

Agenda Item 3

921 Hawthorne Place Partial Demolition, Addition, Pergola, Dormers, Exterior Alterations and Hardscape

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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:	March 22, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	921 Hawthorne Place Partial Demolition, Addition, Dormers, Pergola and Hardscape

PETITIONER

Roberto Perez
921 Hawthorne Place
Lake Forest, IL 60045

PROPERTY LOCATION

921 Hawthorne Place

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE

Richard Loope, architect
549 King Muir Road
Lake Forest, IL 60045

SUMMARY OF THE PETITION

The petitioner is requesting a Certificate of Appropriateness for approval of demolition of a portion of the north side of the residence, a single-story master suite addition, the addition of dormers on the front elevation, and a pergola in the rear yard. Exterior alterations including modifications to the windows and new hardscape including brick walls and a parking court at the front of the house are also proposed.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the east side of Hawthorne Place, between Elm Tree Road and Westminster. Hawthorne Place is characterized by properties generally an acre to an acre and a half in size with homes of various architectural styles. Many of the homes along the street were constructed in the late 1960's.

The residence that is the subject of this request was constructed in 1961. The architect is unknown. The property is rectangular in shape and is approximately 1.25 acres in size. Since the house is over 50 years old, the residence is identified as a Contributing Structure to the Historic District. Past alterations include the replacement of windows and a dormer addition in 1998. In 2015, the Commission granted a Certificate of Appropriateness approving the expansion of the front facing garage west, toward the street.

STAFF EVALUATION

Demolition

The petitioner is proposing demolition of a single-story mass on the north side of the residence to accommodate the proposed master suite addition. The petitioner is also proposing to demolish a

portion of the gable roof above the living room on the north side of the home. The existing gable roof will be replaced with a shed roof to match the existing shed roof on the front elevation. Because the proposed demolition comprises less than 50 percent of the existing home, it is considered a partial demolition.

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 criterion is satisfied. The residence is identified as a Contributing Structure because it is within the time period of significance. The portion of the home proposed for demolition is a simple, single-story mass and is a relatively small portion of the home that does not reflect any architectural significance. The proposed demolition will not impact the main mass of the residence or any distinguishing features of the home. The gable roof above the living room does not reflect a significant architectural element that is worth preservation.

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 criterion is satisfied. The portions of the home proposed for demolition do not contribute in a distinctive way to the character of the existing home or to the Historic District.

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

This criterion is satisfied. The partial demolition as proposed is not contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The portions of the home proposed for demolition are 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 criterion is satisfied. The existing residence was built in 1961, and the areas proposed for demolition are believed to be original to the home based on available records however, the home itself and the portions proposed for demolition are not of such old, unusual, or uncommon design, texture, or material that they 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.

This criterion may be satisfied pending review by the Commission. Additions and alterations are proposed to the existing residence and are subject to review and approval by the Commission.

Proposed Addition

A master suite addition is proposed on the north side of the home. The proposed addition will project forward, closer to the street than the main mass of the home and will align with the front of the garage on the south side of the residence. The addition is designed to match the style of the existing home and presents a single story massing and gable roof forms.

Proposed Dormers

Currently, there are two single pediment dormers on the front elevation generally at the center of the main mass of the home. The petitioner is proposing two additional dormers, one at the north end and the other at south end of the main roof form. The proposed dormers will match the size and detailing of the existing dormers.

Proposed Pergola

There is an existing patio at the center of the rear of the home between the north and south wings. The petitioner is proposing a wood pergola over the existing patio that is approximately 12 feet wide, 27.5 feet long and 9.5 feet tall.

Exterior Alterations

As noted above, the petitioner is proposing to remove the existing gable roof on the north side of the home and replace it with a shallow shed roof from that matches the existing small bump out and shed roof at the southwest corner of the home near the garage. The existing front door and sidelights will be removed and replaced with a new door and sidelights that are similar in appearance to the existing. In the breakfast room on the rear of the home, new double hung windows and French doors are proposed on the west, east and south elevations. The petitioner is also proposing to paint the exterior brick walls of the home with Benjamin Moore's "Roman Column" a white color with a yellow tone.

Hardscape

The existing driveway at the front of the home will be modified to create a parking court with a center island. The new parking court will be bluestone chip with a bluestone border and the center island will be granite cobblestone. The existing curb cuts and sections of driveway on the north and south sides of the property will remain.

A new garden wall that is approximately 2.5 feet tall is proposed in the front yard, near the new parking court. The garden wall will be painted brick to match the house with a limestone cap.

Decorative finials are proposed at the north and south ends of the wall. As proposed, the decorative finials appear inconsistent with the style and design of the house. A drawing of the garden wall is reflected on the hardscape plan included in the Commission's packet.

- Staff requests input from the Commission on the finials proposed at the ends of the garden wall as they relate to the style of the residence.

On the north side of the house there is an existing brick wall and metal gate that will be removed. A new brick wall and wood gate are proposed in the yard to the north of the proposed addition. The new wall and gate will match the existing brick wall and wood gate on the south side of the garage.

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. A maximum allowable height of 40 feet is permitted for a lot of this size. The

proposed addition reflects a single-story massing and is approximately 18 feet tall and is the same height as the existing single-story mass on the north end of the home and the garage mass at the south end of the home. The tallest point of the existing residence is 25 feet and 3 inches tall.

Standard 2 – Proportion of Front Façade:

This standard is met. The proposed addition on the north side of the home is similar to the existing massing on the south side of the residence and creates an anchor point that frames the center of the home. The proposed dormers break up the large center roof form and improves the balance along the front façade.

Standard 3 – Proportion of openings:

This standard is generally met. The existing residence presents mostly double windows with a variety of muntin patterns. The existing house also presents octagonal windows and small casement windows in the kitchen.

The proposed addition, like the existing house, presents mostly double hung windows with the exception of a large window with an arched top proposed on the front elevation. The arched window relates to the brick arches above the garage doors however, there are no other arched openings on the home. The front facing wall of the addition appears busy with multiple types of windows, the arched window, double hung windows and an octagonal window.

- Staff recommends eliminating the large arched window from the front of the addition and replacing it with a window that is more in keeping with the existing windows on the home.

Standard 4 Rhythm of Solids to Voids:

This standard is generally met. The existing home presents a mostly regular rhythm of solids to voids, with some larger groupings of windows on the rear. The north elevation of the proposed addition has a window that is slightly off center of the gable element. The rear elevation of the addition does not have any openings and presents a solid brick wall, which appears to stand out in relation to the rest of the home.

- Staff recommends that the window on the north elevation be centered on the gable element.
- Staff recommends incorporating some openings or an architectural element to break up the solid brick wall on the rear elevation of the addition.

Standard 5 – Spacing on the Street:

This standard is met. The proposed addition will not significantly change the spacing of structures along the street. The addition will not extend any closer to the north property line than the existing single-story mass on the north side of the residence. The addition will project forward from the main mass of the home and align with the front of the garage. The front of the addition will be approximately 60 feet from the front property line.

Standard 6 – Rhythm of Entrance Porches:

This standard is not applicable to the petition. The front entrance will remain in its current location.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The proposed exterior materials will match the existing home. The addition will have brick walls and a cedar shake roof. Wood windows with interior and exterior muntins are

proposed. Wood, trim, fascia and soffits are proposed. The gutters and downspouts will be copper. The new chimney will be brick.

Clarification is needed on the materials proposed for the chimney caps, shutters and new dormer walls.

Standard 8 – Roof Shapes:

This standard is generally met. The roof of the existing residence is comprised of primarily gable roof forms with a 9:12 pitch and some shallow shed roof forms. The proposed addition will have gable roof forms that match the pitch of the existing gable roofs on the home. The proposed shed roof on the front of the home will match the shallow pitch of the existing shed roofs.

On the north elevation of the addition a pediment dormer is proposed on the east end. It appears that the proposed dormer is intended to match the dormers on the front of the home, however the proportions of the proposed dormer are more squat than the existing dormers since it is located on a smaller and shorter roof form. Based on the floor plans, there is no living space above the addition suggesting that this dormer may not be necessary.

- Staff recommends eliminating the dormer on the north elevation of the addition.

Standard 9 – Walls of continuity:

This standard is generally met. The style, massing, exterior materials and architectural detailing of the addition are mostly consistent with the existing home. As detailed above, staff is recommending some refinements that may result in a more cohesive appearance between the existing home and proposed addition.

Standard 10 - Scale:

This standard is met. The project as proposed complies with the building scale requirements. A residence of up to 6,261 square feet is permitted on the property based on the City's building scale regulations. In addition, design elements totaling 626 square feet and a garage allowance of 800 square feet are available. Based on the City's calculation, the existing residence along with the proposed addition totals 6,201 square feet and is under the allowable square footage by 60 square feet.

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The existing residence presents a horizontal expression given the length and low-profile of the home. The proposed addition follows the horizontal expression of the existing home.

Standard 12 – Preservation of Historic Material:

This standard is met. The proposed addition and alterations do not impact any distinguishing qualities of the original residence.

Standard 13 – Preservation of natural resources:

This standard can be met. The proposed parking court will require removal of an Ash and Norway Maple tree in the front yard. Given the low-quality species, removal of these trees will not require

replacement inches. Construction of the pergola at the rear of the home will impact a Honey Locust tree that is in fair condition. Removal of the Honey Locust tree will require 10 replacement inches.

The conceptual landscape plan provided by the petitioner reflects the existing trees and vegetation on the site that will remain and new plantings in the front yard. The proposed plantings include shade and ornamental trees, evergreens and flowering shrubs. Additional detail on the species and size of the proposed plantings are needed to confirm that the required replacement inches are satisfied.

Standard 14 – Compatibility:

This standard can be met. The addition is mostly designed in a manner that is consistent with the existing residence. As noted above, there are some areas that may benefit from some further refinement to present a more compatible appearance between the existing home and proposed addition.

Standard 15 – Repair to deteriorated features:

This standard is met. Based on the petitioner's statement of intent, repair work will be done as needed.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The addition is designed in a manner that is secondary to the existing residence and does not threaten the integrity of the original structure.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving the partial demolition of the existing residence and the design aspects of a single-story master suite, dormers, a pergola, exterior alterations, and new hardscape and landscape subject to the following conditions of approval.

1. The plans shall be revised to address the following:
 - a. The large arched window on the front of the addition shall be replaced with a window that is more in keeping with the existing windows on the home.
 - b. The window on the north elevation of the addition shall be centered on the gable element.
 - c. Openings or an architectural element shall be incorporated on the rear elevation of the addition to break up the solid brick wall.
 - d. The dormer on the north elevation of the addition shall be eliminated.
2. Plans submitted for permit must reflect the project as presented to the Commission with the modifications 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 included with the 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 plan shall provide for the required 10 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
4. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
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 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 921 Hawthorne Place Owner(s) Roberto Perez
 Architect Richard Loope, architect Reviewed by: Jen Baehr
 Date 3/22/2023
 Lot Area 55757 sq. ft.

Square Footage of Existing Residence:

1st floor 3977 + 2nd floor 1175 + 3rd floor 0 = 5152 sq. ft.

Design Element Allowance = 626 sq. ft.

Total Existing Design Elements = 360 sq. ft. Excess = 0 sq. ft.

Garage 1086 sf actual ; 800 sf allowance = 286 sq. ft.

Garage Width 25' - 8" 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: = 5438 sq. ft.

Before Demolition

4896 sq. ft.

After Demolition

Square Footage of Proposed Additions:

1st floor 1303 = 1303 sq. ft.

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

New Design Elements 268 sq. ft. Excess = 2 sq. ft.

TOTAL SQUARE FOOTAGE = 6201 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 6261 sq. ft.

DIFFERENTIAL = -60 sq. ft.

Under Maximum

NET RESULT:

60 sq. ft. is

0.95% under the
Max. allowed

Allowable Height: 40 ft. Actual Height 25'-3" (existing house) 18'- 0"(proposed addition)

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance: 626 sq. ft.

Front & Side Porches = 360 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 268 sq. ft.

Individual Dormers = 0 sq. ft.

Bay Windows = 0 sq. ft.

Total Actual Design Elements = 628 sq. ft.

Excess Design Elements = 2 sq. ft.



Area of Request
921 Hawthorne Place





Area of Request
921 Hawthorne Place



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

PROJECT ADDRESS - 921 Hawthorne Place

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Roberto Perez

Owner of Property

921 Hawthorne Place

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

Lake Forest, IL 60045

City, State and Zip Code

847 815 8488

N/A

Phone Number

Fax Number

rperez@hilcoglobal.com

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

R. Nicholas Loope, FAIA

Name and Title of Person Presenting Project

the STUDIO @ Westmoreland Farm

Name of Firm

549 N. King Muir Road

Street Address

Lake Forest, IL 60045

City, State and Zip Code

480 415 5281

N/A

Phone Number

Fax Number

rllope@hldesignbuild.com

Email Address

Representative's Signature (Architect/Builder)

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

Please email a copy of the staff report

☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

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

☐ OWNER ☐ REPRESENTATIVE

Statement of Intent

921 Hawthorne Place, Lake Forest, IL, 60045

The design intentions for this project arise from the Owner's desire to expand the primary bedroom suite and rework certain interior spaces and finishes to support a growing family's contemporary lifestyle. A new addition for a primary bedroom suite to this existing (1-1/2) story, brick, and frame home, provides an opportunity to create a more traditional massing and balance for this 1960's ranch/modified cape. In addition to the new massing and arrangement of additional dormers to the street elevation, a more unified fenestration pattern and new landscaped fore court arrival area enhances the home in a way that is more reflective of and complementary to the neighborhood's historic character and the aspirations of the Historic Preservation Commission.

- Standard 1 Height.** The roof height and pitch of the proposed addition do not exceed the height nor deviate from the roof pitches of the existing structure. The height and roof pitch of the new addition are in proportion to and reflective of the existing structure.
- Standard 2 Proportion of Front Façade.** The proposed addition extends, reflects, balances, and unifies the proportion and scale of the existing front façade. The proposed addition aims to enhance the front façade and arrival sequence by embracing a more symmetrical, and classical balance with the existing structure while offering a stately elevation and handshake to the street and immediate neighbors.
- Standard 3 Proportions of Openings.** As part of the proposed improvements, new doors, windows, dormers, and related design elements are carefully arranged in a way to maintain continuity with respect to the size, proportion, and character set by the existing openings in the structure and to be in harmony with the style, character and proportions generally found throughout the neighborhood.
- Standard 4 Rhythm of Solids to Voids in Front Façade.** The proposed primary bedroom suite addition extends the West portion of the structure toward the front yard to the same depth and with the same proportions as the existing East end garage extension. This creates a solid void relationship that results in a clearly defined entry fore court. Containing the fore court is a low garden wall and new landscaping transitioning the made to the natural in a gentle Lake Forest manner. Coupled with the spatial rhythm of two new dormers the rhythm of the new and

existing solids and voids contribute to a balanced and proportional presence emulating a more traditional facade to the street.

- Standard 5 Rhythm of Spacing and Structure on Streets.** The proposed improvements are designed and placed in such a way as to not disrupt the rhythm and relationship between the structure and the street, but rather to balance and soften the relationship.
- Standard 6 Rhythm of Entrance Porches, Storefront Recesses, and other Projections.** Not directly applicable, however the front entrance location and architectural character remains as is. Its presence and arrival sequence are enhanced by the new addition, additional dormers and the low garden wall containing the entry fore court enhanced with new landscaping, chip stone and paver surfacing.
- Standard 7 Relationship of Materials and Texture.** The exterior materials and textures for the proposed addition have been selected, to the best of their composition, to match and compliment the materials and textures which comprise and makeup the existing exterior structure.
- Standard 8 Roof Shapes.** The new roof shape(s) reflect existing conditions in geometry and materials and have been designed to provide continuity with the existing structure. The roof shapes, heights, and cladding materials have been designed and to maintain continuity with the existing structure and in keeping with its relationship to the abutting neighbors and neighborhood in general.
- Standard 9 Walls of Continuity.** The new entry fore court, is defined by a low brick garden wall with a limestone cap. These materials and finish reflect the overall brick type and finish of the main structure. A new East rear yard access gate mirrors in design and finish the existing West rear yard gate further balancing the over street elevation.
- Standard 10 Scale of a Structure.** The proposed addition is designed to maintain its proportionality with the existing structure and the neighborhood in terms of size, massing, fenestrations, shutters, gutters, downspouts, materials, and finishes. The new dormers and chimney mass are also in keeping with the scale and proportion of the existing structure and neighborhood.
- Standard 11 Directional Expression of Front Elevation.** The proposed addition and improvements maintain the orientation, and directionality established by the existing structure and balancing the building mass while clarifying its entry and arrival sequences.

Standard 12 Preserving Distinguishing Features. The distinguishing features, such as the existing dormers, roof shape, fenestration, facia, trim, shutters, chimney stack will remain. As part of the addition and improvements, additional dormers in similar size and material will be added to provide a more classical ordering and syncopation of the masses. New roofing materials and new chimney stack materials will match similar materials on the existing structure.

Standard 13 Protection of Resources. An arborist survey has been conducted of the existing trees, their species, condition, and caliper. Any trees that have succumbed to disease, or trees that need felled for the proposed improvements, are to be replaced by preferred species and comparable (makeup) caliper (*refer to arborist's report*). There are no archeological resources to protect on this site.

Standard 14 New Construction. The proposed new addition and related exterior work is compatible with the existing structure and reflective in character and materials to the Historic District in general.

Standard 15 Repair to Deteriorated Features. Any maintenance or repairs to the existing structure or architectural features are to be done to the same standard as the new construction.

Standard 16 Surface Cleaning. Not applicable.

Standard 17 Reversibility of Additions and Alterations. Not applicable.



Concept design Street Elevation ... 921 Hawthorne Place Lake Forest, IL 60045

Regarding Demolition Criteria

921 Hawthorne Place, Lake Forest, IL, 60045

To facilitate the primary bedroom expansion, along with the creation of a fore court and enhanced arrival sequence, minor and focused demolition activities to the existing structure and site will be undertaken. The demolition will include, but not limited to, certain exterior walls, a small portion of the existing foundation and the East gable roof end and certain front roof areas for two new dormers. A small portion of the interior partitions, floor coverings, cabinetry and fixtures will also be demolished and replaced with new construction, finishes, and fixtures these demolition efforts do not impact the exterior of the structure.

Standard 1 Records, maps and clippings housed in the Lake Forest Lake Bluff History Center trace activities abutting this track back to 1885 (reference: Sanborn fire insurance maps). The property was and is today within a land island. The land island bounded by Hawthorne Place, (then; Wenona Ave), Barberry Lane. (then; Huron Ave), Woodbine Place (ten; Woodbine Ave.) and East Westminster (then; Deer Path Road) has been subdivided over the years, currently recording 18 parcels held in four subdivisions; the Carpenter, Marsland, Laflin and Thornwood subdivisions. (Exhibit HPC A 1.0) The existing structure, Lot 5 Thornwood subdivision, was erected in 1961-62, a (1-1/2) story, brick, and frame structure. No evidence was found indicating any historically significant built improvements within the bounds of the 921 Hawthorne Place parcel prior to the improvements on site today. In general, the stylistic appearance of the existing maybe best characterized as a ranch or modified cape. Neither the site nor the existing structure holds significant historical or archaeological importance. The localized area where demolition is proposed would not be detrimental to the public interest nor contrary to the general welfare of the people of the city and the state.

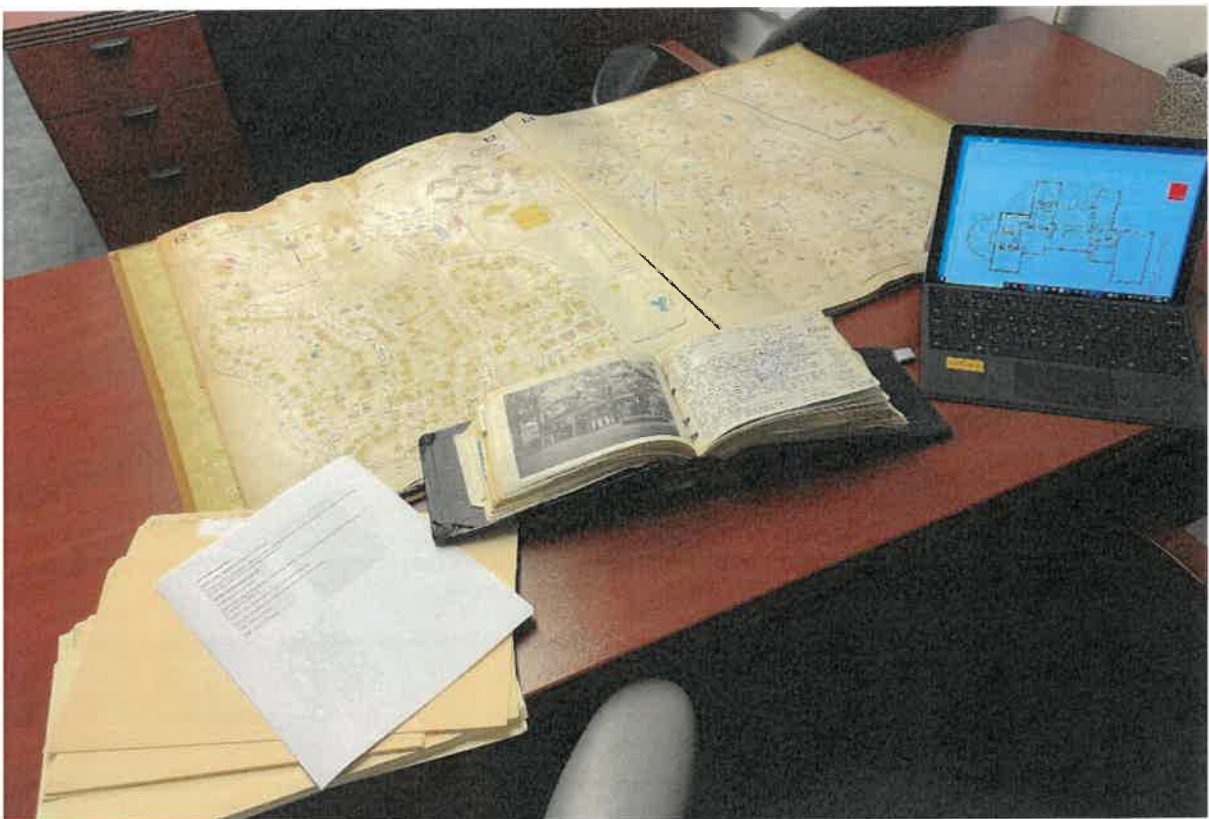
Standard 2 The existing structure nor site contain historic, cultural, or archeological elements or character so distinctive as to merit preservation efforts. The structure is a 1960's ranch, which may be also described as a modified cape. The few distinctive architectural features of the existing structure have been embraced as a guide to inform the proposed addition and improvements. The proposed addition and improvements aim to strengthen the character and balance of the overall structure to be more in tune with the historic nature of other surrounding properties.

Standard 3 The design and construction of the addition and improvements are proposed to be done in a manner to satisfy the standards outlined by the *Historic Preservation*

Ordinance Standards. The localized area where demolition will occur aligns with the standards and intentions established by the Historic Preservation Commission.

Standard 4 Considering the relatively 'young age' of the structure, replacement or refurbishment of existing structure, design elements and materials should be accomplished without any great difficulty and/or expense.

Standard 5 Not applicable to this application.



Source materials (real estate listings, maps, local news articles) courtesy of The History Center of Lake Forest - Lake Bluff



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

Facade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

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

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

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

Roofing

Primary Roof Material

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

Flashing Material

- ☐ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

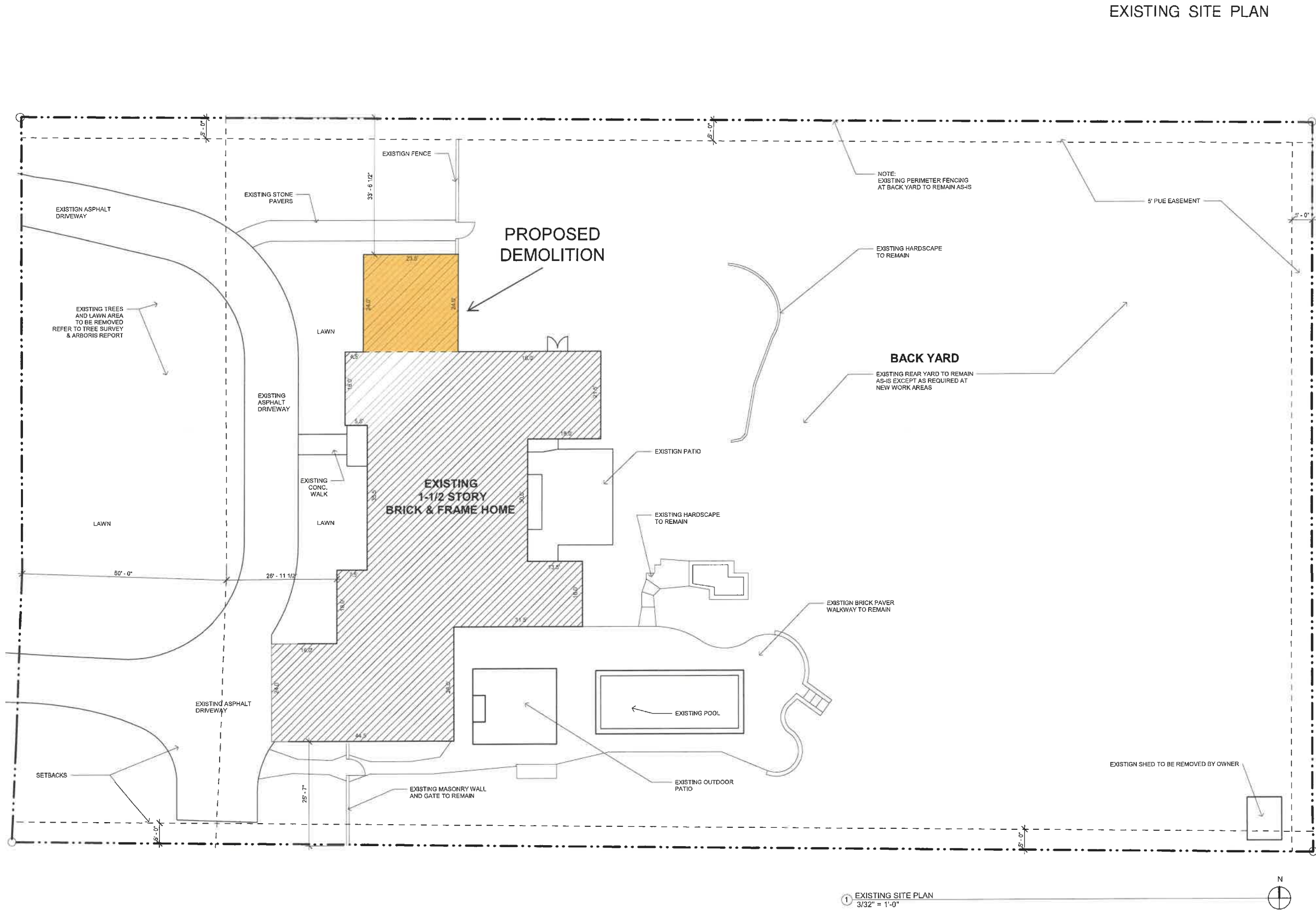
Driveway Material

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

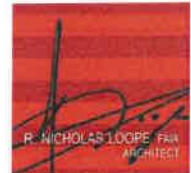
Terraces and Patios

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

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1 EXISTING SITE PLAN
3/32" = 1'-0"



549 KING MUIR ROAD
LAKE FOREST, IL 60045

DD PROGRESS SET
NOT FOR
CONSTRUCTION

PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

EXISTING SITE
PLAN

Project Number:	2202.2
Date:	02/09/2022
Scale:	3/32" = 1'-0"

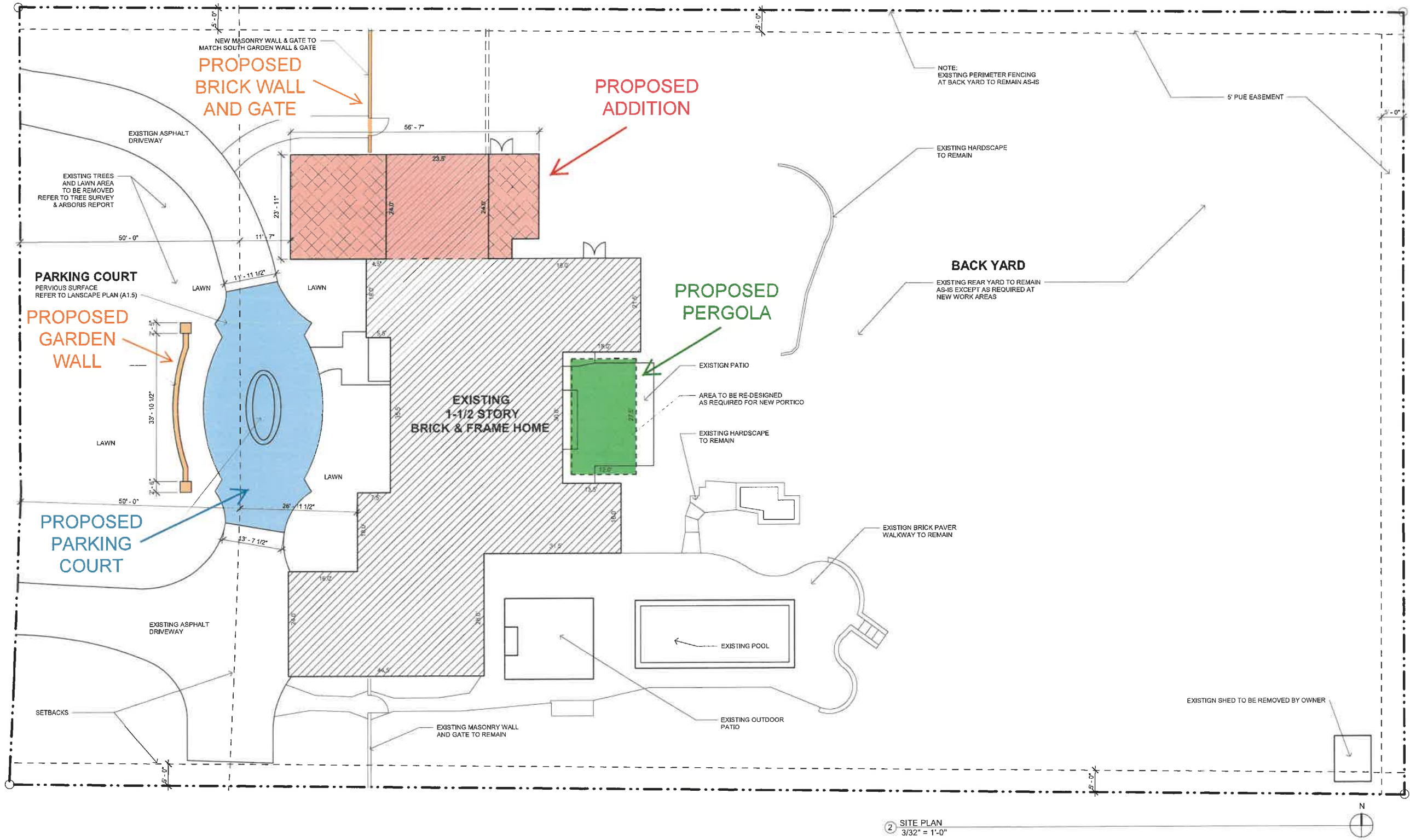
A1.2



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PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

PROPOSED
SITE PLAN

Project Number:	2202.2
Date:	02/09/2022
Scale:	3/32" = 1'-0"

A1.3

Impervious Surfaces Summary

921 Hawthorne Place, Lake Forest, IL, 60045

Impervious Surfaces		
	Existing	Proposed
<i>Building</i>	3,982 SF	4,733 SF
<i>Pool</i>	718 SF	718 SF
<i>Patio</i>	379 SF	379 SF
<i>Terrace</i>	2,647 SF	2,647 SF
<i>Driveway</i>	3,895 SF	4,049 SF <i>(includes 882 SF of new pavers & chip stone)</i>
Total	11,261 SF	11,644 SF **

** total reflects impervious surfaces only

EXISTING WEST ELEVATION - HIGHLIGHTED AREAS REFLECT PROPOSED DEMOLITION

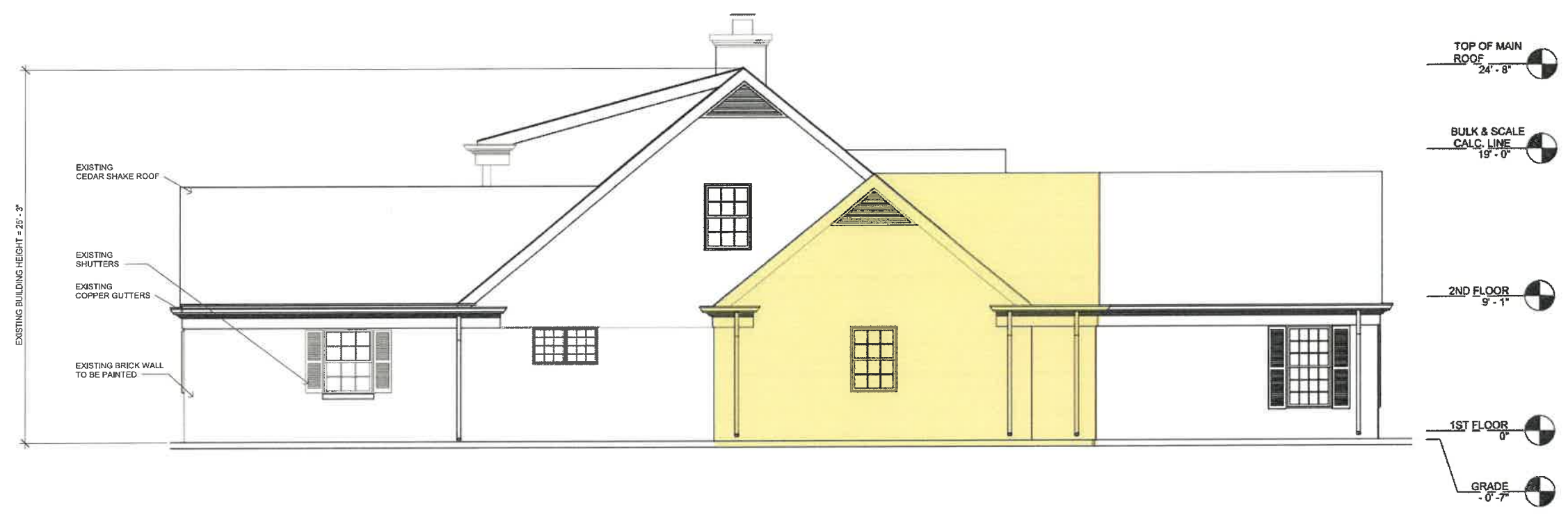


1 WEST BUILDING ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION - ADDITIONS OUTLINED IN RED

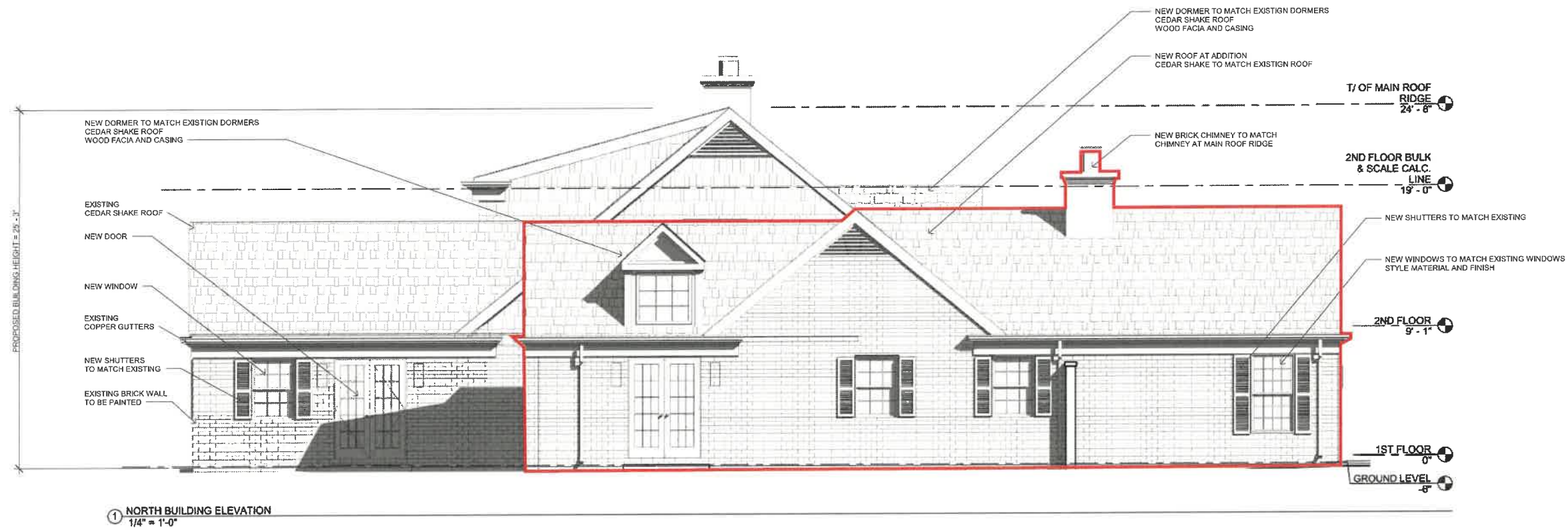


WEST BUILDING ELEVATION
1/4" = 1'-0"



3 NORTH BUILDING ELEVATION
1/4" = 1'-0"

PROPOSED NORTH ELEVATION - ADDITIONS OUTLINED IN RED

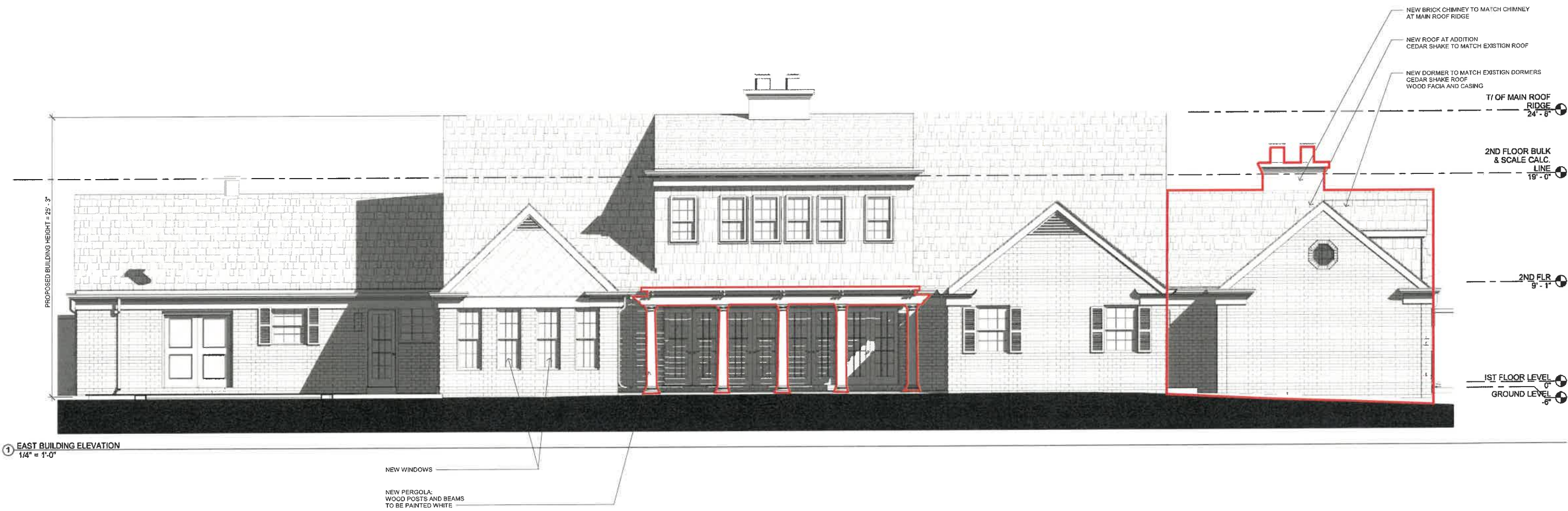


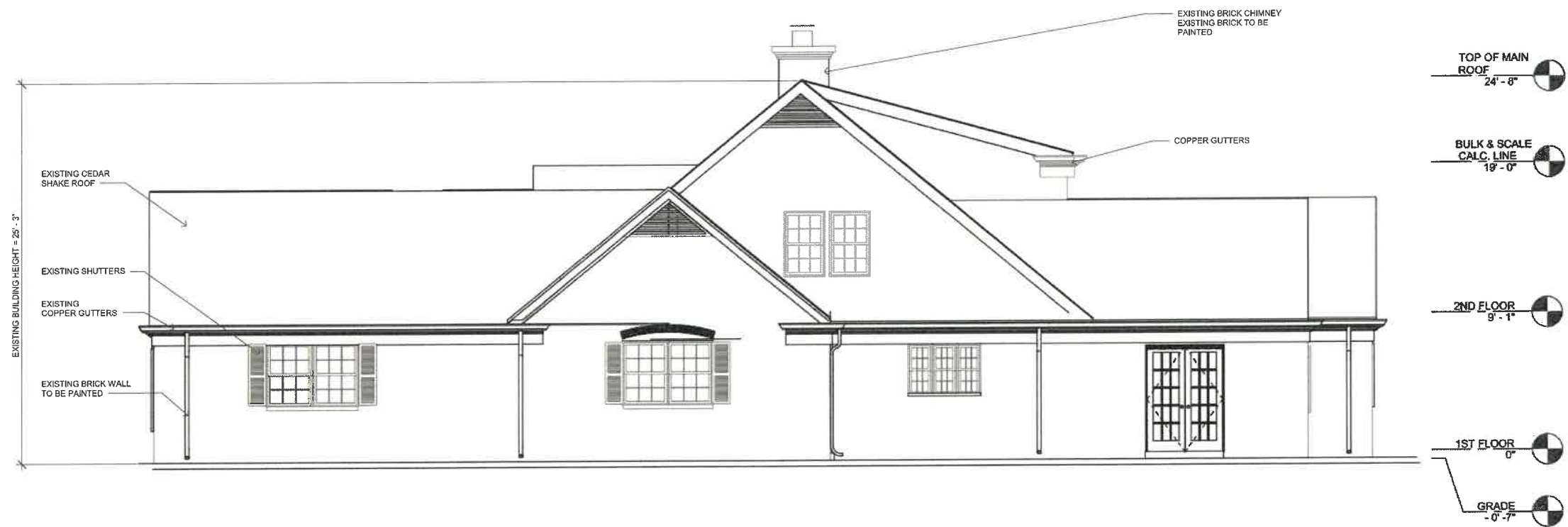
EXISTING EAST ELEVATION - HIGHLIGHTED AREAS REFLECT PROPOSED DEMOLITION



② EAST BUILDING ELEVATION
1/4" = 1'-0"

PROPOSED EAST ELEVATION - ADDITIONS OUTLINED IN RED

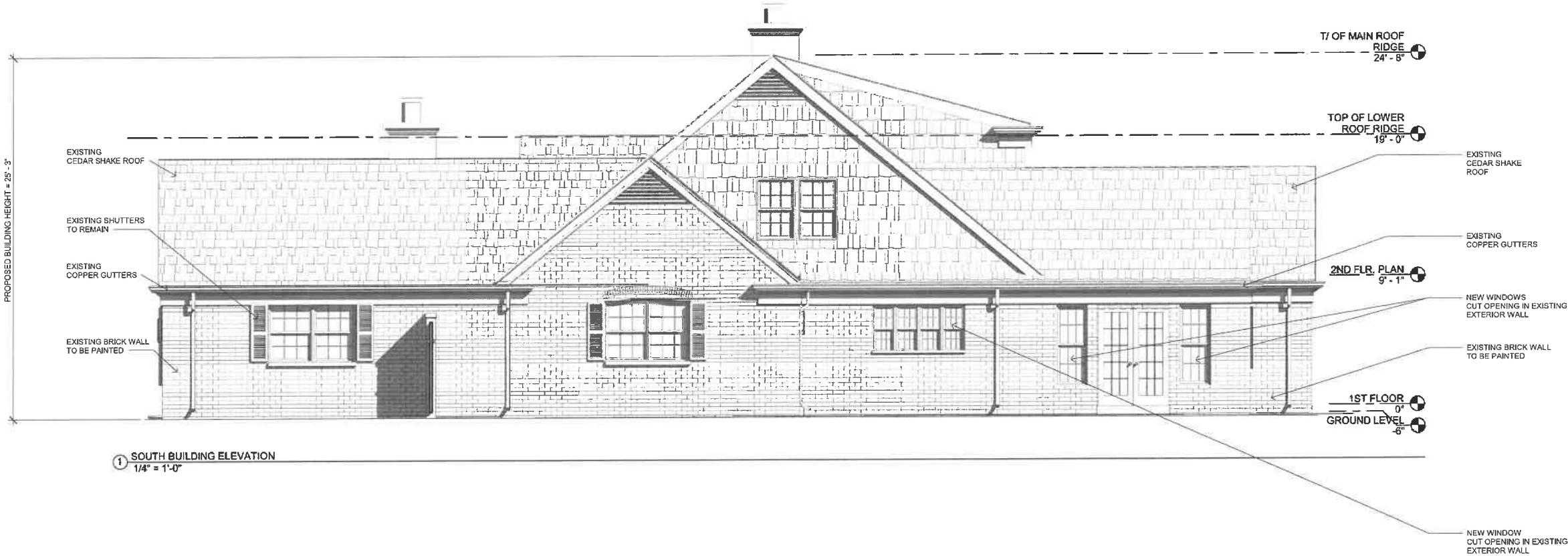


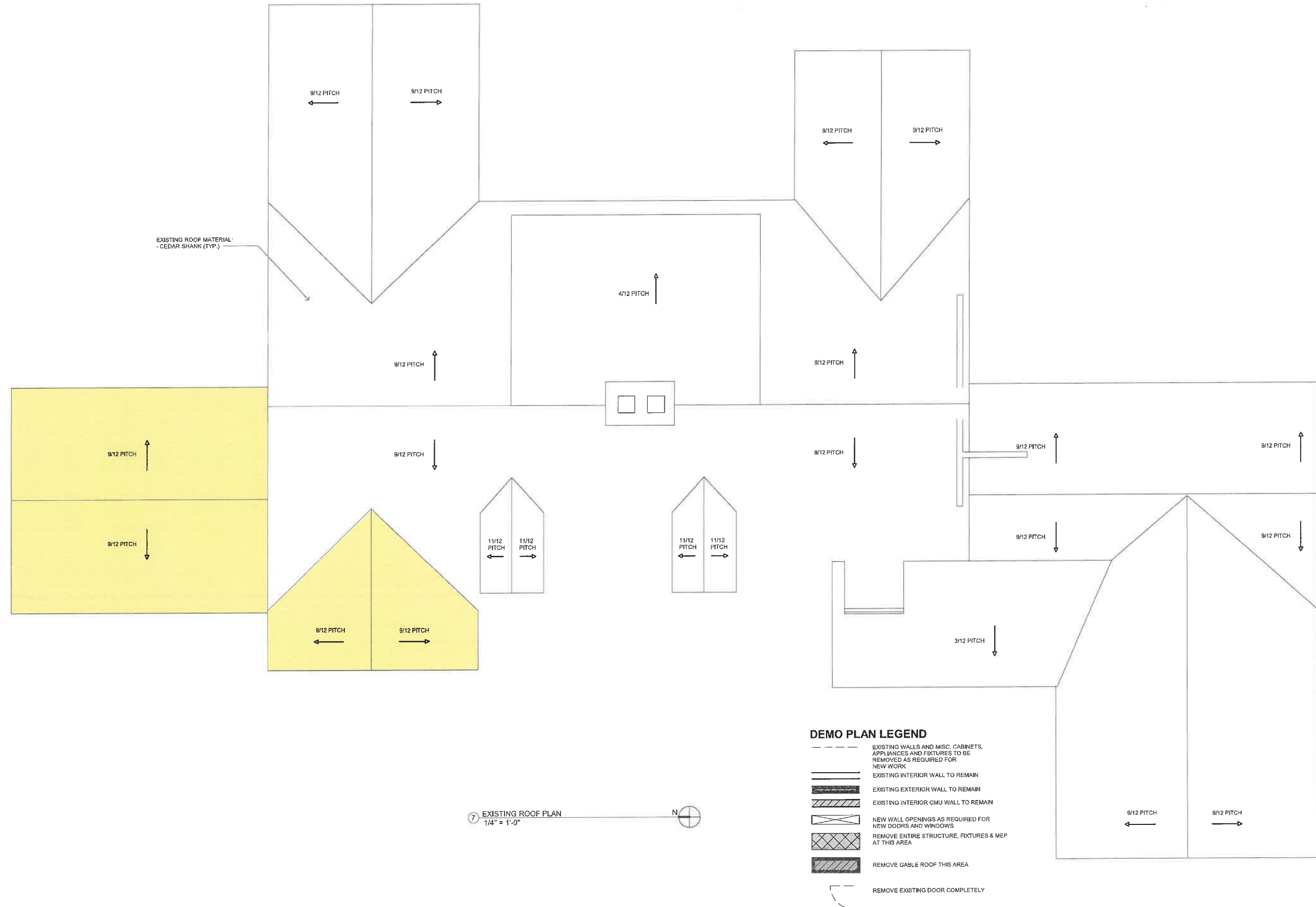


3 SOUTH BUILDING ELEVATION
1/4" = 1'-0"

EXTENT OF DEMOLITION NOT VISABLE FROM SOUTH ELEVATION

PROPOSED SOUTH ELEVATION





PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

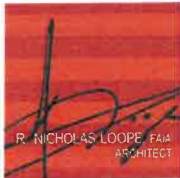
DEMO ROOF
PLAN

Project Number:	2202.2
Date	02/09/2022
Scale	1/4" = 1'-0"

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PROPOSED ROOF PLAN - ADDITIONS OUTLINED IN RED



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PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT/ PHASE PROGRESS DRAWINGS

PROPOSED
ROOF PLAN

Project Number:	2202.2
Date:	02/09/2022
Scale:	1/4" = 1'-0"

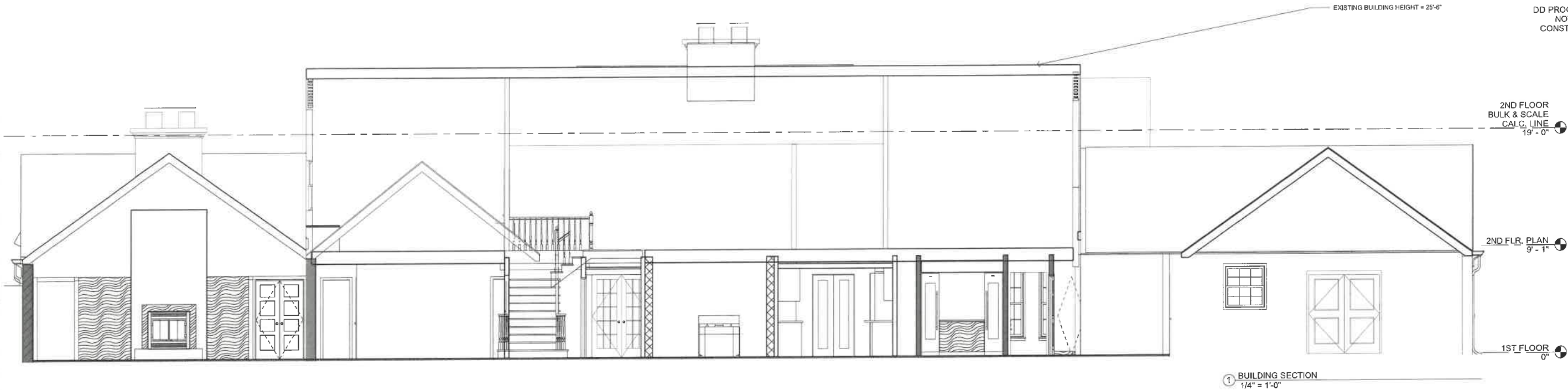
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PROPOSED BUILDING SECTION



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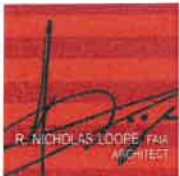


PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

SECTION

Project Number:	2202.2
Date:	02/09/2022
Scale:	1/4" = 1'-0"

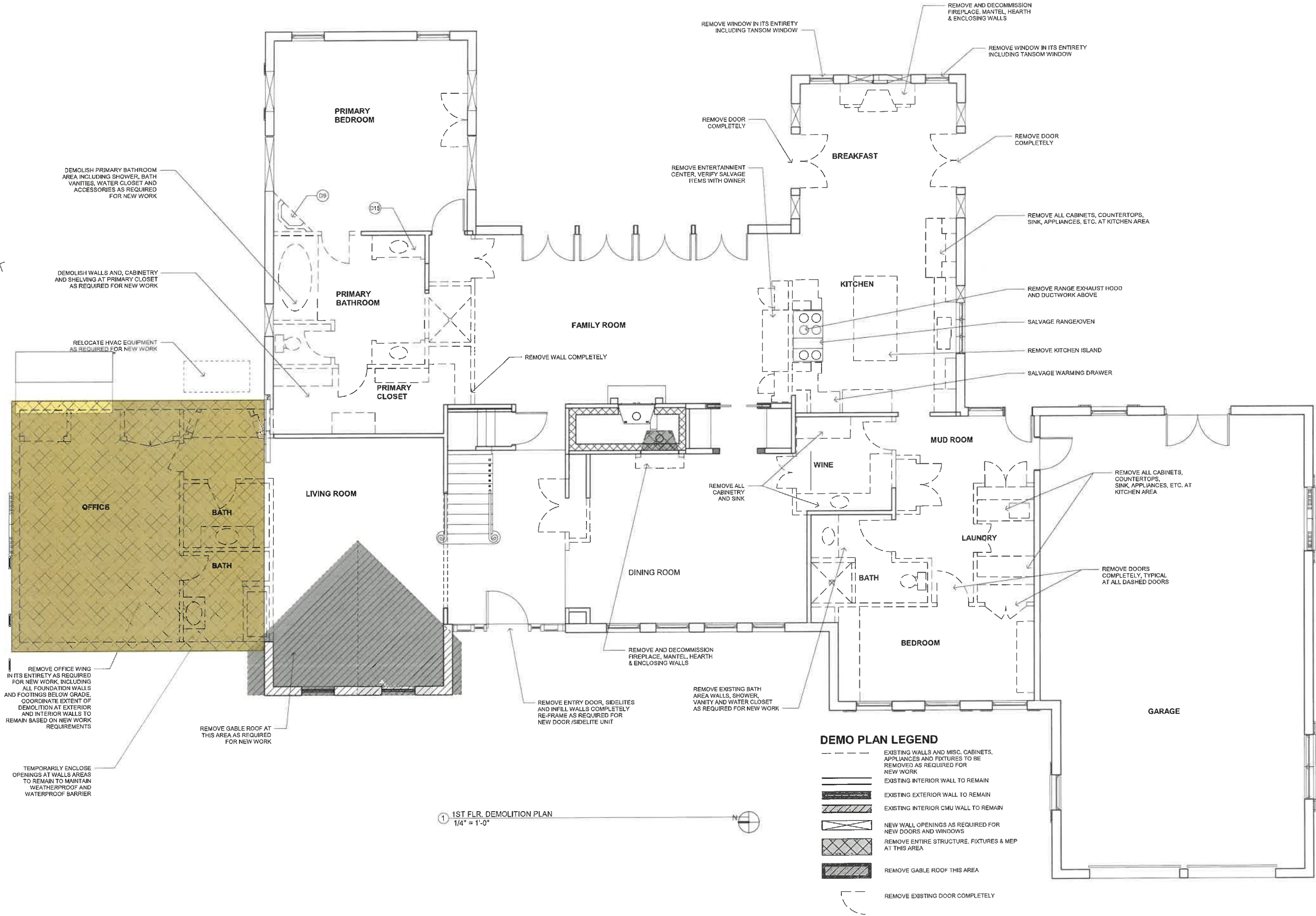
EXISTING FIRST FLOOR PLAN - HIGHLIGHTED AREAS REFLECT PROPOSED DEMOLITION



549 KING MUIR ROAD
LAKE FOREST, IL 60045

DD PROGRESS SET
NOT FOR
CONSTRUCTION

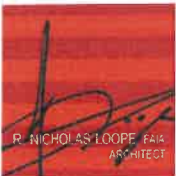
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PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

DEMO 1ST FLOOR

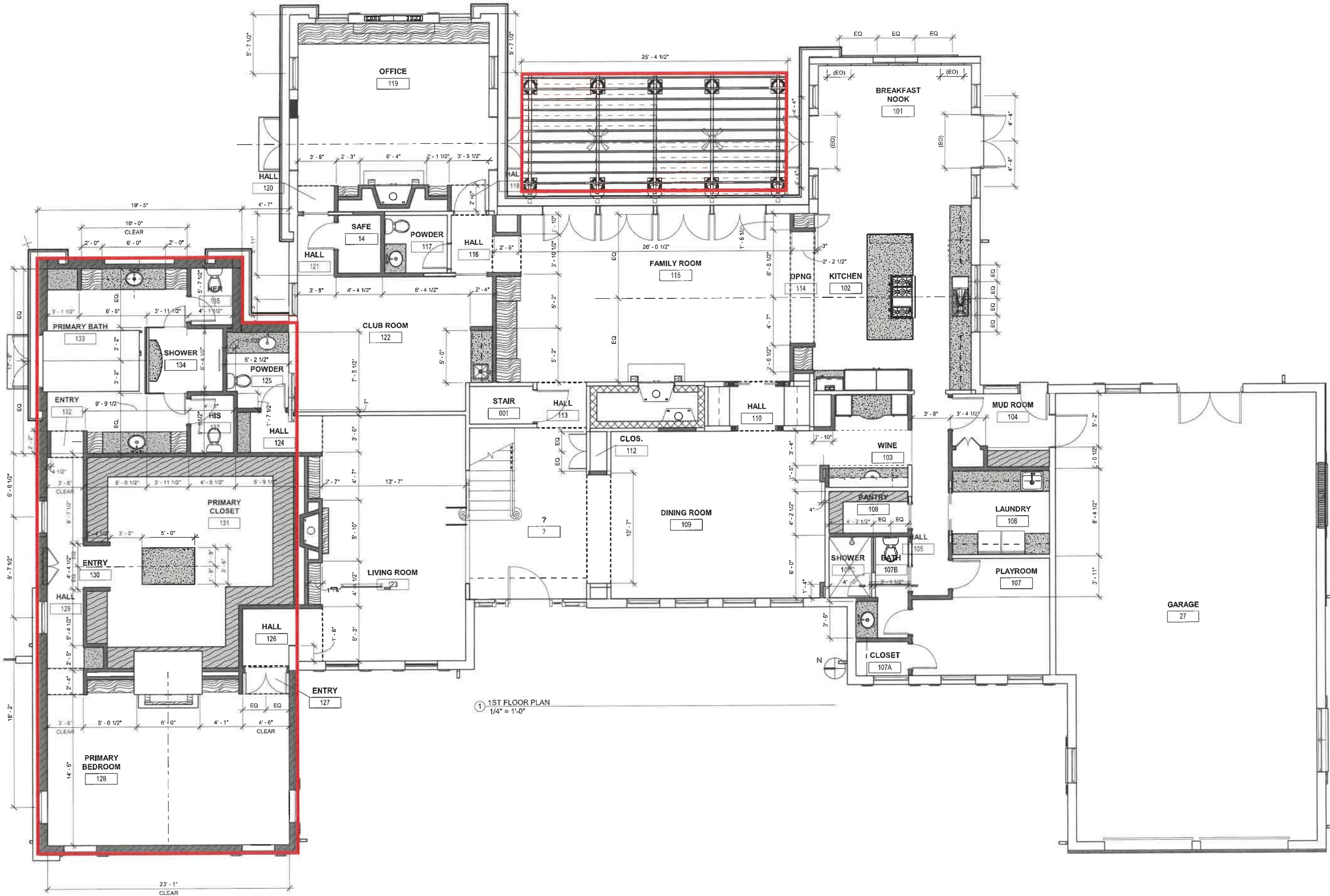
Project Number: 2202.2
Date: 02/09/2022
Scale: 1/4" = 1'-0"



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1 1ST FLOOR PLAN
1/4" = 1'-0"

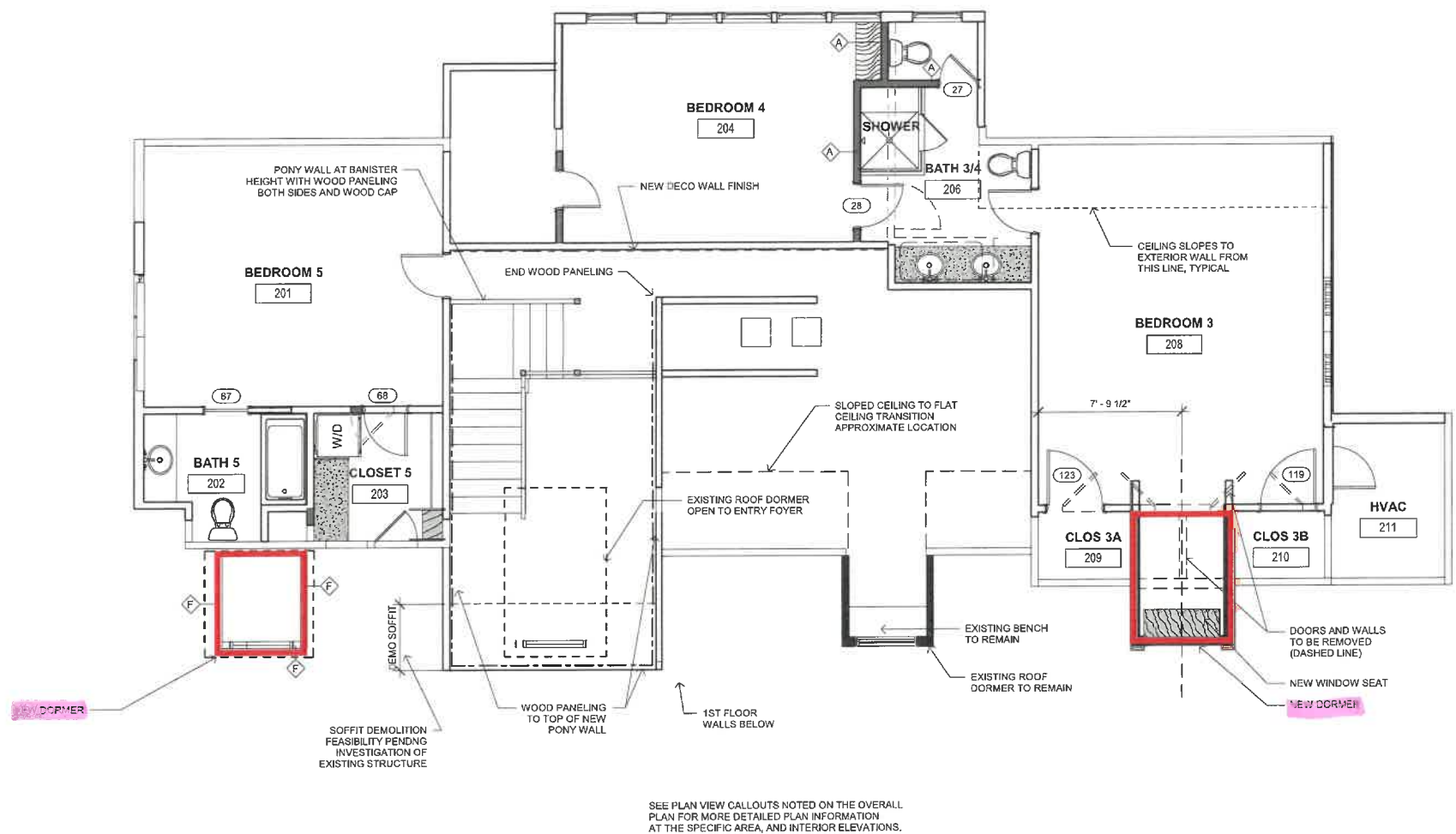
PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

PROPOSED 1ST
FLOOR

Project Number: 2202.2
Date: 02/09/2022
Scale: 1/4" = 1'-0"



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NOT FOR
CONSTRUCTION



1 2ND FLOOR PLAN
1/4" = 1'-0"

SEE PLAN VIEW CALLOUTS NOTED ON THE OVERALL
PLAN FOR MORE DETAILED PLAN INFORMATION
AT THE SPECIFIC AREA, AND INTERIOR ELEVATIONS.

PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT/ PHASE PROGRESS DRAWINGS

PROPOSED
2ND FLOOR
PLAN

Project Number:	2202.2
Date:	02/09/2022
Scale:	1/4" = 1'-0"



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LAKE FOREST, IL 60045

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PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS
RENDERING

Project Number:	2202.2
Date:	02/09/2022
Scale:	

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① PROPOSED WEST ELEVATION
N.T.S.


R. NICHOLAS LOOPE, F.A.A.
ARCHITECT
549 KING MUIR ROAD
LAKE FOREST, IL 60045

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CONSTRUCTION



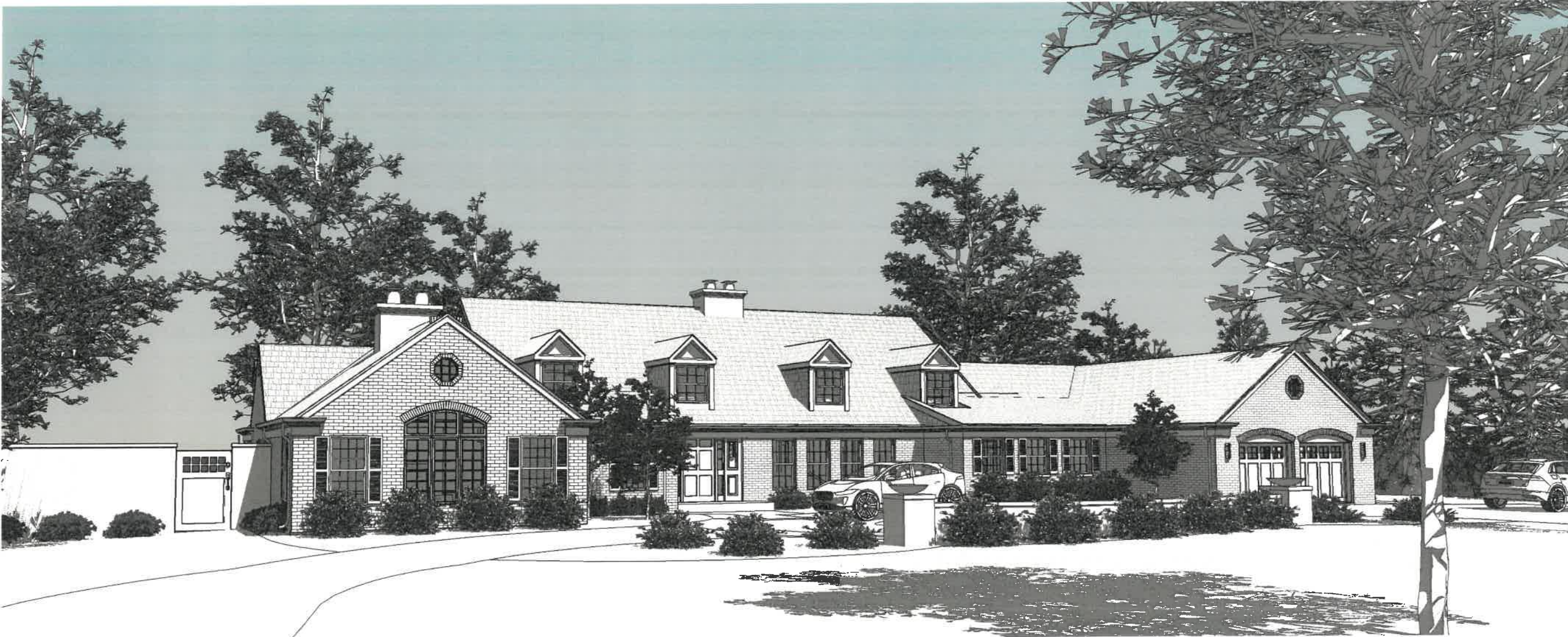
② PROPOSED FRONT YARD PERSPECTIVE
N.T.S.

PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS
FRONT
PERSPECTIVE

Project Number: 2202.2
Date: 02/09/2022
Scale:

A3.2

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1 PROPOSED FRONT YARD PERSPECTIVE
N.T.S.



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LAKE FOREST, IL 60045

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NOT FOR
CONSTRUCTION

PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

FRONT
PERSPECTIVE

Project Number:	2202.2
Date:	02/09/2022
Scale:	

A3.1

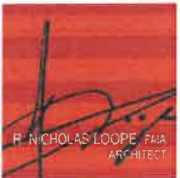
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① RENDERED NORTH ELEVATION
N.T.S.



② PROPOSED SIDE YARD PERSPECTIVE
N.T.S.



549 KING MUIR ROAD
LAKE FOREST, IL 60045

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CONSTRUCTION

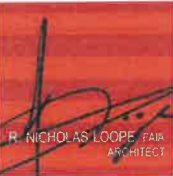
PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

SIDE
PERSPECTIVE

Project Number: 2202.2
Date: 02/09/2022
Scale:

A3.3

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LAKE FOREST, IL 60045

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① RENDERED EAST ELEVATION
N.T.S.



② PROPOSED FRONTYARD PERSPECTIVE
N.T.S.

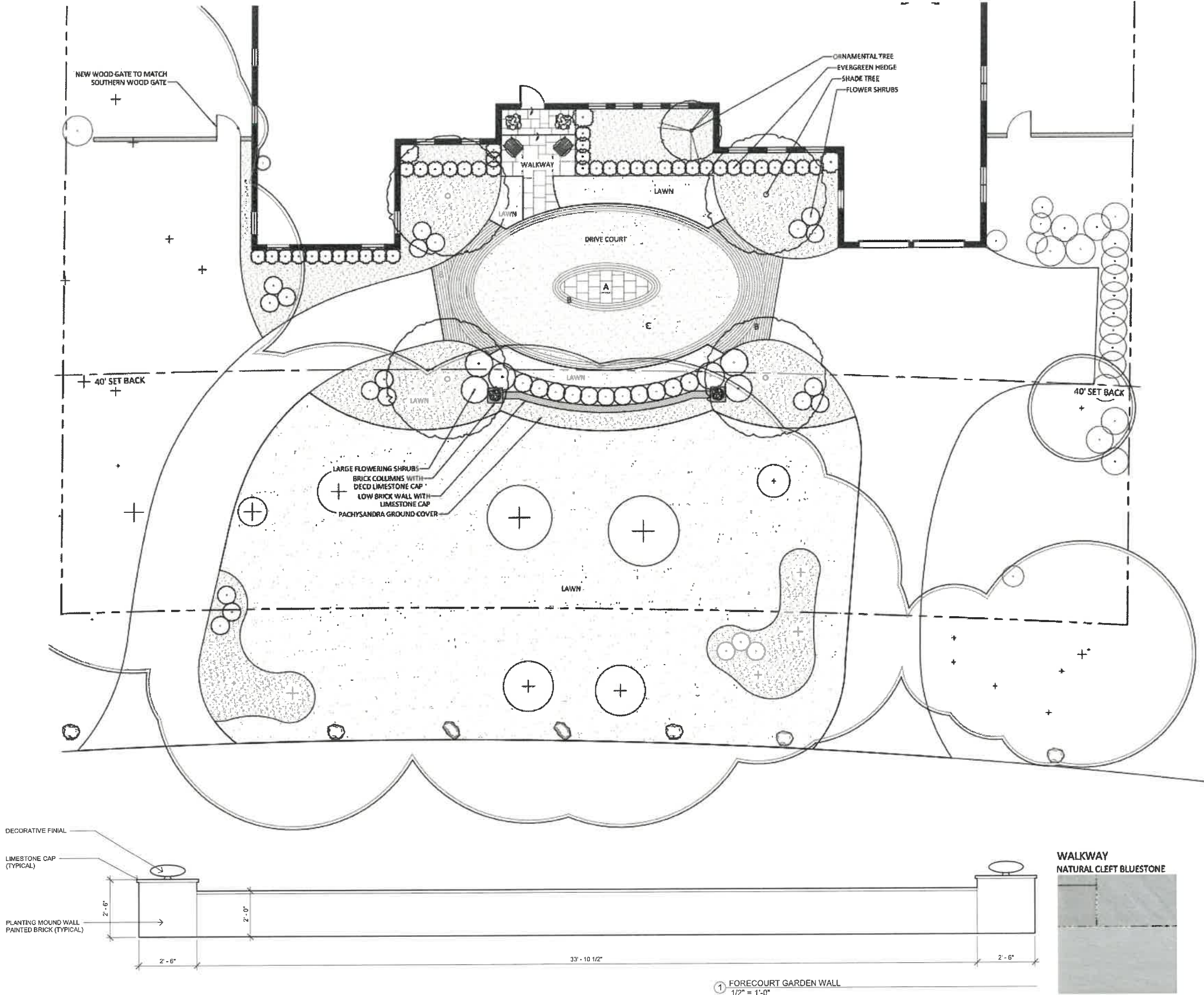
PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

REAR
PERSPECTIVE

Project Number:	2202.2
Date:	02/09/2022
Scale:	

A3.4

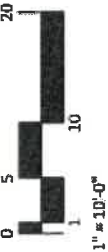
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PROPOSED HARDSCAPE PLAN

RP
ROSBOROUGH
PARTNERS, INC.
202 N. 4th Street, Suite 314
Jamestown, IL 60432
781.549.1382
www.rosboroughpartners.com

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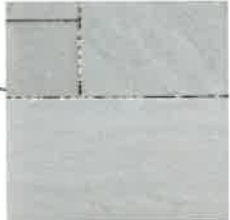
PROJECT:	PEREZ ESTATE	DESIGNED BY:	PR, JH, EP
		DRAWN BY:	JH, EP
		REVISIONS:	
923 Hawthorne Place Lake Forest IL, 60045		1	10/5/2022
		NO	DATE
		FOR VILLAGE ISSUE	

ISSUED FOR:	NOT FOR CONSTRUCTION
LANDSCAPE PLAN	
L-2.0	

DRIVE COURT PAVER
A: GRANITE COBBLE



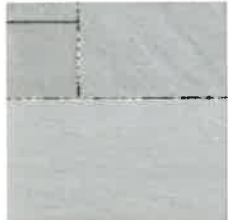
B: NATURAL CLEFT BLUESTONE



C: BLUESTONE CHIP



WALKWAY
NATURAL CLEFT BLUESTONE



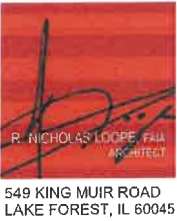
1 FORECOURT GARDEN WALL
1/2" = 1'-0"

PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

LANDSCAPE PLAN

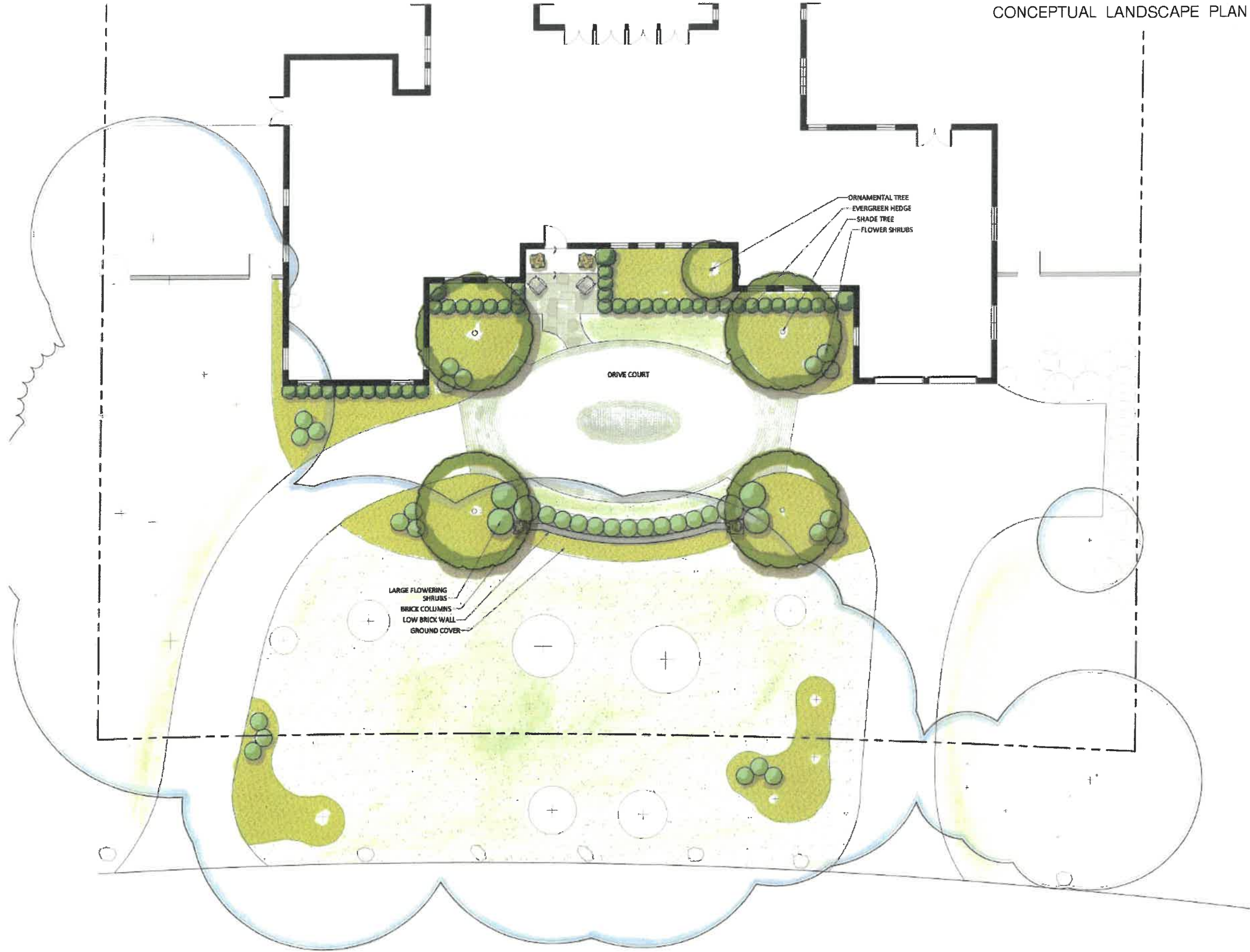
Project Number: 2202.2
Date: 02/09/2022
Scale: 1/2" = 1'-0"

A1.5



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CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR:
**NOT FOR
CONSTRUCTION**

LANDSCAPE PLAN

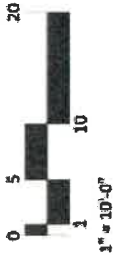
L-2.0

PROJECT:
PEREZ ESTATE

921 Hawthorne Pl.
Lake Forest, IL 60045

DESIGNED BY: PR, JH, EP
DRAWN BY: JH, EP
REVISIONS:

NO. 1 DATE 10/5/2022 FOR VILLAGE ISSUE



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PEREZ ESTATE REMODEL
921 HAWTHORNE PLACE, LAKE FOREST, IL 60045
DESIGN DEVELOPMENT PHASE PROGRESS DRAWINGS

LANDSCAPE
RENDERING

Project Number: 2202.2
Date: 02/09/2022
Scale:

A1.6



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CONSTRUCTION

Agenda Item 4

Onwentsia Club 300 N. Green Bay Road New Outbuilding, Exterior Alterations, Hardscape

Staff Report
Historic Resource Survey
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan (Partial)
Proposed Site Plan - Enlarged
Proposed Improvements
Proposed Golf Cottage
East Elevation
North Elevation
West Elevation
South Elevation
Renderings
Roof Plan
Building Section
Floor Plans
Racquets Building
Existing and Proposed West Elevations
Proposed Floor Plan
Hardscape Plan – Overall
Hardscape Plan – Golf Cottage
Tree Removal Plan
Conceptual Landscape Plan
Images of Existing Conditions

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:	March 22, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	300 N. Green Bay Road - Onwentsia Club Construction of New Outbuilding, Exterior Alterations & Hardscape

PETITIONER

Onwentsia Club
300 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

300 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic District

PROJECT REPRESENTATIVE

Nate Lielasus, Northworks Architects
1512 N. Throop Street
Chicago, IL 60642

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The Onwentsia Club is located on the west side of Green Bay Road, between Pembroke Drive and Onwentsia Road. The property stretches from Green Bay Road to the east, to Ahwahnee Road to the west and is approximately 175 acres in size. The property is developed with a number of buildings including the main clubhouse, the racquets house, a dormitory, a facilities building and multiple accessory structures that support activities at the Club. The clubhouse is identified as a significant Contributing Structure to the Historic District. The clubhouse was built in 1928 and designed by architect Harrie Thomas Lindeberg. Additional history on the Onwentsia Club can be found in the Historic Resource Survey, included in the Commission's packet.

SUMMARY OF THE PETITION

The petitioner is requesting a Certificate of Appropriateness approving the design aspects of a new stand-alone building, a "golf cottage", proposed to the southeast of the main clubhouse. Exterior alterations to the west side of the racquets house and new hardscape on the south side of the clubhouse and around the proposed golf cottage are also proposed.

Other improvements are planned on the Club property including an ice rink and new putting green both proposed to the south of the clubhouse and are indicated on one of the site plans provided by the petitioner and included in the Commission's packet. Details on the ice rink and putting green and associated amenities, if any, have not yet been submitted to the City. If determined to be necessary, these components of the project will be returned to the Commission at a later date. The Club, as is the case for all private clubs, is authorized by a Special Use Permit due to its location within a residential area. Staff is currently working with representatives of the Onwentsia Club to determine whether the overall improvements that are planned require an amendment to the Special Use Permit.

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. A summary of the project based on the information provided by the petitioner is presented below.

Golf Cottage – New Construction

The petitioner plans to convert the existing golf shop, located in the southeast wing of the clubhouse, into a casual dining space. The petitioner has represented that no exterior changes are proposed to the clubhouse as part of this conversion including no changes to existing windows, doors or detailing.

To replace the golf shop space lost to the casual dining space, a new stand-alone structure, the “golf cottage”, is proposed southeast of the clubhouse, adjacent to the existing parking area. The new building will house the golf shop, a lounge, offices, and restrooms on the first floor and golf simulators and storage on the basement level.

The elements of the golf cottage are not intended to exactly replicate the historic clubhouse, but rather the clubhouse served as inspiration for the design of the golf cottage. The golf cottage presents a single-story massing with shallow hip roof forms. The basement level is mostly below grade and is only minimally visible on the south elevation in the area of an exterior stair. A terrace is proposed on the west side of the building and a golf cart staging area is proposed south of the building.

Racquets House – Exterior Alterations

The racquets house is located on the east side of the property, near Green Bay Road and is southeast of the clubhouse and proposed golf cottage. The racquets house was originally constructed in 1969 and expanded to the north in 2000. The petitioner is proposing to renovate the interior of the racquets house, and as a result of the interior renovation, exterior alterations are proposed on the west elevation of the building. A section of windows above the entrance to the building will be removed and replaced with taller windows to provide better views to the outdoor courts. The new windows will align with the top of the existing windows and extend to align with the flat roof element above the entrance. On the north end of the west elevation, new windows are proposed to allow natural light into the fitness area. The new windows will match the style of the existing windows on the building.

Hardscape

The asphalt pad east of the existing golf shop which is currently used as a golf cart staging area, will be removed. This area will be re-graded and landscaped and is proposed to be used as a small lawn amphitheater and outdoor play area. As noted above, additional detail is needed on the proposed improvements and uses to determine whether the Special Use Permit will need to be updated however, the Commission can proceed with its review of the aspects of the project now presented. A new bluestone patio is proposed around the southeast corner of the clubhouse to support the new casual dining space that will be created in the existing golf shop.

Currently, there is no walkway that connects the clubhouse to the racquets house to the south, and the buildings are only accessible by walking through the parking lots. The petitioner is proposing pathways to provide a pedestrian connection between the club house, new golf cottage and racquets

house. The configuration of the pathways is reflected on the site plans included in the Commission's packet. The pathways will be antique concrete and chip and seal gravel.

Findings

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

Standard 1 - Height:

This standard is met. The proposed golf cottage is 20 feet and 6 inches tall as measured from the lowest point of existing grade adjacent to the building. The maximum height allowed for an accessory building, a secondary structure, is 25 feet. No changes to the height of any of the other buildings on the Club property are proposed.

Standard 2 – Proportion of Front Façade:

This standard is met. The front façade of the proposed golf cottage presents symmetrical massing and roof forms creating a balanced appearance.

The proposed changes to the west elevation of the racquets house are minimal and do not significantly impact the proportions of the front of the building. The racquets house will remain significantly different in design from the historic clubhouse.

Standard 3 – Proportion of openings:

This standard is generally met. The proposed openings on the golf cottage consist of a combination of double hung and casement windows consistent with the openings on the existing clubhouse. The proposed double hung windows have a 6 over 6 muntin pattern, consistent with many of the double hung windows on the existing clubhouse. The proposed casement windows have one vertical muntin and three horizontal muntins, however most of the casement style windows on the existing clubhouse do not have vertical muntins.

- Consideration should be given to eliminating the vertical muntins in the proposed casement windows and instead use a muntin pattern that is consistent with the majority of the casement windows on the original clubhouse.

The new openings on the west elevation of the racquets house are in keeping with the style and tall, narrow proportions of the existing windows on the building.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The proposed golf cottage presents openings that are evenly spaced and centered on each of the elevations.

Standard 5 – Spacing on the Street:

This standard is not applicable to this petition. The golf cottage will be minimally visible, if at all, from the street. The golf cottage is sited generally halfway between the clubhouse and racquets house, with ample space between the structures.

Standard 6 – Rhythm of Entrance Porches:

This standard is met. The entrance to the golf cottage is appropriately placed at the center of the

front elevation and is highlighted with a gable element that projects from the main mass of the building.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The proposed golf cottage will have brick exterior walls and a natural slate roof. White aluminum clad windows and doors with interior and exterior muntins are proposed. Door and window trim, fascia and soffits will be brick. Copper gutters and downspouts are proposed.

The new windows proposed on the west elevation of the racquets house will be aluminum clad wood windows that will match the color of the existing windows.

The proposed hardscape includes bluestone terraces on the south side of the club house, in the area of the new dining space, and also on the west side of the proposed golf cottage. A chip and seal gravel pathway is proposed from the new terrace on the south side of the clubhouse to the proposed golf cottage and continues south to the parking area near the racquets house.

A new antique concrete pathway is proposed from the east side of the clubhouse and will extend along the side of the existing parking lot area to the racquets house. The proposed terraces and pathways are reflected on the hardscape plan and images of the hardscape materials are included in the Commission's packet.

Standard 8 – Roof Shapes:

This standard is met. The golf cottage will have mostly shallow hip roof forms with a gable roof element at the front entrance. The use of shallow roof forms reduces the appearance of height and mass, allowing the building to fit more quietly onto the site. No changes are proposed to the roof shapes on the other buildings on the property.

Standard 9 – Walls of continuity:

This standard is met. The scale, exterior materials and architectural detailing are consistent across all elevations of the proposed golf cottage.

Standard 10 - Scale:

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

Standard 11 – Directional Expression of Front Elevation:

This standard is met. The front elevation of the golf cottage faces east, toward Green Bay Road and the existing parking areas. The golf cottage presents a mostly horizontal directional character which is established by its low massing and height. The horizontal directional character helps keep the building secondary to the historic clubhouse.

Standard 12 – Preservation of Historic Material:

This standard is met. No changes are proposed to the historic clubhouse.

As noted above, the racquets house was constructed in 1969 and was later expanded to the north in 2000. The exterior alterations proposed on the west elevation of the racquets house do not impact any distinguishing features of the building.

Standard 13 – Preservation of natural resources:

This standard is generally met. The proposed golf cottage and hardscape will impact seven trees. The trees proposed for removal include Silver Maple, Norway Maple, Scotch Pine, Swamp White Oak, and Elm species. An additional three Oak trees are proposed for removal in the area of the future putting green south of the clubhouse. The loss of Oak trees is always a concern. One of the Oak trees is in poor condition and will not require replacement inches. Based on the condition, size and species of the trees proposed for removal a total of 95 replacement inches will be required.

The petitioner submitted a conceptual landscape plan that reflects existing trees that will remain and proposed trees and planting beds. Approximately 20 new trees are proposed around the area of the golf cottage. As the landscape plan is further developed, additional detail on the species and size of the proposed trees must be provided to allow staff to confirm that the required replacement inches are satisfied with appropriate new plantings that will, over time, re-establish some level of tree canopy in the area of the project.

Standard 14 – Compatibility:

This standard is met. The design, scale, and detailing of the proposed golf cottage are compatible with the character of the property. The proposed exterior alterations to the racquets house are in keeping with the style of the building.

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. As currently anticipated, the integrity of the historic clubhouse is not threatened by the proposed work. Given the proximity of the future ice rink and grass amphitheater to the historic clubhouse, further information and details are needed to understand if these features will impact the character of the historic clubhouse or surrounding vegetation. Depending on the extent of future work that is planned, further review by the Commission may be necessary.

The golf cottage is a stand-alone, low-profile structure that is set away from the clubhouse as to not compete with the historic structure. The proposed alterations to the racquets house are relatively minimal and do not threaten the integrity of the building.

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 received one letter from a neighboring property owner expressing support for the project. The letter is included in the Commission's packet.

RECOMMENDATION

Grant a Certificate of Appropriateness to allow construction of a stand-alone building, referred to as the golf cottage, exterior alterations to the west side of the racquets house, and associated hardscape,

tree removal, and landscaping based on the findings presented in this staff report. Staff recommends approval subject to the following conditions of approval.

1. Consideration shall be given to the following:
 - a. Eliminating the vertical muntins in the casement windows on the golf cottage.
2. 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.
3. Prior to the issuance of a building permit, detailed tree removal and landscape plans shall be submitted and will be subject to review and approval by the City's Certified Arborist. The landscape plan shall provide for the required 95 replacement inches on site. If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional replacement inches or payment in lieu of on site planting may be required.
4. Prior to the issuance of a building permit, a plan to protect trees and vegetation identified for preservation during construction must be submitted and will be subject to review and approval by the City's Certified Arborist.
5. Details of exterior lighting shall be submitted with the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights and at times of activity on the Club property.
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.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 1818

Property Address:

Street: 300 N GREEN BAY RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Onwentsia Club

Original Owner: Onwentsia Club

Other Previous Owners:

Present Owner: ONWENTSIA CLUB

Current Property Name:

Resource Type: Building

Date of Construction: 1927-28

Use, Original: Private Club

Use, Present: Private Club

Theme: Social/Recreation

Secondary Theme: Country Estate Era

Style: French Eclectic

Secondary Style:

Architect/Engineer: Harrie Thomas Lindeberg

Builder/Contractor: unknown

Landscape Architect:

Zoning District: R4

Subdivision:

Subdivided from:

Current Property Size (est.):

Original Property Size (est.): 175 acres

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: Irregular

Number of Stories:

Structural Framing:

Foundation Material:

Facade Material:

Roof Form:

Roof Material:

Primary Window Type:

Porches:

Integrity: Good

Condition: Good

Decorative Features & Surfacing:



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1818

Local Register:

Local Historic District:

Local Ordinance District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Onwentsia Club - Harrie T. Lindeberg, 1927-28; Dormitory - by 1929;
Indoor arena - by 1935; Two Stables - by 1935

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:

National Register:

National Register Historic District:

Green Bay Road

Contributing Significance to National District:

Contributing

Contributing Significant Resources:

Onwentsia Club - Harrie T. Lindeberg, 1927-28; Dormitory - by 1929;
Indoor arena - by 1935; Two Stables - by 1935

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

History and Significance:

The Onwentsia Club is identified as a significant contributing structure in the Historic District. The building was designed by Harrie Thomas Lindeberg, a noted architect whose individual work is significant to the history and development of Lake Forest. The existing building, constructed in 1927-28, 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.

Founded as the Lake Forest Golf Club in 1894, the Onwentsia Club had Hobart Chatfield-Taylor as its first president. His wife Roase Farwell, the daughter of Senator Charles B. Farwell, loved the game of golf, which had its beginnings in Lake Forest in 1893 with a seven-hole course laid out by Charles Blair MacDonald on the lawn of the Farwell estate "Fairlawn" that stood at 965 E. Deerpath until it was destroyed by fire in 1920. Robert Foulis, a Scotsman and a professional golfer, then laid out a nine-hole course on the Leander James McCormick Farm on Green Bay Road. In 1896, the Onwentsia Club bought a 175-acre farm just north of the McCormick farm that Chicago architect Henry Ives Cobb had bought just six years before from an early settler John McIntyre. Cobb, who had an avid interest in horse-breeding and spared no expense to stock his estate, had built a house on the ridge, capitalizing on the westward vista over the Skokie Valley. Cobb's home, a Shingle Style mansion, was the largest house in town when it opened in 1893. Its grounds were designed by Frederick Law Olmsted, who was in Chicago during 1892-93 for the redising of Jackson Park into the setting for the 1893 Worlds Columbian Exposition. When the Onwentsia Club bought his estate, Cobb returned to Chicago and his former home became the first clubhouse. The club again called upon MacDonald, the first United States Amateur Golf champion in 1895, to lay out the new course. Regarded as a "very posh preserve" by Herbert Warren Wind, an authority on the history of golf, Onwentsia Club was the site of the 1899 United States Amateur Championship, the 1906 United States Open, and the 1915 United States Women's Amateur Championship.

After the first club house was destroyed by fire in 1926, the club raised \$75,000 from its 200 original members, supplemented by a \$500,000 bond issue to which the members subscribed, in order to build a new clubhouse. The commission went to New York architect Harrie Thomas Lindeberg (April 10, 1880-January 10, 1959). He designed the club like a large country home; French Eclectic in style, it fits gracefully into the estate character of the area. The clubhouse, a two-story U-shaped building around a center courtyard, has steeply pitched hipped shingle roofs that are pierced by dormers. The entrance is in a one-story connecting arm that closes the "U" on the east; stone urns sit atop the stone coping. The lounge and dining rooms overlook the golf course to the west and drawings of hunters on horseback by John T. McCutcheon (see 1272 N. Green Bay Road) decorated the porch. A connecting L-shaped service wing lies to the south of the main part of the building.

The Onwentsia Club became the social center of Lake Forest and almost all of the people who would have homes built along Green Bay Road and surrounding the Club, became members. Onwentsia Club's influence and exclusivity was widely accepted; it was described in 1912: "Of all the social organizations along the North Shore or in the vicinity of Chicago, the Onwentsia Club easily holds the first position by reason of its age, its large membership, the exclusive and modern features of its management, and by the social prominence of its members."

Onwentsia also fielded the first country club polo team in the Midwest; a tournament that was held in June 1898 was claimed to be the first "in this western world" and teams from Buffalo and St Louis came to compete. Polo remained an active part of social life at Onwentsia from 1896 to 1933 and a grandstand was built to watch the matches. Frederic McLaughlin (see 1120 N. Green Bay Road) and Prentiss Coonley (see 980 N. Green Bay Road) were well-known polo players and both served as delegates to the United States Polo Association. Vernon Booth, vice president of the Chicago Horse Show Association, established the Onwentsia Hunt Club in 1900 for "the rare and royal sport" of fox-hunting; Arthur D. Paley was the huntsman and Arthur Taylor Aldis was the first Master of the Hounds. Although it was discontinued in 1908, the hunt was revived in 1921 and continued until 1931 when it moved to Wadsworth, Illinois. Tennis also joined the roster of activities at the Onwentsia Club soon after 1900, and the first steeplechase was held on October 22, 1921. Another highlight of summer in Lake Forest was the annual horse show, where "all the wealth, beauty, and fashion of the north shore assembled." The horse show was held on the Onwentsia Club grounds for the benefit of the Alice Home Hospital, which had its facility on the Lake Forest College campus from 1898 until it was superseded by the Lake Forest Hospital, which opened on its present location in 1941.

To provide a venue for sports during the winter, when the Onwentsia Club was closed, the Winter Club was founded in 1902. The club leased land at 956 N. Sheridan Road for its skating rink and warming shed. In 1913, several members of the Onwentsia Club organized the Old Elm Club, on the south side of Old Elm Road in Highland Park, for those who wanted to play golf on Sundays when it was prohibited by the Onwentsia Club.



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 1818

Changes:

Property Setting:

The Onwestsia Club is located on the west side of Green Bay Road, mid block between Onwenstia Road and Pembroke Drive. The property stretches from Green Bay Road on the east to Ahwahnee Road on the west.

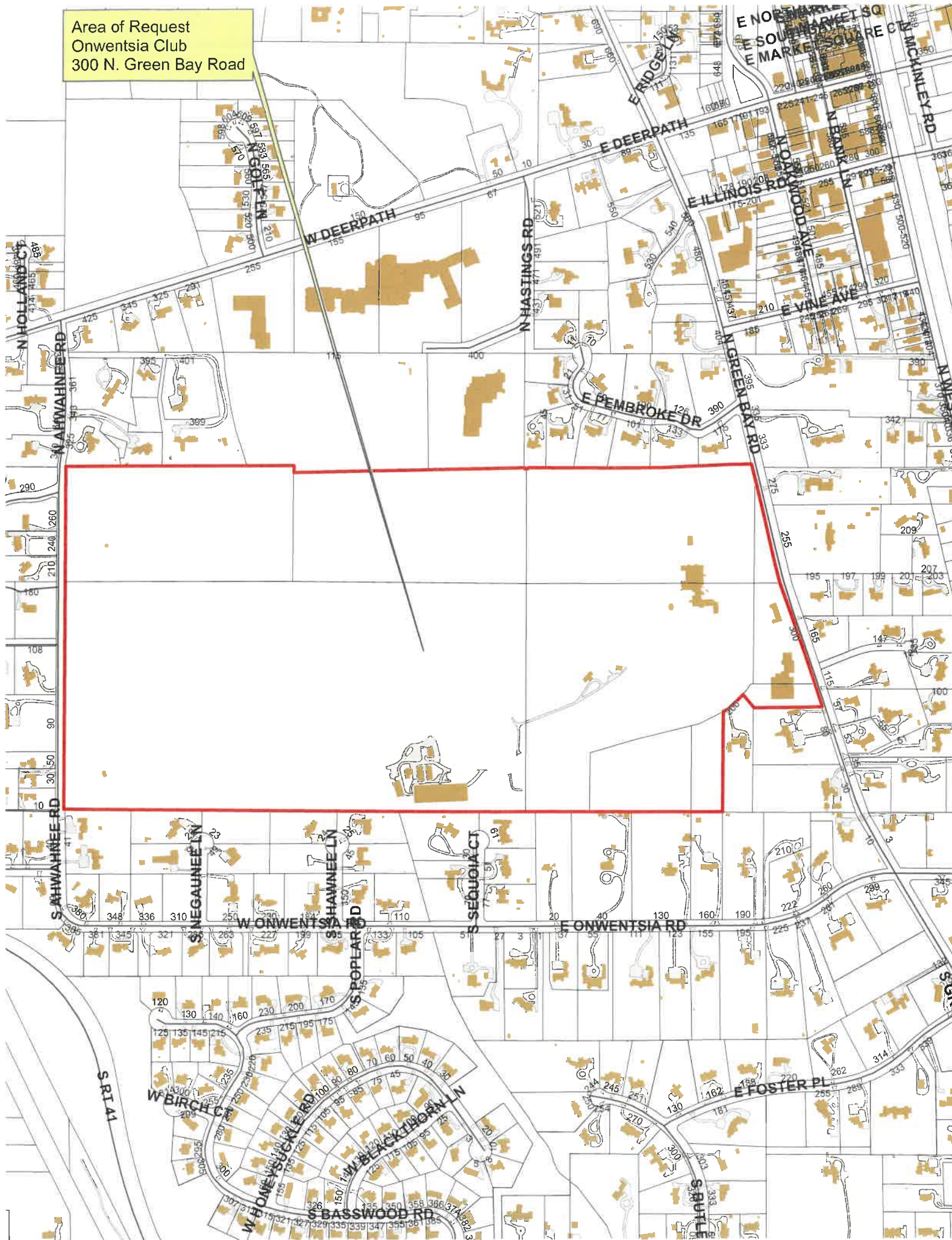
Associated Buildings:

Dormitory, tennis and squash building - O'Donnell Wicklund Pigozzi, architects, 1970s(noncontributing), tennis pro shop(noncontributing), caddy house(noncontributing), sheet shoot control house(noncontributing), indoor arena, garage(noncontributing), two stables, two pump houses (noncontributing)

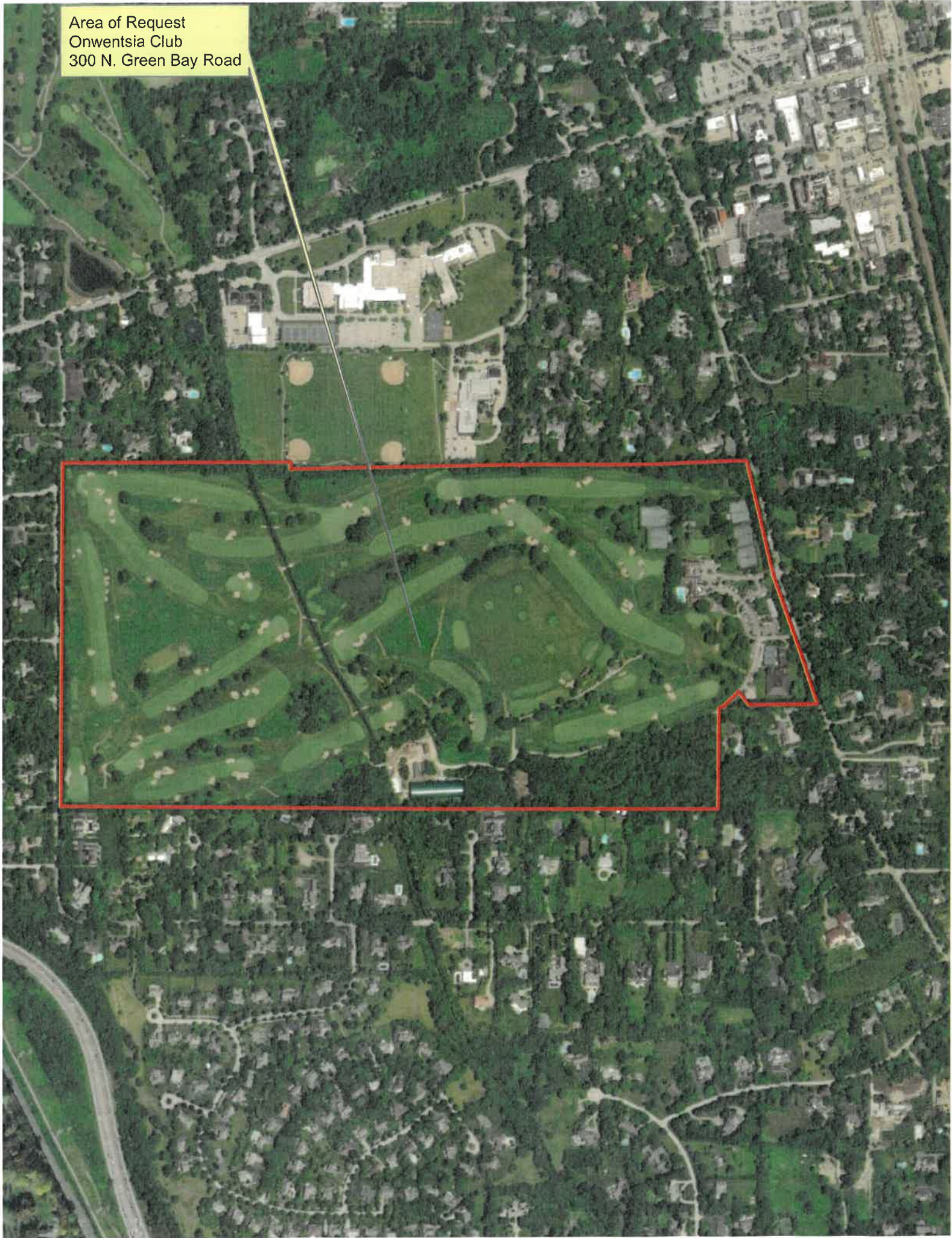
Sources of Information:

Green Bay Historic District Nomination Form - Barbara Buchbinder-Green; City of Lake Forest Address and History Files.

Area of Request
Onwentsia Club
300 N. Green Bay Road



Area of Request
Onwentsia Club
300 N. Green Bay Road







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

PROJECT ADDRESS 300 North Green Bay Road, Lake Forest, IL 60045

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Onwentsia Club
Owner of Property

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

Lake Forest, Illinois 60045
City, State and Zip Code

847 234-0120 847 234-4639
Phone Number Fax Number

wmiller@onwentsiaclub.org
Email Address

Juan D. Dixon
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Austin DePree, Partner
Name and Title of Person Presenting Project

Northworks Architects
Name of Firm

1512 N Throop St
Street Address

Chicago, IL 60642
City, State and Zip Code

(504) 931-5270 cell
Phone Number Fax Number

nlielasus@nwks.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



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Loren P. Dixon</u>	Name <u>Andrew R. Gottre</u>
Address <u>445 E. Wisconsin Ave.</u> <u>Lake Forest, IL 60045</u>	Address <u>10 W. Westminster Rd.</u> <u>Lake Forest, IL 60045</u>
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Loomis I. Lincoln, JR.</u>	Name <u>Jeffrey S. Buettner</u>
Address <u>356 Hindale Pl.</u> <u>Lake Forest, IL 60045</u>	Address <u>545 College Rd.</u> <u>Lake Forest, IL 60045</u>
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Willard Dunn, III</u>	Name <u>Joseph M. Byars, JR.</u>
Address <u>1435 N. Lake Rd.</u> <u>Lake Forest, IL 60045</u>	Address <u>14 Alden Ln.</u> <u>Lake Forest, IL 60045</u>
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Frederick G. Wacker, III</u>	Name <u>John T. Fitzgerald</u>
Address <u>611 E. Westminster Rd.</u> <u>Lake Forest, IL 60045</u>	Address <u>808 E. Deerpath</u> <u>Lake Forest, IL 60045</u>
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Susan A. Weninger</u>	Name <u>William S. Bloom</u>
Address <u>245 Vine Ave.</u> <u>Lake Forest, IL 60045</u>	Address <u>240 Fairview Rd.</u> <u>Glencoe, IL 60022</u>
Ownership Percentage _____ %	Ownership Percentage _____ %



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>Emily M. Krahl</u>	Name _____
Address <u>2620 N. Milfred Ave.</u> <u>Unit 1 Chicago, IL 60614</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Jennifer McKinney</u>	Name _____
Address <u>987 N. Hawthorne Pl.</u> <u>Lake Forest, IL 60045</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Otto K. Georg, Jr.</u>	Name _____
Address <u>595 N. Washington</u> <u>Lake Forest, IL 60045</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>David A. Sweet</u>	Name _____
Address <u>833 Beverly Pl.</u> <u>Lake Forest, IL 60045</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>Daisy W. Tolles</u>	Name _____
Address <u>1740 N. Clark</u> <u>Apt. 1724 Chicago, IL 60614</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Onwentsia Club

Lake Forest, Illinois

City of Lake Forest – Historic Preservation Commission

Statement of Intent & Response to Standards for Review

March 7, 2023

The Onwentsia Club project consists of four major elements meant to improve the experience and operations of the club. These four elements are:

1. Family Dining: Converting the South Wing of the original clubhouse into a few casual Family Dining space which would also serve as the center of new outdoor winter activities
2. Golf Cottage: Constructing a new Golf Cottage to house operations of the Golf program and to serve as a gateway to the golf course
3. Racquets Refresh: Creating a new “living room” and bar at the Racquets House
4. Landscape: Developing a campus-style landscape plan to connect the various structures of the east side of the club together with new walking pathways.

Family Dining

The Family Dining will occupy the south wing of the club. This area of the club currently contains the Golf Proshop and bag storage. Casual family friendly dining opportunities are increasingly becoming more important to clubs around the country and this was identified as a top priority for the club in a member survey. When looking at locations for the Family Dining, there were several critical considerations. First, the room would have to be close enough to the existing main kitchen to allow satisfactory service. Creating a new kitchen to serve the space was not in the budget. Second, the area would need to be located to allow diners in casual dress entrance without routing them through the main clubhouse areas where there is a dress code enforced, such as the main lobby. Finally, we wanted this new dining space to feel like a part of the historic club and we did not want casual diners to feel like they were relegated to the edges. The south wing is an idea location – by building a corridor through the oversized and underutilized Ladies Locker Room, the area could have direct access from the kitchen. Additionally, the south wing has its own exterior entrances. The South Wing is part of, and connected to, the main club house and close to the locker rooms. Finally, the location of the south wing offers spectacular views on the Golf Course and has ample open space right outside allowing a perfect setting for winter activities such as bonfires, ice skating and sledding.

Golf Cottage

Once we identified the South Wing of the club for Family Dining, we needed to find a new location for the Golf Program. The current Golf Program in the South Wing was not well suited. As the de facto gateway to the Golf Course, the area is congested with golf carts. Guests arriving to the club to play golf often enter the club at a door on the north end of this wing which is adjacent to the service yard with a view of the dumpsters – not an ideal first experience of the club. A new Golf Cottage closer to the first tee is a perfect solution. The purpose-built structure will house the Proshop, lounge, offices, bathrooms, bag storage and dual golf simulators. The new location will also move the center of gravity of the parking lot away from the main club house spreading out use of the lot. The Golf Cottage will be built on a small rise with a terrace on the Golf Course side providing the perfect setting for ceremonies, special events or just waiting for your party. The dual simulators in the basement will help enliven the structure during the winter months when the golf course is not in use.

Racquets Refresh

The Racquets House at the Onwentsia Club is the newest structure at the club. It was originally built in 1969 and expanded in 2000. It is located along Green Bay Road at the south end of the club property. The Racquets House is considered the “winter home” of the club. Once the golf course closes, racquets activities pick up. The Racquets House was built as a utilitarian structure with indoor courts, a retail space and locker rooms. While there is a large lounge space on the second floor, the area is poorly defined, has few amenities and – due to being open to the Tennis House and constructed with CMU walls – is loud and unpleasant to be in. Additionally, after playing a few rounds or during tournaments, there is not a good location to get a quick bite or drink. Dining in the main club house would require changing clothes and walking across the parking lot. The racquets refresh addresses this by creating a new “living room” within the Racquets House. Early on in the project, it became clear that expanding the footprint of the steel and concrete earth sheltered structure – which is already hemmed in by the parking lot and outdoor courts – would not be feasible. Additionally, there is sufficient underutilized space within the existing building. The solution is to reconceptualize the upstairs lounge. The area would be closed off from the courts with new walls (windows would still allow visual access) and new finishes would help create a cohesive space. The existing fitness center would be relocated to an underutilized space and a new bar would be installed. This bar would offer beverages and light “grab and go” food service. The wall between this new bar and the double courts would be opened up and replaced with glass allowing full view of the doubles court. Windows in the lounge would have their sills dropped to allow better site lines to the outdoor courts and new windows would be added to the relocated fitness center.

Landscape

While the club has a gorgeous and well-maintained golf course, landscaping around the main clubhouse and plenty of plant and tree material, the club has not has the benefit of an overall campus style plan. The two main structures on site – the Clubhouse and the Racquets House – are not connecting by walking paths and only accessible to each other by walking across the parking lots. This route is not only less than desirable from an aesthetic and safety standpoint, it is also not a direct route making the buildings feel more remote from each other than they are. As part of this project, a new pathway connecting the main clubhouse, new golf cottage, first tee and racquets house is proposed on the golf course side of the parking lot. Not only will this pathway be more direct, it will also be landscape and sheltered from the parking lot. Additional pathways will be provided along the edge of the parking lot to provide an alternate to walking through the middle of the parking lot.

In addition to the new pathway, a new golf cart staging area will be provided closer to the first tee. The current golf cart staging area by the South Wing will be landscaped into a small lawn amphitheater screened from the parking lot. This new sloped lawn will provide a place for young members to play and for wintertime sledding.

General landscaping around the new Golf Course, pathway and south wing will be aligned with standards developed by Hoerr Schaudt. New landscaping will be largely green and lush with various textures but limited color to create an understand and serene landscape that is a backdrop from the deep vistas to the course and a perfect complement to the understated but elegant clubhouse.

Design rationale per standards given in the Historic Preservation Commission Application:

Standard 1 – Height

The new Golf Cottage will become an important structure on the campus as the gateway to the Golf Course. However, the Cottage will be subsidiary to the main clubhouse in height and massing. The structure will be a single-story building with a fully submerged basement.

Standard 2 – Proportion of Front Façade

The front façade of the Golf Cottage will be symmetrical, balanced, and simple with details matching the main Clubhouse. The main entrance is flanked by wings with regular window openings.

Standard 3 – Proportion of Openings

The openings are taller than wide, matching the proportions of windows at the Clubhouse.

Standard 4 – Rhythm of Solids to Voids in Front Façade

The new Golf Cottage will have a centered front door with pediment above flanked by punched windows in the masonry walls. There will be a consistent rhythm of solid and void. The openings will be a consistent size and detailed to match the main Clubhouse.

Standard 5 – Rhythm of Spacing and Structures on Streets

The Golf Cottage will be located roughly halfway between the Clubhouse and Racquets House providing a link between the two main structures on site. The Golf Cottage will be surrounded by landscaping and mature trees.

Standard 6 – Rhythm of Entrance Porches, Storefront Recessed, and other Projections

The front of Golf Cottage has a rhythm of push and pull set up by the hierarchy of forms. The main entrance is projected forward with a gable roof form while other roof forms are hipped. This creates a hierarchy of forms and shadow lines across the façade that helps enhance the prominence of the main entrance while also nestling the building into the landscape.

Standard 7 – Relationship of Materials and Texture

The new Golf Cottage will have a material palette that matches the Clubhouse – red brick, white windows. The roof will be tiled in slate in a color similar to the Clubhouse. The clubhouse has a clay tile roof but we feel that slate will be easier to obtain and can satisfactorily match the look.

Standard 8 – Roof Shapes

The primary roof of the Golf Cottage will be hipped to reduce the overall appearance of mass and height and to match the primary form of the club. The front entrance will be highlighted by a pediment roof form – this form is used sparingly at the main clubhouse but present in several locations. In highlighting the main entrance, the Golf Cottage will follow the direction set by the Clubhouse where the main entrance is detailed uniquely to the remainder of the club.

Standard 9 – Walls of Continuity

The neighborhood context is of homes sitting comfortably on the lot surrounded by landscaping and lawn. Buildings are non-continuous and do not form a street wall, such as in more urban areas. The proposed Golf Cottage is sited back from the street amongst landscaping and mature trees as is characteristic of the neighborhood and the club.

Standard 10 – Scale of a Structure

The new Golf Cottage will be designed with a similar limited material palette as the main clubhouse but the scale will be smaller and the overall height will be lower than the clubhouse. The Golf Cottage will be clearly secondary to the clubhouse.

Standard 11 – Directional Expression of Front Elevation

As with the main clubhouse, the Golf Cottage will have a clear front entrance centered on the main

façade. This entrance will face Green Bay Road and the parking areas. Also as at the main clubhouse, there will be a terrace off the rear with views of the golf course.

Standard 12 – Preservation of Distinguishing Original Qualities

The location of the proposed Golf Cottage occurs in an area with mature trees and tall grasses that screen the view of the parking lot from the golf course. The new structure will require removal of several trees and an area of this tall grass.

In the main club house, demolition for the new Family Dining will not require removal of any significant historic material. The new corridor in the Ladies locker room will impact an area gut renovated in 2017. The areas of the South Wing requiring interior demolition include the current Proshop and bag storage room. New landscaping will enhance the historic south wing of the club.

At the Racquets House, very little exterior changes will be undertaken. New windows in the fitness center will be located in the metal mansard room and match details of existing windows to the south. The lower sills at windows in the new “living room” will also be detailed to match existing details. All exterior modifications at the Racquets House will be on the west side of the building facing away from Green Bay Road.

Refer to Standard #13 for more information.

Standard 13 – Preservation of Natural Resources

The work area around the South Wing includes bluestone terraces, lawn and asphalt paving. These areas will be improved with new blue stone terraces, lawn and screening to the parking lot.

At the Golf Cottage, new construction will require removal of a few trees – listed below in the table. The siting of the Golf Cottage is on a low rise that historically was the location of a small cottage.

ID#	Common Name	DBH	Condition	Reason for Proposed Removal
85	Silver Maple	32	4	
86	Scotch Pine	28	4	
992	Norway Maple	17	3	
993	Swamp White Oak	10	3	
994	Elm	13	3	
995	Norway Maple	19	3	
996	Elm	26	3	

Standard 14 – Compatibility

There are a variety of building styles and sizes on the club property, from the original clubhouse, the Racquets House, the Wigwam, Tennis House and facilities maintenance buildings, amongst others.

The goal is for the new Golf Cottage to be in the same language as the Clubhouse so it reads as one of the three primary structures on site (Clubhouse, Racquets House and Golf Cottage). The Racquets House, designed in 1969, was also designed with an eye towards the Clubhouse (red brick, steep roofs in a dark color, etc) but in a more modern style. The Golf Cottage will take a more traditional approach with materials and details more closely matching the Clubhouse. The scale will be much smaller than

the Clubhouse to be a subsidiary structure.

Standard 15 – Repair to Deteriorated Features

Not applicable. Work is interior and non-structural. Exterior maintenance is ongoing and by the club.

Standard 16 – Surface Cleaning

Not applicable. Work is interior and non-structural. Exterior maintenance is ongoing and by the club.

Standard 17 – Historic Integrity

Not applicable. Work is interior and non-structural. Exterior maintenance is ongoing and by the club.



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 _____
limestone clad concrete foundation

Color and/or Type of Material match existing red brick at main clubhouse

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 clubhouse

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 brick - to match main clubhouse

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

Chimney Material N/A

- ☐ 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 modifications to existing and repairs.

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

Terraces and Patios

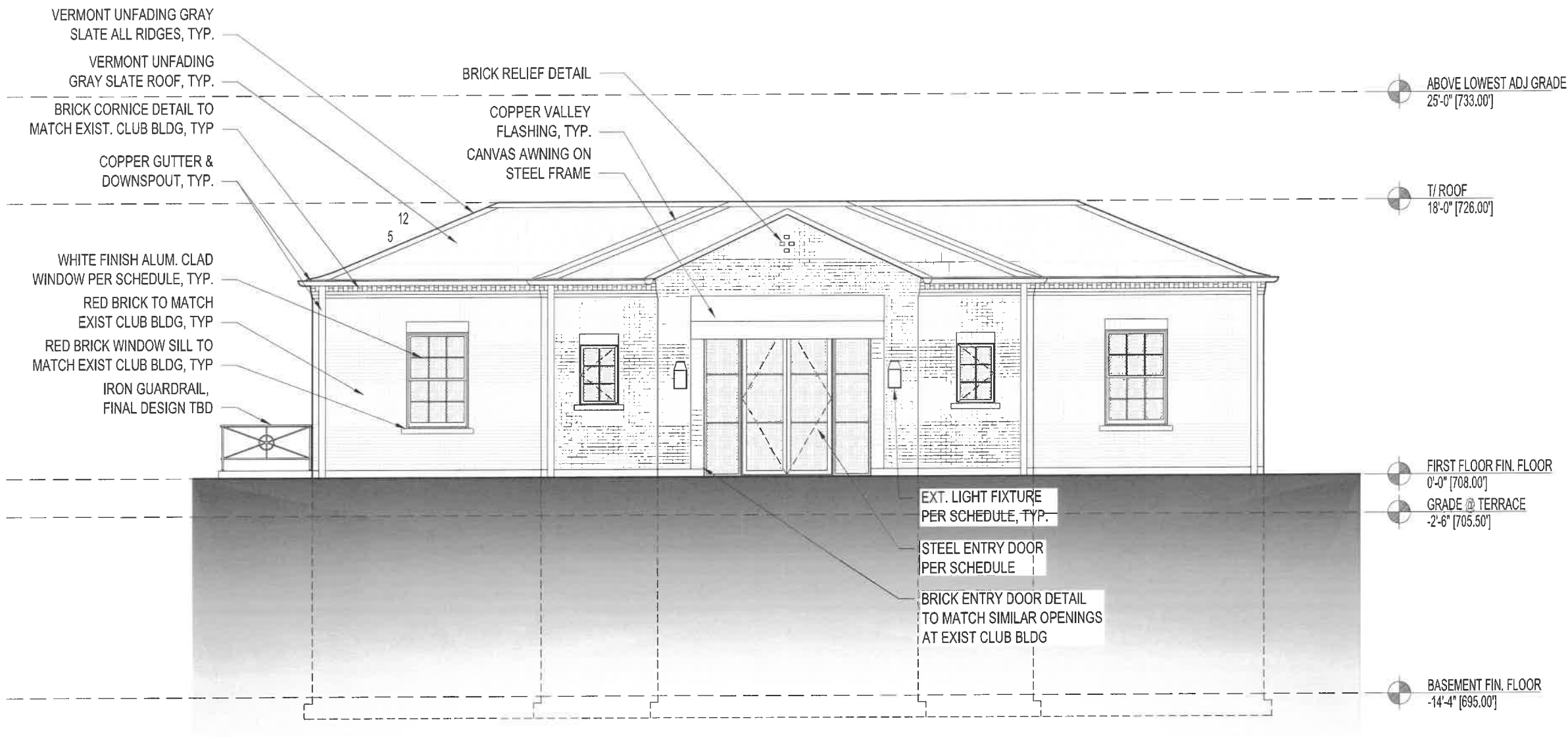
- ☒ Bluestone
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☒ Poured Concrete exposed aggregate concrete
- ☐ Other _____

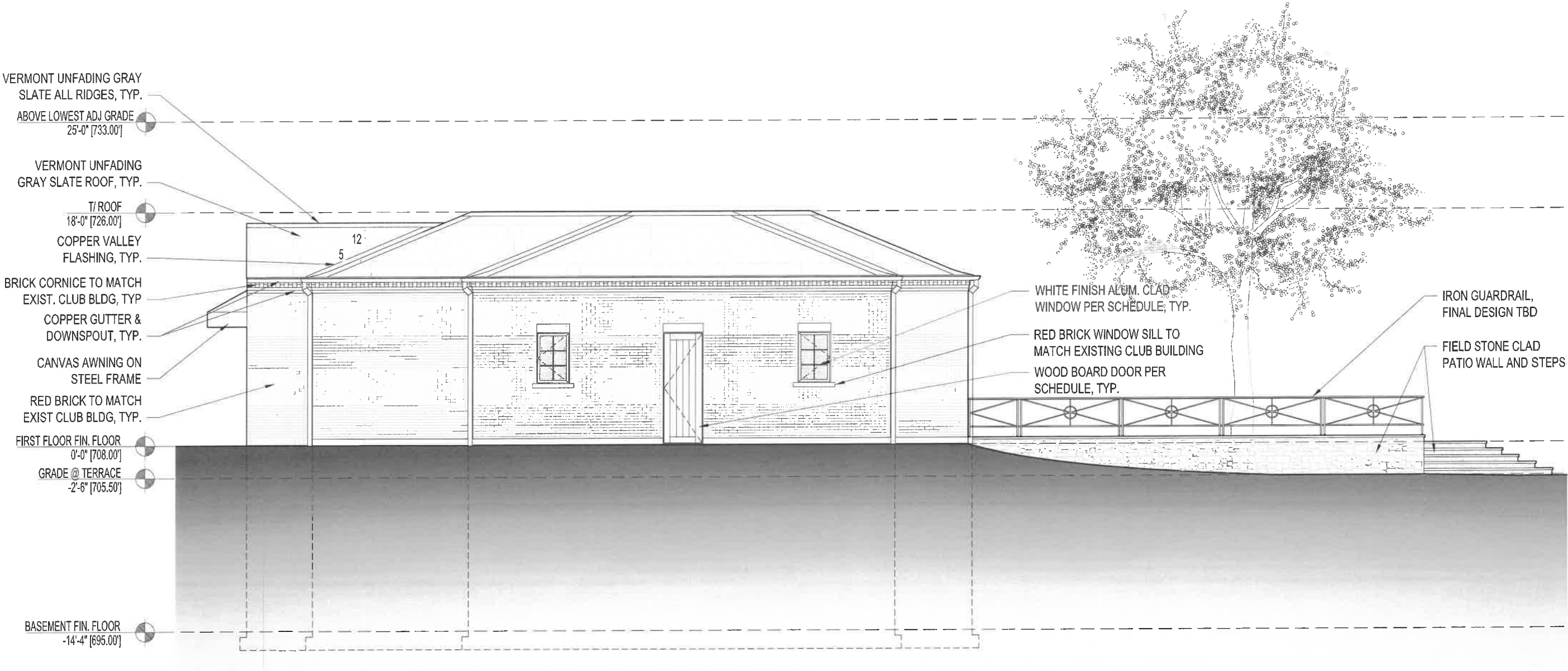


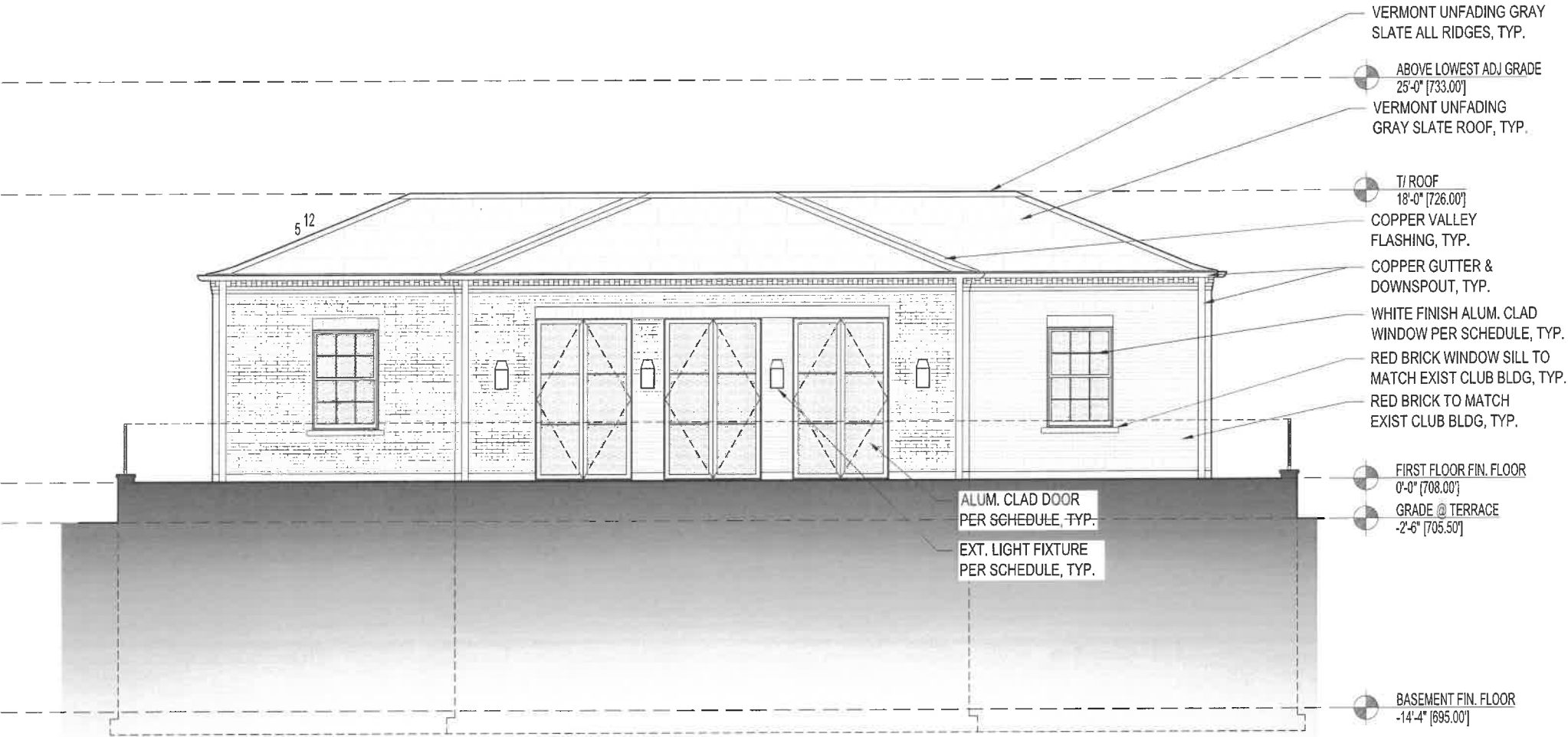


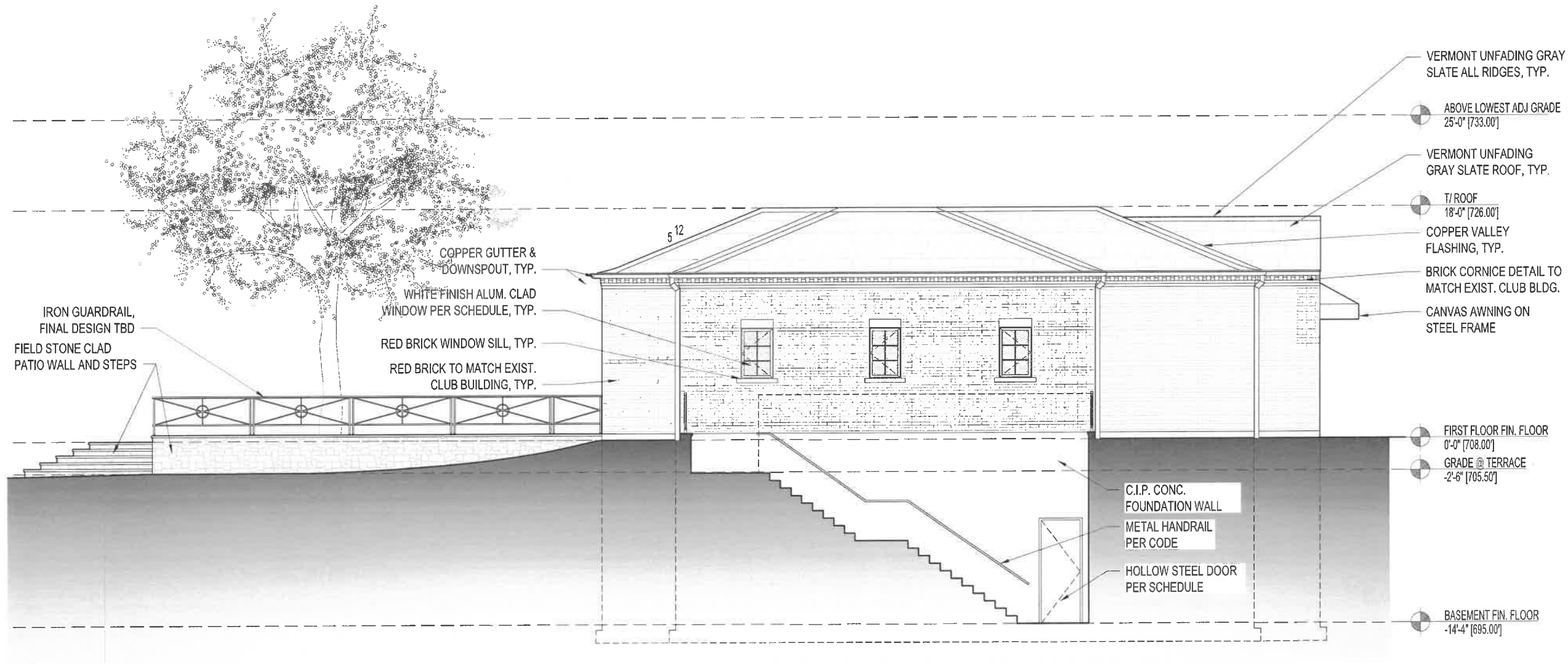
- A. Ice Rink Location
(By Owner)
- B. Casual Dining
- C. Lawn Amphitheater
- D. Golf Cottage
- E. Drop Off Area
- F. Putting Green/Course
(By Owner)
- G. Golf Cart Parking
- H. Paths (Typ.)
- I. 1st Tee















RED BRICK TO MATCH EXIST. CLUB



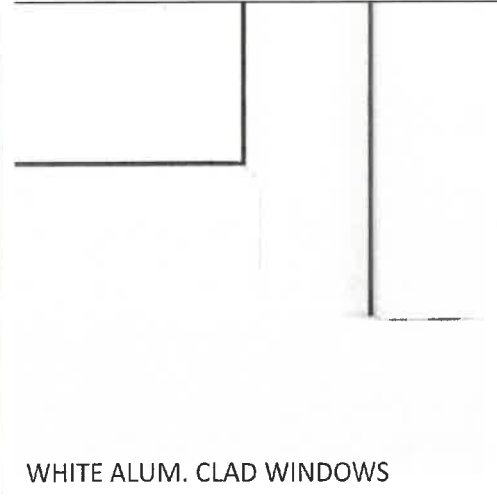
VERMONT UNFADING GRAY SLATE



NAVY BLUE CANVAS AWNING



COPPER GUTTERS & DOWNSPOUTS

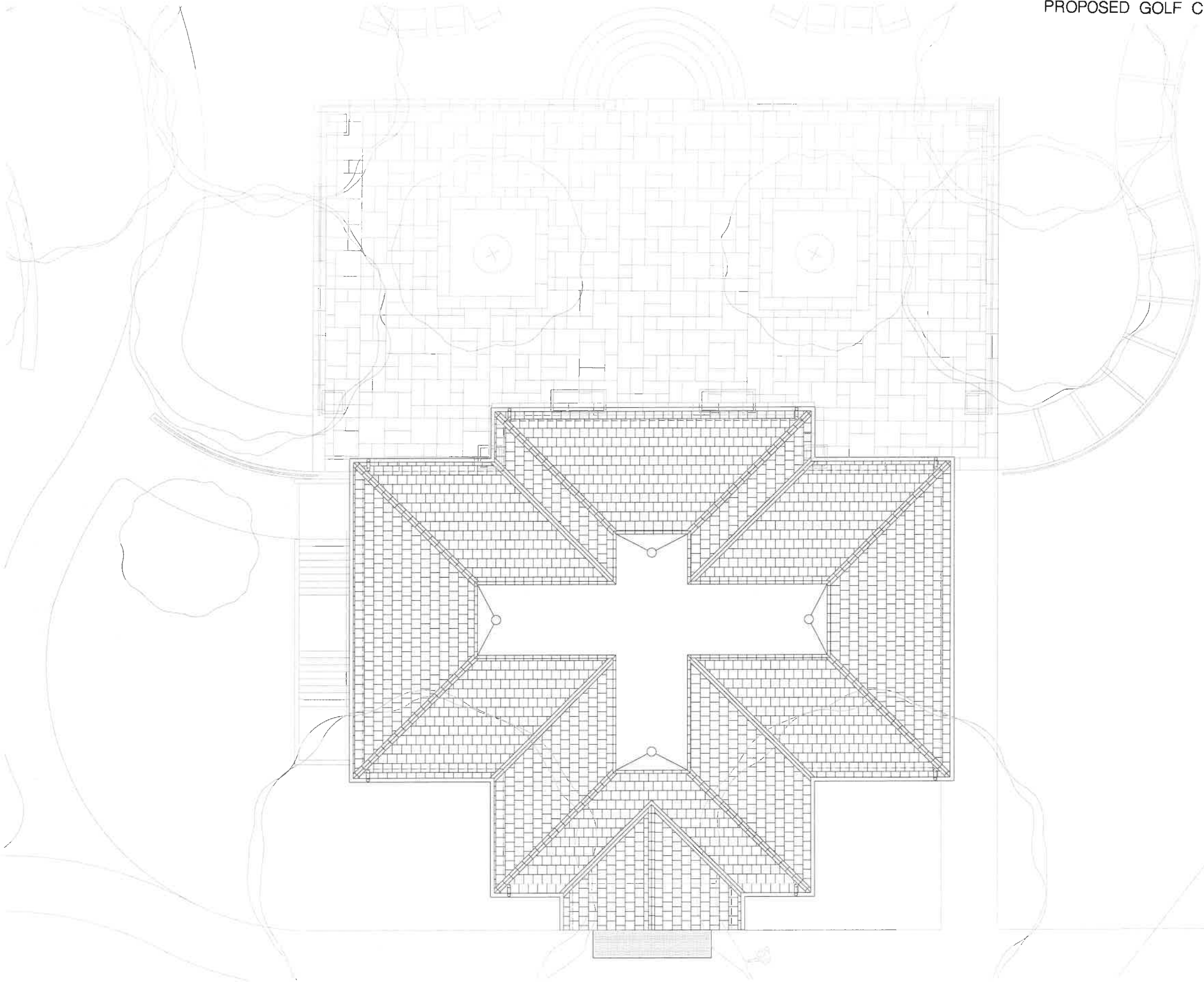


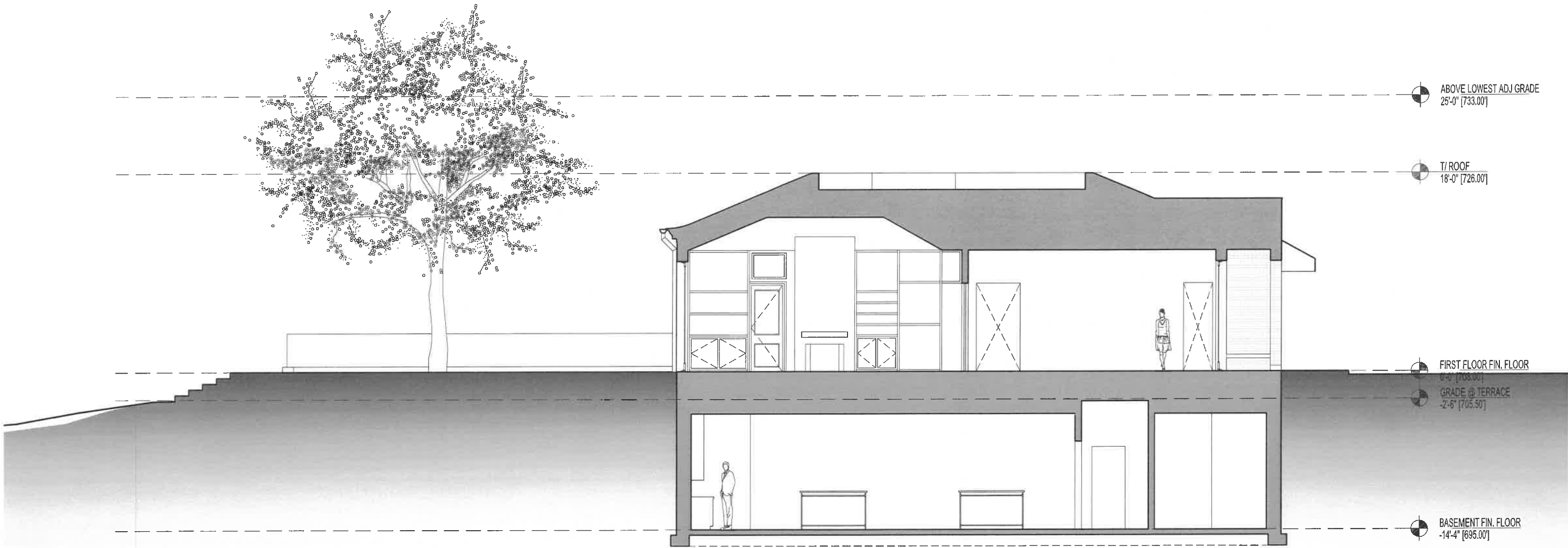
WHITE ALUM. CLAD WINDOWS

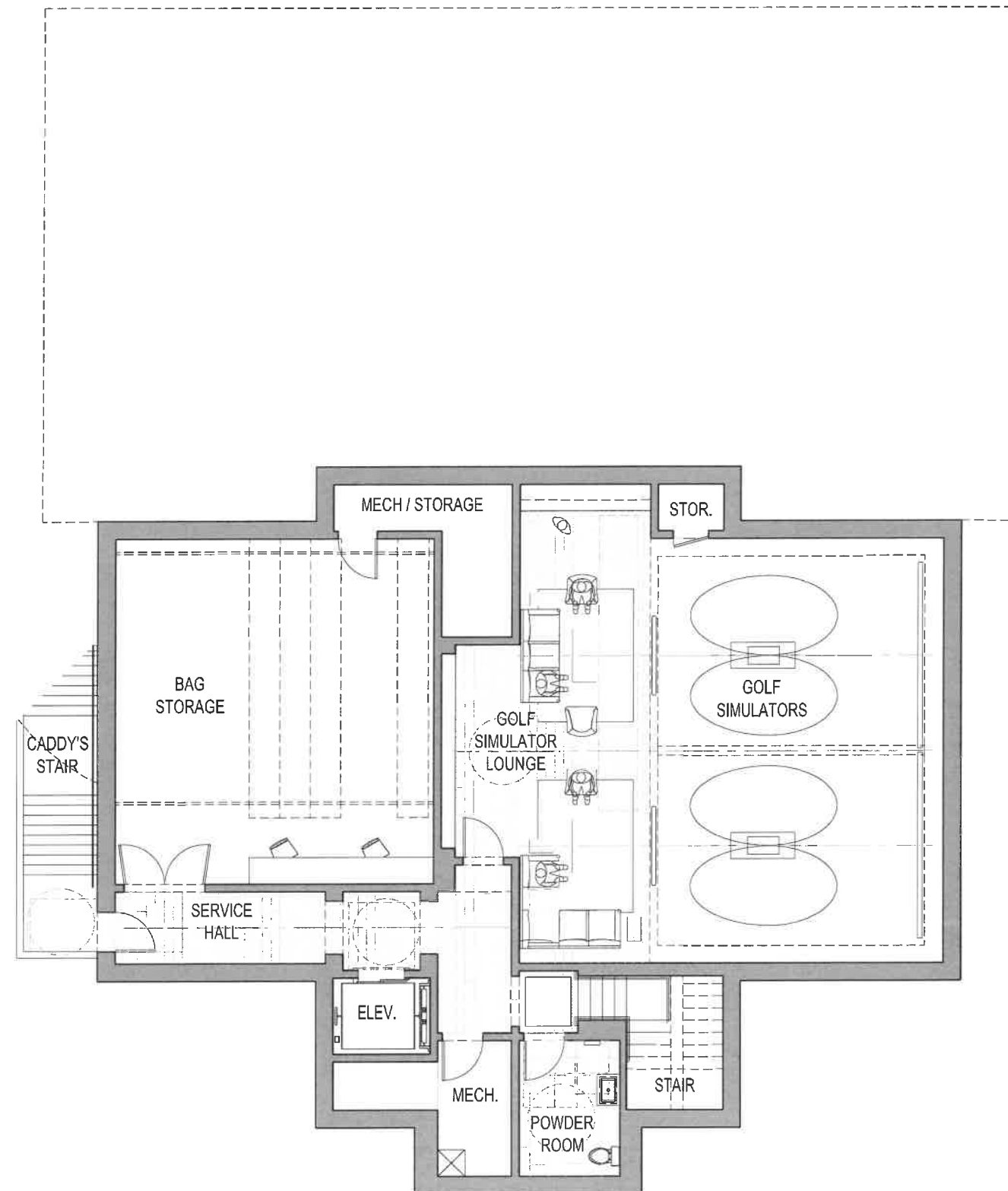


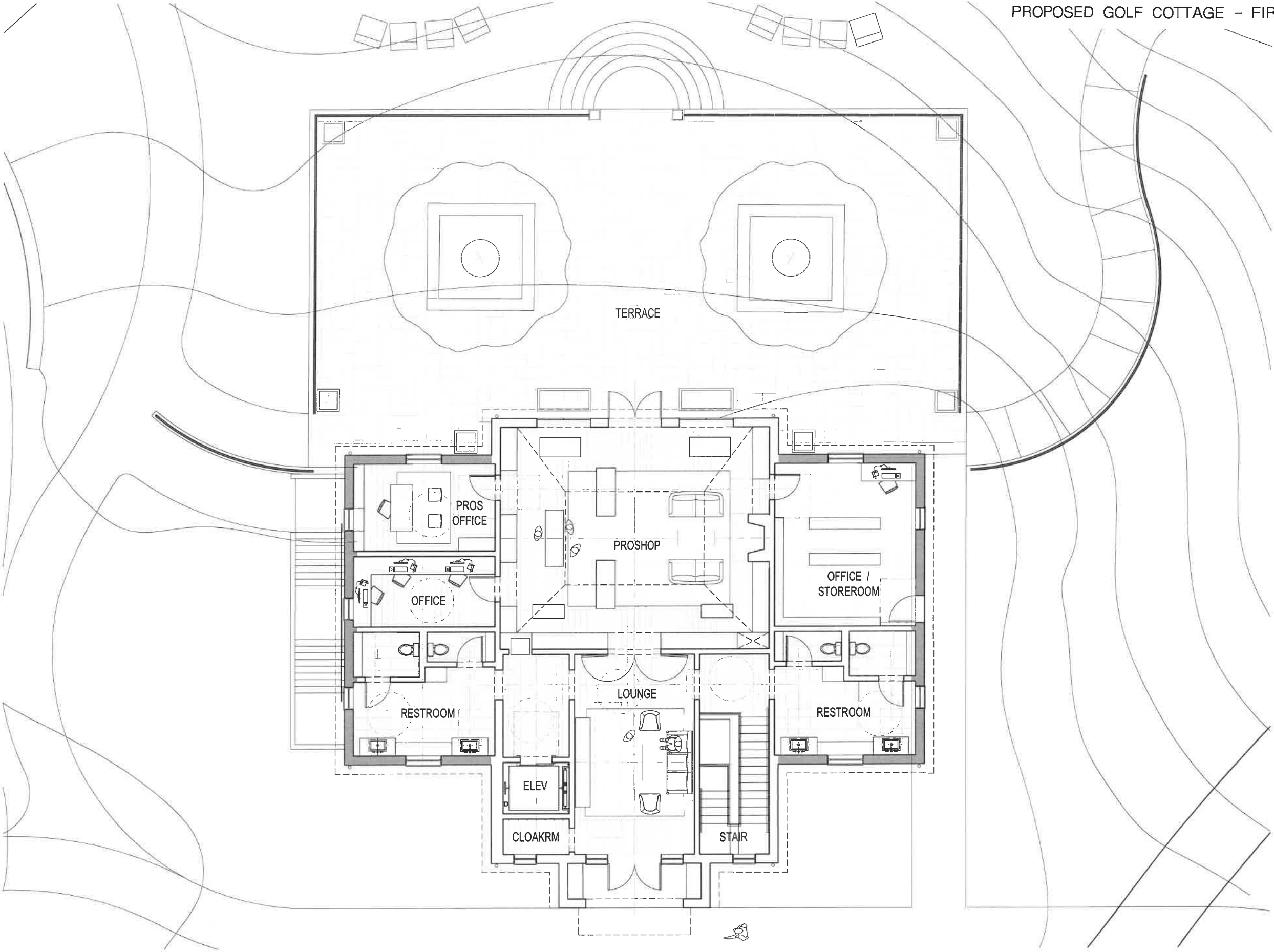
COPPER LANTERN LIGHT FIXTURES

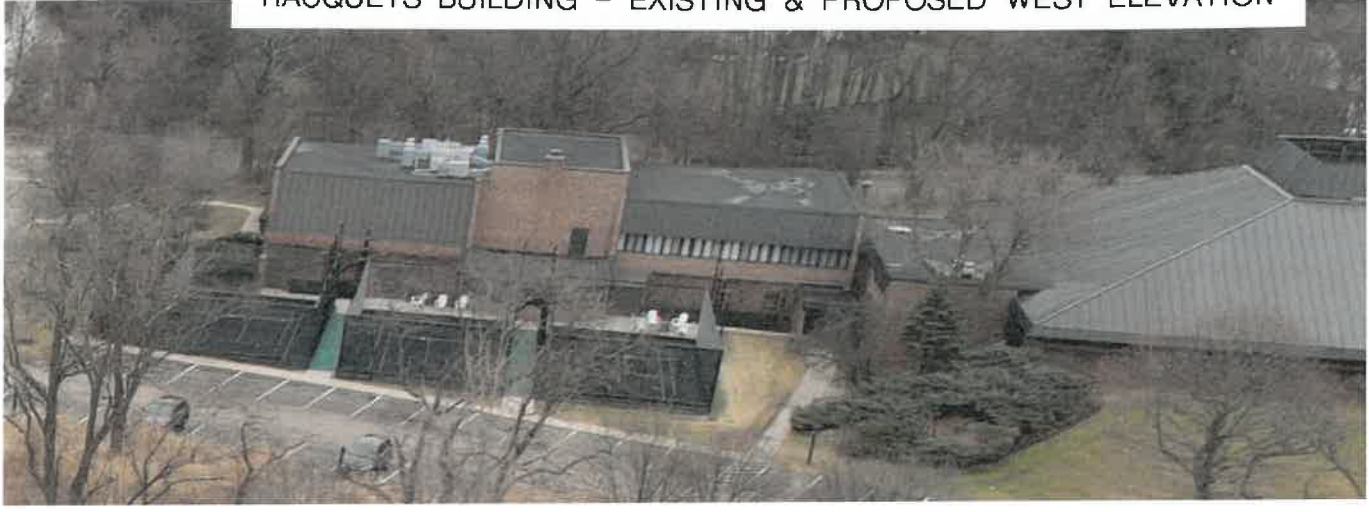






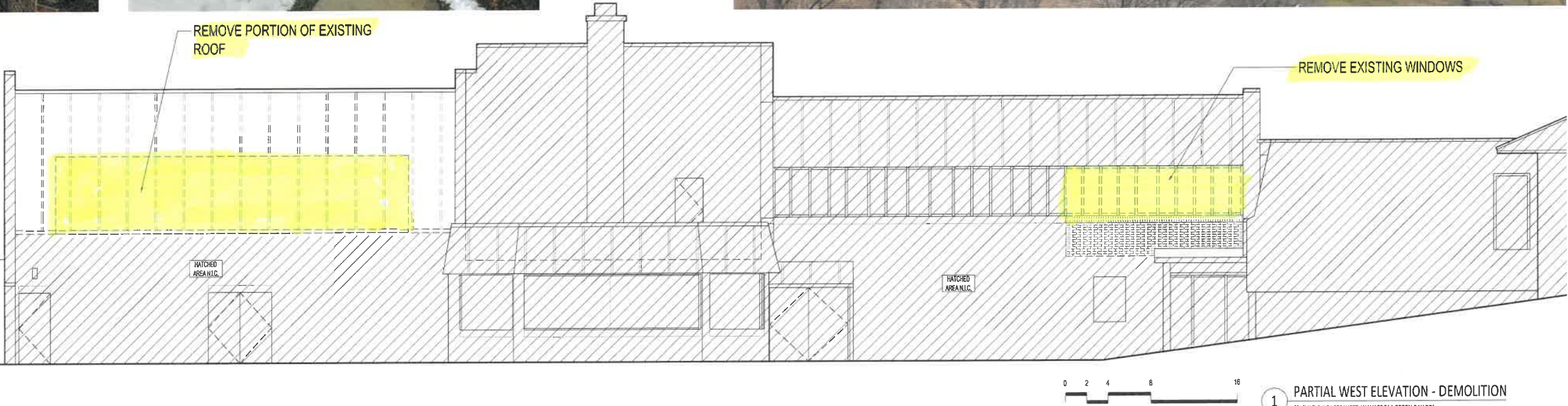




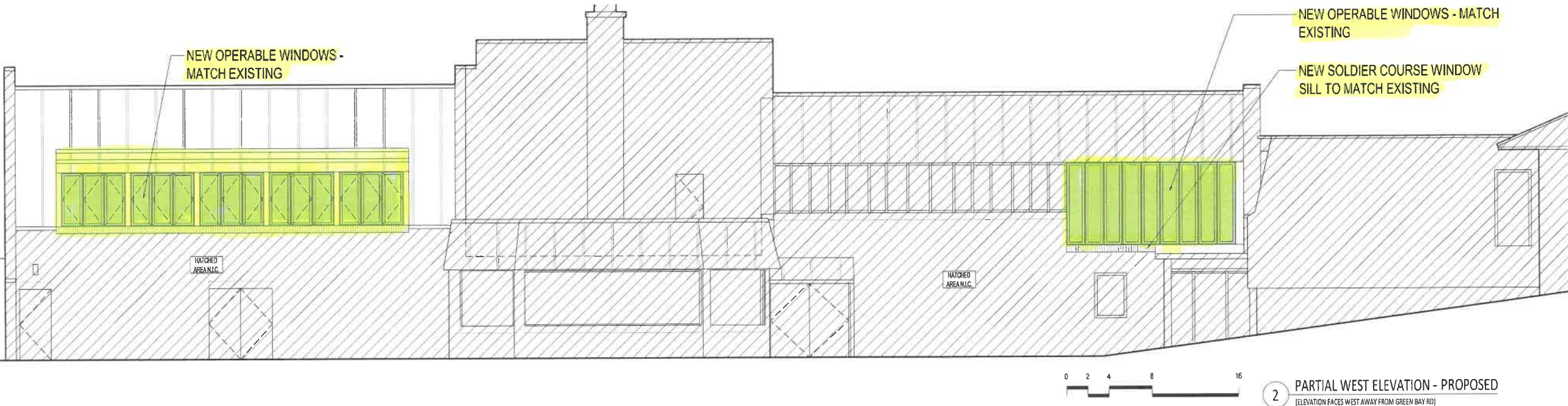


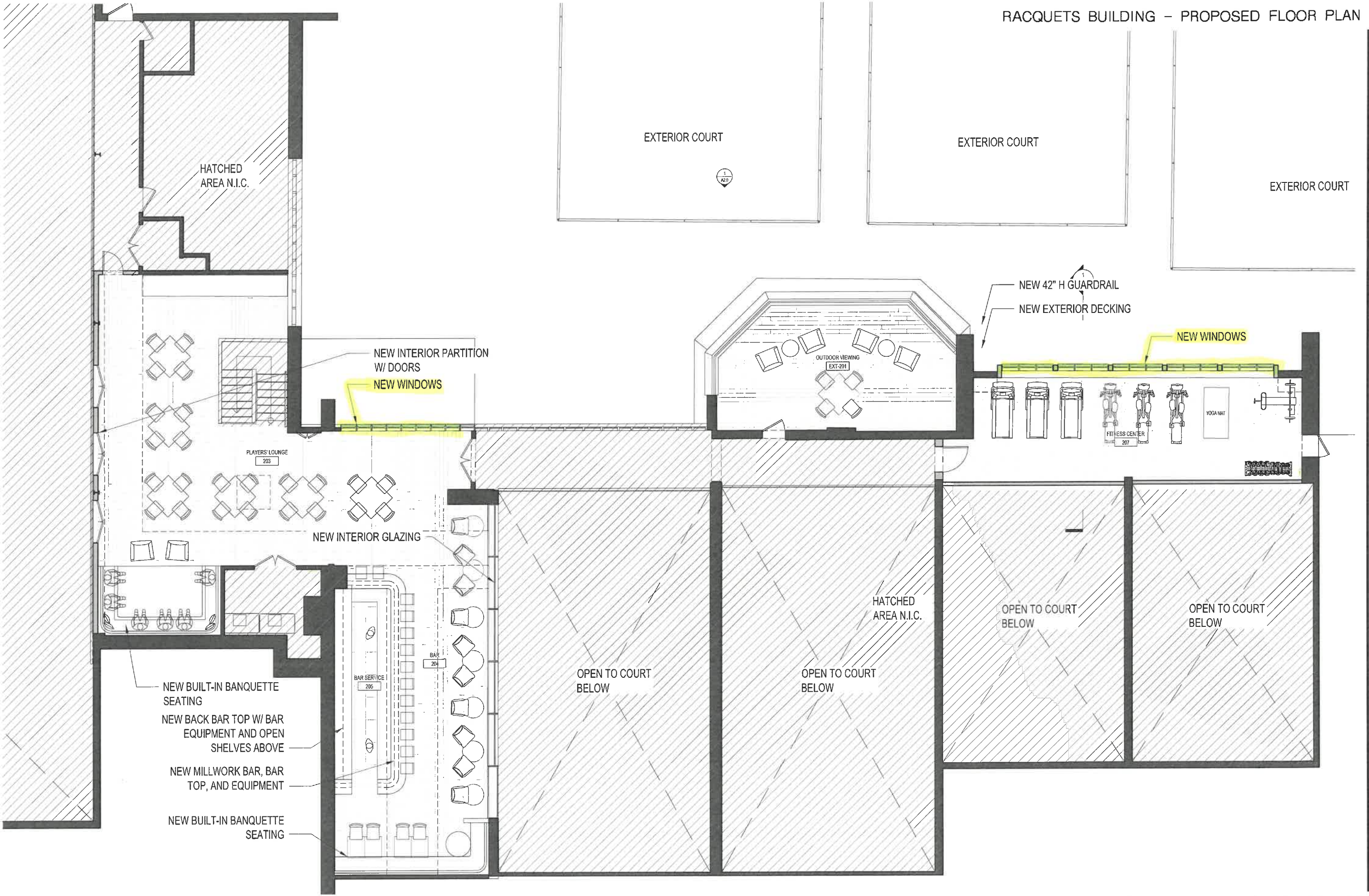
RACQUETS BUILDING - EXISTING & PROPOSED WEST ELEVATION

EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



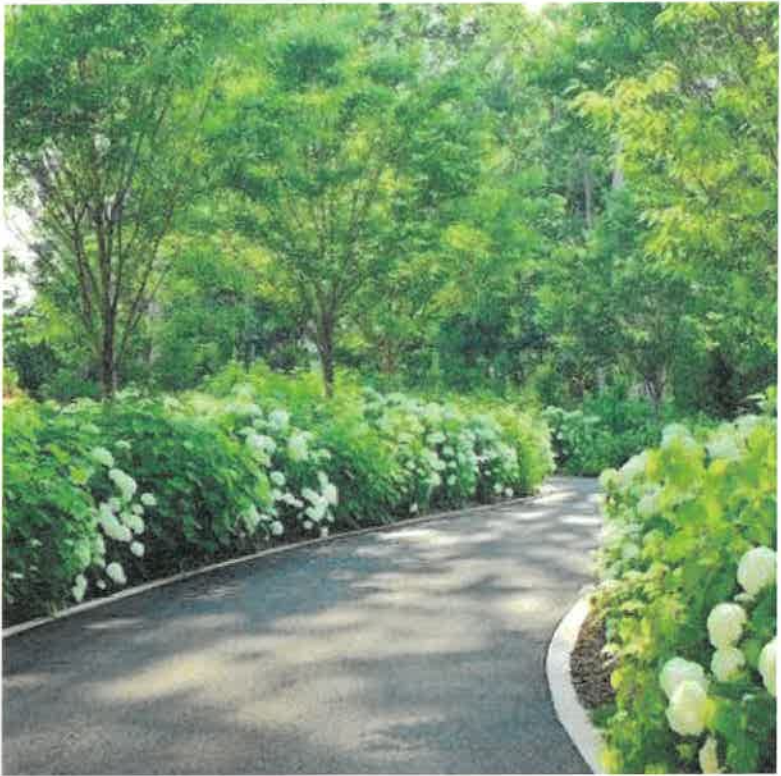




- Antique Concrete
- Bluestone
- Asphalt
- Chip and Seal Gravel



- Antique Concrete
- Bluestone
- Asphalt
- Chip and Seal Gravel



Asphalt



Antique Concrete



Bluestone



Chip and Seal Gravel

- Stone Walls
- Stone Steps with Gravel Treads
- Bluestone Stairs
- Concrete Stairs and Walls





- Concrete Stairs and Walls
- Stone Steps with Gravel Treads
- Stone Stairs
- Stone Walls (Following Page)



■ Concrete Stairs and Wall



■ Stone Steps with Gravel Treads



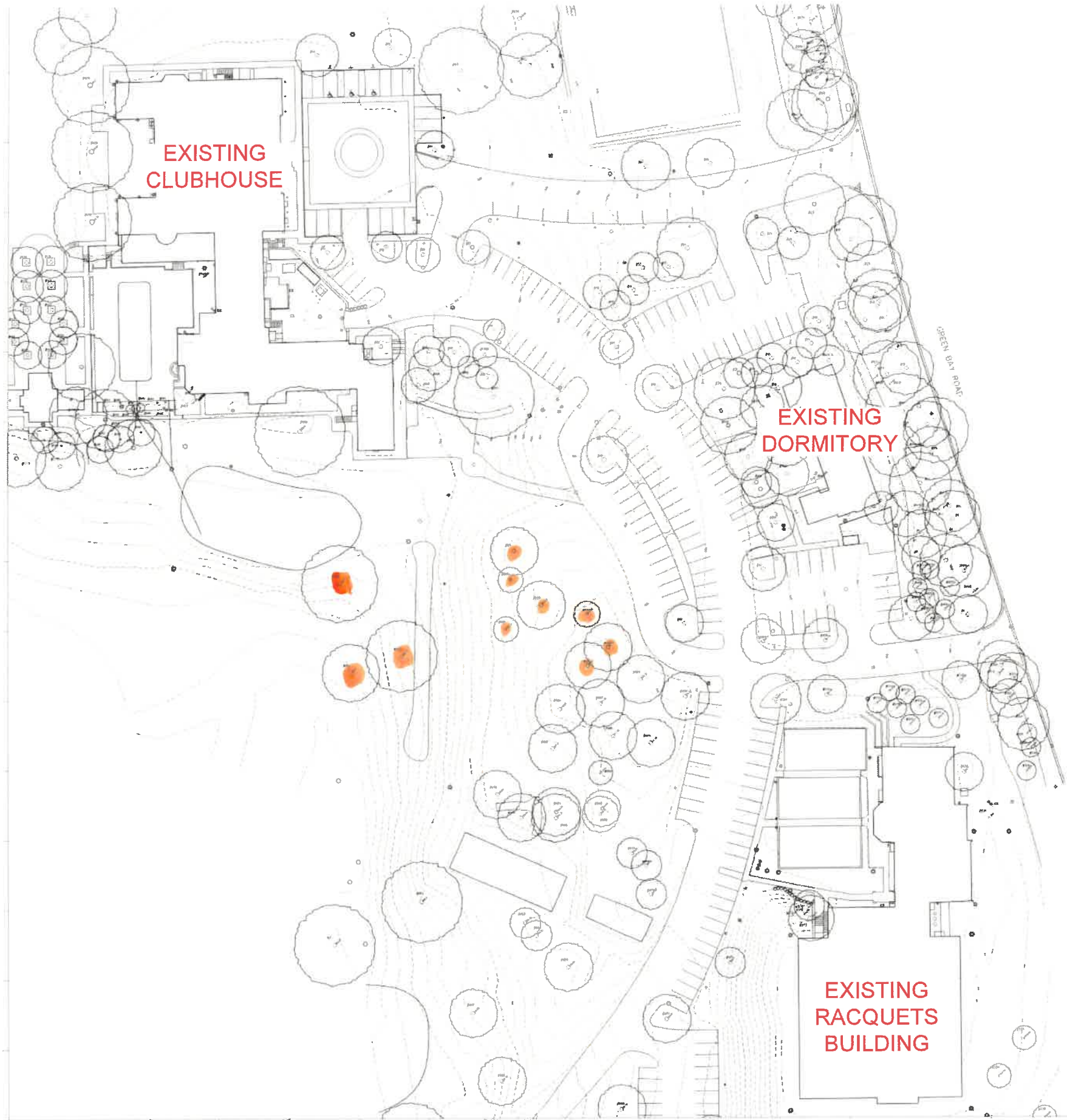
■ Stone Stairs
Solid Limestone



■ Stone Stairs
Bluestone Tread/Limestone Risers

Existing Tree Survey

TREE REMOVAL PLAN – HIGHLIGHTED TREES PROPOSED FOR REMOVAL



Existing Tree Inventory									
TREE #	SUR	SCIENTIFIC NAME	COMMON NAME	HEIGHT	DBH	SPREAD	CONDITION	REMARKS	STATUS
1	10	Pinus strobus	Pinus Tree	5	5				
2	10	Pinus strobus	Pinus Tree	5	5				
3	10	Pinus strobus	Pinus Tree	5	5				
4	10	Pinus strobus	Pinus Tree	5	5				
5	10	Pinus strobus	Pinus Tree	5	5				
6	10	Pinus strobus	Pinus Tree	5	5				
7	10	Pinus strobus	Pinus Tree	5	5				
8	10	Pinus strobus	Pinus Tree	5	5				
9	10	Pinus strobus	Pinus Tree	5	5				
10	10	Pinus strobus	Pinus Tree	5	5				
11	10	Pinus strobus	Pinus Tree	5	5				
12	10	Pinus strobus	Pinus Tree	5	5				
13	10	Pinus strobus	Pinus Tree	5	5				
14	10	Pinus strobus	Pinus Tree	5	5				
15	10	Pinus strobus	Pinus Tree	5	5				
16	10	Pinus strobus	Pinus Tree	5	5				
17	10	Pinus strobus	Pinus Tree	5	5				
18	10	Pinus strobus	Pinus Tree	5	5				
19	10	Pinus strobus	Pinus Tree	5	5				
20	10	Pinus strobus	Pinus Tree	5	5				
21	10	Pinus strobus	Pinus Tree	5	5				
22	10	Pinus strobus	Pinus Tree	5	5				
23	10	Pinus strobus	Pinus Tree	5	5				
24	10	Pinus strobus	Pinus Tree	5	5				
25	10	Pinus strobus	Pinus Tree	5	5				
26	10	Pinus strobus	Pinus Tree	5	5				
27	10	Pinus strobus	Pinus Tree	5	5				
28	10	Pinus strobus	Pinus Tree	5	5				
29	10	Pinus strobus	Pinus Tree	5	5				
30	10	Pinus strobus	Pinus Tree	5	5				
31	10	Pinus strobus	Pinus Tree	5	5				
32	10	Pinus strobus	Pinus Tree	5	5				
33	10	Pinus strobus	Pinus Tree	5	5				
34	10	Pinus strobus	Pinus Tree	5	5				
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41	10	Pinus strobus	Pinus Tree	5	5				
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45	10	Pinus strobus	Pinus Tree	5	5				
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47	10	Pinus strobus	Pinus Tree	5	5				
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69	10	Pinus strobus	Pinus Tree	5	5				
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71	10	Pinus strobus	Pinus Tree	5	5				
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77	10	Pinus strobus	Pinus Tree	5	5				
78	10	Pinus strobus	Pinus Tree	5	5				
79	10	Pinus strobus	Pinus Tree	5	5				
80	10	Pinus strobus	Pinus Tree	5	5				
81	10	Pinus strobus	Pinus Tree	5	5				
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83	10	Pinus strobus	Pinus Tree	5	5				
84	10	Pinus strobus	Pinus Tree	5	5				
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86	10	Pinus strobus	Pinus Tree	5	5				
87	10	Pinus strobus	Pinus Tree	5	5				
88	10	Pinus strobus	Pinus Tree	5	5				
89	10	Pinus strobus	Pinus Tree	5	5				
90	10	Pinus strobus	Pinus Tree	5	5				
91	10	Pinus strobus	Pinus Tree	5	5				
92	10	Pinus strobus	Pinus Tree	5	5				
93	10	Pinus strobus	Pinus Tree	5	5				
94	10	Pinus strobus	Pinus Tree	5	5				
95	10	Pinus strobus	Pinus Tree	5	5				
96	10	Pinus strobus	Pinus Tree	5	5				
97	10	Pinus strobus	Pinus Tree	5	5				
98	10	Pinus strobus	Pinus Tree	5	5				
99	10	Pinus strobus	Pinus Tree	5	5				
100	10	Pinus strobus	Pinus Tree	5	5				

Overall Planting Plan Existing vs. Proposed



- Proposed Trees
- Existing Trees
- Planting Beds
- Proposed Lawn
- Existing Natural Area
- Putting Green



