

FROM THE PRESIDENT

Dear Lake Foresters and Friends of the Preservation Foundation,

Like many organizations, the COVID-19 pandemic has forced us to re-examine how we conduct business and hold our meetings, how we engage with our members, and how we plan for programs and events during the year ahead. From lectures and educational events, to garden strolls and house tours, each year the highlights from our programs have always been the many engagements with our members and supporters of preservation. The Foundation's success couldn't be possible without your support, and for that we are deeply grateful.

The generosity of our members and donors combined with our prudent management has ensured we can weather the financial storm for a period of time. If there is a silver lining in all of this for the Foundation, it's that it has challenged us to develop new ways of bringing events, programs, and content to you at home. I couldn't be more excited for the future of the organization and the ideas that have been generated, and I couldn't be more proud to be working with our board members as we pivot and embrace these new challenges.

This past May, for the first time ever, we held our Annual Meeting virtually, live streaming it on YouTube. In mid June, we held an informative virtual program on architect Benjamin Marshall (1874-1944). Foundation member Steven Monz, shared his passion, knowledge, and a recent Benjamin Marshall Society documentary of Marshall, who left a distinctive mark on Chicago's lakefront and downtown buildings as well as estates in the north and west suburbs in the early decades of the 20th century. The program was wonderfully informative.

None of us can wait to be able to gather again on a beautiful summer evening for a garden stroll, or tour a fabulous historic home, but until then we want to invite you to continue to join us virtually. If you are on Facebook or Instagram, I hope you've noticed our ramped up activities, with new posts throughout the week. I encourage you to follow us and LIKE and SHARE our posts.

Stay tuned throughout the summer, because even if we are not able to be together in person, we are continuing to bring you the high quality programs and content you've come to expect from us. We greatly appreciate your continued support as members and donors during this time, and we look forward to being together again in the near future.

Be well and stay safe.

Peter



SUMMER GARDEN STROLL

Friday, August 7 4:30 PM-5:30 PM or 6:00 PM -7:00 PM



Leisurely enjoy a beautiful garden bursting with color, design and expression with the Preservation Foundation. Following the state regulations for social distancing and attendance there will be two one-hour viewings. Tickets will be limited, and the number of attendees will be strictly adhered to. Please visit our website for details and to buy tickets.

Even though our garden-time together will be shorter than our usual garden strolls, this event provides a wonderful opportunity to have dinner at one of our local restaurants afterwards. A listing of restaurants with special LFPF Garden Stroll offerings will be on our website.

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

David Brown

Our mission has always been dedicated to the stewardship, safeguarding, and endurance of our exceptional architectural and landscape legacy for succeeding generations. We seek to accomplish this mission through public education, historic preservation, and advocacy. Right now we are missing the opportunity to come together with our generous and vibrant membership for our usual events. While we await the opportunity to come together again in the beautiful, physical community spaces of Lake Forest, we are looking for ways to provide virtual experiences and ongoing programming. You can keep up with LFPF by following us on Facebook, Instagram, and YouTube for past programs. We look forward to seeing you in person again soon.

LAKE FOREST'S EVOLVING HOSPITAL 1899 THROUGH 2020



he new Northwestern Medicine/Lake Forest Hospital, designed by the firm of eminent modernist architect Cesar Pelli, opened in 2018 with landscape work continuing through 2019. If Northwestern Medicine took brickbats for demolishing the striking modernist Streeterville Prentice Women's Hospital designed by Mies-trained Bertram Goldberg, it made up for it in Lake Forest. That replacement hospital features a spectacular horizontally-organized modern building, set in a diversely evocative classic landscape and garden setting. The new building with its glass atrium entry and garden front dome overlooking a stunning infinity pool speaks to the state-of-the-art medical authority of the new facility. Like its circa 1942 predecessor to the south, it sits on ground donated by the A. B. Dick family adjacent to the 1930s built Route 41 highway and truck route. Access expanded with its own exit from the north making the new NU/LF hospital an easy destination from east Lake County area—from Highland Park and Deerfield on the south to Gurnee and Waukegan north, and to Vernon Hills and Libertyville west.

The roots of the hospital in town go back to the 1899 Frost & Granger designed Alice Home Hospital, on the north campus of Lake Forest University, soon College. It was a cottage hospital in the English estate tradition, serving simple cases and births, while relying on Chicago hospitals (which were supported by Lake Forest estate owners) for challenging cases. The Passavant Cotillions of the last century raised funds for Northwestern's hospital, for example. But Alice Home could cater to the support-



community needs especially. This grew with an addition by Frost in 1925. A little over a decade later, though, architect Stanley D. Anderson was engaged to plan extensions to the hospital on the same campus as the main women's dormitory and the towngrown Durand Institute. These plans were so extensive that they would have filled the campus and left no room for cars or future college needs (Archives, Lake Forest College library).

At this point A. B. Dick, Jr. and his family donated land from his parents' *Westmoreland* estate, ca. 1903, for a new community hospital. The new hospital by Anderson's

firm, 1942, in its handsome east-facing L-shaped entry façade echoed the entry façade of the distinctive *Westmoreland* mansion by James Gamble Rogers that had been demolished. Like Anderson's 1935 Lake Forest High School, his firm's brick Georgian hospital resembled a residence in its two-story scale, its entry area parlor, and its homey rooms. In that still-simpler medical age the aim was to put patients at ease and with comfort. Through the 2000s this core was added onto, by Anderson's firm and later by others, less successful visually as these architects were disoriented by the Georgian context and classic rules of proportion, hierarchy of form, etc. Just as with modern office buildings, schools, and even homes, the older buildings were hard-pressed to accommodate new digital information and monitoring needs, making rooms small and updating prohibitively expensive.

This village tradition had grown out of the Alice Home Hospital, that served for four and a half decades the local needs. It had been donated by the Henry D. Durand, who lived just east on Deerpath and who also donated the funds for the other two 1890s buildings. This



opened the same year as Frost & Granger's City Hall, and the year before the train station was built—all community improvements of the Mayor Edward Gorton period.

What the new hospital has given up in community scale and coziness, it has replaced with something much more urgent in the 21st century. This is an architecture that declares a medical sophistication and authority unparalleled in the north suburbs but in the classic landscape context of estate-era Lake Forest. The Pelli firm's modernism is expressed in its classic planning and clear segmental-arched circulation systems, public and back-stage. The entry and dome both project confidence by the doctors there to meet the needs of patients. This architectural statement indeed has drawn new patients from a wider area in east Lake County, and plans are already underway to expand to meet this additional demand. Tests, procedures, and consultations that used to require trips into Chicago now can be done as well or better in this upto-date complex.





THE WILLIAM A. P. PULLMAN HOUSE © LAKE FOREST, 1929 2020 Infant Welfare Showhouse & Gardens

This fine old residence is the 18th biennial Infant Welfare Society of Chicago Lake Forest Showhouse & Gardens in July, and from visiting there much of the detail about the interior and architectural details will be discussed and shown. This article is complementary, drawing on material from Paul Bergmann, and focusing on the first two owners and their designers who created this superb house and garden in the estate era.

The Pullman house today only partly resembles the original houses that stood on the property. This handsome white frame house at 700 North Mayflower Road, just north of Spring Lane, has been lived in by descendants of at least four major pioneering and innovative Chicago families: first, two siblings of Lincoln-associated federal judge (7th circuit) Thomas Drummond, Wheaton; and second, scions of three families, those of railcar manufacturer George H. Pullman, detective Allan Pinkerton, and government bonds expert C. F. Childs. The house's restraint in style, with its English-Georgian-influenced colonial revival character, stands much in its original condition from ca. 1930—the updating well-built in the early Depression period. This date was perhaps one of the high spots in the U.S. country place era, 1893-1942, that saw created many exquisite suburban homes near great cities.



The original two parts of this house were designed in 1908 by architects Frost & Granger for Miss Mary Drummond and her brother James. They were siblings, their father Judge Thomas Drummond, Wheaton. Lake Forest's John V. Farwell, Jr. had married Ellen Drummond, a sibling of the two, and that couple lived at the south end of Stone Gate on the lake, perhaps with another

Drummond sibling, invalid Miss Elizabeth Drummond, who died in 1912. Her sister Mary Drummond wrote a birding memorial for Elizabeth and it ran in the Audubon Society periodical. The women were bird watchers, with Mary secretary of the Audubon Society in Illinois. James smoked, according to local history, and so a smaller two-story cottage to the south was built so that Mary was not inconvenienced by the tobacco fumes.

Mary died in 1926 and the house was bought in 1929 by the Pullmans, who had Anderson create a handsome link between the structures, according to Paul Bergmann, author of a book forthcoming on the Anderson firm.

The house and grounds, including its ravine edge, appear much as they did in the early 1930s as renovated and augmented by Lake Forest architects Anderson & Ticknor. Anderson, much discussed in recent issues of *Preservation*, was a third-generation Lake Forest resident, grandson of town and Presbyterian Church founder James Anderson. The clients were Madeleine Childs Pullman and her spouse William Allen Pinkerton Pullman, with Mrs. Pullman continuing to live there until 1992 after her



spouse's 1988 death. Mr. Pullman led in creating the Chicago Botanic Garden, 1965. He was a descendant of Allan Pinkerton and a great-nephew of George Pullman. Drummond, Pullman, and Pinkerton each had links to Abraham Lincoln. C.F. Childs pioneered Chicago's government securities market in the early 20th century.

The main house is formal, with Georgian moldings, arched doorways and French doors. The detailing is exquisite in its proportioning and its style; Anderson's work at its formal best. The cottage part of the house, on the other hand, is designed in Anderson's relaxed Georgian style. The library is paneled

Circlitect: Stanley Davis Anderson

Stanley Davis Anderson was raised in Lake Forest and was graduated from Lake Forest College in 1916. He attended the University of Illinois, University of Pennsylvania, and the Ecole des Beaux-Arts, at Atelier Laloux, Paris, to obtain his architectural and engineering training. He worked in Howard Van Doren Shaw's office for six years, 1919 to 1925, before launching his own firm in 1925 with partner James Ticknor. Anderson died in 1960. His post-World War II partner, Bill Bergmann, carried on the firm's work until his retirement in 1992.

in knotty spruce and is Anderson's classically "cozy" room for comfortable reading on a winter's day or a spot where good friends might gather for an evening nightcap while watching the last embers of the fire die away. This styling of the 1920s and 1930s owed much to the White Pine series of collected articles documenting architectural details on old American houses, published to encourage use of pine as a building material at a moment when fireproof clay blocks, etc. were pressing in on the lumber market. Works of many artists of the time were following these circulated articles and other new books and articles about this style, including David Adler, whose 1926-designed William McCormick Blair house, Lake Bluff, included a Dutch divided door with angled latticing as found on East Coast surviving buildings of the period. Anderson had a fine library and also Paris training that prepared him to use classic planning for circulation to organize such early American/Georgian country house details. Anderson's arrangement of inner spaces, which all have views of the gardens, hint to Mr. Pullman's passion for horticulture.

The original 1908 landscape architect has not been identified, though O. C. Simonds would be a logical guess, and since he also did a 1912 plan for the Franklin Smiths, owners of the property to the north. But for the Pullmans the garden designer was Annette Hoyt Flanders from New York City and in summer Lake Oconomowoc, Wisconsin-west of Milwaukee. The original garden, one can surmise, was bird-friendly—with oaks, dogwood, service berry, sunflowers, daisies, and other plants and flowers that would attract migrating and resident feathered creatures. Mr. Pullman was an avid horticulturist and served as president of the Chicago Botanic Garden. In the 1960s he successfully acquired 150 acres of land on the grounds of the Skokie Lagoons in Glencoe, Illinois, for the current home of the Chicago Botanic Garden. He raised over \$1MM in the 1960s for design and planting of the Chicago Botanic Garden preserve. He also designed the large gardens around his house, much of which exists today. He planted Ginko trees, Chinese maples, Japanese lilacs, and boxwood hedges (a variety is now called Pullman boxwood).

Mrs. Pullman, too, was a gardener, after 1932 a member of the Lake Forest Garden Club, and in 1960 hosting one of the fabled club garden tours. Photos of her garden, designed by Annette Hoyt Flanders according to Bergmann, appear in the Smithsonian collection of glass lantern slides from the first third or so of the last century and can be found on the SI Archive of American Gardens website: http://www.aag.si.edu, #IL005001, for example. This perhaps early 1930s slide view shows the guest

The Architecture of Stanley D. Anderson with

James Ticknor and William Bergmann

Paul Bergmann will publish a book, Fall 2020, on the works of the Stanley D. Anderson firm, featuring works of Anderson and his two partners: James Ticknor and Bill Bergmann, The Architecture of Stanley D. Anderson, with James Ticknor and William Bergmann. To be available at Lake Forest Book Store, all major bookstores and all online catalogs.

Gardens: Annette Hoyt Flanders

William Pullman was a passionate gardener and in fact was responsible for the development of the Chicago Botanic Garden in Glencoe. He chose Annette Hoyt Flanders to lay out the gardens here. Flanders was a graduate of Smith College but took many classes at Lake Forest College. Many owners of the home have recognized that this is a significant piece of period garden design and have chosen to carefully maintain it. The challenges of preserving historic gardens are many including the fact that the plant material is subject to maturity and diseases.





A contemporary writer describing Flanders' work stated:

"The garden by Mrs. Flanders is positively endearing in its simplicity and in the adjustment of its balanced design to the sentiment of place. Flowers are used, but they are used sparingly. The broad effect of turf and hedge contributes enormously to the prevailing atmosphere of peace and charm."

house entry including spring flowers in a low boxwood hedge, with a flower box and a vine on the cottage wing. The couple's son, Frederick Childs Pullman, wrote a memoir—Julie, Eat Your Prairie Chicken (1993) including his mother driving out into the country to rescue wildflowers ahead of developers, and then planting them in the ravine west of the house.

All the land once belonged to the Stokes/Bradley/ H. C. Durand estate also on Deerpath, and just north of this Drummond/ Pullman parcel is an 1860 cow barn adaptively reused with great taste as a residence for gardener Juli Priebe and her late husband, the design credited to I.W. Colburn and his associate Ed Noonan. The barn may be visible in an 1867 photo of the Bradley estate in Classic Country Estates of Lake Forest... (2003). This provides one more layer into the history of this landscape dating from the founding era of Lake Forest and home to scions of founding families.

Showhouse & Gardens Open July 11 - August 9, 2020

In accordance with the State of Illinois COVID-19 guidelines, attendance is limited, and tickets must be purchased in advance online before visiting the house. Tickets, times and guidelines are on the Showhouse's website www.lakeforestshowhouse.com.

1857 Map at Lake Forest City Hall



The Newberry Library



1857 Map arriving at the Newberry Library



1857 Map at the Newberry Library

The City of Lake Forest's Original Registration Copy of Its 1857 Plan Transferred to Chicago's Newberry Library

The Newberry Library, Chicago, has taken possession of the original 7' x 4' July 1857 Lake County, Illinois, registration plan for Lake Forest, Illinois. The transfer occurred March 10, 2020, from the City of Lake Forest, Illinois, after late 2019 approval from Lake Forest's City Council. In 1857 this new railroad garden suburb of Chicago was projected on the Lake Michigan shoreline at that time about 30 miles north of the booming city along an 1855-completed rail line completed to Waukegan ten miles further north. Lake Forest was a pioneering early picturesque residential enclave accessed from the city by train.

The railroad suburb, a trans-Atlantic phenomenon barely a decade old, was transforming the ways that urban areas would develop. St. Louis cemetery planner and landscape gardener Almerin Hotchkiss proposed about 285 larger lots of one to three acres typically between the lakefront and the new tracks to Chicago for commuters. This 1,300 acre Lake Forest curvilinear street plan's organization stands out as the largest of its type to that date and it went on to model novel characteristics found in other attractive suburbs. It spread across two and a half miles of shoreline and was about a mile wide at its center between Forest Park and the train station.

The Newberry Library is an independent public research library on Chicago's Near North Side, founded in 1887, with collections including 1.5 million books, 15,000 linear feet of manuscripts, and half a million maps, along with other materials. Peer independent research libraries in the U.S. include the Morgan Library, NYC; the Folger Shakespeare Library, Washington, DC; and the Huntington Library, near Los Angeles. In a 2012 book, The Newberry 125: Stories of Our Collection, its justretired president, David Spadafora, characterized the library as "a remarkably diverse place held together by passionate curiosity and seriousness of purpose in assembling, preserving, making available, and using a remarkable cultural treasure." Following an over a century-old agreement with the John Crerar Library, now at the University of Chicago, to collect science and technology, and with the Ryerson and Burnham Libraries of the Art Institute of Chicago to collect books on art, the Newberry's book and manuscript collecting zeroes in on history and the humanities, including literature, music, and dance. The Newberry's collections of maps are known worldwide. These maps are the focus of the Newberry's Hermon Dunlap Smith Center for the History of Cartography, established nearly a half century ago by the late Lake Forest resident and map collector for whom it is named.

Lake Forest was established just a couple of decades after Chicago—the latter a town by 1833 and a city in 1837—as a picturesque suburban village along the high lake bluffs with ravines and winding streets, the latter converging on its train station link to the city. The village center emerged at the campus of an educational institution operating in its own building by 1859, the institution and the town begun as one shared impulse by Chicago Presbyterians. This was along the central street, Deerpath, between the lake and the train station. It was not a typical commercial development, with its first published partial plan an inset on an 1861 Lake County map by a St. Louis publisher. That was the year in which a state charter was approved for the City of Lake Forest, succeeding an 1859 village organization.

The educational institution itself first published a small-scale plan in 1869 to attract students. The 1857 registration plan had been drawn up by surveyor Edmund Bixby from instructions by St. Louis's Almerin Hotchkiss between late March, according to Lake Forest Association Trustee Minutes at Lake Forest College's library special collections, and the date of registration in late July 1857. The Trustee Minutes show the organization reaching out to Hotchkiss in October 1856. This copy of the plan was signed in July 1857 by four officials at Waukegan, Illinois, the county seat.

According to Lake Forest resident railroad historian David Mattoon, this copy of the continued on next page

Lake Forest Architecture in 3 Parts:

PART II 1900-1940

As the new 20th century turned, the population of Lake Forest was 2,215 according to the national census. It would triple to 6,554 residents in 1930. And a minor bump in population during the Depression years capped off with 6,885 people in 1940. This early spike in population was evident as people of the era moved north from Chicago, and in from out of state, to settle in the burgeoning Midwest. A Century of Progress, the 1933 world's fair held in Chicago, also added to the region with new innovations in transportation, industry, design, and architecture.

Lake Forest had become a country escape for many of Chicago's society families and their offspring. Large estates with elaborate gardens were a notorious and prestigious moniker for our city. Much has been written about the foremost architects of this era, Adler, Shaw, Marshall, and Huen, just to name a few. But there was another group of architects to complement these icons of our region. Another group who designed a few larger properties but also did the better work of the middle-class citizens' homes and some preservation projects. These houses kept a high standard of design, materials, and function.

Colonial, Greek, and Gothic revivals, English country and some Arts & Crafts-styled homes began to populate town. James Roy Allen (1882-1965) was a Chicago-based architect who did work throughout Illinois and in Lake Geneva, WI. He is famously recognized locally for two significant projects, the Lake Forest Cemetery entryway and perhaps the entrance to the Schweppe estate on Mayflower Road. But he also partnered in a significant development in the building of homes in south Lake Forest. In July of 1925 it was reported in the *Chicago Tribune* that "The Campbell Investment Company had purchased 40 acres on Green Bay Road, south of and adjoining the Louis Swift

estate." Improvements of sidewalks, sewer and water lines were being laid out that summer. It was all under the supervising architect's direction, James Roy Allen. The minimum amount spent to build a home was \$15,000 with several being \$30-35,000 the article noted. While it is not known how many of the subdivision's homes were completely by Allen, a September 1927

advertisement stated that two homes were just completed by him and were on Green Bay Road near Hilldale Place and were of English country design. "These homes are architecturally the finest from a standpoint of construction and decoration."



Jerome Cerny (1901-1970) was a Lake Forest-based architect who opened his practice in 1929, just months before the onset of The Great Depression. It was a risky move, but his clients demanded the eye to detail that he delivered. Cerney had been a draftsman in the office of David Adler. For a time, his office was in the clock tower of Market Square. Maybe one of the best examples of preservation and adaptive reuse, in that time, of a building, was by Cerney. In 1936 he converted an old barn from 1861 into a modern house in the Greek Revival style. The client was John W. O'Leary and it was on his estate, Robinhood. The progress on such a large undertaking was noted in two *Chicago Tribune* articles in February and October of 1936. "Mr. O'Leary was eager to keep up the architectural character of his estate, and also to

beautify the grounds as much as possible, so he suggested that the great, square shaped, old barn, built some seventy-five years ago, had possibilities as a residence for one of his daughters."



The Greek doric

columns and simple treatments of the pilasters, and the repeated Greek key frieze at the portico were based off homes found in and around Natchez, Mississippi.

Contemporaries of Allen and Cerney were Ralph Milman, Walter Frazier, Stanley D. Anderson, and Russell S. Walcott. These architects continued an esthetic of quality in homes set by their contemporaries in Lake Forest and as the population grew in town, provided housing on the scale needed for the broadening community of this epoch.



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1857 plan then was used for county record-keeping until the mid 1890s, when a new version was drawn by county surveyor James Anderson, Jr., Lake Forest. This replaced the original, by then showing signs of its heavy use as the City of Lake Forest experienced a second major growth spurt. This occurred with the 1895-organization of Onwentsia, an early golf and country club for elite Chicagoans. This original registration plan copy then was returned to the City of Lake Forest, between 1895 and 1899, probably, when the new City Hall opened.

The framed plan remained in City hands and for decades in storage, until 2014, when it was rediscovered and sent to be stabilized physically at Chicago's Conservation Laboratory, with support from the Lake Forest Preservation Foundation joining City funding in the project. During this process high-resolution digital photographic records of the plan were created, now on file at City Hall, at the History Center of Lake Forest and Lake Bluff, and at the Lake Forest Preservation Foundation office, Gorton Community Center. Since the plan's return in 2015 it had hung

in its original ca. 1900 wooden frame in a City Hall conference room. The frame will be returned to the City in due time and it can be used to display a hard copy of the plan, derived from the 2014-15 high-res digital files to be provided by the Preservation Foundation.

Now the remarkable plan goes into the care of the Newberry Library, where it will be stored under optimal conditions in the Library's 1980s climate-controlled stacks.

From the Newberry Magazine, Spring/Summer 2020 - A welcome addition to the Newberry's cartographic holdings related to the history of Chicago's metropolitan region, the rare map intersects with several topics that can be researched in the collection, including the complex relationship between mapping and city planning.

"We are grateful to the City of Lake Forest for preserving this piece of their history, and we are thrilled to be able to provide Newberry researchers with access to it," said Jim Akerman, Curator of maps at the Newberry.

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Annual Meeting - May 14, 2020

We missed seeing our members in person at our Annual Meeting this year but our VIRTUAL Annual Meeting was a success with many of our members joining in live on our YouTube presentation. During the meeting, we reviewed our many successes of the past year including ten very well attended programs, a successful Annual Fund campaign, and new developments on the communications front. We unveiled plans for a new edition of our Preservation Guide to National Register Properties and a plan for an Historic Plaque Program to identify Lake Forest's rich architectural history by marking and recording facts on significant buildings in town. We welcomed new board members and thanked retiring members for their important service to our organization. Lastly, we talked about the current challenges and answered pertinent questions sent in from our members.

Thank you to our outgoing board members who have served us well in many capacities over the past six years - Ingrid Bryzinski and Liz Moore. Welcome new board members, Jim Farrell, Lauren Kelly and Courtney Trombley. We look forward to working with you.



Outgoing board members (l to r) Liz Moore and Ingrid Bryzinski



New board members (l to r) Courtney Trombley, Jim Farrell & Lauren Kelly

... grab your camera! ... and get outside! Lake Forest Preservation Foundation is sponsoring a summer

photo challenge

throughout July+August geared towards anyone (of any age) wanting to capture the art, architecture and nature in Lake Forest.

We will have a weekly theme to guide creativity, which will be announced on Friday of each week. Participants are asked to submit photography through the LFPF website, facebook and instagram. Our themes may include:

- · light and shadows—including sunrise and sunsets
- marking time—clocks, vintage cars, and buildings
- water—inclusive of our beloved lakefront or lakeside views

We will award WEEKLY PRIZES and share each creative 'Image of the Week.' Prizes may include chamber dollars and/or gift certificates to our favorite local shops! We look forward to what will be shared!

