



Lake Forest Preservation Foundation
PRESERVATION

Fall 2014

151

An Enclave of Elegance

PHOTO BY CAPPY JOHNSTON



FROM THE PRESIDENT

The Foundation's September 27 Home and Garden Tour provided over 170 guests with a private look at the distinctive and charming Ridge Lane neighborhood. Many thanks to all who attended; to the Estate of Mr. and Mrs. Morris Weeden and Jane Weeden Hall, Shelly Johnstone Paschke and Brett Paschke, Jennifer and Stanley Janowiak, and Penny and Andrew Knight, who generously opened

their homes for our guests and to Caron and Alan Lacy, who graciously opened their home and garden to host the reception.

Thanks also to those who helped underwrite the day: Judy Boggess, Alice Moulton-Ely, Linda and Jerry Shields, Melichar Architects, Lake Forest Bank & Trust Company, North Shore Printers, Inc., Alison Buck Floral Design, Sunset Foods, and Mariani Landscape. The success of our annual fundraiser for preservation projects was ensured by the Tour Committee chaired by Allison Derr and Art Miller, Executive Director Marcy Kerr, and the sixty-three docents who shared unique details about tour properties with our guests

We are excited to announce that preservation projects this year include monetary support for the Forest Park Project and funding to launch a new initiative, "The Heritage Fund," which annually will accept applications for grants to public and private preservation projects and award support to encourage preservation of the historic assets that define our community.

Please join us to support preservation and share yearly benefits such as educational programs, opportunities for advocacy, special events, and our Holiday Celebration, held yearly at an historic home and to be celebrated this year on December 7.

With best wishes,

Gail Hodges



KEEP IN TOUCH WITH US ON FACEBOOK

For preservation news, photos and information on upcoming events, "Like" us on our Facebook page – search for Lake Forest Preservation Foundation. Invite your friends to "Like" us too!

WHAT'S YOUR FAVORITE LAKE FOREST TREASURE?

Let us know on Facebook! The visual character of Lake Forest is defined by its many wonderful examples of civic art and architecture – from commercial and institutional buildings to public spaces, streetscapes, parks and landscapes. Some are well-known, but others are overlooked. Each of these historic "treasures" is a valuable part of our community's heritage.

Help us compile a list of all of our community treasures by going to the Lake Forest Preservation Foundation Facebook page and letting us know what your favorite Lake Forest treasure is, or post a picture of it. We'll include some of the responses in future newsletters!

Fall Home & Garden Tour

The Preservation Foundation celebrated its annual benefit on the beautiful afternoon of September 27th



Many thanks to the Homeowners featured in this newsletter

Our Foundation Partners

Judy Boggess
Alice Moulton-Ely
Linda and Jerry Shields

Our Generous Sponsors

Allison Buck Floral Design
Lake Forest Bank & Trust
Mariani

Melichar Architects
North Shore Printers
Sunset Foods

The Committee, House Chairs and many Docents

Without their support and time, this lovely event would have not been possible.

PRESERVATION

FALL 2014 – VOLUME 7, NUMBER 3

CONTRIBUTORS:

Peter Coutant, Maureen Grinnell,
Gail Hodges and Arthur Miller.

PHOTOGRAPHY:

Allison Derr and Cappy Johnston.

LAKE FOREST PRESERVATION FOUNDATION
400 East Illinois Road
Lake Forest, Illinois 60045
www.lfpf.org

Market Square's \$5 Million Revitalization Effort Begins with Restoration



Photo courtesy of the Lake Forest – Lake Bluff Historical Society.



Photo by Allison Derr

A study in contrast

The almost total destruction of the initial Western Avenue storefronts (looking east toward the train station) during the construction of Market Square in 1916 contrasts sharply with the careful placement of scaffolding during its restoration today.

Wrapping around the scaffolding reflects Market Square's iconic architecture, signage, and openings have been placed to minimize disruption to entering and exiting shoppers and businesspeople.

Many homeowners invest in a bit of sprucing up before the holidays. The \$5 million restoration of Market Square, currently the most visible and one of the most-needed preservation efforts in our community, is no exception.

Michael Schreiber, lifelong Lake Forester and partner in L3 Capital, has pledged to invest \$5 million over three years to reinvigorate the historic, nearly 100-year-old shopping center, which was purchased a year ago from Broadacre Management for \$35.5 million. Improvements to the exterior are nearing completion; the scaffolding is anticipated to be down by Thanksgiving.

"Market Square needed a breath of fresh air," commented Schreiber during the Lake Forest/Lake Bluff Chamber of Commerce October luncheon. "Our job is to create more traffic for our tenants and the community."

As the property was in no condition to survive another lifetime, restoring the exterior was identified as the first priority. "We had to preserve the envelope of the building first before starting work in the interior," said Eileen Schoeb, architect and project manager with OKW in Chicago. "The brick was crumbling, the stucco was peeling, and the paint was sun-bleached to an unrecognizable color. The millwork was rotted. The 100-year-old roof was failing, the gutters were damaged by ice, and we encountered multiple issues with the windows and the walls."

All structure work done to the seven-building, 100,000 square-foot east side central business district will remain true to its initial architectural integrity and will retain original elements where possible.

"We're going to keep as much as we can," said Schoeb, who's firm has experience working with historic buildings, including restoration and rehabilitation of the Church of the Holy

Comforter in Kenilworth, the Kenilworth Union Church, North Shore Congregation Israel in Glencoe and redevelopment of the Harper Theater in Chicago. At Harper Theater, Ms. Schoeb led the team in the careful restoration of the building's brick and terra cotta facades, and the reconfiguration of interior spaces into a viable assembly of retail and office spaces. The project was named the 2013 Richard Driehaus award winner by Landmarks Illinois.

Working on a property designed by noted architect Howard Van Doren Shaw has made the project a labor of love for Eileen—who admits she would be a professional "student" if she were not an architect. "It's been a real pleasure to climb on the scaffolding and imagine what Howard Van Doren Shaw would do if he were here right now." The restoration team has focused initially on the roof, stucco, painting and windows. Decorative circular motifs that have faded will be restored. Next, they will focus on the storefronts and related facades. "You find all these hidden details that have been obscured over the years, under layers of paint and plaster." It makes our work a giant puzzle that's immensely fulfilling."

Given the overall goal of enhancing, versus changing the property, the Market Square restoration effort has worked to balance progress with sensitivity to the needs of the retail businesses during the reconstruction process. Ellen Stirling, owner of The Lake Forest Shop, which has occupied space in Market Square almost from the beginning and is the center's longest-running tenant, is enthusiastic about the impact of the improvements, saying, "The best is yet to come."

Schreiber agrees. "We are restoring Market Square back to the grandeur of 1916, with an eye toward increasing its viability for the next 100 years."

THE “JEWEL-BOX” ON RIDGE LANE

*The 1930 Mrs. John Dorr Bradley House
at 151 Ridge Lane, now the home of
Jennifer and Stanley Janowiak,
was one of the highlights of this year’s
Lake Forest Preservation Foundation
Home and Garden Tour.*



151 RIDGE LANE

Tucked away in the little enclave of distinctive homes that make up Ridge Lane, just a stone’s throw from downtown, is one of Lake Forest’s hidden treasures – a mansard-roofed two-story house of classic French design punctuated with modern French Art Deco elements. Historically known as the Mrs. John Dorr Bradley house, and now the home of Jennifer and Stanley Janowiak, it recalls small French manors and farmhouses of the 18th Century. Designed by the architectural firm of Milman & Morphett and built in 1930, the house is a “jewel-box” version of David Adler’s larger and stunningly authentic 1913 Ralph Poole estate north on Green Bay Road in Lake Bluff. The architect’s proportions here are excellent, something often elusive in small 20th Century versions of this Mansard style.

The Janowiaks purchased the historic house a little more than three years ago, drawn to it for its architectural features as well as its location. When asked what the couple loves most about their home’s character, Stanley notes, “everything from the largest to the smallest details that (architect) Ralph Milman took to heart.”

Outstanding are the subtle Art Deco touches, such as the dining room ceiling molding and the recently restored east side porch off the living room. A low, long, manicured hedge and wall in front acts as a virtual plinth for the house, typical of Art Deco garden design. “Milman’s wife was a landscape architect and we believe most of her vision for our garden is still intact to this day,” says Stanley.

The home was built in 1930 for the recently widowed Mrs. John Dorr Bradley (1868-1945). In 1896, Frances Elvira Kales married John Dorr Bradley (1864-1928), a Chicago real estate associate of Arthur Aldis. Bradley, a graduate of Harvard Law School in 1886, was established in the Chicago real estate development and management business by the time the couple married. One

of the better-known works is the Monodnock Building, an important early skyscraper at 43 West Jackson in Chicago. By 1898 the Bradleys had built a Howard Van Doren Shaw-designed Arts & Crafts summer place further north on Green Bay Road, just beyond Shaw’s *Ragdale*.

Following her husband’s passing in 1928, Mrs. John Dorr Bradley engaged the firm Milman and Morphett to design a new home for her on Ridge Lane. Ralph J. Milman (1888-1963) and Archibald S. Morphett (*ca.* 1898-1941) were both associates working with Shaw when Shaw died in 1926, and were initially in the successor firm of Howard Van Doren Shaw Associates. By 1930 they had opened their own firm with offices at 7 South Dearborn in Chicago. The designer of the firm was Milman, who was Harvard-educated and Paris-trained, and a leading Shaw firm designer of the 1910s and early 1920s. Milman also worked for the Lake Forest Improvement Trust on Market Square renovations. Around the time of the construction of the Mrs. John Dorr Bradley house, Milman also was designing the Lake Forest U.S. Post Office (1932) and his own home at 1275 North Green Bay (1930). He was a master of classic French design and of modern French Art Deco, the French version of the German Bauhaus International Style. His design for the Post Office and several North Shore residences exemplifies his esteem for the French Art Deco style.

The landscape design of the property is attributed to Helen Brown Milman, a landscape architect trained in the 1910s in the University of Illinois landscape program under noted formalist Professor R.R. Root. She also was in his Lake Forest Garden Club-sponsored Lake Forest College landscape class during the summer of 1916. She helped Shaw’s firm lay out the original Market Square landscape in 1917 and then

revised it in the 1940s. She also landscaped her own home gardens and the Art Deco Post Office's plantings; the latter sadly were lost in recent years.

Finding the right historic home was important to the Janowiaks. Growing up in Upper Arlington, Ohio, Jennifer had lived in two historic homes at various times, one built in 1926, the other in 1936. The couple began their search in Chicago, where they lived, looking at various properties including a Benjamin Marshall designed co-op building. Their search eventually brought them to Lake Forest.

"What attracted us the most to this part of Lake Forest was the walk to town as well as the train," said Stanley who commutes to the Loop where his office is located. "It's so nice to walk

across the street for a bite to eat at Market House as well as pick up some fresh fruit and vegetables at Amidei Mercatino."

"We feel so blessed that we have some very nice neighbors. Also being part of a secret cul-de-sac is quite special." They acknowledge, though, that with the recent attention their charming Ridge Lane neighborhood has garnered, the secret may be out.

JANOWIAK
FAMILY



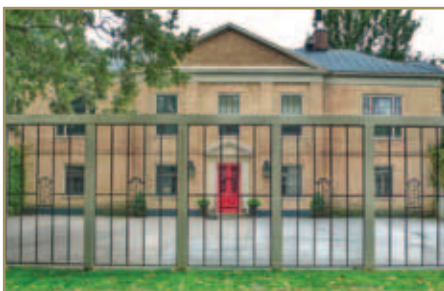
A LAKE FOREST ENCLAVE OF ELEGANCE: ARCHITECTURE, INTERIOR DESIGN, AND GARDENS AT THEIR BEST

This year's Lake Forest Preservation Foundation 2014 Home and Garden Tour showcased the very special Ridge Lane neighborhood, located off Green Bay Road one block north of Deer Path. This "secret garden" enclave of sophisticated, small estate residences and landscapes was built for some of Lake Forest's mid-20th Century social and economic elite. Within walking distance from the east Metra station and from the Onwentsia Club, this vest-pocket paradise continues to exude charm with its well-maintained, preserved and updated houses and its manicured lawns, woods and gardens.

THE WILLIAM CLOW, JR. HOUSE, 111 East Ridge Lane

Original Architect & Landscape Design:
David Adler & Robert Work, 1927

Current Owner:
The Estate of Mr. & Mrs. Morris Weeden



William E. Clow, Jr. (1886-1953) and his spouse, Isabelle Patchin Mann Clow (1887-1939) were architect David Adler's clients for this estate in the late 1920s. William was a third generation chief executive for the Clow plumbing supplies and cast-iron-pipe manufacturing firm. This was the second house Adler designed for the Clows. The first was built in 1913 a few blocks south on Green Bay Road.

The north side's entry forecourt was modeled on the pavilion at the early 20th Century Villa Primavesi, Vienna, designed by Joseph Hoffman. The house

is both modern, Art Deco, and also classic with a pediment above the second floor and another over the front door, all simplified in an Art Deco manner.

The house and landscape plan are complex. A tall masonry wall on the south and west acts to block out the effects of traffic and beautifully manage a change in grade from Ridge Lane to the busy corner of Deer Path and Green Bay. The garden level was raised up one-story above the traffic. The residence and the landscape are world-class masterworks, triumphs of domestic architectural design.

THE MALCOLM J. BOYLE HOUSE 140 East Ridge Lane

Original Architect: Peter Daswick, 1956

Current Owners:
Shelley Johnston Paschke & Brett Paschke



This charming colonial revival residence, the newest house on Ridge Lane, is both the latest completed (1956) and the most recent to be renovated. The Boyle House public rooms are classic-traditional and consistent with Ridge Lane's dominant period, the 1920s to 1930s.

From 1961 until 1998 this was the home of John and Virginia Munson (McTier). The Munsons were gardeners, with John Munson trimming personally fourteen

Cockspur hawthorns in front into topiary form.

The current owners, Shelly Johnston Paschke and Brett Paschke, have collaborated with local architect Austin DePree to add a classic pool, pool house, updated kitchen and are in the midst of a renovation of the second floor. The house's classic public rooms reflect continuity with local estate style expressed with an up-to-date flair.

Continued on page 6

Continued from 5

THE RANDOLPH OWSLEY HOUSE

153 East Ridge Lane

Original Architect:

Stanley D. Anderson, 1927

Current Owners: Penny & Andrew Knight



Both Mr. and Mrs. Randolph Owsley were distinguished; Alice (1902-1995) was a descendant of second U.S. president John Adams, and Randolph was a member of

the memorable 1922 Princeton undefeated football "Team of Destiny." The career of Randolph Owsley (1900-1975) was at Harris Trust and Savings Bank; he retired in 1960 as an executive vice-president.

The Owsley's architect was Lake Forest born and raised Stanley D. Anderson (1896-1960). This Cotswold-style cottage has an irregular plan in the old English mode, suggesting that it had grown room by room over time. The driveway runs on the south side of the property, with the main garden space open to the north in the English-landscape style. The newer kitchen area by Traditional Concepts expands the footprint of the 1920s two-story house to the east.

BAGATELLE

89 East Deer Path

Original Owners:

Mr. & Mrs. Edward H. Bennett

Original Architect & Landscape Design:

Edward H. Bennett (1916)

Current Owners: Caron & Alan Lacy



Edward H. Bennett (1869-1954) was the nation's leading planner and co-author with Daniel Burnham of the 1909 *Plan of Chicago*. By 1916, Bennett had built a new classic French residence on the northeast corner of the property for his spouse, Catherine, and had designed the accompanying formal garden south of the house. The house sits at the corner of Green Bay and Deer Path, opposite the

southernmost Ridge Lane house, that of the Clows, and along with the Clow house defines the intersection with a tall masonry wall.

The Bennett home was built on a steeply sloping site. Bennett made the site appear level by terracing it laterally down the hillside from Green Bay Road. This treatment invites comparison to Adler's landscaping for the Clows on a similar site, and the two architects' differing solutions show both as masters.

A south-facing terrace overlooks a marvelous garden with views across a reflecting pool to the statue of Flora at the southern terminus of the vista. West of the garden, the terrain drops off. On the next level down at the south is Bennett's 1930 guest house/studio pavilion. It served as his laboratory for the new Art Deco style he employed at the 1933-34 Century of Progress exposition, where he participated on more building design teams than any other architect.

Summer Garden Strolls



We wish to thank Craig Bergmann and Paul Klug (The Gardens at 900) and Toni and David Mathis for opening up their beautiful gardens this summer for the enjoyment of LFPF members.

In all, more than 250 guests took advantage of two beautiful summer evenings, good food and conversation and the chance to learn first-hand about the history of these majestic gardens.



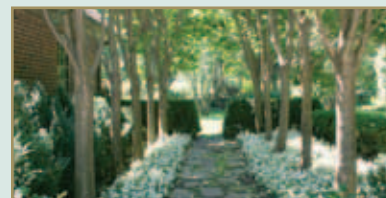
The Gardens at 900



Arthur Miller giving the history of the property and gardens at 900



Guests at the Mathis garden



Mathis Garden Allée

UPDATE

EAST SIDE HISTORIC STATION RESTORATION AND RENOVATION

The Foundation, like many in the community, has been waiting to see restoration work begin on the remainder of the exterior of the east side Station following completion of the slate roof and reconstruction of the dormers in 2013. Unfortunately, the City has not been able to begin either the remaining exterior work or the interior work, both to be funded by IDOT grants awarded for the project in 2009 (\$835,000) and 2013. (\$1.2 million), in addition to matching grants from the City and Metra. City staff has been waiting for IDOT approval of plans and cannot put the project out to bid until final

approval is received. Sadly, since IDOT does not allow work to be done on its funded projects after November 1, the remaining work on the exterior and work on the interior will not begin until Spring 2015. We will keep the community posted through www.lfpf.org and in our Spring 2015 Newsletter when new information becomes available.



GIVE THE GIFT OF PRESERVATION

Dear Friends of Preservation,

Since 1976, the Lake Forest Preservation Foundation has helped to protect and preserve more than 30 local landmarks and historic districts and has supported restoration initiatives through more than \$2 million in grants and enabling funds. These accomplishments have been possible only because of the generous support of individuals and organizations who are committed to preserving the unique character of our community.

In 2014, over and above expenditures for our traditional programs for education and communication, our advocacy efforts, and our annual Preservation Awards recognition, we have contributed \$10,000 to two important preservation initiatives in our community. One grant of \$5,000 to the Forest Park Project will support the ongoing renovation and restoration of Lake Forest's first and most historic park. By joining other community groups and individuals in this significant public-private partnership, the Foundation will contribute to the restoration of our original native lakefront woodlands and lake views and will help secure the Park in perpetuity for the enjoyment of residents of all ages.

Additionally, in 2014 we have designated \$5,000 to the newly-established LFPF Heritage Fund which will award annual preservation grants based on community inputs, historic significance, and need. The Heritage Fund will help to ensure that the Annual Fund and other non-dues donations to the LFPF are directed toward high-priority preservation initiatives. We are certain that this Fund will become an important source of support in enriching and enhancing the aesthetic treasures in our community. If there is a particular preservation project that you deem worthy of support, please visit our website and make your nomination under *Education & Advocacy*. To be considered in 2015, grant applications must be received by March 1, 2015. Watch for news about the Heritage Fund on our website and in upcoming issues of *Preservation*.

Lake Forest is a unique and amazing community. The work of the Lake Forest Preservation Foundation would not be possible without the financial support of those, like you, who cherish the historic character of our community. Please support our work with a gift to our Annual Fund. Thank you.

Gail Hodges
President

Maureen Grinnell
VP Development

Stephen Bent
Annual Fund Chair

*Make your secure online donation today on the Annual Fund page of our website: www.lfpf.org
LFPF is a 501(c)(3) public foundation. Contributions are tax deductible as defined by law.*



LAKE FOREST PRESERVATION FOUNDATION

2014-2015
BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Gail T. Hodges

President

Maureen Grinnell

VP Development

Allison Derr

Arthur H. Miller

VP Programs

Kristen Chun

Secretary

Fred Moyer

Treasurer

DIRECTORS

Guy Berg

Judy Boggess

Stephen Bent

Ingrid Bryzinski

Peter Coutant

Stephen Douglass

Jan Gibson

Jerry Henry

Dennis Johnston

Linda Liang

Rommy Lopat

Elizabeth Moore

Alice Moulton-Ely

Elizabeth Sperry

Kent Woloson

HONORARY DIRECTORS

Herbert Geist

Pauline M. Mohr

Shirley Paddock

Linda Shields

Lorraine Tweed

Sarah Wimmer

EXECUTIVE DIRECTOR

Marcy Kerr



Lake Forest Preservation Foundation

400 East Illinois Road • Lake Forest, Illinois 60045 • www.lfpf.org



NON-PROFIT ORG
U.S. POSTAGE
PAID
PERMIT NO. 184
LAKE FOREST, IL
60045

ECRWSS

Residential Customer

Lake Forest, IL 60045

THE DIRECTORS OF THE LAKE FOREST PRESERVATION FOUNDATION

CORDIALLY INVITE ITS MEMBERS

TO ATTEND OUR ANNUAL



Holiday Celebration

Sunday, December 7, 2014

WINE AND HORS D'OEUVRES

TWO O'CLOCK TO FOUR O'CLOCK

ADVANCE RESERVATIONS ONLY - RSVP BY DECEMBER 3, 2014

WWW.LFPF.ORG - 847-234-1230 OR OFFICE@LFPF.ORG



We appreciate our Members!

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

**Renew for 2015 or join in our mission at
www.LFPF.org**

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