

## **Agenda Item 3**

### **930 Lake Road Walls, Fencing, Driveway Entry Gates, Landscape Lighting, Hardscape and Landscape**

Staff Report  
Vicinity Map  
*Air Photos*

#### Materials Submitted by Petitioner

Application

Updated Statement of Intent

*Existing Site Plan with Demolition Notes*

*Previously Proposed Site Plan*

Currently Proposed Site Plan

Proposed Driveway Gate – Lake Road

Proposed Driveway Gate – Westminster

Example of Proposed Driveway Gate

Proposed Lake Road Streetscape Image

Perspective View from Lake Road

Perspective View from Corner of Lake Road and Westminster

Proposed Wall and Pillar Details

Proposed Metal Fence Details

*Proposed Entry System Pillar Details – Lake Road Entrance*

*Proposed Mailbox & Entry System Pillar Details – Westminster Entrance*

*Proposed Material Palette*

*Previously Proposed Landscape Plan*

Currently Proposed Landscape Plan

Proposed Lighting Plan

*Proposed Light Fixture*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 28, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>930 Lake Road</b> <b>Walls, Entry Gates, Fencing, Landscape Lighting, Hardscape and Landscape</b>

### PROPERTY OWNER

Chicago Land Trust #8002370703  
930 Lake Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

930 Lake Road

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Register Historic District

### PROJECT REPRESENTATIVE

Matthew Torchalski, Landscape Designer, Mariani Landscape  
300 Rockland Road  
Lake Bluff, IL 60044

### SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested for a stucco privacy wall along the Lake Road street frontage and a portion of the Westminster streetscape, driveway gates at both entrances to the property on Lake Road and Westminster, and new fencing at various locations on the property. In addition, landscape lighting, new hardscape and landscaping are proposed.

### COMMISSION DISCUSSION TO DATE ON THIS PETITION

The Commission considered this petition at the May 24, 2023 meeting. At that meeting, the Commission voted to continue consideration of the proposed work to allow the petitioner to revise the plans to address the following comments offered by the Commission and the public at the last meeting.

- Consider modifications that retain some openness of the site as viewed from the streetscape.
- Consider shifting the solid wall further back from the property line.
- Soften the appearance of the solid wall.
- Consider lowering the height of the solid wall.
- Consider widening the driveway entrance gate on Lake Road.
- Incorporate additional landscaping, including taller plantings, on the exterior of the fencing and solid wall.
- Provide samples of the proposed gate material to the extent possible.

The petitioner's responses to the comments outlined above is included in the Commission's packet along with revised plans. 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 in response to the Commission's direction.

- The solid wall was shifted further back from the east property line, along the Lake Road street frontage. At its closest point, the wall was previously proposed 3 feet behind the east property line and was approximately 10 feet and 4 inches from the sidewalk. The wall is now proposed 12 feet and 8 inches behind the east property line at the closest point and is approximately 20 feet from the sidewalk.
- The center portion of the solid wall along Lake Road was adjusted to present more variation in the appearance of the wall from the streetscape.
- The height of the solid wall was lowered from 7 feet to 6 feet.
- The driveway gate on Lake Road was widened from 14 feet and 6 inches to 15 feet and 2.5 inches.
- The driveway gate on Westminster was shifted further away from the street by approximately 2 feet.
- Evergreen shrubs and shade trees were incorporated along the street facing side of the solid wall along Lake Road.
- Deciduous shrubs were added along the street facing side of the metal fence along Westminster.
- The petitioner has indicated that a sample of the proposed gate material will be provided at the meeting.

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

The property is located on the northwest corner of Lake Road and Westminster. The property is approximately 1.15 acres in size. The residence on the property was approved by the Historic Preservation Commission in 2012 and construction of the home was completed in 2016. The surrounding neighborhood is comprised of many expansive properties with homes that vary in age and architectural style.

### **STAFF EVALUATION**

#### *Privacy Wall and Pillars*

Currently, the property has stucco walls that are 6 feet and 6 inches tall around the motor court at the front of the home. These walls will be removed as part of the project. The petitioner is proposing a new solid wall along the entire length of the east property line, across the Lake Road street frontage and along a small portion of the south property line, along the Westminster street frontage, near the southeast corner of the property. As noted above, the wall was previously proposed to be 7 feet tall, the maximum height allowed by Code. In response to the Commission's direction, the petitioner lowered the wall to 6 feet tall.

As currently proposed, at the closest distance, the wall is set back 12 feet and 8 inches from the east property line and is approximately 20 feet from the sidewalk along Lake Road. The wall will be stucco to match the existing residence and will have limestone bases and caps. On either side of each of the driveway entrances on Lake Road and Westminster, 6 foot tall stucco pillars with limestone bases and caps are proposed. The address number is displayed on the pillars as shown in the drawings included in the Commission's packet.

On the south side of the driveway, off of Lake Road, a five foot tall stucco pillar with a limestone base and cap is proposed. The electronic entry system will be mounted to the north face of the pillar limiting visibility from the streetscape.

On the west side of the driveway off of Westminster, a five foot tall stucco pillar with a limestone cap is proposed and will incorporate the mailbox and electronic entry system. The existing mailbox located adjacent to the side entry door facing Westminster will be removed.

#### *Driveway Entry Gates*

Metal driveway gates are proposed at the entrances to the property on Lake Road and Westminster. The gates are six feet tall. The gates open at the center with each side of the gate measuring approximately 7 feet and 4.5 inches wide. The gates have a contemporary appearance to match the style of the house. The gates consist of multiple one and a half inch square vertical steel slats that will be painted black. The slats are spaced three inches on center.

#### *Metal Fencing*

Currently, there is metal fencing along a portion of the Westminster street frontage, west of the driveway entrance that will be removed. A new 6 foot tall metal picket fence is proposed along the majority of the Westminster street frontage and will connect to the proposed stucco wall at the southeast corner of the property. The metal fencing is proposed 3 feet off of the south property line at its closest point and is approximately 7 feet and 9 inches from the sidewalk along Westminster.

#### *Landscape Lighting*

Seven uplight fixtures are proposed to illuminate existing trees around the front motor court and two uplight fixtures, one at each driveway entrance, are proposed in front of the pillars that display the address number on Lake Road and Westminster. The locations and number of light fixtures are in compliance with the City's Residential Lighting Guidelines. The light fixtures are brass and have shrouds that hide the source of light from view.

#### *Hardscape*

As shown on the existing conditions plan included in the Commission's packet, the existing stepper pathways on the north side of the property, the paver walkway at the northwest corner of the site, and the stone walkway along the west side of the mechanical equipment enclosure, will all be removed, and the areas will be restored to lawn. As noted above, removal of some of the hardscape has already started without obtaining the necessary approvals and permits. Appropriate permits will need to be obtained and the necessary inspections completed before work on the elements requested here are allowed to proceed.

The existing gravel motor court and paver driveways will be replaced with exposed aggregate concrete. All the existing paver stoops and steps around the home will be replaced with limestone. The existing pool deck will be slightly expanded to the west and replaced with limestone. An outdoor kitchen is proposed on the north side of the pool deck and will be stucco with a granite countertop and limestone base.

Based on information submitted by the petitioner, the amount of existing impervious surface on the site totals 17,446 square feet, equal to 35 percent of the site. The proposed impervious surface totals 16,234 square feet, equal to 32 percent of the site. The existing building footprint totals 4,546 square feet and is not proposed to change. The proposed hardscape on the site totals 11,688 square feet.

### Findings

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

#### **Standard 1 – Height.**

This standard is met. The height of the stucco walls, pillars, fencing and driveway gates are six feet tall, below the maximum height allowed by Code. As noted above, the height of the wall along Lake Road was lowered from 7 feet to 6 feet tall in response to direction from the Commission at the previous meeting. Many neighboring properties have walls along the street frontage that are comparable in height.

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

This standard is not applicable to this petition. No changes are proposed to the front façade of the home as part of this request.

#### **Standard 3 – Proportion of Openings.**

This standard is not applicable to this petition. No changes are proposed to the openings on the home as part of this request.

#### **Standard 4 – Rhythm of Solids to Voids.**

This standard is met. The location and height of the proposed solid wall along Lake Road have been adjusted in an effort to present a more open appearance from the street. More open space is now proposed between the wall and the street and additional plantings are proposed along the street to break up the appearance of the solid wall. The center portion of the wall along Lake Road was adjusted to provide variation along the street frontage to avoid the appearance of a long expanse of solid wall.

The metal fencing along the south property line is open, compatible with the Westminster streetscape which does not have as many solid walls along the street frontage. Although the Code does not require the installation of landscaping in front of open fencing, in response to the Commission's comments, plantings are now proposed along the street facing side of the metal fence to soften the appearance of the fencing along Westminster.

#### **Standard 5 – Rhythm of spacing and structures on streets.**

This standard is not applicable to this petition. The proposed work will not impact the spacing of structures along the streetscape.

#### **Standard 6 – Rhythm of Entrance Porches.**

This standard is not applicable to this petition. No changes are proposed to the entrance of the home.

#### **Standard 7 – Relationship of Materials and Texture.**

This standard is met. The proposed materials are high-quality and compatible with the contemporary character of the existing residence. The proposed privacy wall and pillars will be stucco to match the exterior of the existing home. The driveway gates will be steel. The driveway material will be exposed aggregate concrete and the remaining hardscape will be limestone.

**Standard 8 – Roof Shapes.**

This standard is not applicable to this petition. No changes are proposed to the roof shapes.

**Standard 9 – Walls of Continuity.**

This standard is met. Walls, gates, and fences are common in this neighborhood. The style and materials of the wall, gates and fencing are in keeping with the character of the existing residence, presenting a consistent appearance across the property.

**Standard 10 – Scale.**

This standard is met. The proposed wall, gates and fencing appear compatible with the scale of other walls and fencing in the neighborhood. As noted above, the height of the wall, fencing and gates are below the maximum height allowed by Code.

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

This standard is not applicable to this petition. The proposed work does not impact the directional expression of the front elevation of the home.

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

This standard is not applicable to this petition. The existing home and hardscape on the site were built in 2016 and are not historic.

**Standard 13 – Protection of Natural Resources.**

This standard is met. The proposed location of the wall along Lake Road will impact one Bur Oak tree in the front yard. Based on the size, condition and species of the tree, a total of 20 replacement inches will be required to be planted on the property.

The landscape plan submitted by the petitioner reflects a variety of deciduous, evergreen and ornamental plantings. The proposed plantings include Linden, Oak, Hawthorn, Eastern Whitebud trees, Arborvitae, and a mix of deciduous and evergreen shrubs. Four Oak trees and Boxwoods are proposed along the street facing side of the solid wall. Green Mound Alpine Currant, a deciduous shrub, is proposed along the street facing side of the open metal fence along Westminster. Based on the current landscape plan, a total of 89 inches of new shade trees will be planted on site exceeding the required replacement inches.

**Standard 14 – Compatibility.**

This standard is met. The proposed wall, pillars, gates and fence are compatible with the style of the residence and as noted above, are common elements in this neighborhood. The proposed hardscape consists of high-quality materials that are compatible with the character of the property and the surrounding neighborhood.

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

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this petition.

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

This standard is met. The wall, pillars, gates and fence as noted above are not unusual in this neighborhood or in the Historic District. The proposed elements can be removed at some point in the future without impact to the residence. The existing residence was built fairly recently and is not identified as a Contributing Structure to the Historic District.

**PUBLIC COMMENT**

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

**RECOMMENDATION**

Recommend approval of a Certificate of Appropriateness for the construction of walls, pillars, driveway gates, fencing and hardscape at the property located at 930 Lake Road subject to the following conditions.

1. Proper permits must be obtained for all work completed to date prior to City approval and issuance of the required permits before submittal of plans and permit applications for additional work. All necessary inspections must also be completed to the satisfaction of the City.
2. Plans submitted for permit must reflect the project as approved by the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
3. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall reflect the following.
  - a. Plantings that will provide consistent, year-round coverage of at least 30 percent of the wall area along the street facing side of Lake Road.
  - b. Plantings along the street facing side of the metal fence along Westminster.
  - c. The required replacement inches for the trees removed as part of the project.
  - d. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
4. 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.

5. Prior to the issuance of a building permit, a plan to protect trees and vegetation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
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. No contractor parking is permitted along Lake Road.



Area of Request  
930 Lake Road



Area of Request  
930 Lake Road



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

**PROJECT ADDRESS** 930 Lake Road

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

Judy DeAngelis as power of attorney for Chicago Land Trust  
#8002370703

*Owner of Property*

930 Lake Road

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

Lake Forest, Illinois 60045

*City, State and Zip Code*

(847) 223-7303

*Phone Number*

(847) 223-7003

*Fax Number*

judy@deangelislaw.net

*Email Address*

*Owner's Signature*

**ARCHITECT/BUILDER INFORMATION**

Matthew Torchalski - Landscape Designer

*Name and Title of Person Presenting Project*

Mariani Landscape

*Name of Firm*

300 Rockland Road

*Street Address*

Lake Bluff, Illinois 60044

*City, State and Zip Code*

(847) 792-3654

*Phone Number*

N/A

*Fax Number*

mtorchalski@marianilandscape.com

*Email Address*

Matthew Torchalski

*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

## 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.*

<b>TRUST NUMBER</b> <u>Chicago Land Trust #8002370703</u>	<b>TRUSTEE INFORMATION</b>
	<b>Name</b> <u>Judy DeAngelis</u>
	<b>Firm</b> <u>Law Office of Judy L. DeAngelis</u>
	<b>Address</b> <u>930 Lake Road, Lake Forest, IL</u>
	<b>Phone</b> <u>(847) 223-7303</u>

### Beneficiaries

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____ <i>NOT PROVIDED</i>	<b>Address</b> _____
<b>Trust Interest</b> _____ %	<b>Trust Interest</b> _____ %

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____	<b>Address</b> _____
<b>Trust Interest</b> _____ %	<b>Trust Interest</b> _____ %

<b>Name</b> _____	<b>Name</b> _____
<b>Address</b> _____	<b>Address</b> _____
<b>Trust Interest</b> _____ %	<b>Trust Interest</b> _____ %

## **Revised Statement of Intent – 930 Lake Road**

The proposed walls, fencing, and gates at 930 Lake Road along Lake Road and Westminster Avenue reflect the clients' main goals of privacy, security, and simplicity. The revised landscape plan continues to reflect these goals while also addressing the comments and suggestions of the commission as follows:

1. **Consider modifications that retain the openness of the site as viewed from the streetscape.**  
The walls have been shifted further back from the sidewalk and reduced in height. The walls are now proposed to be setback 20' from the sidewalk (double the distance they were originally setback from the sidewalk) and 6' in height. These changes will allow more green open space in front of the proposed walls which can be viewed from the street and sidewalk while the reduced height will lessen the feeling of fortification which was brought up as a concern.
2. **Soften the appearance of the solid wall.**  
More substantial evergreen plantings have been added to the exterior side of the proposed walls. The plantings will consist of several sizes of boxwood which will create an undulating organic mass of plants which will help soften the linear nature of the walls.
3. **Consider lowering the height of the solid wall.**  
The height of the proposed walls along Lake Road has been lowered from the 7' originally proposed to 6' which is the same height as the adjacent proposed metal fencing.
4. **Consider widening the driveway entrance gate on Lake Road.**  
The Lake Road driveway gate has been widened. Additionally, the walls immediately adjacent to the gates have been adjusted to provide a grander entry area than originally proposed and to help add some variation in the wall layout while still providing the client with the simple clean lines desired.
5. **Additional landscaping, including taller plantings, shall be incorporated on the exterior of the fencing and solid wall.**  
Taller year-round plantings, in the form of boxwood clouds, have been provided along the entire length of the exterior side of the proposed stucco walls on Lake Road. Additionally, 4 shade trees are proposed along the street side of the walls to help break up the expanse of the walls as viewed from the street and to contribute to the park-like atmosphere. Deciduous shrubs have been added to the exterior side of the proposed metal fencing along Westminster Avenue; these shrubs, along with the proposed evergreen hedges will soften the appearance of fencing.
6. **Consider shifting the solid wall further back from the property line.**  
The walls have been shifted back an additional 9'-8" from the property line and are now setback 12'-8" from the property line. Originally, at their closest point, the walls were proposed to be setback 3'-0" from the property line (the minimum setback as required by code). At their closest point, the proposed walls are now setback 20' from the sidewalk which is double the distance they were setback from the sidewalk originally.
7. **Provide samples of the proposed gate to the extent possible.**  
A sample of the proposed gate will be produced for review by the commission at the meeting.

1000 WESTMINSTER AVENUE

PERCENT IMPERVIOUS: 35%

NOTE: OVERALL, THERE WILL BE A 1,212 SQUARE FOOT REDUCTION IN IMPERVIOUS SURFACE.

PAVER SEATING AREA TO BE REMOVED

TOOL SHED TO BE REMOVED

PAVER WALKWAYS TO BE REMOVED

STEPPER PATH TO BE REMOVED

TOOL SHED

REMOVE RETAINING WALL & STONE WALKWAY

POOL CABANA TO BE REMOVED

EXISTING SWIMMING POOL TO REMAIN

EXISTING BLUESTONE POOL DECK TO BE REMOVED AND REPLACED WITH NEW MATERIAL

EXISTING 2-STORY RESIDENCE

EXISTING DETACHED GARAGE

EXISTING ATTACHED GARAGE

EXISTING CONCRETE PAVER DRIVEWAY, DRIVEWAY APRON, RAMP & WALKWAY TO BE REMOVED AND REPLACED WITH NEW MATERIALS

REMOVE GATE & SECTIONS OF FENCE

REMOVE BLOCK GARDEN WALLS BOTH SIDES OF STEPPER PATH

REMOVE & REPLACE EXISTING STEPS REMOVE & REPLACE CONCRETE PAVER LANDING

TRANSFORMER

ELEC. COMCAST

REMOVE ALL STUCCO WALLS AROUND MOTOR COURT

EXISTING CONCRETE PAVER DRIVEWAY, DRIVEWAY APRON, & GRAVEL MOTOR COURT TO BE REMOVED AND REPLACED WITH NEW MATERIALS

REMOVE ALL STUCCO WALLS AROUND MOTOR COURT

REMOVE 10' OAK TREE

REMOVE PATH BETWEEN 2 SETS OF STEPS. REMOVE & REBUILD 2 SETS OF STEPS

METAL FENCE TO BE REMOVED

WESTMINSTER AVENUE

Project No: 93022090  
6/12/2023

**MARIANI**   
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
[www.marianilandscape.com](http://www.marianilandscape.com)

CONSULTANTS:

CLIENT:

930 Lake Road  
Lake Forest, IL

[illegible]

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in 6 years and so on. All sections and dimensions are indicated in millimeters. The drawings are prepared as a guide for the construction of the MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



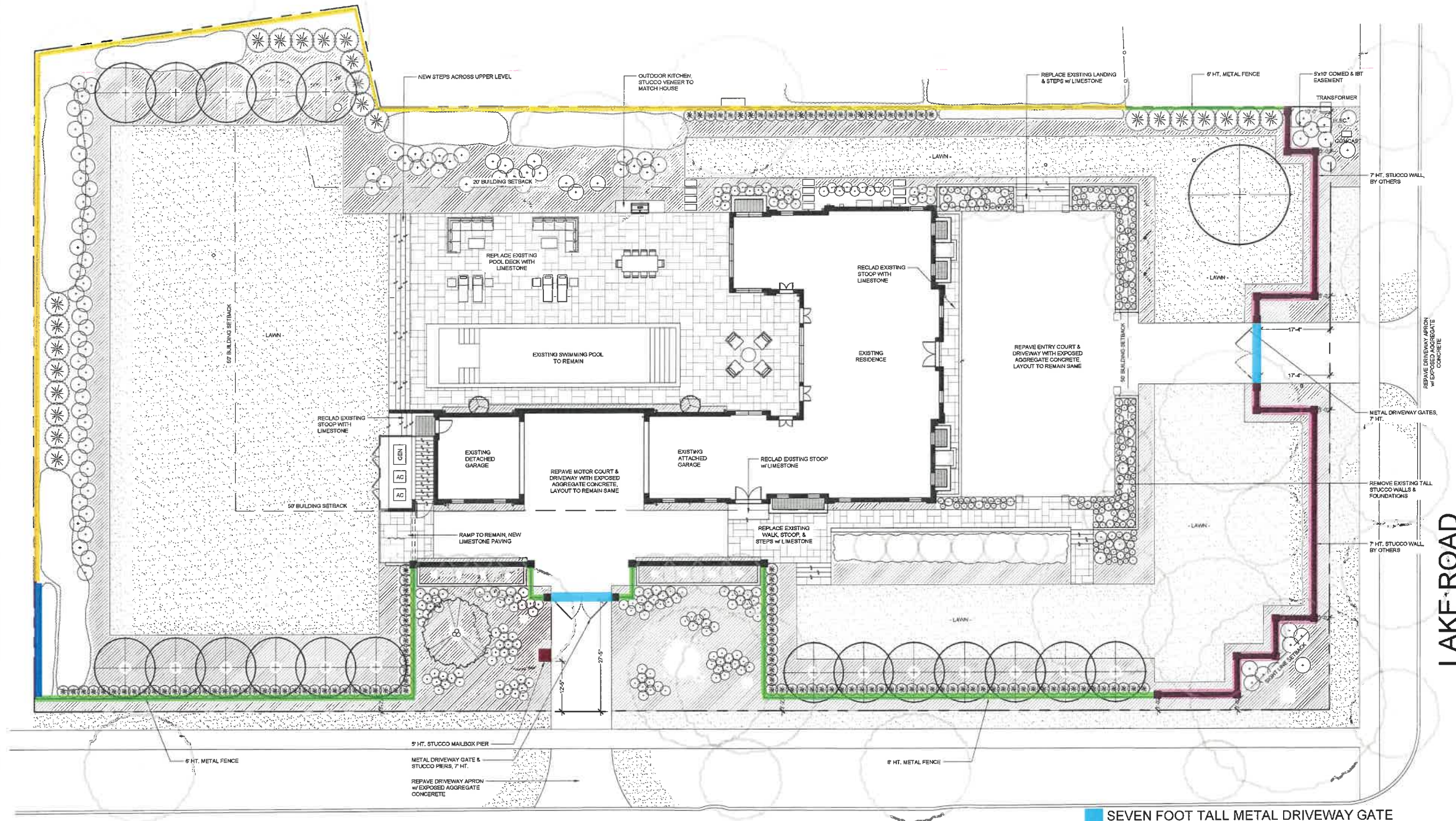
SCALE: 1" = 10'-0"







ISSUED DATE:	
PROJECT NO:	93022090

L-2.0

NOT FOR CONSTRUCTION

PROPOSED IMPERVIOUS CALCULATIONS		
RESIDENCE/GARAGE:	4,548 sqft	0.10 acres
DRIVEWAYS:	5,795 sqft	0.13 acres
PATIO/WALKS/STEPS:	5,383 sqft	0.12 acres
STEPS:	50 sqft	0.001 acres
WALLS/RETAINING WALLS:	520 sqft	0.01 acres
TOTAL:	18,274 sqft	0.37 acres
LOT AREA:	50,040 sqft	1.15 acres
PERCENT IMPERVIOUS:	32%	









-  SEVEN FOOT TALL METAL DRIVEWAY GATE
-  SEVEN FOOT TALL STUCCO WALL
-  SIX FOOT TALL METAL FENCE
-  SIX FOOT TALL WOOD FENCE TO MATCH EXISTING
-  FIVE FOOT TALL STUCCO MAILBOX PILLAR
-  EXISTING FENCE TO REMAIN

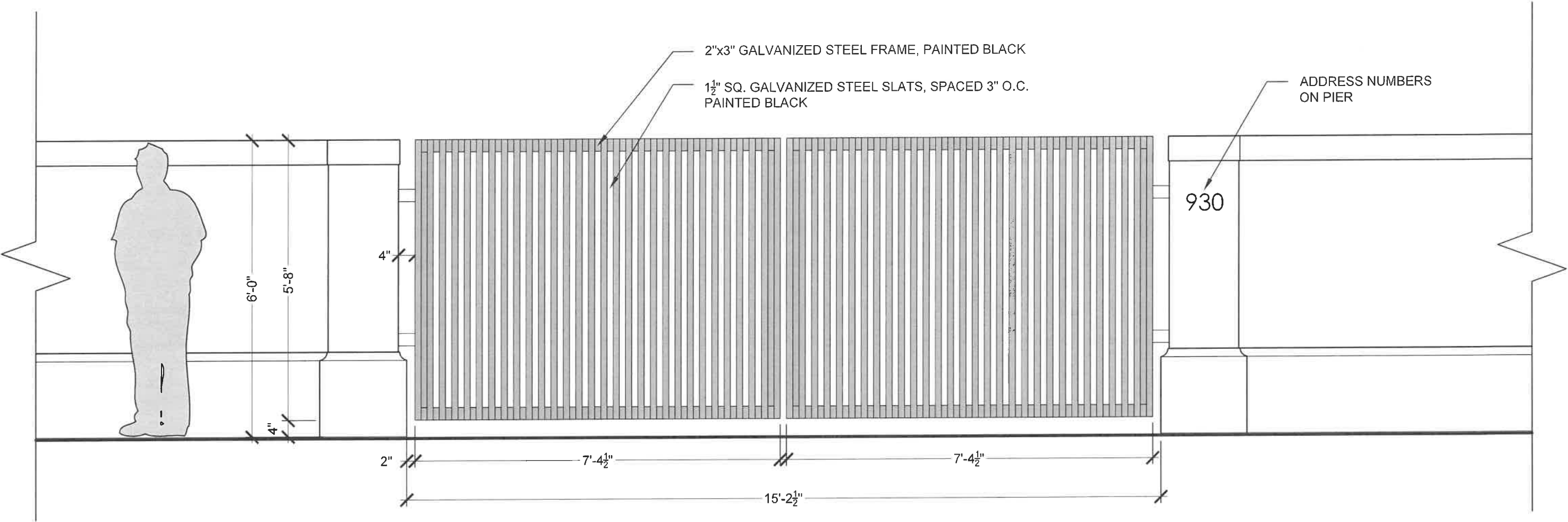
## WESTMINSTER

WARIANI PLOT STAMP: J:\01 Projects\2022\93022090\04 Construction\20230518\_930 Lake Rd\_Plan Updates for HPC

NOT FOR CONSTRUCTION

-  SIX FOOT TALL METAL DRIVEWAY GATE
-  SIX FOOT TALL STUCCO WALL
-  SIX FOOT TALL METAL FENCE
-  SIX FOOT TALL WOOD FENCE TO MATCH EXISTING
-  FIVE FOOT TALL STUCCO MAILBOX/GATE ENTRY SYSTEM PILLAR
-  EXISTING WALL/FENCE TO REMAIN

This plan is conceptual; all dimensions are to be verified. Materials are represented in their future condition in a more mature state. All designs and ideas contained in these drawings are not to be used as final construction documents by other than MARIANI ENTERPRISES, INC. They are the sole property of MARIANI ENTERPRISES, INC. and are not to be duplicated or put to bid without express written consent. Graphic representations are for illustrative purposes; field adjustments may be made during installation in keeping with the design intent.



4 LAKE ROAD GATE ELEVATION - STREET SIDE  
SCALE: 1" = 10'-0"

# Private Residence

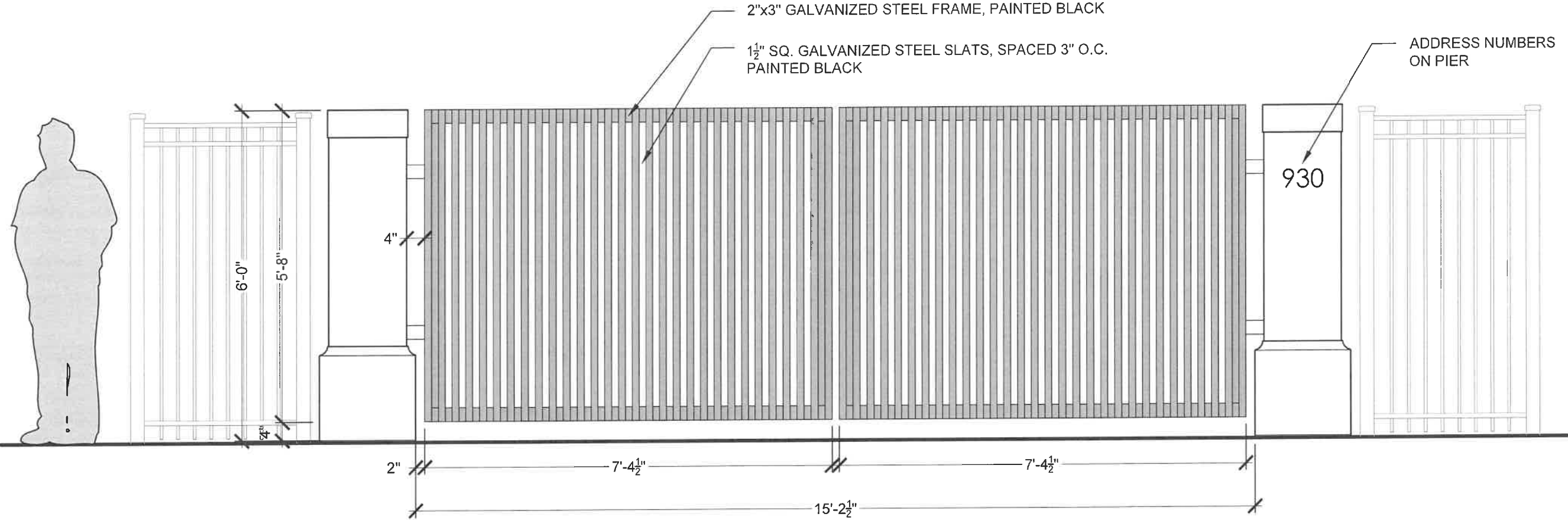
930 Lake Road, Lake Forest, IL 60044

Project No: 930  
6.12.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com

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6 WESTMINSTER AVENUE GATE ELEVATION - STREET SIDE  
SCALE: 1" = 10'-0"

# Private Residence

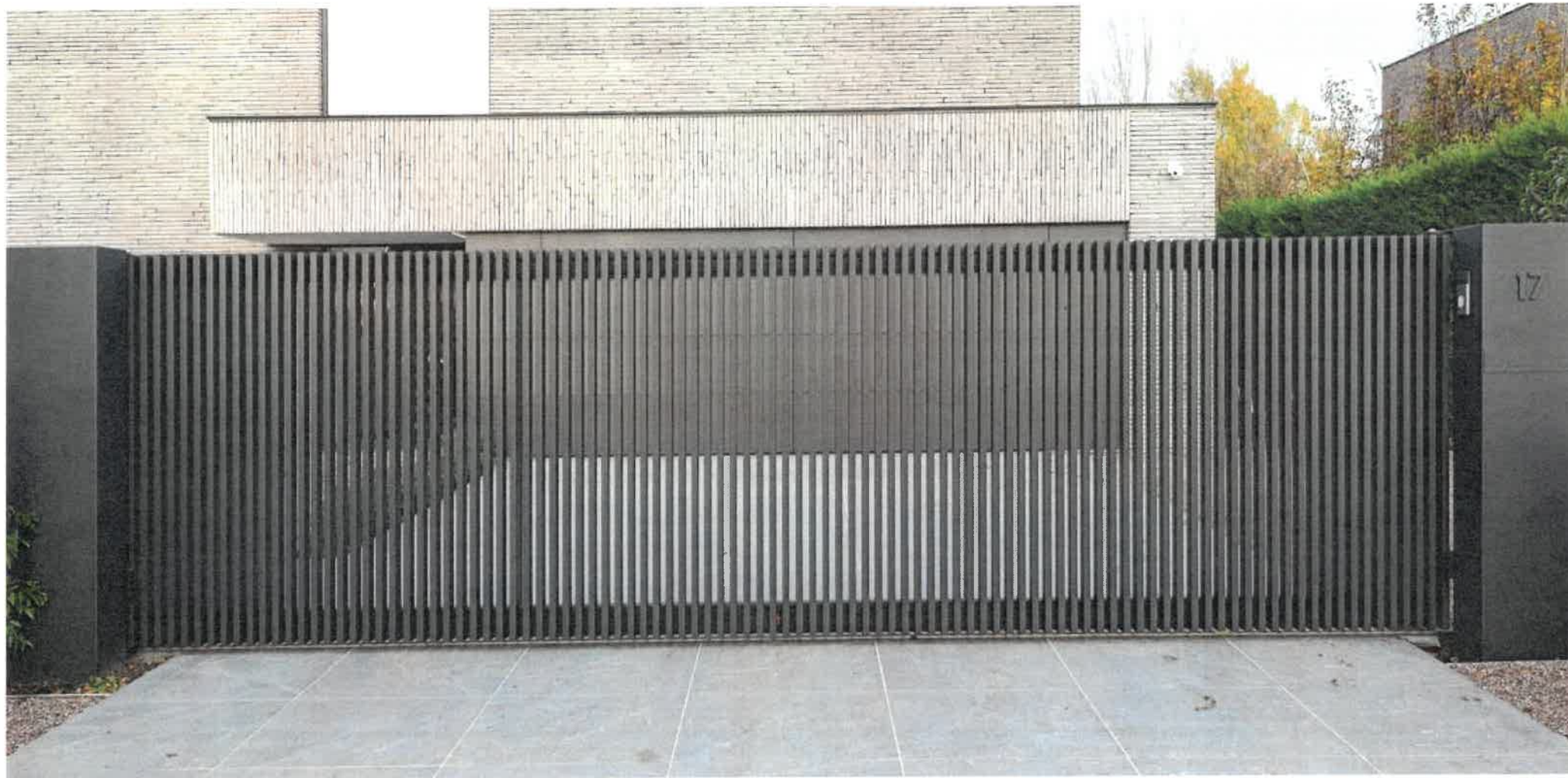
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Project No: 930  
6.12.2023



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**GATE PRECEDENT IMAGE:**

ART DECO INSPIRED METAL GATE. GATES TO BE LOCATED AT BOTH LAKE ROAD AND WESTMINSTER AVENUE DRIVEWAYS. COLOR TO MATCH WINDOWS ON HOUSE (BLACK).

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023

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STREETSCAPE IMAGE WITH WALL & DRIVEWAY GATE



3 STREETSCAPE FRONT ELEVATION  
SCALE: 1" = 10'-0"

Private Residence

930 Lake Road, Lake Forest, IL 60044

Project No: 930  
6.12.2023



**MARIANI**  
300 Rockland Road | Lake Bluff, Illinois 60045  
Phone: 847.234.2172 | Fax: 847.234.2754  
www.marianilandscape.com

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1

## FRONT ENTRY SKETCH

SCALE: N.T.S.

# Private Residence

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PERSPECTIVE VIEW FROM CORNER OF LAKE ROAD & WESTMINSTER



1

## CORNER SKETCH

SCALE: N.T.S.

# Private Residence

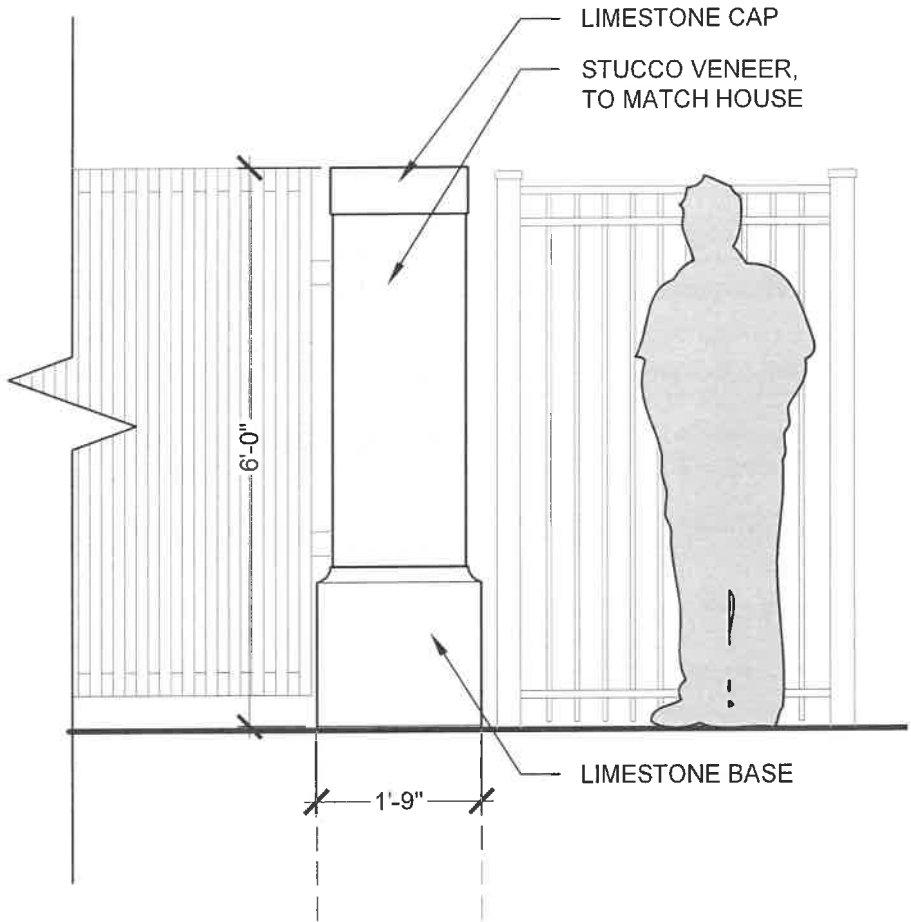
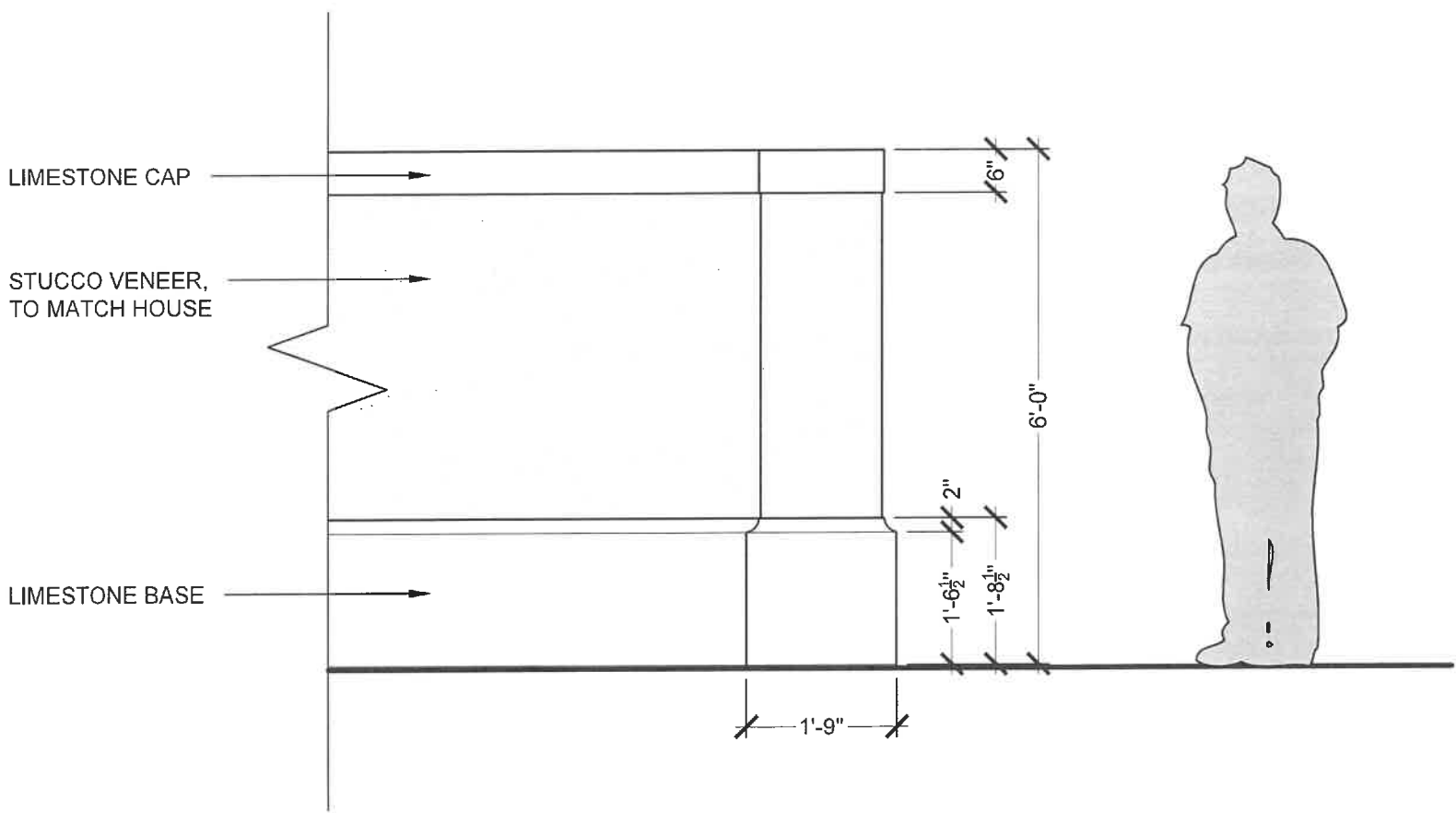
930 Lake Road, Lake Forest, IL 60044

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PROPOSED WALL & PILLAR DETAILS



1

PRIVACY WALL ELEVATION

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

2

GATE PIER ELEVATION

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

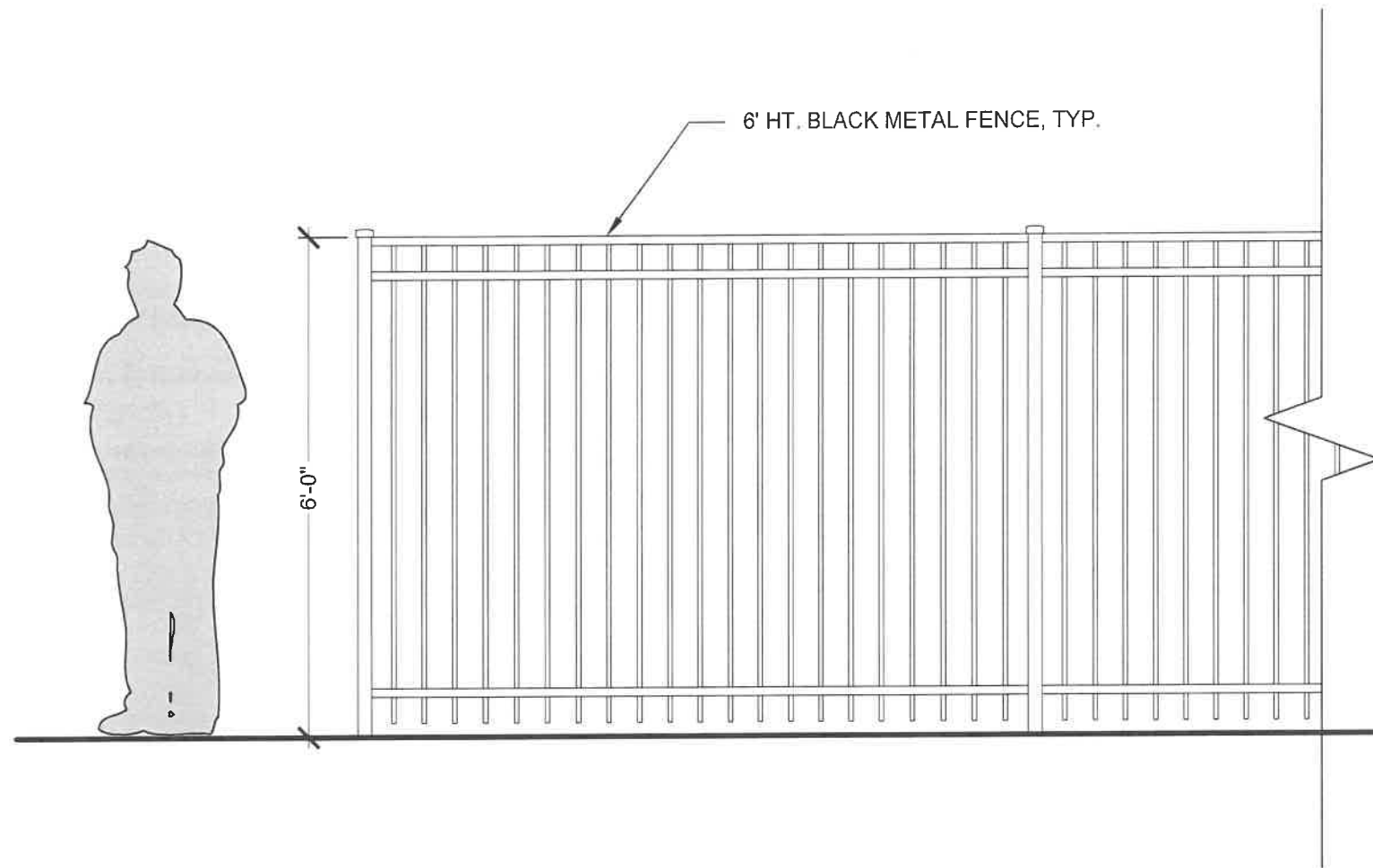
# Private Residence

930 Lake Road, Lake Forest, IL 60044

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6.12.2023

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8

## FENCING ELEVATION

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

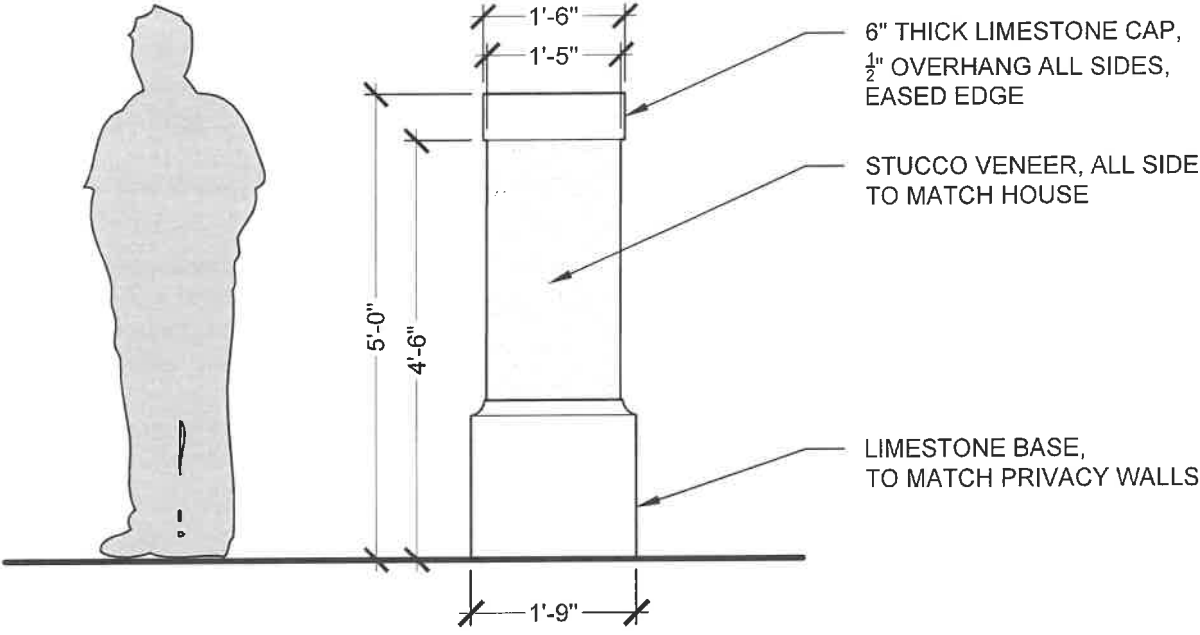
# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

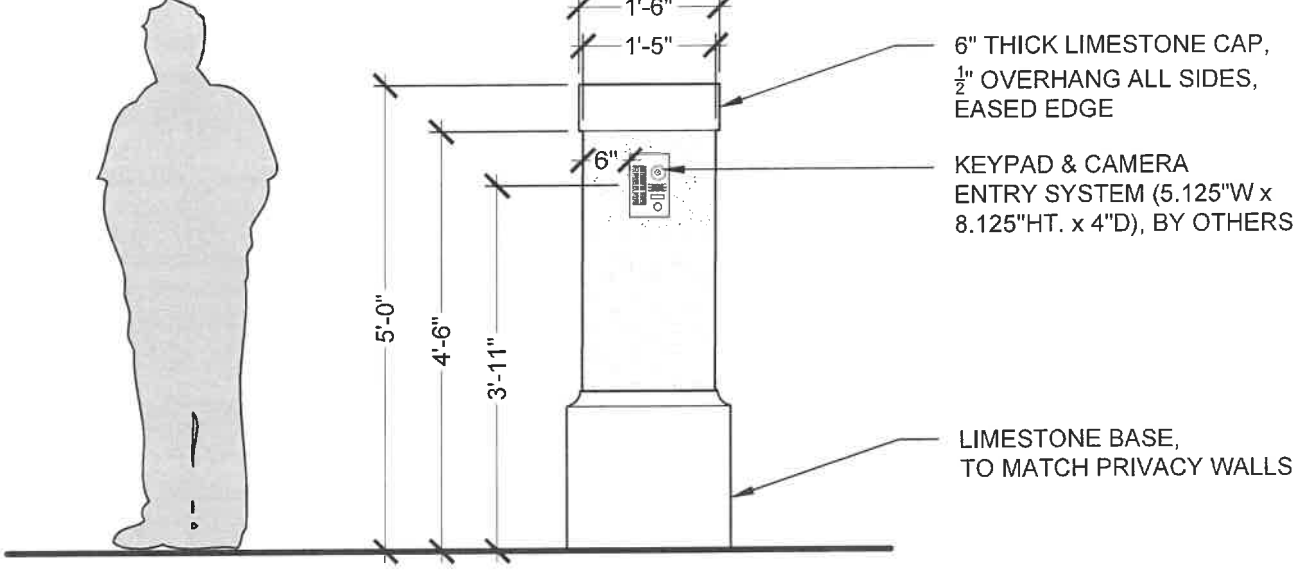
Project No: 930  
4.14.2023

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PROPOSED ENTRY SYSTEM PILLAR DETAILS – LAKE ROAD ENTRANCE



9 FRONT ENTRY PIER ELEVATION - STREET SIDE  
SCALE: 1" = 10'-0"



10 FRONT ENTRY PIER ELEVATION - DRIVEWAY SIDE  
SCALE: 1" = 10'-0"

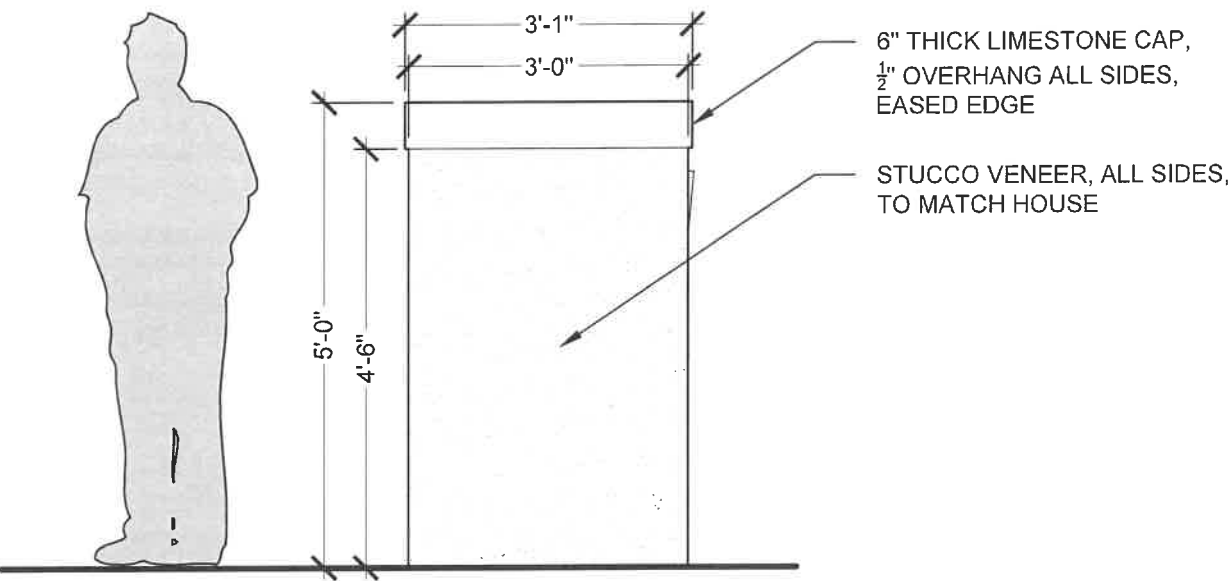
# Private Residence

930 Lake Road, Lake Forest, IL 60044

Project No: 930  
6.12.2023

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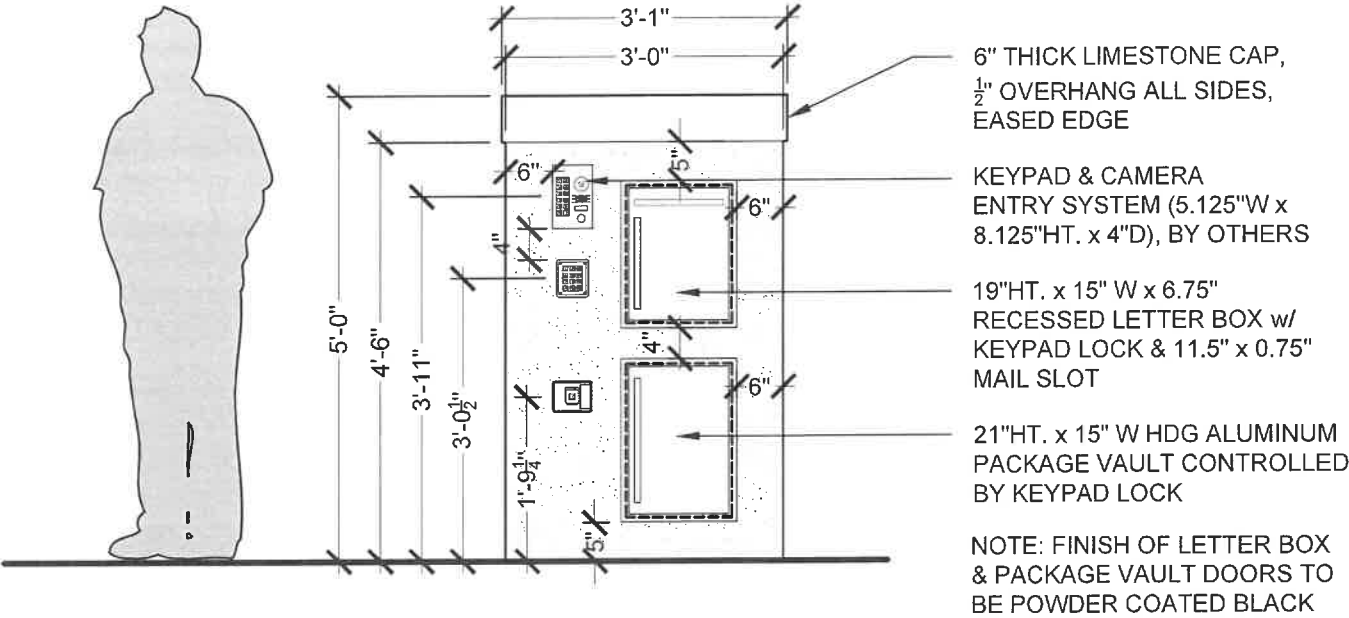
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11

MAILBOX ELEVATION

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



12

MAILBOX EAST ELEVATION

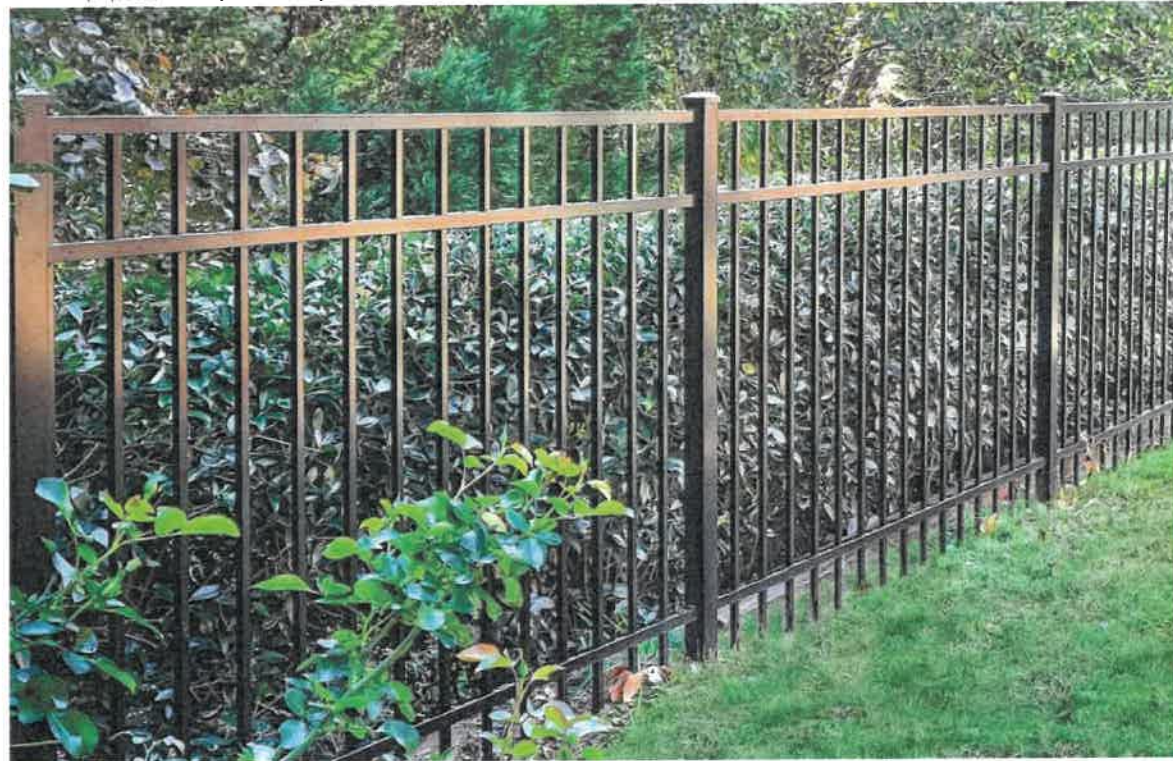
SCALE: 1/2" = 1'-0"

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
5.15.2023

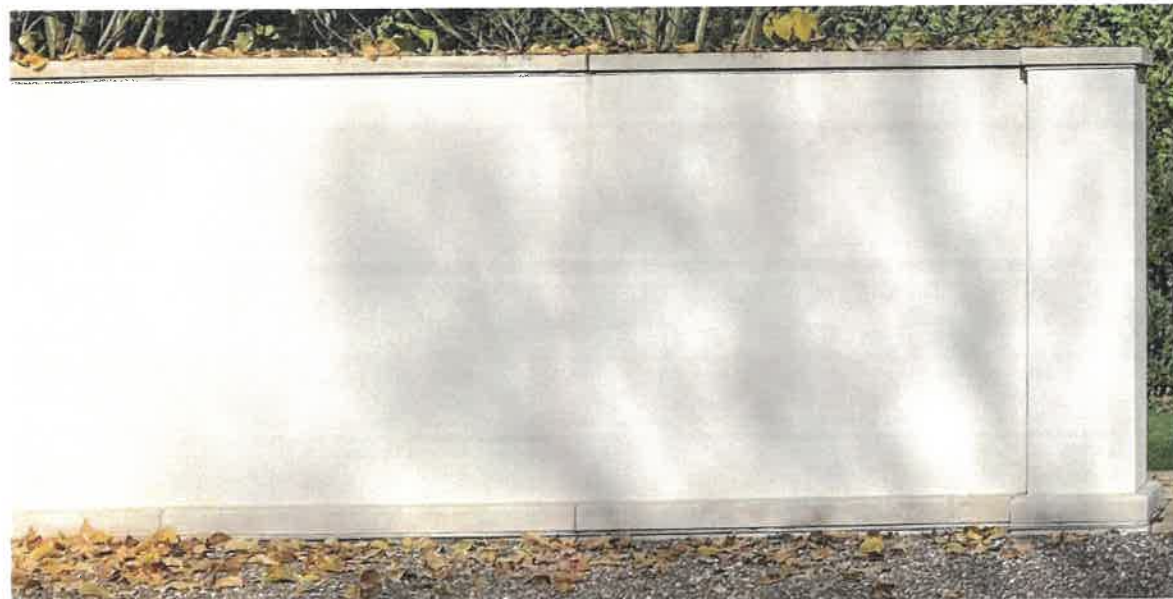
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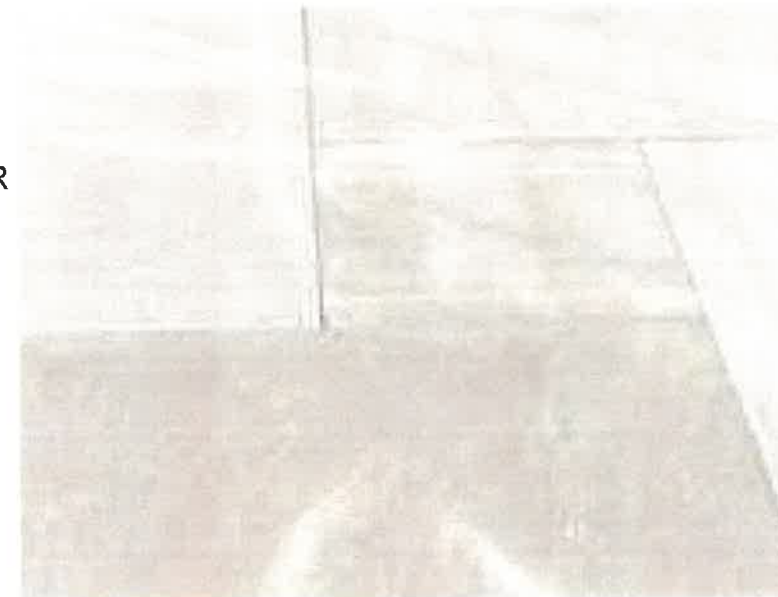
**TOP LEFT:**  
**FENCE PRECEDENT IMAGE:**  
BLACK METAL OPEN PICKET  
STYLE FENCE TO RUN ALONG  
WESTMINSTER AVENUE.



**TOP RIGHT:**  
**EXPOSED AGGREGATE DRIVEWAY:**  
BOTH EXISTING CONCRETE PAVER  
DRIVEWAYS TO BE REPLACED WITH  
EXPOSED AGGREGATE CONCRETE.



**BOTTOM LEFT:**  
**STUCCO WALLS:**  
WHITE STUCCO WALLS WITH  
LIMESTONE COPING & BASE TO RUN  
ALONG LAKE ROAD. STUCCO COLOR  
AND TEXTURE TO MATCH HOUSE.



**BOTTOM RIGHT:**  
**LIMESTONE PAVING:**  
ALL EXISTING POOL DECK, WALKS,  
STEPS, & STOOPS TO BE REPLACED  
WITH LIMESTONE.

# Private Residence

930 Lake Road, Lake Forest, Illinois 60044

Project No: 930  
4.14.2023

CONSULTANTS:

CLIENT:

Private Residence

930 Lake Road  
Lake Forest, IL

#	Date:	Description:	By:
1	4.14.2023	Historic Preservation	MT
2	5.16.2023	Site Plan	MT

This plan is conceptual; all dimensions are to be verified. Materials are represented by their relative condition in a cross-section view. All dimensions and materials are subject to change without notice. This plan is not to be used for construction purposes without the written consent of MARIANI LANDSCAPE. All dimensions are to be verified on the ground. All dimensions are to be verified on the ground. All dimensions are to be verified on the ground.

DESIGN: MTRF  
DRAFTED: MT  
CHECKED: SF

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

ISSUED DATE: 9/30/2023  
PROJECT NO: 93022090

LANDSCAPE  
PLAN

L-7.0

NOT FOR CONSTRUCTION

MARIANI PLOT STAMP: J:\01 Projects\2023\02\2090\04 Construction\20230518\_930 Lake Rd\_Plan Updates for HPC

**MARIANI**   
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[www.marianilandscapes.com](http://www.marianilandscapes.com)

CONSULTANTS:

CLIENT:

Private Residence

930 Lake Road  
Lake Forest, IL

[illegible]

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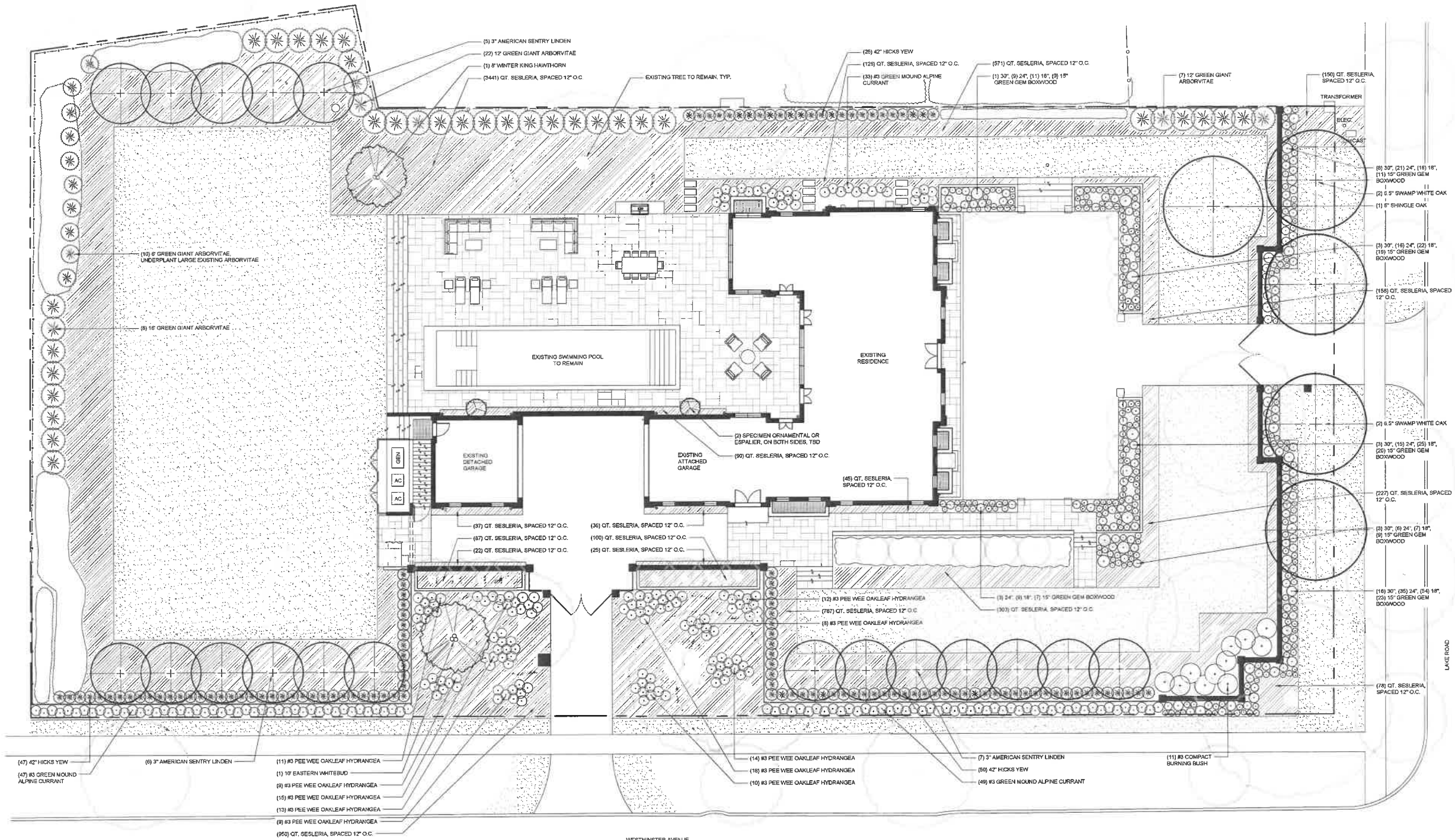
SCALE: 1" = 10'-0"

ISSUED DATE: \_\_\_\_\_  
PROJECT NO: \_\_\_\_\_ 93022090

LANDSCAPE  
PLAN

L-7.0

NOT FOR CONSTRUCTION



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**CLIENT:**

930 Lake Road  
Lake Forest, IL

[illegible]

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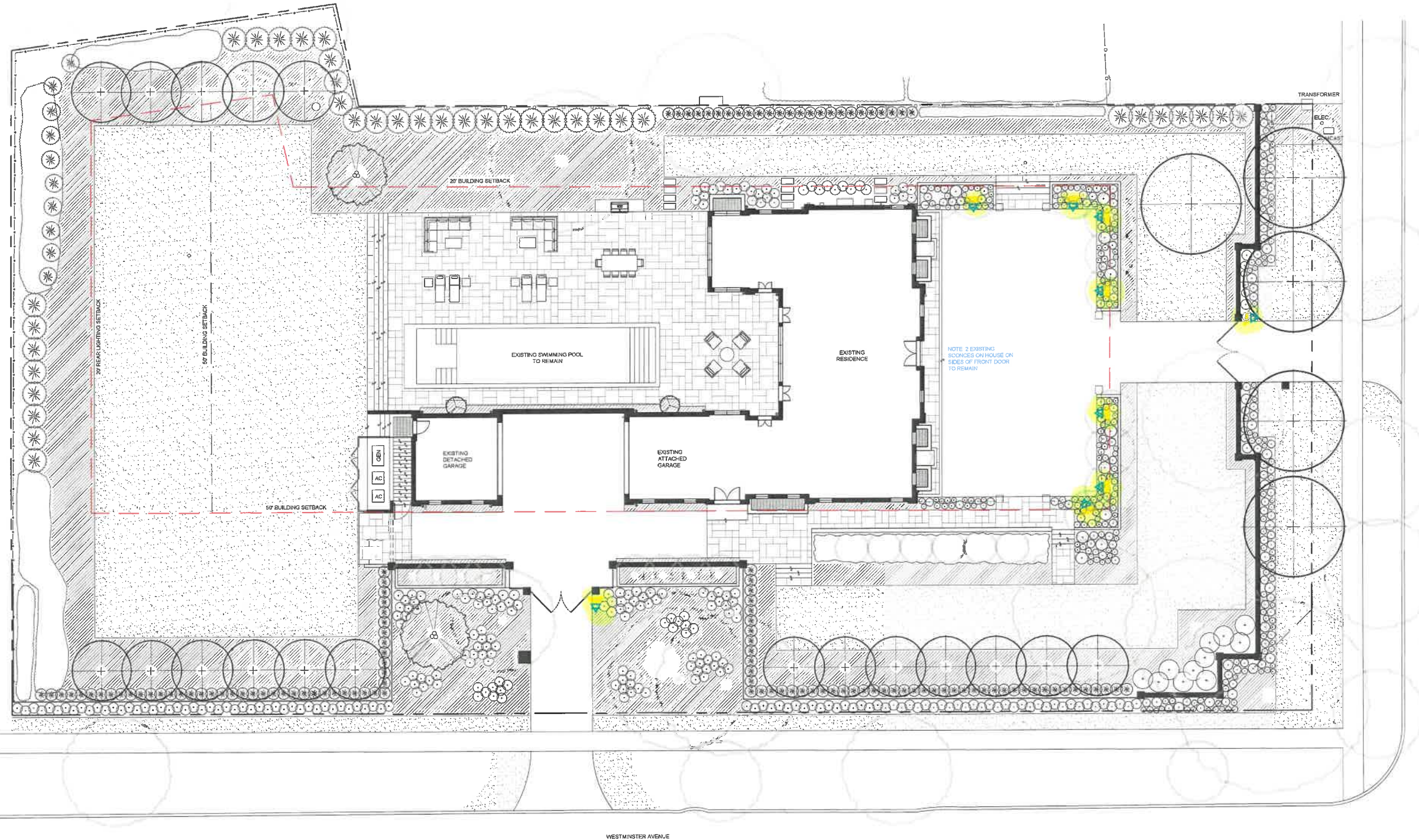
SCALE:  $1" = 10'-0"$

ISSUED DATE:	
PROJECT NO:	93022090

LIGHTING PLAN

L-9.0

NOT FOR CONSTRUCTION



MARIANI PLOT STAMP: J:\01 Projects\2022\93022090\04 Construction\20230608\_930 Lake Rd\_CDs



SPECIFICATION SHEET

Type:

Model:

FAIRMONT Shrouded Uplight Fixture

ORDERING CODE:  
489920

SPECIFICATIONS

**HOUSING:**  
Cast brass. Includes an adjustable 3" shroud with an optional 5" shroud available. Threaded housing with O-ring.

**FINISH:**  
Weathered brass. Custom powder coated colors available.

**LENS:**  
Clear flat tempered glass.

**SOCKET/LAMP HOLDER:**  
One fixed ceramic bi-pin socket with stainless steel retaining springs.

**LAMP TYPE:**  
12V MR16. LED recommended. 30W halogen or 7W LED maximum.

**MOUNTING:**  
Stem threaded with 1/2" NPT. Heavy-duty composite stake included. May be mounted into threaded hubs in junction boxes or mounting accessories.

**WIRING:**  
Pre-wired with 5' pigtail of 18/2 cable.

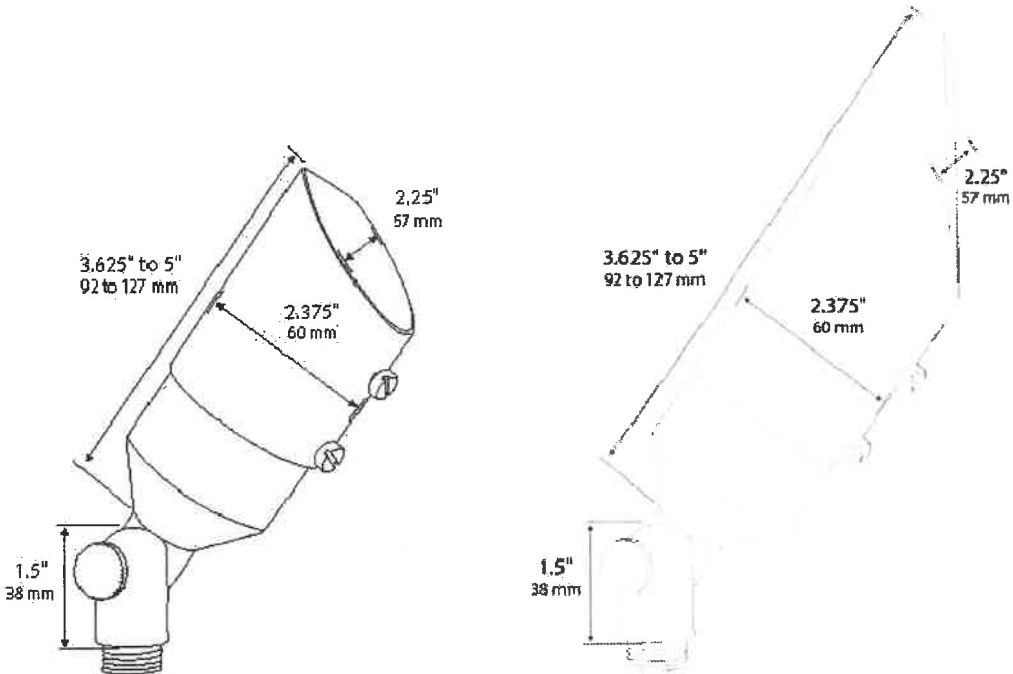
**WARRANTY:**  
Lifetime.



The Fairmont uplight has an adjustable 3" shroud to control glare (optional 5" shroud available). Easily adjustable swivel to achieve the optimal effect. Numerous mounting options available. A very wide range of MR16 lamp intensities, beam spreads, and hues are available to maximize your creative expression.

MICRO BULLET UPLIGHT FIXTURE

DIMENSIONS:



**Agenda Item 4**  
**401 E. Westminster**  
**Garage Demolition, Replacement Garage, Hardscape**

Staff Report  
*Building Scale Summary*  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Plat of Survey – Existing Conditions*  
*Proposed Demolition Plan*  
Proposed Site Plan  
Proposed Garage  
    East and South Elevations  
    West and North Elevations  
    Roof Plan  
    Building Section  
    Floor Plan  
Proposed Fence Renderings  
Fence Details  
Outdoor Fireplace Details  
*Conceptual Landscape Plan*  
*Images of Existing Residence*  
*Correspondence*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and Members of the Historic Preservation Commission
DATE:	June 28, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>401 E. Westminster – Garage Demolition, Replacement Garage, Hardscape</b>

### PROPERTY OWNERS

Laura and Jeff Torosian  
401 E. Westminster  
Lake Forest, IL 60045

### PROPERTY LOCATION

410 E. Westminster

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Historic Districts

### PROJECT REPRESENTATIVE

Laura Torosian

### SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow demolition of a two-car detached garage and to approve a three-car detached garage on the south side of the property. A new inground pool, hardscape, and fencing is also proposed.

### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Westminster, at its intersection with Washington Road. The house was constructed in 1928 and is an example of the Colonial Revival architectural style. The residence is identified as a Contributing Structure to the Local Historic District.

In January 2020, the Commission granted a Certificate of Appropriateness for the addition of a portico at the front entrance, dormers on the front and rear sides of the home and various associated exterior alterations. This work has been completed.

### STAFF EVALUATION

#### *Demolition*

The petitioner is requesting approval of the demolition of the existing detached garage in its entirety. A review of the demolition criteria is provided below.

**Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.**

This criteria is satisfied. The existing detached garage was built in 1962 is not original to the property and does not reflect any historical, cultural or architectural significance.

**Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.**

This criteria is satisfied. The detached garage does not contribute to the character of the Historic

District or possess significance that would make it worthy of preservation.

**Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.**

This criteria is satisfied. The proposed demolition is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The garage proposed for demolition is not original to the property and is not architecturally significant.

**Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.**

This criteria is satisfied. The existing garage is not of such old, unusual or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense.

**Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.**

Concurrent with this request for approval of demolition, plans for a replacement garage are presented for review and approval by the Commission.

*Proposed Garage*

A three-car detached garage is proposed on the south side of the property. The garage doors face east. The garage is a simple, single story structure and is rectangular in shape, measuring 20 feet wide and 31 feet and 4 inches long. The proposed garage is designed to be compatible with the Colonial Revival style of the existing residence.

*Site Plan and Hardscape*

The existing asphalt motor court at the front of the house will be replaced with a new permeable gravel motor court. The size and shape of the motor court will remain the same. A new wood fence is proposed on top of the existing stone retaining wall along the north side of the front motor court. The existing driveway along the east property line will be removed and replaced with a concrete or asphalt driveway and will extend south to access the new garage. A low stone wall and 4 foot tall wood fence is proposed along the west side of the driveway, for the portion of the driveway that extends behind the house. New stone steps with iron railings will replace the existing wood steps at the doors on the rear of the home. An inground pool and stone terrace are proposed in the rear yard. On the east side of the new stone terrace an outdoor, stone fireplace is proposed.

Based on information submitted by the petitioner, the amount of impervious surface on the site will increase from coverage of 24 percent to 39 percent. Due to the increase in impervious surface and associated water runoff, the City Engineer is recommending a curb be installed along the east side of the driveway to direct runoff north toward the street rather than on to the adjacent property to the east.

*Findings*

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

**Standard 1 – Height.**

This standard is met. No changes are proposed to the height of the existing house. The proposed garage is 16 feet tall. The maximum height allowed for an accessory structure is 25 feet.

The proposed fence along the north side of the motor court is 5 feet tall as measured from the base of the fence to the top of the finials proposed on either side of the center gate. The fence and gate will be installed on top of an existing 2 foot tall stone wall, for a total height of 7 feet, which is the maximum allowable height for a fence or fence and wall in combination.

**Standard 2 - Proportion of Front Façade.**

This standard is met. No changes are proposed to the front façade of the residence.

**Standard 3 – Proportion of Openings.**

This standard is met. The garage presents a single 9 foot wide overhead door and a double 16 foot wide overhead door on the east elevation. Two double hung windows with shutters are proposed on the west elevation of the garage. The double hung windows are in keeping with the style of the windows on the residence.

**Standard 4 – Rhythm of Solids to Voids.**

This standard is generally met. The garage has openings on the east, west and north elevations. The south elevation is solid without any openings, however given that this side of the garage is approximately 5.5 feet from the property line and fence, it may be appropriate for the south elevation to be solid without any openings.

**Standard 5 – Rhythm of Spacing on the Street.**

This standard is met. The garage is proposed on the south side of the property and will be minimally visible from the street.

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

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

**Standard 7 – Relationship of Materials and Textures.**

This standard is met. The materials for the proposed garage are compatible with the residence. The garage will have cedar clapboard siding, and a cedar shingle roof. Wood windows with true divided lites are proposed. The garage doors will be wood. Wood trim, fascia and soffits are proposed. The gutters and downspouts are aluminum. The outdoor fireplace and terraces will be stone. The proposed fence along the north side of the motor court will be wood.

**Standard 8 – Roof shapes.**

This standard is met. The garage will have a simple steeply pitched gable roof form, consistent with the existing residence and the Colonial Revival style.

**Standard 9 – Walls of continuity.**

This standard is met. The style, exterior materials and architectural detailing is carried through all elevations of the proposed garage.

**Standard 10 – Scale.**

This standard is met. The project as proposed complies with the square footage limitations. Based on the lot size a residence of up to 4,140 square feet is permitted on the site. In addition, design elements of up to 414 square feet and a garage of up to 600 square feet are permitted. The residence on the property is 4,113 square feet. After the existing garage is demolished, the full allowance of 600 square feet is available for the proposed garage. The square footage of the proposed garage is 627 square feet.

In total, the existing residence with the proposed garage will total 4,140 square feet, which is the maximum allowable square footage for this property. Because the square footage of the residence and garage is at the maximum allowable size, during construction, as-built drawings will be required to confirm that the square footage does not exceed the maximum allowed.

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

This standard is met. The proposed work does not impact the directional expression of the front elevation of the residence.

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

This standard is met. The proposed garage and hardscape do not impact any distinguishing original qualities of the existing residence. As noted above, the existing garage proposed for demolition was built in 1962 and does not reflect any historical or architectural significance.

**Standard 13 – Preservation of Natural Resources.**

This standard is met. No trees are proposed for removal as part of this request. The petitioner submitted a conceptual landscape plan that reflects arborvitae along the east and west property lines and a portion of the south property line. New shade trees and evergreen shrubs are proposed in the front and rear yards.

**Standard 14 – Compatibility.**

This standard is met. The proposed garage and hardscape are in keeping with the architectural style and character of the residence. The proposed garage and hardscape consist of high quality, natural materials that are compatible with the historic residence.

**Standard 15 – Repair to Deteriorated Features.**

This standard is not applicable to this request.

**Standard 16 – Surface Cleaning.**

This standard is not applicable to this request.

**Standard 17 – Integrity of Historic Property.**

This standard is met. The integrity of the historic residence is not threatened by the proposed garage and hardscape. The proposed garage and hardscape are compatible with the character of the historic residence and will enhance the property.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing,

two letters from neighboring property owners expressing support for the project were received and are included in the Commission's packet.

### **RECOMMENDATION**

Grant a Certificate of Appropriateness for the demolition of the existing garage, approval of a detached three-car garage and hardscape based on the findings detailed in this staff report and subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission 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.
2. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
3. Details of all exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
4. Prior to the issuance of a building permit, a materials' staging, and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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

Address 401 E. Westminster Owner(s) Jeff and Laura Torosian  
 Reviewed by: Jen Baehr

Date 6/28/2023

Lot Area 22802 sq. ft.

**Square Footage of Existing Residence:**

1st floor 1922 + 2nd floor 1551 + 3rd floor 640 = 4113 sq. ft.

Design Element Allowance = 414 sq. ft.

Total Actual Design Elements = 62 sq. ft. Excess = 0 sq. ft.

Garage 482 sf actual ; 600 sf allowance Excess = 0 sq. ft.  
 (Existing)

Garage Width 22 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** = 4113 sq. ft.

**Square Footage of Proposed Addition:**

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

New Garage Area 627 sq. ft. Excess = 27 sq. ft.

**TOTAL SQUARE FOOTAGE** = 4140 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 4140 sq. ft.

**DIFFERENTIAL** = 0 sq. ft. **Over Maximum**

**NET RESULT:**  
0 sq. ft. is

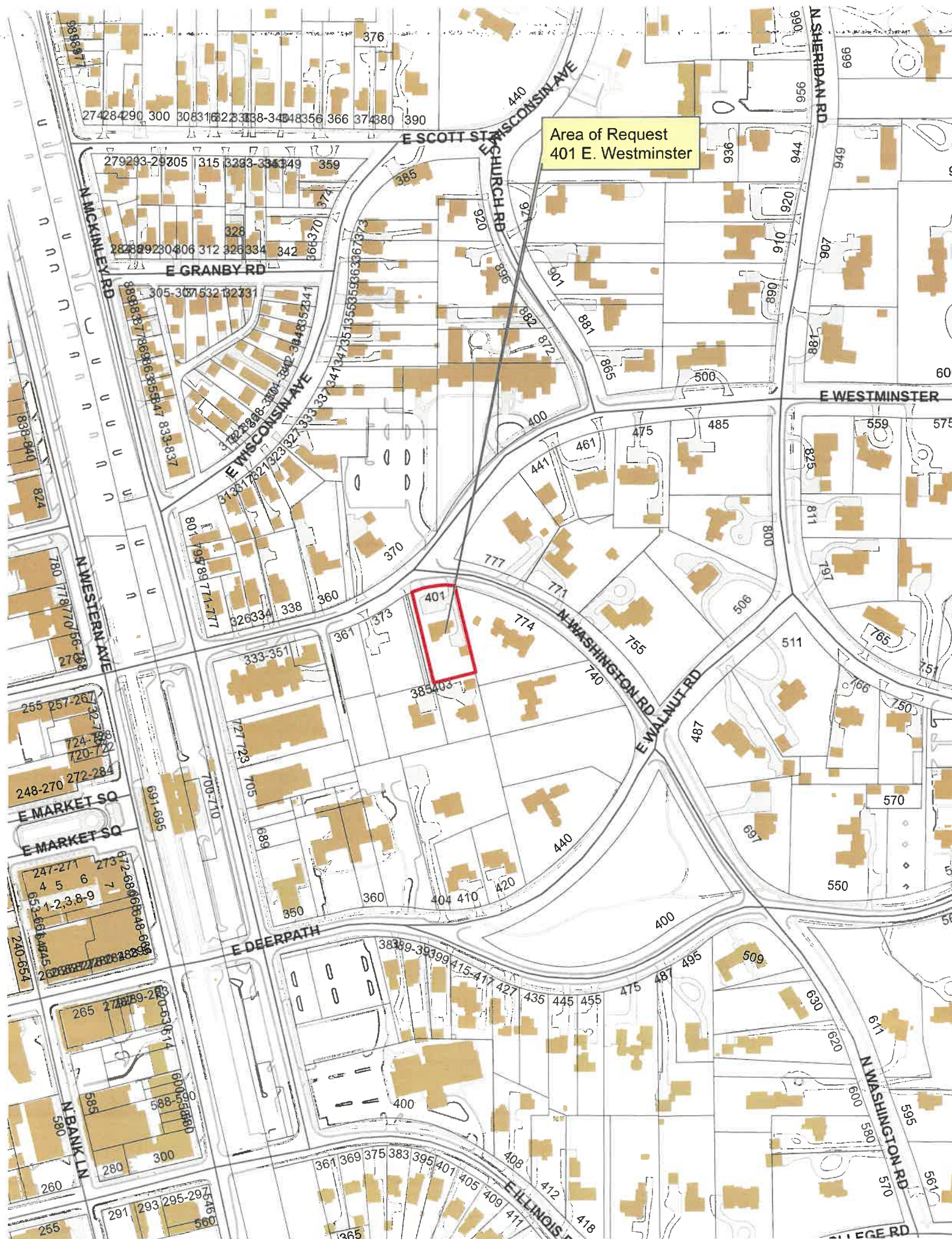
Allowable Height: 35 ft. Actual Height 36.8 ft. (existing house) 16 ft (proposed garage) **0.0% under the Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

Design Element Allowance: 414 sq. ft.

Front & Side Porches = 0 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 0 sq. ft.  
 Portico = 70 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 0 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 228 sq. ft.  
 Bay Windows = 0 sq. ft.

**Total Actual Design Elements** = 297 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request  
401 E. Westminister

Area of Request  
401 E. Westminster





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

**PROJECT ADDRESS** 401 EAST WESTMINSTER LAKE FOREST

**APPLICATION TYPE**

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

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

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

**PROPERTY OWNER INFORMATION**

Laura & Jeff TOROSIAN  
Owner of Property

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

Lake Forest  
City, State and Zip Code

(847) 997-6300  
Phone Number

Fax Number

Lauratorosian@gmail.com  
Email Address

Laura Torosian  
Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

Tim Casey (Homeowner to present)  
Name and Title of Person Presenting Project

Name of Firm

P.O. Box 81  
Street Address

Highland Park IL 60035  
City, State and Zip Code

(847) 858-4532  
Phone Number

Fax Number

caseytjc@yahoo.com  
Email Address

Timothy J. Casey  
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

## STATEMENT OF INTENT

Our objective is to remove an unsympathetic 1960's prefab garage from the property, and to replace it with one in keeping with both the colonial house and the 17 standards of the Historic District. The current garage does not match or enhance our home, nor does it meet these important standards. We intend to do a full, curated landscape in keeping with the clean lines of a Federal style house; currently there are no existing trees or shrubs on the property. Right now the rear and side property (south, west and east) are bordered by a standard 7 foot stockade fence, which will remain. New arborvitae will be planted for privacy and as a noise buffer.

Aligning form and function, siting the new garage at the far rear makes better use of our property. We are able to maximize lawnspace and gain privacy in our yard, especially from the west. We will match the details, scale, and materials of Jerome Cerny's 1927 design of our home so that the look is unified and cohesive.

Finally, we intend to install a traditional colonial white fence and gate on the front stone wall of the property. The Federal finials at the gate will be fashioned after Cerny's detail of a finial, found in his original blueprints of the house.

### SCOPE:

1. Demolish existing two-car garage.
2. Extend driveway to the south rear of property, where it will turn to terminate into new garage, with a sufficient turnaround area for cars to exit and enter the proposed new garage.
3. Construct a new three-car detached garage. This garage will face east, and will not be visible from the street. It will be clad in white, 6 inch wood siding to match house. Garage doors will be black, painted wood, with a classical colonial chevron style. There will be no windows in the garage doors. Two single-light, seeded glass exterior lanterns will be installed. Windows, found on the west side of the garage, will match windows on the house and will have louvered wood shutters and shutter dogs to match those on the house. Roof will be wood shingles, to match house. North, pool

facing side will have a single Dutch door, matching the house and uplit for soft lighting, and a trellis for climbing hydrangea.

4. Install a pool, outdoor fireplace, and patio between the house and the proposed garage. Patio, pool coping and fireplace will be constructed of Edenstone to match front porch, front walkway and front steps.
5. *Back door*: Install a new set of Edenstone rear steps with wrought iron railing to replace existing wood steps. Install simple patio with gracious, wide steps to driveway, and a gated entry to pool and yard.
6. Install a traditional 4 foot painted wood fence (to match front fence) atop cellar stairway curb for safety.
7. Install *appropriate safety fence* for backyard: Install a 4 foot wood picket fence along driveway, to match front fence, with gate to pool and yard; plant upright boxwood or yew along fence to create privacy. Plant climbing hydrangea to soften fence. Install gate between garage and rear fence for landscaper access to yard. Install 4 foot stockade fence extending from northwest corner of house to existing 7 foot stockade fence; plant euonymous to climb and cover this fence.
8. Plant Thuja "Green Giant" arborvitae along rear property perimeter, east, west and south sides, for privacy. Plant several shade trees in rear yard to create both shade and privacy. (In order to maximize privacy, exact location will be determined once condominium buildings immediately to the west are finalized.) New edited plantings will relate to owners' need for privacy and desired classical aesthetic: hornbeams, maples, crab trees, lilacs, euonymous, boxwood, yews.
9. Replace existing concrete steps at rear dining room door with Edenstone steps to match patio, and to be in compliance with current safety codes.
10. Replace existing narrow, concrete three steps at south west corner of home with Edenstone steps to match patio; steps will span the width of the three sets of French doors on this portion of the house, and be in compliance with current safety codes.
11. *Front yard*: Replace current courtyard blacktop with pea gravel.
12. *Front yard*: Clean rounded stone wall built around 1960, which is otherwise in excellent structural condition. Install a new set of steps leading to sidewalk, in line with front door; these steps will be of Edenstone to match the hardscape on the rest of the property.

13. *Front yard:* Install a 48 inch, traditional Federal picket fence on top of the rounded stone 24 inch wall. Install a custom gate at new steps for handsome entry to courtyard, with finials built to match those found in Jerome Cerny's 1927 house blueprints. Fence will be made of wood and painted white to match house.
14. *Front yard:* Plant arborvitae along east and west sides; plant "gumdrop" yew bushes in a simple Federal style at house and around the new front steps. Plant four "Exclamation!" London Plane Trees, each in one of the four corners of the courtyard. To soften the appearance of both stone retaining walls, plant euonymous at random intervals along these walls to give a natural and finished look.

**The proposed changes are in line with the Historic Preservation Standards as follows:**

1. **Height:** The garage will be built to human scale and will be 16 feet at the peak of the roof. This will be visually compatible with the existing home, as well as neighboring homes and detached garages.
2. **Proportion of Front Façade:** The proposed garage will face east and will not be visible from the street. Two garage doors will be installed, one a "two car," 16 foot door, and the other a "one car," 9 foot door, each at standard 8 foot height.
3. **Proportion of Openings:** Traditional garage doors, windows on west facing wall, and a simple classic door leading to pool patio create a structure in keeping with the colonial house.
4. **Rhythm of Solids to Voids in Front Facade:** The garage will not be visible from the street. The garage doors are compatible with similar detached garages in the Historic District.
5. **Rhythm of Spacing and Structures on Street:** Not Applicable
6. **Rhythm of Entrance Porches, Storefront Recesses, and other projections:** Not Applicable

7. **Relationship of Materials and Texture:** The materials proposed are all natural materials, and they will match the existing house.
8. **Roof Shapes:** The gable roof shape of the proposed garage matches the house and is in keeping with the neighboring properties as well.
9. **Walls of Continuity:** Not Applicable
10. **Scale of Structure:** The human scale of the proposed garage is consistent with both the 1927 house and the neighboring detached garages.
11. **Directional Expression of Front Elevation:** The front of the proposed garage will face east.
12. **Preserving Distinguishing Features:** Front stone retaining wall will be preserved and enhanced with the addition of the traditional colonial fence.
13. **Protection of Resources:** Not Applicable
14. **New Construction:** Proposed new garage will match the 1927 house, and will be in keeping with nearby detached garages in scale and style.
15. **Repair to Deteriorated Features:** Not Applicable
16. **Surface Cleaning:** The rounded stone retaining wall at the front of the front courtyard will be cleaned of 60 years of dirt and grime.
17. **Integrity of Historic Property:** Not Applicable



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 N/A

**Window Treatment**

**Primary Window Type**

- ☒ Double Hung  
☐ Casement  
☐ Sliding  
☐ Other \_\_\_\_\_

Color of Finish \_\_\_\_\_

**Finish and Color of Windows**

- ☒ Wood (recommended)  
☐ Aluminum Clad  
☐ Vinyl Clad  
☐ Other \_\_\_\_\_

**Window Muntins**

- ☐ Not Provided  
☒ True Divided Lites

***Simulated Divided Lites***

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

**Trim Material**

**Door Trim**

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

**Window Trim**

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

**Fascias, Soffits, Rakeboards**

- ☒ Wood  
☐ Other \_\_\_\_\_

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

**Chimney Material**

FIREPLACE ON POOL PATIO

- ☐ 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 Edenstone to match existing

(847) 336-0059 phone  
(847) 336-8753 fax

PEKLAY SURVEYING CO., LTD.  
**PLAT OF SURVEY**

163 N. GREENLEAF ST.  
SUITE 1  
GURNEE, IL. 60031-3344

LOT 1 R.H. MABBATT SUBDIVISION OF LOT 131 AND PART OF LOTS 130 AND 134 OF LAKE FOREST IN THE NORTH HALF OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID R.H. MABBATT SUBDIVISION, RECORDED AUGUST 10, 1961, AS DOCUMENT NUMBER 1118216, IN BOOK 38 OF PLATS, PAGE 62, IN LAKE COUNTY, ILLINOIS.

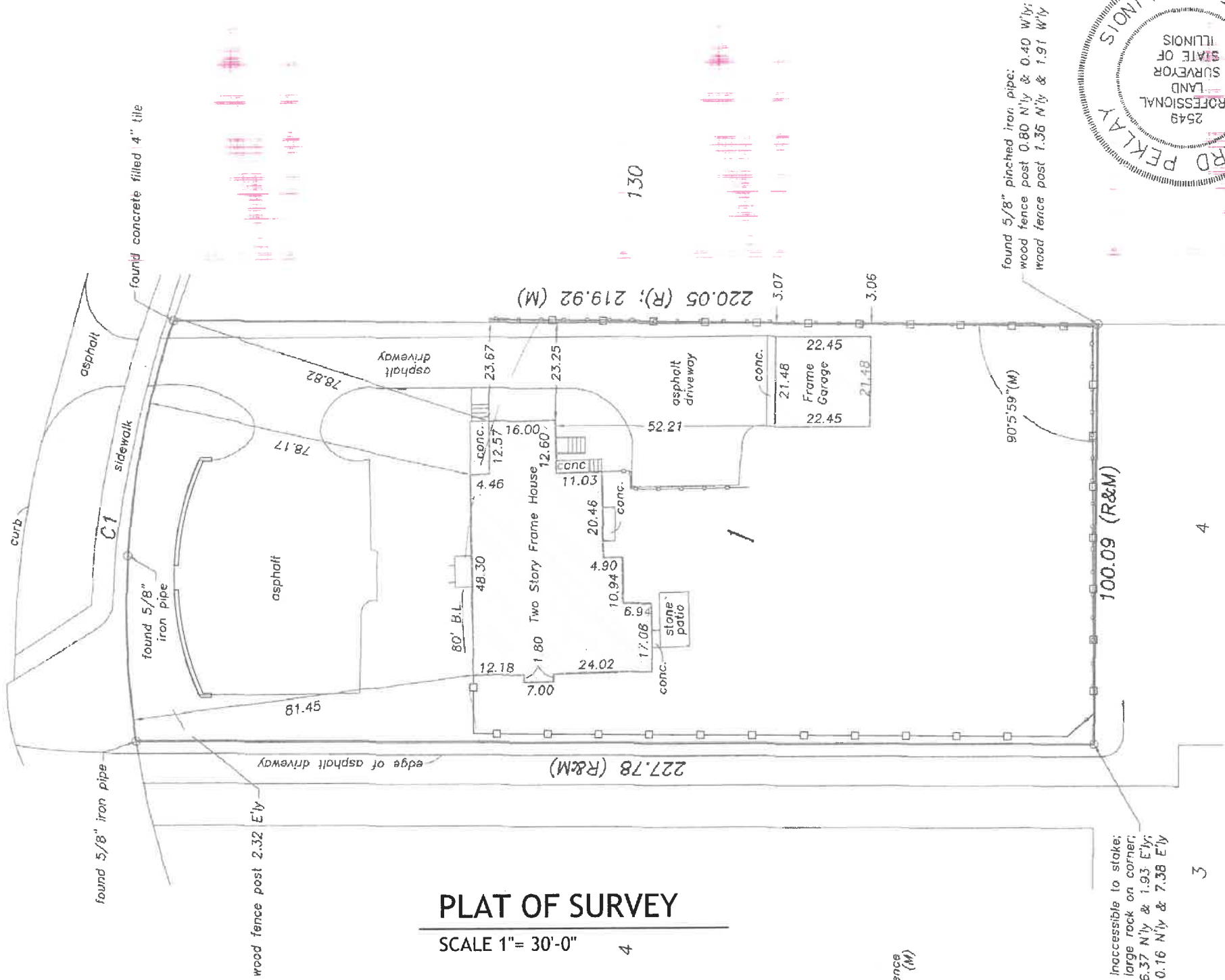
Westminster Road

# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

PLAT OF SURVEY  
SCALE 1" = 30'-0"

**Legend**  
(R) = Record  
(M) = Measure  
B.L. = Building Line  
--- = Wood Fence  
Area = 22,802 sq.ft. (M)



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.  
DATE OF FIELD WORK: 8/27/14  
SCALE: One inch = 30 feet

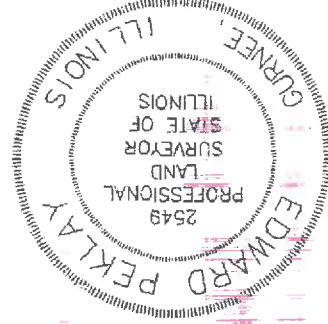
FILE NO. 14-264  
ORDERED BY: Semmelman & Semmelman, Ltd.  
PROPERTY ADDRESS: 401 E. Westminster Road, Lake Forest, IL

## Curve Table

NUMBER	RADIUS	ARC LENGTH
C1	216.30	101.09 (R): 101.31 (M)

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

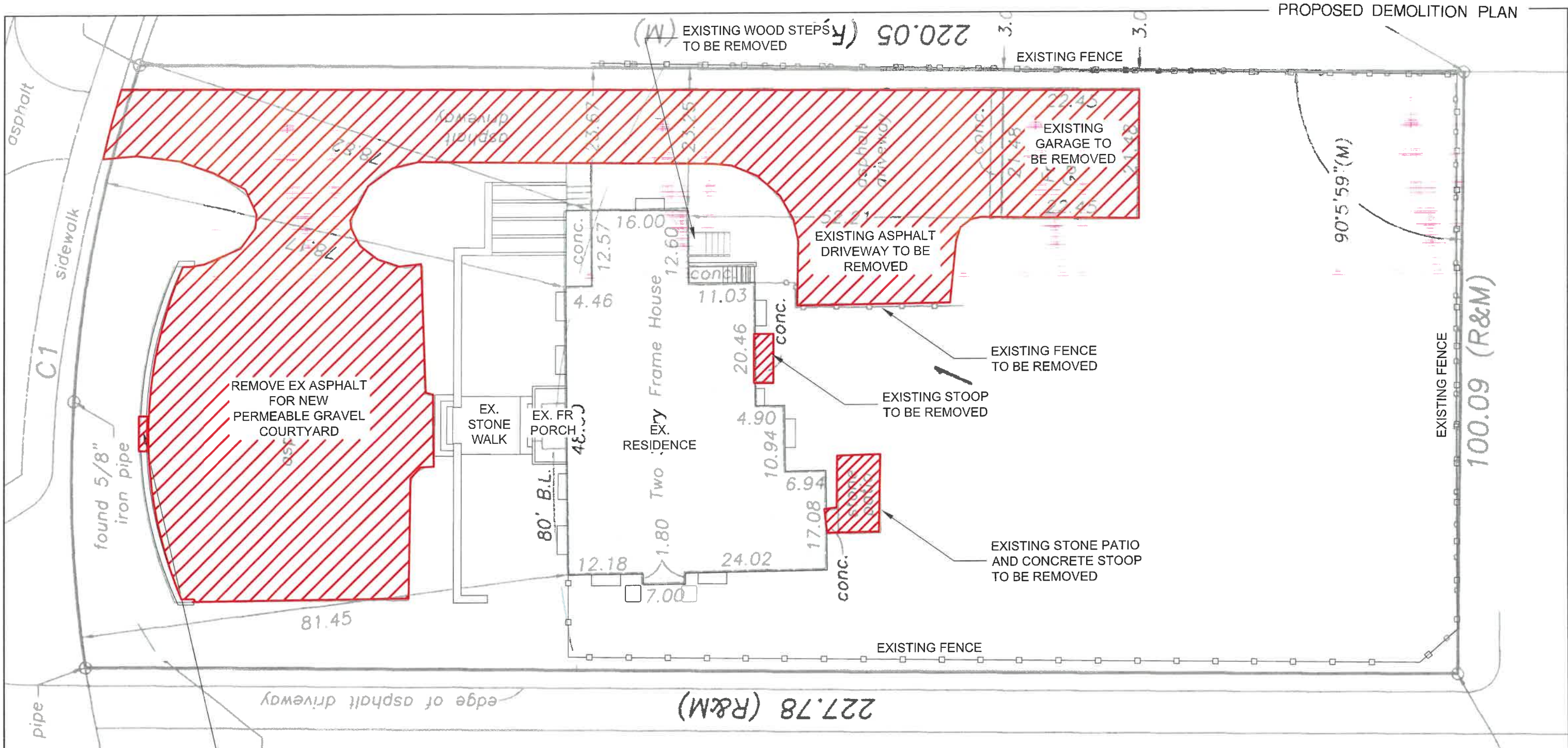


STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GURNEE, IL 8/29 A.D. 2014  
PEKLAY SURVEYING CO., LTD.  
PROFESSIONAL DESIGN FIRM NO. 2981  
BY *Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2014

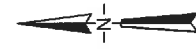
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REMOVE  
RETAINING WALL  
DOWN APPROX. 7"  
FOR NEW EDEN  
STONE STEPS AND  
GATE

### PROPOSED SITE PLAN

SCALE 1/16"= 1'-0"

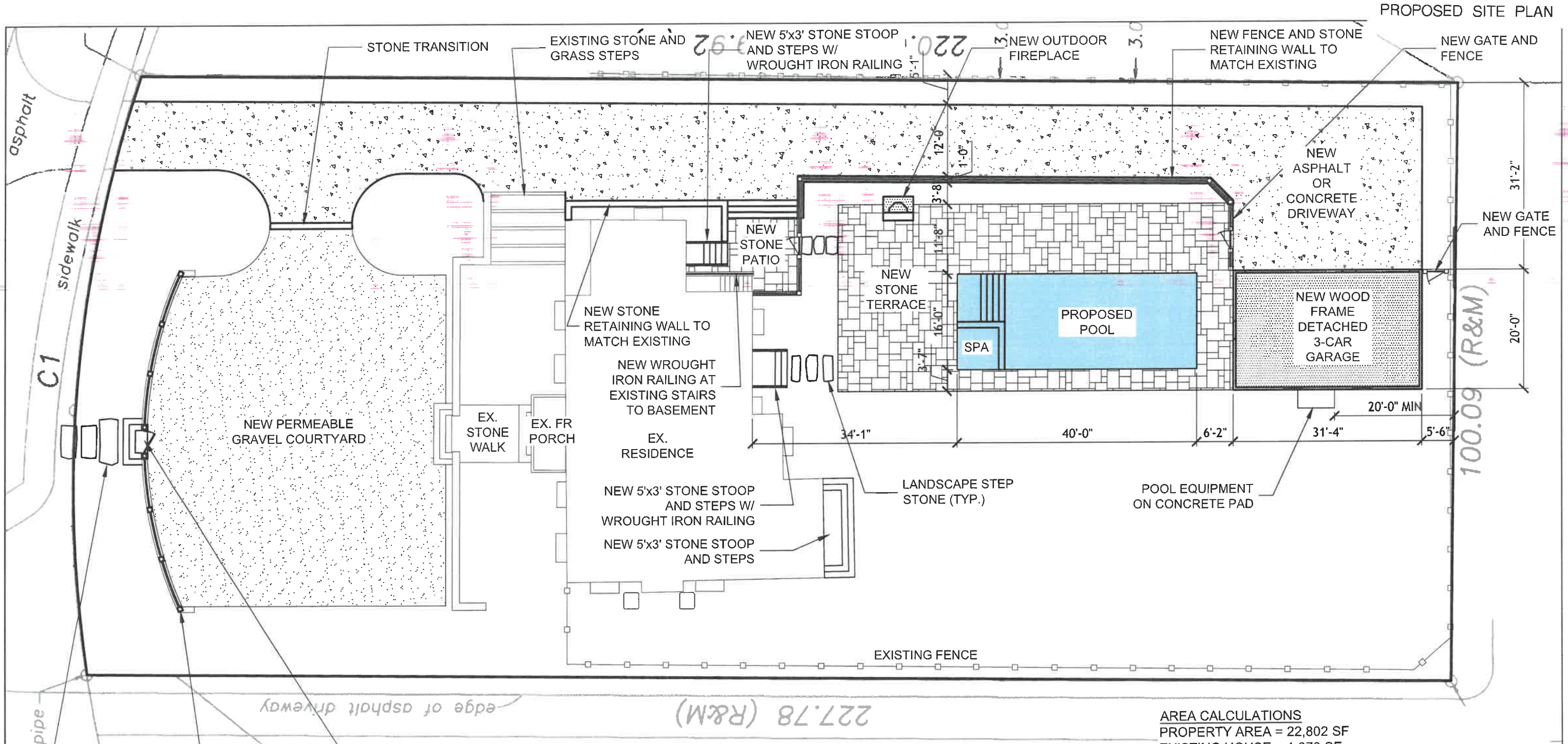


## TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

THERE ARE NO  
EXISTING TREES,  
BUSHES OR SHRUBS  
ON THE PROPERTY

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AREA CALCULATIONS

PROPERTY AREA	= 22,802 SF
EXISTING HOUSE	= 1,970 SF
EXISTING FRONT PORCH	= 75 SF
EXISTING FRONT SIDEWALK/STEPS	= 250 SF
EXISTING CONCRETE STAIR (BASEMENT)	= 37 SF
NEW PERMEABLE GRAVEL COURTYARD	= 2,764 SF
NEW GARAGE	= 627 SF
NEW POOL	= 640 SF
NEW PATIO/STEPS	= 184 SF
NEW FRONT STEPS	= 24 SF
NEW REAR STOOPS	= 66 SF
NEW STONE TERRACE	= 1,370
RETAINING WALLS	= 280 SF
LANDSCAPE STONES	= 70 SF
NEW POOL EQUIPMENT PAD	= 18 SF
DRIVEWAY	= 3,364 SF
TOTAL IMPERVIOUS	= 8,973 SF (39%)

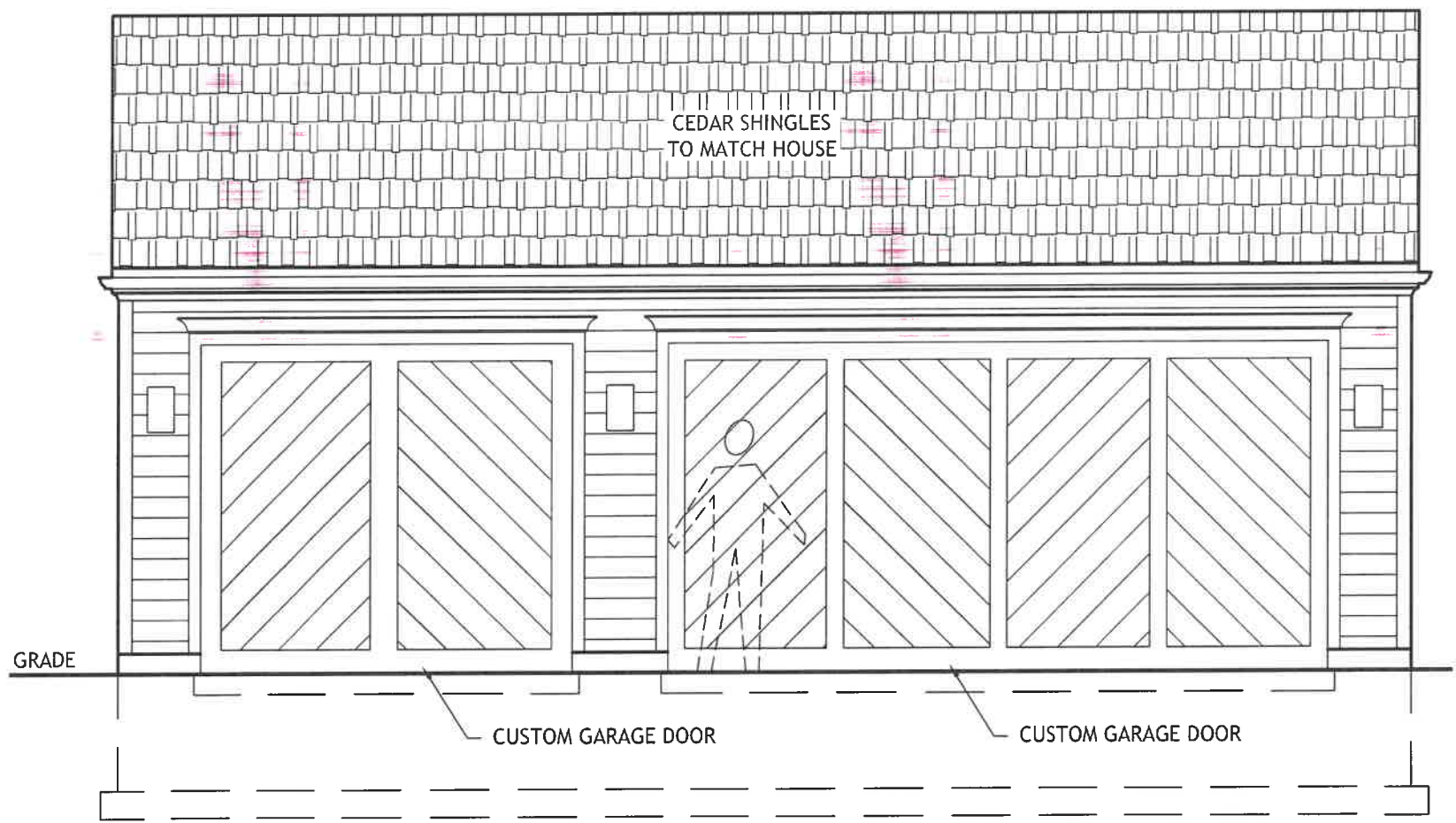
PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

# TOROSIAN RESIDENCE

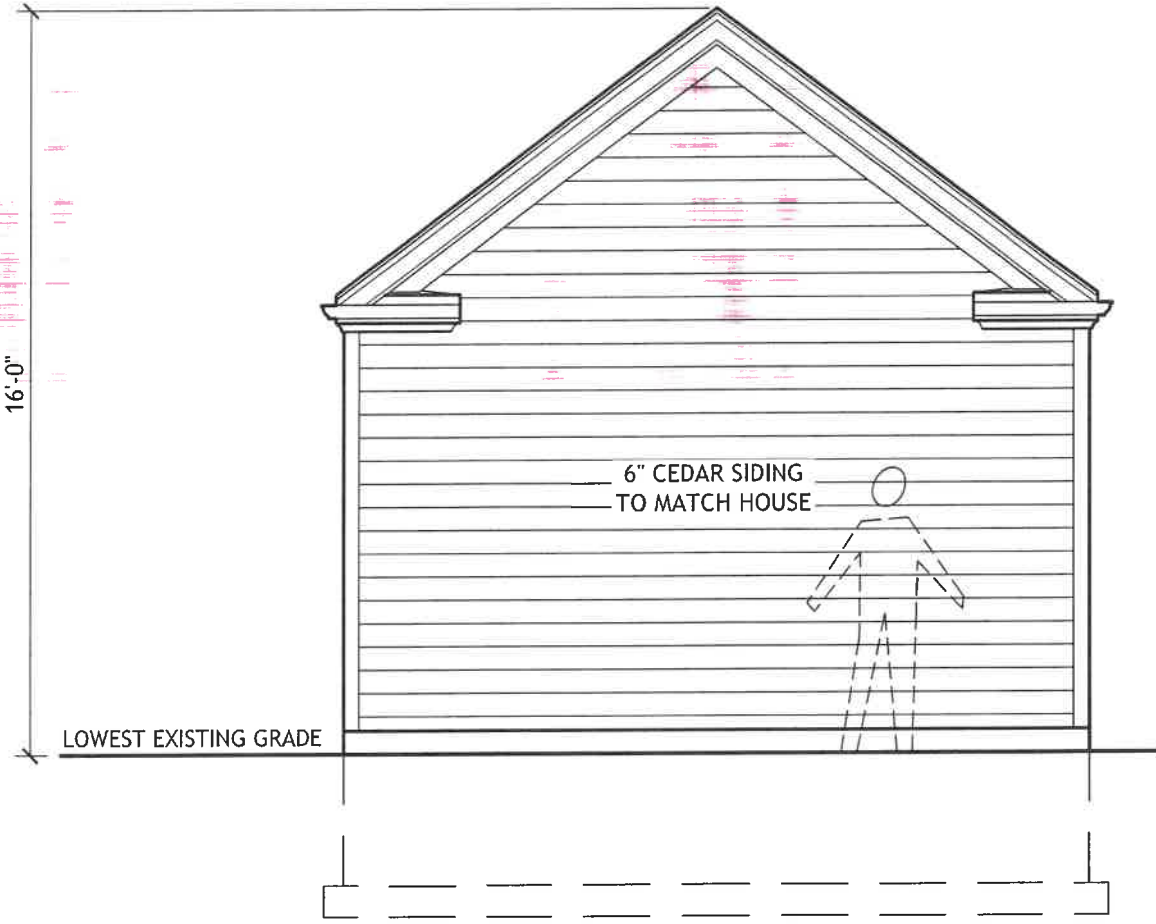
401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

THERE ARE NO  
EXISTING TREES,  
BUSHES OR SHRUBS  
ON THE PROPERTY



**GARAGE FRONT ELEVATION**

SCALE 1/4" = 1'-0"

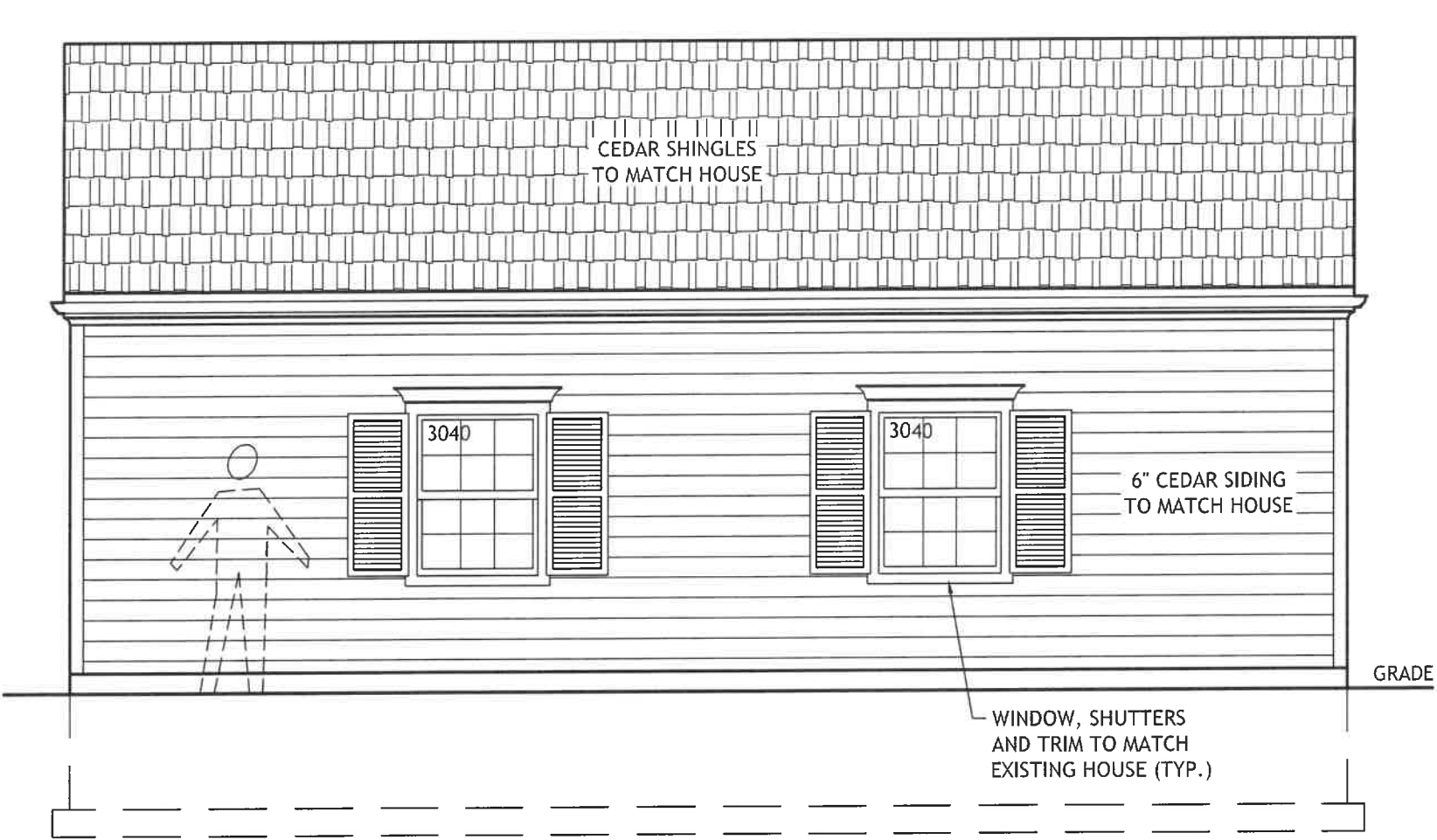


**GARAGE LEFT ELEVATION**

2  
A1 SCALE 1/4" = 1'-0"

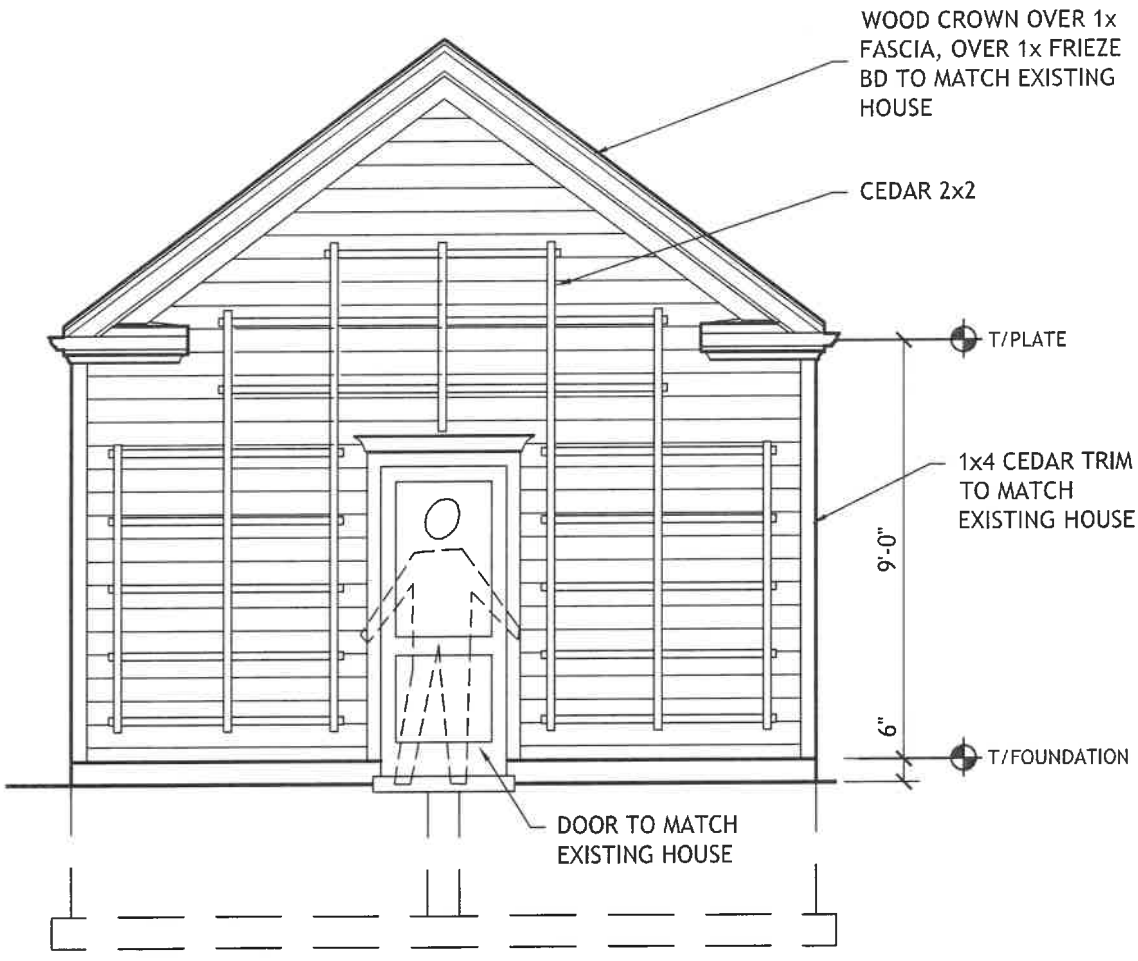
# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



GARAGE REAR ELEVATION

SCALE 1/4"= 1'-0"

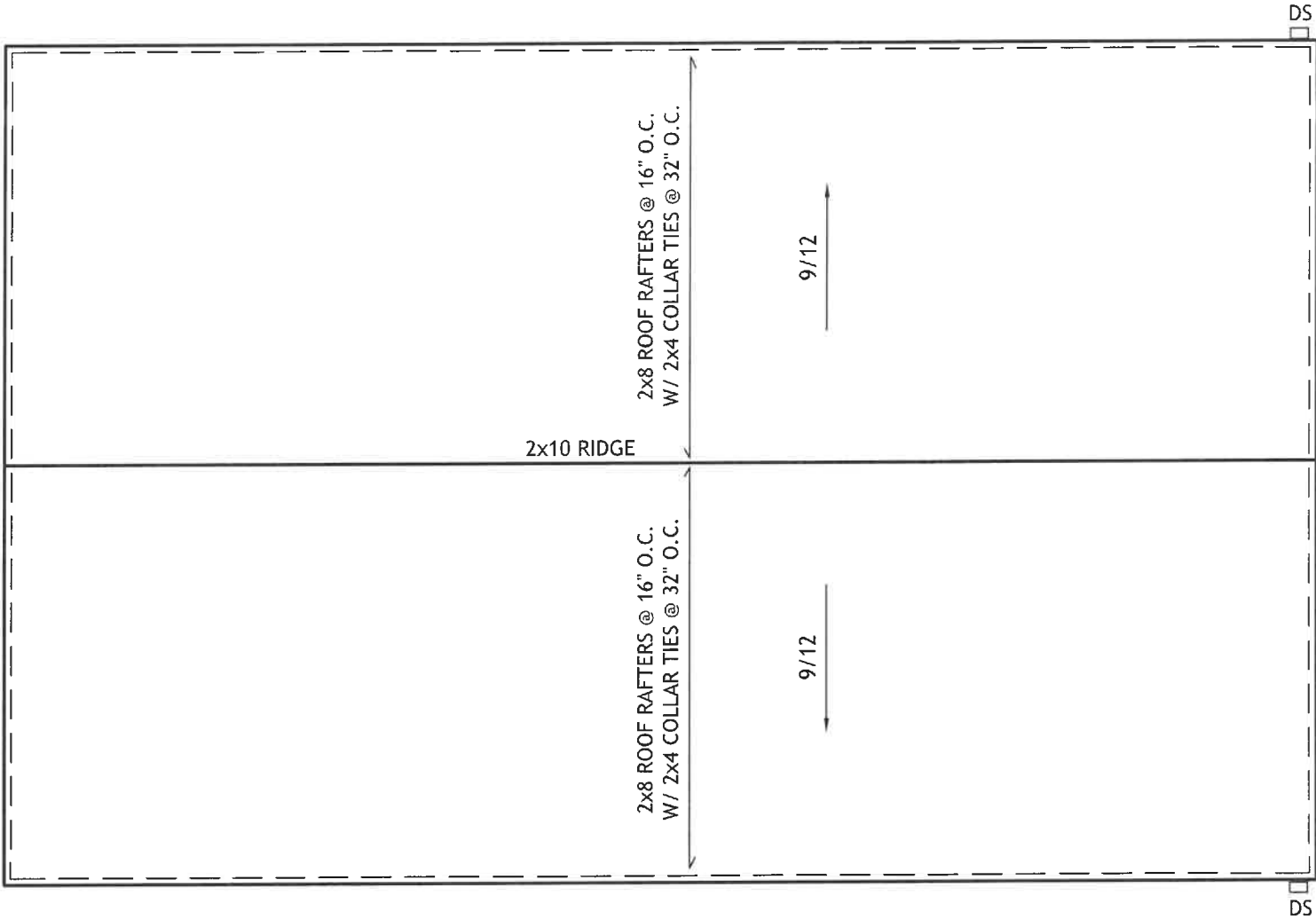


GARAGE RIGHT ELEVATION

SCALE 1/4"= 1'-0"

TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

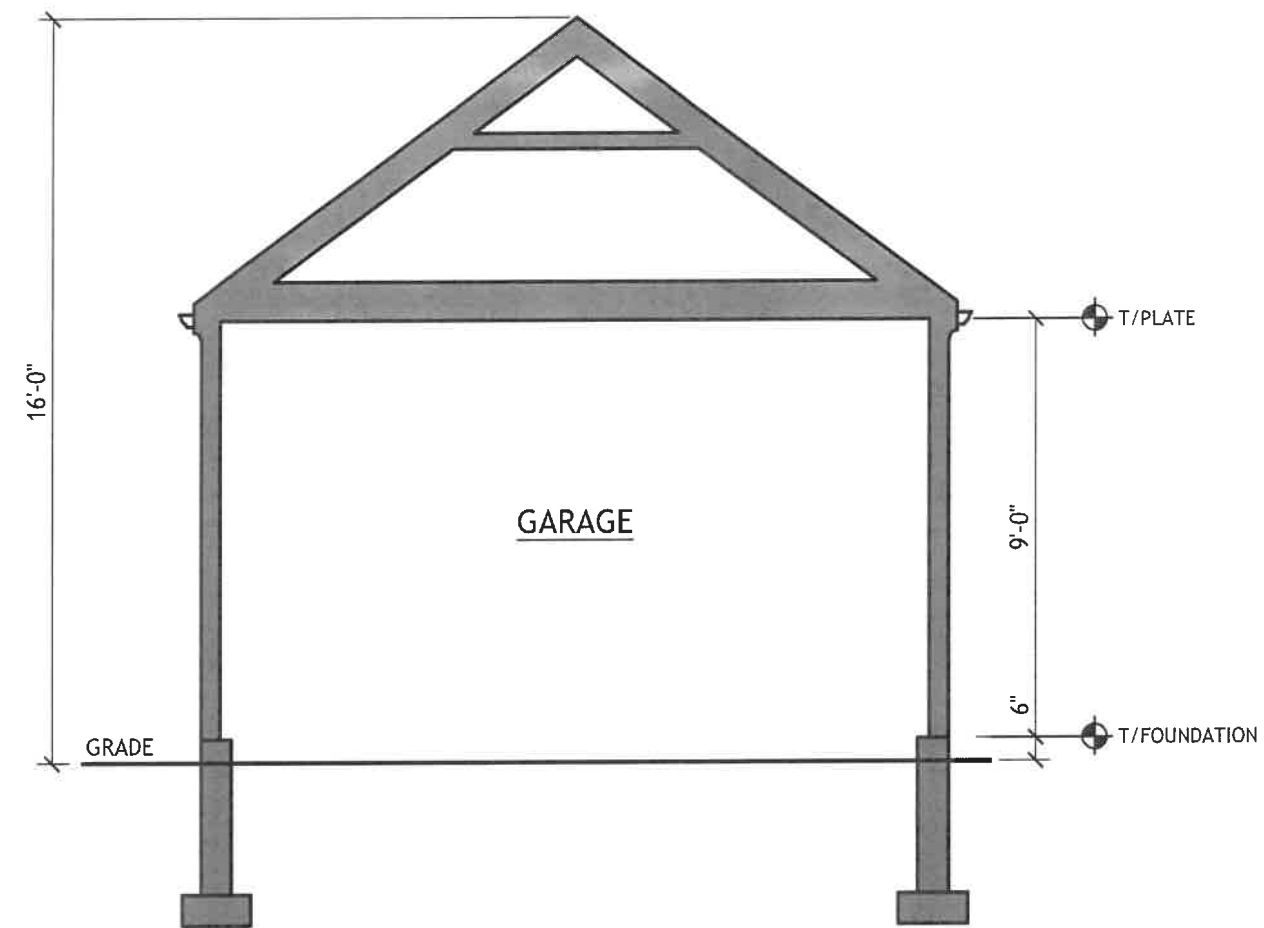


PROPOSED GARAGE ROOF PLAN

SCALE 1/4"= 1'-0"

TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



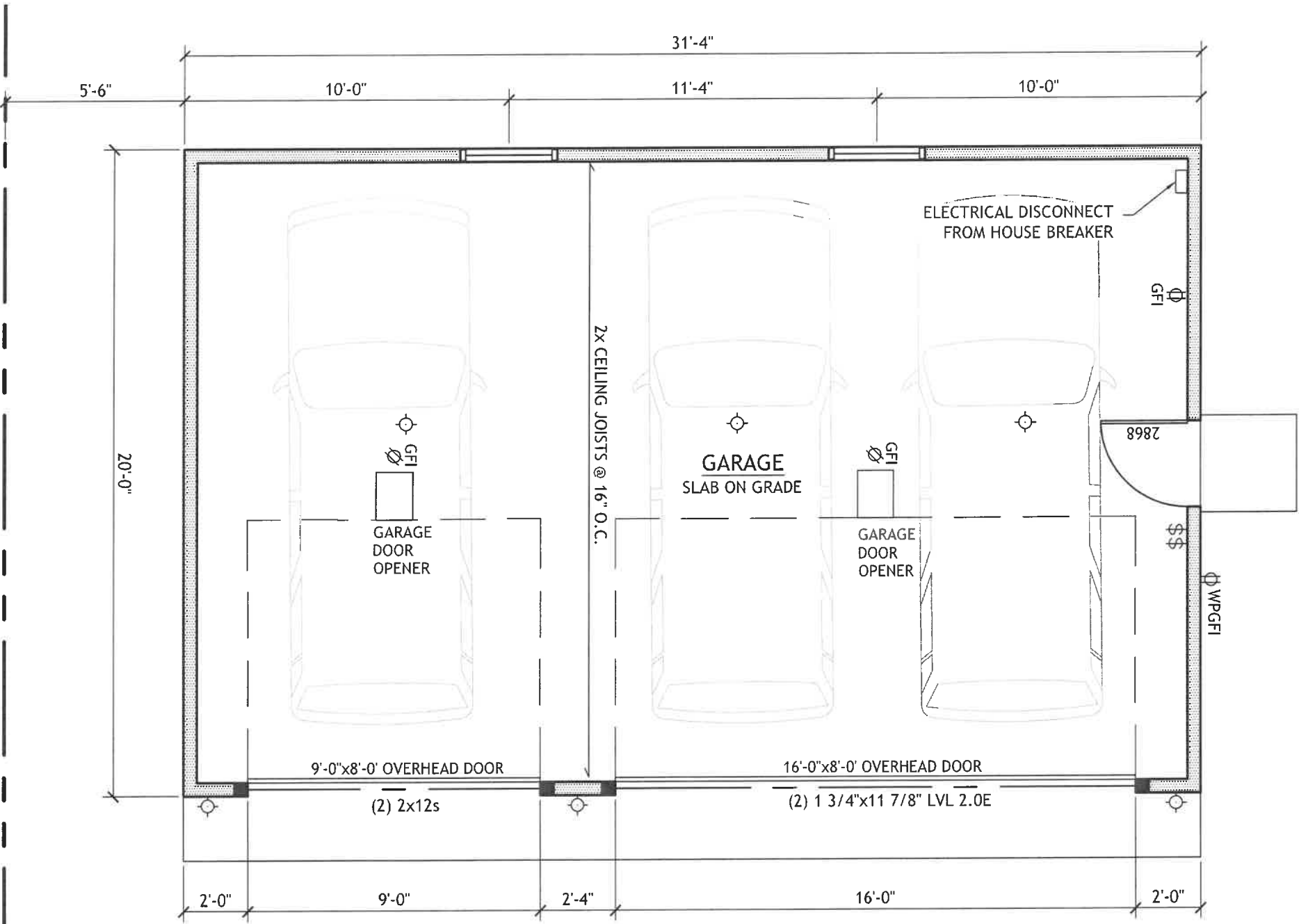
## GARAGE SECTION

SCALE 1/4" = 1'-0"

# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

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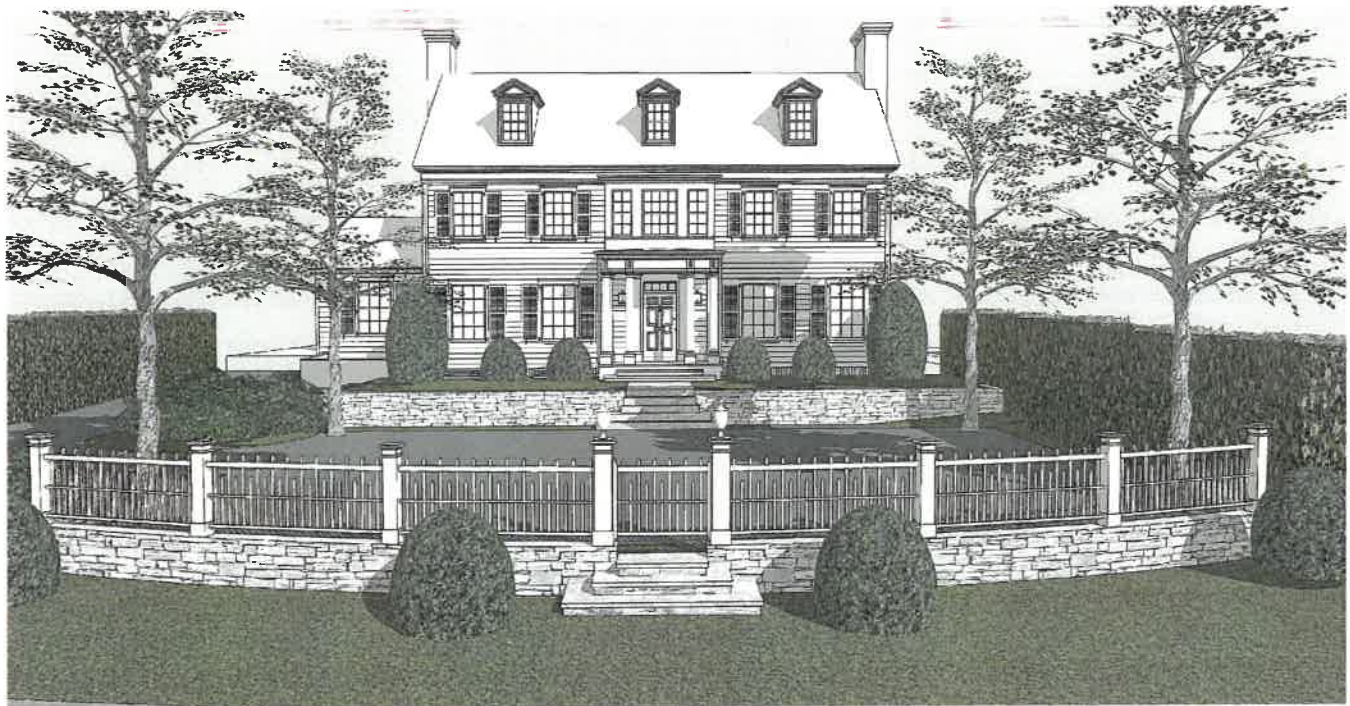


PROPOSED GARAGE FLOOR PLAN

SCALE 1/4"= 1'-0"

# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



NEW FENCE IN FRONT OF HOUSE RENDERING  
N.T.S.



NEW FENCE IN FRONT OF HOUSE RENDERING  
N.T.S.

TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

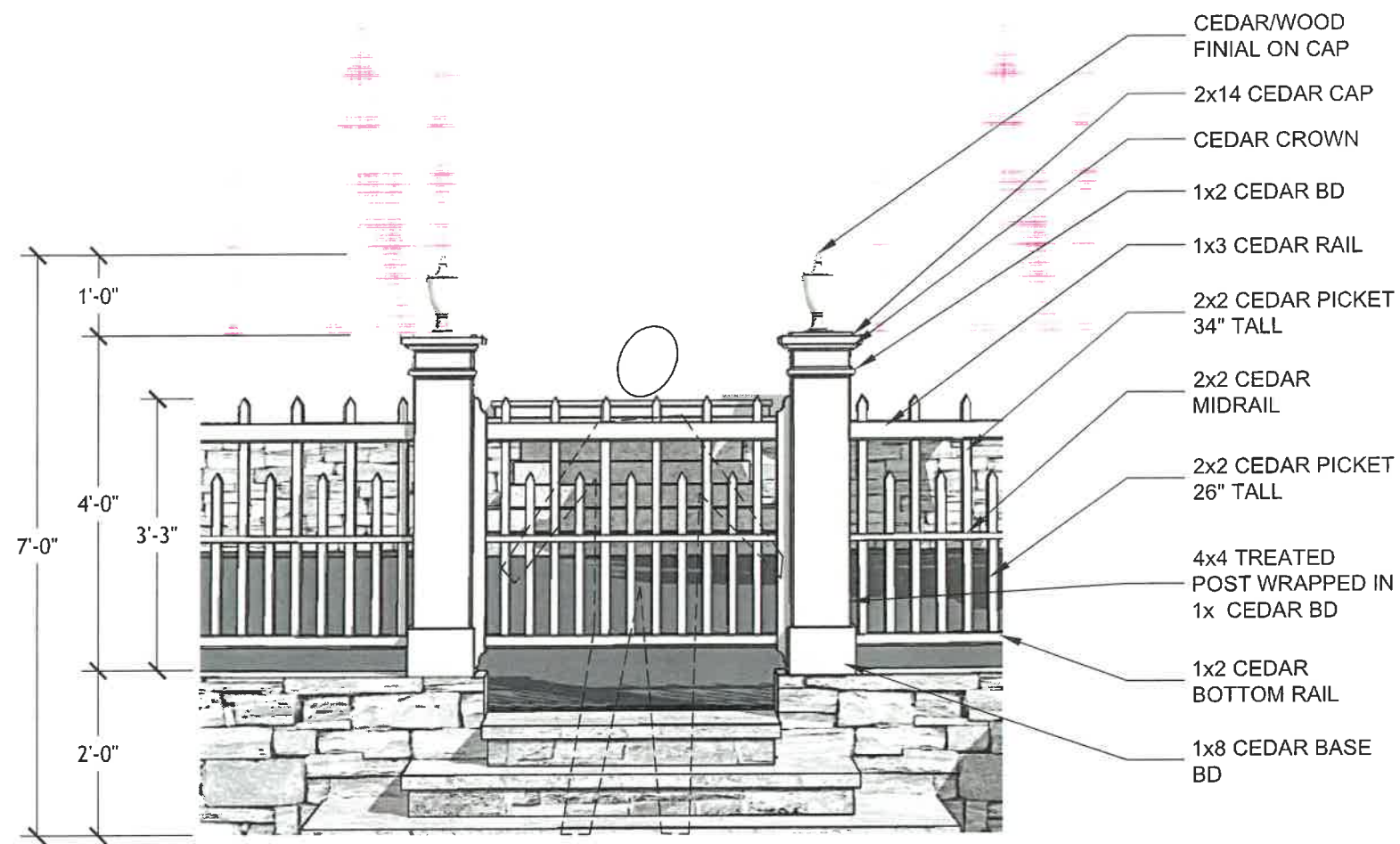


## NEW FRONT COURTYARD RENDERING

N.T.S.

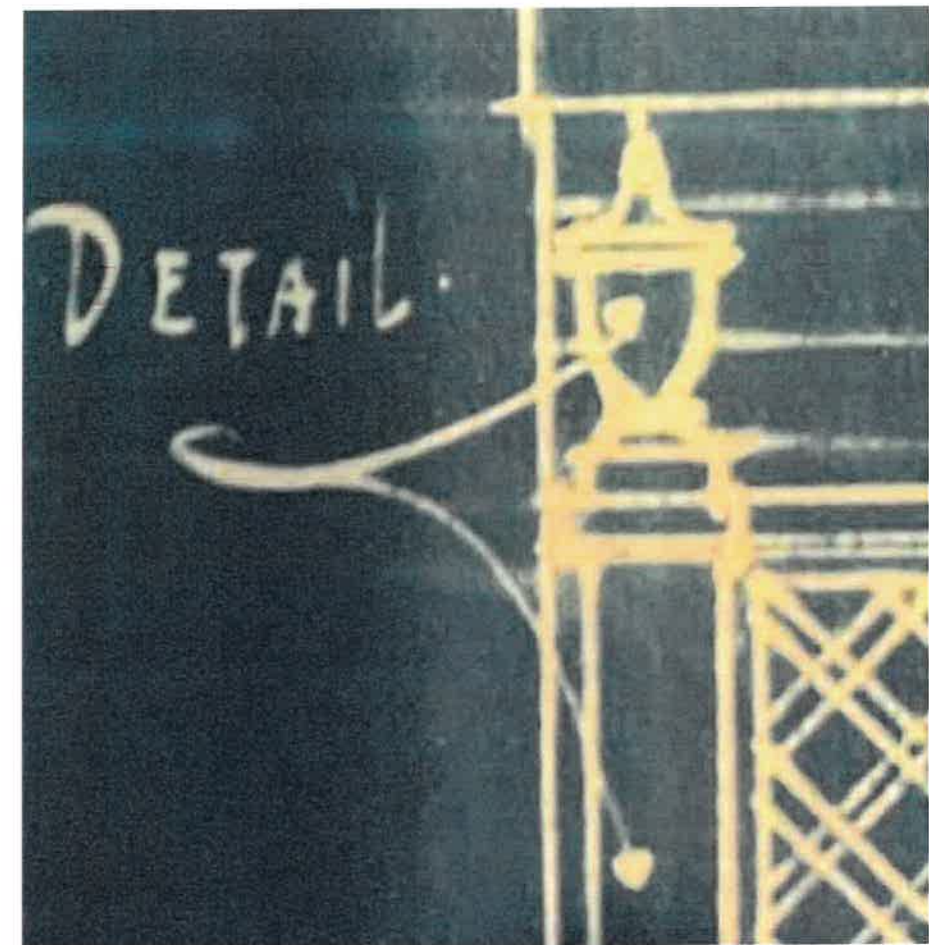
# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



## FENCE DETAIL

SCALE 1/2" = 1'-0"

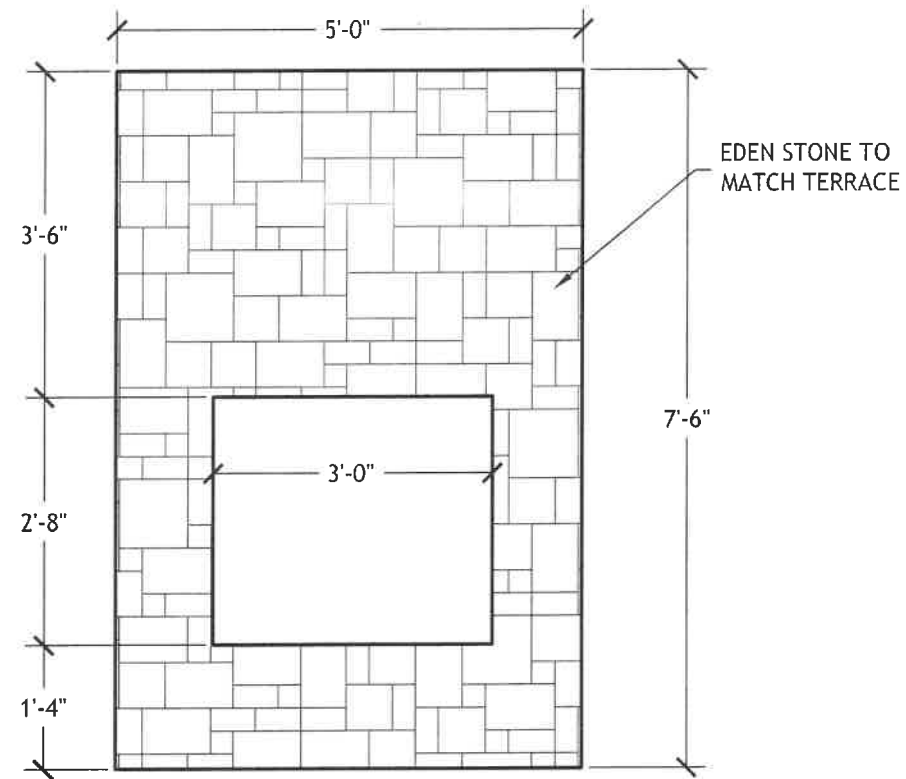


## 1927 CERNY FINIAL TO BE REPLICATED AT FRONT GATE POSTS

NOT TO SCALE

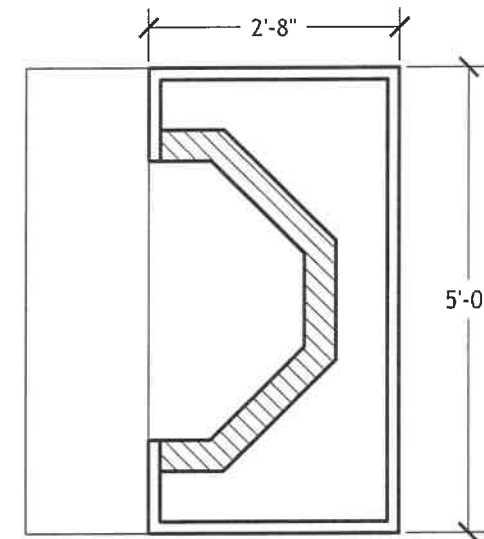
# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



FIREPLACE ELEVATION VIEW

SCALE 1/2"= 1'-0"



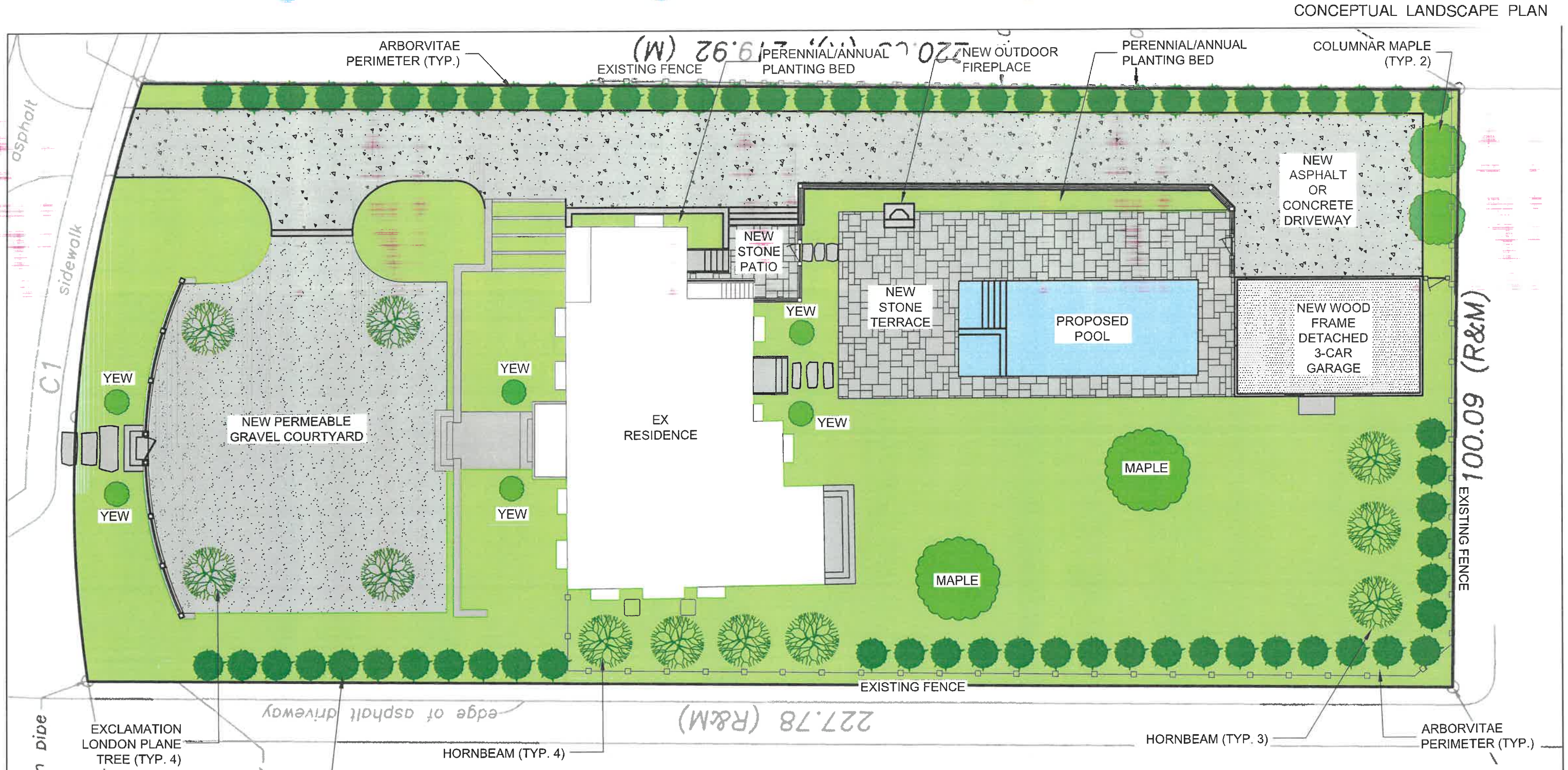
FIREPLACE PLAN VIEW

SCALE 1/2"= 1'-0"

# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

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PROPOSED LANDSCAPE PLAN

SCALE 1/16"= 1'-0"

# TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

THERE ARE NO  
EXISTING TREES,  
BUSHES OR SHRUBS  
ON THE PROPERTY



PHOTO OF FRONT OF HOUSE  
N.T.S.



PHOTO OF FRONT OF HOUSE  
N.T.S.

TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



PHOTO OF EAST SIDE/REAR OF HOUSE  
N.T.S.



PHOTO OF EAST SIDE/FRONT OF HOUSE  
N.T.S.

## TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045



PHOTO OF REAR OF HOUSE/GARAGE

N.T.S.

## TOROSIAN RESIDENCE

401 E. WESTMINSTER AVE.  
LAKE FOREST, IL 60045

**Agenda Item 4**  
**747 E. Deerpath**  
**Additions, Exterior Alterations, Building Scale Variance**

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

Materials Submitted by Petitioner

Application  
Statement of Intent  
*Description of Exterior Materials*  
*Plat of Survey – Existing Conditions*  
Proposed Site Plan  
Proposed Floorplan – Area of Work  
*Existing West Elevation – Residence and Detached Garage*  
Proposed West Elevation – Enclosed Porch, Breezeway & Screen Porch Additions  
West Elevation Color Rendering  
Existing & Proposed Partial North Elevation – Enclosed Porch  
North Elevation Color Rendering  
*Existing Partial South Elevation*  
Proposed Partial South Elevation – Enclosed Porch & Breezeway Addition  
Proposed Partial South Elevation – Screen Porch Addition  
Proposed North & East Elevations – Breezeway & Screen Porch Additions  
East Elevation Color Rendering  
*Proposed Roof Plan*  
*Conceptual Landscape Plan*  
*Images of Existing Residence*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 28, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>747 E. Deerpath</b> – Enclosed Breezeway, Screen Porch Addition, Exterior Alterations and Building Scale Variance

### PROPERTY OWNERS

Michael and Tara Martin  
747 E. Deerpath  
Lake Forest, IL 60045

### PROPERTY LOCATION

747 E. Deerpath

### HISTORIC DISTRICTS

East Lake Forest Local & National  
Register Historic District

### PROJECT REPRESENTATIVE

Ronald McCormack, architect  
400 Broad Street  
Lake Geneva, WI 53147

### SUMMARY OF THE PETITION

A Certificate of Appropriateness is requested to allow construction of an enclosed breezeway to connect the garage to the residence, a screen porch addition, and exterior alterations to enclose an existing open porch on the west side of the home. A building scale variance is also requested.

### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the south side of Deerpath, generally across from the intersection of Deerpath and Hawthorne Place. The property is approximately 2.25 acres in size and includes a portion of a ravine along the south side of the property. The property is considered a lot-in-depth because the lot width on the street frontage on Deerpath is less than the minimum lot width required for a lot in this zoning district. Because the property is a lot-in-depth and is located behind properties that front on Deerpath, the site is minimally visible from the street.

The residence is identified as a Contributing Structure to the Historic District. The original residence was built in 1916 and was designed in the Georgian architectural style by architect Frederick W. Perkins. The detached garage on the property is a recent addition, built in 1990. More history and background on the property are included in the City's Historic Resources Survey form attached to this staff report.

Landmarks Illinois, a private non-profit organization, holds a Façade Easement on the residence. For properties protected by a Façade Easement, approval from the holder of the easement, in this case Landmarks Illinois, is required before any alterations are made to the any portion of the structure that is covered by the Easement. The Landmarks Illinois' Easement Committee has

granted approval of the plans currently presented. The plans represent the outcome of discussions by the Easement Committee and reflect the changes requested by that group.

## **STAFF EVALUATION**

### *Enclosed Breezeway*

The property has a three-car detached garage on the west side of the property. The petitioners are proposing a narrow, enclosed breezeway, referred to as a “loggia” on the petitioner’s drawings, on the west side of the home to connect the residence and garage. The breezeway is a simple, single story element with a flat roof, approximately 6 feet wide and 11 feet and 4 inches tall. The breezeway is detailed with double hung windows and double French doors on the east and west elevations.

### *Screen Porch*

At the southwest corner of the existing garage, a screen porch addition is proposed attached to the south end of the proposed breezeway. The screen porch is a single story structure and is rectangular in shape with a hip roof form. The screen porch is approximately 14 feet and 10 inches wide, 23 feet and 10 inches long, and 15 feet and 8 inches tall. The screen porch will have retractable screens along the east and south elevations. The west elevation of the screen porch will have a brick chimney flanked by single French doors.

### *Porch Exterior Alterations*

Currently, there is an open, covered single-story porch on the west side of the home. The plans include enclosing the porch to provide a completely enclosed and conditioned space between the house and the garage. The existing porch openings will be infilled with double hung windows and a double French door. The existing stone steps and brick walls attached to the porch will be rebuilt with matching materials. The existing roof above the porch will remain. The size and height of the porch will not change.

### *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 height of the existing residence is approximately 39 feet and 10 inches and is not proposed to change as part of this request. As noted above, the proposed breezeway and screen porch additions are single story structures and are significantly lower in height than the residence. The height of the proposed breezeway is 11 feet and 4 inches and the height of the proposed screen porch is 15 feet and 8 inches. The maximum height allowed for additions to the residence is 40 feet.

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

This standard is met. The front of the residence faces north. No changes are proposed to the front façade of the residence. The porch that is proposed to be enclosed is slightly visible from the front of the home but is mostly hidden behind a brick garden wall. The alterations proposed to enclose the porch as viewed from the front façade are minimal. The proposed breezeway and screen porch additions are set behind the porch and will have minimal visibility from the front façade.

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

This standard is met. The openings on the existing home consist mostly of double hung windows and French doors. The windows and doors proposed to enclose the porch, and on the breezeway and screen porch additions are white double hung windows and white French doors to match the residence.

### **Standard 4 – Rhythm of Solids to Voids**

This standard is met. The residence has a combination of single openings and groupings of openings that present large expanses of glass. The existing open areas of the porch will be infilled with windows and a French door which will help to maintain somewhat of an open appearance as opposed to infilling the open areas with solid brick walls. The breezeway addition will have groupings of double hung windows and French doors on the east and west elevations that present a light and open appearance.

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

This standard is met. Given that the proposed additions are minimal in comparison to the size of the existing residence and the limited visibility of the property from the street, the proposed alterations and additions will not impact the spacing of structures along the streetscape.

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

This standard is met. Although the entrance porch on the west façade will be enclosed, the element still reads as a porch despite the fact that existing openings will be infilled primarily with windows and doors.

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

This standard is met. The breezeway addition will have brick along the base of the exterior walls and white aluminum clad wood windows and French doors with interior and exterior muntins. Due to the low slope of the breezeway roof, a black rubber membrane roofing material is proposed. The screen porch will have wood columns around the perimeter with retractable screens between the columns. The screen porch roof will be red clay tile. The chimney on the west side of the screen porch will mostly be brick with stone on the upper portion. Wood trim, soffits, fascia, and copper gutters and downspouts are proposed on the breezeway and screen porch additions. Aluminum clad wood windows and doors with interior and exterior muntins are also proposed to enclose the porch on the west side of the home.

### **Standard 8 – Roof Shapes**

This standard is met. The shape and pitch of the porch roof is not proposed to change. The breezeway will have a flat roof to minimize the appearance of height and mass. The screen porch will have a hip roof form with a 6:12 pitch to match the roof on the porch on the west side of the home. The residence appears to have a steeper roof pitch, however it seems appropriate for the screen porch to have a lower roof pitch to match the porch roof, which is the only other single story element original to the home.

### **Standard 9 – Walls of continuity**

This standard is met. The architectural style, exterior materials and architectural detailing of the proposed additions are consistent with the existing residence and the proposed additions presenting a cohesive appearance across the home.

### Standard 10 – Scale

A building scale variance is requested.

- The allowable square footage based on the size of the property is 8,637 square feet. The allowable square footage is based on the total lot area. In this case, the total lot area contains table and non-table land. Non-table land is defined in the Code as, land where the slope in any direction exceeds 10 percent. Portions of the south side of the property, in the ravine area, are non-table land. Only 50% of the total area of non-table land is counted in the calculation of the lot area.
- The existing residence is slightly over the allowable square footage for the property by 20 square feet. Due to the architectural style and design of the historic residence, the home is comprised of large, tall volumes that contribute a significant amount of square footage to the second and third floor areas.
- By enclosing the existing open porch, the square footage of the porch, which totals 172 square feet, must be added to the first floor area of the residence.
- The proposed enclosed breezeway totals 228 square feet.
- A total of 864 square feet of design elements is permitted for this property. The proposed screen porch will add a total of 344 square feet of design elements. Because the square footage of the screen porch is below the design element allowance of 864 square feet, the screen porch it is not included in the total square footage calculation of the residence.
- In summary, the existing residence with the proposed alterations and additions totals 9,057 square feet. The total square footage exceeds the allowable by 420 square feet. A building scale variance of 5 percent is requested.

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

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

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

This standard is met. The proposed alterations and additions are designed to be subordinate to the original structure and are in keeping with the character of the residence. The alterations and additions are comprised of high quality, natural materials consistent with the existing residence and the City's Design Guidelines.

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

This standard is met. As noted above, the house has limited visibility from the street. The

existing vegetation along the street and on site effectively mitigate the appearance of the proposed additions from adjacent properties.

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

This standard is met. The proposed additions are set behind the existing porch on the west side of the home and are also partially behind the existing garage. Given the distance between the house and the streetscape, existing vegetation, and the single story massing of the proposed additions, the appearance of mass as viewed from the streetscape does not change. The additions are much smaller in size and lower in height than the residence and will not impact light to and views from neighboring homes.

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

This standard is met. As noted above, the proposed additions are single story masses and are much lower in height than the residence and the surrounding residences. The mass of the enclosed porch and breezeway is minimal in comparison to the existing residence. The screen porch is a mostly open structure and does not add to the appearance of mass.

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

This standard is met. The property is located in a local historic district. The approval of the variance will allow the home to be modified to make it more functional for the property owners with little impact to the historic residence.

***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 partially met. This property is located adjacent to a ravine, a natural feature that serves to mitigate the appearance of mass when the home is viewed from anywhere beyond the ravine.

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

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

This standard is not applicable to this request. The proposed exterior alterations and additions do not impact the directional expression of the front elevation.

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

This standard is met. The proposed alterations and additions do not impact any distinguishing features or elements of the historic residence.

### **Standard 13 – Preservation of Natural Resources**

This standard is met. There is a small ornamental tree in the location of the proposed screen porch that will be transplanted to the west side of the breezeway addition. A conceptual landscape plan was provided and reflects foundation plantings around the additions and along the existing terrace at the rear of the home.

### **Standard 14 – Compatibility**

This standard is met. The alterations and additions are in keeping with the style, materials and detailing of the existing residence. Landmarks Illinois approved the proposed changes to the residence.

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

This standard is not applicable to this request.

### **Standard 16 – Surface cleaning**

This standard is not applicable to this request.

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

This standard is met. The alterations and additions are designed in a manner that are subordinate to the residence and do not impact the integrity of the historic structure. The additions will serve to preserve the residence by making the house more functional for the property owners and attractive to future buyers.

### **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 an enclosed breezeway addition, a screen porch, exterior alterations to enclose an existing open porch, and a building scale variance as requested based on the findings detailed in the staff report and incorporating the Commission's deliberations as additional findings. Staff recommends approval 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 plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.

3. Details of exterior lighting shall be included with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, *except those illuminated by natural gas at low light levels*, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
4. Prior to the issuance of a building permit, a materials' staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction.

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# City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1047

**Property Address:**

**Street:** 747 E DEERPATH  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Finley Barrell House II

**Original Owner:** Finley Barrell  
**Other Previous Owners:** Frederick C. Childs; Newell Childs. SMITH, WILLIAM

**Present Owner:** SMITH, CAROLE A

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1916  
**Use, Original:** Single Family Residence  
**Use, Present:** Single Family Residence  
**Theme:** Domestic  
**Secondary Theme:** 20th Century Architecture  
**Style:** Colonial Revival  
**Secondary Style:** Georgian

**Architect/Engineer:** Frederick W. Perkins

**Builder/Contractor:** Unknown  
**Landscape Architect:**



**Photo Name:** February 1998

**Demolished:** **Date:**

**Zoning District:** R4

**Subdivision:** Lot 2 of Childs-Horsch Subdivision; platted 07/07/1966

**Subdivided from:**

**Current Property Size (est.):** 2.29 acres  
**Original Property Size (est.):** 3.22 acres

**Facade Easement?:** No

**Held by:**

**Conservation Easement?:** No

**Held by:**

**Plan Shape:** Irregular  
**Number of Stories:** 2  
**Structural Framing:**  
**Foundation Material:**  
**Facade Material:** Brick  
**Roof Form:** Hip

**Roof Material:** Asphalt Shingle  
**Primary Window Type:** Double Hung - 6/1  
**Porches:**  
**Integrity:** Excellent  
**Condition:** Good

**Decorative Features & Surfacing:**

Especially notable are the columnar loggia on the east side, the lead glass porch, and the parapet with balustrade at the roof line.

DECORATIVE SURFACING: Limestone details



## City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1047

### Local Register:

#### **Local Historic District:**

Local Ordinance Historic District

#### **Contributing Significance to Local District:**

Contributing

#### **Contributing Significant Resources:**

Finley Barrell House II - 1916, Frederick W. Perkins;

#### **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

#### **Contributing Significant Resources:**

Finley Barrell House II - 1916, Frederick W. Perkins

#### **Is this Property Eligible for National Register Listing?:**

#### **Individual National Register Listing :**

#### **Other Designations:**

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

### **History and Significance:**

This property is identified as a contributing structure to the Historic District. The existing house, constructed in 1916, is an exemplification of the Georgian style and 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.

The house was built on the site of the 1857 Henry C. Durand house, which burned in 1912. This is the second house built by Barrell, see 855 Rosemary Road for Finley Barrell House I. This property was later owned by Mayor C. Frederick Childs and then by his son Newell Childs.

The Gothic-Revival gray stone gate to the Lake Forest Cemetery is a memorial to Finley and Grace Barrell's only child, their son Jack who drowned in July 1916, at the Barrells' summer place at Havana, Illinois on the Illinois River. The Sunday, July 2 Tribune story likened this sad happening to the Lake Geneva drowning of Charles G. Dawes' son, Rufus, four years earlier. The summer place had been built to provide a "strenuous life" fitness opportunity for Jack, a 1915 graduate of Yale and recent addition to the Barrell & Co. firm, who was not strong physically.

Perhaps the explanation for this second Barrell house in Lake Forest, 747 Deerpath, in 1916, relates to this sad family occurrence. Finley Barrell was a prominent Chicago grain dealer, together with his father and brothers in the noted Finley Barrell Company. By 1917 Finley Barrell, who had held a "commanding place" in the markets, at 53 was listed in The Book of Chicagoans as retired. He died in July, 1925 -- nine years after his son's death. The beautiful if somber entrance to the Lake Forest Cemetery was given by Mrs. Barrell -- according to the 1991 supplement to Arpee's history of Lake Forest, carried out by Susan Dart. The stately gateway recalls this untimely and shocking accidental death in 1916, an event which cut short a promising Chicago and Lake Forest dynasty.

Frederick W. Perkins (1866 - 1928) was educated in his native state of Wisconsin and continued at Massachusetts Institute of Technology. He later studied at the Ecole des Beaux Arts in Paris. Perkins moved to Chicago in the late 1880's and maintained a successful practice for many years. In 1920 he returned to Boston but kept an office in Chicago. In 1926 Perkins left Boston for France, where he died two years later.

The following is an excerpt from "Lake Forest Country Places, XXXXII" written by Mr. Arthur Miller and published in the Lake Forest Journal, August 1998. The article is entitled, "ARCHITECT FREDERICK WAINWRIGHT PERKINS' 1916 FINLEY BARRELL PLACE, 747 EAST DEERPATH; THE SIGHT OF THE FORMER HENRY CLAY DURAND PLACE."

Henry Clay Durand (1827-1901), the first Durand in Lake Forest, moved into the original house at 747 E. Deerpath in 1870 (Arpee, 78) or in 1872 (Frances Bailey Hewitt, Genealogy of the Durand, Whalley, Barnes, and Yales Families... [Chicago, 1912], p.107) on the site of what now is known as the second Finley Barrell place on the south side of Deerpath, just east of Lake Forest College's North Campus. Henry Clay Durand's move here founded a local dynasty of leadership and institutional stewardship which has survived in town for 125 years, including today Harriet Sherman, daughter of Katherine and Edward Arpee and a great granddaughter of Calvin Durand (granddaughter of Cornelius and Harriet Durand Trowbridge).

The front lawn for 747 E. Deerpath, with landscaping dating back to the Henry Durands and apparently before to the 1860 Captain Stokes place there. This lawn with its trees probably was designed by pioneer Lake Forest resident Frank Calvert (1830-1909), perhaps the Chicago area's earliest resident landscape designer, as early as 1860-61.

#### **CAPTAIN JAMES A. STOKES, FIRST TO BUILD HERE IN 1860**

According to Arpee, Stokes was a graduate of West Point and a teacher there of artillery. Capt. Stokes' house was just east of the Academy grounds at that time, where his son was a pupil. When on March 23, 1861 a vote was taken at the original Lake Forest Hotel in Triangle Park to accept a city charter for Lake Forest approved earlier that year by the state. Captain Stokes was among the 29 voters. City officers were then elected on April 9, 1861, three days before shots were fired on Fort Sumter at Charleston, beginning the Civil War; the first council meeting for the new City of Lake Forest was held on April 13, after the opening of hostilities. Perhaps because of his military background which soon might be called on, Stokes was not elected to any of the posts necessary to run the new community.

Captain Stokes enlisted in the Army and when the renowned Chicago Board of Trade Battery was organized in the second summer of the increasingly grim



war, Stokes was chosen as its commander. Stokes' role in the army in the West reflects the key role such trained soldiers played in winning the war for the Union.

#### PIONEER LANDSCAPE GARDENER FRANK CALVERT AND THE ORIGINS OF THE LAWN IN FRONT OF 747 EAST DEERPATH

City of Lake Forest founder Frank Calvert may be the earliest known resident Illinois landscape designer and the front lawn of the 1860 Stokes/Durand/Barrell property one of first handful of likely designed residential landscapes in the state. When Elijah M. Haines published his second history of Lake County in 1877 (in *Past and Present of Lake County, Illinois*... [Chicago, Wm. LeBaron & Co.]) his directory of Shields Township included a reference for "landscape gardener" Frank Calvert (misspelled "Colvert"; noted as Francis Calvert in a listing of Lake Forest Cemetery burials [A7] prepared by the Lake Forest/Lake Bluff Historical Society), one of the 29 men who had been present with Stokes on March 23, 1861 approving the charter of the City of Lake Forest. As reported by Arpee. Already by 1877 long-time Lake County resident and historian Hanes credits Calvert with laying "out and finish[ing] most of the lawns in Lake Forest." It's likely, then, that he laid out the lawn in front of Captain Stoke's place, which appears on the Lake Forest inset map of the large 1861 Lake as reported in the article on the now-former woodland garden at 1030 E. Illinois Road last year (September, 1997) the 1856-57 Lake Forest street plan by St. Louis resident Almerin Hotchkiss apparently is the Chicago area's first professionally-planned landscape. Sue Carter Meldman of Highland Park, a landscape historian, has researched landscape designer John Blair as possibly Chicago's first resident landscape gardener, perhaps beginning with his responsibility for the garden design for the 1865 Sanitary Fair in Chicago. But Haines' 1877 attribution of credit for early Lake Forest residential landscapes to Calvert, when coupled with evidence of Calvert's very early presence in town, appears to make him the earliest landscape designer yet identified as living and working in the Chicago area or, indeed, in Illinois.

Haines' relatively extensive listing for Calvert also notes that he was born in Dumfriesshire, Scotland in 1830, came to the U.S. in 1851, and married Miss Jane Wallace of Chicago in December of 1857; in 1877 the couple had seven children. The Lake Forest Cemetery listing notes that John Wallace (d.1856) was reinterred in Lake Forest Cemetery in 1885, in A-7 new the Calverts. Haines also observes that Calvert had "the especial care of C.B. Farwell's grounds" the design of which Farwell's daughter Anna attributed to Olmsted in her 1926 memoir "A Musician and His Wife." This "Fairlawn" park was just east across Mayflower from Henry Clay Durand's grounds which extended west of mayflower to what today is the College Campus.

Calvert's nursery was west of Rosemary Road and east of the tracks (Haines: "six acres of land...devoted to nursery mostly"), surviving into this century and with its own stop ("Calvert's") on the old North Shore trolley lone, now the bike path east of the railroad tracks. This stop was used by jazz great Bix Beiderbeck when, during the academic year 1921-22, he would sneak out after "lights out" from Lake Forest Academy's East House (now Moore Hall at Lake Forest College) to sit in nights in Chicago with Louis Armstrong. Whom he'd met earlier in his home town of Davenport, Iowa. In March of 1997 jazz fans from around the country and from Europe made a visit to this "Calvert's" stop, discovered by Bix fan William Saunders of New Jersey, to photograph each other on the site of the historic train link to jazz history.

At the west end of Frost Place off Washington Circle is a driveway heading north to a brick two-story, flat-roofed building, now a residence, which was part of the Calvert nursery operation. Are either if the two wood-frame houses on the west side of Illinois Road near Rosemary survivors from the Calvert era? Though an inventory of plants on the former six-acre might turn up some historic specimens, this brick building off of Frost Place appears to be all that remains of an historic nursery operation – apparently the Chicago area's first. Also, the late twenties, Stanley Anderson-designed house at the west end of the north side of Frost Place was for landscape designer Lindenmeyer, responsible for most of Anderson's landscapes (according to Stanley Anderson, Jr. spending this summer in Lake Forest and researching with Lake Bluff's Paul Bergmann the architectural work of the Stanley Anderson firm) and apparently Calvert's successor at this nursery or at least in the design aspect of the business. Lindenmeyer's design studio still stands just west of the house at Frost Place; in recent years, too, a small formal garden was in evidence on the north portion of the property for the Lindenmeyer house. The whereabouts of Lindenmeyer's or Calvert's garden designer archives are unknown to this writer.

#### THE DURANDS IN THE WEST: VISION, HARD WORK AND A LITTLE GOLD DUST

According to the article on Henry Clay Durand in the *Biographical Sketches of the Leading Men of Chicago*... (Chicago, 1876; p. 247), he moved to Lake Forest in 1872. Arpee reports (p.56) that Stokes' house had passed to a Carl Bradley and then on to him. Thus, either just before of just after the Chicago Fire of 1871, the Durands first came to Lake Forest to what "was described as a large English cottage," as Arpee's history notes it.

The Durands exemplify the westward movement of clannish, New-England-originated families who dominated early mid-western trade. Like many New England families which migrated to the midwest in the mid-nineteenth century, the Durands passed through New York state; in their case at Clintonville. The Durands' leap from northeastern New York state to Chicago and Lake Forest, typically for New England emigrants was made with intermediate stages. The oldest child of the Clintonville Calvin Durands was Jane Ann Durand, who moved to New York at the age of six, returned to Charlotte to attend the female seminary there in 1836, and at eighteen married at Clintonville a local, Rennselaer Bailey. The second child of the Calvin Durands was John Milton Durand. The leader of this breakout generation of Durands to go West, the oldest son, John M. Durand in 1846 went to Milwaukee where he was employed as a clerk in a boot and shoe business, Bradley & Metcalf, where he prospered and earned a chance at a partnership. Instead of accepting this offer, he soon made a decision fateful for his family in the West, entering the wholesale grocery business in Milwaukee under the firm name of Durand & Lawrence. In 1848 in Milwaukee he married Almira Wood Stoddard, with whom he had three children while he prospered in business.

The next big event for this breakout generation was Jane's husband's participation in the 1849 California gold rush, from which he returned to Clintonville in November 1850 "having been quite successful" (Hewitt, p. 101). In early 1851 the Baileys, presumably now girded with capital dug from the rocky ground of California, set out for the Northwest, first stopping in Milwaukee with Jane's brother, already in the grocery trade, and then going on the Chicago where in April, 1851 former Argonaut Rennselaer Bailey set up in the wholesale grocery business on Market Street, number four in the Lind Block just south of the Chicago River, the building of Sylvester Lind who by the late 1850s would be a Lake Forest founder. This 1849-51 bold stroke by the Baileys, too, quickly drew in Henry Clay Durand, who was seven years younger than his sister Jane in Chicago and four years younger than his brother John M. in Milwaukee. He had already left his home in Clintonville in September of 1850 to clerk in his brother's grocery business in Milwaukee. But in May of 1851, a month after the Baileys went to Chicago, and only \$150 capital earned in nine months in Milwaukee, Henry Clay Durand in his mid-twenties, was made his brother-in-law's partner at No. 4, Lind's Block, now Bailey & Durand.

This Chicago Durand firm soon drew in three Durand brothers (Henry C., John M., and Calvin, Jr.), as the enormity of the transportation importance of Chicago became clear, following not only the 1848 opening of the Illinois and Michigan Canal linking the lake to the Mississippi, but also the development west of Chicago of the railroads, which soon reached the Mississippi and Iowa beyond. In 1862, also, Jane's husband died. A second Durand family grocery firm of younger siblings also grew up in Chicago when brother Charles (b. 1832) left the Chicago firm in 1861 to go into business with another Clintonville



## City of Lake Forest, Illinois Historic Resources Survey Form

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native, Hiram Hyde. After the Chicago Fire of 1871, this became Durand Brothers, with Charles' younger brother, Joseph B. (b. 1838; later owner of 660 N. Sheridan Rd. in Lake Forest, and mayor of Lake Forest from 1886 to 1888) as his partner. In 1860 Calvin, Jr. the Clintonville Durands' "baby" (b. 1840; mayor of Lake Forest, 1891-95) came to Chicago to clerk for his brother, presumably Henry C. After the Civil War in which he enlisted and spent time as a prisoner of war, Calvin went into partnership with the older Durand firm and eventually too following this brother to Lake Forest in 1875. His children Henry Calvin and Harriet A., built on "Dickinson Park" in the early 1900s.

### HENRY CLAY DURAND

Henry Clay Durand, distinguished among his local siblings by not being mayor of Lake Forest even though he was the first of his family in town, provided key leadership in the Presbyterian Church and at Lake Forest University, both in connection with the Rev. Dr. James G.K. McClure, who came to Lake Forest in 1881 as pastor of the Presbyterian Church. Durand was the chair of McClure's 1886-87 Church building committee and a major donor to the edifice now standing at Sheridan and Deerpath. Next, in the 1890s he built three major buildings on the College's North Campus, just west of his house; the Henry C. Durand Art Institute, Lois Hall, and Alice Home Hospital (1898; demo. 1960s). In addition he built the Annie Durand Cottage (demo. 1960s) on the 1892-93 Academy campus, named for his wife Annie Burdell Durand, during McClure's tenure as acting president of Lake Forest university in 1892-93. Henry served too, as McClure's University board chair. A listing of donations to Lake Forest University/College to 1908 in the College archives indicates that Henry C. Durand donated a sum probably in excess of \$300,000, roughly equivalent to that given by the Charles B. Farwells, who were responsible for starting up again college-level teaching at the university in 1876. The Durand Art Institute cost about \$60,000 (and would cost over \$10 million to replicate today) to suggest the scale of this total.

Henry C. Durand had no natural children, but he and his wife did adopt a daughter, Daisy, who married Franklin Pratt Smith in 1901; Daisy's daughter, Daisiana (b. 1905) now is living in a Pennsylvania retirement facility. But as she and her children broke up her home here on Spring Lane in recent years, they deposited valuable historical material about the Durands and their estates here with the College library's Special Collections and with the Historical Society. "Daisy" as Daisiana was known, also spoke with Carol Blomquist about the houses east of the Henry C. Durand' house: that of her parents, the Franklin P. Smiths, and that which was built for her in 1929 when she married John T. Pirie, Jr. at 730 Mayflower. Mrs. Blomquist told this writer that Daisy had described a red-brick road along the ravine edge, an internal drive linking these various Durand-family places. Also late 19th century gardens with grape arbors, etc. were succeeded on the Smith property, the second generation of the Henry C. Durands, by 1912 O.C. Simonds landscape development. This Prairie style plan, a blueprint for which was given to the Historical Society by Carol Matthews who recently purchased Daisy's Spring Lane Jerome Cerny-designed house, is one of only about 50 or so identified Simonds landscapes, even though he designed about 1000 – since his drawings were destroyed in a fire at Graceland Cemetery where he maintained his office. Other Simonds designs identified in Lake Forest are plans for Lake Forest University (1892-93) and for the Misses Colvin at 1350 North Lake Road. Also, Mrs. Matthews donated a Benjamin Marshall formal garden design for the Smith place from around the late teens. Daisy's family very likely left these plans with the house believing they related to it, but this Cerny house was built on Calvin Durand or "Merrie Meade" property, south of the Smith development from early in the century.

Dart's supplement indicates, perhaps from Daisy's recollection, that her father built the early 1900s shingle style house which was at 815 Deerpath until the middle of this century. But Hewitt's Durand family history suggests that this house might have been underway as a replacement house for Henry C. Durand when died suddenly in 1901 at Highland Parks' Moraine Hotel, where he was staying while work on the new Lake Forest house for him was being completed (p. 107). This 1901 place, apparently reflected the last intentions of Henry C. Durand, a man whose architectural vision in Lake Forest survives in the Presbyterian Church, the highly-regarded Durand Art Institute, and Lois Durand Hall which enters its centennial year soon: in all, a significant legacy.

### FINLEY BARRELL PLACE AND ITS LAWN

After 1901 the house at 747 Deerpath was owned by Clayton Mark, according to Arpee on p. 56, and it burned in 1912; Mark then built his 1914 house at 999 N. Lake Road. Finley Barrell was a major figure on the Board of Trade, also taking in to his firm members of his family including his father, who built a Shaw-designed English Domestic Gothic place at 855 E. Rosemary in 1912 with its 19123 garage east of Sheridan, now the College's Hixon Hall/Carr Theater. But the Barrell's only son drowned in a high-profile 1915 accident and this may have led the couple to start fresh in a new house, this time in 1916 by Frederick Wainwright Perkins, and architect from Burlington, Wisconsin who studied at the Ecole des Beaux-Arts in Paris (according to Block's Hyde Park Houses, p.102), after studying first at MIT's Ecole-modelled architecture program. In the 1890s Perkins became a Chicago society architect and he did four houses in Hyde Park, plus Marshall Field president John Shedd's French Gothic mansion at 4515 Drexel Boulevard, his most "spectacular work."

The result was the elegant, Georgian styled neo-classical house now at 747 E. Deerpath and its contemporaneous formal gardens to the south, just being rediscovered by new owners after at least a generation of total abandonment. For the 1915 Schweppe place Perkins had been joined by major landscape and garden designers from Boston (Hubbard, Pray & Co., Fletcher Steele, and Rose Standish Nichols), and it is likely that something of this qualitative level if not scale was done for the new Barrell place, perhaps at the same time. The remains which are turning up on the site northwest, south and east of the house suggest this.

The lawn in front of the entry-drive circle, which may date from the earlier house and like the drive have been the concept of Frank Calvert, begins with a massive beech tree, surely dating from the earliest days in Lake Forest. Also, an old pine survives nearby while one of equally-early vintage has been allowed to die by the recent owners of this lot, subdivided in the 1960s by the Childs, who then owned the property and whose subdivision provided for the smaller house now just west of 747 E. Deerpath. Also near the drive's entrance at Deerpath there is a new-classical limestone garden gate (the current fence replaces and earlier iron one), echoing illustrations drawn by its author in Rose Standish Nichols' 1902 English Pleasure Gardens: those for a "garden Door: Villa Madama [Rome]" (p.235). These show the migration of classic, formal Italian garden ideas from Italy to England probably in the seventeenth century. The very similar gate at the Barrell place on Deerpath at the entrance to this historic English lawn also demonstrates the further migration of this idea from England and Italy to the U.S. in the Country Place Era. Lake Forest is the main example of this phenomenon in the midwest.

In this period, too, Deerpath was rerouted from following Elm Tree northeast to its current path straight east to Mayflower. Earlier Deerpath had crossed Westminster, which itself headed south west of the J.V. Farwell place to run along what now is Deerpath east of Mayflower to the lake. This earlier street plan is seen in the 1861 map of Lake Forest, noted above. So the lawn which remains in front of 747 is all that remains of what once was a grand English-landscape lawn.

Changes:



## City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1047

Original greenhouse and gardens no longer exist. Original pool and tennis courts subdivided onto adjoining property. Kitchen remodeled 1956. Elevator added sometime after completion of house.

### Property Setting:

Residential neighborhood; This parcel is located on the south side of Deerpath, east of Hawthorn Place. Lot 1 of the subdivision, currently unimproved, is located in front of 747 and extends along Deerpath and following the beginning of the curve in Deerpath.

### Associated Buildings:

---

### Sources of Information:

A Preservation Foundation Guide to National Register Properties, Lake Forest, Illinois;  
City of Lake Forest Address and History Files; LF Nat. Reg. Dist. Nomination Form.  
Withey, American Architects (deceased).

### Certif. of Appropriateness Case #(s):

**747 E DEERPATH**

**Survey Date:** Dec. 1999

**Demolished:**

**Demolition Date:**

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

Address 747 E. Deerpath Owner(s) Michael and Tara Martin  
Ronald McCormack, architect Reviewed by: Jen Baehr  
 Date 6/28/2023  
 Lot Area 98180 sq. ft. Table Land 72756 sq. ft. Non-Table Land 25424 sq. ft.

**Square Footage of Existing Residence After Partial Demolition:**

1st floor 3766 + 2nd floor 3642 + 3rd floor 1230 = 8638 sq. ft.

Design Element Allowance = 864 sq. ft.

Total Actual Design Elements = 347 sq. ft. Excess = 0 sq. ft.

Garage 819 sf actual ; 800 sf allowance Excess = 19 sq. ft.

Garage Width 22' - 4" 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** = 8657 sq. ft.

**Square Footage of Proposed Additions:**

1st floor 400 + 2nd floor 0 + 3rd floor 0 = 400 sq. ft.

New Design Elements: 344 sq. ft. Excess = 0 sq. ft.

**TOTAL SQUARE FOOTAGE** = 9057 sq. ft.

**TOTAL SQUARE FOOTAGE ALLOWED** = 8637 sq. ft.

**DIFFERENTIAL** = 420 sq. ft. **NET RESULT:**  
**Over Maximum** 420 sq. ft. is

Allowable Height: 40 ft. Actual Height 39' - 10" (existing) 15'-8" (proposed screen porch) 5% over the **Max. allowed**

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 864 sq. ft.

Front & Side Porches = 0 sq. ft.

Rear & Side Screen Porches = 344 sq. ft.

Covered Entries = 304 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

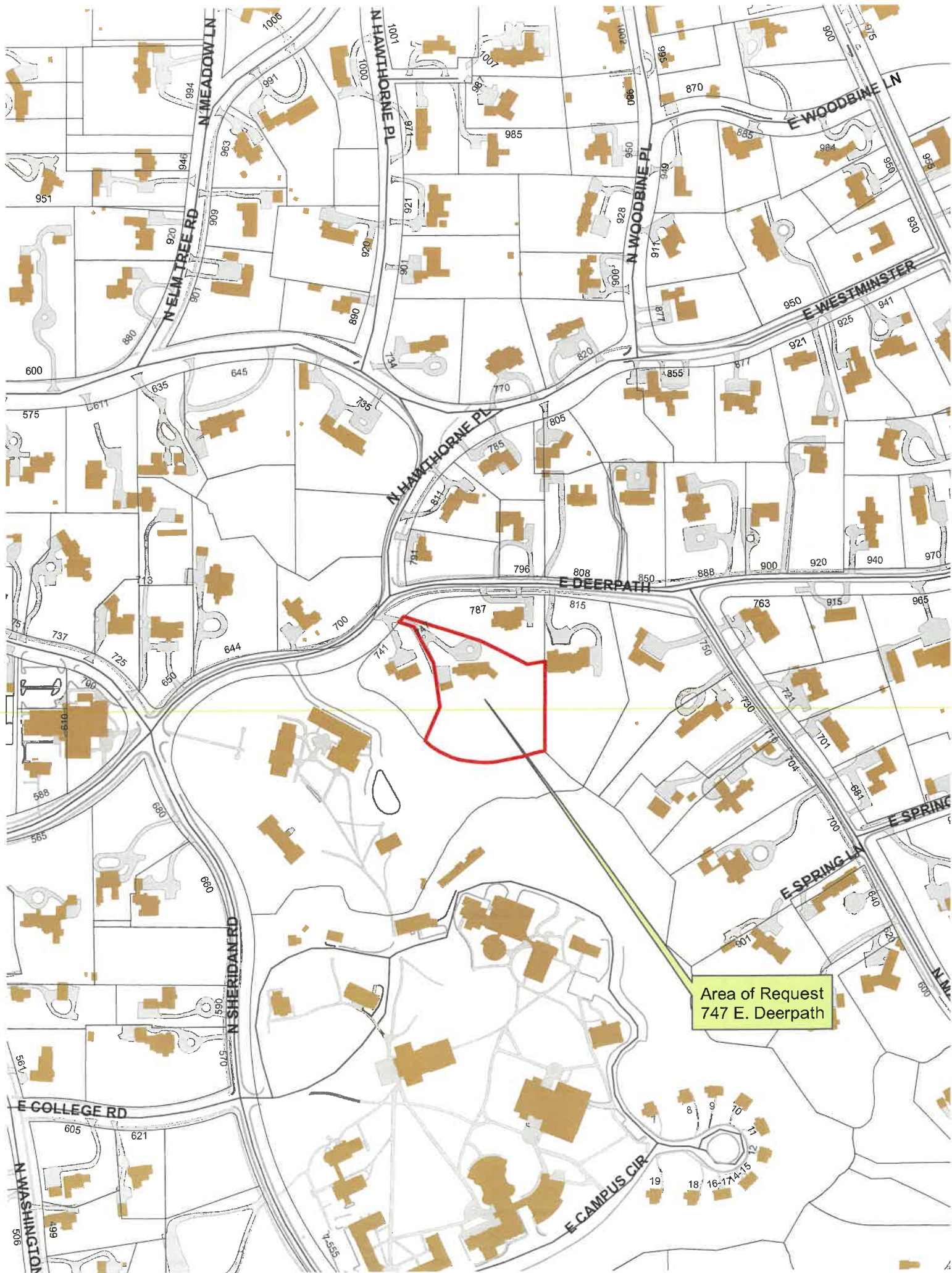
Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 43 sq. ft.

**Total Actual Design Elements** = 691 sq. ft. **Excess Design Elements** = 0 sq. ft.



Area of Request  
747 E. Deerpath



Area of Request  
747 E. Deerpath



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

**PROJECT ADDRESS** 747 E. DEERPATH RD. LAKE FOREST.

**APPLICATION TYPE**

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

MICHAEL & TARA MARTIN  
Owner of Property

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

LAKE FOREST, IL 60045  
City, State and Zip Code

954-649-3960  
Phone Number                            
Fax Number

MARTIN146@COMCAST.NET  
Email Address

Tara Martin  
Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

RONALD MCCORMACK, AIA  
Name and Title of Person Presenting Project

MCCORMACK & ETTEN ARCHITECTS, PC  
Name of Firm

400 BROAD ST.  
Street Address

LAKE GENEVA, WI 53147  
City, State and Zip Code

                          262-248-8591  
Phone Number      Fax Number

RON@MCCORMACKETTEN.COM  
Email Address

Ronald H. McCormack  
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



June 2, 2023

The City of Lake Forest  
Historic Preservation Commission

Re: Addition and Alteration to Residence  
Michael & Tara Martin, Owners  
747 E Deerpath Road Lake Forest, IL

### STATEMENT OF INTENT

Dear Commission Members: In support of the Historic Preservation Commission Application for Certificate of Appropriateness for the Martin Residence at 747 E. Deerpath Road, Lake Forest, I offer the following explanations for the 17 criteria for the Standards for Review; Responses are in **bold face** within each item.

#### § 155.08 STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS.

(A) Standards for review of replacement structures, new construction, additions and alterations. In considering an application for a certificate of appropriateness for replacement structures, new construction, additions and alterations, the Commission shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark, interior landmark or district, and the standards included in this section, as relevant and applicable.

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

**There is no proposed change to the height of the existing residence. The proposed screened porch addition is at grade and does not exceed 15'-6". The loggia addition has a flat roof apprx. 11'-0" above grade, to remain under the eave of the existing side porch as recommended by Illinois Landmarks, for less visibility beyond the brick motor court wall.**

(2) Proportion of front facade. 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 visually related.

**There is no proposed change to the front façade, and very little view of the proposed addition on west side beyond an 8 ft tall brick garden wall.**

(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 visually related.

**The new windows and doors proposed for the enclosure of the side entry porch will infill existing brick openings. All new windows and French doors enclosing the existing porch and proposed new loggia are similar in proportion to those on the residence.**

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

McCormack + Etten /Architects, LLP

400 Broad Street, Lake Geneva, WI 53147  
Email: [ron@mccormacketten.com](mailto:ron@mccormacketten.com)

Ph (262) 248-8391 x11 Fax (262) 248-8392  
<http://www.mccormacketten.com>



**There are no changes proposed to the front façade of the Residence.**

(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 the properties, structures, sites, public ways, objects and places to which it is visually related.

**No changes proposed affecting street view.**

(6) Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

**Not applicable.**

(7) Relationship of materials and texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

**New brick and limestone on the renovated porch and loggia walls will match existing on the Residence. New windows and French doors are designed to match existing double hung windows with divided lites on the home. All trim, fascia, and columns to be white to match existing residence. New red tile roofing will be Ludowici slate red clay tile to match existing, and copper gutters used on additions will match existing.**

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

**New sloped roof at the screened porch will match the pitch of the existing side porch roof while maintaining hipped roof forms.**

(9) Walls of continuity. Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a 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 to which such elements are visually related.

**No changes proposed. The existing 8 foot tall brick wall is an extension of the front facade, and will conceal most all of the proposed exterior changes from public view.**

(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, sites, public ways, objects and places to which they are visually related.

**The roof height and scale of the addition has been carefully studied to blend with existing eave heights at side porch and overlay the existing brick parapet wall at the garage. The flat roof height on the loggia is set to accommodate the 3 foot grade drop from house to garage with adequate headroom at house.**

(11) Directional expression of front elevation. A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

**No changes proposed.**

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

**No changes are proposed to any existing distinguishing architectural features. The existing flat-roofed garage has little appeal in itself, likely added after the original residence**

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was built. New carriage doors are proposed for the garage to add interest and a more historic character. We do plan to retain one of the two terra-cotta medallions on the east wall of the garage, becoming a focal point in the new screened porch.

(13) Protection of resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

**The yard area around the addition is relatively flat lawn. Planting beds will be re-worked in a new landscape plan, and an ornamental crabapple tree east of the garage will be relocated.**

(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 consistency with the chosen style.

**It is the Owners desire to respect and maintain the original Georgian style of the home. All new materials and detailing will match existing.**

(15) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

**There are no major deteriorated components being removed or replaced in this project. The existing entry porch steps will be replaced with new matching limestone steps, to meet building code requirements.**

(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 historically, visually, aesthetically, culturally or archaeologically significant materials shall not be undertaken.

**No intensive surface cleaning is needed or proposed.**

(17) Reversibility of additions and alterations. Wherever possible, additions or alterations to historic properties shall be done in such 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.

**Any of the proposed changes could be reversed in the future.**

## **STATEMENT SUPPORTING A BUILDING SCALE VARIANCE**

The existing structures on the property currently exceed the allowable bulk by 20 SF, partly due to the size of the residence, and partly due to the 50% reduction in land area allowed because of the ravine on the south side of the property.

**McCormack + Etten /Architects, LLP**

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Because the Owner wishes to enclose the existing west entry porch with windows and glazed doors and condition the interior space, the square footage of this space (172 square feet) must be considered additional floor area to be added to the Main house. The glazed loggia adds another 288 square feet, for a total overage of 420 SF, or 4.86% . The proposed new screened porch footage of 344 SF is exempt as a Design Element.

In reviewing the six standards for approval of a Building Scale Variance, the applicants feel that Standards 1, 3 and 5 would apply to this property.

Standard 1; The project is consistent with the design standards of the City of Lake Forest Code, sect 9-86.

Standard 3; New structures or additions (or renovations) are sited in a manner that has minimal impact from the streetscape or neighboring properties. **Practically speaking, none of the proposed changes will be visible from the street.**

Standard 5; **This property is located in the East Lake Forest Historic District, and has a façade easement listed with the Illinois Landmarks Commission. The project was submitted for review with Illinois Landmarks and was approved at their May 31, 2023 meeting. The renovations proposed have been carefully planned and will be consistent with the standards in the Historic Preservation Ordinance and The Secretary of the Interior's Standards for Rehabilitation. Approval of a variance would further the purpose of this ordinance.**

Respectfully submitted,

Ronald H. McCormack, AIA  
McCormack & Etten Architects LLP

McCormack + Etten /Architects, LLP

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

**Façade Material**

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

**Foundation Material**

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

Color and/or Type of Material RED BRICK AND LIMESTONE  
TO MATCH EXISTING

**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 WHITE TO MATCH EXISTING

**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 TO MATCH EXISTING

**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 RED TO MATCH EXISTING

**Gutters and Downspouts**

- ☒ Copper  
☐ Aluminum  
☐ Other NEW COPPER GUTTERS TO  
MATCH EXISTING

**Driveway Material**

- ☒ Asphalt EXISTING  
☐ Poured Concrete  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Crushed Stone  
☐ Other \_\_\_\_\_

**Terraces and Patios**

- ☒ Bluestone  
☐ Brick Pavers  
☐ Concrete Pavers  
☐ Poured Concrete  
☐ Other \_\_\_\_\_

- LEGEND
- N. North
  - S. South
  - E. East
  - W. West
  - N.E. Northeast
  - S.E. Southeast
  - S.W. Southwest
  - P.O.B. Point of Beginning
  - S.C.F. Section Corner
  - P.C.M. Point of Corner
  - D.O. Document
  - P.A.C. Record as
  - M.S. Measured
  - T.F. Top of Foundation
  - M.W. Minimum
  - M.A. Maximum

R.E. DECKER  
(1973-1999)

R.G. PAVLETIC  
P.L.S. 932-1261

# Plat of Survey

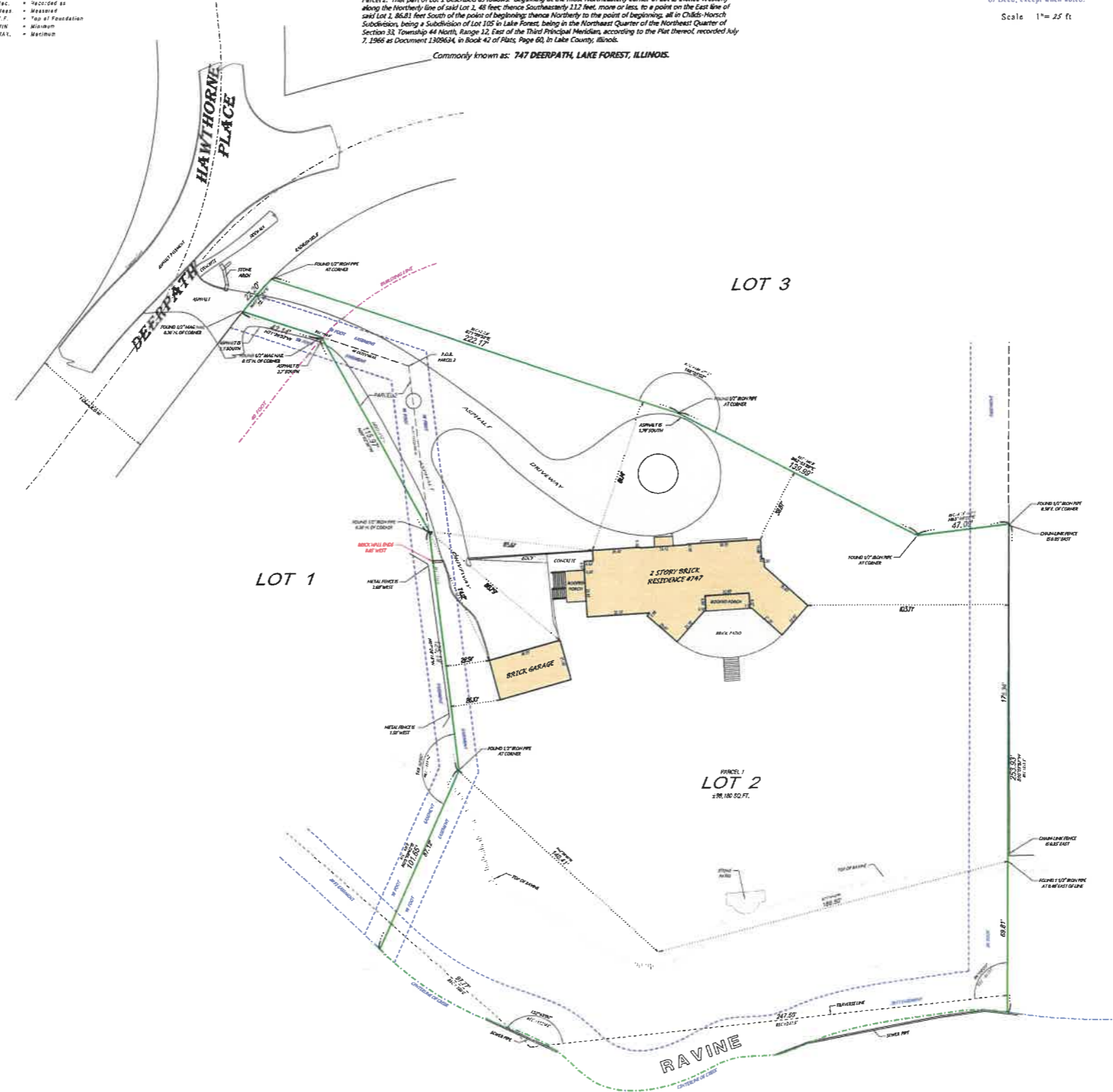
Parcel 1: Lot 2 in Childs-Horsch Subdivision, being a Subdivision of Lot 105 in Lake Forest, being in the Northeast Quarter of the Northeast Quarter of Section 33, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded July 7, 1966 as Document 1309634, in Book 42 of Plats, Page 60, in Lake County, Illinois.

Parcel 2: That part of Lot 1 described as follows: Beginning at the most Northeasterly corner of Lot 1; thence Westerly along the Northerly line of said Lot 1, 48 feet; thence Southeastly 117 feet, more or less, to a point on the East line of said Lot 1, 46.81 feet South of the point of beginning; thence Northerly to the point of beginning, all in Childs-Horsch Subdivision, being a Subdivision of Lot 105 in Lake Forest, being in the Northeast Quarter of the Northeast Quarter of Section 33, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded July 7, 1966 as Document 1309634, in Book 42 of Plats, Page 60, in Lake County, Illinois.

Commonly known as: 747 DEERPATH, LAKE FOREST, ILLINOIS.



## PLAT OF SURVEY - EXISTING CONDITIONS



ORDER NUMBER 22-729  
ORDERED BY: James E. Clark, AIA  
FOR: WHITE  
REVISIONS:

THIS PLAT WAS PREPARED  
IN AN ORIGINAL PRINT



**R E DECKER**  
PROFESSIONAL LAND SURVEYORS P.C.  
333 W. PETERSON RD SUITE B  
LIBERTYVILLE, IL 60048  
TEL: 847-362-0091  
DeckerSurvey@gmail.com  
Website: DeckerSurvey.com



Field Work Completed on: 22-729  
STATE OF ILLINOIS }  
COUNTY OF LAKE }  
This Professional Survey conforms to the current  
Illinois minimum standards for a "Boundary Survey."  
R. E. DECKER, P.C.  
By: 9-29-22  
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title and compare all  
shown to this Plat before building by them, and report any differences at once.  
Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants  
or Building Department for additional Sanctions, Setbacks or Restrictions which  
may exist.

SITE NOTES

1. SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY (GREENGLASS, INC., 11 BARCLAY BLVD., SUITE 300 LINCOLNSHIRE, IL 60069-3465, PHONE (847) 634-3683, DATED (03-01-2023) PROJECT NO. 1690097  
2. NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY

PROPOSED ADDITIONS

EXISTING RESIDENCE AND DETACHED GARAGE

TOTAL LOT AREA\* = 98,180 S.F.  
AREA OF TABLELAND\*\* = 72,756 S.F.

NOTE:  
\*PER R.E. DECKER SURVEY  
DATED SEPTEMBER 9TH, 2022  
#22-729  
\*\*FLATTER THAN 10% PER  
LAKE FOREST DEFINITION

TABLELAND PLOT

SCALE: 1" = 40'-0"



NORTH



NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

EXISTING IMPERVIOUS SURFACES	
ELEMENT	AREA
EX MAIN HOUSE	1,434 SF
EX DETACHED GARAGE	1,893 SF
EX DRIVEWAY	1,097 SF
EX STEPPING STONES & PATIOS	1,164 SF
EX FOUNTAIN	1,23 SF
EX RETAINING WALLS	1,19 SF
EX TRANSFORMER & A/C UNIT	1,15 SF
EX GRAVEL WALK	1,145 SF
TOTAL EXISTING IMPERVIOUS SURFACES	11,326 SF
NEW IMPERVIOUS SURFACES	
ELEMENT	AREA
NEW LOGGIA & SCREEN PORCH ADDITION	130 SF
NEW WALK	31 SF
TOTAL NEW IMPERVIOUS SURFACES	161 SF
TOTAL PROPOSED IMPERVIOUS SURFACES	10,693 SF

McCormack + Eiten / Architects, LLC  
400 Broad Street  
Lake Geneva, WI 5314  
PH (262) 248-8391  
FAX (262) 248-8391  
http://www.mccormackeiten.com



The Goebeler Company  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-9300

ADDITIONS AND ALTERATIONS TO THE  
THE MARTIN RESIDENCE  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

REVISIONS

☒ PRELIMINARY  
☐ FINAL APPROVAL  
☐ PERMIT  
☐ CONSTRUCTION

DATE  
6-13-2023

SHEET




AS-1

OF

PROPOSED FLOORPLAN - AREA OF WORK

EXISTING  
RESIDENCE

## EXISTING GARAGE

-  EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS
-  PROPOSED ENCLOSED BREEZEWAY
-  PROPOSED SCREEN PORCH

FOOTAGE TABULATION	
REMODELED PORCH AREA:	160 SF
NEW ROOFED PORCH AREA:	50 SF
NEW GLAZED LOGGIA AREA:	180 SF
SCREENED PORCH AREA:	350 SF

FLOOR PLAN

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

THE MARTIN RESIDENCE  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

#### REVISIONS

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PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

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DATE  
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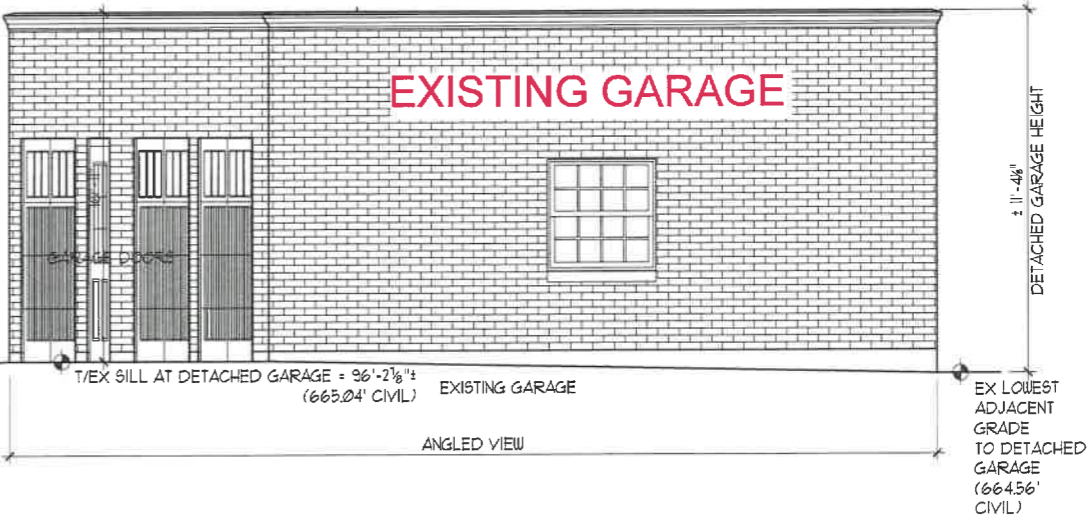
SHEET  
A-1

Architects, LLP



EX. RESIDENCE WEST ELEVATION

SCALE: 3/8" = 1'-0"



**McCormack + Eiten / Architects, LLP**  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8991 Fax (262) 248-8992  
mme@mccormackeiten.com http://www.mccormackeiten.com

**The Goebeler Company**  
681 E Park Avenue  
Libertyville, IL 60088  
PH (847) 604-9300

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045  
PROJECT NO.  
2243

REVISIONS

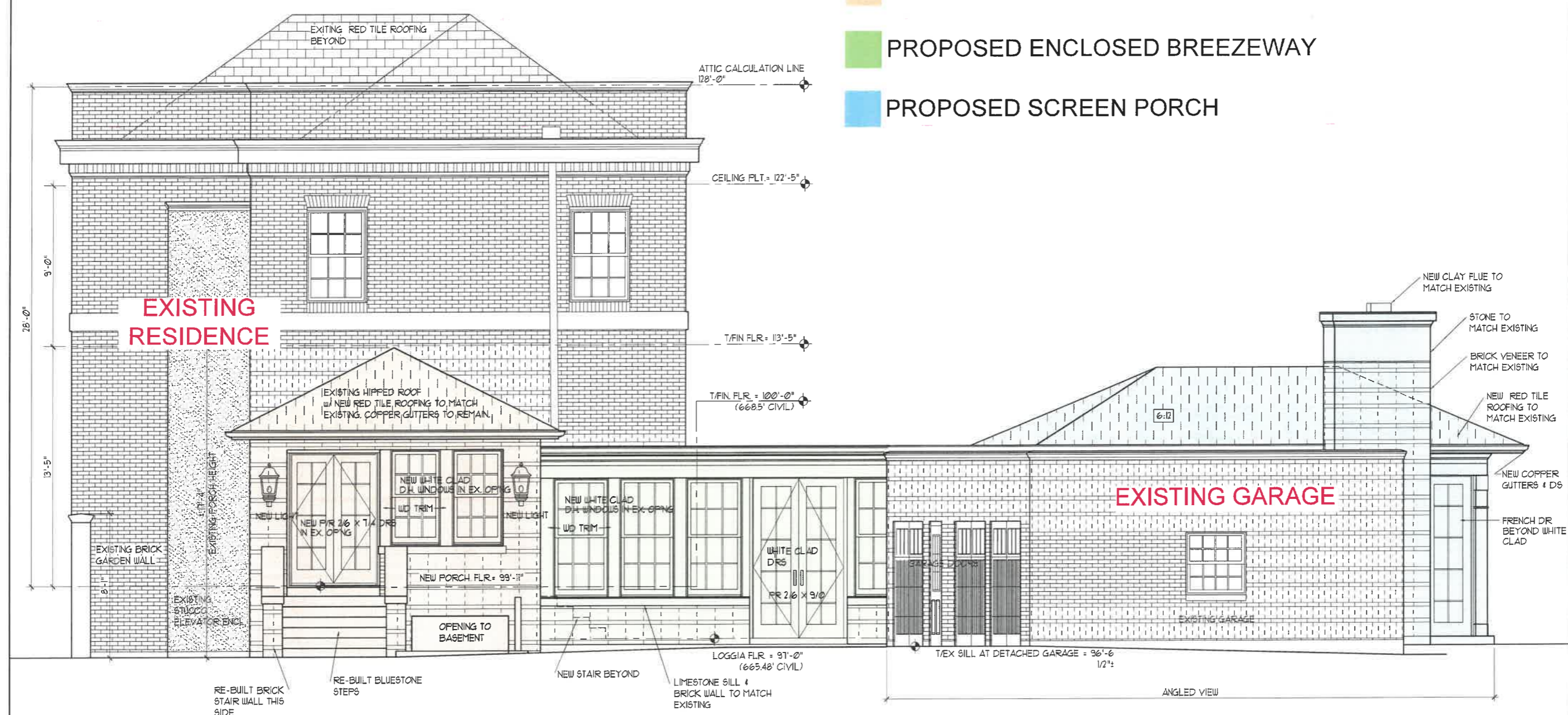
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DATE  
6-13-2023

SHEET  
**AB-2**  
OF

PROPOSED WEST ELEVATION - ENCLOSED PORCH, BREEZEWAY & SCREEN PORCH ADDITIONS

- EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS
- PROPOSED ENCLOSED BREEZEWAY
- PROPOSED SCREEN PORCH



PROPOSED RESIDENCE / LOGGIA WEST ELEVATION

SCALE: 3/8" = 1'-0"

McCormack + Eiten / Architects, LLC  
400 Broad Street  
Lake Geneva, WI 53147  
PH (262) 248-8391  
FAX (262) 248-8392  
http://www.mccormackeiten.com

The Goeheler Company  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-8000

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

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6-13-2023

SHEET  
A-2  
OF



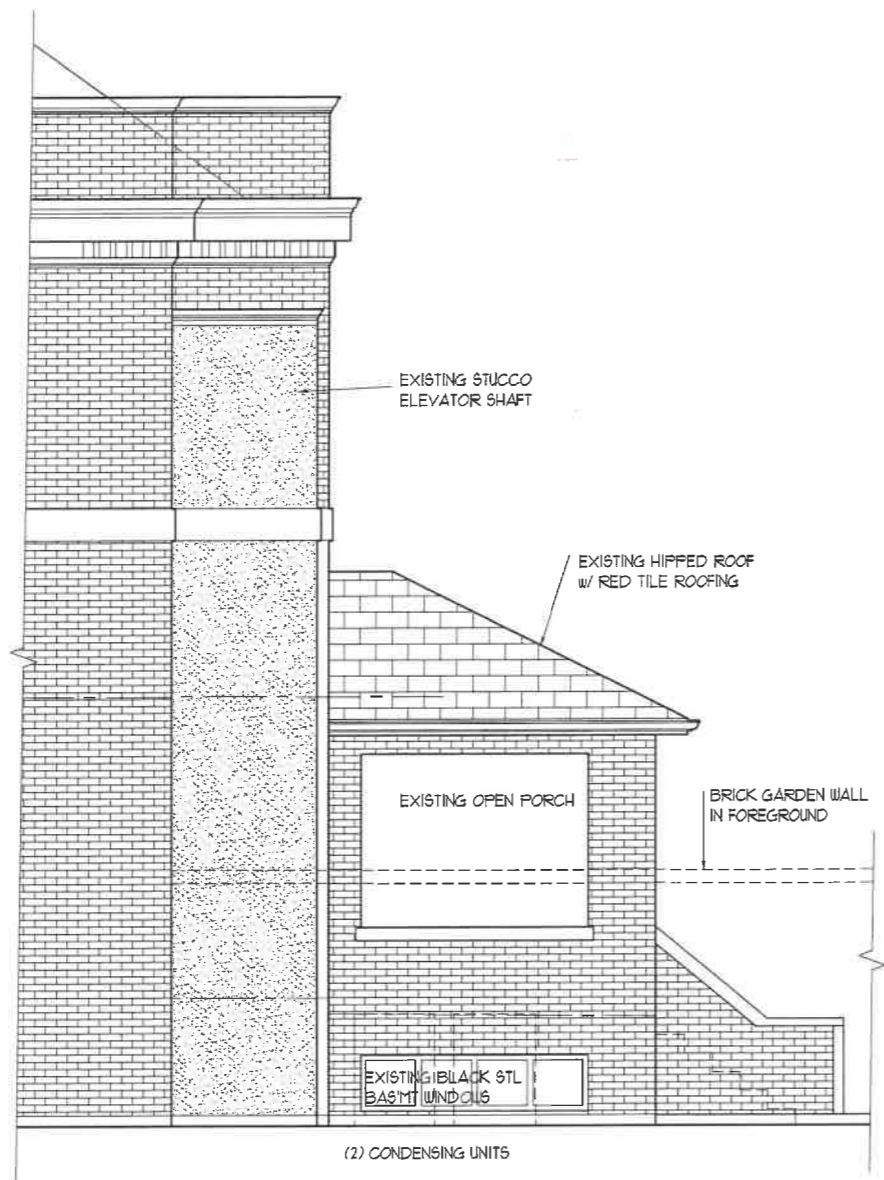
ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROPOSED RESIDENCE / LOGGIA WEST ELEVATION



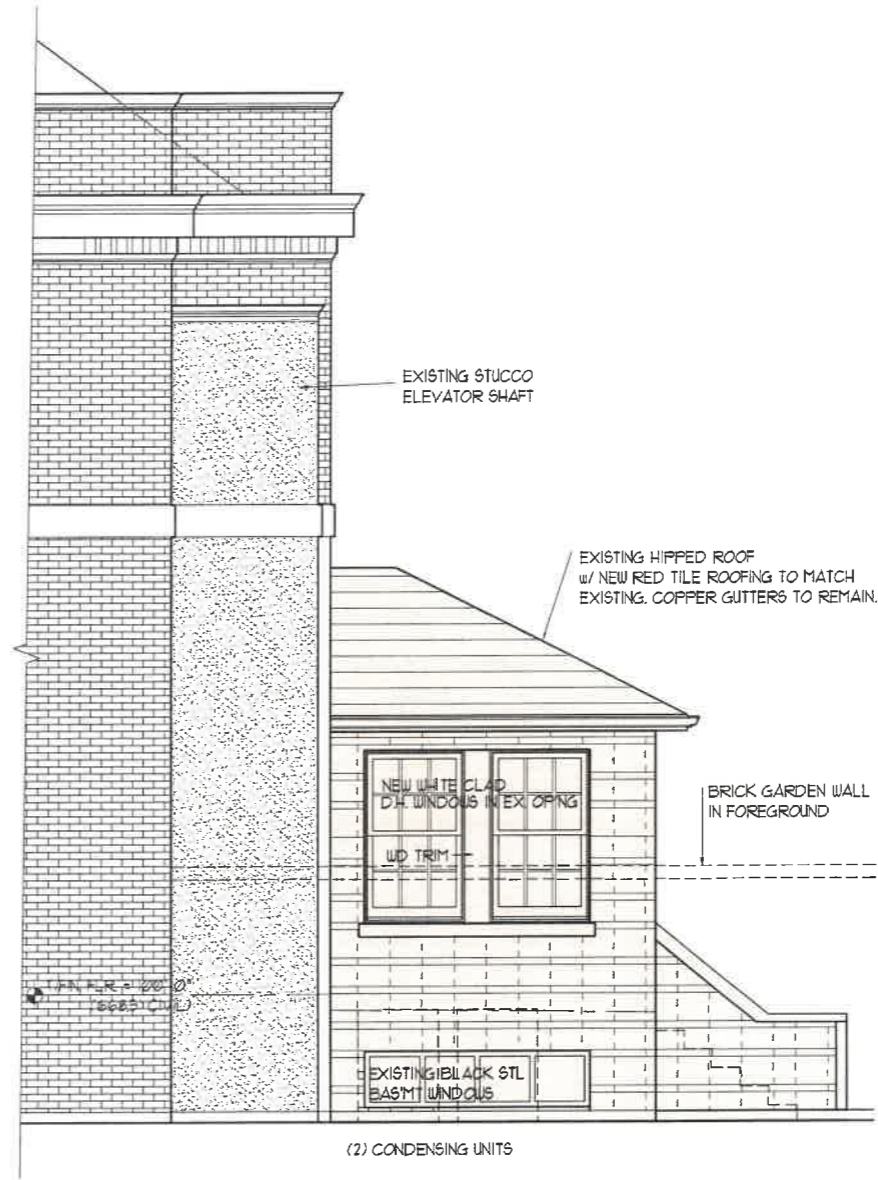
**McCormack + Etten / Architects™, LLP**  
400 Broad Street  
Ph (262) 248-8391  
contact@mccormacketten.com  
Lake Geneva, WI 53147  
Fax (262) 248-8392  
www.mccormacketten.com

EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS



EX. PORCH NORTH ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED PORCH NORTH ELEVATION

SCALE: 3/8" = 1'-0"

McCormack + Etten / Architects, LLP  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391  
FAX (262) 248-8392  
info@mccormacketten.com  
http://www.mccormacketten.com

The Goeheler Company  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-9300

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

REVISIONS

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DATE  
6-13-2023

SHEET  
**A-3**  
OF

PROPOSED PARTIAL NORTH ELEVATION - ENCLOSED PORCH - COLOR RENDERING



ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROPOSED PORCH NORTH ELEVATION



**McCormack + Etten / Architects™, LLP**  
400 Broad Street Lake Geneva, WI 53147  
Ph (262) 248-8391 Fax (262) 248-8392  
contact@mccormacketten.com www.mccormacketten.com



**McCormack + Eiten / Architects, LLP**  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391  
Fax (262) 248-8392  
mme@mccormackellen.com http://www.mccormackellen.com

**The Goeheler Company**  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-9300

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

REVISIONS

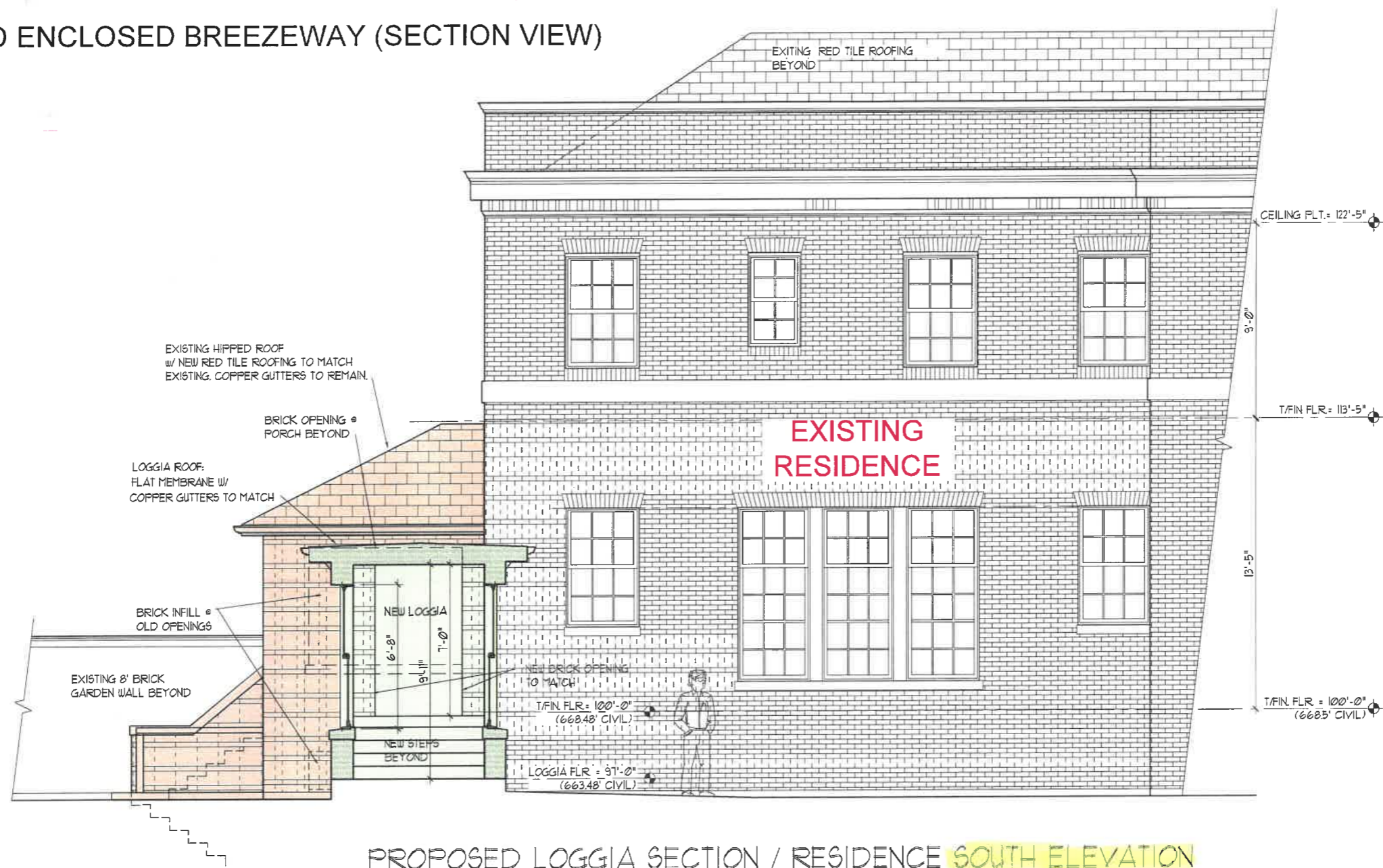
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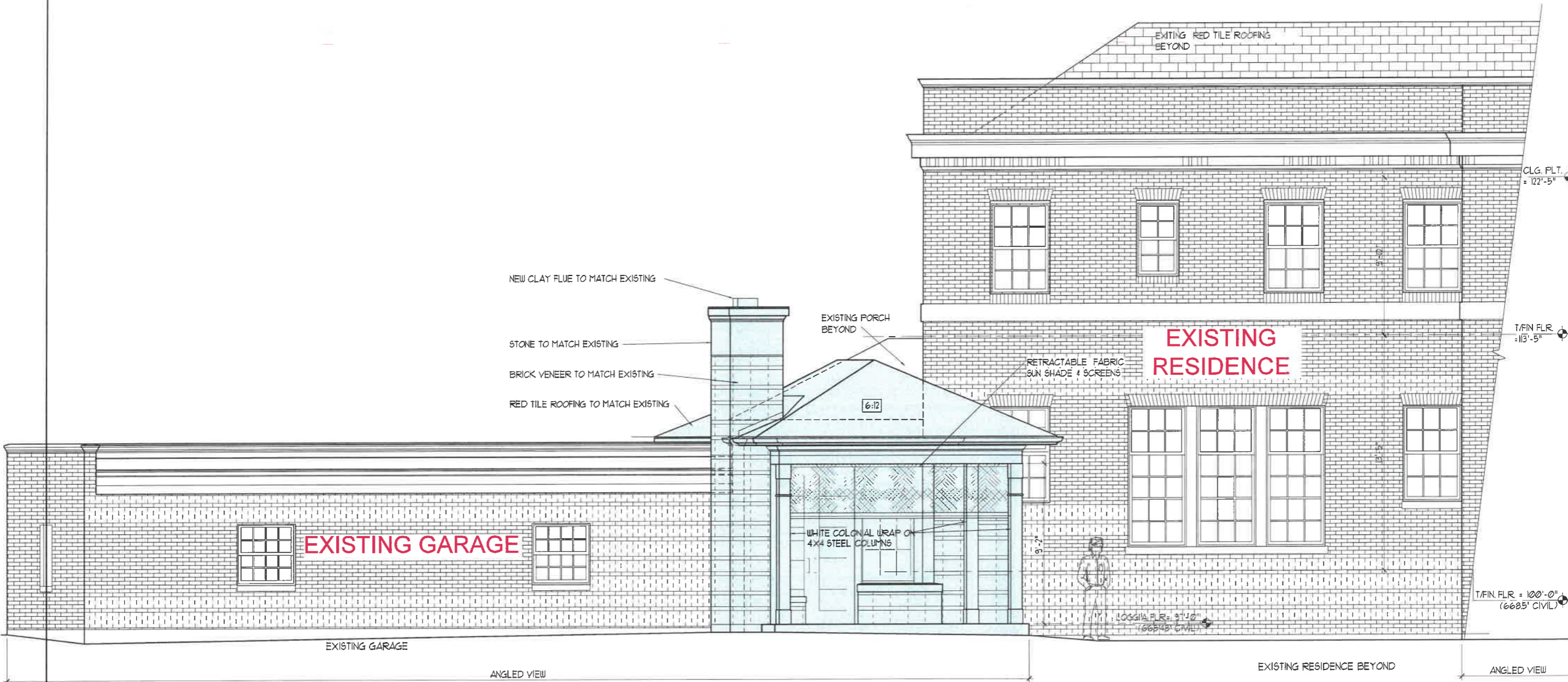
SHEET  
**AB-4**  
OF

EXISTING PORCH TO BE ENCLOSED AND REBUILT STEPS

PROPOSED ENCLOSED BREEZEWAY (SECTION VIEW)



PROPOSED SCREEN PORCH



SCALE: 3/8" = 1'-0"

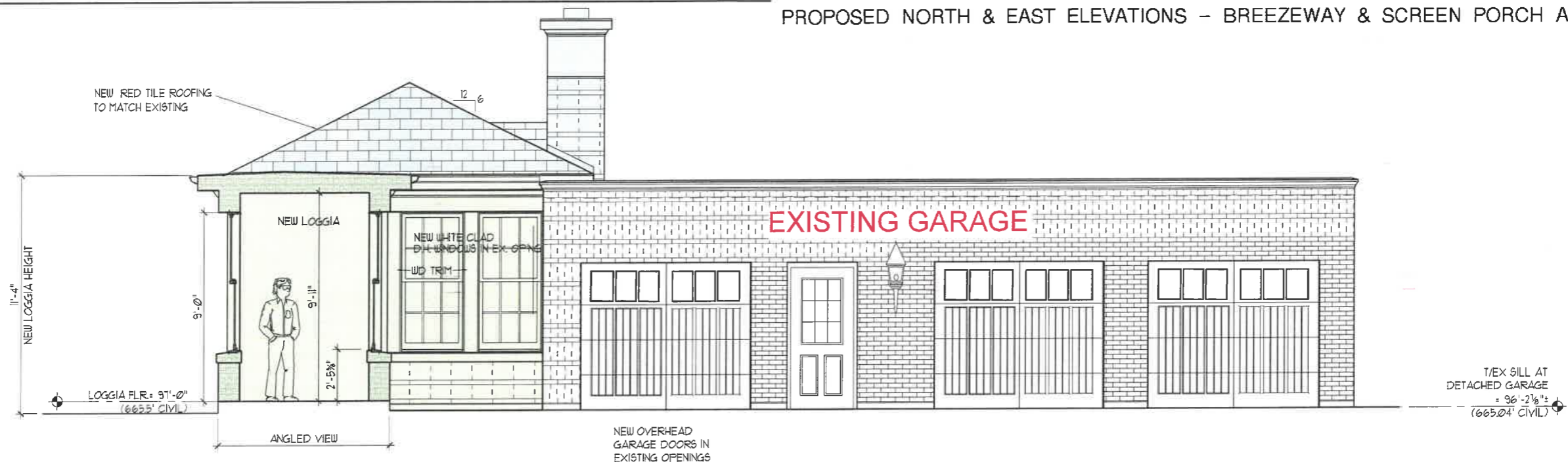
SOUTH ELEVATION

**McCormack + Etten / Architects, LLP**  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391  
mre@mccormackellen.com http://www.mccormackellen.com

**The Goeheler Company**  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-9300

ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045  
PROJECT NO.  
2243

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DATE 6-13-2023	
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OF	

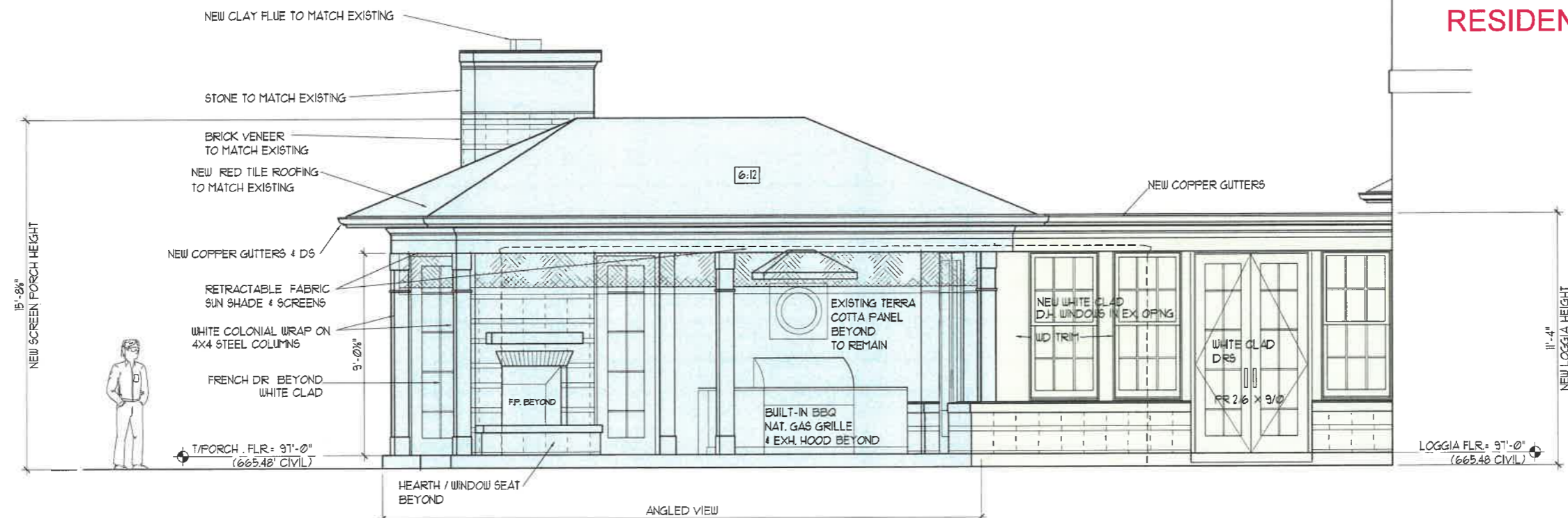


PROPOSED LOGGIA / GARAGE NORTH ELEVATION

SCALE: 3/8" = 1'-0"

PROPOSED ENCLOSED BREEZEWAY

PROPOSED SCREEN PORCH



LOGGIA EAST ELEVATION

SCALE: 3/8" = 1'-0"





ADDITIONS AND ALTERATIONS TO THE  
**THE MARTIN RESIDENCE**  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

LOGGIA EAST ELEVATION

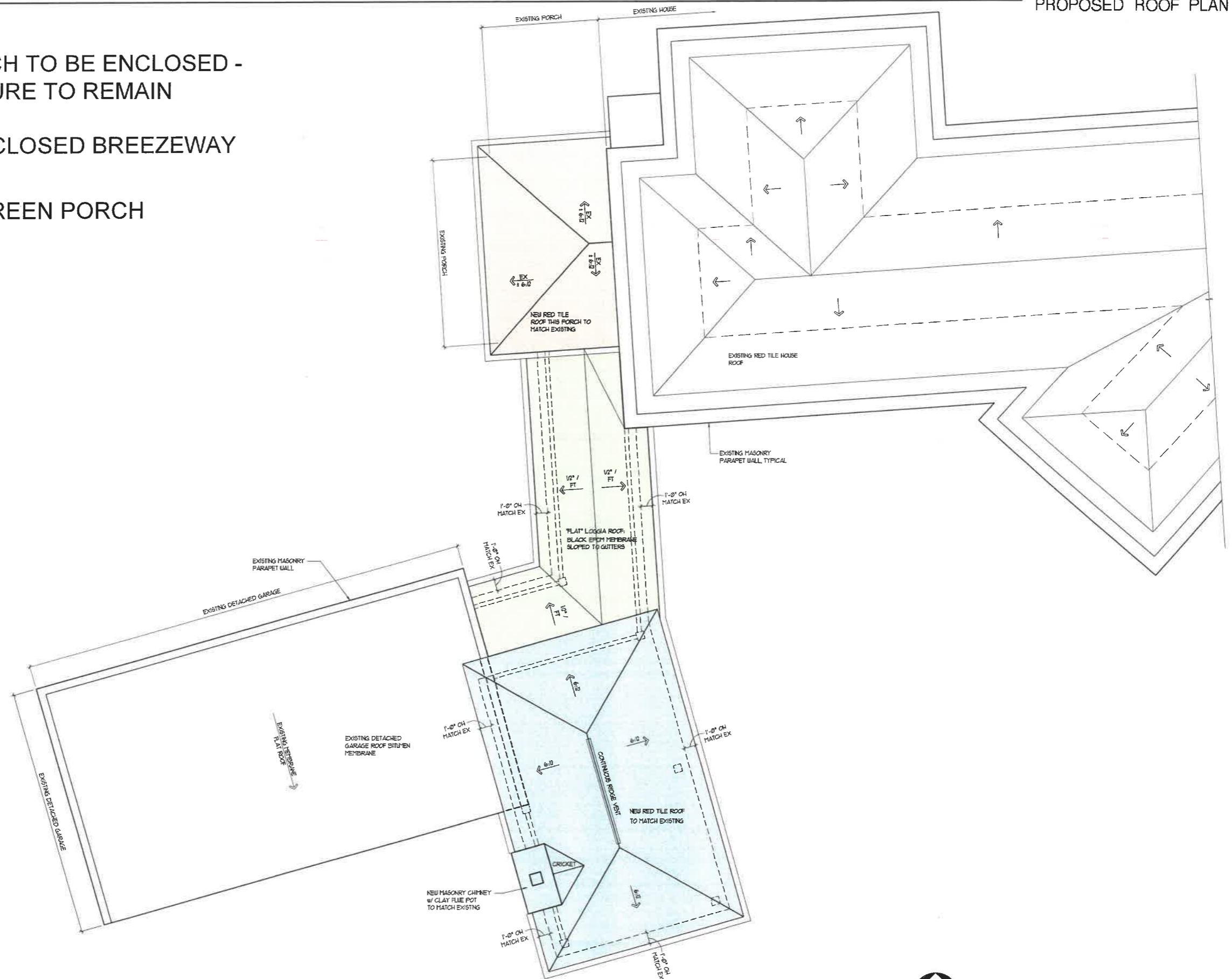


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400 Broad Street  
Ph (262) 248-8391  
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Lake Geneva, WI 53147  
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EXISTING PORCH TO BE ENCLOSED -  
ROOF STRUCTURE TO REMAIN

PROPOSED ENCLOSED BREEZEWAY

PROPOSED SCREEN PORCH



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

THE MARTIN RESIDENCE  
141 E. DEERPATH ROAD  
LAKE FOREST, ILLINOIS 60045

PROJECT NO.  
2243

## REVISIONS

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DATE  
5-13-2023

SHEET

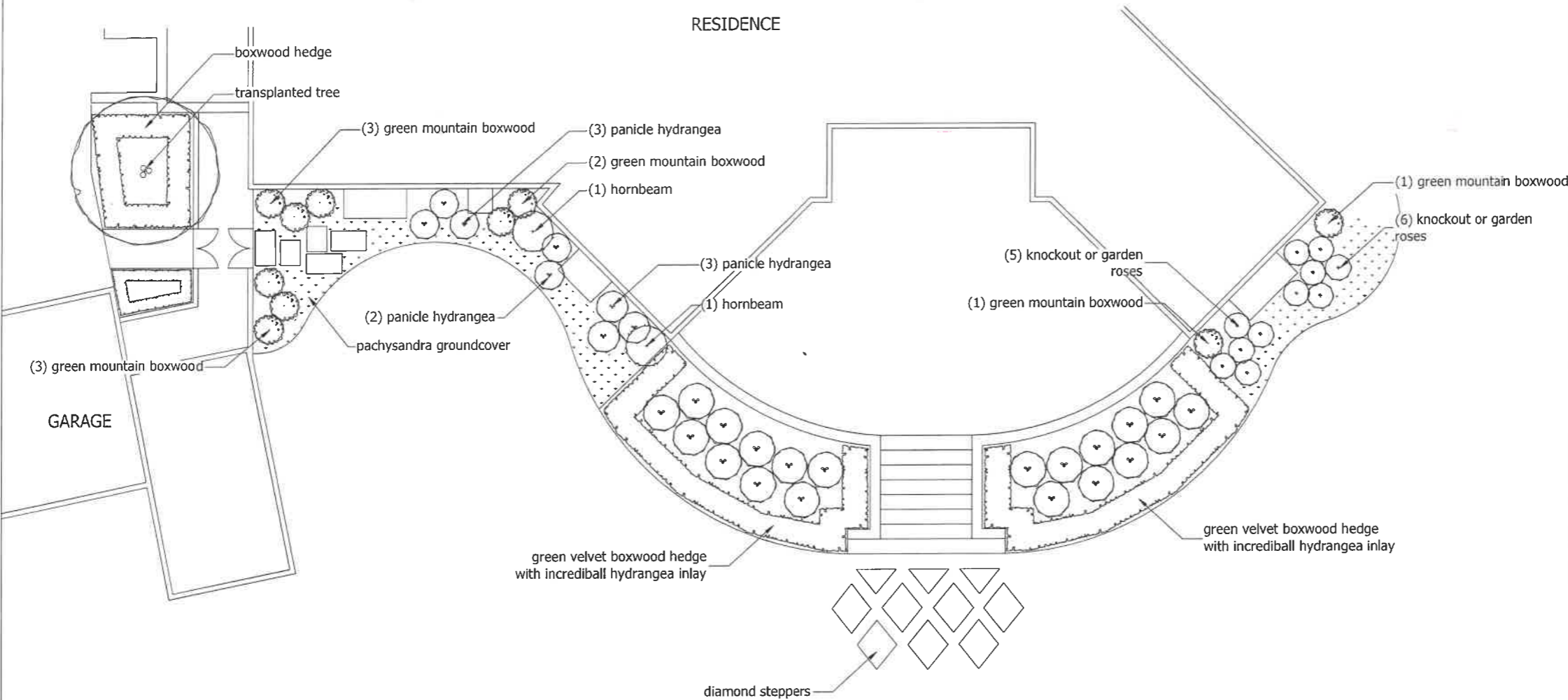
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400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391 Fax (262) 248-8392  
info@mccormackeitten.com <http://www.mccormackeitten.com>



**The Goebeler Company**  
631 E. Park Avenue  
Libertyville, IL 60048  
PH (847) 604-9300

CONCEPTUAL LANDSCAPE PLAN



48 E. Hintz Road, Wheeling, Illinois 60090  
Ph. 847.465.1165

PROJECT:

**Martin  
Residence**  
Lake Forest, Illinois

SHEET TITLE:

**Site Plan**

ISSUE DATE:

April, 2023

REVISIONS:

SCALE:

1/8"=1'-0"



**NORTH**









**Agenda Item 6**  
**333 Woodland Road**  
**Synthetic Roofing Material**

Staff Report  
Vicinity Map  
Air Photo

Materials Submitted by Petitioner

Application

Statement of Intent

Images of Existing Residence

Proposed Synthetic Material Specifications

Images of Existing Roof and Proposed Synthetic Material

*Proposed Synthetic Material Information – Mountain Color*

*Proposed Synthetic Material Information – Black Oak Color*

*Historic Homes with Synthetic Roofing From Manufacturer Website*

*Images of Homes with Synthetic Roofing*

*List of Homes in Lake Forest with Synthetic Roofing*

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



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 28, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	<b>333 Woodland Road – Roof Replacement with Synthetic Material</b>

### PETITIONERS

Mary Therese and Greg Williams  
333 Woodland Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

333 Woodland Road

### HISTORIC DISTRICTS

East Lake Forest Local &  
National Register Historic District

### PROJECT REPRESENTATIVES

Mary Therese Williams, property owner  
Jason Chase, JNJ Restoration

### DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Woodland Road, just east of the point where Edgewood Road intersects Woodland Road. This property represents a transition between the smaller and narrower lots to the west and the more expansive lots to the east. This property also is the transition between more open streetscape appearances of properties to the west and a more wooded, natural streetscape appearance on the lots moving to the east. This property is highly visible and prominent from the streetscape.

The residence located at 333 Woodland Road is historically known as the V. P. Straw House. This residence was constructed in 1928 in the Colonial Revival style on Lot 1 of the C.H. Lawrence Subdivision. This residence is identified as a Contributing Structure to the Historic District not only because of its age, but also due to the high quality of the overall design, the materials used in construction and the level of craftsmanship. This historic residence underwent significant repairs and restoration of both the interior and exterior after a fire in 1959. In 2000, a previous owner added the low stone walls to the front of the house and re-landscaped the grounds including the removal of several large trees.

### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to replace the existing cedar shake roof with a synthetic material that imitates natural cedar shake. The petitioner is considering two different colors for the synthetic material. The two color options being considered are included in the Commission's packet.

Historically, the Commission has supported the use of natural and traditional materials in accordance with the Standards in the Historic Preservation Ordinance and based on the City's Residential Design Guidelines. The Commission is currently in the process of learning about and evaluating various types of alternate materials in light of the availability of more synthetic products and in some cases, significant improvement in the quality and character of these products that has

occurred over time with respect to some of the products. The Commission is appropriately giving very careful consideration before moving away from long held traditions that have proven successful in preserving the quality, character, and property values in the City's Local Historic Districts and for Local Landmark properties.

This is the first petition to come to the Commission with a request to install a synthetic roof material. In the past, the Commission has reviewed petitions that requested approval of composite siding, specifically, the Boral siding product. The Commission carefully reviewed the quality and characteristics of the product over the course of two meetings and gathered information from a large side by side on site mock up of the proposed synthetic material and natural cedar. To date, the Commission has approved the use of composite siding on one **new** single family home in the East Lake Forest Historic District. The Commission's approval of the composite siding was based on the following:

- The project was new construction, not an historic home or a Contributing Structure to the Historic District.
- The composite siding does not imitate or attempt to appear as a natural product. The approved product did not have heavy texture or wood grain.
- The thickness of the composite siding provided depth and shadow.
- The composite siding is painted, avoiding the sheen and glossy finish that is found on many manufactured products.

Although the current request is for a synthetic roofing material, not a composite siding product, the information above is included to reflect the Commission's careful deliberations to date around this issue and to provide information and background.

Based on discussions at a recent Commission workshop, more due diligence and discussion of synthetic roof materials by the Commission is pending. The following points highlight some of the questions and concerns that were raised regarding the visual qualities and potential impacts of the proposed synthetic roof material in the Historic District.

- Texture – Does the synthetic material appear overly textured because it is trying to imitate natural cedar or slate? The composite siding that was previously approved for a new residence did not attempt to imitate a natural or traditional material. Are there products available that do not attempt to imitate natural or traditional products but instead, stand on their own visually as a distinct material?
- Color and Finish – The synthetic product promotes the fact that it does not fade, will the “brand new” look of the synthetic material stand out in relation to the rest of the home and in the surrounding neighborhood as natural or traditional materials age?
- Thickness – Does the thickness of the synthetic product provide depth and shadow comparable to natural or traditional roof products?
- Pattern – Does the synthetic product appear too uniform? Is there enough variation and randomness to avoid a stark and rigid appearance?
- Edges and Ridges – Are the synthetic end caps and ridge caps appropriately proportioned, do they impact the historic integrity of a Contributing Structure?

## **STAFF EVALUATION**

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide additional details about the project. The petitioner also provided a list of homes in Lake Forest with synthetic roofing. It is important to note that the homes with synthetic roofing are outside of the Historic District and were not approved by the Commission.

In evaluating this request, a limited number of standards apply. These standards are highlighted below.

### **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 the petition. No changes are proposed to the height of the house.

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

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

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

This standard is not applicable to the petition. No changes are proposed to the proportions of the openings.

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

This standard is not applicable to the petition. No changes are proposed to the rhythm of solids to voids.

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

This standard is not applicable to the petition. No changes are proposed to the size or mass of the home that would impact the spacing of structures on the streetscape.

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

This standard is not applicable to the petition. No changes are proposed to the entrance to the home.

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

This standard is not met. The synthetic material attempts to imitate the appearance of natural wood with what appears to be an overly textured wood grain appearance. Because the synthetic material is a manufactured product, it does not present the natural variation and random appearance of cedar shake. The uniformity and rigidity of the synthetic product may stand out in comparison to the rest of the home. It is important to note that the synthetic product is relatively new on the market and there is still some question about its appearance and durability over time.

#### **Standard 8 – Roof Shapes:**

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

**Standard 9 – Walls of continuity:**

Not enough information to determine if this standard is met. There is concern that the synthetic product has not been on the market long enough to know how it ages. As noted above, the synthetic product promotes the fact that it does not fade in color or weather, but has this synthetic product been available for enough time for this to be proven? Or, if this synthetic product does not fade in color as the manufacturer claims, will the synthetic product stand out because it will always look “brand new” in relation to the aging materials on the rest of the historic home?

**Standard 10 - Scale:**

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

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

This standard is not applicable to the petition. No changes are proposed to the front elevation.

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

This standard is not met. The proposed work does not directly impact original material on the residence however the change proposed presents a material that has different characteristics and a different appearance than the historic material originally used on the residence.

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

This standard is not applicable to the petition. No tree or vegetation removal is proposed as part of this request.

**Standard 14 – Compatibility:**

This standard is not met. The visual qualities of the synthetic material are not compatible with the historic home and the surrounding homes. Synthetic roofing products continue to evolve, however there significant differences in the visual characteristics of the synthetic material in comparison to natural cedar shake.

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

This standard is not met. This standard states that when replacement of deteriorated architectural features is necessary, the new material *need not be identical* but should match the material being replaced in composition, design, color, texture and other visual qualities.

The synthetic product attempts to imitate natural wood shakes but there are obvious visual differences between natural cedar shake and the synthetic material. Because of the imitated texture, uniformity, rigidness and the fact that the synthetic material does not fade in color, the synthetic material is not consistent in visual character and does not “match” the material being replaced on the historic residence.

**Standard 16 – Surface cleaning:**

This standard is not applicable to this request.

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

At this time, not enough information is available to determine if this standard can be met with some type of a synthetic roof product. From staff's perspective, there are many questions and unknowns

about the visual qualities and durability of the synthetic material, long-term, to fully evaluate how the synthetic material may or may not impact the integrity of the historic property.

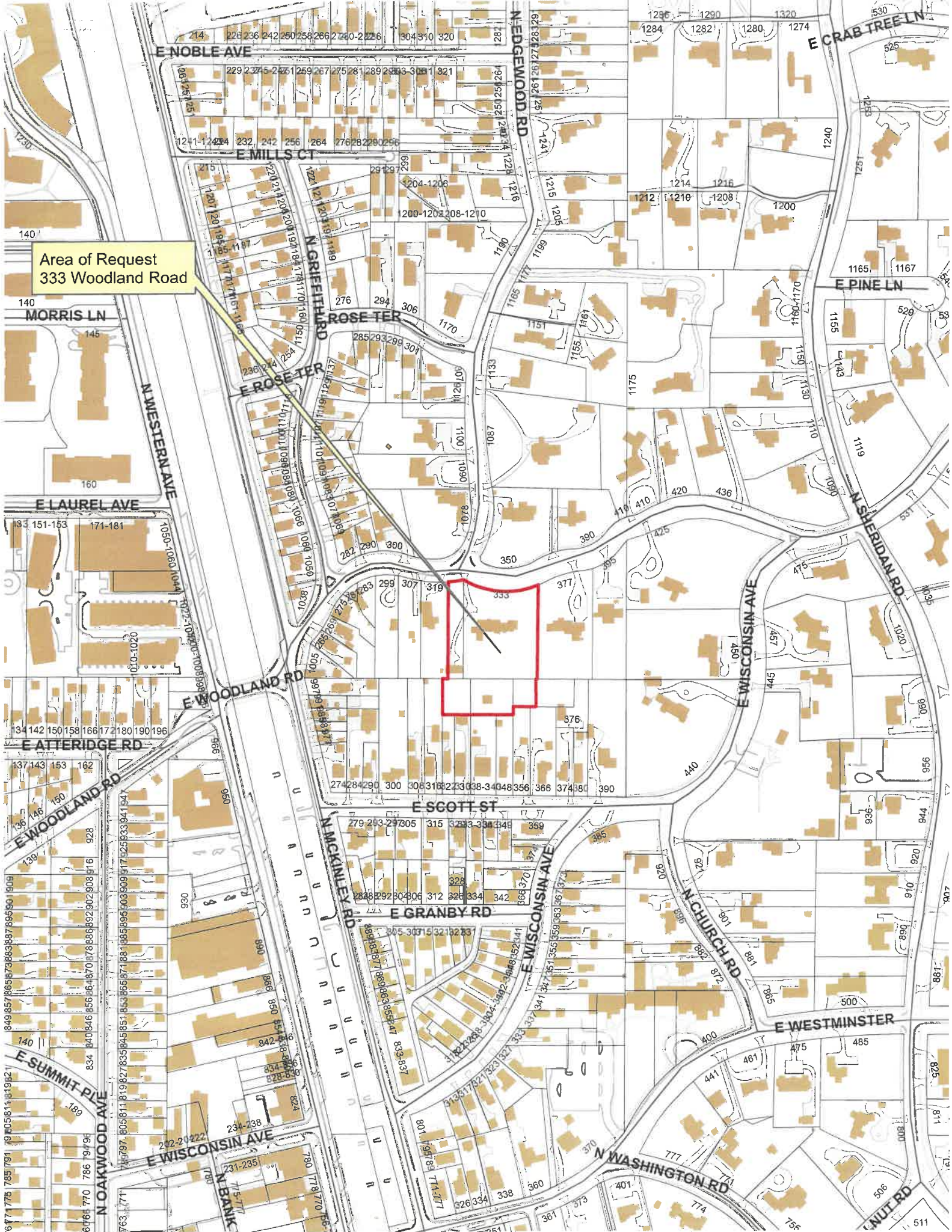
### **PUBLIC COMMENT**

Public notice of this petition was provided in accordance with 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, no correspondence was received regarding this request.

### **RECOMMENDATION**

Continue consideration of the request to replace the natural cedar shake roof with a synthetic material based on the following.

1. The Commission historically has supported natural materials and there is a strong precedent for natural materials in the Historic Districts and for Local Landmark properties. The Commission is currently in the process of studying this issue and the potential impacts, or lack thereof, on the integrity of the Historic District before departing from the long-standing precedent of the use of natural and traditional roof products in the Historic District.
2. The petitioner is encouraged to consider other roofing materials that are more in keeping with the character of the historic residence and the Historic District.



Area of Request  
333 Woodland Road



Area of Request  
333 Woodland Road



LAKE FOREST

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

PROJECT ADDRESS 333 E. Woodland 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 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 checked="" type="checkbox"/> Other - <u>Roof Replacement</u>	<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

MaryTherese & Greg Williams  
Owner(s) of Property

333 E. Woodland Road  
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045  
City, State and Zip Code

847.809.1437  
Phone Number

Fax Number

Kraftwilliams23@gmail.com  
Email Address

MaryTherese Williams  
Owner's Signature

## ARCHITECT/BUILDER INFORMATION

Jason Chase JNJ Restoration  
Name and Title of Person Presenting Project

JNJ Restoration  
Name of Firm

1603 Clinton Ave  
Street Address

Lake Forest, IL 60045  
City, State and Zip Code

317.908.3091  
Phone Number

Fax Number

JASON@JNJRESTORATION.COM  
Email Address

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

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

Please email a copy of the staff report

☐ OWNER    ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER    ☐ REPRESENTATIVE

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

☐ OWNER    ☐ REPRESENTATIVE

**Mary Therese & Gregory Williams**  
**333 E Woodland Road**  
**Lake Forest, IL 60045**  
**847-809-1437 Kraftwilliams23@gmail.com**

Chair and Members of the Lake Forest Historic Preservation Commission  
and Community Development Members,

Thank you for your time in reviewing our certificate of appropriateness application. It is important to note that this home and our neighborhood is our treasure. For 18 months we pursued the purchase, watching countless youtube video tours and doing endless drive-bys. In the late fall of 2016, ownership became a reality, and our family of 7 (our 5 children between the ages of 2-10 at the time and us) moved in. Our home is well lived in, we are blessed to have a revolving door of children, family and friends helping us to make it a warm, inviting place to call home. And apparently, our family is not the first, we constantly have Lake Forest friends telling us how many times they spent the night or snuck in or out of our house as a kid.

We respect our home. And do not take any expense for it lightly. We've gone to great expense to repair stonewalls, landscaping, etc. It should not be a surprise that our roof would be no exception.

When purchasing the home we had a roof inspection done, it was determined that we could probably continue with typical cedar maintenance plan (de-mossing, treating, replacing shingles) for a few years but eventually it would need to be replaced. We utilized Etruscan and CRC to service, each coming out 2-4 times over the next 4 years. It became apparent that we are not typical home, the location of aging, shade-providing trees creates extensive moss build up and critter access. In 2018, after replacing a section of shingles on our garage, a family of racoons figured out how to climb the adjacent tree and burrow into the roof.

From 2017 to the present, I have been getting estimates on Cedar Roofs. Since then, the cost to replace our roof has doubled. It started at \$65,000 in 2017 then a trade tariff was put on Canadian Imports, followed shortly after by the pandemic, driving supply down and prices up. We tried to wait it out paying close to \$10,000 in maintenance. In Jan of 2021 the price jumped to \$91,200 and today the cost is \$124,000. In addition, the quality of the cedar product has deteriorated, with young porous wood being sold to meet the demand. Leaving us to not only pay a premium for the materials but continue to be shackled with high annual maintenance costs on a product whose life span has been shortened.

It is no wonder why I have been researching a better solution. My path started with our contractor who specializes in historic homes. Casey Brey with Euro Construction. He connected me to Gosia Worbel with ABC Supply Co. to explore all roofing options, but tipped me off to synthetics, saying more and more of his customers are installing these "composite based roofs". Gosia and I narrowed it down to Davinci the leading manufacturer in the space. She put me in contact with the regional representative for Davinci who then gave me 3 installers with stellar

**Mary Therese & Gregory Williams**  
**333 E Woodland Road**  
**Lake Forest, IL 60045**  
**847-809-1437 Kraftwilliams23@gmail.com**

reputations. After submitting bids, talking through pros and cons, I landed on Jason with JnJ Restorations. (bid attached).

DaVinci synthetic roofs offer several benefits over cedar shake roofs. Here are some advantages:

1. **Durability:** DaVinci synthetic roofs are known for their exceptional durability. They are engineered to withstand extreme weather conditions, including high winds, hail, and heavy rain. Unlike cedar shake roofs, which are susceptible to cracking, splitting, and rotting over time, DaVinci roofs offer long-lasting performance.
2. **Low Maintenance:** DaVinci roofs require minimal maintenance compared to cedar shake roofs. They do not require regular treatments or coatings to protect against pests, mold, or moisture damage. Additionally, DaVinci roofs are resistant to UV rays and fading, so they maintain their appearance without the need for frequent maintenance.
3. **Fire Resistance:** Unlike cedar shake roofs, which are highly flammable, DaVinci synthetic roofs have a Class A fire rating. They are made from non-combustible materials, such as engineered polymers and fire-retardant additives, making them an excellent choice for areas prone to wildfires or with strict fire safety regulations.
4. **Wide Range of Styles and Colors:** DaVinci offers a wide variety of styles and colors to choose from, allowing homeowners to achieve the desired aesthetic for their homes. Whether you prefer the look of natural slate, hand-split cedar shakes, or other architectural styles, DaVinci synthetic roofs can mimic the appearance of various roofing materials while providing superior performance.
5. **Sustainability:** DaVinci roofs are environmentally friendly. They are made from recycled materials, reducing the demand for new resources. They are produced from virgin resins fortified with UV stabilizers to protect color. Moreover, they have a longer lifespan compared to cedar shake roofs, which helps reduce waste over time.
6. **Cost-Effective:** Although the upfront cost of a DaVinci synthetic roof may be higher than that of a cedar shake roof, it offers long-term cost savings. With its durability and low maintenance requirements, homeowners can save on repair and replacement costs over the life of the roof.

There are many benefits to synthetic roofs. And it is acknowledged by the over 100 residents of Lake Forest who have Davinci, and likely 100 more who have an alternative brand. Synthetic roofs have come a long way, even in 6 years. I did not even consider them in 2017 because they looked overly manufactured. That is not the case now. The marketplace has blossomed, with multiple high-end manufacturers and more knowledgeable installers. In speaking with residents that installed a Davinci in August of 2021 on South Sheridan Road, the husband and wife's comment was "after we did the research, our only conclusion was that it would be irresponsible to NOT install Davinci."

I agree.

I would also like to highlight the provision outlined below as it's interpretation is important to this matter:

Mary Therese & Gregory Williams  
333 E Woodland Road  
Lake Forest, IL 60045  
847-809-1437 Kraftwilliams23@gmail.com

**(15) *Repair to deteriorated features.*** Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

According to the standards for review, our deteriorating roof, which needs to be replaced, need not be identical. We feel the Davinci Select Shake we have chosen DOES match composition (10 inches), design (grain treatment and thickness), texture and visual qualities. In fact, I'd like you to please drive the neighborhood North of Northwestern Hospital, off Waukegan Road: Carrol Rd and Symphony Rd. It is a great example of how synthetic actually maintains the prestigious and clean look of a home. This neighborhood has a mix of synthetic styles and cedar. Jason, our installer and I would argue, some homes look great and a couple demonstrate poor installation. The shakes should overlap, just like a cedar roof. The installation process of Cedar and Synthetic should be the same. And must be done by a reputable roofer. Also note, a couple homes in this neighborhood are Cedar. They have mismatched, broken shakes and really do not have as strong an appeal.

I would also encourage you to drive by the Gloucester Crossing neighborhood, just past Sunset Foods, behind the parking lot of St Pat's Church. Here you will find a neighborhood of Davinci.

If you did not know snow guards are recommended for composite roofs because they have a non-porous surface similar to slate, it would be very hard to tell which home is cedar and which is synthetic.

#### **Key Points for Consideration:**

- I encourage the Commissioners to re-view the 774 Washington Road petition at the 4/28/21 HPC meeting ([https://www.cityoflakeforest.com/government/boards\\_and\\_commissions/historic\\_preservation\\_commission.php](https://www.cityoflakeforest.com/government/boards_and_commissions/historic_preservation_commission.php)) As you know the petitioners, were granted certificate of appropriateness for synthetic siding. Here are some key take-aways as it relates to our petition:
  - o As noted by a couple Commissioners, there was no history of synthetic *siding* use in the City of Lake Forest at that time and therefore the Commission could not substantiate the material claims. There are hundreds of Lake Forest homes with Davinci Roofs going as far back as 2013. They all met the LF building/roofing codes and are easy to view for integrity today.
  - o Neighborhood continuity. Our historic district has no dominate roofing material. It is a mixture of Wood, Slate and Synthetic (asphalt) currently.

**Mary Therese & Gregory Williams**

**333 E Woodland Road**

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- The majority of Commissioners, approved the composite synthetic material as one that can mimic visual qualities of wood.
- Multiple Commissioners rejected the Council's point of view that street presence of a home is an allowable consideration for certificate discussion.
- Materials and methods evolve overtime, due diligence should be placed not on specific materials, but the elements of composition, design, color, texture and visual appeal.
- The non-natural material(synthetic) is limited to only the roof.
- Davinci is the top selling manufacturer. I have provided a link to Historic homes (eg.Frank Llyod Write in WI) across the country using Davinci Roofs. It includes commentary on how and why other HPCs made the decision to approve.
- Financially. There is a financial benefit, while marginal at installation, the close to \$5,000 spent every 2 years to de-moss, treat and repair Cedar along with the reduction of \$500 in annual insurance costs because Davinci is an Impact Resistant roofing material is considerable. Over the lifespan of a Cedar Roof (16 yrs) that's a savings of \$56,000. (this does not include unforeseen acts such as animals and hail/high winds)
- We would welcome the input of the Commission on the Davinci Shake style and color. The Davinci Select Shake in Mountain is most used by our Style home (White Cape Cod with black shutters), but we also talked about the Black Oak to accomplish some color differentiation.

Thank you for joining me in this discussion. I hope the Commission will recognize the progress of synthetic materials over the past 5 years not only visually, but environmentally and structurally. We love our home and with our youngest being 8, we plan to spend many more years enjoying the coastal, sophisticated vibe it proudly displays. We feel confident that synthetic brands like Davinci will continue to penetrate Historic Districts. They are already growing at a rapid rate outside of them and our town is just one small example.

Sincerely,

Mary Therese and Greg Williams



1603 Orrington Ave, Ste 600, Evanston IL 60202

P 847-531-4847 F 847-531-4986

[www.jnjrestoration.com](http://www.jnjrestoration.com)

# RESTORATION

## SCOPE OF WORK / ROOF REPLACEMENT

Mary Therese Williams  
333 E Woodland Way  
Lake Forest, IL 60045

The following specifications and estimates for the following:

- Tear off and remove 1 layer of existing Roofing material Cedar Shakes along with any accessories on the roof. Tarps and Plywood will be used as needed to protect home and landscaping during construction process. A magnetic sweep of the yard will be implored throughout the job.
- Supply & Install new **Davinci Select Shake (Color TBD)**
- Install new layer of synthetic underlayment on entire roof deck prior to shingle installation. Hydra Synthetic breathable underlayment used & rated for metal, tile and slate roof installation
- Install Grace Select Ice and Water shield in all eaves ( 2 courses) & in valleys. and run 1/2 course of ice and water shield on all rakes of roof and in all roof to wall transitions. Low slope roof areas to be covered in Ice and Water shield.
- Install Grace Select ice & Water shield around all openings on roof, pipe jacks, vents, chimney & roof to wall transitions to provide a water tight structure.
- Install a starter course of Davinci starter course in all eaves of home for proper shingle installation.
- Davinci shingle installation to be installed with stainless steel nails / Synthetic Felt to be installed using Stinger Plastic Cap coil nails
- Install new Double Crimped Valleys on home (Kynar Coated Steel/color match) Each side of valley to be covered with Ice and Water shield prior to New Davinci installation.
- Install new 1 piece Davinci Hip and ridge on home
- Install New Ridge vent system on home to ensure proper roof venting of roof structure.
- Replace all Pipe Jacks with new lead boots for all pipe jacks on roof.
- Install new flashing on roof to replace old. All step flashing to be installed with custom made davinci Step flashing. All Roof to wall transitions to be custom bent on site to replace old. (kynar coated Steel/color match)
- All trash debris and roof waste to be removed from property along with proper cleanup of property during and after roof construction.
- Install Snow guards over garage doors
- Provide Permit – All Village inspections will be coordinated by JnJ Restoration

Roof Total: \$73,998.53

\*\* Garage Roof Option: \$19,594.66

Prices above Include permit fee of 1.5%

Customer Acceptance

Date

Customer Acceptance

Date



**Mary Therese and Gregory Williams**  
***Certificate of Appropriateness Review***  
***May 2023***

# 333 E Woodland Road, Our Home



# Moss build-up and tree proximity



# Select Shake Specs



PRODUCTS

PROJECTS & INSPIRATION

PROFESSIONALS

SUPPORT



## DAVINCI JUST MADE A GREAT THING GREATER

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

- Available in 8" and 10" widths
- The 10" pieces have a simulated keyway to give the look of 4" and 6" shakes to create a multi-width appearance.
- Finished look creates appearance of 4", 6", 8", and 10" shakes
- 5/8" tile thickness
- DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market.
- Can be installed at 9" or 10" exposure
- Resistant to fading, rotting, cracking, and pests
- Lifetime Limited Material Warranty
- Tiles arrive at the job site bundled and pre-sorted by color, eliminating sorting and guesswork at the site



8"



10"

Link: <https://www.davinciroofscapes.com/products/shake/select-shake/>

# Why Davinci?

Link:

<https://www.newenglandmetalroof.com/composite-roof-shingles-brands/>

## PROS

- Transferable warranties
- Class 4 impact rated
- Multiple Energy Star colors
- Seven lines of shingles

## CONS

- Warranty prorated after 10 years
- Transfers are limited to the first 10 years

## Davinci Roofscapes - Best Overall

Davinci Roofscapes offers seven lines of composite roofing made from virgin resins treated with UV stabilizers to ensure color retention.

- Wide Selection

The most significant advantage of Davinci is the vast product lineup, consisting of seven different lines of composite shingles that look like cedar shakes and slate tiles. The Bellaforté is the signature line and comes in shake or slate in various colors and sizes.

- EcoBlend Colors

DaVinci also has a selection of Cool Roof colors that pass regulations set by California Title 24/LA County, EnergyStar, and LEED green building requirements. Each line of composite shingles has one or more Energy Star colors.

- Superior Performance

Because all of DaVinci's products are Class 4 impact rated and 110-mph wind rated, they have superior performance against hail, debris, and storm damage.

- Transferable Warranties

A noteworthy feature of DaVinci products is the Lifetime limited warranty, transferable twice in the first 10 years. After 10 years, the warranty becomes prorated for the next 40 years, making the lifetime warranty the same as a 50-year warranty.

- Price Analysis

Davinci roofing can run from \$5.75 to \$10.50 a square foot, with \$4 to \$6.50 for materials and labor costing between \$1.75 and \$4 per square foot. For a roofing square - 100 square feet - the price will range between \$175 and \$300.

Proposed Select Shake Mountain  
is same dimension as cedar  
shake alternative and original  
cedar roof (10 inches)



*Materials will be provided at meeting.*



## Davinci Select Shake Mountain



# Davinci Select Shake - Mountain



DaVinci Mountain

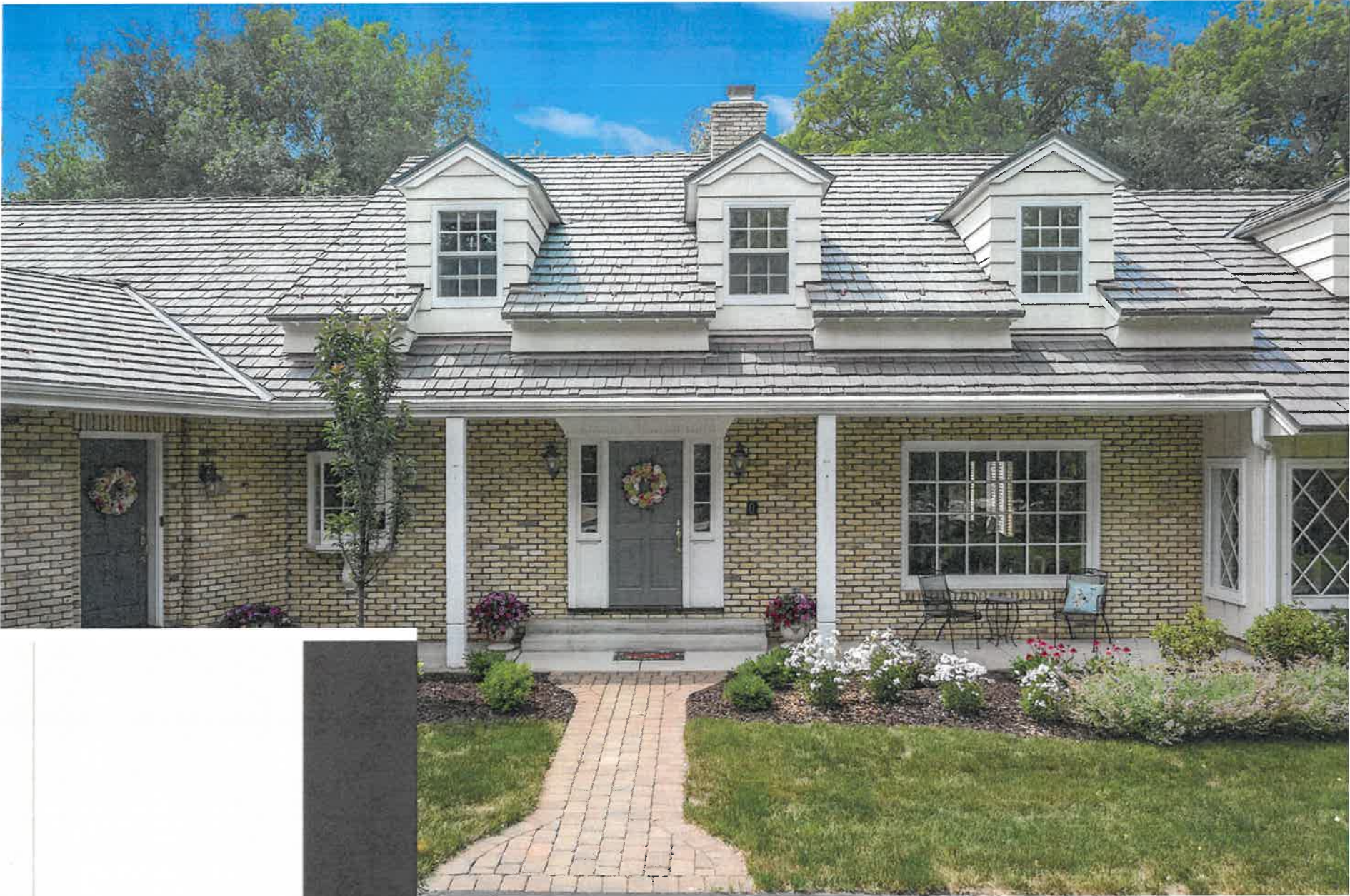
Main Color

Origami White SW 7636  
Origami White SW 7636

Trim

Accent

■ Deep Forest Brown SW 9175



# Black Oak Shake

Alternative option for our home style.



DaVinci Black Oak

Dhurrie Beige SW 7524  
Kestrel White SW 7516

Rockweed SW 2735  
Cascades SW 7623

# Reroofing a Frank Lloyd Wright Home

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/reroofing-a-frank-lloyd-wright-home/>



**Product:** Single-Width Shake in the natural Aged Cedar



# NPS Chooses DaVinci Shake for Historic Mansion

Per the rules of the National Park Service, any preservation work performed on a national landmark must provide the same look as the original construction. This is to maintain the historical accuracy of the property. While the Carnegie family commissioned a real cedar roof, the harsh climate of Coastal Georgia makes it impractical to continually replace.

## The Synthetic Shake Solution

Fortunately, the team at Register Roofing had a different idea. Their team recommended a composite roofing solution from DaVinci Roofscapes. It perfectly matches the traditional cedar shake roof in appearance. However, it far exceeds the natural cedar in performance. With Class 4 impact and Class A fire ratings, synthetic shake resists coastal weather, including standing up to high winds and nearby ocean conditions.

Link:

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/synthetic-shake-that-resists-coastal-weather-approved-for-historic-mansion/>



# DaVinci Impact-Resistant Slate Roof Brings Curb Appeal to a Lakefront Home

**Product:** Terry Haseman's lakefront home was originally built in 1904 as a yacht club. Then it was transitioned into a hotel. Now it's a private residence that's for sale for 1.5 million dollars. What roof did Haseman have added to the expansive house to add curb appeal before he put it on the market? A Bellaforté Slate composite roof in an attractive European blend of four colors.

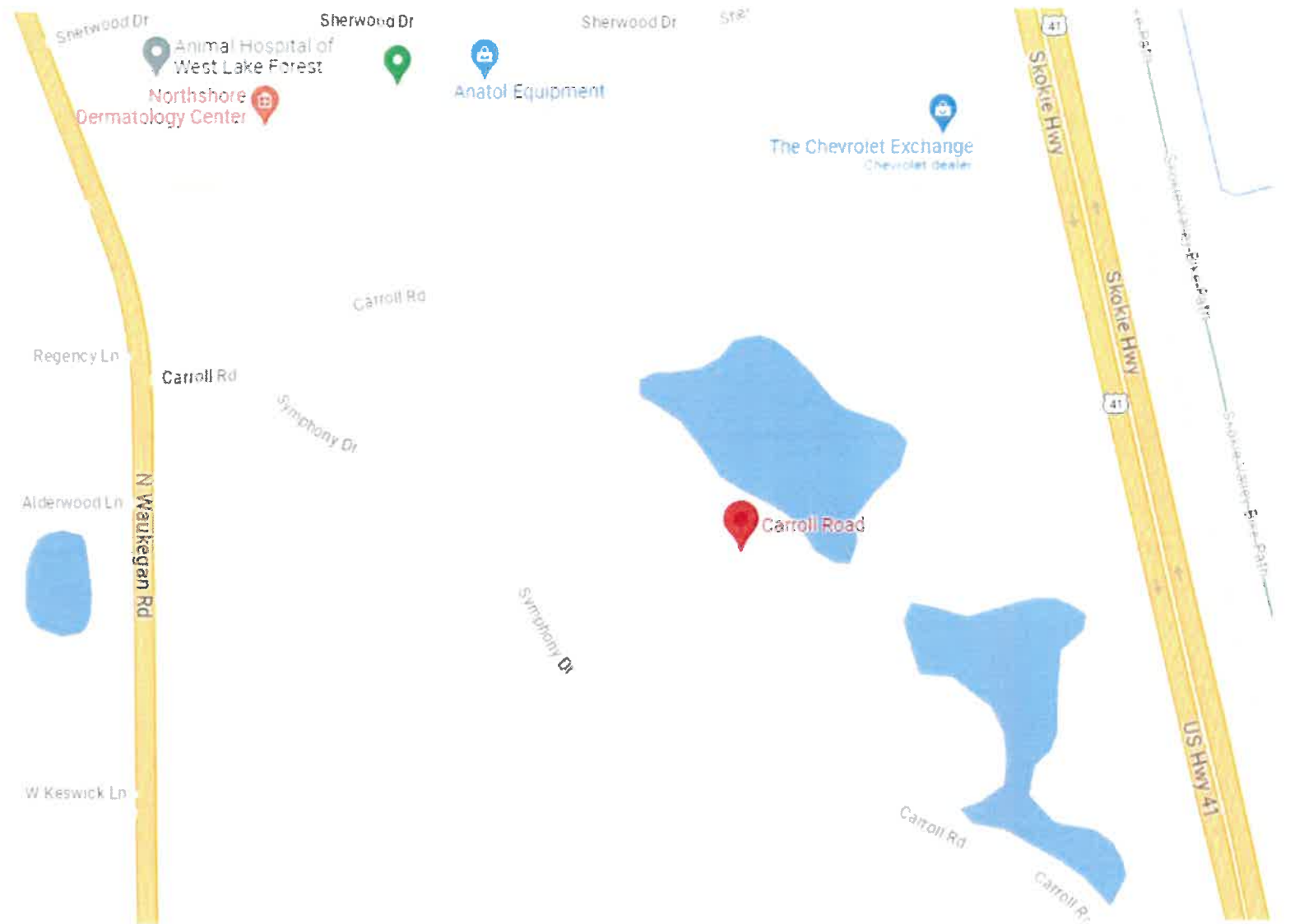
<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/davinci-impact-resistant-slate-roof-brings-curb-appeal-lakefront-home/>



# Examples Around Town

## Carroll & Symphony Road In Lake Forest

The majority of homes in this development are synthetic. It is a good example of seeing the Synthetic vs Cedar next door.



Synthetic



Cedar



Cedar



Synthetic



# LIST OF HOUSES IN LAKE FOREST WITH SYNTHETIC ROOFING

Close Date	Install Street	Install City	Install State	Install Zip/Postal	Primary Product	Color/Blend
10/13/2022	1467 N McKinley Rd	Lake Forest	IL	60045	Bellaforte Shake	Mountain
10/27/2021	130 Pembroke Dr	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
7/14/2020	80 W Minster Ave	Lake Forest	IL	60045	Bellaforte Shake	Mountain
8/4/2021	850 Symphony St	Lake Forest	IL	60045	Select Shake	Black Oak
6/5/2021	881 Carrol Rd	Lake Forest	IL	60010	Select Shake	Aged Cedar
10/31/2021	1051 Inverlieth Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar
8/1/2021	1100 Keswick Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/14/2021	110 S Suffolk Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/4/2021	45 E Sandpiper Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/17/2022	185 Wallace Rd	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
11/8/2022	845 McCormick Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
12/15/2015	1340 N. Waukegan Lake	Lake Forest Park	IL		Multi Width Shake	Mountain
4/28/2016	1340 N. Waukegan Road	Lake Forest	IL	60045	Multi Width Shake	Mountain
7/14/2020	730 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Mountain
6/15/2020	791 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
10/4/2022	481 Yorktowne Ln	Lake Forest	IL	60045	Select Shake	Mountain
10/4/2021	861 Hunter Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
1/27/2022	787 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
9/1/2020	790 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
3/26/2019	860 â€” 862 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
8/7/2019	851 - 853 GLOUCESTER CROSSING	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
10/4/2019	870 - 880 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	884 - 888 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
6/20/2019	827 - 829 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
11/27/2019	900 - 906 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/10/2019	831 - 833 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	891 - 893 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
12/30/2019	908 - 910 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/21/2019	930 - 940 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/29/2019	881 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/13/2019	850-852 Knightsbridge Ct.	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
4/19/2022	900 W Everett Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar

7/16/2018 27820 N IRMA LEE CIRCLE	Lake Forest	IL
10/21/2021 1401 Harlan Ln	Lake Forest	IL
10/3/2022 1270 Kathryn Ln	Lake Forest	IL
4/29/2021 855 Jennifer Court	Lake Forest	IL
9/17/2020 1369 Kathryn Lane	Lake Forest	IL
7/13/2013 1330 Kurtis Lane Lake	Lake Forest	IL
11/17/2021 1400 Kurtis Ln	Lake Forest	
7/26/2021 1410 Lawrence Ave	Lake Forest	IL
4/9/2021 1630 Aspen Dr	Lake Forest	IL
1/7/2021 1681 Aspen Drive	Lake Forest	IL
11/6/2018 1306 Oak Knoll Dr	Lake Forest	IL
7/1/2017 920 Goldenrod	Lake Forest	IL
3/30/2018 1680 Lowell Ln Lake	Lake Forest	IL
2/23/2022 1630 Alexis Ct	Lake Forest	IL
3/10/2021 216 Brampton Ln	<del>Lake Forest</del>	IL
4/7/2022 217 Brampton Ln	<del>Lake Forest</del>	IL
4/10/2018 226 Brampton Lane Lake	<del>Lake Forest</del>	IL

RIVERWOODS

60045 Bellaforte Shake	Mountain
60045 Bellaforte Shake	Mountain
60045 Select Shake	Chesapeake
60045 Select Shake	Weathered Gray
60045 Bellaforte Shake	Tahoe
Bellaforte Shake	Tahoe
60045 Select Shake	Aged Cedar
60045 Bellaforte Shake	Weathered Gray
60045 Bellaforte Shake	Mountain
60045 Bellaforte Shake	Chesapeake
60045 Bellaforte Shake	Tahoe
60045 Bellaforte Shake	Mountain
60045 Multi Width Shake - Pre Aged Cedar	
60045 Bellaforte Shake	Weathered Gray
60045 Select Shake	Mountain
60045 Multi Width Shake - Pre Aged Cedar	
Bellaforte Shake	Tahoe

Close Date	Install Street	Install City	Install State	Install Zip/Postal Code	Primary Product	Color/Blend
4/2/2019	51 Pembroke Dr Lake	Lake Forest	IL	60045	Multi Width Slate	European
9/29/2020	250 Ahwahnee Lane	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
8/13/2020	600 N Westmoreland Rd	Lake Forest	IL	60045	Multi Width Slate	European
5/18/2021	365 Chiltern Dr	Lake Forest	IL	60045	Single Width Slate	Slate Gray
8/30/2021	30 S Sheridan Rd	Lake Forest	IL	60045	Single Width Slate	European
6/20/2018	60 W Honeysuckle Rd	Lake Forest	IL	60045	Bellaforte Slate	European
1/12/2007	1080 Winwood Dr.	Lake Forest	IL	60045	Multi Width Slate	European
11/14/2022	1120 Emmons Ct	Lake Forest	IL	60045	Province Slate	Brownstone
3/4/2019	990 W Deerpath Rd	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/12/2022	899 Ringwood Rd	Lake Forest	IL	60045	Multi Width Slate	European
6/3/2022	21 South Suffolk Ln	Lake Forest	IL	60045	Bellaforte Slate	Castle Gray
11/11/2019	465 Hunter Lane	Lake Forest	IL	60045	Bellaforte Slate	European
11/15/2015	1181 Melody	Lake Forest	IL	60045	Multi Width Slate	
11/15/2022	870 Holden Ct	Lake Forest	IL	60045	Province Slate	Slate Black
10/31/2017	1310 Long Meadow Lane	Lake Forest	IL	60045	Multi Width Slate	European
5/6/2021	230 Wallace Rd	Lake Forest	IL	60045	Single Width Slate	Slate Black
8/23/2021	777 Hunter Ln	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
1/27/2022	471 Yorktowne Ln	Lake Forest	IL	60045	Single Width Slate	European
12/8/2020	651 W Northcroft Ct	Lake Forest	IL	60045	Multi Width Slate	Slate Gray
1/8/2007	851 Hunter Lane Lake	Lake Forest	IL		Multi Width Slate	European
9/1/2012	1000 New Castle Drive	Lake Forest	IL	60045	Single Width Slate	European
10/31/2017	560 Newcastle Dr Lake	Lake Forest	IL	60045	Bellaforte Slate	European
9/5/2018	671 New Castle Dr	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
9/4/2018	721 New Castle Drive	Lake Forest	IL	60045	Bellaforte Slate	European
5/4/2021	1275 Gavin Ct	Lake Forest	IL	60045	Single Width Slate	Canyon
6/21/2022	415 Oak Knoll Dr	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/14/2014	886 Morningside Dr. Lake	Lake Forest	IL		Multi Width Slate	Castle Gray
6/15/2022	450 Oak Knoll	Lake Forest	IL	60045	Single Width Slate	European
2/23/2017	720 Jennifer Ct. Lake	Lake Forest	IL	60045	Single Width Slate	Slate Black
9/15/2016	711 Jennifer Court	Lake Forest	IL	60045	Multi Width Slate	European
9/21/2022	950 Lakewood Dr	Lake Forest	IL	60045	Bellaforte Slate	European
10/19/2020	1491 Kathryn Lane	Lake Forest	IL	60045	Multi Width Slate	European

6/15/2020	1470 Kurtis Lane	Lake Forest	IL
9/24/2022	1661 Aspen Dr	Lake Forest	IL
4/22/2021	1481 S Estate Ln	Lake Forest	IL
9/28/2021	1743 Lowell Ln	Lake Forest	IL
3/24/2021	1735 Paddock Lane	Lake Forest	IL
3/4/2020	1830 Telegraph Road	Lake Forest	IL
7/9/2021	1730 Paddock Ln	Lake Forest	IL
2/22/2016	1850 Windridge	Lake Forest	IL
8/8/2018	1866 Windridge Dr Lake	Lake Forest	IL
10/13/2013	1925 Wedgewood Dr Lake	Lake Forest	IL

60045	Multi Width Slate	Castle Gray
60045	Bellaforte Slate	Canyon
60045	Bellaforte Slate	Slate Black
60045	Single Width Slate	Slate Black
60045	Multi Width Slate	European
60045	Bellaforte Slate	European
60045	Multi Width Slate	European
60045	Multi Width Slate	European
60045	Bellaforte Slate	Smokey Gray
	Single Width Slate	Brownstone