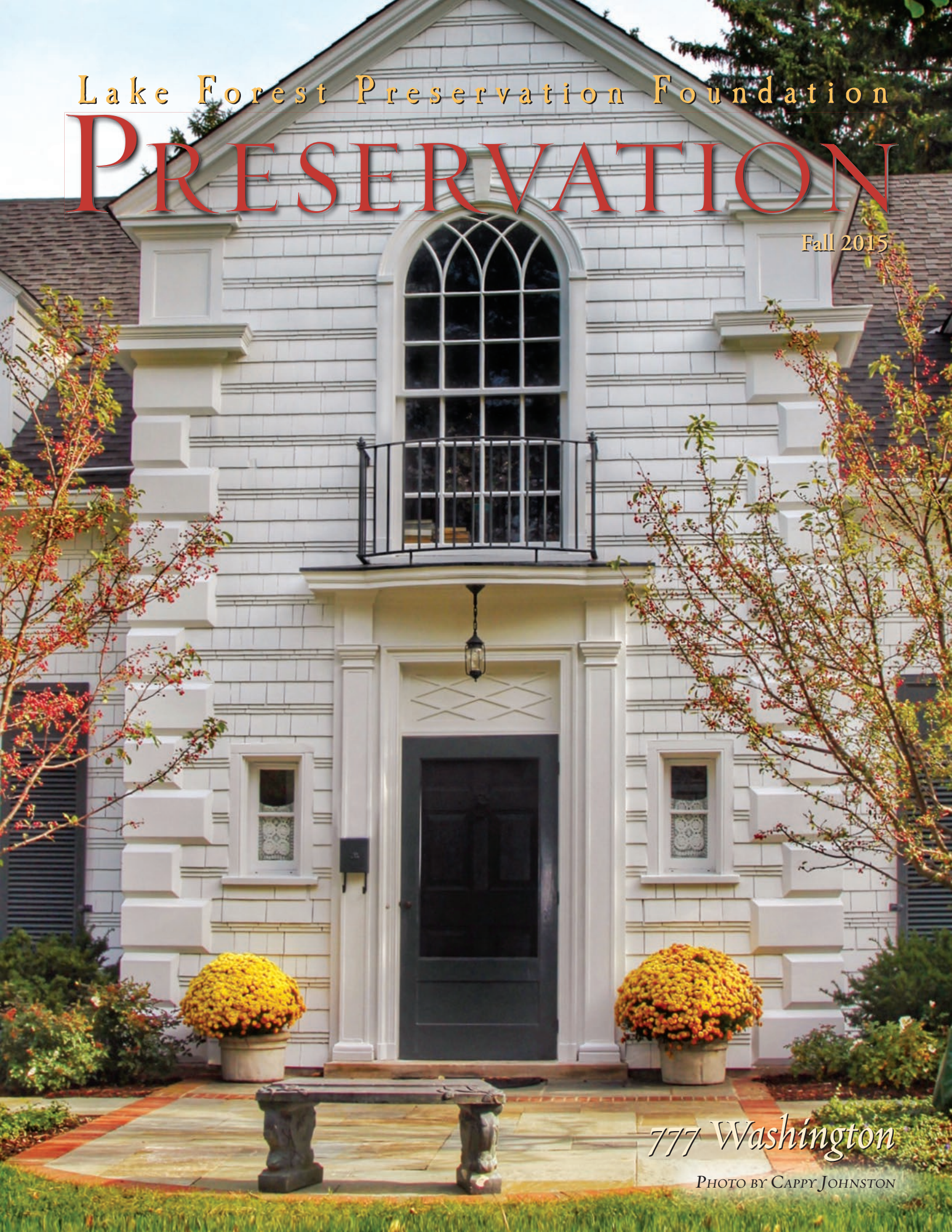


Lake Forest Preservation Foundation

PRESERVATION

Fall 2015



777 Washington

PHOTO BY CAPPY JOHNSTON

FROM THE PRESIDENT

Dear Fellow Residents of Lake Forest,

In the half year since I came on board as the Preservation Foundation's President, the organization has been busy working on many fronts to assure planning continuity and historic preservation in our community. Among other activities, we have participated in a wide range of City board, commission, council, and other discussions about proposed developments -- large and small -- new residences, minor renovations, the east train station, and the important Laurel Avenue redevelopment proposal.

One thing that stands out from these experiences is the ongoing need to balance the generally modernist impulse for a project to stand out from its surroundings rather than follow the historic *local* tradition of harmony on streetscapes and evolution through renovation rather than starting over with teardowns. Our September benefit walk highlighted survivors of the City's first fifty years—structures that made it through fires, unsympathetic changes, and adaptive reuses to be charming, livable, and valued houses now.

Key "de-coder rings" for getting homeowners, designers, and neighbors through the process of City permitting include (1) selection of an appropriate, City-experienced good designer (as noted in our last issue, our Preservation Award winners offer the best tickets for express check-out) and (2) careful attention to the City's *Residential Design Guidelines: A Resource Guide for Building in Established Neighborhoods, 2003*, <http://www.cityoflakeforest.com/assets/1/28/dsgnguid.pdf> or Google the title).

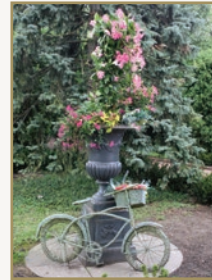
This 22-page *Guidelines* document, integral to our preservation ordinances, was created by staff to make the permitting process easier. The *Guidelines* explain and show homeowners and their commissioned designers crucial steps for navigating the process here. There are no secret, hidden-agenda tricks to slow down projects and inflate design bills with re-draftings. Rather there are basic principles of design harmony that have led locals since the 1857 approval of the east side town plat, even before the City was chartered in 1861. And many cities, if you look on Google, have quite similar documents.

Even in this age of Twitter and smartphone short messages, the well-organized, bullet-point-driven document is handy and useful – even

Continued on page 6

FALL HOUSE AND GARDEN TOUR *The Heart of Old Lake Forest*

The Preservation Foundation celebrated its annual benefit on the beautiful afternoon of September 20th.



Many thanks to the Homeowners featured in this newsletter

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



KEEP IN TOUCH WITH US ON FACEBOOK

Preservation is published just three times a year, but there's always important LFPF news and events taking place throughout the year. "Like" us on our Facebook page - search for Lake Forest Preservation Foundation - where you will find information on upcoming LFPF events, photos from past events, and updates on important preservation issues affecting Lake Forest.

LEARN, PARTICIPATE AND DONATE THROUGH THE LFPF WEBSITE

LEARN more about our organization, including LFPF success stories, find past issues of our newsletter, research past Preservation Award winners by year, or watch videos of our programs and lectures.

PARTICIPATE in upcoming LFPF events by purchasing tickets online, filling out a volunteer application, or nominating a project for a Preservation Award.

DONATE to LFPF by joining as a new member or renewing your membership online, making a gift to our Annual Fund, or finding out more about sponsorship, gifting, or planned giving opportunities - because your financial support is critical to our mission!

DO ALL THIS AND MORE ONLINE! - WWW.LFPF.ORG

PRESERVATION

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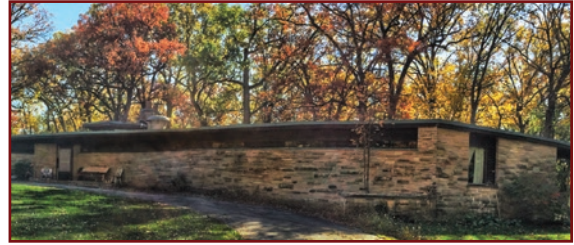
HISTORIC TRAIN STATION RENOVATION UPDATE

Work is beginning on the design phase for the interior renovation of Lake Forest’s historic downtown train station. This work will include accessible restrooms, HVAC systems, flooring and possibly adding sprinklers for fire safety. The amount of money to be available for the interior renovation phase from federal funds requiring Illinois Department of Transportation approval will depend on the bids for the completion of the remaining exterior work— which includes painting and tuck-pointing of the brick walls.

At its October 5, 2015 meeting the City Council approved the immediate allocation of City funds for the design phase, with a goal of beginning renovation work by March 2016 and completion by the following November to allow full passenger access to the interior before the start of the 2016-17 winter season.

The approved architects are the Legat Group, with the firm’s lead “IDOT approved” designer, Ted Haugh in charge. Haugh and Legat have worked on comparable North Line stations in Winnetka, Hubbard Woods, and Glencoe. The Preservation Foundation will be a partner in the process, with the LFPF-funded 2009 Historic Structure Report from Harboe Architects, Chicago, helping to speed up the design process. LFPF representatives will be working closely with the architects as decisions unfold about how much work can be completed from the available funds.

MID-CENTURY MODERN HOUSE BY KECK & KECK IN NEED OF PRESERVATION BUYER



The 1950s Fagen/McMahon house, designed by the renowned Chicago architectural firm of Keck & Keck and arguably one of Lake Forest’s most architecturally significant examples of mid-century modern design, is on the market and in search of a buyer who will rehab and preserve the structure.

For sale since June, the house sits nestled atop the crest of a wooded lot at 1711 Devonshire Lane in southwest Lake Forest. The 4,200 square-foot, 4 bedroom/3 bath home presents itself as a low wall of naturally colored wood and masonry at the top of a curved driveway. The style is the naturalistic, organic design of Frank Lloyd Wright’s late 1930s, Usonian style—with warm, earth-hugging, open-planned spaces transitioning through window walls to natural landscapes. The expansive south single-story elevation utilizes passive solar sustainability: floor to ceiling window walls across the house, underneath a broad overhang, let in winter sun but screen out the sun’s heat in summer.

Last sold in 2007 for \$1.16 million, just a year after it received an award from the Lake Forest Preservation Foundation, the property is now on the market for \$799,900 and in need of major rehabilitation. With its open central living room with windows facing south, the house’s rehabilitation would yield a renewed mid-century masterpiece at a time when the modernism revival is in full swing.

There are incentives to historic preservation that could help make rehabilitation of the house more economically viable. Designation as a local landmark would make the property eligible for the state’s historic preservation tax freeze program, an eight-year freeze at the pre-rehab level followed by a four-year gradual step-up to the new post-rehab level, resulting in twelve years of reduced property taxes and a substantial savings to help fund a rehabilitation project.

For more information on this and other incentives for making rehabilitation of historic properties more economically feasible, contact the LFPF office at (847) 234-1230 or office@lfpf.org.



TIM CHRISTIE: THE WARMEST SMILE IN TOWN

Tim Christie was one-of-a-kind. A rare combination of both passion and principle, with an ability to tell-it-like-it-is and leave you laughing from an impeccably timed joke. His dedication was unmatched and his smile . . . the warmest in town.

Perhaps more than anything, he loved Lake Forest and devoted countless volunteer hours on various Boards and Commissions sharing his knowledge and expertise of landscape design, including as Chairman of the Historic Preservation Commission from 2000 to 2004.

All those who knew Tim, including the organizations, groups, and individuals he touched, were lucky to experience his dedication, thoughtfulness, integrity and, of course, good humor. His spirit lives on in the landscapes he created, the historic buildings he worked to preserve, and the streetscapes he helped to beautify.

Tim died on September 27th. A memorial service will be held at the First Presbyterian Church of Lake Forest on November 23, 2015 at 10 a.m.

FROM HUMBLE BEGINNINGS TO ELEGANT ABODE

The 1879 Oakhurst Estate Stable and B.N. Parmenter Home and Office at 777 North Washington, is one of the many highlights from this year's Preservation Foundation annual House and Garden Tour, "The Heart of Old Lake Forest." These remarkable residences beat the odds and stand today as testimony to great stewardship and rehabilitation by their owners.



OAKHURST STABLE & B.N. PARMENTER HOME & OFFICE
777 NORTH WASHINGTON ROAD
Original Architect: Burnham & Root, 1879
Adaptive Re-Use Architect: Stanley D. Anderson, 1925
Current Owner: Erin & David Brush

Referring to the houses included on this year's tour as survivors is almost an understatement. One of them burned twice since its 1859 construction. Two residences were conversions from other purposes, one from an 1879 stable left over after the main house was demolished and the other from use as a rooming house for more than half-a-century. One significant 1888 house dodged the bullet of an awkward mid-century remodeling sixty years ago to be re-touched in an historicist mode in the 1990s. And one house from 1899 survived various marginal remodeling projects with its main public area features well-preserved, and perhaps more remarkably, its 115-year-old wooden wrap-around front porch virtually unaltered — possibly the only surviving local original example of this type.

This story of survival is perhaps nowhere more evident than with the home at 777 North Washington. By 1879 all or most of the block around this house, at the corner of Washington Road and Westminster, was the *Oakhurst* estate of Chicago wholesale merchant Ezra J. Warner and remained so until early in the 20th century. The young Chicago firm of Daniel H. Burnham and John Root were the architects for *Oakhurst*, including the stable that became this house. Burnham and Root had launched their joint practice in 1873, the year after the Chicago fire. Burnham's career included major Loop buildings and the 1909 Plan of Chicago. Although *Oakhurst's* main house was later demolished, the stable survives as the only known local project by the firm.

In 1925, the stable was adaptively reused and converted into a house by the local firm of the young architect Stanley D. Anderson for Dr. and Mrs. Bert N. Parmenter. Parmenter had been practicing locally since 1897. Included in the remodel was a two-room doctor's office with a separate entrance off Westminster for Dr. Parmenter's clients -- the old entrance pathway through the vegetation along Westminster still exists. The original appearance of the stable in 1879 is not known, nevertheless the present front gable end may have been where hay was lifted into the upper level for storage, with the horses and other livestock as well as carriage(s) housed on the first floor.

The simple utilitarian form of the original stable evolved under Anderson into a distinctive residence with an integrated office suite. The frame story-and-

a-half-house today and since the 1920s is classic Colonial revival in character. The composition of the entry gable, with its arched window and decorative iron rail above a beautifully detailed door surround highlights the elegantly proportioned building. Rusticated quoins at the corners and alternating bands of shingle siding provide striking patterns of texture and shadow to the facade.

From 1953 to 1971, Frederick McLaughlin and his wife lived in the house. The gardens date from the McLaughlin era and were created by Helen Lord Hasler, a founding member of the Lake Forest Garden Club, 1913. Following McLaughlin's death in 1971, it became the weekend home of his daughter, Hobby Shank, and her advertising executive husband Howard. The couple moved in full-time in 1981, and Mrs. Shank redecorated with Chicago decorator William Price McNutt.

In 2013, the home was purchased by Erin and David Brush, Lake Foresters who were looking to downsize from their current home. The Brushes went about "polishing up" the house, including meticulous restoration of the exterior materials. Years of paint build up were stripped away to reveal the clean crisp lines and profiles of the original shingle siding and millwork. On the interior, dark gray and black terrazzo floors were stripped of layers of wax build-up, mended, and polished to a beautiful luster. The kitchen was lightly remodeled, as well as the bathrooms, which were outfitted with period fixtures. Dr. Parmenter's office, lined with handsome dark stained bookcases, still exists adjacent to the original reception room. The Brushes have beautifully preserved the room, which includes some of the doctor's old medical books – a fitting tribute to the home's past.

How remarkable that a simple frame utilitarian building, which began its life in the 19th century as a humble stable, survived the demolition of its more prominent main house, was converted into an elegant classically detailed home and office, and still stands today – 136 years later – in perhaps better condition than ever.

Through the grit of generations of owners across wars, panics, high taxes, and waves of redevelopment, 777 North Washington and the other homes on this year's tour, stand today as testament to the resilience of their designers' structures and the vision of their stewards.



2015 ANNUAL BENEFIT ARCHITECTURAL HOUSE AND GARDEN TOUR

THE HEART OF OLD LAKE FOREST

This year's annual House and Garden Tour highlighted six remarkable residences that survive from the first fifty years of residential building in Lake Forest, 1859 to 1909, located in the east side neighborhood between the train station and Sheridan Road. More than any previous Preservation Foundation tour, this year's benefit tour served as a window into the founding and early accomplishment of Lake Forest, from its pious religious and educational origins to the beginnings of its second major phase as a center for golf, polo, and other sports for city escapees. We salute the tireless efforts of many generations of unsung previous owners as well as the current ones who have preserved this echo of old Chicago life some thirty miles north.



THE EVERGREENS

404 East Deerpath

Original Owner: Dr. Charles H. Quinlan

Original Architects:

attributed to Asher Carter, 1859

Later Architects:

Stanley D. Anderson firm, 1950

Current Owner: Mary Southworth

Burned twice (1869, 1950) and almost demolished by a developer, Lake Forest's earliest occupied estate house is a testament to careful stewardship and historic preservation. It was first built in 1858-59 and then rebuilt within the original walls in 1870, both times by the same owner, Dr. Charles H. Quinlan, a notable town founder.

In 1976, the mansion was purchased and rescued from a likely tear-down by the current owner, Mary Southworth and her late husband Bruce. The house's plight was in part responsible for the 1975 formation of the historic sites committee, part of the Lake Forest Historical Society. Concerned citizens, especially Mrs. Southworth, disputed the developer's plan to tear down the estate and build many houses on the site.

The Southworths undertook a total renovation as the Second Empire French-style house was in bad shape when they acquired it. It has been rehabilitated, but in a manner that preserves the house's mostly 1870 historic character, while tastefully managing added conveniences such as powder and bath rooms, a functional kitchen, HVAC, and lighting. The utilitarian cellar has been further excavated and redeveloped as office and guesthouse space.



THE MR. AND MRS. LAWRENCE SPEIDEL ROOMING HOUSE

399 East Deerpath

Original Architects:

Unknown, 1905

Current Owner:

Amy & David Hartwell

First built as a rooming house in 1905, the house was expanded and adaptively-reused as a single family residence in the 1980s. Mr. and Mrs. Lawrence Speidel constructed the rooming house, most likely for the growing cadre of elite Chicagoans coming to Lake Forest for weekends. Lawrence was sergeant in the Army unit first deployed at the future Fort Sheridan and he raised its first flag. He left the Army, married, and opened an oil business for gas lighting on Western Avenue. The house is reported to have served as a rooming house well into the 1960s.

The current structural details weave in and out of the original rooming house design with many original features retained. The flat roof allowed for a full third floor while keeping within the scale of nearby buildings. Updated elements include a postmodern front porch, entry, and a motif system of repeated segmental arches and horizontal band molding that continues to the dining room, expanded kitchen area, and master bedroom suite.



CROSSWAYS 511 East Walnut Road

Original Owner:

Catherine & Amzi Benedict

Original Architects:

Cobb & Frost, 1888

Current Owner:

Cathy & Ken Marsch

The Crossways property evolved tastefully through many different owners and many accomplished architects.

In 1888, local founder and mayor Amzi Benedict and his wife, Catherine, commissioned the architects Cobb & Frost to build the original house. Cobb & Frost had also completed the First Presbyterian Church and redeveloped the Ferry Hall campus on Mayflower Road. The style of the house is Chateausque with its characteristic centered, circular stair tower, tower finials, steep roof pitches, and tall chimneys. The Crossways' steep roof pitch and verticality forecast the style and massing for Cobb's 1890s University of Chicago buildings.

In the 1950s, the Renshaw family made a new modernist entrance with designs by architect Milton Searle Carstens. This alteration resulted in some main floor interior changes, including doubling the size of the living room. Later remodeling by the Kendler organization was for a subsequent owner, with the current owners living here for the last quarter century and making further alterations with a revision of the mid-century modern entry, a new garage and outbuilding, and conversion of the stable to a guest house.

2015 ANNUAL BENEFIT ARCHITECTURAL HOUSE AND GARDEN TOUR
THE HEART OF OLD LAKE FOREST

Continued from page 5



THE NOOK
 725 North Sheridan Road

Original Owner:
 Mary G. Newell & Frederick C. Aldrich
Original Architect: Unknown, 1874
Later Architect: Frost & Granger, 1899
Current Owner: Lynn & Jim Bertram

This home was originally a simple farmhouse built in 1874 for the Whitney family and was located elsewhere on north Sheridan Road. In the mid 1890s the house was relocated to the current site and re-envisioned as it appears today by future Chicago Stock Exchange director Frederick Clement Aldrich and his wife, Mary Gertude Newell. The house was renovated and expanded, according to undated plans, by architects Charles S. Frost and Alfred H. Granger, both MIT architecture graduates and then partners from 1898 until 1909.

The Nook is named for the built-in Arts & Crafts benches flanking the entry and found in the drawing room fireplace inglenook. The style of the house reflects both its simple farmhouse origins, and the post-1893 Chicago World's Fair classic preference, with centered pediments over the porch entry and the second floor gable. The porch retains exceptional integrity, with virtually no alterations to the original 115-year-old features and is perhaps the only surviving local original example of this wrap-around type.



THALFRIED
 565 East Deerpath

Original Owner:
 Anna Holt & Arthur D. Wheeler
Original Architect: Pond & Pond, 1909
Later Architect: Eugene Martin, Jr., 1990s;
 Melichar Architects, 2000s
Current Owner: Jeanna & John Park

Thalfried, designed by Pond & Pond, was built by the Arthur Wheelers. Arthur was an attorney with the future Chicago firm Sidley & Austin, and president of the Chicago Telephone Company, taking it into AT&T in 1908. By the 1950s or 1960s the west part of the parcel was subdivided off and a new house built close to Washington Road. This cut off the original entry drive along the south side of the ravine to the house. As a result, a new drive along the south lot line to access the house's suddenly ad hoc south-facing entry was introduced. By the 1980s architect and developer Eugene Martin, Jr. remodeled the house and created a new bridge across the ravine from Deerpath, reestablishing the main entrance on the north side.

The mostly horizontal two-story house blends English traditional features, such as half-timbered gable ends with avant-garde Austrian Secessionist features. These include squared, unadorned columns and rooflines, both front and back, placing this house forty years ahead of its time.

*Summer
 Garden Strolls*



The Lake Forest Preservation Foundation is grateful to the homeowners who opened their gardens for our two signature 2015 summer garden strolls.



Winnie and Bob Crawford hosted the June stroll on their lovely property facing the lake. In addition to enjoying the serene garden setting at the Crawfords' home, guests were treated to guided tours of the renovated Forest Park led by Peter Cherry and Cliff Miller.



The August stroll was in the beautiful gardens of Haity and Jim McNerney where Dorothy Hebert spoke about her role in designing this peaceful, evolving site on a restored ravine. Summer may be gone, but the happy memories of these two distinctive Preservation Foundation events will last.

FROM THE PRESIDENT, *Continued from page 2*

for experienced local designers to use as a checklist before and after creating a plan and before submission for a permit. Is the plan simple ("Roof Shape," p. 8) and can you find the front door easily ("Hierarchy of Massing," p. 8)? Do the project's composition (massing, roof shape, etc.), materials, bulk ("Scale," p. 10), and landscape context fit smoothly into the neighborhood?

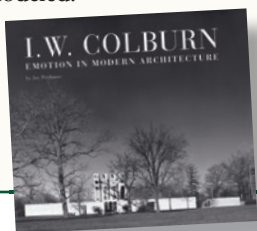
The Foundation hopes to work on adding to the stock of illustrations of points made in future issues of this newsletter. But until then, we recommend that petitioners and their designers take advantage of this excellent guide.

CELEBRATING THE WORK OF ARCHITECT I.W. COLBURN

Lake Forest based author Jay Pridmore chronicles the career of one of Chicago's most influential mid-century modernists in his new book *I. W. Colburn: Emotion in Modern Architecture* (Lake Forest College Press, 2015). Colburn was an independent architect whose sculptural buildings were controversial in his time, but whose mastery of proportion, materials, and space have gained wide recognition 50 years later – including many examples of his work built here in Lake Forest.

On November 6th and 8th, the Lake Forest Preservation Foundation and Lake Forest College co-sponsored a weekend celebrating the life and work of Colburn. Kicking off the event was a lecture by the book's author tracing Colburn's life from his childhood in Boston and education at Yale through a career that reached its heights in Chicago before returning to New England where he restored Early American houses and Gilded Age mansions. With photographs and anecdotes, Pridmore showed how Colburn's career touched on many influences without ever losing its modern identity.

The lecture was followed by the opening of an exhibit of Colburn's work and a reception at the Durand Art Institute's Sonnenschein Gallery, located on the campus of Lake Forest College. In conjunction with the lecture and gallery opening, the Preservation Foundation hosted a tour of four of Colburn's Lake Forest homes and one church – some he designed; others he remodeled.



GIVE THE GIFT OF PRESERVATION

Dear Friends of Preservation,

Imagine what Lake Forest would look like if its citizens were not inspired to preserve the historic integrity of our community. Lake Forest is blessed to be the home of extraordinary architecturally and culturally significant structures, both public and private. Without vigilance on the part of all of us, many of these treasures would not survive. The Lake Forest Preservation Foundation, our members and supporters, are actively involved in ensuring the future of the historic visual character of Lake Forest.

In 2015, LFPF gave six awards for preservation of the visual character of our town. We hosted a March Renovation and Restoration symposium at Gorton Community Center, June and August garden strolls, an Architectural Home and Garden Tour in September, and a celebration of the life of architect I. W. Colburn in conjunction with Lake Forest College in November. We send this publication, *Preservation*, to all Lake Forest households three times a year.

LFPF advises the City of Lake Forest on preservation matters by attending meetings of the City Council and its Historic Preservation Committee. In 2015, we actively provided input to the City on a proposed development at Amberley Woods, the development of City-owned property on Laurel Ave., the plan for the renovation or replacement of the Woodbine Bridge on Lake Road, and the restoration of the east Lake Forest train station. In each instance, we attempted to ensure that development or renovation would be accomplished in a way that was most sensitive to the nature of our community.

One of the significant grants that LFPF made in 2015 was to assist the City with the conservation of the original 1857 surveyor's plat of Lake Forest. This historical treasure depicting the vision upon which our community is built now hangs in City Hall. An additional grant was made to affirm our support for Forest Park, and more such grants are under consideration this fall.

None of this work would have been possible without the financial support of our members and others who have a passion for the historical heritage of our City. Please help us preserve the unique character of Lake Forest by making a contribution to the Lake Forest Preservation Foundation. Your gift, of any size, will make a difference for the future of our community.

Thank you.

Arthur Miller
President

Stephen Bent
VP Development

Make your secure online donation today on the Annual Fund page of our website: www.lfpf.org.

LFPF is a 501(c)(3) public foundation. Contributions are tax deductible as defined by law.



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Please join the membership for wine and hors d'oeuvres.

Two O'clock to Four O'clock

Advance Reservations Only.

Please RSVP by December 2, 2015.

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