmus americana	American Elm	24"	1	1
74	at corner	Ulmus americana	American Elm	24"	1	1
75	at corner	Ulmus americana	American Elm	24"	1	1
76	at corner	Ulmus americana	American Elm	24"	1	1
77	at corner	Ulmus americana	American Elm	24"	1	1
78	at corner	Ulmus americana	American Elm	24"	1	1
79	at corner	Ulmus americana	American Elm	24"	1	1
80	at corner	Ulmus americana	American Elm	24"	1	1
81	at corner	Ulmus americana	American Elm	24"	1	1
82	at corner	Ulmus americana	American Elm	24"	1	1
83	at corner	Ulmus americana	American Elm	24"	1	1
84	at corner	Ulmus americana	American Elm	24"	1	1
85	at corner	Ulmus americana	American Elm	24"	1	1
86	at corner	Ulmus americana	American Elm	24"	1	1
87	at corner	Ulmus americana	American Elm	24"	1	1
88	at corner	Ulmus americana	American Elm	24"	1	1
89	at corner	Ulmus americana	American Elm	24"	1	1
90	at corner	Ulmus americana	American Elm	24"	1	1
91	at corner	Ulmus americana	American Elm	24"	1	1
92	at corner	Ulmus americana	American Elm	24"	1	1
93	at corner	Ulmus americana	American Elm	24"	1	1
94	at corner	Ulmus americana	American Elm	24"	1	1
95	at corner	Ulmus americana	American Elm	24"	1	1
96	at corner	Ulmus americana	American Elm	24"	1	1
97	at corner	Ulmus americana	American Elm	24"	1	1
98	at corner	Ulmus americana	American Elm	24"	1	1
99	at corner	Ulmus americana	American Elm	24"	1	1
100	at corner	Ulmus americana	American Elm	24"	1	1

THE CLINE RESIDENCE
225 E. ONWENTIA ROAD
LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
1141 E. MISSION LN.
SCOTTSDALE, ARIZONA
(480) 922-9792
rm@swansonarch.com

DESIGNED BY	
PREPARED BY	
DATE	
PLAN NO.	2218
SHEET	OF



FRONT ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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SCOTTSDALE, ARIZONA

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rick@rmswanson.com

September 27, 2022



LEFT SIDE ELEVATION

THE CLINE RESIDENCE

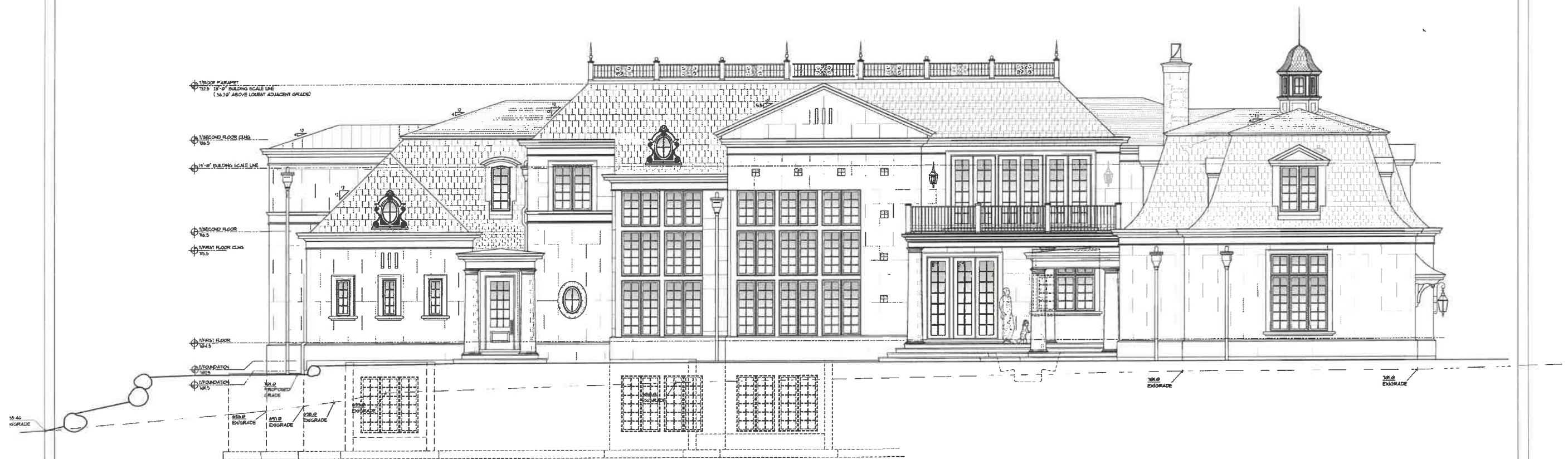
225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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September 27, 2022



REAR ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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rick@rmson.com

September 27, 2022



RIGHT SIDE ELEVATION

THE CLINE RESIDENCE

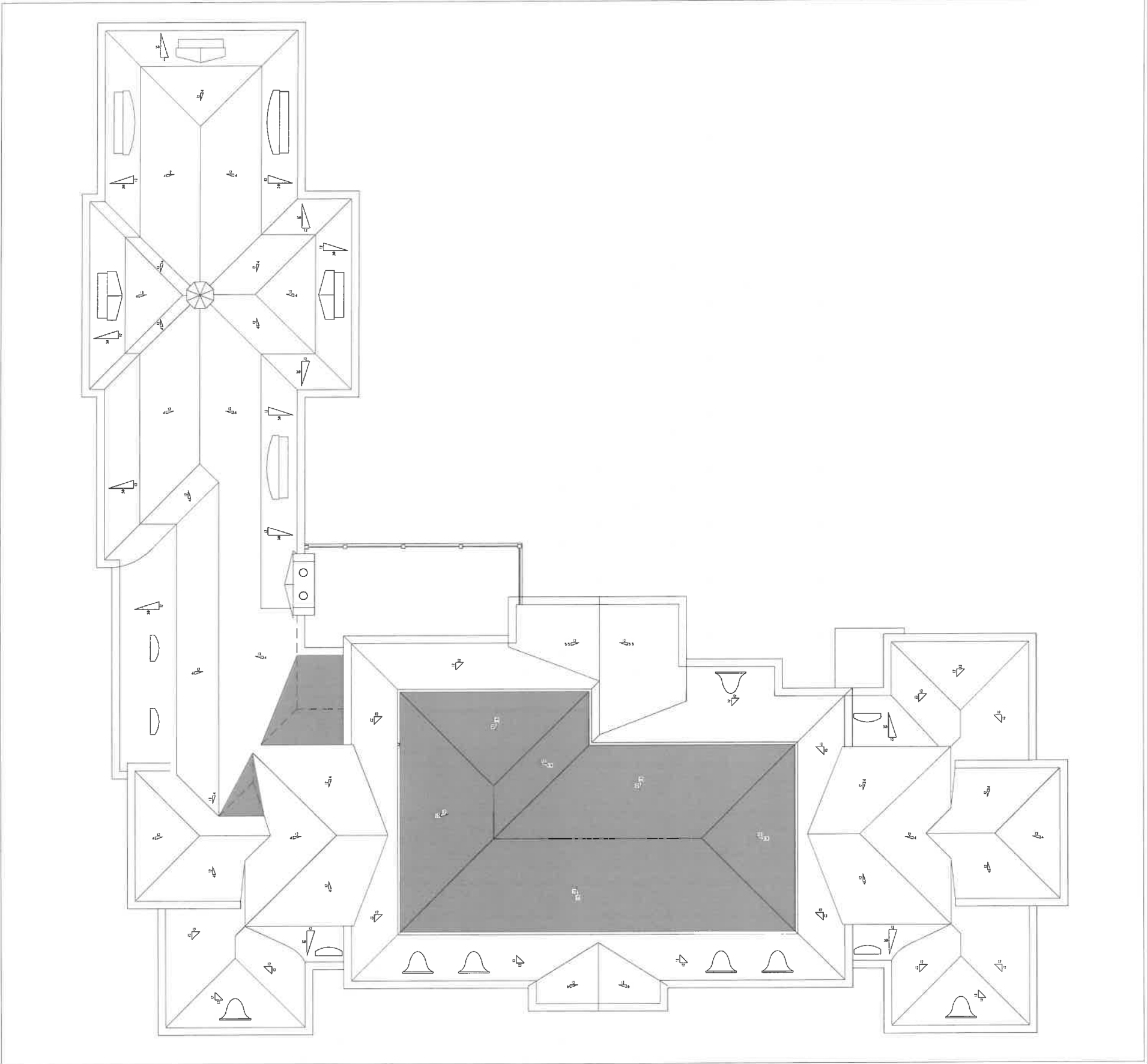
225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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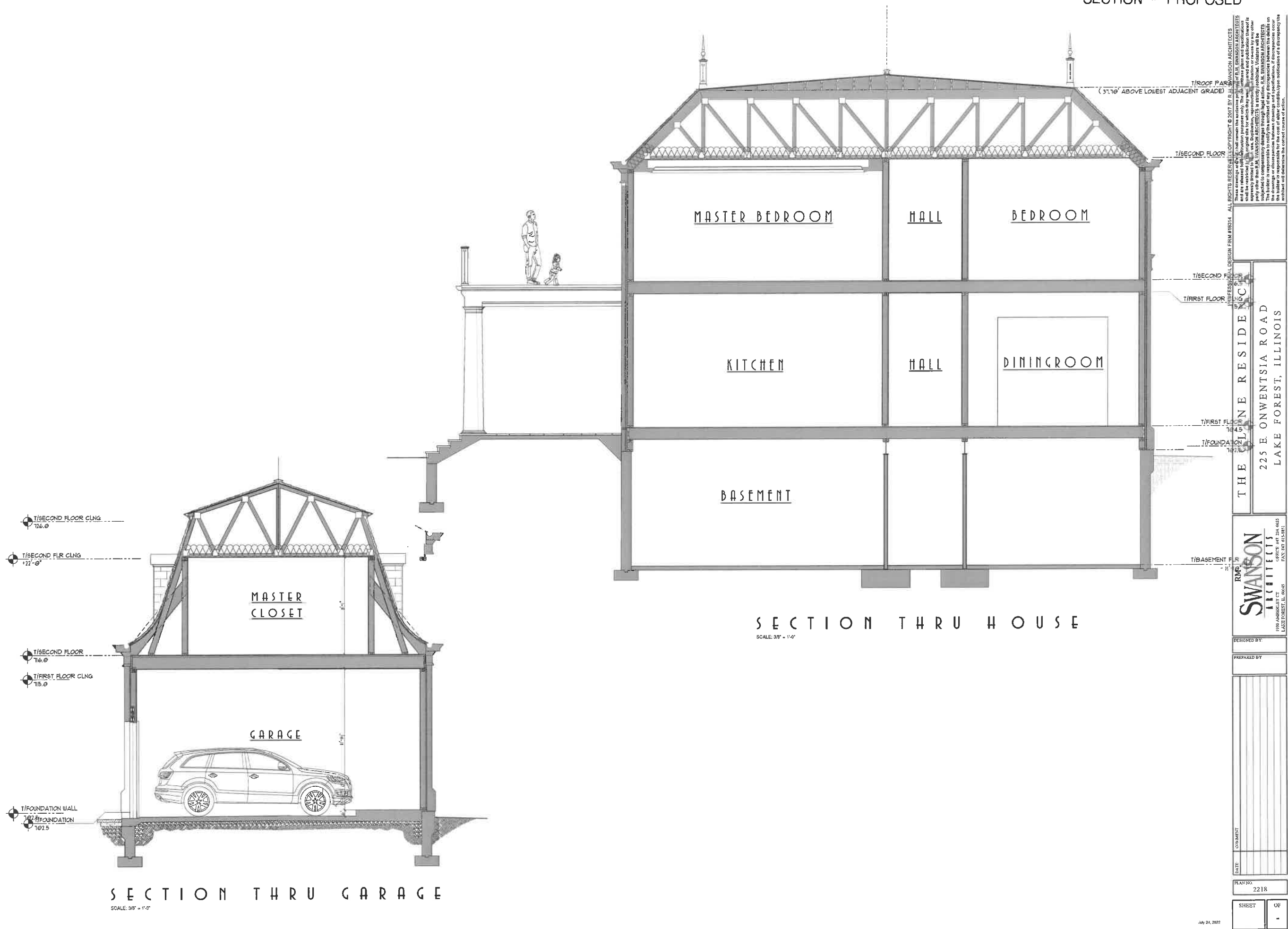
(847) 757-3975
rick@rmswanson.com

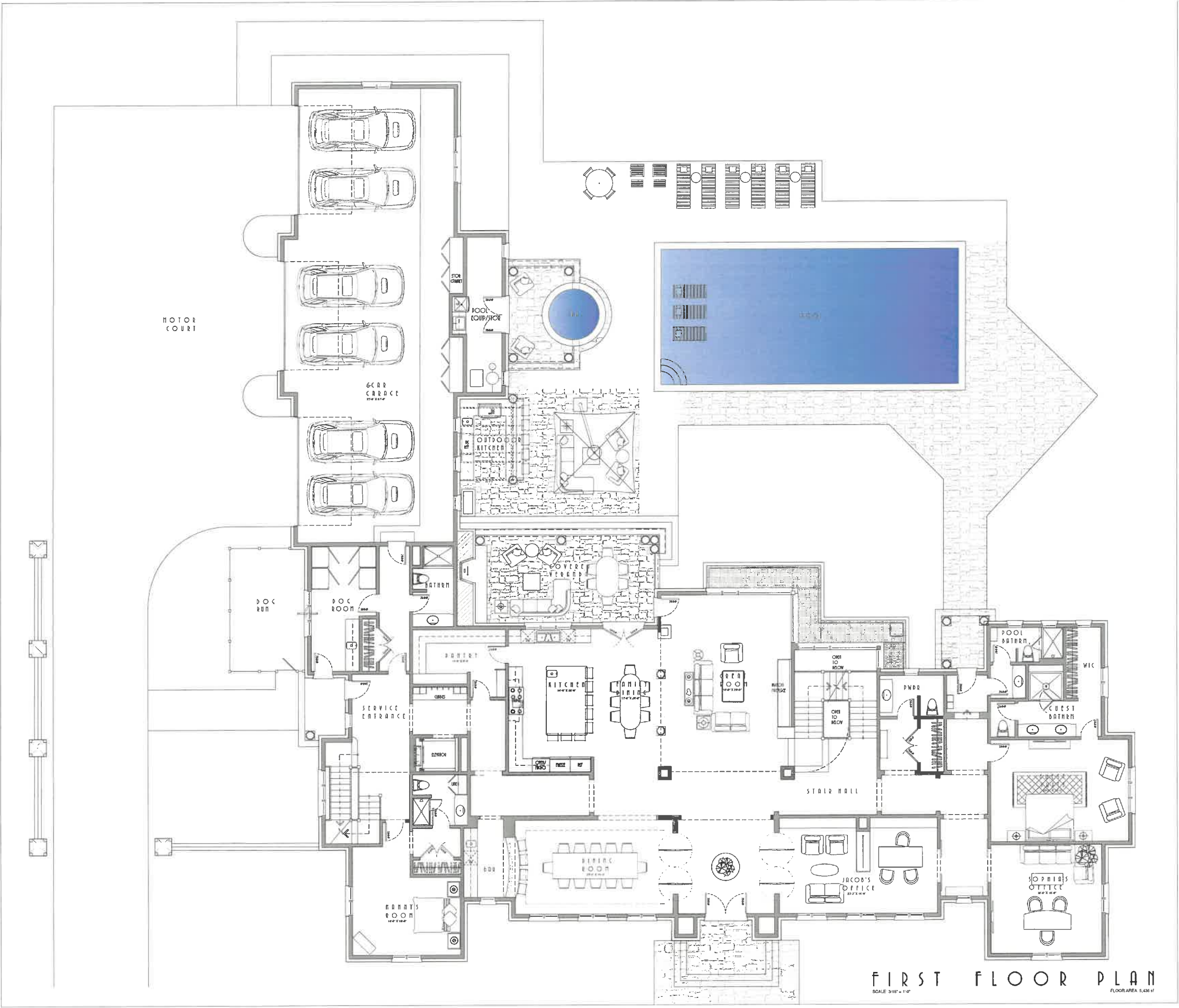
September 27, 2022



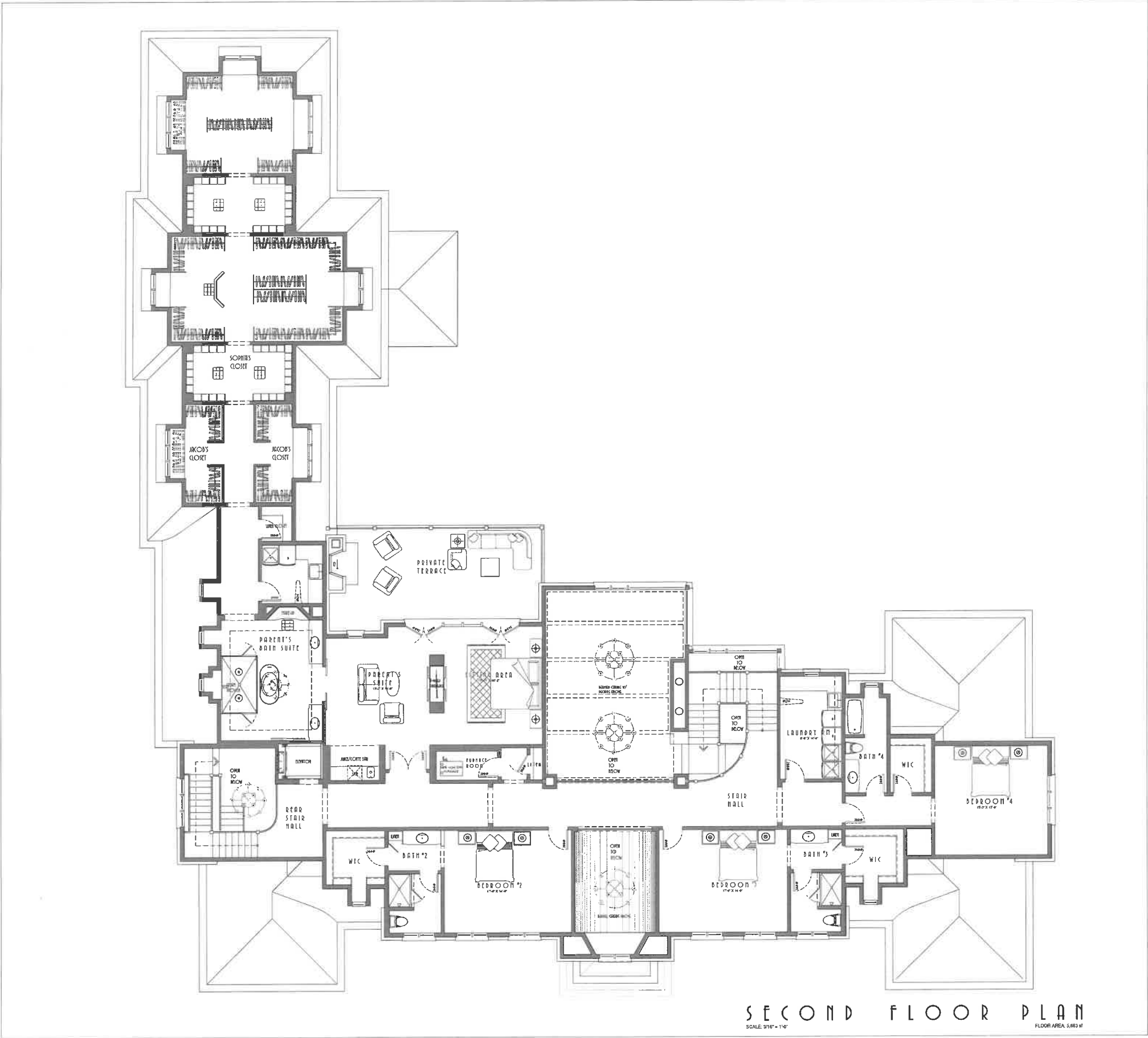
ROOF PLAN
SCALE: 3/16" = 1'-0"

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DESIGNED BY:		PREPARED BY:	
DATE:		COMMENT:	
PLAN NO:		SHEET	
2218		OF	
		-	





DATE		OWNER	DESIGNED BY		PREPARED BY		PLANNING		SHEET		OF	
2218												
THE CLINE RESIDENCE												
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PLAN NO.		2218		PREPARED BY:		THE CLINE RESIDENCE		225 E. ONWENTSIA ROAD		225 E. ONWENTSIA ROAD	
SHEET		OF				LAKE FOREST, ILLINOIS				LAKE FOREST, ILLINOIS	



225 E Onwentsia Road, Lake Forest, Illinois

225 ONWENTSLA
Lake Forest, IL 60045

Impervious Surface Calculation

	sq ft	acre
Lot Area	124630	2.861

Existing Conditions

	sq ft	acre
House	5016	0.115
Driveway	14517	0.333
Patio/walk	1859	0.043
Total	21392	0.491

Percent Impervious

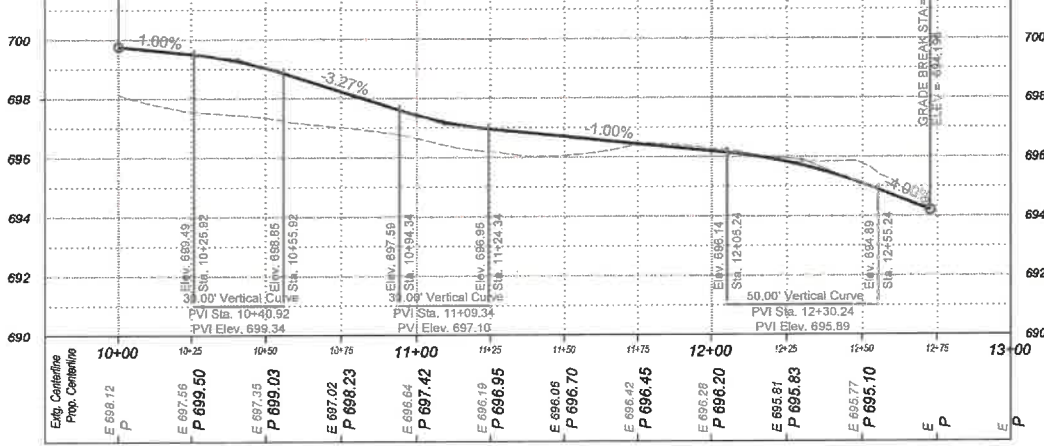
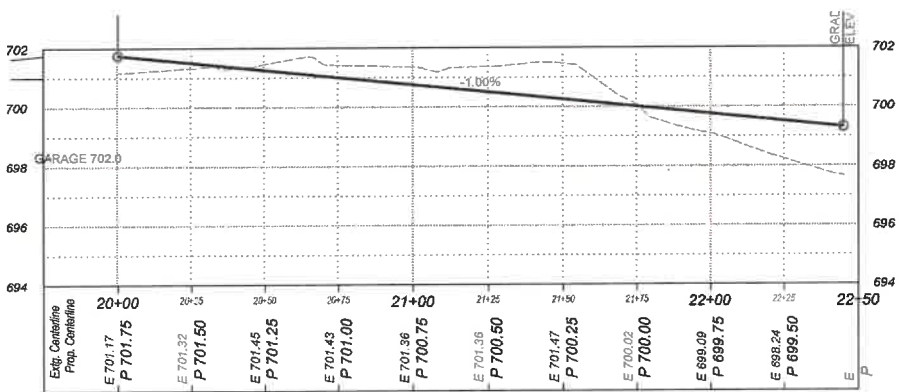
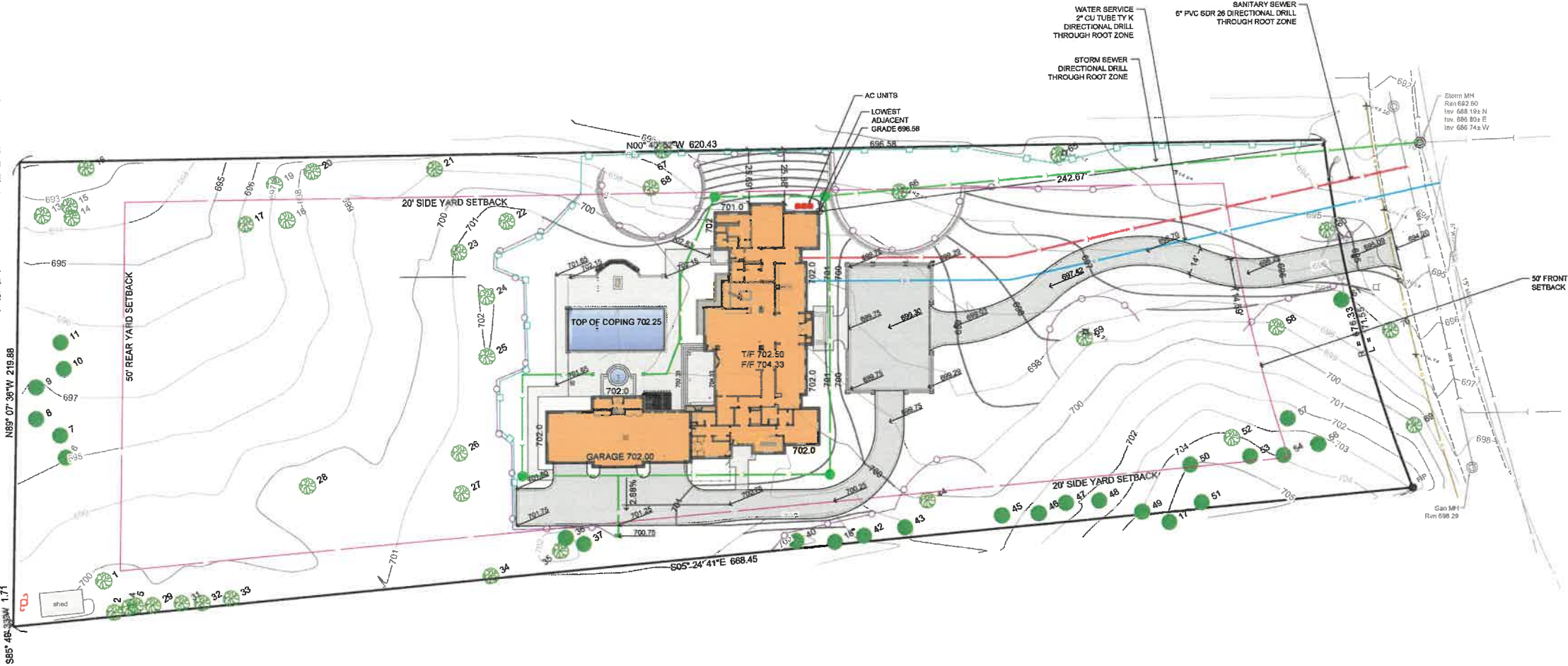
17.2%

Proposed Conditions

	sq ft	acre
House	7458	0.171
Driveway	9753	0.224
Patio/walks	4157	0.095
Total	21368	0.491

Percent Impervious

17.1%

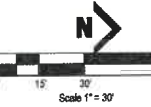


BLECK

engineers | surveyors

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

225 E Onwentsia
Lake Forest, IL



BENCHMARK: ARROW NUT ON FIRE
HYDRANT ON NORTH SIDE OF ONWENTSLA
ROAD NEAR EAST LOT LINE OF #222 E
ONWENTSLA ROAD
ELEVATION = 705.02

ALL ELEVATIONS ON THESE PLANS ARE ON
CITY OF LAKE FOREST (UBSS NAVD 83)
DATUM

ISSUED DATE ISSUED FOR

08.12.2022	HPC
09.30.2022	Moved House 20' S

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

Michael G. Bleck, PE 07.21.2022

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RM SWANSON & ASSOC.
11418 E Mission Ln.
Scottsdale AZ, Illinois 60045

70-1272	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

Drawing Name

Proposed Site Plan

225 E Onwentsia Road, Lake Forest, Illinois

BLECK

engineers | surveyors

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

225 E Onwentsia

Lake Forest, IL



BENCHMARK: ARROW NUT ON FIRE
HYDRANT ON NORTH SIDE OF ONWENTSIA
ROAD NEAR EAST LOT LINE OF #222 E
ONWENTSIA ROAD

ELEVATION = 705.02

ALL ELEVATIONS ON THESE PLANS ARE ON
CITY OF LAKE FOREST (USGS NAVD 88)
DATUM

[illegible]

PROFESSIONAL SEAL

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

Michael G. Bleck, PE 07.21.2022
License No. 00204963 Expires 11/00/21

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RM SWANSON & ASSOC.
11418 E Mission Ln.
Scottsdale AZ, Illinois 60045

70-1272	Project No.
MB	Drawn By
MGB	Checked By

Drawing No.

3

Drawing Name

Topographic Survey



1. HOUSE TO BE RAZED
2. DRIVEWAY TO BE REMOVED
3. STONE WALK TO BE REMOVED
4. STONE PATIO TO BE REMOVED
5. TREE TO BE REMOVED
6. GREASE TRAP TO BE REMOVED
7. FENCE TO BE REMOVED
8. EXISTING UTILITIES TO BE REMOVED

- ① **STABILIZED CONSTRUCTION ENTRANCE**
Use existing driveway
- ② **TREE PRESERVATION & CONSTRUCTION LIMITS FENCE**
Temporary 4' Tall Snow Fence w/ Steel Posts
- ③ **SILT FILTER FENCE**
Shall comply with AASHTO Standard M 288-00
- ④ **MUD AND DUST CONTROL**
- ⑤ **TEMPORARY INLET PROTECTION**
All open lid structures to have Catch All Baskets or approved equal.
- ⑥ **EROSION CONTROL BLANKET**
North American Green S75

[illegible]

Id	Common Name	Size	Sex	Canid.	Ferns	Problems
1	American Elm	22	3	3	3	weak crown, suckering, multiple leaders
2	White Mulberry (Common Mulberry)	11	3	3	4	rotten discolored, weak crown, one sided, over-topped, twist in trunk
3	White Mulberry (Common Mulberry)	10	3	4	4	one sided, over-topped, slight twist
4	Blackhaw Magnolia	32	3	4	4	rotten discolored, one sided, A/C/D, slight twist
5	Blackhaw Magnolia	12	3	3	3	rotten discolored, weak crown, suckering, over-topped, slight weep, multiple leaders
6	Redbud White Pine	18	3	3	3	one sided, rotten trunk, multiple leader
7	Honey Sycamore	25	3	3	4	one sided, damaged leader, multiple leaders
8	Honey Sycamore	34	3	4	4	one sided, rotten crown, lower branches shaded out
9	Honey Sycamore	27	3	3	3	rotten discolored, lower branches shaded out
10	Honey Sycamore	20	3	3	4	slight twist, twist in trunk, double leader
11	Honey Sycamore	38	3	3	3	rotten discolored, one sided, lower branches shaded out
12	American Elm	30	3	4	4	suckering, over-topped, double leader
13	American Elm	19	3	3	3	one sided, suckering, rotten in trunk
14	American Elm	15	3	3	3	minor discolored, weak crown, one sided, suckering, multiple leaders
15	American Elm	14	3	4	4	minor discolored, weak crown, one sided, suckering, double leader
16	White Oak	29	4	3	3	minor discolored, weak crown, twist in trunk, multiple leaders
17	American Elm	43	3	3	4	heavy discolored, weak crown, one sided, suckering, over-topped
18	American Elm	36	3	3	3	minor discolored, weak crown, multiple leaders
19	American Elm	33	3	4	4	weak crown, one sided, over-topped, slight weep
20	American Elm	39	3	3	3	weak crown, one sided, suckering, over-topped, multiple leaders
21	Boxelder Maple	17	4	4	4	minor discolored, excessive lean, one sided, suckering
22	American Elm	36	3	3	3	weak crown, suckering, multiple leaders
23	American Elm	37	3	3	3	lean trunk, minor discolored, weak crown, suckering, distinct
24	American Elm	33	4	3	3	minor discolored, trunk rot, suckering, slight twist
25	American Elm	36	3	3	3	heavy discolored, weak crown, suckering, one sided
26	Silver Maple	21	3	3	3	one sided, weak crown, multiple leaders
27	Silver Maple	29	3	3	3	minor discolored, weak crown
28	American Elm	45	4	3	3	minor discolored
29	Boxelder Maple	6	4	4	4	minor discolored
30	American Elm	5	3	4	4	minor discolored
31	American Elm	20	3	3	3	minor discolored
32	American Elm	20	3	3	3	minor discolored
33	Common Hornedlizard					minor discolored, one sided, suckering, over-topped
34	American Elm					minor discolored, multiple leaders
35	American Elm					weak crown, one sided, suckering, over-topped
36	American Elm					weak crown, one sided, suckering, over-topped
37	American Elm					weak crown, one sided, suckering, over-topped
38	American Elm					weak crown, one sided, suckering, over-topped
39	American Elm					weak crown, one sided, suckering, over-topped
40	American Elm					weak crown, one sided, suckering, over-topped
41	American Elm					weak crown, one sided, suckering, over-topped
42	American Elm					weak crown, one sided, suckering, over-topped
43	American Elm					weak crown, one sided, suckering, over-topped
44	American Elm					weak crown, one sided, suckering, over-topped
45	American Elm					weak crown, one sided, suckering, over-topped
46	American Elm					weak crown, one sided, suckering, over-topped
47	American Elm					weak crown, one sided, suckering, over-topped
48	American Elm					weak crown, one sided, suckering, over-topped
49	American Elm					weak crown, one sided, suckering, over-topped
50	American Elm					weak crown, one sided, suckering, over-topped
51	American Elm					weak crown, one sided, suckering, over-topped
52	American Elm					weak crown, one sided, suckering, over-topped
53	American Elm					weak crown, one sided, suckering, over-topped
54	American Elm					weak crown, one sided, suckering, over-topped
55	American Elm					weak crown, one sided, suckering, over-topped
56	American Elm					weak crown, one sided, suckering, over-topped
57	American Elm					weak crown, one sided, suckering, over-topped
58	American Elm					weak crown, one sided, suckering, over-topped
59	American Elm					weak crown, one sided, suckering, over-topped
60	American Elm					weak crown, one sided, suckering, over-topped
61	American Elm					weak crown, one sided, suckering, over-topped
62	American Elm					weak crown, one sided, suckering, over-topped
63	American Elm					weak crown, one sided, suckering, over-topped
64	American Elm					weak crown, one sided, suckering, over-topped
65	American Elm					weak crown, one sided, suckering, over-topped
66	American Elm					weak crown, one sided, suckering, over-topped
67	American Elm					weak crown, one sided, suckering, over-topped
68	American Elm					weak crown, one sided, suckering, over-topped
69	American Elm					weak crown, one sided, suckering, over-topped
70	American Elm					weak crown, one sided, suckering, over-topped
71	American Elm					weak crown, one sided, suckering, over-topped

Tag No.	Common Name	Size	Cond.	Form	Problems
1	American Elm	23	3	3	weak crotch, suckering, multiple leaders
2	White Mulberry (Common Mulberry)	11	3	4	minor deadwood, weak crotch, one sided, over-topped, twist in trunk
3	White Mulberry (Common Mulberry)	10	3	4	one sided, over-topped, slight sweep
4	Boxelder Maple	10	4	4	minor deadwood, one sided, suckering, slight lean
5	Boxelder Maple	12	3	4	minor deadwood, weak crotch, suckering, over-topped, slight sweep, multiple
6	Eastern White Pine	20	3	4	one sided, thin crown, twist in trunk, multiple leader
7	Norway Spruce	15	3	4	one sided, damaged leader, multiple leaders
8	Norway Spruce	14	3	4	one sided, thin crown, lower branches shaded out
9	Norway Spruce	20	3	3	minor deadwood, lower branches shaded out
10	Norway Spruce	20	3	4	slight lean, twist in trunk, double leader
11	Norway Spruce	18	3	4	minor deadwood, one sided, lower branches shaded out
12	American Elm	10	3	4	suckering, over-topped, double leader
13	American Elm	10	3	4	one sided, suckering, pruned for side wires
14	American Elm	15	3	4	minor deadwood, weak crotch, one sided, suckering, multiple leaders
15	American Elm	14	3	4	minor deadwood, weak crotch, one sided, suckering, double leader
16	White Ash	19	4	3	minor deadwood, weak crotch, trunk scar, multiple leaders
17	American Elm	41	3	4	heavy deadwood, weak crotch, one sided, suckering, over-topped
18	American Elm	39	3	3	minor deadwood, weak crotch, multiple leaders
19	American Elm	33	3	4	weak crotch, one sided, over-topped, slight sweep
20	American Elm	29	3	4	weak crotch, one sided, suckering, over-topped, multiple leaders
21	Boxelder Maple	17	4	4	minor deadwood, excessive lean, one sided, suckering
22	American Elm	35	3	3	weak crotch, suckering, multiple leaders
23	American Elm	32	4	3	broken limbs, minor deadwood, weak crotch, suckering, dieback
24	American Elm	32	4	3	minor deadwood, trunk scar, suckering, decay, dieback, multiple leaders
25	American Elm	36	3	3	heavy deadwood, weak crotch, suckering, multiple leaders
26	Silver Maple	27	3	4	one sided, branch scars, multiple leaders
27	Silver Maple	34	3	3	broken limbs, weak crotch, multiple leaders
28	American Elm	40	4	3	minor deadwood, basal scar, weak crotch, dieback, multiple leaders
29	Boxelder Maple	8	4	4	suckering, over-topped, damaged leader, slight sweep
30	American Elm	9	3	4	minor deadwood, weak crotch, over-topped, slight sweep
31	American Elm	20	3	3	minor deadwood, weak crotch, one sided, suckering
32	American Elm	22	3	4	minor deadwood, weak crotch, one sided
33	American Elm	17	3	4	minor deadwood, weak crotch, one sided, suckering, over-topped
34	Common Honeylocust	29	3	4	trunk scar, slight sweep, multiple leaders
35	American Elm	38	4	3	trunk scar, decay, multiple leaders
36	Norway Spruce	9	3	4	minor deadwood, over-topped, lower branches shaded out
37	Norway Spruce	8	3	4	one sided, over-topped, lower branches shaded out
38	Silver Maple	35	3	3	weak crotch, trunk scar, twist in trunk, multiple leaders
39	American Elm	34	3	3	minor deadwood, weak crotch, multiple leaders
40	Norway Spruce	21	3	4	minor deadwood, one sided, lower branches shaded out
41	Norway Spruce	22	3	4	minor deadwood, one sided, lower branches shaded out
42	Norway Spruce	20	4	5	sparse foliage, top broken off
43	Norway Spruce	17	3	4	minor deadwood, excessive lean, lower branches shaded out
44	Silver Maple	38	4	4	minor deadwood, damaged leader, hollow, multiple leaders
45	White Ash	20	4	4	minor deadwood, weak crotch, multiple leaders
46	Norway Spruce	25	3	4	minor deadwood, one sided, sap sucker damage, slight lean
47	Norway Spruce	26	3	3	minor deadwood
48	White Spruce	20	5	5	sparse foliage, top broken off
49	White Spruce	17	3	4	minor deadwood, one sided
50	Norway Spruce	28	3	4	minor deadwood, one sided
51	White Spruce	16	4	4	broken limbs, minor deadwood, one sided, damaged leader, multiple leaders
52	Douglas-fir	18	4	4	minor deadwood, trunk scar, one sided, girdling root, slight lean, multiple leaders
53	Norway Spruce	27	3	4	minor deadwood, one sided, lower branches shaded out
54	Norway Spruce	13	4	4	sparse foliage, one sided, vine infested, slight lean
55	Norway Spruce	29	3	4	minor deadwood, one sided, lower branches shaded out
56	Norway Spruce	19	3	4	minor deadwood, girdling root, thin crown, lower branches shaded out
57	Norway Spruce	16	4	4	minor deadwood, sparse foliage, vine infested, lower branches shaded out
58	Scots Pine	23	3	4	minor deadwood, slight sweep
59	Shagbark Hickory	28	3	3	minor deadwood, multiple leaders
60	Sugar Maple	17	3	3	girdling root
61	Norway Spruce	11	2	3	minor deadwood, lower branches shaded out
62	Norway Spruce	12	3	4	minor deadwood, one sided, lower branches shaded out
63	Norway Spruce	9	3	4	one sided
64	Norway Spruce	8	3	4	minor deadwood, weak crotch, one sided, lower branches shaded out
65	American Elm	39	4	3	minor deadwood, weak crotch, suckering, dieback, multiple leaders
66	Bur Oak	40	3	3	heavy deadwood, weak crotch, optimum, multiple leaders
67	Norway Maple	15	3	3	over-topped, double leader
68	White Oak	43	4	3	heavy deadwood, weak crotch, dieback, basal swell, multiple leaders
69	Common Honeylocust	27	3	3	minor deadwood, weak crotch, suckering, multiple leaders
70	Hybrid Elm	8	3	3	weak crotch, suckering, double leader



EMERALD GREEN ARBORVITAE



NORWAY SPRUCE



REDBUD MULTISTEM TREE



ORNAMENTAL PEAR



HYDRANGEA TREE FORM



GREEN VELVET BOXWOOD



PACHYSANDRA GROUNDCOVER



V. HYDRANGEA



SHRUB ROSES



NATURAL CLEFT BLUESTONE



BRUSSEL BLOCK PAVER BRICKS



LANDSCAPE PLAN

DATE: 8/25/22

SCALE: 1"=20'

AMOUNT	SIZE	PLANT NAME	AMOUNT	SIZE	PLANT NAME
9	8-9'	NORWAY SPRUCE	980 SQ. FT.	3"	PACHYSANDRA TERMINALIS
10	6-7'	EMERALD GREEN ARBORVITAE	40	2 GALLON	V. ROSA, SHRUB ROSES
3	7-8'	REDBUD MULTISTEM TREE	165	24"	GREEN VELVET BOXWOOD
17	3-4"	ORNAMENTAL PEAR TREE			
4	15 GALLON	V. HYDRANGEA TREE FORM			
70	24"	HYDRANGEA VARIETY			

CLINE RESIDENCE
225 E. ONWENTZIA
LAKE FOREST, IL.