

Lake Forest Preservation Foundation
PRESERVATION

Summer 2015



2015 Preservation Foundation Awards

PHOTO BY CAPPY JOHNSTON



CELEBRATING A CENTURY AND A HALF HERITAGE OF

LAKE FOREST RESIDENT HOMEOWNERS AND BUSINESSES

The LFPPF mission “to protect the historic visual character” of the City is clear enough. This purpose is built on historic principles of classic harmony that go back to the 1857 plan for east Lake Forest. Predating that, even the basic geography here divides the community into two watersheds, east of Green Bay Road to the St. Lawrence River system and west to the Mississippi. East is found in a rhythm along the lakefront of eleven ravines with tablelands between. West is found in the rise and fall between post-glacial lake sand bars along Ahwahnee, Ridge, and Waukegan Roads. The local visual streetscape character also reflects these basic differences. On the east side of town, streets typically are winding. To the west, roadways are mostly axially straight. Sheridan Road meanders through the 1857 plan and beyond as it travels north and south, while Green Bay Road and Waukegan Road are mostly straight shots through town. Crossing the City east to west are Deerpath, Westleigh and Everett/Old Elm roadways that are similarly striking in their entries to town from Route 41 and from Waukegan Road.

ROUTE 41 AND ROUTE 60 – UNMATCHED GATEWAYS

Route 41, this great four-lane divided north-south artery, stands out as it passes through Lake Forest for its commerce-free parkway character. This green passageway in to town dramatically distinguishes it from the communities north and south, as well as around Chicago and the Midwest. Route 60, the west-to-east portal to town and the main arrival point to Lake Forest from the western boundary at the tollway, is a broad parkway entrance to the City connecting to Route 41. This axial boulevard is unmatched elsewhere in the Chicago region, as a verdant corridor leading east toward the lake, for its harmonious borders and medians of green, crafted by a generation of careful zoning and planning. The west entry on Route 60, right by the southeast corner with Saunders Road, testifies to the exceptional work by generations dating back to the 1970s in protecting this broad parkway.



NEW CITY OF LAKE FOREST
ENTRY SIGNAGE ON
ROUTE 60

AWARD WINNING ARCHITECTS OFFER A KEY TO EASY PERMITTING

All of us can note the brisker pace in the local economy and in public and private construction and development. If the nice crisp recession of 2008-09 reduced activity significantly, the pent-up demand now being unleashed for additions, demolitions, new construction, and larger developments has everybody’s attention. City staff and boards and commissions are keeping up where the petitions fit well into guidelines, but are behind when special attention is needed. A key to moving your project through the City’s Board and Commission review process quickly and efficiently is to use a high-quality designer who is experienced locally and knows the City’s processes and design guidelines. For almost a quarter century, the Foundation has been giving awards annually to local buildings and projects that meet the Department of Interior’s criteria for preservation, rehabilitation, reconstruction, and restoration, with also an infill category for new compatible construction. Our awards can be seen on the Foundation website: www.lfpf.org/preservation-awards. The pull-down menu shows “Past Award Winners” by year, including listing the architects. These successful designers are experienced locally and know the City’s Board and Commission design review process and what is expected. This year, for example, there were four such professionals: Michael Breseman, Eifler & Associates, Melichar Architects, and the Poulton Group.

PRESERVATION

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LAKE FOREST
PRESERVATION FOUNDATION
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ROUTE 60 CORRIDOR FROM WAUKEGAN ROAD TO THE TOLLWAY

COMMERCE-FREE GATEWAYS

NEW CITY ENTRY SIGNAGE

This past year the City installed new entry signage at the main gateways to the community. The high quality design of this signage shows residents and visitors that our streetscapes and gateways are unique and that they are entering distinctive Lake Forest. For this, the Foundation was proud to recognize the City and its superbly talented and experienced, locally-based signage designers, Melichar Architects, at the Foundation’s 2015 annual Preservation Awards ceremony held this past April. That such high quality design marks the entry points to our City should remind us that the coordinated visual harmony of these remarkable entry corridors didn’t just happen by accident. The City, through its volunteer boards and commissions, dedicated staff, and unwavering civic support, has taken great pains to foster and protect the unique local quality of these thoroughfares.

CENTURY-AND-A-HALF HERITAGE OF COMMERCE-FREE ROADWAYS

No great historic civic accomplishment such as preservation of these beltways comes without compromise - with convenience, with foregone City revenue, and even with conflicting preservation values. High standards for visual character locally go back to the 1850s, with the innovative 1857 plan for the east side, and with the early houses like 570 and 660 North Sheridan Road (1860 and 1861, respectively), that still are show places that all enjoy. Lake Foresters have been taking action to protect this visual character in their own intuitive ways for more than 150 years. Indeed, it was D. R. Holt, who built 570 Sheridan, who first said he would not build his house if there were any businesses east of the tracks and Western Avenue. This in turn led to the Western Avenue string of businesses and, by 1916, that north-south service corridor’s central innovative commercial upgrade, Market Square. This clear choice about managing commercial development was pushed westward in the 1920s by the introduction of zoning and the creation of the Plan Commission (a 1970s’ plan by that body projected the Route 60 corridor in the same vein, with deep setbacks scaled to the broad thoroughfare). Among many other leaders, there have been: eminent architect and resident Edward Bennett, who encouraged planning in the 1910s and 1920s, Lake Forest Garden Club members, who fought distracting billboards and

cluttering signage from the 1920s, and in recent decades, too, staff and board and commission members who have served as stewards of ordinances to protect the calming impact of natural, harmonious entry into and on thoroughfares around town.

The wisdom of these historic and 21st Century protective decisions is found in these broad roadway passages unrivaled perhaps west of the Hudson River. This is a heritage that has both drawn residents to Lake Forest and kept them here. It deserves Lake Foresters’ full support now as much as ever. As the future of development on the Amberley Woods property and other “under-developed” parcels along the Route 60 corridor is debated by the community in the days, months and years ahead, all are urged to protect the spirit and the letter of the ordinances that guard this legacy of hard work to maintain the harmonious, landscape-dominant and commerce-free visual character of our gateways.

While preservation of individual private and institutional/civic buildings, gardens, and landscapes is a core interest for the Foundation, nonetheless, it aims to foster understanding and appreciation of the coordinated harmony of the remarkable local streetscape heritage. For the Foundation in the coming year the challenge will be to continue to celebrate this unique local roadway achievement and to be its champion, while also being mindful of other, especially preservation, priorities and advocating for them as well.

Arthur Miller



ROUTE 60 STREETSCAPE LOOKING EAST AT AMBERLEY WOODS



2015 PRESERVATION FOUNDATION AWARDS

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 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, awards were earned in the categories of Preservation, Rehabilitation and Infill.



251 King Muir Road

REHABILITATION AWARD

Current Owner: Lawrence and Linda Remensnyder

Project Architect: Michael E. Breseman Architects, Ltd.

This French Normandy house, located in the Deerpath Hill Estates neighborhood, was designated a Lake Forest Landmark in 2004 and placed on the National Register in 2006. When the owners purchased the property in 1998 they undertook extensive renovations to make the home more habitable and structurally sound. They were awarded a 2007 Preservation Foundation Award for the improvements. In 2008, they contracted with architect Michael Breseman to design a small, multi-story addition on the north side of the house. On the first floor, a small kitchen was replaced and enlarged and a breakfast room, laundry room and butler's pantry were added. A second floor playroom addition was added above the kitchen and provides access to a walkout porch with handcrafted wrought iron railing. The lower level was expanded to accommodate a media room and wine cellar. Exterior materials and detailing were carefully selected to ensure compatibility with the original design. Vintage roof tiles and bricks were used to match the original, and hand-hewn timber framing was used on a portion of the addition to match a similar feature that exists on the south end of the house. The addition has been awarded a Rehabilitation Award for the careful integration and compatibility of the design with the original architecture.



128 Wildwood Road REHABILITATION AWARD

Current Owner:

Bryan and Linda Krusmark

Original Builder:

Alex Kelley



This two-story brick house was built in 1920 by Alex Kelley, a Scot who had his construction business nearby at 169 Wildwood Road. By the 1970s this was the home of retired Gorton School teacher Miss Edna Kelley, Alex's daughter. It is now the home of a descendant of Alex Kelley, Mr. Bryan Kusmark and his wife Linda. The owners recently completed a renovation of the front portico, which has been awarded a Rehabilitation Award. A previous non-original porch enclosure was removed and new wood columns were reinstated to reproduce the original open portico design. This house, along with several other houses on the block, is representative of the Wildwood neighborhood's early 20th Century, all brick, central-hall plan, Georgian Revival houses. All are unchanged on the street facade and give a sense of unity to the street without being repetitious.

Lake Forest Entryway Signage INFILL AWARD

Current Owner: City of Lake Forest

Project Architect: Melichar Architects

Project Builder: Lynch Construction



In 2012, the City of Lake Forest asked Melichar Architects to examine and evaluate the City's existing entry roadway signage. It was the City's concern that the entry signage needed to better communicate the true character of Lake Forest as one of the most unique communities in the country. Melichar Architects researched historic precedents both locally and throughout the country and determined that the new signage should include design attributes that are unique rather than generic. Everything from the lettering font style, to the contoured signboard shape, to the detailed post and arm configuration was carefully examined and designed to create a timeless sculptural and focal piece. This project has been awarded an Infill Award for its contextual compatibility with the traditional fabric of the community.



1005 East Illinois Road

PRESERVATION AWARD

Current Owner: Lisa and Chris Garrity
Original Owner: Mrs. Cyrus McCormick
Architects: Perkins, Fellows & Hamilton
and I.W. Colburn

Once part of the Mrs. Cyrus H. McCormick (Nettie Fowler McCormick) estate, House-in-the-Woods, the tile roofed Japanese teahouse at 1005 East Illinois was designed by architect Dwight H. Perkins and built in 1916. Mrs. McCormick was the widow of Cyrus Hall McCormick, inventor and founder of the McCormick Harvesting Machine Company. The original structure is a lovely winter-proof version of a cha-shitsu (a small Japanese garden pavilion) adapted for a Midwest climate by replacing traditional bamboo walls with glass and wood. The ceiling of the main room has a pattern of interlocking beams that mirrors the brick-pattern muntin bars in the upper windows, so that the interior and exterior mingle serenely. In the late 1950s, after the estate was subdivided, the teahouse and 1.28 acres of land were sold off. The new owner tapped the architect I.W. Colburn to turn the teahouse into a single-family residence. Coburn embraced the teahouse with a set of one-story connected living spaces. The teahouse continues to function as a great room or enlarged living room for the home with added living quarters and support spaces in the later additions. The residence is now occupied by Lisa and Chris Garrity, who have been awarded a Preservation Award for their continued stewardship and preservation of this one-of-a-kind property.



20 South Mayflower Road

PRESERVATION AND REHABILITATION AWARD

Current Owner: Thomas and Katherine Donovan
Original Owner: Leslie and Rhoda Violet Wheeler
Original Architect: David Adler
Project Architect: The Poulton Group

This single family home is a remarkably well-preserved historic Georgian-Style residence designed by David Adler. Built for the Wheelers in 1934 on land that was once part of the Mrs. Cyrus McCormick estate, this residence balances classical proportions with a comfortable scale. Adler situated the Wheeler house in a clearing near the 1916 McCormick teahouse, to which the design pays homage. Although the architecture of the house is based on Georgian precedents, many oriental details can be found throughout the house, including the west entry facade that features a strikingly picturesque Asian influenced entry porch and delicate plaster detailing between the dining and living rooms.

The residence is typical of a 1934 home designed in a classic county-estate style, with a floor plan and layout suited to housing service staff on site. In order to make the house more conducive to today's lifestyle, the owners worked with The Poulton Group, Ltd., to add a two-car attached garage and back entry/mud room to the original servant's wing of the building. The kitchen and bathrooms were also renovated. The addition was designed and constructed with the same high-quality materials and craftsmanship as the original house. All details were meticulously duplicated, including the use of solid masonry walls, handcrafted windows and clay-tiled roof. This home has been awarded both a Preservation Award and a Rehabilitation Award in recognition of the owners' careful stewardship of the property, as well as for the sensitivity with which the new additions and alterations were carried out.



525 Broadmoore

HERITAGE AWARD

Current Owner: Nicholas and Marcie Alexos
Original Owner: James and Narcissa Thorne
Original Architect: Otis and Clark, 1909
Project Architect: Eifler & Associates, 2007

Built in 1909 as a summer place for James Ward Thorne and his wife, future miniature-room artist Narcissa Niblack Thorne, the house is a French-Baroque style chateau designed by Otis & Clark. By the 1930s, subsequent owners demolished the south wing and open porch to reduce property taxes in an era when the maximum income tax rate had been raised to 91%. The Alexos family purchased the property in the early 2000s and began planning for its rehabilitation, including reconstruction of the original south wing using the 1909 Otis & Clark plans. Working with award-winning Chicago preservation architect John Eifler and his team, the Alexos family restored the house and created a new compatible perpendicular northeast wing adjacent to the kitchen and family room. The new wing steps down in classic hierarchy-of-form manner to one and a half stories. The Broadmoore property was awarded the rare Heritage Award, in recognition of the Alexos family's faithful stewardship and their remarkable project that encompasses a number of award categories including preservation, restoration, reconstruction and rehabilitation.

THE McCORMICK TEA HOUSE AND THE LESLIE WHEELER HOUSE

THREE GENERATIONS OF ASIAN DESIGN IN LAKE FOREST'S “OLD SOUTH WOODS”

Two 21st Century residences, now separated by other properties, have ties from the early 20th century that tell a fascinating story. They began as one estate, before 1916, for Nettie Fowler McCormick and her daughter, Anita McCormick Blaine—both widows.

What John J. Halsey referred to in his historical article in *Lake Forest: Art and History Edition* (1916) as “the Old South Woods” was being parceled into estates still remembered today: the Alfred E. Hamills’ Villino san Nicolo (c. 1912, later Centaurs), 1115 E. Illinois; the Clyde Carrs’ Wyldwoode, 50 N. Mayflower; the E. L. Ryersons’ second Havenwood, Ringwood; and Anita McCormick Blaine and her mother Nettie Fowler McCormick’s House-in-the-Woods.

The McCormick women’s estate was a woodland garden designed by Warren Manning, Cyrus McCormick II’s Boston area designer who visited each spring. It had concrete paths winding through it that were navigated by the elderly Mrs. McCormick in a wicker golf cart. Already there were a walled garden and shelter when the mother and daughter settled on Dwight Perkins to design their 1916 Prairie Style house in the middle of the block accessed from Sheridan, but also bounded by Illinois (north), Mayflower (east), and Ringwood (south). Perkins and his firm also built an exquisite Asian tea house, where Madame McCormick, as she was called, could entertain visiting missionaries from China, where she supported a Presbyterian college on the northeast China coast. One of these was the father of Henry Luce, who later published *Time* and *Life*. Young Luce also spent the summer of 1912 staying with her and studying with Dr. James McClure, preparing to go to boarding school in the U.S.

The women enjoyed the estate seasonally until 1922, when the elderly Mrs. McCormick died. Anita continued to use the place, but after the 1929 Crash and the beginning of the Depression, she subdivided off part of the garden, selling it to the Leslie Wheelers who engaged David Adler to build them a house, from 1932 to 1934. Adler was a leading traditional-style architect, who previously in the mid-1920s had seen Dutch barns at Crab Tree Farm (Solon Beman, 1911) and then drawn on that style for his Lasker estate garage and his Bentley estate, Lake Road. Now he visited the property and apparently saw in the distant



west the elegant, beautifully detailed Asian tea house. He likely picked up this style lead and on the Wheelers’ Georgian west façade, facing the tea house in the early 1930s, he placed a small Chippendale Asian portico. Inside, too, in the east side dining room and living room especially he drew on elaborate Chippendale chinoiserie ornamentation.

The tea house itself survived later further subdivision from the House-in-the-Woods main residence in the post



war, high-tax era. It was bought by Charles D. Peacock Haerther, a great-grandson of the jeweler Elijah Peacock, who in 1837 founded the jewelry company now called C.D. Peacock. Haerther hired noted early postmodernist local architect I. W. Colburn to adaptively reuse the teahouse, on a partially wooded acre, as a residence. Colburn’s 1958 wings and entry arrangement relate sympathetically to the original, the simple Asian walls and the concave hipped roofs. The garden reflects Colburn’s ideas perhaps in collaboration with a landscape designer such as Franz Lipp and still retains an Asian naturalistic flair.

Thus, a tea house commissioned by a patroness of Chinese missions a century ago has inspired two more generations of architects: David Adler at the 1934 Leslie Wheeler house and I. W. Colburn at the 1958 adaptive re-use and expansion of the tea house for Haerther. The result is a sequence of three designs in conversation across a century of respect for distant places and cultures by three generations of creators and clients. The current owners of the two places themselves have responded to this heritage with their careful stewardship, worthy of awards in 2015.



LAUREL AVENUE REDEVELOPMENT

A major project in Lake Forest is in the making—the redevelopment of the former Municipal Services property along Laurel and Western Avenues.

This project should be on everyone's radar.

An introductory proposal presented by Focus Development first appeared before the Plan Commission in December of 2014 and has had four subsequent hearings since that time.

In response to public comment and the deliberations of the five Commissioners present at the May 13, 2015 meeting, Chairman Ley directed the petitioner to come back to the Plan Commission with a revised site plan.

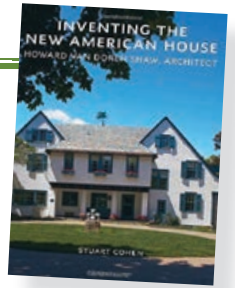
The original plan called for one four-story building, two three-story buildings, one two-story building and 12 single-family dwellings—6 attached and 6 detached resulting in 118 luxury rental apartments, 42 condo units and 12 single-family units. Residents from the surrounding neighborhoods and concerned citizens from other parts of the City raised strong objections to the plan, particularly in relation to height, density, architectural design and roadway configuration.

At a special meeting of the Plan Commission on June 2, 2015, Focus Development presented a revised plan that it hoped responded to the public's objections and the comments of the Plan Commissioners made at the May 13, 2015 meeting. The revised plan eliminated the four-story building and substituted two three-story buildings in its place. An amenities building was also eliminated, and its services incorporated into one of the two rental buildings. Roadway configuration also received some attention in the revised plan.

A motion for tentative approval of the plan with the conditions stipulated by Staff received a vote of two nays and two yeas. Obviously, opinion is divided on this issue and it will be interesting to watch its evolution as it is forwarded to the City Council. Still to occur is review of the architecture, landscape, hardscape and lighting by the Building Review Board.

Public comment has been civil and reasonable in the sense that all agree that redevelopment of the site will occur; there is no objection to that. The sticking points have been building height, density, roadway configuration, parking and traffic. The major objection to the proposed plan was to the four-story building, which residents found incompatible with Lake Forest's tradition of keeping building heights to three stories or less.

BOOK REVIEW: INVENTING THE NEW AMERICAN HOUSE: HOWARD VAN DOREN SHAW, ARCHITECT



By Stuart Cohen (New York: Monacelli Press, 2015)

The well-known Evanston based architect and author, Stuart Cohen, has produced a beautiful and highly informative new large-format book on Howard Shaw's houses. He includes in-depth coverage of thirteen Lake Forest country houses, only two of which have not survived—both for E. L. Ryerson in 1906 and 1912. He also lists in an appendix another eighteen local houses, only one of which has not survived, including one addition and one outbuilding.

The book brilliantly reproduces both historic black and white images and also recent color photography, including much new bespoke for this project top-quality images by the Hedrich-Blessing firm of architectural photographers. This is a coffee-table scaled book of permanent value, building on Virginia Greene's pioneering 1998 monograph on Shaw. Most Lake Foresters also will not be able to resist reading through it and then looking at it again and again.

39TH ANNUAL MEETING



On April 26th members and friends joined to honor the 2015 Award Recipients and enjoy a beautiful afternoon at Fairlawn. Our sincere thanks to Lorna and Miles Marsh for making this visit possible.

AWARD WINNERS

Fred Moyer, Director,
with award winners
Lisa and Chris Garrity



Architect Diana Melichar and Assistant LF City Planner Kate McManus, accepting award from Guy Berg, Awards Chairman and Director.

OUTGOING BOARD MEMBERS



LEFT TO RIGHT: Alice Moulton-Ely, Dennis Johnston, Gail Hodges, Jan Gibson and Steve Douglass.

LAKE FOREST PRESERVATION FOUNDATION

2015-2016
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WELCOME NEW DIRECTORS OF LFPF:



LEFT TO RIGHT: Tom Gleason, Jim Opsitnik, Lynn Bertram, Peggy Pandaleon, Lynn Van Cleave and Roger Mohr.

Not pictured: Cathy Dohnalek, Laura Luce

LFPF has put together a Full Program of Educational and Inspiring Preservation-Related Events.

For more information go to our website www.LFPF.org



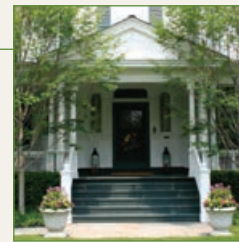
Summer Garden Stroll

Friday, August 28

5:30 PM-7:30 PM

\$20 members,

\$30 non-members



Annual Benefit Architectural Home and Garden Tour

The Heart of Old Lake Forest
Sunday, September 20

1:30 PM-5:00 PM

Advance tickets \$85

Day of event tickets \$100

I. W. Colburn History Made Modern

Sunday, November 8

2:00 PM-4:00 PM

The lasting work and influence of Ike Colburn
Discussion and house tour with Jay Pridmore

Annual Member Holiday Celebration

Sunday, December 6

2:00 PM-4:00 PM

Members and their guests only



We appreciate our Members!

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

Renew for 2015 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.*