

Agenda Item 3
240 E. Deerpath
Signage – Business Name Change
Pet People to Hollywood Feed

Staff Report
Minutes from January HPC Meeting
Vicinity Map

Materials Submitted by Petitioner

Application
Statement of Intent - Updated
Existing and Proposed Wall Signage
Proposed Sign Details
Proposed Door Lettering and Graphics

Proposed Signage Presented at January HPC Meeting
Images of Other Current and Past Deerpath Streetscape Signage



STAFF REPORT AND RECOMMENDATION

TO:	Acting Chairman Hanson and members of the Historic Preservation Commission
DATE:	March 20, 2024
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Replacement Sign to Reflect Business Name Change PetPeople to Hollywood Feed

TENANT

Hollywood Feed
1341 Warford Streets
Memphis, TN 38108

PROPERTY LOCATION

240 E. Deerpath

HISTORIC DISTRICTS

East Lake Forest Local &
National Historic District

REPRESENTATIVE

Collin Seymour, Office Manager
The Sign Palace, Inc.
68 N. Lively Boulevard
Elk Grove Village, IL 60007

Property Owner

Yogesh Gandhi
545 N. Mayflower Road
Lake Forest, IL 60045

Background

In March 2022 Hollywood Feed acquired PetPeople, a pet product retail business located in first floor tenant space on the west side of the building addressed as 240 E. Deerpath. The building is located on the northeast corner of Deerpath and Forest Avenue, across from the main entrance to City Hall. At the request of Hollywood Feed, the property owner has submitted a request for a Certificate of Appropriateness for replacement signage to reflect the change in ownership.

Commission Review of this Petition To Date

The Commission considered this petition at the January 2024 meeting, offered comment, and continued the petition with direction to the petitioner to refine the proposed signage to more closely align with the character of other signs along Deerpath. Since the meeting in January, discussions have occurred between the petitioner's representatives and City staff. Clarification was provided confirming that no storefront alterations are proposed, only replacement signage.

The minutes of the January Historic Preservation Commission meeting are attached to this report for additional background.

Revised signage plans were submitted and are included in the Commission's packet.

Staff Evaluation

Wall Sign

The replacement wall sign is proposed in the same location as the existing sign, above the main entrance on the front facade, and is slightly smaller than the existing sign. A non-illuminated sign is

proposed. At the January Commission meeting, the point was made that neither the existing PetPeople sign, nor other signs for other businesses fronting on Deerpath are illuminated.

The *existing sign* is comprised of single letters mounted on the brick façade. The letters at the tallest point are 28 inches in height and the series of letters spans a distance of 144 inches. The letters are not mounted on a backer board. The existing sign totals 28 square feet. There is not a clear record of how the existing sign was approved. It was not presented to the Commission for review and should have been.

The wall sign *as now proposed* includes a two inch thick aluminum backer board which will be painted a dark green. Individual one inch thick acrylic letters will be pin mounted to the backer board and painted a gold color. Other signs along Deerpath have backer boards. The color as represented on the images included in the packet appears more yellow than intended. The gold color will be custom created to align with the color of lettering on signs used at several other locations in the business district. Although white lettering was discussed at the January meeting, the gold, on the green background appears subtler than bold white lettering and will be quieter on the Deerpath streetscape. As with previous signs in the business district, final color selection and approval will be subject to staff approval prior to the issuance of a permit for the sign.

The thickness of both the backer board and the lettering will offer some dimension to the sign against the brick wall.

The *proposed sign*, including the backer board, totals just under 25 square feet and is consistent with the signage size limitations in the Code. The tallest letters are proposed at 19 inches, the tallest letters on the existing sign are 28 inches. The sign, including the backer board is 128.5 inches long.

Door and Window Signage

Vinyl lettering and graphics are proposed on the entrance doors. As requested by the Commission, the business name is not repeated on the doors, instead, the operating hours of the business and specific language pertaining to the business, “leashed dogs” is noted on the entry doors. The proposed lettering ranges in size from six and a half inches to just over eight inches in height. The lettering on the doors is proposed as a reddish brown outlined in the gold used on the wall sign above. Staff has requested that green lettering with the gold outline be considered by the business owner for consistency with the wall sign and the awnings.

In addition to limited text, two graphics are proposed on the doors, a thirteen and a half inch tall cat and an almost thirty-seven inch tall dog. Both the cat and dog are proposed reddish brown with a gold outline. As with the lettering, staff has requested that the petitioner consider using consistent colors, the green and gold tones used on the wall sign above and on the awning. The dog and cat images add whimsy to the store front and because of the placement low on the doors, and if done with appropriate colors, the images will not appear prominent or disruptive on the streetscape.

RECOMMENDATION

Recommend approval of the replacement signage reflecting the new name of the business based on the findings detailed above and subject to the following conditions.

1. The green and gold colors on the wall sign shall be subject to final approval by staff. The selected color tones should match the awnings and a gold, rather than a mustard yellow, color, is intended for the lettering consistent with gold lettering used on signs elsewhere in the Central Business District.

2. Consideration should be given to using the approved green and gold tones on the vinyl lettering and graphics on the doors.

Excerpt
Historic Preservation Commission
Proceedings of the January 30, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Tuesday, January 30, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Lloyd Culbertson, Elizabeth Dalieri, Robin Petit, Geoffrey Hanson, and Leif Soderberg.

Commissioners absent: Tina Dann-Fenwick

City staff present: Catherine Czerniak, Director of Community Development

***,

4. Consideration of a request for a Certificate of Appropriateness for a replacement sign reflecting the new name of an existing business at 240 E. Deerpath. Pet People is now Hollywood Feed.

Property Owner: The Chicago Trust Company, Asha Gandhi, trustee

Tenant: Hollywood Feed

Representative: Collin Seymour, Sign Palace

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Mr. Seymour stated that he did not prepare a presentation but noted that materials are included in the Commission's packet. He explained that Hollywood Feed recently purchased Pet People and is undertaking a Nation-wide change in the branding. He stated that the proposed signage will match other locations in the Chicago area and noted that use of the corporate colors and branding is proposed. He stated a willingness to discuss the illumination. He noted that the building is different from others in the area.

Ms. Czerniak stated that to date, staff has not been able to reach anyone from Hollywood Feed adding that normally, staff engages the business owner in signage discussions. She stated that based on the limited information provided to date, staff recommends continuing the petition to allow time to meet with Mr. Seymour and representatives of Hollywood Feed. She clarified that the existing Pet People sign is not illuminated as stated in the material submitted by the petitioner. She pointed out that there are not illuminated signs along the Deerpath streetscape. She stated that the sign appears to be consistent with the 25 square foot limitation assuming a

backboard is not proposed. She stated that it is unclear from the material submitted whether or not a backboard is proposed. She stated that some signage and graphics are proposed on the door adding that the Commission in the past has discouraged redundant signage. She noted however that given the uniqueness of this business, some information such as the fact that leashed animals are permitted in the store may be appropriate along with the hours of the business. She recommended continuing the petition to allow staff to connect with the petitioner and the petitioners' representative to get clarification and to discuss various aspects of the petition.

In response to questions from Commissioner Petit, Mr. Seymour confirmed that the sign at the Deerfield store was modified to meet that community's standards. He stated that the Deerfield sign is illuminated with white face and black returns on the letters.

Commissioner Petit noted the potential to identify the space with signage on the awning valances. She stated support for putting the hours of the business on the door. She noted that because the parking is in the back, door signage should be located on the rear door as well. She stated support for the sign without a backer board, just a script sign. She stated that if a lighted sign is proposed, it should be on the Forest Avenue sign. She encouraged the use of green for the sign as used throughout the community.

Mr. Seymour stated that since he has now seen the site, he will take some ideas back to Hollywood Feed including providing signage on the rear door to the business. He stated that the backboard was eliminated in Deerfield and stated that the same can be done at this location. He stated that his company does not do signage on awnings so that is not within the scope of the project.

In response to questions from Commissioner Soderberg, Mr. Seymour stated that the intention is to replace the signage at the location of the existing signage. He stated that the intent is to avoid damage to the façade. He stated that signage on Forest Avenue is not being considered. He confirmed that green was used in Deerfield for the signage but noted that the graphics on the door are yellow and red. He stated that most communities do not require a permit for door graphics.

In response to questions from Commissioner Hanson, Mr. Seymour stated that the sign was spec'd to be internally illuminated. He stated that he is now aware that the existing sign is not lighted nor are other signs on the street lighted. He confirmed that he will ask Hollywood Feed about alternate colors. He stated that letters with a white face with a black return, the sides of the letters, have been used in other locations.

In response to a question from Commissioner Hanson, Ms. Czerniak confirmed that if two signs are proposed, the maximum permitted signage area would still be 25 square feet.

In response to questions from Chairman Grinnell, Mr. Seymour acknowledged that the type of business is not changing so customers will still know the location as a pet store despite the name change.

In response to a question from Ms. Czerniak, Mr. Seymour confirmed that there is no intention to paint the bricks or replace the doors or windows.

Hearing no further comments from the Commission, Chairman Grinnell invited public testimony.

Mr. Gleason noted that a letter was submitted by the Lake Forest Preservation Foundation agreeing with the staff report. He stated that the Foundation has a concern that as presented, the signage may not conform to the signage standards.

Hearing no further public testimony Chairman Grinnell invited final questions and comments from the Commission.

Commissioner Culbertson stated that the petition is very incomplete adding that more information and the involvement of the business owner is important.

In response to questions from Commissioner Hanson, Commissioner Culbertson noted that there were several questions that Mr. Seymour was not able to answer until he consults with the business owners.

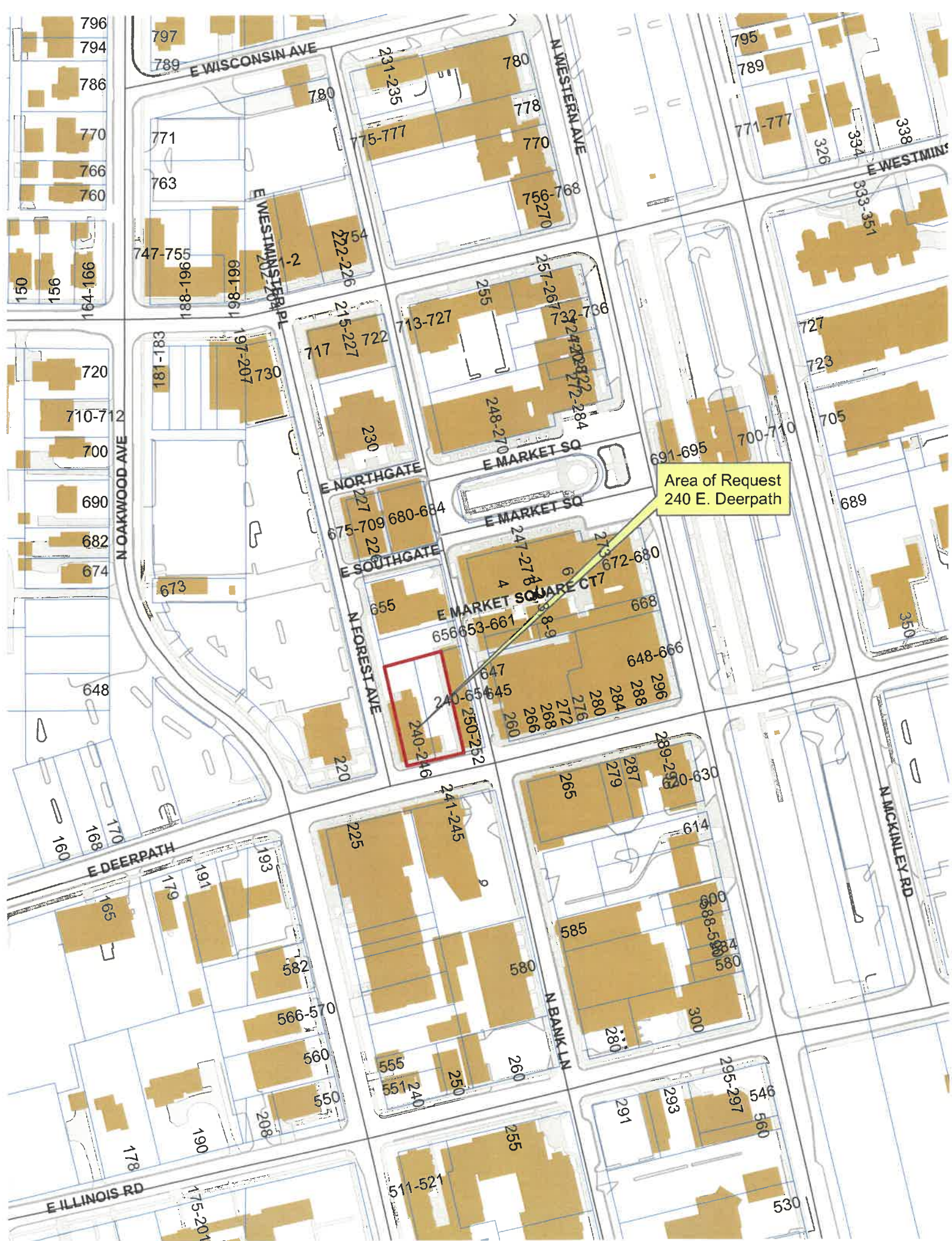
Commissioner Hansen stated that in his opinion, it is not a good use of time for the petition to be continued. He suggested that the Commission can provide direction to the petitioner on what would be acceptable.

Commissioners Culbertson and Daliere stated that additional information is needed along with the involvement of the owner.

Hearing no further comments, Chairman Grinnell invited a motion.

Commissioner Culbertson made a motion to continue the petition to allow the issues raised to be clarified and addressed and the business owner to be consulted.

The motion was seconded by Commissioner Daliere and was approved by a vote of 6 to 0.





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

PROJECT ADDRESS: ²⁴⁰~~420~~ East Deerpath 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 type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input checked="" type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Yogesh Gandhi
Owner of Property
545 N. Mayflower Rd.
Owner's Street Address (may be different from project address):
Lake Forest, IL 60045
City, State and Zip Code
817-295-1001/847-331-8624
Phone Number Fax Number
yogesh@stateleysuites.com
Email Address
Yogi @ stateleysuites.com
Yogesh Gandhi
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Collin Seymour, Office Manager
Name and Title of Person Presenting Project
The Sign Palace, Inc.
Name of Firm
68 N. Lively Blvd.
Street Address
Elk Grove Village, IL 60007
City, State and Zip Code
817-640-1335
Phone Number Fax Number
accounting@signpalace.com
Email Address
Collin Seymour
Representative's Signature (Architect/ Builder)

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

Please email a copy of the staff report ☐ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report ☐ OWNER ☐ REPRESENTATIVE

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

TRUST OWNERSHIP (EXHIBIT C)

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

TRUST NUMBER LFT-1407

TRUSTEE INFORMATION

Name THE CHICAGO TRUST CO.

Firm WINTHROP WEALTH MANAGEMENT CO.

Address 10258 S WESTERN AVE.

Phone CHICAGO, IL 60643
773-298-6208

Beneficiaries

Name ASHA GANDHI, MD, SC
PROFIT SHARING PLAN

Address 545 N MAYFLOWER RD
LAKE FOREST, IL 60045

Trust Interest 100% %

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%

Name

Address

Trust Interest

%



March 12th, 2024

From: Sign Palace Inc.
68 N Lively Blvd, Elk Grove, IL 60007

To: The City of Lake Forest Historic Preservation Commission

Whom it may concern,

The included documents are for our proposal to update wall signage at 240 E Deerpath Rd in Historic East Lake Forest District. The purpose of this project is to update the branding of an existing location (Pet People) with their new business name and design (Hollywood Feed).

The scope of the work includes the removal of the existing flat-cut letters wall sign from the building location and the replacement with a new aluminum pan sign with acrylic dimensional letters as depicted in the provided documents. The new wall sign will be painted to match the historical Lake Forest Green and is to be mounted flush to the building wall with 1" thick Harvest Gold lettering. This color scheme is present on Deerpath Rd. with signage such as the Griffith, Grant, & Lackie Realtors building sign.

This will not only bring the visual aesthetic of the property up to date, but it will also allow access to provide maintenance to the existing brick façade which will be left unaltered. The updates to the location will vastly improve the appearance of the said business as well as allowing cohesive branding for the company throughout all their Illinois locations while still upholding the aesthetics and principles set forth by the Historical Preservation Commission.

Best Regards,
Sign Palace Inc.

Collin Seymour
Office Manager
847-640-1335
accounting@signpalace.com



EXISTING
SCALE: NTS

OPTION 1
A WALL SIGN
QTY (1) 25 SQ FT

- SCOPE OF WORK:
- REMOVE EXISTING CHANNEL LETTERS
 - INSTALL NEW S/F NON-ILLUMINATED WALL SIGN



PROPOSED (PROPOSED VIEW MAY NOT BE TO EXACT SCALE)
SCALE: 3/16" = 1'-0"

Hollywood Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



VISION
SIGN GROUP

Your Vision | Your Brand | Our Commitment

Corporate HQ:
358 E Grafton Rd Farimont, WV 26554
Office: 304.366.3021
www.visiongroup.com

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Client Approval:



Date:

PLEASE CHECK ALL SPELLING, QUANTITIES, COLORS, AND MATERIALS BEFORE APPROVING

Revisions:

2 Final / DA / 02-06-24

3 Final / DA / 02-28-24

4 Perspective / DR / 03-06-24

Color & Materials:

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: S002



EXISTING
SCALE: NTS

OPTION 1
WALL SIGN

QTY (1) 25 SQ FT

- SCOPE OF WORK:
- REMOVE EXISTING CHANNEL LETTERS
 - INSTALL NEW S/F NON-ILLUMINATED WALL SIGN



PROPOSED (PROPOSED VIEW MAY NOT BE TO EXACT SCALE)
SCALE: 3/16" = 1'-0"

Hollywood Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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3 Perspective / DR / 03-06-24

Color & Materials:

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: 5002



OPTION 1
WALL SIGN

A.1

QTY (1)

25 SQFT

SCALE - 3/4" = 1'-0"

Hollywood
Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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Client Approval:



Date:

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Revisions:

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4 Perspective / DR / 03-06-24

Color & Materials:

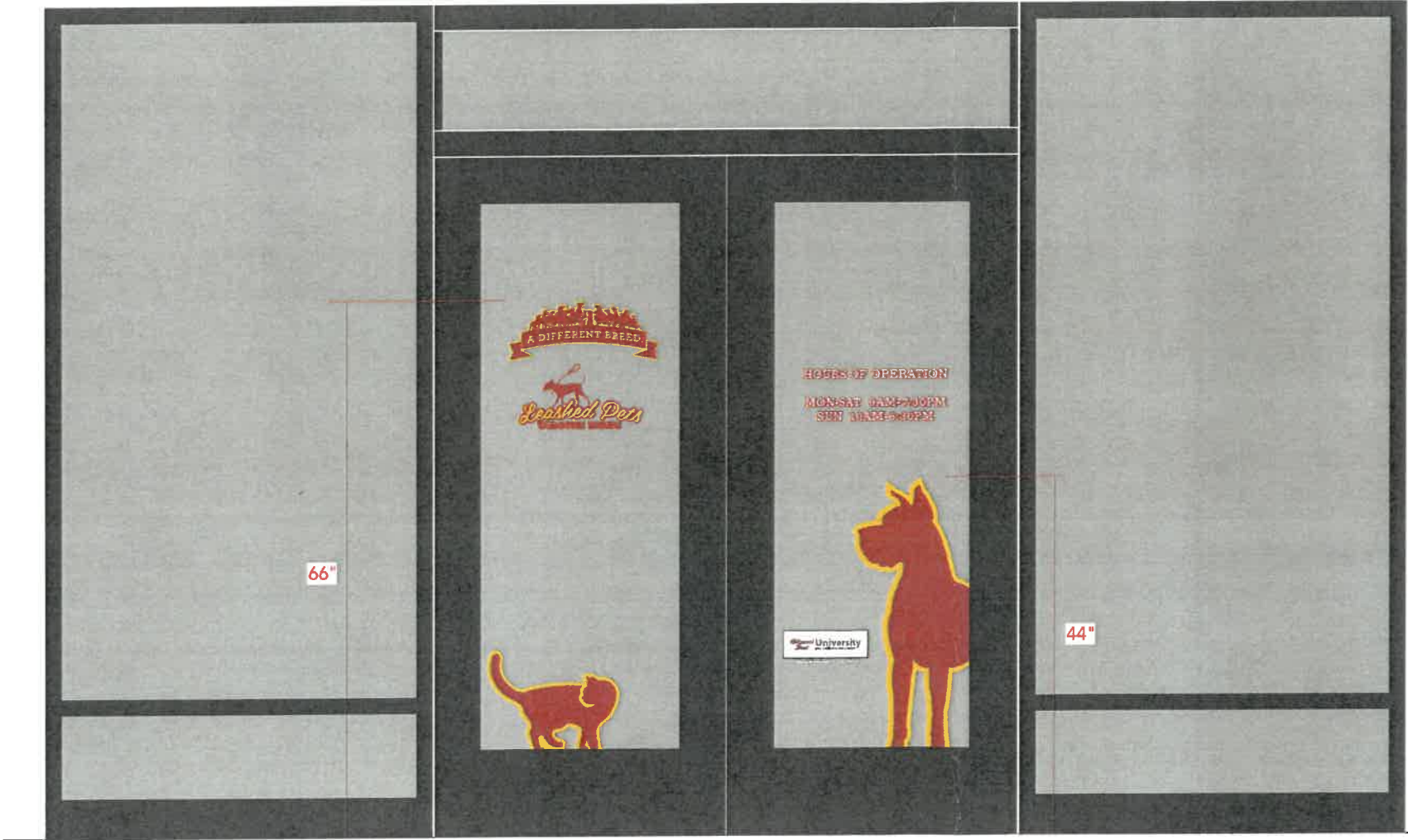
PMS 3425 C (LAKE FOREST GREEN)
PMS 7563 C (HARVEST GOLD)
BM 2173-20 TAWNY ROSE

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: S003



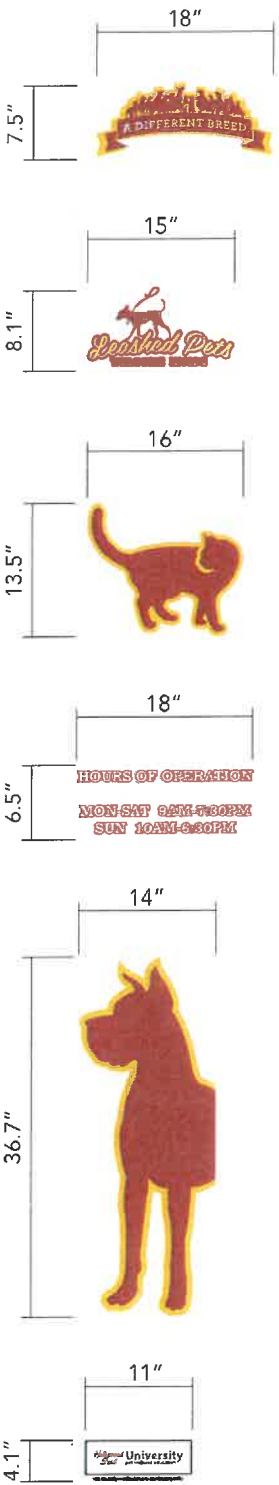
NOTE: FEET OF DOG AND CAT TO BE CUT OFF IN FIELD.

SCALE - 3/4" = 1'-0"

B DOOR VINYL (DOUBLE)
QTY (1)

SCOPE OF WORK:

- REMOVE EXISTING DOOR VINYL
- INSTALL NEW DOOR VINYL



SCALE - 3/4" = 1'-0"



Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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Revisions:

2 Final / DA / 02-06-24

3 Final / DA / 02-28-24

4 Perspective / DR / 03-06-24

Color & Materials:

- PMS 115 C
- PMS 484 C
- PMS 476 C
- White

Project No: 5059 (DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: 5004



EXISTING
SCALE: NTS

A

CHANNEL LETTERS

QTY (1)

24.77 SQ. FT

SCOPE OF WORK:

QTY. (1) SET OF FACE-LIT CHANNEL LETTERS
ON BACKER PANEL FLUSHED MOUNTED



PROPOSED (PROPOSED VIEW MAY NOT BE TO EXACT SCALE)
SCALE: 3/16" = 1'-0"

Hollywood
Feed

Hollywood Feed #445
240 East Deerpath Road
Lake Forest, IL 60045

Project: 5059



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Revisions:

- #Description / Initials / Date
- #Description / Initials / Date
- #Description / Initials / Date

Color & Materials:

Project No: 5059(DR)

Date: 09/07/2023

Description: Hollywood Feed
Lake Forest, IL

Sheet No: S002



CURRENT AND PAST DEERPATH STREETSCAPE SIGNAGE

Agenda Item 4
261 North Mayflower Road
Demolition – No Replacement Structure

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Historic Resource Evaluation
Landscaping Concepts
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 20, 2024
FROM:	Abigail Vollmers, Senior Planner Community Development
SUBJECT:	261 North Mayflower Road – Demolition of Existing Residence and Attached Garage

Property Owners

Bellevue Place, LLC (Diana R. Moore Trust)

Property Location

East side of Mayflower Road, between Maplewood and Illinois Roads

Historic Districts

East Lake Forest Local & National Register Historic Districts

Representative

Susan Benjamin, Benjamin, Benjamin Historic Certifications, LLC

Summary of the Request

This is a request for a Certificate of Appropriateness to authorize the demolition of the existing residence and attached garage. No replacement structure or redevelopment of the 2.84-acre property is proposed. The owners intend to reinforce the lakefront bluff with structural enhancements at the top and bottom while also adding extensive drainage improvements to eliminate the existing erosion concerns. These improvements will be an extension of the significant bluff stabilization and restoration work completed by the Moore's on the adjacent property they own at 255 North Mayflower Road which is their family home. A minor re-working of the configuration of the driveway for the 255 North Mayflower Road property is planned to eliminate a blind curve. For the foreseeable future, the 255 and 261 properties will function as a single zoning lot.

A comprehensive landscaping plan to enhance the full site with native understory and pollinator habitat plantings will be implemented. Existing trees and topography will be preserved except for the areas that must be impacted to stabilize and restore the bluff.

Detailed materials provided by the petitioners are included in the Commission's packets. The information is not repeated in detail in this report. The materials include a report from Benjamin Historic Certifications LLC, a preservation consultant.

Description of the Property and Surrounding Area

The property is located on the east side of Mayflower Road along the lakefront. A full bluff comprises the eastern edge of the property. The home is bordered on the north by 263 North Mayflower Road, a home built in 2008/2009 and 255 North Mayflower Road on the south, which, as noted above, is owned and occupied by the Moore family. To the west, the property is adjacent to an irregularly shaped property, addressed as 259 North Mayflower Road, on which the driveway access to the 261 and 263 property is located. The 259 North Mayflower Road property was previously developed with a small house which was demolished by the previous property owner in 2020 after approval by the Historic Preservation Commission.

The property in this request totals almost three acres most of which is expansive grounds with many mature trees and landscaped patio areas closer to the house. The property is located on the very eastern edge of the east Lake Forest residential area, some distance from the City's Central Business District and train station. The property is similar in size to the surrounding properties in the area.

The original house on the property was constructed in 1890 and significantly altered in 1951-52 as detailed in the materials included in the Commission's packet.

Staff Review

The Historic Preservation Commission is charged with preserving and protecting structures and sites having a special historical, community or architectural interest or value to the community. The Commission is *not* charged with preserving all old structures. In fact, the integrity of the City's preservation ordinance itself is protected and strengthened through the due diligence with which the Commission considers each unique property and request. It is essential that the Commission is selective about determining which structures are worth preserving, those that are found to have a high level of historic importance, to be of exceptional architectural design with pure and accurate detailing, and constructed of quality materials. Neglect is not justification for demolition, however, the Commission is charged with looking beyond current conditions and considering the "bones" of structures, the original grandeur, the importance of the original or subsequent architects, and changes made over time and whether or not they served to preserve the historic integrity of the property.

Demolition

A review of the standards for demolition is provided below.

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

This property itself is important and located in the Historic District. However, the structure, the residence and attached garage, is not extraordinary and its demolition would not be detrimental to the public interest or contrary to the general welfare of the community. The residence was constructed in 1890 for Isabelle Corwith ("Bombie") and Charles B. McGenniss in a shingle style by Architect Arthur Heun. The home was completely renovated in 1951-52 for Mrs Donald Ryerson, the daughter of Isabelle Corwith ("Bombie") McGenniss by architect Herman Lackner.

The renovation of 1951-52 included a complete remake of the residence. The entire exterior of the home was changed from the shingle style to a Colonial Revival house with a smaller roofline in which none of the original character survived. The detailing of the updated colonial house includes a heavy front porch with four columns, an oversized transom above the front door, and an overall lack of design consistency. The materials are average quality without any particular attention to detailing. The colonial architecture pales in comparison to the original shingle style home and it is quite clear that the structure lost its historic, cultural, and architectural importance with that renovation, and that its demolition would not be detrimental to the public interest. In fact, relandscaping the site, restoring the bluff in a manner that preserves the existing features of the site, and allowing the land to become a buffer to the Howard Van Doren Shaw house "Little Orchard" at 255 North Mayflower Road, could offer a significant benefit to the public interest and the Historic District for the foreseeable future.

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.

The residence is identified as a Contributing Structure to the District because of its age. As a result of the Contributing Structure designation, thorough due diligence is necessary in considering the present request. The study for this petition involved an independent consultant's research on the history of the property, an extensive site inspection of the existing structure and careful consideration of the property and surrounding area.

The property itself, not the residence, contributes significantly to the historic character of the Historic District. The mature trees and bluffs edge should be carefully considered as context to the surrounding historical structures and preserved to the extent possible. The City's Historic Residential and Open Space Overlay District provides a strong framework to assure that any future redevelopment will be considered in the context of the significant features and identifying characteristics of the site.

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.

The residence has been significantly altered in form, massing, detailing and materials since the time of original construction. The residence lacks the level of character and distinction that would make it worthy of preservation. The demolition of the residence and attached garage, would not be contrary to the purpose, intent or objectives of the Historic Preservation Chapter in the City Code.

The property on which the residence is located is beyond street view and is sited prominently on the lakefront. Preservation of the natural features of the site itself, rather than the existing structure, is necessary to meet the purpose and intent of the Historic Preservation Chapter.

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.

The residence is not of such old, unusual, or uncommon design, texture, or material that it could not be reproduced without great difficulty or expense. The residence, of which none of its original character is surviving, either interior or exterior, has the architectural quality to be considered anything other than unremarkable and is not at a level of detailing or character of other structures in the Historic District. Based on the information submitted by the petitioner and staff research including thorough on-site inspections, the residence lacks the historic and architectural integrity to be of great importance to the district.

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.

The current owners have no plans to replace the existing residence, no replacement structure is envisioned or designed. The owners do not have plans to construct a replacement structure on the property now or within five years.

If the demolition is approved, the structures will be removed along with the hardscape associated with the residence. All debris will be removed from the site. The demolition will allow the planned bluff stabilization and restoration work to proceed and following that, landscaping will be added to provide an open space buffer to the north of the significantly historic Howard Van Doren Shaw residence owned and occupied by the Moore family at 255 North Mayflower Road.

Although no redevelopment is planned by the owners, any future redevelopment of the site will require review and approval by the City's Historic Preservation Commission. Redevelopment may also require review and approval by the Plan Commission and City Council.

Public Comment

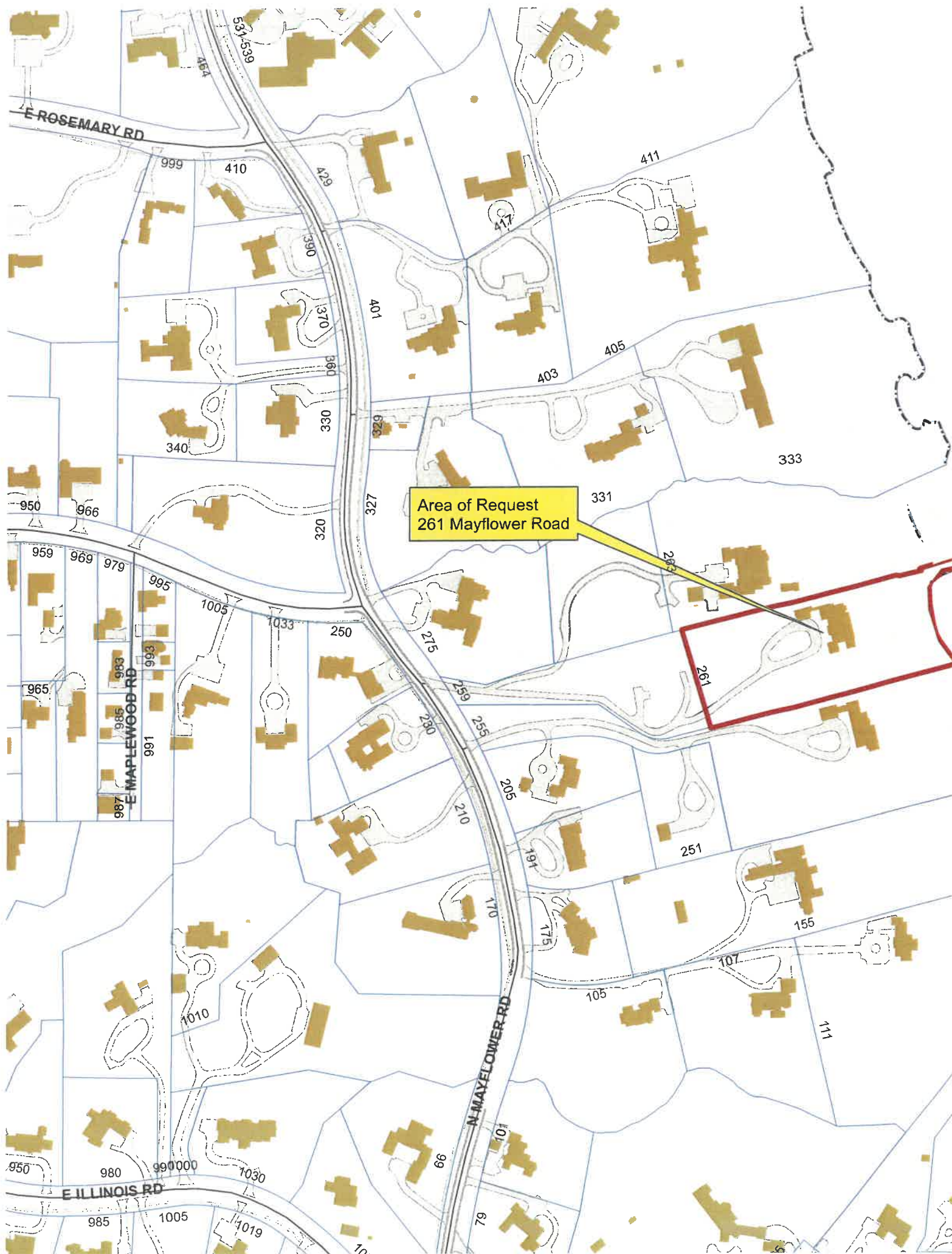
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at five public locations and on the City's website. As of the date of this writing, one comment in support of the demolition has been received and is included in the Commission's packet.

Recommendation

Based on the findings detailed in this staff report and incorporating the information submitted by the petitioner, staff recommends approval of a Certificate of Appropriateness authorizing the demolition of the residence and attached garage at 261 North Mayflower Road subject to the following conditions.


1. Until demolition occurs, the structure must remain secure, all windows and doors closed and locked to prevent unauthorized entry. General maintenance of the structure and overall property shall continue in compliance with all Code requirements.
2. During demolition activity, all trees and vegetation, unless approved for removal by the City's Certified Arborist, shall be protected from damage. If determined to be necessary by the City's Certified Arborist, trees close to the areas of demolition activity shall be treated with pre and post construction measures to increase the chances of long-term survival.
3. The residence shall be removed in its entirety, including the basement and the site cleared of all debris. The area of the basement shall be filled with material approved by the City and graded even with existing grades on the site. The fill shall be compacted as directed by the City.
4. Beyond the footprint of the house, grades shall not be altered during demolition activity.
5. On an ongoing basis, before, during and after demolition, the property must be maintained. All grass shall be mowed on a regular basis and trees, shrubs and other vegetation shall be regularly maintained to avoid the appearance of an unkempt or overgrown property.

6. Any new structures proposed for the property shall require review and approval by the Historic Preservation Commission based on the applicable standards in the Code to assure compatibility with and a positive contribution to, the Historic District.





Area of Request
261 Mayflower Road

An aerial photograph of a residential area, likely a golf course or country club, showing several large houses, swimming pools, and golf courses. A red line outlines a specific area of interest. A yellow callout box with a pointer indicates the 'Area of Request' for '261 Mayflower Road'.

Area of Request
261 Mayflower Road



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

PROJECT ADDRESS 261 North Mayflower Road

APPLICATION TYPE

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

Belleve Place LLC
Owner of Property
255 North Mayflower Road
Owner's Street Address (may be different from project address)
Lake Forest
City, State and Zip Code
847-682-1100
Phone Number Fax Number
Davis@DOTHMG.COM
Email Address

ARCHITECT/BUILDER INFORMATION

Name and Title of Person Presenting Project

Name of Firm

Street Address

City, State and Zip Code

Phone Number Fax Number

Email Address

Representative's Signature (Architect/ Builder)

Owner's Signature

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

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



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 Diana R. Moore Trust dtd 6/15/1995	Name _____
Address 255 N. Mayflower Road, Lake Forest, IL 60045	Address _____
Ownership Percentage 100 %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Dear Commissioners and Staff,

My wife Diana and I live at 255 North Mayflower Road. We would like to raze the existing structure at 261 North Mayflower, which is the property immediately to our north.

As some of you may know, I served on the Historic Preservation Commission for five years. I departed one year early in order to serve three terms as an alderman on City Council. My wife Diana and I are the current owners Little Orchard, Howard Van Doren Shaw's first home in Lake Forest (completed one year before Ragdale). We are supporters and advocates of historic preservation.

Since our purchase of Little Orchard in 2014, we have done a thorough restoration of the home. When possible we've reused original building materials; when the original materials were not available we commissioned artisans to hand-craft replacements. For example, the exterior soffit trim was hand made in Idaho, and took three men four months to install, all while leveling the integrated gutter system as they progressed around the house. We rebuilt all of the fireplaces and chimneys, reusing the original exterior stones in their original locations. Siding repairs were made with hand-crafted replacement boards, as the needed size and proportion is no longer available. In these and multiple other situations we have sought to stay true to Shaw's design and vision.

Our home is located nine feet from our north property line. As a lot-in-depth, that set-back should be a minimum of 50 feet. When the property to the north became available, we seized on the opportunity to center our home on a lot more respectful of being Shaw's first residence in Lake Forest.

The existing home at 261 North Mayflower is approximately 35 ft from the bluff's edge. Since 2015 when we moved into 255, the bluff at 261 has sloughed twice, creating an extremely steep and precarious condition. In contrast, we have reinforced and supported our bluff with extensive drainage improvements, structural enhancements at top and bottom, as well as extensive improvements to our beach infrastructure. If we are permitted to raze the 261 structure, we intend to stabilize the bluff with a decreased pitch and engineered support.

The table land of the parcel will resemble what we have created in our current yard. Turf will be replaced with trees, prairie and native perennial species. Our driveway will be repositioned slightly to eliminate an existing blind-spot. Most of the plant material disturbed by the driveway shift will be transplanted or replaced. There will be minimal impact on existing trees, other than trimming and the removal of unhealthy or dead specimens.

We hope you will approve this project to reverse an unfortunate previous subdivision. Little Orchard deserves a more fitting setting, to honor Shaw as one of Lake Forest's leading citizens.

Sincerely,

David L Moore

3

Commonly known as: **501 N. MAYFLOWER ROAD, LAKE FOREST, ILLINOIS**

Lot 2

101

LAKE
MICHIGAN

Soote: 1 inch = 30 feet

Lake Michigan

255 N. MAYFLOWER RD
HISTORIC HOME TO REMAIN

Order by
George M. Covington, Attorney
300 N. Warden Avenue
Lakeland, Florida
Order No. 18398
Title No 13-8-422A
Title Book 200 Page 1
Date: August 25, 2014

World Central Land Survey Company, Inc.
Land Surveyors & Geographers

21 Riverwood Drive • 1444 34th St. • Albany, NY 12244
phone 518-262-1180 fax 518-262-1182

Professional Service and Maximum Satisfaction

David Dangler Subdivision

Lot 2

**CITY OF LAKE FOREST
HISTORIC RESOURCE EVALUATION
261 N. Mayflower Road, Lake Forest**



261 N. Mayflower Road: 1952-2024



261 N. Mayflower Road: Ca. 1890-1951; photo published, *Inland Architect*, 1899



261 N. Mayflower Road, Earth View, March 4, 2024

Executive Summary

The house at 261 N. Mayflower that was built ca. 1890 and designed by Arthur Heun had considerable historical significance because of its association with important early Lake Forest families. That house had a rich history of life on the property associated with the McGenniss and Ryerson families. It also had significance as an example of Shingle Style architecture. There were few Shingle Style houses built on the North Shore, including Lake Forest, because shingled residences were commonly built in seaside, resort communities on the east coast or inland east coast cities, including Boston and Lenox Massachusetts, by prominent architects such as McKim, Meade & White and Henry Hobson Richardson. The house at 261 N. Mayflower received early recognition. Captioned “The Residence of Mrs. Charles Burrall McGenniss, Lake Forest Illinois, Arthur Heun, Architect, Chicago”, the photograph of the house illustrated in this report was published in Volume 33, No. 6, July, 1899, of *The Inland Architect and News Record*, a significant early architectural journal. Unfortunately, there is nothing left of the house that was published as a reminder of the building’s historical and architectural significance.

The house as remodeled in 1951-2, with non-historic alterations made in 1988, is a time piece but not a fine example of architecture of the period. It is quirky but not significant for design consistency in scale and materials. Although deserving of a report to document its long and interesting story, the house’s rich history took place earlier than 1952, and its architecture was far more significant before its remodeling.

History of the Property

The building at 261 N. Mayflower Road was an extensive remodeling of the Shingle Style house designed by Arthur Heun for Isabelle Corwith (“Bombie”) and Charles B. McGenniss.¹ In 1951-52, architect Herman Lackner was hired to transform the house. His client was Bombie’s daughter, Mrs. Donald Ryerson, who is believed to have lived in the house since her marriage in 1911.

261 N. Mayflower Road² was part of the McGenniss Baker subdivision that was recorded on April 24, 1902. In 1978, the property upon which 261 Mayflower Road was situated was divided into two lots: Lot 1, which includes the main house, located at 261 N. Mayflower Road, and Lot 2. This created the Peter G. Danis subdivision.³

The 261 N. Mayflower property has an interesting history tied to several prominent Lake Forest families. Anthony (“Tony”) Ryerson, who grew up at 261 N. Mayflower, detailed the history of the property in a memoir written in 1999 that is located in the collection of the History Center of Lake Forest-Lake Bluff.⁴

The story begins with the four Corwith sisters who were daughters of Chicago real estate investor Henry Corwith (1820 – 1880) and Isabelle Soulard (1828 – 1922). They all lived along the lakefront in Lake Forest, on or very near N. Mayflower Road. They were:

- Mary Corwith Baker, who married Alfred L. Baker, and who lived at “Little Orchard,” 255 Mayflower Road, designed in 1898 by Howard Van Doren Shaw;
- Antoinette Corwith Dangler, who married Charles Dangler and was mother of architect Henry Dangler, who partnered with David Adler (until Dangler’s untimely death in 1917, and with whom Ambrose Cramer worked). Antoinette lived at “Fairmore,” 77 N. Stone Gate Road, designed by Alfred Granger c. 1900 and 1928, with renovations by Roy Binkley;
- Eliza Corwith Hamill, married to Ernest Hamill, who lived at “Ballyatwood,” 433 N. Mayflower Road, built in 1906 and designed by Spencer & Powers.
- Isabelle “Bombie” Corwith McGenniss Cramer (1861 – 1954). She and her first husband built 261 Mayflower.

¹ The photo of the 1899 Shingle Style House is from the Lake Forest Preservation Foundation 11th Annual Historic Preservation Awards. It is the same photograph that was published in *The Inland Architect and News Letter*.

² 261 Mayflower was a three-story shingled house designed by Arthur Heun Ca. 1890, and re-designed by architect Herman Lackner in 1951. Today, 261 Mayflower generally retains the appearance from the 1951 design.

³ 261 Mayflower Road, City of Lake Forest Permit dated April 14, 1980.

⁴ Anthony M. Ryerson, *Humorous Hubbub: Memoirs of Anthony Mitchell Ryerson, as told to Margo Giffin Ryerson*, privately published (1999).

Isabelle Corwith (“Bombie”) was born in 1861 in Galena, Illinois, and married Charles B. McGenniss (1858 – 1891) on January 12, 1888. The couple built the original shingle-style house at 261 Mayflower Road that was designed by Arthur Heun. They had a daughter named Isabelle McGenniss (1888 – 1976). After Charles B. McGenniss died in 1891, Bombie Corwith McGenniss married businessman and banker Ambrose Cramer, Sr. (1857 - 1927).

Ambrose Cramer, Sr. was previously married to a woman named Susan Skinner (died in 1898) and they had two children: Elizabeth and Ambrose, Jr. (1891 – 1970). Ambrose Cramer, Jr. grew up to be a distinguished architect who, before opening his own practice, trained under and worked for Henry Dangler and David Adler. Ambrose, Jr, remodeled 259 Mayflower Road that was built as stables for 261 Mayflower. Called “Monoxide Towers”, (a humorous reference to carbon monoxide produced by automobiles) it served as the Isabelle McGenniss Ryerson Garage and Residence. This building, which was located on Lot 2 in the Peter G. Danis subdivision, has been demolished.⁵



When Ambrose Cramer, Sr. and Bombie married they built and moved into *Rathmore*, 57 Stonegate Road, (designed in 1896 by F.W. Stickney), along with Ambrose’s children Elizabeth

⁵ A *Historic Resource Evaluation* was written by Benjamin Historic Certifications before the building was demolished.

and Ambrose Cramer Jr., and Bombie's daughter Isabelle McGenniss.⁶ Ambrose Cramer, Jr. and Isabelle McGenniss grew up together.

After Bombie and Ambrose Cramer Sr. moved to *Rathmore*, the house at 261 Mayflower Road was rented to the Ferry family, possibly the children of Abby Farwell Ferry of Lake Road.⁷ Bombie gave the house at 261 Mayflower to her daughter, Isabelle McGenniss, probably around the time of her daughter's October, 1911, wedding to Donald M. Ryerson (1884 – 1932).



Isabelle Corwith McGenniss ("Bombie") Cramer, Isabelle McGenniss, Isabelle Corwith
ca. 1891, Ryerson *Memoirs*

Donald Ryerson was the grandson of Joseph T. Ryerson (1813-1883), founder of the Joseph T. Ryerson & Son, Inc. steel company, and the son of Edward L. Ryerson Sr. (1854 – 1928). Upon the death of Edward L. Ryerson Sr., his sons Edward L. Ryerson, Jr., Joseph, and Donald assumed leadership of the company, known by then as J.T. Ryerson & Son, Inc. In 1935, the business merged with Inland Steel Corporation. During the 1950s, Inland Steel was among the ten largest steel companies in the United States.⁸

⁶ Kim Coventry, Daniel Meyer and Arthur H. Miller. *Classic Country Estates of Lake Foresta; Architecture and Landscape Design, 1856-1940*. New York: W. W. Norton & Company 2003,86,88.

⁷ Art Miller, "McGenniss/Ryerson/La Place Residence, 261 Mayflower Road," 2016; rev. August 4, 2019. Unpublished.

⁸ "Inland Steel," *Encyclopedia of Chicago*, <http://www.encyclopedia.chicagohistory.org/pages/642.html>, accessed March 1, 2024.

Donald and Isabelle Ryerson had three children: Donald Ryerson, Jr., who died in infancy, a daughter Isabelle Joan (Brewster), and a son Anthony (“Tony”) Mitchell Ryerson (1918 – 2002). Donald Ryerson, Sr. died in 1932. His wife Isabelle continued to live at 261 Mayflower after his death. During the 1930s there were a few changes to the house, but nothing extensive. On March 16, 1936, a permit was taken out to alter and add to “an old frame residence.”⁹ In 1951, she hired local architect Herman Lackner to radically change the house, re-designing the interior and exterior of 261 Mayflower Road.



261 N. Mayflower Road, after 1951 renovations by Herman Lackner. 1995 Photo. Ryerson *Memoirs*.

Tony Ryerson served in World War II. During that time, his wife Dusa Ryerson and their infant daughter Sheila lived in *Monoxide Towers*. When Tony was discharged from the service, sometime in 1945 but prior to the end of the war, he returned to *Monoxide Towers*. Because Dusa was expecting another child and their family was growing beyond the space provided by the little coach house, Tony and Dusa “switched houses” with his mother. Tony Ryerson and his family moved into the larger, original house at 261 Mayflower, and Isabelle moved into

⁹ Building Permit 562, 3/16/36. Community Development Department, City of Lake Forest

Monoxide Towers. At some point, Isabelle Ryerson's mother Isabelle Cramer was no longer happy living in the very large Rathmore estate, and she moved into *Monoxide Towers* to be with her daughter.



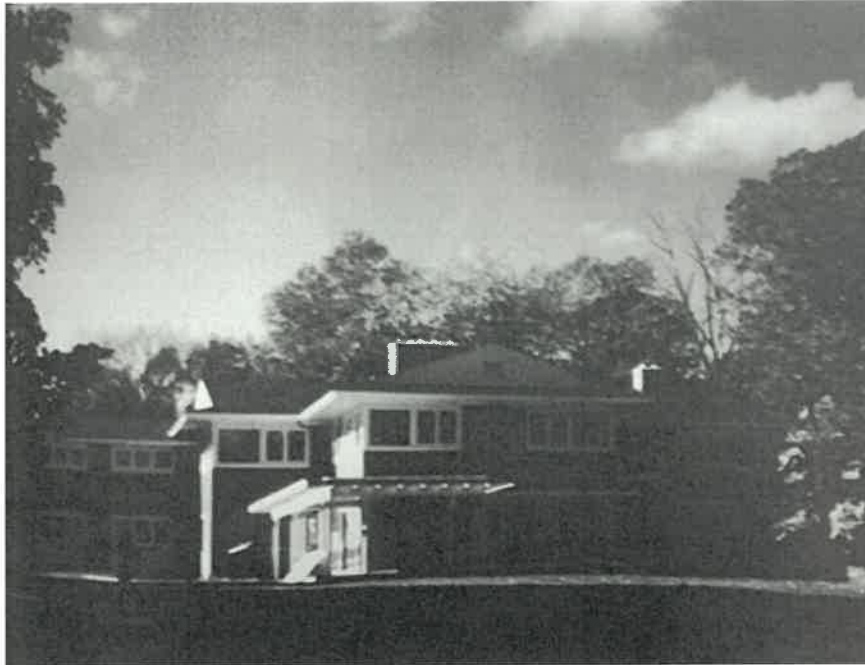
Isabelle Ryerson, ca 1910
Ryerson Memoirs



Anthony ("Tony") M. Ryerson,
1988, *Ryerson Memoirs*

While Tony Ryerson and his wife were living in 261 Mayflower Road, they purchased five acres from the property next door and built a new contemporary house at 263 Mayflower Road, designed by architect Charles Dornbusch, permitted in 1947 and completed in 1950. Tony and his family moved into the new house and his mother Isabelle—Mrs. Donald Ryerson--and her mother Isabelle Cramer moved back into the main house at 261 Mayflower.¹⁰

¹⁰ It was in 1951 that architect Herman Lackner remodeled the interior and exterior of 261 Mayflower Road.



263 N. Mayflower Road, built 1950. Anthony Ryerson House, Ryerson Memoirs.

The major remodeling of the house at 261 Mayflower took place in 1951-52, likely when Mrs. Ryerson and her mother were preparing to move into 261 and Tony Ryerson moved into his new home at 263 Mayflower designed by Charles Dornbusch. The alterations to 261 Mayflower totally transformed the Shingle Style house designed by Arthur Heun. The cost of the remodel by Herman Lackner was estimated at \$80,000. In 1924 dollars that equals \$926,000.¹¹

The City of Lake Forest Permit No. **3602**

BUILDING PERMIT Date **SEPT. 23**, 19**51**

PERMISSION IS HEREBY GRANTED TO **HERMAN H. LACKNER** to construct

ALTERATIONS & ADDITIONS Building on Lot **1** Block **1**

Subd. **BAKER & MAGENNIS** No. **261** Street **NORTH MAYFLOWER RD**

of **2** Stories **16** Rooms **1** Attic **1** Basement

Dimensions of Building: Owner **Mrs. DONALD M. RYERSON**

Front Address **261 NORTH MAYFLOWER RD**

Width Estimated Cost including heating and plumbing \$ **80,000**

Height This building **is** (is not) in the Fire Limits and is to be used as a

Bath **SINGLE FAMILY DWELLING** Zone **RD RESIDENCE**

Laundry Tub **2** Class **PERMIT**

Toilets **2** This permit is granted upon the condition that said

Sinks **2** **Mrs. DONALD M. RYERSON** intends to construct, alter, repair or

Laundry Tub **2** **CITY OF LAKE FOREST** shall use said building and premises only for the kind of

Floor Drains **2** occupancy designated above, in strict compliance with the provisions of the zoning Ordinance,

Heated by **OIL H-W** Building **261** No. **261** of the City of Lake Forest.

Lighted by **ELECTRICITY** This permit may be revoked at any time upon violation of any of the provisions of said

No. of Floors **1** ordinances.

Specifications Received by **HERMAN H. LACKNER** **Charles N. Robertson**

Plat Plan **7679** for Building Permit and Inspection Commissioner of Public Works

Page 1 of 1

¹¹ Amortization Schedule Calculator, <https://www.loanamortizationschedule.org/inflation/80000/1952/>. Accessed March 1, 2024. This is based on information from the Bureau of Labor Statistics to calculate how much the value of a dollar has changed every year, adjusted for inflation.

A realtor's card found at the History Center of Lake Forest-Lake Bluff, dated January 28, 1977 includes a hand-written notation indicating that 261 Mayflower sold on May 11, 1977. The property included the coach house.¹² The new owner of the property was Peter G. Danis. In 1977, Danis subdivided the property into Lot 1 and Lot 2: 261 and 259.¹³

In 1988, the property at 261 Mayflower (Lot 1) was sold to Desmond R. LaPlace (1931-2023), a prominent and successful businessman who retired as Vice Chairman of ACCO Brands in 1996.¹⁴ ACCO World Corp was a Northbrook-based maker of office supplies when he was named vice president in 1987. Its operations in the United States, Canada, Britain, Ireland and the Netherlands made fasteners, paper clips, binders and punchers. That same year it was acquired by Connecticut-based holding company American Brands.¹⁵ He held both undergraduate and graduate degrees from Harvard University. In 1956 he married Jeanne Bernier (born 1930). They were married 62 years. She passed away in 1918.¹⁶

¹² January 28, 1977 Realtor Card, Lake Forest-Lake Bluff History Center.

¹³ Plat of Subdivision dated July 28, 1977. Lake County Recorder of Deeds

¹⁴ Death Notice: Desmond LaPlace, *Chicago Tribune*, Oct 13, 2023, ProQuest. Accessed Web. 5 Mar. 2024 .

¹⁵ "People," *Chicago Tribune*, Feb 9, 1987; C18.

¹⁶ Death Notice: Jeanne LaPlace. *Chicago Tribune*, Apr 08 2018, p. 34. ProQuest. Accessed Web. 5 Mar. 2024.

Architecture

The Ca. 1890 House

The Isabelle Corwith (“Bombie”) and Charles B. McGenniss House designed by Arthur Heun, Ca. 1890, was an excellent example of Shingle Style architecture. Popular between the Mid 1870s and the early 1900s, the style describes a wood frame building with facades sheathed in wood shingles. Shingle Style houses were broad horizontal structures that blended into the natural surroundings, appearing to hug the ground. Porches, balconies and large window openings were common, as they were in Queen Anne houses, but these homes were simple, without the huge variety of picturesque features that characterize the Queen Anne style. They expressed an informality and eclecticism that has been described as a “clear example of American individualism.”¹⁷

The style developed in New England and was particularly popular in seaside resorts like Newport, Rhode Island, or Manchester by the Sea, Massachusetts.¹⁸ Particularly eloquent Newport examples include the Isaac Bell House (1882) by McKim Meade & White and the William Watts Sherman House (1875-76) by Henry Hopson Richardson. “Kraggsyde” in Manchester by the Sea (1883-1885) by Peabody and Stearns, sadly, was demolished in 1929. Shingle Style house also were built far from the coast—in Washington, D.C (the Crounse House, 1897, by Appleton P. Clark); in Detroit, Michigan, (the Charles Lang Freer House, 1890, by Wison Eyre); and in Stockbridge, Massachusetts (“Naumkeag” the Joseph Hodges Choate House, 1885, by Stanford White). There are actually very few Shingle Style houses on Chicago’s North Shore. An enclave was built in Winnetka along Prospect Avenue and only one with integrity remains. In Oak Park, Frank Lloyd Wright’s studio, 1889, is wrapped in Shingles. In Lake Forest, the First Presbyterian Church, 1886 by Charles Sumner Frost, is a beautiful example of shingle style architecture.

The term Shingle Style was coined and defined by Yale professor Vincent J. Scully, Jr. in 1955, when he wrote, *The Shingle Style and The Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*.¹⁹ It has since been used to describe the many beautifully detailed shingled houses built from the 1880s to approximately 1900 located primarily on the east coast, but also throughout the country. Houses sheathed in shingles were built earlier in seaside towns in Cape Cod or Nantucket. The style has enjoyed a revival over the last several

¹⁷ Wentworth Studios, “Shingle Style (1880-1900)”, , <https://www.wentworthstudio.com/historic-styles/shingle/>. Accessed March 1, 2024

¹⁸ Numerous 1880s examples were illustrated in Sheldon’s *Artistic Country-Seats (Artistic Country-Seats: Types of Recent American Villa and Cottage Architecture with Instances of Country Club-Houses*, by George William Sheldon, published by D. Appleton and Co., New York, in 1886-87.) which was reprinted as *American Country Houses of the Gilded Age*, with new text by Arnold Lewis, The College of Wooster, Wooster, Ohio. New York: Dover Publications, Inc. 1982

¹⁹ Vincent J. Scully, Jr. *The Shingle Style and the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*. New Haven and London: Yale University Press, 1955.

years, especially for casual large beach houses built in the Hamptons.²⁰ Scully's book is profusely illustrated with photos and engravings. All of the plates date from the late 1870s through the 1880s.

Arthur Heun

Architect Arthur Heun, who designed 261 N. Mayflower, was regarded as a highly distinguished architect. His *Chicago Tribune* obituary was titled, "Arthur Heun, 79, Noted Designer of Homes, Dead: Built Many De Luxe Country Places." Its first paragraph stated that the noted architect "...designed some of the most beautiful homes in Chicago and Lake Forest and built fashionable country houses".²¹ His obituary also appeared in *The New York Times*.²²

Heun was born in Saginaw, Michigan in July, 1866. He was trained in architecture under an uncle, Vollusin Bude, in practice in Grand Rapids, Michigan. His first job, when he was age 21, was in the Chicago office of Frank Whitehouse. While in this office he assisted in planning three homes—for Col. J. Mason Lomis, for Barbara Armour, and for General A. C. McClurg. When Whitehouse left Chicago and moved east in 1893, Heun took over White's clientele and established his own reputation. He made contacts with many of Chicago's most progressive and, today most highly respected architects. Although Heun did not have an office in Steinway Hall, built in 1896 at 64 E. Van Buren, (demolished) where Frank Lloyd Wright, Dwight Perkins, Robert Spencer, and Pond & Pond had offices, he often spent time with these progressive designers.

Heun's practice was largely residential though he was adroit in various styles, including Shingle Style, French Eclectic, Tudor Revival and Art Deco. One of his first jobs was remodeling the Prairie Avenue home of Armour executive Arthur Meeker. He later designed their famous country house Arcady Farm (1907) as well as Melody Farm (1908), the country place of Mrs. J. Ogden Armour. At Long Lake, near Traverse City, Michigan, he built "The Timbers," Mrs. Armour's summer home. In Highland Park, he designed a Georgian Revival home for Ernest Loeb at 1425 Waverly. He also designed "Castle Farms", a French Norman summer estate on the 1600-acre farm property in Charlevoix, Michigan, owned by Albert Loeb, a vice president of Sears, Roebuck & Company. It is listed on the National Register of Historic Places. The 1919 house Heun designed for E. Lichtstern, which was inspired by Italian architecture and Prairie Style houses and located in South Deere Park, is also listed on the Register. The grand Tudor Revival house Heun designed for banker and president of the Missouri Southern Railroad Company Frank Deming Stout at 3150 Sheridan Road has been demolished and replaced by an apartment building. The William McCormick Blair House at 1416 Astor Street is still standing. Although his practice was mainly residential, Heun designed the Casino at 195 East Delaware,

²⁰ Cedar shingles oxidize to a silver grey. This protects them from the elements and is particularly suitable for houses built by the sea in Nantucket, the coastal towns of Long Island or Cape Cod.

²¹ "Arthur Heun, 79, Noted Designer of Homes, Dead: Built Many De Luxe Country Places," *Chicago Tribune*, June 21, 1946, 18.

²² "Chicago Architect Built Homes for Leaders in Society", *The New York Times*, Special to the New York Times, June 20, 1946, 17. Accessed March 1, 2024 from *Newspapers.com*

one of Chicago's most glorious Art Deco interiors. In his later years, Heun became a painter. At the time of his death, Heun lived in Chicago at 200 E. Pearson.

1951-52 Remodel of the House

February 15, 1952, Mrs. D. W. Ryerson took out a building permit for replacement of 2 floors and 6-1/2 bedrooms. The architect was H. H. Lackner.²³

The City of Lake Forest		Permit No. 3602
Fee \$ <u>267.67</u>	BUILDING PERMIT	Date <u>SEPT. 28</u> 19 <u>51</u>
PERMISSION IS HEREBY GRANTED TO <u>HERMAN H. LACKNER</u> to construct		
<u>ALTERATIONS & ADDITIONS</u> Building on Lot <u>1</u> Block <u>1</u>		
Subd. <u>BAKER & MAGENNIS</u>	No. <u>261</u>	Street <u>NORTH MAYFLOWER RD</u>
of <u>2</u> Stories	<u>16</u> Rooms	<u>1</u> Attic <u>1</u> Basement
Dimensions of Building:	Owner <u>MRS DONALD M. RYERSON</u>	
Front	Address <u>261 NORTH MAYFLOWER RD</u>	
Width	Estimated Cost including heating and plumbing \$ <u>80,000.00</u>	
Height	This building (is) (is not) in the Fire Limits, and is to be used as a	
Bath <u>2</u>	<u>SINGLE FAMILY DWELLING</u>	
Lavatories <u>2</u>	Class <u>REAR</u>	Zone <u>LD RESIDENCE</u>
Toilets <u>1</u>	This permit is granted upon the express condition that said	
Sinks <u>2</u>	<u>MRS DONALD M. RYERSON</u> agrees to construct, alter, repair or	
Laundry Tubs <u>2</u>	Owner	
Floor Drains	CITY OF LAKE FOREST	
Heated by <u>OIL H.W.</u>	to use said building and premises, only for the kind of	
Lighted by <u>ELECTRICITY</u>	occupancy designated above, in strict compliance with the provisions of the Zoning Ordinance,	
No. of Plans <u>1</u>	Building Code and Health Regulations of the City of Lake Forest.	
Specifications	This permit may be revoked at any time upon violation of any of the provisions of said	
Plat Plan	ordinances.	
Form 5-7-350-12B(26)	Received of <u>HERMAN H. LACKNER</u>	<u>Arthur A. Robertson</u>
	\$ <u>267.67</u> for Building Permit and Inspection	Commissioner of Public Works

²³ Building Permit 3602, September 28, 1951; Building permit 1591, 2/15/52. Community Development Department, City of Lake Forest.

pediments and (sometimes) flanked by sidelights. Classical elements including cornices with modillions and dentils, balustrades, columns, and pilasters are also common. Many Colonial Revival houses have small front porches with columns supporting a pedimented roof or balustrade.

Lackner's interpretation of Colonial architecture incorporated symmetry, double-hung windows flanked by shutters and a front porch that is a translation of a temple front, with four round Doric columns visually supporting a pediment. On the interior classical details abound, although it is unclear if they date from 1951-2 or later. What sets this house apart from earlier houses inspired by America's Colonial past is the scale. The entrance is oversize, with transom windows larger than would be found in earlier graceful Colonial Revival Houses. These elements are bigger and bolder than the home's double hung windows. The brick has ragged surfaces and looks like it might have been sandblasted. The house lacks a sense of design consistency in its interpretation of Colonial Revival architecture.

Herman Lackner

Herman Herbert Lackner was born in Evanston, Illinois, on June 20, 1912. He attended North Shore Country Day School, Harvard College from 1930 – 1932, and the Armour Institute (now the Illinois Institute of Technology) from 1934 – 1936. He traveled throughout Europe and when he returned home, he worked for architect Chester Walcott during the summers of 1930 and 1931. He then was a draftsman for General Houses, Inc. (the firm run by Howard Fisher, who designed a steel house for Adlai Stevenson), from 1933 – 1940, and worked for Holabird & Root from 1940 – 1942. He was in the Seabees (construction battalions) organized by the United States Navy to build bases on Pacific islands during World War II, from 1943 – 1945. Once the war was over, he formed his own firm in 1945, working for 53 years until he retired in 1998.



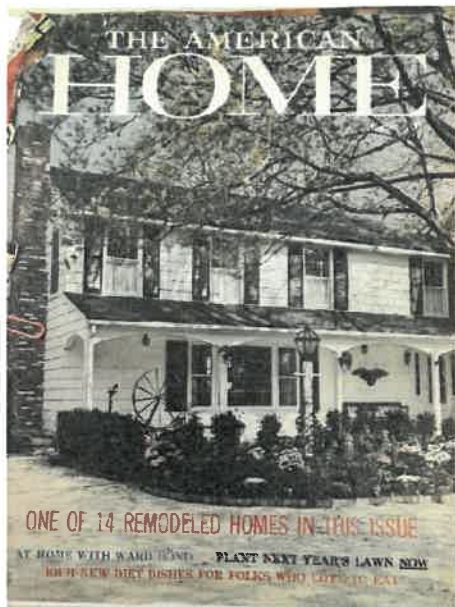
Herman Lackner's registration certificate, July, 1938.²⁴

Most of Lackner's work was residential; he concentrated on updating historic North Shore homes, many designed by noted architects, or designed new homes. Lackner's designs for remodeling older homes were published in the journals *The American Home* in September of 1948 and August of 1960, as well as *Popular Home*, late Spring of 1951. He was a member of the Chicago Chapter of the American Institute of Architects, the Arts Club of Chicago, and the Chicago Literary Club.²⁵ He died on June 24, 1998 in Evanston.²⁶

²⁴ Herman Lackner Archive. Winnetka Historical Society.

²⁵ *American Architects Directory*, R.R. Bowker, 1962.

²⁶ "Herman Lackner, Winnetka Architect," *Chicago Tribune*, June 28, 1998; "H. Lackner, Winnetka Architect," *Winnetka Talk*, July 2, 1998; Barbara Brotman, "Club Survives During a Dark Age for Renaissance Men," *Chicago Tribune*, October 28, 1987.



1960 *American Home*



Remodeling in magazine by Herman Lackner²⁷



Herman Lackner in his Winnetka home (demolished).²⁸



²⁷ "Homes from the Most Unlikely Houses." *The American Home*, September 1960; 78-79. Herman Lackner Archive, Winnetka Historical Society.

²⁸ Ed Callahan, "Renowned architect leaves home town," *Winnetka Talk*, February 26, 1998; 7. y

Alterations of House after 1952 Design by Herman Lackner

Changes Made by Peter G. Danis in 1977 upon his Purchase of the Property:

When the property at 261 Mayflower was sold on May 11, 1977, to Peter G. Danis, he took out a permit to raze and erect a 32' x 22' frame garage. It was built by Danley Lumber Company. No architect was listed on the permit.

No. 14696

Fee 40.75

THE CITY OF LAKE FOREST

Application for Building Permit to Alter, Repair, Install or Raze



Date September 29, 1978 19

THE UNDERSIGNED Peter Danis hereby applies to The City of Lake Forest, Illinois, for a permit to alter, Repair, Install, Raze, a single family, commercial, auxiliary building at 261 No. Mayflower Address

OWNED BY Peter Danis Phone 234-2905

DESCRIPTION OF WORK Erect New 32' x 22' Frame Garage Detached

\$8170.00 is the total cost of the work, including all trades. TO BE ADDED IN ALLOWANCE

LAB APPROVED

GENERAL CONTRACTOR DANLEY LUMBER COMPANY

ADDRESS 1559 NO. MANNHEIM ROAD-STONE PARK, ILLINOIS PHONE 865-5700

ELECTRICAL CONTRACTOR Electric Service Corp.

ADDRESS P.O. Box 50348 -Chgo, Ill. 60650 PHONE 656-8141

PLUMBING CONTRACTOR

ADDRESS PHONE

HEATING CONTRACTOR

Changes made by Desmond La Place after his Purchase of the Property in 1988

In 1988, when 261 Mayflower was sold to Desmond LaPlace, he engaged architect Duane Dickey, who worked with Richard Kendler, to make minor changes that included a breezeway to the 3-car garage and a bay window. Dickey opened his own architectural design firm, Krueger-Dickey, with Robert C. Krueger. They had what is known today as a design-build practice. Robert C. Krueger, known as Jim, worked as a general contractor for custom-built homes on the North Shore, eventually opening his own architectural design firm, Krueger-Dickey, Inc.²⁹

Desmond and Jeanne LaPlace took out permits for interior work in 1988. Permit 20977, dated 6/3/88 was to “demo interior as per plan”. Permit 21093, dated 8/10/88, was to remodel the kitchen and baths. Permit 21211, dated 9/26/88, was to replace a wood deck. All of these permits were signed by D. E. Dickey.³⁰ Permit 21194 was to add a breezeway and bay window.

²⁹ Obituary, “Robert Krueger”, ca September 1, 2009 . *Newspapers.com*.

³⁰ Permits 20977, 21093, 21211, 21174. Community Development Department, City of Lake Forest.

PERMIT NO. 21174
PERMIT FEE 410.00
PLAN REVIEW FEE 48.00
PUBLIC PROP. BOND 300.00
DRIVEWAY FEE.....
DRIVEWAY BOND.....
DRAINAGE.....
OTHER.....

THE CITY OF LAKE FOREST
Application for Building Permit
to Alter, Repair, Install or Raze



Date August 10 1988

THE UNDERSIGNED D. E. Dickey, Architect, hereby applies to The City of
Lake Forest, Illinois, for a permit to alter, Repair, Install, Raze, a single family, commercial, auxiliary
building or sign at 261 Mayflower Road, Lake Forest, Ill. 60045
Address
OWNED BY Desmond and Jeanne LaPlace Phone 295-2854
DESCRIPTION OF WORK Addition of breezeway and bay window
\$ 47,000.00 is the total cost of the work, including all trades.

GENERAL CONTRACTOR Krueger/ Dickey, Inc.
ADDRESS 3806 Foster Street, Evanston PHONE 673-5644
ELECTRICAL CONTRACTOR MM Electric Co.
ADDRESS 721 Hastings Ln, Buffalo Grove PHONE 520-9040
PLUMBING CONTRACTOR Seminetta Plumbing Co.
ADDRESS 5802 N. Wilson, Chicago PHONE 286-3102
HEATING CONTRACTOR To be let
ADDRESS..... PHONE.....
ARCHITECT D. E. Dickey
ADDRESS 3126 W. Madison St., Chicago

THE CITY OF LAKE FOREST, ILLINOIS
BUILDING PERMIT

B

Nº 21174

Date..... 8/13/22 19.....

ed..... Kraeger/Dickey, Inc.....

Contractor - Owner - Agent

repair
construct
install
alter

1 bay window

f Construction

Desmond & Jeanne LaPlace

Owner

Estimated cost of work including all trades \$..47,000.00.....

Other Permits required — Elect. ☐ Heating ☐ Plumb. ☐

San. Sewer ☐ Storm Sewer ☐ St. Opening ☐

Private Sewage ☐

Bonds required — Street Opening ☐ Driveway ☐ Public ☐

This building (is) (is not) in the Fire Limits, and is to be a Class
..... building used as a.....;

Zone

This permit is granted upon the express condition that said applicant agrees to construct, alter, or repair said building in accordance with the Building Code. The use of said building and premises shall be only for the kind of occupancy specified above, in strict compliance with the provisions of the Zoning Code and Health regulations of The City of Lake Forest.

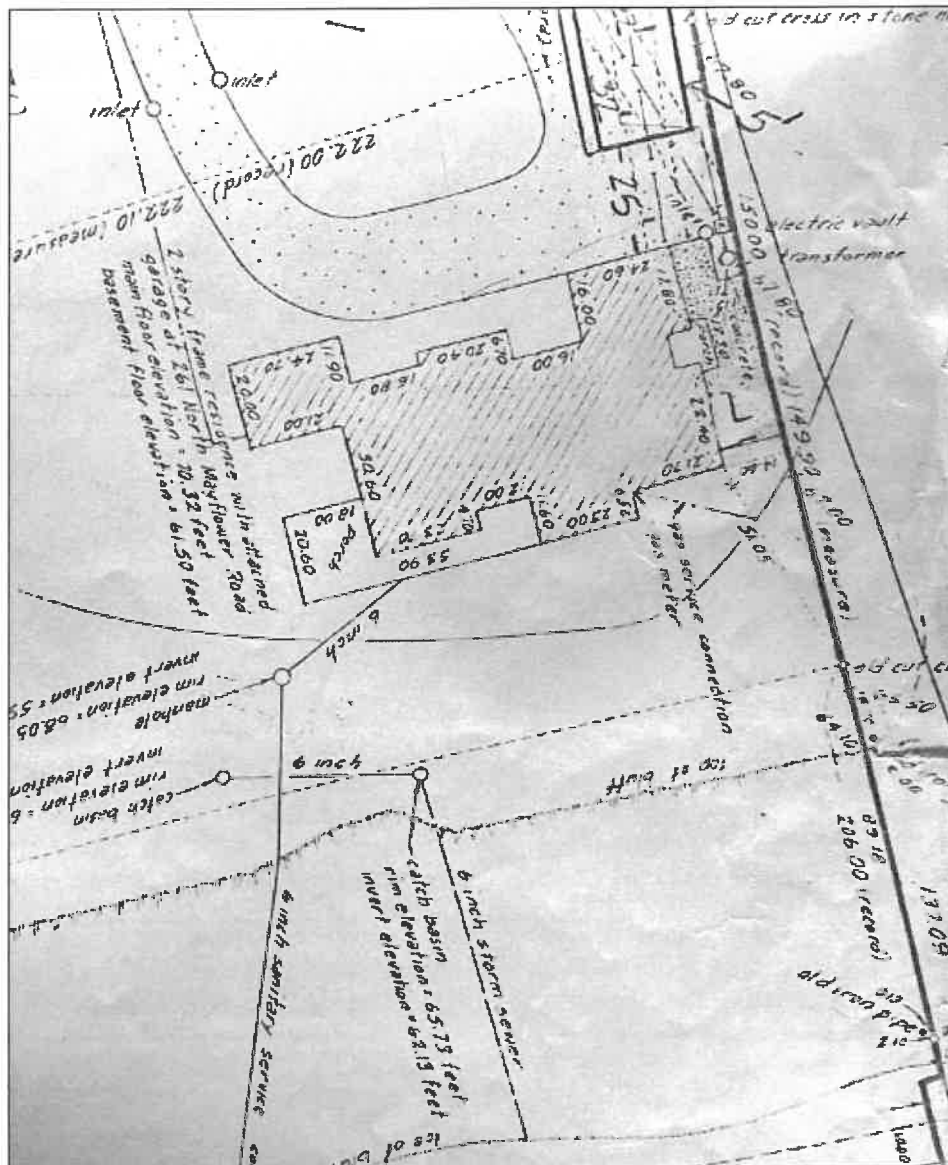
All work done under this permit shall be subject to the inspection and approval of the Director of Building and Zoning or his authorized representative.

Beynon J. Harris
Director of Building and Zoning

On July 7, 2020 Arthur Miller wrote an updated history of 261 N. Mayflower in which he described work done during the time that Desmond La Place lived there. He notes that aluminum siding over 1957 redwood siding may have been done under the Danis ownership from 1977-1988. Dr. Miller also noted that the La Places had the landscape redesigned by Marvin Wehler of the firm of Wehler and Peterson, formerly Lipp, Wehler and Peterson.³¹

³¹ Arthur H. Miller. "McGenniss/Ryerson/La Place Residence, 261 North Mayflower Road, 1899, Arthur Heun, architect". August 4, 2019 manuscript in the collection of Susan Benjamin.

261 N. Mayflower (1952-2024)



Plat of Survey, showing footprint of the house.³²

Although there are no plans or interior photographs of Heun's original house, a rendered floorplan drawn by Herman Lackner is located in the permit files; it accompanied building permit 3602. This first floor drawing generally, although not exactly, reflects how the house is laid out today.

³² Plat of Survey, n.d., Department of Community Development, City of Lake Forest

MR. DONALD J. PIERSON
5 161 NORTH MAIN STREET, BAO
EDMONT, ALTA. T6P 1L1 1965-52 - Lot 2 of Baker & McGinnis
2 STAIR - FRAME - ALTERATION



THE CITY OF LAKE FOREST
APPLICATION FOR BUILDING PERMIT
AND FOR A CERTIFICATE OF OCCUPANCY

As provided by the Building Code and Zoning Ordinances of Lake Forest.

The undersigned Mrs. Donald E. Overton of Lake Forest, Ill. 27 September 1951 hereby applies to the City of Lake Forest, Illinois, for a Permit to construct, alter, repair or alter the following described structure or part thereof:

A two story Residence

Type of structure, such as Building, Garage, etc.

to be used as a Single family dwelling (Kind of Occupancy)

No. 261 Street North Mayflower Road Lot 1 Block 1

Subdivision 1955-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Zone North Range Section 18 T. Section 24 Township

East of the 1st P.M.

The proposed structure (to be altered) to be within the Fire Limits, constructed of Frame

(Kind of Material)

consisting of 16 rooms 1 bath 1 kitchen

There will be 02 built rooms 1 toilet rooms. Plumbing fixtures 2 SINK 1 bathtub 1 shower 00 showers 2 laundry tubs 2 sinks and (Under Plumbing)

The building will be heated by 10000-Btu hot water (Kind of heat such as hot water)

using oil (Kind of Fuel)

There (SINK) 000000 be domestic hot water using oil (Kind of Fuel)

all more fully set forth in the plans and specifications submitted with this application.

The estimated cost of the work contemplated, including pipe trades, and all construction work necessary to complete the structure is \$80,000.00

The actual cost of the building or alteration is 63,000 (Actual cost)

This estimate is made by Herman H. Lackner (Name of Architect)

Address 322 Green Bay Road, Winnetka, Illinois Telephone 412-0000

Owner Mrs. Donald E. Overton Telephone L.F. 370

Address 261 Mayflower Road, Lake Forest

Application is also made for a Certificate of Occupancy to occupy and use the premises as above set forth, said certificate to be issued after the completion and acceptance of the building.

If granted the Permit applied for and a Certificate of Occupancy is issued, I or We hereby agree to construct, alter, repair or alter, and to use said building and premises, only for the kind of occupancy designated above, in strict compliance with the provisions of the Zoning Ordinances, Building Code and Health Regulations of the City of Lake Forest.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of his knowledge and belief.

Signature Herman H. Lackner (Name of Authorized Agent)

Address 322 Green Bay Road, Winnetka, Ill.

NOTE: Accompanying this application is a plat, in duplicate, drawn to scale showing the actual dimensions of the lot to be built upon, the area of the lot, the area, and location of all buildings, the location of the sanitary sewer, storm water drains, water service, gas service, light and power service and telephone service. The said plat shall be drawn on 8 1/2" x 13" sheet, provided adequate and complete details can be shown on this size drawing.

Building Permit No. 19 Issued 19

Certificate of Occupancy No. 19 Issued 19

2-1-5-43

Permit associated with the drawing for the 1951-52 remodeling.

261 N. Mayflower Road, 2024



View of front façade from the driveway, showing house and wings.



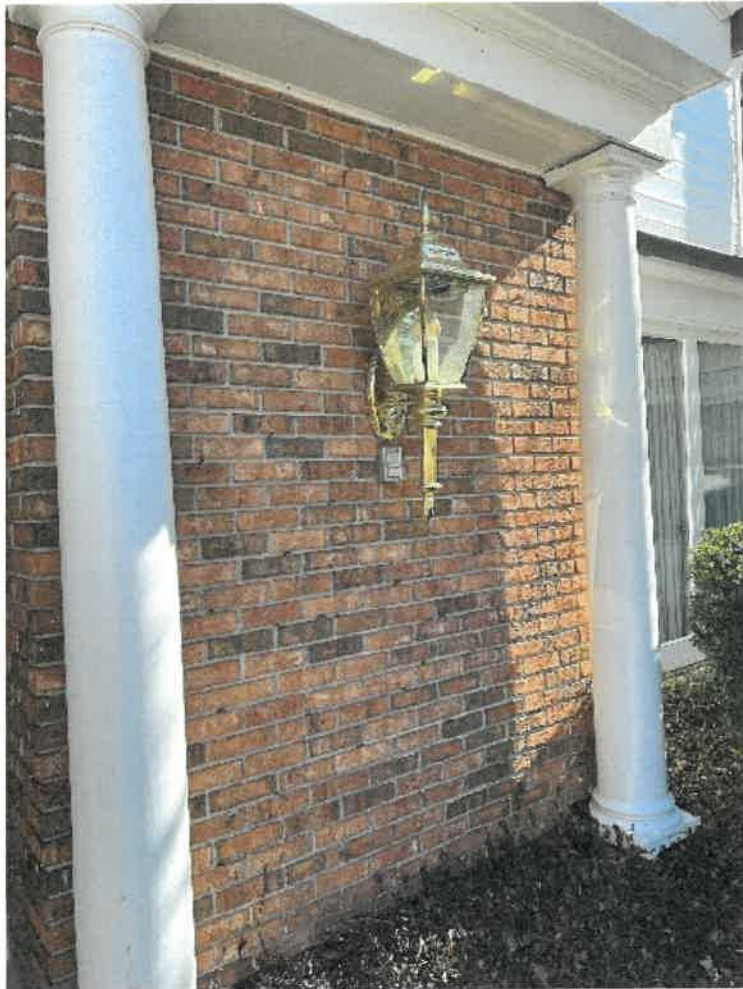
Garage connected to house by breezeway, at the north.



Front Entrance, showing double doors and transom, brick faced walls with Doric columns supporting triangular pediment.



Front Entrance Door



Brick wall of temple front



South wing from the front, view east.



Southwest corner of house, view northeast.



South façade, looking north toward south wing and sunporch in southeast corner.



South façade, view northeast toward sun porch in southeast corner.



East Façade, view northwest.



Center section, rear of house, View west.

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261 and 255 North Mayflower Rd

Meadow and pollinator habitat -- no fertilizer, no pesticides, no irrigation



Seasonal blooms for pollinators



Turf removed for extensive beds under trees



Turf and plantings all maintained on organic program



Leaves in fall left on beds as natural mulch and soil builder



NATIVES PLANTED AT 255 AND SIMILAR PLANNED FOR 261

<i>Acer freemanii</i>	Freeman's Maple	<i>Monarda bradburiana</i>	Beebalm
<i>Amelanchier canadensis</i>	Serviceberry	<i>Monarda fistulosa</i>	Beebalm
	Meadow		
<i>Anemone canadensis</i>	Anemone	<i>Osmunda regalis</i>	Royal Fern
<i>Anemone cylindrica</i>	Thimbleweed	<i>Panicum virgatum</i>	Switch Grass
<i>Aquilegia canadensis</i>	Columbine	<i>Penstemon digitalis</i>	Beardtongue
<i>Aronia melanocarpa</i>	Chokeberry	<i>Phlox divaricata</i>	Woodland Phlox
<i>Asclepias incarnata</i>	Swamp Milkweed	<i>Podophyllum peltatum</i>	Mayapple
<i>Asclepias tuberosa</i>	Butterfly Weed	<i>Polemonium reptans</i>	Jacob's Ladder
<i>Asimina triloba</i>	American Pawpaw	<i>Polystichum acrostichoides</i>	Christmas Fern
<i>Athyrium filix-femina</i>	Lady Fern	<i>Pycnanthemum virginianum</i>	Mountain Mint
<i>Baptisia australis</i>	Baptisia	<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Bouteloua curtipendula</i>	Side-oats Grama	<i>Quercus imbricaria</i>	Shingle Oak
			Gray-headed
<i>Carex appalachica</i>	Appalachian Sedge	<i>Ratibida pinnata</i>	Coneflower
<i>Carex pensylvanica</i>	Oak Sedge	<i>Rhus typhina</i>	Staghorn Sumac
<i>Carex rosea</i>	Rosy Sedge	<i>Rubus parviflorus</i>	Thimbleberry
<i>Cercis canadensis</i>	Redbud	<i>Rudbeckia fulgida</i>	Black-eyed Susan
<i>Chionanthus virginicus</i>	American Fringetree	<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Coreopsis lanceolata</i>	Coreopsis	<i>Rudbeckia subtomentosa</i>	Black-eyed Susan
<i>Coreopsis palmata</i>	Coreopsis	<i>Rudbeckia triloba</i>	Brown-eyed Susan
<i>Dalea purpurea</i>	Purple Prairie Clover	<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern	<i>Silphium integrifolium</i>	Rosin Weed
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	<i>Silphium laciniatum</i>	Compass Plant
<i>Dodecatheon media</i>	Shooting Star	<i>Solidago rigida</i>	Stiff Goldenrod
<i>Dryopteris marginalis</i>	Wood Fern	<i>Solidago speciosa</i>	Showy Goldenrod
<i>Echinacea purpurea</i>	Purple Coneflower	<i>Sorghastrum nutens</i>	Indian Grass
<i>Eragrostis spectabilis</i>	Purple Love Grass	<i>Sporobolus heterolepis</i>	Prairie Dropseed
<i>Eupatorium maculatum</i>	Joe Pyeweed	<i>Symphotrichum ericoides</i>	Heath Aster
<i>Eurybia macrophylla</i>	Big-leaved aster	<i>Symphotrichum laeve</i>	Smooth Blue Aster
		<i>Symphotrichum novae-angliae</i>	New England Aster
<i>Fothergilla</i>	Fothergilla	<i>Symphotrichum oblongifolium</i>	Aromatic Aster
<i>Geum triflorum</i>	Prairie Smoke	<i>Symphotrichum shortii</i>	Short's Aster
<i>Hamamelis</i>	Witchhazel	<i>Tiarella cordifolia</i>	Foamflower
<i>Helenium autumnale</i>	Sneezeweed	<i>Uvularia grandiflora</i>	Merrybells
<i>Heliopsis helianthoides</i>	False sunflower	<i>Verbena hastata</i>	Ironweed
<i>Ilex verticillata</i>	Winterberry	<i>Viburnum prunifolium</i>	Blackhaw Viburnum
<i>Liatris pycnostachya</i>	Prairie Blazing Star	<i>Viola pedata</i>	Bird's Foot Violet
<i>Liatris spicata</i>	Liatris		
<i>Mertensia virginica</i>	Virginia Bluebells		

Correspondence

Czerniak, Cathy

From: Bob Scales <rpscales@me.com>
Sent: Wednesday, March 13, 2024 8:37 AM
To: Czerniak, Cathy
Cc: Diana Moore; David Moore
Subject: 261 North Mayflower Rd

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Cathy

I am writing in response to the Notice you sent with respect to David and Diana Moore's's proposal regarding 261 Mayflower. As you may recall, we live at 170 N Mayflower. Not only do we have no objection to this proposal, we support it enthusiastically. We are confident that David and Diana will improve this property significantly; their plan is extraordinary. We should all welcome their willingness to invest in our community, and their commitment to native plants, stabilizing the bluff and preserving their historic home.

Please forward our comments to the Historic Preservation Commission.

Yours truly,

Bob Scales
Mary Keefe

Additional Information from Staff

Synthetic Roof Products

Staff Memo

Application Information Sheets

Significant Architects List

Correspondence



MEMORANDUM

To: Acting Chairman Hansen and members of the Historic Preservation Commission

From: Catherine Czerniak, Director of Community Development
Abigail Vollmers, Senior Planner

Date: March 20, 2024

Subject: Presentation of Process for Evaluating Requests for Approval of Synthetic Roofs in the Historic Districts and on Locally Landmarked Structures

Background

The Commission considers new exterior materials and trends in design and construction on an ongoing basis and has done so from the time the Commission was established in 1998. The Commission's purview and focus is on the *visual characteristics* as evaluated based on the 17 Standards found in the City Code. The Commission plays an essential role in preserving the overall historic and distinctive character of Lake Forest while at the same time, recognizing that Lake Forest is not a museum and that external factors, not under the purview or control of the Commission, cannot be completely ignored.

Balancing various perspectives and the interests of multiple affected parties is critical in managing the inevitable growth and change that the community has experienced since its start and will continue to experience, with the desire to preserve and protect what makes Lake Forest so special.

Consideration of Synthetic Roof Products by the Commission to Date

As noted above, since 1998, the Commission, after study and careful deliberations, has shifted its position on various aspects of historic structures. Most notably, the Commission now routinely accepts simulated true divided lite windows instead of only true divided lites, and the Commission approves the use of synthetic siding that meets certain visual characteristics. Although the Commission's purview is on visual characteristics, we know that homeowners, architects, builders, the City Council must factor in other considerations including, but not limited to economic, product availability and changing quality, insurability, and ongoing maintenance.

The Commission has acknowledged that synthetic roof products have become prevalent and are being promoted strongly by insurance companies, roofing product vendors, roofing contractors, and importantly, are desired by some homeowners. The Commission has also acknowledged that moving forward, the synthetic products will likely continue to evolve. Given the momentum behind synthetic roof products, the Commission has considered this topic over the course of several months in an effort to develop parameters that could help to mitigate the impact of synthetic roofs on the overall character of the City's historic districts. The Commission has been clear that synthetic roof products are not preferred and that the use of natural and traditional roof products is still strongly recommended. However, the Commission has recognized that it has an obligation to be responsive and to that end, based on the Commission's deliberations in recent months, and based on specific direction at the February meeting, staff has detailed the process for review of requests to use synthetic roof products on residences in the Historic Districts and on Local Landmarks.

In June 2023, the Commission held a workshop and viewed samples of a variety of roofing materials and heard from a panel of architects who frequently work in Historic Districts.

In August 2023, the Commission heard a request for a Certificate of Appropriateness to allow the use of a synthetic roof product that is intended to imitate wood, and voiced interest in taking additional time to study the issue. The petition was denied after the petitioner requested Commission action rather than a continuance. The Commission's denial was appealed to the City Council. The Council, while upholding the Commission's decision, urged timely consideration of synthetic roof products acknowledging the external factors leading homeowners to consider the imitation product.

In early November 2023, Landmarks Illinois considered a request for a synthetic product that is intended to imitate slate roof on a house in Lake Forest on which Landmarks holds a Façade Easement. Although Landmarks Illinois's decision does not mandate that the City follow suit, it is an important decision by a prominent preservation advocacy group in the State. The City has often looked to Landmarks for advice and followed the lead of Landmarks.

In November 2023, the Commission held a workshop which took the form of a bus tour to allow the Commission to together view on site installations of a wide range of roof materials: natural cedar, slate, synthetic roof material that imitates wood, synthetic material that imitates slate, asphalt shingles, clay tile, and metal roofs. Importantly, the tour illustrated that throughout the community, within the Historic Districts, and even within any given neighborhood, a mix of roof types can be found. The tour also illustrated that synthetic roof products appear to have improved over time and that there are various qualities and characteristics of the synthetic products as well as different installation methods.

At the February 2024 Commission meeting, staff presented a recommended process for evaluating requests for approval of synthetic roof products. The Commission generally agreed that the parameters and submittal requirements as presented are consistent with the Commission's prior discussions, deliberations, and input. The Commission recommended that all residences associated with a Significant Architect be presented to the Commission for review instead of distinguishing structures by the date of construction. The process detailed below reflects the Commission's comments.

A preliminary draft of the revised process was sent to the Lake Forest Preservation Foundation on March 7, 2024, to allow time for review and comment. The Foundation provided a memorandum in response to the draft. The memorandum is included in the Commission's packet. The Foundation suggested that all requests for synthetic roof products be considered by the Historic Preservation Commission. It is important that the review process provide for reasonable and efficient review of these types of requests. The Commission can be most effective in this process by assuring that fair and appropriate review criteria be established and that the most important historic residences are brought forward for Commission review.

There is some urgency in moving forward with the review process outlined below. Several permits are pending, and roof replacements have been put on hold.

Process for Consideration of Requests to a Use Synthetic Roof Product

In response to input from the Commission at the February meeting, the review process is detailed below. Additionally, resident information sheets have been prepared and are attached for the Commission's information.

Review by the Historic Preservation Commission

- Requests for replacement of natural or traditional roof materials with a synthetic product on residences associated with a Significant Architect as defined on the attached Significant Architects List will be presented to the Commission for review and action at a public meeting.
- New residences on which a synthetic roof product is proposed will be presented to the Commission for review and action. (All new residences in the Historic District already require Commission review and approval.)

Administrative Review

- Requests for replacement of natural or traditional roof materials with a synthetic product on residences not associated with a Significant Architect as defined on the attached Significant Architects List will be reviewed and processed administratively.

Residences with Façade Easements Held by Landmarks Illinois

- Requests for replacement of natural or traditional roof materials with a synthetic roof product which have received prior approval from Landmarks Illinois, will be reviewed and processed administratively.

The following application submittal requirements and evaluation criteria will apply to all types of reviews. In addition, the Commission will consider any of the 17 Standards normally applied by the Commission as they may be applicable for all petitions that are forwarded to the Commission for review.

Application Submittal Requirements

- Application
- Checklist
- Property survey
- Description of existing roofing material
 - Material
 - Thickness
 - Color
- Sample of proposed material and color
 - Shingle
 - Ridge and end caps
- Product specifications
 - Texture
 - Composition
 - Color (monotone or variation)
 - Finish
- Installation method
 - Drawing indicating how product will be applied to front gables with visible edges, if any
- Flashing
 - Material
 - Color
- Photos of house including from streetscape
- Landscape enhancement plan
 - If house is prominent on the streetscape and not softened by landscaping

Evaluation Criteria

- Thickness consistent with the pre-existing roof material
- Matte finish.
- Soft/light tone – avoid stark colors that call attention to the synthetic material.
- Composition of the product includes some nature materials (limited minerals are acceptable).

- Imitation slate is recommended over imitation wood if supported by the architectural style of the residence.
- Flashing color blends with, as opposed to contrasts with, the color of the roofing product.
- Adequate landscaping exists on the streetscape side of the residence to soften the prominence of the roof from the streetscape or, a landscape plan is provided detailing additional plantings proposed to, over time, soften the prominence of the synthetic roof product from the streetscape.



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www.cityoflakeforest.com

Synthetic Roof Products in the Historic Districts/Local Landmarks – Process Determination

This information packet is designed to guide property owners in the City's Historic Districts and owners of Locally Designated Landmarks through the process of considering and applying for approval to install a synthetic roof product.

Information on the review process, submittal requirements and standards for review of synthetic roof products is provided in this packet.

**IS THE STRUCTURE ASSOCIATED WITH A SIGNIFICANT ARCHITECT IDENTIFIED ON THE
SIGNIFICANT ARCHITECTS LIST APPROVED BY THE HISTORIC PRESERVATION COMMISSION?**

- ☐ If **YES**, Historic Preservation Commission review is required, please contact City staff to secure a place on an upcoming agenda and submit an application for Commission Review. Applications are available on the City's website www.cityoflakeforest.com
- ☐ If **NO**, please submit an application for a building permit including all of the required submittal materials as detailed on [the following page](#).



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Synthetic Roof Products in the Historic Districts/Local Landmarks – Application Submittal Checklist

The required submittal materials are listed below.

- ☐ **APPLICATION (PERMIT APPLICATION OF APPLICATION FOR COMMISSION REVIEW)**
- ☐ **COMPLETED CHECKLIST**
- ☐ **SURVEY**
- ☐ **DESCRIPTION OF EXISTING ROOFING MATERIAL**
 - Material
 - Thickness
 - Color
- ☐ **SAMPLE OF PROPOSED MATERIAL AND COLOR**
 - Shingle
 - Ridge and end Caps
- ☐ **PRODUCT SPECIFICATIONS**
 - Texture
 - Composition
 - Color (monotone or variation)
 - Finish
- ☐ **INSTALLATION METHOD**
 - Drawing indicating how product will be applied to front gables with visible edges, if any
- ☐ **FLASHING**
 - Material
 - Color
- ☐ **PHOTOS OF HOUSE INCLUDING PHOTOS FROM STREETSCAPE**
- ☐ **LANDSCAPE ENHANCEMENT PLAN**
 - If house is not prominent on the streetscape and not softened by landscaping

Please contact Abigail Vollmers, Senior Planner, for additional information.
vollmersa@cityoflakeforest.com or 847-810-3503



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Synthetic Roof Products in the Historic Districts/Local Landmarks – Review Standards

Synthetic roof products will be evaluated based on the following standards.

- ☐ **THICKNESS CONSISTENT WITH THE PRE-EXISTING ROOF MATERIAL**
- ☐ **MATTE FINISH**
- ☐ **SOFT/LIGHT TONE – AVOID STARK COLORS THAT CALL ATTENTION**
- ☐ **COMPOSITION OF THE ROOF MATERIAL INCLUDES SOME NATURAL MATERIALS (LIMITED MINERALS ARE ACCEPTABLE)**
- ☐ **IMITATION SLATE IS RECOMMENDED OVER IMITATION WOOD IF SUPPORTED BY THE ARCHITECTURAL STYLE OF THE RESIDENCE**
- ☐ **FLASHING COLOR BLENDS WITH AS OPPOSED TO CONTRASTS WITH THE COLOR OF THE ROOFING PRODUCT.**
- ☐ **ADEQUATE LANDSCAPING EXISTS ON THE STREETScape SIDE OF THE RESIDENCE TO SOFTEN PROMINENCE OF ROOF FROM THE STREETScape OR, A LANDSCAPE PLAN IS PROVIDED DETAILING ADDITIONAL PLANTINGS PROPOSED TO OVER TIME, SOFTEN THE PROMINENCE OF THE SYNTHETIC ROOF PRODUCT FROM THE STREETScape.**

Significant Architects of Lake Forest
1890s – 1960s

1

Adler, David	James, Lee (1930s-40s)
Albro, Lewis Coit – Albro & Lindeberg	Jensen, Jens
Aldrich, Chester H. – Delano & Aldrich	King, John Lord
Allen, James Roy	Kohn, Robert
Anderson, Stanley (teens)	Lindeberg, Harrie T. (1930s)
Bennett, Edward H.	Maher, George W.
Bennett, Edward (Ted) Herbert, Jr.	Marshall, Benjamin H.
Cerny, Jerome (1940s-60s)	Milman, Ralph (1930s-40s)
Chatten, Melville Clarke – Chatten & Hammond	Morphett, Archibald S. – Milman & Morphett
Clark, Edwin Hill (1920)	Mullin, Wilbur A. (1930s-40s)
Cobb, Henry Ives (1890s)	Nichols, Rose Standish
Colburn, I.W. (1950s)	Olmsted, Frederick Law
Cowles, Knight Cheney (1930s)	Perkins, Dwight
Cramer, Ambrose (1930s)	Perkins, Frederick Wainwright (1900s)
Dangler, Henry (teens)	Pond and Pond
Dart, Edward (1950s)	Puckey & Jenkins
Double, Leonard (1870s)	Puckey, Francis Willard
Egan & Prindeville ⁴	Jenkins, Austin Dickinson
Egan, James J.	Raftery, John (1930s) – Walter Frazier
Prindeville, Charles H.	Rogers, James Gamble (1900s)
Fisher, Howard T. (1930s)	Root, John Wellborn – Holabird & Root
Frazier, Walter Stephen (1920s-30s)	Schmidt, Garden & Martin
Frost, Charles Sumner (1920s)	Schmidt, Richard E.
Graham, Anderson, Probst and White	Shaw, Howard Van Doren
Granger, Alfred (teens) – Frost & Granger also, Granger Lowe & Bollenbacher	Shepley, Rutan and Coolidge
Goodwin, Philip Lippincott (1920s)	Coolidge, Charles Allerton
Hammond, Charles Herrick - Chatten & Hammond	Spencer & Powers
Hill Boyd (1930s)	Studley, David (1880s)
Heun, Arthur (1890s)	Ticknor, James (1930's)– Stanley Anderson &
Holabird & Roche	Walcott, Chester H. (1930s)
Holabird, John Augur	Walcott, Russell Smith
Roche, Martin	Work, Robert G.
Huszagh, Ralph	Wright, Frank Lloyd
	Zimmerman, William Carbys

Correspondence



THE LAKE FOREST PRESERVATION FOUNDATION'S STATEMENT REGARDING THE HPC'S PROPOSED SYNTHETIC ROOF EVALUATION CRITERIA

March 14, 2024

The Lake Forest Preservation Foundation (the "LFPF") is a not-for-profit organization, having over 500 members and supporters, almost all of whom are residents of Lake Forest. For over four decades, the LFPF has been dedicated to the stewardship, safeguarding, and endurance of Lake Forest's exceptional architectural and landscape legacy for succeeding generations, through public education, historic preservation and advocacy. Among its key beliefs is the preservation of the historic visual character of Lake Forest and thoughtful development that is sensitive to Lake Forest's surroundings.

LFPF submits the following comments in connection with the HPC's proposed Synthetic Roof Evaluation Criteria.

Proposed Synthetic Roof Evaluation Criteria

For the past several months, the HPC and City Staff have been gathering information, evaluating synthetic material samples, soliciting input from experts, conducting tours, holding hearings and workshops, and reviewing potential standards for the use of synthetic roofing materials in Lake Forest's Historic Districts. This has been prompted by legitimate homeowner concerns regarding the cost, quality, and insurability of certain traditional roofing materials, particularly cedar shingles and shakes.

At the same time, Lake Forest's Historic Preservation Ordinance provides that while replacement roofing materials need not be identical to the material being replaced, they "should match the material being replaced in composition, design, color, texture and other visual qualities." §155.08(15). The purpose of this and the other requirements of the Historic Preservation Ordinance is to promote the "educational, cultural, economic and general welfare of the city" by preserving, protecting and enhancing the historic and architectural heritage of the City's historic structures and districts. §155.01. The unfettered use of synthetic materials would not preserve but undermine the authenticity of historic structures and districts, which would devolve into little more than imitation historic structures.

The LFPF applauds the significant efforts of the HPC and the City Staff to address this issue and develop flexible and objective criteria for the use of synthetic roofing materials – to be applied on a case-by-case basis – as opposed to a blanket endorsement of a material or product. Such flexibility is key because (1) each application presents different contextual issues, and (2) synthetic materials continue to be improved to better match traditional materials in design, color,

texture and other visual qualities. In the LFPF's view, significant progress has been made in so matching some original materials, like synthetic slates, while others, like synthetic cedar shakes and shingles, continue to have limitations. The City of Lake Forest does not want to repeat the mistake of Boston which, in 2009, blanketly accepted the use of some artificial materials, including artificial slate, only to rescind that approval ten years later.

Against this backdrop, the LFPF comments on the proposed Synthetic Roof Evaluation Criteria, both in terms of scope/context and substance.

Scope and Context of the proposed Synthetic Roof Evaluation Criteria:

As the LFPF understands the proposed Synthetic Roof Evaluation Criteria, they are not intended to amend or replace the 17 standards set out in § 155.08. The LFPF does not believe the HPC has power to do so or to delegate its responsibilities to other bodies. Rather, these synthetic roof criteria apparently are intended "to further explain how the standards set forth in §155.08 may appropriately be incorporated into a project," as permitted by 155.03(B)(10), which empowers the HPC:

To develop guidelines, if it deems appropriate, to further explain how the standards set forth in §155.08 may appropriately be incorporated into a project. Such guidelines shall be available from the Community Development Department

As for those standards, the Historic Preservation Ordinance makes clear that a certificate of appropriateness is required before "[a]ny alteration, as defined in the Commission's rules and regulations, which affects the exterior architectural appearance of a structure" can be undertaken on a structure within a historic district. §155.07(1)(e). As the HPC has repeatedly concluded, changing a roofing material affects the exterior architectural appearance of a structure. And, to obtain a certificate of appropriateness, a petitioner must satisfy 17 standards, at least four of which apply to roofing:

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

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

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

(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should

match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

§155.08(A).

It appears that the proposed Synthetic Roof Evaluation Criteria are intended to provide guidelines to further explain (1) how standard 15 applies when a petitioner seeks to replace an existing roof with a new synthetic material on a structure within the historic district, and (2) what it means to match the material being replaced in composition, design, color, texture and other visual qualities. If this is the case, the LFPF submits that the HPC should make this clear to avoid any confusion that these guidelines are intended to replace or amend the 17 standards.

Substantive Suggestions to the proposed Synthetic Roof Evaluation Criteria:

Given the points raised above, the LFPF does not believe it is appropriate to use different criteria for homes within historic districts based on façade easements, architects, or new construction. All homes within a historic district, whether new or old, are subject to the requirement of obtaining a certificate of appropriateness when undertaking any of the actions identified in §155.07(1). Any such projects must satisfy the 17 standards, including the four standards identified above when seeking to use a synthetic roofing material. Moreover, only the HPC has the power “to approve or disapprove the issuance of certificates of appropriateness.” 155.03(B)(3). The LFPF does not believe the HPC has the power to (1) apply these standards to some houses and not others within a historic district, or (2) delegate such responsibility for review to administrative bodies, as the proposed criteria suggest.

For these reasons, the LFPF believes that the four “homes” categories currently being proposed should be collapsed into one and should read as follows:

Proposed new and existing homes within a historic district or having local landmark status seeking a permit for a synthetic roofing material.

- The Commission’s evaluation shall be based on the permit application requirements above as well as the 17 Standards.
- In addition, the proposed product shall be considered in the context of 1) the significance of the structure in the larger context of the architect’s work, 2) the historic integrity of the structure, 3) the roof form and its prominence and impact of the overall structure, 4) the visibility of the roof structure on the streetscape and in relation to neighboring historic structure.

As for the Synthetic Roofing Evaluation Criteria, the LFPF suggests that the third bullet be modified as follows:

- The synthetic material shall have a similar thickness and size as the existing roof material and should match the material being replaced in design, color, texture and other visual qualities.

Finally, there are some additional questions the HPC should consider asking when reviewing requests for synthetic replacement materials:

- What size and shapes are available?
- What are color choices?
- What is the color stability of the new material, and how will it age/weather?
- What is the impact resistance?
- What is its flame spread rating?
- What are the installation requirements of the new material?
- Can the feature being replace be custom-produced if ready-made ones of the new material are not an accurate match?
- What is the expected lifespan and/or warranty?
- What type of backing does this need before it is installed?
- What historic districts have approved it and what districts have denied its use?

The LFPF appreciates the HPC's consideration of these comments and is available should the HPC have any questions.