

# Lake Forest Preservation Foundation NEWSLETTER

Lake Forest, Illinois

Volume 2, Number 2

Awards 2009

## Lake Forest East Train Station Redux by Arthur Miller



Life Member David Mattoon discovered this 1901 station interior photo

The Preservation Foundation's major interest for the past two years has been the condition of and future for the 1900 east Lake Forest train station. The Foundation led in renovating the station after the Chicago & North Western Railway and other railroads abandoned inter-city passenger travel in the 1960s, leaving the initiative to locals. Organized in 1976, the Foundation was engaged in this task within a few years and was its focus in the early 1980s. But a quarter century later, once again, the station is in disrepair, even while our appreciation has grown for its historic and architectural significance.

This year the Board of Directors undertook an Historic Structure Report (HSR) study of the station with Harboe Architects of Chicago. This firm is led by Gunny Harboe who has worked on preservation of the Rookery, the Burnham Hotel, 860-880 North Lake Shore Drive by Mies van der Rohe, and now Louis

Sullivan's former Carson's building in the Loop. The firm's highly-disciplined investigative work and its architects' skill in seeing possibilities for restoration and renewal of this iconic "fourth" but also "first" (built) side of internationally-significant Market Square have yielded many new insights and stimulated a level of research pursuit including use of the internet heretofore unparalleled locally. Thanks to life member and expert researcher David Mattoon, a 1901 interior photograph of the station, located in an obscure railway professional periodical, has turned up--the first such view of the original station interior ever discovered.

Our station experience from a quarter century ago has taught us that we need to plan this time for durable materials comparable to the 1900 originals. The station lasted over eighty years. It would be prudent to phase our renovation so that good, similarly-permanent and historically-accurate materials can be employed to insure that this fix will not be a boomerang one, coming back to require more major expense in a few decades. With good advice, careful planning, and broadly based community support we hope that this restoration can be worthy of the significance of the first shopping center, its essential context and template for scale and style.

Though our HSR report is not yet completed, we have seen drafts and see that there is much to be done to insure the future of this 1900 Frost & Granger gem. We will recommend making up-front investment to reduce longer-term replacement and maintenance costs. One serious option is geothermal heating and cooling drawing on steady 55 degree below-ground temperatures to warm and chill the air year-round, with traditional HVAC only supplementing. The upfront cost is significantly more than another twenty-five year, energy intensive fix. But the long-term cost savings and contribution to reduction of global warming makes this an intriguing and attractive possibility. Also, the facilities or restrooms have retained a certain last-century *je ne sais quoi*. Not only must disabled access be provided, but for a town center with as many events as we have developed here requires more space for this infrastructure. Some say that the demise of Marshall Field's made this infelicity more glaring and the need for a solution more urgent.

*(Continued on back page)*



## HISTORIC PRESERVATION AWARDS

2009 marks the 19th consecutive year of the Foundation's Historic Preservation Awards program. This year there was once again an extraordinary number of outstanding entries, of which fourteen received awards from the Foundation at the May 3 Annual Meeting. Since the inception of the program, 149 awards have been presented recognizing efforts that help preserve the historic visual character of Lake Forest. The solid bronze award plaque contains an inscription of the type of award and year, and is proudly displayed on award winning structures throughout Lake Forest. This year, previous awardees were recognized with a lawn sign for several weeks before and after the May 3 meeting. All awardees are listed on the Foundation's website.

### 2009 Historic Preservation Award Winners

#### 745 Barberry Lane – Rehabilitation

**ROGER & LINDA MEDEMA**

**ARCHITECT: ROGER MEDEMA, MEDEMA ARCHITECTS**

This 1906 Howard Van Doren Shaw home was originally built for Augustus A. Carpenter Jr. who, like his father, was a lumberman and capitalist. The current owners executed a complete restoration of the exterior including four porches, all masonry, and blue stone patios, as well as a rehabilitation of the entire interior of the home. The close attention to detail and preservation of original designs are clearly evident.



in a soon-to-be published book on Chicago region architect Walter Frazier and his firm by Kim Coventry and Art Miller.)

The house has been meticulously preserved by the current owners who have restored the wood windows from photos, removing the 1960's aluminum casing and returning them to their original splendor.



#### 55 North Mayflower Road – Rehabilitation

**BARRY & BARBARA CARROLL**

The Clyde M. Carr residence, *Wyldeewood*, was designed by nationally well-known architect Harrie T. Lindeberg and built in 1916. The wrought iron entry arch with a large coach lamp, visible from Mayflower Road, was severely corroded at the base. In addition, there was insufficient clearance for taller, modern vehicles which were causing damage. The current owners have repaired or replaced many decorative details which were missing or deteriorated on the original 1916 iron work, as well as restored the supporting brick gate posts and fence.



#### 325 North Ahwahnee Road – Rehabilitation

**DANIEL & CATHY DOHNALEK**

This house was built in 1928 for Mr. Edward K. Welles, an investment banker, and his wife, Elizabeth Cluett Scott, the Carson Pirie Scott department store heiress. It is a common-brick and half-timbered version of the English traditional style, adjacent to the Onwentsia golf course, and was designed by architect Walter Frazier. His firm, Frazier and Raftery, also expanded the house in the 1930s. Later work by architect Jerome Cerny occurred in the 1960s. The Arts and Crafts style landscape was designed in the late 1930s by Annette Hoyt Flanders. (More information will be available



### 1390 Lake Road – Preservation

#### DAVID & LYNDA SCHOPP

This Colonial Revival house was built in 1936 by Anderson and Ticknor for W. Paul McBride, who served as mayor of Lake Forest from 1951 to 1954. Stanley Anderson was born in Lake Forest, graduated

from Lake Forest College in 1916, and subsequently studied architecture at the University of Illinois and the Sorbonne in Paris. He worked for Howard Van Doren Shaw from 1919

until going into his own business with James H. Ticknor in 1926. Anderson returned to private practice in 1945. Colonial Revival architecture, which stemmed from early English and Dutch houses of the east coast, was the prevailing style for houses built in the United States for the first half of the twentieth century. While many types of materials were used for wall construction, masonry is most prevalent in high-style examples, such as this beautifully preserved house.



### 1050 East Illinois Road – Preservation

#### RON & CORINNA WAUD

This Frazier and Raftery house was built for Lawrence and Clarice Walther Williams in 1928. Walter Frazier received his degree in architecture from MIT in 1919 and attended the Ecole des Beaux-Arts from 1919 to 1920. John Howard Raftery attended Princeton, MIT, the Ecole des Beaux-Arts, and the American Academy in Rome. In 1927, the two formed a partnership which later became Frazier, Raftery, Orr (1949 to 1969). The style of this house is French Country Eclectic. The original structure is exceptionally well-preserved.



### 111 Ridge Lane – Preservation

#### MORRIS & JANE WEEDEN

This was the second house designed by David Adler for Mr. and Mrs. William E. Clow, Jr. Constructed in 1927, it was Adler's only "modern" design. He admired the work of Mies van der Rohe and was directly influenced by the Viennese designer Josef Hoffmann, whose 1913 Villa Primavesi in Vienna shares several unmistakable similarities. This classic house is discussed in "David Adler, Architect: The Elements of Style" as well as in "The Country Houses of David Adler." The current owners have done a notable job of preserving this architectural gem in the midst of Lake Forest.



### 1435 Lake Road – Preservation

#### HAROLD & MARGARET MARSHALL

The Richard Bentley House, on the lake bluff immediately east of this house, was designed by David Adler in the informal Dutch and South African style design and built in 1928-1929. Due to the financial markets of 1929, the garage building was not completed until 1931 by architect Ambrose Cramer Jr. (see 57 Stonegate), a junior partner of Adler, who also added a library and playroom on the south side in 1938. The garage was designed in the same style as the main house and screened by a unique white and dark green Dutch-style fence, along Lake Road. The building was adaptively reused and converted to a single family residence circa 1950, with its visual character carefully preserved.



# HISTORIC PRESERVATION AWARDS

## 2009 Historic Preservation Award Winners

### 57 Stonegate Road – Rehabilitation

**PAUL & SUSAN SVIGOS**

**ARCHITECT: PHILLIP LIEDERBACH, LIEDERBACH & GRAHAM**

Located on the bluff above Lake Michigan, *Rathmore* was built in 1896 by Boston architect F.W. Stickney for Ambrose Cramer, a principal in Cramer and Burt, manufacturers' agents in copper and mining machinery supplies, and his wife, one of three Corwith



sisters with nearby houses along the shore. Their son, Ambrose Cramer Jr., was a noted architect and devotee of David Adler. Recent work incorporates sensitively-designed elements to make this house viable for generations to come, and includes garage and family room additions, restoration of porches and reconstruction of the east terrace with original stone.

### 1150 East Westleigh Road – Rehabilitation

**RICHARD & ROBIN BUXBAUM**

**ARCHITECT: R. MICHAEL GRAHAM, LIEDERBACH & GRAHAM**

This property contains two parallel structures, both originally service buildings to the Harriet and Cyrus McCormick, Jr. estate *Walden*, which extended from the lake front to Sheridan Road on the west and Westleigh Road to Ringwood and Walden Roads on the north. Only



remnants of the estate still exist. The current owners have converted the structures from open storage sheds

to a residential building. Large arched openings have been sensitively infilled with French doors and side lights. A glass and iron canopy has been added on the east wall of the courtyard, allowing covered passage between the house and garage. A green house and screen porch have been added in the rear, and the entire site has been enhanced with updated landscaping. Overall, the exterior of the site remains very much as originally constructed, securing a true treasure for our town.

### 1536 South Estate Lane – Rehabilitation

**BRUCE & JULIA BURNHAM**

**ARCHITECT: THE POULTON GROUP**

This one-and-a-half story residence, also known as the Lasker Estate Milk House, was constructed in 1926 as a one-story structure, open to the rafters. It was remodeled in 1946 by then owner and noted Chicago architect/designer Jerome Cerny and his wife, June Welch Cerny.



They converted it to a single-family residence through the addition of a second floor and the introduction of shed dormers. In 1962, owners Malcolm and Allison Walker added a dining room to the rear of the residence, featuring a pair of French doors that access a patio. The current homeowners replaced the dining room's aluminum sliding windows and door with more historically aesthetic multi-paned models. They also introduced a one-and-a-half story north wing addition and rebuilt the 1946 addition, which was pulling away from the historic structure. This recent work complements the historic visual character of the original Milk House through material usage, scale and roof shape, and decorative treatments, including replicated wood doors visible from the street.



### 990 East Illinois Road – Preservation

#### ANDREW & RUTH WINICK

Renowned architect James Gamble Rogers built this house in 1926 for the general counsel of a Chicago railroad. Rogers is responsible for many of the Gothic Revival structures at Yale University built in the 1910s and 1920s, as well as the university's overall plan. He also designed for other universities, including buildings such as the Butler Library at Columbia University and several structures at Northwestern University. Lake Forest has numerous examples of his early 20th Century residential work. The current owners have pristinely maintained and preserved this beautiful house set on a quiet ravine.



### 170 North Mayflower Road – Preservation

#### FRANK & MEGAN BEIDLER

This is the only Frank Lloyd Wright house in Lake Forest and one of his last built on the North Shore. *The Charles F. Glore Residence*, as referred to in architectural circles, was commissioned in 1951 by Charles F. Glore Jr., a successful Chicago investment banker. Completed by Wright in 1953 while in his 80s, he sited the house on the edge of a broad, deep ravine and employed his modern “Usonian” design— a “combination of affordability and utility for the common family.” Built of pink Chicago common brick, Honduran mahogany, salmon-colored concrete block and vast expanses of glass, this unique house is readily recognized by Wright enthusiasts around the country. Having fallen vacant several times in the past and at one point in disrepair, the current owners are dedicated to preserving this treasure.



### 100 East Old Mill Road – Infill (Garden)

#### LAKE FOREST/ LAKE BLUFF SENIOR CENTER LANDSCAPE ARCHITECT: ANTHONY TYZNIK

This terrace garden at Dickinson Hall was designed and built on a former path that connected the east entrance with stairs on the southwest side that exit the great room. The design marries the architecture of the 1929 building, designed by noted architect Edwin Hill Clark, with the new entry to Dickinson Hall. Balusters are from the original 1928 bridge on Sheridan Road that spans the ravine immediately south of Deerpath. Several years ago when the bridge was dismantled and rebuilt, the balusters were saved by the City. Now brought back to life as recycled artifacts of the past, they pay a tribute to the preservation ethic of the City of Lake Forest.



### 721 North Mayflower Road – Restoration

#### BRAD & NICOLE LANE ARCHITECT: DIANA MELICHAR, MELICHAR ARCHITECTS

Designed in 1954 for Mrs. William Clow by Stanley Anderson Associates, this residence was originally intended for a single person and servant. Several additions and alterations which were not compatible with the character of the original house were made by previous owners from 1970 through 1991. The current owners have restored as much of the original design intent as possible and reconfigured unsympathetic additions to make the house more suitable for family living. This careful restoration is a beautiful contribution to the neighborhood.



# PRESIDENT'S MESSAGE

The Preservation Foundation is 33 years old this year, and celebrated the 19th anniversary of its Historic Preservation Awards Program at the May 3 Annual Meeting. Handsome bronze plaque awards were given to recognize the contribution of 14 properties to preserving the historic visual character of Lake Forest, all detailed in the accompanying article in this issue. With a total of 149 recipients since the inception of this program, each of the winning properties is listed on our expanded and improved web site, [www.lfpf.org](http://www.lfpf.org). If you haven't visited the site in a while, you will see an impressive amount of information of interest to anyone who supports preservation of our beautiful resources. Photos of recent awardees have been added, and progress is ongoing to expand the photo collection to include all prior recipients, thanks to the volunteer efforts of several board members and Foundation members.

Prior recipients were invited this year to display our new green on white signs declaring the properties as an "Historic Preservation Award Recipient," to let our community see the many fine examples of preservation initiatives undertaken over the past 19 years. These signs are also a way for your Foundation to let everyone know how active our volunteers and programs are and to invite those who love our City's cultural resources to join in the exciting work being done.

Additionally, we will once again install a display of this year's award recipients in both the local library as well as the display case in the train station. These displays received many positive comments last year and this year's displays promise to excel once again.

In keeping with our role as a foundation, one of our objectives is to identify and fund initiatives to preserve selected historic structures. We have underwritten a \$50,000 Historic Structure Report on our deteriorating east train station, to determine what work needs to be completed to ensure its long life for the next generations. The station is a national and local treasure, the "fourth side" of historic Market Square. This report is the first step to creating and executing a plan of action to return this beautiful structure to its former splendor. It was recently completed by nationally-known Harboe Architects of Chicago, whose work and personnel have been recognized with awards on the local, state, and national level. Much more will be reported on this initiative to restore the most visible structure in the center of our City as it unfolds.

Our educational role is supported by our Programs Committee and some great programs are in the works. Our charge to increase and diffuse knowledge includes our newsletter, which is published on a regular basis now with the Winter/Spring, Awards, and Fall editions. There are many individuals who contribute countless hours to make the Foundation successful – too many to list here. Please take a moment to look at the list of officers and directors, each of whom deserve a heartfelt "thank you."

The Foundation's accomplishments are the result of a long and distinguished list of individuals who have donated their time and talents to further the preservation ideals in Lake Forest. Our immediate past President, Art Miller, with his academic and historic expertise, has provided inspiration and enlightenment to the membership in a way that cannot be matched. It is with special thanks that we recognize the great job he has done over the last two years, and we look forward to the continued successes of our organization through the efforts of our dedicated volunteers and community supporters.

Tom Daly

## PRESERVATION FOUNDATION OFFICERS AND DIRECTORS

### Officers

Thomas Daly – President  
Suzanne Boren – V.P. Membership  
Jan Gibson – V.P. Programs  
Camille Stohlgren – Secretary  
Len Dedo – Treasurer

### Directors

Jerry Henry  
Gail Hodges  
Dennis Johnston  
Patty Kreisler  
Cynthia Leahy  
John Litchfield  
Rommy Lopat  
Pauline Mohr  
Liz Moore  
Alice Moulton-Ely  
Joy Murawski  
Shirley Paddock  
Jane Partridge  
William Redfield

### Immediate Past President

Arthur H. Miller

### Honorary Directors

Herbert G. Geist  
Gail T. Hodges  
Linda L. Shields  
Lorraine Tweed  
Henry P. Wheeler  
Sarah Wimmer

### Past Presidents

Edward H. Bennett, Jr. 1976-1978  
Gayle K. Dompke 1978-1980  
Gail T. Hodges 1980-1982  
Herbert Geist 1982-1984  
Lorraine A. Tweed 1984-1986  
Henry P. Wheeler 1986-1988  
Sarah D. Wimmer 1988-1990, 1992-1993  
Pauline M. Mohr 1993-1995, 1997-1999  
Richard J. DuBourdieu 1995-1997  
Edward H. Bennett, III 1999-2001  
Linda A. Shields 1990-1992, 2001-2003  
Alice Moulton-Ely 2003-2005  
James F. Herber 2005-2007

### Executive Director

Marcy Kerr

## WELCOME NEW BOARD DIRECTORS

The Lake Forest Preservation Foundation would like to welcome our newly elected Directors. As members of the Class of 2012, they bring a variety of talents to the Board and we look forward to working with them. They are: Jan Gibson, Jerry Henry, Dennis Johnston, John Litchfield, Rommy Lopat, Liz Moore and Alice Moulton-Ely.

Heartfelt and abundant thanks to Art Miller, our retiring president, for his leadership over the past two years. Art's knowledge and charm have invigorated our organization, energized the Board of Directors and enriched the work of the Foundation beyond measure. He has been a fearless and indefatigable leader and, although stepping down as President, we look forward to his continued involvement and enthusiasm as the Foundation moves forward with new projects.

We also would like to thank Director Christine Puch whose term has expired. We appreciate the time and expertise she put into the Foundation and wish her well in her new endeavors.

A reception to honor our new and departing Directors and Preservation Award winners was held after our annual meeting at the Lake Forest College, Glen Rowan House. This beautiful historic home was designed by Howard Van Doren Shaw and completed in 1909 for the Reverend Clifford Barnes.

## RECOMMENDED BOOKS

**"The Economics of Historic Preservation A Community Leader's Guide"**, by Donovan D. Rypkema, Second Edition, 2005. Published by the National Trust for Historic Preservation.

This book is recommended reading for any serious preservationist or for a newcomer who is interested in the fundamentals. Rypkema sets forth in clear language the reasons why historic preservation is a valid and effective objective. His definition of historic preservation is: "The careful management of a community's historic resources; avoidance of wasted resources by careful planning and use; the thrifty use of those resources. To use or manage those historic resources with thrift or prudence; to avoid their waste or needless expenditure; to reduce expenses through the use of those historic resources."

Don Rypkema was the keynote speaker at the "Sense and Cents-ability" seminar on tax credits and property tax freezes co-sponsored by the City of Lake Forest and the Preservation Foundation on May 21-22, 2004.

## BECOME A MEMBER!

By joining the Lake Forest Preservation Foundation, you will have a voice in and the ability to play an active role in efforts to preserve and enhance the quality of life that influenced you to choose Lake Forest for your home or business.

Together, we can ensure the preservation of the historic visual character of Lake Forest.

To become a member visit our website at [www.lfpf.org](http://www.lfpf.org) or call 847-234-1230 for a membership brochure.

## SAVE THE DATE!

### Lake Forest Preservation Foundation's Market Square Family Fair

**Saturday, June 27, 2009 - 11:00 am to 1:00 pm**

Did you know that Market Square is the first planned shopping center in the United States? Did you also know that the Lake Forest Train Station has a tunnel?

The Lake Forest Preservation Foundation is sponsoring an afternoon family event in Market Square, Saturday June 27, 2009 from 11:00 am to 1:00 pm., to encourage appreciation of and support for architect Howard Van Doren Shaw's 1916 ground-breaking, precedent-setting first ever shopping center. The Foundation is rolling back the time to 1916 when Market Square was built and electronic games hadn't been invented. This is a children's event to have fun while learning about our historic Market Square.

Children from all ages and their parents will visit stores in search for the missing puzzle pieces with prize raffles at the end of the game. Families can also take tours of Lake Forest Train Station underground tunnel. There will be 10-cent hot dogs, sno-cones, and popcorn! Other activities will include an interactive activity for children to build an architectural structure, a croquet demonstration by the Lake Forest Woman's Club, and for older children and adults, guided architectural tours of Market Square. We invite everyone to take part in our Family Fair. Please join us on Saturday, June 27, for this fun-filled event in Market Square.

For more information, please visit the Foundation's website, [www.lfpf.org](http://www.lfpf.org) or call 847-234-1230.

Visit us on the web  
at [www.lfpf.org](http://www.lfpf.org)



# The Lake Forest Preservation Foundation

400 East Illinois Road, Lake Forest, Illinois 60045

[www.lfpf.org](http://www.lfpf.org)

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## UPCOMING EVENTS

### **“Family Fair in Market Square”**

1916 activities honoring Howard Van Doren Shaw’s Market Square; children’s scavenger hunt and interactive building games, tours of the Lake Forest Train Station tunnel, 10-cent food, adult architectural tours, croquet demonstrations.

**Saturday, June 27 - 11 am to 1 pm - Market Square**

### **“Exploring Lake Forest Neighborhoods – Scenic Overlook Drive and the Homes of Robert Roloson”**

This is first of the series on Exploring Lake Forest Neighborhoods. Learn about Lake Forest’s Overlook Drive and architect Robert Roloson’s modern homes. Afterwards, attendees will convene at a private home on Overlook.

**Sunday, Sept 20 - 2 pm to 4 pm - Gorton Community Center**  
*reception following at an Overlook Drive private home*

Past LFPF programs are aired monthly on LFTV channel 17

## UP-TO-THE MINUTE INFORMATION

Want to know what is going on at the Lake Forest Preservation Foundation? Reminders of programs and upcoming events? Send your e-mail address to [info@lfpf.org](mailto:info@lfpf.org) and we will keep you in the know!

*(Continued from front cover)*

How should we proceed? Every indication is that this will require a level of fundraising well beyond the scope of the Foundation’s 1980’s effort and also beyond the reasonable reach of this organization and its financial scale. The Harboe HSR alone has consumed a third of our funds, as our 2008-09 financial report shows. Like Market Square 2000, a two-year effort that renewed the park and infrastructure for Market Square, this task of bringing back and paying forward the train station appears to require a separate 501c3 charitable organization to make decisions, raise funds, obtain final design work, carry out an appropriate restoration, and provide for future maintenance. This must be an all-out and community-wide effort, drawing in partners from all quarters to accomplish this essential work.

If the task ahead is daunting, though, it is one that will be built on careful study and analysis and a renewed appreciation for this community’s significant heritage. It comes at a time when the country is stepping back and looking at making solid, long-term investments in infrastructure and in green-friendly energy choices. If the stock market level seems to tell us not even to try, the national mood for doing things right and investing in the future is reaching a new modern high level. In an energy-responsible future, too, train travel is getting renewed attention for its efficiency promising more utilization for our local stations. A renewed station will help reduce the charm of inefficient driving to Chicago one by one. This investment, as well, can be the start of a new commitment to the viability of our central business district, one of the most significant not only in the region but in an international context. That is our challenge.