Agenda Item 3
1020 Meadow Lane
Demolition & Replacement Residence

Staff Report
Vicinity Map
Air Photos

<u>Materials Submitted by Petitioner</u>
Application
Statements of Intent
Historic Resource Evaluation
Description of Exterior Materials (Replacement Residence)
Existing Site Plan
Existing & Proposed Site Plan Overlay
Proposed Site Plan
Proposed East & North Elevations
East & North Elevation Overlays
Proposed West & South Elevations
West & South Elevation Overlays
Proposed Roof Plan
Preliminary Building Section
Existing First Floor Plan
Proposed First Floor Plan
Floor Plan Overlay
Conceptual Renderings
Proposed Brick Material
Existing Topography & Tree Locations
Preliminary Landscape Plan
Proposed Plantings

<u>Supplemental Information</u>
Existing Images of House
Original Architectural Plans
Architectural Plans for Later Additions

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

THE CITY OF
LAKE FOREST
CHARTERED 1861

PRELIMINARY INFORMATION AND REQUEST FOR INPUT	
TO:	Chairman Grieve and members of the Historic Preservation Commission
DATE:	July 22, 2020
FROM:	Jennifer Baehr, Assistant Planner
SUBJECT:	**1020 Meadow Lane** –Demolition and Replacement Residence

PROPERTY OWNERS
Rdk 2012 Capital Preservation
Robert and Anne Krebs, Trustees
1045 Walden Road
Lake Forest, IL 60045

PROPERTY LOCATION
1020 Meadow Lane

HISTORIC DISTRICTS
East Lake Forest Local &
National Historic District

PROJECT REPRESENTATIVE
Doug Reynolds, architect
1765 Maple Street Suite 200
Northfield, Illinois 60093

SUMMARY OF THE PETITION
Given the volume of background material prepared to date for this petition, this petition is presented at this time to provide an early opportunity for Commission review and input. Since this petition involves a request for demolition, a general consensus from the Commission is requested on the proposed demolition before additional work is completed on engineering plans and further design development. After receiving comments, questions and direction from the Commission, the petition will be finalized and presented to the Commission at the next meeting for formal action.

This petition proposes the demolition of the existing one-story, modest single family residence and attached garage located at 1020 Meadow Lane. A replacement residence of generally the same scale and having the same overall character as viewed from the streetscape is proposed along with enhanced landscaping.

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and more fully explain the proposed project.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA
The property is located on the west side of Meadow Lane about mid-way between Woodland Road and Westminster in the Lake Forest Historic District. The property is rectangular in shape and totals 37,100 square feet. The existing residence was not identified as a Contributing Structure at the time the District was established however, in the most recent survey update, the house is identified as a Contributing Structure to the Historic District because the period of significant has changed. The existing residence was built in 1950 and designed by architect Stanley Anderson. The home was designed for Marjorie Burrows Pitcher, a 67 year old widow, to allow her to downsize from her Gold Coast apartment and relocate near family. The home was designed with two living areas, one for her, and one for a caretaker.

The existing home is a brick one-story ranch home with a front facing attached garage. As constructed the garage was a single bay. Since its original construction, the home has undergone some modifications, including a master bedroom and garage addition which was completed in 1954. The original architectural plans and plans for the original home and the later additions are included in the Commission's packet. This smaller home is located in a neighborhood of many much larger and grander residences.

STAFF EVALUATION

Demolition

As described in detail in the petitioners' and the architect's statements of intent, the property owner recently purchased the home with the intent to fully explore the potential for renovating the existing home. Considerable due diligence was put into this effort. After investigation of the existing conditions, and after working through initial design concepts, the property owners and their architect determined that adapting the existing home to meet their needs and achieve the quality and spaces desired was not a viable options. The existing house has a number of limitations and the architect's statement details the challenges associated with renovating the existing home.

After determining that demolition of the existing residence was the appropriate course of action, the petitioners engaged a consultant, Benjamin Historic Certifications, LLC, to prepare a Historic Resource Evaluation. This report is included in the Commission's packet and if the demolition is approved, the report will be retained in the City's archives as documentation of the history of the property and a copy will be provided to the History Center.

The report provides a thorough history of the property and the residence. The report recognizes that the house is not designed in the high style as many other homes in East Lake Forest and acknowledges that it is also smaller than many homes in the area. The report concludes that either renovating the existing home, if the needs of the owners can be met, or demolishing the house and constructing a new home generally similar in scale to the existing home would be acceptable. Based on the information in the report and the statements provided by the petitioners and their architect, a review of the demolition criteria is provided below.

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

The residence is identified as a Contributing Structure because it is within the time period of significance. The Contributing Structure designation does not prohibit demolition, but is an indication that a careful review and evaluation is necessary and that if in fact demolition is approved, the house should be well documented with photos and a narrative which will be retained in the City's files.

Although the existing residence was designed by notable Lake Forest architect Stanley Anderson, the design of the house is quite modest and is not particularly unique or extraordinary. The home was designed as a functional home for a single person and a caretaker and was later modified to accommodate a slightly larger family.

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 itself is not particularly prominent on the streetscape due to its low profile and the existing landscaping along the street. The proposed residence is configured with a similar footprint and is setback slightly further from the street. These characteristics together will preserve the low profile nature of the property along the streetscape. The residence possesses architectural integrity, but is not particularly unique or defining to the Historic District.

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

Demolition of the residence would not be contrary to the purpose and intent of the Preservation Chapter of the Lake Forest Code. The replacement residence as proposed would be in keeping with the character of the Historic District and enhance the surrounding streetscape. The replacement residence will be constructed of high quality materials and will fit well into the overall character of the Historic District and surrounding neighborhood.

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 was constructed in the early 1950's and although the ranch home is well-designed and not a production-type home, it 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 could be replicated. The replacement residence proposes to generally follow the form and massing of the existing residence while offering many features not present in the existing home some as basic as sufficient ceiling heights and a basement.

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.

At this time the petitioner is presenting conceptual plans for a replacement residence for preliminary discussion and direction.

Proposed Site Plan
The replacement residence is set back further from the street than the existing residence. The existing residence is accessed by a short driveway off of Meadow Lane that leads into a motor court at the front of the house. The replacement residence will feature a similarly configured driveway and motor court as the existing house.

A terrace is proposed on the rear of the replacement residence. As currently proposed, the point at which the driveway meets the motor court, the width of the drive appears to exceed 16 feet however, the existing motor court encroaches significantly into the front yard setback. The new

motor court as proposed is fully compliant with the City Code in that it is behind the front yard setback. The portion of the proposed driveway that flares out within the front yard setback may require some refinement as design development continues.

Replacement Residence
The residence as proposed is one and half stories. Like the existing home, the replacement residence will have a front facing attached two car garage. The overall massing and scale of the replacement residence is relatively similar to the existing home on the property. The replacement residence is simple in appearance and each elevation reflects a consistent level of detail dominated by a balance of fenestration and elements that provide a human scale to the home.

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

Standard 1 – Height.
This standard is met. Although a grading plan has not yet been prepared, the height of the house as proposed, without taking into account any grade change, is 24 feet, well below the maximum height of 35' feet permitted for a lot of this size. The final height of the replacement residence will be measured from the lowest point of existing grade to the highest peak. As proposed, the replacement residence is one and half stories tall and is lower than many of the other homes in the area.

Standard 2 – Proportion of Front Façade.
This standard is met. The front of the house is oriented toward Meadow Lane. The front façade is balanced and simple. The front façade features a series of symmetrical gable forms, with two larger gables on the north and south ends of the main mass of the house, and a third gable form in the center which houses the front entry. Single gable dormers are proposed along the front façade and appear appropriately scaled in relation to the other elements of the home.

The attached two car garage is on the south end of the house and faces the street and is setback from the front façade of the house.

Standard 3 – Proportion of Openings.
This standard is met. The proposed openings around the home are casement windows with generally tall and narrow proportions. Smaller windows are found in the dormers and in the master bathroom. Although the size of the windows in the dormers and bathroom are smaller than windows elsewhere on the home, the proportions are in keeping with the other openings around the house.

Larger groupings of openings are located on the west elevation. The larger expanses of openings are proposed to take advantage of the views of the rear yard. As proposed a skylight is located on a flat roof area above the kitchen. Because of its location on a flat roof, the skylight is not visible from the streetscape or neighboring properties.

Standard 4 – Rhythm of Solids to Voids.
This standard is generally met. There is mostly a consistent rhythm of solids to voids on the elevations. As noted above, larger expanses of openings are proposed on the west elevation of the house to allow views to the rear yard.

Standard 5 – Spacing on the Street.
This standard is met. The proposed replacement residence is sited generally in the same location, but set back further from the street than the existing house. The siting appears to offer appropriate spacing in the context of other homes along the streetscapes.

Standard 6 – Rhythm of Entrance Porches.
This standard is met. The front entry is centered on the main mass of the east elevation. The entrance is designed with a simple gable form and a single entry door with sidelights. The detail and scale of the entrance is consistent with the design of the house. The front door is inset adding detail to the front elevation and providing shelter from the weather.

Standard 7 – Relationship of Materials and Texture.
This standard is met. High quality, natural materials are proposed for the residence. The exterior walls are a combination of white washed brick, similar in character to the existing home, and horizontal wood siding. Slate tile is proposed for the main roof forms and dormer walls, and standing seam metal roof is proposed on the rear projecting bay. Gray, aluminum clad wood windows with interior and exterior muntin bars are proposed. Limestone is proposed around the front door and windows in the areas of brick exterior walls. Wood trim is proposed in the areas with horizontal wood siding is found. Wood fascia, rakeboards and soffits are proposed. A brick chimney is proposed. A clay chimney pot should also be incorporated to be consistent with the character of the Historic District. The gutters and downspouts are aluminum.

Hardscape on the site includes an asphalt drive and motor court with brick paver edging and bluestone is proposed for the front walkway and rear terrace.

Standard 8 – Roof Shapes.
This standard is met. The roof form consists of multiple gable roof forms, and as noted in the statement of intent, are a nod to the existing house on the property. A low-sloped shed type roof is proposed on the rear bay window.

Standard 9 – Walls of Continuity.
This standard is met. The massing, scale, and detailing are generally consistent on all elevations of the house.

Standard 10 – Scale.
This standard has not yet been fully evaluated. This petition is before the Commission at this time for preliminary comments and direction. As the petitioner works to finalize the design of the replacement residence, staff will complete a building scale calculation and present those findings when the petition is presented to the Commission for approval. Based on discussions with the petitioner the intent is to meet the building scale requirements.

Standard 11 – Directional Expression of Front Elevation.
This standard is met. The front of the house is oriented to face east, toward the street. The attached garage also faces the street. Typically, front facing garages are discouraged, however the existing house features a front facing garage. The design of the new garage has two single doors and is recessed behind the projecting gable forms helping to diminish its appearance.

Standard 12 – Preservation of Historic Material.
This standard is not met. The petition proposes to demolish the existing house constructed in 1950.

Standard 13 – Protection of Natural Resources.
This standard has not yet been fully evaluated. As the design of the house is further developed a preliminary grading plan and tree survey will be prepared. Once these materials are received, staff will work to evaluate any potential impacts to natural resources on the site. Based on the statement of intent, the petitioner plans to retain much if not all of the existing landscaping that exists along Meadow Lane.

The petitioner submitted a preliminary landscape plan which is included in the Commission's packet. The plan reflects a number of plantings around the house and along the north, east and south property lines. A list of proposed plantings is included in the Commission's packet.

Standard 14 – Compatibility.
This standard is met. The chosen style, scale and materials are consistent with the existing residence and the mix of styles of the surrounding residences.

Standard 15 – Repair to deteriorated features.
This standard is not applicable to this request. The existing residence is proposed for demolition.

Standard 16 – Surface cleaning.
This standard is not applicable to this request. The existing residence is proposed for demolition.

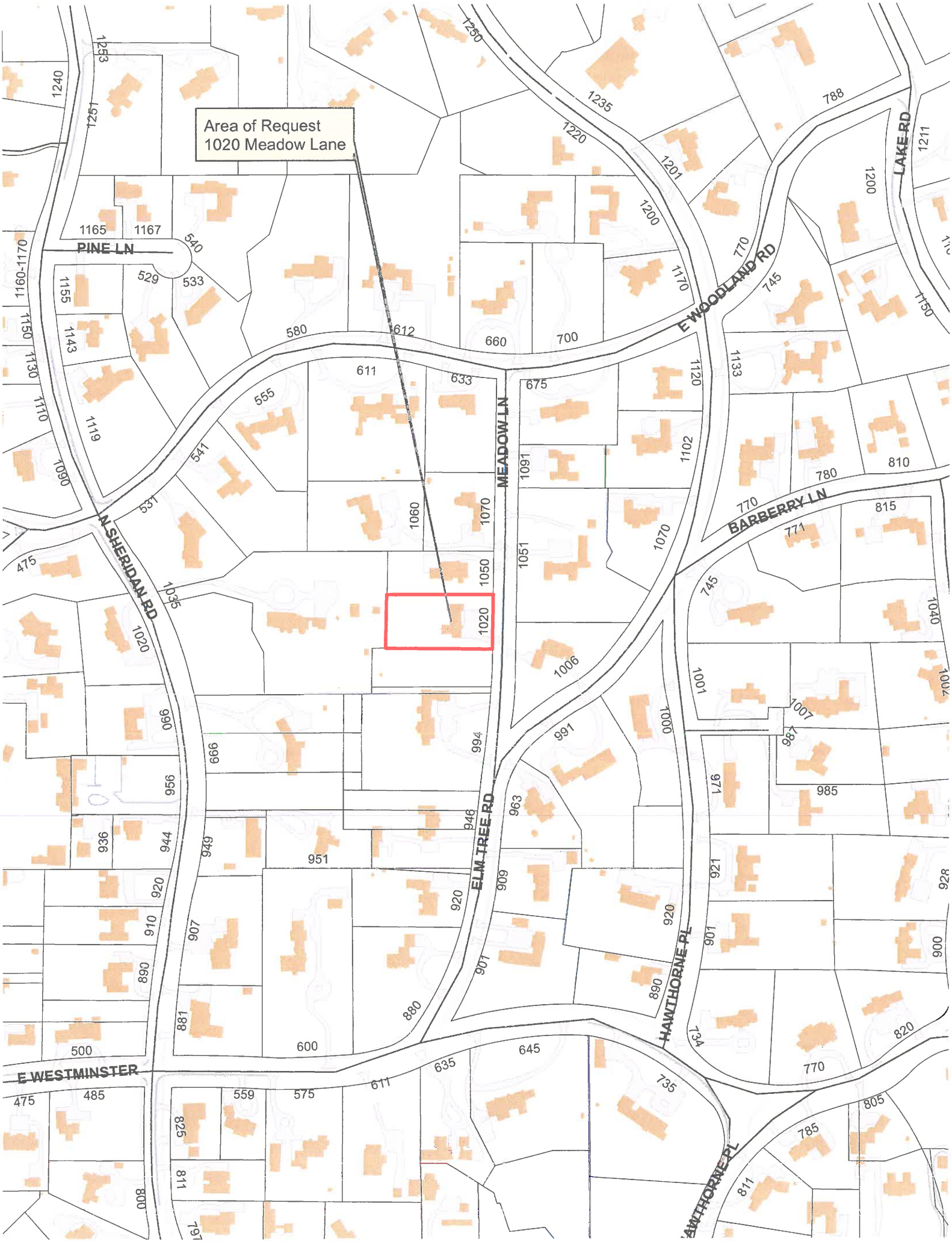
Standard 17 – Integrity of historic property.
This standard is met. Although the existing residence is proposed for demolition, the structure has been photo-documented and an historic assessment completed. The original plans of the house have also been submitted to the City.

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

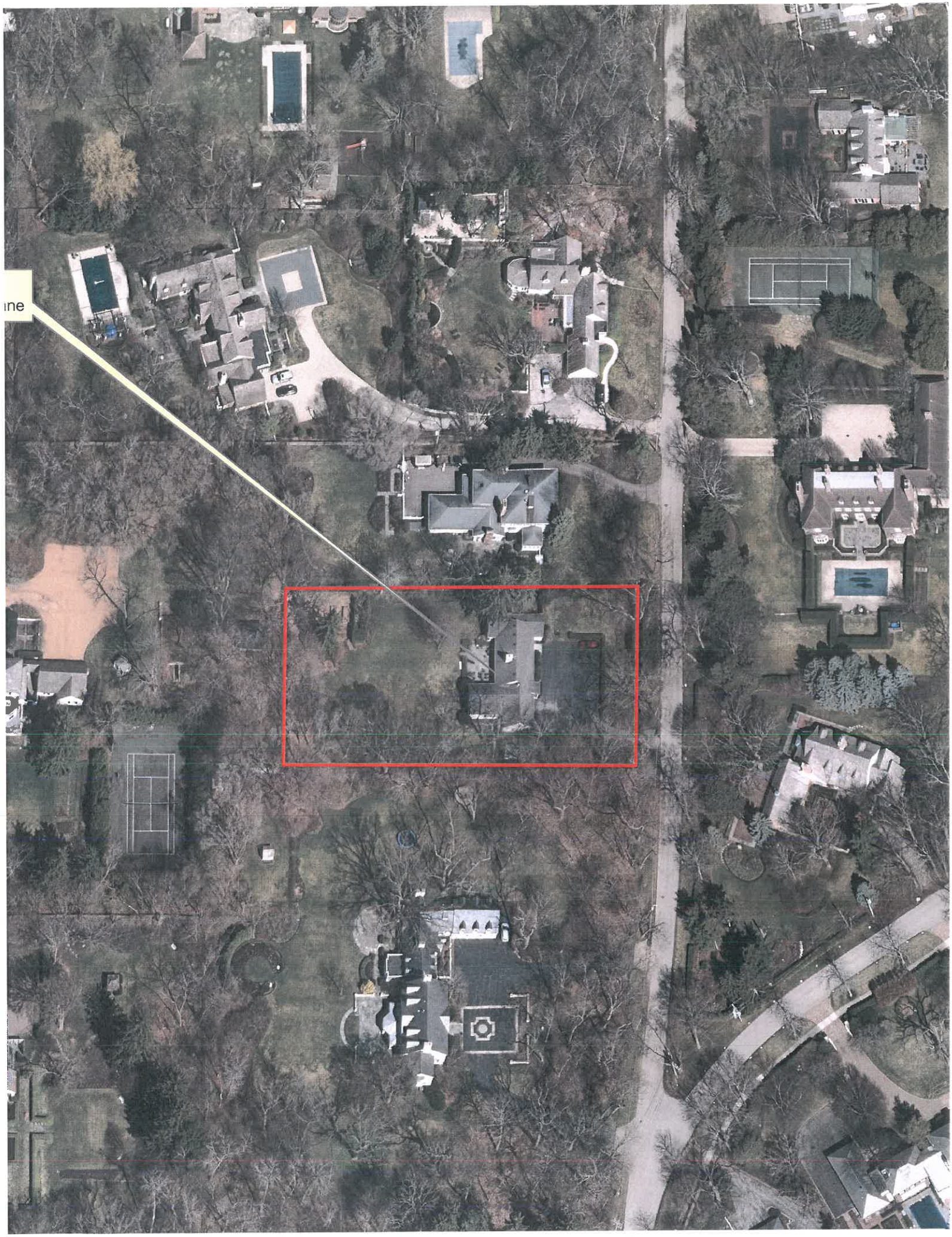
RECOMMENDATION
Indicate general support for the demolition of the existing residence based on the findings above.

Approval a motion to continue consideration of the replacement residence with the following direction to the petitioner:

1. Finalize the plans in a manner that is in compliance with the allowable square footage.
2. Prepare a preliminary drainage and grading plan to allow a final determination of the overall height of the residence and which trees, if any, will be impacted by the grading and construction proposed on the site.


Area of Request
1020 Meadow Lane
PINE LN
E WOODLAND RD
MEADOW LN
N SHERIDAN RD
BARBERRY LN
ELM TREE RD
HAWTHORNE PL
E WESTMINSTER
LAKE RD

Area of Request
1020 Meadow Lane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THE CITY OF LAKE FOREST
CHARTERED 1861

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

PROJECT ADDRESS 1020 MEADOW LANE

APPLICATION TYPE

RESIDENTIAL PROJECTS		*COMMERCIAL PROJECTS*	
☑ New Residence	☑ Demolition Complete	☐ New Building	☐ Landscape/Parking
☐ New Accessory Building	☐ Demolition Partial	☐ Addition/Alteration	☐ Lighting
☐ Addition/Alteration	☐ Height Variance	☐ Height Variance	☐ Signage or Awnings
☐ Building Scale Variance	☐ Other	☐ Other	☐

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

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

PROPERTY OWNER INFORMATION

Robert and Anne Krebs
Owner of Property

1045 Walden Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847.295.7934
Phone Number *Fax Number*

rdk@krebsnet.com
Email Address

Owner's Signature

ARCHITECT/BUILDER INFORMATION

Doug Reynolds
Name and Title of Person Presenting Project

Reynolds Architecture
Name of Firm

1765 Maple Street
Street Address

Northfield, IL 60093
City, State and Zip Code

847-501-3150 847.501.3142
Phone Number *Fax Number*

Doug@ReynoldsArchitecture.com
Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.		
Please email a copy of the staff report	☑ OWNER	☑ REPRESENTATIVE
Please fax a copy of the staff report	☐ OWNER	☐ REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	☐ OWNER	☐ REPRESENTATIVE

RECEIVED JUL 15 2020 BY:

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 N/A

RDK 2012 Capital Preservation Trust Robert D. Krebs Grantor

(Owns 50% of 1020 Meadow Lane)

TRUSTEE INFORMATION

Name Anne E. Krebs

Firm N/A

Address 1045 Walden Road, LF 60045

Phone 847-295-7944

Beneficiaries

Name	Robert W Krebs	**Name**	Elisabeth L. Krebs
Address	205 Mayflower Rd Lake Forest IL 60045	**Address**	18 Scudder Court Pennington NJ 08534
Trust Interest	N/A %	**Trust Interest**	N/A %

Name	Duncan L. Krebs	**Name**	Anne G Krebs
Address	10067 Broome Way Highlands Ranch CO 80130	**Address**	1045 Walden Rd Lake Forest, IL 60045
Trust Interest	N/A %	**Trust Interest**	%

Name		**Name**	
Address		**Address**	
Trust Interest	%	**Trust Interest**	%

Robert D. Krebs
1045 Walden Road
Lake Forest, Illinois 60045

July 15, 2020

To: Members of the Lake Forest Historical Preservation Commission

In early 1984 when the Santa Fe and Southern Pacific companies merged, our family moved from northern California to Chicago. We first leased a townhouse in Winnetka while we looked for a place to settle permanently. Three of the Santa Fe directors, John Reed, John Runnells II, and Ed Swift, suggested we take a look at Lake Forest. We fell in love with the city's beautiful setting and its charming downtown. With three young children, we were impressed by the quality of Lake Forest's schools, both public and private.

As a result, in October of 1984 we purchased the residence at 142 Stonegate Road, and we have maintained a presence in Lake Forest ever since. Our children grew up in Lake Forest, we made our friends in Lake Forest, and it was easy for both of us to decide that we would remain in Lake Forest when Rob eventually retired.

In September 1995 another merger, that of the Santa Fe and Burlington Northern railroads, resulted in Rob being sent to work in Ft. Worth. We kept our Lake Forest residence, knowing that once the merger was successfully consummated Rob would retire and return to Lake Forest. Toward the end of the decade while Rob was in Ft. Worth, Frank Beidler attempted to subdivide his family's property on Walden Road. His proposal contemplated creating four additional lots. It was met with considerable resistance from other Walden Road residents, and it was not approved.

We were familiar with the Beidler property because our Stonegate home backed up to Walden Road, and the road was part of Rob's early morning jogging route. We proposed to Frank and Si Cathcart, the most affected Walden Road resident, that we would buy and combine the two proposed lots across the road from the Beidler house. We also proposed that we raise funds for Lake Forest Open Lands to purchase the development rights for the proposed lot immediately across the road from Cathcart's house. Our proposal was accepted by all parties, and the City approved the new subdivision. Years later, we led a successful effort to enable Open Lands to purchase development rights to the last undeveloped Beidler lot on Walden Road. The result is that the character of Walden Road has

been preserved, and it continues to be enjoyed by Lake Forest residents who walk, jog, and bicycle down the road daily. Our contributions to Open Lands, which totaled $1.8 million, played the major role in achieving this result.

The one new house on Walden Road, which we finished building in 2002, is a replica of an Italian palazzo. We hired David Poulton to help with the design, and it was influenced by the trips to Florence that we took with him. Many of the materials we used to construct the house came from Italy, and over the years we have filled it with Italian furniture, sculpture and art, including a number of Renaissance paintings.

Soon after we moved to Lake Forest in the '80's, Rob became a Lake Forest College trustee. With the exception of his stint in Ft. Worth, he has been involved with the College ever since. He has chaired the Lake Forest College board twice, and we both believe that the City is fortunate to have the College located in its midst. When we reached the conclusion that we wanted to preserve our Walden Road residence with our collections, we realized that turning it over to the College was the most logical way to accomplish our objective. Our house is close to the College campus, and its architectural theme and its contents are a perfect complement to the College's liberal arts mission and curriculum.

In 2014 we signed an agreement to gift the house, its contents and a sizable endowment to Lake Forest College. The College will use the house as a focal point to advance both its humanities scholarship and its instruction in the humanities. The agreement included a life estate for us to continue living in the house, but after a couple years we realized that we would have considerable satisfaction from seeing the College take over the property and put it to good use.

The timetable we have developed contemplates that we will move from Walden Road during the latter part of 2022 and officially turn over the house to the College on January 1, 2023. Our desire is to establish a smaller residence here in Lake Forest, not too far from our son and three grandchildren who live at 205 Mayflower Road. While we were looking for a suitable location, we heard that Patty Fitzgerald was thinking about selling her home at 1020 Meadow Lane, and we jumped at the opportunity to establish ourselves in a neighborhood we have long admired, not too far from our son's house. Since we were not in a hurry to take possession, we worked out an arrangement with Patty to

purchase her house last December, but to allow her to continue to occupy it through the end of this year.

When we purchased 1020 Meadow Lane we were aware that the house was designed in the 1950's by Stanley Anderson. We hired Reynolds Architecture Design and Construction to prepare plans for the renovation of the existing structure, or in the alternative to construct a new residence. We also commissioned Benjamin Historic Certifications to do a historical assessment of the existing residence. As we worked through the design process with Doug Reynolds, it became evident that our preferred alternative is to construct an entirely new house. Doug can detail the reasons why, but we'll just mention that the age and condition of the 70 year old structure, its location on the lot close to the road, the outdated room configuration, the low ceilings, and the lack of a basement are all reasons why starting over is the best option.

You have received Susan Benjamin's report in which she concludes that either reworking the house or building a new home is an acceptable alternative. We have worked with Doug Reynolds to create what Ms. Benjamin has described in her concluding remarks, "a new house designed of similar size and scale incorporating simple artistically – conceived detailing, one that would be compatible with its neighbors." Doug's design echoes the Stanley Anderson design in style, and it uses similar construction materials. We believe that it will be a welcome addition to Meadow Lane and the surrounding neighborhood. For that reason we request that you recommend we be allowed to proceed with the demolition of the existing structure. We would then proceed to request approval of a building permit for our new residence that we would start constructing next year.

Respectfully,

Robert D. Krebs

Anne E. Krebs

Rationale for Demolition/Replacement of the Existing Structure

In the initial design conversations with the Krebs, we planned on using the existing home as the starting point for creating their next residence in Lake Forest. We imagined altering the interior walls and adding to the current footprint as needed to create a more family friendly plan that reflects their taste and lifestyle. The primary areas that need to be expanded were the kitchen, breakfast and family room areas since they are missing or painfully undersized. The programming requirements were to create an Owners' suite, 2 secondary bedrooms for guests, a laundry room and a home office (given the current pandemic.) The 8' ceilings in the home and unavailable legal parking areas were just a couple the other deficiencies that needed to be remedied.

From an exterior design and "curb appeal" perspective, the existing design by Stanly Anderson is beautiful in its simplicity but severely lacking in its sense of entry and arrival. My solution to this was to shift the main entry to the south and create a gabled mass that mirrors the existing on the north to create a more balanced façade. This also acts to de-emphasize the front-facing garages. To address the low ceilings, meet current energy codes and create a more attractive roof shape, it was decided to remove and completely rebuild the ceilings and roof structure. Even with these changes, the desire remained to retain the overall feel of the current home with its soft white-washed brick and Neo-Colonial design elements.

It was around this point that it became apparent that we were, in effect, rebuilding the entire structure as well installing all new mechanical, plumbing and electrical systems since they are outdated and substandard to the current building codes. Once this was determined, the obvious question became whether it makes any practical sense to rebuild this home on a 3' deep crawlspace that is 70 years old? The obvious answer in my opinion is "no". A full basement is not only better for access and storage but provides the potential for additional bedrooms without adding more bulk to the proposed design above grade.
Visiting family, friends and even the surrounding neighborhood will also benefit from the relocation of the home further back from the lane since this will create (3) legal places to park vehicles behind the front setback. Meadow Lane is extremely narrow in this area so street parking is not a desirable option.

In conclusion, our goal of creating a beautiful and enduring home that will be worthy of this investment of time, money and creative efforts, has not changed from the start. We hope you will agree that in order truly achieve this, a new structure is the best overall solution.

Respectfully submitted,

M. Douglas Reynolds, AIA

REYNOLDS ARCHITECTURE

DESIGN AND CONSTRUCTION

Standards for Demolition

1020 Meadow Lane
Lake Forest, Illinois

1 Based on my experience and involvement with other historic homes and the report created by Susan Benjamin, there does not appear to be anything of "historic, cultural, architectural, or archeological significance" at 1020 Meadow Lane. While a notable architect may have authored the design, this is not a home that would be considered an important part of his portfolio. Therefore, the replacement of this home would not diminish the general welfare of the city and state.

2 Based on my experience and involvement with other historic homes and the report created by Susan Benjamin, the home at 1020 Meadow lane does not contribute in a significant way to the "historic, cultural, architectural, or archeological character" of the surrounding district, city or state. The home is a fine example of a modest, Neo-Colonial style ranch home but has few, if any, historically valuable elements.

3 The replacement of this structure would not be contrary to the purpose and intent of the historic preservation of this district. In fact, the new home will revitalize and enhance the beauty, enjoyment and property values of the surrounding area.

4 This home was designed as a simple and "functional home" for Mrs Pitcher and her housekeeper in the 1950's. There is nothing uncommon about the design or construction of this home. Any portion of it could be reproduced easily today.

5 It is my client's intention to build the replacement home on this property in 2021/2022

REYNOLDS ARCHITECTURE

DESIGN AND CONSTRUCTION

Standards for Replacement Structures

1020 Meadow Lane
Lake Forest, Illinois

Height

The proposed height of the new 1.5-story home is approximately 24' and is well below the height of the adjacent homes.

Proportion of Front Façade

The front façade was conceived with the intention of breaking up the long, north-south gable roof and drawing the eye toward the front door and flanking gables rather than the front facing 2-car garage.

Proportion of Openings

The windows are consistent within the facade and compatible with other homes in the area.

Rhythm of solids to voids in front facades

The successful rhythm of solids and voids can be seen on the front elevation and renderings.

Rhythm of spacing and structures on streets

This seems to relate more to commercial buildings however the proposed home is moved farther from the street than the existing home and placed in such a way that respects the homes on either side of it.

Rhythm of entry porches and other projections

The proposed entry is in harmony with the adjacent gabled masses and doesn't try to overpower the front façade for attention.

Relationship of materials and texture

The home was conceived as a white washed brick as the center structure or "core" with wood sided extensions that project out in a more welcoming and casual manner. This provides interest and hierarchy. The dark slate roof and dark gray windows will create contrast and reinforce the rhythm of the openings.

Roof Shapes

The simple and consistent gables are a nod to the original home by Stanly Anderson. At the larger end gables, I have closed them off and used siding in the gable face to lower the perceived height. The butt cut soffits add to the interest and the gable ends and create a more "modern" feel.

Walls of continuity

This does not seem to apply to this site or project.

Scale of Structure

The scale of the proposed home is compatible with all adjacent structures. It is a relatively modest 1-1/2 story structure with even smaller gabled masses that further breakdown the overall composition.

Directional Expression of the front elevation

The proposed front elevation is primarily horizontal but has vertical elements to create interest and orientation. The surrounding homes are generally on large lots and therefore follow a similar aesthetic. The one exception is the 2-story home immediately to the north.

Preserving distinguishing features

We are preserving much if not all of the existing natural screening that exists along Meadow Lane. This provides a nearly solid wall of green all year long. Most of the mature trees will also be protected and maintained as part of the proposed plan.

Protection of resources

Beyond the trees and shrubs mentioned above, there do not appear to be any archeological features or natural resources that need to be preserved.

New Construction

The overall design of the proposed home has been executed in a very consistent and reserved manner.

Repair to deteriorated features

As stated in the demolition report, there really aren't any distinguishing architectural features present in the current home. In addition, the existing residence is in very poor condition and has been neglected for many years. Every component of the structure, interior finishes, technical systems and exterior components would require extensive repair, restoration or replacement. This proposal would remove and inherently replace all existing deteriorated and dilapidated portions of the existing home as well as the shallow crawlspace that was built in 1930 and 1935.

Surface Cleaning

No surface cleaning is proposed as part of this application.

Reversibility of Additions and Alterations

No additions or alterations are proposed as part of this application.

HISTORIC RESOURCE EVALUATION

Mrs. Marjorie (John C.) Burrows Pitcher House

1020 Meadow Drive, Lake Forest

East (Front) Façade (2020)

BENJAMIN
HISTORIC CERTIFICATIONS

- Susan S. Benjamin
- Gwen Sommers Yant

May, 2020

Executive Summary

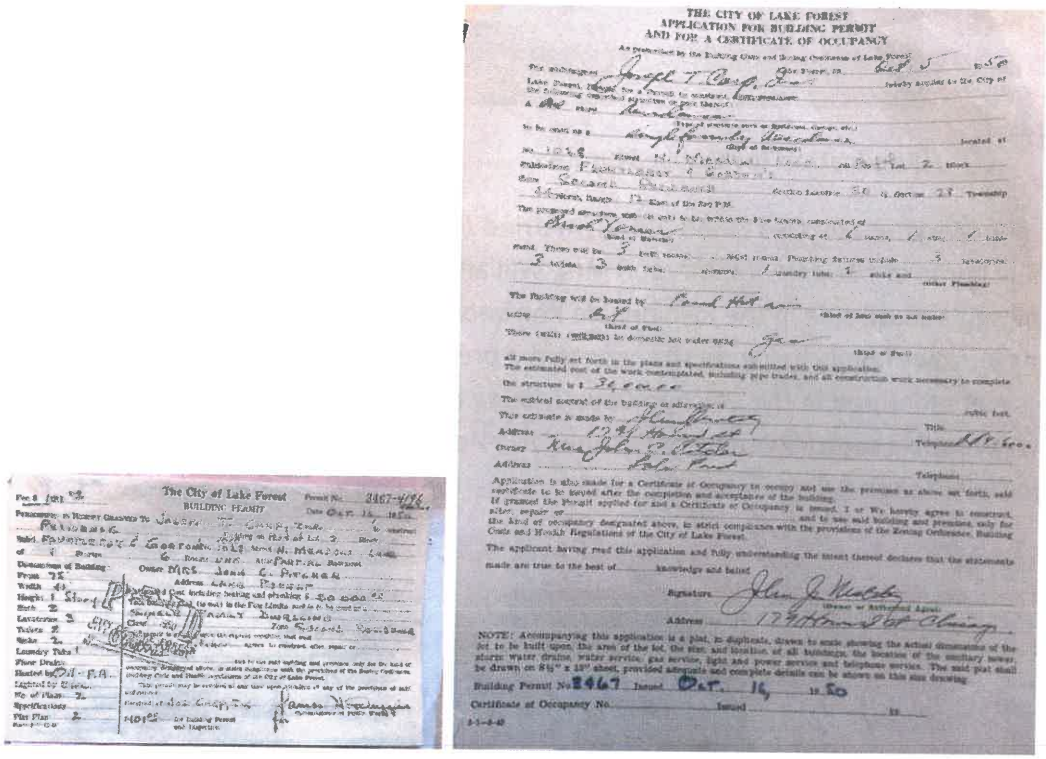
Robert and Anne Krebs have recently purchased the house built by Marjorie Burrows Pitcher (Mrs. John C.) at 1020 Meadow Drive. The Krebs, who are downsizing, are investigating whether to retain and adapt the house or to demolish it and rebuild one that more specifically accommodates their way of life. Architect Douglas Reynolds has been retained to create designs for the Krebs to evaluate and decide whether to rework the house or to build a new home for them.

After investigating the history and significance of the architecture, Benjamin Historic Certifications believes either alternative is acceptable. The house is a modest size ranch house that is handsome and fits comfortably into its neighborhood but does not have the many high style features typically associated with the houses designed by Stanley Anderson & Associates even during the post World War II time period. It does not have the symmetry and cohesive Colonial revival detailing associated with the firm's work. Its plan perfectly suited the lifestyle of Mrs. Pitcher. The question is, can the house be modified to meet the functional requirements of the new owner.

Aerial photo of Meadow Road and Adjacent Streets

History of the Property

The 1950 white-washed brick ranch house was designed by Stanley Anderson and Associates. It is situated on part of Lot 2 in the Fauntleroy and Gorton Subdivision.[1] The property is located in the National Register Lake Forest Historic District and also in a local historic district. When the District that was listed in 1978 was resurveyed in 2011, it was noted as a Contributing building.


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

The City of Lake Forest
BUILDING PERMIT

Original Building Permit for 1020 Meadow Lane

On October 5, 1950[2] a building permit was applied for. It documents the original owner as Mrs. John C. Pitcher and the builder as Joseph T. Carp, Inc.,[3] with the latter applying to construct a 1-

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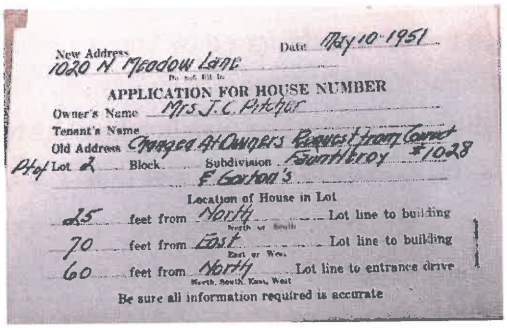
[1] Application for House Number, May 10, 1951. City of Lake Forest Community Development Department. 1020 Meadow Road house file.

[2] City of Lake Forest Application for Building Permit and For a Certificate of Occupancy, Permit #3467, October 5, 1950. City of Lake Forest Community Development Department. 1020 Meadow Road house file.

[3] Joseph Carp, who was about 58 years old, when he worked with Anderson on the Pitcher House, had taken a full-page advertisement in the monograph on Anderson's work *Architecture and Design*, Vol II, No. 1, March 1938. Among his projects with Anderson were: the William McIlvaine , Jr., house, the G. Herbert Shorney Residence, the Stanley K. Pierce Residence.

story, brick veneer residence, in the "second residence" zone, with 6 rooms, 3 bathrooms, an attic and a partial basement for the estimated cost of $30,000. Heating was fueled by oil and hot water by gas. The original address of 1028 N. Meadow Lane was changed to 1020 N. Meadow Lane in May of the following year.[4]



New Address 1020 N Meadow Lane Date May 10 1951

APPLICATION FOR HOUSE NUMBER

Owner's Name Mrs J. C. Pitcher

Tenant's Name

Old Address Changed At Owners Request from Correct #1028

Pt of Lot 2 Block Subdivision Fountleroy E Gorton's

Location of House in Lot

25 feet from North (North or South) Lot line to building

70 feet from East (East or West) Lot line to building

60 feet from North (North, South, East, West) Lot line to entrance drive

Be sure all information required is accurate

Application for House Number

Mrs. Pitcher, nee Marjorie Burrows (1883-1958), married John Charles Pitcher (1870-1944)[5] in 1908 at the new home of her parents, Mr. and Mrs. William F. Burrows, 4847 S. Woodlawn Avenue on Chicago's south side in the fashionable Kenwood neighborhood north of Hyde Park. The prominent Burrows family being no stranger to the press, it is not surprising that particulars of the nuptials were featured in the *Chicago Daily Tribune article,* "News of the Society World: Burrow-Pitcher Wedding set for Evening of October 7."[6] Her debut had previously been covered in the *Chicago Daily Tribune*, September 29, 1908.[7]

William F Burrows House, 4847 S. Woodlawn Avenue[8]

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[4] Application for House Number, May 10, 1951.

[5] Curiously, Pitcher's age is given as different years throughout the Census records in Ancestry.com. 1870 is the most likely.

[6] "News of the Society World: Burrow-Pitcher Wedding Set for Evening of October 7." *Chicago Tribune*, September 29, 1908, p 11.

[7] "In the Society World, November 28, 1903.

[8] The 2017 on-line listing for the 2 ½ story brick Tudor Revival house with rear coach house at 4847 S Woodlawn described the property as being built in 1890, containing 10,700 square feet and 7 bedrooms, on a 15,000 square foot lot. https://www.estately.com/listings/info/4847-south-woodlawn-avenue

Marjorie Burrows Pitcher came from a substantial family, noteworthy in Chicago's business history. Annie Libby Burrows (1859-1940), Marjorie's mother, was the daughter of canned food magnate Arthur A. Libby. Along with his brother Charles, and Archibald Mc Neill, Arthur founded Libby, McNeill & Libby in Chicago in 1869. The Union Stock Yards had opened just four years earlier and the company began by offering canned beef or corned beef in brine from animals they slaughtered at the Union Stock Yards.[9] By the turn of the century, Libby, McNeill & Libby employed approximately 2,000 workers and diversified into canned fruits and vegetables.[10] Annie Burrows died at age 81 in Lake Forest, where she lived at 550 College Road. She was a member of the American Revolution, Onwentsia, the Casino and the Women's Athletic Club.[11]

Archibald McNeill; Arthur and Charles Libby[12]

Firm product.[13]

William French Burrows (1855-1925)[14] married Annie Libby in 1880 and rose to become the President and Chairman of the Board of Libby, McNeill and Libby. Born in Massachusetts, his parents moved to Chicago when he was a child. First employed in the banking industry, he later joined the meatpacking firm Underwood & Co, and became affiliated with Libby, McNeill and Libby in 1882, where he took serious concern for employee welfare. Burrows was a member of the Chicago Board of Trade and its 1917 history described him as "one of Chicago's captains of industry—a strong, human, genial, considerate man and a loyal and progressive citizen." The

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[9] Mark R. Wilson, with contributions by Stephen R. Porter and Janice L. Reiff. "Libby, McNeill & Libby," *Encyclopedia of Chicago*. http://www.encyclopedia.chicagohistory.org/pages/2751.html
[10] "Libby's History: 150 Years of Passion for Good Things." https://libbys.com/libbys-history/
[11] "Annie Libby Burrows" Chicago Daily Tribune, Obituary, May 16, 1940
[12] "Our History," Libby Company. http://www.libbys-export.com/History/Index.shtml
[13] "Libby's History: 150 Years of Passion for Good Things." https://libbys.com/libbys-history/
[14] Illinois Deaths and Stillbirths Index, 1916-1947

history further detailed Burrow's welfare building at the Chicago plant, underscoring that it was his own idea,

> The building contains a restaurant where three thousand employees may take lunch at cost. The building is equipped with rest rooms, sanitary lockers, shower and tub baths and has been a means of increasing the efficiency of thousands of workers. This welfare plan will eventually be in operation in all major plants of the company.[15]

His involvements spanned the city's business core, its residential south side and the suburban North Shore. He served as a director of the Fort Dearborn National Bank, and as "a popular member" of the prestigious Chicago Club, the Chicago Athletic Club, the South Shore Country Club and the Exmoor Country Club.[16]

William and Annie Burrows had four children born over 13 years—Louisa (1881-1975), Marjorie (1883-1958), William (1890-1934) and Arthur (1894-1967).[17] By 1900 William was secretary of the packing company. The census that year documents the family living at 3357 S. Michigan Avenue, with three servants, in a prosperous neighborhood a little over two miles east of the Stock Yards. A decade later, in 1910, William was vice president of the company and the family was living with four servants at 4847 Woodlawn where Marjorie and John Pitcher were married October 7, 1908 It has been described as "an attractive family home, known for its generous hospitality."[18]

Following the wedding, the new Mr. and Mrs. Pitcher moved nearby, to 4643 S. Greenwood Avenue.[19] The following year the 1910 census documented their household (at the same address) to include one servant, Anna Nordkyst, and John's occupation as "agent" in the insurance industry. He became a prominent broker, working for the firm of Marsh & McLennan.[20]

The Lake Forest directory lists "John C Pitcher" on "Sheridan Road" in 1917. By 1930, the census records the Pitchers having moved north to the Gold Coast, residing just east of the glamorous Drake Hotel, at 220 E. Walton Place. John was employed as a stockbroker and the couple lived

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[15] Charles Henry Taylor, *History of the Board of Trade of the City of Chicago*, Vol 3, Part 1, Chicago, Robert O. Law Co., 1917, p 61-63.
[16] Ibid.
[17] "Louisa Libby Burrows. Family Search https://ancestors.familysearch.org/en/LCXH-8SG/louisa-libby-burrows-1881-1975.
[18] Charles Henry Taylor, *History of the Board of Trade of the City of Chicago*, Vol 3, Part 1, Chicago, Robert O. Law Co., 1917, p 61-63.
[19] Ibid. The building was likely a two-flat. The 1910 census lists 2 families at the address and recorded the Pitchers being renters.
[20] Paul Bergmann, E-mail to Susan Benjamin, April 9, 2020.

in apartment 105 with two servants.[21] The 1934, 1938 and 1942 Directories show Pitcher as living at 550 East College Road, where Annie Burrows lived. In 1940, the census lists John as a "broker" with an income of $5,000+ and the couple renting 11A at 1540 Lake Shore Drive with two servants.[22] Not unlike many couple of their set, they also maintained a summer address on the North Shore. It was on the grounds of Shore Acres Country Club. John C Pitcher died on May 27, 1944.[23] Their residence at that time was at 1448 N. Lake Shore Drive.[24] At Marjorie's death, age 75, in 1958, she was living in a suite at the Drake Hotel.[25]

The Burrows family seems to have remained close and College Road became somewhat of a Burrows family enclave. William Burrows Jr. lived in Lake Forest as did their mother. His home was located at 470 E. College Road. The house at 550 was cited as matriarch Annie Libby Burrows home in her 1940 obituary.[26] Marjorie's sister Louisa lived nearby at 1050 Meadow Lane in a Colonial Revival House designed by Chester Walcott

After her wedding, Mrs. Pitcher continued to be followed in the society columns of the *Chicago Tribune* for decades. The articles reveal she moved easily among Chicago and Lake Forest elites and had a special affinity for charities related to hospitals and health care.

A 1936 article "Fashion Show Group Guests at Luncheon" for example, lead off with Mrs. Pitcher's move from her summer quarters on the Shore Acres club grounds to her fall quarters at the Drake Hotel and goes on to describe the planning of a charity fashion show at the elegant downtown Stevens Hotel[27] to benefit St. Luke's Hospital, with debutants to serve as the fashion models. Among the other powerhouse planners at the luncheon were Mrs. Kersey Coats Reed, Mrs. Sterling Morton, Mrs. J. Beach Clow, Mrs. A Watson Armour, Mrs. Edwin W. Ryerson, Mrs.

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[21] John C. Pitcher. 1930 Census of the United States. https://search.ancestry.com/cgi-bin/sse.dll?dbid=6224&h=84554586&indiv=try&o_vc=Record:OtherRecord&rhSources=2556.

[22] "John C. Pitcher." 1940 Census of the United States. The apartment at1540 was designed by Huszagh and Hill in 1925-26. Evoking a French chateau, it contained two eight-room apartments on each floor. It was published in Neil Harris. *Chicago Apartment: A Century of Lakefront Luxury*. New York: Acanthus Press, 2004, P 220

[23] Illinois Deaths and Stillbirths Index, 1916-1947. https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=2542&h=1404007&tid=&pid=&usePUB=true&_phsrc=hrc134&_phstart=successSource

[24] The building that the Pitchers lived in when John Pitcher died in 1944 was located, at 1448 N. Lake Shore Drive, was designed by Childs & Smith as a cooperative in 1926. Typical floors had three apartments of six, seven and eight rooms though some were larger. The building was featured in the Baird and Warner *Portfolio of Fine Apartment Homes*. It has recently been published in Neil Harris. *Chicago apartments: A Century of Lakefront Luxury*. New York: Acanthus Press, 2004. P. 220. The building at 220 East Walton, "The Castellane Apartments". was also published in Neil Harris's book. Throughout their married life, the Pitchers always lived in large elegant Gold Coast apartment buildings.

[25] "Mrs. Marjorie Burrows Pitcher." "Obituaries" *Chicago Daily Tribune*, , (No date) 1958

[26] Annie Libby Burrows, who died at age 81 in Lake Forest, had been a widow since 1925 when William Burrows died. She was a member of the "American Revolution", Onwentsia, the Casino and the Woman's Athletic Club.

[27] The Beaux-Arts style Stevens Hotel, constructed in 1927 as the largest hotel in the world, is currently known as the Chicago Hilton, located at 720 S. Michigan.

Robert J. Thorne and Mrs. George A. Ranney.[28] In the 1940s, she continued to be on the Board of St. Lukes Hospital for many years, actively raising money for St. Lukes Hospital to benefit the hospital's training school for nurses and its clinics. During World War II Mrs. Pitcher engaged in preparedness activities for the war effort. When "Gray Ladies" was established in the late 1930s in Chicago to train women on hospital boards, Marjorie Pitcher was on the Advisory Board.[29] In 1944, along with may society women (including Mrs. James Ward Thorne, Miss Lilace Barnes and Mrs. Alden B. Swift) Marjorie served as a hostess at a Service Men's Center.[30] The 1947 *Chicago Daily Tribune* lists her as an attendee at a benefit to fund rehabilitation efforts at the Hines Veterans' Hospital near Maywood.[31]

The Architecture of 1020 Meadow Lane

In 1950, Marjorie Burrows Pitcher commissioned a new Lake Forest house, choosing the accomplished and highly-regarded Stanley Anderson as architect. It was finished in 1951 when an application for a permit to change the house number from 1028 t 1020 was made at the owner's request, May 10, 1951.[32]

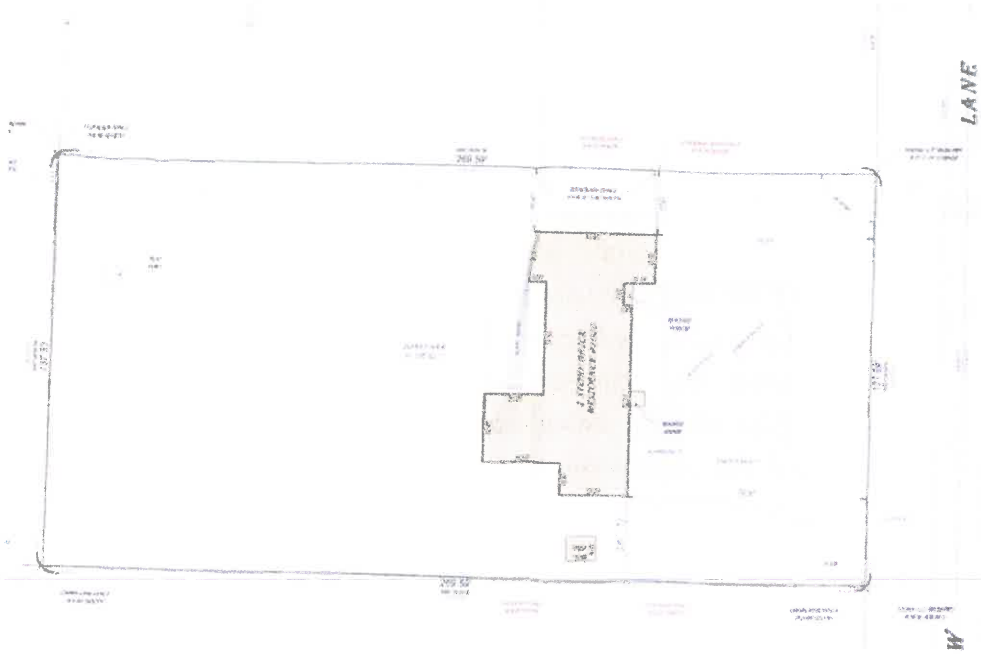
Front Facade

At the time that Mrs. Pitcher built her house, she was 67 years old and was living in a large elegant Gold Coast apartment on Lake Shore Drive. She had been a widow for many years. It

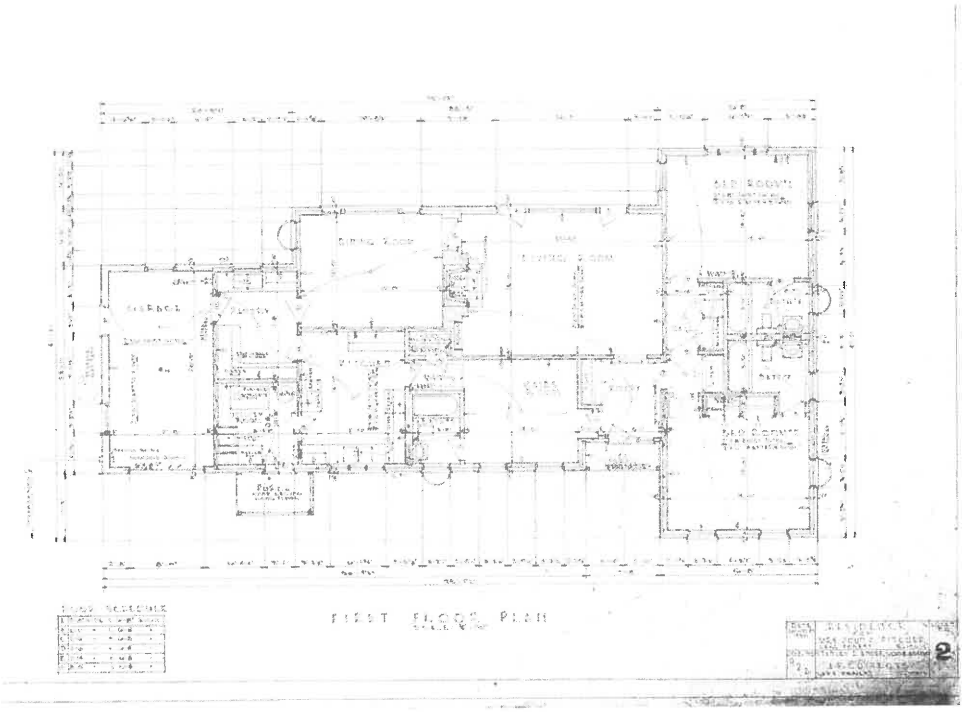
[28] "Fashion Show Group Guests at Luncheon," *Chicago Tribune*, September 18, 1936, p. 12.
[29] "Chicago Red Cross Starts Two Projects in Preparedness". *Chicago Daily Tribune*, September 11, 1939.
[30] "Many Women to Spend Yule Serving Yanks", *Chicago Daily Tribune*
[31] "Fashion Group Show Displays Spring Trends", *Chicago Daily Tribune*, March 30, 1947.
[32] Application for a house number, May 10, 1951. Lake Forest Planning Department.

was very common for people in their 60s and 70s to want to downsize (as it is today) and choose to live in a smaller home. With family there, Lake Forest, a community as prestigious as the Gold Coast, was a logical choice for her.

The Stanley Anderson-designed house at 1020 Meadow Lane is a relatively modest size home built for a single woman. Although it was not a house with rooms for multiple servants as was the case in larger homes built earlier, it was designed to accommodate space for a live-in housekeeper. Anderson was known for his simple elegant designs. It is a handsome ranch house, built during the Post World War II period when the building type was becoming prolific and homeowners were generally looking to live a more informal lifestyle, with fewer servants and less living space. That said, Mrs. Pitcher's house was planned with two separate living zones—one with spacious living area for her and guests and one with smaller rooms for her housekeeper.



Plat of Survey

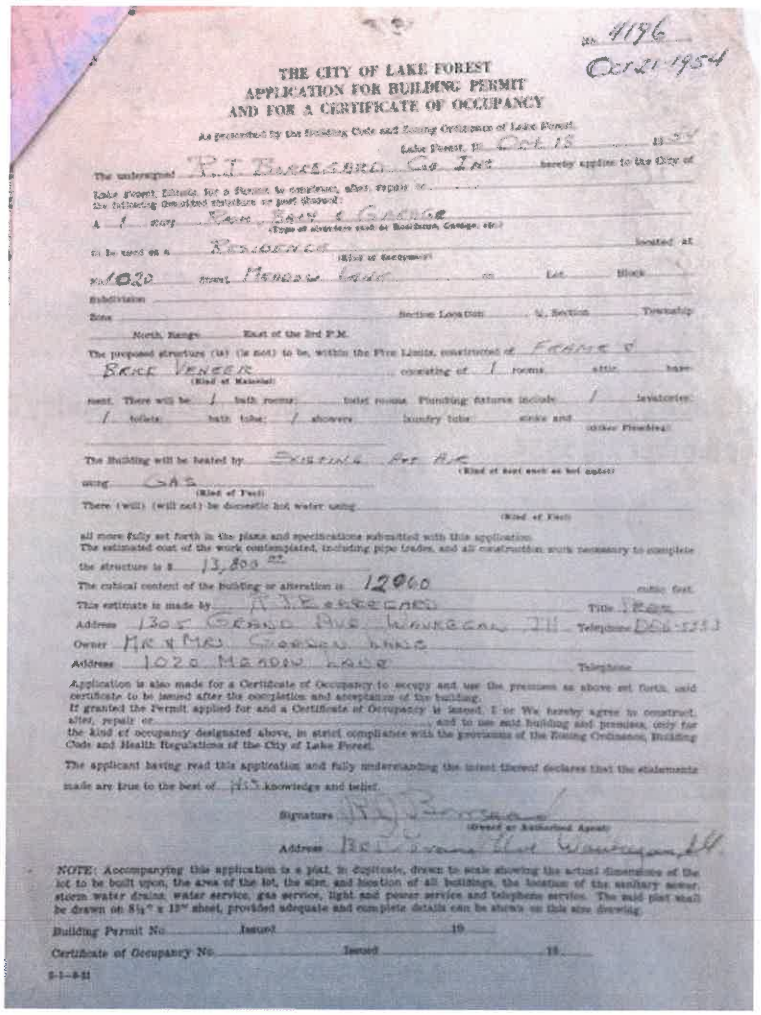


Floorplan. Residence for Mrs. John C. Pitcher, Stanley D. Anderson & Assoc. August 25, 1950

Mrs. Pitcher's white-washed common brick 6-room ranch house was laid out in a "T" shape with the long side paralleling Meadow Lane, facing east. The service spaces, consisting of a maid's room, the kitchen and a utility space were designed at the front. A one-car garage was located next to this service area of the house, accessed by a pantry just west of the utility room. The living room, dining room and one of the two bedroom's looks out on the expansive back yard. Both bedrooms, including a bathroom are located in the "T"-shape wing, which is perpendicular to the main rooms of the house and the garage. The bedrooms are reached from a hallway opening off the front entry.

The front entrance is at the north end of the east façade. Its 6-panel door features a single vertical sidelight with five glass panels. The entrance is slightly recessed, with the recess located immediately south of the bedroom wing, which has a gable front topped by a gable return, also known as a broken pediment, set above two 6/6 double-hung windows with paneled shutters. To the south of the entrance are three 6/6 double-hung windows that were designed to have shutters. These windows light the maid's room and its adjacent bathroom. To the south of this bank of windows, there is a band of three six-light windows centered on the sink in the kitchen. Just beyond is an entrance door, topped by nine lights that opens into the utility room. It is sheltered by a lattice screen that extends above the roofline and is topped by a shed roof.

At the time the house was constructed for Mrs. Pitcher it had a single paneled garage. When the house at 1020 Meadow Lane was sold by her in 1954 to Mr. and Mrs. Gordon Lang, the Lang's added a garage bay and a master bedroom wing at the rear. Their architect for the addition, with drawings dated September 22, 1954, was designed by Stanley Anderson & Associates[33]



No. 4196
Oct 21 1954

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

As prescribed by the Building Code and Zoning Ordinance of Lake Forest.

Lake Forest, Ill. Oct 18 1954

The undersigned R. J. Borregard Co. Inc. hereby applies to the City of Lake Forest, Illinois, for a Permit to construct, alter, repair or the following described structure or part thereof:

A 1 story Room, Bath & Garage
(Type of structure such as Residence, Garage, etc.)

to be used as a Residence (Kind of Occupancy) located at No. 1020 Street Meadow Lane on Lot Block

Subdivision

Zone Section Location ¼ Section Township North, Range East of the 3rd P.M.

The proposed structure (is) (is not) to be, within the Five Limits, constructed of Frame & Brick Veneer (Kind of Material) consisting of 1 rooms attic basement. There will be 1 bath rooms; toilet rooms. Plumbing fixtures include 1 lavatories; 1 toilets; bath tubs; 1 showers; laundry tubs; sinks and (Other Plumbing)

The Building will be heated by Existing Hot Air (Kind of heat such as hot water) using Gas (Kind of Fuel)

There (will) (will not) be domestic hot water using (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 $ 13,800.00

The cubical content of the building or alteration is 12960 cubic feet.

This estimate is made by R. J. Borregard Title Pres.

Address 1305 Grand Ave Waukegan Ill. Telephone DE 6-5553

Owner Mr & Mrs Gordon Lang

Address 1020 Meadow Lane Telephone

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 and to use said building and premises, only for the kind of occupancy designated above, in strict compliance with the provisions of the Zoning Ordinance, 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 R. J. Borregard (Owner or Authorized Agent)

Address Box 1 Grand Ave Waukegan 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 size, 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 8½" x 13" sheet, provided adequate and complete details can be shown on this size drawing.

Building Permit No. Issued 19

Certificate of Occupancy No. Issued 19

5-1-8-51

Building Permit for the 1954 garage and master bedroom wing addition

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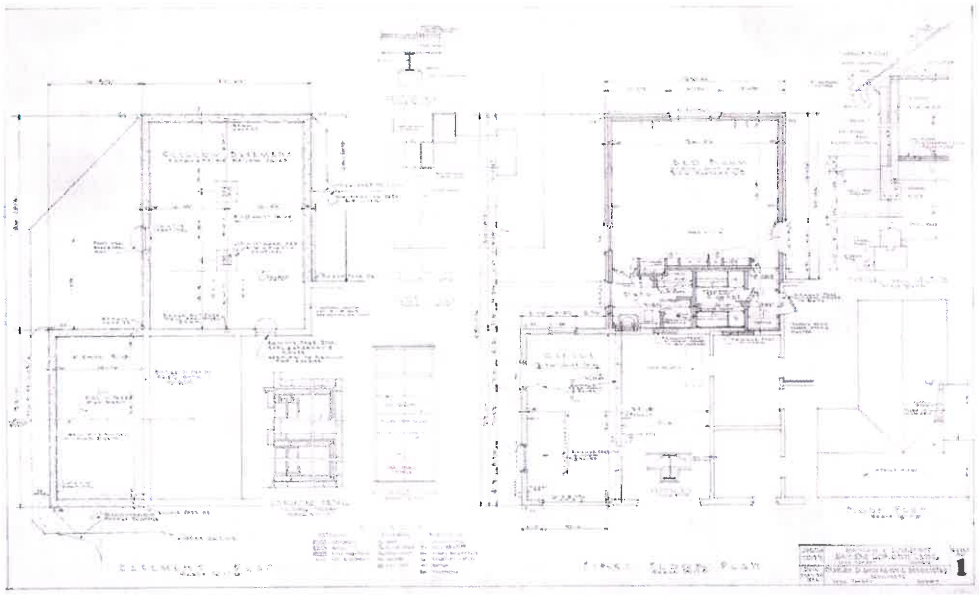
[33] Phone directories show that the Lang's continued to live there in 1957, 1961 and 1964. Mrs. Pitcher knew Mrs. Lang through their mutual interest in raising funds for St. Lukes Hospital. In 1947 Mrs. Lang was elected president of the Woman's Board of the hospital. This was mentioned in "Tribute Paid Mrs. Wolf for St. Lukes Aid". *Chicago Daily Tribune*, January 28, 1947. This newspaper story describes a luncheon at the Blackstone Hotel given by Mrs. Pitcher and several other long-time members for the outgoing president of the Woman's Board of St. Lukes,



Drawing of Additions, Alterations, Mr. and Mrs. Gordon Lang, Stanley D. Anderson & Associates. September 22, 1954

South façade, Master bedroom wing and Second garage added in 1954.

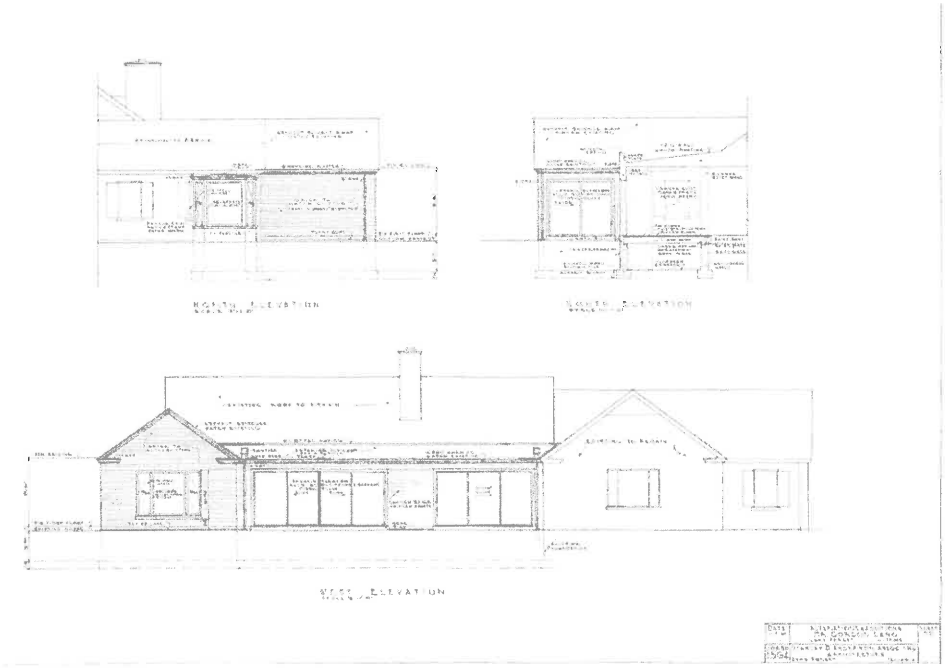
The garage and bedroom suite at the south feature 6/6 double-hung windows and a si- panel door to the garage. Cross gable roofs with broken pediments have gables that mimic the pitch of the gables on the original 1950 house

Drawing of South and West elevations of master bedroom wing and garage, Stanley D. Anderson & Associates, September 22, 1954

West façade showing Master Bedroom wing. Stanley D. Anderson & Associates, September 22, 1954

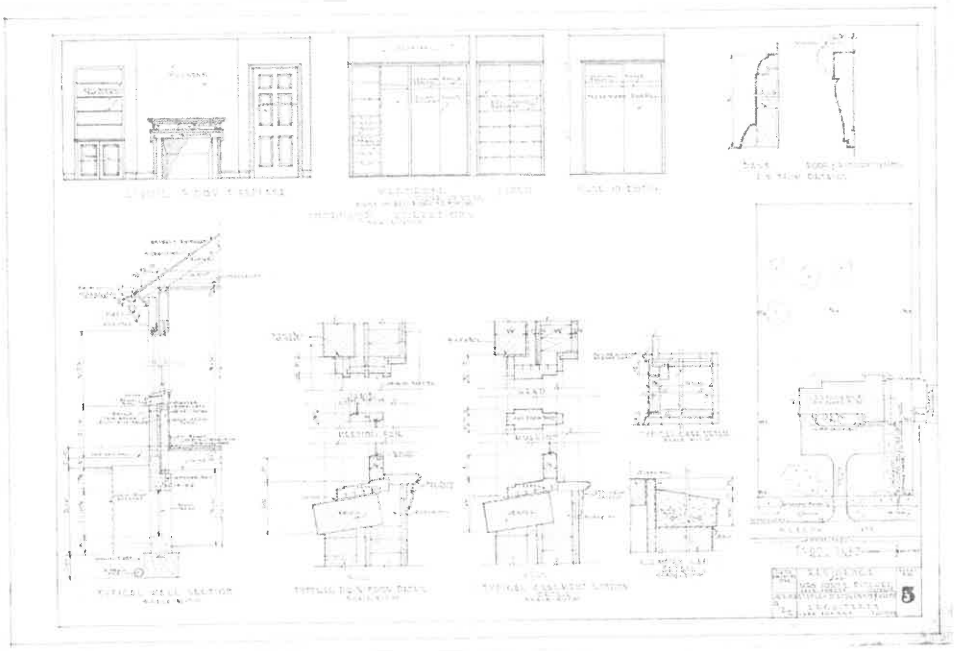
In 1965, the Gordon Lang's hired Stanley D. Anderson Assoc., Inc. to alter the west façade by installing aluminum sliding doors and screens in the living room and dining room using

insulated glass and installing a picture window with insulated glass in the west wall of the bedroom. Drawings were generated November 5, 1965, but these alterations were never done.



Drawing of alterations to west façade and west end of south façade. Stanley D. Anderson Associates, Inc., November 5, 1965.

The interior of 1020 Meadow Lane is functional and simply detailed. There are section drawings of base moldings and of door and window casings as well as interior elevation of cabinetry. The only markedly high style feature in the house is the living room fireplace. With a soapstone surround with shoulder molding topped by a molded wood cornice, this elegant detail reflects Stanley Anderson design ingenuity.



Drawing of Details, 1020 Meadow Lane, Stanley D. Anderson & Assoc. August 25, 1950

Stanley D. Anderson

Stanley D. Anderson is one of the Chicago area's most highly accomplished architects. His firm designed over 200 residences, horse farms, churches and schools in addition to over 30 commercial and public buildings. Many, like Lake Forest High School, are high-profile buildings.

Paul Bergman, who owns the firm architectural archives, provided drawings of the house at 1020 Meadow Lane and the biographical data in this report. It includes material on Anderson and James Ticknor, who was his partner from 1925 until 1945 and William Bergmann, who partnered with Anderson until his death in 1960 and then ran the firm until his retirement in 1992. During the Post World War II years, when Mrs. Pitcher's house was designed, Stanley Anderson and Bill Bergmann were the licensed architects in the office.

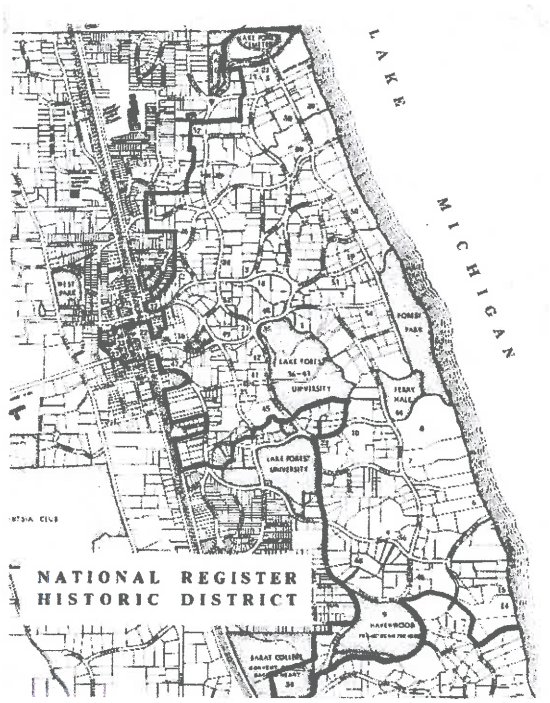
Stanley Davis Anderson, who was raised in Lake Forest and graduated from Lake Forest College in 1916 attended the University of Illinois, University of Pennsylvania, and the Ecole des Beaux-Arts, at Atelier LaLoux, in France to obtain his architectural and engineering training. He then worked in in the office of country house architect Howard van Doren Shaw's office for more than 6 years before launching his own firm. Anderson met his pre-WWII partner, James H. Ticknor at the University of Illinois. They each enlisted in the Army at the beginning of WWI and went to France together. Both attended the Ecole Des Beaux Arts before returning to the United States.

James Ticknor apprenticed at DH Burnham's office before joining Stanley in their 20-year partnership. The Firm was founded as Anderson and Ticknor in 1925, building many fine houses in Lake Forest, Lake Bluff, and the surrounding North shore communities.

William 'Bill' Bergmann, joined the firm as an associate architect in 1946. He became a partner in 1949. Bill and Stanley were the licensed architects for the firm through the late 1940s and 1950s. William Bergmann was born in Oconomowoc, Wisconsin. He received his Masters of Architecture degree from The University of Minnesota in 1941. During WW II he taught at Princeton and did war-related research design work for the Department of the Army, work that included the design of bomb shelters. Stanley died unexpectedly in 1960. Bill Bergmann and members of the firm carried on as Stanley D. Anderson Associates from 1960 until Bill's retirement in 1992, when the firm closed. The Stanley D. Anderson Associates architecture firm is best known for its "Country Georgian" style of architecture. The firm designed four signature buildings in this style: Lake Forest Bank; (now The Northern Trust); Lake Forest High School; the former Lake Forest Hospital building (demolished) and the King Bruwaert Retirement Home in Hinsdale, IL. These buildings carry the classic pediments and finely sculpted moldings of the English Georgian style. Remnants of the classical detailing the Anderson firm featured in its architecture can be seen in the broken pediments on the house Anderson designed for Mrs. Pitcher. These were transformed into a much simpler design for a single-story ranch house.

The Ranch House

The origin of the ranch house dates from 1932, when Cliff May, a San Diego architect, created a building type called a California Ranch house, an attempt to design a contemporary family house based on early regional forms. It was essentially a low-slung Spanish hacienda. The Midwestern ranch house pays a nod to the form but owes much to Frank Lloyd Wright's Prairie School houses from the first decade of the 1900s and his Usonian houses of the 1930s, 1940s and 1950s. Despite its early roots, the ranch house did not really become popular until after the Depression and World War II, when the houses were widely published in shelter magazines and architectural journals, lifestyles were becoming more casual, and the suburbs were quickly growing. The characteristics of a ranch style house make it easily recognizable. The typical ranch house is a long, low, ground-hugging house with a low-pitch roofline and deep eaves. Although somewhat closed from the front, it usually contains large expanses of glass at the back of the house and opens onto a rear patio. The house at 1020 Meadow Lane has double hung 6/6 windows across the front, but a large "Chicago Window" style picture window in the living room, a band of windows in the dining room and a large bay in the master bedroom—all facing the expansive rear yard.



The Lake Forest Historic District

1020 Meadow Lane is a "contributing" building in the Lake Forest Historic District. The predominantly residential district was listed on the National Register in 1978, but the form was updated and revised in 2011 in order to identify those buildings located within the district's boundaries that were originally listed as non-contributing but may since have become contributing due to their date of construction. This had the effect of changing the "period of significance" to accommodate the 50-year rule, and any building constructed before 1961 was deemed "contributing" to the significance of the district unless its integrity was severely compromised.[34] The house at 1020 Meadow Lane has not been changed over the years other than the Lang's historic addition; its integrity has not been compromised. The 2011 District update brought many ranch houses of the 1950s and early 1960s into Contributing status in the historic district.

Most houses in the Lake Forest Historic District stand two- to three-stories, are constructed of traditional materials, were inspired by historic building styles, rest on a substantial lot and have

[34] Generally speaking, most buildings in the historic district constructed before 1961 were listed as contributing. The exceptions were structures that had been considerably altered so that their integrity was compromised. Structures less that 50 years old and/or had poor integrity were called out as "non-contributing" to the significance of the historic district. There are 575 contributing primary (as opposed to secondary structures like coach houses and garages) structures within the boundaries of the historic district. .

a relatively deep set back from the street. A high percentage of the contributing buildings within the district, are architect designed, high-style examples of architecture styles popular at the time of construction.

The house at 1020 Meadow Lane generally conforms to these general characteristics, It uses traditional materials and incorporates a small number of historic features. It is whitewashed common brick with painted wood trim. Incorporating classical references; detailing is loosely borrowed from Colonial architecture. The house has double-hung 6/6 windows with paneled shutters. Topped by gable roofs, its gable ends have cornice returns, suggesting a partial segment of a pediment—a broken pediment. It differs in being not as high style as most buildings in the district and is a single-story ranch house, smaller than most of its neighbors. Its long low massing and simplified stylistic treatments make it and other single-story houses somewhat of outliers within the Historic District.

That said, there are a number of architect-designed ranch houses in the historic district. The house at 1020 Meadow Lane was designed by Stanley Anderson. Lake Forest ranch houses, especially those designed by Stanley Anderson's firm are considerably different from the small prefabricated ranch houses built by developers in new suburbs like Levittown or new subdivisions in existing villages like Lake Bluff. The ranch houses in the Lake Forest Historic District, including those on land subdivided from large estates, occupy a large parcel of land, big enough to provide room for a long, low house with room for patios, a large back yard, and views. Mass-produced subdivision housing typical of many post-World War II suburbs was never found acceptable or encouraged. Many ranch houses were architect designed and planned with the same thoughtfulness as the traditional two- and three-story houses that preceded them.[35] They were based on traditional styles and, like 1020 Meadow Lane, incorporated historical detailing. Jerome Cerny's 1949 design for the L. Byron Nash House at 811 N. Hawthorn Place is distinctly French, as is the house designed by Elmer Fox in 1954 for Kenneth Templeton at 620 N. Mayflower Road. Stanley Anderson designed several Colonial Revival ranch houses in the district, including ones at 901 Elm Tree Road, one at 921 and one at 929 Elm Tree Road. [36]

---

[35] Development houses tended to have an open plan to accommodate the casual lifestyle of the post-World War II years. Anderson designed a house for the socially prominent Mrs. Pitcher that had a formal layout with discreet living and dining room spaces as well as a maid's room and bath and a kitchen accessed by a separate pantry. Although considerably smaller in scale, the spaces were laid out quite like the rooms in larger, more high style traditional Lake Forest houses.

[36] Contemporary ranch houses, which contained no historical references, were popular, too. A typical example was designed by L. Morgan Yost for Bradford W. Alcom at 533 E. Pine Lane in 1961. Another example was built for Clarence Ross by Boyd Hill at 540 E. Pine Lane in 1956. Bertram Weber designed a Ranch house at 831 E. Rosemary Rd in 1959 for Joseph B. Morrill. It has been demolished. Irving W. Colburn designed a highly original Contemporary Ranch, with Modern and Japanese influences, at 1005 E. Illinois Road for Daniel Haerther in 1956.

Conclusion

The house that Stanley Anderson designed at 1020 Meadow Lane is a relatively modest size single-story house for a widow in her 60s who desired to live near family members in Lake Forest. For a woman who was used to help, it accommodated a housekeeper. It has only two bedrooms but comfortable public spaces that opened out to a patio and a large lovely lot. Detailing was simple as was common for post-World War II houses, although the living room has a lovely fireplace that was detailed in the drawings. Mrs. Pitcher's house allowed her to live a slightly formal lifestyle, with discreet rooms (not an open plan like many homes of the period) that have beautiful views.

The house has a nice presence in the Historic District, but it is not stylistically special, with cohesive architectural detailing. Rather it has elements of design that were inspired by Colonial architecture, but not as many as other Anderson-designed houses from the period. For whatever reason, artistic features are minimal. The repetition of similarly-pitched gable roofs give the house a design continuity. And the scale fits into the neighborhood even if the house is smaller than many of its neighbors. Its inset doorway is a clever way of providing shelter.

Were the house to be retained, it would be a tribute to the work of a very accomplished architect. If it can be modified to fulfill the new owners' functional needs that would be the perfect solution. Because it is over 50 years old and fits the character of the District, it is a Contributing building. The house, however, was above all designed as a functional home for Mrs. Pitcher. If the functional needs of the current buyer cannot be met by modifying the house, it would be acceptable to see a new house designed of a similar size and scale incorporating simple artistically-conceived detailing, one that would be compatible with its neighbors.

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THE CITY OF LAKE FOREST

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

(The use of natural materials is strongly encouraged)

Façade Material

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

Color and/or Type of Material painted siding (white)

Foundation Material

Exposed Foundation Material n/a

Window Treatment

Primary Window Type

- ☐ Double Hung
- ☑ Casement
- ☐ Sliding
- ☐ Other _____

Finish and Color of Windows

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

Color of Finish Gunmetal

Window Muntins

- ☐ Not Provided
- ☐ True Divided Lites

Simulated Divided Lites

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

Trim Material

Door Trim

- ☑ Limestone
- ☑ Brick
- ☑ Wood
- ☐ Other _____

Window Trim

- ☑ Limestone
- ☑ Brick
- ☑ Wood
- ☐ Other _____

Fascias, Soffits, Rakeboards

- ☑ Wood
- ☐ Other_____

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION

DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

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

Roofing

Primary Roof Material

- ☐ Wood Shingles
- ☐ Wood Shakes
- ☑ Slate
- ☐ Clay Tile
- ☐ Composition Shingles_____
- ☑ Sheet Metal standing seam on rear bay (gray)
- ☐ Other _____

Flashing Material

- ☑ Copper
- ☐ Other Kynar coated aluminum
- ☐ Sheet Metal

Color of Material Vermont Black

Gutters and Downspouts

- ☐ Copper
- ☑ Aluminum (Kynar coated)
- ☐ Other _____

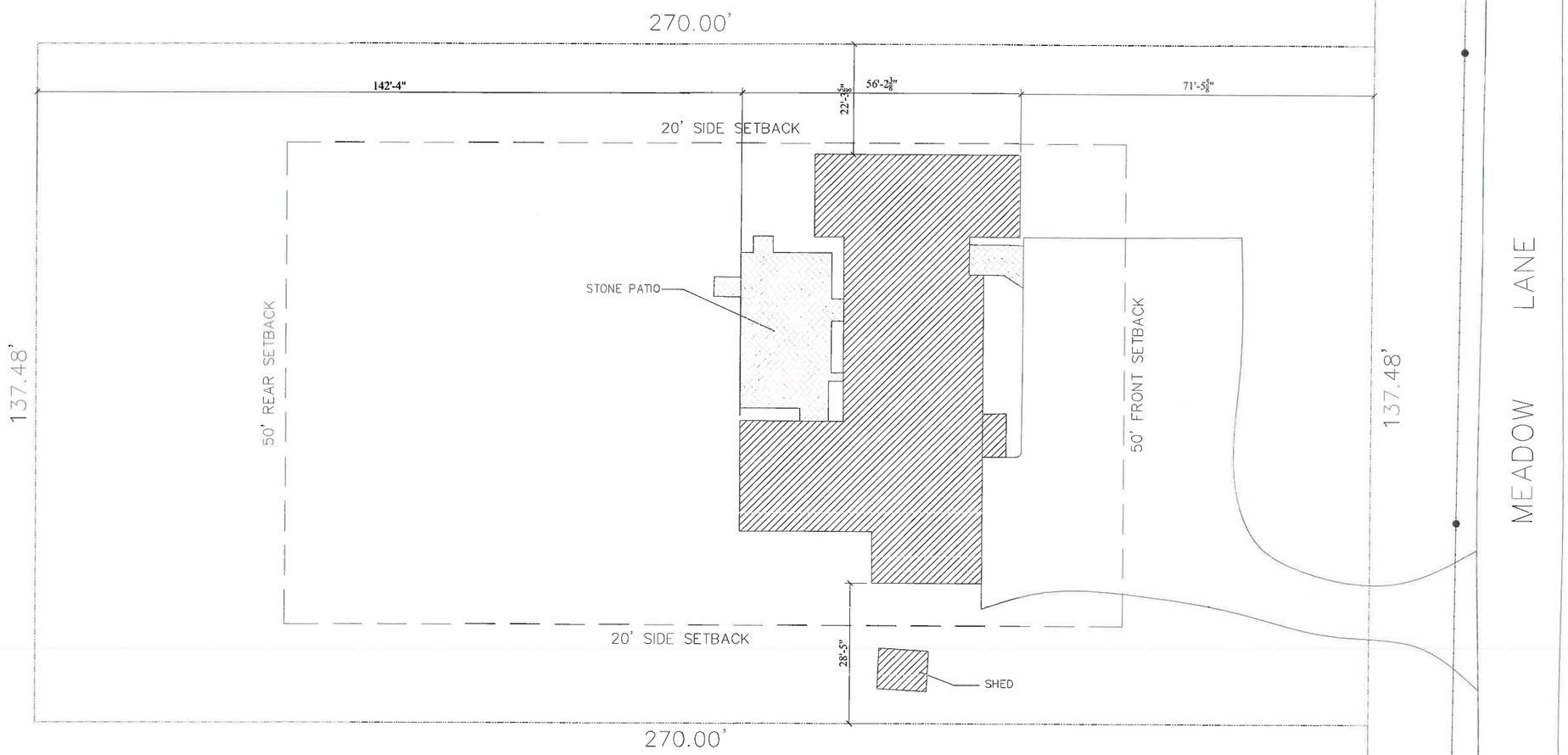
Driveway Material

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

Terraces and Patios

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

EXISTING SITE PLAN



EXISTING SITE PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , ILLINOIS

Revisions

5/6/20	OWNER REVIEW
7/15/20	HPC REVIEW

DOUGLAS REYNOLDS ARCHITECTS
1765 MAPLE STREET
SUITE 202
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The Krebs Residence
1020 Meadow Lane Lake Forest, Illinois

EXISTING SITE PLAN

Sheet

C1.0

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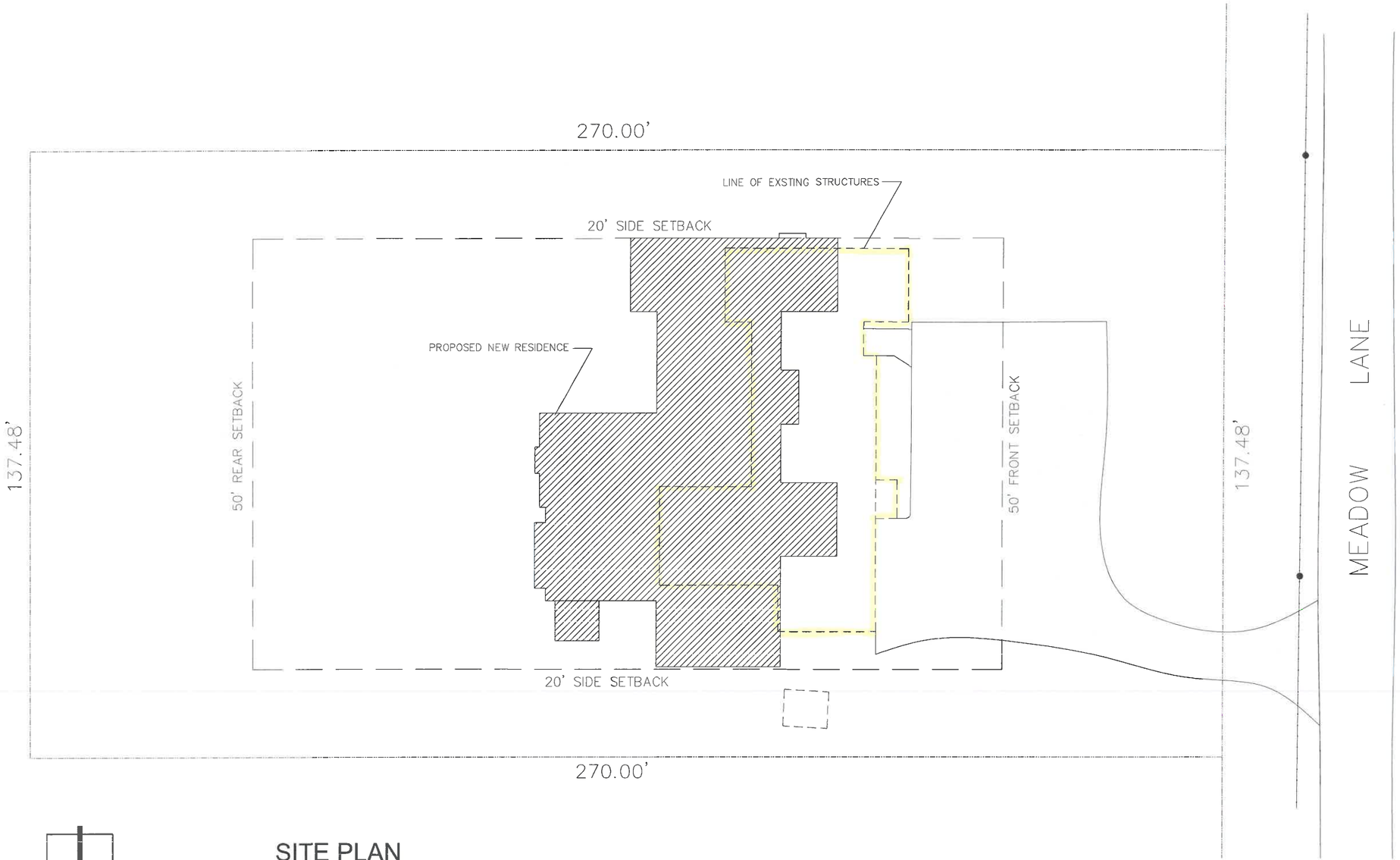
EXISTING & PROPOSED SITE PLAN OVERLAY



SITE PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST , ILLINOIS

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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OVERLAY SITE PLAN

Sheet

C3.0

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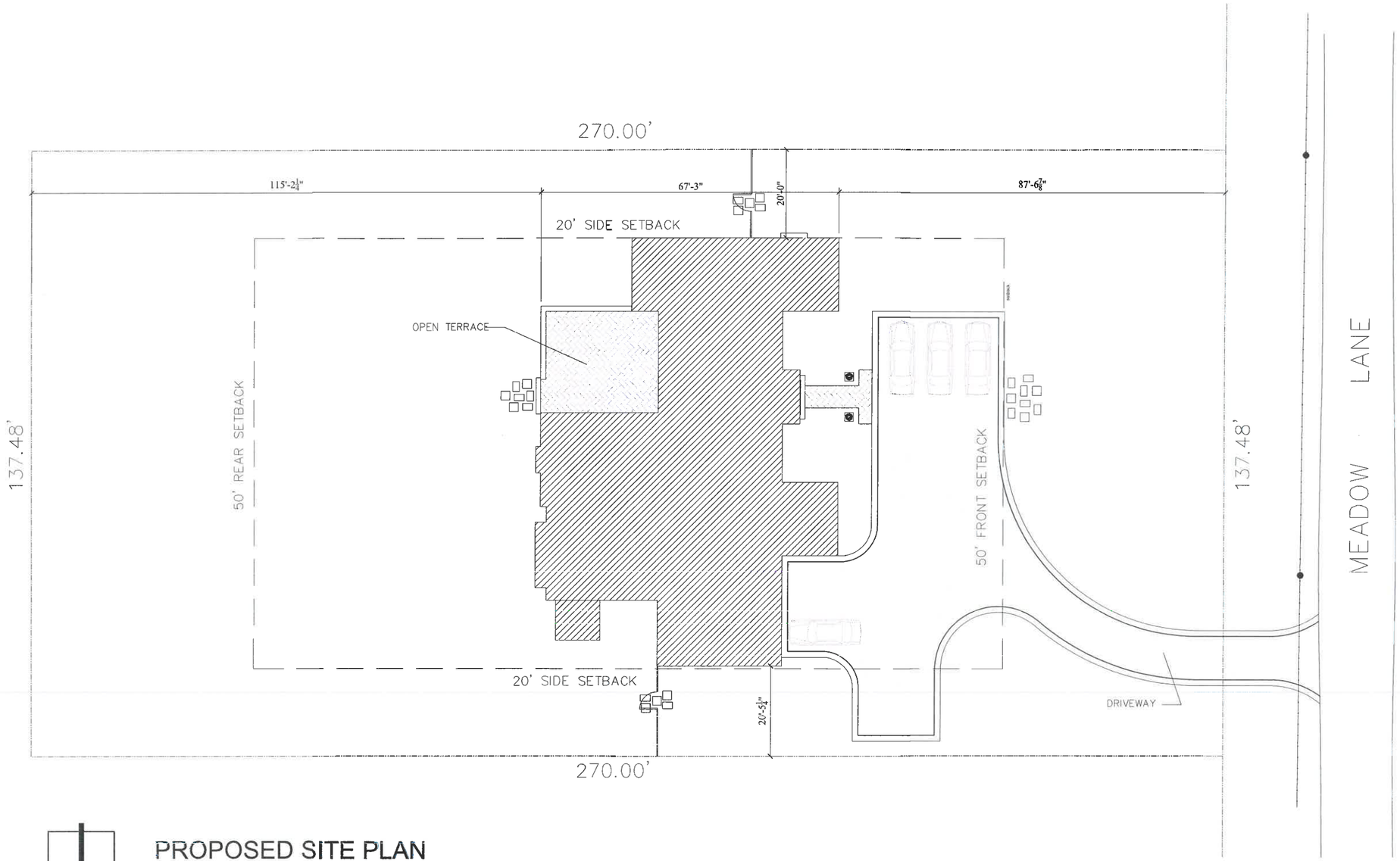
PROPOSED SITE PLAN



PROPOSED SITE PLAN

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Revisions

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PROPOSED SITE PLAN

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C2.0

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PROPOSED EAST & NORTH ELEVATIONS

EAST ELEVATION (FRONT)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

NORTH ELEVATION

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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EXTERIOR ELEVATIONS

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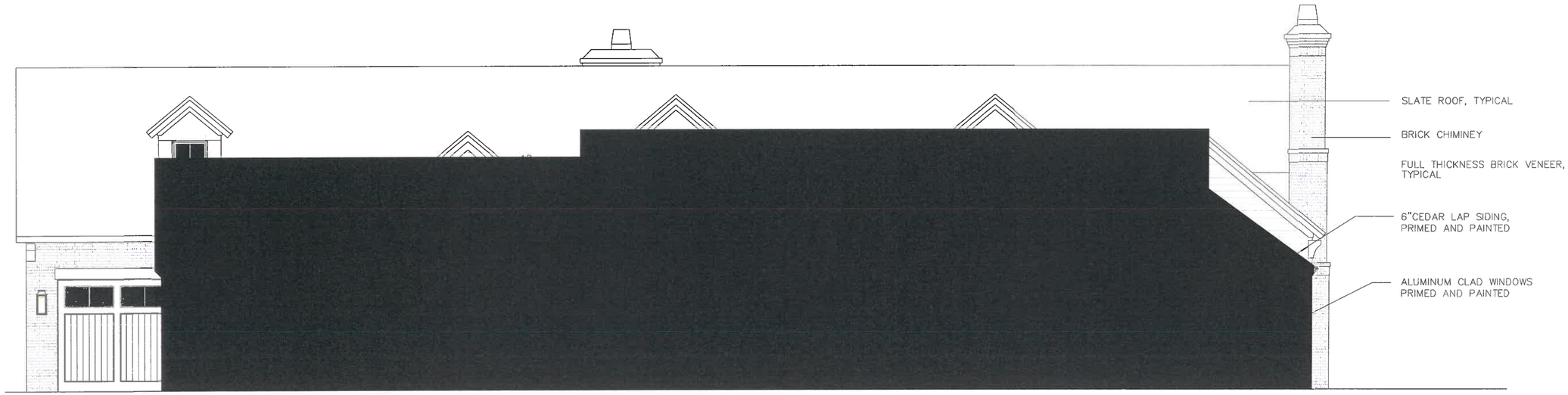
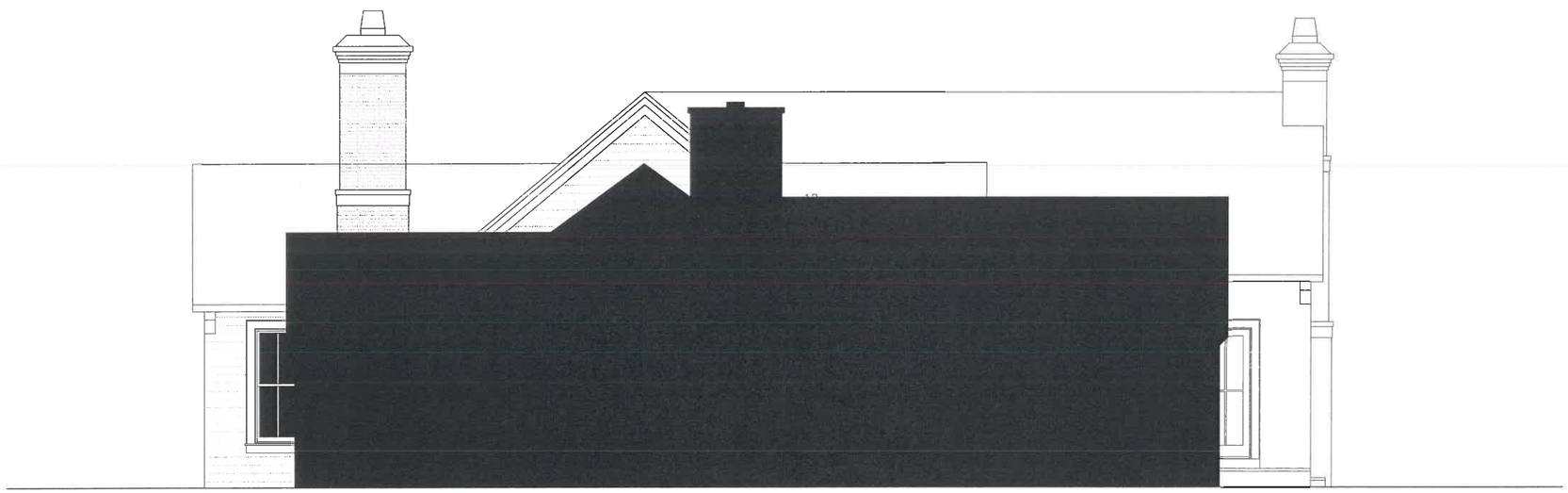
EXISTING & PROPOSED ELEVATION OVERLAYS



EAST ELEVATION (FRONT)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS



NORTH ELEVATION

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1020 MEADOW LANE LAKE FOREST, ILLINOIS

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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PROPOSED WEST & SOUTH ELEVATIONS

WEST ELEVATION (REAR)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

SOUTH ELEVATION

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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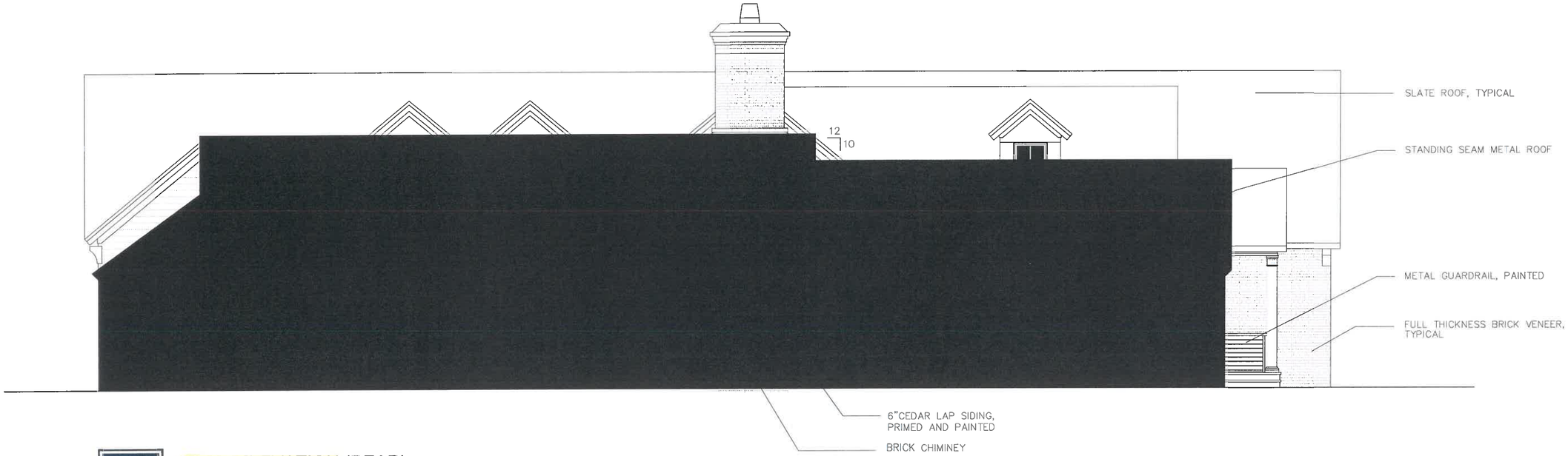
EXISTING & PROPOSED ELEVATION OVERLAYS



WEST ELEVATION (REAR)

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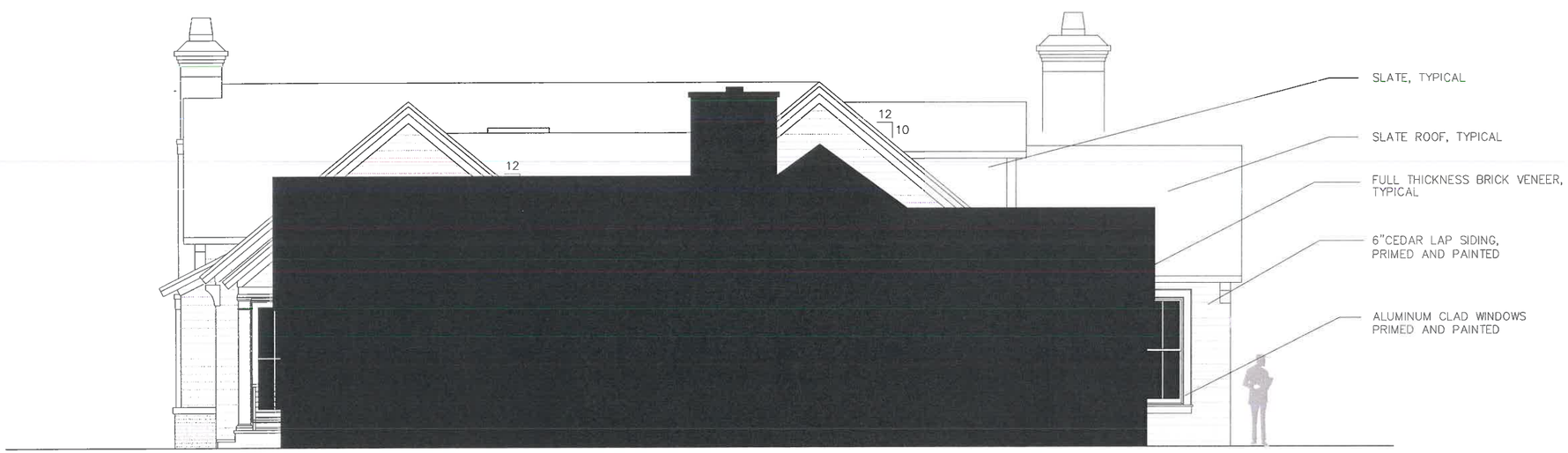

SOUTH ELEVATION

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Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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EXTERIOR ELEVATIONS

Sheet

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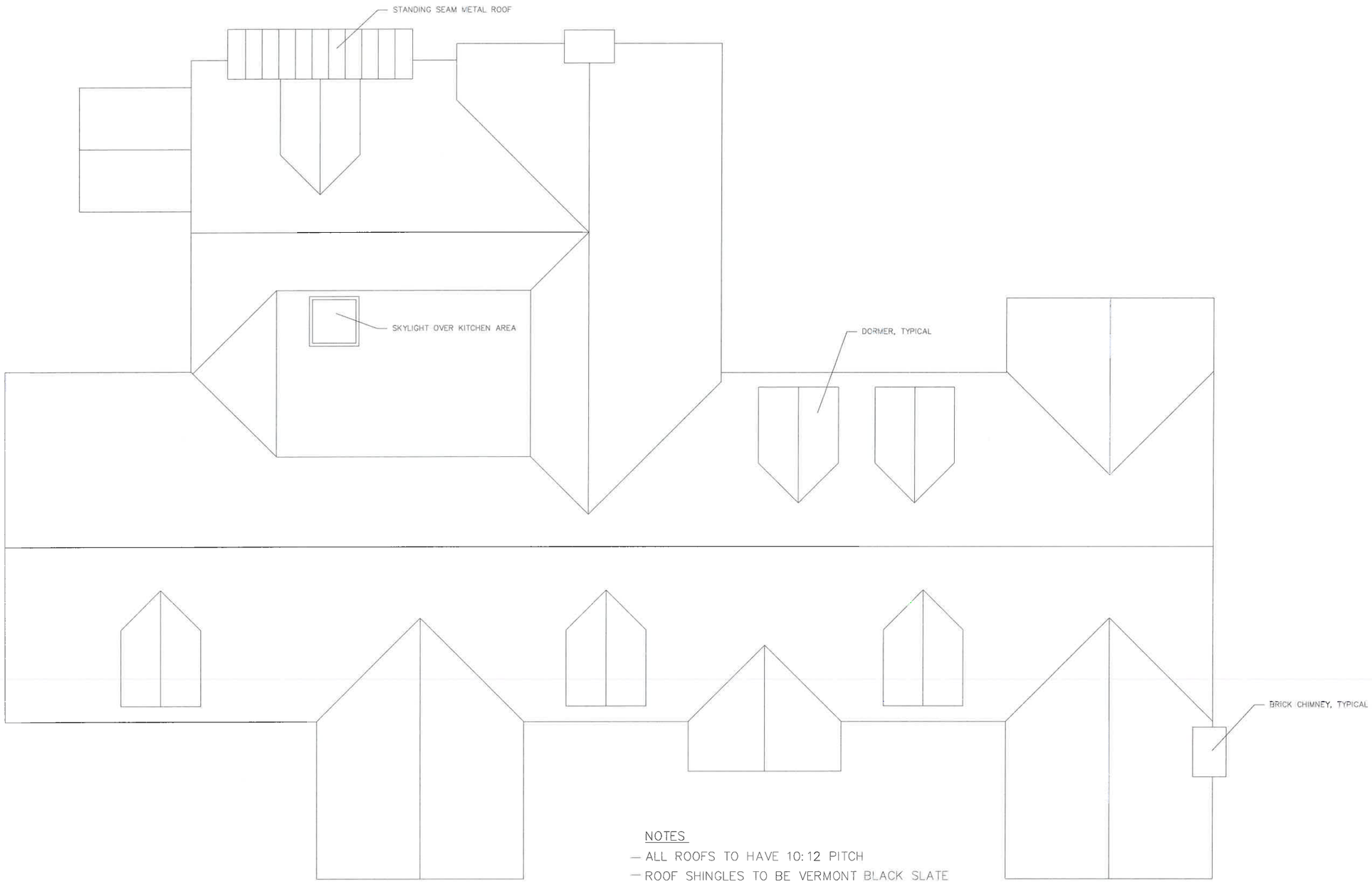
PROPOSED ROOF PLAN



NOTES
- ALL ROOFS TO HAVE 10:12 PITCH
- ROOF SHINGLES TO BE VERMONT BLACK SLATE

PROPOSED ROOF PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

Revisions

7/15/20	HPC REVIEW

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ROOF PLAN

Sheet

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BUILDING SECTION

PRELIMINARY BUILDING SECTION

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

Revisions

7/15/20	HPC REVIEW

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1020 Meadow Lane Lake Forest, Illinois

BUILDING SECTIONS

Sheet

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EXISTING FIRST FLOOR PLAN

EXISTING FIRST FLOOR PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE , LAKE FOREST , IL

3070 SF (Including Garage)

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

Revisions

3/4/20	Owner Review

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The Krebs Residence
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FIRST FLOOR PLAN
EXISTING CONDITIONS

Sheet

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PROPOSED FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

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

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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1020 Meadow Lane Lake Forest, Illinois

FIRST FLOOR PLAN

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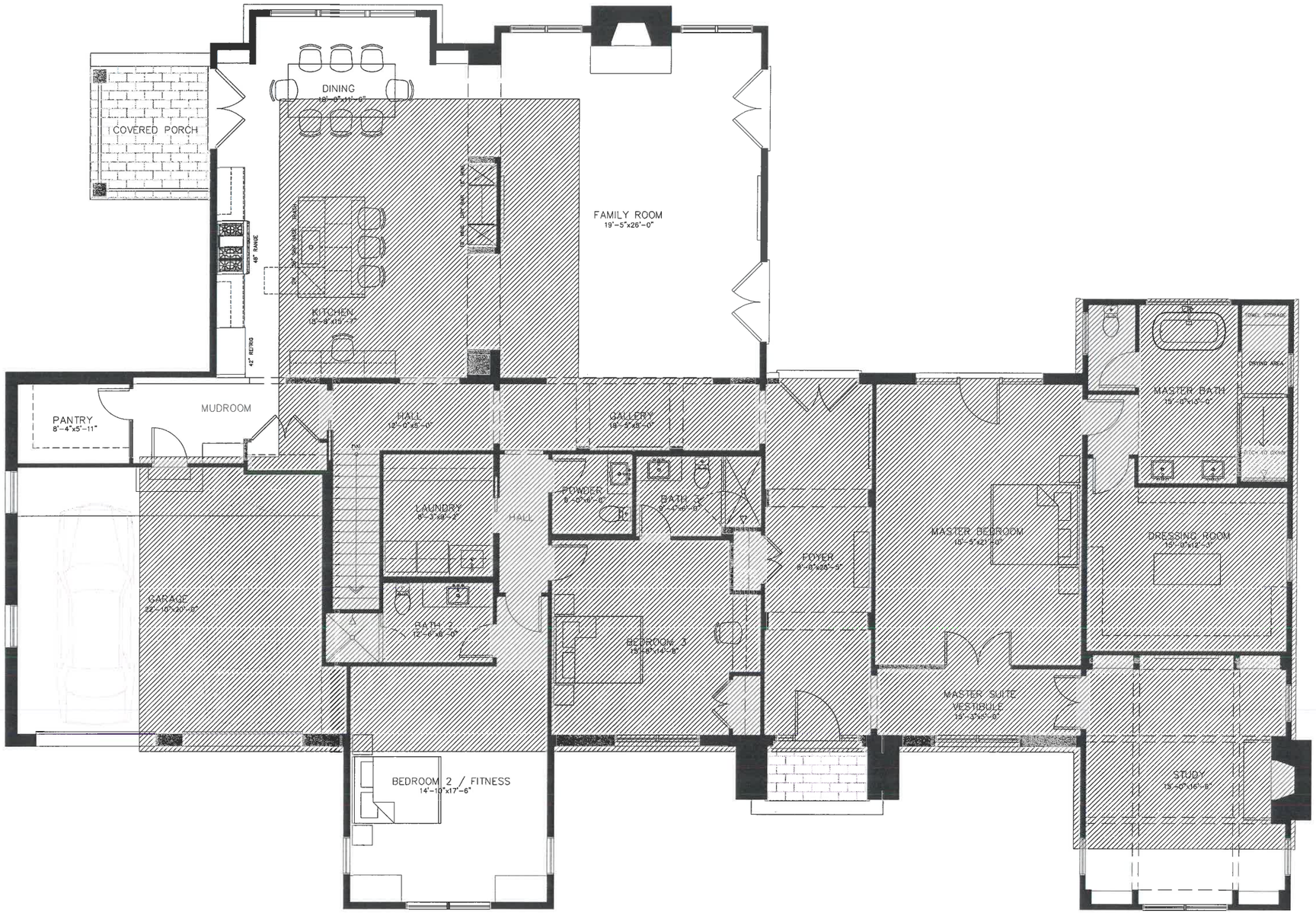
FLOOR PLAN OVERLAY



PROPOSED FIRST FLOOR PLAN (WITH EXISITNG OVERLAY)

THE KREBS RESIDENCE
1020 MEADOW LANE LAKE FOREST, ILLINOIS

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

Revisions

5/5/20	OWNER REVIEW
7/15/20	HPC REVIEW

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FIRST FLOOR PLAN

Sheet

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MEADOW LANE

LANE

MEADOW LANE
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PROPOSED BRICK MATERIAL

EXISTING TOPOGRAPHY & TREE LOCATIONS

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

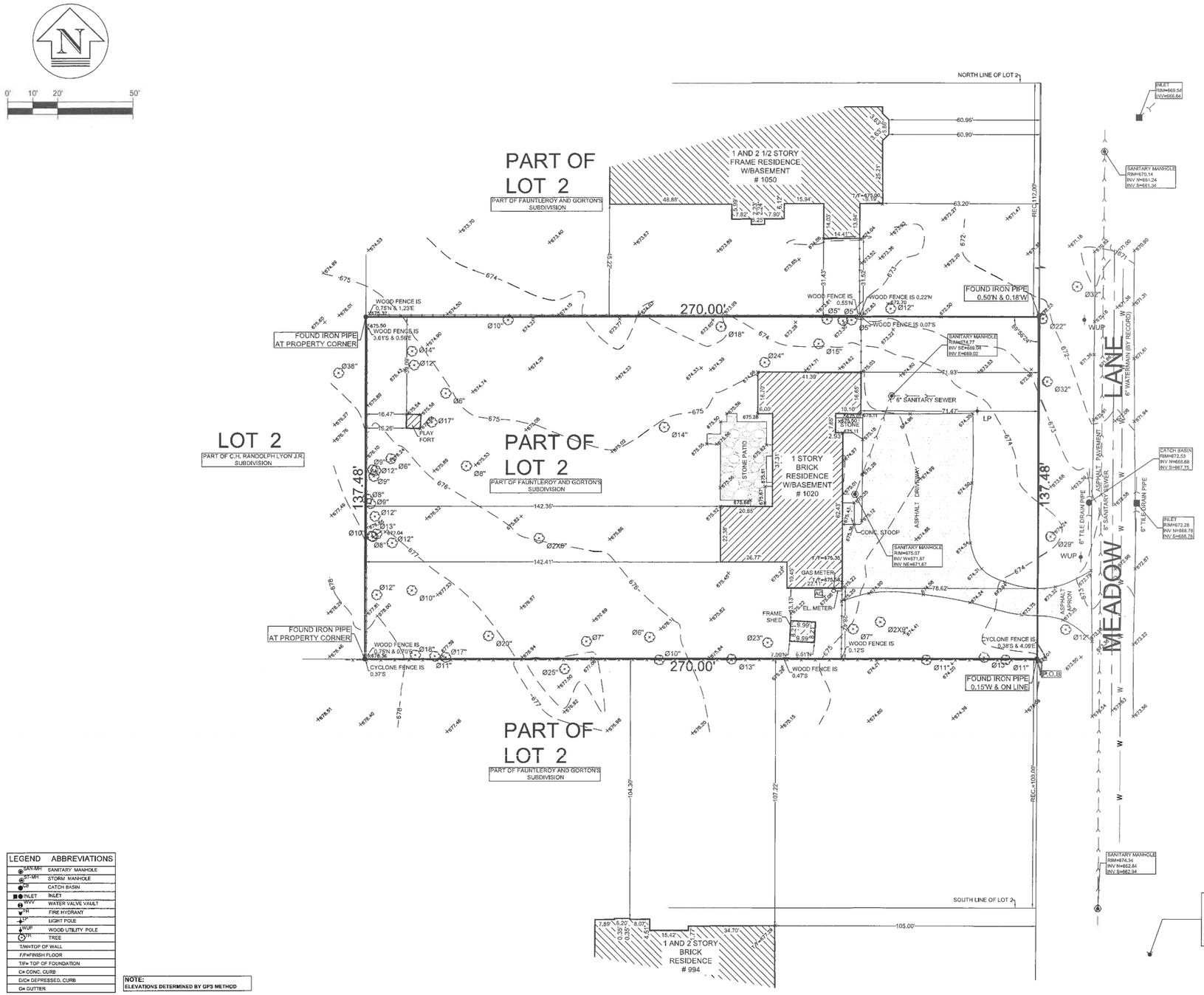
OF

THAT PART OF LOT 2 IN FAUNTLEROY AND GORTON'S SUBDIVISION, BEING A SUBDIVISION OF ORIGINAL LOTS 45 AND 46 OF LAKE FOREST, AND LS 1 TO 7, BOTH INCLUSIVE, AND 12 TO 16, BOTH INCLUSIVE, OF LAKE'S SUBDIVISION OF ORIGINAL LOTS 43, 44 AND 65, OF LAKE FOREST, ACCORDING TO THE PLAT OF SAID FAUNTLEROY AND GORTON'S SUBDIVISION RECORDED OCTOBER 4, 1894 AS DOCUMENT 59919 IN BOOK "D" OF PLATS, PAGE 13, DESCRIBED AS FOLLOWS: COMMENCING ON THE EASTERLY LINE OF LOT 2, 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 270 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 2, 138 FEET, MORE OR LESS, TO A POINT 112 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE EAST ON A LINE 112 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH ON THE EAST LINE OF SAID LOT 2, 138 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

KNOWN AS: **1020 MEADOW LANE, LAKE FOREST, ILLINOIS**

PERMANENT INDEX NUMBER: 12 - 28 - 407 - 024 - 0000

TOTAL AREA = 37,119 SQ. FT. OR 0.852 ACRE



PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

CALL JULIE TOLL FREE 1-800-892-0123

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
T/W=TOP OF WALL	
F/F=FINISH FLOOR	
T/F= TOP OF FOUNDATION	
C= CONC. CURB	
D/C= DEPRESSED. CURB	
G= GUTTER	

NOTE:
ELEVATIONS DETERMINED BY GPS METHOD

ORDERED BY: REYNOLDS ARCHITECTURE		
SCALE : 1" = 20'		
DATE: MAY 08, 2020		
FILE No.:	06/02/20	REVISED
2020 - 27529	DATE	REVISION

SITE BENCH MARK:

EL.= 675.515 (NAVD 1988)

DESCRIPTION:
NORTHWEST BOLT ON FIRE HYDRANT

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

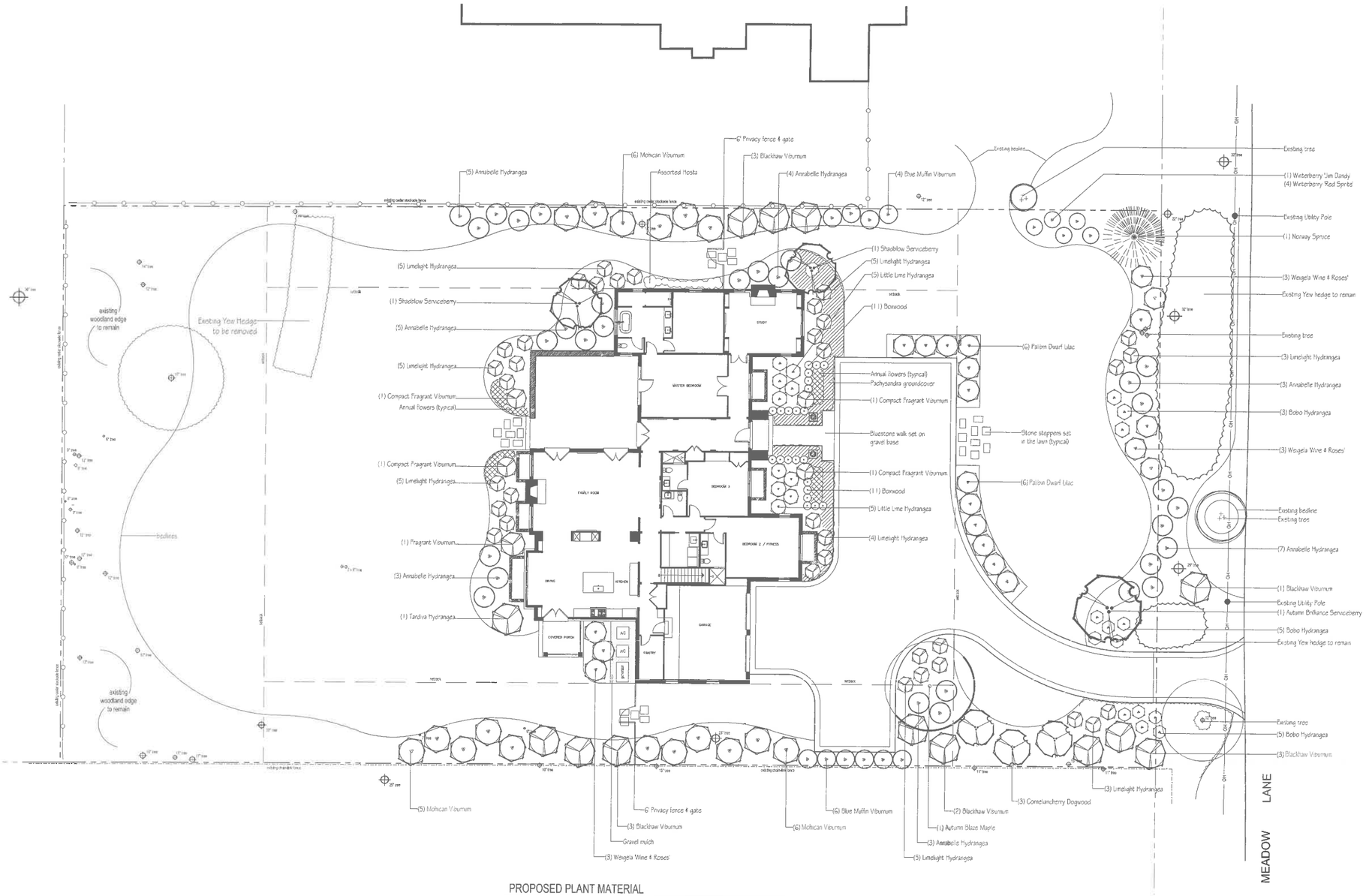
RIVER FOREST, ILLINOIS, MAY 08, A.D. 2020

BY: Roy G. Lawniczak

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021

PRELIMINARY LANDSCAPE PLAN



PROPOSED PLANT MATERIAL

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
Norway Spruce	Picea abies	1	8' bb
Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	1	3" cal.
Serviceberry 'Autumn Brilliance'	Amelanchier grandiflora 'Autumn Brilliance	1	8' bb
Serviceberry 'Shadblow'	Amelanchier canadensis 'Shadblow'	2	8' bb
Tardiva Hydrangea	Hydrangea paniculata 'Tardiva'	1	24" bb
Corneliancherry Dogwood	Cornus mas	3	6' bb
Blackhaw Viburnum	Viburnum prunifolium	12	6' bb
Mohican Viburnum	Viburnum lantana 'Mohican'	17	48" bb
Blue Muffin Viburnum	Viburnum dentatum 'Christom'	10	36" bb
Fragrant Viburnum	Viburnum carlesii	1	36" bb
Compact Fragrant Viburnum	Viburnum carlesii 'Compacta'	4	24" bb
Weigela 'Wine & Roses'	Weigela florida 'Wine & Roses'	9	24" bb
Palibin Dwarf Lilac	Syringa meyeri 'Palibin'	12	24" bb
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	30	5 gal.
Limellight Hydrangea	Hydrangea paniculata 'Limelight'	35	5 gal.
Little Lime Hydrangea	Hydrangea paniculata 'Jane'	10	2 gal.
Bobo Hydrangea	Hydrangea paniculata 'Ilvobo'	10	2 gal.
Jim Dandy Winterberry	Ilex verticillata 'Jim Dandy'	1	24" bb
Red Sprite Winterberry	Ilex verticillata 'Red Sprite'	4	24" bb
Green Velvet Boxwood	Buxus microphylla x sempervirens	22	18" bb

y:\client files res (new)\current clients\k\krebs, robert & anne - 1020 meadow ln\7. site plans, google**s**, maps\db drawings\current drawing\krebs 2020 06 23 prelim planting plan.dwg

James Martin Associates, Inc.
Landscape Architecture, Construction Management
1010 Jorie Blvd., Suite 67, Oak Brook, IL 60523
(847) 634-1550
Fax: (847) 634-1551
www.jmassociates.net

KREBS RESIDENCE

1020 Meadow Lane, Lake Forest Illinois

North

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Job #:

Scale: 1" = 10'

Date: Rev. 6/16/20

Sheet

PROPOSED PLANT MATERIAL

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
Norway Spruce	Picea abies	1	8' bb
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Red Sprite Winterberry	Ilex verticillata 'Red Sprite'	4	24" bb
Green Velvet Boxwood	Buxus microphylla x sempervirens	22	18" bb

IMAGES OF EXISTING HOUSE

IMAGE OF EXISTING HOUSE – EAST ELEVATION

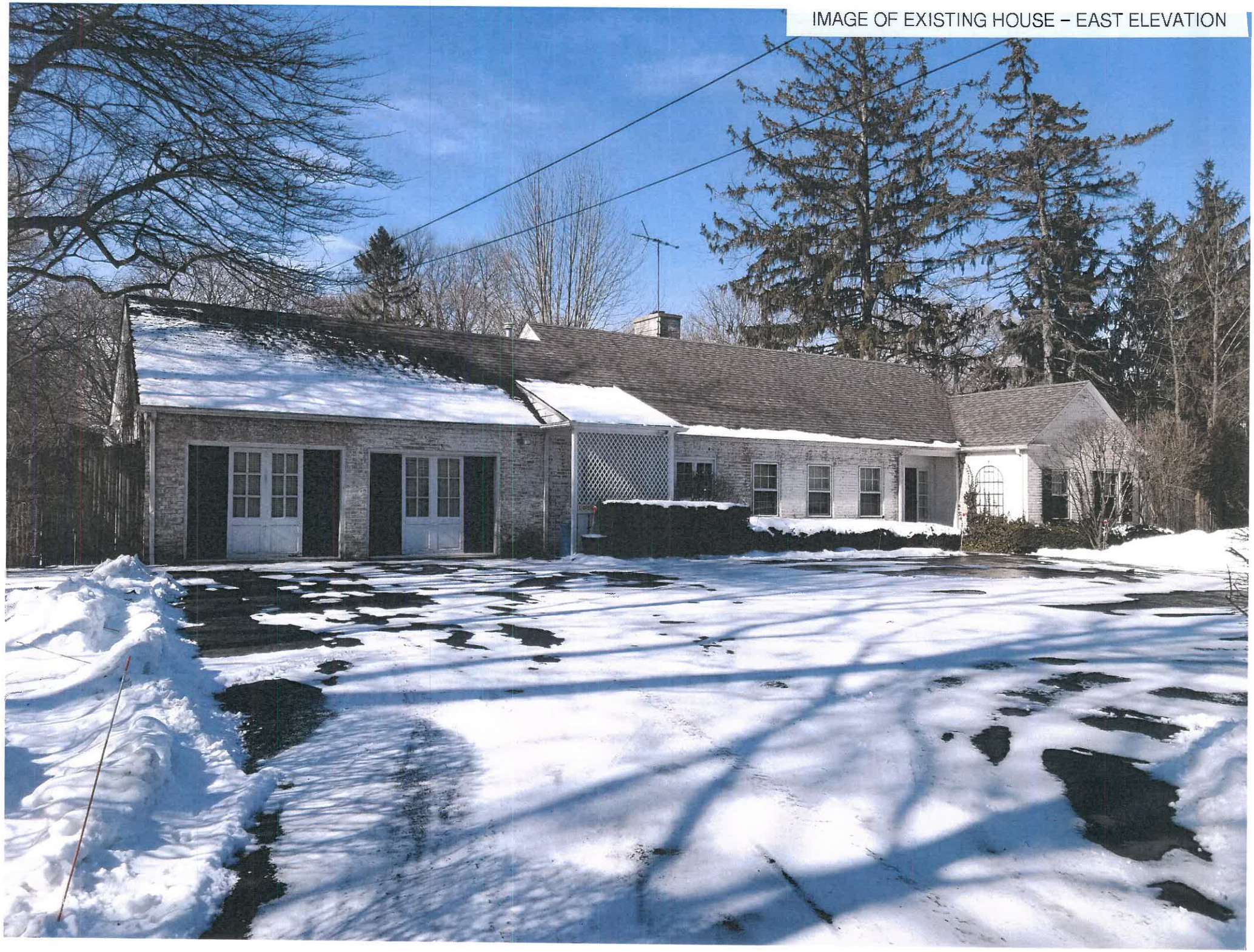


IMAGE OF EXISTING HOUSE – FRONT ENTRY

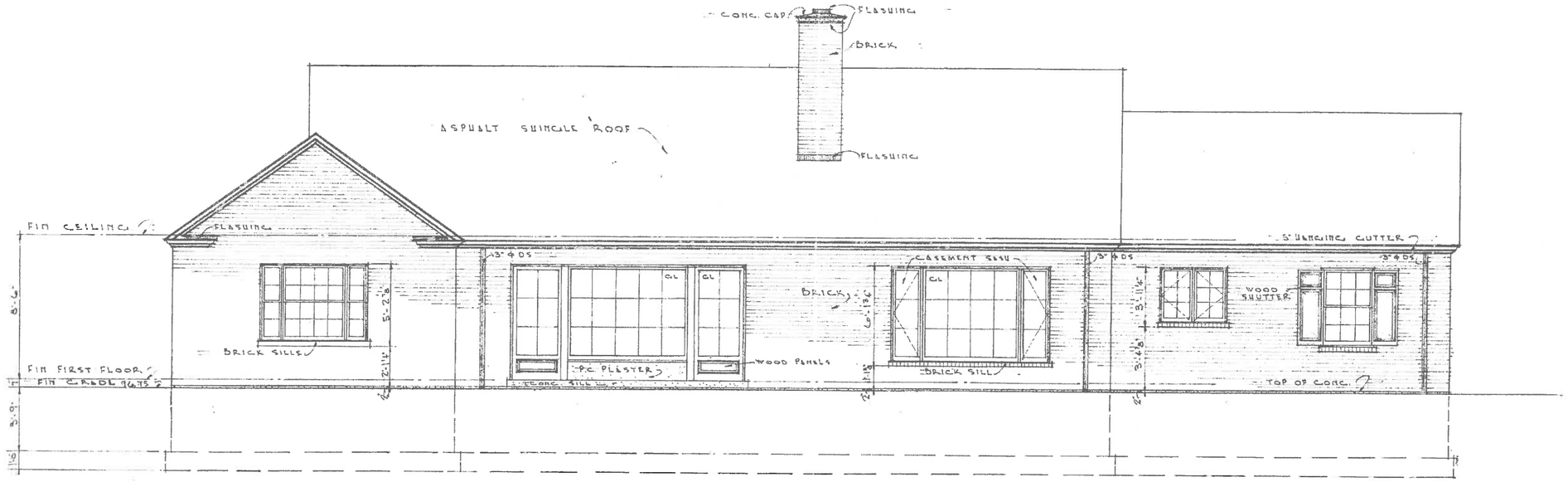
IMAGE OF EXISTING HOUSE – SOUTHWEST CORNER

IMAGE OF EXISTING HOUSE – WEST ELEVATION

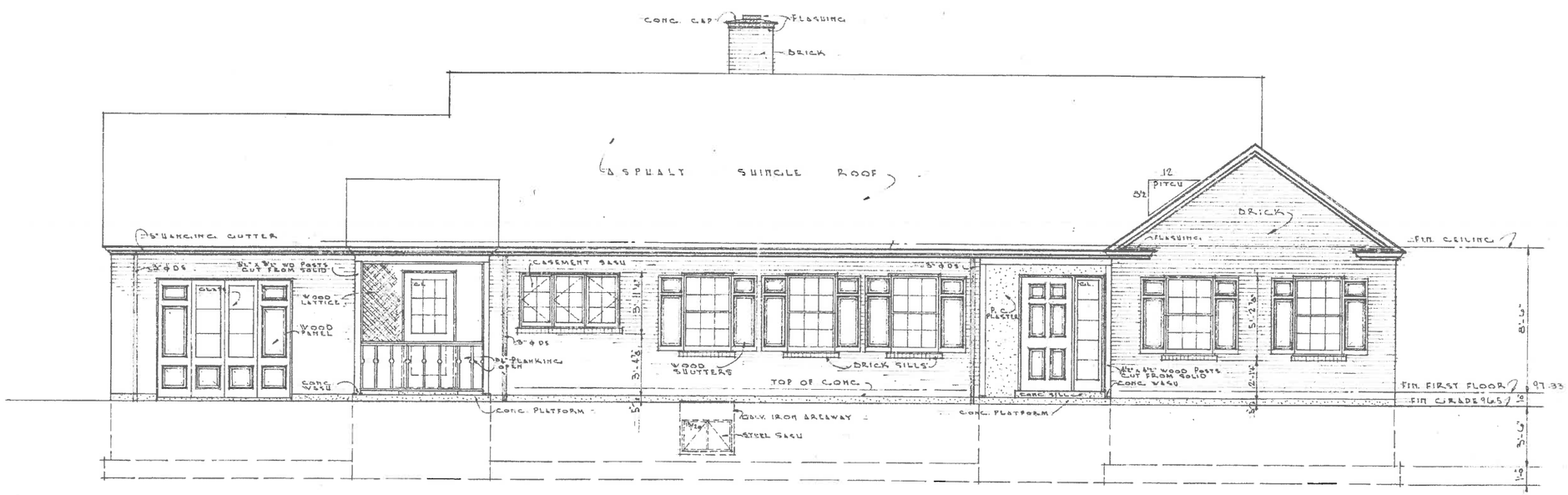
IMAGE OF EXISTING HOUSE – REAR PATIO

IMAGE OF EXISTING HOUSE – NORTHWEST CORNER

ORIGINAL ARCHITECTURAL PLANS

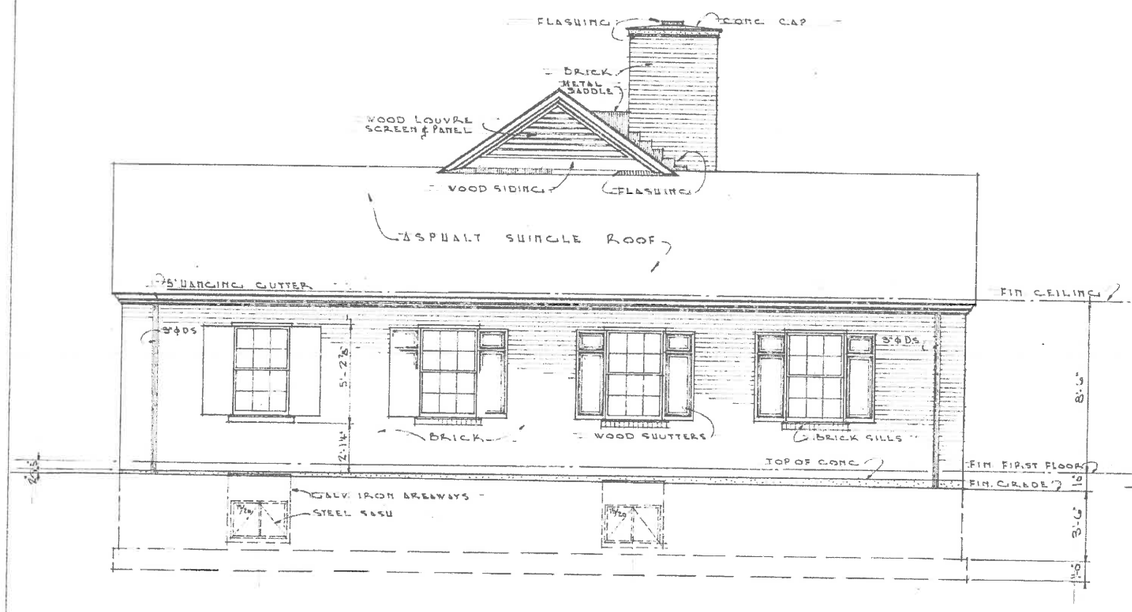


WEST ELEVATION
SCALE - ¼" = 1'-0"



EAST ELEVATION
SCALE - ¼" = 1'-0"

DATE AUGUST 25 1950	RESIDENCE FOR MRS JOHN C. PITCHER LAKE FOREST ILLINOIS	SHEET NO. 3
JOB NO 922	STANLEY D. ANDERSON & ASSOC ARCHITECTS LAKE FOREST ILLINOIS	



NORTH ELEVATION
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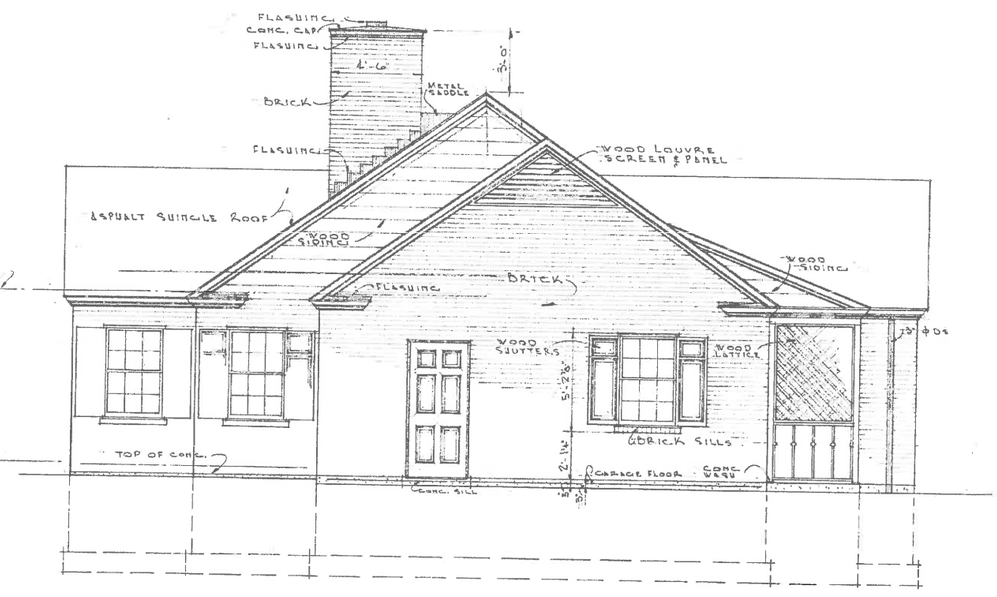
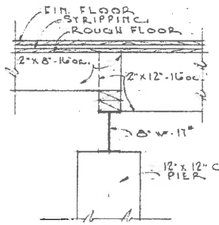
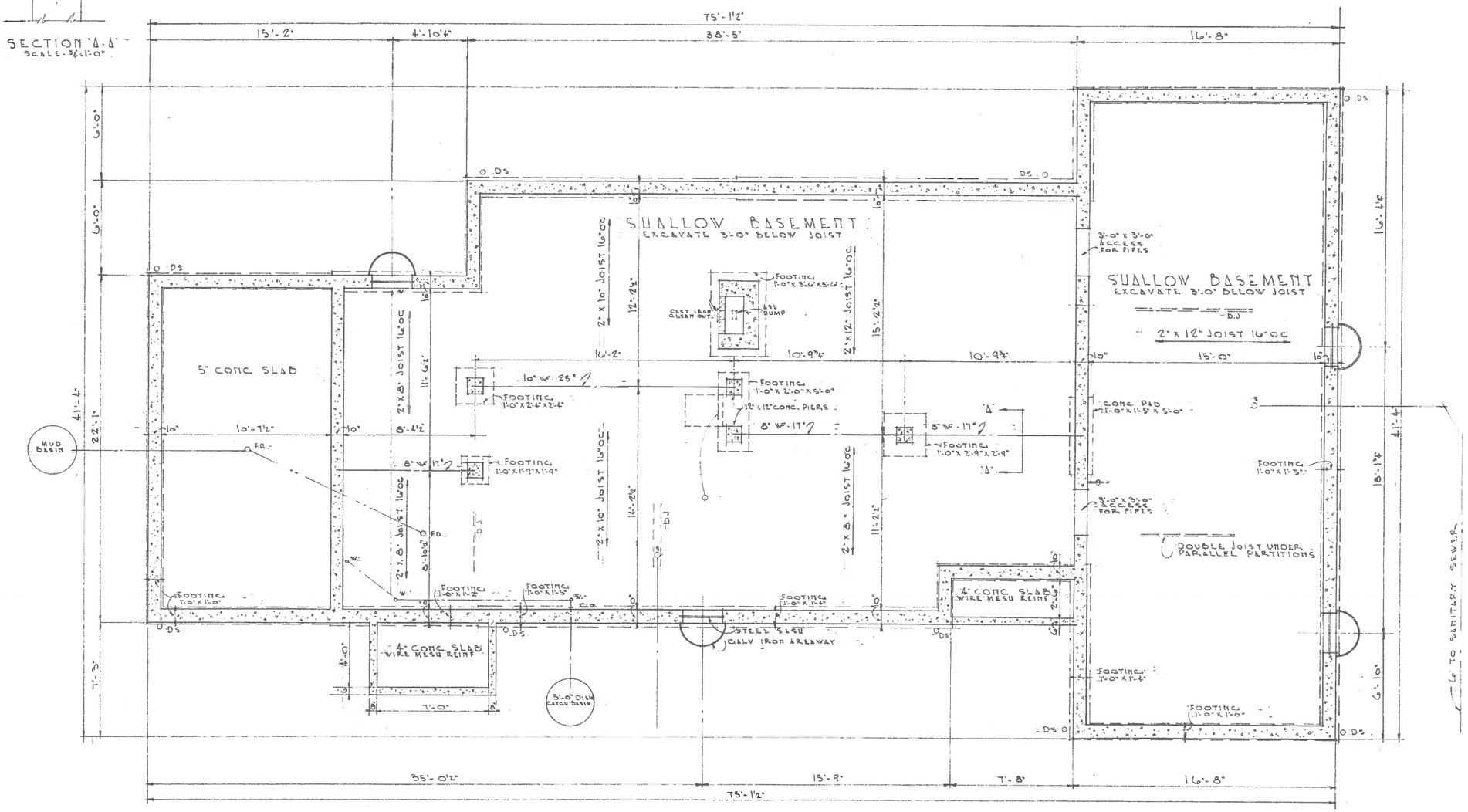


SOUTH ELEVATION
SCALE - ¼" = 1'-0"

DATE AUGUST 25 1950	RESIDENCE for MRS JOHN C. PITCHER LAKE FOREST ILLINOIS	SHEET NO 4
JOB NO 922	STANLEY D. ANDERSON & ASSOC. ARCHITECTS LAKE FOREST ILLINOIS	



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



SYMBOLS

MATERIAL
- BRICK
- CONCRETE
- STUD PARTITION
- BEARING PARTITION
- N.I.C. NOT IN CONTRACT

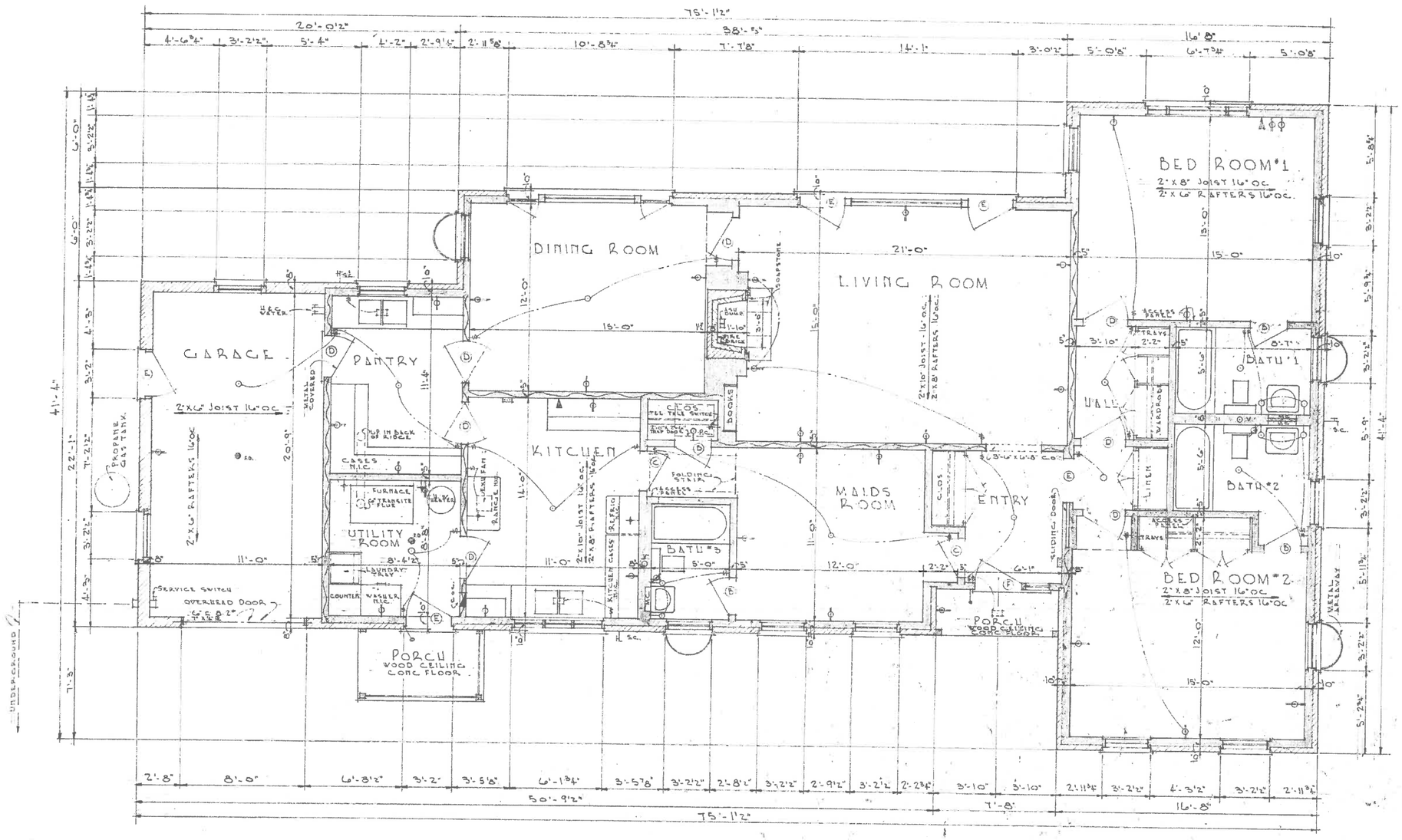
ELECTRICAL
- CEILING
- PULL CHAIN
- BRACKET
- DUPLEX RECEPTACLE
- SWITCH
- PUSH BUTTON
- RECESSED FIXTURE
- TELEPHONE
- CHIMES

PLUMBING
- SOIL
- VENT
- WASTE
- FLOOR DRAIN
- DOWN SPOUT
- STILL COCK
- GAS
- SHOWER

BASEMENT FLOOR PLAN

SCALE - ¼"=1'-0"

DATE AUGUST 25, 1950	RESIDENCE for MRS. JOHN C. PITCHER LAKE FOREST ILLINOIS	SHEET NO 1
JOB NO 922	STANLEY D. ANDERSON & ASSOC. ARCHITECTS LAKE FOREST ILLINOIS	



DOOR SCHEDULE

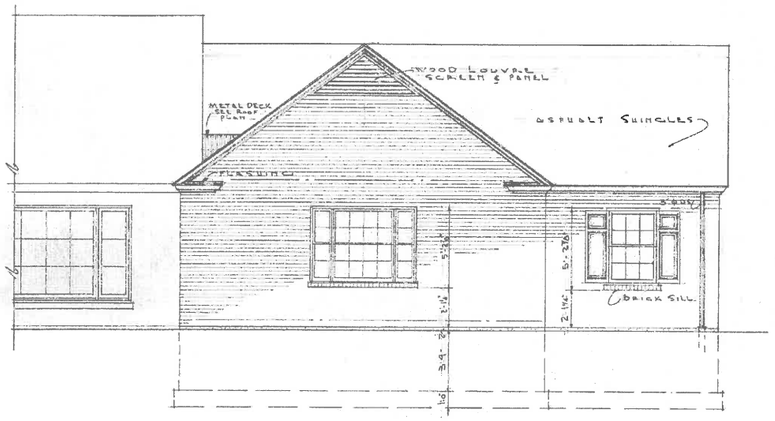
A	1'-10" WIDE	X	6'-8" HIGH
B	2'-4" "	X	6'-8" "
C	2'-6" "	X	6'-8" "
D	2'-8" "	X	6'-8" "
E	2'-10" "	X	6'-8" "
F	3'-0" "	X	6'-8" "

FIRST FLOOR PLAN

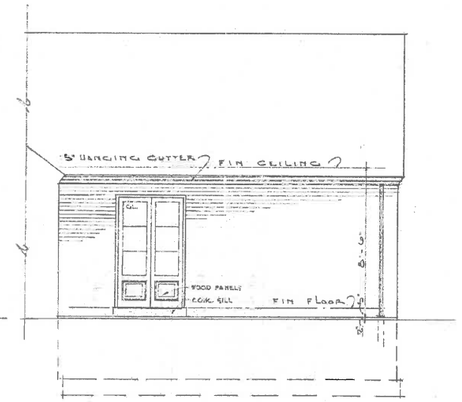
SCALE - ¼" = 1'-0"

DATE AUGUST 25, 1950	RESIDENCE FOR MRS JOHN C. PITCHER LAKE FOREST, ILLINOIS	SHEET NO. 2
JOB NO. 922	STANLEY D. ANDERSON & ASSOC. ARCHITECTS LAKE FOREST, ILLINOIS	

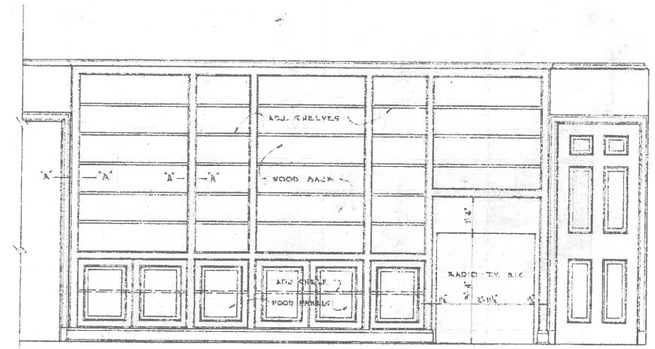
ARCHITECTURAL PLANS FOR LATER ADDITIONS



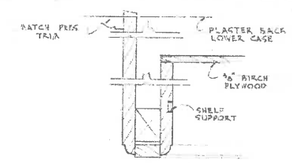
WEST ELEVATION
SCALE 1/4"=1'-0"



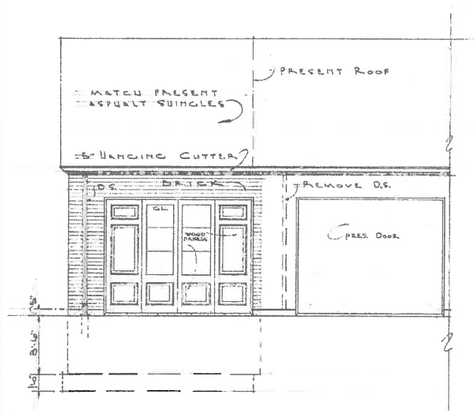
NORTH ELEVATION
SCALE 1/4"=1'-0"



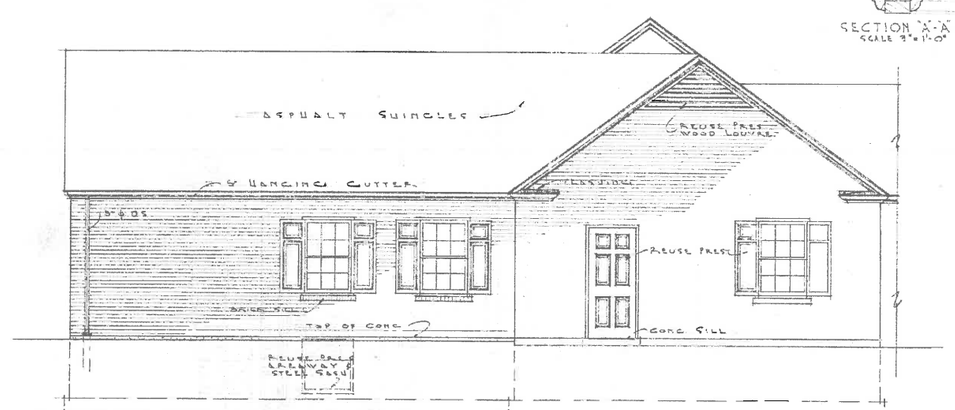
ELEVATION OF BOOKCASE
SCALE 1/4"=1'-0"



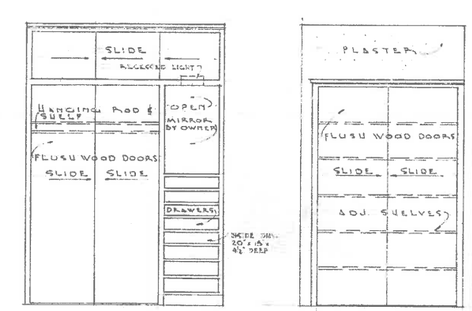
SECTION "A-A"
SCALE 3"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



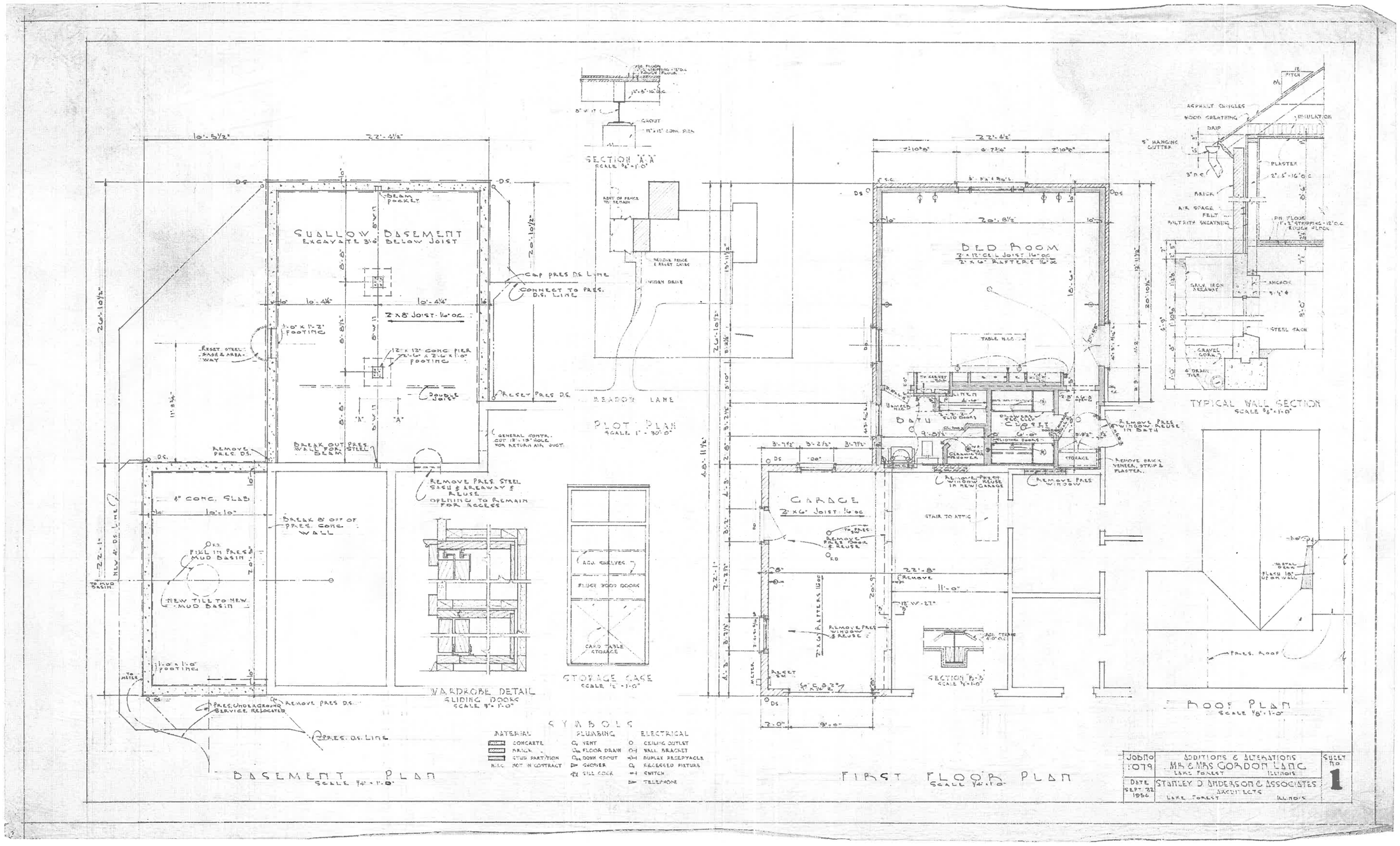
SOUTH ELEVATION
SCALE 1/4"=1'-0"



WARDROBE IN CLOSET
SCALE 1/4"=1'-0"

LINEN

JOB NO 1079	ADDITIONS & ALTERATIONS MR & MRS GORDON LANG LAKE FOREST ILLINOIS	SHEET NO 2
DATE SEPT 22 1954	STANLEY D. ANDERSON & ASSOCIATES ARCHITECTS LAKE FOREST ILLINOIS	


SHALLOW BASEMENT
EXCAVATE 3'-0" BELOW JOIST
2 X 8" JOIST - 16" O.C.
4" CONC. SLAB
BASEMENT PLAN
SCALE 1/4" = 1'-0"
SECTION "A-A"
SCALE 3/4" = 1'-0"
PLOT PLAN
SCALE 1" = 30'-0"
MEADOW LANE
WARDROBE DETAIL
SLIDING DOORS
SCALE 3/4" = 1'-0"
STORAGE CASE
SCALE 1/2" = 1'-0"
BED ROOM
2" X 12" CEIL. JOIST 16" O.C.
2" X 6" RAFTERS 16" O.C.
BATH
CLOSET
GARAGE
2" X 6" JOIST 16" O.C.
STAIR TO ATTIC
SECTION "B-B"
SCALE 1/4" = 1'-0"
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
TYPICAL WALL SECTION
SCALE 3/4" = 1'-0"
ROOF PLAN
SCALE 1/8" = 1'-0"
SYMBOLS
MATERIAL
CONCRETE
BRICK
STUD PARTITION
N.I.C. NOT IN CONTRACT
PLUMBING
VENT
FLOOR DRAIN
DOWN SPOUT
SHOWER
SILL COCK
ELECTRICAL
CEILING OUTLET
WALL BRACKET
DUPLEX RECEPTACLE
RECESSED FIXTURE
SWITCH
TELEPHONE
JOB NO 1079
ADDITIONS & ALTERATIONS
MR & MRS GORDON LANG
LAKE FOREST ILLINOIS
DATE SEPT. 22 1956
STANLEY D. ANDERSON & ASSOCIATES
ARCHITECTS
LAKE FOREST ILLINOIS
SHEET NO 1