

Agenda Item 3
210 E. Onwentsia Road
Revisions to Previously Approved Plans

Staff Report
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Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Previously Approved Site Plan
Proposed Site Plan
Previously Approved South Elevation
Proposed South Elevation
Previously Approved West Elevation
Proposed West Elevation – Main Mass of Home
Previously Approved North Elevation
Proposed North Elevation
Previously Approved East Elevation
Proposed East Elevation – Main Mass of Home
Proposed Sunroom Elevations & Partial South and East Elevations
Proposed Garage East & West Elevations
South (Front) Perspective Rendering
Proposed Roof Plan
Proposed Basement Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Landscape Plan

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 22, 2022
FROM:	Jennifer Bachr, Planner
SUBJECT:	210 E. Onwentsia Road – Revisions to Previously Approved Plans

PETITIONERS

Vikram and Rachel Karnani
360 Linden Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

210 E. Onwentsia Road

HISTORIC DISTRICTS

Green Bay Road Local and
National Historic Districts

PROJECT REPRESENTATIVE

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

SUMMARY OF THE PETITION

Plans for a new residence on a vacant lot at 210 E. Onwentsia Road were first presented to the Commission at the June 23, 2021 meeting. At that meeting, the Commission voted to continue the petition and asked the petitioners to consider and respond to the comments offered by the Commission and to provide additional information as requested. After the petitioner revised the plans in response to the Commission's direction, the petition returned to the Commission for further consideration at the July 21, 2021 meeting. During the July meeting, the Commission unanimously voted to grant a Certificate of Appropriateness approving the new residence, conceptual landscape plan and overall site plan.

After the Commission's approval, a building permit was issued for the new residence. Since the building permit was issued, work has started on the site to install the utilities and driveway. Construction of the house has not yet started. After the building permit was issued, the petitioner notified staff of the intent to modify the plans, reducing the scope somewhat to better align the project with the intended budget. The modified plans are now presented to the Commission for review. The previously approved plans and currently proposed plans are included in the Commission's packet.

The following revisions are proposed to the plans previously approved by the Commission.

- Brick exterior walls are proposed to replace the previously approved stone exterior walls.
- The west wing of the home was reduced in size.
- The screen porch on the west end of the home was converted to a sunroom.
- The breezeway on the west side of the home was eliminated and replaced with a smaller element that connects the new sunroom to the main house.
- The basement walk-out on the west side of the home was eliminated.
- The swimming pool on the northwest side of the site was eliminated.

- The low walls around the front motor court were eliminated.
- The retaining walls on the northwest side of the home were eliminated.
- The greenhouse on the northeast side of the site was eliminated.
- The driveway was slightly modified in the area of the garage.

Portions of this report are repeated from the earlier report prepared for this petition.

PROPERTY DESCRIPTION

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

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

STAFF EVALUATION

Site Plan

The proposed residence as revised is still oriented south and the attached garage faces east. The driveway in front of the garage was slightly modified to incorporate a small area of pavement on the north side.

The previously approved plans include a swimming pool on the northwest side of the site. The swimming pool is no longer proposed. The greenhouse previously proposed north of the garage was eliminated.

Due to the significant grade change across the site, a series of retaining walls were previously proposed on the northwest side of the home. With the elimination of the basement walk-out on the north side of the west wing of the home and the swimming pool, the retaining walls are no longer necessary and have been eliminated from the plan.

Since the previous approval, the impervious surface on the site has been reduced from 30 percent of the lot area to 23 percent of the lot area.

Residence

As stated in the petitioner's statement of intent, the proposed residence is designed the French Country style. The main mass of the proposed residence is two and half stories with hip roof forms. The east wing of the home consists of the garage, mudroom, and office. The west wing on the previously approved plans, includes a covered breezeway connecting a screen porch to the main house. The screen porch and breezeway have been eliminated and instead a sunroom is proposed and is connected to the main house by a small single-story element. With these modifications, the building footprint of the west wing has been reduced by 165 square feet. The massing and length of

the west wing as currently proposed reflects improved balance with the east wing of the home in comparison to the previously approved plans.

Findings

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

Standard 1 – Height.

This standard is met. No change is proposed to the height of the residence as a result of the proposed revisions. The proposed residence is two and a half stories tall and at its maximum height, the house is at 33 feet as measured from the lowest point of existing grade adjacent to the residence to the tallest roof peak. The maximum height allowed for this property is 40 feet.

Standard 2 – Proportion of Front Façade.

This standard is met. The proposed revisions appear to improve the proportions of the front façade because of the reduced length of the west wing, which presents a more balanced composition. A clear hierarchy of masses remains.

Standard 3 – Proportion of Openings.

This standard is met. No changes to the proportions of the window openings results from the proposed revisions. The house still 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 met. The proposed revisions do not impact the rhythm of solids to voids around the house.

Standard 5 – Spacing on the Street.

This standard is met. The proposed revisions do not relate to this standard. As noted in the finding from the previous approval, because the site is setback from the street, behind an existing residence, the property is only minimally visible from the street.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The revisions do not propose any change to the entrance of the home.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The previously approved plans reflected stone as the primary façade material. As noted above, reclaimed brick is now proposed instead of stone. This is the only material change that is proposed. The use of brick is consistent with the French Country architectural style and is a high-quality material that is compatible with the surrounding neighborhood.

The exterior continues to be comprised of high quality and natural materials consistent with the Commission's original approval. Reclaimed brick is proposed for the primary façade material. Horizontal wood siding is proposed on a portion of the garage and on the recessed area at the center of the rear (north) elevation. Wood trim and panels are proposed for the projecting bay windows. Slate is proposed for the main roof forms and copper is proposed for the low-pitch roof forms on the connecting elements on the east and west sides of the residence. The faces of the

dormers will be wood. The dormers will have copper roofs. Aluminum clad wood windows, with interior and exterior muntin bars are proposed. Wood louvered shutters with shutter dogs are proposed. Wood is proposed for the fascia boards and soffits. Brick chimneys with clay pots are proposed.

Standard 8 – Roof Shapes.

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

Standard 9 – Walls of Continuity.

This standard is still met. The proposed revisions maintain the architectural style, proportions of openings, and architectural detailing around the house.

Standard 10 – Scale.

This standard is met. The residence as now presented still complies with the building scale provisions. As noted above, the square footage of the house has been reduced. The updated building scale calculation follows.

Based on the lot size which does not include the land area of the narrow strip of land on which the driveway is located, a residence of up to 7,096 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 710 square feet of design elements. As currently proposed, the residence totals 6,796 square feet. The garage totals 775 square feet and there are 116 square feet of design elements. In total, the home is 300 square feet below the allowable square footage, equal to 4.2 percent of the allowable square footage.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The proposed changes do not alter the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this request.

Standard 13 – Protection of Natural Resources.

This standard is met. The trees impacted by construction on the site have been removed. The modifications to the plans do not require any additional tree removal.

A revised conceptual landscape plan was submitted reflecting changes to the earlier landscape plan in response to the hardscape changes now proposed. The plan continues to reflect a mix of shade, evergreen and ornamental trees across the property. An allee of London planetrees, as opposed to the previously proposed Swamp White Oak trees, is proposed along the driveway on the narrow portion of the property. The landscaping in the rear yard has been adjusted due to the elimination of the pool and greenhouse. Evergreen plantings such as Norway Spruce, and Arborvitae are proposed along the south side of the property to screen views of the home and motor court from the neighbor to the south. As currently proposed, the landscape plan fully satisfies the required replacement inches and the minimum landscaping criteria for new residential construction established by the City Code.

Standard 14 – Compatibility.

This standard is still met. With the proposed changes to the plan, the residence remains compatible with the homes in the surrounding neighborhood.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is not applicable to this request.

PUBLIC COMMENT

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

RECOMMENDATION

Grant approval of modification of the previously issued Certificate of Appropriateness accepting the revisions to the plans as now proposed for the new residence at 210 E. Onwentsia Road, subject to the following conditions of approval. The conditions of the original approval remain in effect. Staff recommends adding the following condition.

1. Revised plans shall be submitted for a building permit reflecting all changes as approved by the Commission.

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

Address 210 E. Onwentsia Road Owner(s) Vikram and Rachel Karnani
 Architect Edward Deegan, architect Reviewed by: Jen Baehr
 Date 6/22/2022
 Lot Area 66198 sq. ft.

Square Footage of New Residence:

1st floor 4310 + 2nd floor 2486 + 3rd floor 0 = 6796 sq. ft.

Design Element Allowance = 710 sq. ft.

Total Actual Design Elements = 116 sq. ft. Excess = 0 sq. ft.

Garage 775 sf actual ; 800 sf allowance Excess = 0 sq. ft.

Garage Width 23 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 = 6796 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 7096 sq. ft.

DIFFERENTIAL = -300 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 33'-0" ft.

NET RESULT:

300 sq. ft. is

4.23% under the
Max. allowed

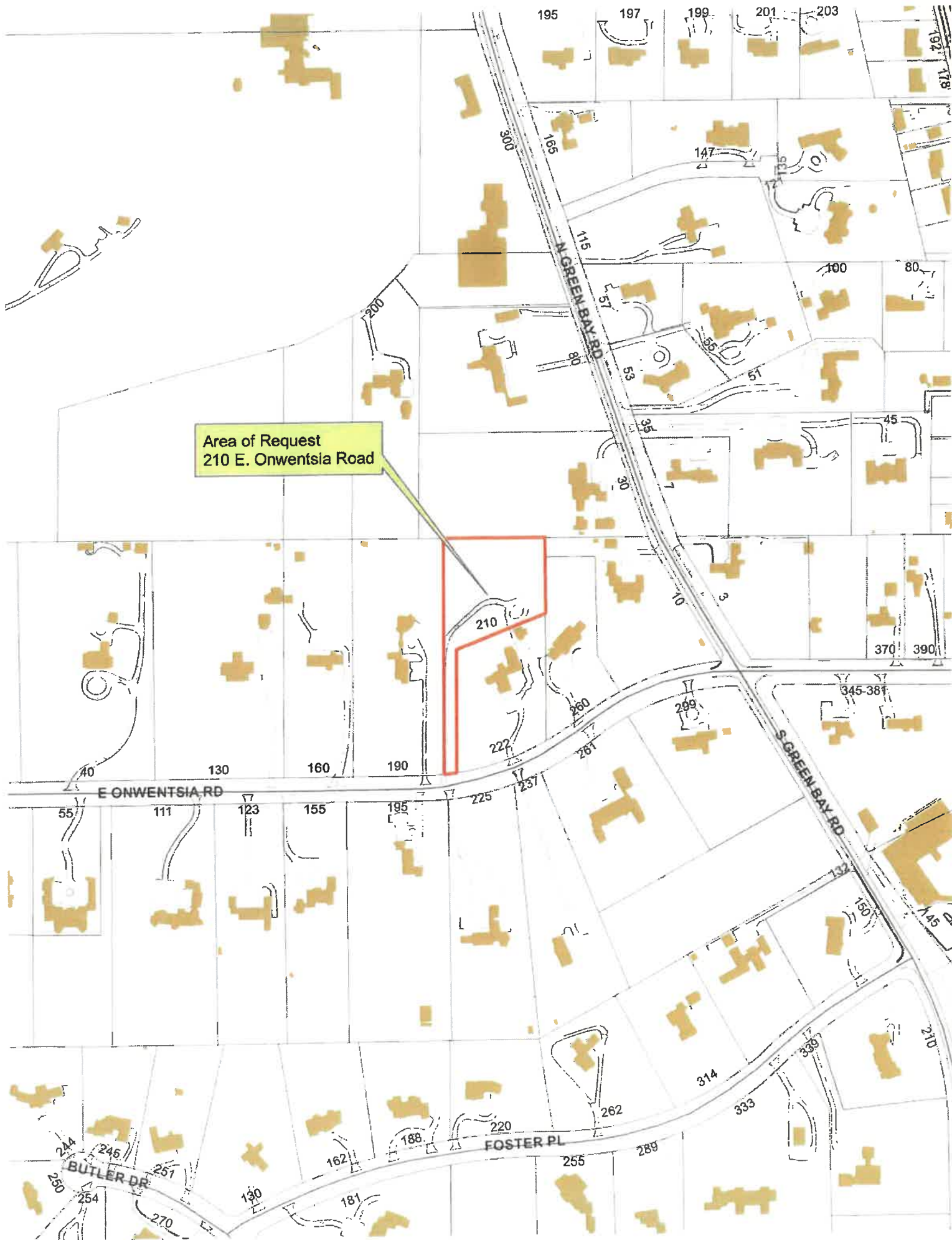
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 710 sq. ft.

Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 116 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 0 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 116 sq. ft.

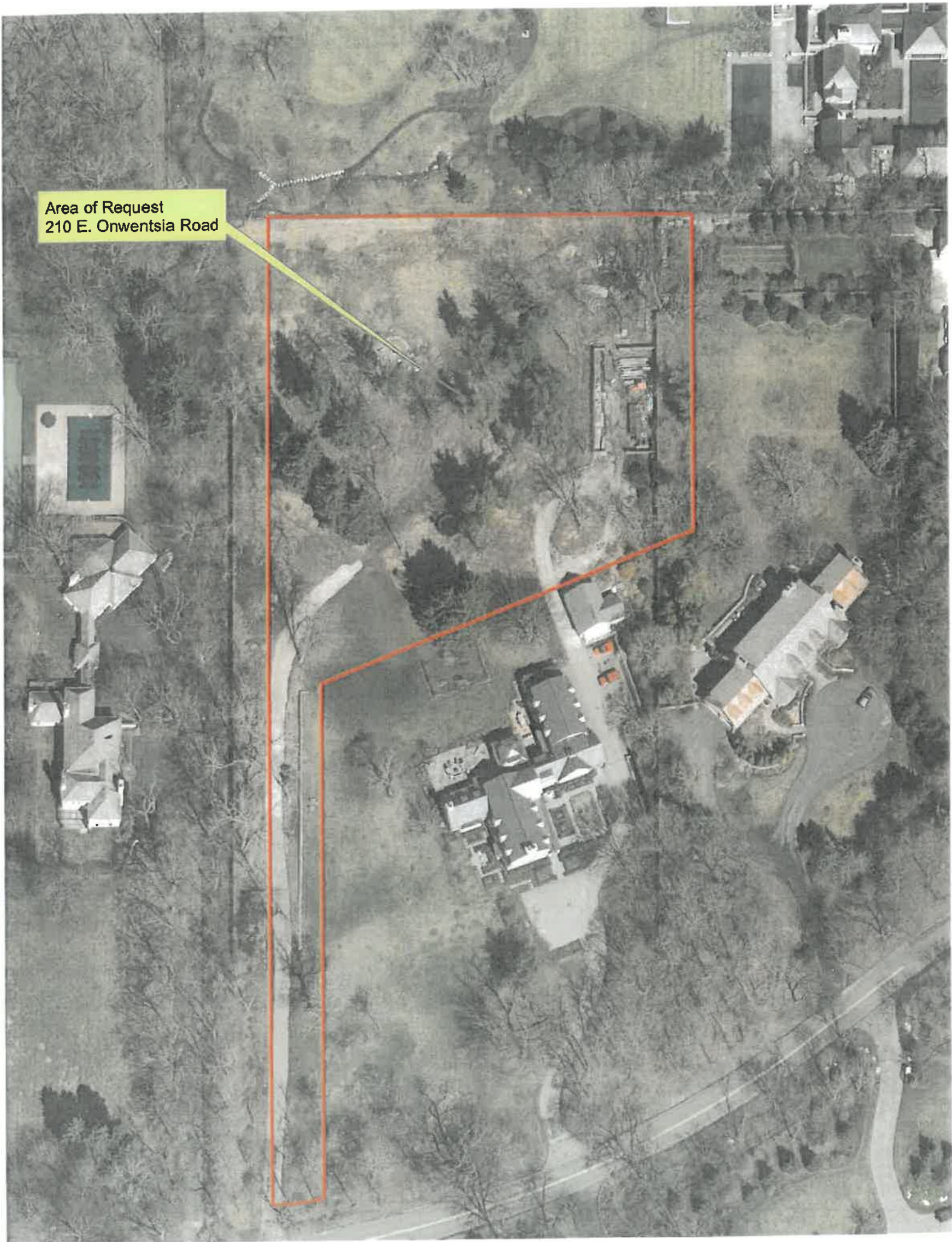
Excess Design Elements = 0 sq. ft.



Area of Request
210 E. Onwentsia Road



Area of Request
210 E. Onwentsia Road





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

PROJECT ADDRESS 240 E. Onwentsia Road

APPLICATION TYPE

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

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

Vikram and Rachel Karnani
Owner of Property

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

Lake Forest, IL 60045
City, State and Zip Code

847 848-2184
Phone Number Fax Number

karnani.vikram@gmail.com
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Edward Deegan
Name and Title of Person Presenting Project

Edward Deegan Architects
Name of Firm

503 Park Drive, Suite 4
Street Address

Kenilworth, IL 60043
City, State and Zip Code

847-906-4110
Phone Number Fax Number

ejd@edwarddeeganarchitects.com
Email Address

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

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

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

June 10, 2022

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

Dear Chairman and the Members of the Commission,

Statement of Intent for 210 E. Onwentsia Road:

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

The Established Architectural Vernacular and Character:

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

Amendments to the project are as follows:

1. **Removal of the Swimming Pool** on the West side of the property – Allows for more natural grading down to the existing wetlands
2. **Removal of Basement Walk-out** – Allows for more natural grading along the West side of the lot down to the existing wetlands
3. **Removal of all site walls/ terracing** – Allows for a more natural landscape approach and minimizing the impact to the overall site, this also simplifies the drainage plan
4. **Removal of a significant amount of impervious surface** – lessens the overall impact on the overall site and on neighboring properties
5. **Removal of west “Screened Room”** – this has now been converted to a “Sunroom” and pushed East toward the Main body of the house. The distance between the East and West forms now matches exactly. This strengthens the symmetry of the home. This also allows for more natural grading/ drainage to occur along the western side of the home.
6. **Converting from Stone to Re-claimed Brick** – The change in the materiality still maintains the



classic, timeless French Country feel. Additional limestone accents have been added in key areas.

Standards of the Historic Preservation Ordinance:

1. **Height**: The proposed dwelling is a one-and-a-half story with a maximum height of 32' 6".
2. **Proportion of Front Façade**: The home will be two-and-a-half stories, but will be undistruptive to the surrounding dwellings or flora. The main form of the front façade is two-and-a-half stories with a central formal entry and a floating Juliet balcony above. The hipped roofs in combination with the proportions of the front façade pay homage to the length of the site facing South.
3. **Proportion of Openings**: The proportion of openings is respectful of and appropriately scaled to the overall massing and remains highly compatible with homes on adjacent properties. The doors of the home are of standard, traditional dimensions. 2 bay window projections off the back of the home anchor the rear façade and provide for outdoor access for the second floor bedrooms.
4. **Rhythm of solids to voids in front of facades**: The front elevation staggers solid and voided space in a rhythm consistent with its central sloping roof form, spaced tastefully and appropriately. The central arched dormer is flanked by the 2 additional smaller oval roof dormers on each side. Each dormer is located directly above both first and second story windows. Holistically, the forms are spatially punctuated, undulating to achieve a nuanced harmony between solids and voids.
5. **Rhythm of spacing and structures on streets**: The existing estate homes on E. Onwentsia Road have substantial front set backs and are fully screened by significant fencing, landscaping and mature trees. The new construction home will not be visible from Onwentsia Road.
6. **Rhythm of entrance porches, storefront, recesses and other projections**: Rhythmically, the home's entry and floating Juliet balcony provide the primary anchorage of the structure, establishing balance and sustaining a synchronized posture along the front, street-facing elevation. The Office and Garage both project to the front and back at the east end of the main home. A small courtyard garden graciously fits between the main home and the Office. At the back, a central balcony over the back porch is balanced between two bay window projections on either side.
7. **Relationship of materials and texture**: From a material standpoint, the home and chimneys will be faced on all sides with a re-claimed brick. The roof is slate with copper standing seam metal. We consider the material treatment to be consistent with and flattering to the traditional and timeless textural parlance of the Lake Forest Historic District.
8. **Roof shapes**: The primary hipped roof forms with their steep slopes abide the traditional French country vernacular with symmetrical dormers facing both the front and back of the home. Hipped roof forms are found on the Garage and symmetrically facing sun-room.



9. **Walls of continuity**: The height of walls and rooflines of the main home are standardized and sustained through the entirety of the front elevation as well as the flanking one story forms.
10. **Scale of structure**: As a two-and-a-half story dwelling, the home is of a typical vertical scale with greater emphasis on its horizontal dimension. As previously noted, the width and lateral proportions of the front façade respond to the existing site by leveraging horizontal geometry to enhance a sense of stability and unity with the landscape.
11. **Directional expression of structure**: The proposed orientation of the home on the site seeks a natural axial alignment with E. Onwentsia Road, posturing the front elevation in a parallel orientation with the street.
12. **Preserving distinguishing features**: N/A due to status as 'New Construction'.
13. **Protection of resources**: No major changes.
14. **New Construction**: The entire home will be 'New Construction'.
15. **Repair to deteriorated features**: N/A due to status as 'New Construction'.
16. **Surface Cleaning**: N/A due to status as 'New Construction'.
17. **Reversibility of Additions and Alterations**: This is a completely 'New Construction' home.

Very truly yours,



Edward J Deegan AIA NCARB





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 Limestone

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish white

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper
☐ Other _____
☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

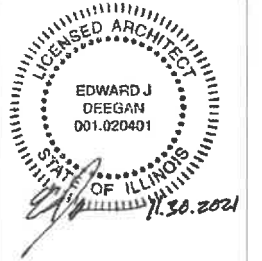
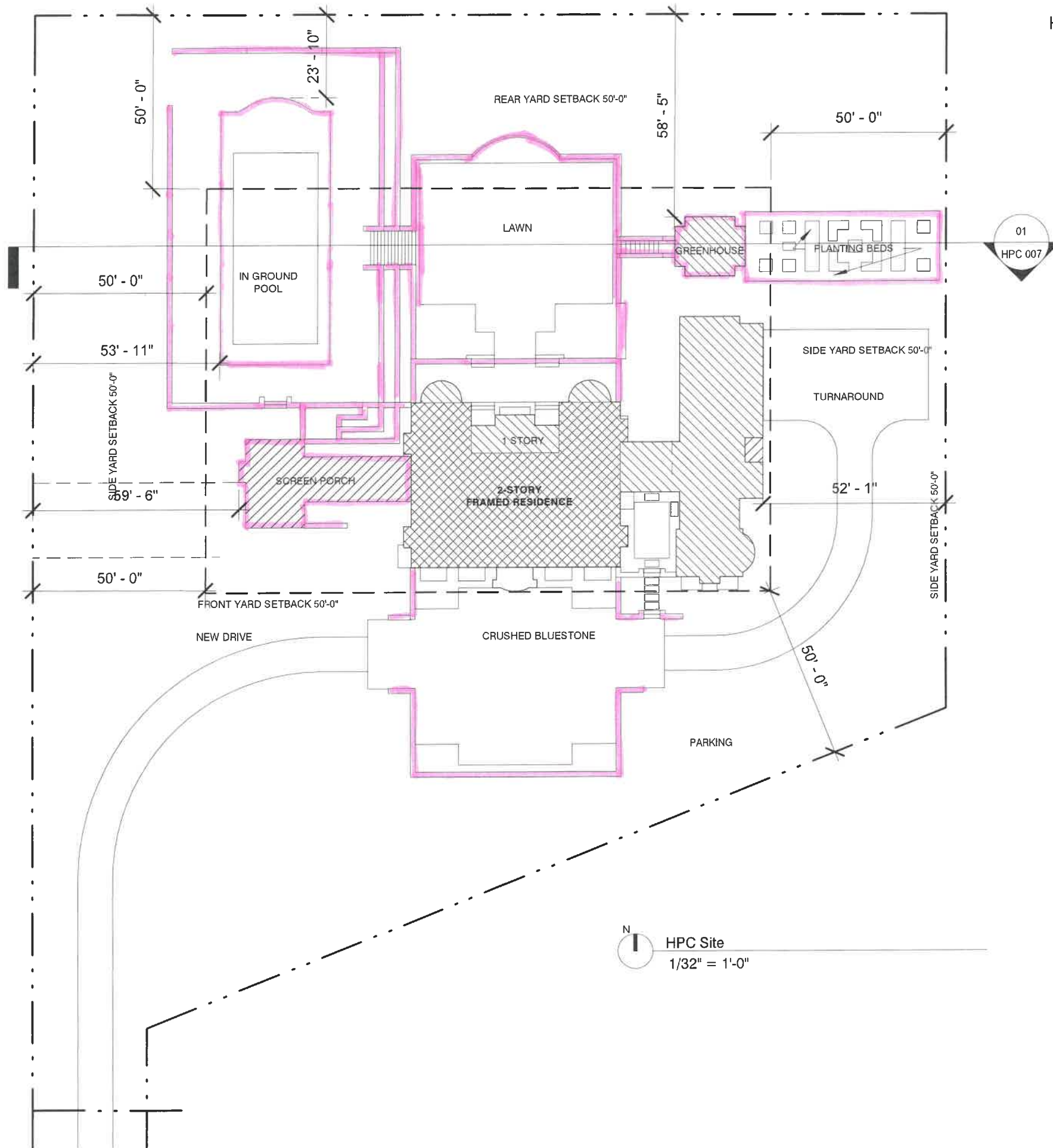
- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

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

Terraces and Patios

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



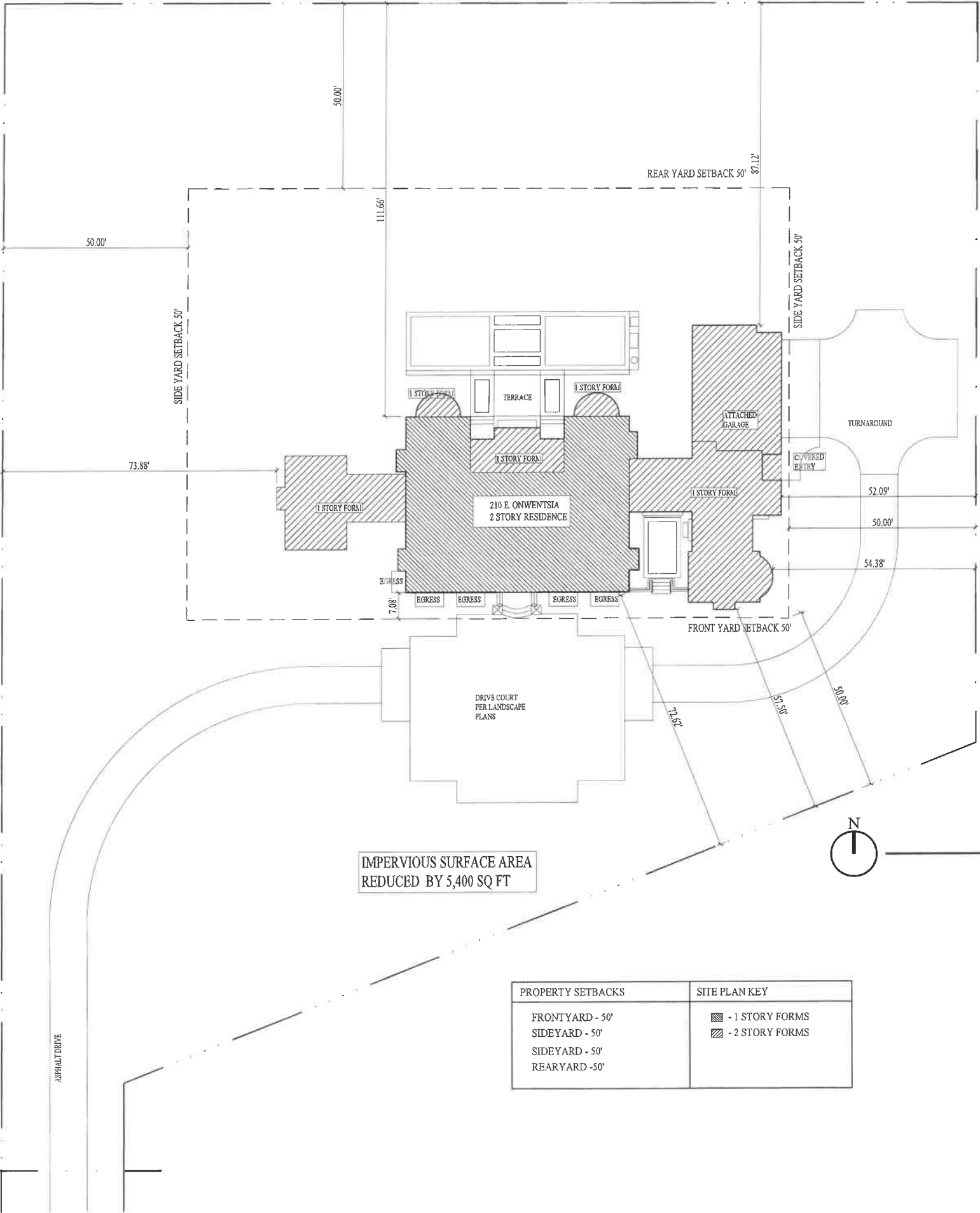
The Karnani Residence
210 Onwentsia Rd.
Lake Forest, IL 60045

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

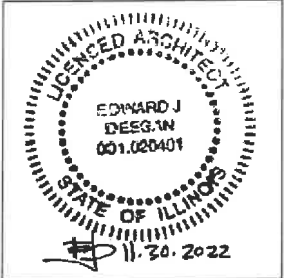
SITE PLAN

SHEET NO.

HPC 005



PROPERTY SETBACKS	SITE PLAN KEY
FRONTYARD - 50'	■ - 1 STORY FORMS
SIDEYARD - 50'	▨ - 2 STORY FORMS
SIDEYARD - 50'	
REARYARD - 50'	



The Karnani Residence

210 E Onwentsia
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

Sheet No.

HPC 001

Title:

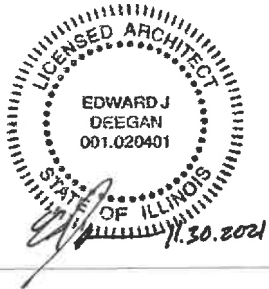
Site Plan



SHEET NO.
HPC 203
SOUTH ELEVATION

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

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





South Elev
SCALE: 3/32"=1'-0"

Sheet No.
HPC 203

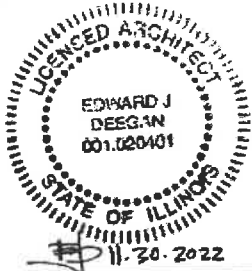
South Elev

EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045

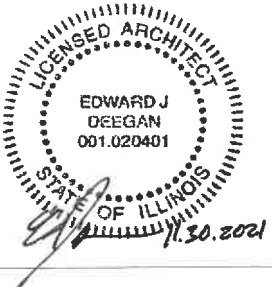




SHEET NO.
HPC 204
WEST ELEVATION

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

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





West Main Form
SCALE: 3/32"=1'-0"

Sheet No.
HPC 204

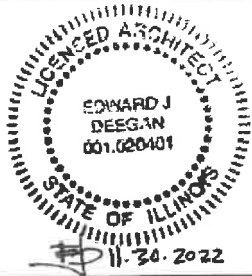
South Elev

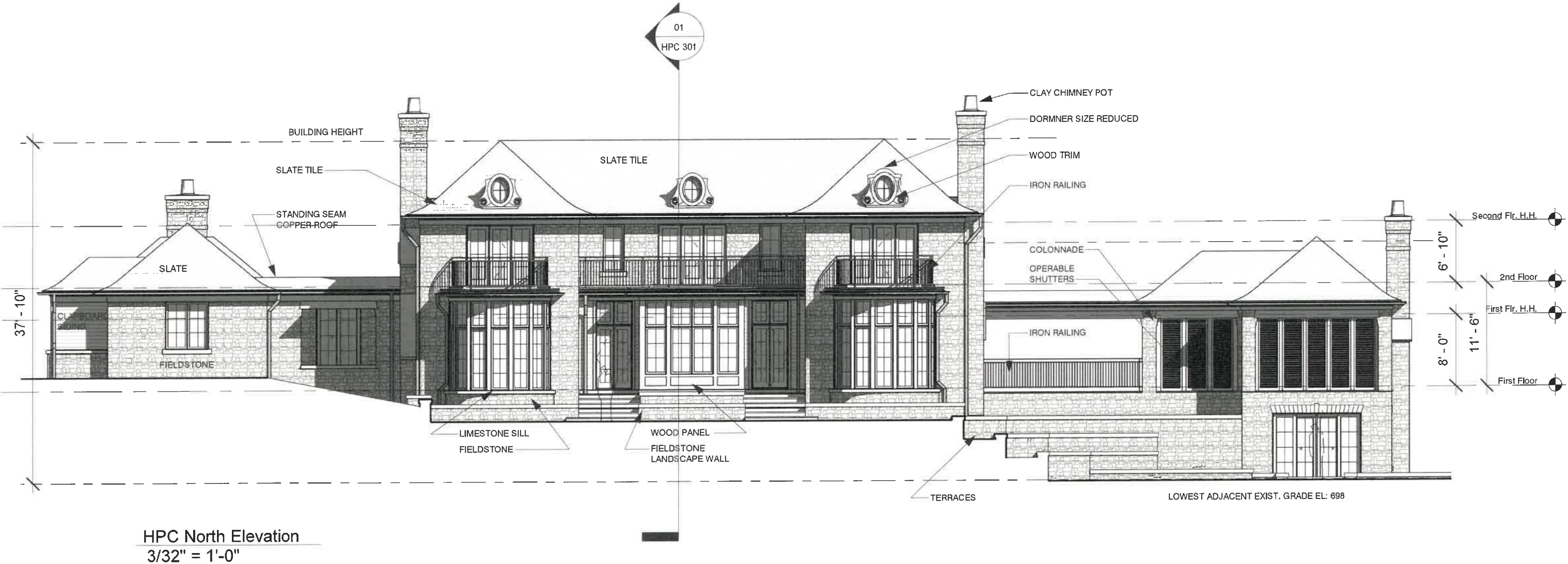
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045

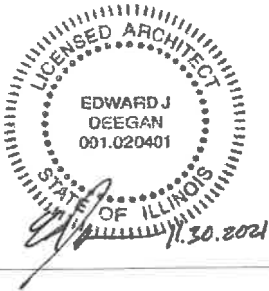




SHEET NO.
HPC 201
NORTH ELEVATION

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

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





North Elev
SCALE: 3/32"=1'-0"

Sheet No.
HPC 201

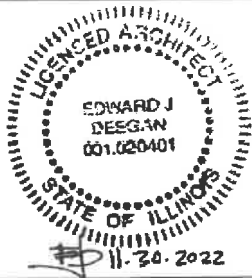
North Elev

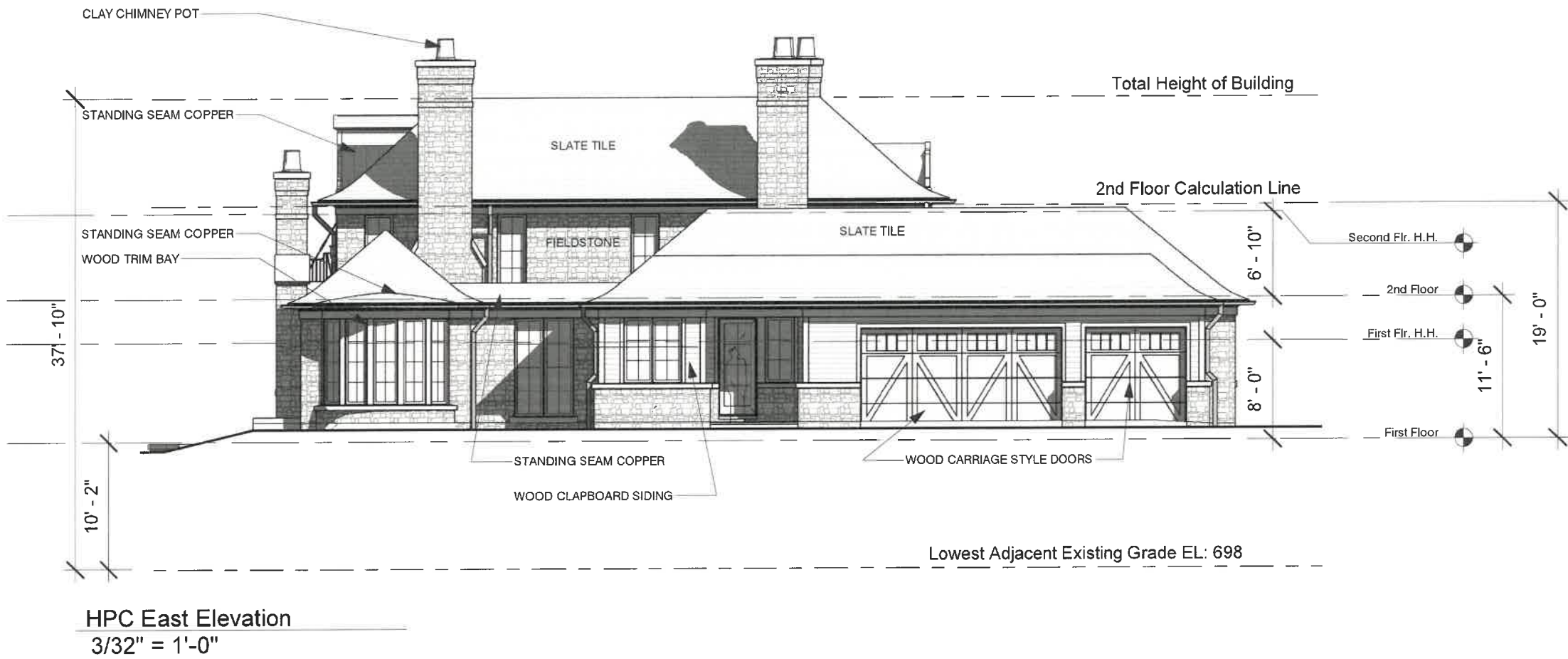
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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210 E Onwentsia Rd.
Lake Forest, IL 60045

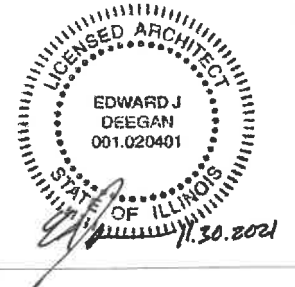




SHEET NO.
HPC 202
EAST ELEVATION

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

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





East Main Form
SCALE: 3/32"=1'-0"

Sheet No.
HPC 202

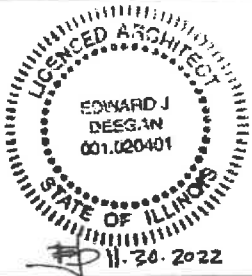
North Elev

EDWARD DEEGAN
ARCHITECTS & INTERIORS

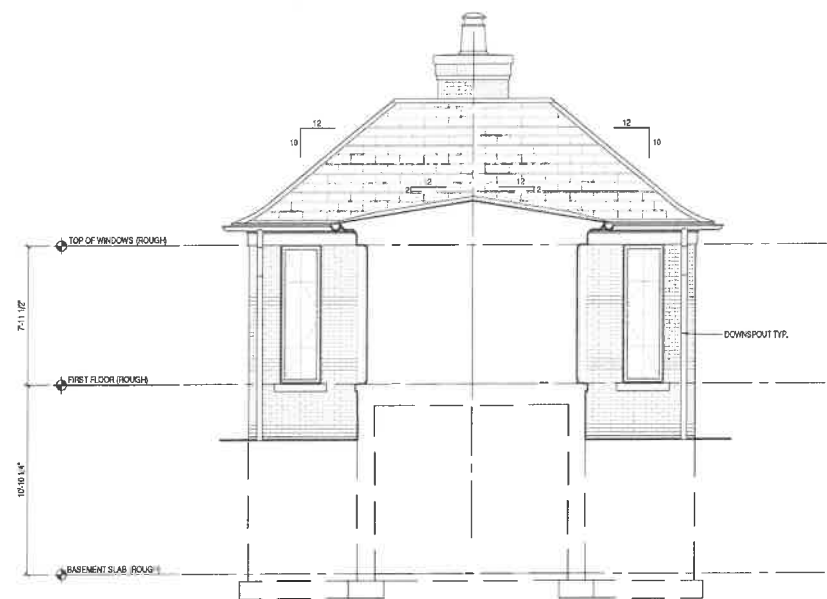
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045

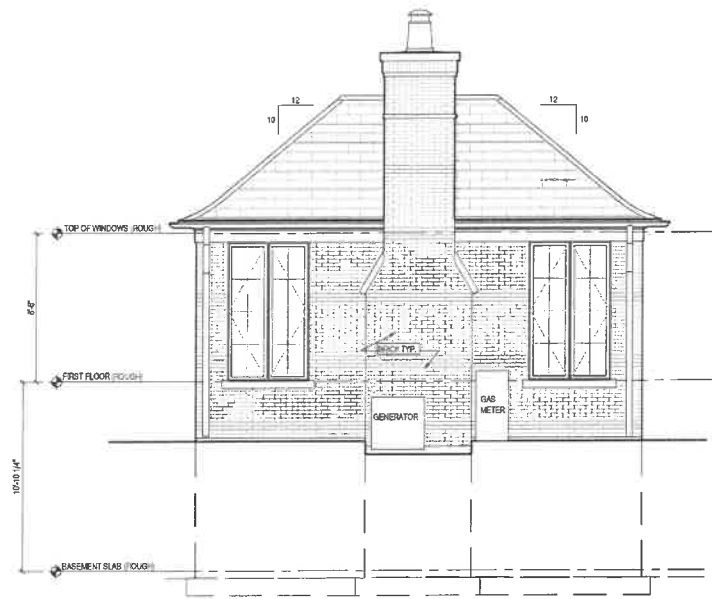


CURRENTLY PROPOSED EAST ELEVATION – SUNROOM



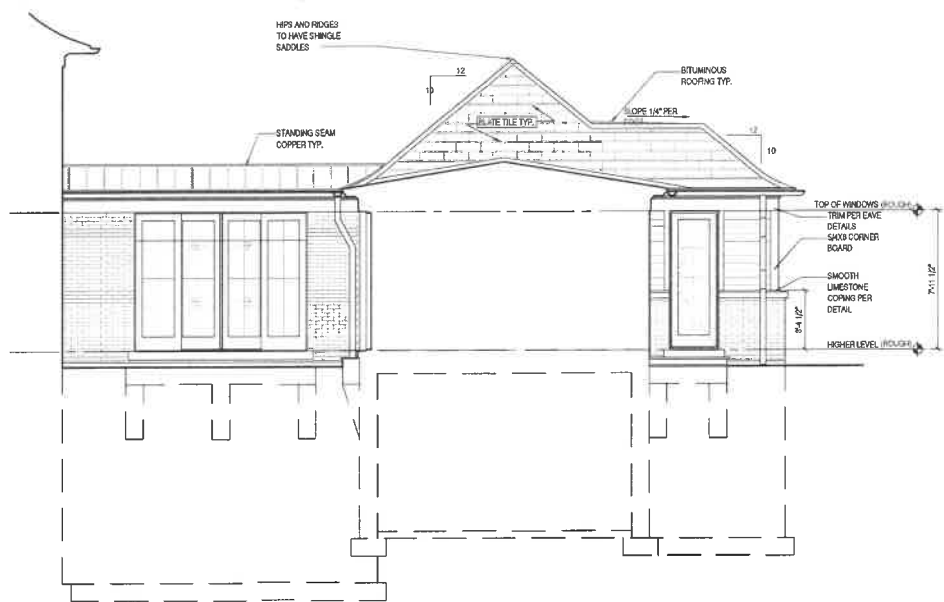
East Sunroom
SCALE: 3/32"=1'-0"

CURRENTLY PROPOSED WEST ELEVATION – SUNROOM



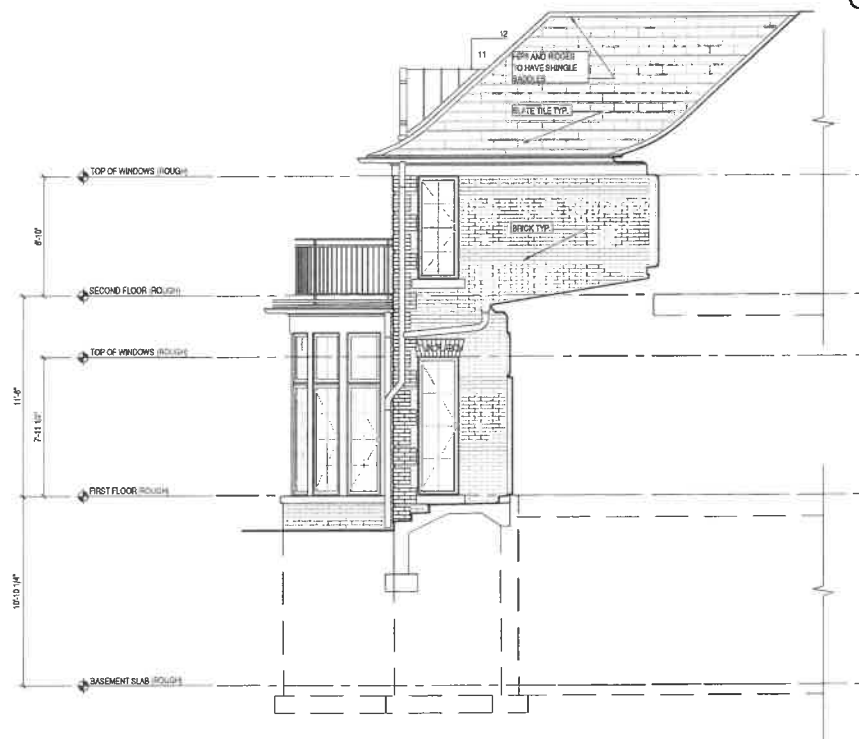
West Sunroom
SCALE: 3/32"=1'-0"

CURRENTLY PROPOSED PARTIAL SOUTH ELEVATION – EAST WING



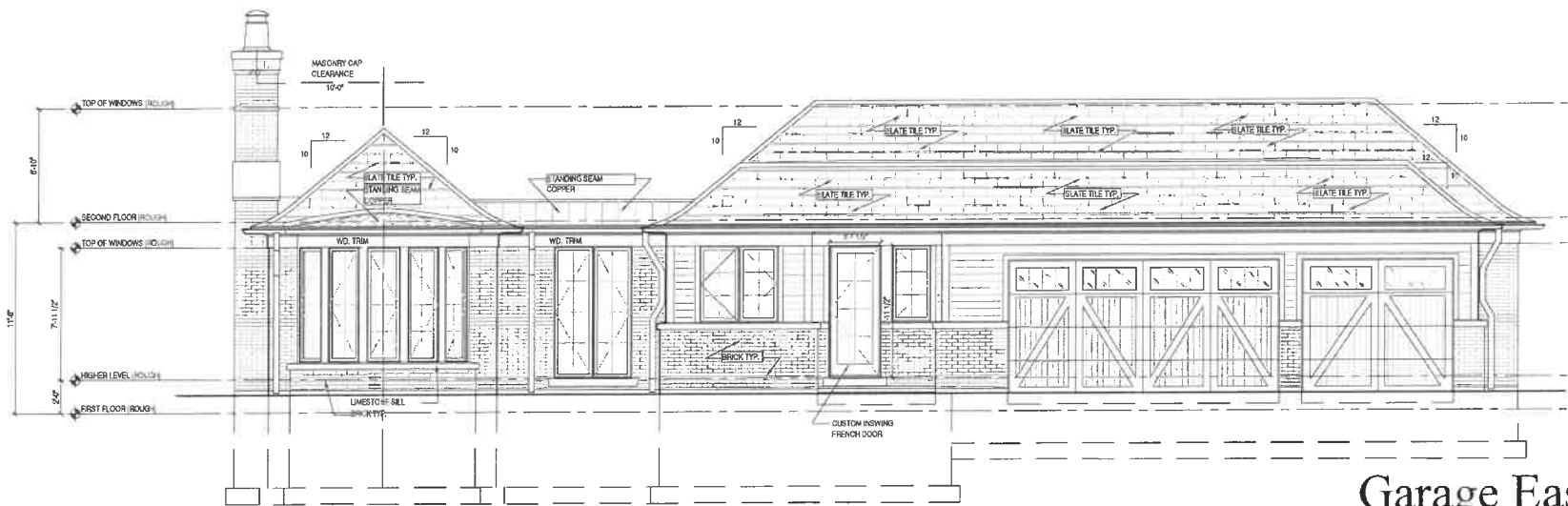
Cutting Garden
SCALE: 3/32"=1'-0"

CURRENTLY PROPOSED PARTIAL EAST ELEVATION
· CENTER FORM OF MAIN HOUSE



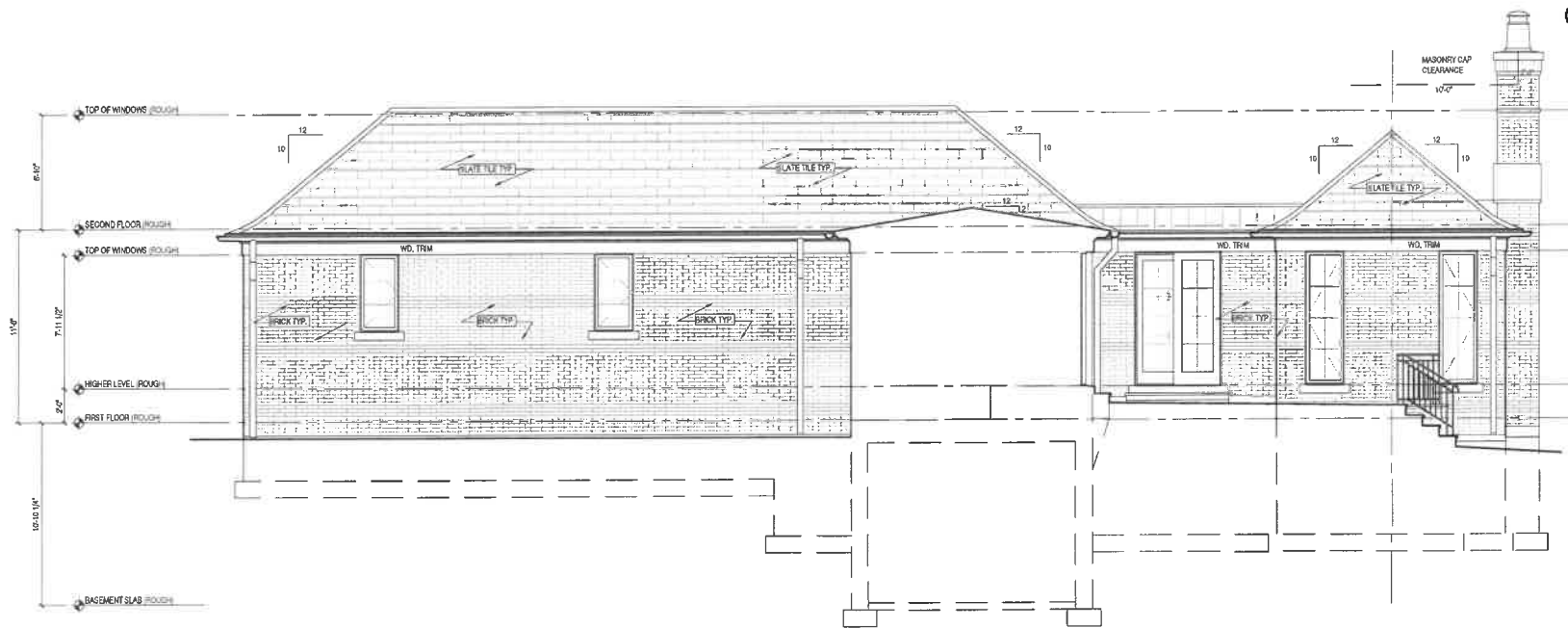
Partial Interior Elev
SCALE: 3/32"=1'-0"

CURRENTLY PROPOSED EAST ELEVATION – GARAGE



Garage East
SCALE: 3/32"=1'-0"

CURRENTLY PROPOSED WEST ELEVATION – GARAGE



Garage West
SCALE: 3/32"=1'-0"

Sheet No.
HPC 203

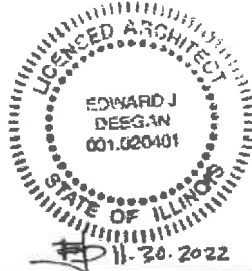
Garage Elev

EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045





Front Perspective

SHEET NO.

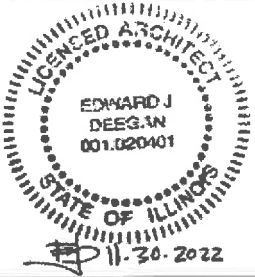
HPC 205

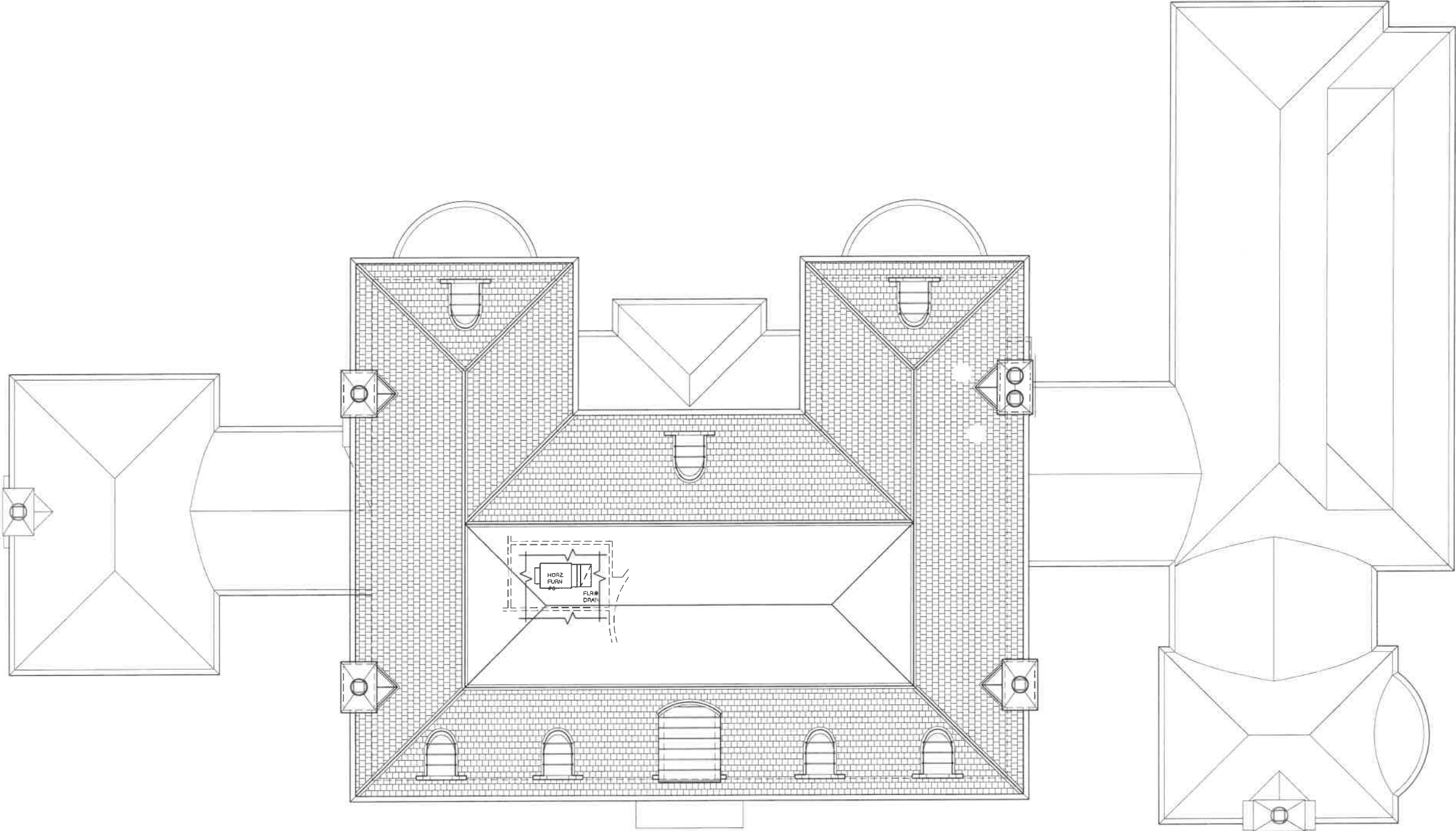
FRONT PERSPECTIVE

EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

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





Roof Plan
SCALE: 3/32"=1'-0"

Sheet No.

HPC 104

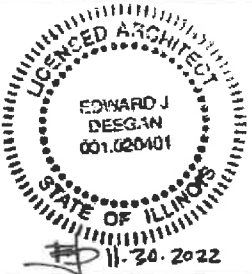
Roof Plan

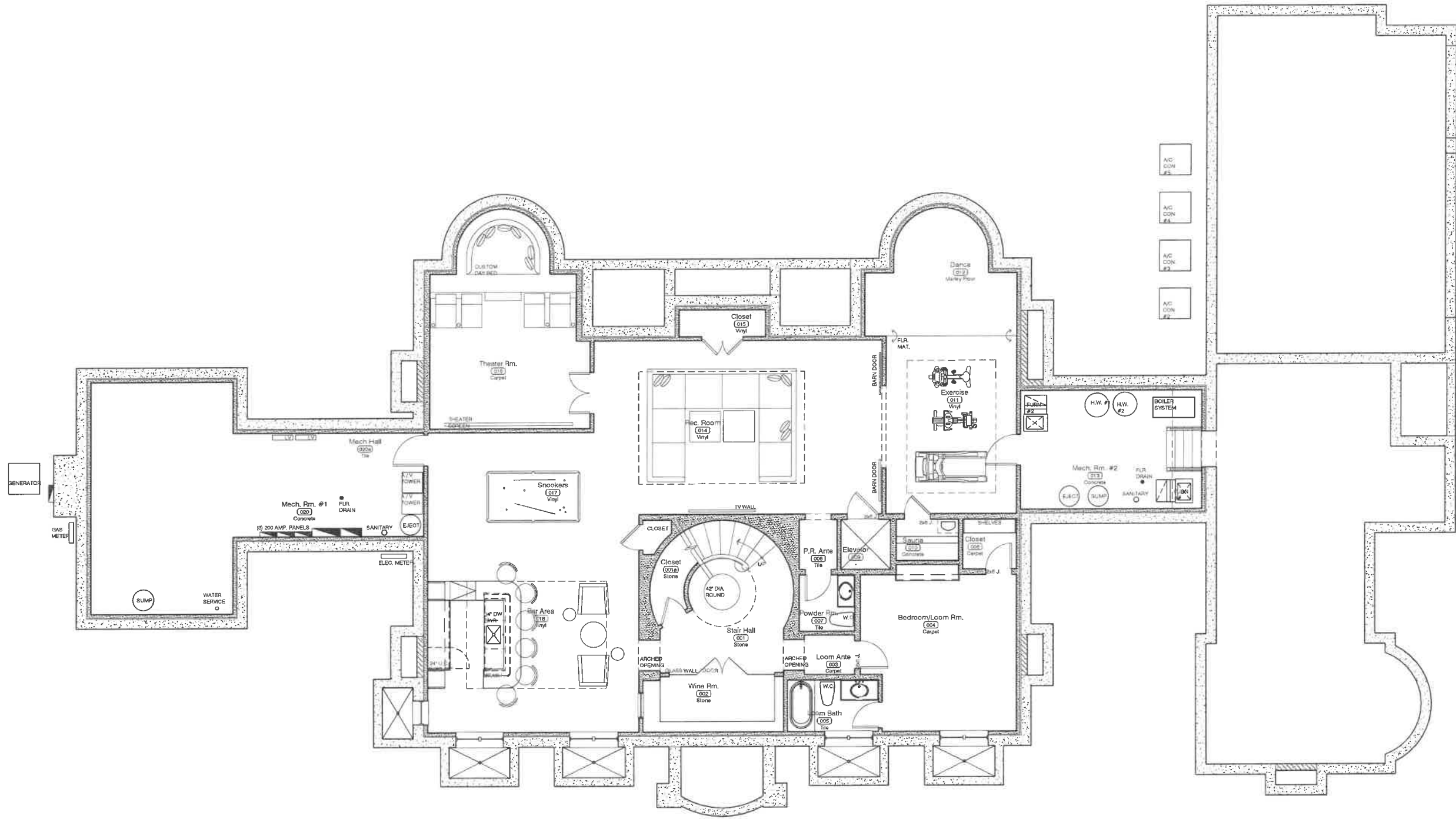
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045





Basement Plan
SCALE: 3/32"=1'-0"

Sheet No.
HPC 101

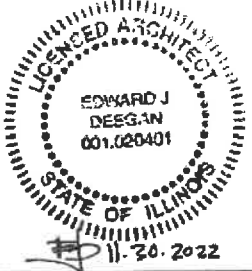
Basement Plan

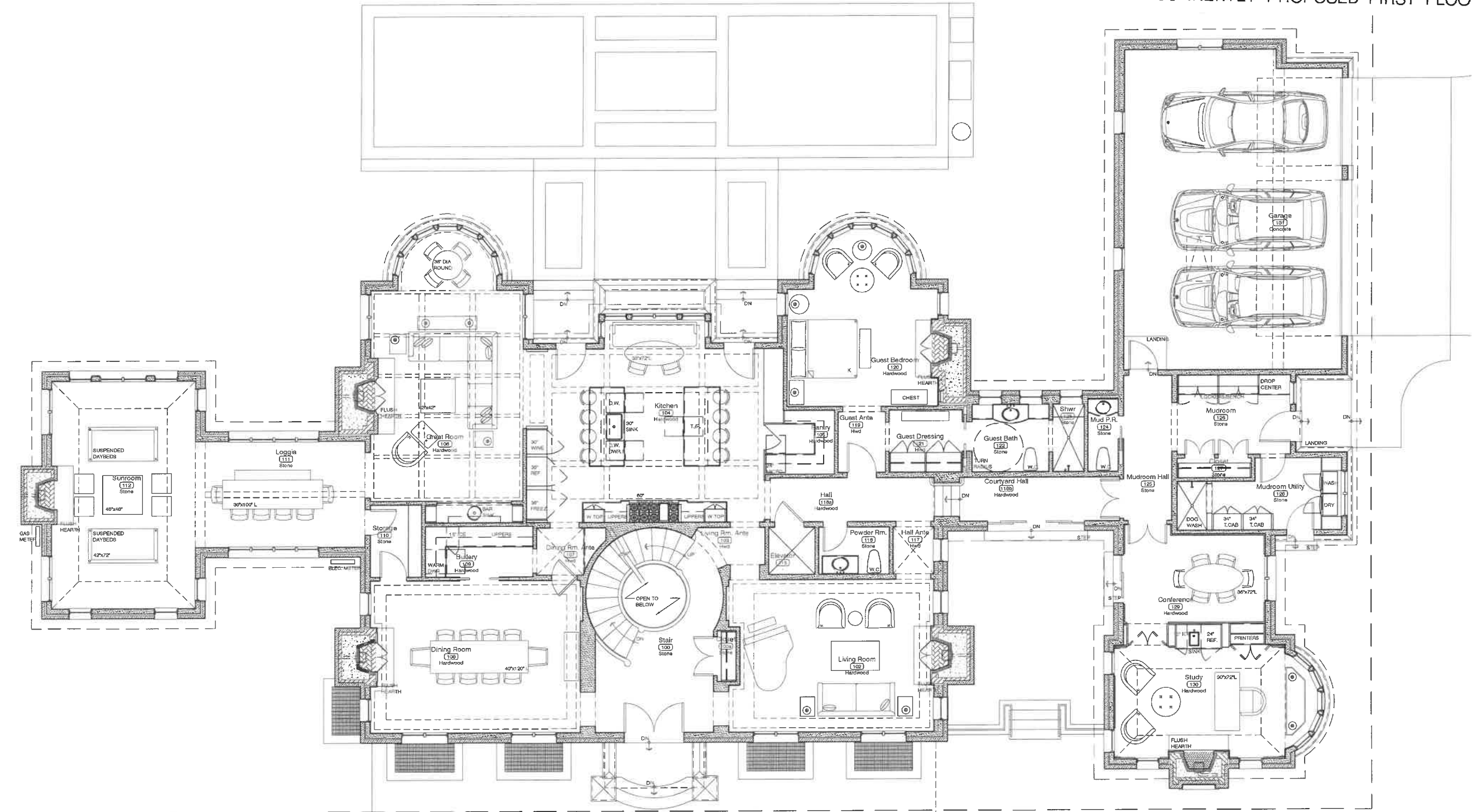
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045





First Floor Plan
SCALE: 3/32"=1'-0"

Sheet No.
HPC 102

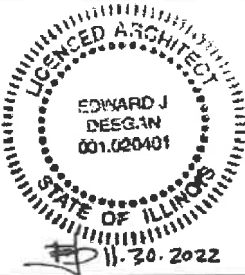
First Floor Plan

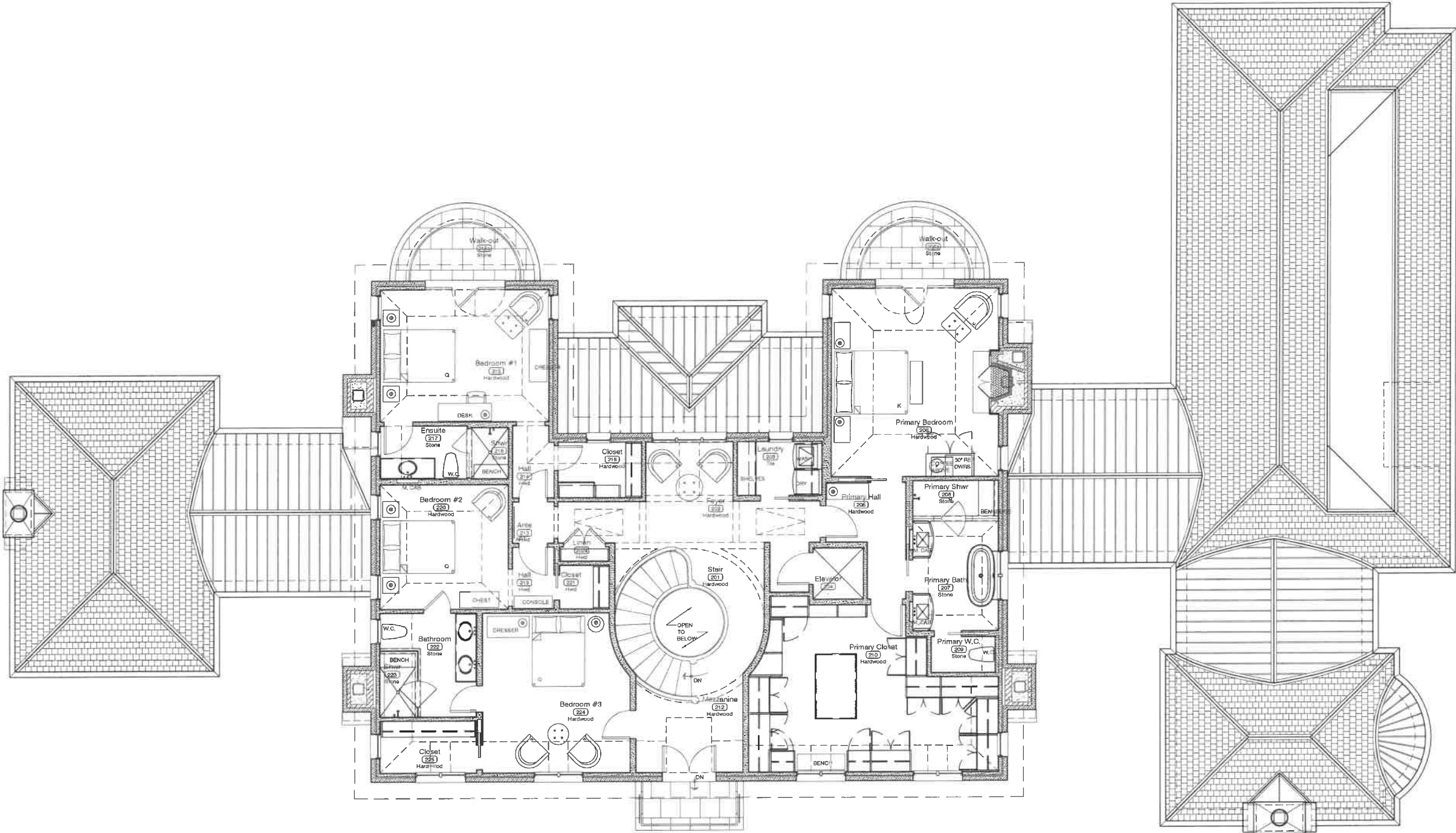
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045





Second Floor Plan
SCALE: 3/32"=1'-0"

Sheet No.
HPC 103

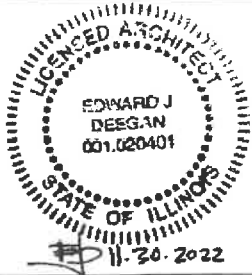
Second Floor Plan

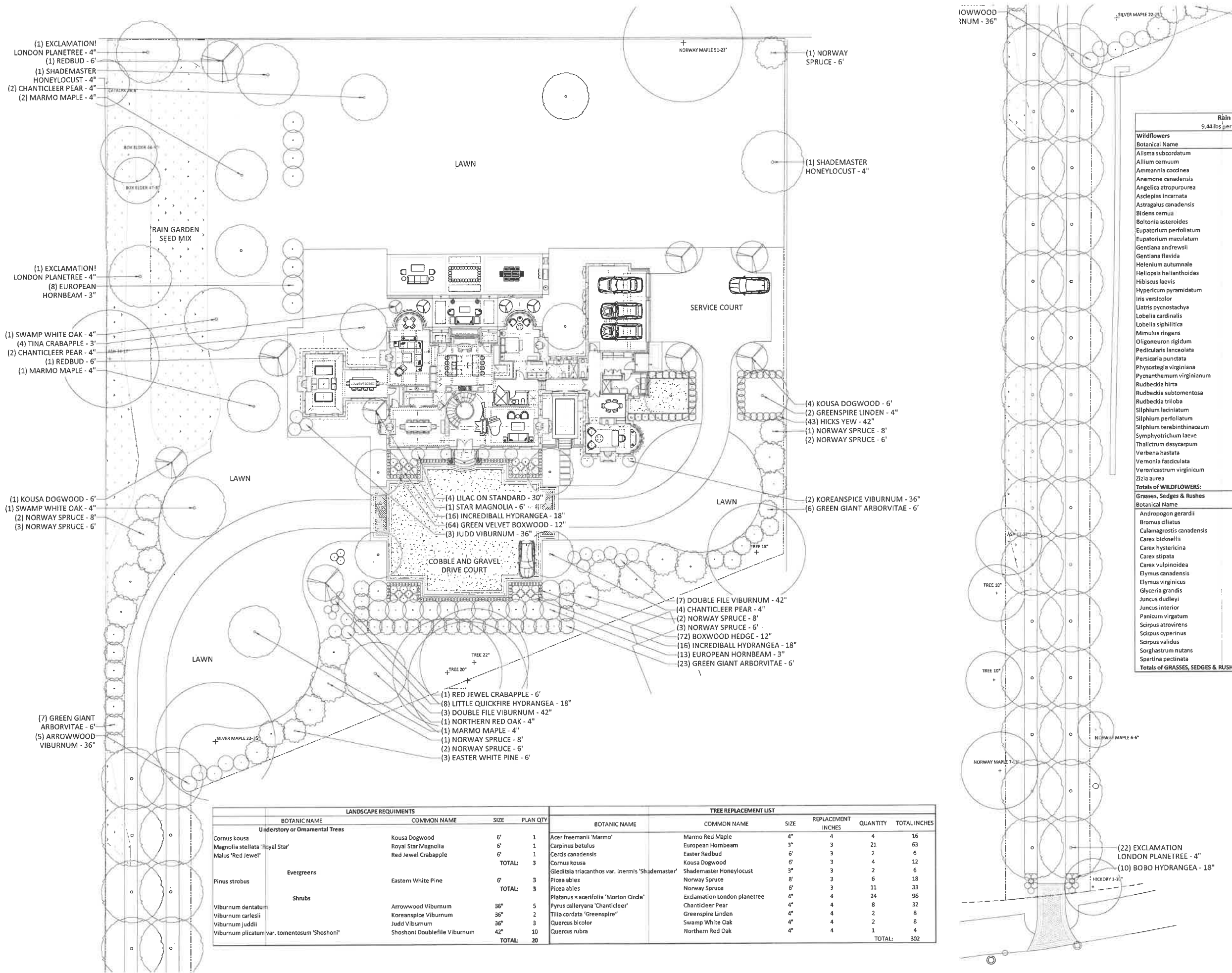
EDWARD DEEGAN
ARCHITECTS & INTERIORS

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

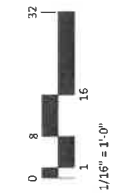
The Karnani Residence

210 E Onwentsia Rd.
Lake Forest, IL 60045





Rain Garden Seed Mix		
9.44 lbs per acre 307 Seeds per sq/ft		
Wildflowers		
Botanical Name	Common Name	% by wt.
Allisma subcordatum	Mud Plantain	1.32
Allium cernuum	Nodding Onion	0.99
Ammannia coccinea	Scarlet Toothcup	0.99
Anemone canadensis	Canada Anemone	0.66
Angelica atropurpurea	Angelica	3.97
Asclepias incarnata	Rose Milkweed	2.65
Astragalus canadensis	Canada Milk Vetch	0.66
Bidens cernua	Nodding Bur Marigold	0.66
Boltonia asteroides	False Aster	0.66
Eupatorium perfoliatum	Boneset	0.5
Eupatorium maculatum	Joe Pye Weed	0.66
Gentiana andrewsii	Bottle Gentian	0.36
Gentiana flavida	Cream Gentian	0.36
Helenium autumnale	Sneezeweed	0.72
Helianthus scaberrimus	Early Sunflower	1.32
Hibiscus laevis	Rose Mallow	3.97
Hypericum pyramidatum	Great St. John's Wort	0.66
Iris versicolor	Northern Blue Flag	2.65
Utricularia pycnostachya	Prairie Blazing Star	3.31
Lobelia cardinalis	Cardinal Flower	0.33
Lobelia siphilitica	Great Blue Lobelia	1.32
Mimulus ringens	Monkey Flower	0.33
Oligoneuron rigidum	Stiff Goldenrod	0.66
Pedicularis lanceolata	Marsh Betony	0.66
Persicaria punctata	Smartweed	0.99
Physostegia virginiana	Obedient Plant	0.72
Pycnanthemum virginianum	Mountain Mint	0.66
Rudbeckia hirta	Black-eyed Susan	1.99
Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.36
Rudbeckia triloba	Brown-eyed Susan	1.32
Silphium laciniatum	Compass Plant	0.66
Silphium perfoliatum	Cup Plant	0.66
Silphium terebinthinaceum	Prairie Dock	0.66
Symphyotrichum laeve	Smooth Blue Aster	1.32
Thalictrum dasycarpum	Purple Meadow Rue	1.99
Verbena hastata	Blue Vervain	1.32
Vernonia fasciculata	Common Ironweed	1.32
Vernonia virginica	Culver's Root	0.66
Zizia aurea	Golden Alexanders	1.32
Totals of WILDFLOWERS:		46.37%
Grasses, Sedges & Rushes		
Botanical Name	Common Name	% by wt.
Andropogon gerardii	Big Bluestem	6.62
Bromus ciliatus	Fringed Brome	5.19
Calamagrostis canadensis	Blue Joint Grass	0.35
Carex bicknellii	Copper-shouldered Oval Sedge	1.32
Carex hystericina	Porcupine Sedge	1.32
Carex stipata	Awl-fruited Sedge	1.32
Carex vulpinoidea	Brown Fox Sedge	3.31
Elymus canadensis	Canada Wild Rye	10.59
Elymus virginicus	Virginia Wild Rye	10.59
Glyceria grandis	Reed Manna Grass	1.32
Juncus dudleyi	Dudley's Rush	0.33
Juncus interior	Inland Rush	0.29
Panicum virgatum	Switch Grass	1.32
Scirpus atrovirens	Dark-green Bulrush	0.72
Scirpus cyperinus	Wool Grass	0.37
Scirpus validus	Great Bulrush	0.72
Sorghastrum nutans	Indian Grass	6.62
Spartina pectinata	Cord Grass	1.32
Totals of GRASSES, SEDGES & RUSHES:		53.63%



GENERAL NOTES:

CONSULTANTS:

PROJECT: KARNANI RESIDENCE

ISSUED FOR: NOT FOR CONSTRUCTION

DESIGNED BY: RJA
DRAWN BY: JH
REVISIONS:
3 06/01/2022
2 11/19/2021
1 09/01/2021
NO DATE
210 E CONVENTS RD
LAKE FOREST, IL 60045
LANDSCAPE PLAN
SHEET

LANDSCAPE PLAN

L-1.0

Agenda Item 4
275 Mayflower Road
Driveway Pillars, Gates and Fence

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Proposed Site Plan
Proposed Driveway Pillars and Gate
Proposed Pedestrian Gate and Fence
Images of Existing Residence
Image of Proposed Mailbox

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:	June 22, 2022
FROM:	Jennifer Baehr, Planner
SUBJECT:	275 Mayflower Road – Pillars, Gates, and Fencing

PROPERTY OWNERS

Christopher and Melissa Mandarich
275 Mayflower Road
Lake Forest, IL 60045

PROPERTY LOCATION

275 Mayflower Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVE

Marco Romani, Landscape Architect
340 S. Atkinson Road
Grayslake, IL 60030

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow the construction of pillars, a driveway gate, pedestrian gate, and fencing along the front of the property located at 275 Mayflower Road.

The driveway gate is proposed at the single curb cut that exists on the property. There were previously two curb cuts on this property and the maps provided in the Commission's packet show both curb cuts, however the northern most curb cut was removed fairly recently without benefit of review or issuance of a permit. Two pillars are proposed on either side of the driveway gate. Construction of the pillars started without obtaining a building permit, a Stop Work Order was issued. The base of the pillars is visible on the site. A single pedestrian gate is proposed on the north side of the site, in generally the location of the portion of the driveway that was removed, and a double gate is proposed at the south side of the site to allow lawn maintenance equipment to access the rear yard. Between the gates, wrought iron fencing is proposed along the front of the property.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the east side of Mayflower Road, at its intersection with Maplewood Road. The property is irregular in shape, totaling approximately 1.95 acres, and includes a portion of the adjacent ravine to the north. The residence was built in 1882 in the English Arts and Crafts architectural style. The house is identified as a contributing structure to the Historic District.

STAFF EVALUATION

A gate is proposed across the existing driveway. The gate is comprised of two, seven foot gates elements for a total clearance of 14 feet. The gate is wrought iron with a bronze finish and is designed to mimic the half-timbering detailing on the residence.

The pillars proposed on either side of the driveway are 32 inches square. The driveway gate and pillars are seven feet in height at the tallest point, the maximum height permitted by Code.

Staff acknowledges that there are pillars and gates that exceed seven feet in height in the surrounding neighborhood, however, they were constructed prior to the current Code regulations and in some cases are historic gates and pillars that were originally constructed as entrances to large estates such as the Schweppe Estate, which have since been subdivided. The pillars and gates remain as Contributing Historic Structures. The pillars are proposed to be constructed with materials that match the residence on the property. The base of the pillars will be constructed with Chicago Common Brick and the upper portion of the pillars will have mosaic panels and bluestone caps. The front face of the pillars will feature aluminum address numbers in a bronze finish. The north pillar will have the gate entry control panel and an aluminum mailbox is proposed internal to the south pillar.

The pedestrian gate proposed on the north side of the site consists of a single gate, four feet wide and seven feet tall. The gate is wrought iron with a bronze finish.

The service gate proposed on the south end of the site is comprised of two, 50 inch wide gates, seven feet tall. The gates are wrought iron with a bronze finish. As noted above, this gate is proposed for use as a service entrance. No hardscape is planned however, a curb exists at this location and would need to be removed to allow maintenance vehicles to regularly use this entrance. Vehicles are not permitted to “jump a curb” without a permit and without posting a bond due to the damage caused if vehicles repeatedly cross a curb.

The fence proposed along the front of the property will be set back from the front property line by three feet and will align with the front face of the driveway pillars. The fence will be seven feet tall and wrought iron with a bronze finish to match the gates.

Findings

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

Standard 1 – Height.

This standard is generally met. The pillars, gates, and fence are seven feet tall and comply with the Code regulations. However, these elements appear a bit out of character with the property and surrounding area. The house has sat quietly behind vegetation for many years so a fence and pillars at the maximum height permitted will be a change to the streetscape. The house overall has a rambling character, the pillars, gates and fence will present a strong element with significant height along the streetscape.

Standard 2 – Proportion of Front Façade.

This standard is met. The proportions of the pillars and gates appear appropriate for their location and relationship to the existing residence.

Standard 3 – Proportion of Openings.

This standard is not applicable to this petition.

Standard 4 – Rhythm of Solids to Voids.

This standard is met. The proposed fence and gates present an open appearance which, in combination with landscaping, will minimize the visual impact to the streetscape as opposed to a solid wall and gates.

Standard 5 – Rhythm of spacing and structures on streets.

This standard is not applicable to this petition.

Standard 6 – Rhythm of Entrance Porches.

This standard is not applicable to this petition.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The pillars, gates and fence will be constructed of high-quality, natural materials consistent with the existing residence.

Standard 8 – Roof Shapes.

This standard is not applicable to this petition.

Standard 9 – Walls of Continuity.

This standard is generally met. Gates, pillars and fences are common along Mayflower Road but are primarily found at former entrances to larger estates.

The proposed design and materials for the gates, pillars and fence are generally consistent with the existing residence and surrounding properties.

Standard 10 – Scale.

This standard is generally met. The scale of the proposed pillars, gates and fence will likely diminish the impact the unique residence has on the streetscape and the overall character of the area. Reducing the scale of the elements overall could allow them to fit more quietly into the streetscape.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to this petition.

Standard 12 – Preservation of Historic Material.

This standard is not applicable to this petition. The construction of the pillars, gates and fence will not impact historic material elsewhere on the site.

Standard 13 – Protection of Natural Resources.

This standard is met. Construction of the pillars, gate and fence will not require any tree removal. The petitioner proposes to plant a hedge of yews along the front of the fence.

Standard 14 – Compatibility.

This standard is generally met. The proposed pillars, gates and fence are compatible in that other properties along Mayflower Road are delineated with fences, pillars and gates however, these elements will change the character of the streetscape in this immediate area.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this petition.

Standard 16 – Surface cleaning.

This standard is not applicable to this petition.

Standard 17 – Integrity of historic property.

This standard is generally met. The pillars, gates and fence as noted are not unusual along Mayflower Road and in the historic district overall however, they will result in a change to this portion of Mayflower Road however, these elements can be removed at some point in the future without impact to the historic integrity of the residence.

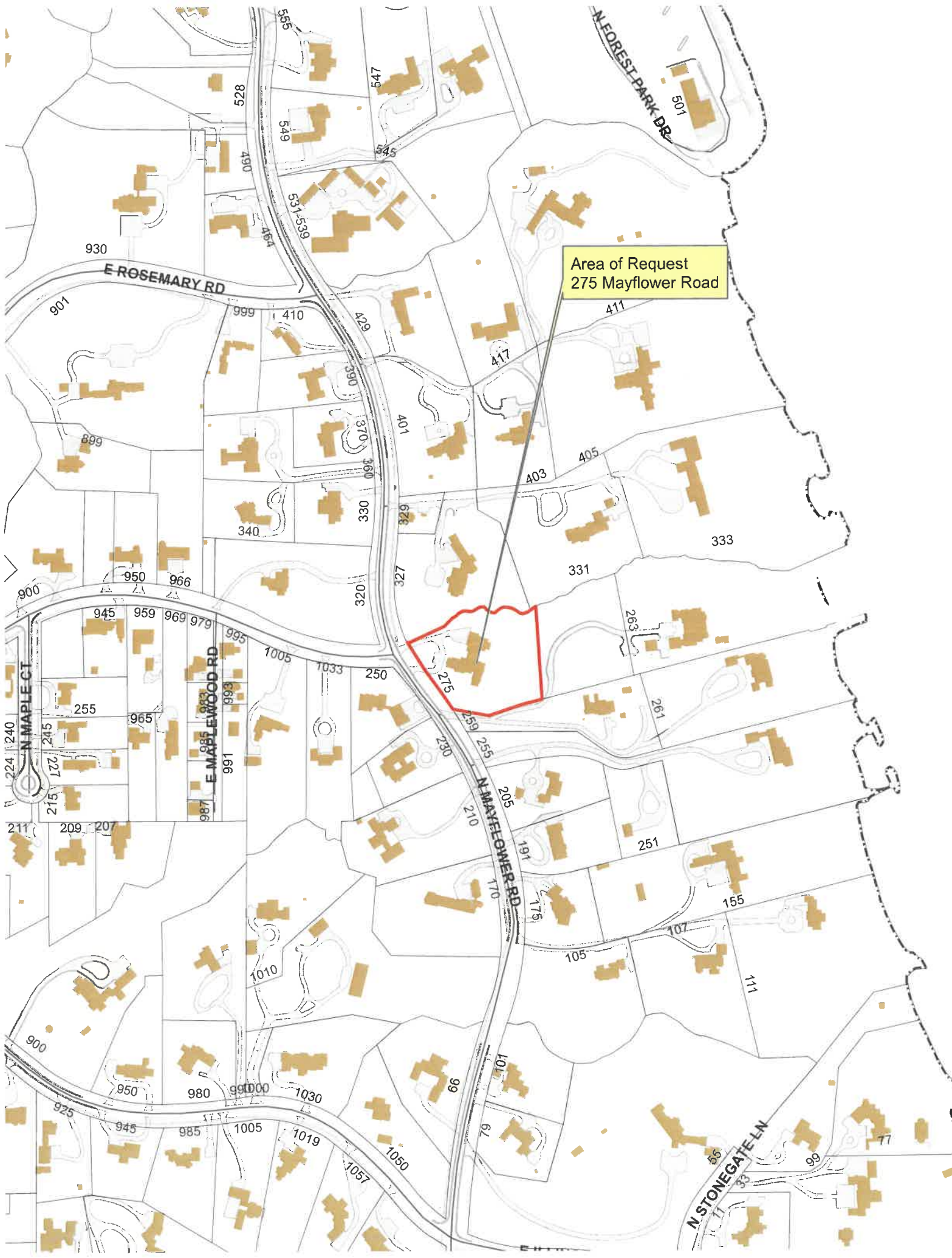
PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the 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, one letter was submitted by a neighboring property owner and is included in the Commission's packet.

RECOMMENDATION

Recommend approval of a Certificate of Appropriateness for the construction of pillars, gates and a fence at the front of the property located at 275 Mayflower Road subject to the following conditions.

1. Plans submitted for permit must reflect the project as approved by the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. 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. No contractor parking is permitted along Mayflower Road.
4. A permit must be applied for to remove the curb and contour the edges of the remaining curb at the proposed service entrance. Removal of the curb must be completed and will be subject to City inspection and approval prior to use of the service entry.



Area of Request
275 Mayflower Road



Area of Request
275 Mayflower Road



Area of Request
275 Mayflower Road



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

PROJECT ADDRESS 275 N Mayflower Rd. Lake Forest, IL

APPLICATION TYPE

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

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

Melissa and Chris Mandarich

Owner of Property

275 N Mayflower Rd.

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

Lake Forest, IL 60045

City, State and Zip Code

702-336-0066

Phone Number

Fax Number

Melissamandarich@gmail.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Marco Romani, RLA

Name and Title of Person Presenting Project

The Arrow Shop

Name of Firm

340 S Atkinson Rd.

Street Address

Grayslake, IL 60030

City, State and Zip Code

847-571-5539

Phone Number

Fax Number

mromani@thearrowshop.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



The Arrow Shop Ltd.
DBA: Arrow Land + Structures

To: Historic Preservation Commission (City of Lake Forest)
Date: 06/08/2022
Job Address: 275 N Mayflower Rd. Lake Forest, IL 60045
Project Description: New fence and driveway entrance columns/gates along front of property

We have prepared the following statements to demonstrate how our project meets the 17 standards of the Historic Preservation Ordinance:

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

---The proposed maximum height of all elements, including the fence, entry gates, and columns is 7 feet, 0 inches. The height of these elements is consistent with fences in neighboring properties.

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.

---The width of the columns shall be 2 feet 8 inches (measured at the brick) and the height is 7 feet. The columns have one middle cap stone and one top cap stone. They are each 3" in thickness and shall overhang 2" past the brick face on all 4 sides. Overall, the façade of the columns are designed with traditional height and width proportions.

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.

---The right side column has a proposed embedded mailbox that sits flush with the face of the column and is sized appropriately (8.5"x12") to fit within the width of the column. The left side column has a proposed gate entry access control panel (8"x5") that will sit right above the address numbers. Both columns have address numbers (5" height numbers) made out of laser cut steel and finished with a bronze paint color.

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.

---The columns shall have an inset mosaic panel to mimic the mosaic paneling details found throughout the exterior of the home.



The Arrow Shop Ltd.
DBA: Arrow Land + Structures

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.

---The columns shall have an adjoining fence on either side that shall run along the length of the front property line. A small section of fence shall be embedded within the masonry structure on the left and right side of each column to create visual continuity.

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.

--Not applicable.

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

--The columns are predominantly made of reclaimed Chicago Common Brick. This brick will match the brick used on the exterior of the home. The artistic mosaic paneling on the front façade of the columns will also match the paneling found on the home. The bluestone coping/caps are consistent with the hardscape of the home which also uses bluestone coping throughout the front and rear yard.

Standard 8 Roof Shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.

---Not applicable.

Standard 9 Walls of Continuity. Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places which such elements are visually related.

---The proposed fence, columns, and driveway gates shall form a cohesive wall of enclosure along the front property line along Mayflower Road. The traditional styling/detailing of these elements are in keeping with the style of the home and are well suited to the neighborhood.

Standard 10 Scale of a Structure. The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, and balconies shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.

---Not applicable.



The Arrow Shop Ltd.
DBA: Arrow Land + Structures

Standard 11 Directional Expression of Front Elevation. A structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related in its directional character, whether this be vertical, horizontal or non-directional character.

---Through its height and appropriate styling, the proposed fence, columns, and driveway gates are visually compatible with the home, its site, and the neighboring horizontal character of adjacent homes and fences.

Standard 12 Preserving Distinguishing Features. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

---No distinguishing original qualities of the property or the site shall be destroyed or adversely affected in a material way.

Standard 13 Protection of Resources. Every reasonable effort shall be made to protect and preserve archeological and natural resources affected by, or adjacent to any project.

---The existing vegetation/planting bed near the location of the proposed fence (primarily on the south side of the front lot line near the right of way) shall remain intact. During installation, the lower branches of the existing Spruce trees will be protected and maneuvered in such a way (if possible) so as to physically weave the branches into/through the spacing of the proposed fence pickets. Minor trimming, if any, will be done carefully and in a manner that maintains the integrity of the tree habit and branching structure. The general intent is to create a final installation that looks as if the fence and the trees had always grown in tandem/adjacent with one another.

Standard 14 New Construction. In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

---The architectural styling of the proposed elements are in keeping with the English Tudor architectural style of the home. The arcs proposed within the gates mimic the Tudor arches found throughout the home. The decorative finials and the simple scrollwork on top of the fence are compatible with this style.

Standard 15 Repair to Deteriorated Features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities.

---Not applicable.



The Arrow Shop Ltd.
DBA: Arrow Land + Structures

Standard 16 Surface Cleaning. The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.

---Not applicable.

Standard 17 Reversibility of Additions and Alterations. Whenever possible, additions or alterations to historic properties shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

---Reversibility of the proposed elements of this project is feasible with no adverse effects to the original form/integrity of the historic property.

If you have any questions regarding this matter, please feel free to contact me at 847-571-5539 or you may email me at mromani@thearrowshop.com

Sincerely,

A handwritten signature in black ink, appearing to read "Marco Romani", written in a cursive style.

Marco Romani, RLA
Illinois Licensed Landscape Architect
President. Arrow Land + Structures



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

Façade Material

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

Foundation Material

Exposed Foundation Material no exposed foundation

Color and/or Type of Material Re-claimed Chicago Common Brick and Bluestone Coping,
Decorative mosaic panel on front

Window Treatment

Primary Window Type

- ☐ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

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

Color of Finish _____

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 _____

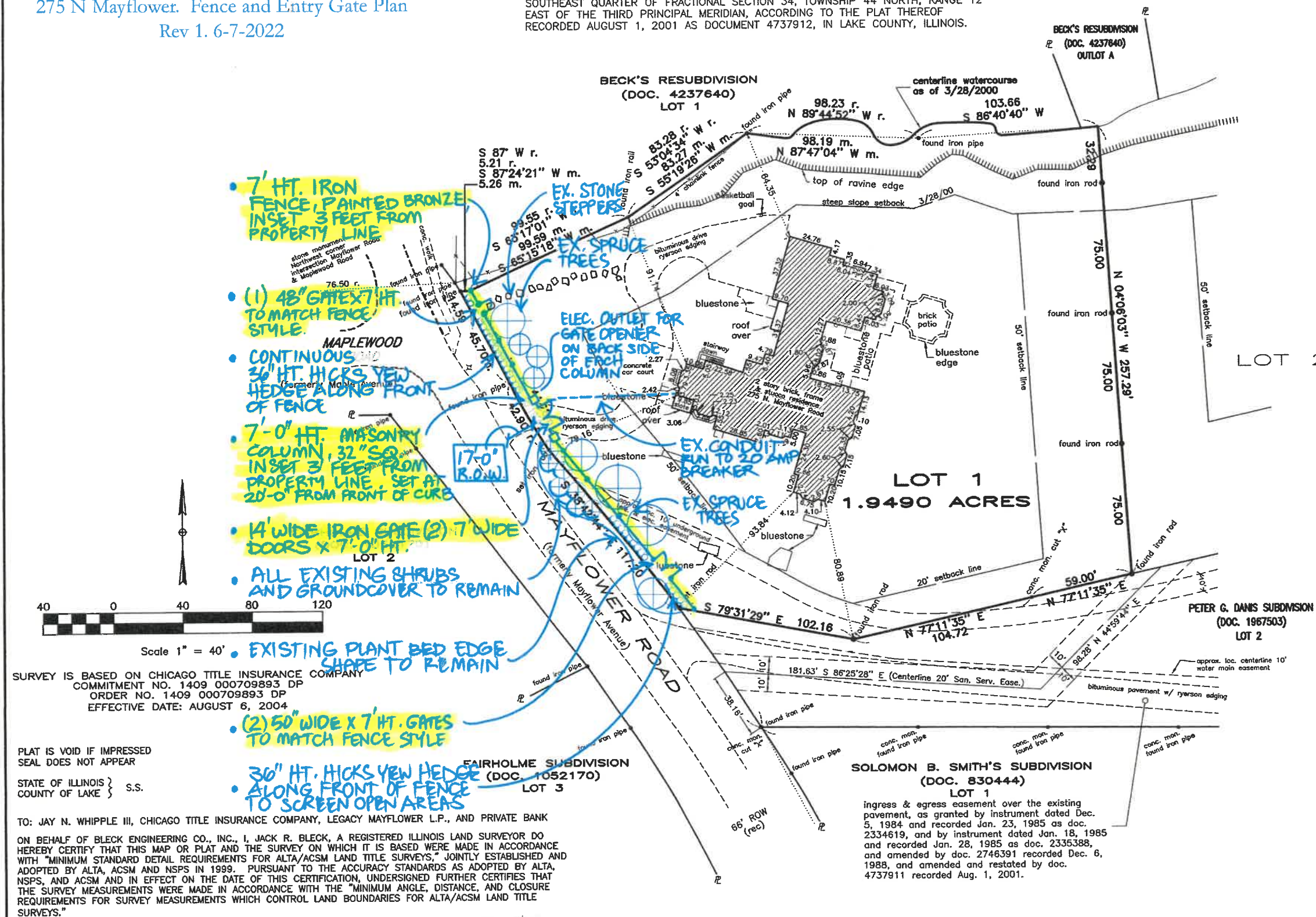
ALTA / ACSM LAND TITLE SURVEY

Mandarich Residence

275 N Mayflower. Fence and Entry Gate Plan

Rev 1. 6-7-2022

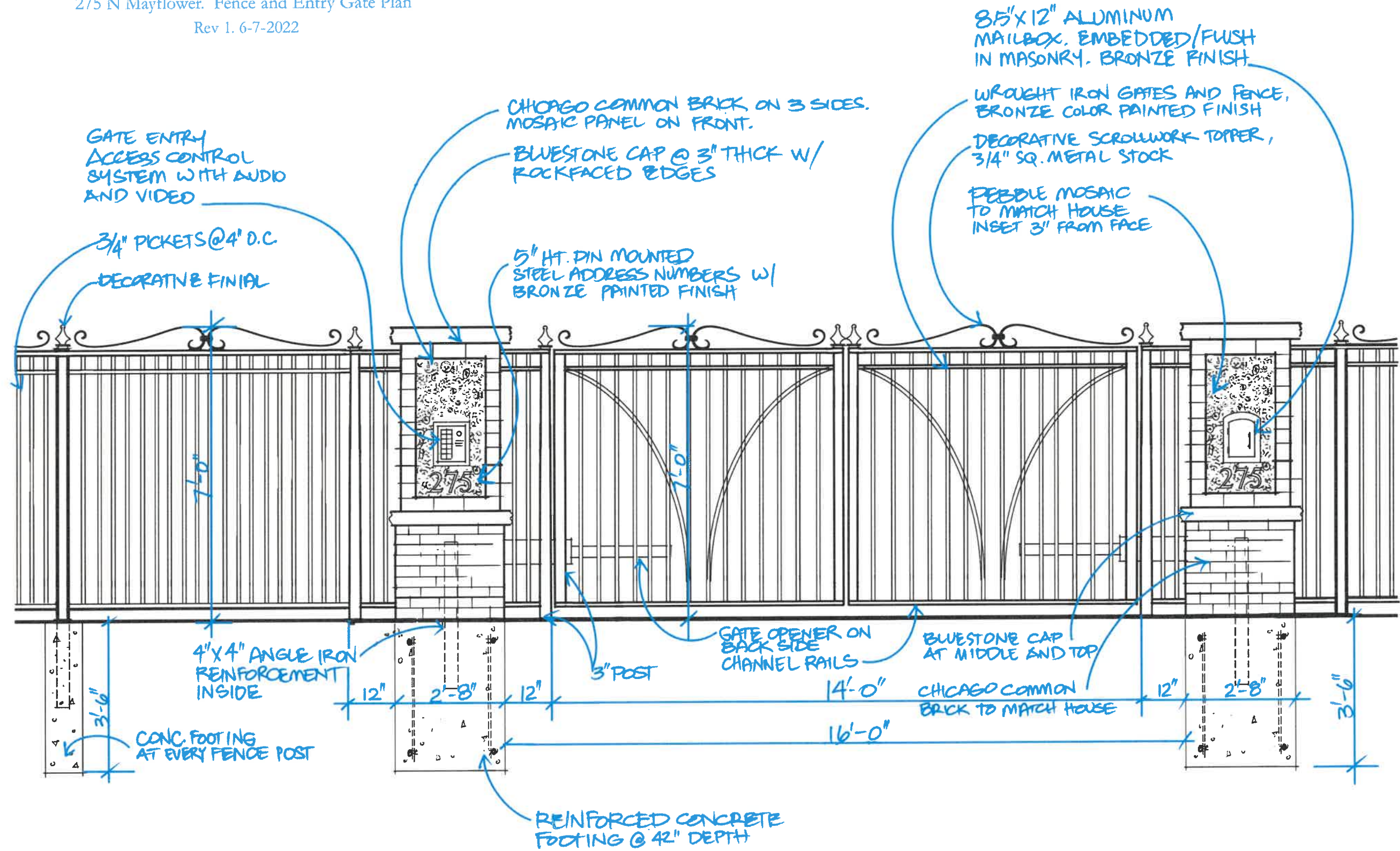
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Mandarich Residence

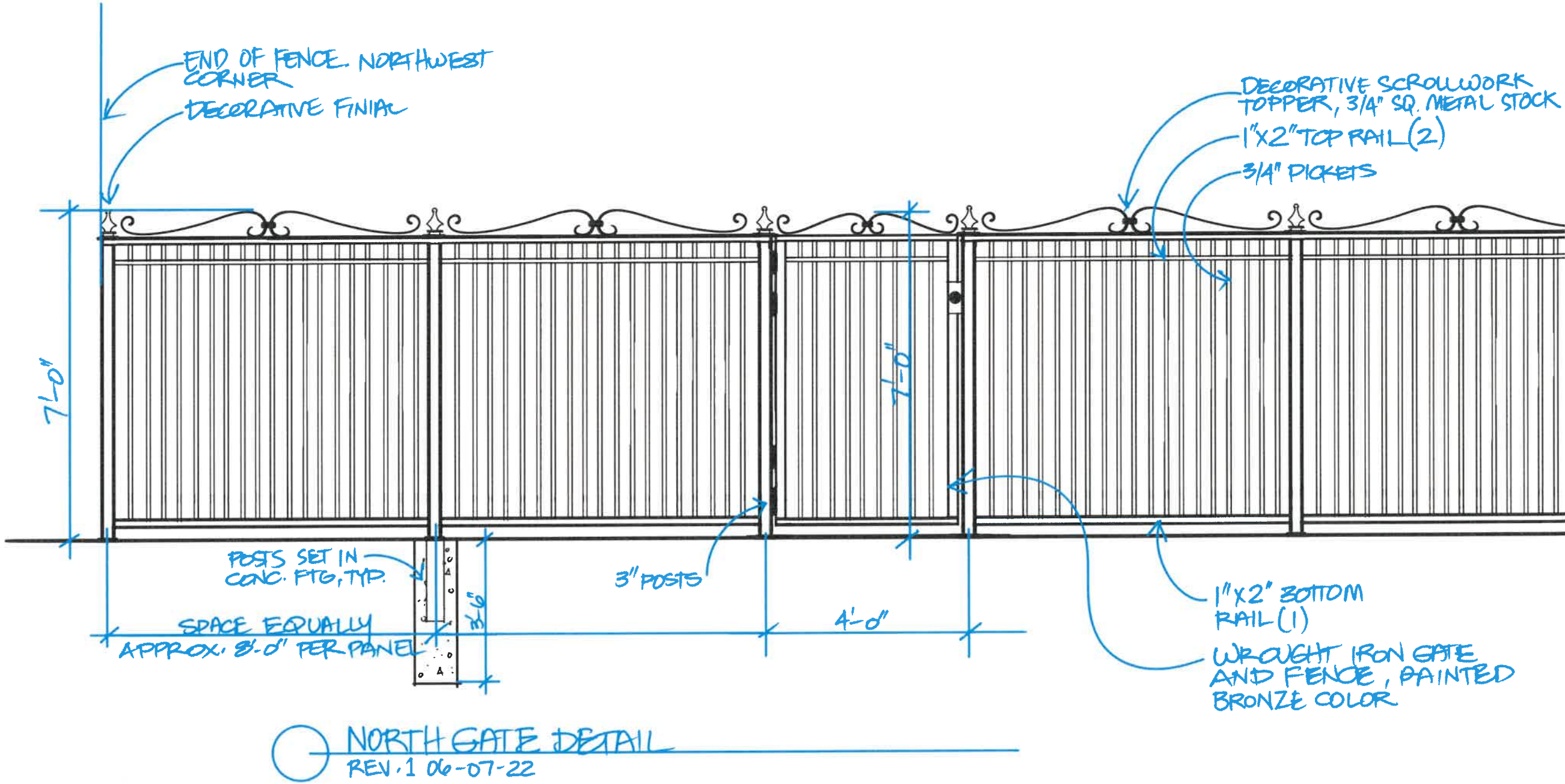
275 N Mayflower. Fence and Entry Gate Plan

Rev 1. 6-7-2022



Mandarich Residence

275 N Mayflower. Fence and Entry Gate Plan







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- Post Mailboxes
- Safes & Lock Boxes
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Manchester Mailbox - Bronze
\$469.00 – \$499.00

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Manchester Mailbox – Bronze

SKU: N/A
Category: Column Mailbox Collection

\$469.00 – \$499.00

- Face-plate: 11-1/4" w x 14-1/4" h x 1-1/2" d
- Masonry Box: 8.5" w x 12" h x 16" d
- MAN-140(0, 1, 2, 3, 4, 5, 6)-(BL, BZ, AC)



Face-plate Logo

None Clear

\$469.00

1

Add to cart

Description



Reviews (0)

Description

Masonry Mounted Column Mailbox-Bronze

This decorative cast aluminum mailbox can be easily inserted into a column, pilaster or wall. It features a tough powder coat finish in three different colors. Includes over-sized masonry box that will hold seven days of mail. Match the Manchester® with an optional newspaper box or address plaque.

Agenda Item 5
Ragdale – Campus Improvement Master Plan
1230, 1260 and 1272 N. Green Bay Road

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Overall Campus Master Plan

Garden Master Plan

Arbor Plan

Parking Lot Improvements

Main Lot

McCutcheon Studio

Barn House

Hart House

Pathways

Lighting Plan

Signage

Heritage Elm Tree Replacement – Proposed Sculpture Concept

Friends Bench Memorial

Tree Removal Plan



INTRODUCTION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 22, 2022
FROM:	Catherine Czerniak, Director of Community Development Jennifer Baehr, Planner
SUBJECT:	Ragdale Campus Master Plan

PETITIONER

Ragdale Foundation
1260 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

1230, 1260 and 1272
N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic Districts

PROJECT REPRESENTATIVES

Michael Cavanaugh, Executive Director of Ragdale
Phil Rosborough, Rosborough Partners Inc.
Craig Bergmann, Craig Bergmann Landscape Design
Roland Kulla, Ragdale Special Projects Manager

OWNER

City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

DESCRIPTION OF PROPERTY

Ragdale is a one of a kind, not for profit artists' community located on property owned by the City of Lake Forest. The Ragdale campus is located on the west side of Green Bay Road, in the Green Bay Road Historic District. The Ragdale campus is comprised of several parcels and various structures.

- The Ragdale House at 1230 N. Green Bay Road was the Shaw family summer home.
- The original Ragdale Barn is located to the north of the Shaw residence, at 1260 N. Green Bay Road.
- The Sybil Shearer Studio is located to the northwest of the Ragdale House.
- The Meadow Studio is located west of the Ragdale House, on property owned by Lake Forest Open Lands.
- The property at 1272 N. Green Bay Road was recently incorporated as part of the Ragdale Campus and is developed with a single family home, the Hart House, the McCutcheon Studio, the Wogden studio and a small outbuilding.
- The original Ragdale Ring is located in front of the Hart House.
- The original Shaw Family Garden is located west of the Barn House, with a portion of the Garden, the northwest corner, remaining in the ownership of the Hart/Lansing Family.
- The Cabin parcel, to the west of the Garden, is also in private ownership and is owned by the Hart/Lansing Family.

- The main parking lot is located at the southeast corner of the site, adjacent to Green Bay Road.
- A circular drop off/turn around is located on the east side of the Barn House. A limited number of accessible parking spaces are provided on the north side of the circular drive, for limited use. No daily or general use parking is permitted on the circular drive.
- A small parking lot is proposed near the McCutcheon Studio along with a few parking spaces on the north side of the Hart House that will be achieved through some refinement to the existing driveway configuration.

SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to approve an overall Ragdale Campus Improvement Master Plan. Several months ago, the Commission considered concepts for new signage at Ragdale and based on input from the Commission, Ragdale representatives stepped back and prepared an overall Master Plan for the various repairs and enhancements being considered on the Campus. The work includes a range of activities including restoration of the original Garden, the addition of an arbor, modifications to pathways across the campus, some tree removals and replacement plantings, the addition and upgrades to exterior lighting, modifications to parking areas and on campus access roads, rehabilitation to some of the buildings, and entrance and campus signage improvements.

The work completed to date by Ragdale staff, the Board and various consultants on developing the overall Master Plan and the details of each of the individual components has been extensive. Given the magnitude of information presented and the importance of clearly understanding the details of the proposed work in the context of the history of the site, this project is being presented to the Commission as an introduction and for guidance. The Master Plan is expected to be returned to the Commission at the next meeting for action and, as individual pieces of the plan move forward, if requested by the Commission, more detailed plans will be brought back for review prior to the issuance of any permits to allow work to begin.

Ragdale has identified priority projects within the Master Plan, the projects scheduled for completion in the near term: the Arbor, pathways, lighting on the paths, parking near the Hart House and McCutcheon Studio, and adjustment of the lane near the McCutcheon Studio. The Commission is asked to focus particularly on these items and provide direction. Given the number of items included in the Master Plan, it is appropriate to move various pieces of the Plan forward separately if the Commission is inclined to do so.

It is critical to note that all of the work planned on the Ragdale property requires not only approval by the Historic Preservation Commission, but also the submittal of detailed plans for review and the issuance of permits from the City.

Garden Restoration

The Ragdale Garden is located to the west of the Barn House and north of the Sybil Shearer Studio. As noted above, a small portion of the Garden remains in private ownership.

- ❖ Staff Recommendation: All plans must clearly delineate the boundary of the City owned property which comprises the Ragdale Campus.
- ❖ Staff Recommendation: Given the shared ownership of the Garden, prior to Commission action to approve the Garden restoration plans, staff should be directed to convene a

meeting with Ragdale representatives and members of the Hart/Lansing family to review the Garden plan in detail. (Preserving sightlines into and across the property should be carefully considered.)

The intent is to restore the Garden by recreating key features such as an Arbor. The Arbor, as noted above, is a high priority project for Ragdale.

The Garden restoration plan calls out vegetable and cutting gardens on the north side, an open lawn at the center, trellis gardens on the west side and a sculpture garden on the south side. Arborvitae walls along the north and south sides of the garden are proposed. There is some question as to whether the arborvitae wall on the north side of the garden is appropriate, given that it will block the visual connection to the north portion of the Ragdale campus which contains the Hart House and Ragdale Ring.

The proposed arbor design is based on historic photographs of the original garden arbor. The arbor is proposed along the east side of the garden and will be 148 feet long, connecting the parking lot north of the Ragdale House to the lane north of the garden. The center segments of the arbor will create a pavilion that can be used as an outdoor dining area. Careful consideration should be given to the size, height and configuration of the arbor to assure that it fits quietly and appropriately into the Garden and does not take away from the wide ranging views and relationships of the various buildings.

Ragdale Ring

Much of the original Ragdale Ring is intact on the east side of the Hart House. Ragdale proposes to reset the stone wall and restore the lawn to serve as seating for patrons around the ring. The original allee of Hawthorn trees will be restored along the path between the Ragdale garden and the Ragdale Ring.

Parking Modifications

The Master Plan calls out modifications to the parking areas at the McCutcheon studio, the Hart House, and the Ragdale House.

The lane that extends west, to provide access to the Hart/Lansing Cabin parcel will be shifted slightly to provide greater separation from the McCutcheon Studio. The existing gravel parking lot north of the McCutcheon studio will be reconfigured to provide six parking spaces and a gravel overflow parking area is proposed on the west side of the lane.

- ❖ **Staff Recommendation:** Care should be taken to minimize impacts on healthy trees. As a condition of approval of tree removal permits, replacement plantings will be required for impacts on healthy trees.

The parking area north of the Hart House will be reconfigured to create five parking spaces, including one accessible parking space. The island and two trees within the parking area will be removed to improve traffic flow.

An improved parking area is proposed north of the Ragdale House, the existing garage is proposed for removal to accommodate a limited number of accessible parking spaces for artists in this area.

- ❖ Staff Recommendation: Plans must reflect the Lake Forest Open Lands' Association access easement which runs east/west through this area.

The Master Plan reflects modifications to the main, and largest, parking lot.

- ❖ Staff Recommendation: As required in previous approvals, as the main lot is expanded to the west, significant landscaping shall remain and shall be added to provide heavy screening of parked cars from Green Bay Road and from the neighboring residential properties to the south.

The formalization of two to three accessible parking spaces at the northeast corner of the Barn House is proposed.

- ❖ Staff Recommendation: No regular or daily parking is permitted in the circle drive due to the location of the driveway within the front yard setback along Green Bay Road.

Accessible Pathways

Enhancement of the pathways across the Ragdale Campus is proposed. The paths will re-establish connections to the Hart House, and many will be constructed with an accessible surface. A bluestone pathway is proposed through the center of the Garden extending north to the Ragdale Ring and the Hart House. A short bluestone path is proposed on the south side of the Wogden studio located just off the northwest corner of the Hart House.

A brick paver pathway will extend under the arbor.

Existing pathways and patios surrounding the Ragdale Barn will be re-leveled.

Exterior Lighting

The previously approved Arts and Craft style path lights will be extended along the newly configured and resurfaced paths.

Hanging light fixtures are proposed on the Garden gates, at the north and south ends of the center Garden path.

Low-voltage up lights are proposed to accent key features in the Garden and signs along Green Bay Road and throughout the campus.

Limited use lights are proposed on the east and west side of the Hart House for use only during performances.

- ❖ Staff recommendation: Downlighting strung in trees, also known as moonlighting, is not permitted by the Code.
- ❖ Staff recommendation: All lighting on the Ragdale Campus shall respect and comply with the “right to night” and “dark sky” concepts particularly given the adjacency to preserved open land and sensitive natural areas. No light shall be installed without permits from the City and all light sources shall be shielded from view. All lights, except for safety and security lights, shall be set on timers to turn off no later than 11 p.m.

Signage

Identification signs are proposed at the entrances to the Campus from Green Bay Road, at the 1230, 1260 and 1272 N. Green Bay Road driveways. As suggested by the Commission during the previous discussion about signage, the signs will display either the Ragdale name or logo, the address numbers and the names of the buildings at each address. Images of the proposed signs are included in the Commission's packet.

The sign at the 1230 N. Green Bay Road entrance, the entrance that leads to the main parking lot, is proposed as a rectangular sign, 18 inches tall and 32 inches in length. The sign will be mounted to the existing post south of the entrance with a 40 inch black metal bracket. The wood sign will be white to match the stucco on the Ragdale House, with a black border. The Ragdale logo will be painted in Ragdale blue. The address numbers and building names will be painted in black.

The sign proposed at 1260 N. Green Bay Road, the circular drive east of the Barn House, is rectangular, 23 inches tall and 45 inches in length. The sign as proposed will be mounted on two 4 inch square posts with the sign set at six feet. The sign is oriented parallel to the street, behind the fence adjacent to the north curb cut of the circular drive. The wood sign will be a cream color to match the trim of the barn house. The sign will display the Ragdale graphic and name in the Ragdale blue color and the building name in black.

The sign appears to be located partially behind the fence. The size of the sign in relation to the height of the two posts presents awkward proportions.

- ❖ Staff Recommendation: Conduct further study of the location, size and height of this sign.

The sign proposed at the 1272 N. Green Bay Road, the driveway entrance to the Hart House, is similar in appearance to the sign at the main parking lot but is appropriately slightly smaller in size since this driveway is not intended for public use. The wood sign is 16 inches tall and 28 inches in length and will be mounted to an existing post north of the entrance with a 30 inch black metal bracket. The sign is proposed in a cream color to match the sign at the Barn House. The sign will display the Ragdale graphic in Ragdale blue. The address numbers and building name in black.

Currently, there are internal directional signs across the Ragdale campus. Additional directional signs are proposed following the design of the existing signs.

An informational map is proposed in the main parking lot identifying all of the buildings on the campus. Details of this element have not yet been submitted.

Tree Sculpture and Garden Memorial

The remaining trunk and limbs of the significant Heritage Elm tree that was located just west of the Barn House are being considered as an opportunity to create sculpture. This tree was severely trimmed several years ago prior to discussion with the City.

An image of the proposed sculpture is included in the Commission's packet.

- ❖ Staff Recommendation: Careful consideration of how the site of the former legacy Elm tree is reused will be important. Replacement plantings of significant trees on the site to some

day return a canopy to some extent to this area is recommended by the City's Certified Arborist.

A memorial is proposed in the sculpture garden in the form of the original weathervane from the Friends Studio (1990 to 2021) which was recently replaced by the Sybil Shearer Studio. As proposed, the memorial will feature an octagonal bench as the base and a central tapered column to support the weathervane. The total height of the memorial, including the weathervane is proposed at nine feet. The memorial will be wood and painted Ragdale blue. An image of the memorial is included in the Commission's packet.

Tree Removal

The petitioner proposes removal of trees across the campus due to their poor condition or conflicts with the overall Master Plan. The Commission's packet includes a tree removal plan. In addition to tree removal, the petitioner proposes to remove buckthorn on the site.

- ❖ Staff Recommendation: Detailed information on the specific trees proposed for removal, species, size and condition should be submitted to allow a determination of required replacement inches.

Rehabilitation of Buildings

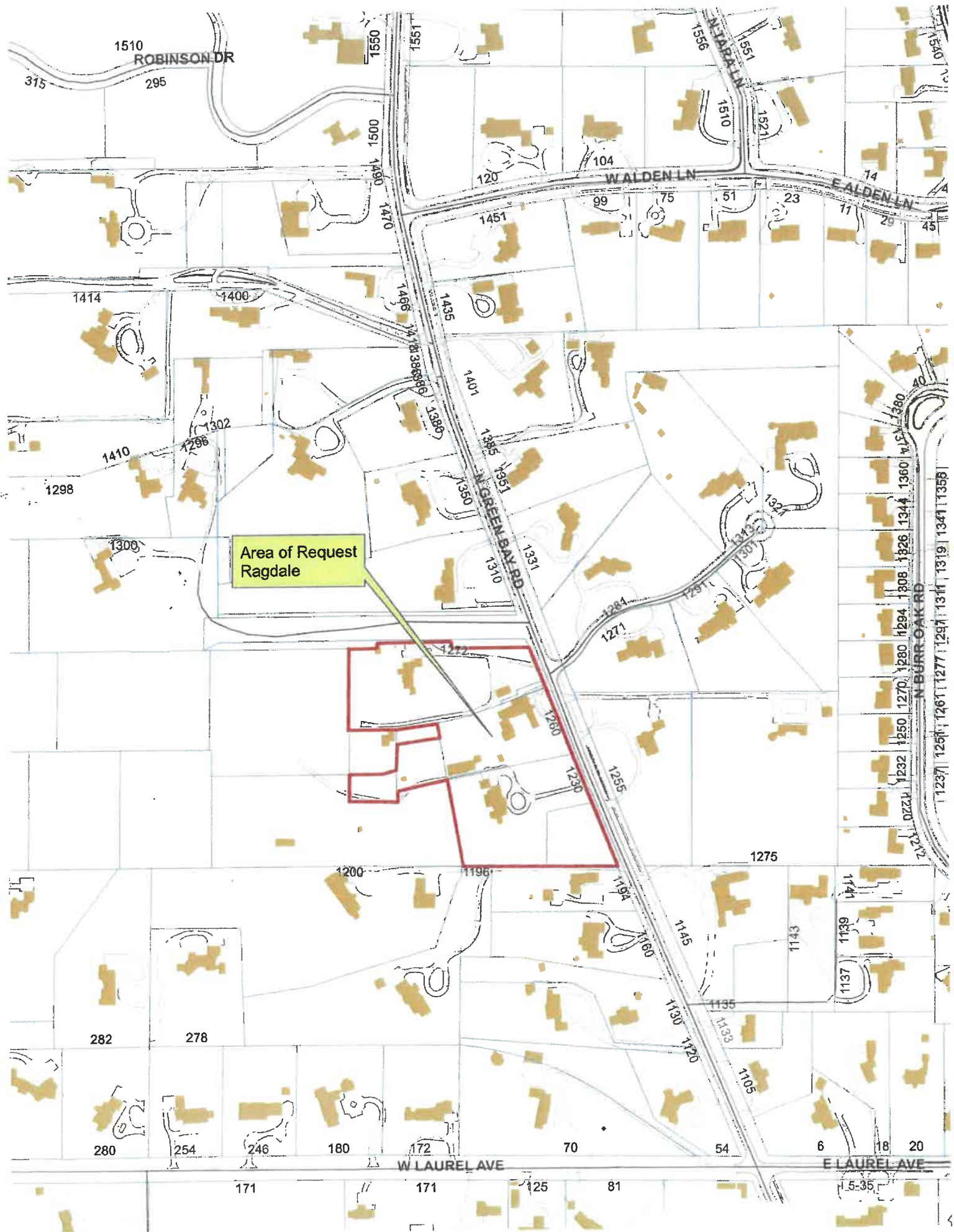
Limited rehabilitation of the Wogden Studio is planned. To date no permits have been issued for any work on this studio. The intent is to adaptively reuse the building as a non-denominational, sacred space for the Ragdale Campus. The rehabilitation work proposed includes repair to the exterior paint and stucco and the slate roof. Once resources are available, electric and gas service is proposed to be extended to the building.

Roof repairs and window replacement is proposed at the Barn House along with restoration of the south porch. Details of this work have not yet been provided and no permits have been issued for this work to date. Given the historic significance of the Barn House, details of this work proposed beyond in kind repairs will be presented to the Commission for review prior to the issuance of permits.

The McCutcheon studio will continue to be used as an artist studio. No exterior changes are proposed to the McCutcheon studio. Repainting of the structure is proposed. the current plan is to repaint the studio to match the Barn House.

RECOMMENDATION

1. Focus on the priority aspects of the plan as identified by Ragdale.
2. Provide comment and direction on the various components of the requested as detailed above.
3. Request additional information needed to assist in further review of the request.
4. Direct staff to return this matter, with additional details as requested, to the Commission at the next meeting.





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

PROJECT ADDRESS

RAGDALE FOUNDATION

1230 N. GREEN BAY
1260
1272

APPLICATION TYPE

RESIDENTIAL / COMMERCIAL

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

Owner of Property

CITY OF LAKE FOREST

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

1230 1260 1272 BAY ROAD
LAKE FOREST IL 60045

Phone Number

Fax Number

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

MICHAEL CLEAVENGER EXECUTIVE DR

Name and Title of Person Presenting Project

RAGDALE FOUNDATION

Name of Firm

SAME

Street Address

City, State and Zip Code

Phone Number

Fax Number

MICHAEL @ RAGDALE.ORG

Email Address

Michael C. Cleavenger 6/9/22

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

OUTLINE OF THE RAGDALE CAMPUS MASTER PLAN
FOR PRESENTATION TO THE
HISTORIC PRESERVATION COMMISSION

June 22, 2022

STATEMENT OF INTENT: For the first time in 85 years the historic Ragdale campus has been reunited. The addition of the Hart/McCutcheon property in late December restored to Ragdale significant aspects of its original design including most notably the Ragdale ring, Wogden – the writing studio Shaw built for his wife in 1915, and the McCutcheon studio, a repurposed cowshed from the 1897 barn complex. The Hart/McCutcheon home is a second generation building built by Shaw’s daughter Evelyn in 1937

This Campus Master Plan focuses on the united campus. It addresses three elements: landscape restoration, campus improvements and buildings. Since no new buildings are planned, the main emphasis of these developments are Historic Preservation Standards 12, 13 and 15, all dealing with preserving and protecting existing resources and repairing and restoring deteriorated features. Most of the standards of the Secretary of Interior are also in play.

LANDSCAPE RESTORATION: The restoration of the original Ragdale garden is the major proposal. This significant Arts and Crafts garden served as the heart of the campus. Significant parts were lost with the result that what we see today amounts to just 50% of its original extent. This plan intends to return the garden to its full glory. Other garden aspects, such as the remaining elements of the Ragdale ring will also be restored over time.

CAMPUS IMPROVEMENTS: The Plan also focuses on the connectivity and utilization of the grounds. Key aspects include the distribution of parking, connecting all the buildings with accessible paths, lighting these paths, improved signage and new garden features.

BUILDING IMPROVEMENTS: Several buildings on campus are in need of rehabilitation. We will focus on Wogden in 2022. Improvements to the Barnhouse and the McCutcheon studio will be scheduled as funds permit.

I. LANDSCAPE PROJECTS

GARDEN RESTORATION

The Ragdale garden is a very important “arts and crafts” garden that is at the heart of the campus. (See **Appendix A** for William Morris’s principles of an Arts and Crafts Garden.) Rosborough Partners and Craig Bergman have collaborated to develop a plan to restore the garden to its original extent and to replace key features such as the arbor.

REBUILD THE ARBOR. 2022 This historic structure has been lost for many years. It formed the eastern “wall” of the garden. A design has been developed from early photographs that we believe reflects the original structure. Stuart Cohen, a Shaw expert, provided guidance. The new arbor will include a central pavillion that can be a venue for outdoor gatherings, meals, etc. A donor has pledged funding and we have a contractor ready to build. See **Appendix B** for details

RESTORE THE ARBOR VITAE WALLS. Three sides of the original garden were formed by walls of arbor vitae. We plan to restore the north and south walls with new plantings. The western face will have arbor vitae accents at the paths, but will be comprised of hedges that do not block the view of the prairie. The type of arbor vitae used will be more deer resistant. It should also be maintained at a height of approximately 10 feet. Some of the original arbor vitae will be retained, and the rest replaced with new plantings.

REORGANIZE AND RESTORE THE INTERNAL GARDEN ORGANIZATION. The two northernmost quadrants will be used for raised bed vegetable gardens for use by the Ragdale chef. There will be a cutting garden and an education garden for local students. These quadrants will be bordered by hedges that incorporate fencing to protect the plantings from wild animals. The current garden shed in the southwest quadrant will be moved to the northwest and placed in the woodland across the cow path.

The southeast quadrant is occupied by the new Studio House. The southwest quadrant will be a sculpture garden. This may serve as the placement for the Friends Circle Memorial (see below)

The center west section will retain flower beds that will highlight perennials used in 19th century gardens as well as native prairie perennials. The center east section will be left open for current programming.

The nodes where paths intersect will be highlighted by arbor vitae and/ or fruit trees.

RESTORE THE HAWTHORN ALLEE TO THE RAGDALE RING. Shaw originally planted an allee of hawthorn on the path to the ring north of the cow lane. We would like to replant this feature.

REHABILITATE THE REMAINING ELEMENTS OF THE ORIGINAL RING. A good portion of the original Ragdale Ring still exists. The stone wall needs to be reset and the drainage improved. We would like to restore the lawn that provided seating for patrons as well as plantings around the stage area that reflect Shaw's original concept. This space may be restored as a performance venue.

II. CAMPUS IMPROVEMENTS

A. PARKING/DRIVEWAY

MCCUTCHEON STUDIO. 2022 Adjust the existing access road slightly to the west to provide separation from the studio building per agreement with the Lansings. Add 7 gravel parking spots to the east, perpendicular to the studio building. Add some additional gravel to accommodate overflow parking on the west side of the new road. See **Appendix C** for a detailed plan of this parking lot.

HART HOUSE 2022 Add 5-7 spaces in the existing turnaround. Removed the center island and two trees. One space will be dedicated to accessible parking. See **Appendix D** for a detailed plan of this parking lot.

STUDIO HOUSE 2022 Add two dedicated parking spaces for the two accessible studios in front of the garages underneath the caretakers apartment until a decision is made regarding demolishing the garage.

DRIVEWAY REPAIRS 2022 The most severely damaged portions of the driveway will be patched in the next month or two.

The following items will be completed as resources become available.

MAIN LOT Will be expanded to add a third parking aisle. The entry will be adjusted to lead more directly into the parking lot.

BARNHOUSE. Add one dedicated accessible parking spot near the kitchen door in the circle drive for the accessible Chandler Studio.

REPAVE RAGDALE HOUSE DRIVEWAY The recently widened front entry at 1230 and all the construction has damaged this driveway. Ultimately the whole drive will be repaved. The portion closest to the new studios may be reconfigured at that time.

B. ACCESSIBLE PATHWAYS 2022

This work has already begun. We have received funding to convert the wood chip paths to an accessible, crushed gravel surface and expand the network to unify the campus. Some of the bluestone will be reset and the brick paved path in the arbor will be restored. We have funds to complete the garden pathways and the connection to the Hart House in 2022. We will also be patching the main drive at 1230 to eliminate the hazard of the deteriorated roadbed. See **Appendix E** for a map of paths and materials.

Patios and pathways surrounding the Barnhouse will be reworked when that building renovation is begun (see below).

C. LIGHTING 2022

PATH LIGHTING. Many paths are already lit with arts and crafts style lanterns on wooden posts. Paths necessary to connect the buildings will receive similar path lighting. The Arbor will be lit with downlights and the garden gates and fountain will also receive accent lighting. See **Appendix F** for a map of lighting as well as samples of the lighting to be installed.

EXTERNAL EVENT LIGHTING. The area behind Ragdale House, the Barnhouse Circle, and the original ring and the terraces behind Hart House were identified in the master plan as temporary performance venues. Lighting for the areas in front and behind Hart House already exists as floodlights mounted in trees. Similar outdoor lighting will be explored for the Barnhouse and Ragdale House venues.

D. SIGNAGE 2022

GREEN BAY ROAD SIGNAGE: Ragdale has three driveways that serve different buildings. We propose a sign at each entry. Ragdale will be identified on each sign by either the logo (2 signs) or full name (1 sign) painted in Ragdale Blue and the respective numbers in black. See **Appendix G** for sign details.

INTERNAL CAMPUS SIGNAGE. Several signs exist. These are wooden, 6x12 to 18 inches with incised lettering. The signs are painted Ragdale blue with white lettering. We plan a name sign for each house and studio building, as well as the main parking lot. We will add a "short term parking only" sign in the Barnhouse circle. In the main parking lot we will add a larger sign that includes a map of the campus and guidance for access similar to the map sign used at Elawa Farm. Informational signs for the gardens are also in discussion.

F. GARDEN MEMORIALS 2022

TREE SCULPTURE. The great elm has died and its limbs removed. We left the trunk in place in the hope that it may find a second life as a sculpture. Board Member Margot McMahon is interested in carving it and has presented a proposal. We plan to have a decision on this scheme this summer. In addition, eleven logs are being processed by Horigan Urban Forest Products. We plan to use this lumber for special Ragdale products. See **APPENDIX H** for McMahon's proposal.

FRIENDS CIRCLE A feature of the sculpture garden will be a "Friends Circle" memorial, recycling the Max Kahn weathervane that stood on the former Friends Studio building that was replaced by the new studio. This memorial will honor the friendship of Sylvia Shaw and Dorothy Holabird, the original "friends". See **APPENDIX II** for details

G. TREE REMOVAL/REPLACEMENT. 2022

The garden restoration, parking changes and other developments require a judicious pruning of some of the existing trees. See **APPENDIX J** for the detailed tree removal plan.

The removals will be balanced by replacements, including over 100 new arbor vitae, new trees for screening parking, and a small orchard of a dozen fruit trees near the site of the original from Shaw's time.

III. BUILDING PROJECTS

No projects are anticipated for Ragdale House, Studio House of Dance and Music and Hart House beyond normal repairs and maintenance

A. WOGDEN 2022

We have received funding to rehabilitate this studio Shaw built for his wife in 1915. The plan is to use the space as a non-denominational sacred space serving the campus. The building requires basic repairs (paint, stucco repair, roofing, power wash). Repairs have been made to the slate roof. The much-decayed exterior cedar trellis above the front door has been replicated. Shaw-designed benches have been installed on opposite sides of the entry, similar to the original. The stucco has been repaired and the building has been painted with Keim Granital paint, a silica paint developed for use on historic buildings. The exterior doors have been repainted in Ragdale Blue. The funding will permit the installation of electric and gas service to provide lighting and heat.

To be scheduled as funds become available:

B. BARNHOUSE REHABILITATION.

The Barnhouse suffers from considerable deferred maintenance. Roof repairs and window replacement are being considered. We want to restore the original south porch profile. But plans are not finalized and we do not have funds in hand to do the work. We will present this project at the appropriate time.

C. MCCUTCHEON STUDIO

This building will be retained as a dual studio. No exterior changes are anticipated at this time apart from a possible paint job. We may want its color to match the Barnhouse building, since it was originally a part of that complex. Additional landscaping will be added to the site as noted above in the parking section.

There are two structures that may be added to this master plan and one that may be deleted.

REBUILD THE WELLHOUSE. We may build a replica of the original wellhouse that stood near the south end of the Arbor.

LIMESTONE BENCH Another possible addition is the installation of a limestone bench shaped like a "C" that is classically styled. The bench originally stood at the south entrance plaza to Greektown and was salvaged and donated by Walker Johnson. We are considering placing it facing the prairie at the top of the Belvedere steps west of Hart House. We have the stones, but have not made a final decision. Nor do we have funding.

DEMOLISH RAGDALE HOUSE GARAGE. The two-car garage adjacent to the caretakers apartment on the north end of Ragdale House is a late addition of no historical or architectural merit. We may request demolition in order to create dedicated parking spaces for the new studios.

CONCLUSION

We have a lot to do in 2022. We plan to restore the bones of the garden including paths and the arbor to be ready for planting next year. Road and parking adjustments will be made to the McCutcheon Studio and improved parking developed for Hart House. Accessible paths will connect all the campus buildings. We've got a driveway to patch and new signage to install. Wogden will be rehabilitated.

Remaining projects will be done on a pay -as-you go basis.

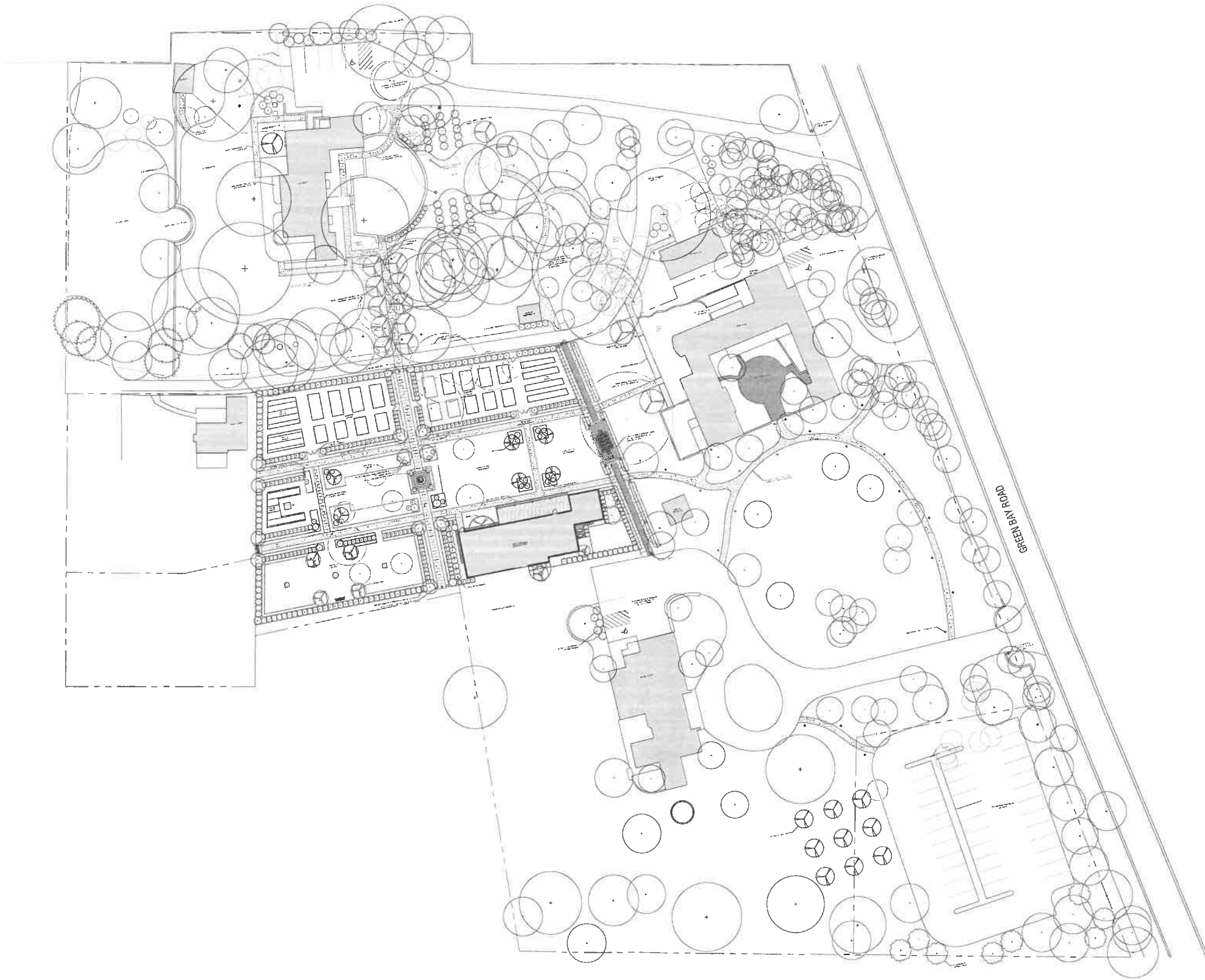
We hope you find this vision for the Ragdale campus as exciting as we do. We look forward to your feedback.

Thank you.

June 8, 2022

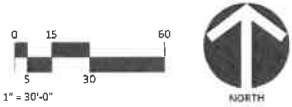
LIST OF APPENDECES

- A. Arts and Crafts Garden
- B. Arbor: Description, historic photo, plan
- C. McCutcheon driveway and parking: Map showing road adjustment and proposed parking
- D. Hart House parking: Map showing proposed parking
- E. Accessible Paths: Map showing paths and materials
- F. Lighting: Map showing lighting and sample lights
- G. Signage: Description, photo of mockup, photos of 1230, 1260 and 1272 entrances, brackets
- H. Tree sculpture: McMahon proposal
- I. Friends Circle Bench and Weathervane: Description, conceptual drawing, detail drawing
- J. Tree Removal: map detailing trees to be removed.



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RAGDALE MASTER PLAN



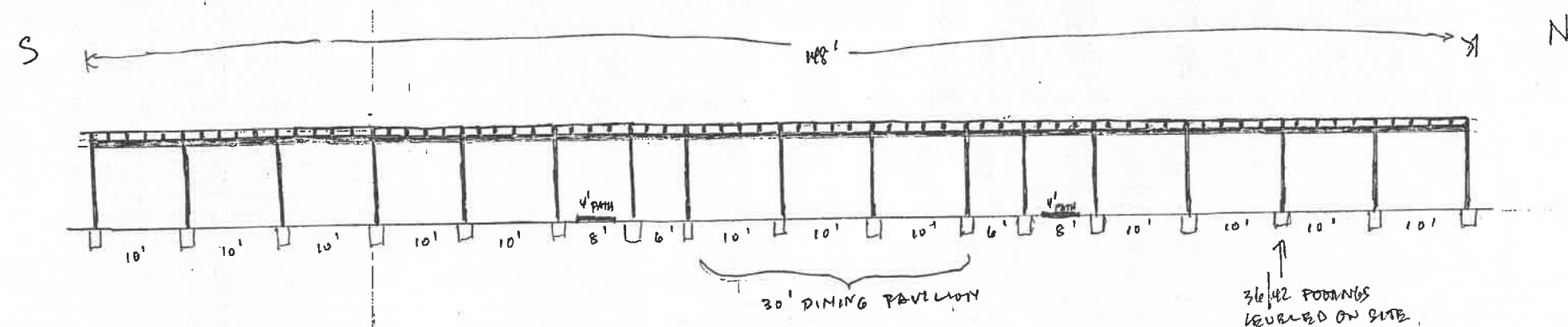
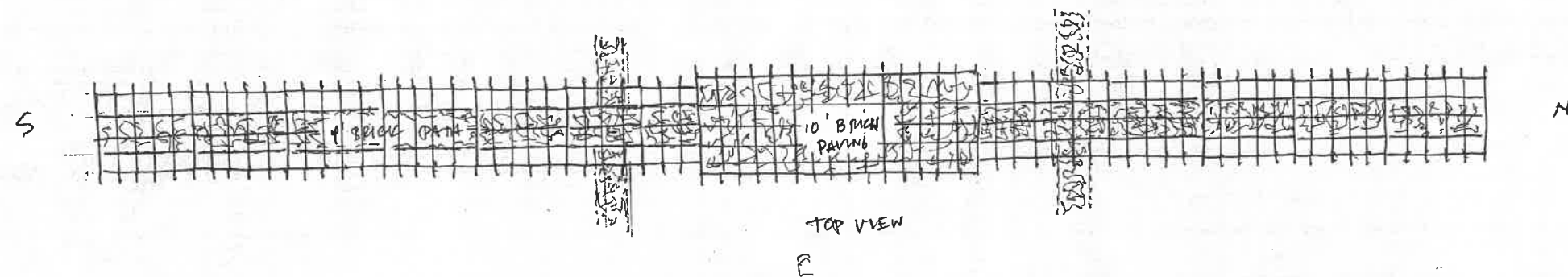
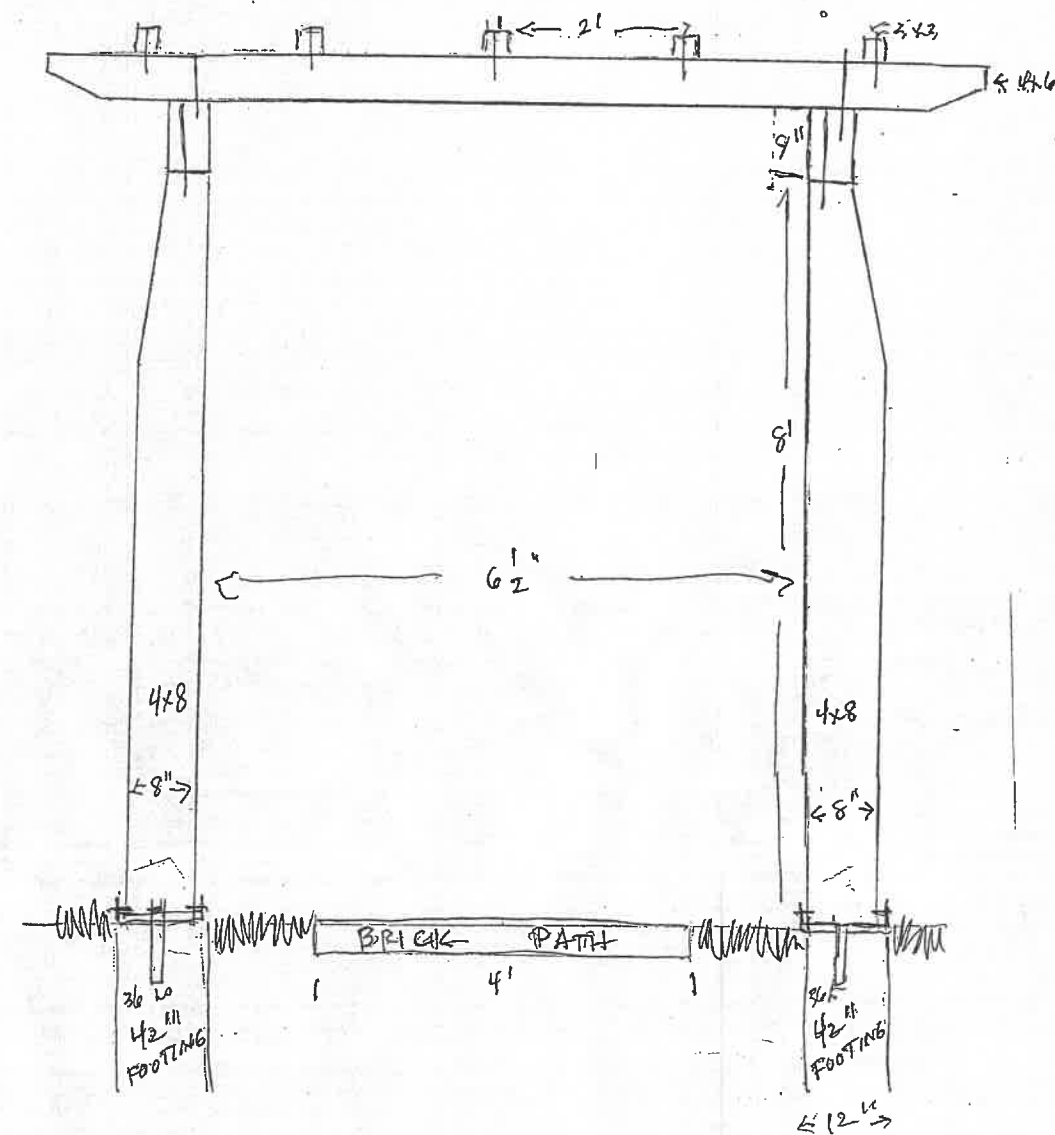
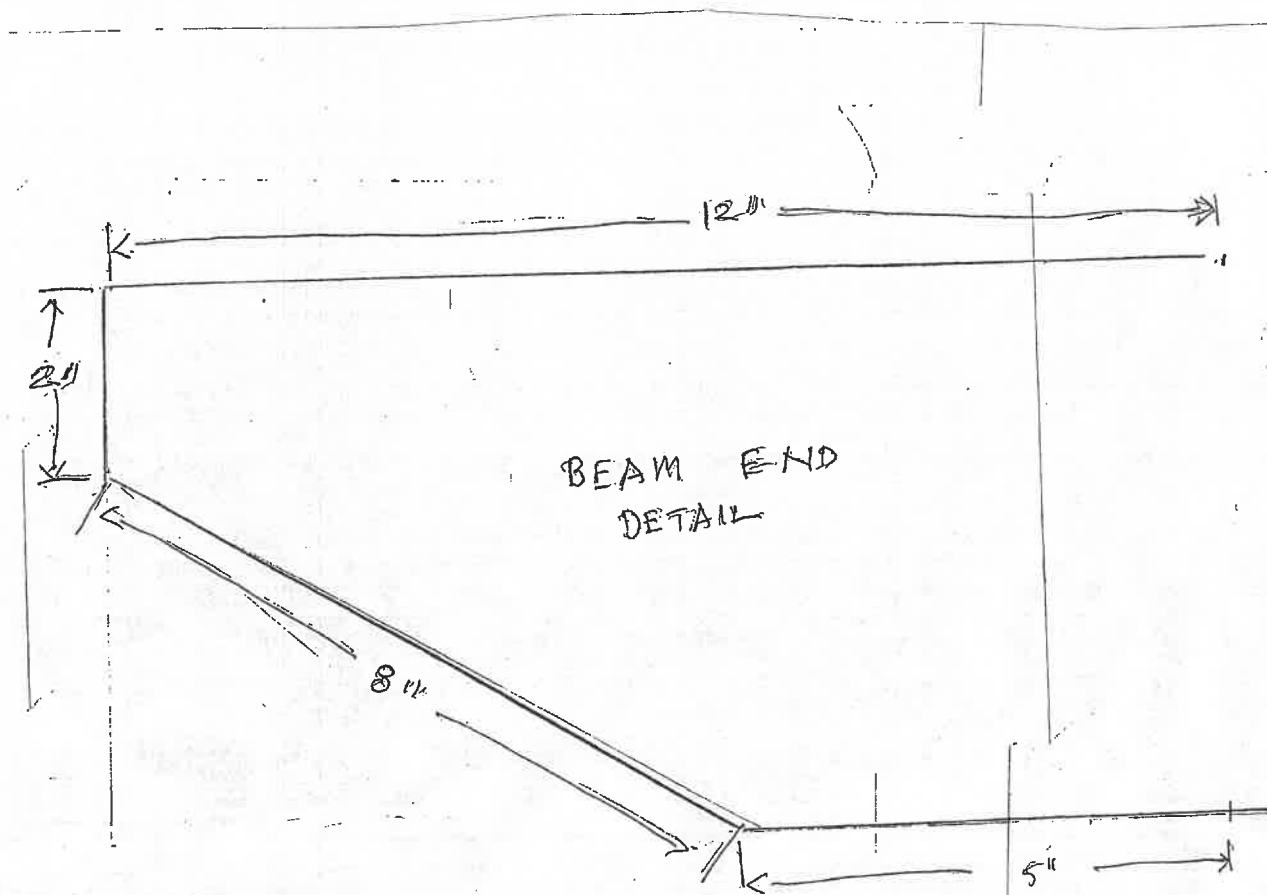
APPENDIX B: REBUILDING THE RAGDALE ARBOR

Shaw's original garden plan included a grape arbor to form the east end of the enclosure for his "green room". We have a photo from possibly 1910. The outline of the arbor continues to show up in garden plans after Shaw's death in 1926. We suspect it may have survived until the Barnhouse was sold to non-family tenants around 1950. The entire east half of the garden ceased to be maintained except for the stone walks and about half of the brick path that ran under the arbor.

Using this material and a consultation with Shaw expert Stuart Cohen we've developed a plan that we believe reflects Shaw's design. The proposed reconstruction will be 148' long, connecting the parking lot by Ragdale House with the cow lane to the north. It will have 16 segments of varying length. The three central segments will be 10 feet by 10 feet, creating a 10x30 foot "pavilion" that can serve as an outdoor dining venue. The north and south ends of the arbor will be 8' wide. It will be built on 32 12" wide footings of between 42 to 36 inches deep. A metal anchor plate will be set in each to receive the 4x8 posts that will support the structure. A lattice of 4x6 and 2x2 beams will provide the superstructure. Each wood element will be connected by at least two long screws. Joints will be arranged in such a way as to minimize exposure to the elements. The material will be pressure treated brown wood. We may also treat it with a water-based stain such as Sta Bright is under consideration. We have selected a contractor to do the work and expect a donation to cover the cost once the Commission's approval is secured.

The original 4' wide brick path that remained in place has been reset and covers approximately half the distance. Additional brick will be used to complete the path.

The original arbor was planted in grapes. This is a difficult plant to maintain. We will consider other types of climbing and flowering vines to complete the arbor.



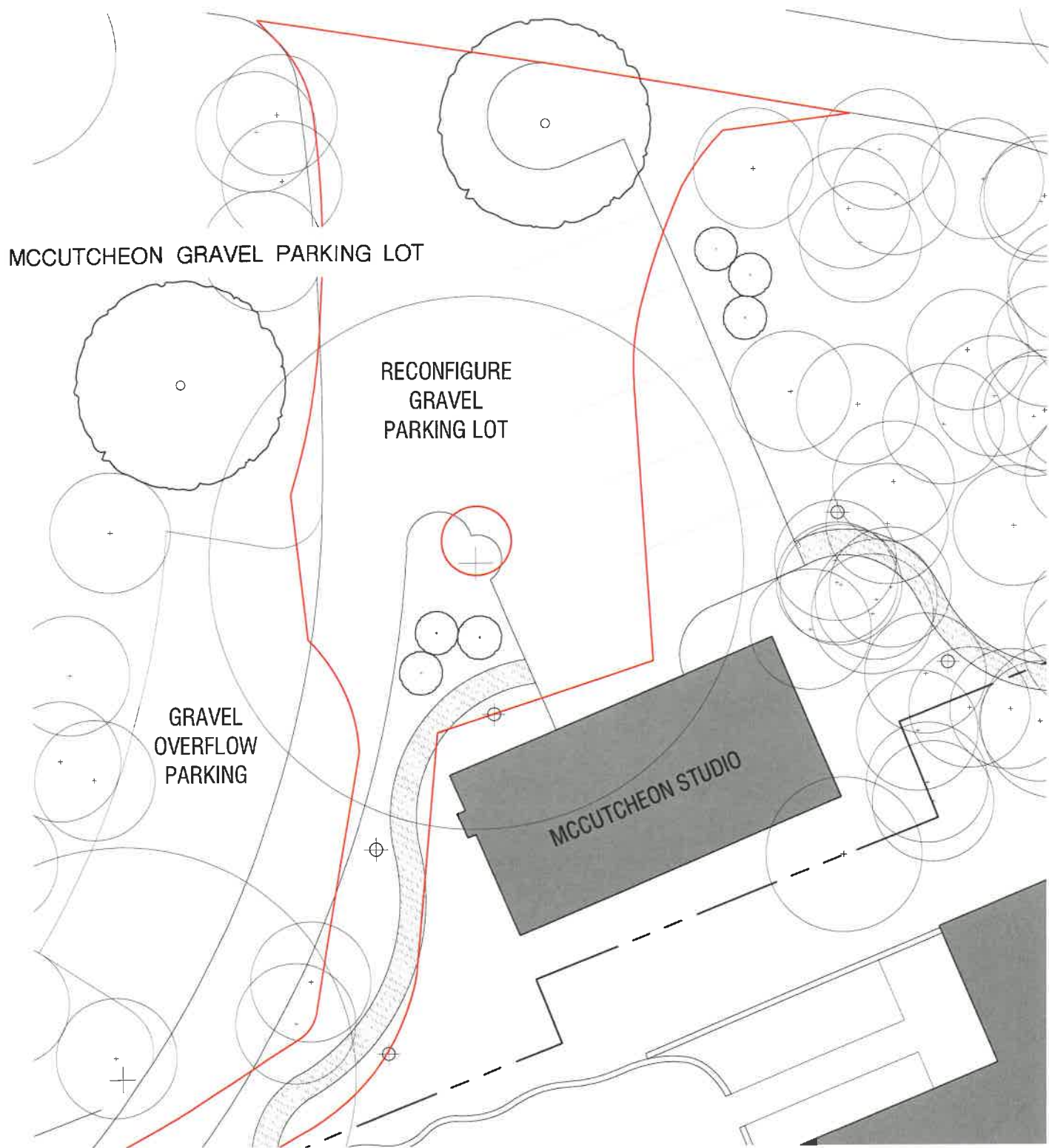
RAGDALE
ARBOR

36" x 42" FOOTINGS
LEVELLED ON SITE

APPENDIX C: MCCUTCHEON ROAD ADJUSTMENT AND VISITOR PARKING

Ragdale has developed this plan for an adjustment to the lane leading to the Lansing cabin. It moves the road slightly west and away from the studio building. It provides six spots for guest parking to the north of the studio and an overflow parking area along the new lane at the edge of the woods. The road and parking areas would be paved in gravel. Some tree removals are necessary to achieve this plan, but additional landscaping will be added to screen the new parking area and the studio building.

HART PROPERTY VISITOR PARKING



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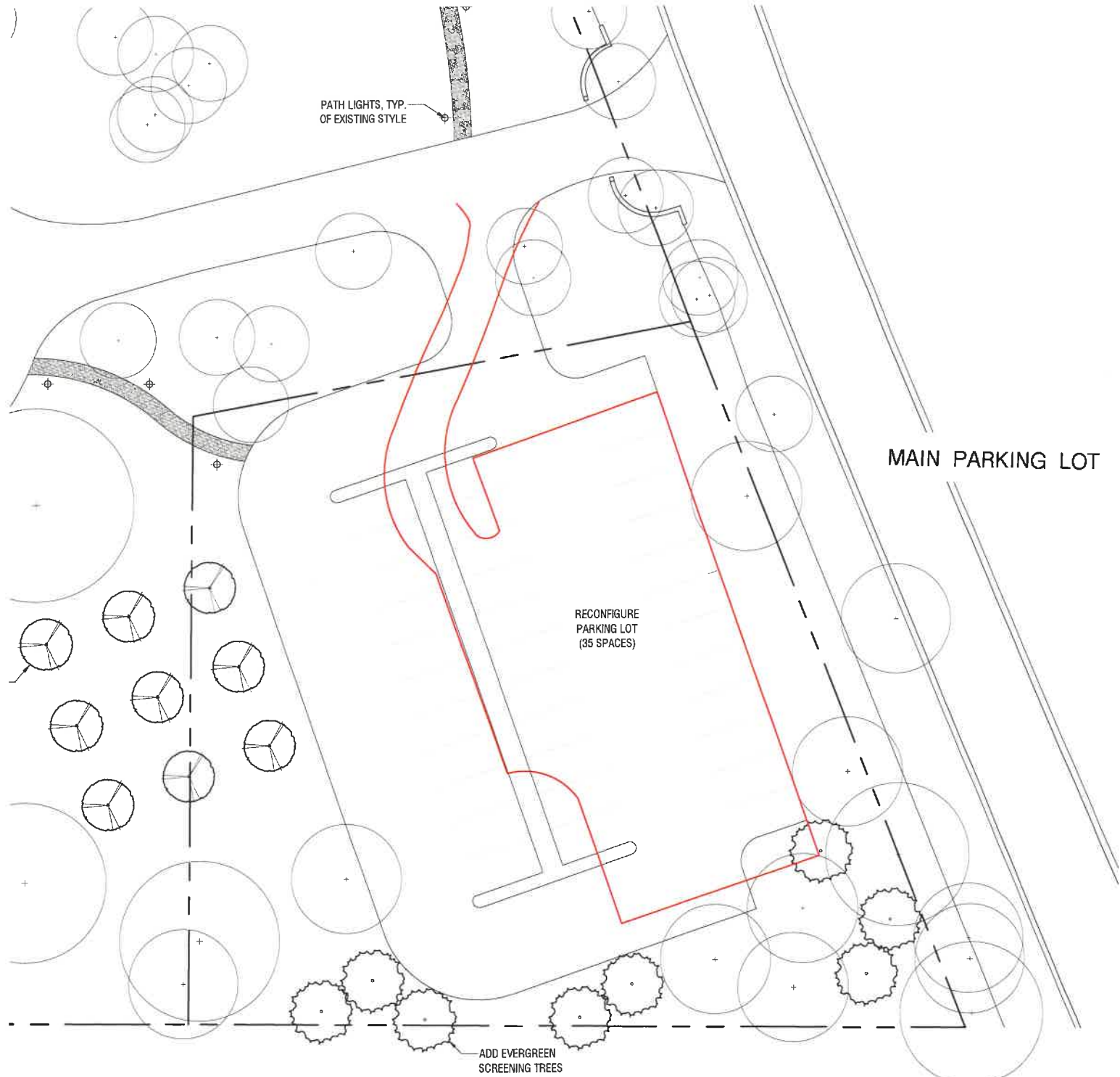
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NORTH
 SCALE: 1/16" = 1'-0"

Note: Items in RED represent existing conditions to be removed or changed.

RAGDALE VISITOR PARKING LOT: 1/32" = 1'-0"



PARKING LOT IMPROVEMENTS

ISSUED FOR:

PARKING - 2

DESIGNED BY: PR, TL

DRAWN BY: TL

PROJECT:

Ragdale Foundation
 Campus

1260 N. Green Bay Rd.
 Lake Forest, IL 60045

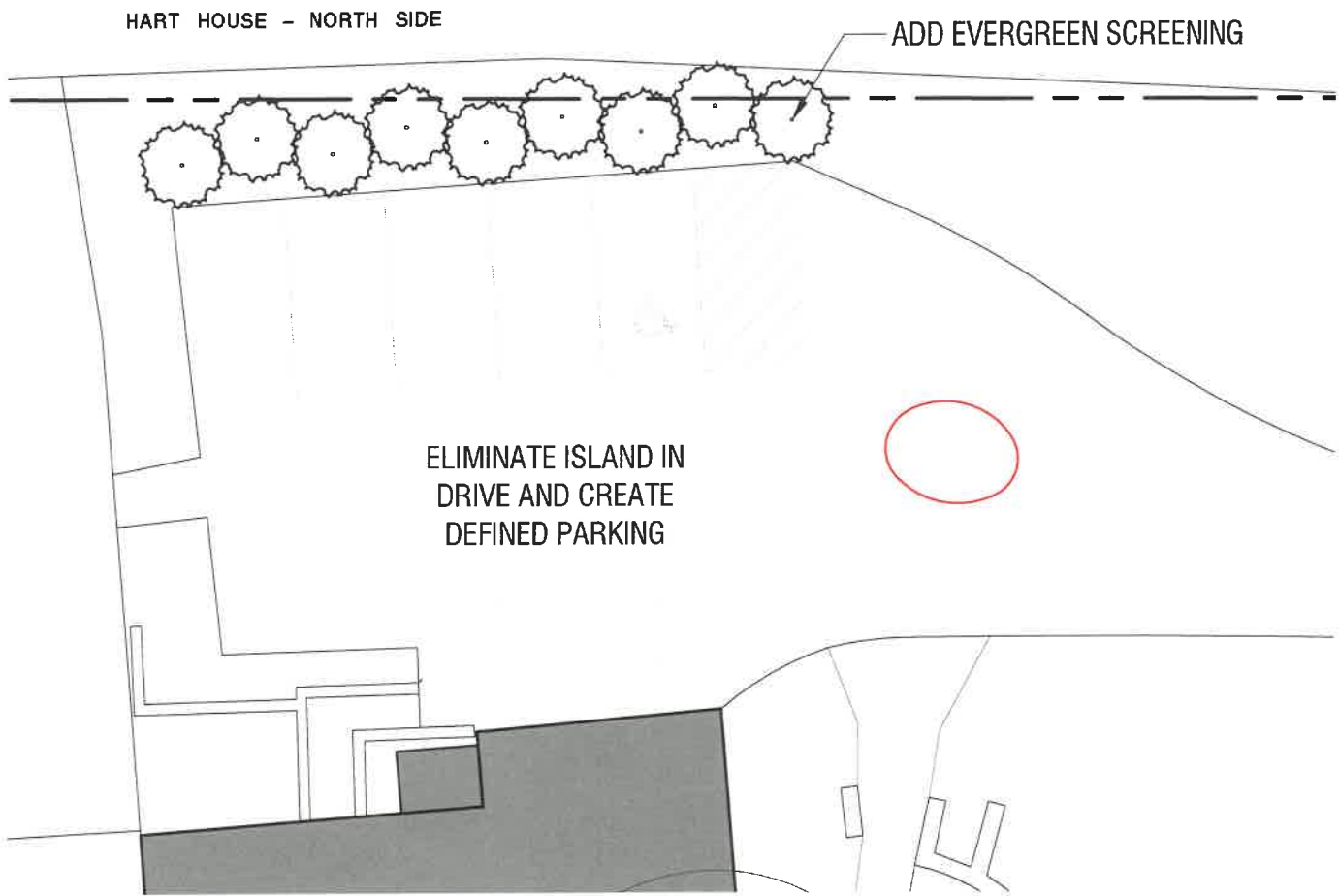
REVISIONS:

NO	DATE	ISSUE
1	10-28-21	DETAIL

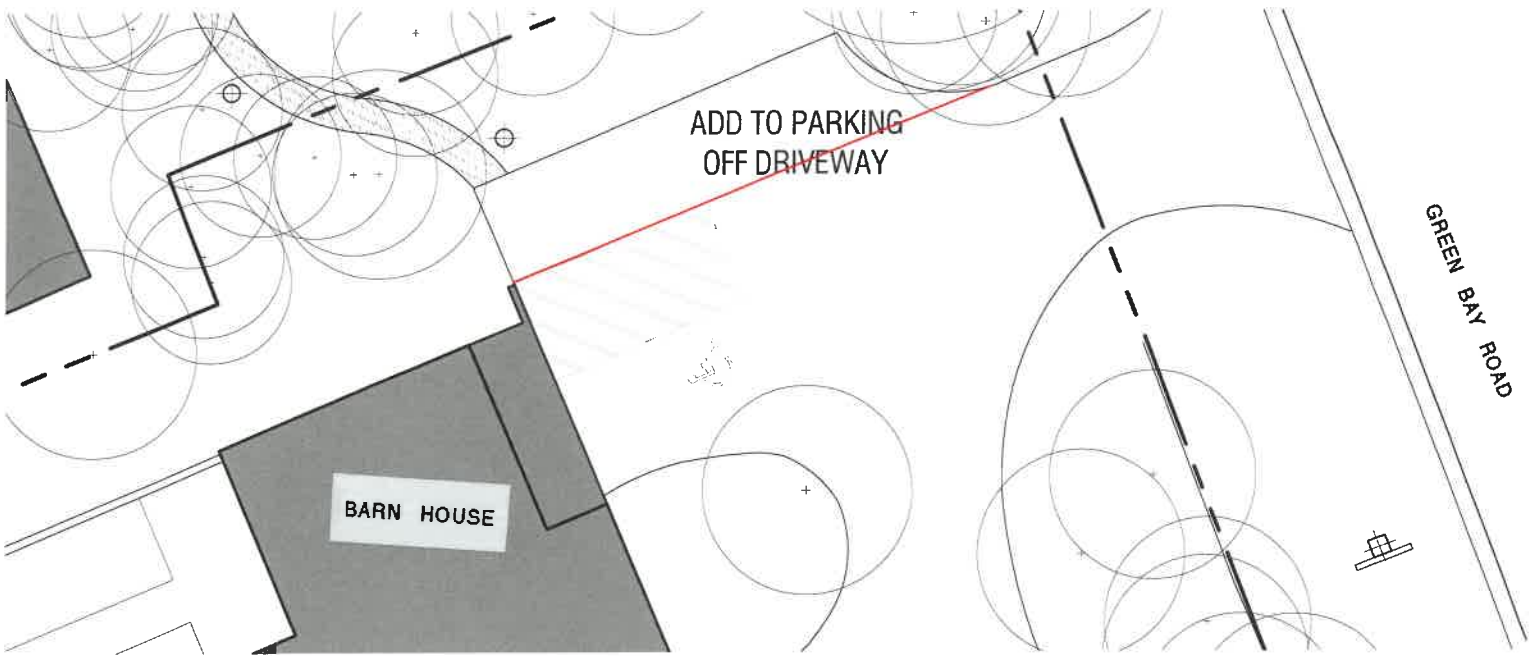
APPENDIX D: HART HOUSE PARKING

We are planning for five artists to be in residence at Hart House. We want to reconfigure the existing parking to create four regular parking spots and one handicap parking spot. The center island and two trees would be removed to facilitate traffic flow.

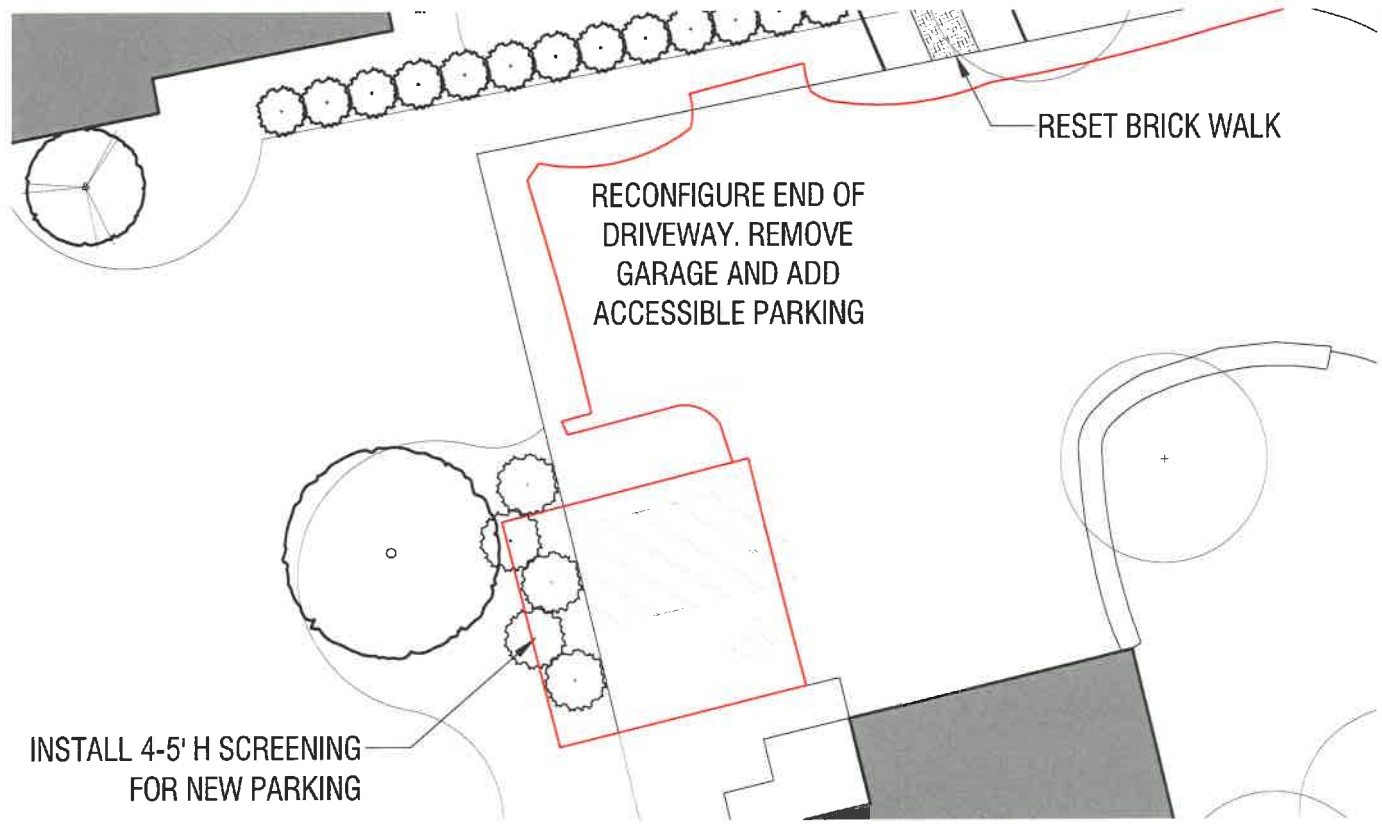
HART HOUSE ACCESSIBLE PARKING



MCCUTCHEON STUDIO & BARN HOUSE ACCESSIBLE PARKING



RAGDALE HOUSE ACCESSIBLE PARKING



MCCUTCHEON STUDIO & BARN HOUSE ACCESSIBLE PARKING - PHOTO STUDY



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

Note: Items in RED represent existing conditions to be removed or changed.

ISSUED FOR:

PARKING - 1

DESIGNED BY: PR, TL

DRAWN BY: TL

PROJECT:

Ragdale Foundation
Campus
1260 N. Green Bay Rd.
Lake Forest, IL 60045

REVISIONS:

NO	DATE	DETAIL	ISSUE
1	10-28-21	DETAIL	

APPENDIX E: ACCESSIBLE PATHS

The gravel path to the north of the new studio is complete, as is the horseshoe path to the south of the Barnhouse. Approximately half of the brick path in the arbor has been relaid as well. Ragdale has funding available to complete the garden paths and the link to the Hart House. The remainder of the brick arbor path will be done after the arbor is built. The central bluestone path through the garden continuing to the Hart House will be reset. The remainder of the garden paths will be crushed granite.

A plan for access to Hart House from the parking lot must also be finalized.

Barnhouse patios (in yellow) will wait till the Barnhouse rehab is scheduled.



HARDSCAPE DETAILS

LARGE FORMAT BLUESTONE



STABILIZED AGGREGATE



BRICK PAVERS



EXISTING PAVING TO BE RESET/RE-LEVELLED



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NORTH
SCALE: 1" = 64'-0"

ISSUED FOR:

HARDSCAPE DETAIL

DESIGNED BY: PR, TL

DRAWN BY: TL

PROJECT:

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Campus
1260 N. Green Bay Rd.
Lake Forest, IL 60045

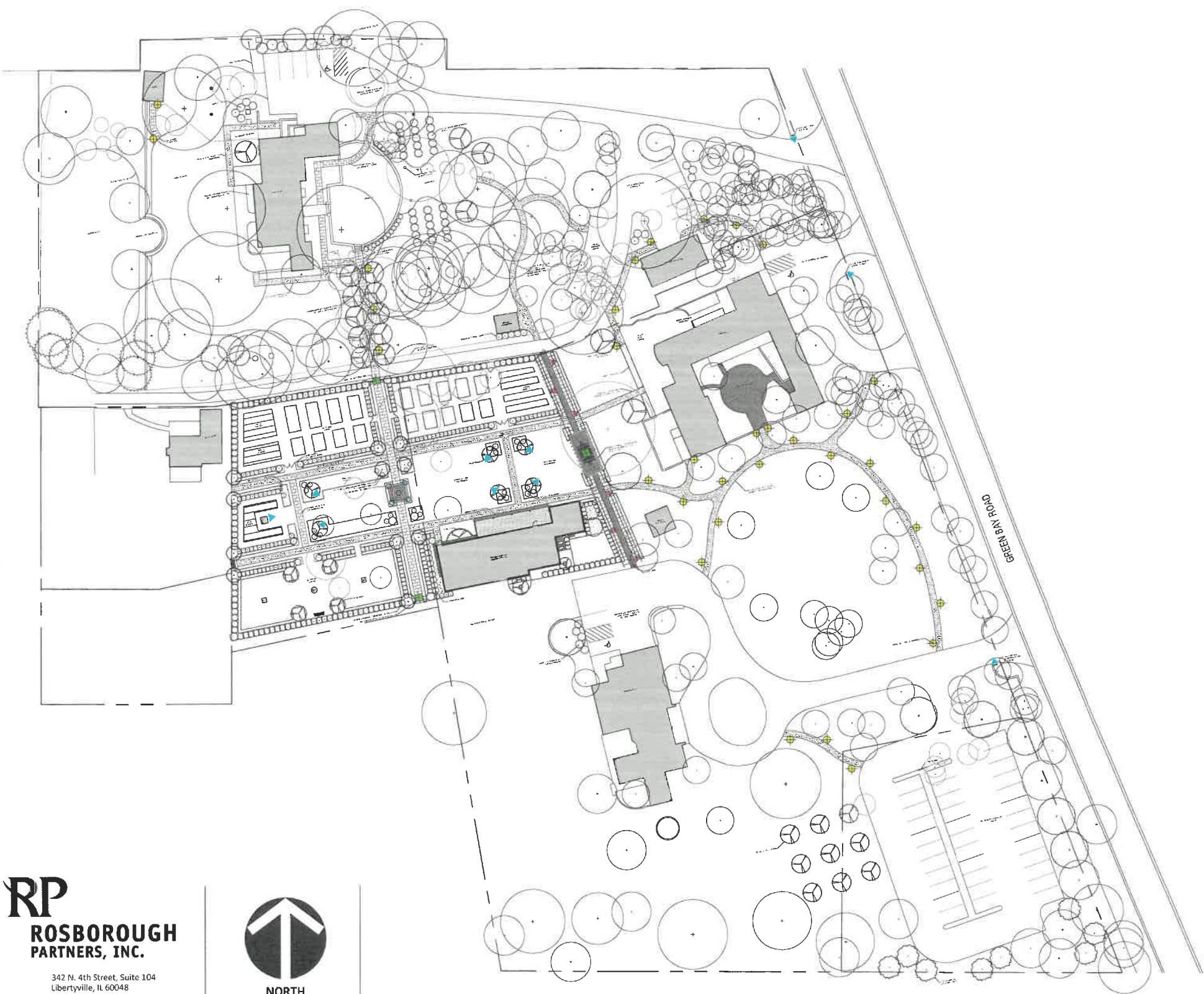
REVISIONS:

NO	DATE	ISSUE
2	06-08-22	REVISION
1	10-28-21	DETAIL

APPENDIX F: PATH LIGHTING

This chart indicates path lighting for the campus. Most of the path lights were installed some years ago. Similar lights will be installed to the new studio and the path to the Hart House. The Arbor will have low voltage downlights. The garden gate will receive a hanging lantern in an arts and crafts style similar to the path lights. The fountain will be lit with four low voltage led uplights.

Low voltage led uplights will also illuminate the signs at 1230, 1260 and 1272.



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NORTH
SCALE: 1" = 64'-0"

LIGHTING DETAILS

PATH LIGHT



HANGING LAMP



UPLIGHT



ACCENT LIGHT



ALL LIGHTING TO BE CONTROLLED
THROUGH AN ASTRONOMIC TIMER.
LIGHTS AUTOMATICALLY TURN ON AT
DUSK (SUNSET) AND CAN BE CONFIGURED
TO TURN OFF AT A SPECIFIED TIME OF
NIGHT. OVERRIDE SWITCHES CAN BE
INSTALLED FOR OFFICE SIGN LAMP.

SIGNAGE SHOWN IN RED

ISSUED FOR:

LIGHTING DETAIL

DESIGNED BY: PR, TL
DRAWN BY: TL

PROJECT:

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Campus
1260 N. Green Bay Rd.
Lake Forest, IL 60045

REVISIONS:

NO	DATE	ISSUE
2	06-08-22	REVISION
1	10-28-21	DETAIL

APPENDIX G: PROPOSED SIGNAGE FOR THE RAGDALE FOUNDATION

Ragdale provides services to an international artistic community as well as local residents. Many guests who arrive at Ragdale have a difficult time finding it. Once on campus, it is important to provide an orientation to the various buildings. This proposal addresses both of these issues.

GREEN BAY ROAD SIGNS

The Ragdale campus has three entrances, each with a different street address. The entrances provide access to various buildings. The current street addresses are hard to see, especially at night and don't indicate the buildings at each site. We are proposing that each driveway has either the Ragdale name or logo prominently displayed. The street numbers will be in large 3 inch fonts. Each sign will also name the main buildings at each address. The signs at 1230 and 1272 will be incorporated into existing gateposts as blade signs hanging from black metal brackets. The sign at 1260 will be larger and one-sided facing the road at the north entrance to the semicircle drive. Low voltage Floodlights will illuminate each sign.

Here are the details on each sign:

1230 entrance: Blade sign 18"x32" made of ¾ inch exterior plywood hanging from a 40" black metal bracket. The bracket will be attached to the south post of the entrance gate. The body of the sign will be painted a white that matches the color of the Ragdale House stucco. The top line will include the Ragdale logo painted in Ragdale blue. The street number will be 3" in black. The second line would be RAGDALE HOUSE in 225 pt black. The third line would be SHEARER STUDIO in 200 pt. Black. The sign will have a ¾ inch black border. The lettering will be in the Baskerville Old Style font. LED flood lights mounted on the ground will illuminate the sign. The ceramic numbers on the south post and the Ragdale sign and numbers on the tree north of the entry would be removed.

1260 entrance: Front facing sign mounted on two 4x4 cedar posts. The sign will be 23"x45" of ¾ inch painted plywood. It will be located just behind the fence line to the south of the north entrance to the circle drive. Since this is the principal mailing address as well as the main reception center this sign will spell out RAGDALE in 4" letters and include the logo in Ragdale blue. A second line will indicate BARNHOUSE and OFFICE in 250 pt black lettering. The ground for the sign will be painted a cream color to match the trim of the Barnhouse. The sign will be 6' tall in order to lift the sign above the fence rails and lit by a ground mounted LED flood.

1272 entrance: Blade sign 16"x28" made of ¾" exterior plywood hanging from a 40" black metal bracket. The bracket will be attached to the existing north gatepost at 1272. The background color will be the same cream color as 1260. The top line will include the Ragdale logo in Ragdale blue with 1272 in 3 inch black letters. The second line will show HART HOUSE 200 pt black lettering in the Baskerville Old Style font. It will be lit from below by a low voltage, ground mounted flood.

INTERNAL CAMPUS SIGNS

Ragdale has several existing wooden signs painted Ragdale blue with incised 2" lettering in white. These are made of 2x6 lumber. They are mounted on wooden posts 12 to 18" tall. We would continue this style and label each building. In addition, we plan to design an informational map that will be mounted

in the main parking lot showing all the campus buildings. The campus map sign at Elawa Farms is a good example.

Buildings needing signage are Ragdale House, Hart House, McCutcheon Studio, Wogden Chapel, and the music studio.

5/25/2005



1272

HART HOUSE



1230

RAGDALE HOUSE
SHEARER STUDIO











APPENDIX H: TREE SCULPTURE

The beloved heritage elm west of the Barnhouse has finally died. We retained a significant portion of the trunk in hopes that it can have a second life as a sculpture. Margot McMahon, one of Ragdale's board members and an experienced sculptor has given us a proposal to sculpt the tree. In addition, we were able to save 11 large logs from the tree. These are being turned into lumber and will be used for various purposes on the grounds.



TREE SCULPTURE CONCEPT

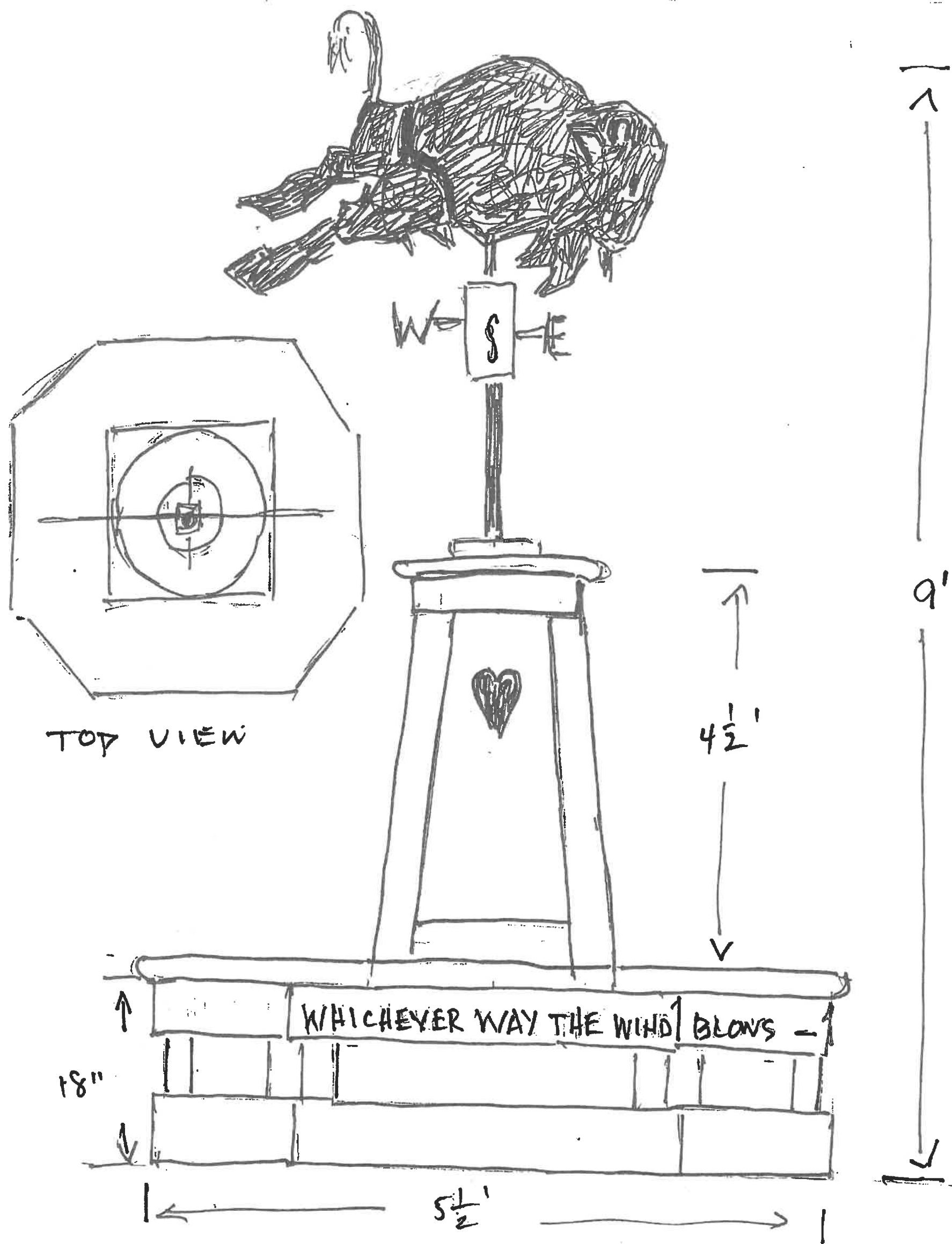


APPENDIX I: FRIENDS BENCH MEMORIAL

The Friends Studio served Ragdale from 1990 to 2021 when it was replaced by the new Studio House of Dance and Music. It was built to memorialize the lifelong friendship of Sylvia Shaw Judson and Dorothy Holabird. A fragment of the structure survives – a buffalo weathervane by artist Max Kahn. We plan to build a bench to provide a base for the weathervane and continue to acknowledge Dorothy and Sylvia. The bench will be six feet tall (not counting the weathervane) and 5.5 feet wide with an octagonal seat surrounding a central column. Inscribed on the skirt of the seat would be the phrase “Whichever way the wind blows – friends forever In memory of Sylvia Shaw Judson and Dorothy Holabird”. The seat would be of pressure treated wood. The plan at this time is to paint it Ragdale Blue. We may use bluestone to create a base. It would be located in one of the segments of the restored garden, near the original studio.

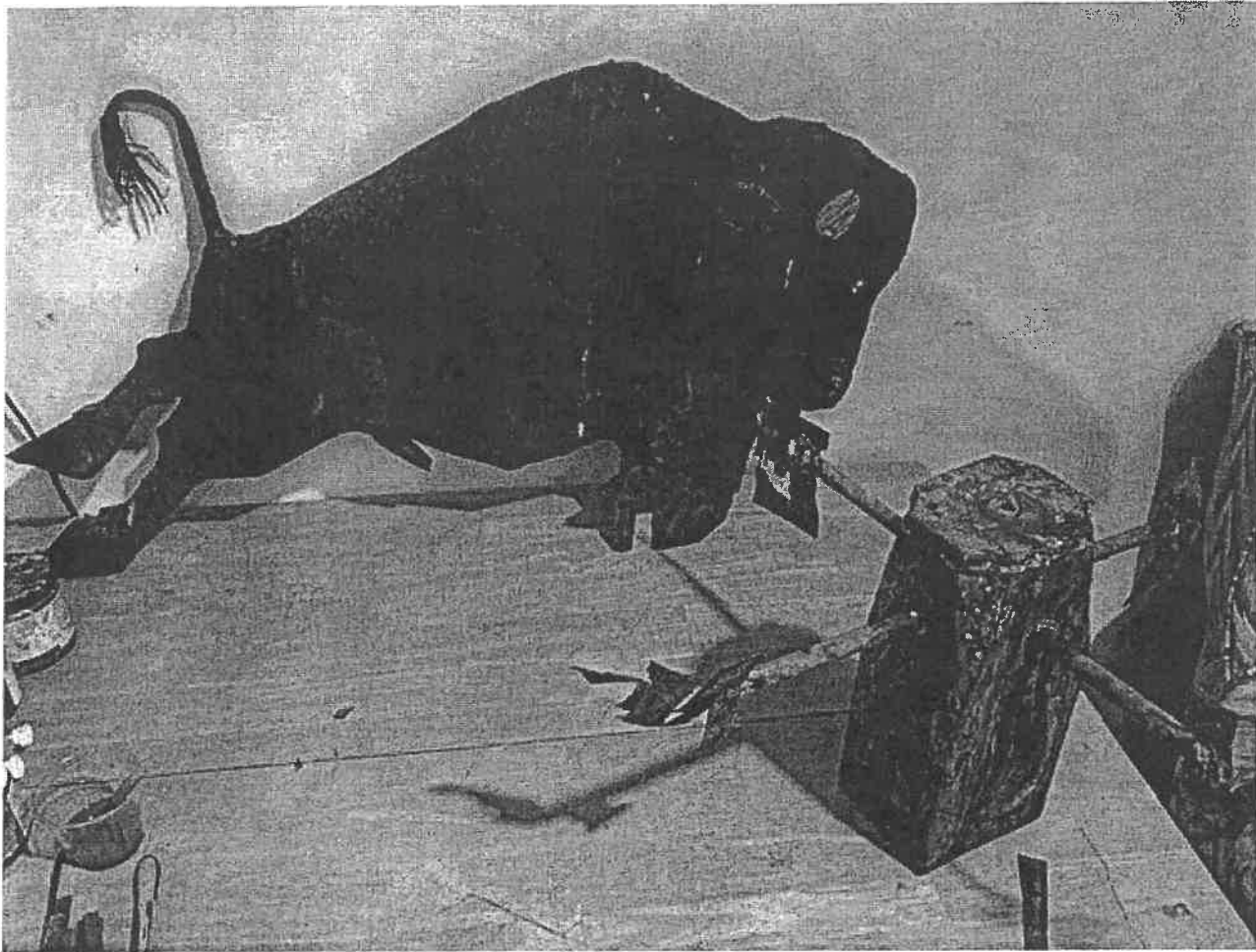
PROPOSED 'FRIENDS CIRCLE' MEMORIAL

To be placed in the garden north of the original Friends Studio



To be inscribed on the rim of the base:

"Whichever way the wind blows – friends forever! Dorothy Holabird Sylvia Shaw Judson"

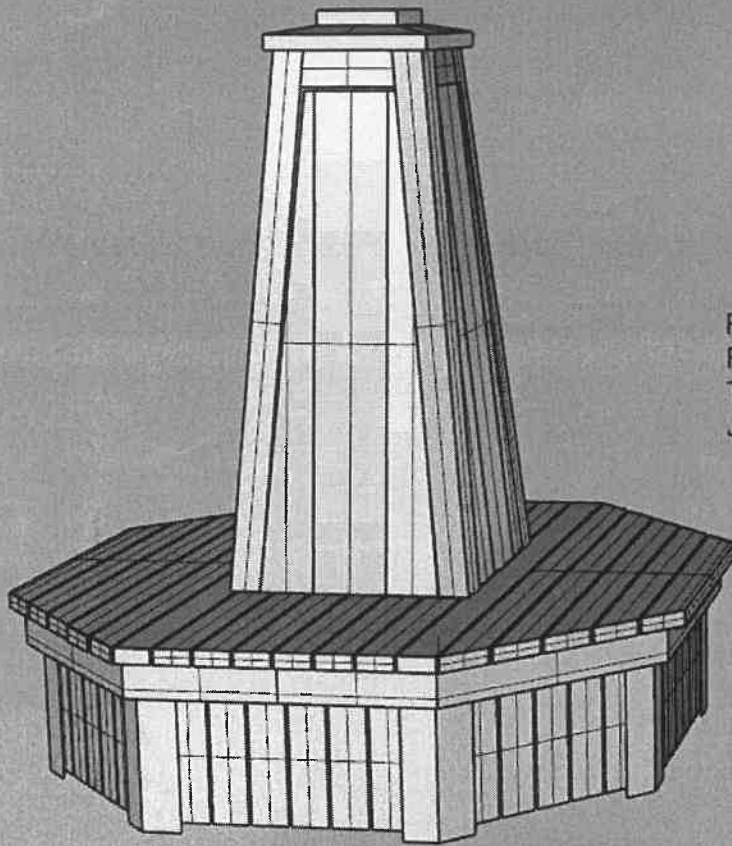


MAX KAHN

WEATHERVANE

FROM ORIGINAL

FRIENDS STUDIO



Ragdale Friends Circle Memorial
For Mounting Buffalo Windvane
Text to be inscribed but not shown
John Kriegshauser 5-20-22

APPENDIX J: TREE REMOVAL

This chart details the trees to be removed due to design or health issues.



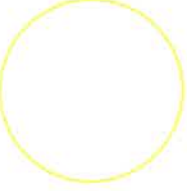
SMALL TREE REMOVAL
Remove approx. 60 2-8" Caliper
Buckthorn and other volunteer
trees.



OVERGROWN ARBORVITAE REMOVAL
Remove (19) overgrown
arborvitae. Keep and maintain
(11) arborvitae.



LARGE TREE REMOVAL
Indicates trees greater than 8"
caliper that have been removed
or must be removed due to
health condition or design intent.



FRUIT TREE TRANSPLANTS
Transplant (7) apple trees to new
locations within Ragdale Garden.

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NORTH
SCALE: 1" = 64'-0"

ISSUED FOR:		DESIGNED BY: PR, TL	
TREE REMOVAL DETAIL		DRAWN BY: TL	
PROJECT:		REVISIONS:	
Ragdale Foundation Campus 1260 N. Green Bay Rd. Lake Forest, IL 60045			
		1	06-08-22
		NO	DATE
			ISSUE