

Lake Forest Preservation Foundation
PRESERVATION

Holidays 2012

Home for the Holidays

An Architectural Walking Tour of Market Square

Give the Gift of Preservation

Pasquesi Home and Garden On the Square

FROM THE PRESIDENT



Amedei Mercantino demonstrates the adaptive reuse of the alley and the skybridge linking the buildings.

Market Square would not be the picturesque scene of our holiday magic without the dedicated efforts and the stewardship of the many people who value our heritage and are committed to its preservation. During the holiday season and in the spirit of giving, we would very much appreciate your thoughtful consideration of the Lake Forest Preservation Foundation's Annual Fund, *Give the Gift of Preservation* which supports the Foundation's ongoing preservation mission.

Very sadly, in late September, our friend and Preservation Foundation Board member, Bruce G. Southworth passed away unexpectedly. Bruce was uniquely aware of the importance of preservation and was passionate about the importance of stewardship in saving our historic homes. All who knew Bruce will miss his generous spirit and panache. Our sympathy goes out to his family and friends.

I wish to especially thank all of the homeowners, tour goers, Foundation Partners, Home Tour Committee, and the many volunteers who helped to make the *Classic Estates & Gardens Home Tour* a great success. The funds raised will be used to further enhance preservation in Lake Forest.

We congratulate the Lake Forest Country Day School, in partnership with Lake Forest Open Lands Association, for the sensitive restoration of a seven-acre parcel of woodland on the south side of its campus along Green Bay Road. The restoration revealed the natural beauty of an area that had been untouched for nearly a century. The project created a "living natural classroom" for LFCDS students that will serve to instill a sense of connection and appreciation for the natural world and Lake Forest's unique character.

This wonderful holidays issue was conceived and carried out, including the cover color photo, by Susan Reinfrank Dedo to whom we express our thanks.

On December 2, 2012 the LFPF will gather for the Annual Holiday Celebration at the historic 1893 Insley House, designed by Holabird & Roche. The home was built for Isabelle Scribner, heiress to the Scribner Publishing fortune and Carter Harrison FitzHugh, a railroad tycoon who brokered the sale of regauged Pennsylvania locomotives to southern Reconstruction railroads. I hope you will attend the celebration of another successful year of preservation.

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

Suzanne Boren

Classic Estates & Gardens of Lake Forest



On September 30th 160 members and friends of the Preservation Foundation enjoyed a beautiful fall afternoon walk along Lake Road to tour historic homes and gardens.



We are truly grateful to the homeowners who so generously opened their homes and gardens. We thank the Foundation Partners for their support. It is through the stewardship of the current homeowners that the unique architectural heritage of Lake Forest is preserved for future generations.



The gardens were glorious in their fall colors and guests lingered in the historic Mrs. Kersey Coates Reed garden recently renovated by Craig Bergmann.



At the venues guests were treated to short talks by Paul Bergmann, Diana Melichar, and Art Miller.



A Reception was held after the Tour in a garden designed by Catherina Malmberg-Snodgrass in 2007.

PRESERVATION

HOLIDAYS 2012 • VOLUME 5, NUMBER 4

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



Home for the Holidays

There are few central business districts in the country that so well define a community's personality and charm. A pioneer shopping center, planned and executed with an eye to beauty and usefulness ... It is the first and last view of the community from the train; its fine architecture makes people feel gratified, visually and emotionally.

Edward Arpee
*Lake Forest Illinois:
History and Reminiscences 1861-1961
(1964, 1991)*

In the holiday season, when we gather together with family and friends, we celebrate all that is home for the holidays in Lake Forest. It is the time to treasure the special moments that the holidays bring. As generations descend from near and far for the festivities, memories will be made. The 1916 Howard Shaw firm designed Market Square often serves as the backdrop to the shopping, dining and gifting that make the holidays at home so special. The twinkling lights, the charming storefronts and the evergreen wreaths on the lampposts all add to the magical holiday moments that are uniquely Lake Forest during the holidays.

Now, as in the earliest days of Lake Forest, people have been drawn here because of the natural beauty and the sensitive development that has occurred in harmony with the landscape, giving our community its special character. The legacy of Market Square illustrates the story of Lake Forest. Built originally on the burgeoning success of train transportation, wealthy Chicago businessmen were able to move their families away from the city for schools and sports. Today, Market Square is the emblematic and unifying center of our community. Market Square imbues in our collective memory the link between our rich architectural, social and cultural heritage and the present which defines our quality of life and shapes our sense of home.

Market Square

Uniquely Lake Forest



Market Square 2012

Market Square is the iconic center of Lake Forest.

Listed on the National Register of Historic Places in 1979 as “America’s first planned shopping center,” Market Square is important to our history and sense of place. Market Square was a first shopping center to be planned as a unified whole and to incorporate the automobile in the concept, exemplifying all the essential elements of shopping centers that would follow. In a series of firsts, Market Square was the first ever City Beautiful Movement town center. It was the first town center to be a privately funded, commercial mall rather than being supported by public funds and anchored with a public building such as a city hall or a library. And importantly, Market Square was built as the result of an innovative shared- financing arrangement, the first real estate investment trust (REIT).

In the early 1900s the downtown area of Lake Forest opposite the train station was populated by dilapidated buildings and shabby storefronts. In 1912, Lake Forest resident, Arthur T. Aldis, a real estate investor and patron of the arts partnered with his friend, architect Howard Shaw, to form the Lake Forest Improvement Trust (LFIT) with others to upgrade and beautify the city’s business center. Fundraising for the improvement began in 1912. As payment for his design work, Shaw agreed to accept shares from the Trust. Real estate agent John Griffith was engaged to buy the property. The land was acquired in mid 1912 and a Board of Trustees was formed January 13, 1913. The Lake Forest Improvement Trust named Arthur T. Aldis, D. Mark Cummings, John V. Farwell, Jr., David B. Jones and Cyrus H. McCormick as trustees. It took over two years to raise the sufficient funds of \$100,000 and plan a bond issue.

Howard Van Doren Shaw designed a horseshoe shaped mall space with shops and apartments surrounding a central grassy lawn with a large fountain feature. Shaw’s plan accommodated automobiles and became the model for future town centers. Shaw blended modern elements with classic design inspired by styles he had observed during his travels in Europe. The inspirational design included English, Italian Renaissance, Tyrolean, Bavarian, and Flemish architectural styles. Ground was broken for the project in September, 1915. Shops were on the ground floors of the buildings, offices and apartments were on the floors above the shops. The cost at the time was \$750,000 and included 25 stores, 12 offices and 28 apartments. Market Square was completed in 1916. The shopping center was described by Edward Arpee in his book *Lake Forest Illinois: History and Reminiscences 1861-1961* (1964-1991) as “coordinated in cultivated taste and enduring beauty, making it one of the most attractive business centers in the country.”

While much has changed in our world since the early 20th century, the original plan for Market Square remains vibrant and virtually intact. Businesses and shops are continually refreshing to meet the needs of today’s residents. Market Square continues to be the center of Lake Forest. Understanding the background of these historic spaces is a key to understanding the human scale of its history, the culture and traditions that create our social identity. Historic preservation helps to keep communities beautiful, vibrant, and livable. The ongoing commitment of those who champion stewardship and preservation recognizes the importance of Market Square to the consciousness of Lake Forest and its stake in our future

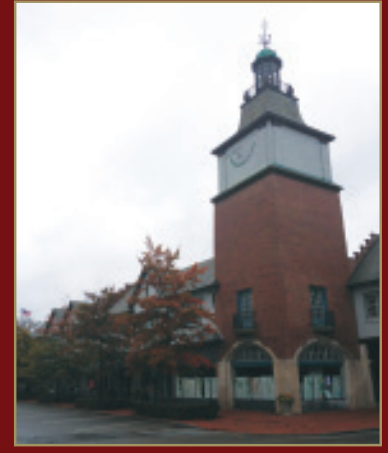
SOURCES: Susan Dart, *Market Square* (1984); Michael Ebner, *Creating Chicago’s North Shore* (1988); Richard Longstreth, *From City Center to Regional Mall...* (1998); Arthur H. Miller and Shirley M. Paddock, *Lake Forest: Estates, People and Culture* (2000); Kim Coventry et al., *Classic Country Estates of Lake Forest...* (2003).



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Market Square 1917



Market Square Walking Tour

WRITTEN BY: Arthur H. Miller, Archivist and Librarian for Special Collections, Lake Forest College

- BEGIN your tour at Pasquesi Home and Gardens On the Square, 695 N. Western Avenue:** The Lake Forest Train Station is a contributing structure in the original Lake Forest National Register Historic District established in 1976 and was recognized as significant for its architecture and historic role in the community. The Train station is recognized as the **first of the four sides of the Square**. The 1900 Train Station was designed in the Tudor and half timbered style by the architectural partnership of Charles Sumner Frost and Alfred Hoyt Granger for their father-in-law Marvin Hughitt, president and builder of the Chicago & North Western Railway. Frost and Granger were known for their designs of train stations and terminals. A successful restoration of the new slate roof was overseen by Gunny Harboe, notable Chicago preservation architect in 2011. In 2012 Pasquesi On the Square opened adding a new shopping component to the Square.
- Look west towards Market Square:** Notice the lower height context from the north and south Market Square buildings on Western Avenue framed by Anderson Block (1903) by James Gamble Rogers on the south and Gordon and Griffith Buildings (latter 1904) attributed to Frost & Granger on the north in the general style of classic English, traditional irregularity.
- West side of Western Avenue:** The Market Square property was purchased c. August 1, 1912 by John Griffith for a group of estate owners and Onwentsia members that included Arthur Aldis, Howard Shaw and contractor James O. Heyworth. The development group became the Lake Forest Improvement Trust (LFIT). Three successive multi-building plans were created in 1912-1915, by Howard Shaw firm. The first set of plans drawn in December, 1912 was designated "Town Market" and had a shallow lateral green configuration. The second set of drawings in 1914 showed a library on west. The final, 1915 plan incorporates the mall configuration we see today with a long park to the west of the train station; taller towers, redesigned central building façade, and new top for north tower. Architectural historian Richard Longstreth in his book, *From Central City to Regional Mall* (MIT Press, 1997) credited the success of the project to the inclusion of the mall which increased the prime retail space by 300% while affording full visibility to the train riding public. It was the first *City Beautiful Movement* town center planned around motor vehicles and the first to be commercially driven without public buildings subsidizing the development: the first shopping center.
- Bay Tree Bank:** Krafft's Drug Store existed in this location from 1916-1984. This is the southernmost building of Market Square complex, next to the 1903 Anderson Block. It was the only unit to be owned at outset by store proprietor and druggist Karl Krafft. Note the two and a half story gambrel roof design, and the transition between three stories to the south (Anderson Block) and two stories for the Market Square south buildings. The LFIT intended to sell the other storefronts but the advent of World War I (1917-18) depressed business conditions and they remained rented for most of the 20th century. The early 1980's brought the personal computer revolution and with that businesses were uncoupled from Chicago and, with that change, the second floor apartments became offices.
- Griffith, Grant & Lackie Realtors, Inc., 678 N. Western Avenue:** The *only* Market Square business still in its original 1916 location, and with John Griffith's original family (Griffith/Lackie/AndersEn) still in leadership. Notice the step-back of stores from the Bay Tree (Krafft's) building, to expand the sense of a plaza. The Lake Forest Improvement Trust (LFIT) records were found here in the basement of the building by Gordon Lackie and historian Shirley M. Paddock in 1999, apparently untouched since the death of John Griffith in 1949. These were donated to Lake Forest College's Donnelley and Lee Library Special Collections.
- South Tower:** As the size of the plaza evolved through the 3 different design plans, the arrangement of the elements, the size of the towers and the size of the central building were all made larger to reflect the increased distance from the station platforms. In the 1915 final plan, the central building was moved to the west, the towers were enlarged, and the columns on the central building were thickened and made the two-story height. The South tower top was designed with a rounded form and was reflective of the traditional German styles as seen at the medieval Rothenburg-ob-der-Tauber that Shaw visited on a European tour. Along the inside wall of the shops on either side of the open space is an open loggia with stone piers carrying timber quadrant brackets and beams. A tower stands at each side to mark the next indentation. The South Tower is capped at its apex by a copper dome, cupola and a weathervane. On three sides copper Roman numerals form clock faces. A small balcony is located under each clock.
- North Tower:** Look across the mall space toward the North Tower. The North Tower was originally designed in the pre-1915 plans to match the design of the South Tower. In the final plans however, the North Tower was recast to be evocative of the Christopher Wren's London church spires and cupolas or Ragnar Ostberg's Stockholm Town Hall c. 1911. Shaw's resulting design conveys informality while maintaining the formal compositional balance created by the two towers. The North Tower has a sundial on the south face in full view of the Square and has a cupola with a copper top and a weathervane, with recently restored urns at the corners.



8. **Arcade Walkway to South Plaza:** The passageway south with timbered arches led to an alley, now a plaza and with a Wine Shop, 1 Market Square Court. Formerly the central boiler for the whole complex was here. The masonry structure moved west from Western Avenue. In the early 2000s London architect Peregrine Bryant designed the Bay Tree Bank addition's north facade in a world-class modern classic design. At the western end of the old alley (Left Bank) at 659 N. Bank Lane there are 2 more storefronts that were moved from Western Avenue and now located opposite the current Market House.
9. **Market House Restaurant, 655 Forest:** The Market House building (Southgate rest., 1980s-2012), designed by Frost & Granger, ca. 1904, originally housed the fire and the city police dept. and later the rec dept.
10. **Classic Central Building:** (original tenants, Public Service Company and First National Bank of Lake Forest, today's local Northern Trust; Marshall Field & Co., 1931- 2004; /Macy's, 2004-2006; Bluemercury and J. Crew, 2009 and 2008 to present). Howard Shaw and his firm originally designed this building to run between the two towers further east and to continue the covered arcades north and south. The plan from 1912 ("Town Market" at College Archives) recalled the Palazzo Chiericati, Vicenza (Italy) by Palladio, mid-16th C., with two covered and open levels facing east, each with columns, detailed to be admired from the nearby train platform. When it moved west in the third plan, 1915, Shaw and his team re-designed the east façade to resemble other plans of the same period by Palladio and Michelangelo, Vicenza and Rome respectively, with strong full columns from the ground to the roof and only vestigial balconies on the second floor.
11. **Megan Winters and Lake Forest Jewelers, 675-685 Forest:** The Young Men's Club was located behind, or west of the central building. This building was originally projected to be built in 1907 at West Park but instead was built here 1916 by Shaw. The clubhouse served as a recreational and social center for the community. An elevated bridge connected the second floor gym space to the classic central building. Later the building served as the City Recreation Department until 1983 after which the complex was sold to Broadacre Development. A restoration was undertaken then by architect John Vinci. The Alley now has been adaptively reused as the garden market Amedei Mercantino.
12. **U. S. Post Office:** The Post Office was designed in 1932 by Milman & Morphett. Ralph Milman was a former pupil and associate of Howard Van Doren Shaw. The building, set back from the street, is beautifully detailed and designed in the Art Deco or modern French style.
13. **EJ Mirage:** (former Helanders) The Post Office Located on the west end

of north building until 1932 after which it became Helanders. Helanders store began as a radio sales office, morphed into office supplies and gifts. Looking to the north on Bank Lane behind the former Helanders location is the Lake Forest Bank & Trust (Peregrine Bryant, London architects). With this design the Market Square English town planning style continued into the 1990s.

14. **Park Space:** Stand in the park space, look at the south and north buildings and note the variability of the design elements, balanced but not symmetrical. Each has a unique design unified by a common theme that plays out on both sides. Both sides have half-timbered elements, broken roof lines, brick and stucco in the English style. Notice that these buildings are two-story, not three, like the Anderson Block. There were apartments above the shops until 1984, consistent with the Arts & Crafts idea of re-integrating work and home life, for the shopkeepers. An example being the Lake Forest Shop (265 E. Market Square), with seamstresses in the space above the shop, while next door, Fred Berghorn's mother worked for the store customizing clothes. On the north building, note the simple tower that was recalling Christopher Wren and the Stockholm City Hall tower, ca. 1910. Stewardship of Market Square's park landscape and gardens since 1916 has been led by the Lake Forest Garden Club. Members spearheaded the Market Square 2000 project to fund renovation of these and the infrastructure, guided by Delaware-based landscape architect Rodney Robinson, 1998-2000.
15. **Fountain & Sylvia Shaw Judson Sculptures in Market Square:** A Sylvia Shaw Judson sculpture is in a niche left by her father, Howard Van Doren Shaw on the north wall of the Square and is dedicated to him. The other original element, at the eastern end, is a polygonal herringbone brick basin with a stone fountain, this one is also a memorial to Shaw. The dedication to Howard Van Doren Shaw reads "*His vision foresaw the need, his genius created the design, His zeal consummated the plan for this Center in Lake Forest.*" The stone eagles and shields at the base support the bowl. Another sculpture by Sylvia Shaw Judson is in the center of fountain, "Girl with Baby on Shoulder." The fountain was restored as part of the Market Square 2000 private/public partnership rehabilitation of the landscape.
16. **Flagpole:** The flagpole was dedicated in 1917 honoring local men then serving in World War I.
17. **Gerhardt's Pastry Shop, 720 N. Western Avenue:** Note again the set-back and see how this blends into the already existing buildings to the north. See again how 1900 Train Station set the lower scale and English traditional, half-timbered style for the 1916 development.



GIVE THE GIFT OF PRESERVATION

Vibrant historic communities are places where generations meet and learn from each other. They are infused with the richness of the past an abiding appreciation for the present and a palpable sense of optimism about the future.

*David Brown
National Trust for Historic Preservation*

Dear Friends of Preservation,

What do you love most about living in Lake Forest?

Market Square? Forest Park Beach? Stately homes and gardens, and close-knit neighborhoods? Tree-lined streets and open space? Beautiful churches and schools? The ease of accessing Chicago by train? Cultural treasures like Gorton, Ragdale, Elawa Farm and Dickinson Hall? The vitality that comes from sharing a community with Lake Forest College? The familiar glow of the gaslights after dark?

Since 1976, the Lake Forest Preservation Foundation has demonstrated its commitment to preserving the historic visual character of this place we call home. We're proud of the structures and spaces you have helped us to protect: *30+ landmarks, historic districts and preservation initiatives through more than \$2 million in grants, education and enabling funds.* With your help, we can do so much more.

Because our local treasures are many, and their need for preservation or restoration increases each year, we invite you to participate in our first Annual Fund. **Your contributions will be directed to the preservation of Lake Forest landmarks by expanding our efforts and partnerships for education, advocacy and funding.**

Your tax-deductible donation in any amount will help ensure Lake Forest's future by preserving its past. Please return your contribution in the enclosed reply envelope. Or, make a secure online donation by clicking Annual Fund at www.lfpf.org.

Thank you for your commitment to preserving the historic visual character of Lake Forest,



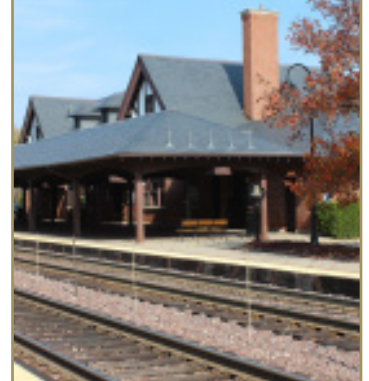
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The Directors of the Lake Forest Preservation Foundation
cordially invite you to attend our annual

Holiday Celebration
Sunday, December 2, 2012

Wine and Hors d'oeuvres • Two o'clock p.m. to Four o'clock p.m.
at the Historic Holabird & Roche and Preservation Award winning
home of Kim and John Kipp
360 North Mayflower Road, Lake Forest

Advance reservations only • RSVP by November 28, 2012
www.LFPF.org • 847-234-1230 or info@lfpf.org

Parking as designated along Mayflower Road