

Lake Forest Preservation Foundation
PRESERVATION

Fall 2013

A Lake Forest Treasure



FROM THE PRESIDENT

The Foundation's October 5 Home and Garden Tour provided a private look at some of the most architecturally significant Georgian homes in Lake Forest and their gardens. Many thanks to all who attended; to Mr. and Mrs. Jeffrey R. Brincat, Mr. and Mrs. Kent Haeger, Mr. and Mrs. Robert G. Hershenhorn, and Mr. and Mrs. Miles Marsh, who generously shared the afternoon with our guests; and to Mr. and Mrs. Robert W. Crawford II, who graciously hosted the reception. Thanks also to those who helped underwrite the day: Paul Bergmann, Mr. and Mrs. Timothy Derr, Jan Gibson, Mr. and Mrs. David Grinnell, Mr. and Mrs. Jerry Shields, Lake Forest Bank & Trust Company, Baytree National Bank & Trust Co., and Melichar Architects. The success of our sole annual fundraising event was ensured by the Tour Committee chaired by Jan Gibson, Executive Director Marcy Kerr, and thirty-seven docents and volunteers...along with the weatherman, who held off a ferocious thunderstorm.

We are excited to announce the launch of the Foundation's new web site. Learn more about our activities and how you can participate in and support preservation in Lake Forest at www.lfpf.org. The beautiful new site offers an opportunity to keep up to date on preservation in Lake Forest by subscribing to email updates, and also includes our Newsletter archives and other sources of useful information.

With sadness, we report the passing of James F. Herber, the Foundation's sixteenth president in May. Jim, an active member of the Lake Forest community for more than 50 years, led the Foundation from 2005-2007. Projects during his tenure supported Elawa Farm, Lake Forest College, and the preservation of a 172-year-old Mills Court log cabin believed to be Lake Forest's oldest surviving home.

Finally, if you are not already a Foundation member, we invite you to join us to support preservation and share yearly benefits including educational programs, opportunities for advocacy, special events, and the Annual Holiday Celebration, held each year at an historic home. Please join us and come celebrate on December 8.

With best wishes,

Gail
Gail Hodges

FIND US ONLINE! • WWW.LFPF.ORG

Are you looking for a website that is colorful, up-to-the-minute, and trendy? A place where you can sign up for informative presentations as well as tours of beautiful local homes? A single location where you can see photos and videos of memorable events and where you can join in supporting the Lake Forest Preservation Foundation? All that and more are available in one place at www.lfpf.org, the new website of the Lake Forest Preservation Foundation. This is one online resource you will want to use again and again. Visit our site & join today to preserve for tomorrow.

PRESERVATION

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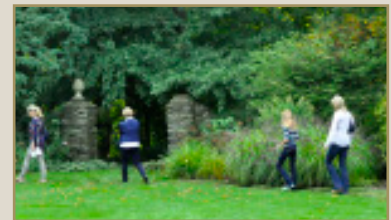
Contributors: Suzanne Boren, Peter Coutant, Allison Derr, Jan Gibson, Maureen Grinnell, Gail Hodges, Cappy Johnston, Arthur Miller, Laura Turansick

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

Fall House & Garden Tour



The Preservation Foundation celebrated its Annual Home & Garden Tour of Georgian Estates on the beautiful afternoon of October 5th





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PRESERVING THE DNA OF LAKE FOREST IN A CHANGING ECONOMY

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There was a time, not too long ago, when the economics of real estate, historic preservation and the stock market intersected in a way that generally ensured that Lake Forest's historic housing stock would be updated and preserved. From the mid 1990s through the mid 2000s countless historic homes, from Sears Catalogue homes to large estate properties, were purchased, rehabbed and in many cases resold to buyers who wanted a completely updated historic home and were prepared to pay for it. Many of these projects were wonderfully successful, others less so; but as a result a significant percentage of Lake Forest's older housing stock was modernized rather than demolished. An often-overlooked aspect of Lake Forest's preservation boom is that speculative builders fueled many of these projects mainly because the economics of historic preservation presented a risk worth taking.

The housing market has changed considerably over the past six years, not just in terms of home values. The wants and needs of buyers have changed, as has most speculative building. It remains to be seen whether we will ever see a return to those days again, or anytime soon. Therein lies the rub; there are still a fair number of historic homes in this community that are in need of updating and work, and waiting for long-term investment.

The City of Lake Forest has been a leader in historic preservation. Our community has a history of embracing the tools and incentives that encourage homeowners to invest in the long-term viability of historic properties by allowing homes to be improved to function in modern ways and remain viable for future generations. For preservation to succeed in today's economic climate, a continued commitment to proven approaches and a willingness of the community to consider some new approaches are required.

As in the past, many preservation projects will continue to require exceptions to the City Code, sometimes significant exceptions. The City's building-scale ordinance is a good example. Application of this ordinance is difficult with many large historic homes due to the way these homes were originally designed, the way properties were subdivided many years ago, or the way

the Code has been modified over time. Yet the code is not an exact science. Its application requires balancing the numeric aspects of a request along with the aesthetic and visual features of an historic property to determine what impact a request may have on the character of the streetscape and surrounding properties. The Historic Preservation Commission and the Building Review Board have the knowledge and expertise to evaluate these kinds of requests and to grant appropriate exceptions. This is a powerful tool. The continued willingness of the City to grant appropriate exceptions, even if they are large or are questioned by neighbors, is a crucial tool for encouraging long-term investment in historic properties.

Perhaps the more critical preservation challenge in our post-housing-bubble world will be dealing with some of the largest homes in town, the handful of 15,000+ square-foot estate homes which, even if updated, have such a limited market and narrow appeal due to their sheer size and amount of upkeep. These grand estates are critical to the historical and architectural "DNA" of our community. The question becomes: Are there enough buyers for them all to be sustainable as single-family homes? The preservation of some of these estates may require a willingness of the community to consider creative approaches in order to make the economics of preservation work. For instance, would the community support one or more of these properties being converted to a boutique hotel or a bed & breakfast? How about for use as a business, like the offices of a foundation or for use as a corporate headquarters the way Tanglely Oaks manor home in Lake Bluff was converted to the headquarters for Terlato Wines International in the mid 1990s? What about the conversion of large single-family homes into multiple family dwellings? All of these examples would require exceptions to the current City Code and, of course, tough public scrutiny. Perhaps it's time for an in-depth study and community dialogue on some of these unconventional approaches before the City is faced with the difficult task of evaluating a demolition request for one of these great old places—so that the economics of preservation can work.

The Robert G. Hershenhorn House



808 EAST DEER PATH

Architectural Description

This house is the product of the Chicago office of the Boston architectural firm of Shepley, Rutan and Coolidge, architectural heirs to the genius of Henry Hobson Richardson, who is now remembered among the greatest of American architects and precursors of modern design. Built in 1902 during the period (1900-1916) when the firm was undertaking more than a dozen Gothic buildings at the University of Chicago, this house illustrates the firm's ability in the Georgian idiom, as well, which later was noted in the famous Harkness Houses at Harvard. Among their many exceptional structures designed throughout the US, the firm also undertook the Art Institute of Chicago (1893) in their body of work.

The exterior of this house welcomes the visitor with perfect Georgian symmetry and balance. An elegant portico surmounted with a Palladian window over the front door and finely sculpted dormers all mirror a classic application of English Georgian in the United States. Other details to note are the carved Ionic capitals of the columns and pilasters of the front portico, the carved pediment over the front door, the cornice at the roof line, and the curvilinear tracery of the third-floor dormer windows.

The interior continues Georgian symmetry and balance. The living room and library to the east, the dining room and kitchen-service areas to the west form flanking wings. Matching porches can be entered from either the living room or the dining room. The cornices, mantels and overmantels, and raised paneling used throughout the interior are typical Georgian details. Especially noteworthy are the Williamsburg dining room, with features to be seen in the Metropolitan Museum of Art, and the library, designed by Robert Work, a former associate of Howard Van Doren Shaw and Hency C. Dangler and David Adler's partner from 1918-1928. The central stairway features three types of balusters and a mahogany handrail terminating in a carved scroll. A beautifully detailed arch in the entry softens the straight stairway.



Other Points of Interest

It is believed that this house was built on the site of the Samuel F. Miller house (1860). Miller surveyed and supervised the building of the first railroad from Chicago to Milwaukee, which became the Chicago and North Western Railway. He was the first teacher at Lake Forest Academy, its first headmaster (1858-1862), and Lake Forest's first postmaster and superintendent of schools.

The original property for the present house included a coach-house/stable, which is now another private residence to the north.

Architects

When Henry Hobson Richardson died prematurely at 47 in 1886, his work was taken up by three young assistants, George Foster Shepley, Charles H. Rutan, and Charles Allerton Coolidge. Among the posthumous works of Richardson finished by his assistants were the 1885 Marshall Field Building and the Glessner House in Chicago, the Alleghany County Courthouse in Pittsburgh, and the Cincinnati Chamber of Commerce.

New commissions taken up by the young architects were more delicate in style than Richardson's and lighter and more generous in fenestration. The firm won the competition to design the Chicago Public Library (1893), and followed with the design of The Art Institute of Chicago. It is said that this repeated success caused local architects to pervert the firm's name to "Simply Rotten and Foolish." To discourage this professional censure, the firm established a permanent Chicago office. Later Chicago commissions for this office included the Corn Exchange Bank and the Harris Trust, in addition to buildings at the University of Chicago. Among other major works were the Howard Memorial Library in New Orleans, the Wells Fargo Building in San Francisco, the skyscraper Ames Building (1889), the Harvard Medical School (1903), the Merchant's National Bank in Boston, and the Stanford University campus in Palo Alto (1888). Today, more than 100 years since its founding by Richardson in 1874, the firm continues in Boston as Shepley Bulfinch.

George Foster Shepley was born in St. Louis, Missouri, November 7, 1860. He graduated from MIT in 1882 and was called a "trusted aide" of Richardson. In June 1886, he married Richardson's daughter, Julia. He died in 1903. His son, Henry Richardson Shepley, was a driving force in the firm from 1936 to 1962. His grandson, Hugh Shepley, was the last family partner in the firm retiring in 1990.

SHEPLEY, RUTAN AND COOLIDGE, 1902 • RENOVATION BY ROBERT WORK, 1940s

Charles H. Rutan was born in Newark, New Jersey, March 28, 1851. He was educated in Newark schools. He joined Richardson in 1878. At the time of Richardson's death, he was the firm's engineer. Honored as a Fellow of the American Institute of Architects, Rutan died in 1914.

Charles Allerton Coolidge was born in Boston, November 30, 1858. He was an 1881 graduate of Harvard and also studied architecture at MIT. He joined Richardson in 1882, serving as a designer. In 1889, he married George Shepley's sister. After the deaths of Shepley and Rutan, he formed a partnership Coolidge and Hodgdon in Chicago. Then in 1924, he formed a new partnership with Shepley's son, Bulfinch, and Abbott. Coolidge died in 1936.

The Owners

This house was designed for Russell Day Hill. He was a Chicago native, born December 19, 1869, and educated at Chicago's Harvard School. He was a member of the Class of 1891 at Yale, but he left college in 1888, upon his father's death, to assume his father's real estate business as R.D. Hill & Co. The firm engaged only in transactions within the central business district of Chicago and controlled the tract books for that area. At the time he built his home in Lake Forest, Hill was vice-president of the Chicago real estate board

and leader of the board's minority, which advocated a surface plan for the boulevard connecting link between the north and south sides of Chicago. He married Lucia Elliott Green in 1896, and the couple had one daughter, Helen Dorothy Hill. The Hills were residents of Highland Park before moving to Lake Forest. It has been surmised that Hill's Chicago business drew him to appreciate the work of Shepley, Rutan and Coolidge. The design of this residence by the Boston firm may be unique here as there is only one other home in Lake Forest by this firm, the Henry Rumsey residence.

For many years, this house was home to Mr. Owen A. West, who commissioned architect Robert Work to design the library renovation of the music room. The Wests enjoyed the house many years longer than did the original owners.

The current owner, Mr. Robert G. Hershenhorn, has lived in the house for approximately 40 years. When Mr. Hershenhorn purchased the home, he assured the former owner that he would always be a steward of this house, and to this day, his preservation efforts are evident. As an example, the formal garden to the west and the wonderful terraces to the east were all personally designed and created by Mr. Hershenhorn, using his drawings, to blend in with the architecture of the period. He and his family's steadfast love of the home has been a gift for all Lake Foresters to admire as they pass by.



**WILLIAM A. P. PULLMAN HOUSE,
700 MAYFLOWER**

Architect:
Stanley D. Anderson, 1929



Wander through Lake Forest and you will see preservation projects of all types and scale. Many of these houses have pedigrees that lend insight into the history of Lake Forest. 700 Mayflower is one of these houses, and a place whose owners have respectfully preserved the architecture, interior decorative features and important historic gardens. If you stop and listen, these places become magical and tell their stories.

There are two houses on this site which speak of the original owners, siblings Mary and James Drummond. Around 1908, Frost & Granger designed a compound for them to be near their sister, Mrs. John V. Farwell. James was a smoker, and Mary disliked the smell of tobacco. A separate cottage behind the main house was built for James and they lived side by side for over 25 years.

In 1929 the property was purchased by the William A. P. Pullmans. In 1933 a major renovation of the house and landscape began. Colonial Revival details, from bay windows, sleeping porches, hand carved paneling, black iron hinges, inset trelliswork, to the carved fox heads above the living room mantel boldly proclaim the master hand of Stanley Anderson. An exotic scenic wallpaper, entitled "Hindustan", by the French firm Zuber et Cie hangs in the main hall. Note the original brick flooring, and how the hall draws visitors from the entry to the formal gardens in the rear. Anderson's arrangement of interior spaces, which all have views of the gardens, hint to Mr. Pullman's passion for horticulture. Imagine then, Mr. Pullman and landscape architect Annette Hoyt Flanders, setting out spaces on the property for informal and formal gardens. Surely these gardens inspired Mr. Pullman as he served as president of the Chicago Horticultural Society, and led the development of the Chicago Botanic Garden.

Following the Pullman era, the house was updated to accommodate a new generation. Fortunately, all those involved preserved the significant features of this property so that the work of these creative souls continues to shine. But wait! This is not a house stuck in time. It is a home for a lively family. Can you hear the peals of laughter from the present owners' children as they pour confetti into the original attic duct work so that the house is sprinkled with brightly colored paper?

**FAIRLAWN'S GARDENS,
965 EAST DEER PATH**

Architect: Delano & Aldrich, 1923

The gardens of this famous estate dating back to the 1870s are notable both as among the oldest and best preserved in the Chicago region and as among the most contemporary in design spirit. The 1923 house by New York's Delano & Aldrich, replacing the original fire-destroyed 1870 "Fairlawn" of Senator Charles B. Farwell, retains landscape elements from the pre-fire era estate: the terracing east and south of the house, an old tree or two and the striking pair of grape arbors shared with the property to the south, the house there a former auxiliary building. These arbors are among the oldest above-ground such garden features in the region. They were so seamlessly woven into William Delano's new 1923 landscape that it was only after ca. 1890 photograph was discovered showing them that these arbors' antiquity was established. The block that was the original Fairlawn was subdivided after the death of Mrs. McGann, the Farwell daughter who built the 1923 house, but the stellar residence was preserved in an appropriate space.



The current owners, Miles and Lorna Marsh, acquired the property in 1988 and began developing the smaller estate grounds to reflect the dignity of the house. Artist Lorna Marsh has created a series of garden rooms, more or less formal, north and south of the house, adding sculptures of exotic fauna, defining spaces and employing old methods and materials to contemporary ends--to elicit surprise, delight and eagerness to see the next

garden area. The motif is that of a verdure garden, using only trees and flowering shrubs and eschewing both perennials and annuals for subtle effect. Mrs. Marsh has designed her own furnishings, metalwork and wood, and topiary plant sculptures to harmonize with the 1870 and 1923 remaining features. From every angle the monumental classic house is shown to its best advantage.

BLUFF'S EDGE, 620 LAKE ROAD

Architect: Rebori Wentworth Dewey & McCormick, 1925



Named "Bluff's Edge" because of its location situated on the ravine's edge to the south, this magnificent house was designed by architect Andrew Rebori (1886-1966). Rebori was educated at Massachusetts Institute of Technology (MIT) and the Ecole des Beaux Arts. The firm of Rebori Wentworth Dewey & McCormick was a Chicago architectural firm that combined highly-valued design credentials with elite connections.

The Georgian symmetry and balance of the house become evident as one makes an approach from the sweeping driveway. This is a grand entrance to experience. The structure, red brick with white trim, includes a broken pediment situated over the front door and flanked by Ionic columns and pilasters. The carriage-way wall still stands from the original 1895 Victorian-style house, which once stood on this property. This wall may be viewed on the ravine's edge at the property's south boundary.

Originally, this home was built for Wayne Chatfield-Taylor in 1925, when he was 32 years old. Wayne Chatfield-Taylor (1893-1967) was the son of author Hobart Chatfield-Taylor and Rose Farwell Chatfield-Taylor (daughter of Senator Charles B. Farwell, whose home, "Fairlawn" was nearby on Deer Path). Wayne Chatfield-Taylor became Under Secretary of Commerce and economic advisor to the Marshall Plan. A graduate of Yale University, Chatfield-Taylor was president of the Export-Import Bank of Washington from 1945 to 1946.

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,

Since 1976, the Lake Forest Preservation Foundation has protected more than 30 landmarks, historic districts and preservation amenities through more than \$2 million in grants and enabling funds.

Our first-ever Annual Fund campaign raised more than \$20,000 in 2012. We are grateful to those of you who contributed—often in addition to your annual membership—and we hope you will donate again this year. For those of you who have not yet hopped on the preservation bandwagon, this is your chance!

Your support returned impressive dividends in 2012. The West Park neighborhood was recognized as Lake Forest’s fifth National Register District. Phase 2 of the Downtown Lake Forest Train Station restoration and renovation began, and the Deerpath Hills Estates Gates south of Deer Path were restored.

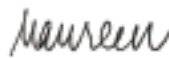
This year we are keeping close watch on additional landmarks in urgent need of attention: the well-used (and well-worn) Pond & Pond-designed Warming House at West Park, the beautiful but crumbling North King Muir Gates at Waukegan Road and Castlegate Court, and the continued restoration of the Downtown Forest Train Station windows and interiors. With your help, we can move from watch-mode to action!

Your tax-deductible donation in any amount will help ensure Lake Forest’s future by preserving its past. Make a secure online donation by clicking “Make A Donation” on the Annual Fund page of our newly, redesigned website at www.lfpf.org.

Many thanks for your commitment to preserving the historic visual character of Lake Forest.



Gail Hodges
President



Maureen Grinnell
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Stephen Bent
Annual Fund Chair



LAKE FOREST PRESERVATION FOUNDATION

2013-2014

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THE DIRECTORS OF THE
LAKE FOREST PRESERVATION FOUNDATION
CORDIALLY INVITE OUR MEMBERS
TO ATTEND OUR ANNUAL

Holiday Celebration
Sunday, December 8, 2013

WINE AND HORS D'OEUVRES
TWO O'CLOCK TO FOUR O'CLOCK

ADVANCE RESERVATIONS ONLY • RSVP BY DECEMBER 4, 2013
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We appreciate our Members!

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visual character of
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*LFPE is committed to expanding
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