

Agenda Item 3

225 E. Onwentsia Road Replacement Residence

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Currently Proposed Site Plan
Previously Proposed North Elevation
Currently Proposed North Elevation
Previously Proposed East Elevation
Currently Proposed East Elevation
Previously Proposed South Elevation
Currently Proposed South Elevation
Previously Proposed West Elevation
Currently Proposed West Elevation
Perspective Renderings
Currently Proposed Roof Plan
Currently Proposed Building Sections
Currently Proposed First Floor Plan
Currently Proposed Second Floor Plan
Tree Removal Plan
Tree Survey
Currently Proposed Preliminary Site Grading Plan
Currently Proposed Preliminary 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:	January 25, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	225 E. Onwentsia Road - Continued Consideration - Replacement Residence

PROPERTY OWNER

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

PROPERTY LOCATION

225 E. Onwentsia Road

HISTORIC DISTRICTS

Green Bay Road Local and
National Historic Districts

CONTRACT PURCHASER

Jacob Cline
23477 N. Elm Road
Lincolnshire, IL 60069

PROJECT REPRESENTATIVE

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

SUMMARY OF THE PETITION

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

COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the October 11, 2022 meeting. At that meeting, the Commission voted to approve the demolition of the existing residence and continued consideration of the proposed replacement residence. The Commission requested that the petitioner consider and respond to the following comments and direction on the petition.

- Eliminate the oval dormer on the rear elevation.
- Remove the cupola.
- Simplify the widow's walk.
- Refine the fenestration to achieve greater consistency on each level of the home.
- Simplify and soften the overall ornamentation of the home.
- Enhance the landscape plan to incorporate substantial screening on the east and south sides of the property.
- Review the proposed landscape and exterior lighting plans with the neighbors and invite feedback.

The petitioner's revised statement of intent is included in the Commission's packet along with revised elevations. Portions of the previous submittal are included in the Commission's packet for comparison purposes.

REVISIONS SINCE THE LAST MEETING

The following revisions were made to the plans for the replacement residence.

- The oval dormer on the rear elevation was eliminated.
- The cupola was eliminated.
- The widow's walk was simplified by removing the scrollwork panels and eliminating some of the finials.
- The windows on the east and west wings on the front elevation were modified to match the arched windows on the central mass of the home.
- The placement of the windows on the rear elevation was revised to be centered on the central mass of the home.
- A mansard roof was added to the rear west wing of the home to mirror the rear east wing roof form of the garage.
- Additional shade and evergreen trees and understory plantings were incorporated as part of the landscape plan.

PROPERTY DESCRIPTION

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

The residence on the property is identified as a Contributing Structure to the Historic District. The Contributing status of the property is due to the age of the structure, no specific significance of the residence has been identified. The residence, constructed in 1931, was designed by the architectural firm of Alfred Granger and John Bollenbacher. The residence is a two-story structure oriented toward Onwentsia Road. As described in the Historic Resource Evaluation prepared by Benjamin Historic Certifications which is included in the Commission's packet, the home reflects a "stripped down" version of the Colonial Revival style with Classical Revival and Modern influences. As further detailed in the Historic Resource Evaluation, the home underwent major alterations and additions in 1946, 1953 and 2002.

STAFF EVALUATION

Site Plan

The replacement residence is significantly set back from the street following the siting of many other homes along the Onwentsia Road streetscape. At its closest point, the existing home on the property is approximately 300 feet from the front property line and the proposed replacement residence is approximately 270 feet from the front property line.

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

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

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 21,392 square feet, equal to 17.2% of the site. The proposed impervious surface totals 21,542 square feet, equal to 17.3%. The existing building footprint totals 5,016 square feet and other existing paved surfaces on the site including the driveway and terraces total 16,376 square feet. The proposed replacement residence building footprint totals 7,733 square feet and hardscape including the driveway, terraces, walkways and the pool total 13,809 square feet.

Replacement Residence

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

Findings

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

Standard 1 – Height.

This standard is met. The proposed replacement residence is two-and-a-half stories tall. There are several other homes in the surrounding neighborhood that present a two-and-a-half-story massing. The increased height is mitigated by the setback from the street. The height of the house as proposed is 36 feet and 9 inches as measured from the lowest point of existing grade to the highest roof peak and is below the maximum height of 40 feet permitted for a lot of this size.

Standard 2 – Proportion of Front Façade.

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

Standard 3 – Proportion of Openings.

This standard can be met. The house features groupings of single, double and triple casement

windows. In some areas transom windows are proposed. The windows and doors present narrow and vertical proportions, consistent with the French style.

The windows proposed on the rear elevation of the central mass of the home as reflected on the current plans do not have muntins. All other windows around the home have muntins.

- Staff recommends adding muntins to the windows on rear elevation of the central mass of the home to present a consistent appearance across the house.

Standard 4 – Rhythm of Solids to Voids.

This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations, however, the rear elevation presents larger expanses of openings to take advantage of views to the rear yard and to provide ample natural light into the main living spaces of the home. The site is deep, with the rear wall of the main mass of the home a distance of 330 feet from the south property line. Given the distance from the rear elevation of the home to the south property line and the existing vegetation in the rear yard, it appears that impacts on neighboring properties to the south from light spillover will be minimal. Maintaining a significant vegetation screen through all seasons along the east property line will be essential given the proximity and orientation of the neighboring home to the east.

Standard 5 – Spacing on the Street.

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

Standard 6 – Rhythm of Entrance Porches.

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

Standard 7 – Relationship of Materials and Texture.

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

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

Standard 8 – Roof Shapes.

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

In response to the Commission's previous comments, the oval dormer on the rear elevation was eliminated. It appears that there may be an opportunity to further simplify or eliminate some dormers given that many different dormer types and sizes are proposed.

Standard 9 – Walls of Continuity.

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

Standard 10 – Scale.

This standard is met. The residence as presented complies with the building scale requirements. Based on the lot size, a residence of up to 11,770 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 1,177 square feet of design elements. The residence totals 10,745 square feet. The garage totals 1,810 square feet and there are 698 square feet of design elements. The excess square footage of the garage must be added to the overall square footage of the home. In total, the proposed replacement residence totals 11,755 square feet and is 0.13 percent under the allowable square footage for this property.

Standard 11 – Directional Expression of Front Elevation.

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

Standard 12 – Preservation of Historic Material.

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

Standard 13 – Protection of Natural Resources.

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

The conceptual landscape plan submitted by the petitioner reflects the existing trees on the property that will remain and new shade, evergreen and ornamental plantings mostly in the front yard and in front of the garage along the east property line. Some shade trees are scattered throughout the rear yard mostly along the property lines. Boxwood hedges and flower beds are proposed along the foundation of the home. Based on the conceptual landscape plan, the minimum landscape criteria for new construction and required replacement inches are fully satisfied. The minimum landscape criteria for new construction requires a mix of shade, evergreen and ornamental plantings.

Due to the size of the proposed garage and its proximity to the east property line a mix of upper canopy, mid-level and understory plantings should be planted along the east property line to ensure sufficient screening. As the construction of the home takes shape, some adjustments to the placement and species of plantings along the east property line may be necessary to effectively screen the garage doors and driveway from the east neighbor year round.

Standard 14 – Compatibility.

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

Standard 15 – Repair to deteriorated features.

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

Standard 16 – Surface cleaning.

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

Standard 17 – Integrity of historic property.

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

PUBLIC COMMENT

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

RECOMMENDATION

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

1. Muntins shall be added to the windows on rear elevation of the central mass of the home to match the other windows around the home.
2. Conduct further study of the size and type of dormers and make refinements in an effort to present a more consistent appearance across the elevations of the home.
3. Plans submitted for permit must reflect the project as presented to the Commission with the refinements as directed above. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.
4. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape criteria for new construction and provide for the required 104 replacement inches on site to the extent possible using good forestry practices. The plan shall also clearly detail existing vegetation intended to remain along the east property line and new trees and vegetation planned in that area to provide mid-level, canopy and understory screening between active and lighted areas of the new residence including the garage, driveway and rear yard amenities and the existing residence to the east.

If all required replacement tree inches cannot be accommodated on the site, the number of remaining inches for which a payment in lieu of planting will be required must be noted on the plan and a payment in lieu of on site planting may be accepted at the City's discretion. The full payment in lieu of on site plantings is required prior to the issuance of a Certificate of Occupancy. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.

5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect any trees identified for preservation during construction as well as trees on neighboring properties, must be submitted and will be subject to review and approval by the City's Certified Arborist. In addition, for any trees that, as determined by the City Arborist, may be impacted by construction activity, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.
6. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
7. Prior to the issuance of a building permit, a plan for construction parking and materials' staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Onwentsia Road due to the narrow, curving nature of the street and due to other construction activity in the immediate area.

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

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

Architect Rick Swanson, architect Reviewed by: Jen Baehr

Date 1/25/2023

Lot Area 124630 sq. ft.

Square Footage of New Residence:

1st floor 5446 + 2nd floor 5299 + 3rd floor 0 = 10745 sq. ft.

Design Element Allowance = 1177 sq. ft.

Total Actual Design Elements = 698 sq. ft. Excess = 0 sq. ft.

Garage 1810 sf actual ; 800 sf allowance Excess = 1010 sq. ft.

Garage Width 26'-7" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 11755 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 11770 sq. ft.

DIFFERENTIAL = -15 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 36'-9" ft.

NET RESULT:

15 sq. ft. is

0.13% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 1177 sq. ft.

Front & Side Porches = 336 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 67 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 157 sq. ft.

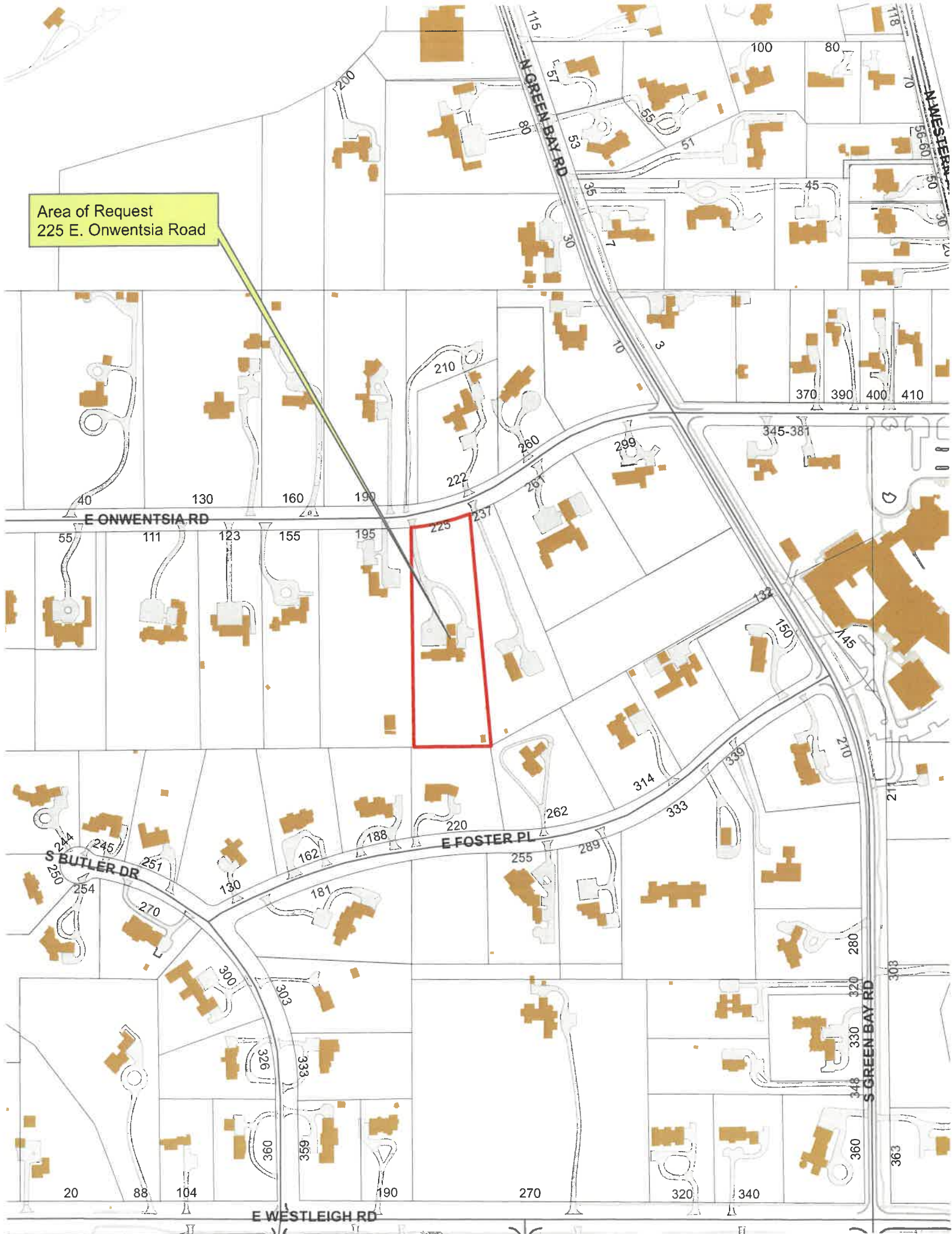
Individual Dormers = 138 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 698 sq. ft.

Excess Design Elements = 0 sq. ft.

Area of Request
225 E. Onwentsia Road



Area of Request
225 E. Onwentsia Road



Area of Request
225 E. Onwentsia Road





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

PROJECT ADDRESS **225 E Onwentsia Road**

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Bill Conopeotis

Owner of Property

225 E Onwentsia Road

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

Lake Forest, IL 60045

City, State and Zip Code

(847) 612-9916

Phone Number

Fax Number

bconop@conopco.com

Email Address



Owner's Signature

ARCHITECT/BUILDER INFORMATION

Rick Swanson

Name and Title of Person Presenting Project

R M Swanson Architects PC

Name of Firm

11418 E Mission Ln

Street Address

Scottsdale, AZ, 85259

City, State and Zip Code

(847) 757-3975

Phone Number

Fax Number

rick@rmswanson.com

Email Address



Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report

☒ OWNER

☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER

☐ REPRESENTATIVE

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

☐ OWNER

☐ REPRESENTATIVE



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rick@rmswanson.com

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

December 5, 2022

Re: Response to HPC Comments

Ms. Baehr,

As you know, on October 11, 2022, the Historic Preservation Commission considered our petition for demolition of the existing two-story residence at 225 E Onwentsia Road, which included the proposed two-story replacement structure for Jacob and Sophia Cline. We were pleased to receive approval of the demolition and appreciated the constructive comments from commission members with regard to the proposed new residence. While our project seemed well received and for the most part supported, there were some design refinements the HPC members requested further study before taking final action. These suggested refinements were provided in your Meeting Action Summary of that HPC meeting, which are also consistent with my meeting notes of that evening.

After consultation with Mr. and Ms. Cline, we wish to offer the following responses to each of the suggested action items:

1. *Removal of the oval copper dormer on the rear elevation above the proposed stair hall.* This element was removed.
2. *Remove the cupola.* The cupola has been removed from the garage roof.
3. *Simplify the widow's walk.* We have removed all of the scroll work from the widow's walk and reduced the finials to just the four corners. Please also note that widow's walk has been reduced as a result of simplification of the roof geometry above the master bedroom.
4. *Refine the fenestration to achieve greater consistency on each level of the home.* There was some discussion about refinement of the front elevation to continue the rhythm of fenestration on the first floor to the east and west elevations. We have modified the first floor windows on the wings of the proposed home to match the arched transom windows currently proposed on each side of the main entrance. In addition, we have modified the composition of windows on the rear elevation at the great room and stair hall to be less contemporary and consistent with the more discipline pattern of fenestration on the majority of this proposed residence. Lastly, please note that we have modified the SW

corner of the proposed residence at the guest room to mirror the mansard façade of the south garage wall.

5. *Simplify and soften the overall ornamentation of the home.* We believe refinements as presented in the aforementioned responses meet this objective.
6. *Enhance the Landscape Plan to incorporate substantial screening on the east and south sides of the property.* The landscape plan has been modified to include more coniferous trees on the east property boundary to screen the proposed structure to the easterly neighbors. In addition, the Clines are meeting with their neighbors to the east to discuss their landscape enhancements and provide the opportunity for further refinement, if deemed necessary. The neighbors to the south have expressed a desire to work proactively with the Clines landscape architect to create a more cohesive transition between properties. This collaboration of landscape work will be properly reviewed by city staff in consideration of possible existing easements.
7. *Review the proposed landscape and exterior lighting plans with the neighbors and invite feedback.* It is generally common for landscape lighting to be planned upon completion of the landscape installation. However, the Clines will continue to communicate with adjacent property owners to assure lighting of any type, is properly screened and lumens reduced to zero at the respective property boundaries.

We appreciate this opportunity to present the proposed Cline residence at the scheduled January 25th HPC meeting. Please let me know if you should have any questions or further information you or members of the HPC might find helpful in understanding our proposed refinements. Thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



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

August 11, 2022

Re: 225 E Onwentsia Road

Ms. Baehr,

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

Standard 1- Height. *Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.* The proposed structure will be 30'-6" from proposed grade to parapet height. The height as measured from the lowest adjacent point will be 36'-2". As a point of reference, the existing home is approximately 30'-0" from grade. The proposed residence will be raised approximately 1'-0" from current grade. The immediately adjacent homes are setback significantly from Onwentsia Road and mostly screened by mature landscape, which is consistent with what is proposed.

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.* Although the proposed home will be technically visually compatible in width to height to neighboring properties, it will not be visible from most perspectives.

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.* We propose a Neo-classic French architectural vernacular, which is characterized by carefully rhymed and balanced fenestration and classical pediments or balustrades on the roofline. Moreover, we propose exterior materials that are historically correct and of high quality, which are all compatible with the Onwentsia neighborhood.

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 composition of the proposed residence is comprised of symmetrical solids and voids commonly used to provide visual relief, which is consistent with adjacent properties.

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 proposed structure will be shifted north from the location of the existing home. The existing home to the east is approximately 120'-0" from Onwentsia Rd and the existing home to the west is approximately 380'-0" from the same. When completed, the proposed residence will be approximately 230'-0", which is 58'-0" closer to Onwentsia than the existing home. Although mostly screened by mature landscaping, the proposed shifting of the new structure will also provide a more balanced relationship to the adjacent homes.

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.* The proposed residence meets this standard.

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 proposed residence will incorporate materials that are of high quality and consistent with the historic detailing applied to this design vernacular.

Standard 8- Roof Shapes. *The roof shape of a structure shall be visually compatible with the structures to which it is visually related.* We proposed roof massing will be visually compatible with neighboring homes and utilize high quality slate w/ copper dormers and ornamentation consistent with other homes in the neighborhood.

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.* We propose a wrought iron entry gate with stone columns and wing walls that are consistent with the intended design and common along Onwentsia Road. In addition, we plan to preserve the existing mature coniferous and deciduous trees along the parkway.

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.* Most of the lots in this neighborhood have larger homes and, in many cases, set back well over 100'-0" with virtually no exposure from the road. That is the true with this property and will remain so. Nevertheless, the size and mass of the proposed structure will be visually compatible.

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.* The massing of the front facing façade and first 24'-0" of the returning east and west elevations are symmetrical with intentionally restrained fenestration and ornamentation. The proposed Garage has been placed to the rear and away from view from any street perspective. The directional character is therefore compatible with neighboring homes.

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.* The property is comprised of mature trees clustered around the existing home with large areas of open space. Some of these are Heritage trees and we have made great effort to place the proposed residence to save and or protect the vast majority. Shifting the proposed home forward has provided the ability to protect the more vulnerable trees and preserve the character of the site.

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.* We are not aware of any archeological or natural resources on this property other than the trees and it is not our intent to harvest them or in any way compromise their natural environment.

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.* We acknowledge and appreciate this position and have made a sincere effort to put forth a replacement structure that is timeless and respectful of the traditional aesthetic character of the neighborhood.

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.* Assuming there is existing site related architectural features such as existing gates, fences or other relevant elements, we would work to preserve and or restore

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.* We acknowledge this Standard

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.* We acknowledge this Standard

We appreciate this opportunity to present the proposed Cline Residence at the scheduled September HPC meeting. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



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

Facade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Window Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☐ Wood
☒ Other cut limestone eave banding

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

Chimney Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper
☐ Other _____
☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

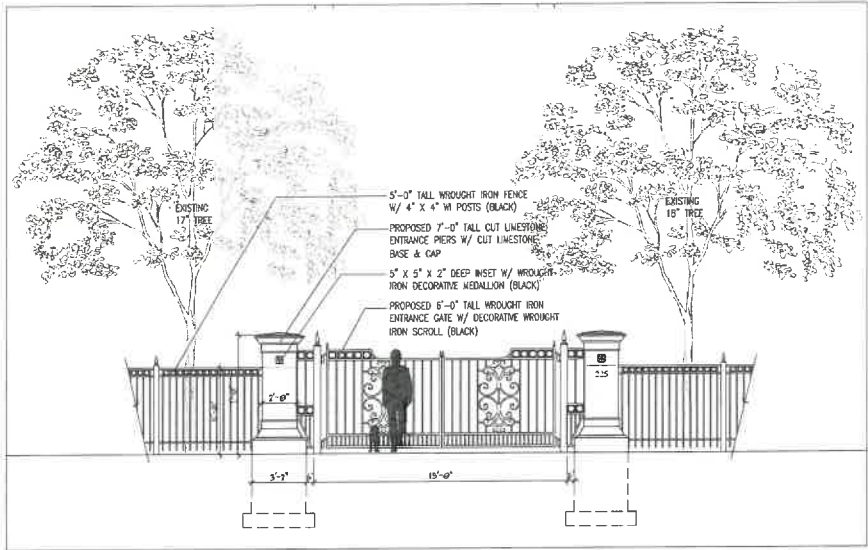
- ☒ Copper
☐ Aluminum
☐ Other _____

Driveway Material

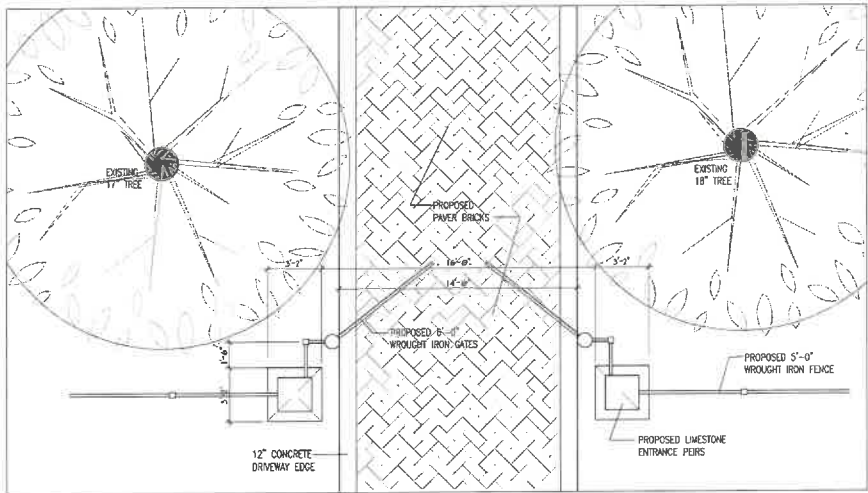
- ☒ Asphalt
☐ Poured Concrete
☒ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

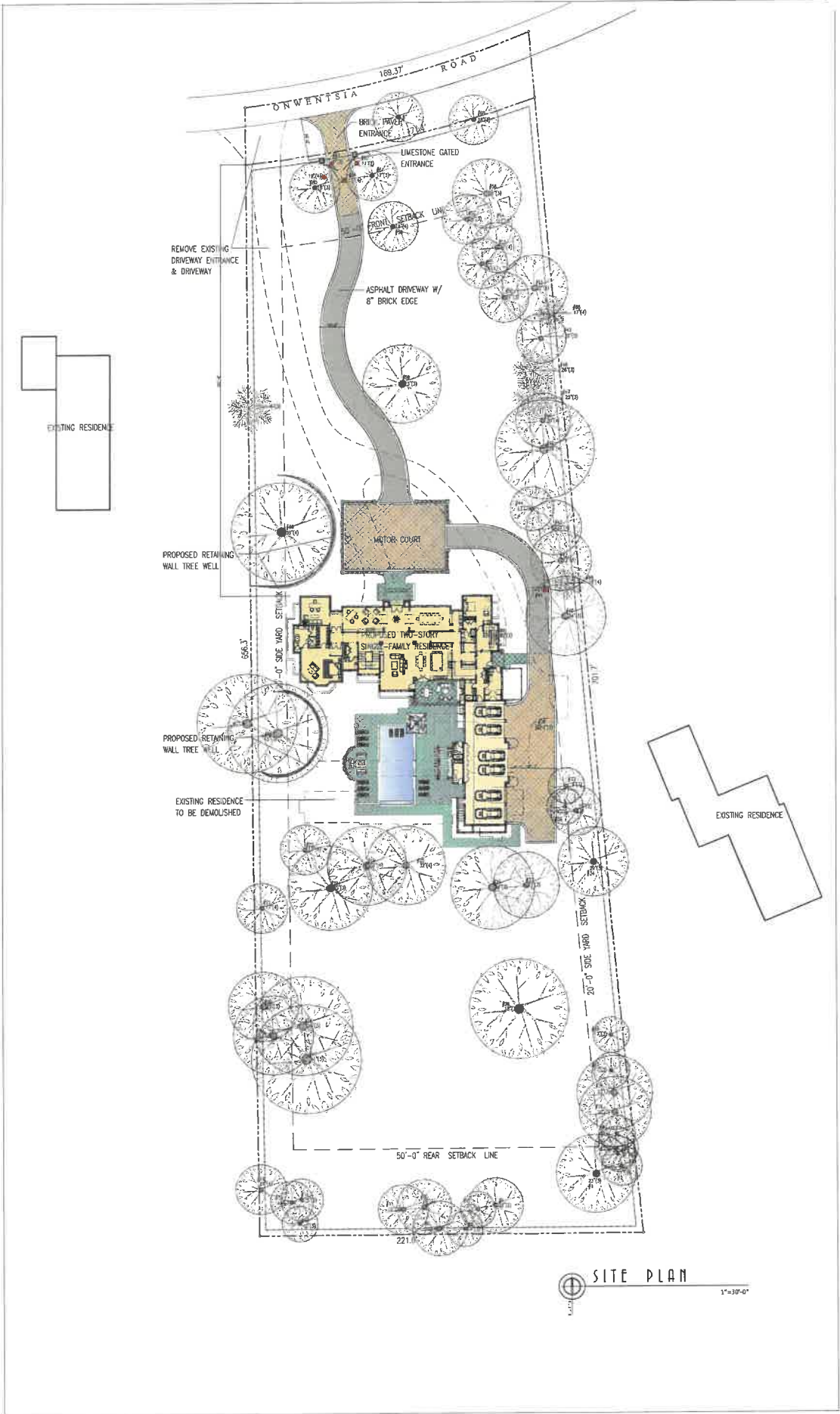
- ☒ Bluestone
☐ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other _____



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



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



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PROFESSIONAL DESIGN FIRM #1814

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

R.M. SWANSON ARCHITECTS
1141 S. MESA BLVD.
SCOTTSDALE, ARIZONA
(480) 357-9775
rm@rmson.com

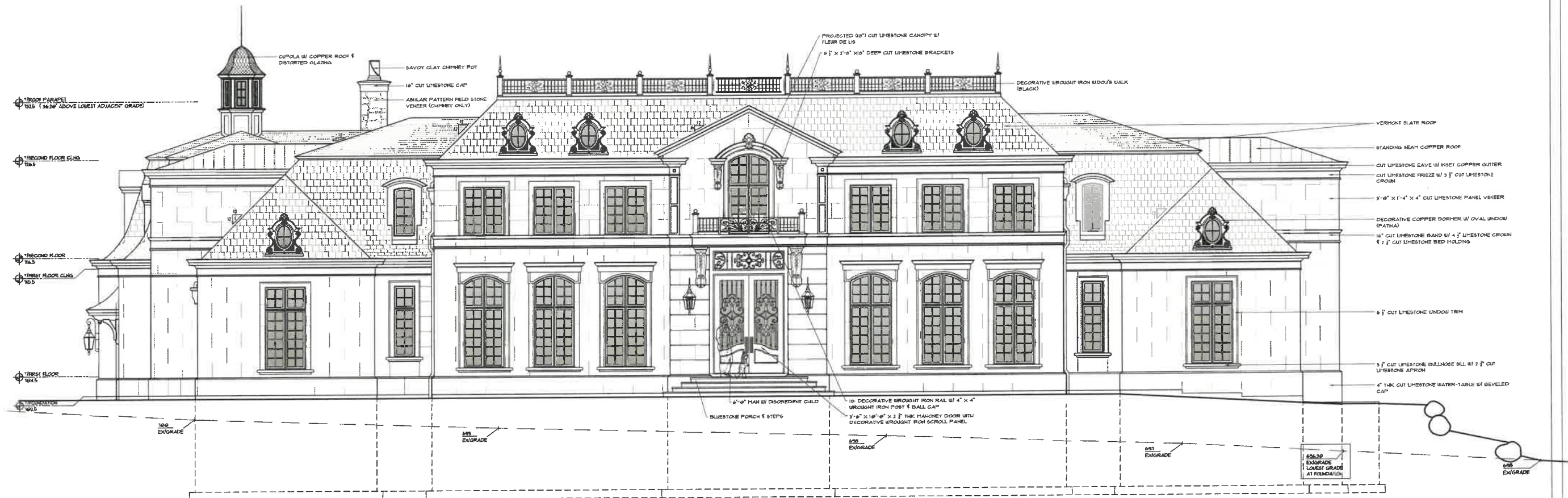
DESIGNED BY:
PREPARED BY:

DATE: 11-2-2022
PROJECT: HPC AND DWARK RESTORATION

PLAN NO: 22.18

SHEET OF

October 24, 2022



FRONT ELEVATION

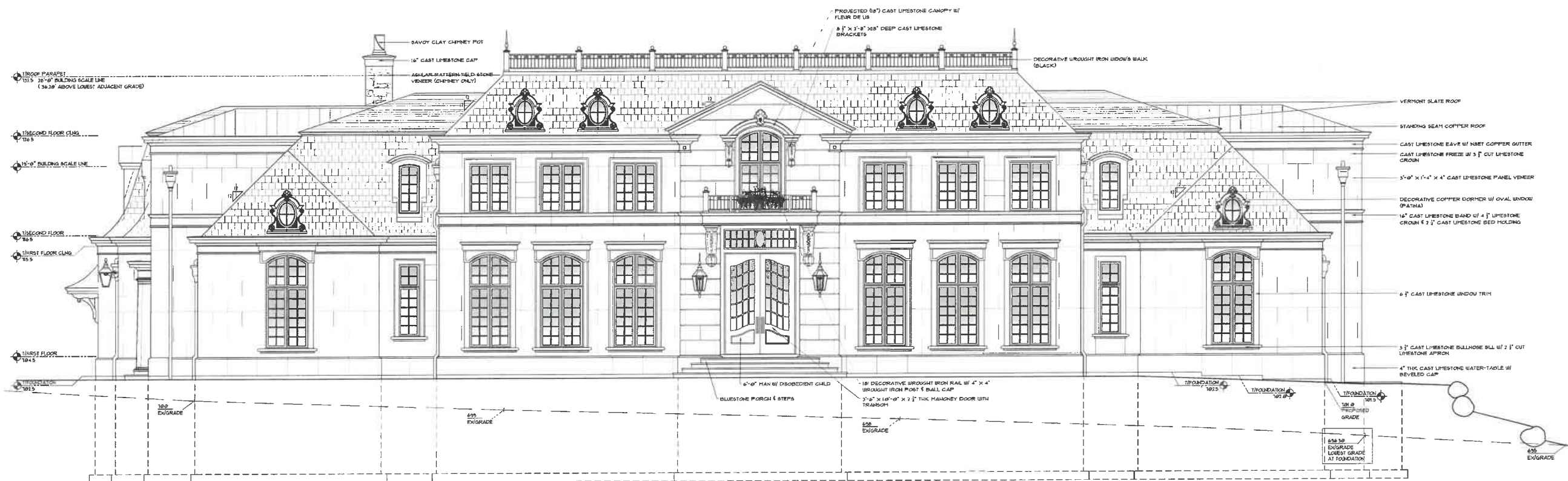
THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

11418 E MISSION LN (847) 757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com

August 12, 2022



FRONT ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

11418 E MISSION LN
SCOTTSDALE, ARIZONA

(847) 757-5975
rick@rmswanson.com

December 14, 2022



LEFT SIDE ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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SCOTTSDALE, ARIZONA

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rick@rmsonswanson.com

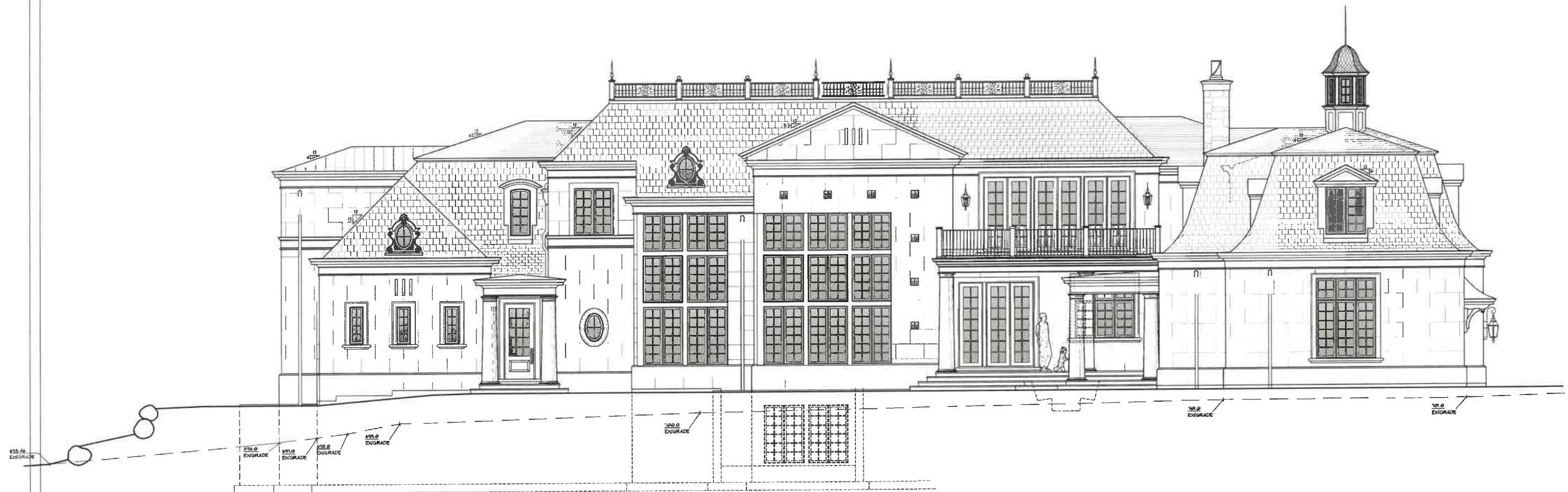
August 12, 2022



LEFT SIDE ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS



REAR ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

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rick@rmstswanson.com

August 12, 2022



RIGHT SIDE ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS

11418 E MISSION LN
SCOTTSDALE, ARIZONA (847) 757-3975
rick@rmswanson.com
August 12, 2022



RIGHT SIDE ELEVATION

THE CLINE RESIDENCE

225 E ONWENTSIA ROAD, LAKE FOREST, ILLINOIS

RM
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ARCHITECTS
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SCOTTSDALE, ARIZONA
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rick@rmswanson.com

December 14, 2022

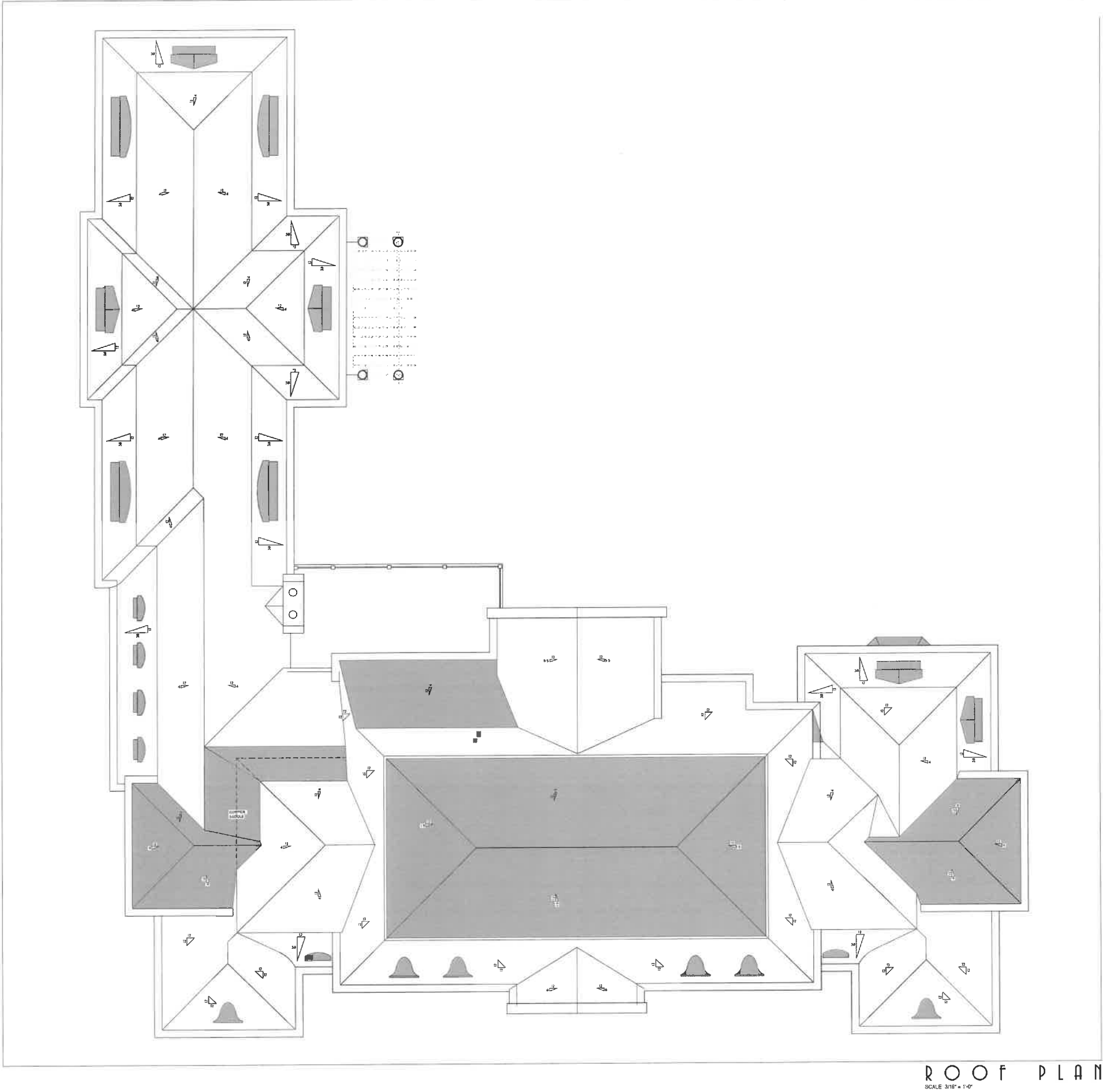












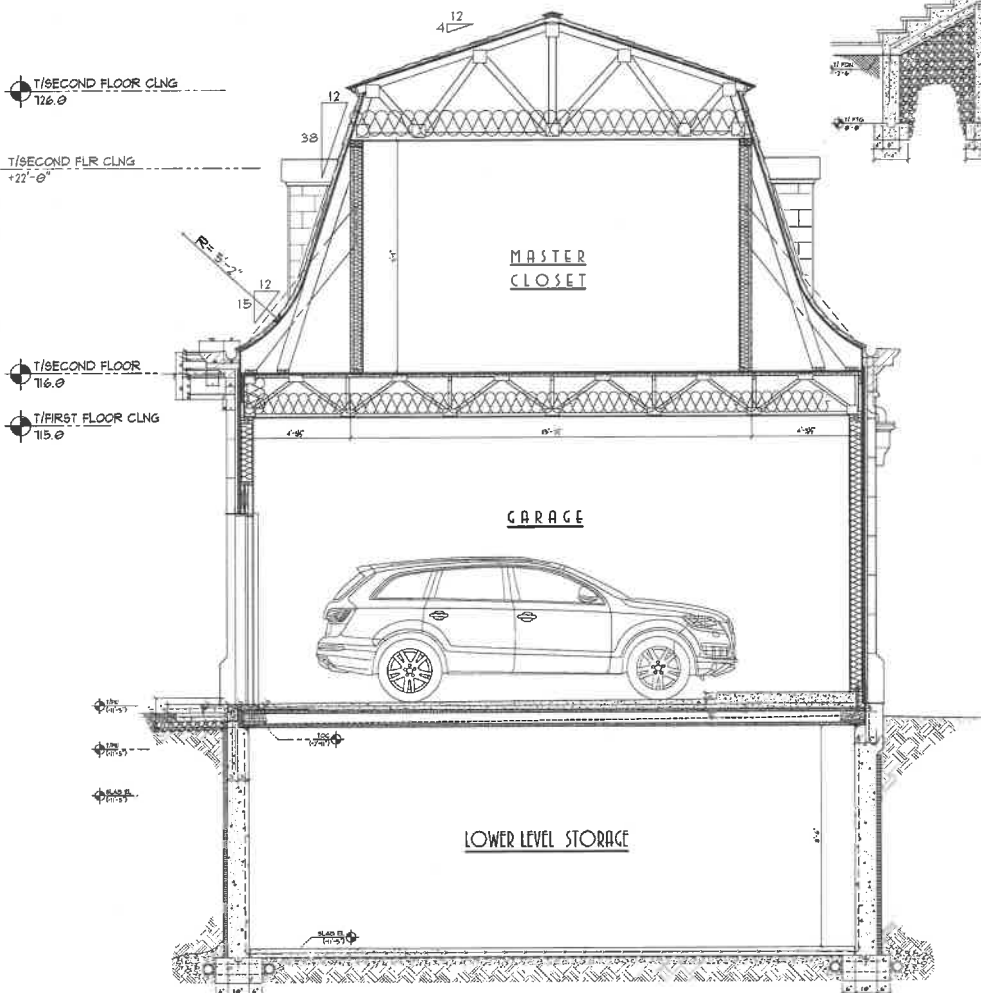
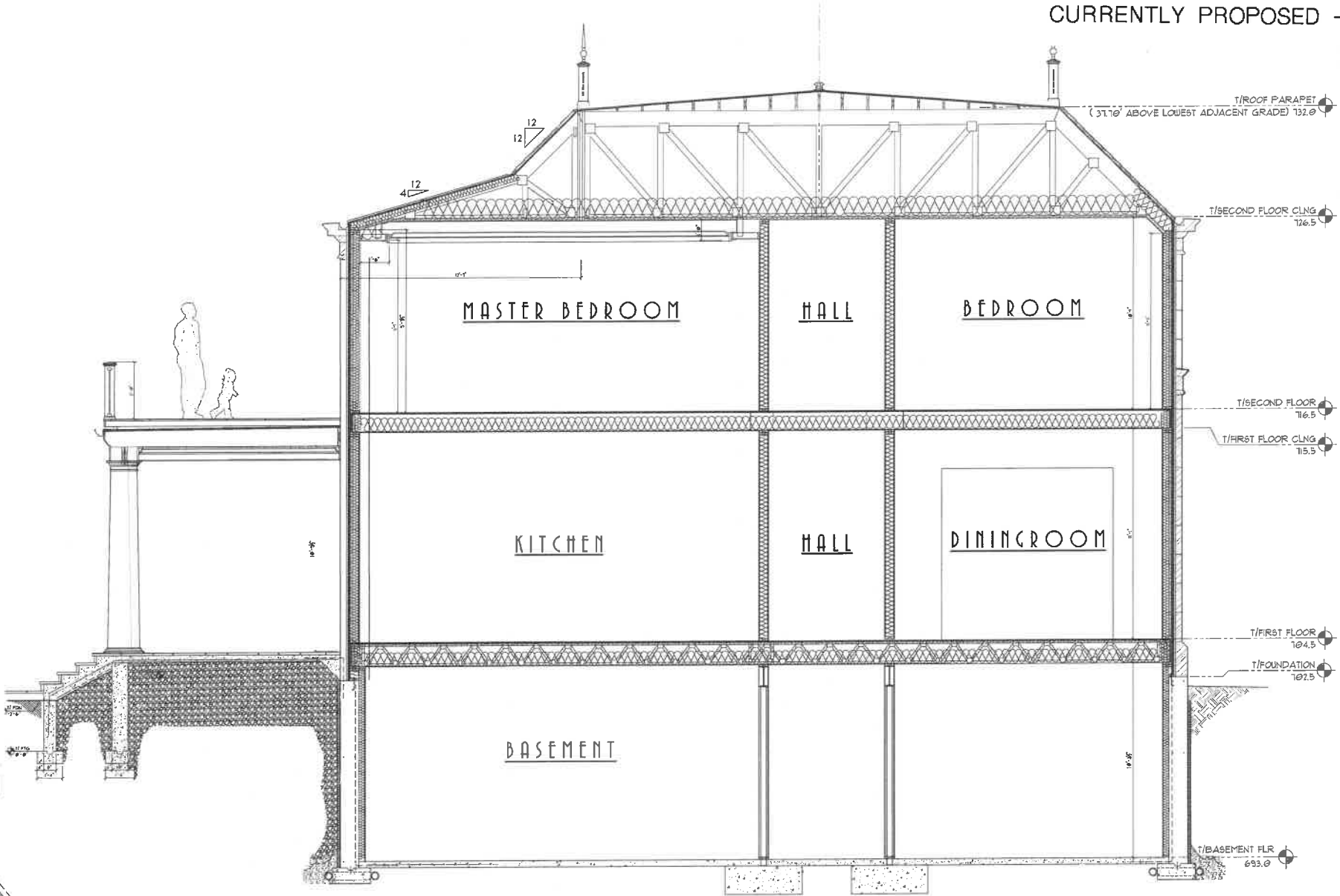
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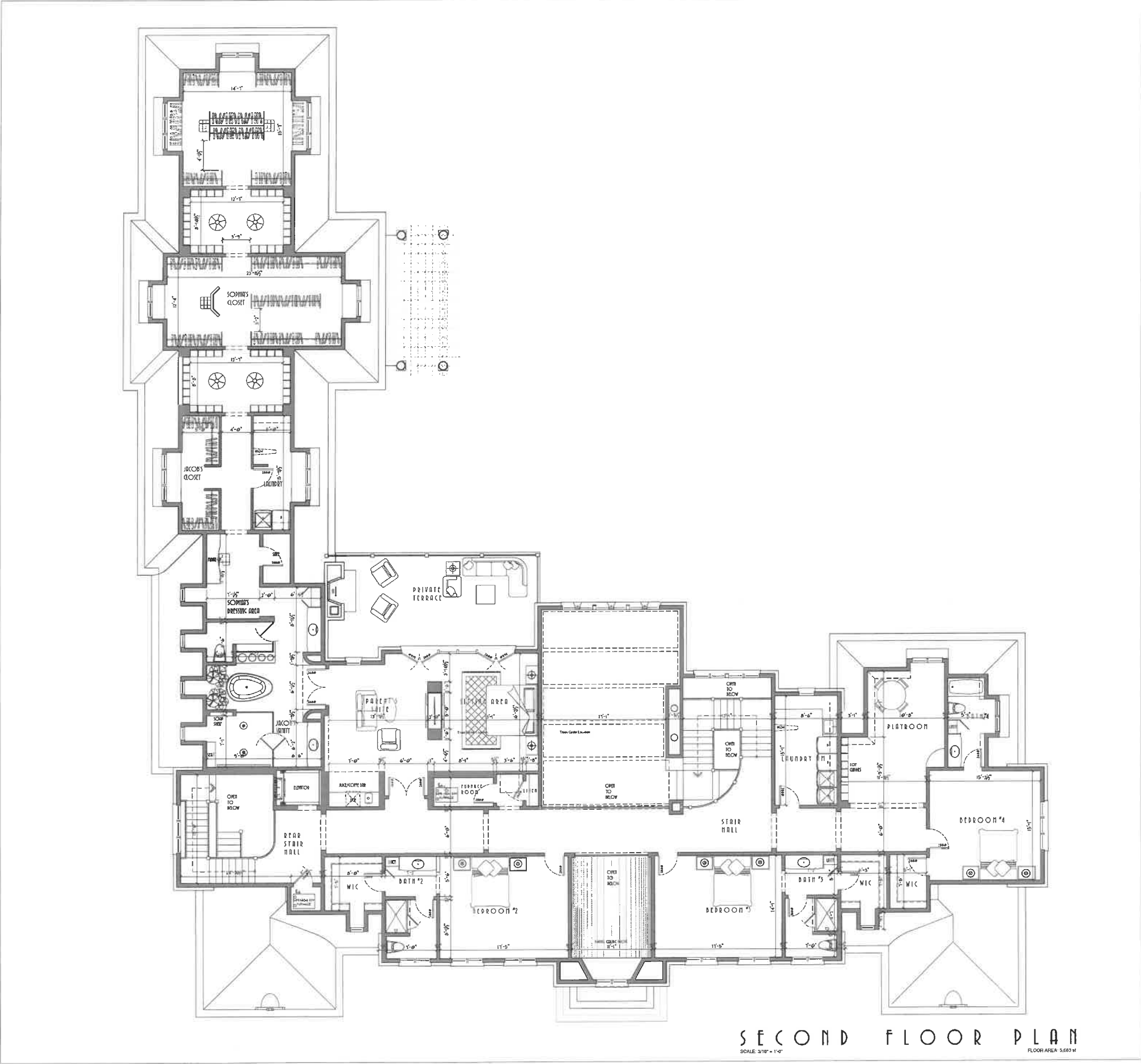
PROFESSIONAL DESIGN FIRM #18314
THE CLINE RESIDENCE
225 E. ONWENTSA ROAD
LAKE FOREST, ILLINOIS

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(480) 757-5975
rswanson@rmarchitects.com

DESIGNED BY:	
PREPARED BY:	
DATE:	11-25-21
COMMENT:	IPC AND OWNER REVIEW
PLAN NO:	22.18
SHEET	OF
	-

November 24, 2022





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THE CLINE RESIDENCE

225 E. ONWENTISIA ROAD
LAKE FOREST, ILLINOIS

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info@rmswanson.com

DESIGNED BY:

PREPARED BY:

DATE: 11/25/22

COMMITMENT: DPC AND OWNER REVIEW

PLAN NO: 2218

SHEET 1 OF 1

225 E Onwentsia Road, Lake Forest, Illinois

TREE REMOVAL PLAN

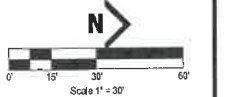
BLECK

engineers | surveyors

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

225 E Onwentsia

Lake Forest, IL



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

ELEVATION = 705.02

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

ISSUED DATE	ISSUED FOR
08.12.2022	HPC
09.30.2022	Moved House 20' S

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

Michael G. Bleck, PE 07.21.2022
License No. 002 048857 Expires 11/30/25
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Best Professional Design Firm 19A 008911

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

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

Drawing No.

3

Drawing Name

Topographic Survey



Tag No.	Common Name	Size	Cond.	Form	Problem
1	American Elm	21	3	3	weak crown, suckering, multiple leaders
2	White Mulberry (Common Mulberry)	11	3	4	minor deadwood, weak crown, one sided, over-topped, total in trunk
3	White Mulberry (Common Mulberry)	10	3	4	one sided, over-topped, slight sweep
4	Banister Maple	10	4	4	minor deadwood, one sided, suckering, slight lean
5	Banister Maple	12	3	4	minor deadwood, weak crown, suckering, over-topped, slight sweep, multiple
6	Eastern White Pine	20	3	4	one sided, over-topped, total in trunk, multiple leaders
7	Honey Spruce	15	3	4	one sided, over-topped, multiple leaders
8	Honey Spruce	14	3	4	one sided, over-topped, lower branches shaded out
9	Honey Spruce	20	3	3	minor deadwood, lower branches shaded out
10	Honey Spruce	20	3	4	slight lean, total in trunk, double leader
11	Honey Spruce	12	3	4	minor deadwood, one sided, lower branches shaded out
12	American Elm	10	3	4	suckering, over-topped, double leader
13	American Elm	10	3	4	one sided, suckering, pruned for size wires
14	American Elm	15	3	4	minor deadwood, weak crown, one sided, suckering, multiple leaders
15	American Elm	14	3	4	minor deadwood, weak crown, one sided, suckering, double leader
16	White Oak	12	4	3	minor deadwood, weak crown, trunk rot, multiple leaders
17	American Elm	41	3	4	heavy deadwood, weak crown, one sided, suckering, over-topped
18	American Elm	39	3	3	minor deadwood, weak crown, multiple leaders
19	American Elm	35	3	4	weak crown, one sided, slight sweep
20	American Elm	22	4	4	minor deadwood, weak crown, suckering, multiple leaders
21	Banister Maple	17	4	4	minor deadwood, suckering, one sided, suckering
22	American Elm	35	3	3	weak crown, suckering, multiple leaders
23	American Elm	22	4	3	broken limbs, minor deadwood, weak crown, suckering, double
24	American Elm	22	4	4	minor deadwood, weak crown, suckering, double, multiple leaders
25	American Elm	36	3	3	heavy deadwood, weak crown, suckering, multiple leaders
26	Shed Maple	27	3	4	one sided, branch scars, multiple leaders
27	Shed Maple	34	1	3	broken limbs, weak crown, multiple leaders
28	American Elm	48	4	3	minor deadwood, head rot, weak crown, double, multiple leaders
29	American Elm	8	4	4	suckering, over-topped, damaged leader, slight sweep
30	American Elm	9	3	4	minor deadwood, weak crown, over-topped, slight sweep
31	American Elm	20	3	3	minor deadwood, weak crown, one sided, suckering
32	American Elm	12	4	4	minor deadwood, weak crown, one sided
33	American Elm	17	4	4	minor deadwood, weak crown, one sided, suckering, over-topped
34	Common Honeylocust	29	3	4	trunk scar, slight sweep, multiple leaders
35	American Elm	39	4	3	trunk scar, minor deadwood, multiple leaders
36	Honey Spruce	8	3	4	minor deadwood, over-topped, lower branches shaded out
37	Honey Spruce	8	3	4	one sided, over-topped, lower branches shaded out
38	Shed Maple	20	3	3	weak crown, weak crown, multiple leaders
39	Honey Spruce	21	3	4	minor deadwood, weak crown, lower branches shaded out
40	Honey Spruce	20	3	4	minor deadwood, weak crown, lower branches shaded out
41	Honey Spruce	20	4	5	spine foliage, top broken off
42	Honey Spruce	17	3	4	minor deadwood, over-topped, lower branches shaded out
43	Shed Maple	46	4	4	minor deadwood, damaged leader, multiple leaders
44	White Oak	20	4	4	minor deadwood, weak crown, multiple leaders
45	Honey Spruce	25	3	4	minor deadwood, one sided, sucker damage, slight lean
46	Honey Spruce	26	3	3	minor deadwood
47	White Spruce	10	3	5	spine foliage, top broken off
48	White Spruce	17	3	4	minor deadwood, one sided
49	Honey Spruce	28	3	4	minor deadwood, one sided
50	White Spruce	16	4	4	broken limbs, minor deadwood, one sided, damaged leader, multiple leaders
51	White Spruce	13	4	4	minor deadwood, weak crown, one sided, slight lean, multiple leaders
52	Honey Spruce	27	3	4	minor deadwood, one sided, lower branches shaded out
53	Honey Spruce	10	4	4	spine foliage, top broken off
54	Honey Spruce	29	3	4	minor deadwood, one sided, lower branches shaded out
55	Honey Spruce	19	3	4	minor deadwood, pruning mark, over-topped, lower branches shaded out
56	Honey Spruce	16	4	4	minor deadwood, spine foliage, vine infested, lower branches shaded out
57	Scots Pine	25	3	4	minor deadwood, slight sweep
58	Shagbark Hickory	28	3	3	minor deadwood, multiple leaders
59	Shagbark Hickory	17	3	3	girdling root
60	Honey Spruce	11	3	3	minor deadwood, lower branches shaded out
61	Honey Spruce	10	3	3	minor deadwood, one sided, lower branches shaded out
62	Honey Spruce	6	3	4	one sided
63	Honey Spruce	4	3	4	minor deadwood, weak crown, one sided, lower branches shaded out
64	American Elm	39	4	3	minor deadwood, weak crown, suckering, double, multiple leaders
65	Shed Maple	46	4	3	heavy deadwood, weak crown, suckering, double, multiple leaders
66	Shed Maple	25	3	3	over-topped, double leader
67	White Oak	43	4	3	heavy deadwood, weak crown, suckering, double, multiple leaders
68	Common Honeylocust	27	3	3	minor deadwood, weak crown, suckering, multiple leaders
69	American Elm	8	3	3	weak crown, suckering, double leader

- HOUSE TO BE RAZED
- DRIVEWAY TO BE REMOVED
- STONE WALK TO BE REMOVED
- STONE PATIO TO BE REMOVED
- TREE TO BE REMOVED
- GREASE TRAP TO BE REMOVED
- FENCE TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED

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

TREE SURVEY - HIGHLIGHTED TREES PROPOSED FOR REMOVAL

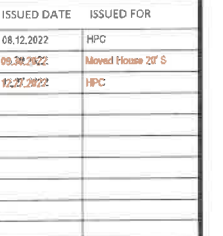
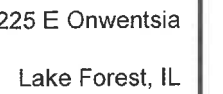
Lake Forest, IL

Prepared by Urban Forest Management, Inc. 7/14/2022

Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Heritage Tree
20	American Elm	29	3	4	weak crotch, one sided, suckering, over-topped, multiple leaders				Heritage Tree
21	Boxelder Maple	17	4	4	minor deadwood, excessive lean, one sided, suckering				
22	American Elm	35	3	3	weak crotch, suckering, multiple leaders				Heritage Tree
23	American Elm	32	4	3	broken limbs, minor deadwood, weak crotch, suckering, dieback	possible Dutch elm disease	Cabled.		Heritage Tree
24	American Elm	32	4	3	minor deadwood, trunk scar, suckering, decay, dieback, multiple leaders		Cabled.		Heritage Tree
25	American Elm	36	3	3	heavy deadwood, weak crotch, suckering, multiple leaders		Cabled.		Heritage Tree
26	Silver Maple	27	3	4	one sided, branch scars, multiple leaders				Heritage Tree
27	Silver Maple	34	3	3	broken limbs, weak crotch, multiple leaders				Heritage Tree
28	American Elm	40	4	3	minor deadwood, basal scar, weak crotch, dieback, multiple leaders				Heritage Tree
29	Boxelder Maple	8	4	4	suckering, over-topped, damaged leader, slight sweep				
30	American Elm	9	3	4	minor deadwood, weak crotch, over-topped, slight sweep			Forked at 2' with an 8" co-leader.	
31	American Elm	20	3	3	minor deadwood, weak crotch, one sided, suckering			Forked at base with a 16" co-leader.	Heritage Tree
32	American Elm	22	3	4	minor deadwood, weak crotch, one sided			Forked at base and 4' with 7", 7" co-leaders.	Heritage Tree
33	American Elm	17	3	4	minor deadwood, weak crotch, one sided, suckering, over-topped			Forked at base, 2' and 4' with 14", 13", 5" co-leaders.	
34	Common Honeylocust	29	3	4	trunk scar, slight sweep, multiple leaders				Heritage Tree
35	American Elm	39	4	3	trunk scar, decay, multiple leaders				Heritage Tree
36	Norway Spruce	9	3	4	minor deadwood, over-topped, lower branches shaded out				
37	Norway Spruce	8	3	4	one sided, over-topped, lower branches shaded out				
38	Silver Maple	35	3	3	weak crotch, trunk scar, metal in trunk, multiple leaders				Heritage Tree
39	American Elm	34	3	3	minor deadwood, weak crotch, multiple leaders				Heritage Tree
40	Norway Spruce	21	3	4	minor deadwood, one sided, lower branches shaded out				Heritage Tree
41	Norway Spruce	22	3	4	minor deadwood, one sided, lower branches shaded out				Heritage Tree
42	Norway Spruce	20	4	5	sparse foliage, top broken off				Heritage Tree
43	Norway Spruce	17	3	4	minor deadwood, excessive lean, lower branches shaded out		wind thrown		
44	Silver Maple	38	4	4	minor deadwood, damaged leader, hollow, multiple leaders		Cabled.		Heritage Tree
45	White Ash	20	4	4	minor deadwood, weak crotch, multiple leaders				Heritage Tree
46	Norway Spruce	25	3	4	minor deadwood, one sided, sapsucker damage, slight lean				Heritage Tree
47	Norway Spruce	26	3	3	minor deadwood				Heritage Tree
48	White Spruce	20	5	5	sparse foliage, top broken off				Heritage Tree
49	White Spruce	17	3	4	minor deadwood, one sided				
50	Norway Spruce	28	3	4	minor deadwood, one sided				Heritage Tree
51	White Spruce	16	4	4	broken limbs, minor deadwood, one sided, damaged leader, multiple leaders				
52	Douglas-fir	18	4	4	minor deadwood, trunk scar, one sided, girdling root, slight lean, multiple leaders				Heritage Tree
53	Norway Spruce	27	3	4	minor deadwood, one sided, lower branches shaded out				Heritage Tree
54	Norway Spruce	13	4	4	sparse foliage, one sided, vine infested, slight lean				
55	Norway Spruce	29	3	4	minor deadwood, one sided, lower branches shaded out				Heritage Tree
56	Norway Spruce	19	3	4	minor deadwood, girdling root, thin crown, lower branches shaded out				Heritage Tree
57	Norway Spruce	16	4	4	minor deadwood, sparse foliage, vine infested, lower branches shaded out				
58	Scots Pine	23	3	4	minor deadwood, slight sweep				Heritage Tree
59	Shagbark Hickory	28	3	3	minor deadwood, multiple leaders		Uplight installed at		Heritage Tree
60	Sugar Maple	17	3	3	girdling root				
61	Norway Spruce	11	2	3	minor deadwood, lower branches shaded out				
62	Norway Spruce	12	3	4	minor deadwood, one sided, lower branches shaded out				
63	Norway Spruce	9	3	4	one sided				
64	Norway Spruce	8	3	4	minor deadwood, weak crotch, one sided, lower branches shaded out			Forked at 1.5' with a 5" co-leader.	
65	American Elm	39	4	3	minor deadwood, weak crotch, suckering, dieback, multiple leaders		Uplight installed at base.		Heritage Tree
66	Bur Oak	40	3	3	heavy deadwood, weak crotch, epicormics, multiple leaders		Uplight installed at base.		Heritage Tree
67	Norway Maple	15	3	3	over-topped, double leader				
68	White Oak	43	4	3	heavy deadwood, weak crotch, dieback, basal swell, multiple leaders				Heritage Tree
69	Common Honeylocust	27	3	3	minor deadwood, weak crotch, suckering, multiple leaders				Heritage Tree
70	Hybrid Elm	8	3	3	weak crotch, suckering, double leader				

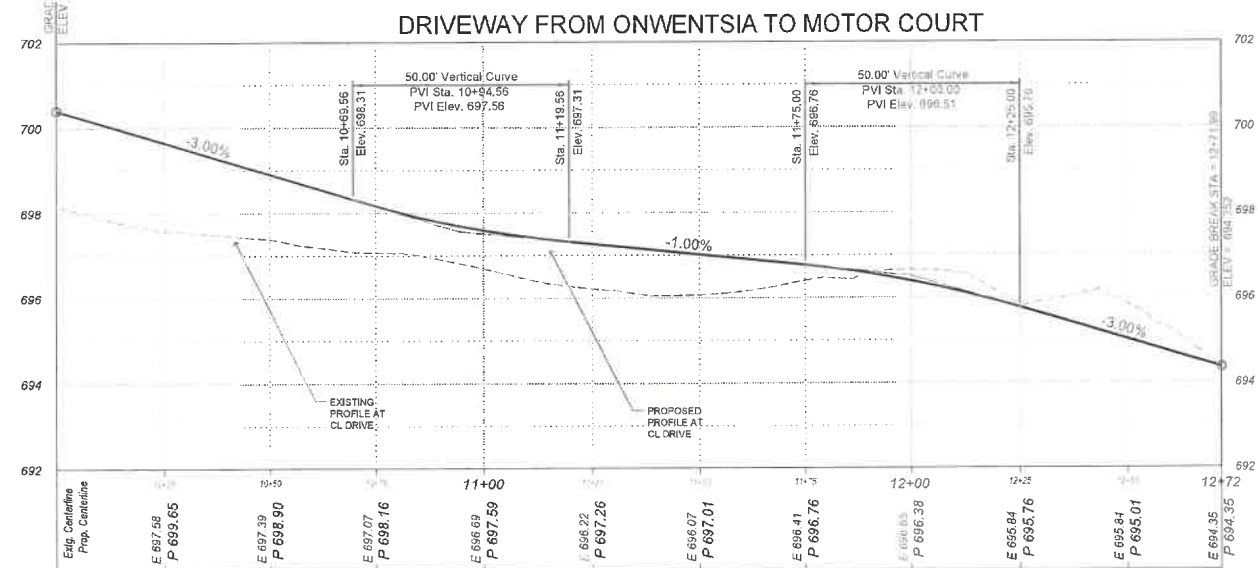
— CURRENTLY PROPOSED — PRELIMINARY SITE GRADING PLAN

Percent Impervious



Michael G. Bleck, PE 07.21.2022
 082.044893 Expires 11/30/23

4





Agenda Item 4

400 E. Illinois Road - Gorton Community Center Patio Replacement and Expansion

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Terrace Layout
Proposed Terrace Layout
Proposed Terrace Elevations
Proposed Terrace Details
Full West Elevation with Proposed Terrace
Existing Terrace Perspective Renderings
Proposed Terrace Perspective Renderings
Correspondence

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	January 25, 2023
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Gorton Center – Terrace Replacement and Expansion

PROPERTY OWNER

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

PROPERTY LOCATION

400 E. Illinois Road

HISTORIC DISTRICTS

East Lake Forest Local and
National Historic Districts

PETITIONER (TENANT)

Gorton Center

PROJECT REPRESENTATIVES

Jim Lockefer, Assistant to the Public Works Director
Stephen Nelson, architect

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to replace and expand the existing elevated terrace at the northwest corner of the Gorton building with a larger and accessible terrace generally in the same location.

The petitioner's statement of intent explains that the impetus for this project was an ongoing drainage issue on this portion of the site impacting the terrace and the north side of the building. This project provides a good opportunity to expand the terrace and more importantly, to make it accessible to those with mobility challenges. Ramps providing access to and from the terrace are proposed on the north and west sides.

Gorton Community Center operates in this City owned, former school building as a Special Use in a residential zoning district. The expansion of the intensity or frequency of uses on the site, or any change in the types of activities held on the site will need to be considered through an amendment to the Special Use Permit. No expansion, increase in frequency, or change of use is proposed in conjunction with the replacement of the elevated terrace.

BACKGROUND INFORMATION

Gorton Center is located on the northeast corner of McKinley and Illinois Roads. The building is identified as a significant Contributing Structure to the Historic District. The building was constructed in 1901 and designed by architect James Gamble Rogers. The building was remodeled in 1907 by Howard Van Doren Shaw. In 1935, the architectural firm of Anderson and Ticknor designed an east addition, including the John E. Baggett Auditorium, and in 1935 architect Ralph Milman oversaw a renovation of the building. The Stuart Community Room was added in 1985, and the Auditorium was renovated and restored in 1992. The children's Drop-In Center, as it was

previously known, was added in 2002. Significant interior renovations including the re-creation of the John and Nancy Hughes Theater were completed in 2014.

As noted above, the building served for many decades as a school and now serves as a community center, hosting many different types of events ranging from classes to theater productions to private events. The building is at a transition point between non-residential uses and single family residential homes.

STAFF EVALUATION

Findings

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

Standard 1 – Height.

This standard is not applicable to this request. The height of the building is not proposed to change.

Standard 2 – Proportion of Front Façade.

Additional information is needed to fully evaluate this standard. A important entrance to the building is located on the west facing façade. It will be important that the expanded terrace with the stairway pushed closer to the historic entrance, the railings and the pillars do not diminish the prominence and importance of the entrance.

Standard 3 – Proportion of Openings.

This standard is met. Three doors providing access to the terrace from two interior rooms will be replaced. Two of the doors are on the projecting element at the northwest corner of the building and the third door is on the north facing elevation, just north of the original entrance door. The proportions, appearance, and materials of the replacement doors will match the existing doors.

Standard 4 – Rhythm of Solids to Voids.

This standard is not applicable to this request. The existing rhythm of solids to voids on the building will be maintained.

Standard 5 – Spacing on the Street.

This standard is not fully met. The footprint of the building is not proposed to change however, the expanded terrace as proposed will extend closer to the parking lot to the west and the property line to the north.

Because the size of the terrace is proposed to increase, it is important to understand the size, shape and spacing of the terrace in relation to the west entrance to the building. Additional information including a site plan overlay of the existing and proposed terrace configurations and a full, detailed, west elevation of the building clearly reflecting the relationship of the proposed terrace and the historic west facing elevation and entrance of the building.

Standard 6 – Rhythm of Entrance Porches.

This standard is not fully met. As noted above, additional information is needed to fully understand how the proposed terrace will relate to the west elevation of the building and the entrance.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The materials proposed for the replacement terrace will largely match the materials of the existing terrace and building. The terrace will have brick columns with concrete caps, metal railings, concrete steps and concrete foundation walls. The existing terrace has brick foundation walls however, concrete is proposed for the expanded terrace with the intention to fully screen the foundation from view with all season landscaping.

As noted above, the new doors will be wood to match the existing. Wood is proposed for the door trim. Copper gutters and downspouts are proposed.

Standard 8 – Roof Shapes.

This standard is not applicable to this request. The roof shapes are not proposed to change.

Standard 9 – Walls of Continuity.

This standard is not fully met. The shape of the existing terrace presents a regular configuration that aligns with the shape of the building at the northwest corner. The proposed terrace is irregularly shaped, likely to maximize the size of the terrace however, the irregular configuration appears inconsistent with the historic form of the building.

Standard 10 – Scale.

This standard is not applicable to this request. The City's Building Scale Ordinance only applies to single family homes and duplexes.

Standard 11 – Directional Expression of Front Elevation.

Additional information is needed to fully evaluate this standard. The directional expression of the front elevation is not proposed to change however, it is unclear from the materials submitted to date whether the elevated terrace will significantly diminish or impact the historic integrity of the west elevation.

Standard 12 – Preservation of Historic Material.

This standard is met. The replacement terrace does not impact any of the historic material of the building.

Standard 13 – Protection of Natural Resources.

This standard is met. Two Elm and three Juniper trees will be removed as part of the expansion of the terrace. New landscaping will be planted around the terrace. Details of the species and placement of the new plantings will need to be provided prior to the issuance of permits authorizing construction.

Standard 14 – Compatibility.

This standard is not fully met. The exterior materials proposed for the replacement terrace appear compatible with the building and existing hardscape on the site. There is some question as to whether the relationship between the terrace and west entrance and the proposed configuration of the terrace itself appropriately preserves and protects the historic integrity of the west elevation.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. Repair to deteriorated features is not included as part of this request.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. Surface cleaning is not included as part of this

request.

Standard 17 – Integrity of historic property.

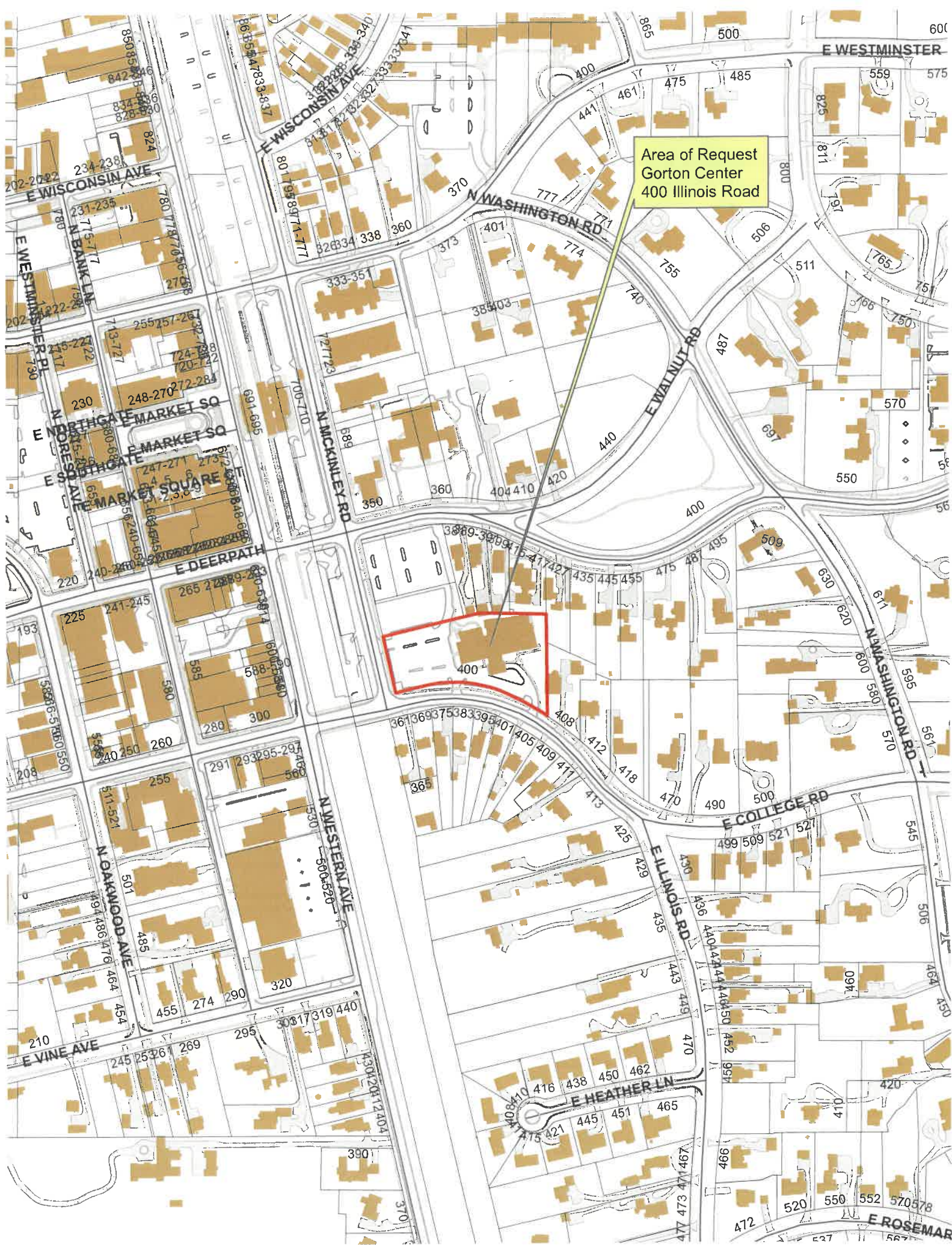
Additional information is needed to fully evaluate this standard. Consideration should be given to whether a more regular configuration for the terrace that aligns more closely with the shape of the building and whether the encroachment of the terrace and the stairs close to the historic entrance are appropriate.

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 five public locations. As of the date of this writing, staff has received several letters expressing general support for the petition. The letters are included in the Commission's packet.

RECOMMENDATION

1. Provide comment and direction on the various components of the proposed terrace.
2. Request additional information needed to assist in further review of the request.
3. Direct staff to return this matter, with additional details as requested, to the Commission at the next meeting.



Area of Request
Gorton Center
400 Illinois Road

Area of Request
Gorton Center
400 Illinois Road



Area of Request
Gorton Center
400 E. Illinois Road





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

PROJECT ADDRESS Gorton Community Center - 400 E Illinois Rd

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☒ Other NATIONAL REGISTER OF HISTORIC PLACES 1977

PROPERTY OWNER INFORMATION

The City of Lake Forest
Owner of Property
220 E Deerpath
Owner's Street Address (may be different from project address)
Lake Forest, IL 60045
City, State and Zip Code
847-810-3540
Phone Number

Fax Number

ARCHITECT/BUILDER INFORMATION

STEPHEN NELSON, AIA, LEED AP
Name and Title of Person Presenting Project
LARSON & DARBY GROUP
Name of Firm
4940 HARRISON AVE. SUITE 100
Street Address
ROCKFORD, ILLINOIS 61102
City, State and Zip Code

Thomas M @ City of lake forest . com
Email Address
815-484-0730
Phone Number
815-484-
Fax Number
snelson@larsondarby.com
Email Address
[Signature]
Owner's Signature
[Signature]
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 2:00pm.	
Please email a copy of the staff report	<input type="checkbox"/> OWNER <input checked="" type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE

The City of Lake Forest
Historic Preservation Commission – Statement of Intent
Gorton Community Center Patio Replacement/Expansion Project

The Gorton Community Center (“GCC”) property is owned by the City of Lake Forest. The City’s Public Works Department is leading the GCC Center Patio Replacement/Expansion Project. The Project is further supported by GCC staff. The project consulting and design firm is Larson & Darby Group.

Originally, the City’s intent of the project was to replace GCC patio in-kind. The purpose of this replacement is to correct a significant stormwater drainage issue on the patio. These issues stem from the grade of the patio being improperly pitched towards the GCC building. As a result of this improper pitch, stormwater has significantly deteriorated doors and the brick-and-mortar façade located adjacent to the Nagel Family Room and the Stuart Community Room.

As the City project team looked to move forward with the design of the replacement, GCC conveyed a desire to not only replace the patio but slightly expand it; while still matching all existing materials. GCC staff believes that expanding the patio will allow for much improved use. The expanded patio area would be accessible from both inside and outside, as it is now. The current patio is not ADA accessible, and this expansion would make it accessible to everyone. The patio would have umbrella tables and chairs for gathering. Additional uses of the space on an ongoing basis would be to host summer camps and classes for children and adults, creating an “outdoor room” at Gorton, allow an outdoor space for community events happening in the adjacent indoor rooms, and a set apart space to utilize during outdoor performances and community events. Currently, the patio is small, awkwardly shaped and serves no significant purpose. It currently holds four small tables with umbrellas placed in summer months, but they are seldom used other than occasionally by staff as an alternative to the office. The space is not large enough to be useful and is not accessible to all people. GCC also recently obtained a grant award in the amount of \$50,000 to support the expansion.

At the forefront of this project, City staff informed the Larson and Darby project design team that the patio was located within a historic district. Staff conveyed the importance of matching exiting conditions of the existing patio in replacing the current footprint and for the new expanded area. This notion carried throughout the design and project plan development process as a constant leading theme in decision making. The City’s Public Works Department, GCC, and Larson and Darby team strongly feel that this project is meeting all 17 Standards of the Historic Preservation Ordinance. Supporting this Statement of Intent are all required Historic Preservation Commission application materials. The Larson and Darby Group looks forward to providing the Historic Preservation Commission with a presentation on the project at the January 25, 2023, meeting.



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 _____

Foundation Material

Exposed Foundation Material CONCRETE

Color and/or Type of Material MATCHING EXISTING BUILDING / PATIO

Window Treatment N/A

Primary Window Type

- ☐ Double Hung
☐ Casement
☐ Sliding
☒ Other REPLACING (3) WORN EXTERIOR
DOORS TO MATCH EXISTING.

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 TO MATCH EXISTING WHEN
DOORS ARE REPLACED.
☐ 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 N/A

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

Roofing N/A

Primary Roof Material

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

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper **TO MATCH EXISTING.**
- ☐ Aluminum
- ☐ Other _____

Driveway Material

- ☒ Asphalt
- ☒ Poured Concrete (**CURB AND SIDEWALK PORTIONS**)
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

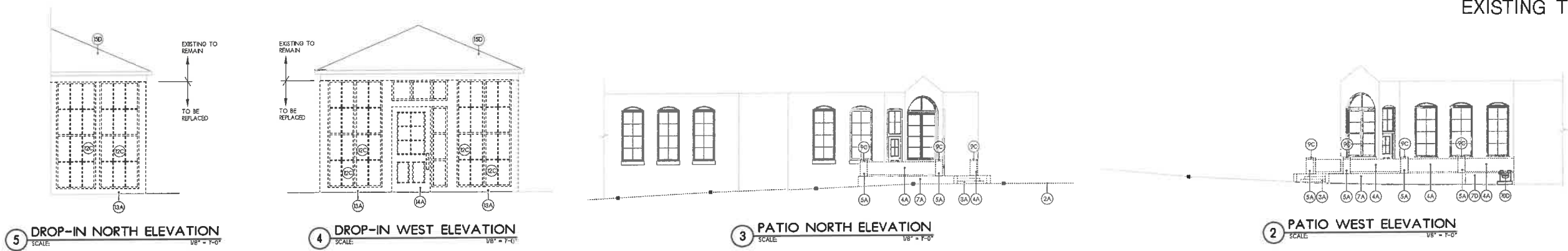
- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☒ Poured Concrete **JUST LIKE EXISTING.**
- ☐ Other _____



CITY OF LAKE FOREST, IL
GORTON COMMUNITY CENTER
PATIO & DROP IN CENTER PROJECT
400 E ILLINOIS RD, LAKE FOREST, IL 60045

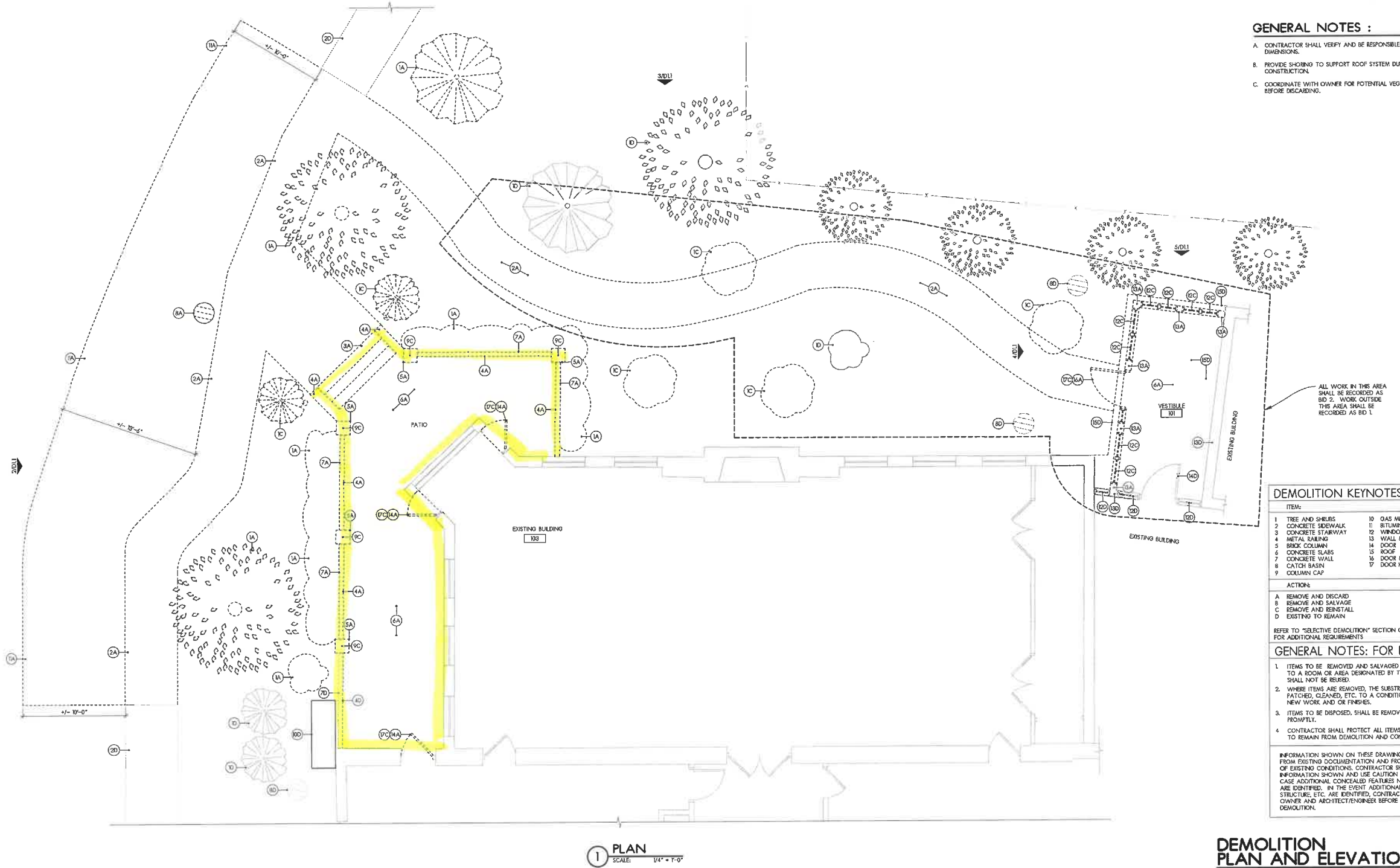
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DATE: 08-09-2022	ISSUED FOR:	DATE ISSUED FOR:	DATE
PROJECT NUMBER 32098			
SHEET NUMBER D1.1		CHECKED BY: A.H.	APPROVED BY: S.N.
		DRAWN BY: VFSR	



GENERAL NOTES :

- A. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
- B. PROVIDE SHORING TO SUPPORT ROOF SYSTEM DURING CONSTRUCTION.
- C. COORDINATE WITH OWNER FOR POTENTIAL VEGETATION REUSE BEFORE DISCARDING.



DEMOLITION KEYNOTES	
ITEM:	
1 TREE AND SHRUBS	10 GAS METEER & PIPING
2 CONCRETE SIDEWALK	11 BITUMINOUS PAVEMENT
3 CONCRETE STAIRWAY	12 WINDOW
4 METAL RAILING	13 WALL & TRIM
5 BRICK COLUMN	14 DOOR
6 CONCRETE SLABS	15 ROOF
7 CONCRETE WALL	16 DOOR & FRAME
8 CATCH BASIN	17 DOOR HARDWARE
9 COLUMN CAP	
ACTION:	
A REMOVE AND DISCARD	
B REMOVE AND SALVAGE	
C REMOVE AND REINSTALL	
D EXISTING TO REMAIN	
REFER TO "SELECTIVE DEMOLITION" SECTION OF THE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS	
GENERAL NOTES: FOR DEMOLITION	
1. ITEMS TO BE REMOVED AND SALVAGED SHALL BE TRANSPORTED TO A ROOM OR AREA DESIGNATED BY THE OWNER. THESE ITEMS SHALL NOT BE REUSED.	
2. WHERE ITEMS ARE REMOVED, THE SUBSTRATE SHALL BE REPAIRED, PATCHED, CLEANED, ETC. TO A CONDITION SUITABLE TO RECEIVE NEW WORK AND OR FINISHES.	
3. ITEMS TO BE DISPOSED, SHALL BE REMOVED FROM THE SITE PROMPTLY.	
4. CONTRACTOR SHALL PROTECT ALL ITEMS THAT ARE DESIGNED TO REMAIN FROM DEMOLITION AND CONSTRUCTION ACTIVITIES.	
INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM EXISTING DOCUMENTATION AND FROM ON-SITE REVIEWS OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN AND USE CAUTION DURING DEMOLITION IN CASE ADDITIONAL CONCEALED FEATURES NOT REFERENCED HEREIN ARE IDENTIFIED. IN THE EVENT ADDITIONAL FEATURES, PIPING, STRUCTURE, ETC. ARE IDENTIFIED, CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT/ENGINEER BEFORE CONTINUING WITH DEMOLITION.	

DEMOLITION
PLAN AND ELEVATIONS



PRODUCT BASIS OF DESIGN:

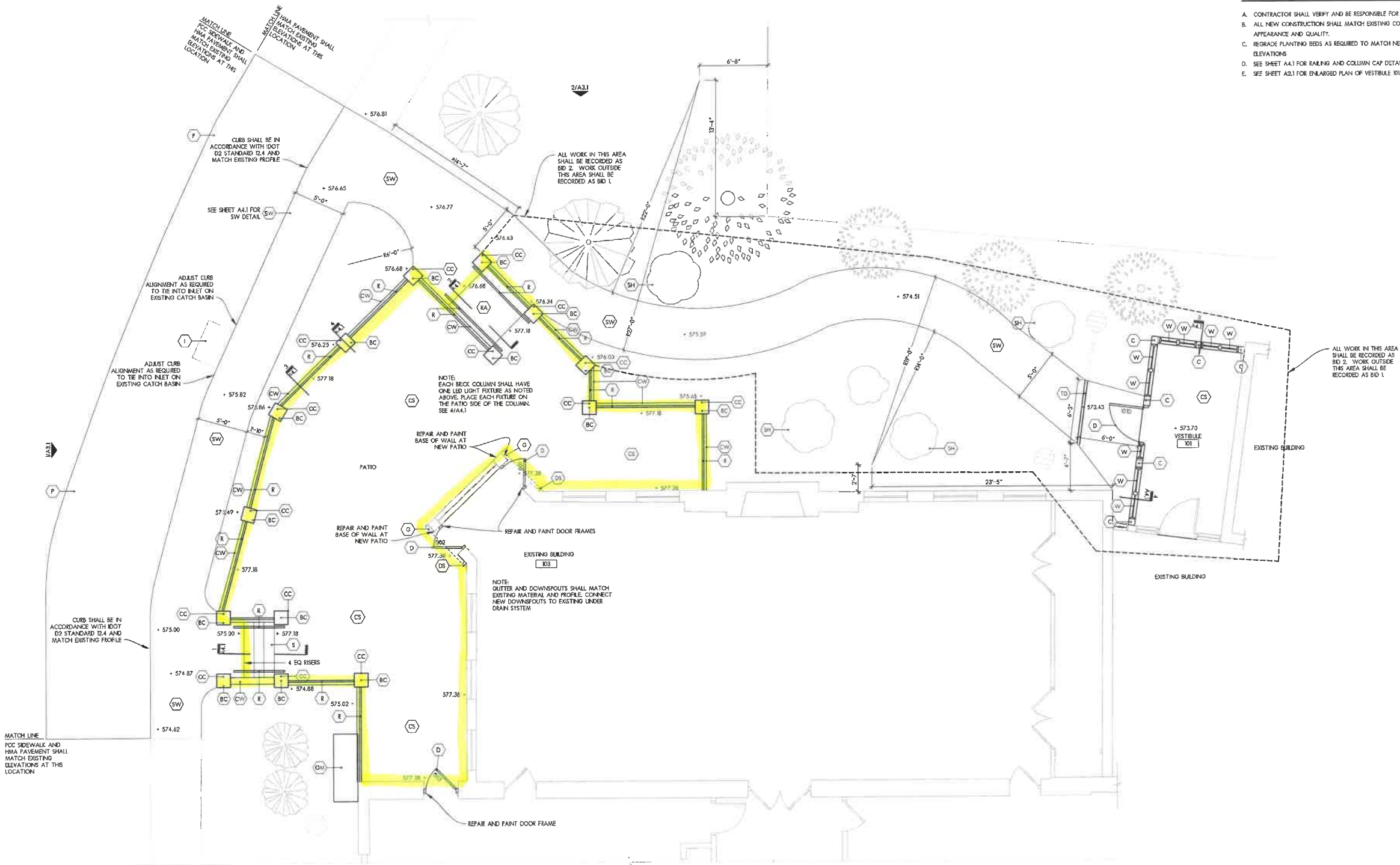
TD: NDS 3" PRO SERIES CHANNEL DRAIN AND ACCESSORIES. CONTRACTOR TO SUPPLY COMPLETE SYSTEM TO CONNECT TO EXISTING CATCH BASINS.
NDS INC. 881 N. HARTYARD AVENUE LINDSEY, CA 93247
PH: 800-726-1994
1. INLET, SPECIAL SHALL BE IN ACCORDANCE WITH DOT D2 STANDARD 10.2 WITH FRAME AND GRATE FOR INLET, SPECIAL 13.26. CONTRACTOR SHALL REUSE CATCH BASIN TO GREATEST EXTENT POSSIBLE. EXISTING PIPING SHALL NOT BE RELOCATED.
LED: BEGA 24235K3 SHIELDED AND RECESSED LIGHT FIXTURE. CONNECT ALL FIXTURES TO EXISTING LIGHTING CIRCUIT.

KEYED NOTES :

- BC - BRICK COLUMN WITH LED LIGHT FIXTURE
- C - WOOD COLUMN
- CC - COLUMN CAP
- CS - CONCRETE SLAB
- CW - CONCRETE WALL
- D - DOOR
- DS - DOWNSPOUT
- G - GUTTER
- GM - GAS METER
- I - CURB INCORPORATED INLET
- F - USMA PAVEMENT
- R - RAILING
- RA - RAMP
- S - STAIRCASE
- SW - PCC SIDEWALK
- SH - SHRUB
- TD - TRENCH DRAIN
- TOW - TOP OF WALL
- TOF - TOP OF FOOTING
- TOL - TOP OF LEDGE
- TOC - TOP OF COLUMN
- W - EXISTING WINDOW REINSTALLED

GENERAL NOTES :

- A. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
- B. ALL NEW CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION IN APPEARANCE AND QUALITY.
- C. REGRADE PLANTING BEDS AS REQUIRED TO MATCH NEW SIDEWALK ELEVATIONS
- D. SEE SHEET A4.1 FOR RAILING AND COLUMN CAP DETAIL.
- E. SEE SHEET A2.1 FOR ENLARGED PLAN OF VESTIBULE 101.



KEYED NOTES :

- BC - BRICK COLUMN WITH LED LIGHT FIXTURE

C - WOOD COLUMN

CC - COLUMN CAP

CS - CONCRETE SLAB

CW - CONCRETE WALL

D - DOOR

DS - DOWNSPOUT

G - GUTTER

GM - GAS METER

I - CURB INCORPORATED INLET

P - HMA PAVEMENT

R - RAILING
- RA - RAMP

S - STAIRCASE

SW - PCC SIDEWALK

SH - SWELL

TD - TRENCH DRAIN

TOW - TOP OF WALL

TOF - TOP OF FOOTING

TOL - TOP OF LEDGE

TOC - TOP OF COLUMN

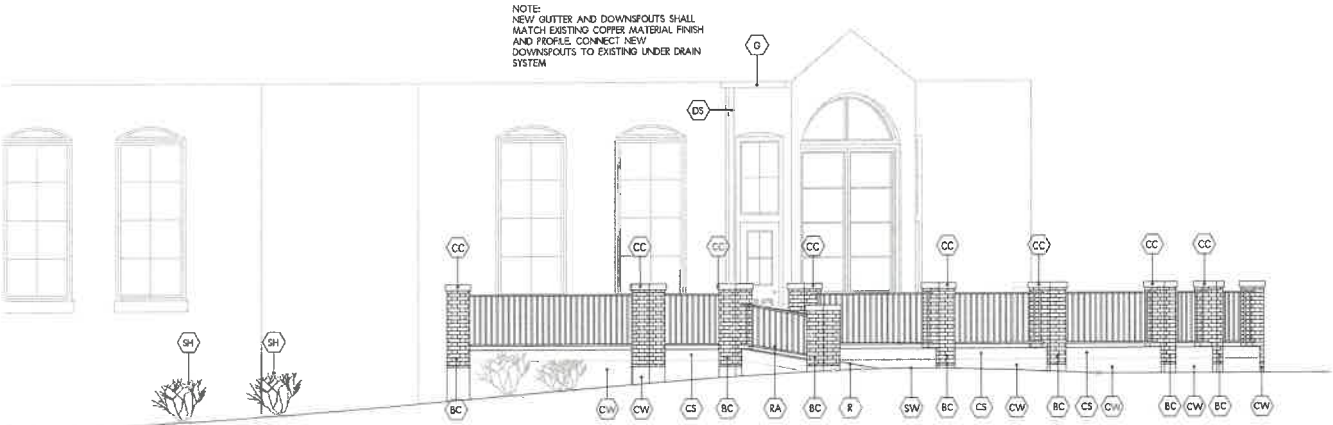
W - EXISTING WINDOW REINSTALLED

GENERAL NOTES :

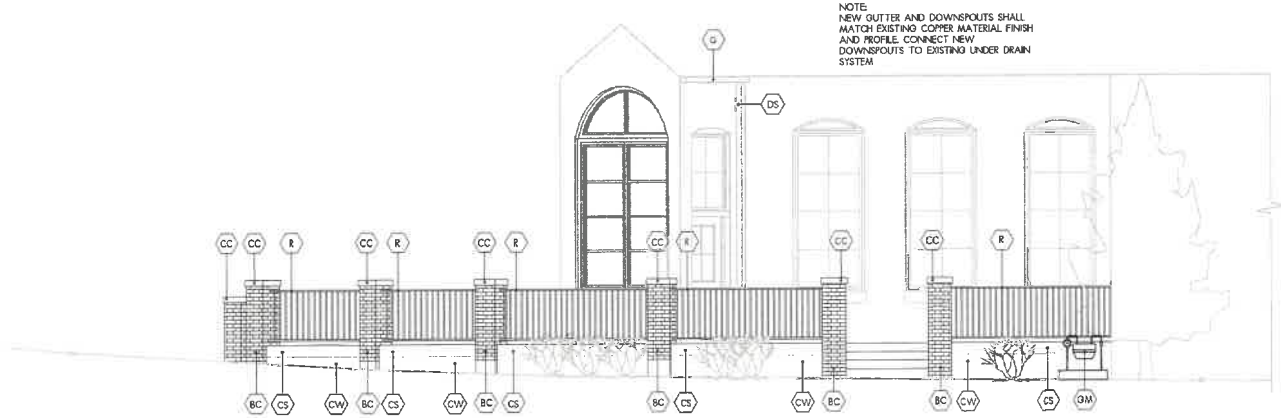
- A. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
- B. ALL NEW CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION IN APPEARANCE AND QUALITY.
- C. REGRADE PLANTING BEDS AS REQUIRED TO MATCH NEW SIDEWALK ELEVATIONS
- D. SEE SHEET A4.1 FOR RAILING AND COLUMN CAP DETAIL.



PATIO ISOMETRIC VIEWS



2 PATIO WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS



CITY OF LAKE FOREST, IL
GORTON COMMUNITY CENTER
PATIO & DROP IN CENTER PROJECT
400 E ILLINOIS RD, LAKE FOREST, IL 60045

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ISSUED FOR:	DATE ISSUED FOR:	DATE
DRAWN BY: VFSR	CHECKED BY: A.H.	APPROVED BY: SN

DATE: 09-14-2022	PROJECT NUMBER
32098	SHEET NUMBER
A3.1	

GENERAL NOTES :

- A. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
- B. ALL NEW CONSTRUCTION SHALL MATCH EXISTING CONSTRUCTION IN APPEARANCE AND QUALITY.
- C. CONTRACTORS SHALL SIZE ALL CONNECTIONS AND MEMBERS TO WITHSTAND APPLIED LOADS AS NOTED. OWNER SHALL APPROVE ALL PROPOSED CONNECTION DETAILS PRIOR TO FABRICATION.

Larson & Darby G
Architecture Engineering Inc



CITY OF LAKE FOREST, IL
GORTON COMMUNITY CENTER
PATIO & DROP IN CENTER PROJECT
400 E ILLINOIS RD, LAKE FOREST, IL 60045

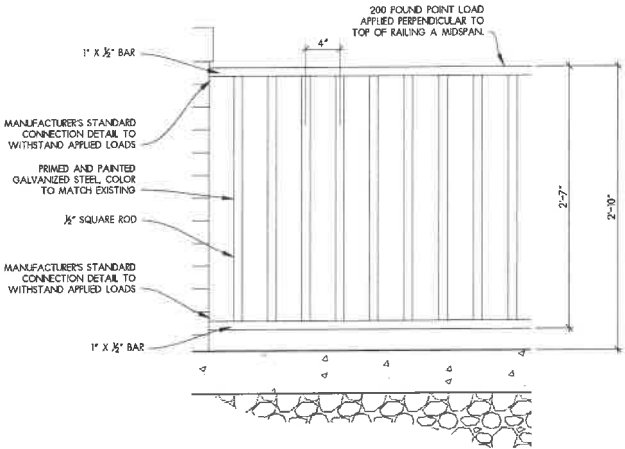
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ISSUED FOR:	DATE	DATE ISSUED FOR:	DATE
DRAWN BY:	YFSR	CHECKED BY:	A.H
APPROVED BY:	SN		

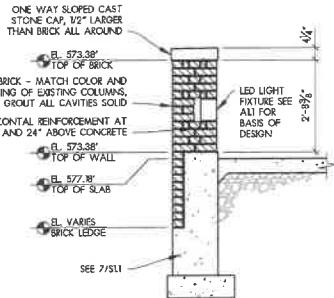
DATE: 09-14-2022	PROJECT NUMBER
32098	
SHEET NUMBER	A4.1



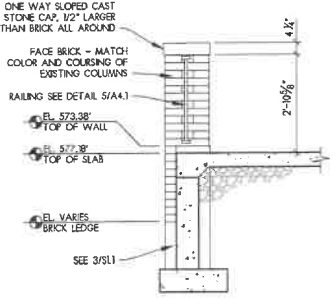
NEW WORK SECTION



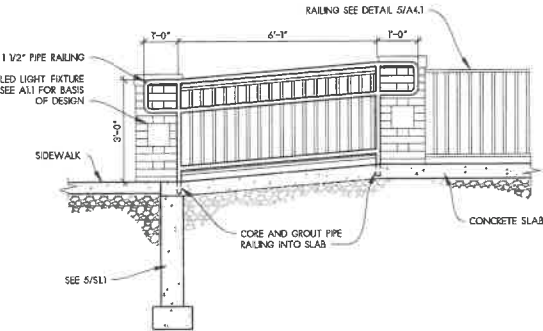
5 RAILING DETAIL
SCALE: 1/2" = 1'-0"



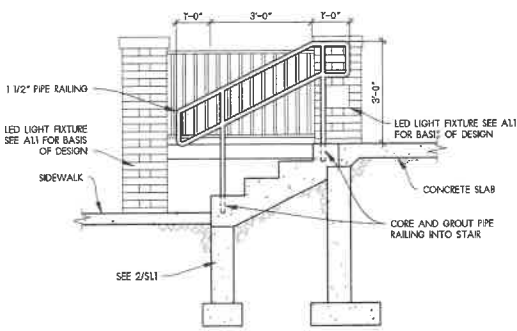
4 TYPICAL COLUMN SECTION
SCALE: 1/2" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



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



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









PROPOSED TERRACE PERSPECTIVE RENDERING





PROPOSED TERRACE PERSPECTIVE RENDERING



Agenda Item 5

755 Washington Road Pool House

Staff Report
Historic Resource Survey
Building Scale Summary Sheet
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan
Proposed West Elevation
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Perspective Renderings
Proposed Roof Plan
Proposed Building & Site Section
Proposed Basement Plan
Proposed First Floor Plan
Preliminary Grading Plan
Impervious Surface Calculations
Hardscape Plan
Preliminary Landscape Plan
Images of Property
Correspondence

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	January 25, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	755 Washington Road – Pool House, Hardscape and Building Scale Variance

PETITIONERS

Mat and Alicia Phillips
755 Washington Road
Lake Forest, IL 60045

PROPERTY LOCATION

755 Washington Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE

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

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow construction of a pool house on the east side the site and an inground pool generally at the center of the yard area located to the south of the residence. A building scale variance is requested to allow the pool house. Associated hardscape including a pool deck and terraces at the rear of the home are also proposed.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the northeast corner of Washington and Walnut Roads. The property is approximately 1.37 acres in size. The residence and attached garage on the property were constructed in 1926 and designed in the Tudor Revival architectural style by Edwin Hill Clark, a noted architect in the community. The residence is identified as a significant Contributing Structure to the Historic District.

More history and background on the property is included in the City's Historic Resources Survey form attached to this staff report.

STAFF EVALUATION

Proposed Pool House

The proposed pool house is a single-story structure with a full basement. The pool house is comprised of an enclosed living space and a screen porch on the west side. An exterior stair on the east side of the pool house is proposed for access to the basement. The basement will be used for storage and mechanical equipment. An outdoor shower enclosure is proposed on the south side of the pool house. The architectural style and exterior materials of the pool house are proposed to match the existing residence.

Site Plan and Hardscape

The proposed pool and spa are centered on the existing single-story sunroom at the rear of the home, the pool house is proposed directly east of the pool. The location of the pool house and the pool comply with zoning setback requirements. A bluestone pool deck is proposed around the pool. The existing terrace at the rear of the home will be removed and replaced with a new bluestone terrace. Bluestone steppers are proposed from the existing motor court on the north side of the home, around the east side of the house to the pool house in the rear yard. New brick columns and an iron gate are proposed on the east side of the house and will be set within the existing wood fence. Low brick walls are proposed around the rear terrace, pool, and pool house.

The amount of existing impervious surface on the site totals 13,149 square feet, equal to 21.9 percent of the entire site. With the addition of the pool house, pool and associated hardscape, the total amount of impervious surface on the site as proposed is 17,835 square feet, equal to 29.7 percent of the site, increasing the overall impervious surface by 4,686 square feet, or 7.8 percent. This is a significant increase and great care will need to be taken in developing the drainage plan to assure that storm water is adequately managed to avoid short or longer term negative impacts on the property or on neighboring properties.

Findings

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

Standard 1 - Height:

This standard is met. The pool house is a single-story mass and is 22 feet and 11 inches tall as measured from the lowest point of existing grade adjacent to the structure. After construction, as measured from finished grade, the pool house is proposed to be 17 feet and 2 inches tall. The maximum allowable height for an accessory structure is 25 feet. The existing residence is 26 feet and 8 inches tall as measured from the lowest point of existing grade adjacent to the house to the tallest roof peak.

Standard 2 – Proportion of Front Façade:

This standard is met. No changes are proposed to front façade of the existing residence. The front of the proposed pool house faces west and presents a symmetrical appearance with a proportional relationship between the height and width.

Standard 3 – Proportion of openings:

This standard is met. The proposed openings on the pool house are simple casement style windows with consistent proportions.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The pool house reflects a regular rhythm of solids to voids with openings evenly spaced along the elevations, presenting a balanced appearance across the building.

Standard 5 – Spacing on the Street:

This standard is met. The proposed pool house is located in the rear yard and assuming that the existing fence and vegetation will be retained and enhanced, the pool house will only be minimally visible from the street. At its closest point, the pool house is 128.4 feet from the west property line along Washington Road, and 76.9 feet from the south property line, along Walnut Road.

Standard 6 – Rhythm of Entrance Porches:

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

Standard 7 – Relationship of Materials and Texture:

This standard is met. The exterior walls of the pool house are brick with wood trim detailing and the roof will be wood shingle to match the existing residence. Black aluminum clad windows with interior and exterior muntins are proposed. Door and window trim, fascia and soffits will be wood. Copper gutters and downspouts are proposed. A brick chimney and clay chimney pot are proposed on the east side of the pool house.

Standard 8 – Roof Shapes:

This standard is met. The pool house has steeply pitched hip roof forms with flared eaves to match the roof forms and eave detail on the existing residence.

Standard 9 – Walls of continuity:

This standard is met. The architectural style, exterior materials and architectural detailing are consistent across all elevations of the proposed pool house.

Standard 10 - Scale:

A building scale variance is requested.

- The allowable square footage based on the size of the property is 6,550 square feet. The existing residence and garage total 7,141 square feet and exceed the allowable square footage by 591 square feet, or 9 percent of the allowable square footage.
- The enclosed portion of the pool house totals 774 square feet. A portion of the exposed pool house basement totaling 88 square feet must also be counted as part of the square footage because it is above grade and contributes to the appearance of mass.
- The screen porch on the west side of the pool house totals 306 square feet and is considered a design element and is not counted toward the overall square footage. A total of 655 square feet of design elements are permitted based on the size of the property.
- In summary, the existing house with the proposed pool house will total 8,003 square feet and exceeds the allowable square footage by 1,453 square feet. A building scale variance of 22 percent, 13 percent more than the existing overage, is requested. The total overage is not unlike others that have been presented to the Commission in the past. Square footage overages are not unprecedented in cases where significant historic residences are being updated to accommodate the desires of new buyers. (See Standard 5 below.)

Review of Building Scale Variance Standards

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

variance request meets the minimum of two of the standards detailed below. A staff review of the standards is provided below.

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

This standard is met. The design of the proposed pool house is consistent with City's Design Guidelines. The height, scale, and massing of the pool house defer to the existing residence. The pool house incorporates a screen porch that helps to break up the massing and present an open appearance. The proposed architectural detailing and exterior materials are compatible with the existing residence.

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

This standard is generally met. Existing vegetation along the west and south property lines, if retained and enhanced, will mitigate views of the pool house from the street. There is some existing vegetation along the east property line that will need to be enhanced with additional plantings to screen views of the rear of the pool house and pool equipment from the east neighbor.

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

This standard is met. Because of its location in the rear yard and existing and enhanced vegetation, the pool house will not have a strong presence on the streetscape. Because the pool house is a single-story structure and is in compliance with the required zoning setbacks, light to and views from neighboring homes are not negatively impacted.

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

This standard is met. As noted above, the pool house is a single story structure and is lower than the surrounding multi-story homes.

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

This standard is met. This standard is intended to allow and encourage investment in and preservation of significant historic structures. This property is located in a local historic district and the residence is identified as a Contributing Structure to the District. The approval of the variance will allow the property to be modified in order to meet the new property owner's goals while maintaining the character of the historic property.

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

The standard is not met. This property is located in an established, historic neighborhood. There is no permanently preserved open space located adjacent to this property.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and three additional standards are satisfied.

Standard 11 – Directional Expression of Front Elevation:

This standard is not applicable. The directional expression of the existing front elevation of the residence is not proposed to change.

Standard 12 – Preservation of Historic Material:

This standard is not applicable. There are no changes proposed to the historic residence.

Standard 13 – Preservation of natural resources:

This standard can be met. Construction of the pool will impact two White Oak trees at the south end of the proposed pool deck. Based on the size, species and condition of the trees proposed for removal a total of 14 replacement inches is required.

The northeast corner of the proposed pool house is located in close proximity to a Heritage Honeylocust tree. This tree is not planned for removal however, it may be impacted by construction. As construction proceeds, the viability of this tree will need to be reassessed, and in the event its health is compromised, additional replacement inches will be required.

The conceptual landscape plan reflects shade, evergreen and ornamental trees around the pool house, pool deck and terrace. The proposed plantings include Maple, Spruce, Pear, Dogwood, and Lilac trees. Deciduous and evergreen shrubs are proposed including boxwood, hydrangea, and viburnum. As noted above, the landscaping on the east side of the pool house should be enhanced with evergreen plantings to provide screening of the rear side of the pool house and pool equipment. Further evaluation of the plantings along the south and west property lines should be conducted and those areas infilled with additional high-quality plantings as determined to be needed to provide significant screening of the pool and terraces from the streetscapes.

Based on the conceptual landscape plan, the required replacement inches are not fully satisfied, and additional shade trees will need to be incorporated into the plan to satisfy the required replacement inches to the extent possible using good forestry practices.

Standard 14 – Compatibility:

This standard is met. The style, scale, detailing and exterior materials of the pool house are compatible with the existing residence and character of 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 met. The integrity of the historic residence is not threatened by the proposed pool house. The pool house is designed in a manner that is compatible with the character of the property.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness for the proposed pool house, building scale variance, and hardscape subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall provide for the required 14 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required. The landscape plan shall also reflect enhanced landscaping along the east side of the pool house to minimize visibility of the pool house and pool equipment to neighbors and, as determined to be necessary by the City, enhanced plantings along the south and west property lines.
3. Prior to the issuance of a building permit, a detailed construction access plan along with a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist. To avoid impacting the dense vegetation along the street, access from Walnut Road is not permitted.
4. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on the public park and the wood land across the street and the dark sky character of the neighborhood.
5. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in

an effort to minimize and manage impacts on the neighborhood, neighboring properties and on existing trees and landscaping during construction.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 5322

Property Address:

Street: 755 N WASHINGTON RD
City: Lake Forest State: Illinois
County: Lake

Historic Property Name:

Original Owner: Robert Hixon ('28)
Other Previous Owners: WRIGLEY JR, WILLIAM

Present Owner: PHILLIPS, MATHEW

Current Property Name:

Resource Type: Building
Date of Construction: 1926
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: Tudor Revival
Secondary Style: English Period
Architect/Engineer: Edwin Hill Clark

Builder/Contractor: unknown
Landscape Architect:

Plan Shape: L-Shape
Number of Stories: 2
Structural Framing: Unknown
Foundation Material: Unknown
Facade Material: Brick
Roof Form: Gable



Photo Name: February 1998

Demolished: Date:

Zoning District:

Subdivision: Lot 7 of Owners Division George M. Collins Addition.

Subdivided from:

Current Property Size (est.): 1.36 acres

Original Property Size (est.):

Facade Easement?:

Held by:

Conservation Easement?:

Held by:

Roof Material: Wood Shingle
Primary Window Type: Double Hung
Porches:
Integrity: Good
Condition: Good

Decorative Features & Surfacing:

Brick patterns in half timbering, limestone surrounds at entry, brackets at first floor level.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 5322

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

Is this Property Identified as a Historic Resource located outside the Local Historic District?:

Other Districts:

Historic Residential and Open Space Preservation District

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing Significant Resources:

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

This property is identified as a significant contributing structure to the Historic District. The house was designed by Edwin Hill Clark, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1926, is distinguished by its overall quality of design, detail, materials, and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

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

The Tudor style was used for a large proportion of early 20th Century suburban houses throughout the country. It was particularly fashionable during the 1920s and early 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The Tudor Revival, a harkening back to the English past, combined elements of the late Medieval period with Renaissance details. Patterned after buildings popular during the reign of Queen Elizabeth I from 1558 to 1603 and that of her successor King James I from 1603 to 1625, the "Jacobethan" style, as it has come to be called more recently, emphasizes steeply pitched roofs, steeply pitched gables on the front façade, ornamental half-timbering, tall chimneys with decorative chimney pots, one- and two-story bays, oriels, and label moldings; the walls were generally clad in stucco, stone, or brick.

Changes:

Based on available City records, little or no exterior changes have taken place.

Property Setting:

Residential neighborhood; This property is located on the northeast corner of Washington and Walnut.

Associated Buildings:

Sources of Information:



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 5322

City of Lake Forest Address Files and City of Lake Forest History Files.

Certif. of Appropriateness Case #(s):

755 N WASHINGTON RD

Survey Date: Dec. 1999

Demolished:

Demolition Date:

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

Address	<u>755 Washington Road</u>	Owner(s)	<u>Mat and Alicia Phillips</u>
Architect	<u>Edward Deegan, architect</u>	Reviewed by:	<u>Jen Baehr</u>
Date	<u>1/25/2023</u>		
Lot Area	<u>59372</u> sq. ft.		

Square Footage of Existing Residence:

1st floor 3789 + 2nd floor 3265 + 3rd floor 0 = 7053 sq. ft.

Design Element Allowance = 655 sq. ft.

Total Existing Design Elements = 221 sq. ft. Excess = 0 sq. ft.

Garage 888 sf actual ; 800 sf allowance = 88 sq. ft.

Garage Width 21' - 10" ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

Total Square Footage of Existing Residence: = 7141 sq. ft.

Square Footage of Proposed Additions:

Basement 88 1st floor 774 = 862 sq. ft.

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

New Design Elements 306 sq. ft. Excess = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 8003 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6550 sq. ft.

DIFFERENTIAL = 1453 sq. ft. **NET RESULT:**
Over Maximum

1453 sq. ft. is

Allowable Height: 40 ft. Actual Height 26'-8" (existing house) 22'-11" (proposed pool house) **22.2% over the Max. allowed**

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 655 sq. ft.

Front & Side Porches = 211 sq. ft.

Rear & Side Screen Porches = 306 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

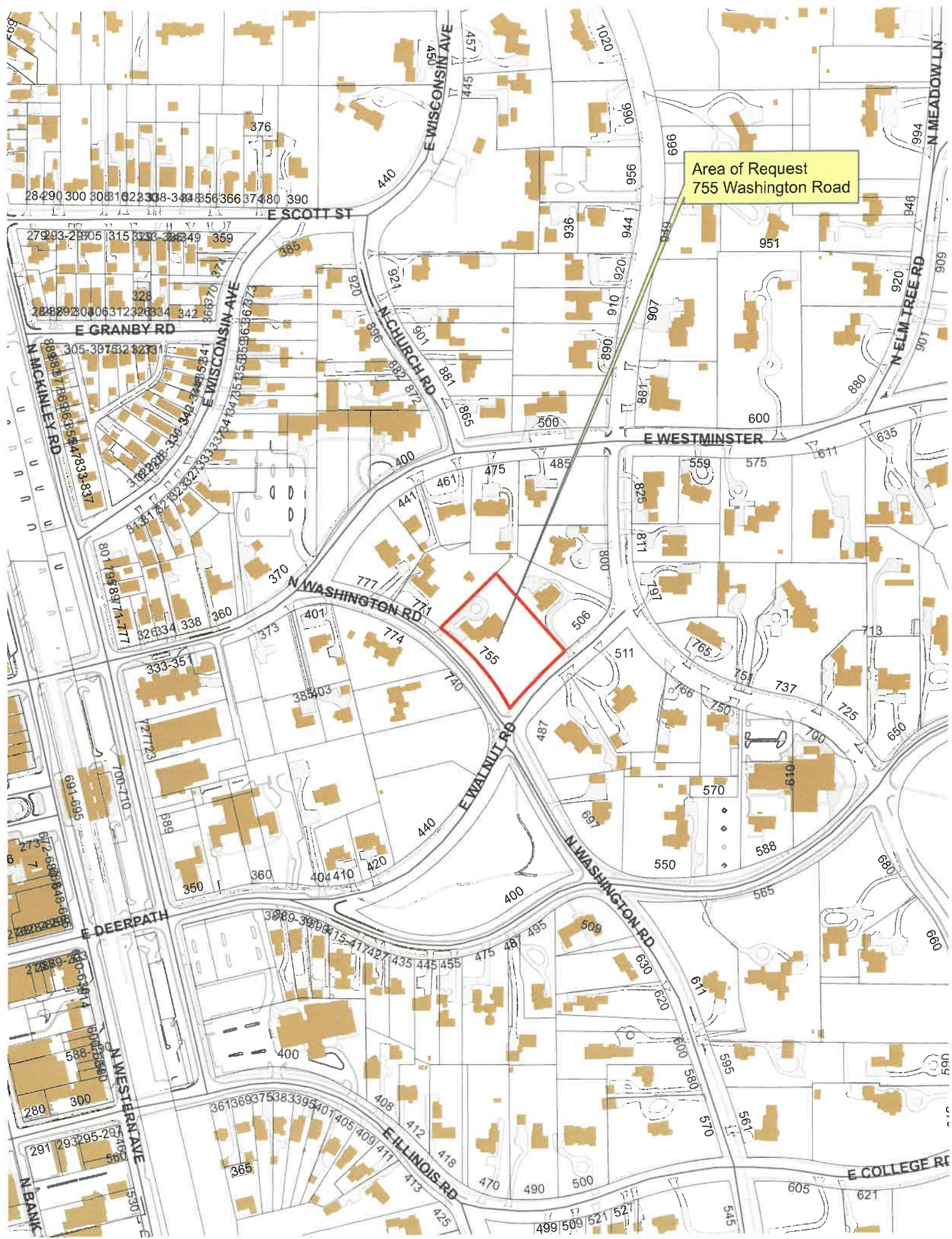
Pergolas = 0 sq. ft.

Individual Dormers = 10 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 527 sq. ft.

Excess Design Elements = 0 sq. ft.



Area of Request
755 Washington Road



Area of Request
755 Washington Road



Area of Request
755 Washington Road



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

PROJECT ADDRESS 755 Washington Road

APPLICATION TYPE

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

Mat and Alicia Phillips
Owner of Property

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

Lake Forest, IL 60045
City, State and Zip Code

(773) 574-8346
Phone Number Fax Number

mat.phillips@dwmedia.com
Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Edward Deegan, Owner
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


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

December 18, 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 755 Washington Road:

The goal of this project is to construct a Pool and Pool House addition to the Main Home designed by Architect Edwin H. Clark. This prominent local architect is also known for his design of the nearby Lake Forest Library, Ferry Hall in Lake Forest, and the Brookfield Zoo among other noteworthy buildings designed in the late 1920's and 1930's. The Main Home is in the American Tudor Revival tradition, and the proposed Pool House addition for 755 Washington seeks to honor and sustain a degree of stylistic and historical continuity.

The Established Architectural Vernacular and Character:

At the most essential level, the aspirations for this project are to emulate the principles of an 'American Tudor Revival Home', with a Pool and Pool House made suitable to fit contemporary standards of living. A survey of the existing vernacular of neighborhood dwellings witnesses the use of symmetry, balance and classic detailing of "Colonial Revival" homes, all principles this design seeks to dutifully complement.

Standards of the Historic Preservation Ordinance:

1. **Height:** The proposed Pool House is single-story with a maximum height of 23' 0" (Height to top of the roof ridge).
2. **Proportion of Front Façade:** By virtue of being single-story, the Pool House will be of modest height, and by extension, vertically undisruptive to (not in competition with) the 2 story Main Home, surrounding dwellings or flora. Rhythmically, the Pool House's hipped forms provide the primary anchorages of the structure, establishing holistic balance and sustaining a synchronized posture along the front and back façades. The Main form of the Pool House is spatially punctuated in a sequence respectful to the American Tudor Revival tradition, and undulates and steps back graciously to achieve a nuanced harmony between solids and voids.
3. **Proportion of Openings:** Overall, the Pool House's openings are respectfully scaled to the overall massing of the Pool House. The design is highly compatible with homes on adjacent properties.



The mullioned windows on the Pool House reflect simple and consistent balance throughout. The Covered Porch Area leads to full height mullioned windows and doors to allow ample natural light to permeate the interior. The doors of the Pool House are of traditional dimensions. Additionally, the chimney has been located centrally in the Pool House's hipped roof span. The orientation of the fireplace is on axis with the house's orientation towards Washington Road, and also faces the new Pool.

4. **Rhythm of solids to voids in front of façades:** The front western elevation of the proposed Pool House with its primary hipped roof forms is spatially balanced. The prominent center Covered Porch Area on this Pool-facing side of the structure is flanked by identical sets of mullioned windows of the Pool House Kitchen and Family Room Areas. The proportions of the roof and the windows / openings remain faithful to the American Tudor Revival House tradition.
5. **Rhythm of spacing and structures on streets:** The streetscape will not be altered by the modest addition of a Pool and Pool House. The Pool and Pool House are not visible from the street.
6. **Rhythm of entrance porches, storefront, recesses and other projections:** The entrance at the Covered Porch Area present on the western front façade of the Pool House creates a tasteful and balanced harmony between solid and voided space. Windows on the front facing sides of the Pool House flank the central Covered Porch Area.
7. **Relationship of materials and texture:** From a material standpoint, the Pool House will be a predominantly brick structure, punctuated with decorative half-timbering details to achieve an American Tudor Revival exterior design. We consider the material treatment to be consistent with the existing Main Home and flattering to the traditional and timeless textural parlance of the East Lake Forest Historic District and remain considerably understated.
8. **Roof shapes:** The roof shape itself is dictated by the home's primary hipped forms and abides by the traditional angularity perceived in the neighborhood's established homes.
9. **Walls of continuity:** The hipped rooflines are standardized and sustained through the entirety of the front elevation of the proposed Pool House.
10. **Scale of structure:** As a single-story dwelling, the Pool House is of modest vertical scale. Consummately, the scale is subtle, contextually respectful and understated. The existing grading of the Pool House location also minimizes the perceived height of the structure from the street.
11. **Directional expression of structure:** The proposed orientation of the Pool and Pool House on the site seeks a natural axial alignment with the soft curvature of Washington Road, posturing the front elevation in quasi-parallel orientation with the street. Moreover, the Pool House will be nestled a considerable distance from the street to safeguard the privacy of the residents and maintain a reasonable balance of aesthetic discretion vs. engagement from pedestrian and vehicular traffic.



12. **Preserving distinguishing features:** N/A due to status as 'New Construction'.
13. **Protection of resources:** No major changes. The design of the Pool House necessitate the removal of several back yard trees.
14. **New Construction:** The entire Pool House will be a '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 'New Construction' Pool House.

Very truly yours,



Edward J Deegan AIA NCARB



December 18, 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,

Below please find our responses to the Building Scale Variance Standards with respect to the work to be performed at 755 Washington Road.

Standard 1: The project is consistent with the design standards in Section 9-86 of the City of Lake Forest Code.

The proposed additions are consistent with the guidelines set forth in the City of Lake Forest Residential Guidelines.

- 1. Neighborhood Characteristics – The front façade of the existing Main Home and the neighborhood streetscape will not be affected in any way by the proposed Pool and Pool House addition.*
- 2. Siting – There is no change to the rhythm of structures along the streetscape.*
- 3. Simplicity of Massing – The existing traditional and simple architectural massing is repeated in the proposed Pool House addition. The building shapes are rational and sensible.*
- 4. Hierarchy of Massing – The proposed Pool House addition maintains the existing hierarchy of the body of the Main Home.*
- 5. Roof Shape – The roof shape of the Pool House will be entirely dictated by the existing hipped forms on the front façade and will specifically imitate the proportions and angles of the existing Main Home's Garage roof.*
- 6. Roof Type – The traditional hipped roof type of the proposed Pool House is complementary to the existing Main Home, the Garage and to neighboring homes as well.*
- 7. Scale – The scale of the proposed Pool House addition will be of a subordinate scale to the existing Main Home.*
- 8. Height – The height of the proposed Pool House addition will not exceed the maximum height of the existing Main Home. All wall heights and roof heights will mirror their existing complements on the existing Main Home structure.*
- 9. Materials – All materials on the proposed Pool House addition will directly match the materials on the existing Main Home structure.*



10. *Ornamentation – There will be no change in ornamentation from the existing Main Home with the proposed Pool House addition.*
11. *Style – This Edwin Hill Clark home loosely resembles the American Tudor Revival style. The proposed Pool House addition will mirror the style of the existing Main Home.*
12. *Chimneys – The chimney / hearth on the proposed detached Pool House will be constructed of brick matching the chimneys on the existing Main House.*
13. *Porches – There will be no porches in the proposed addition that will be visible from the front façade of the Main Home.*
14. *Shutters – There will be no shutters in the proposed Pool House addition. The windows will match the existing Main Home.*
15. *Fenestration – The proposed Pool House addition will have windows that match existing window treatments in terms of materials and rhythm of placement on the Main Home.*
16. *Entryways – The proposed Pool House addition will have no direct relationship to the Main Home’s front entryways.*
17. *Garages and Garage Doors – There will be no change to the existing garage doors to the Main Home. There will be no Garage or Garage Doors in the Pool House addition.*
18. *Original Character of the Property – There will be no change to the character of the property with the proposed addition.*
19. *Fences – There is an existing 6’ fence around the Pool and Pool House addition the fence along Washington Road and Walnut Road. The Pool House will be set back from the existing fences which will mitigate the view of the addition.*
20. *Driveways – The existing driveway will be unchanged by this addition.*

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

The proposed Pool House addition will have virtually no visual or physical connection to the street. The addition of the proposed Pool House will be minorly visible from Washington Road and Walnut Road. The one-story structure will be proportionally slight and more than 50 feet back from the street. Mature trees and other vegetation effectively mitigate the height and mass of the proposed structures.

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

The proposed Pool House addition will have virtually no visual or physical connection to the street. The addition of the proposed Pool House will be minorly visible from Washington Road and Walnut Road, but the structure will be proportionally slight and more than 148 feet back from Washington Road and 98 feet from Walnut Road. The proposed addition will have no significant impact on the light to and views from the neighboring homes.



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

The height and mass of the proposed Pool House is generally compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets. As submitted, the proposed additions are 1,500.01 square feet (22.72%) over the maximum allowable S.F.

Standard 5: The property is located in a local historic district or is designated as a Local Landmark and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.

The proposed Pool House addition is consistent with the standards in the Historic Preservation Ordinance. Approval of a variance would further the purpose of the Ordinance.

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

The proposed Pool House addition is not adjacent to land use zoned as permanent open space, Conservation Easement or a detention pond. The structure is sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and neighboring properties.

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 _____

Foundation Material

Exposed Foundation Material _____

Color and/or Type of Material Halt timber w/ Brick match main House garage form
To match main House

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 Black - to match main House

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

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

Color of Material _____

Flashing Material

- ☐ Copper
☐ Other _____
☐ Sheet Metal

Gutters and Downspouts

- ☒ Copper
☐ Aluminum
☐ Other _____

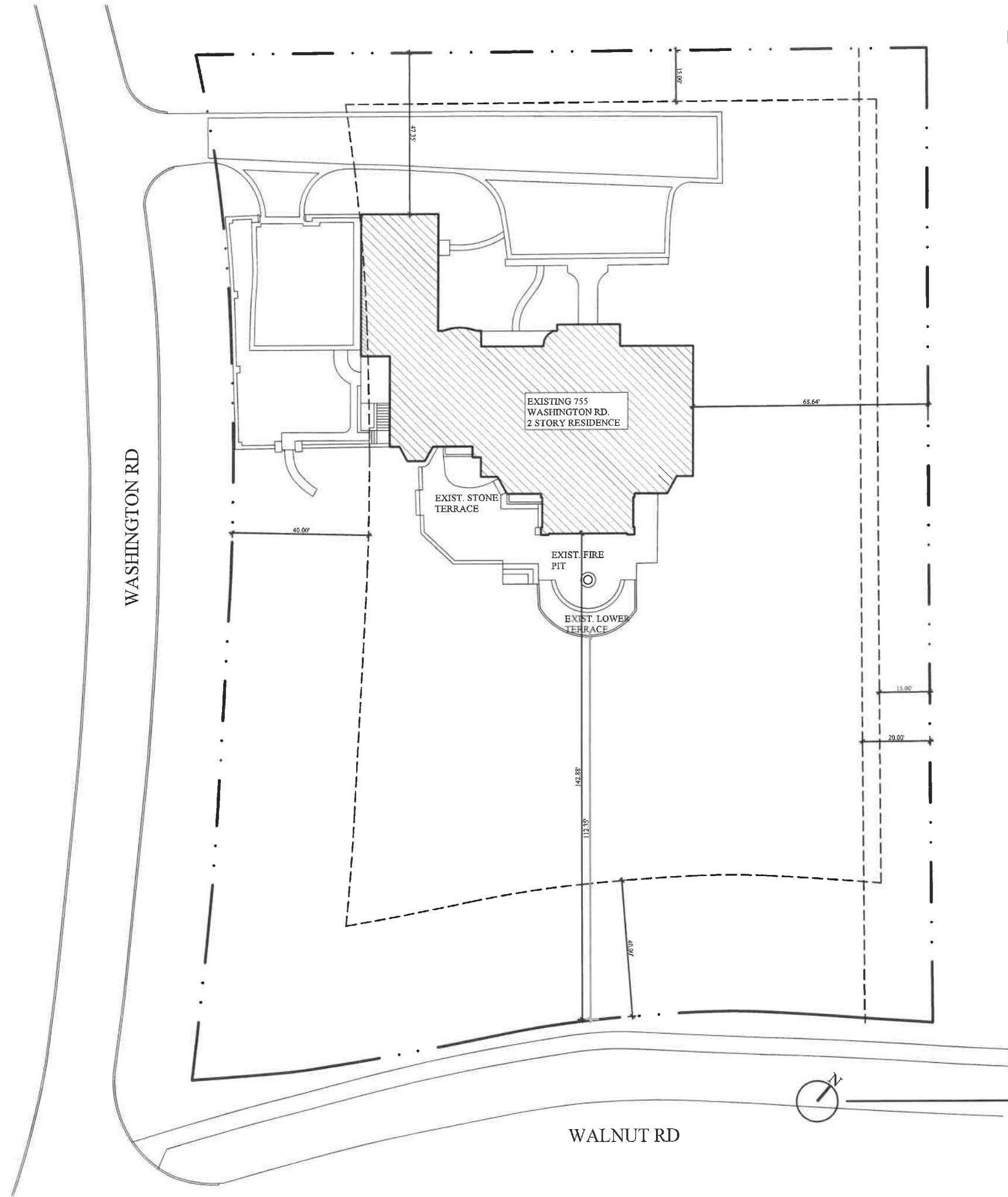
Driveway Material

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

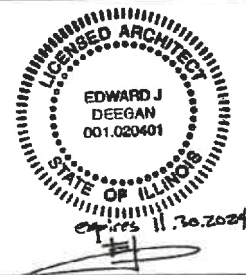
D.A.

Terraces and Patios

- ☐ Bluestone
☐ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☒ Other Flag Stone



EXISTING SITE PLAN



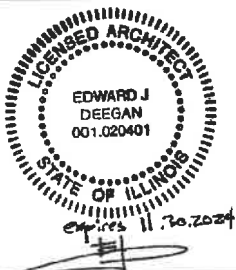
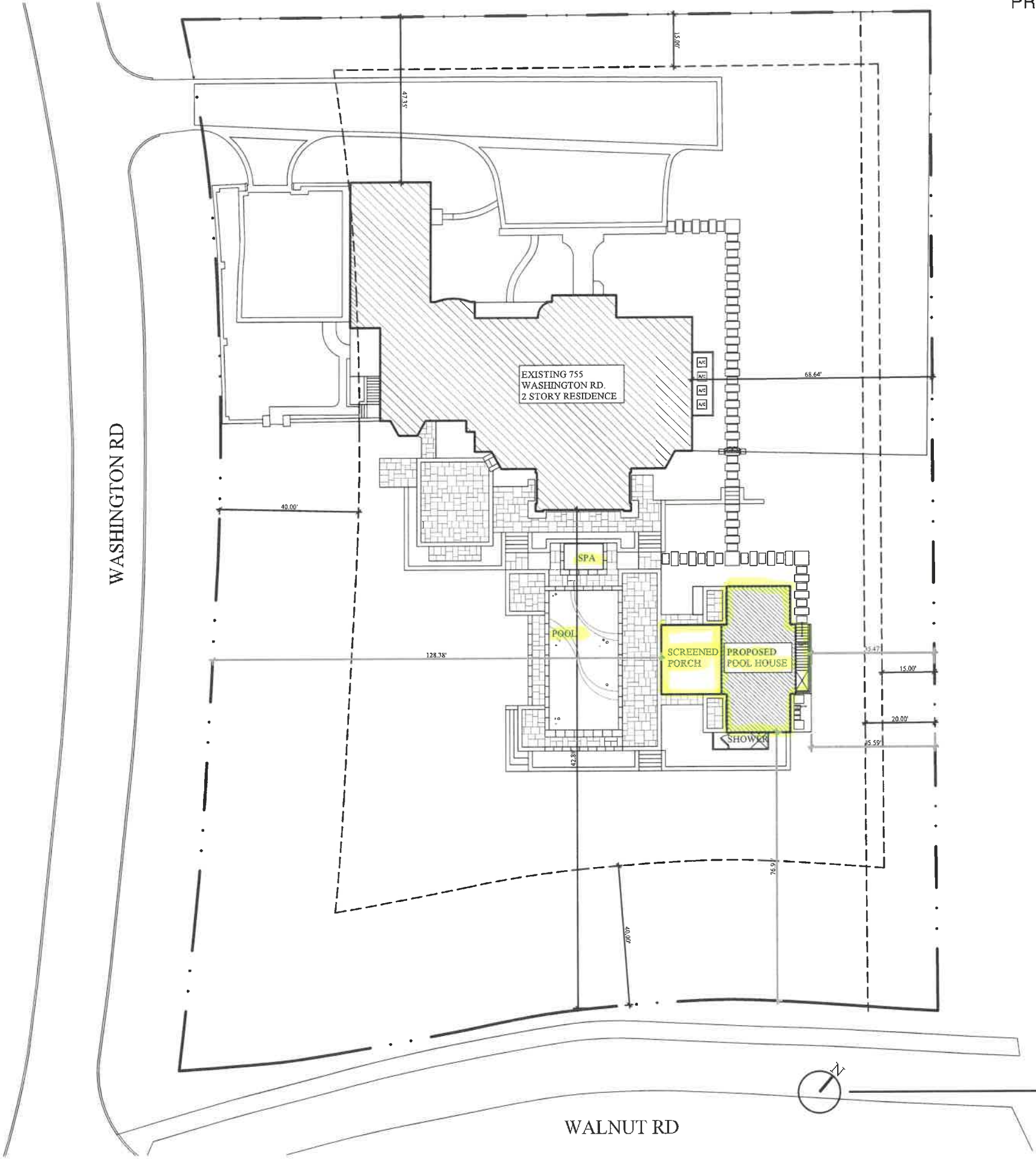
The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

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

Title:
Existing Site Plan

Sheet No.

A0.2

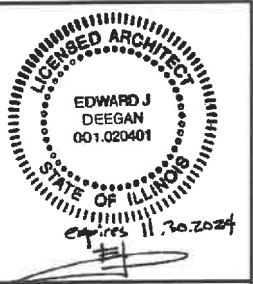


The Phillips
Pool House
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Lake Forest, IL 60045

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

Title:
Site Plan

Sheet No.
A0.2



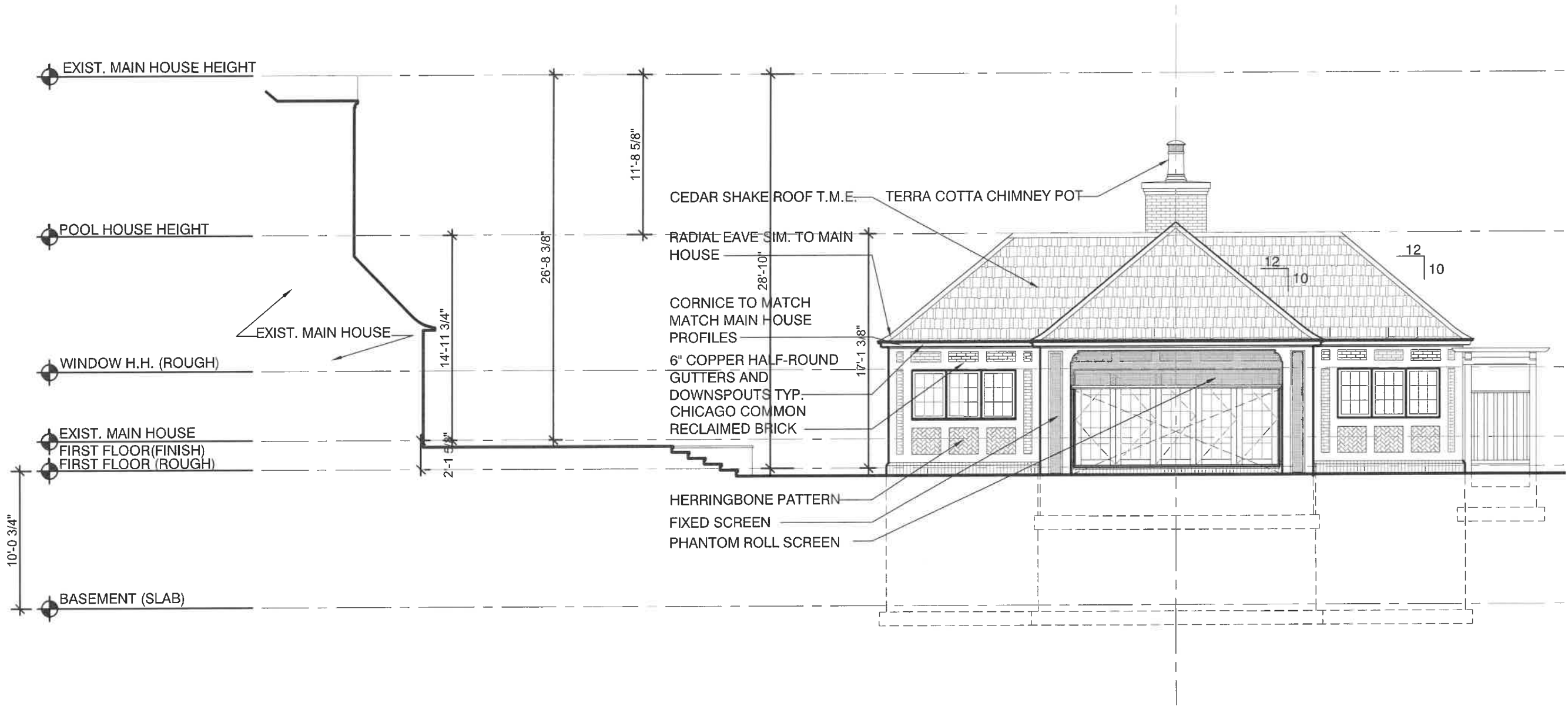
The Phillips
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Lake Forest, IL 60045

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

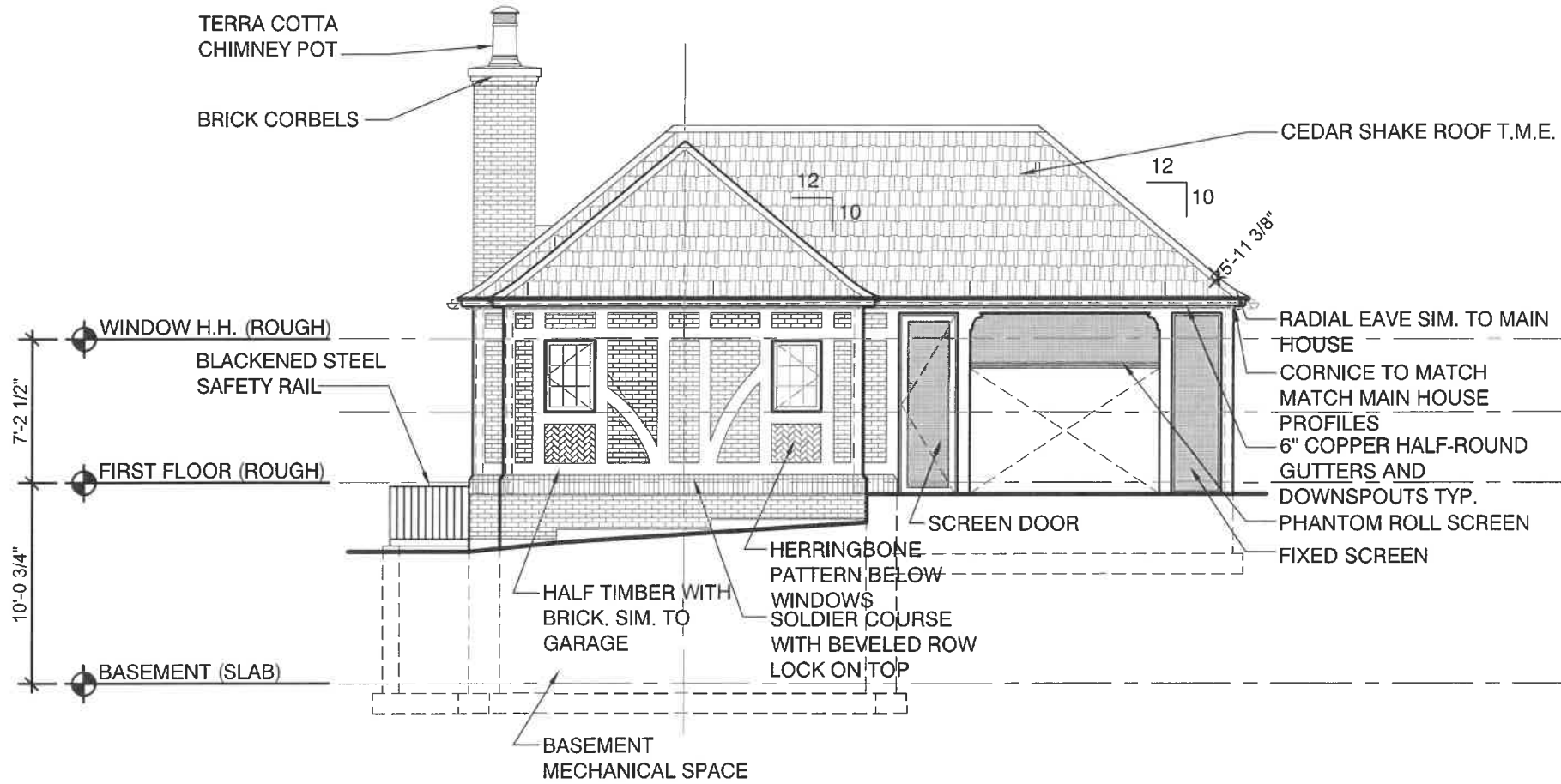
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West Elevation

Sheet No.

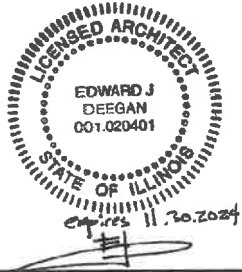
A2.3



West Elevation
SCALE: 1/8"=1'-0"



North Elevation
SCALE: 1/8"=1'-0"

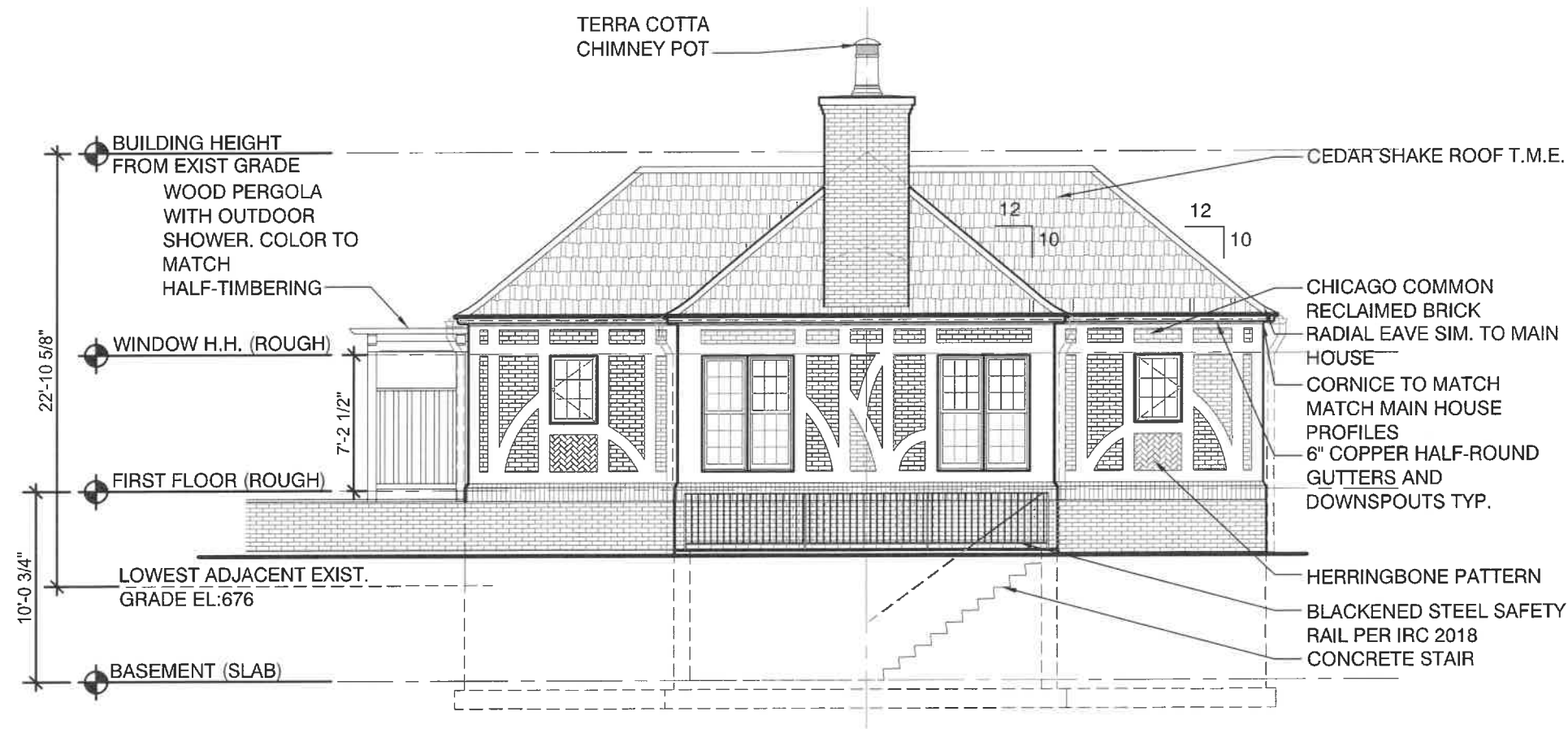


The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

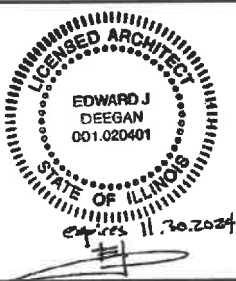
EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
North Elevation

Sheet No.
A2.0



East Elevation
SCALE: 1/8"=1'-0"

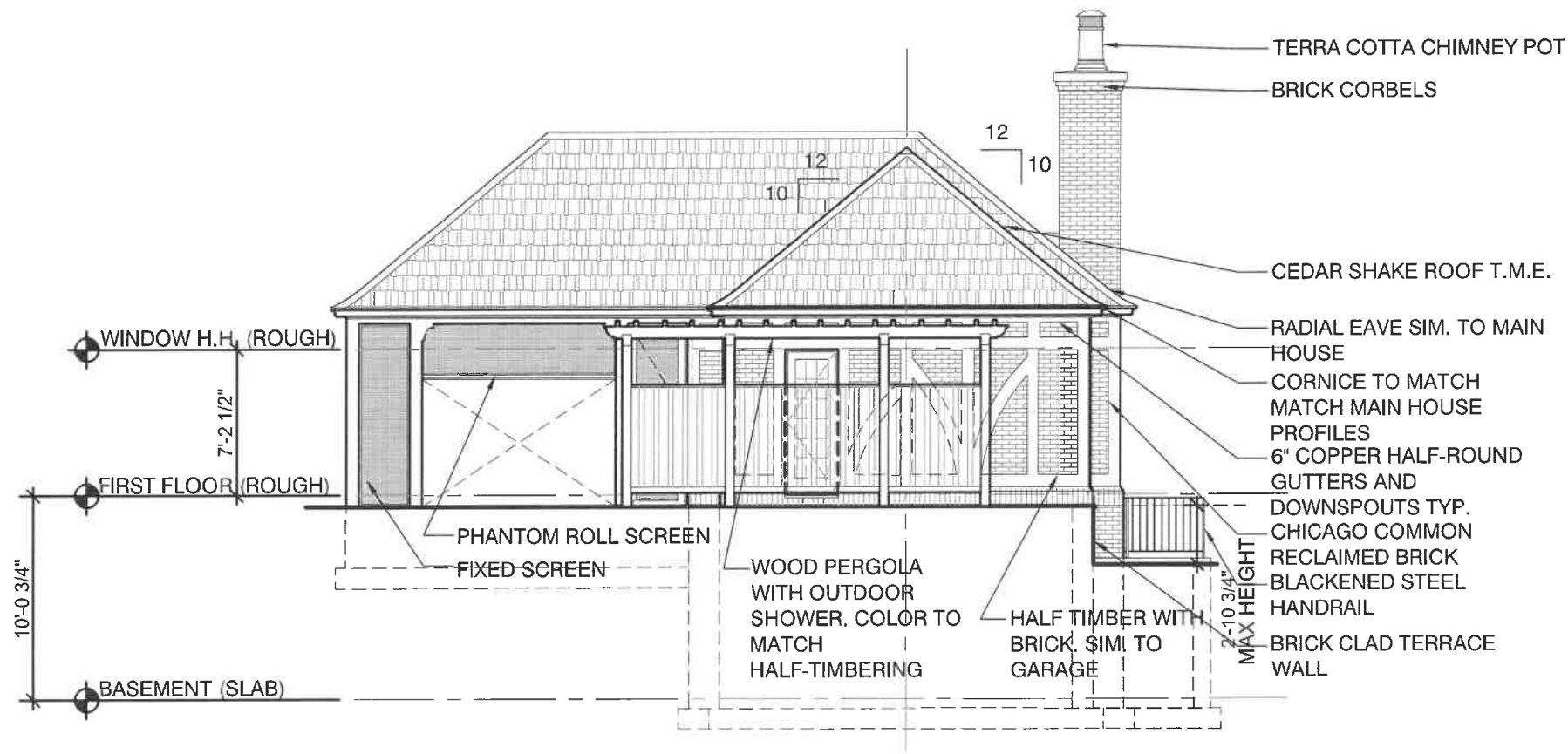


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Lake Forest, IL 60045

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

Title:
East Elevation

Sheet No.
A2.1



South Elevation
SCALE: 1/8"=1'-0"

EDWARD J DEEGAN

001.020401

STATE OF ILLINOIS

EXPIRES 11.30.2024

The Phillips

Pool House

755 Washington Rd.

Lake Forest, IL 60045

EDWARD DEEGAN

ARCHITECTS & INTERIORS

503 Park Drive #4

Kenilworth IL 60043

(847) 906-4110

Title:

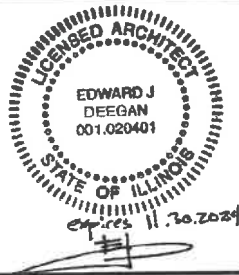
South Elevation

Sheet No.

A2.2



Northern Perspective
Scale: N/A



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Pool House
755 Washington Rd.
Lake Forest, IL 60045

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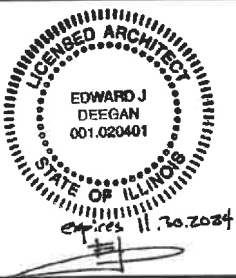
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Northern Perspective

Sheet No.
A2.4



Western Perspective

Scale: N/A

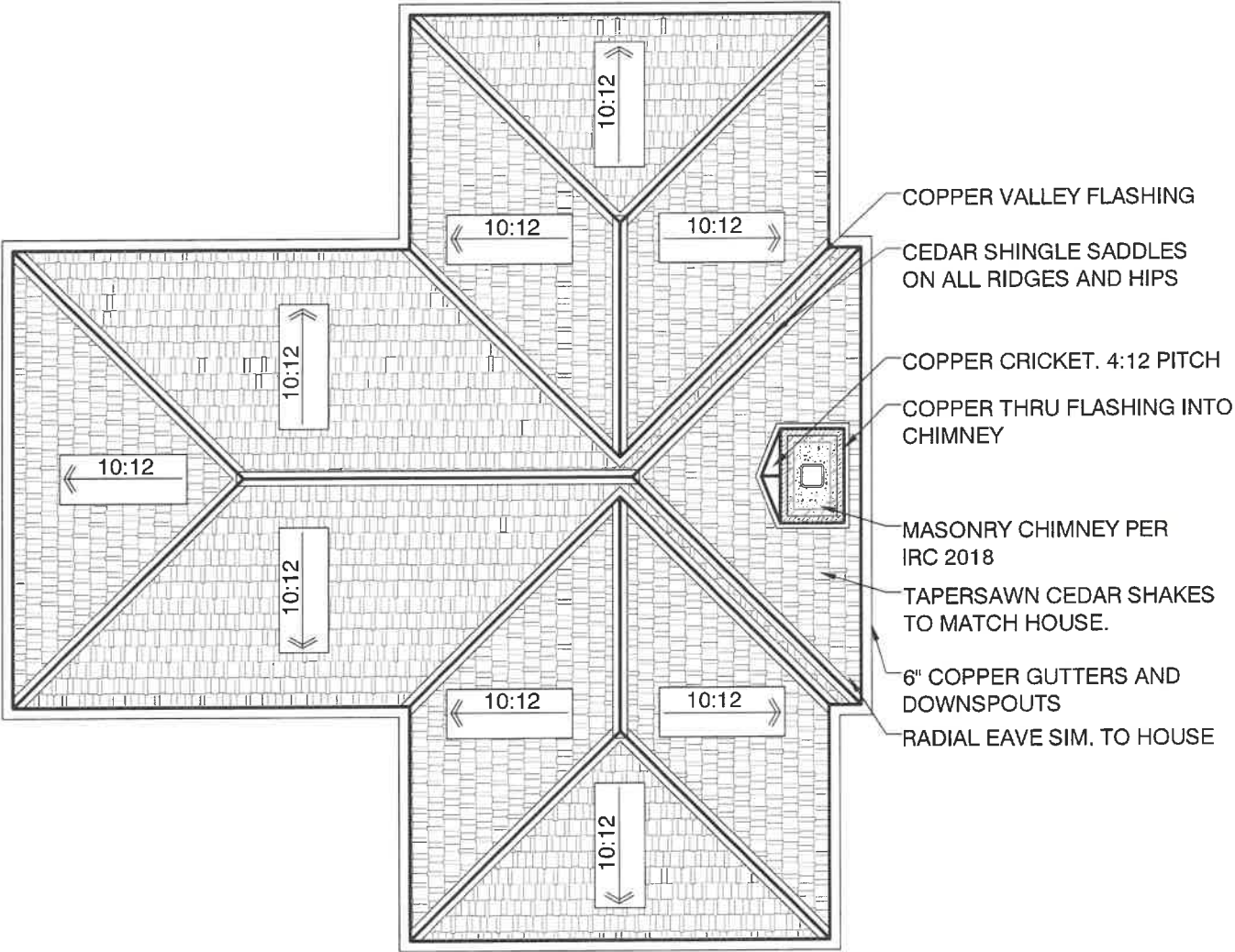


The Phillips
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Lake Forest, IL 60045

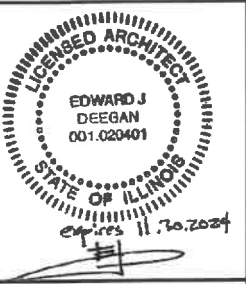
EDWARD DEEGAN
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Kenilworth IL 60043
(847) 906-4110

Title:
Western Perspective

Sheet No.
A2.5



Roof Plan
SCALE: 1/8"=1'-0"

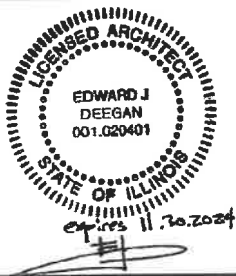
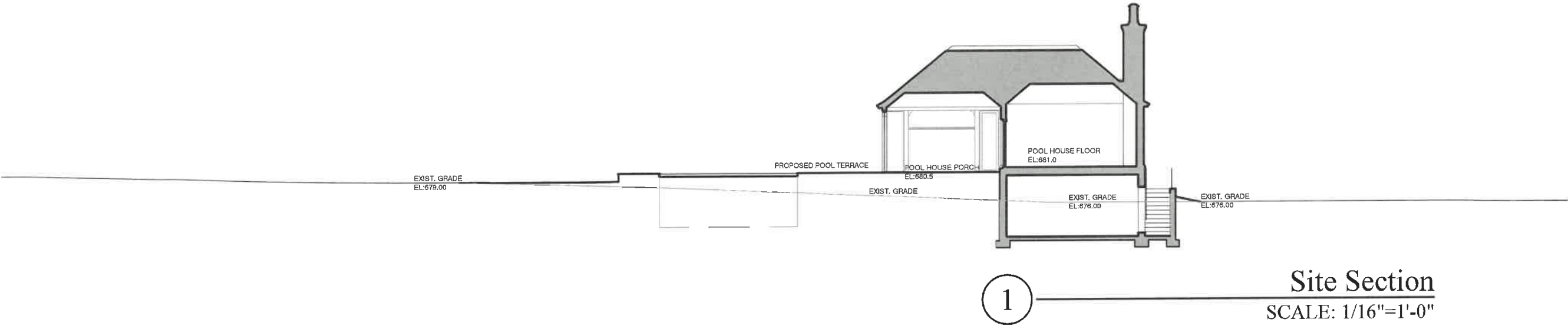


**The Phillips
Pool House**
755 Washington Rd.
Lake Forest, IL 60045

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

Title:
Roof Plan

Sheet No.
A1.2

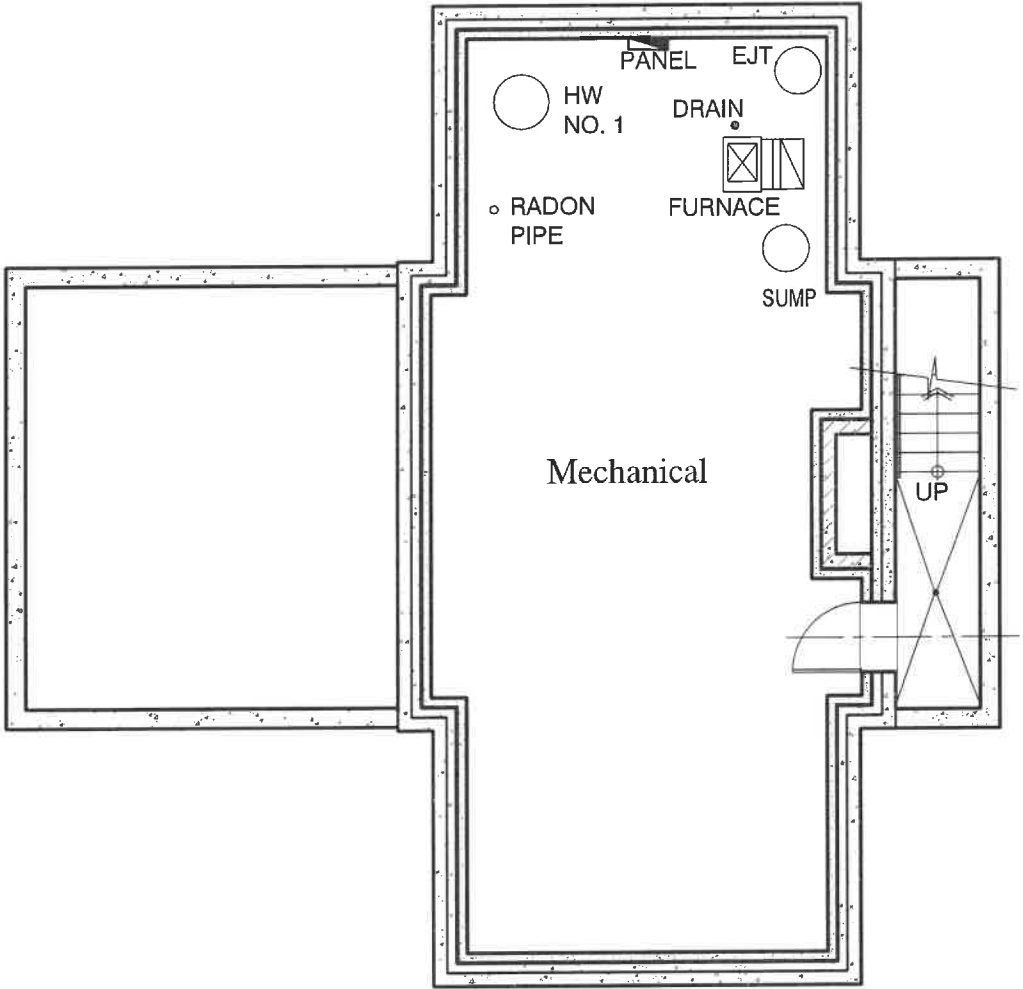


The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

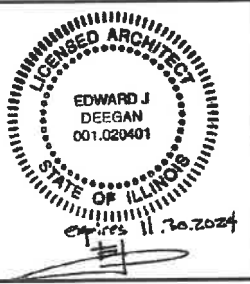
EDWARD DEEGAN
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503 Park Drive #4
Kenilworth IL 60043
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Title:
Site Section

Sheet No.
A0.4



Basement Plan
SCALE: 1/8"=1'-0"

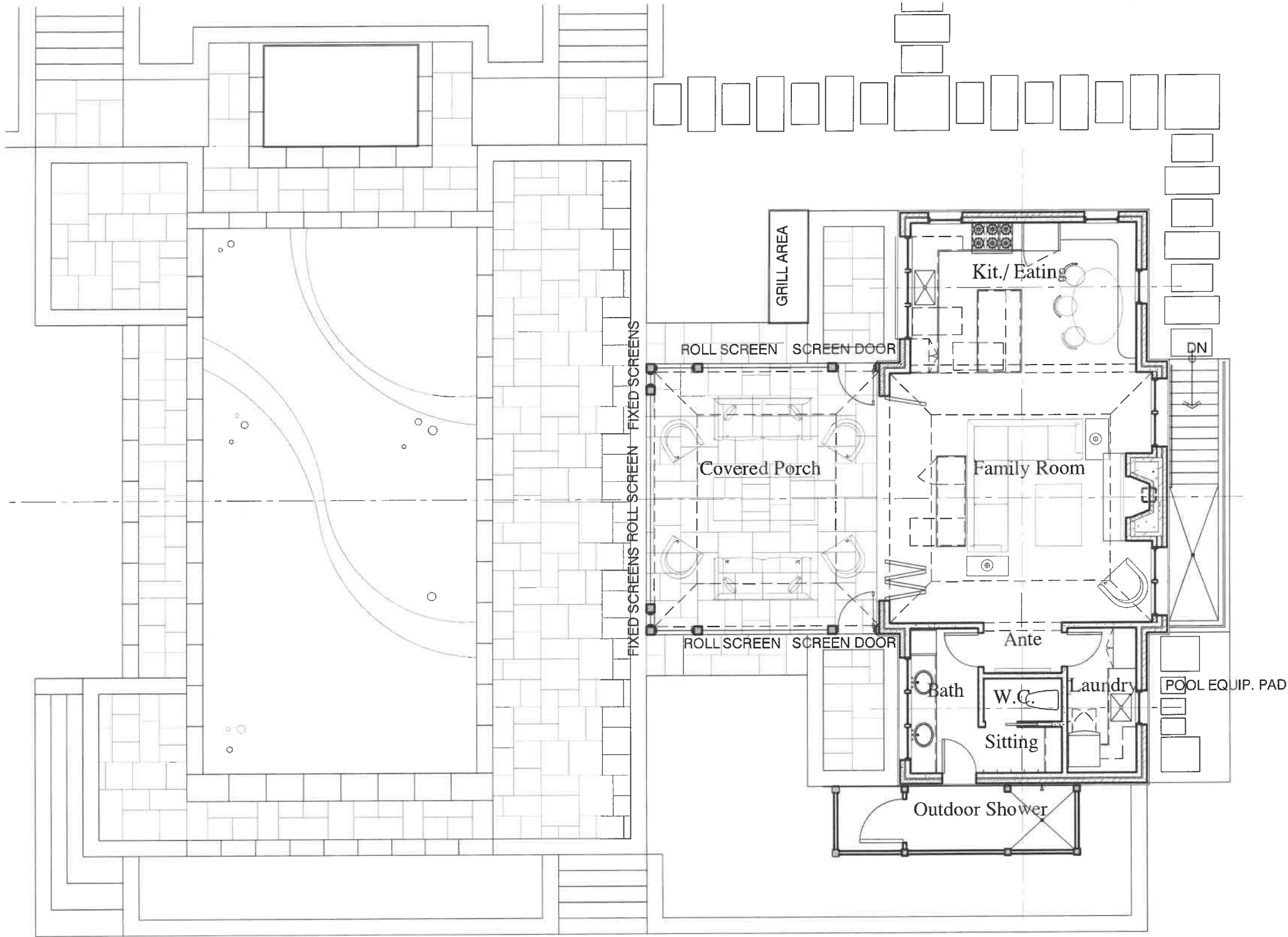


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755 Washington Rd.
Lake Forest, IL 60045

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

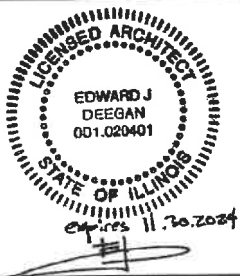
Title:
Basement Plan

Sheet No.
A1.0



First Floor Plan

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



The Phillips
Pool House
755 Washington Rd.
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
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Title:
First Floor Plan

Sheet No.

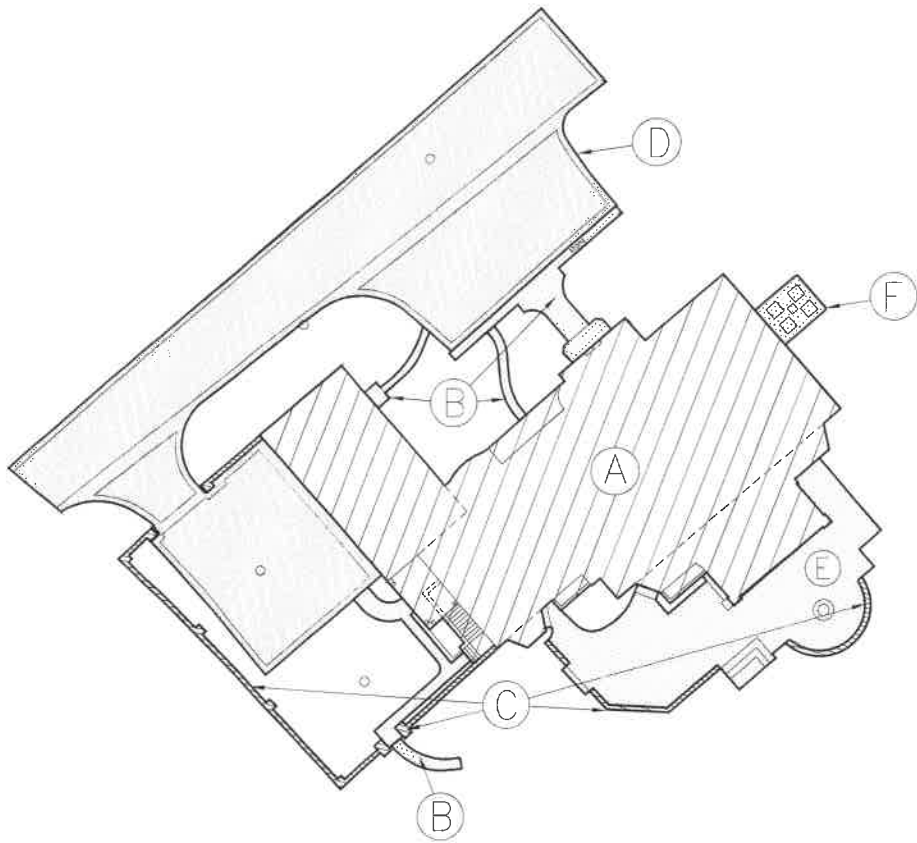
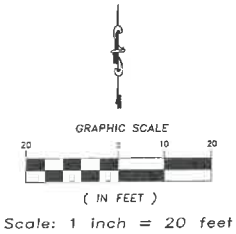
A1.1

PERMIT No. _____

ADDRESS:
755 NORTH WASHINGTON ROAD
LAKE FOREST, ILLINOIS
P.I.N. 12-33-201-002

Impervious Area
Tabulation Detail
for

Lot 7 in Owners' Division of George M. Collin's Addition
to Lake Forest, in Sections 28 and 33, Township 44 North,
Range 12 East of the Third Principal Meridian, according
to the plat of said Owners' Division, recorded December
10, 1931, as Document 376212, in Book "V" of Plats,
page 77, in the City of Lake Forest, Lake County, Illinois

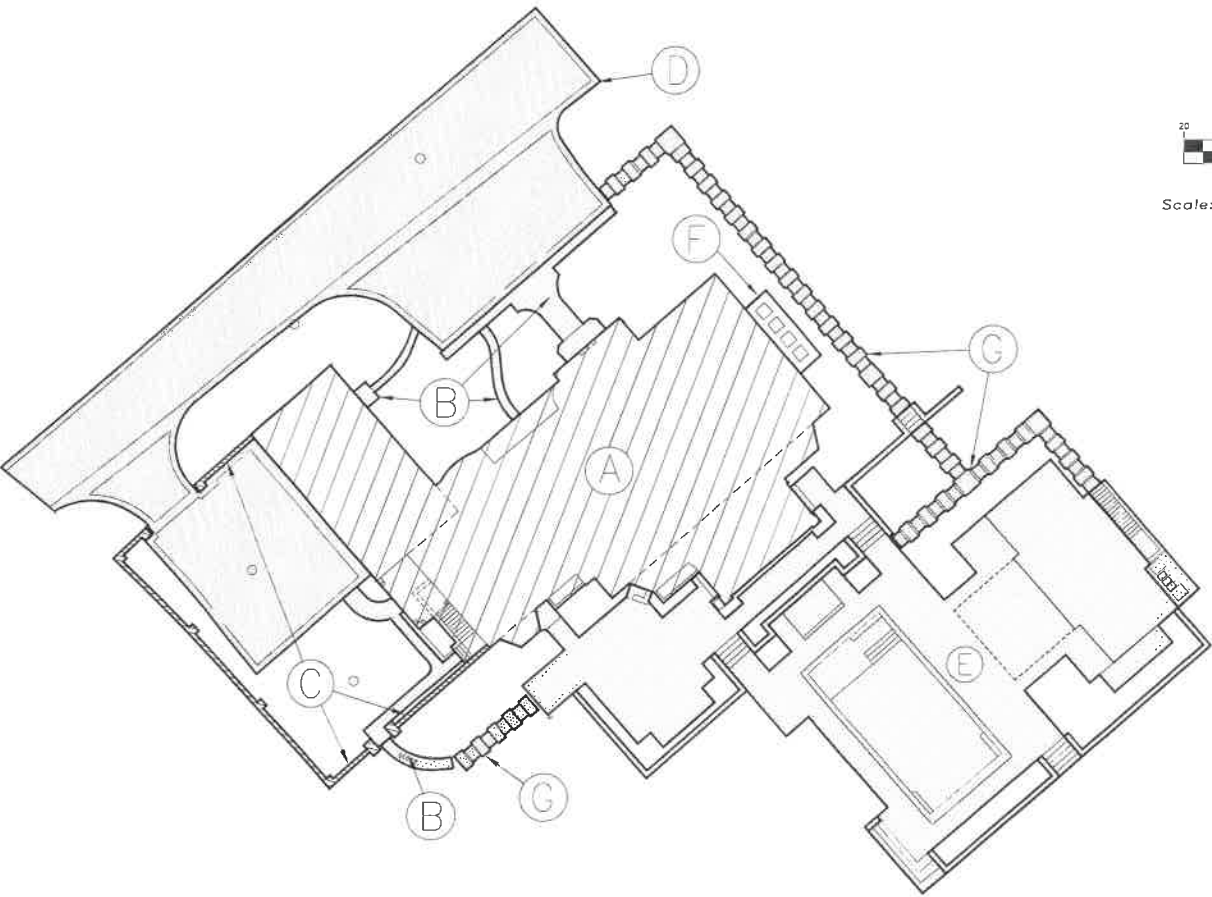
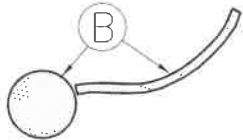


Existing Impervious Area Table

in square feet

Ⓐ residence	5,205
Ⓑ walkways & stoops	750
Ⓒ walls	227
Ⓓ driveways	5,414
Ⓔ terrace	1,438
Ⓕ A.C. pad	115
Total	13,149

Parcel Area = 60,020± sq.ft.
Existing impervious surface = ±21.9%

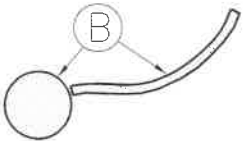


Proposed Impervious Area Table

in square feet

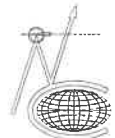
Ⓐ residence	5,205
Ⓑ ex. walkways & stoops	750
Ⓒ existing walls	152
Ⓓ driveways	5,414
Ⓔ prop. terrace, pool, walls & pool house	5,537
Ⓕ prop. A.C. pad	112
Ⓖ proposed walkways	665
Total	17,835

Parcel Area = 60,020± sq.ft.
Proposed impervious surface = ±29.7%



ordered by
Edward Deegan Architects
503 Park Drive
Kenilworth, Illinois

Order No. 16825
File No. none
Field Book E803 Page 14
Date: January 4, 2023



North Central Land Survey Company, Inc.
Land Surveyors - Cartographers

51 Sherwood Terrace • Lake Bluff • Illinois 60044
phone 847-295-1390 fax 847-295-1392

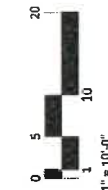
Professional Illinois and Wisconsin Land Surveyors



HARDSCAPE PLAN

RP
ROSBOROUGH
PARTNERS, INC.
1000 N. WILSON AVE.
SUITE 100
CHICAGO, IL 60642
312.467.1363
www.rosboroughpartners.com

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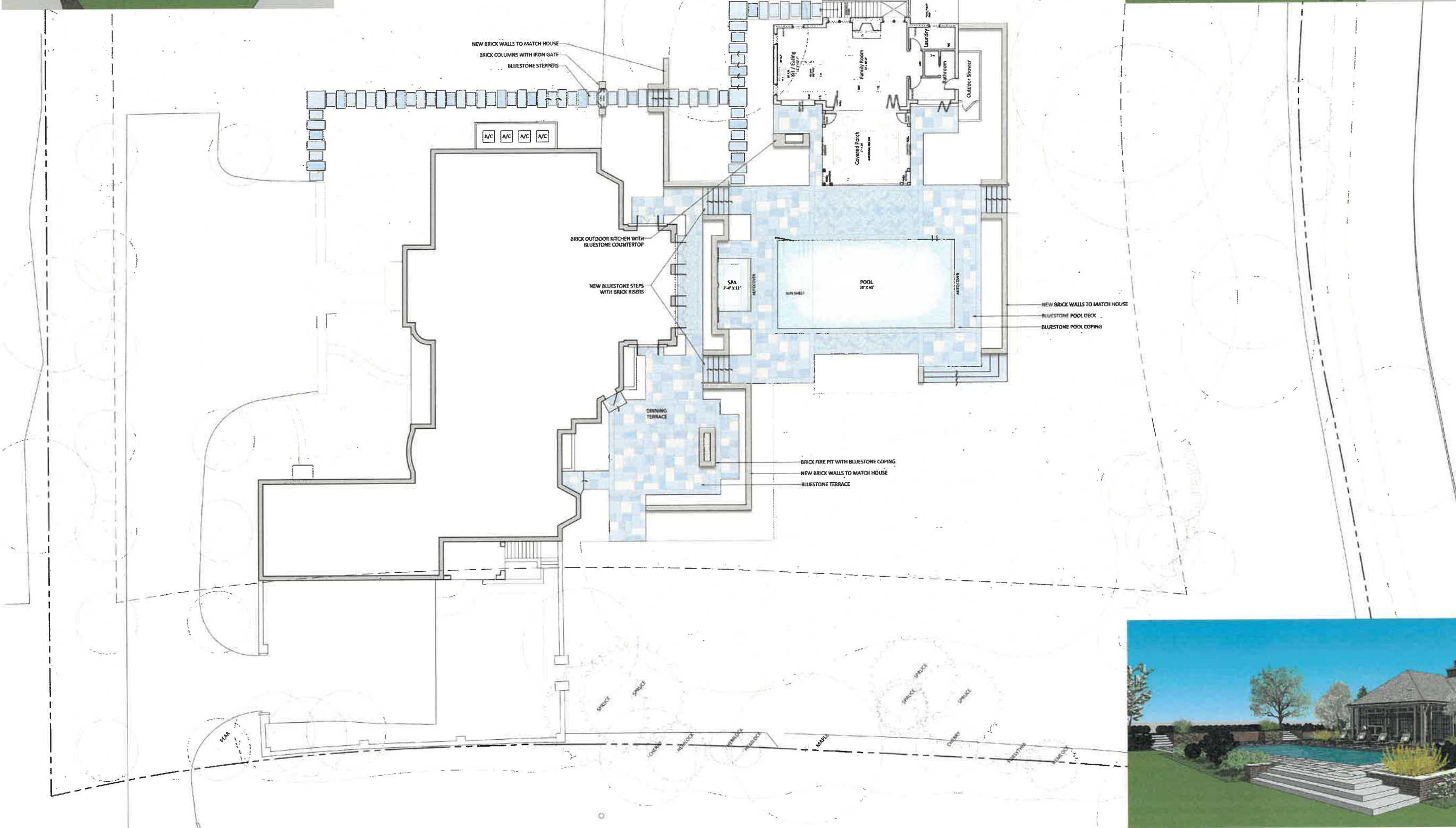


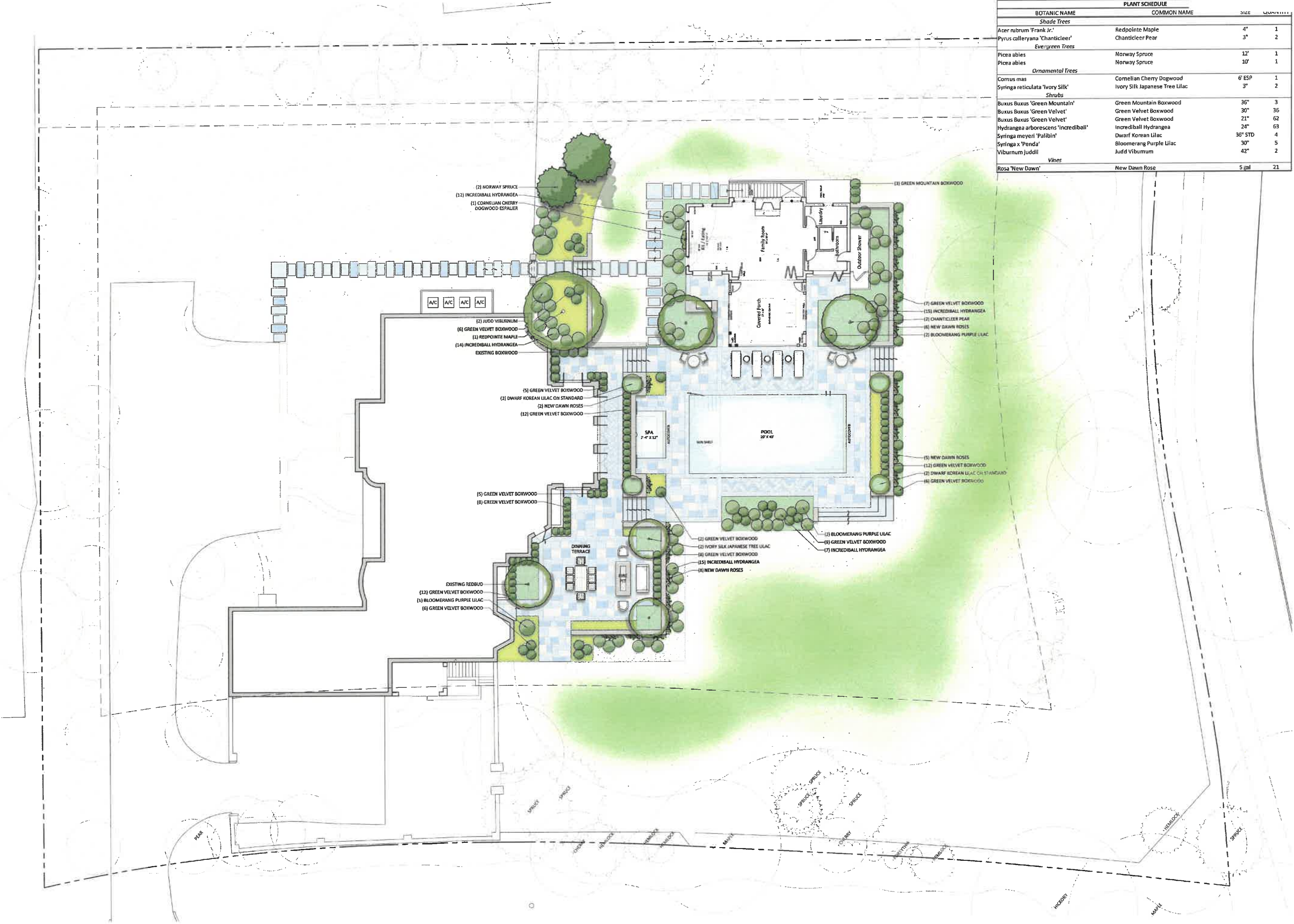
GENERAL NOTES:

CONSULTANTS:

PROJECT:	PHILLIPS RESIDENCE		DESIGNED BY: PR, JH		DRAWN BY: JH	
	NO.	DATE	NO.	DATE	NO.	DATE
ISSUED FOR:	1	11/07/22	1	11/07/22	1	11/07/22
	2	11/08/22	2	11/08/22	2	11/08/22
	3	01/04/23	3	01/04/23	3	01/04/23
FOR PRELIMINARY REVIEW			FOR PRELIMINARY REVIEW		FOR PRELIMINARY REVIEW	
CONCEPT			CONCEPT		CONCEPT	
ISSUE			ISSUE		ISSUE	

ISSUED FOR:
NOT FOR
CONSTRUCTION
LANDSCAPE PLAN
L-1.0





PLANT SCHEDULE			
BOTANIC NAME	COMMON NAME	SIZE	QUANTITY
Shade Trees			
Acer rubrum 'Frank Jr.'	Redpointe Maple	4"	1
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3"	2
Evergreen Trees			
Picea abies	Norway Spruce	12'	1
Picea abies	Norway Spruce	10'	1
Ornamental Trees			
Cornus mas	Cornelian Cherry Dogwood	6" ESP	1
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3"	2
Shrubs			
Buxus Buxus 'Green Mountain'	Green Mountain Boxwood	36"	3
Buxus Buxus 'Green Velvet'	Green Velvet Boxwood	30"	36
Buxus Buxus 'Green Velvet'	Green Velvet Boxwood	21"	62
Buxus Buxus 'Green Velvet'	Green Velvet Boxwood	24"	63
Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	36" STD	4
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	30"	5
Syringa x 'Penda'	Bloomerang Purple Lilac	30"	5
Viburnum Juddii	Judd Viburnum	42"	2
Vines			
Rosa 'New Dawn'	New Dawn Rose	5 gal	21

ROSBOROUGH PARTNERS, INC.
10000 1st Avenue, Suite 100
Seattle, WA 98148
206.461.1100
www.rosboroughpartners.com



GENERAL NOTES:

1. All plants are to be installed by a qualified contractor.

2. All plants are to be installed by a qualified contractor.

3. All plants are to be installed by a qualified contractor.

PROJECT:	PHILLIPS RESIDENCE		
	DESIGNED BY:	PH, JH	
	DRAWN BY:	JH	
	REVISIONS:		
	3	01/06/23	FOR PERMIT
	2	11/08/22	REVISION
	1	11/07/22	CONCEPT
	NO	DATE	ISSUE

PROJECT: PHILLIPS RESIDENCE
725 WASHINGTON RD
LAKE FOREST, IL 60045

ISSUED FOR: NOT FOR CONSTRUCTION
LANDSCAPE PLAN
L-1.0



Garage Existing Exterior (Western Orientation) used as an inspiration for the proposed Pool House. Although this faces Washington Road, it is not visible from the street due to fencing and landscaping.



Existing details of the side of the Garage.





The proposed Pool House location in the south eastern back and side yard.

Agenda Item 6

980 N. Green Bay Road Exterior Alterations and Hardscape

Staff Report
Historic Resource Survey
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Plat of Survey
Existing Site Plan
Proposed Site Plan
Existing and Proposed South Elevation
Existing and Proposed West Elevation
Existing and Proposed North Elevation
Existing and Proposed East Elevation
Existing and Proposed West Courtyard Elevation
Existing and Proposed East Courtyard Elevation
Proposed Perspective Rendering
Images of Proposed Exterior Materials
Existing Roof Plan
Proposed Roof Plan
Proposed Building Sections
Existing First Floor Plan
Proposed First Floor Plan
Existing Second Floor Plan
Proposed Second Floor Plan
Preliminary Grading Plan
Proposed Tree Removal Plan & Impervious Surface Calculation
Tree Inventory
Preliminary Landscape Plan
Images of Property & Coach House

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	January 25, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	980 N. Green Bay Road – Exterior Alterations and Hardscape

PROPERTY OWNERS

Chicago Title Land Trust Company
(Hartley Rogers, 50% and
Amy Falls, 50%)
980 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

980 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local & National
Register Historic District

PROJECT REPRESENTATIVE

Phillip Liederbach, architect
500 N. Wells Street
Chicago, IL 60654

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow exterior alterations to the coach house and guest house (both located in the original stable) and the surrounding hardscape. As referred to in this petition, the guest house is located in the west portion of the “U” of the original stable, the rest of the original structure is referred to as the coach house.

The coach/guest house is located on the north side of the approximately 15 acre property. The original stable, or coach/guest house as it is referred to in this petition, is one of several outbuildings on the property. This petition addresses only changes proposed to the coach house/guest house structure and the area immediately surrounding it. No alterations are proposed to the other structures on the property at this time.

The proposed exterior alterations consist of minor removal of exterior walls to accommodate an open breezeway, roof replacement, installation of a skylight, window and door replacement, and expansion of existing dormers. A new parking court west of the coach house, a stone retaining wall and associated tree removal are also proposed.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Green Bay Road, between Laurel Avenue and Westminster. The property is known as the Prentiss Loomis Coonley house and the main residence and the various outbuildings are identified as a significant Contributing Structures to the Historic District. As noted above, there are multiple structures on the property: the main residence, the original stable which today is referred to as the coach house and guest house, the gatehouse, and a

greenhouse. The main house is approached by a long straight drive extending west from Green Bay Road. That same drive passes by the gatehouse located on the Green Bay Road frontage and the coach/guest house which is located on the north side of the driveway about 500 feet west of Green Bay Road. The driveway is centered on the main residence which is about 380 feet west of the coach/guest house. A greenhouse is located northwest of the residence.

The U-shaped original stable structure was converted to a coach house and guest house in 1955. The structures on the property were constructed in 1909 and designed by Howard Van Doren Shaw.

More history and background on the property is included in the City's Historic Resources Survey form attached to this staff report.

STAFF EVALUATION

Coach House Exterior Alterations

South (Front) Elevation

The two existing sliding garage doors on the west side of the center element of the coach house will be removed and replaced with new overhead doors or doors that swing outward for ease of use. The new doors are intended to be similar in appearance to the existing doors. The existing sliding door on the east side of the central element of the overall structure will be replaced by casement windows with wood panels below.

The existing east and west south facing dormers will be expanded from two windows to four windows wide. The center dormer is not proposed to change.

West Elevation

The petitioners are proposing to remove a minor portion of the west exterior wall of the coach house to create an open pedestrian breezeway to connect the proposed parking area west of the coach house to the central courtyard area.

The existing windows on either side of the proposed breezeway will be replaced with new casement windows that follow the proportions of the original windows.

North Elevation

The windows on the second floor porch will be replaced with new double hung windows and shingles will be installed below the windows. A skylight is proposed above the porch.

The chimney directly adjacent to the center dormer will be removed and the dormer will be rebuilt to be centered with the cupola.

East Elevation

New light fixtures will be installed above the doors to illuminate the stoops.

Overall Alterations

The existing wood shingle roof on the coach house will be replaced with a new wood shingle roof and a new copper roof will be installed on the cupola to match the existing.

The existing first floor windows will have new painted wood sashes with insulated glass that will be set within the existing openings. The existing second story windows on the central wing of the coach house will be completely replaced with new windows.

Site Plan and Hardscape

The petitioner is proposing a chip and seal service parking area west of the coach house. Access to the parking area will be taken from the existing drive that extends from the street to the main house. A stone retaining wall is proposed around the parking area and along the north side of the coach house. The existing asphalt driveway that extends across the property will be replaced with a chip and seal driveway and the existing asphalt courtyard area in front of the coach house will be replaced with cobblestone. The mechanical equipment will be relocated from the west side of the coach house to the north side of the building.

Findings

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

Standard 1 – Height

This standard is not applicable to this request. The proposed alterations do not change the height of the coach house.

Standard 2 – Proportion of Front Façade

This standard is met. The alterations proposed to the front of the coach house follow the existing proportions. The new overhead or out swinging doors on the front façade will be the same size as the existing doors. Although two of the dormers on the front façade will be expanded in length, the proposed size of the dormers is proportional to the existing dormers.

Standard 3 – Proportion of Openings

This standard is met. The existing structure has mostly narrow casement style windows that will be maintained. There are some modern replacement windows on the west side of the coach house that will be replaced with new windows that more closely follow the style of the original windows.

Standard 4 – Rhythm of Solids to Voids

This standard is met. The sizes and locations of openings around the building will mostly be maintained with the exception of the expanded dormer windows. The expanded dormers will be four windows wide and are generally consistent with the larger groupings of windows on the north elevation of the building.

The breezeway will create a new void however, its location is minimally visible in the overall context of the structure.

Standard 5 – Spacing on the Street

This standard is not applicable to this request. The coach/guest house is not visible from the street and the proposed exterior alterations do not impact the spacing of structures across the property.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to this request. The coach house does not have an entrance porch. The stoop at the entrance to the guest house will be replaced in kind.

Standard 7 – Relationship of Materials and Texture

This standard is generally met. Brick to match the existing is proposed in the areas that will be filled in due to changes in window sizes. The main roof forms will be replaced with cedar shingle to match the existing roof. The cupola roof will be replaced with a new copper roof to match the existing. The expanded dormer walls will be cedar shingle. The replacement windows will be aluminum clad wood with interior and exterior muntins. The new overhead doors will be painted wood. Window and door trim is proposed to be a combination of natural wood and a composite material. Fascia boards and soffits will be a combination of natural wood and stucco.

- Consistent with past Commission approvals and given the historic significance and high level of integrity of the various structures on the property, staff recommends natural wood for all exterior trim.

Standard 8 – Roof Shapes

This standard is generally met. The proposed alterations mostly maintain the existing roof forms and pitches with the exception of the skylight proposed on the north side of the coach house. The skylight appears to stand out as an element that is not consistent with the style, period of construction, or the historic use of the building. Originally, the structure served a utilitarian use as a stable, the skylight appears to be a more formal element that seems unusual for this type of building.

- Staff recommends elimination of the skylight to preserve the historic integrity of the structure to a greater degree.

Standard 9 – Walls of continuity

This standard is generally met. The style, proportions, exterior materials and architectural detailing of the proposed alterations are mostly consistent with the existing coach house. As noted above, the proposed skylight does not appear appropriate for the structure.

Standard 10 – Scale

This standard is met. The proposed alterations are in keeping with the scale of the existing structure. Based on the lot size, a residence of up to 54,914 square feet is permitted on the site. The total square footage of all the structures on the property is approximately 17,000 square feet and is significantly below the allowable square footage. The square footage of the coach house will decrease by approximately 180 square feet with the removal of the enclosed area on the first floor to accommodate the open breezeway. The expanded dormers are considered design elements and are exempt from the building scale calculation for the property because design element square footage is available on the overall property.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to this request. The proposed exterior alterations do not change the directional expression of the front of the structure.

Standard 12 – Preservation of Historic Material

This standard is met. The proposed alterations do not impact any distinguishing features or elements of the structure.

Standard 13 – Preservation of Natural Resources

This standard is met. The proposed parking area west of the coach house will require the removal of 15 trees. Many of the trees proposed for removal are low quality species or are in poor condition. Based on the size, species and condition of the trees proposed for removal a total of 11 replacement inches is required.

The landscape plan submitted by the petitioner reflects a variety of deciduous, evergreen and ornamental trees and shrubs in the area of the coach house. Many of the evergreen plantings are proposed along the north property line, providing screening between the new parking area and the property to the north. Based on the current landscape plan, the total amount of required replacement inches is satisfied.

Standard 14 – Compatibility

This standard is generally met. The alterations are mostly designed in a manner that are consistent with the existing coach house. As noted above, the proposed skylight does not appear to be appropriate for the style, period of construction, or the original use of the structure.

Standard 15 – Repair to Deteriorated Features

This standard is generally met. As stated in the petitioner's statement of intent, repairs will be made to architectural features as needed or, they will be replaced in kind. The petitioner has indicated that any repairs or replacement of architectural features will be done in an historically appropriate manner. As the plans for the project are more fully developed, more detail on any repairs or replacement of features should be provided to ensure that the exterior materials and detailing are consistent with the existing.

Standard 16 – Surface cleaning

This standard is met. As stated in the petitioner's statement of intent, any surfaces in need of cleaning will be done in an appropriate manner.

Standard 17 – Integrity of historic property

This standard is met. The proposed exterior alterations will not negatively impact the integrity of the historic property but instead, will address some of the less compatible changes that have been made to the structure over time and make it more functional for the property owners.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, staff has not received any public comment on this petition.

RECOMMENDATION

Grant a Certificate of Appropriateness approving the exterior alterations to the coach house and hardscape and landscape enhancements as presented in this staff report and incorporating the Commission's deliberations as additional findings. Staff recommends approval subject to the following conditions of approval.

1. Natural wood shall be used for all exterior trim.
2. Eliminate the skylight on the north side of the coach house.

3. Plans submitted for permit must reflect the project as presented to the Commission with the modification noted above. If any additional modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, along with the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
4. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
6. 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.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 1905

Property Address:

Street: 980 N GREEN BAY RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Prentiss Loomis Coonley House

Original Owner: Prentiss Loomis Coonley
Other Previous Owners: FIELD, MARSHALL

Present Owner:

Current Property Name:

Resource Type: Building
Date of Construction: 1908-09
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: Country Estate Era

Style:

Secondary Style:

Architect/Engineer: Howard Van Doren Shaw
Builder/Contractor: unknown
Landscape Architect: F.L. Olmsted, Thomas Seyster, Ellen Shipman

Zoning District: R4
Subdivision: Lots 17 and 18 of the Western Addition Subdivision;
Platted 1859

Subdivided from:

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

Facade Easement?: No
Held by:
Conservation Easement?: YES
Held by: LFOLA

Plan Shape: Rectangular
Number of Stories: 2.5
Structural Framing:
Foundation Material:
Facade Material: Brick
Roof Form: Gable

Roof Material: Wood Shingle
Primary Window Type:
Porches:
Integrity: Average
Condition:



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1905

Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Prentiss Loomis Coonley House - Howard Van Doren Shaw, 1908-09;
remodeled by Russell Smith Walcott; Gate house - 1908-09

Is this Property Eligible for Local Landmark Designation?:

Yes

Other Districts:

Historic Residential and Open Space Preservation

National Register:

National Register Historic District:

Green Bay Road

Contributing Significance to National District:

Contributing

Contributing Significant Resources:

Prentiss Loomis Coonley House - Howard Van Doren Shaw, 1908-09;
remodeled by Russell Smith Walcott; Gate house - 1908-09

Other Designations:

Listed in the Illinois Historic Structures Survey (Illinois Dept. of
Conservation, 1975)

History and Significance:

The Coonley House is identified as a significant contributing structure in the Historic District. The house was designed by Howard Van Doren Shaw, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing house, constructed in 1908-09, is distinguished by its overall quality of design, detail, materials, and craftsmanship. Overall the building possesses a high level of integrity making it worthy of preservation.

With brick piers and a small gatehouse marking the entrance on Green Bay Road, the Prentiss Loomis Coonley House is approached down a long straight drive that leads from the street to a circular drive in the forecourt. On the north side of the drive of the drive stands the original U-shaped stable, which has a wood roof and a windowed lantern with a copper roof; it was converted to a garage in 1955. Published in Architectural Record in 1912, this red brick house with a wood shingle hipped roof suggests the Colonial Revival, but interpreted through Shaw's creativity. A balustraded pavilion, which projects from the main body of the house, has three small segmentally arched windows with shutters on the second floor and the entrance centered below them on the first floor. The balustrade replaces a carved and decorated cornice that was a part of the original design. With its sidelights and arched transom, the entrance is recessed within a wide segmental arc; the recess has a splayed soffit and sides, which produces an exaggerated effect of perspective. On either side of the entrance was originally a trellis. To the south is a screened porch on the first floor; above, the original open porch has been enclosed and the walls sheathed with stucco overlaid with a trellis. On the north end of the house is the serving wing, which projects slightly from the main body of the house. The landscaping was originally designed by Jens Jensen in 1910-11.

Prentiss Loomis Coonley (July 10, 1880-August 5, 1970) attended the Chicago Latin School and received his A. B. from Harvard University in 1903. The younger brother of Avery Coonley (1870-1920), who commissioned Frank Lloyd Wright to design his home in Riverside, Illinois, Prentiss Coonley married Mary Lord on November 15, 1905. Vice president of the Coonley Manufacturing Company, manufacturers of enameled ware; he was also vice president of Link Belt Company; secretary and treasurer of Electric Steel Company; president of Kelly & Jones Company, H. W. Caldwell & Son Company, and Howe Chain Company; vice president of Walworth Manufacturing Company; treasurer of Nugent Steel Castings Company; and director of Chicago Trust Company and Wilson-Jones Loose Leaf Company. He later moved to Washington D. C., taking a position with the National Recovery Administration and was one of the first members of the Business Advisory Council. Coonley was an avid polo player from 1902 to 1922 and was Master on the Onwentsia Hunt. The relationship of Howard Shaw/Prentiss Coonley vs. that of Frank Lloyd Wright/Avery Coonley is discussed by Leonard K. Eaton in Frank Lloyd Wright and Howard Van Doren Shaw: Two Chicago Architects and Their Clients. By 1936 Prentiss Coonley had moved to New York and 980 N. Green Bay Road was the home of Donald B. Douglas (September 27, 1892-October 1, 1975), the son of James Henderson Douglas (see 910 N. Green Bay Road). On October 20, 1917, he married Martha M. Clow, who had grown up at 900 N. Green Bay Road (now demolished).

Jens Jensen (1860-1951) was born to a prosperous Danish farming family and emigrated to the United States with his fiancée at the age of twenty-four. He began working for the Chicago Park service as a street cleaner and worked his way up the system. In 1895 he was named superintendent of Union Park. The following year his responsibilities expanded to include Humboldt Park. Because of Jensen's disagreement with Chicago municipal politics, he was dismissed in 1900 only to return five years later as superintendent and landscape architect of the West Park Commission. Shortly after his return, Jensen designed the Garfield Park conservatory, and by 1916 designed Columbus Park.

In 1909, Jensen changed his position with West Parks to Consulting Landscape Architect and his estate work began to grow. Jensen remained with the park system until 1920. He participated in many Chicago organizations and formed two organizations, the Prairie Club and Friends of Our Native Landscape, which were networks of botanists, writers, politicians, artists, social workers, philanthropists and others.

Jensen was active in the progressive social and environmental reform movements that evolved in the city in the 1890's, such as Hull-House, the Committee on the Universe, and the Geographic Society of Chicago. It was through these organizations that Jensen made friendships and contacts that contributed to the development of his private practice after leaving the park service. He worked mainly on estates of the wealthy elite along Chicago's North Shore. As his practice grew, Jensen became friends and worked with several Chicago architects who designed in the Prairie Style.

Jensen left Chicago after the death of his wife in 1953 and built a school on the remote northern tip of Wisconsin Door County. The curriculum of "The Clearing" was based on his experiences in Danish folk and agriculture schools.



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1905

Howard Van Doren Shaw (1869–1926) graduated from Yale in 1890. He then studied architecture at MIT where he graduated in 1891. After graduation he returned to Chicago to apprentice at Jenny & Mundie, a firm well known for its tall building designs. Early in 1894 Shaw established his own practice working out of his father's house in Chicago. Shaw built his own summer estate Ragdale, 1230 N. Green Bay Road, in Lake Forest in 1898. Known by 1905 as one of the leading country house architects in America, Shaw also established a reputation for his industrial, commercial, and institutional work. His influential designs were published in the Architectural Record, Brickbuilder, House Beautiful, Inland Architect, and Western Architect. These designs included his own house county house, Ragdale; Market Square, the nation's first planned shopping center; the Lakeside Press building, a vast printing complex that set new standards for industrial architecture; and Marktown, a model steel town for industrialist Clayton Mark.

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

Changes:

R. Walcott remod. The front entry was altered by John Vinci in 1981. A bedroom and bathroom were added in 1994. The greenhouse was reconstructed in 1995.

Property Setting:

Residential: This property is located on the west side of Green Bay Road, across from the intersection with Atteridge Road.

Associated Buildings:

The original stable for this property is located at 986 Green Bay Road. A greenhouse, pool, stable/coach house, gate house, and cottage are located on this property.

Sources of Information:

Historic Landscape Design Survey, Ellen Sargent. Green Bay Historic District
Nomination Form - Barbara Buchbinder-Green; City of Lake Forest Address and
History Files.

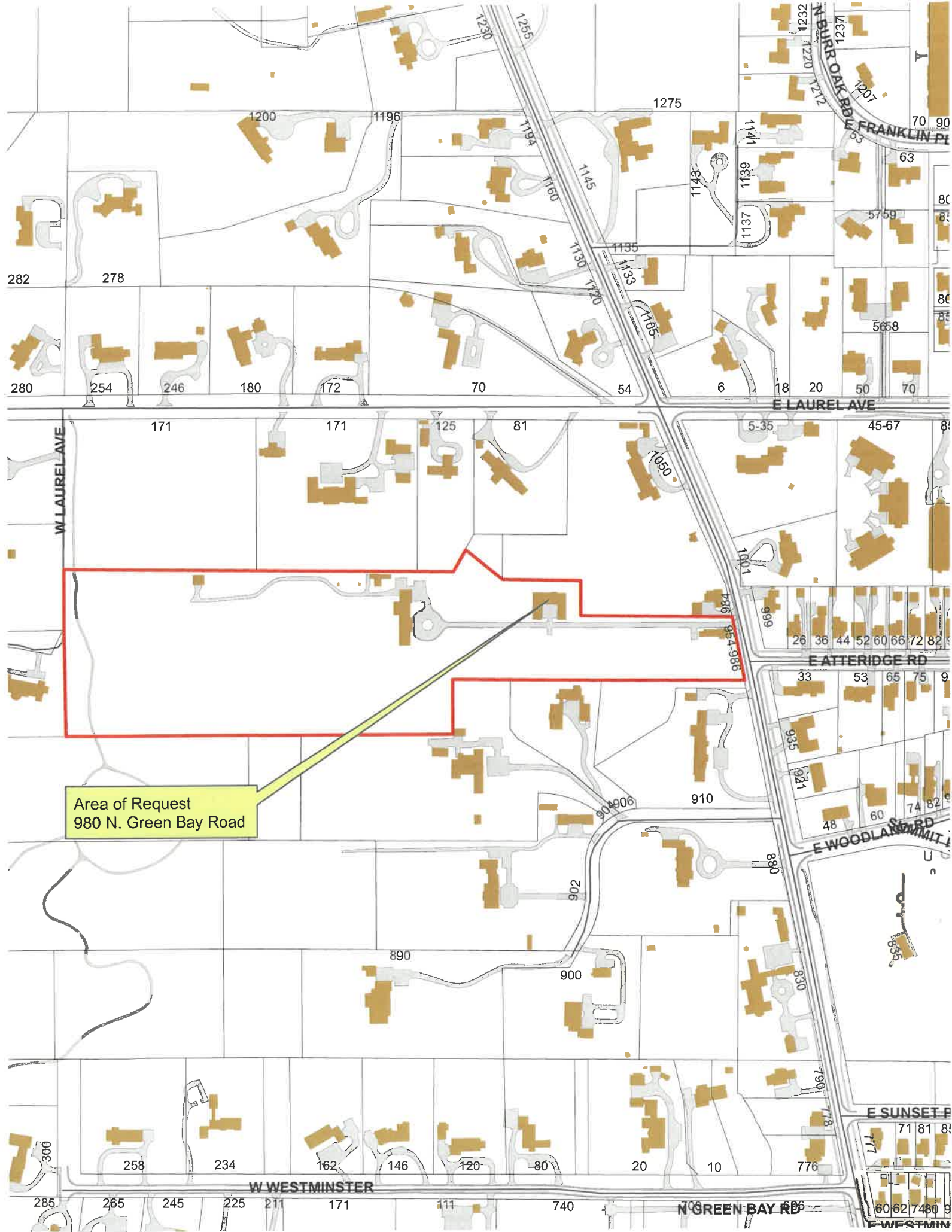
Certif. of Appropriateness Case #(s):

980 N GREEN BAY RD

Survey Date:

Demolished:

Demolition Date:



Area of Request
980 N. Green Bay Road



Area of Request
980 N. Green Bay Road

ENLARGEMENT OF COACH HOUSE AREA

Area of Request
980 N. Green Bay Road
Coach House





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

PROJECT ADDRESS 980 Green Bay Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Chicago Title Land Trust Company
Owner of Property as trustee of trust No. 8002385515

980 N. GREEN BAY ROAD
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045
City, State and Zip Code

312-342-4199
Phone Number Fax Number

Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Phillip Liederbach, Partner
Name and Title of Person Presenting Project

Liederbach & Graham, Architects, LLP
Name of Firm

500 North Wells Street
Street Address

Chicago, Illinois 60654
City, State and Zip Code

312 828-0900 312 828-0901
Phone Number Fax Number

eweeder@liederbachandgraham.com
Email Address

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

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

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

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	8002385515	TRUSTEE INFORMATION
		Name Chicago Title Land Trust Company
		Firm
		10 S. LaSalle Street suite 2750
		Address Chicago, IL 60603
		Phone 312 223-4110

Beneficiaries

Name	Hartley Rogers	Name	Amy Falls
	980 Green Bay Road		980 Green Bay Road
Address	Lake Forest, IL 60045	Address	Lake Forest, IL 60045
Trust Interest	50 %	Trust Interest	50 %

Name		Name	
Address		Address	
Trust Interest	%	Trust Interest	%

Name		Name	
Address		Address	
Trust Interest	%	Trust Interest	%

Coach House
980 Green Bay Road
Lake Forest, Illinois

Lake Forest Historic Preservation Commission Meeting
25 January 2023

Statement of Intent:

The Coach House is part of what was originally known as the Prentiss Loomis Coonley property and was designed by Howard Van Doren Shaw in 1911. Neither building can be seen from the street: the Coach House sits 150 yards from North Green Bay Road. The main house is another 150 yards to the west of it.

The Main House has a single car garage and has always relied upon the Coach House for parking. A portion of the U-shaped Coach House will serve as parking for the family cars. The central wing has garage stalls accessed by sliding doors. We propose replacing the sliding doors with either overhead or outswinging doors that have the same look as the doors on the east and which can be operated with a motorized opener. A gravel parking court to the west provides guest parking and will allow the family to pull their cars out of the garage.

A hill to the north pitches water towards the garages and that floor is prone to flooding and damp, so we are proposing construction of a retaining wall and swale as a remedy.

The second floor is service spaces which have been neglected for decades and are now a sea of peeling paint. The spaces, with sloped ceilings pushed up into the eaves, have a hunkered-down feel. The center section has eight foot ceilings with 6'-9" ceilings in the dormers. We propose to enlarge two south-facing dormers to be 4 windows wide as well as adding a skylight to the north-facing porch. This will improve light and circulation in those spaces. All new windows will adhere to Shaw's proportions. Trim profiles will be faithfully matched. Where possible, openings will be repaired and single-glazed sash will be replaced by insulated glazing units.

The two-story Guest House to the west, was renovated by a previous owner and has new clad replacement windows. A bathroom and hallway with closets have been built in what was previously open space. We propose to remove this addition and open up a breezeway – a visual and pedestrian connection to the renovated guest house kitchen and the parking court at the west. A powder room on the ground floor and second guest bathroom on the second floor complete the intended renovations of the Guest House.

The east wing is a single-story stable building which is used for storage. No changes are proposed with the exception of window replacement.

The building systems will all be brought up to current standards, new wiring, plumbing where possible, walls and ceilings will be insulated and Heating and Air Conditioning will be achieved with high-efficiency units. The roof will be replaced with cedar shingles and the copperwork on the handsome cupola will be replaced to match the existing exactly.

17 Standards for Review of Applications for Certificates of Appropriateness

1. Standard 1 – *Height*
No change proposed.
2. Standard 2 – *Proportion of Front Façade*
The proportions are being maintained
3. Standard 3 – *Proportion of Openings*
All proposed openings follow the same proportions.
4. Standard 4 – *Rhythm of Solids to Voids*
The rhythm of solids to voids is consistent with the existing.
5. Standard 5 – *Rhythm of spacing and structures on streets*
This Coach House is not visible from the street.
6. Standard 6 – *Rhythm of Entrance Porches*
There are no entrance porches.
7. Standard 7 – *Relationship of Materials and Texture*
The existing building is brick with painted trim and a cedar shingle roof. New brick in the Breezeway will match.
8. Standard 8 – *Roof Shapes*
There is no change proposed to the existing roof shapes.
9. Standard 9 – *Walls of Continuity*
The massing, scale, and detailing of the proposed addition are consistent with the existing building.
10. Standard 10 – *Scale of a structure*
The scale remains the same.
11. Standard 11 – *Directional Expression of Front Elevation*
There is no change proposed.
12. Standard 12 – *Preserving distinguishing features*
Distinguishing features will be preserved or where needed replaced in kind or a manner which appears seamless.
13. Standard 13 – *Protection of Resources*
None of the trees proposed for removal are Heritage trees. Many are volunteers and not of the highest quality. They will be replaced consistent with Lake Forest Code and located to provide screening along the property line to the north and screening of the parking court from the drive.
14. Standard 14 – *New Construction*
Not applicable
15. Standard 15 – *Repair to deteriorated features*
Architectural features in need of repair will be repaired where practical or replaced in the appropriate manner.
16. Standard 16 – *Surface cleaning*
Any surfaces in need of cleaning will be cleaned in the appropriate manner.
17. Standard 17 – *Reversibility of additions and alterations*
All is reversible.



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 _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material Concrete

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Color of Finish White

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☒ True Divided Lites for sash replacement in existing openings

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☒ Other Boral (painted to match wood)

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☒ Other Boral (painted to match wood)

Fascias, Soffits, Rakeboards

- ☒ Wood
☒ Other Stucco

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

Chimney Material

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

Roofing

Primary Roof Material

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

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material Natural patina

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material

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

Terraces and Patios

- ☐ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☒ Other Stone Cobbles

ALTA/NSPS Land Title
plat of survey

of

Parcel 1:

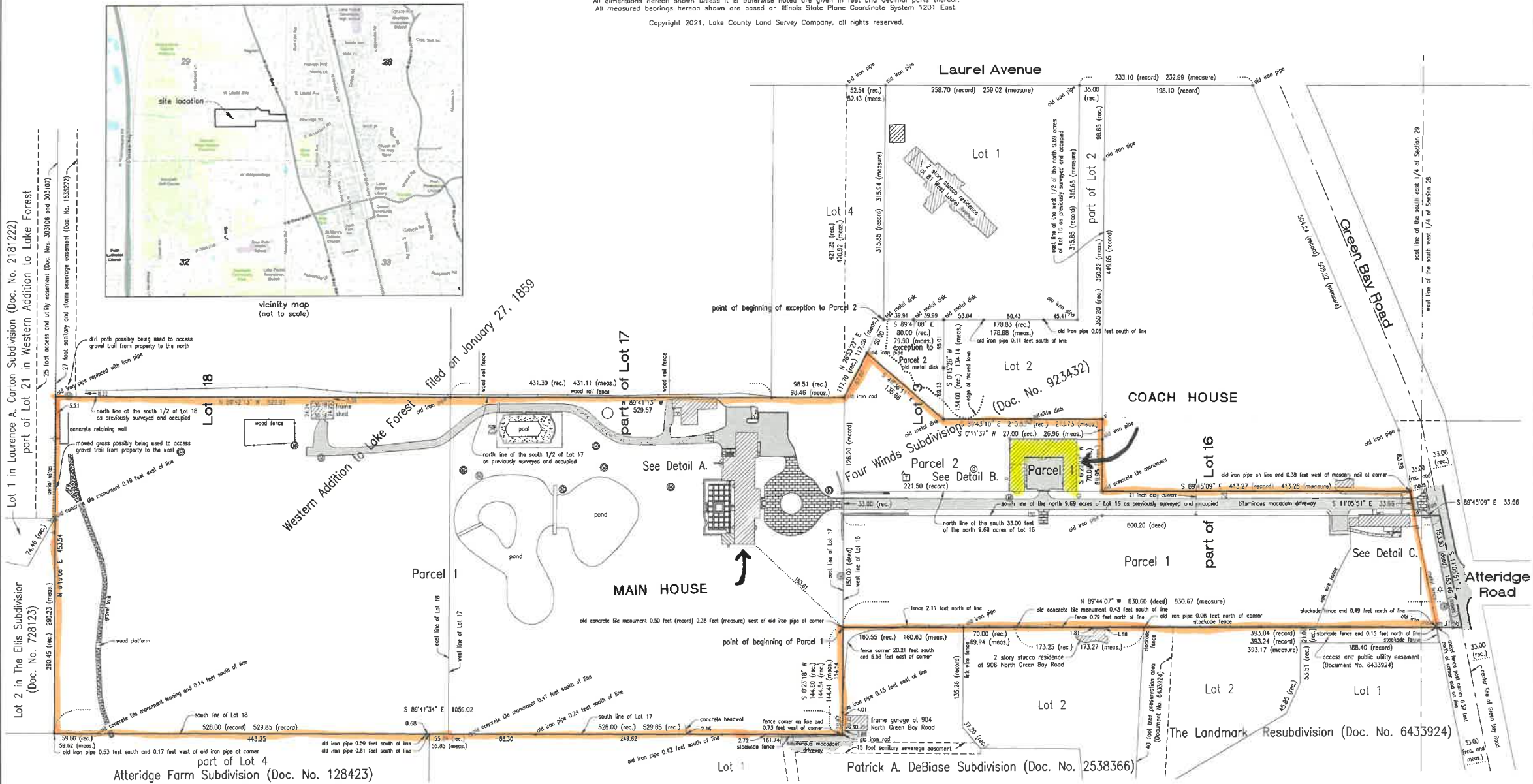
the east 125.00 feet of the north 70.00 feet of the south 103.00 feet of the west 1/2 of the north 9.69 acres of Lot 16 in Western Addition to Lake Forest; also all that part of Lot 16 in Western Addition to Lake Forest and all that part of the south west 1/4 of Section 28, Township 44 North, Range 12, East of the 3rd Principal Meridian, which is bounded and described as follows:

commencing in the west line of said Lot 16 at a point 144.80 feet north of the south west corner of said Lot; running thence east parallel with the south line of said Lot and said line extended east in same direction 830.60 feet, more or less, to the center of Green Bay Road; thence northerly along the center of said road 153.30 feet, more or less, to the south line of the north 9.69 acres of said Lot 16 produced east in same direction; thence west along said south line as produced 800.20 feet, more or less, to the west line of said Lot 16 and thence south along said west line 150.00 feet, more or less, to the point of beginning; also the south 1/2 of Lots 17 and 18 and the south 33.00 feet of the north 9.69 acres of Lot 16 all in Western Addition to Lake Forest, being a subdivision in Sections 28, 29, 32 and 33, Township 44 North, Range 12, East of the 3rd Principal Meridian, according to the plat thereof recorded January 27, 1859, in Book 29 of Deeds, page 546, in Lake County, Illinois

Parcel 2:

Lot 3 in Four Winds Subdivision, being a subdivision of parts of Lots 16 and 17 in Western Addition to Lake Forest, in the south east 1/4 of Section 29, Township 44 North, Range 12 East of the 3rd Principal Meridian, according to the plat thereof recorded September 17, 1956, as Document No. 923432, in Book 33 of Plats, Page 126, in Lake County, Illinois except that thereof described as follows: beginning at the north west corner of said Lot 3; thence east along the north line of said Lot 3, 80.00 feet, more or less, to the north east corner of said Lot 3; thence south along the east line of said Lot 3, 134.00 feet, more or less, to a corner on the east line of said Lot 3; thence northwesterly 135.86 feet, more or less, to a point on the northwesterly line of said Lot 3, 50.00 feet southwesterly of the aforesaid north west corner of Lot 3; and thence northeasterly along said northwesterly line of Lot 3, 50.00 feet to the point of beginning

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1201 East.
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State of Illinois } s.s.
County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Data Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and by the National Society of Professional Surveyors, and includes Item Nos. 1, 2, 3, 4, and 6 of Table A thereof.

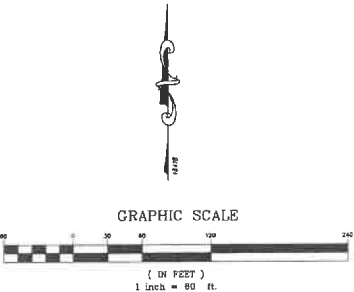
certified to:
(1) Chicago Title Insurance Company
(2) Marshall Field

dated at Lake Bluff, Illinois, this 12th day of May, 2021

Lake County Land Survey Company, Inc.

By _____
as Illinois Professional Land Surveyor No. 3315
license expiration date: November 30, 2022

Attest: _____
as Assistant Secretary-Treasurer of said Company



LEGEND

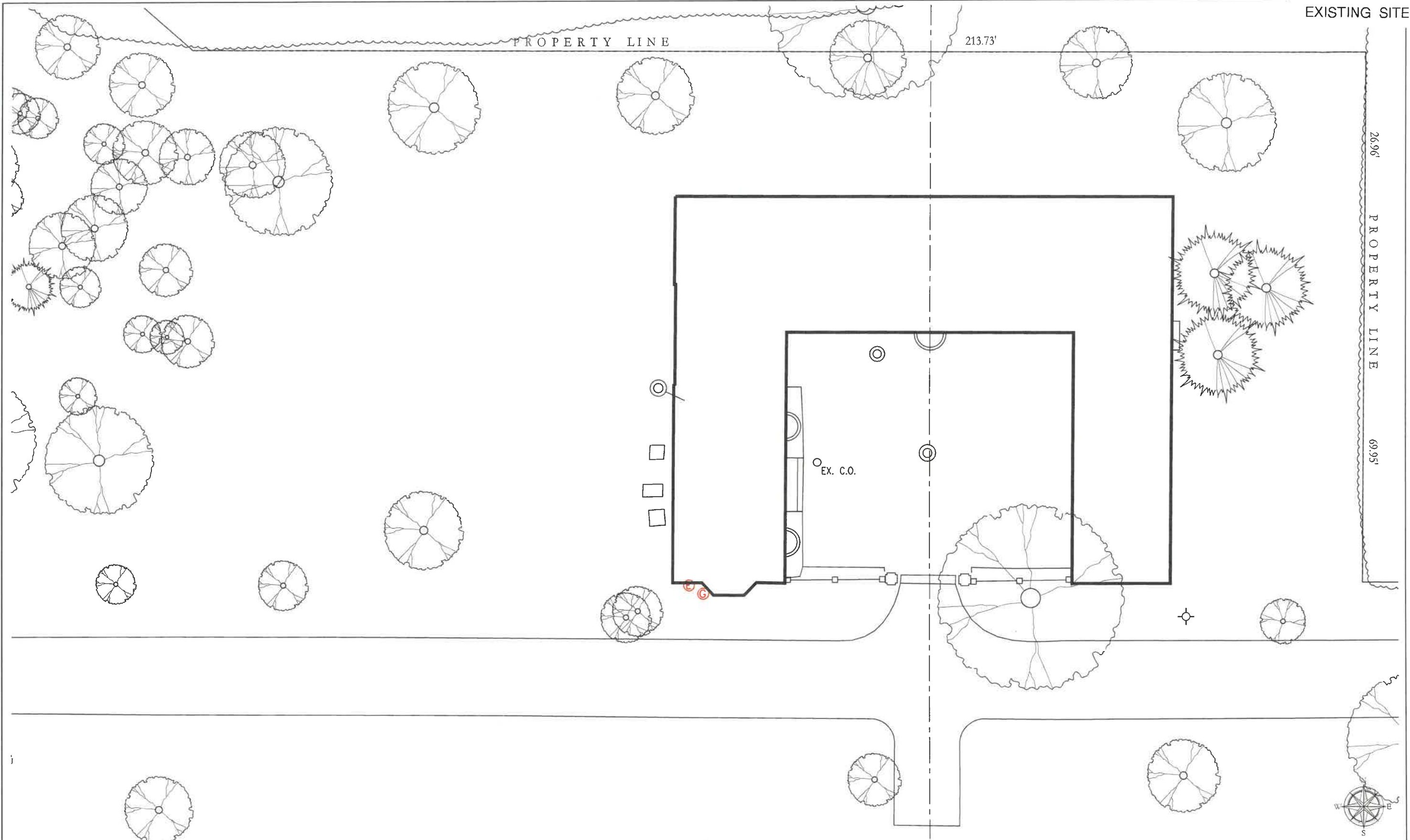
- manhole
- catch basin
- valve
- water valve
- light
- cable television pedestal
- electric transformer
- telephone pedestal
- utility pole
- anchor
- sign

surveyor's notes:

- 1) The property is located outside the 0.2% annual chance Flood Plain as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map Number 170700188K effective September 18, 2013, which map covers the area in which the property is situated.
- 2) The total area of the property depicted hereon is 688,233 square feet which is equivalent to 15.941± acres and includes the area falling within the westerly half of Green Bay Road.
- 3) Parcel 1 is subject to the rights of the public in that part thereof in Green Bay Road.
- 4) The property depicted hereon is zoned "R-4 Single Family Residence District".

Field work completed on May 11, 2021

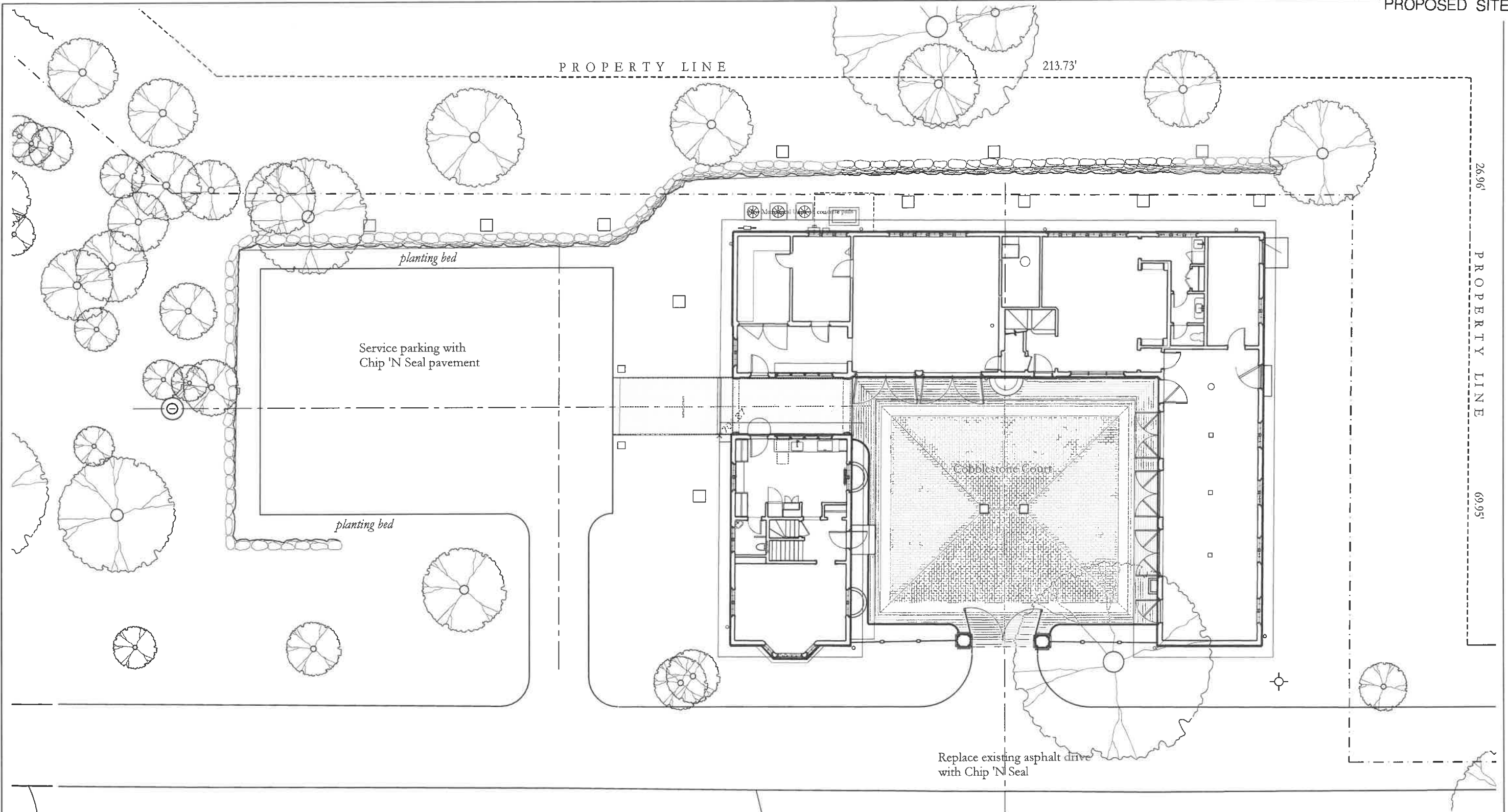
for Marshall Field 225 West Wacker Drive Suite 1500 Chicago, Illinois, 60606	from the office of Lake County Land Survey Company Surveyors and Engineers 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 234-8909 Professional Design Firm 184.005495	Order No. 18416 Field Book 184.3 page 36 Date May 12, 2021 File No. 184-4-601	Sheet No. 1 of 2 Sheets
-------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	-------------------------------



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654



GRADING PLAN
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654

Existing



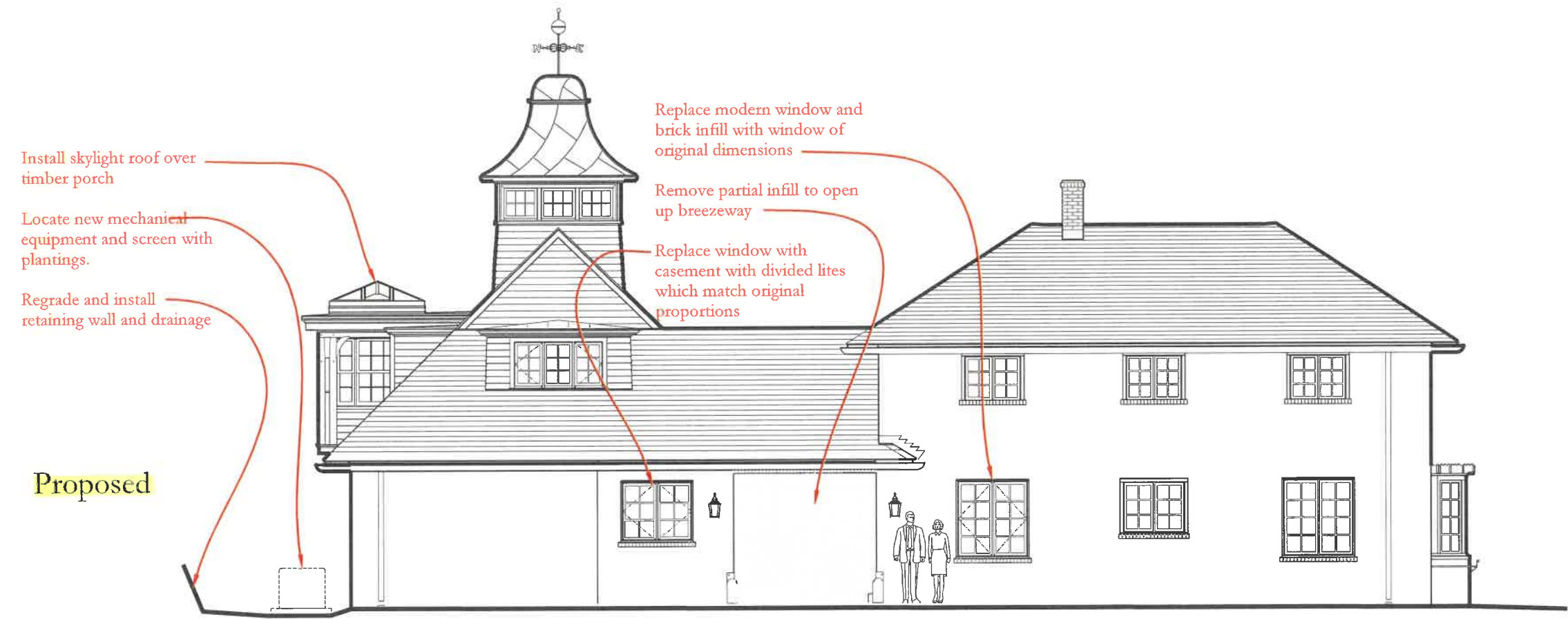
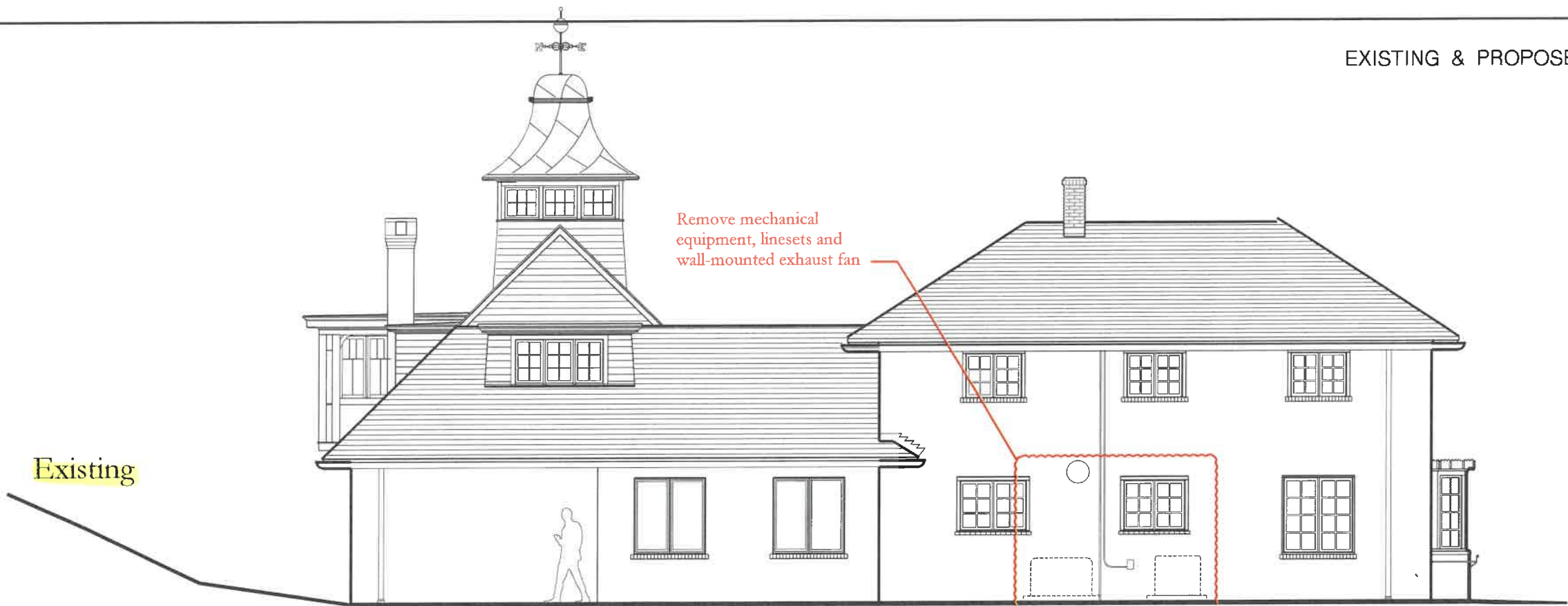
Proposed



SOUTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

LIEDERBACH & GRAHAM, ARCHITECTS LLP
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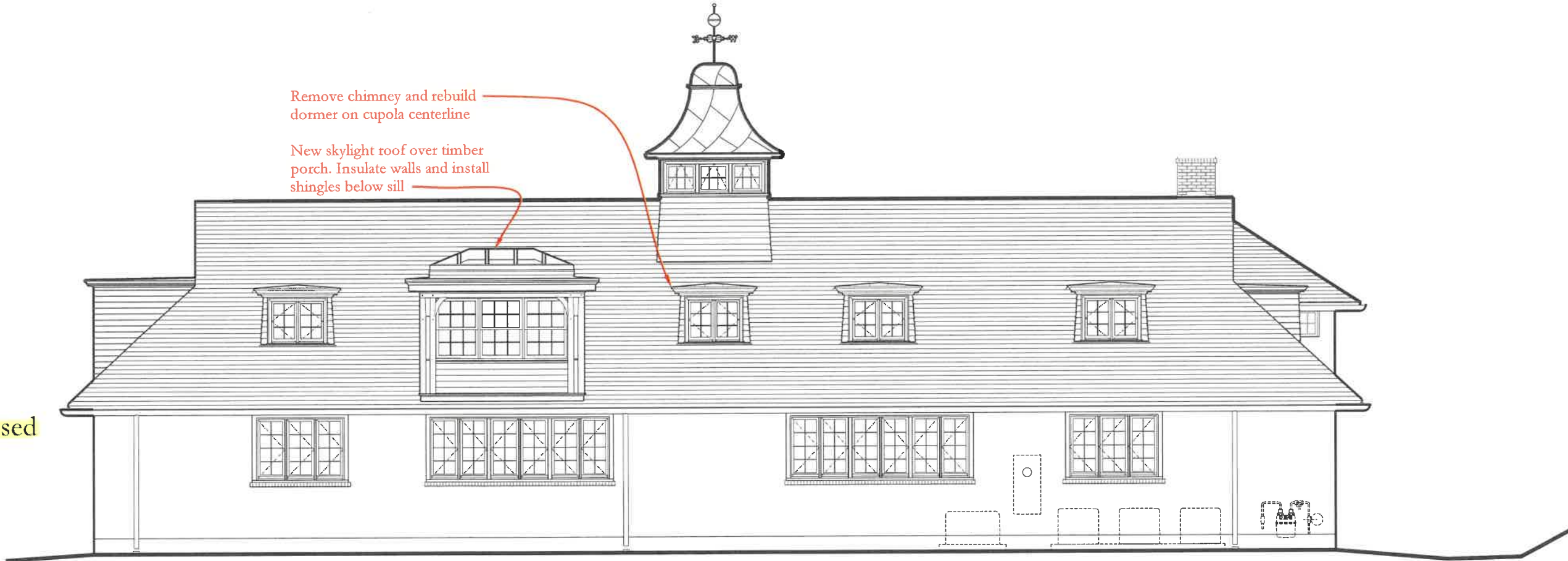
Existing



Remove chimney and rebuild
dormer on cupola centerline

New skylight roof over timber
porch. Insulate walls and install
shingles below sill

Proposed

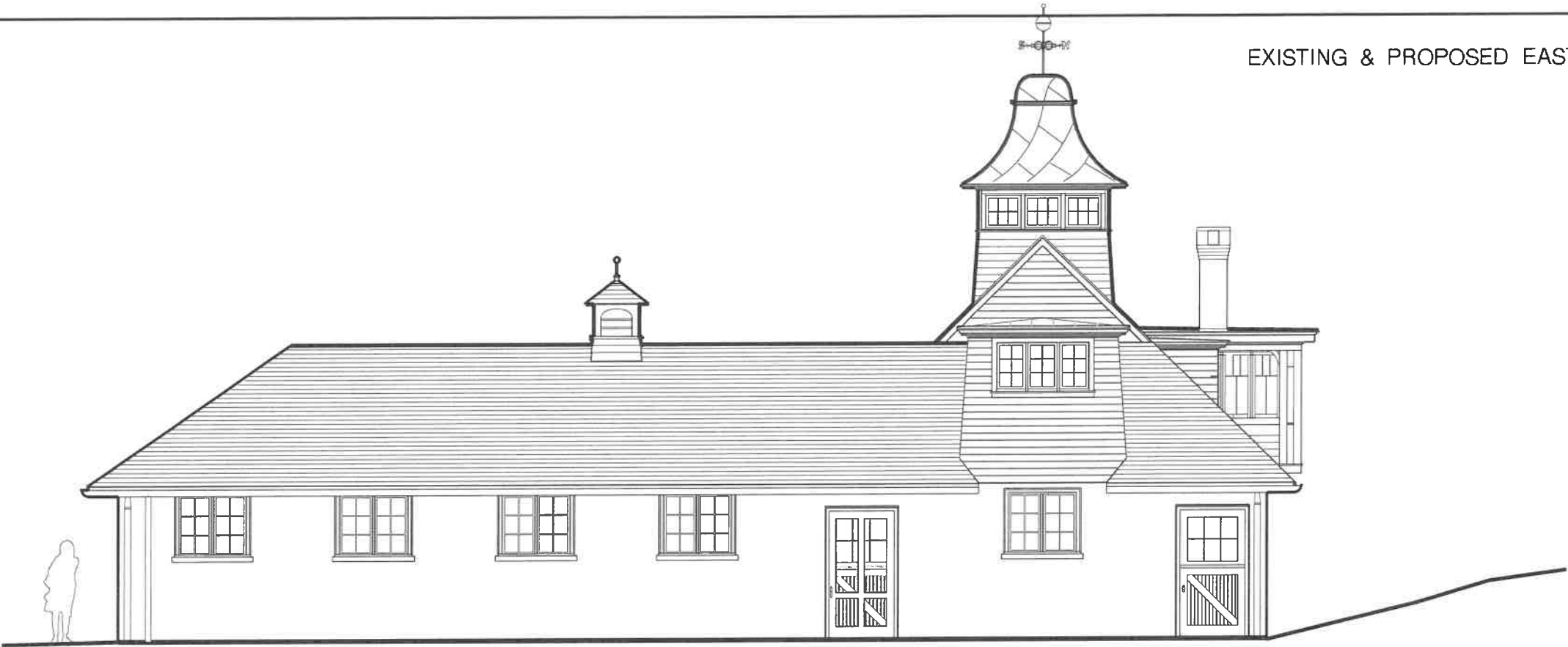


NORTH ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

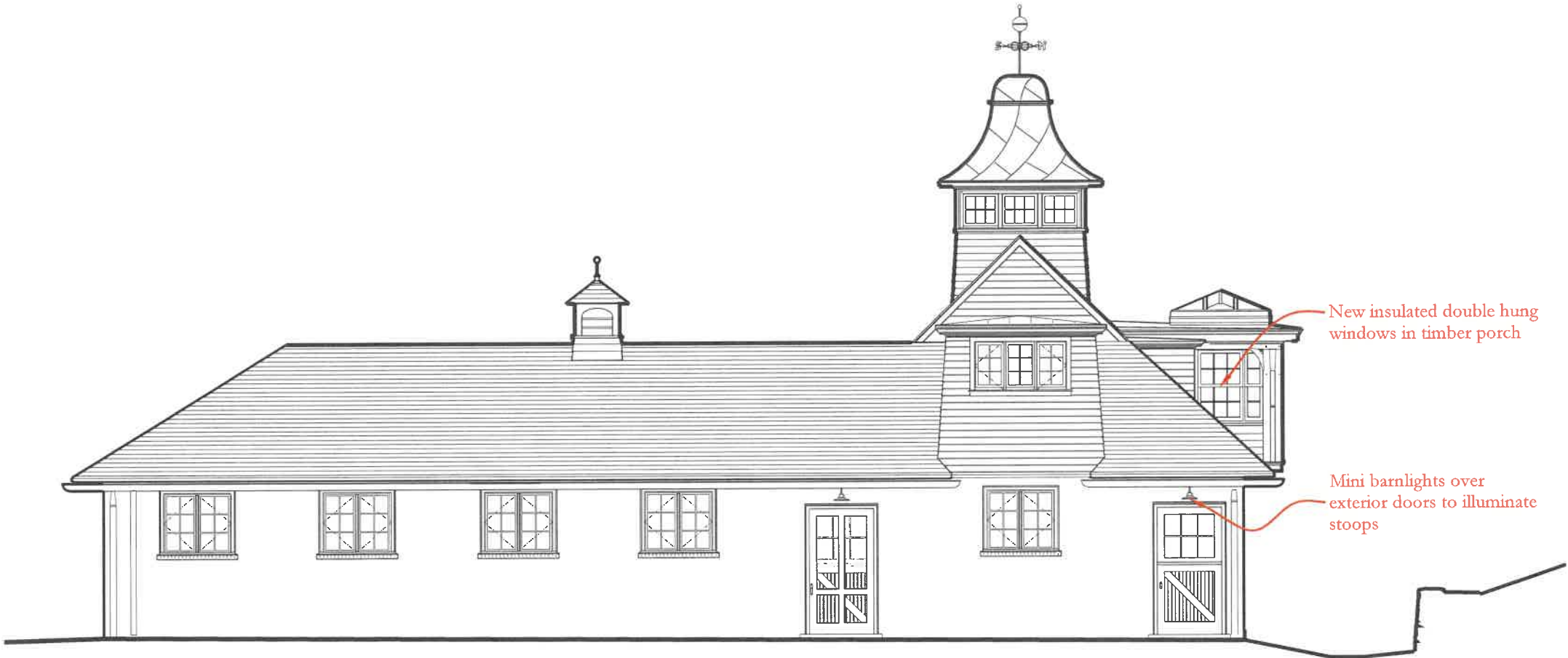
ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654

Existing



Proposed



EAST ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

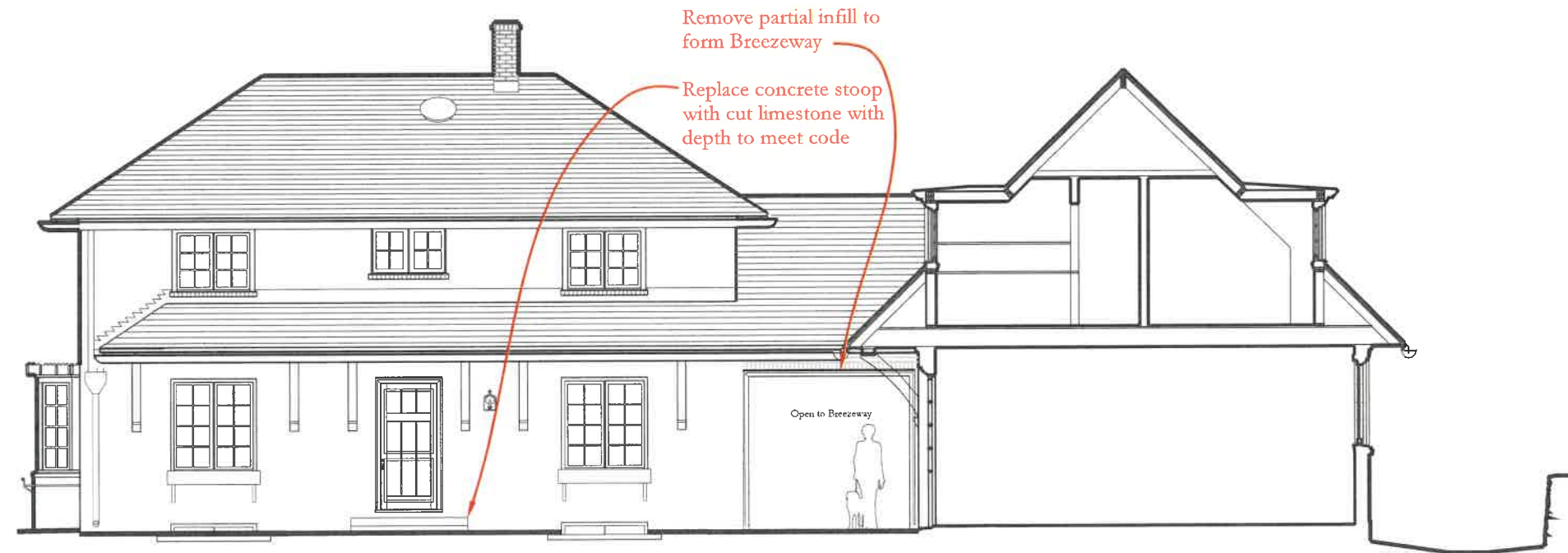
LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654

EXISTING & PROPOSED WEST COURTYARD ELEVATION

Existing



Proposed



COURT WEST ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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Install skylight roof over
timber porch

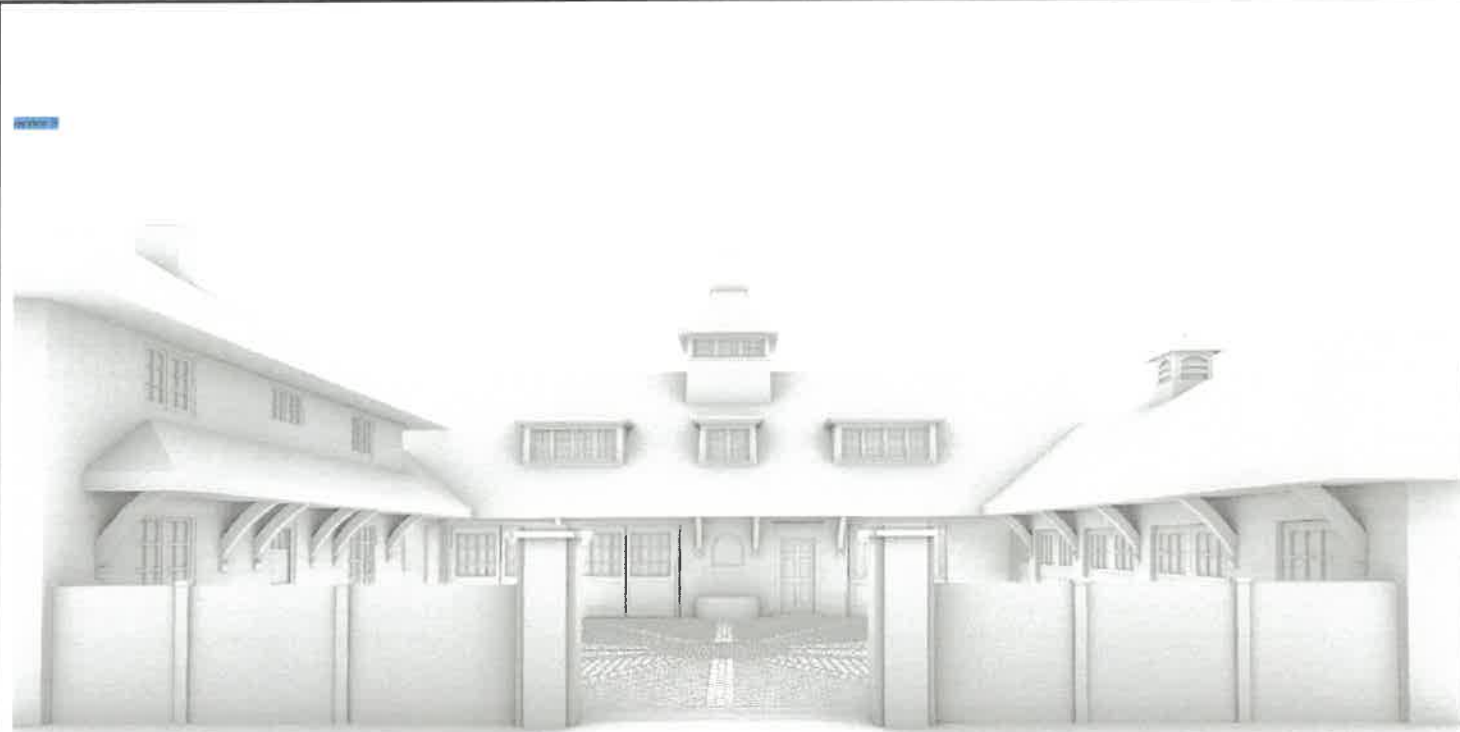
Regrade to slope away from
ground floor and install
retaining wall and drainage



EAST COURT ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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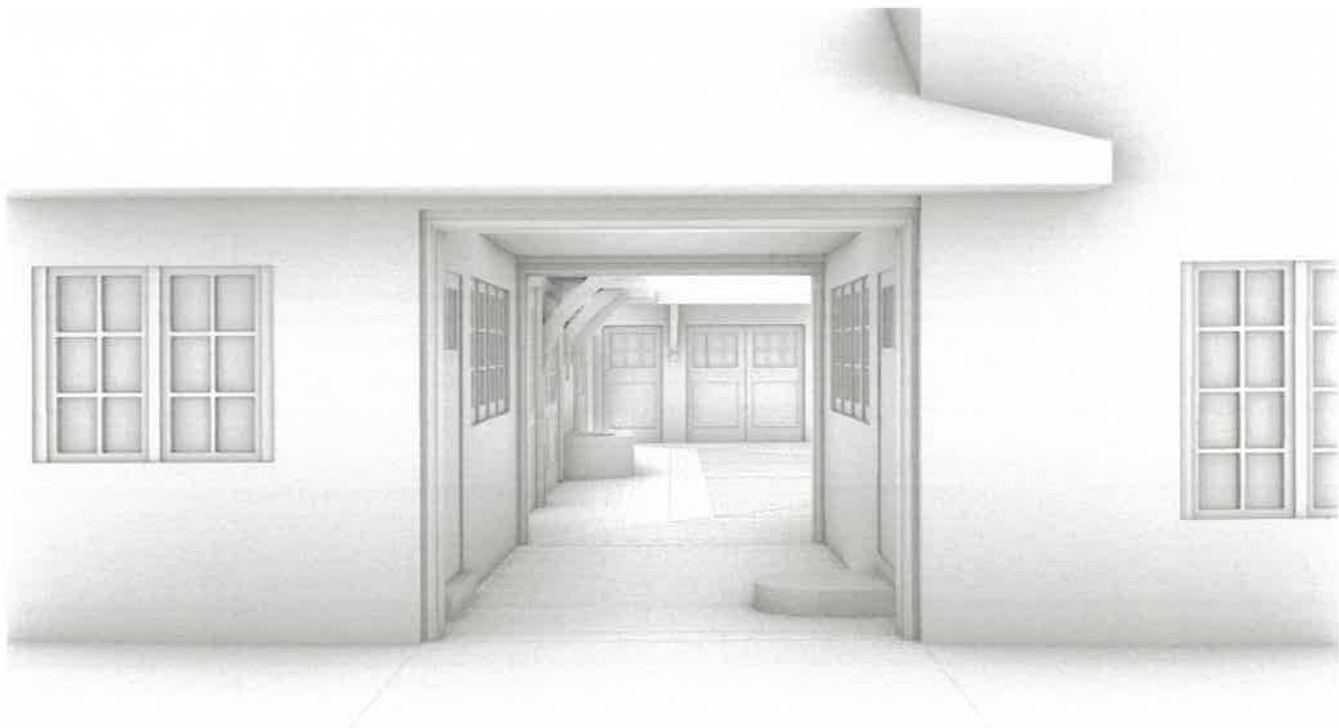
View from driveway



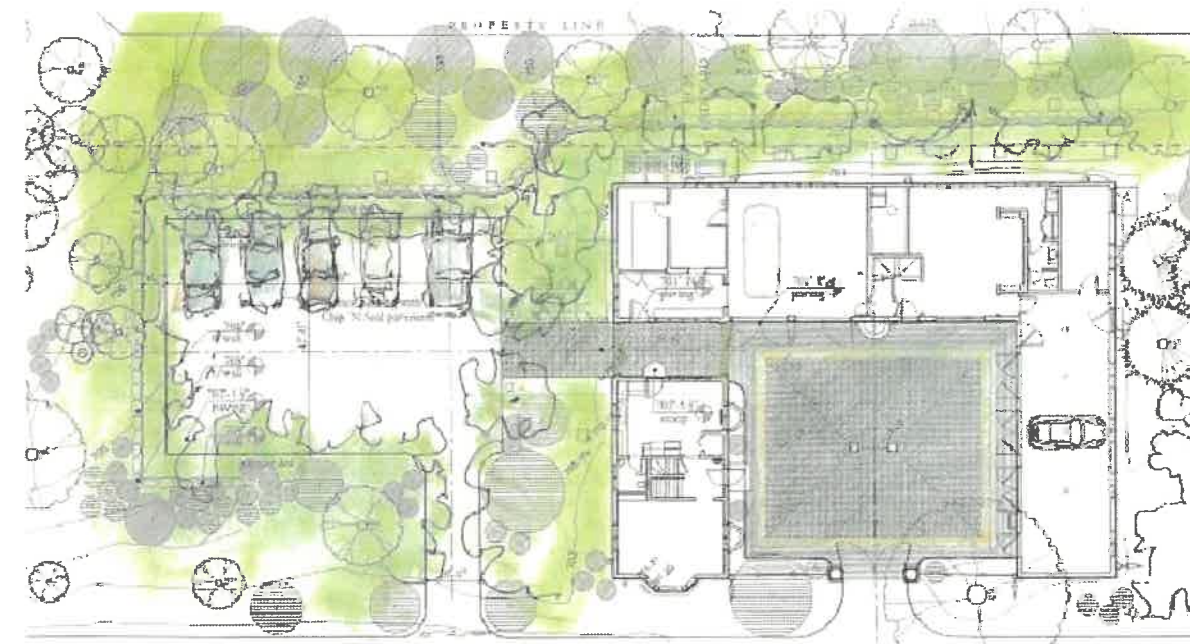
*Courtyard opening
to new Breezeway*

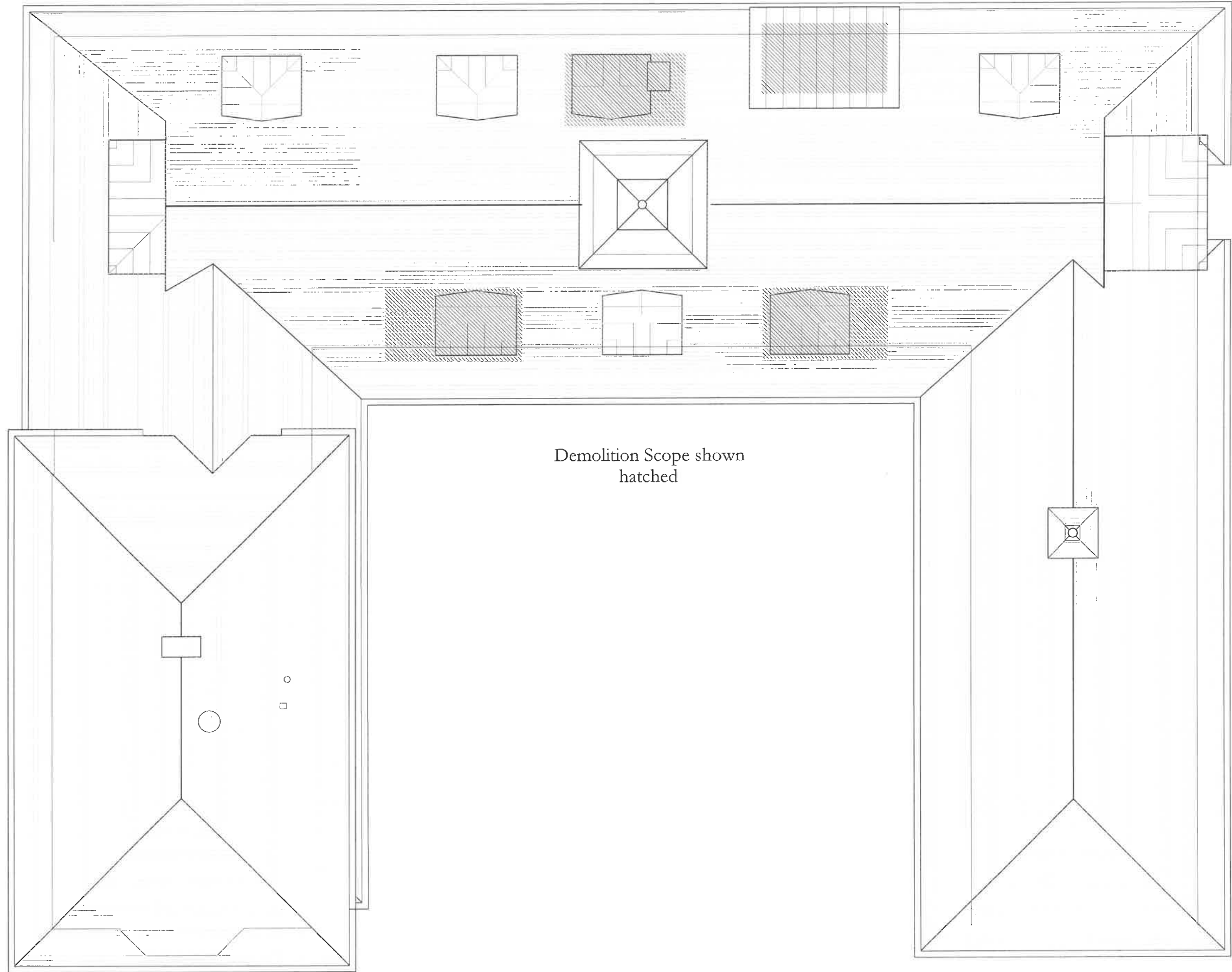


North elevation



West approach to breezeway

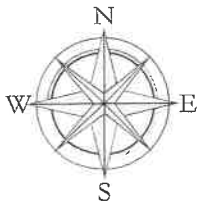


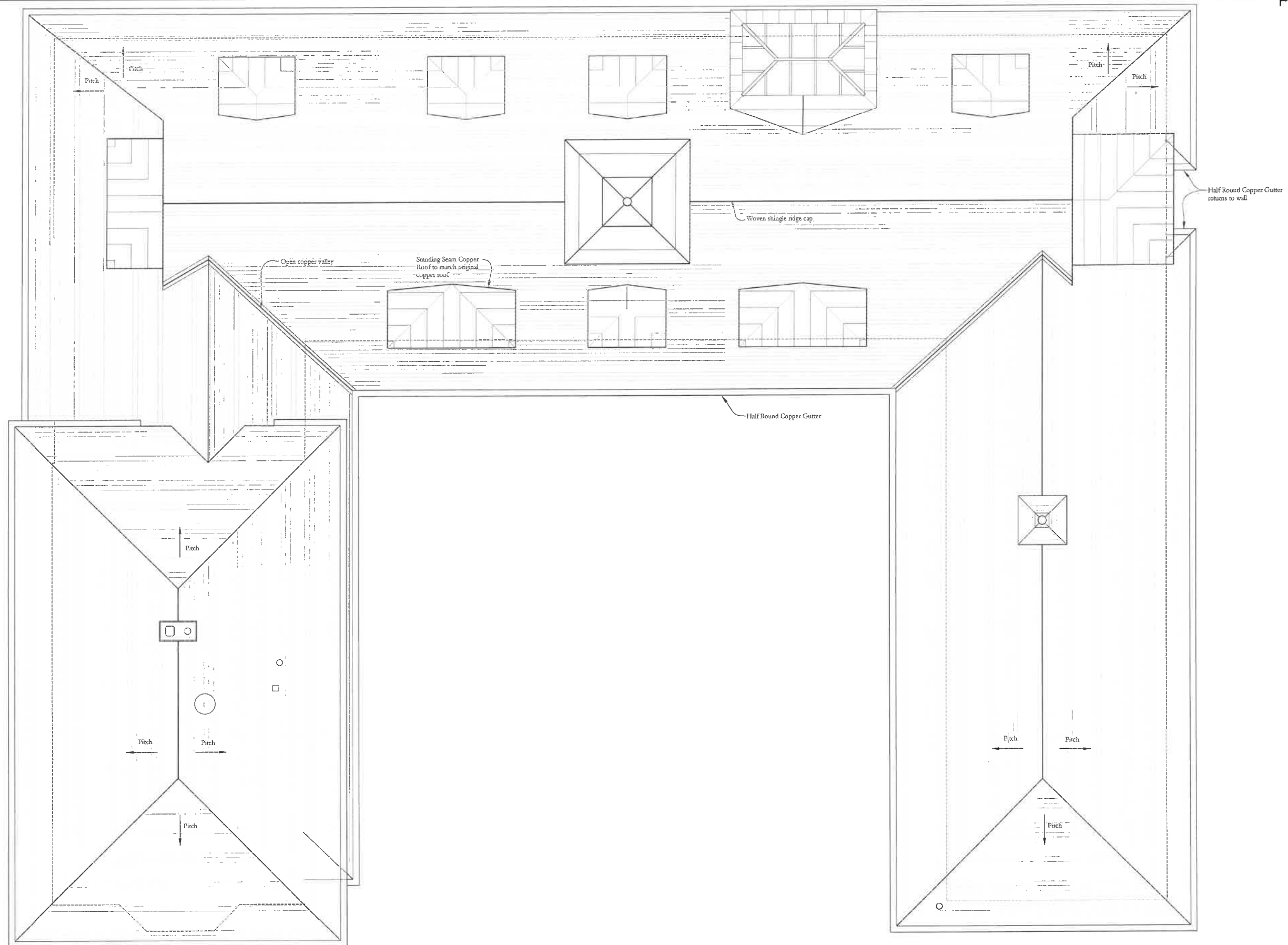


EXISTING ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

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980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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500 NORTH WELLS STREET
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PROPOSED ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

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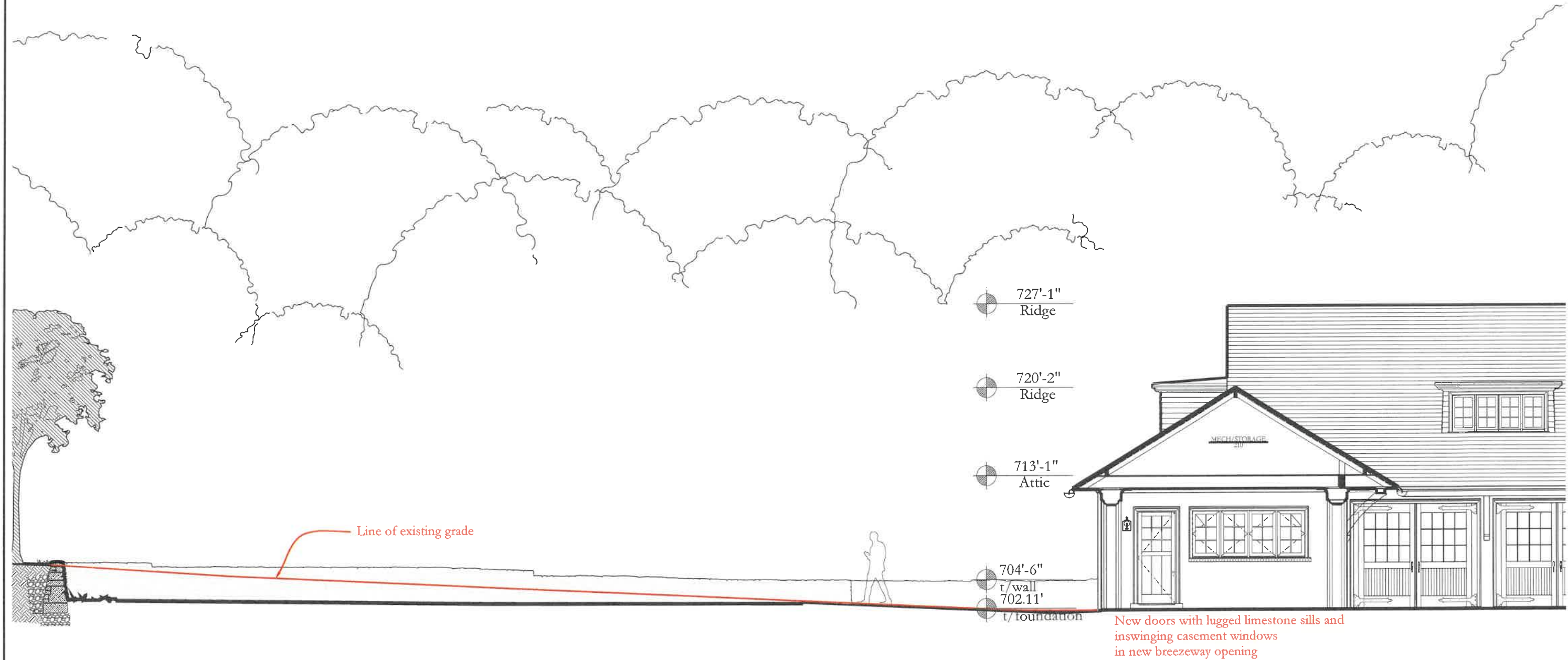


LATERAL CROSS SECTION
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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CHICAGO, ILLINOIS 60654

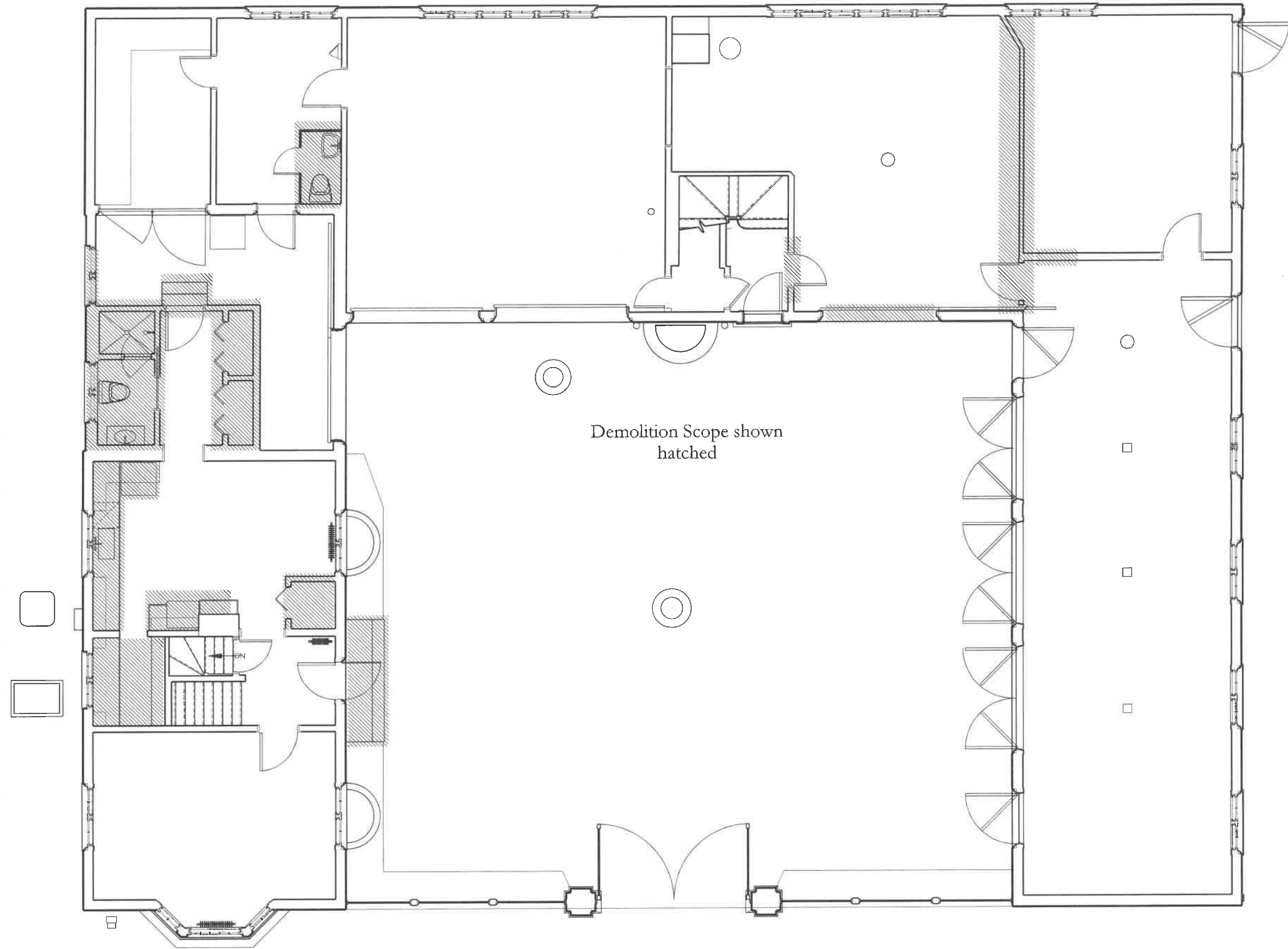
PROPOSED BUILDING SECTION
WITH PARKING COURT



LONGITUDINAL CROSS SECTION
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

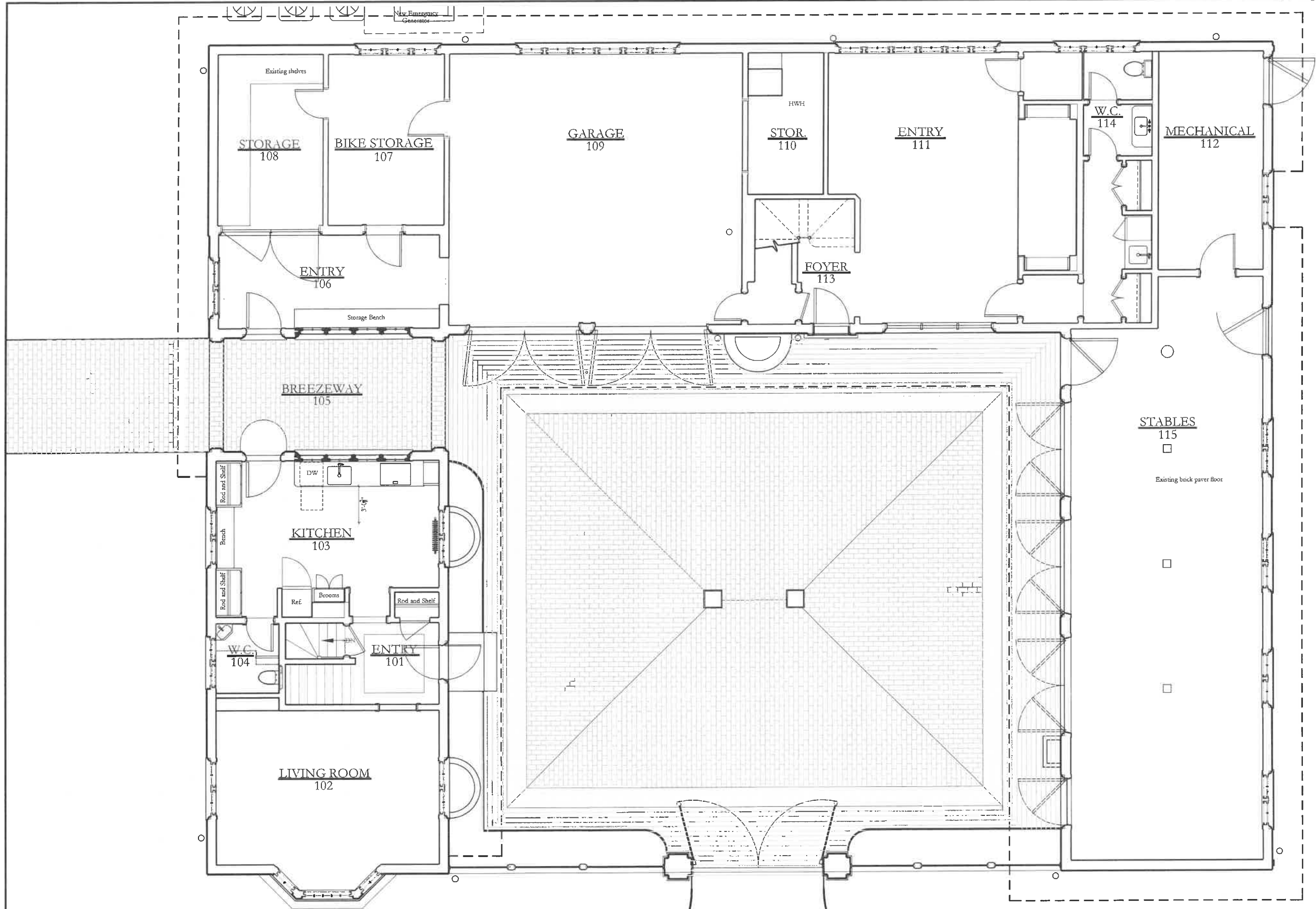
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CHICAGO, ILLINOIS 60654



EXISTING GROUND FLOOR
SCALE: 1/4" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

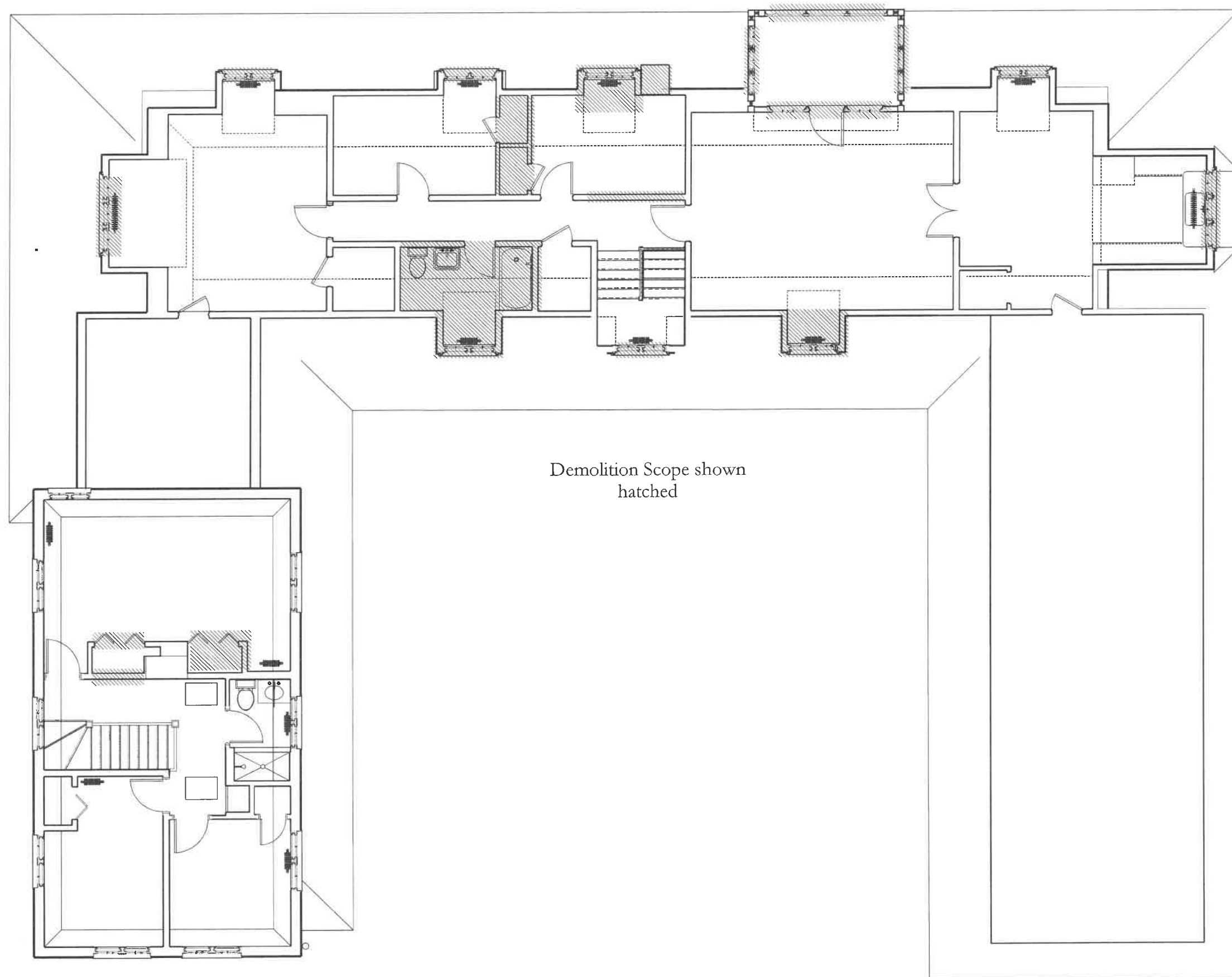
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CHICAGO, ILLINOIS 60654



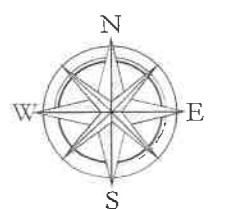
PROPOSED GROUND FLOOR
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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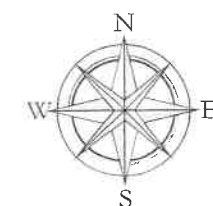
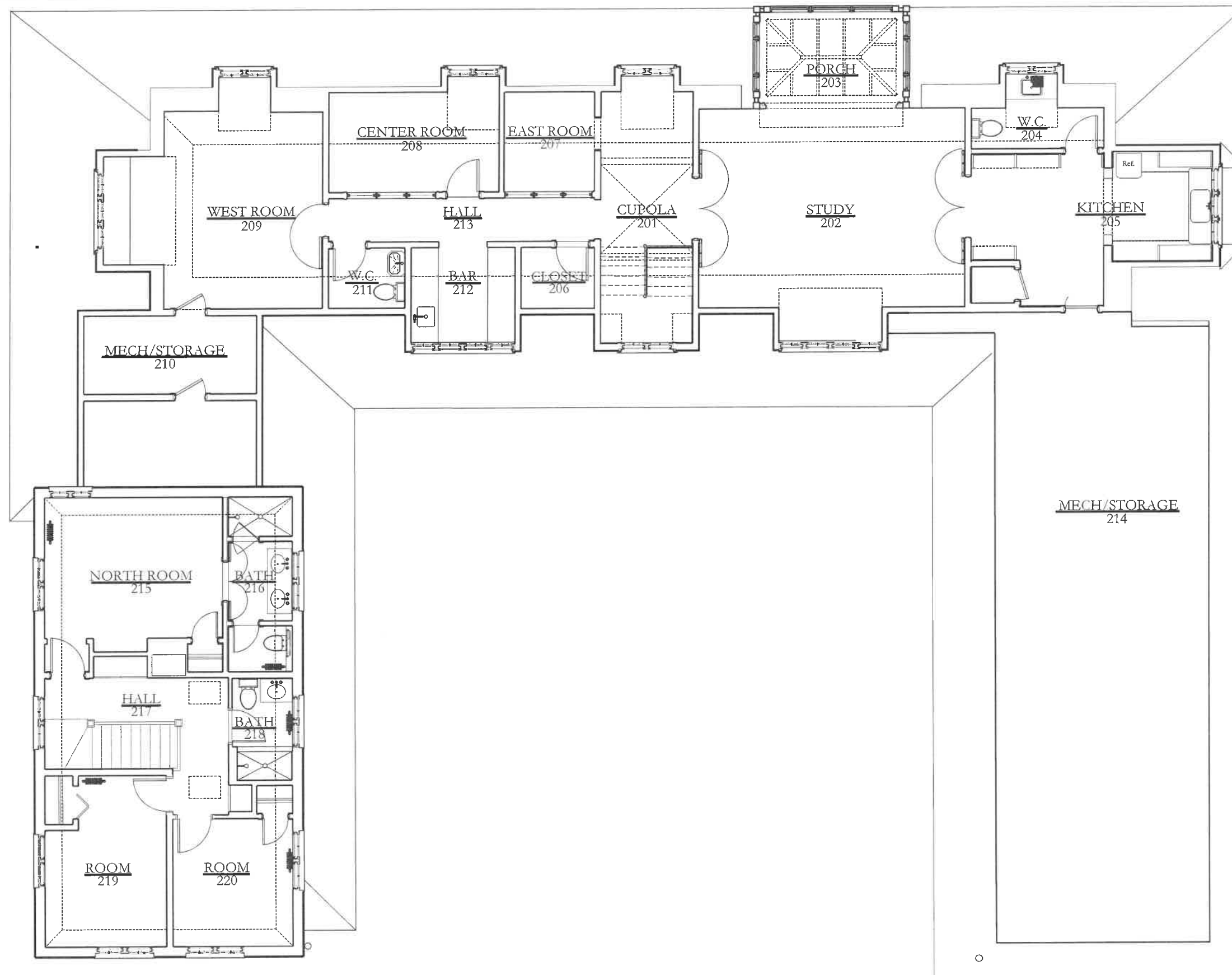
Demolition Scope shown
hatched



EXISTING SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

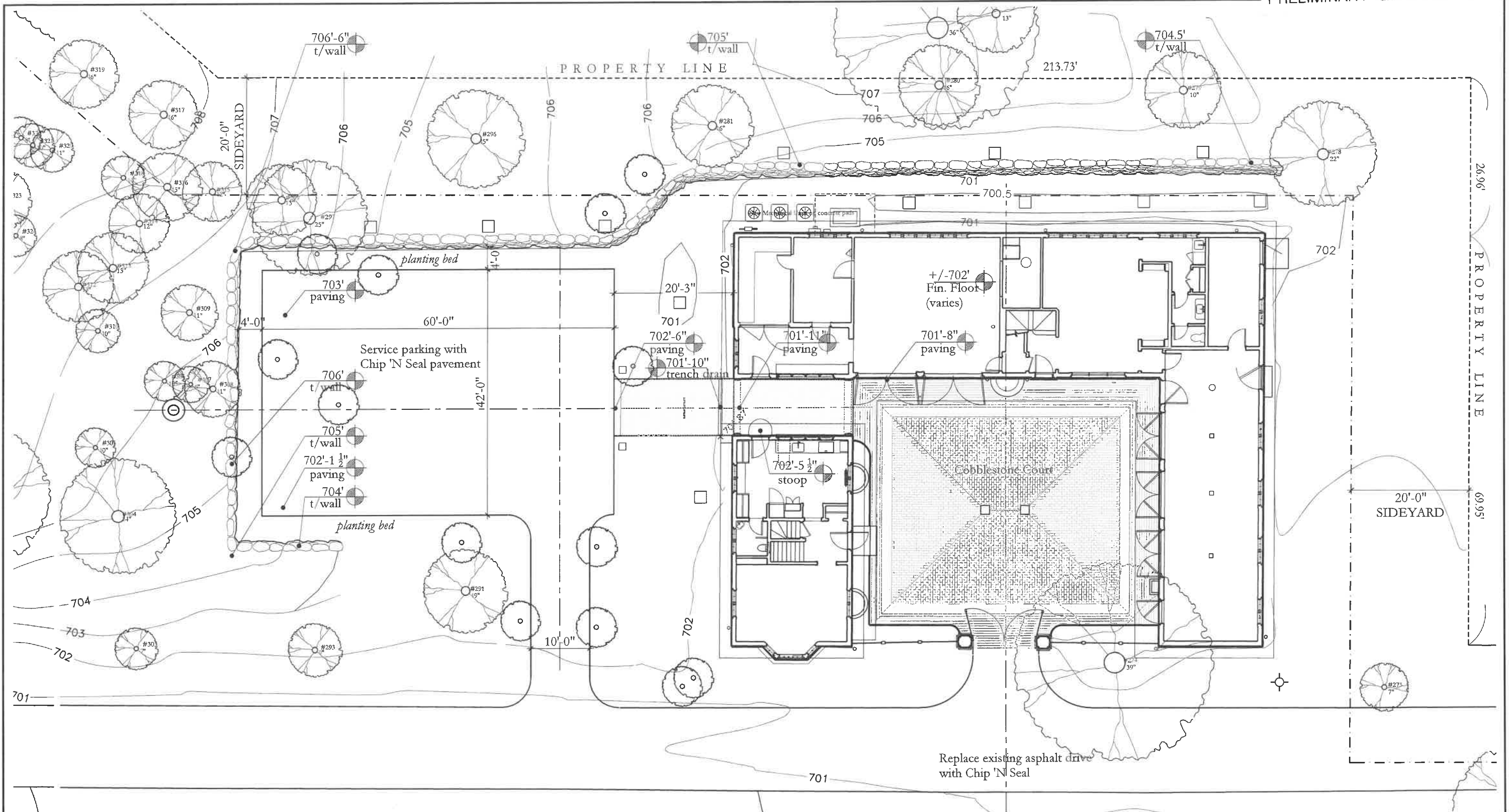
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CHICAGO, ILLINOIS 60654



PROPOSED SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

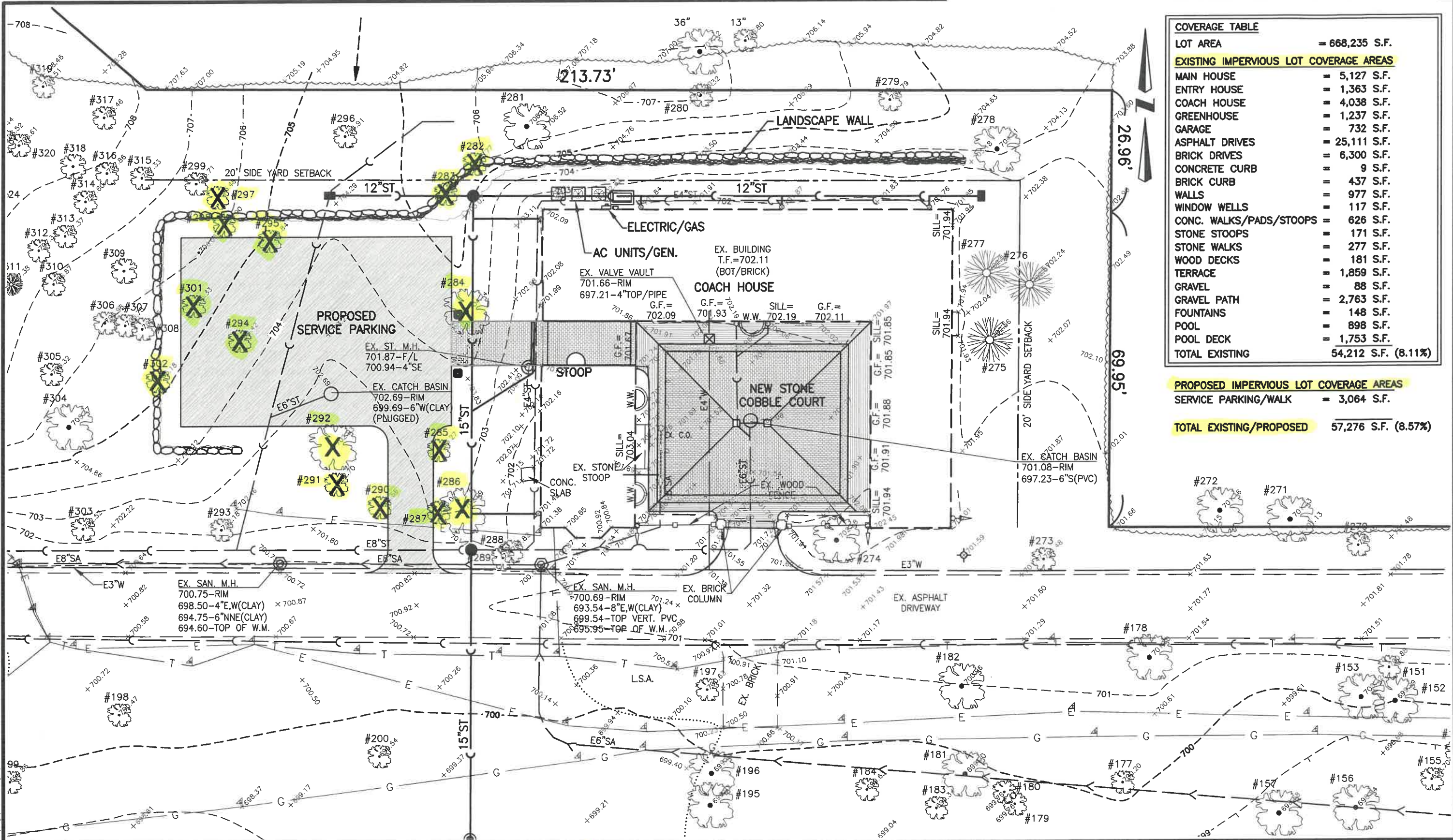
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500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654



GRADING PLAN
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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COVERAGE TABLE	
LOT AREA	= 668,235 S.F.
EXISTING IMPERVIOUS LOT COVERAGE AREAS	
MAIN HOUSE	= 5,127 S.F.
ENTRY HOUSE	= 1,363 S.F.
COACH HOUSE	= 4,038 S.F.
GREENHOUSE	= 1,237 S.F.
GARAGE	= 732 S.F.
ASPHALT DRIVES	= 25,111 S.F.
BRICK DRIVES	= 6,300 S.F.
CONCRETE CURB	= 9 S.F.
BRICK CURB	= 437 S.F.
WALLS	= 977 S.F.
WINDOW WELLS	= 117 S.F.
CONC. WALKS/PADS/STOOPS	= 626 S.F.
STONE STOOPS	= 171 S.F.
STONE WALKS	= 277 S.F.
WOOD DECKS	= 181 S.F.
TERRACE	= 1,859 S.F.
GRAVEL	= 88 S.F.
GRAVEL PATH	= 2,763 S.F.
FOUNTAINS	= 148 S.F.
POOL	= 898 S.F.
POOL DECK	= 1,753 S.F.
TOTAL EXISTING	54,212 S.F. (8.11%)

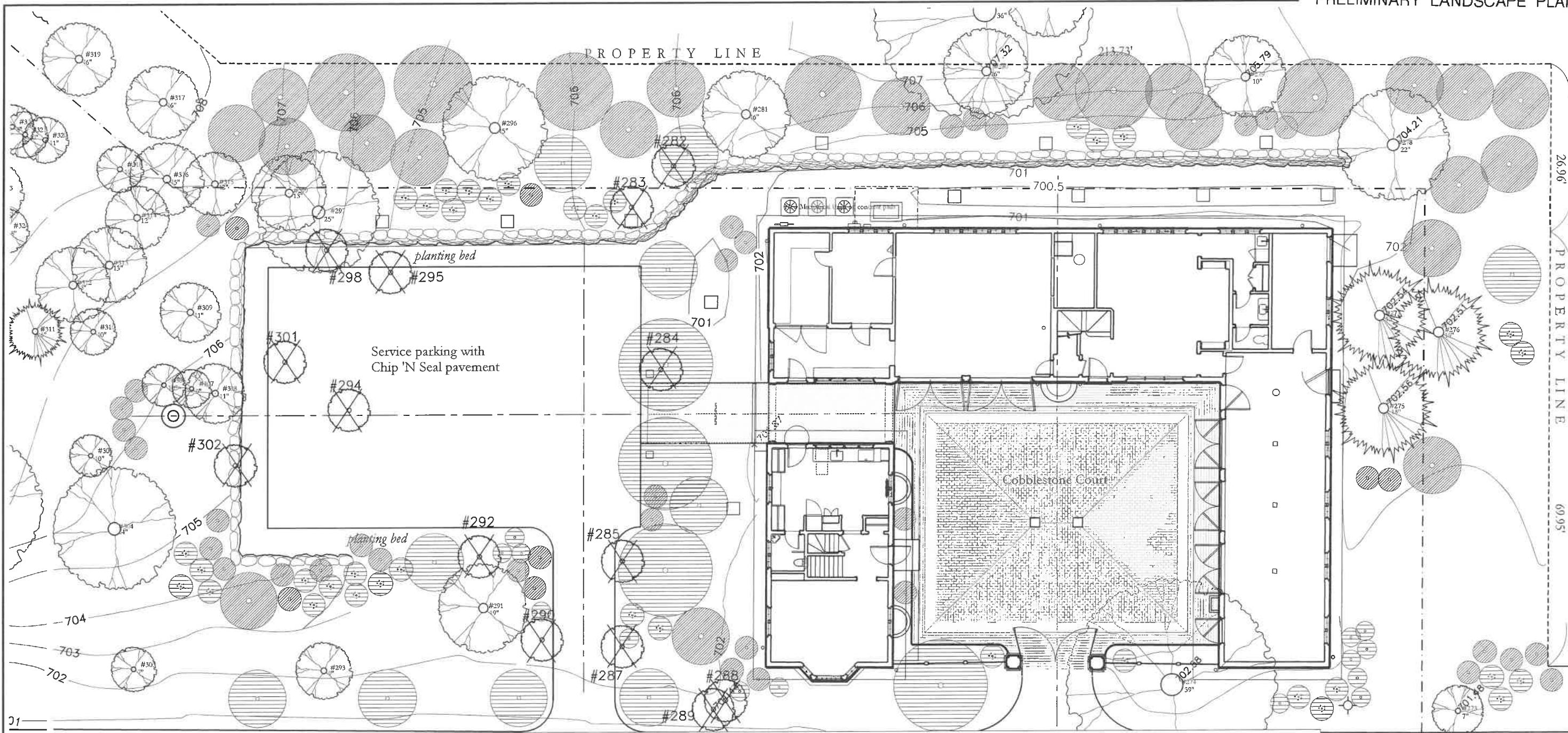
PROPOSED IMPERVIOUS LOT COVERAGE AREAS	
SERVICE PARKING/WALK	= 3,064 S.F.
TOTAL EXISTING/PROPOSED	
	57,276 S.F. (8.57%)






Drawing File: J:\67325\dwg\Final Design\67325 COACH HOUSE - R1.dwg Jan 16, 2023-9:01am

DESIGNED BY: SLM/DRF		DATE: 01-16-23			GREENGARD INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906 847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687	SCALE: 1"=20'	DRAWING No. 67325	SHEET 1 OF 1	980 GREEN BAY ROAD - LAKE FOREST, ILL.	COACH HOUSE PLAN								
CHECKED BY: DRF		DATE: 01-16-23																
APPROVED BY: DRF		DATE: 01-16-23																
DRAWN BY:		DATE:		REVISIONS:														

TREE INVENTORY – HIGHLIGHTED TREES PROPOSED FOR REMOVAL

TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	ACTION	NOTES / LOCATION
281	16	Norway Maple	3		
282	16	Sugar Maple	4		Dead Top
283	13	Sugar Maple	4		
284	21	Black Walnut	3		rubbing roof of coach hs, trim away
285	10	Sugar Maple	3		
286	28	Poplar	5	REMOVE	leaning over coach hs, rotting trunk
287	16	Norway Maple	4		trim this tree for safety
288	7	Bur Oak	3		
289	7	Bur Oak	3		
290	12	Norway Maple	4		
291	19	Norway Maple	3		
292	21	Norway Maple	4		
293	9	English Oak	3		treat for borers
294	10	Norway Maple	3		
295	9	Norway Maple	3		
296	15	Norway Maple	4		
297	25	Black Locust	4		
298	9	Norway Maple	3		
299	13	Norway Maple	3		
300	14	American Elm	6	GONE	GONE
301	12	Norway Maple	3		
302	8	Norway Maple	3		
303	7	English Oak	4		Dying back, Treat for severe borers
304	24	Black Cherry	4.5		Deadwood in crown, decay at base
305	10	Norway Maple	3		
306	10	Norway Maple	3		
307	9	Norway Maple	3		
308	11	Norway Maple	3		
309	11	Linden	3		
310	10	Black Locust	4		Woodpecker damage
311	6	Spruce	3		
312	13	Black Locust	4		
313	13	Black Locust	4		
314	12	Black Locust	4		
315	12	American Elm	6		GONE
316	15	American Elm	6		GONE
317	16	Black Locust	6		GONE
318	10	American Elm	6		GONE
319	16	Black Locust	4		
320	11	Black Locust	6		Taken down, GONE
321	10	Black Locust	4		
322	8	Black Locust	4		
323	13	Black Locust	4		
324	8	Black Locust	4		
325	11	Spruce	3		
326	7	American Elm	6		REMOVE
327	9	Norway Maple	3		
328	30	Red Oak	3		Trim to remove deadwood for health



Preliminary Plant Schedule									
	Evergreen Trees	<i>Concolor Fir</i>	14-16'	B&B		Evergreen shrubs	<i>Inkberry</i>	3-4'	container
		<i>Norway Spruce</i>	16-20'	B&B			<i>Chinese Juniper</i>	3-4'	container
		<i>Swisstone Pine</i>	12-14'	B&B			<i>Anglo-Japanese Yew</i>	4-5'	B&B
		<i>White Pine</i>	20-22'	B&B			<i>Bottlebrush Buckeye</i>	4-5'	B&B
		<i>Canadian Hemlock</i>	12-14'	B&B			<i>Gray Dogwood</i>	4-5'	B&B
	Shade Trees	<i>Sugar Maple</i>	6"	B&B		Deciduous shrubs	<i>Witch Hazel</i>	4-5'	B&B
		<i>Swamp White Oak</i>	6"	B&B			<i>Winterberry</i>	4-5'	B&B
		<i>Accolade Elm</i>	6"	B&B			<i>Arrowwood Viburnum</i>	4-5'	B&B
		<i>Autumn Brilliance Serviceberry</i>	10'-12'	B&B			<i>Nannyberry Viburnum</i>	4-5'	B&B
		<i>Redbud</i>	10-12'	B&B					
	Multi-Stem Ornamental	<i>Winter King Hawthorn</i>	12-14'	B&B					
		<i>Kousa Dogwood</i>	12-12'	B&B					

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

LIEDERBACH & GRAHAM, ARCHITECTS LLP
500 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654



Green Bay Road - to the south



980 Green Bay Road - Gate House and Gate



Green Bay Road - looking north



Passing the Gatehouse



Main House and First glimpse of Coach House on the right



Gate and Pier



Coach House west Wing



980 Green Bay Road - Coach House



East wing - Stable doors



North



East face of east wing



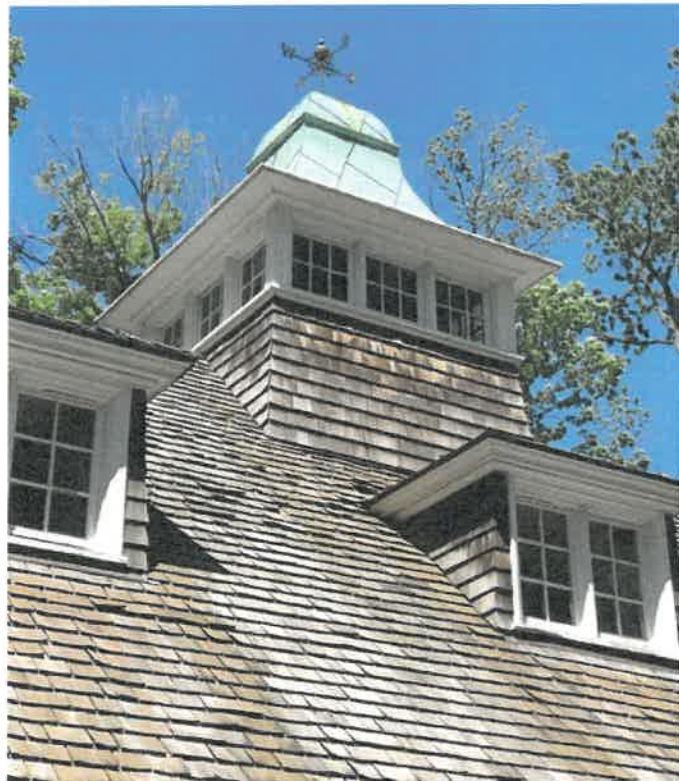
East gable end

EXISTING BUILDING
16 DECEMBER 2022

ROGERS FALLS - COACH HOUSE
980 GREEN BAY ROAD
LAKE FOREST, ILLINOIS

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Two south-facing dormers will be enlarged to bring more light into the second floor.

Existing dormer sash will be replaced by insulated clad units.

Window proportions, position relative to wall (inswinging) and moulding profiles will be faithfully reproduced.



Northwest corner



*Sagging headers will be replaced
Door will be removed to make new opening to breezeway.*



*West garage sliding doors will be replaced
with motorized doors either outswinging or overhead*



*Cottage wing has clad replacement windows
with flat brickmould. Existing replacement
windows to remain.
Any new windows will have brickmould
profile which matches original.*



New infill will be removed for breezeway.

North infill window to be replaced with new insulated clad window with proportions and brickmould profile to match original.



*Utilities and mechanical systems will be upgraded. Meters and
equipment will be moved to the north and screened with
plantings.*

