

Agenda Item 3

590 Sheridan Road

Rear Porch Addition, Exterior Alterations and Building Scale Variance

Staff Report
Building Scale Summary Sheet
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Existing Site Plan
Proposed Site Plan
Existing West (Rear) Elevation
Proposed West (Rear) Elevation
Existing North Elevation
Proposed North Elevation
Existing Roof Plan
Proposed Roof Plan
Existing First Floor Plan
Proposed First Floor Plan
Porch Visibility Study

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:	April 26, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	590 Sheridan Road Rear Porch Addition, Exterior Alterations and Building Scale Variance

PETITIONERS

Matthew and Amy Miclea
590 Sheridan Road
Lake Forest, IL 60045

PROPERTY LOCATION

590 Sheridan Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVES

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

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to allow an open porch addition on the west (rear) side of the existing residence. In its current condition, the existing residence exceeds the maximum allowable square footage, and a building scale variance is requested to allow construction of the porch. Exterior alterations including removal of a chimney and new door and window openings on the rear elevation are also proposed.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property is located on the west side of Sheridan Road, between Deerpath and College Road. Lake Forest College is directly across the street from the property. The surrounding neighborhood on Sheridan Road is characterized by large Victorian style homes on large lots. The property that is the subject of this request is approximately 0.93 acres in size and is generally rectangular in shape. The residence on the property was constructed in 1988 and is designed in the Colonial Revival architectural style.

STAFF EVALUATION

Proposed Porch

The proposed porch is a single-story structure with a low-pitch shed style roof supported by square columns. Four skylights are proposed on the porch roof. The porch is 13 feet and 4 inches wide and 42 feet long. The porch addition is proposed to improve the connection between the home and rear yard and provide a more functional outdoor space.

Exterior Alterations

Currently, there is a brick chimney on the west (rear) side of the home that is proposed for removal. In the area of the chimney, a new French door is proposed on the first floor and a double hung

window with shutters is proposed on the second floor. The existing sliding door in the hallway between the house and the garage on the north elevation will be removed and replaced with a double hung window to match the other windows on the home.

Site Plan

The existing stoops and walkways at the rear of the home will be removed to accommodate the proposed porch. No other changes to the hardscape on the site is proposed at this time.

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. As noted above, the proposed porch is a single-story structure and is 13 feet and 8 inches tall as measured from the lowest point of adjacent grade. The existing residence is 35 feet and 6 inches tall.

Standard 2 – Proportion of Front Façade:

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

Standard 3 – Proportion of openings:

This standard is met. The new doors and windows are in keeping with the proportions of the existing openings on the home.

Standard 4 Rhythm of Solids to Voids:

This standard is met. The rhythm of solids to voids will not significantly change. The new openings proposed on the rear elevation are consistent with the existing rhythm of solids to voids.

Standard 5 – Spacing on the Street:

This standard is met. Given the location of the porch on the rear of the residence there will be no impact to spacing of structures as perceived from the streetscape.

Standard 6 – Rhythm of Entrance Porches:

This standard is met. The proposed porch is located in a manner that provides a connection between the house and the rear yard. The porch is designed to have minimal impact to the existing home and is not visible from the streetscape.

Standard 7 – Relationship of Materials and Texture:

This standard is met. The porch will have wood columns, fascia, and soffits. A modified bitumen roof is proposed. Aluminum clad windows with interior and exterior muntins are proposed.

Standard 8 – Roof Shapes:

This standard is met. The porch has a simple shed style roof. The low-pitch of the porch roof is necessary in order to avoid interfering with the second floor windows.

Standard 9 – Walls of continuity:

This standard is met. The proposed porch and exterior alterations have little impact to the overall character of the home. The proposed work is compatible with the scale, exterior materials and

architectural detailing of the existing residence.

Standard 10 - Scale:

A building scale variance is requested.

- A residence of up to 5,060 square feet is permitted on the property. In addition, a garage allowance of 800 square feet is available. The existing residence totals 5,393. The garage totals 879 square feet, the excess square footage for the garage must be included in toward the overall square footage of the house. In total, the existing residence and excess garage area totals 5,472 square feet and exceeds the allowable square footage by 412 square feet, or 8 percent.
- A total of 506 square feet of design elements is permitted based on the size of the property and is exempt from the total square footage calculation. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and open porches. The existing home has a total of 317 square feet of design elements, leaving a total of 189 square feet of the design element allowance available.
- The proposed porch is considered a design element and totals 559 square feet. Because the square footage of the proposed porch exceeds the available design element allowance, a portion of the porch square footage must be added to the overall square footage of the residence.
- In summary, the existing house with the proposed porch addition and garage overage will total 5,842 square feet. The total square footage exceeds the allowable by 782 square feet. A building scale variance of 15 percent, seven percent more than the existing overage, is requested.

Review of Building Scale Variance Standards

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

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

This standard is met. The size of the porch addition is minimal in relation to the existing residence. The proposed porch is a simple, open structure and is compatible with the existing residence and is consistent with City's Design Guidelines.

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

This standard is met. The proposed porch is on the rear of the home and is not visible from the street. The existing garage on the south side of the home blocks views of the porch from

the south neighbor. Existing vegetation along the north and west property lines will mitigate views of the proposed porch from neighboring properties.

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

This standard is met. The proposed porch is on the rear of the home and is not visible from the streetscape. The porch is much smaller and lower in height than the existing residence and neighboring homes and will not have a negative impact on the light to and views from neighboring homes.

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

This standard is met. As noted above, the size and height of the proposed porch is minimal in comparison to the existing residence and structures on neighboring properties.

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

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

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

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

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

Standard 11 – Directional Expression of Front Elevation:

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

Standard 12 – Preservation of Historic Material:

This standard is met. The proposed porch and alterations will not impact any distinguishing qualities of the existing residence.

Standard 13 – Preservation of natural resources:

This standard is met. The proposed porch will not require any tree removal.

Standard 14 – Compatibility:

This standard is met. The simple style and scale of the proposed porch are compatible with the existing residence. The proposed new windows and doors are consistent with the existing openings on the home.

Standard 15 – Repair to deteriorated features:

This standard is not applicable to this request.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

This standard is met. The integrity of the existing residence is not threatened by the proposed additions. The porch and alterations are compatible with the character of the existing residence.

PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness for the proposed porch addition, exterior alterations, and a building scale variance, subject to the following conditions of approval.

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

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

Address <u>590 Sheridan Road</u>	Owner(s) <u>Matthew and Amy Miclea</u>
Architect <u>Diana Melichar</u>	Reviewed by: <u>Jen Baehr</u>
Date <u>4/26/2023</u>	
Lot Area <u>40748</u> sq. ft.	

Square Footage of Existing Residence:

1st floor 2243 + 2nd floor 2377 + 3rd floor 773 = 5393 sq. ft.

Design Element Allowance = 506 sq. ft.

Total Existing Design Elements = 317 sq. ft. Excess = 0 sq. ft.

Existing Garage 879 sf actual ; 800 sf allowance = 79 sq. ft.

Garage Width 24'-3" 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: = 5472 sq. ft.

Square Footage of Proposed Additions:

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

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

New Design Elements 559 sq. ft. Excess = 370 sq. ft.

TOTAL SQUARE FOOTAGE = 5842 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5060 sq. ft.

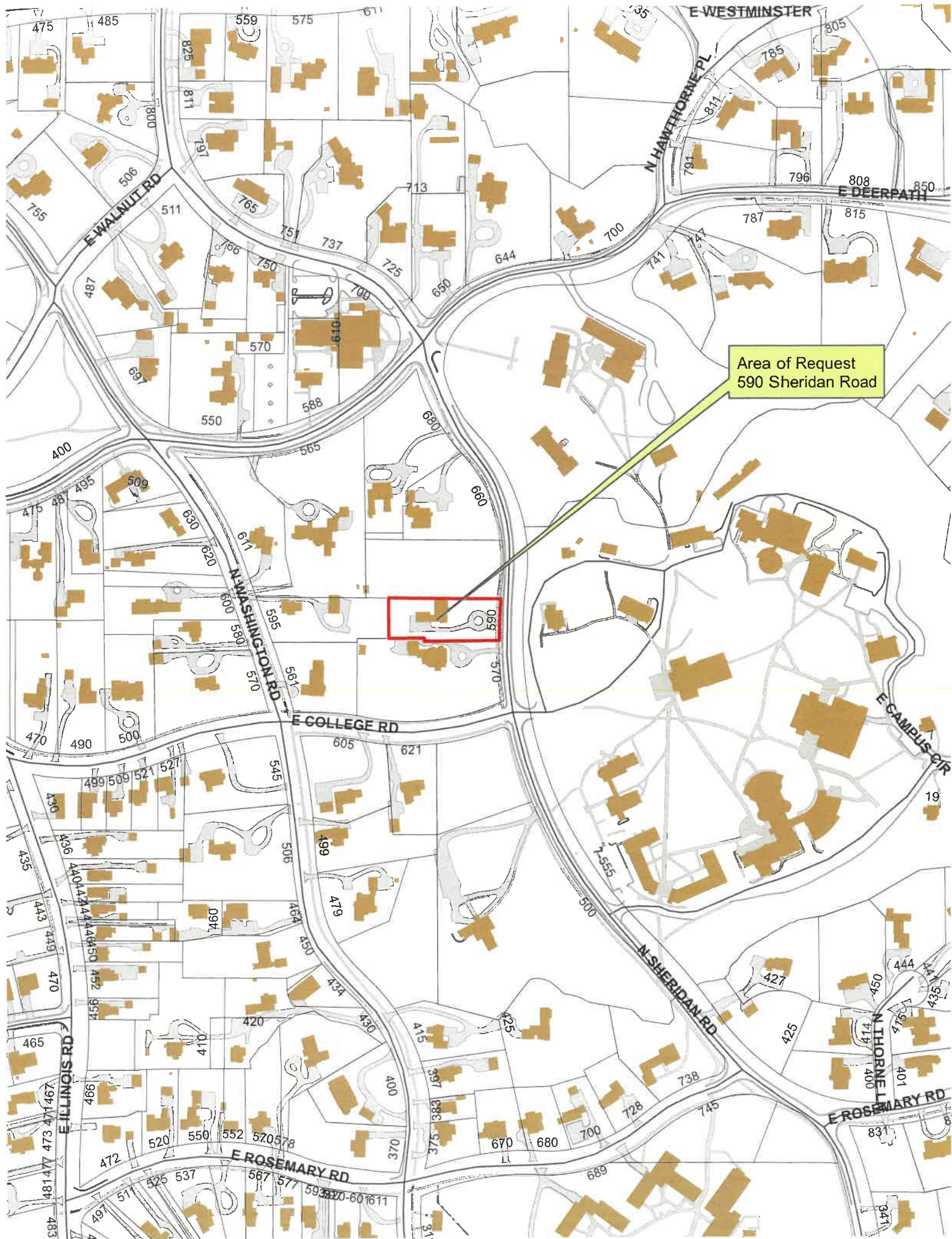
DIFFERENTIAL = 782 sq. ft. **NET RESULT:**
Over Maximum

782 sq. ft. is

Allowable Height: 40 ft. Actual Height 35'-6" (existing house) 13' -8" (proposed porch) 15% over the
Max. allowed

DESIGN ELEMENT EXEMPTIONS (Existing & Proposed)

Design Element Allowance:	<u>506</u>	sq. ft.	
Front & Side Porches =	<u>559</u>	sq. ft.	
Rear & Side Screen Porches =	<u>0</u>	sq. ft.	
Covered Entries =	<u>65</u>	sq. ft.	
Portico =	<u>0</u>	sq. ft.	
Porte-Cochere =	<u>0</u>	sq. ft.	
Breezeway =	<u>0</u>	sq. ft.	
Pergolas =	<u>0</u>	sq. ft.	
Individual Dormers =	<u>241</u>	sq. ft.	
Bay Windows =	<u>11</u>	sq. ft.	
Total Actual Design Elements =	<u>876</u>	sq. ft.	
Excess Design Elements =	<u>370</u>	sq. ft.	



Area of Request
590 Sheridan Road



Area of Request
590 Sheridan Road



Area of Request
590 Sheridan Road



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

PROJECT ADDRESS 590 NORTH SHERIDAN ROAD
LAKE FOREST, IL 60045

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	<input type="checkbox"/>

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

MICLEA
Owner of Property

590 N. SHERIDAN ROAD
Owner's Street Address (may be different from project address)

LAKE FOREST, IL 60045
City, State and Zip Code

847-770-1499
Phone Number Fax Number

memiclea@gmail.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

DIANA MELICHAR
Name and Title of Person Presenting Project

MELICHAR ARCHITECTS
Name of Firm

207 EAST WESTMINSTER
Street Address

LAKE FOREST, IL 60045
City, State and Zip Code

847-295-2440
Phone Number Fax Number

dianradm@melichararchitects.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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for an open porch addition for

Mr. Matthew and Mrs. Amy Miclea

590 North Sheridan Road

Request and Project Description

The Micleas are requesting the addition of an open porch on the rear of their home, in the same location where there was once an open deck (prior to their ownership). Currently their living spaces have little connection to their backyard, and an awkward "L" shaped niche between building masses (home and garage) exacerbates the feeling of disconnection with their large property. The new open porch addition will tie together the main home and garage building masses. It will also provide covered, open living space that eliminates the many existing stoops and walks, thus organizing better outdoor space.

Play lawn for the Miclea's children will replace the impervious surfaces that will be removed adjacent to the home. There will be no change to grading.

The large exterior west wall chimney mass will be removed. New French doors and a new second floor bedroom window with shutters will be located where the chimney is removed. These improvements will provide more light and air to the interior of the home.

Building Scale

Currently the existing home is over the allowable building scale. The existing home was built in 1988, prior to the enactment of the City of Lake Forest Building Scale Ordinance. The existing home's building height and simple Colonial Revival building form contribute to building scale. Excessive existing square footage can be found in the garage, attics and dormers (accounting for 1,433 sf of the allowable 5,060 sf, or 28% of the overall allowable square footage). The proposed open porch visually mitigates some of the building wall height on the western façade, and infills the awkward niche transition from main building mass to garage mass.

Standards for Approval of a Building Scale Variance

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

SITING: Being that the proposed porch is tucked into the corner of the rear of the home, it does not affect the rhythm of structures along the street.

BUILDING ENVELOPE: The proposed porch is compatible with the existing home's massing. The porch's form is simple, and the porch roof shape, height, and size are subordinated to the main home.

TEXTURE AND DETAILING: Elements of the proposed porch design are consistent with the architectural style of the existing structure. Ornamentation is very limited in the Colonial Revival style, and the porch also reflects that simplicity in its detailing.

OPENINGS: New windows and doors shall match existing. Shutters will also match existing in material, configuration, and color.

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

Mature trees and plantings surround the Miclea's property. The porch roof height, at its highest point, is just 13'-8" feet above grade, and should not be seen by any adjacent homes. Also, the porch is a completely open design element, so it has a feeling of transparency.

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

The proposed porch is not visible from the street. The closest neighbor is almost 200 feet away, with others at approximately 265 and 325 feet in distance respectively.

Standard Four: The height and mass of the porch addition will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision. The height and mass of the porch addition are compatible with the existing home and homes on adjacent lots.

Standard Five: The property is located in the Historic Preservation District, and the addition is consistent with the standards of the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.

Standards for review for a Certificate of Appropriateness for additions and alterations:

- (1) **Height.** The height of the proposed open porch is visually compatible with the architecture of the home.
- (2) **Proportion of front facade.** Not applicable.
- (3) **Proportion of openings.** New windows and doors match the existing fenestrations.
- (4) **Rhythm of solids to voids in front facades.** Not applicable.
- (5) **Rhythm of spacing and structures on streets.** Not applicable.
- (6) **Rhythm of entrance porches, storefront recesses and other projections.** The proposed open porch has consistent rhythm in its own right, and is compatible with the original building architecture.
- (7) **Relationship of materials and texture.** The proposed additions will match the same materials and texture as the original home.

(8) Roof shapes. The porch roof shape is compatible with the existing simple building massing of additive forms throughout the building design. The roof slope is limited to the underside of the second floor window sills. Skylights are provided for added natural light into first floor living spaces.

(9) Walls of continuity. Not applicable.

(10) Scale of a structure. The size and mass of the proposed open porch is visually compatible with the existing home.

(11) Directional expression of front elevation. Not applicable

(12) The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The essential form and integrity of the original home property would not be impaired by the porch addition.

Standard Six: Not applicable



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

Façade Material

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

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

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

Color of Finish _____

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____

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

Chimney Material

- ☐ Brick
☐ Stone
☐ Stucco
☐ Other N/A

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☐ Composition Shingles _____
☐ Sheet Metal _____
☒ Other SELF-ADHERING MODIFIED BITUMEN W/ GRANULAR TOPPING

Flashing Material

- ☐ Copper
☐ Other _____
☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

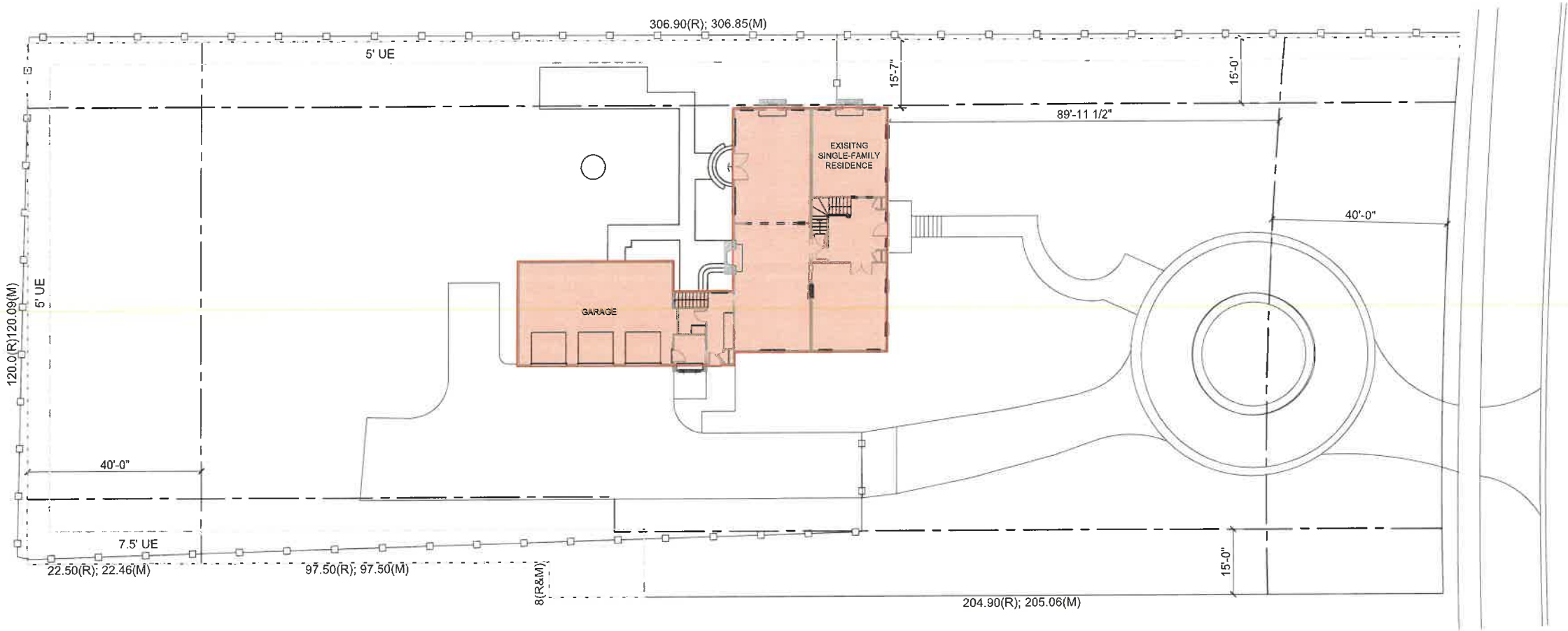
- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

- ☐ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other N/A

Terraces and Patios

- ☐ Bluestone
☐ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other N/A



TITLE: EXISTING SITE PLAN

SCALE: 1"=30'



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

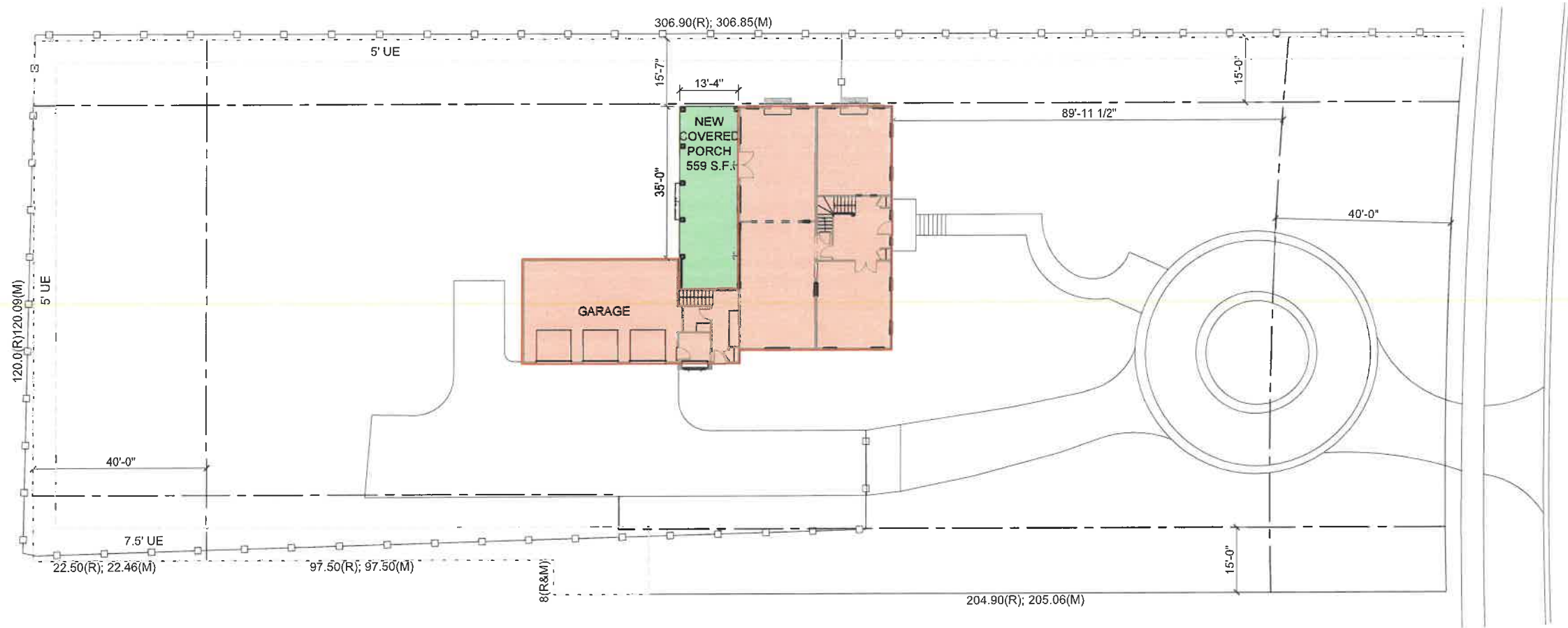
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MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2023

LOT AREA:	40,748 S.F.
MAXIMUM ALLOWABLE BULK:	5,059.84 S.F.
ACTUAL SQUARE FOOTAGE (INCLUDING OVERAGE IN DESIGN ELEMENTS)	5,815.62 S.F.
OVER MAX. BULK	755.78 S.F.



TITLE: PROPOSED SITE PLAN

SCALE: 1"=30'



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THE PRACTICE OF FINE ARCHITECTURE

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LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2023



TITLE: EXISTING WEST EXTERIOR ELEVATION

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



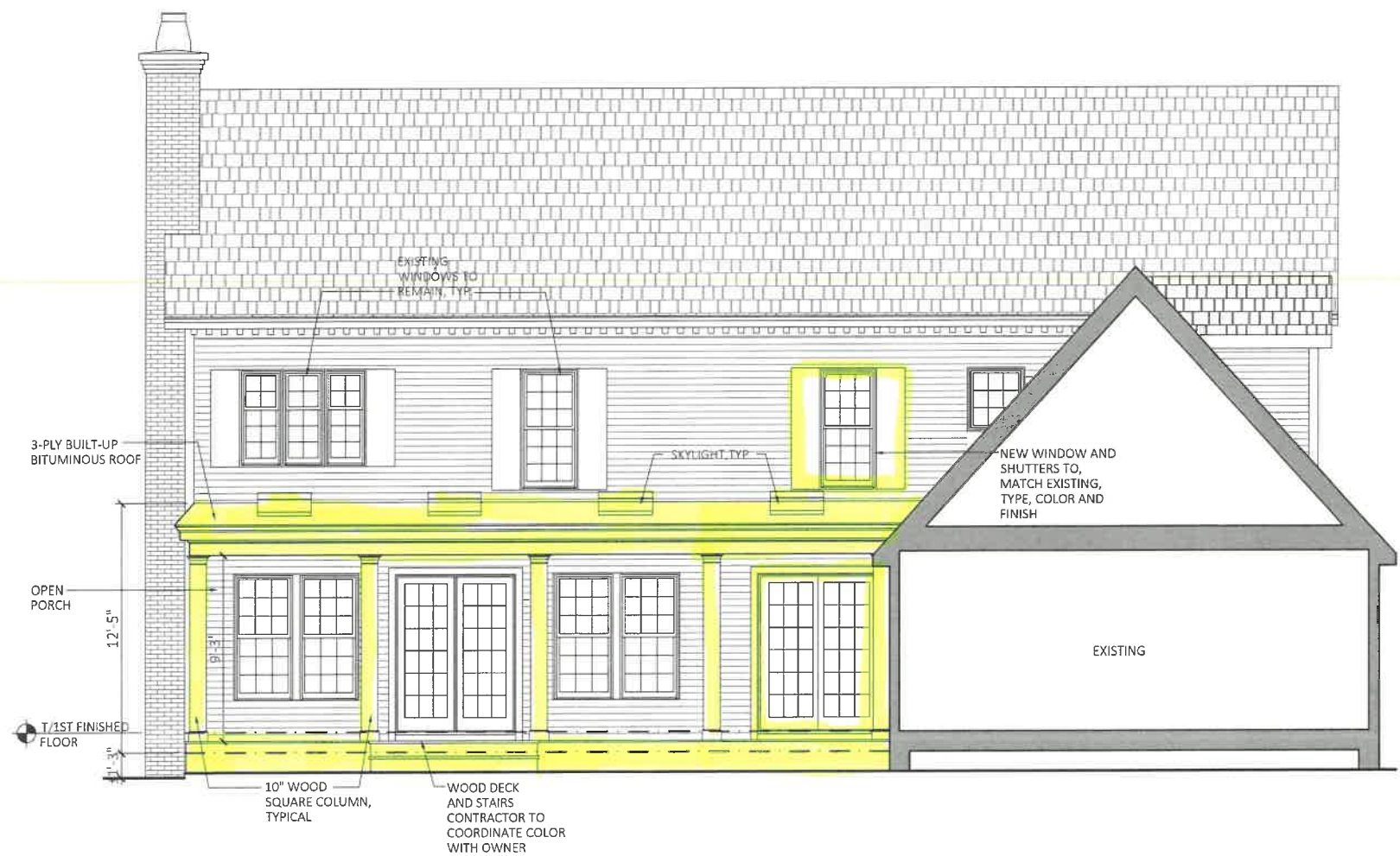
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MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL



JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2022



TITLE: PROPOSED WEST EXTERIOR ELEVATION

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



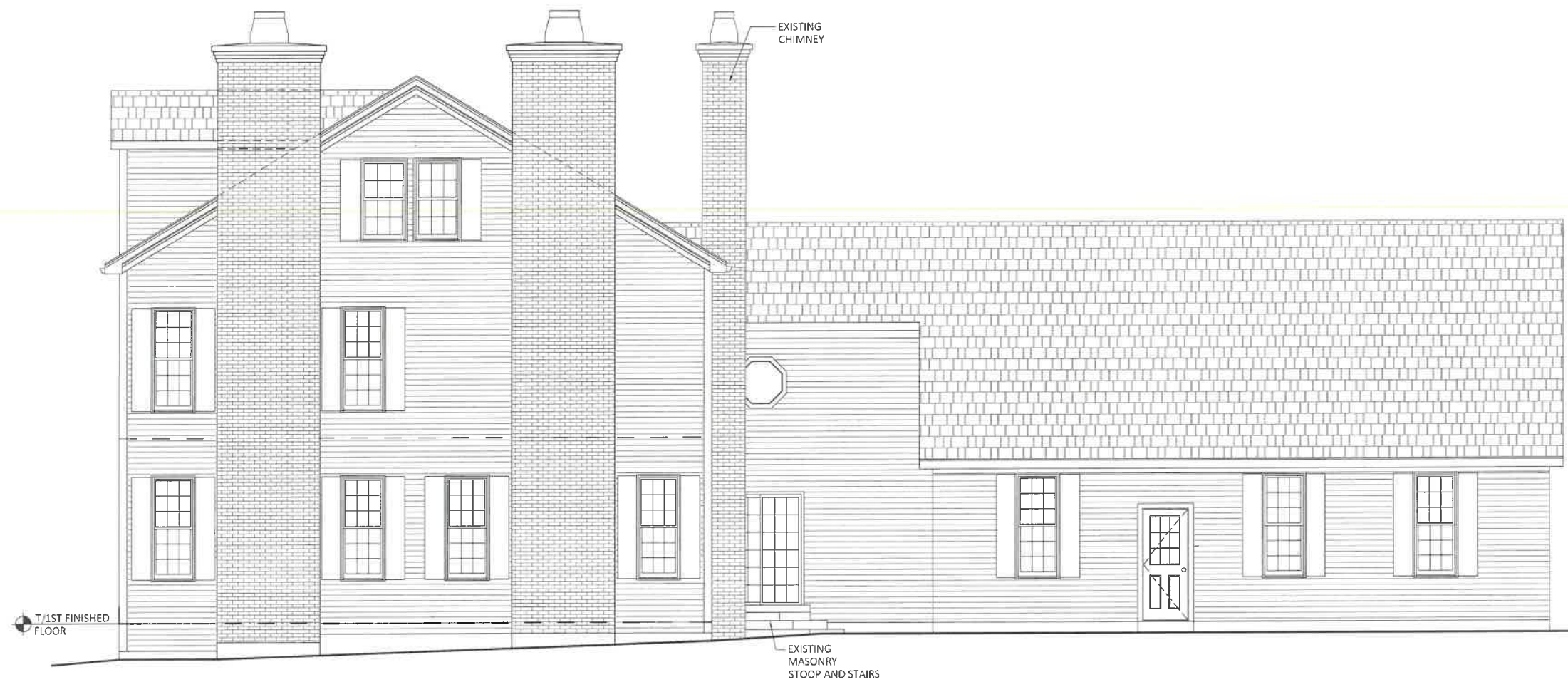
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MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL



JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2022



TITLE: EXISTING NORTH EXTERIOR ELEVATION

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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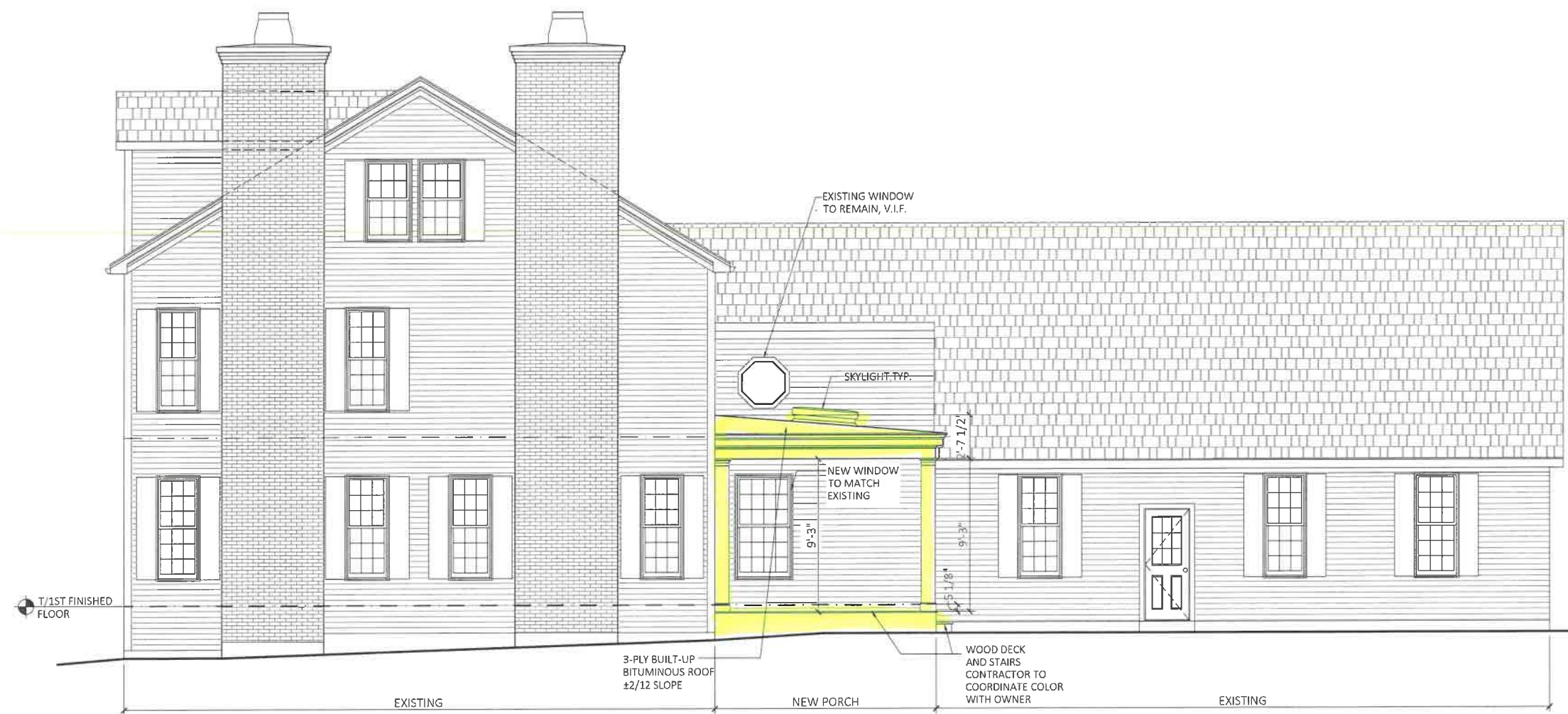
MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL



JOB NO.: 1994

DWG. NO.:

DATE: 04/26/2022



TITLE: PROPOSED NORTH EXTERIOR ELEVATION

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



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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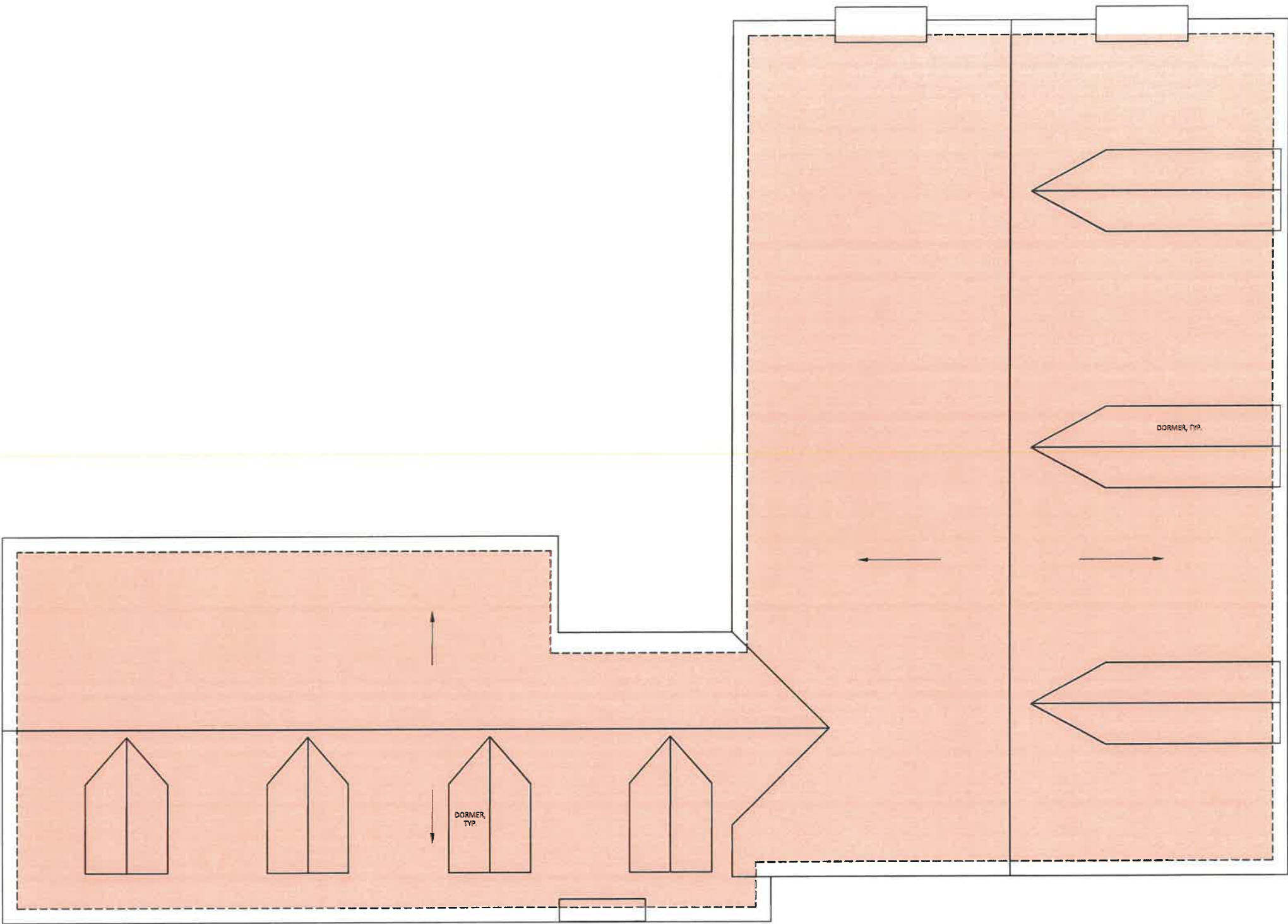
MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1994

DWG. NO.:

DATE: 12/05/2022



TITLE: EXISTING ROOF PLAN

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



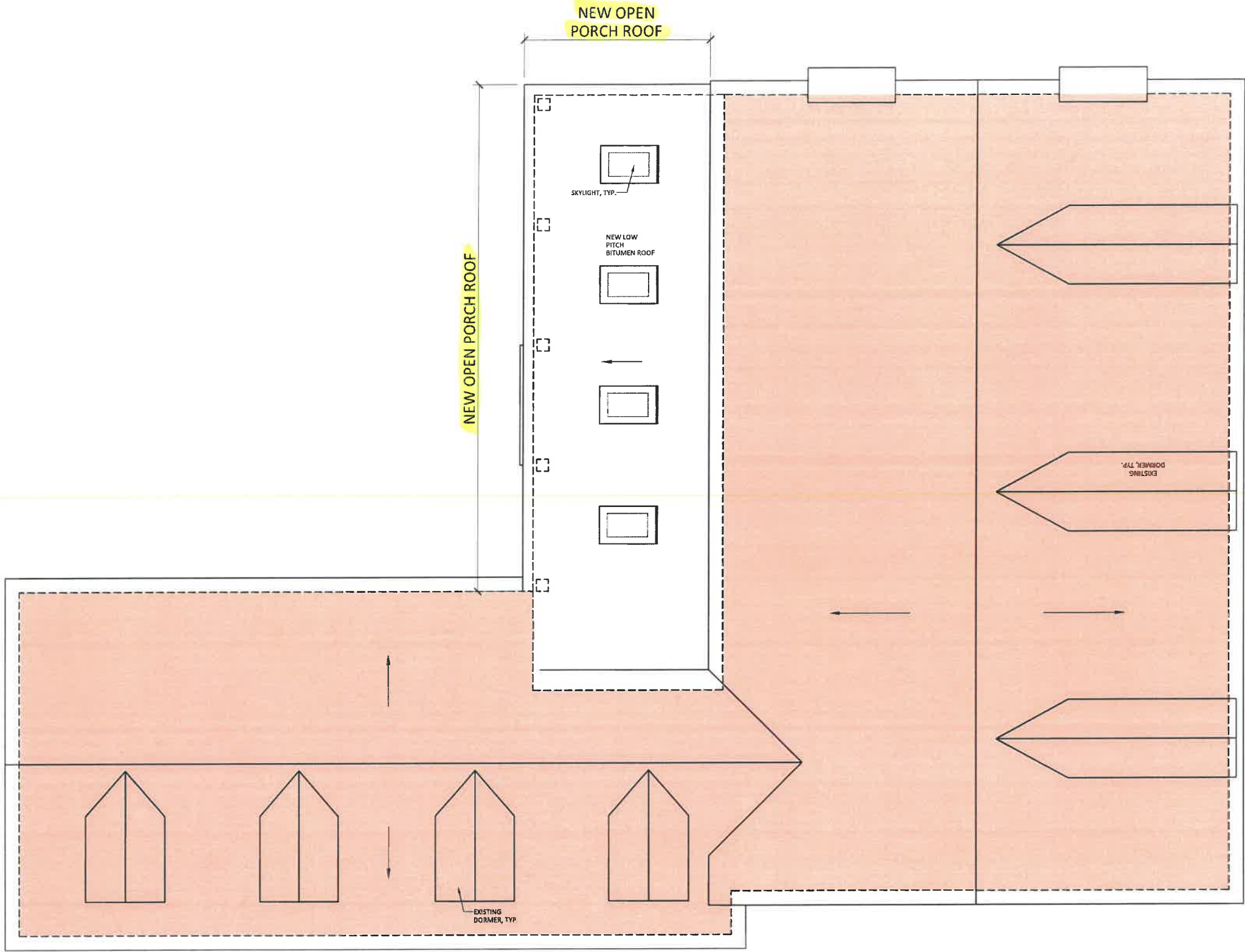
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LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2022



TITLE: PROPOSED ROOF PLAN

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



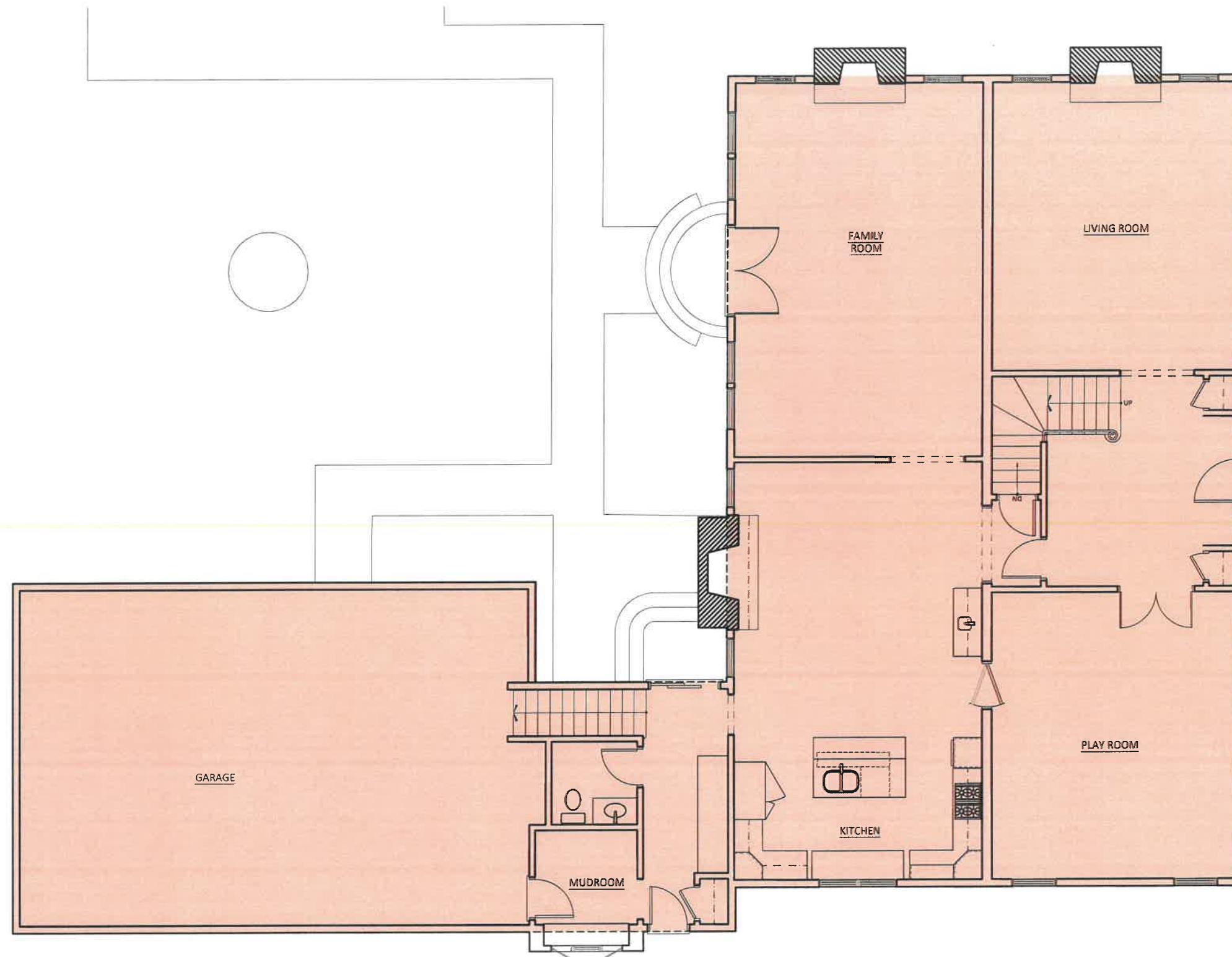
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MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 1994
DWG. NO.:
DATE: 04/26/2022



TITLE: EXISTING FLOOR PLAN

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



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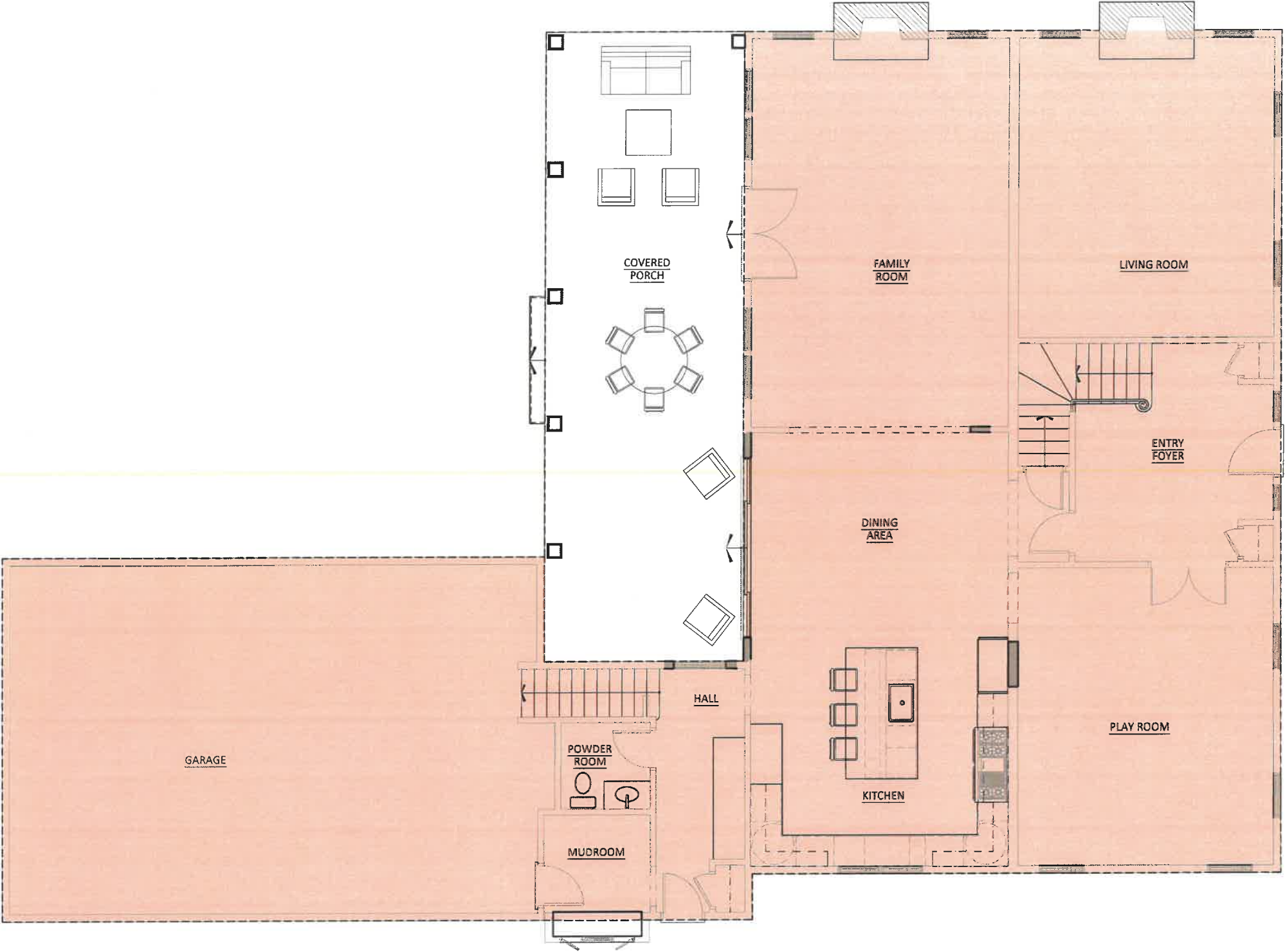
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SCALE: 1/8"=1'-0"



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590 NORTH SHERIDAN ROAD
LAKE FOREST, IL

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TITLE: BUILDING SCALE IMAGE

SCALE: NTS



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MICLEA RESIDENCE
RENOVATIONS TO
590 NORTH SHERIDAN ROAD
LAKE FOREST, IL



JOB NO.: 1994

DWG. NO.:

DATE: 04/26/2022

Agenda Item 4

1260 N. Green Bay Road - Ragdale Barnhouse Exterior Alterations

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Aerial Image of Barnhouse
Barnhouse Building Footprint Diagram and Image Key
Photos of Existing Barnhouse
Existing Barnhouse South Elevation
Proposed Barnhouse South Elevation
Existing Barnhouse Floorplan
Proposed Barnhouse Floorplan
South Façade Rendering
Window Restoration and Rehabilitation Key
Window Consultant Letter
Historic Images of Barnhouse
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:	April 26, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	1260 N. Green Bay Road – Ragdale Barnhouse Modifications to South Facade, Window Restoration and Rehabilitation, and Roof Replacement

PETITIONER

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

PROPERTY LOCATION

1260 N. Green Bay Road

HISTORIC DISTRICTS

Green Bay Road Local &
National Historic Districts

PROJECT REPRESENTATIVES

Michael Cleavenger, Executive Director, Ragdale Foundation
Diana Melichar, architect

OWNER

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

HISTORY OF PROPERTY

The Ragdale property is located on the west side of Green Bay Road, in the Green Bay Road Historic District. The Ragdale property includes several parcels and various structures. The Arts and Crafts style Ragdale House at 1230 N. Green Bay Road was architect Howard Van Doren Shaw's family summer home. The barnhouse at 1260 N. Green Bay Road is located north of the Shaw residence.

The Ragdale barnhouse is identified as a Contributing Structure in the Historic District. The oldest portion of the barnhouse is a Greek Revival brick farmhouse at the southwest corner of the structure. The brick farmhouse is said to date from 1838 and was part of the Swanton farm that Howard Van Doren Shaw purchased in 1895. Shaw remodeled the farmhouse by designing connecting structures to form a continuous U-shaped building that housed the hen house, cow house, stable, coach house, tool shed, shelter sheds, and a carpenter shop. It was remodeled by John Lord King in 1939 to create a rambling country home. The barnhouse was acquired by the Ragdale Foundation in 1980 and transferred to the City in 1986.

The barnhouse has undergone many alterations over the years. The timeline of the alterations is somewhat unclear. Based on available records it is believed that a small addition connecting the brick farmhouse to the barn was built in the 1930s, and a plexiglass wall was built on the south elevation, and large window bays were added to the west elevation in the 1950s. An accessible artist studio was built on the north side of the barnhouse in 2004. Renovation of the east wing of the barnhouse was also completed in 2004.

SUMMARY OF PETITION

This is a request for a Certificate of Appropriateness for modifications to the south façade, window rehabilitation, and roof replacement on the barnhouse.

South Façade Modifications

The existing south façade of the barnhouse in the area of the courtyard is comprised of plexiglass panels that enclose an unheated corridor that connects the central part of the building to the east wing. The existing corridor was originally open and had wood posts and brackets. Portions of the original exterior south wall of the barnhouse are still intact and are visible from inside the corridor. Historic photographs of the barnhouse are included in the Commission's packet.

The interior of the north wing of the barnhouse will be renovated to expand the kitchen and dining area on the first floor. As part of this work, the existing corridor along the south wall of the barnhouse will be converted into living space and the existing plexiglass wall will be removed and replaced with insulated operable windows and doors similar in appearance to the adjacent west conference room wall. Posts and brackets will be installed along the south façade, following the original barnhouse design.

Window Restoration and Rehabilitation

Restoration and rehabilitation of all the windows on the barnhouse is proposed with the exception of the windows in the accessible studio on the north side of the barnhouse and in the conference room in the east wing. A diagram is included in the Commission's packet reflecting the areas where windows will be restored or rehabilitated.

The Secretary of the Interior's Standards, which serve as general guidance for work on all historic properties, defines *restoration* as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time.

The Secretary of the Interior's Standards define *rehabilitation* as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Roof Replacement and Repair Work

The existing asphalt shingle roof will be replaced with a new shingle roof that is similar in appearance to the existing. New copper gutters and downspouts will be installed and repairs and repainting of the existing siding and cupola are proposed.

STAFF EVALUATION

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

Standard 1 – Height

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

Standard 2 – Proportion of Front Façade

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

Standard 3 – Proportion of Openings

This standard is met. There are many different style windows with different proportions on the barnhouse. The openings proposed on the south façade will match the proportions of openings on the conference room wall, creating a consistent appearance from the courtyard.

Standard 4 – Rhythm of Solids to Voids

This standard is met. The rhythm of solids to voids on the barnhouse will largely be maintained. The south façade as proposed has large expanses of glass, consistent with the conference room wall. The large expanses of glass across the south façade appears to emulate the original open nature of this portion of the barnhouse.

Standard 5 – Spacing on the Street

This standard is not applicable to this request. The proposed alterations do not impact the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to this request. No changes to the barnhouse entrance are proposed.

Standard 7 – Relationship of Materials and Texture

This standard is met. The new windows and doors on the south façade of the barnhouse will be bronze colored aluminum clad wood windows to match the existing conference room windows and doors. The proposed posts and brackets on the south façade will be cedar. The new roof will be asphalt shingle to match the existing roof. Restoration and rehabilitation of the windows will be done with wood to match the existing windows. Repairs to the siding will be done with wood to match the existing siding.

Standard 8 – Roof Shapes

This standard is not applicable to this request. The proposed alterations do not change the roof shapes of the barnhouse.

Standard 9 – Walls of continuity

This standard is met. The proposed alterations to the south façade will match the existing conference room wall, creating a consistent appearance on the north and east wings.

Standard 10 – Scale

This standard is not applicable to this request. The proposed alterations do not change the scale of the barnhouse.

Standard 11 – Directional Expression of Front Elevation

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

Standard 12 – Preservation of Historic Material

This standard is met. The plexiglass wall will be removed as part of the alterations to the south façade. The plexiglass wall is not original to the structure and is incompatible with the character of the barnhouse. By restoring and rehabilitating the existing windows, historic material will be maintained as opposed to full window replacement.

Standard 13 – Preservation of Natural Resources

This standard is not applicable to this request. The proposed alterations do not impact any natural features of the site.

Standard 14 – Compatibility

This standard is met. The south facade alterations are designed in a manner that is consistent with the existing west façade of the conference room. The proposed south façade is a significant improvement over the existing plexiglass wall that is not compatible with the barnhouse.

Standard 15 – Repair to Deteriorated Features

This standard is met. The existing siding will be repaired with matching materials and repainted to match the existing siding.

Standard 16 – Surface cleaning

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

Standard 17 – Integrity of historic property

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

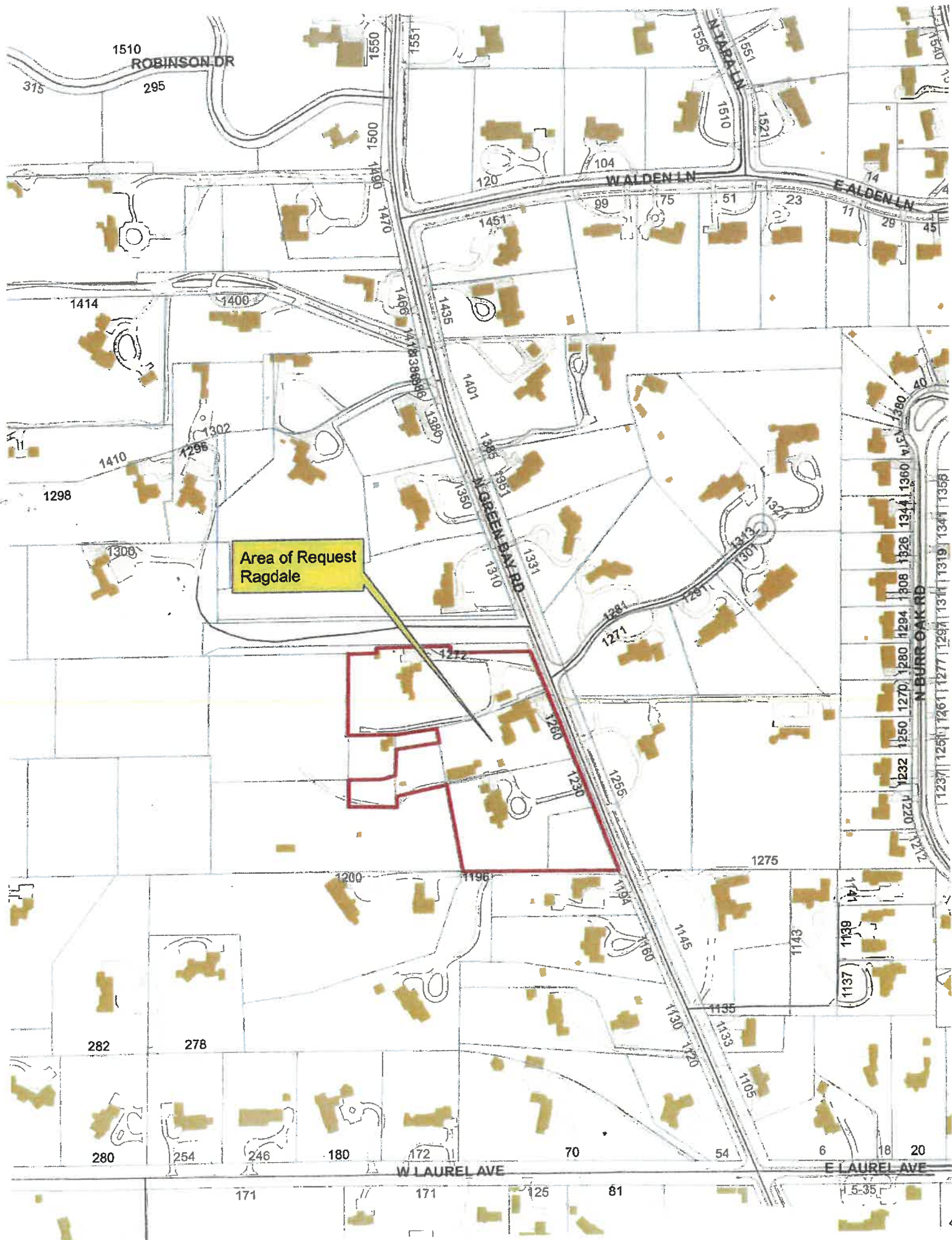
PUBLIC COMMENT

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

RECOMMENDATION

Grant a Certificate of Appropriateness approving modifications to the south façade, window rehabilitation, and roof replacement.

1. Plans submitted for permit must reflect the project as presented to the Commission. If any modifications are proposed in response to Commission direction or as a result of design development, plans clearly detailing the areas of change must be submitted at the time of submission for permit, *along with* the plans originally presented to the Commission, and will be subject to review by staff, in consultation with the Chairman as appropriate, to verify that the plans are consistent with the intent of the Commission and the approvals granted.
2. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood, neighboring properties and existing trees and landscaping during construction. No parking of construction vehicles in the circle in front of the barnhouse is permitted.





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

PROJECT ADDRESS Ragdale Barnhouse - 1260 N. Green Bay Road

APPLICATION TYPE

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

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

City of Lake Forest

Owner of Property

In the care of The Ragdale Foundation

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

City, State and Zip Code

Phone Number

Fax Number

Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar, President

Name and Title of Person Presenting Project

Melichar Architects

Name of Firm

207 E. Westminster, Suite 104

Street Address

Lake Forest, IL 60045

City, State and Zip Code

847-295-2440 847-295-2451

Phone Number

Fax Number

Diana@MelicharArchitects.com

Email Address

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

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for Barnhouse exterior renovations for

Ragdale Foundation

1260 North Green Bay Road

Request

Ragdale Foundation is requesting approval of exterior rehabilitation of the Barnhouse.

Barnhouse Background

The Barnhouse was built in 1897, at the same time as Ragdale House. An 1839 brick farmhouse - the oldest in Lake County - was incorporated into the design. Both this original farmhouse and the Barnhouse extension are on the National Register.

Originally built as a working barn to serve the farm on Howard Van Doren Shaw's property, it was inherited by his daughter Theodora in 1937 when the property was subdivided among his three children. Theodora's husband, architect John Lord King converted the barn into their family home. They sold the property to the Preston family in the early 1950's and further changes were made. Ragdale Foundation purchased the building in 1980 to serve as office space, rooms for artists, and a central dining facility. The Foundation made a substantial renovation in 2004 when a concrete block garage was demolished and replaced with the Chandler Studio, the first accessible artist's studio on the Campus. The Conference Room and kitchen were also renovated at that time.

Scope of Work

Ragdale Foundation is undergoing an extensive interior renovation of the Barnhouse building to make it more functional for artists-in-residence. In particular, the first floor kitchen and dining areas will be expanded so the Foundation can appropriately cook for and serve the residents in one central dining location on campus. The existing unheated, first floor enclosed corridor will be converted to dining space. The existing first floor southern glass and Plexiglas panel in-fill wall will be replaced with insulated, operable windows and doors, similar in design and configuration as the adjacent Conference Room.

We will re-instate the brackets at the first floor exterior posts, restoring the original barn façade configuration (see historic photos). Brackets will be similar to the Conference Room, in cedar rather than painted wood. This is a logical continuation of the 2004 Conference Room façade rehabilitation. With the planned Barnhouse changes, there will be a consistent look on both the north and east building wings facing the courtyard.

- Exterior upgrades and repairs on the Barnhouse include: replacement of the fiberglass asphalt roof with similar roofing material, new copper gutters and downspouts, and repairs/repainting of the exterior siding and cupola.
- Windows: Ragdale Foundation intends to restore/rehabilitate windows so they can function as closely as possible to modern day standards. The following work will be undertaken:
 - Brick farm house - restore, and provide new screens/storm windows as required.
 - Single-story office and living room additions (west side of building complex) - Rehabilitate in-place the glass curtainwall. Rehabilitate existing double hung windows, provide new screens/storm windows as required.

- Barnhouse exterior- remove first floor porch window wall and provide new to match the adjacent conference room wall. For the balance of the windows in this building, rehabilitate and provide new screens/storm windows as required.
- Conference room wing – existing windows to remain.
- Accessible first floor studio – existing windows to remain.

Standards for review for a Certificate of Appropriateness for additions and alterations:

(1) Height. The height of the existing enclosed first floor porch window wall will not change. All other window openings will remain as-is.

(2) Proportion of front facade. The front façade will not change, other than the porch window wall.

(3) Proportion of openings. New windows and doors of the enclosed front porch will be similar to the existing Conference Room wall, modified for the proportions of the existing Barnhouse columns.

(4) Rhythm of solids to voids in front facades. This does not change.

(5) Rhythm of spacing and structures on streets. Not applicable.

(6) Rhythm of entrance porches, storefront recesses and other projections. The proposed window wall of the enclosed first floor porch works within the existing wood post spacings, and is compatible with the original building architecture and adjacent Conference Room west wall.

(7) Relationship of materials and texture. The proposed window wall of the enclosed first floor porch will match the same materials and texture as the adjacent Conference Room.

(8) Roof shapes. Not applicable.

(9) Walls of continuity. Not applicable.

(10) Scale of a structure. The proposed window wall of the enclosed first floor porch is visually compatible with the existing surrounding building structures to which the Barnhouse is attached.

(11) Directional expression of front elevation. Not applicable

(12) The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The essential form and integrity of the original Barnhouse will not be impaired by the first floor porch window wall replacement. Other window restoration/rehabilitation will not destroy the character of the property.

13) Every reasonable effort shall be made to protect and preserve archeological and natural resources affected, or adjacent to any project. We will be removing a substandard porch window wall construction on the first floor of the Barnhouse, and providing a new, substantially improved window wall system. Exterior upgrades also do not affect archeological or natural resources.

14) New Construction. Not applicable.

15) Repair to deteriorated features. Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior Standards for the Treatment

of Historic Properties. In the event that replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- The existing first floor porch window wall is carpenter built, 2x4 framing with uninsulated glass panels. It has no historic significance nor would we want to replicate its substandard construction. Therefore, it will not be repaired or replaced in-kind.
- First floor porch post brackets will be made of rough sawn cedar, sized and configured per historic photos.
- The existing roof is an asphalt shingle replacement roof, and therefore its removal and replacement is not significant to this Standard.
- Existing gutters and downspouts are painted metal. We intend to replace them with copper material to match the Conference Room.
- Windows: All window restoration/rehabilitation efforts will be made to meet Secretary of the Interior Standards for the Treatment of Historic Properties.

16) Surface Cleaning. Not applicable.

17) Whenever possible, additions and alterations to historic properties shall be done in such a manner that if such additions or alternations were to be removed in the future, the essential form and integrity of the historic property would not be impaired. The proposed first floor porch window wall system will be in-fill between historic column spacing. This building element will not change the effect of the original barn typology.



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 at repairs only (to match existing). Repainting only at repairs.
☐ Wood Shingle
☐ Cementitious Stucco
☐ Other _____

Color and/or Type of Material match existing

Foundation Material

Exposed Foundation Material concrete

Window Treatment

Primary Window Type

- ☒ Double Hung
☒ Casement
☐ Sliding
☒ Other fixed & awnings at 1st floor
porch window/door replacement

Finish and Color of Windows

- ☒ Wood (recommended) restoration & rehabilitation
☒ Aluminum Clad at 1st floor porch window/door
replacement
☐ Vinyl Clad
☐ Other _____

Color of Finish 1st floor porch window/door replacement to match conference room - Clad, Bronze Color
Restored & Rehabilitated windows - match existing

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Other _____

Fascias, Soffits, Rakeboards

- ☐ Wood
☐ Other _____

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

Chimney Material Not Applicable

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

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☐ Slate
- ☐ Clay Tile
- ☒ Composition Shingles *to match existing*
- ☐ Sheet Metal _____
- ☐ Other _____

Flashing Material

- ☒ Copper
- ☐ Other _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

- ☒ Copper
- ☐ Aluminum
- ☐ Other _____

Driveway Material Not Applicable

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

Terraces and Patios Courtyard Material

- ☐ Bluestone
- ☒ Brick Pavers *to match existing courtyard brick*
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____



AERIAL VIEW OF BARNHOUSE

Not to Scale



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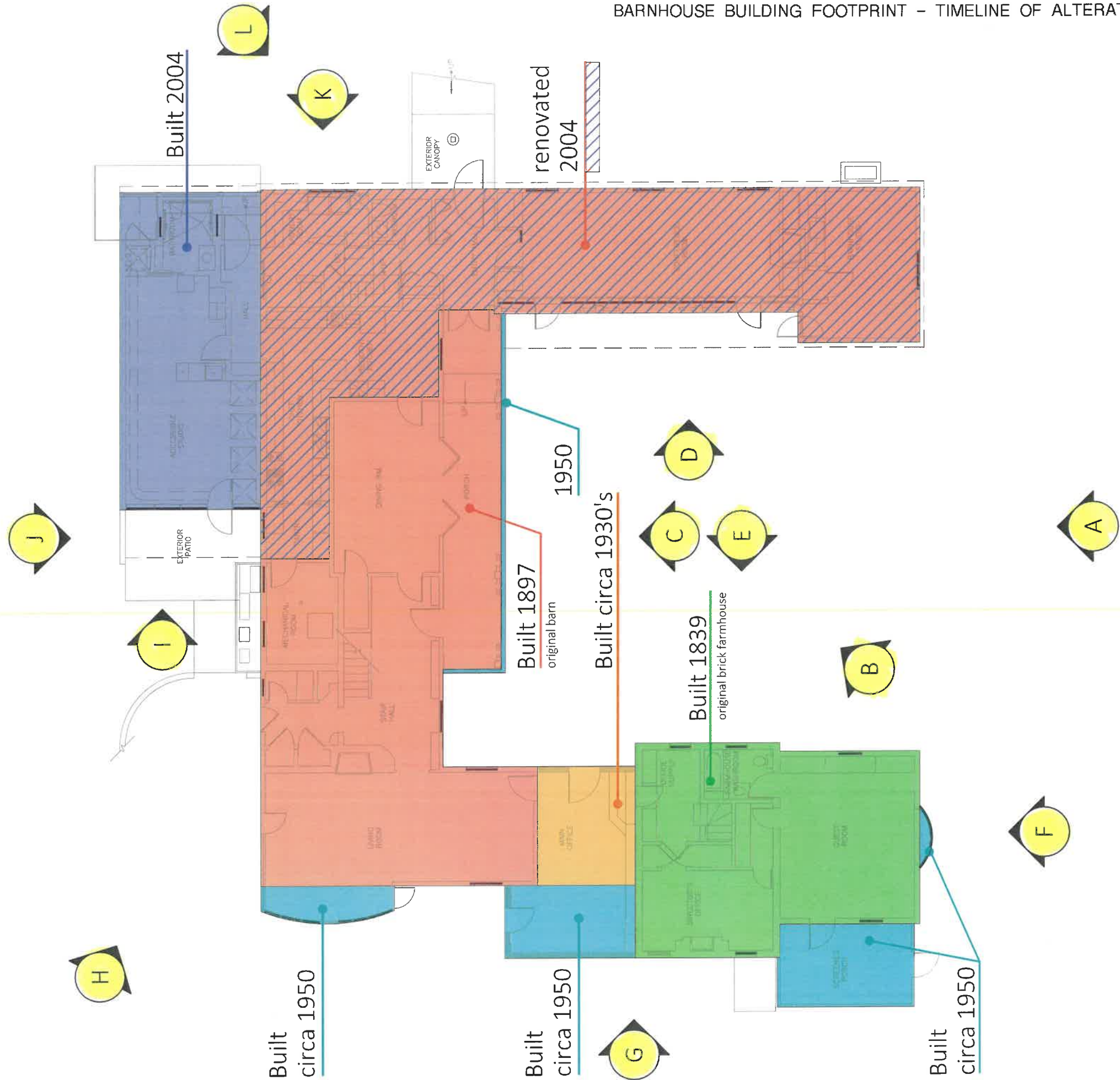
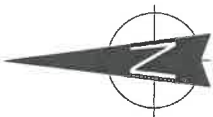
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RAGDALE - BARNHOUSE
1260 N. GREEN BAY RD.
LAKE FOREST, IL 60045



JOB NO.: 1947

DATE: HPC SUBMISSION
for APRIL 26th MEETING



BARNHOUSE COMPLEX DIAGRAM



(A) View of Barnhouse Complex



(B) View from courtyard



C Main body of Barnhouse



D Conference Room



E Original brick farmhouse (in center)



F Brick addition to original brick farmhouse



G 1950 additions on either side of original brick farmhouse (in center)



H 1950 curved bay addition



I 2004 Addition



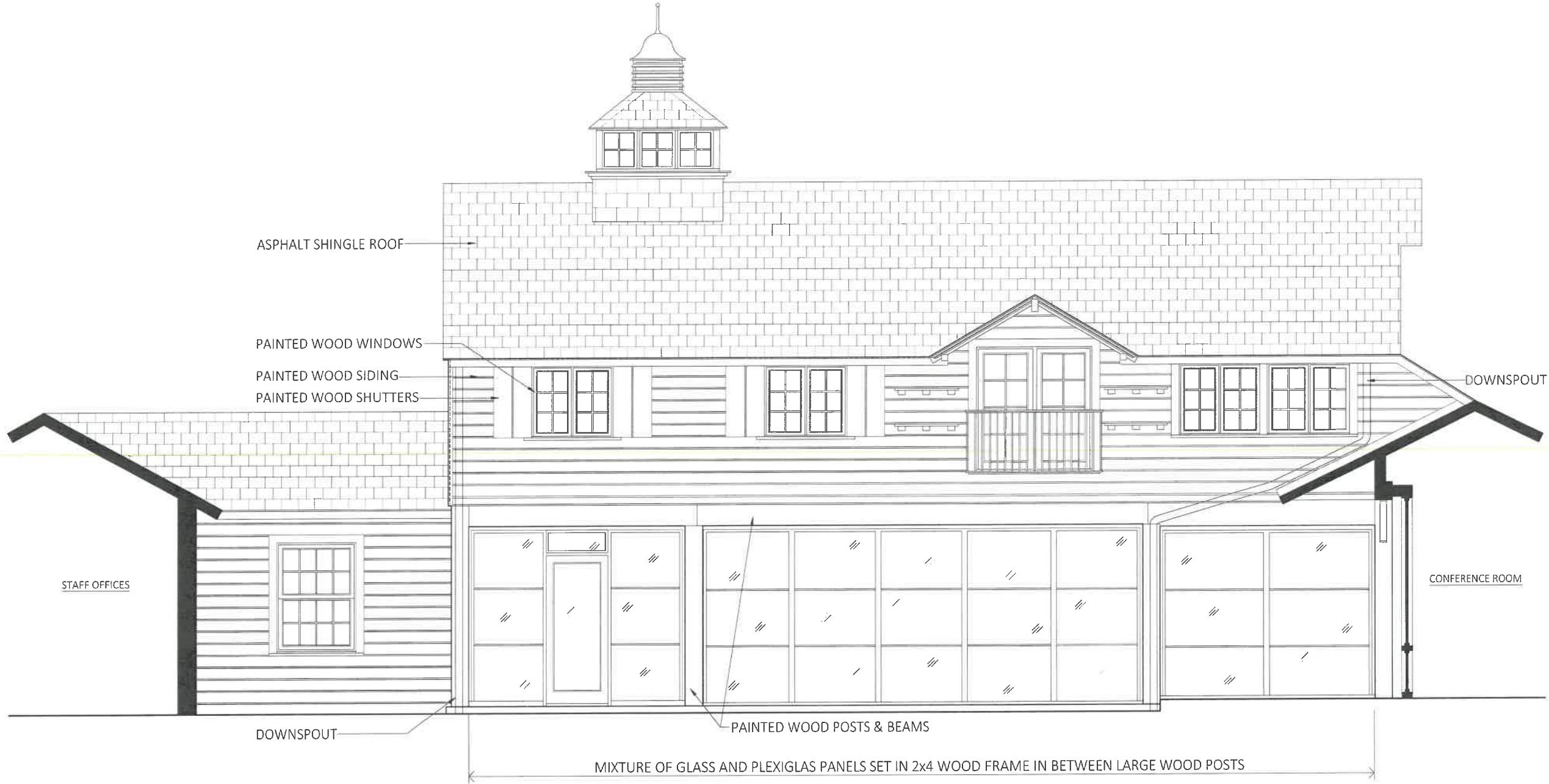
J 2004 Addition (left) with original barnhouse in background



K 2004 Renovation of original barnhouse (left) and 2004 Addition (right)



L 2004 Renovation of original barnhouse (left) and 2004 Addition (right)



EXISTING BARNHOUSE - South Elevation

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

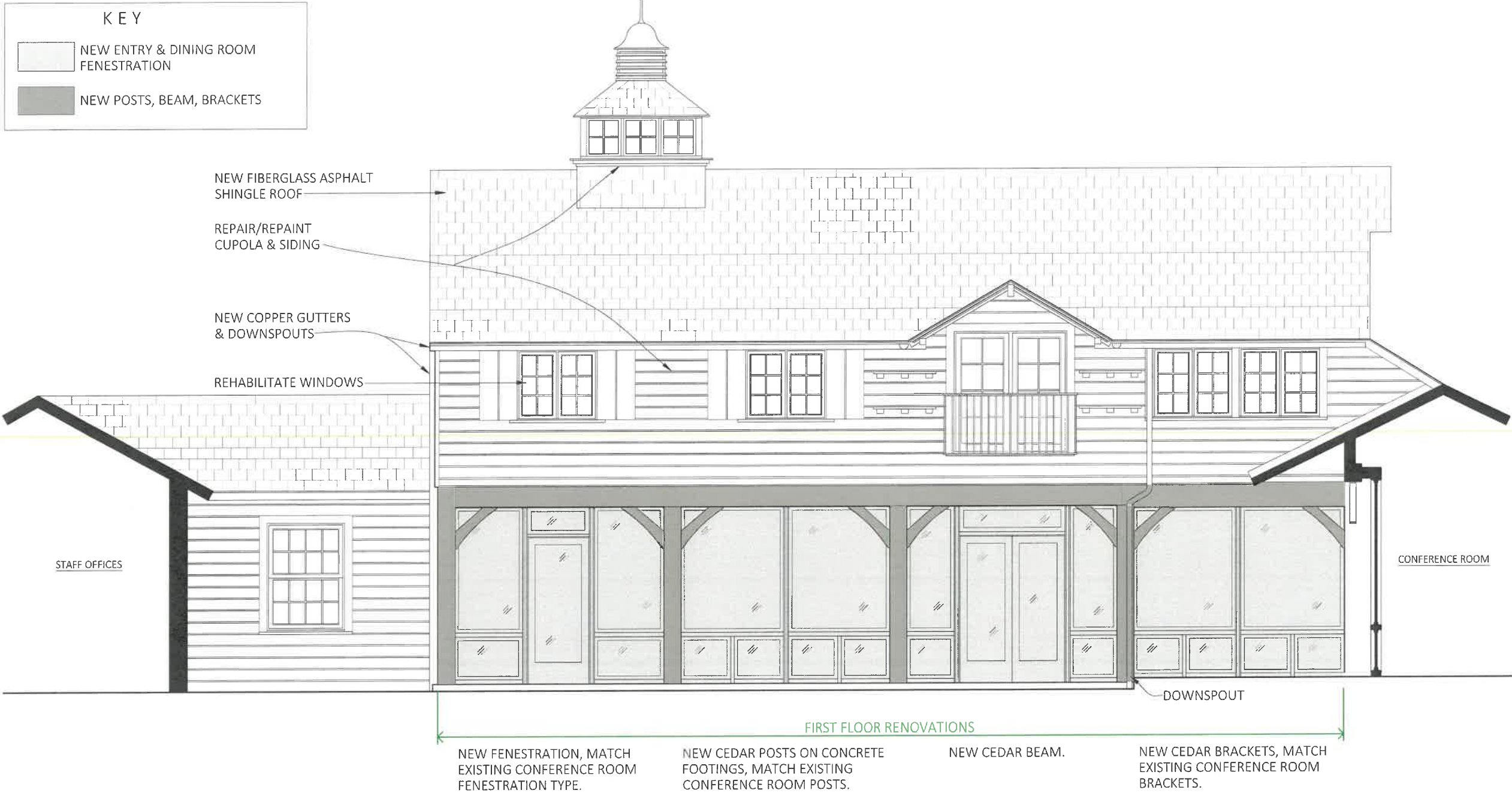


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DATE: HPC SUBMISSION
for APRIL 26th MEETING



PROPOSED RENOVATIONS TO EXISTING BARNHOUSE - South Elevation
Scale: 3/16"=1'-0"

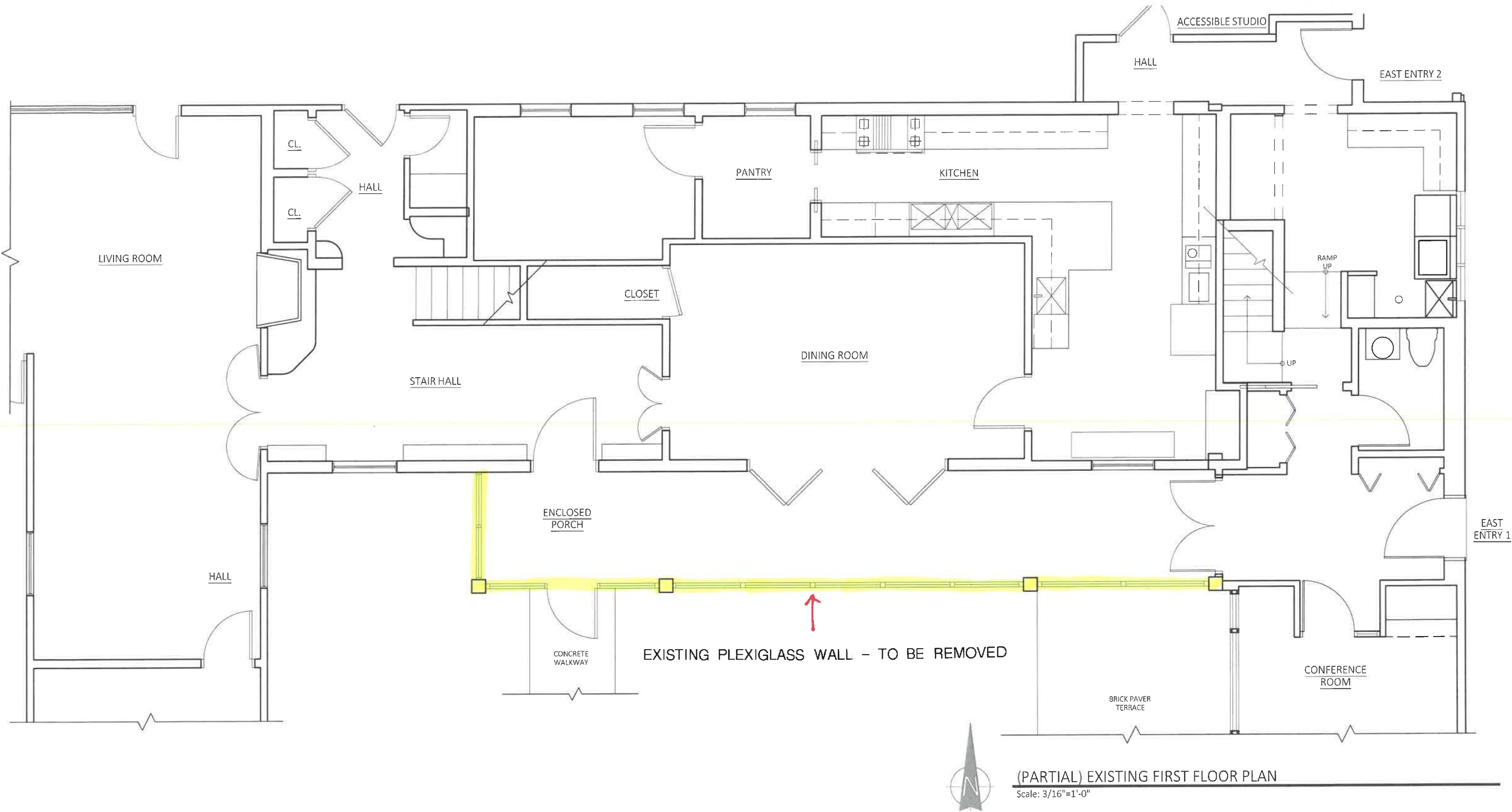


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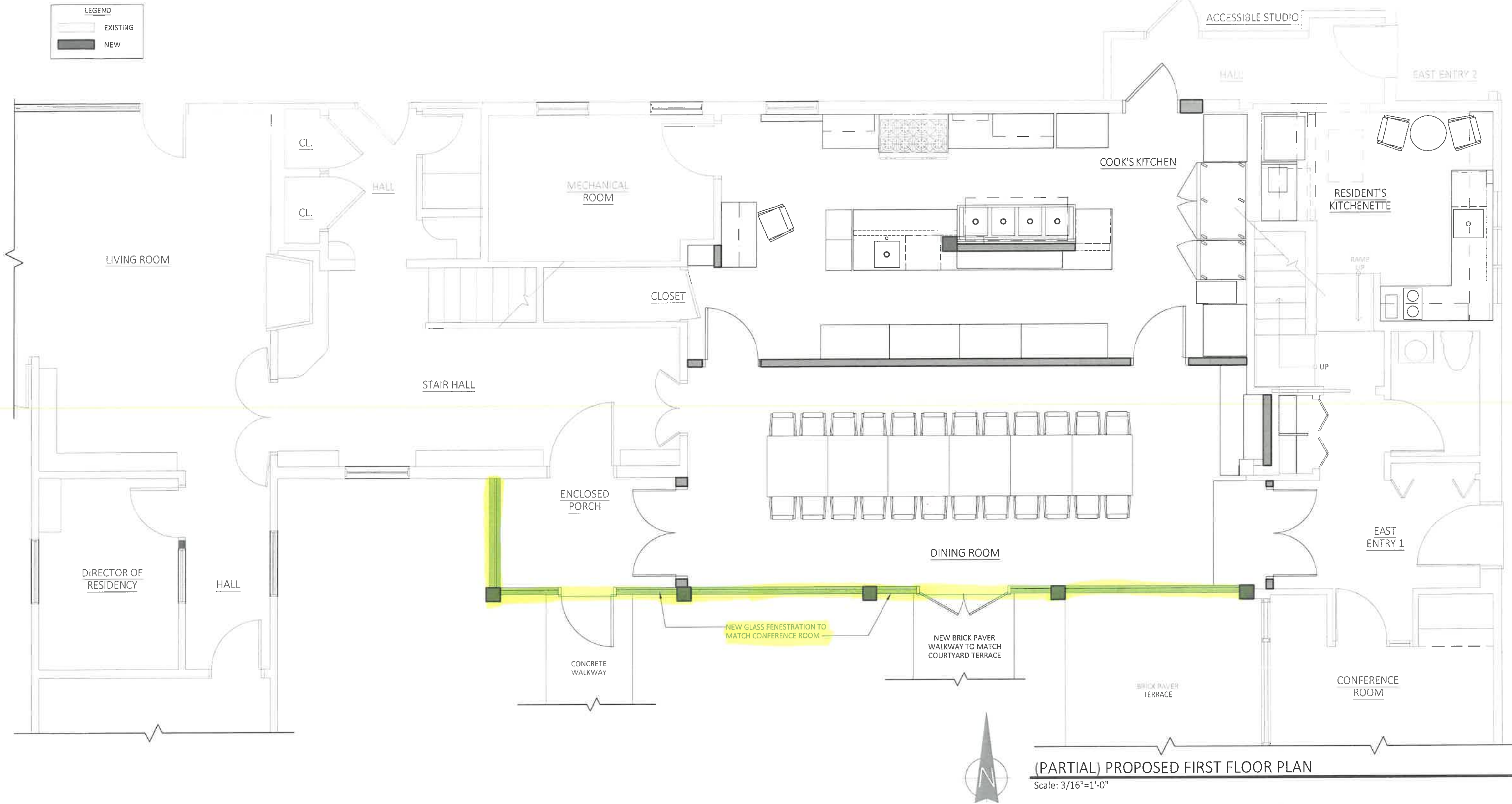


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Proposed Rendering of South Facade



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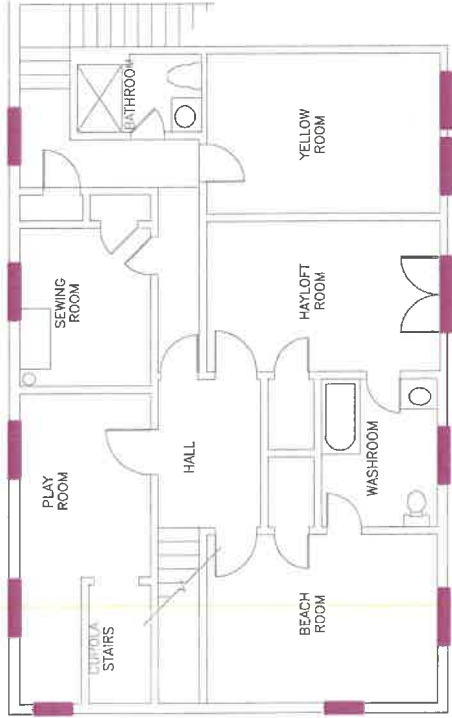


KEY

WINDOW RESTORATION

WINDOW REHABILITATION

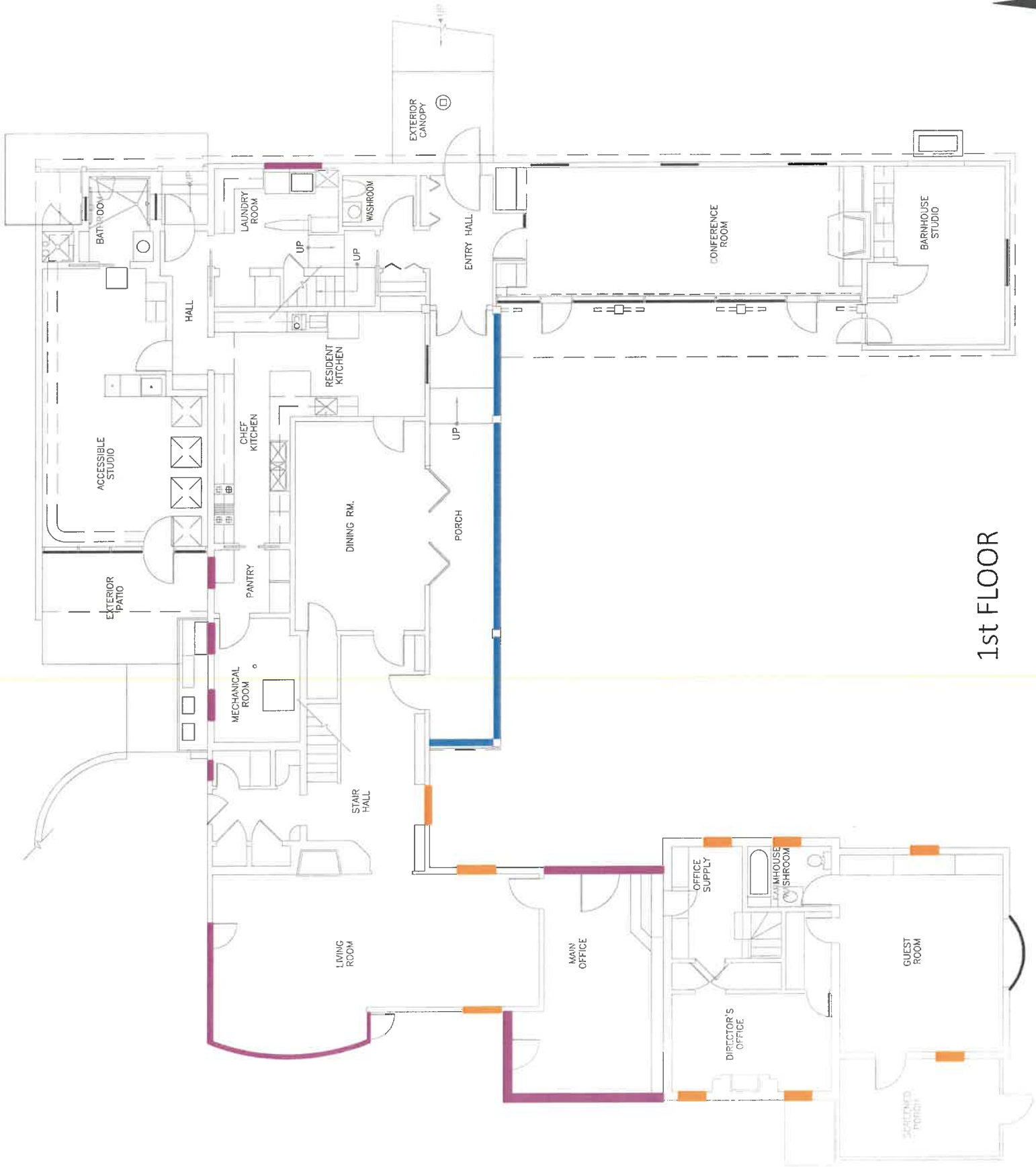
WINDOW REPLACEMENT



2nd FLOOR (Barnhouse)



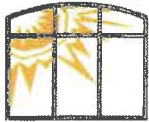
2nd FLOOR (original farmhouse)



1st FLOOR

BARNHOUSE COMPLEX WINDOW DIAGRAM

UPDATED



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Barn House South Porch Enclosure – the south exterior wall of the Barn House porch at the kitchen and dining room consists of 2x4 framing and Plexiglas that is not original to the property. Neither the details nor the materials merit restoration.

Barn House Double Hung and Inswing Casement Windows – these sashes and jambs are original to the building and ideal candidates for a full restoration. The double hung sashes were retro fitted with aluminum spiral balances likely sometime in the 1960's. The removal of the balances and returning to the original operating system with the addition of appropriate weatherstripping will allow the windows to be functional and more efficient. The removal of decades of paint and repairs to the original first growth lumber will make these window look great, operate, and be more efficient for another century.

Tim Murphy
President
TMC Windows, Inc.



Original Brick Farmhouse (left) and Barn (right) - 1910



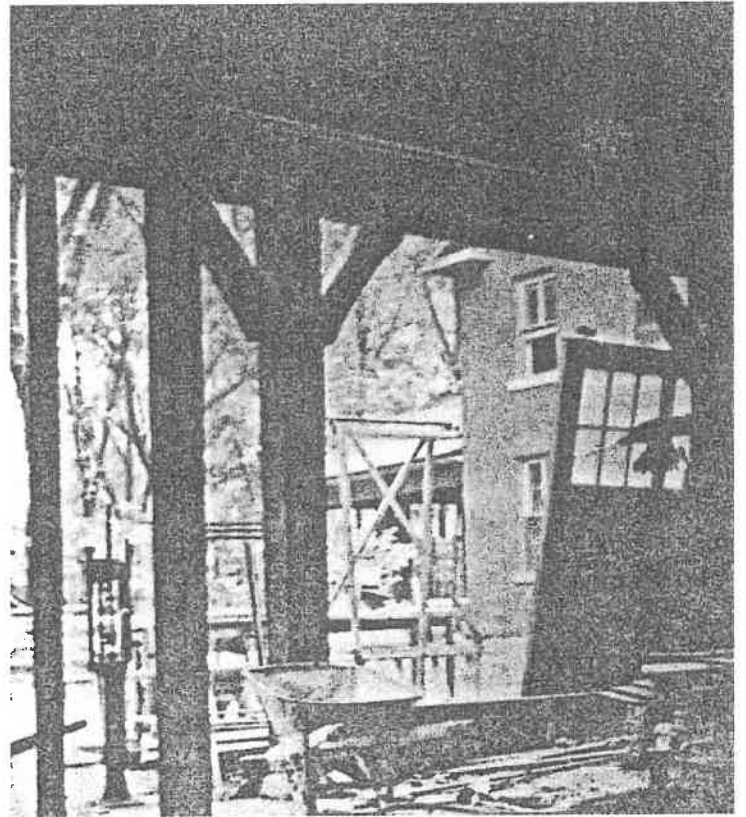
Original Barn



Original Barnhouse (left) and Brick Farmhouse (right) - 1938



Original Barn



Rebuilding the Barn



Barn Courtyard