

Lake Forest Preservation Foundation NEWSLETTER

Lake Forest, Illinois

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Buildings That Move: Relocating for Reuse by Sarah Wimmer

Long before there was the idea of a preservation movement here in Lake Forest and during the development of the plan for Market Square (which could be considered early urban renewal), buildings were saved for future generations by being transplanted to new locations and given new purposes, now known as adaptive reuse.

American Legion McKinlock Post 264 The American Legion Building, which now stands at 801 North McKinley Road, was built in 1885. It originally stood on Western Avenue at about the location of the current Forest Bootery. In 1915, the building was moved to McKinley Road to clear the site for the construction of Market Square. The building was remodeled into its present Colonial style by Lake Forest architects Anderson and Ticknor and has been the American Legion Post since 1935.

Speidel Building 1894 – Before the turn of the century the Speidel building and an adjacent building stood on Western

Avenue. In order to make space for Market Square, the Speidel building was moved and turned around to face what was to become Bank Lane. Today it houses the Left Bank Restaurant and Unicorn Designs, and next door, the Lake Forest Hospital Resale Shop. The adjacent building was relocated between Western and Bank Lane in what is now known as Market Square Court. Courtyard Wines at Market Square and Victoria Day Spa now occupy the first floor.

John Andrews King House Generally considered to be the oldest house on Green Bay Road, the King House is comprised of a country post office, circa 1858, and a school house, circa 1892, which were drawn together by a team of horses to form a white frame New England style country house. The original buildings were probably designed and built by local carpenters. The united structure has had additions designed by several leading local architects, including David Adler and Stanley Anderson.

PRESIDENT'S MESSAGE

Dear fellow residents and property owners of Lake Forest:

The Preservation Foundation is launching a series of programs toward a new green community plan for Lake Forest. It will begin with a presentation on sustainability and preservation at Lake Forest High School on Sunday afternoon, February 8th. The event will give the community a daytime opportunity to visit the renovated and expanded high school for a tour as well.

Foundation Recommendations for the High School

Lake Forest High School is historically and architecturally significant for its rich heritage in this uncommon mid-western community. The east side high school, set back from the road on its preserved classic landscape lawn, has been saved and protected by previous school boards and staffs, at great expense to tax payers, and passed on to this school board and administration for continued respectful stewardship.

In response to the modernist new entrance to the high school (seen as incompatible by some), the Preservation Foundation offered a series of suggestions on Tuesday, November 5, both to mitigate the situation and to avoid, in the future, such surprises for the investors/taxpayers: (1) reconstruct (not replace) the high school's sign that was part of the original 1935 Anderson plan (2) light the historic 1935-59 façade at night so that it is not eclipsed by the very bright new north entry, (3) restore (not replace) the historic, architect-designed, first-growth-lumber window frames and trim for the 1935 building, and (4) submit to the City of Lake Forest for voluntary or courtesy public review, all plans for future alterations to the buildings or grounds that impact the historic visual character of the 1935 High School building and the 1959 addition to the south. (State law exempts the District from any obligatory local review of taxpayer expenditures for the edifices in its care.)

The community, including Lake Bluff and Knollwood, invested \$52 million in the high school in 2007-08 and before that some \$26 million in 1992-2000 dollars in expansions and renovations. These investments followed an earlier decision to combine two high schools onto the present site on McKinley Road, discontinuing classes at the 1970 West Campus, now the Athletic and Administrative Campus. Voters chose to honor the traditions and classic architecture of the 1935 East Campus, consolidating all academic instruction there.

Some History

The historic East Campus was built in 1935, after the present District 115 broke off from the Deerfield-Shields High School district (now Highland Park High School). It was sited back from McKinley Road on a large lawn, near the former (to 1955) Noble Avenue North Shore Line stop. The architects were Anderson & Ticknor. Stanley D. Anderson (1896-1960) was the grandson of Scots 1850s community founder James Anderson. He was a graduate of Lake Forest College (1916), former World War I aide de camp to General Pershing, student in 1919-20 of the Ecole des Beaux-Arts, Paris, and from 1920 to 1925, an associate and chief draftsman for architect Howard Van Doren Shaw (1869-1926).

The Anderson & Ticknor design, dating from the end of the classic estate era locally, recalled with remarkable success English classic Georgian country house architecture which had a great influence locally in the first third of the 20th Century. When it opened, it

looked like a country house converted into a private secondary or prep school. It was this historic association, linked to privileged secondary education, the 1980s voters chose as the setting for the high school into the future.

Lake Forest made an effort at a public high school here in 1899-1904, according to Arpee (pp. 153, 165), on Sheridan Road's west side between Rosemary and Maplewood Roads: the South School. The building had been moved to the site in 1899 from the southeast corner of Washington and College Roads. It began in 1859 as the Dickinson Seminary for Young Ladies (1859-67) and later became Mitchell Hall, Lake Forest College women's residence hall (1881-1899). After the effort at a high school, the building continued to be employed as an elementary school to ca. 1912, when this historic structure was moved again to the 200 block of Mayflower Road. Converted to a residence there, it burned in the late 1960s.

The effort to launch a Lake Forest High School was dropped not long after the North Shore Line completed its trolley or light rail line in 1900, with stops every few blocks. It ran parallel to the east-side C & NW tracks (now Union Pacific/Metra North Line) through Lake Forest and connected to the high school at Highland Park. The first year, 1904-05, there were thirty-two Lake Forest young people attending Deerfield-Shields Townships High School. From then until 1935, Lake Forest high school age students commuted by the North Shore Line to this location for public high school education.

No public high school had been built prior to the 1899-1904 re-used building, with local students of estate homes attending Lake Forest Academy (young men, since 1859) or Ferry Hall (young women, 1869-1974) or, alternatively, going east to prep schools. For children of local support community families, on and near estates, public education ended with the 8th grade--until 1899. With the mid 1890s arrival of the Onwentsia Club and new nearby estates, the number of support families locally grew, as did the demand for high school education for the older children.

When the high school here finally was built in 1935, the local heritage of private secondary education provided the DNA for the new school. As the community grew after World War II, an auditorium was added to the south end in 1959. It was designed by William Bergmann of Anderson's firm and honored the intent of the original architecture. This classic wing balanced the north gym wing of 1935, completing the Palladian five-part ensemble.

Soon, when new growth west and baby-boomer children threatened to overwhelm the East Campus of the High School, a new, late 1960s high school was built at Waukegan Road and Route 60 and employed for the freshman and sophomore high school years through the 1970s. When enrollment dropped and educational theory changed in the 1980s, the community voted to eschew the nearly windowless West Campus entirely, and to center all instruction on the by-then iconic east-side High School of 1935.

With good care and informed preservation, this remarkable public high school facility should serve the children of this discerning community for many generations to come.

Sincerely, Arthur H. Miller, President

The present owners have carefully preserved the original structures in the Green Bay Road streetscape and have enhanced the building to the east with an addition and a new garage with cupola that complement the character of the original buildings. The King House received the 1992 Preservation Award. The address is 165 North Green Bay Road.

Gilbert Rossiter Home This historic home was built in 1859 on Deerpath south of Triangle Park. Its fame relates to Abraham Lincoln's purported visit to Lake Forest on April 2,



1860 after a speech in Waukegan was interrupted by fire. It is told that he "tarried" at the home of his friend Gilbert Rossiter. The house is Italianate in style and originally had a porte cochere. It

was moved in 1920 and was turned around to face south, now standing just east of Gorton at 408 Illinois Road.

Gardener's Cottage Originally built (circa 1910) as a simple gardener's cottage on the estate of Henry A. Rumsay (900 Illinois Road), it was located on the north side of the ravine and was accessed via a bridge from the manor house. This predated the opening of Maple Court. The cottage stood in close proximity to the carriage house (now #211). In July 1953, the property north of the ravine was subdivided into 3 lots (Arthur J. Sir, subdivision), and the small cottage was moved to the east lot at 207 Maple Court, where it still stands enlarged and perched over the ravine.

Knollwood Knollwood was built in 1892 for Granger Farwell, a leading banker in Chicago. A large red brick Georgian house, it was designed by architect Henry Ives Cobb (1859-1931) after "Westover," the ancestral home of the Byrd family in Virginia.



The house stood at the corner of Sheridan and Rosemary Roads (now Thorne Lane). (Mr. Farwell later sold the house and moved to his farm, also named Knollwood and giving the name to that area.) In the early 1920s, the Volney Foster family moved

Knollwood to 400 North Washington Road (at the corner of

Rosemary). During the move, Rosemary Road was blocked for six months.

Coach House to "Sturnoway" Designed by Howard Van Doren Shaw in 1912, "Sturnoway," at 1345 North Lake Road, was the home of Donald R. McLennan, president of Marsh and McLennan, insurance brokers. In 1984 the property was subdivided, and the coach house was turned to face Lake Road and given the address of 1381 North Lake Road.

Northcroft 1912 – Designed by Chicago architect William Arthur Warren, Mr. and Mrs. William S. North of Chicago built Northcroft as a summer home on Ridge Road and lived there for many years. Later their daughter Dorothy lived there with her husband, Sidney Haskins. Following her death in the 1960s, Mr. Haskins conveyed it to the City for a school or park site. (The house was located on the property which became Northcroft Park.) In 1983 the house was purchased from the City by Albert Moore, a housing contractor, for the sum of \$1,000 with the understanding that he would move it to a new location. That year he moved Northcroft to 481 Wilshire where it stands today. The house contains many amenities including high ceilings and detailed moldings.

Quinlan School Built in 1862 as the first public primary school in Lake Forest, it originally stood at the corner of



Walnut and Washington Roads. Dr. C. F. Quinlan came to Lake Forest in 1859 (he was a dentist and the only medical man in Lake Forest until after the Civil War). He converted the school building into a residence in 1867. In 1908 it was moved to its present location at 334 East Westminster.

Hewitt House The Hewitt House (circa 1890) originally stood on Deerpath just west of the Presbyterian Church, roughly where the Manse designed by Stanley Anderson in 1930 was built. Mrs. Frances Bailey Hewitt, a church member remembered for ringing the church bell on New Year's Eve for many years, died in 1929. After the house was purchased by Mrs. Russell D. Hill, it was transported to its current location at 224 Maple Court. According to oldtimers who were school boys at the Bell School watching the undertaking during recess, the house was jacked up and put on wheels. It was slowly moved south on Sheridan Road to its present location on Maple Court, quite a spectacle for onlookers! Today the Hewitt House has later additions – a porch and breakfast room on the south and a library on the north, giving architectural balance to the house.

Log Cabin The earliest, as well as the most recent building to be moved, is a log cabin likely dating back to the mid 1830s. This simple cabin has possibly been moved three times. The small wooden log structure is thought to have been located in the Green Bay Trail area at the time of the earliest wave of settlers here. It was then moved east across the railroad tracks at the Noble Avenue crossing some time after 1910 to 297 Mills Court in Lake Forest, where it was later covered up by clapboard siding – making it invisible to the neighborhood. Scheduled for demolition in 2005, it was rescued through the efforts of Shirley Paddock, who knew the long-time owner and effectively saved this authentic early structure.

The cabin was moved to a suitable site at Crab Tree Farm in Lake Bluff in 2005, saved and restored with its original formula daub in accordance with the guidelines of the Department of Interior, through the generosity of preservationist John Bryan.

The buildings referred to above all contribute in some way to the history and fabric of Lake Forest. Surely there are many other examples of buildings which have survived by having been moved to new locations and given new life. The Preservation Foundation welcomes any information you may have in this regard.

With the current emphasis on “green building,” defined as the efficient use of resources, what could be more green than saving a building from becoming fodder for landfills. More energy and resources go into demolition to make way for new construction than rehabilitating a building already there.

Sources: Edward Arpee, Lake Forest, Illinois, *History and Reminiscences, 1861-1961*, published by Lake Forest - Lake Bluff Historical Society, 1979; Susan Dart, *Market Square*, by Lake Forest/Lake Bluff Historical Society, 1984; *Preservation Foundation Guide to National Register Properties, 1991*, *Preservation Foundation Newsletter, Winter 1992, September 2007*; Narrative by Mrs. Henry T. Strenger; Records on file at Municipal Services Building, City of Lake Forest.

A CALL FOR 2009 PRESERVATION NOMINATIONS

19TH ANNUAL HISTORIC PRESERVATION AWARDS

Each year the Lake Forest Preservation Foundation honors individuals and organizations who have demonstrated a commitment to excellence in the preservation of Lake Forest’s architectural heritage.

Any structure or landscape constructed over fifty years ago is eligible to be nominated. Nominations may be made by any interested person - the owner, a neighbor or friend, an admiring passerby. The owner’s approval will be obtained by the Foundation for nominations by one other than the owner.

Awards, which are handsome bronze plaques, are presented at the Preservation Foundation’s Annual Meeting. This year’s meeting is planned for Sunday, May 3, at 2 p.m. in the Community Room of the Gorton Community Center. Following the meeting, everyone is invited to a reception at an historic Lake Forest property that exemplifies efforts to preserve Lake Forest’s historic visual character.

There are five categories of awards, the first four based on “The Secretary of the Interior’s Standards for the Treatment of Historic Properties” with an additional category for new construction or infill. Judging is based on the ten standards from “The Secretary of the Interior’s Standards for Rehabilitation” and may be viewed at www.nps.gov/history/hps/TPS/tax/rhb/.

Preservation

Maintaining the historical integrity and character of a structure or landscape through conservation, maintenance and repair.

Rehabilitation

Continuing the use of an historic structure through repair, alterations and additions while protecting its historical, cultural and architectural character. Includes adaptive re-use.

Restoration

Recovering, revealing or representing the state of an historic structure or landscape as it appeared at a particular time in history.

Reconstruction

Recreating the form, features and details of an historic structure or landscape through new construction.

New Construction or Infill

Building new construction that demonstrates exemplary contextual compatibility in an established neighborhood.

Nominations are now being accepted by completing the form found on the Foundation’s website, www.lfpf.org or by requesting one from the office at 847-234-1230. DEADLINE FOR ENTRY IS MARCH 1, 2009.

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RECOMMENDED BOOKS

Old House Journal, published by HBP Home Buyer Publications

Old House Journal is a “shelter” magazine geared mainly to owners of old homes. Architectural historians and those with an interest in vintage and historical buildings will also find much of interest in this publication. Clem Labine created the magazine 35 years ago soon after he purchased a creaking Victorian Brownstone in Brooklyn, New York. As he began restoring the home and trading “war stories” with some of his neighbors who were dealing with some of the same restoration problems he was encountering, he created a twelve page newsletter offering techniques, suggestions and examples of how-to projects for intrepid rehabbers. That newsletter grew to the successful *Old House Journal*, of today, a glossy home repair, home decorating magazine that can stand up to the best of the genre. Today, owners of historic homes will find helpful information about subjects that owners of new homes will find quaint and alien like repair of plaster, reconditioning radiators, finding plumbing parts no longer manufactured and dozens of other quirky repairs an old home may require. Even the general reader, comfortably seated in his new home, will find the pictures of completed restoration projects appealing. This magazine is highly recommended for owners of old homes, who will find it a useful and engaging reference.

ARCHITECTURAL TERMS

CLASSICISM

“Since its origin in ancient Greece, classical architecture continues to manifest beauty order and harmony.

Almost any medium-size city in America has an older neighborhood with gracious, comfortable houses built in the 1920s and 30s, and more likely than not, it’s considered the most desirable place to live. There are also great estates from the early 20th century that we proudly drive by with out-of-town visitors; the homes of David Adler in Chicago, Wallace Neff in California and the Swan House by Phillip Schutze in Atlanta.

What have we lost since then that new home construction is not delivering? Ask a classist (sic) and he’ll tell you we’ve lost an understanding of classical architecture, which was de rigueur for all architects before WWII, but has been overshadowed by modernism for most of the 20th century.”

- Architect Ken Tate

*Ken Tate is a frequent contributor to The Classicist and other periodicals.
His firm, Ken Tate Architect, is located in Madisonville, Louisiana.*

JERKINHEAD

The ends of a gable roof that rise vertically about halfway to the ridge and then tilt back at a steep angle like a triangle falling backward--that triangular piece of roof is called a jerkinhead.

The definition of jerkinhead was obtained from The Illustrated Dictionary of Historic Architecture edited by Cyril M. Harris and web sources.

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 and we will keep you in the know!

2009 PROGRAM SCHEDULE

- 2/8/09** *Preservation as Green Planning*
2:00 PM Lake Forest High School
- 3/15/09** *LF City Planning 1920 to Present - History of City Ordinances*
2:00 PM Gorton Community Center
- 5/3/09** *Annual Meeting and Preservation Awards*
2:00PM Gorton Community Center
reception to follow
- 6/28/09** *Market Square Walk – a Family Event*
Noon-4:00PM Market Square

Become a member and enjoy all our programs free of charge

Visit our website at www.LFPF.org

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 or call 847-234-1230 for a membership brochure.

UPCOMING EVENTS

Preservation as Green Planning,

Sunday, February 8, 2009, 2:00 pm Lake Forest High School

The Preservation Foundation's 2009 kick-off program will be held at the newly renovated and expanded Lake Forest High School, and include a rare chance to tour the renewed facility in the daytime. The keynote speaker will be the highly-respected and well-known chief architect for the Illinois Preservation Agency, Mr. Mike Jackson, addressing the sustainability leadership of sound preservation practices. In addition, architect Thomas Rajkovich will make a brief sustainability presentation on preserving historic first-growth lumber window frames. This program and tour will introduce a series of programs coordinated with the City toward a Lake Forest Green Plan, and more about this will be available at the meeting.

Lake Forest City Planning 1920s-Present: How Ordinances Protect the Vision of the 1857 Plat....and Your Property Value

Sunday, March 15, 2009, 2:00 pm Gorton Community Center

Right from the start, the City of Lake Forest was a planned community. In fact, it is one of the oldest planned communities in the nation. It was one of the first in the country to have a zoning code (1923). And it was one of the first in Illinois to have a subdivision ordinance (1929) and a Building Review Board (1962). Through over a century and a half of thoughtful municipal planning, The City of Lake Forest has worked with its citizens to meet multiple challenges to the preservation and conservation of the City's visual character as first envisioned by the 1857 plat. Join Arthur Miller, President of the Preservation Foundation and Archivist of Lake Forest College, and Gail Hodges, past Lake Forest Alderman and past Chairman of the Lake Forest Building Review Board, for an enlightening discussion of how the City's ordinances have helped sustain and enhance both the fragile uniqueness of Lake Forest and the economic value of the community.

Reserve now 847-234-1230 or e-mail info@lfpf.org



The Lake Forest Preservation Foundation

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