



Lake Forest Preservation Foundation
PRESERVATION

Summer 2014

2014 PRESERVATION FOUNDATION AWARDS

PHOTO BY CAPPY JOHNSTON

INSIDE... TWO SPECIAL USE PROPOSALS CHALLENGE LF'S
COMPREHENSIVE PLAN AND ZONING CODES.

WYLDWOODE: An Unexpected Treasure

2014 Preservation Award Recipient

55 North Mayflower Road



Barbara and Barry Carroll weren't looking for a home when they headed out that fateful day, but sometimes a home just has a way of finding you. They went looking for a good deal, an antique, maybe an undervalued piece of art. They were on their way to an estate sale in Lake Forest hoping to come back with an unexpected treasure. "It was the second day of the sale and we arrived to find that everything had been picked over," Barbara recalls. "I was so disappointed there seemed to be nothing of interest, except for one item, I loved the house!" Barry laughs and exclaims, "We came to the estate sale and bought the estate!"

That was twenty-seven years ago when the Carrolls purchased Wyldwoode, the dramatic 1916 French County estate at the northeast corner of Mayflower and Illinois Roads. The home was built for Clyde Carr, president of Ryerson Steel, and designed by New York-based architect Harrie T. Lindeberg with landscape by Warren Manning. Lindeberg began his career as an associate in the renowned offices of McKim, Mead & White, but left to form a new firm in 1906 after the death of Stanford White. He designed a number of Lake Forest structures between 1910 and the early 1930s, including the 1928 Onwentsia clubhouse.

Unlike the often formal and rigidly symmetrical composition of some French manor homes, Wyldwoode is both fanciful and picturesque—a masterful, artful, ensemble of brick and half-timbered

façades with steeply pitched slate roofs. The house is as much a work of art as it is a piece of architecture. A key feature is the stunning Oscar Bruno Bach designed metalwork that greets guests at the entry to the home. Bach, a German born craftsman, was one of the most technically skilled and commercially successful figures in the field of decorative metalwork during the first half of the 20th century. Thematically he was particularly fond of the zodiac, of lush scrolling grapevines, classical masks and mythological symbols, all of which are incorporated into the metalwork at Wyldwoode.

The ingenuity of the home's plan is that it is Y-shaped, which affords absolute privacy not only to the garden front to the west, but also to the east commanding a view of the lake and to the woodland on the south. Lindeberg and Manning attained this by placing the drive approach and gabled entry off at an angle and screening it with heavy planting.

Today the house and its 8 ½-acre site remain perfectly integrated into the mature landscape. One of the Carrolls' favorite aspects of the home is that it's surrounded by natural beauty. "The foliage creates an oasis," says Barry. "You are aware of the city around you, but you're surrounded by natural beauty and privacy." The home has a stunning view north out over a deep ravine, as well as west over the meadow.

"As well as the beauty of the lake," notes Barbara. "It has a different look every day. The house location and landscaping were planned to take advantage of the view to the lake." To the east,

the house overlooks a broad lawn with a long lake view framed by woods from the ravine on the north side of the lawn and a garden wall to the south.

Compared to another historic home the Carrolls have owned, the house has been remarkably easy to maintain over the years, a testament to the original quality of construction and craftsmanship. Two of the more significant projects the Carrolls have undertaken during their ownership include rehabilitation and raising 18-inches of the decorative metal archway over the driveway entrance at Mayflower, for which they were awarded a 2009 Preservation Award, and restoration of a timber-framed balcony on the home's east façade, for which they have been awarded a 2014 Preservation Award.

The balcony is a whimsical design feature of the east façade. Framed in timber, it provides a rustic element that is in keeping with the home's half-timbered Normandy influences. For the Carrolls though, the balcony has also served an important function in their family's history. Four of their children have held wedding receptions at Wyldwoode and each time the balcony has played a pivotal role in the tossing of the bride's bouquet. In

STORY CONTINUED ON PAGE 7...



BARBARA AND BARRY CARROLL



2014 PRESERVATION FOUNDATION AWARDS

Owners

MR. AND MRS. JOHN SACCO

Project Architect

SCOTT STEIGHTIFF

When faced with the opportunity to construct a new home on a vacant corner lot in an established neighborhood at the intersection of Rose Terrace and Griffith Road, Sandi and John Sacco knew they wanted a house that reflected the historic influences of architect Harrie Lindeberg. They hired Lake Forest architect Scott Streightiff, to create a handsome brick home with a country house feel and French influences. The scale of the house fits the surrounding neighborhood. The design is balanced and solid and serves to anchor the western end of Rose Terrace the way Stanley Anderson's design at 307 Rose Terrace does at the east end of the same block.



Owners

MR. AND MRS. BILL KILLAM

This 1930 Colonial Revival home has been graciously maintained by owners Cheryl and Bill Killam for the past 15 years. The home's original character and beauty outside have been preserved and the interior has been modernized to suit 21st Century living. The original architect is unknown, but Stanley Anderson remodeled the home in 1941. The facades are a delightful combination of brick and Lannon stone.



Owners

MR. AND MRS. BRIAN BRYZINSKI

Original Architect

HOLABIRD & ROCHE

Designed by Holabird & Roche and built 1889-92, the home was a wedding gift for Henry Nelson Tuttle and Fannie Farwell Tuttle, daughter of John V. Farwell, a leading wholesale dry goods merchant. Around 1920 a west wing was added, probably designed by Edwin Hill Clark. Ingrid and Brian Bryzinski have owned the home since 1996 and remain its faithful and meticulous stewards. With their architect Stuart Cohen, they have restored the house and gardens to 21st Century standards, while maintaining its original character.



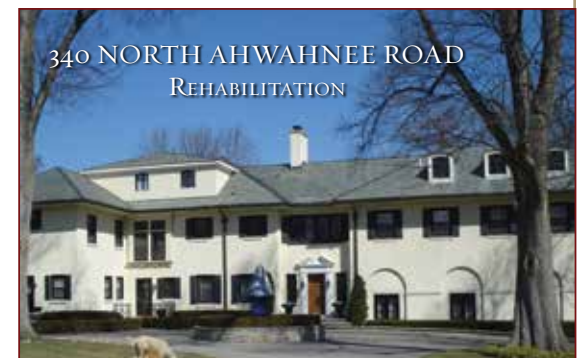
Owners

MR. AND MRS. MORANDO BERRETTINI

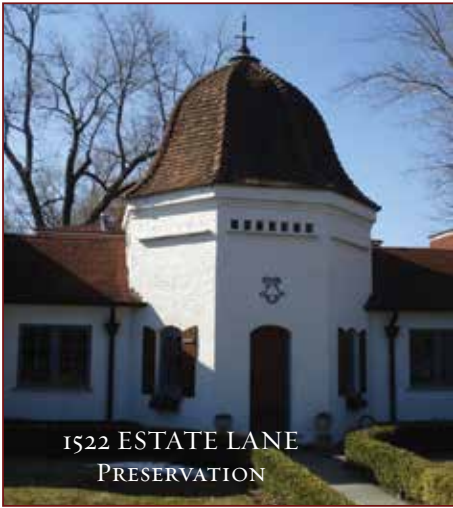
Original Architect

CHATTEN & HAMMOND

This Chatten & Hammond designed home was built in 1912 for William Caldwell Niblack. In 1928 Stanley Anderson added a two story addition. Owners Sondra and Morando Berrettini have undertaken the rehabilitation of the entire structure. The interior of the home has been completely updated and improved. In addition, the exterior stucco was repaired, as was the slate roof. The landscaping was also extensively restored.



2014 PRESERVATION F



Original Architect
DAVID ADLER

Owners
MR. AND MRS. BRIAN MAXWELL

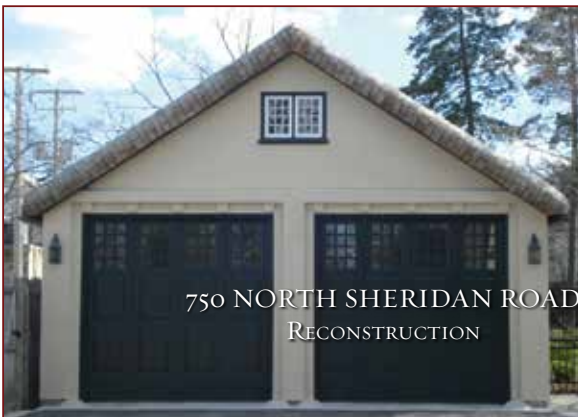
Originally the “dovecote” of the David Adler designed 1923 Albert Lasker Estate, this structure was designed to house pigeons and doves, as well as serve as a folly at the terminus of the estate’s long garden allee. After the estate was subdivided in the 1950s, the structure was adaptively reused and converted to a single-family home. More recently Brian and Joan Maxwell have continued to preserve the dovecote and have completed a renovation of the interior as well as an expansion of the house in a manner that sensitively preserves and respects the original structure.



Original Architect
EDWIN HILL CLARK

Owners
MR. AND MRS. JOHN DOHENY
Project Architect
LANDMARK DEVELOPMENT

When owners Bridgette and John Doheny decided to remodel their 1927 home designed by noted architect Edwin Hill Clark, they retained Lake Forest architect John Krasnodebski of Landmark Development to renovate the interior of the home and to restore elements of the exterior, including the original shutters and the low masonry walls of the driveway’s forecourt. During the course of renovation the owners discovered an abandoned gas line leading to what had been a gas light fixture above the front entrance, but which had been replaced with an electric light fixture at some point in the past. They restored the gas line and replaced the electric light with a handsome gas fixture, restoring this missing historic feature and returning the entrance of the home to its original character.



Project Architect
MELICHAR ARCHITECTS

Owners
THE FIRST PRESBYTERIAN CHURCH
OF LAKE FOREST

The property at 750 North Sheridan Road is owned by The First Presbyterian Church of Lake Forest and lies adjacent to the church property. Originally constructed in 1910, the home and garage were designed by architect Richard E. Schmidt of the noted architectural firm Schmidt, Garden & Martin. Confronted with a dilapidated garage that posed safety hazards, the Church hired Melichar Architects to rebuild the detached structure. Original windows were reused where possible. The stucco walls with articulation above the garage doors, the false-thatch wood shingle roof and eave, were all reconstructed to replicate the original design.



Owners
MR. AND MRS. WILLIAM WEBER

At 60 North Western Avenue, Bill and Beverly Weber have rehabilitated a gardener’s cottage formerly associated with a large Green Bay Road estate. Extensive work has been accomplished, including a new roof and restoration of the original windows and shutters. Many layers of paint were painstakingly removed from the wood clapboards allowing the original beaded profile of the clapboards to be revealed after being hidden for decades.

FOUNDATION AWARDS

Owners

MR. AND MRS. LIAM CONNELL

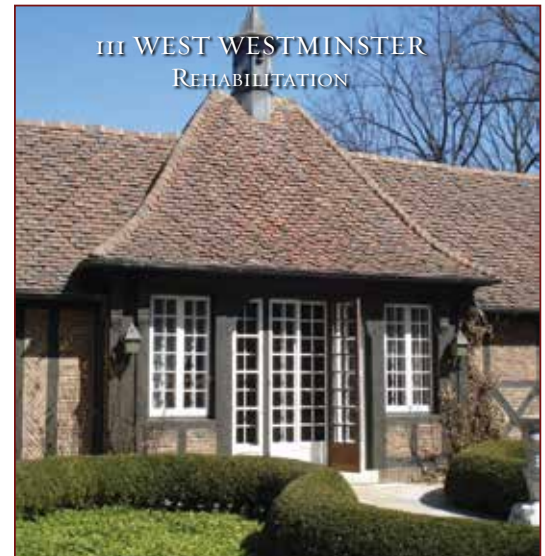
Original Architect

PHILIP LIPPINCOTT GOODWIN

Project Architect

THE POULTON GROUP

Designed by New York architect Philip Lippincott Goodwin, the Noble Brandon Judah Estate manor house was built between 1925 and 1928 as part of a 40-acre Green Bay Road estate. The meticulously restored manor house is an outstanding example of French Renaissance Revival style. The gardens are a primary example of 17th century French landscape design. Current owners Francesca and Liam Connell, with Lake Forest architect David Poulton, have renovated the kitchen area, installed interior humidifiers to protect the historically significant wood paneling and have embarked on numerous exterior restoration projects including: repair of all chimneys, repair of all windows, restoration of courtyard elements, and the installation of a pergola in keeping with an original structure that had been lost. The extensive repair of masonry walls and limestone coping in the formal gardens is ongoing along with restoration of the landscaping. This property is recognized for its outstanding work with a Rehabilitation award.



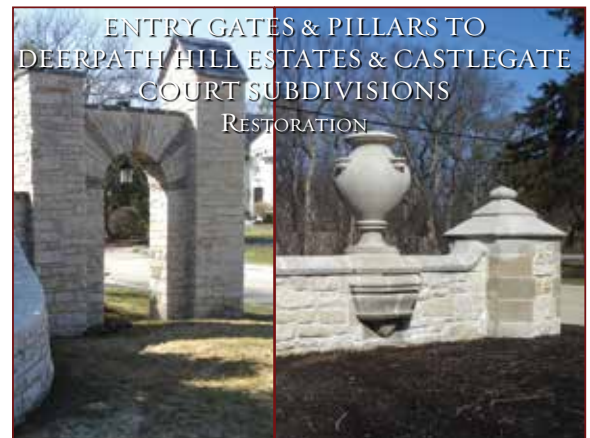
Owners

THE CITY OF LAKE FOREST

Project Coordinator

JIM OPSITNIK

The Deerpath Hill Estates subdivision was developed in 1926 by Henry Turnbull. The original stone and slate entry gates to the subdivision at Deerpath and King Muir Roads, and also at Castlegate and Waukegan Road, were originally designed by Stanley Anderson. In late 2011, Jim Opsitnik, owner of a home in Deerpath Hill Estates, noticed that the stone pillars at the subdivision's Melody Road entrance were in dire need of repair. After unsuccessfully seeking help from the State of Illinois, he undertook the repairs himself, hiring masons to complete the work. The formula of the original mortar was replicated to tuckpoint the stonework and the slate roofs were completely restored. Mr. Opsitnik's repairs were the catalyst that led the City of Lake Forest and the Lake Forest Preservation Foundation to partner on restoration of the main gates at Deerpath and King Muir Roads, each sharing half the cost. The partnership was renewed again in 2013 when the historic entrance gates to the North King Muir subdivision at Waukegan Road and Castlegate Court were restored. A neighborhood group sponsored a "Save the Castlegate Gates" fundraiser to raise money. The City again funded half the cost, with the other half coming from neighborhood donations and the LFPF's Annual Fund. Mr. Opsitnik again oversaw completion of the project. Both projects have been a great example of what a public-private partnership can accomplish.



Established in 1991, the Lake Forest Preservation Foundation's Historic Preservation Awards Program seeks to recognize and honor examples of the preservation of local historic properties, amenities, streetscapes and landscapes that exemplify the best of preservation efforts and which contribute to the Foundation's mission of preserving and protecting the historic visual character of Lake Forest. Awards are based on criteria established by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The standards relate to the types of treatment undertaken for each property, be it Preservation - maintenance of an historic property that respects the original character; Rehabilitation - acknowledgement of the need to alter or add to an historic property while retaining its original character; Restoration - depiction of a property as it appeared at a particular period of history; Reconstruction - recreation of vanished or non-surviving portions of a property. A fifth category, Infill, considers the compatibility of new construction in an established neighborhood. This year's awards were earned in all five categories of Preservation, Rehabilitation, Restoration, Reconstruction and Infill.

Histories of the properties and descriptions of the projects were derived by this writer from the nomination forms submitted and the research and commentary of Arthur Miller and Stephen Douglass.

Two Special Use Proposals Challenge Lake Forest's Comprehensive Plan and Zoning Code

Two requests for Special Use now before City boards and commissions will soon be presented for approval/disapproval. While LFPF is neither against development nor in opposition to the two tenants named in these projects (Whole Foods and Dunkin Donuts), both proposals require significant compromises within the planning history that defines Lake Forest. The summary below highlights some of each project's requests and their relationship to established requirements of the Comprehensive Plan and Zoning Code.



Amberley Woods Conway Market

• **Reduce required 150-foot setback:** The petitioner proposes a setback less than half the requirement. The Comprehensive Plan defines a 150-foot setback for the Rt. 60 corridor and states that “all future develop(ers) shall landscape their front 150 feet...” This requirement is in force for all property east of the Tollway. The Zoning Code Section 46-24—Special Uses requires: “Special uses proposed for any area with the TD Transitional District shall be consistent with the City’s Comprehensive Plan, with consideration to the natural features on, and development adjacent to, the property.” The Zoning Code Section 46-53.5 (H)(3) requires: “Any approval may be with conditions, but it shall be recommended only upon findings that: ... (c) The proposed development is consistent with the general intent of the Comprehensive Plan, with consideration to the natural features on, development adjacent to, and the ingress to and egress from, the property.”

• **Demolish, rather than adaptively re-use, the Miller Estate House:** The petitioner has presented no study to demonstrate that the house cannot be adaptively reused. His historic resource assessment states: “It is our conclusion that the house with its connected coach house ... should be preserved, rehabilitated and integrated into any development ... on the site.” The Comprehensive Plan states that development here should be “based on a development plan which is consistent with ... adaptive reuse of the Miller estate house.” The petitioner’s request for demolition must be reviewed by the Historic Preservation Commission to determine whether the building is re-useable. The burden of proof is the petitioner’s, and requires demonstration of the need for demolition.

A position paper on this proposal may be read at www.lfpf.org.

Dunkin’ Donuts Drive-Thru and Coffee Shop

Section 46-53.3 of the Zoning Code: B-4 Preservation Business District governs this proposal. The District “is designed to preserve the unique attributes of the historic retail, residential and office core of the City.”

The Market Square Depot is a contributing structure in the Lake Forest National Register District. The Plan Commission, per the Zoning Code, must determine “that the proposed development is a meritorious project that materially advances the stated purposes of the B-4 District and provides specific and identifiable long-term benefits to the community....”

The following Zoning Code provisions under Performance Standards for Restaurants, Section C.1, are among those central to Plan Commission Review. Design proposals will be addressed by the Historic Preservation Commission.

- “Details of the air filtration system and an operation and maintenance schedule for the exhaust and filter systems must be provided.” *Plans show no proposed air filtration system.*
- “No loud speakers or amplification of sound are permitted outside the building.” *The proposal requires an outdoor order board with a speaker system for drive-thru patron orders.*
- “A traffic study ... shall establish that the proposed use and development will not materially and adversely impair traffic convenience and safety.” “Pedestrian path ways are provided in areas ... separated from the drive-thru facility and ... from the ingress and egress points to the drive-thru facility.” *The proposal requires a drive-thru service line crossing a pedestrian walkway to the east Station entrance and complicated automobile circulation requiring multiple directional signs.*

Points to Ponder: When change is considered, why not step back and assess its long-range impact? Does the proposal comply with legislative goals developed and followed over the past 150 years? Does it set a new precedent, or have potentially irreversible consequences? Does it take Lake Forest one step closer to being “just like everywhere else”?

FROM THE PRESIDENT

Since 1976, the Preservation Foundation has worked with The City of Lake Forest “to protect and preserve the historic visual character of this remarkable community,” as Mayor Schoenheider noted on May 5 in declaring National Historic Preservation Month in Lake Forest. Today, over 1,200 Lake Forest structures, landscapes, and open spaces are deemed historically significant.

This issue of *Preservation* honors the property owners who received Preservation Awards at April’s Annual Meeting for exemplary stewardship, for honoring history while renovating for 21st century lifestyles, and for recognizing the importance of fitting new construction into its historic context. Our Annual Meeting also included the election of three new Directors to our Board: Ingrid Bryzinski, Elizabeth Moore, and Kent Woloson. Each is the proud owner of an historic home, and each brings important talents to further our mission to preserve the historic visual character of Lake Forest.

Please join us for Friday Garden Strolls, June 13 and August 22, which offer rare opportunities to take a first-hand look at two historic properties enhanced by outstanding gardens. On Saturday, September 27, our Annual Architectural House Tour will offer visits to seldom-open properties in a remarkable in-town neighborhood. Members and guests are welcome to all.

The Foundation’s mission to preserve the character of our remarkable community includes education. That’s why this issue of *Preservation* includes an educational component. Please take time to read the Preservation Alert on page 6, to learn more about ongoing challenges to the City’s Comprehensive Plan, Zoning Code, and Lake Forest’s history of attention paid to protecting and preserving the historic visual character of this exceptional community.

Gail
Gail T. Hodges

COVER STORY CONTINUED FROM PAGE 2

2010, the balcony began showing signs of significant deterioration. Water infiltration had weakened the support structure and the balusters supporting the railing had begun to rot. The Carrolls decided to restore the balcony, paying attention to every detail of the original design. Cantilevered steel supports inside the boxed beams were restored or replaced. A millworker turned new cedar balusters on a lathe to match the originals perfectly. Now restored, the balcony should accommodate another century of bouquet tossing.

Wyldwoode is undoubtedly a remarkable house and landscape, sited with a glimpse of the lake and a stunning view of the ravine and meadow. This survives almost uniquely along Mayflower Road, spanning the distance from the street to the house with its framed lake view east. The estate’s



scale—its large, mostly intact Warren Manning landscape of national significance and its spectacular, essentially unaltered 1916 house by a leading New York architect—make it stand out locally and in the region between the two coasts. The fact that it has survived the past century essentially unchanged, while most other large estates around it have been carved up, is a tribute to the Carroll family’s long and careful stewardship.

38ND ANNUAL MEETING

On April 27th members and friends joined us to honor the 2014 Award Recipients and enjoy a beautiful afternoon at Vallombrosa. Our sincere thanks to Jeffrey Brincat for making this visit possible.



Vallombrosa’s Courtyard



Pauline Mohr (Left) and Suzanne Boren (Right) being honored by Gail Hodges (Center) for their service to LFPF



Accepting their award: Ingrid and Brian Bryzinski with architect Stuart Cohen



Learning about the history of Vallombrosa, a classic Edwin Hill Clark designed estate

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 F. Moulton-Ely

Elizabeth Sperry

Kent Woloson

HONORARY DIRECTORS

Herbert Geist

Pauline M. Mohr

Shirley Paddock

Linda A. Shields

Lorraine Tweed

Sarah Wimmer

EXECUTIVE DIRECTOR

Marcy Kerr



We appreciate our Members!

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

**Renew for 2014
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.*



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

Inside... Two Special Use Proposals Challenge LF's Comprehensive Plan and Zoning Codes.

LFPF HAS PUT TOGETHER A FULL PROGRAM OF
EDUCATIONAL AND INSPIRING PRESERVATION-RELATED
EVENTS FOR 2014 THAT YOU WON'T WANT TO MISS.

SUMMER GARDEN STROLLS

• JUNE 13 - 5:30 TO 7:30PM
ENJOY AN INSPIRING STROLL
THROUGH *The Gardens at 900*
CRAIG BERGMANN & PAUL KLUG



• AUGUST 22 - 5:30 TO 7:30PM
ENJOY AN EARLY EVENING IN
THE BEAUTIFUL *Mathis Garden*
TONI & DAVID MATHIS

Members \$20, Guests \$30. For reservations and additional information
visit www.lfpf.org or call 847-234-1230

- SEPTEMBER 27 · ANNUAL ARCHITECTURAL HOUSE TOUR 2:00-4:00PM
- OCTOBER 16 · "OWNING AN HISTORIC HOME: CRAZY, SANE, OR BOTH?" 7:00-8:30PM
- DECEMBER 7 · ANNUAL HOLIDAY CELEBRATION 2:00-4:00PM

PRESERVATION • VOLUME 7, NUMBER 1

NEWSLETTER CHAIRMAN - PETER COUTANT

CONTRIBUTING COMMITTEE - ALLISON DERR, STEPHEN DOUGLASS, JAN GIBSON, GAIL HODGES, ARTHUR MILLER

PHOTOGRAPHY CONTRIBUTORS - ALLISON DERR, STEPHEN DOUGLASS, CAPPY JOHNSTON

LAKE FOREST PRESERVATION FOUNDATION • 400 EAST ILLINOIS ROAD LAKE FOREST, ILLINOIS 60045 • WWW.LFPF.ORG