



Lake Forest Preservation Foundation  
**PRESERVATION**

Fall 2012

*A Lake Forest Treasure*

*Lake Forest Historic District*

*Lake Forest's Historic Character*

*The Evergreens*



## FROM THE PRESIDENT



The Crowes' garden gate

As summer turns to autumn, the Fall issue of *Preservation* celebrates the beauty and history of our city, a city so richly deserving of our stewardship and preservation. Our focus is the largest and oldest historic district, the Lake Forest Historic District located in the easternmost part of the city. It is characterized by architecturally, significant homes, important cultural history and the natural beauty of the towering bluffs, wooded ravines and Lake Michigan frontage.

Our Fall Home & Garden Tour on Sunday, September 30th will showcase classic Lake Road homes and gardens designed by historic architects highlighting the heritage and cultural assets of this district. I hope you will be able to join us.

A true treasure, this Historic District was first laid out as the original city plan by Almerin Hotchkiss in 1857. The Lake Forest Historic District was created in 1976, updated in 2011, and now includes 836 architecturally and historically significant structures. Arthur H. Miller provides us with an in-depth discussion of the founding design concepts for Lake Forest.

Preservation Foundation Board member, Bruce G. Southworth and his wife Mary, share their story of the preservation quest to restore *The Evergreens*, the oldest estate home in Lake Forest. I hope you will enjoy reading about the Southworths' journey of restoration and rehabilitation of a home slated for demolition and saved by their efforts.

I am pleased to announce the Preservation Foundation is undertaking new initiatives to better inform you and spark greater interest in saving our historic places. We are pleased to have a new look and broader focus for our publication *Preservation* and hope it will feel fresh and yet familiar. A new, more robust website is anticipated for 2013.

We are kicking off an Annual Fund Campaign to help us better fulfill our preservation mission. We would very much appreciate your thoughtful consideration and generous support to enable funding for future preservation projects and educational events.

Recent successes in partnerships with the City of Lake Forest, like-minded organizations and residents have resulted in:

**Ragdale House** On May 18th a successful Wine Stroll and fundraiser was held for this 2012 Preservation Foundation Award Recipient. Our contribution of \$5000 will be presented to Ragdale's new Executive Director Jeffrey Meeuwssen.

**West Park Historic District** The request has been submitted to the State of Illinois for designation of this neighborhood as a new and fifth Lake Forest Historic District. We anticipate receiving this designation in the fourth quarter of 2012.

**East Lake Forest Train Station** The slate roof is complete and beautiful as the result of the original ITEP grant of \$835,000. Along with support of the City, and architect Gunny Harboe, the Foundation has authored and submitted a second ITEP grant request now under consideration. The grant will be to complete the much needed interior renovation work.

**Deerpath Hill Estate Gates** A focal point on the Deerpath gateway to Lake Forest, these stone gates were in desperate need of rehabilitation. The Foundation funded the rehabilitation in partnership with the City and with coordination by resident James Opsitnick.

And as always, we invite you to join us on this preservation journey,

*Suzanne*  
Suzanne Boren

## PRESERVATION

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## Evening at the Garden Folly



We wish to thank Mr. and Mrs. John V. Crowe for generously opening their marvelous Garden Folly and their beautiful gardens.



The Preservation Foundation welcomed 150 members and guests to a delightful evening reception on August 24th at the Garden Folly, a 1793 replica of Samuel McIntyre's Derby summerhouse in Danvers, Massachusetts.



The Crowes' Garden Folly serves as a focal point for their pool garden.



President, Suzanne Boren, presents a 2012 Preservation Foundation Award to Mr. and Mrs. Crowe.





## *Lake Forest Historic District*

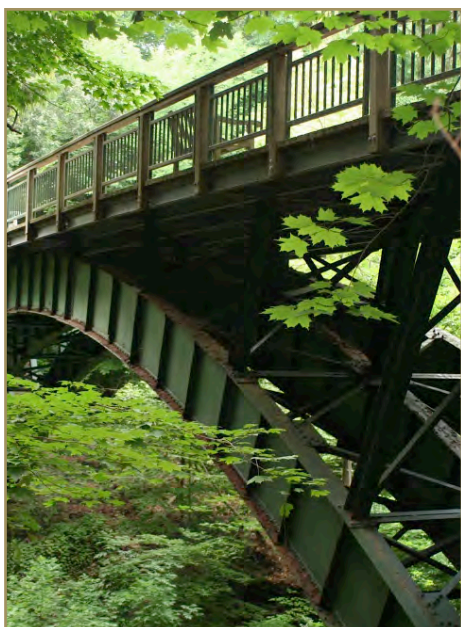
WRITTEN BY: Gail T. Hodges

The Lake Forest Historic District is recognized both at the federal level as a National Register Historic District and at the local level by the City of Lake Forest as a Local Historic District. One of four historic districts, the Lake Forest Historic District is located in east Lake Forest, bordered by Lake Forest Cemetery on the north, Ringwood Road on the south, the Central Business District to the west and Lake Michigan to the east.

The Lake Forest Historic District, drawn in 1976, is our oldest historic district. Located in the earliest incorporated section of the City, platted in 1857 by Almerin Hotchkiss, the District was updated recently to include all historically and architecturally significant properties dating from c.1840 to 1961. Whereas the 1976 District included only about 50 contributing properties, the District now includes 836 buildings, 640 cited as primary structures and 196, as secondary, accessory structures.

The District is distinguished by a continuity of quality design. Estates, though subdivided, maintain the character of the District as one of homes fitting comfortably into a park-like setting. The forested, ravine-cut terrain with narrow winding streets provides the locale for some of the most beautiful homes on the North Shore. Commercial buildings, all west of the railroad tracks, are of similar scale, materials, and design quality as the historic residences that characterize the District.

The District is almost entirely made up of detached, single family homes. There are 559 houses in the District, most of which are examples of high-quality architecture by significant architects. Residential density is low, with many large country homes on 2-plus-acres, in park-like settings. The District also is significant historically for having served as home to many of the City of Chicago's most successful businessmen--railroad entrepreneurs, manufacturers, retail merchants, financiers, and attorneys--men and women who shaped Chicago's dynamic economic growth





# A Lake Forest Treasure

Nestled in a park-like setting on East Deerpath between the Library and Triangle Park and situated on the highest crest of land between the lakefront and Market Square, is the landmark home of Mary and Bruce Southworth. As stewards of one of the earliest great residences in Lake Forest, the Southworths have for more than 30 years, lovingly restored *The Evergreens* in the Lake Forest Historic District.



Mary and Bruce Southworth

WRITTEN BY: Susan Reinfrank Dedo  
PHOTOGRAPHS BY: Cappy Johnston

The Southworths are only the fifth owners of this legendary home. Recognizing the home's importance in our city's heritage, they have saved this historic residence from demolition and through their dedicated endeavors have preserved a significant treasure for Lake Forest.

Dr. Charles Quinlan built this estate on 28 acres (1858) in the center of the newly forming Lake Forest before the Civil War. Dr. Quinlan was a physician and dentist who pioneered the use of sulphur ether as an anesthetic in Chicago. He was a founding father of Lake Forest, an elder in the Presbyterian Church and an original trustee of Lind University (now Lake Forest College).

The Quinlan manor house, set in an expansive private park of luxurious sweeping lawns, a parterre garden and an orchard was built in the classic, columned Greek Revival Style. A fire in 1861 destroyed most of the original white frame house leaving only the front façade. Dr. Quinlan rebuilt the home in brick, incorporating in the re-design the still standing front façade in what was considered at the time the very fashionable French Second Empire style (1855-1885) with its third story, tall Mansard roof and rounded cornices. A carriage house was also added to the north in the same French Second Empire style. Today the carriage house has new life as the Lake Forest-Lake Bluff Historical Society at 361 East Westminster. The style cues of the building still reference the main house.

Dr. Quinlan sold a portion of the estate in 1859 to build the First Presbyterian Church at the intersection of Deerpath and Sheridan Road. Shortly after rebuilding, Dr. Quinlan sold the estate to Simeon B. Williams, a real estate magnate and manufacturer who resided in the home until 1887.

Another key figure in the early history of Lake Forest, Captain Israel Parsons Rumsey acquired the estate in 1887. Captain Rumsey was a Civil War veteran, a prominent member of society, founder of the commodity trading firm Rumsey & Co. and longtime leader of the Board of Trade. A 1907 state law creating temperance zones was known as the "Rumsey Bill" in recognition of his anti-alcohol crusade. The Rumseys named the estate *The Evergreens* because of its distinctive front walkway bordered by evergreens.

In this period, beautiful estates came to represent the power and growing economic success of Chicago. The Rumseys lived at *The Evergreens* until their deaths in 1916.

John E. Baker was the next owner from 1921-1975. During his tenure portions of the estate grounds were sold to create sites for the Lake Forest Library (1930) and the Howard Van Doren Shaw designed Methodist Church at the corner of Deerpath and McKinley (late 1920s).

Still in evidence today are the symmetrical façade and tall windows on the first story that reflect the home's Greek revival origins. The top of the Mansard roof and the third floor over the main house were destroyed by fire in 1960. The Mansard roof over the west wing remains intact. The home was redesigned by architect Stanley Anderson (1960s) with a lower, flattened roof over the center of the home and also with an addition of a simple cornice.





For Bruce Southworth, the home topped his wish list since he first saw it. The property had been purchased from the Baker estate by real estate investor Bob Beck and builder Carl Nagel for development. Missing out in 1975 on the purchase of the property by only an hour served to increase Bruce's resolve to purchase the home the next time it became available. Mary Southworth was motivated to save the classic home she had walked by on her way into town so many times during her childhood.

Offered for sale again in 1976, the property had fallen into disrepair and at that time the estate had already been subdivided into smaller parcels. The expansive front lawn had been subdivided, a portion of the lawn was retained for the estate home and two building lots were created on Deerpath, thereby forever eliminating the street presence for *The Evergreens*.

Wishes were fulfilled and in 1976 the Southworths purchased the property and the work to save *The Evergreens* began in earnest. During that first winter, each morning and evening, Bruce arrived after work to pour water into the old steam boiler to keep the pipes from freezing, bursting and making the house unrecoverable. He credits the time spent that first winter, alone in the home, as critical to his understanding of the character of *The Evergreens* and developing a vision of how to restore the home.

Recognizing that they must "be content with the new size of the property"



and not regret the loss of the expansive front lawn to subdivision, the Southworths created an oasis of beauty in a central courtyard graced with a swan fountain, surrounded by lush gardens in the remaining front yard that

honors the proportions of the home. The original front porch, seen in many old photos, disappeared in an early renovation by the Bakers because it darkened the living room. An expanded, new terrace has recently been added in front of the west wing to reestablish the balance lost by the elimination of the porches.

One of the first decisions in the interior preservation was not to compete with the home's stunning bones. The gold gilt moldings added by the Bakers on the first floor were removed to re-establish the original design intent and the plaster was restored throughout. The rooms were painted a creamy white to create a backdrop for layering a mix of the couple's fine English and American antiques.

Along the restoration journey many mysteries were solved. A visit to the historic Oak Alley Plantation, on the Great River Road outside New Orleans, inspired the search for a hidden panel at the top of the tall window frames on front of the house. The hidden panel was painted closed under many layers of paint and once released, allowed the windows to be raised into the wall above, transforming the windows into doors used to access the long gone, front porch. The discovery of shutters hidden in the picture moldings surrounding the windows was also a surprise.

Another quest was recovery of the dining room floors. After removal of many layers of black paint, beautiful exotic wood parquetry was revealed. Additionally, parquetry floors found in a closet were relocated and repurposed in the terrace entry hallway that is thought to have been the entrance to Dr. Quinlan's medical practice. The restoration uncovered other treasures hiding in plain sight. Original silver doorknobs and front door hardware now gleam after removal of decades of tarnish. Today, all the modern conveniences of a new home exist harmoniously within the confines of the historically accurate rooms.

The Southworths' preservation philosophy evolved during the process of rehabilitation...

**“In saving a house, a careful balance must be achieved—by finding the essence of the home’s heritage, through envisioning how the home was built, the reasons why of the original design and then using that understanding of what was very right about the home—to imagine how it could be.”**

Preservation is at its best when the modern is interwoven seamlessly with the past to create a truly beautiful home that welcomes new generations to appreciate the unique history of an iconic Lake Forest estate. The Southworths accepted the many challenges of historic home preservation by dedicating themselves to restoration efforts that were often inconvenient, frustrating, and expensive, but in the end tremendously rewarding.



Mary and Bruce Southworth with their dog Bradford

The Southworths have made a significant contribution to preservation excellence and stewardship of Lake Forest's architectural heritage and through their generosity and philanthropic endeavors share the historic legacy of *The Evergreens*.



# UNDERSTANDING LAKE FOREST'S HISTORIC DESIGN CHARACTER

WRITTEN BY: Arthur H. Miller

## *The Lake Forest "idea" first was expressed in the 1857 plan for east Lake Forest by St. Louis-based landscape architect, Almerin Hotchkiss*

Lake Forest's historic visual character is not an architectural style, as in Williamsburg or Charleston, but an approach based on classic principles of harmony, order, planning, scale, repetition, composition, circulation, and proportion. These rules have guided designers of buildings and plans for towns since ancient times, and are a heritage shared by most educated persons through the mid 19th c. and the period of Lake Forest's creation. The Lake Forest Historic District exemplifies this classic approach.

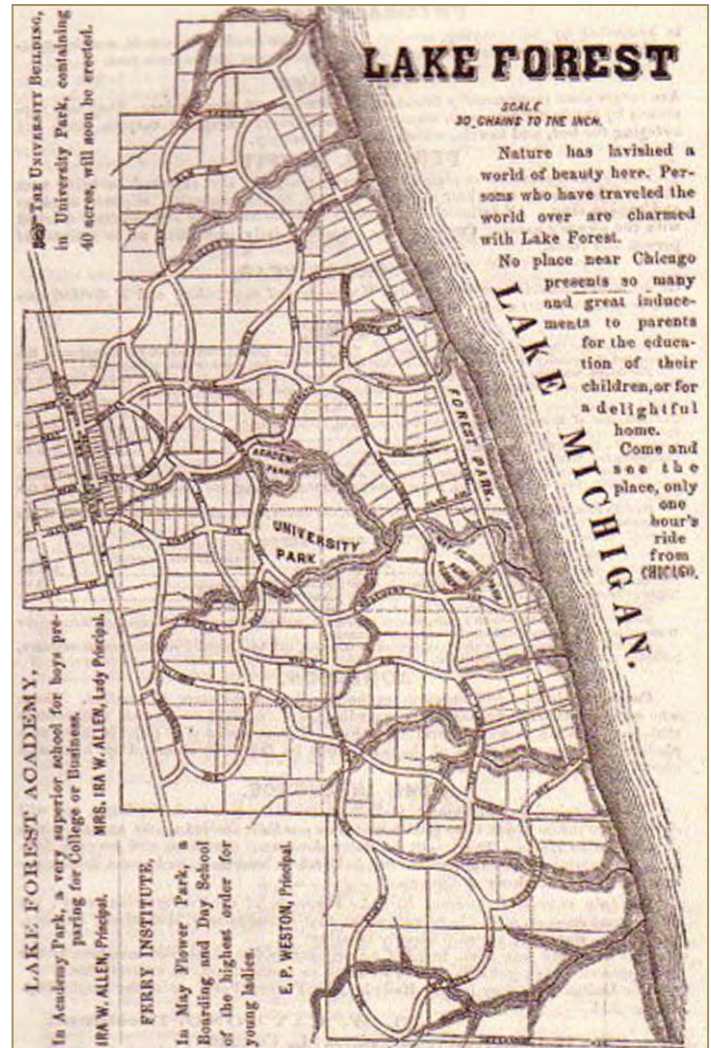
First, Hotchkiss refined the site, as selected and purchased by the newly organized in 1856 Lake Forest Association of about 2,000 acres on both sides of the new east side rail line, down to 1,200 acres just on the east side of the tracks, encompassing the new university. This parcel rounded out north and south, at ravines and was bounded on the east by the lakeshore and bluff.

Hotchkiss's curvilinear streets, apparently rule-breaking for not being straight, did though reflect English 18th c. ideas based on classical precedents in the landscapes of artist Claude Lorrain (ca.1600-1682) and were orderly and rhythmically recurring. Indeed, even nature was repetitive here, with ten quite regularly distributed cuts into the bluff for the ravines at the lake. Hotchkiss chose to have his north-to-south streets (Lake, Mayflower, Sheridan, Washington) fly or surf across the ravines with bridges over the gorges as was being done for the new railways of the period. His cross streets indeed followed a crow's foot pattern as at Versailles or Hampton Court, but with some curvature to them as they spread out from the west-side of the train station to the east (Deerpath), northeast (Westminster, Elm Tree, Wisconsin, etc.), and southeast (Illinois, College, Maplewood, Rosemary, etc.).

There were 300 original lots for the 1857 plan, all of about the same scale of 2 to 4 acres, or small estates. The early houses and school buildings all adhered to a shared scale as well and included: the 1858 Dr. Quinlan estate (404 E. Deerpath), the 1859 Rossiter place (now 408 East Illinois), the 1860 Holts' "The Homestead" (570 N. Sheridan), the 1861 Harvey M. Thompson place (660 N. Sheridan), and the 1870 D. J. Lake place (644 E. Deerpath; architect Rufus Rose). This building scale was shared with the 1858 Hotel located in Triangle Park (architect Asher Carter; demol.); the 1859-1865 Lake Forest Academy facing the D. J. Lake place on Deerpath (on the institutional campus, the town center); and the 1859 Dickinson Seminary for Young Ladies (605 and 621 East College Rd.; not extant). The buildings' styles varied from Greek Revival for the original Quinlan house and the 1858 Hotel to Italianate for the Academy and the Holt and Thompson houses, but were harmonious in materials and general massing and composition. And contributing to the harmony here was a stipulation by D. R. Holt in 1860 that "he would not build if there were businesses east of the tracks!"

Remarkably, these ideas survived and were then reinforced in the Beaux Arts classic architecture period of the 1890's through the 1940's. If larger homes were built they were constructed on larger parcels, as with the Farwell brothers' pair of mansions at the east end of Deerpath, 888 E. and 965 E. (burned 1920, replaced on similar scale, 1923, on eight acres). Most houses though fit one of these two scales, as did the newer Lake Forest College buildings, with the 1878 Young Hall of five stories in the middle of 30 acres, Middle Campus of the College today.

These precepts prevailed into the 1980s, with only smaller-scaled places being permitted around the subdivided original larger estate mansions, like those of the Farwell brothers at the east end of Deerpath, to preserve the primacy of the significant main structures. Only with the 1990's and



Almerin Hotchkiss 1857 Plan for Lake Forest created for the Lake Forest Association

early 2000's boom did these principles become seriously challenged as fewer knew and understood them, and with response by the City came a new preservation ordinance in 1998. A more detailed outline of these principles was prepared by this writer in 2000 to assist developers and others seeking to determine compatibility under the new ordinance, in essence a rephrasing in legalese of the classic rules.

Compatibility and harmony were concepts handed down by prior generations to Lake Forest founders, estate-era residents, their architects and landscape designers. If the legacy of modernism has blurred this age-old guidance for some, City ordinances of recent decades protect the larger whole of neighborhoods and streetscapes from discordant, attention-calling breaks in continuity and order of scale, general appearance and proportion. These codified precepts protect the community in which the larger whole prevails. As specific homeowner wishes are modified, neighbors' rights are protected. The historic visual character is maintained by enforcing restraint in new developments. If the process seems deliberate at times, the outcome results in the benefit of a unique visual heritage for future generations of Lake Forest residents.

## PRESERVATION MATTERS

WRITTEN BY: Gail T. Hodges

### *Lake Forest is nationally recognized as a community of special character*

It is identified visually by Market Square and the old estates, by the human scale of its buildings, and by its extensive landscapes, natural and designed. The carefully prescribed City codes and conscientious enforcement of them help ensure that new construction is compatible with the City's character. Together, these factors help form a unique environment that is sought after and has increasing value. Preservation is at the heart of Lake Forest's uniqueness and value as a community. It is the foundation that tells us where this town came from—what previous generations achieved, what they believed, what they hoped to be. When we protect these reminders of the past, we help build a future with "roots."

The 1857 Hotchkiss Plan of Lake Forest, in fact, has formed the foundation for the spirit of all the planning and building that has taken place over the past 150+ years. The Plan was innovative, as was the concept of Market Square, the Nation's first shopping center. Lake Forest was a leader in initiating a zoning ordinance, and a Plan Commission, and an architectural review board...just to name a few critical and innovative decisions that have shaped our community.

Is Lake Forest's visual character under pressure? Yes, like any vital city, Lake Forest is always pressed to change with the times. The challenge is to continue to guide change and growth within the historic parameters that give our community uniqueness and value and that respect our shared heritage. When the community's fine buildings and quaint neighborhoods are changed without preservation principles being applied, historic character is lost forever. When landscapes, ironwork, gates, fences, winding roads, and soft street lighting disappear, character is diminished further.

Preservation matters to all of us. It's what makes our community distinct. It's what brings value to neighborhoods both historic and new. It's what defines the quality of life in this place that is so special to residents and visitors alike.

## Annual Fund Campaign



Walden Bluff's Edge Bridge rehabilitation, a Preservation Foundation project

### *We are kicking off our new Annual Fund Campaign this Fall*

**LFPF is committed to expanding its endeavors for education, advocacy and funding to preserve local landmarks**

**Together we can protect the historic visual character of Lake Forest for generations to come**

**Your gifts are welcomed at [www.lfpf.org](http://www.lfpf.org)**

## *Congratulations to the Redfields*

LFPF Board Member Bill and Lyn Redfield are honored with the 2012 Richard H. Driehaus Preservation Foundation Award for Stewardship of the House of the Four Winds



The Redfields are being recognized as outstanding stewards of the House of the Four Winds, designed in 1909 by Howard Van Doren Shaw with gardens designed by Rose Standish Nichols. Their home and gardens are being celebrated as an example of

excellence in Illinois preservation at Landmarks Illinois' annual Richard H. Driehaus Preservation Awards ceremony on October 27th at the InterContinental Chicago. Landmarks Illinois honors demonstrated commitment to historic preservation that inspires others to take action to preserve, protect and promote historic resources. Tickets for the ceremony are available at [www.Landmarks.org](http://www.Landmarks.org).

## Restoration of the Deerpath Hill Estates Gates

A focal point on the Deerpath gateway to Lake Forest, the stone gates were in desperate need of rehabilitation. The Foundation led the rehabilitation in partnership with the City and residents. The gates are on the National Register of Historic Places. Deerpath Hill Estates was developed in 1926 by Henry Turnbull. Local architect Stanley D. Anderson designed many of the homes and is thought to have designed the Lannon stone entrance.





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## Classic Estates & Gardens of Lake Forest

### LAKE FOREST PRESERVATION FOUNDATION HOME AND GARDEN TOUR

SUNDAY, SEPTEMBER 30

1:00 PM TO 4:00 PM

ADVANCE TICKETS BY SEPTEMBER 27

\$85 PER PERSON

AT THE DOOR

\$100 PER PERSON

TICKET PICK-UP ON  
SEPTEMBER 30, 12:30 PM TO 1:15 PM  
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