

Proposed Preservation Planning Studies Of Lake Forest, Illinois

Prepared For
The Lake Forest Foundation for Historic Preservation
Historic Preservation Services
Chicago, Illinois

December, 1976

Preservation Planning In Lake Forest

In addition to educating the public about the problems and opportunities for historic preservation in Lake Forest, increasing the

membership of the Foundation, and raising funds for its various purposes, I suggest that the Lake Forest Foundation for Historic

Preservation commission a preservation planning project. Its aim should be to study the problems confronting the preservation

movement in Lake Forest and to re-recommend to the Foundation appropriate actions for meeting these problems. With such a

document in hand, the Foundation will more easily be able to prepare for themselves and the community an orderly set of realistic

goals and means for conserving and perpetuating the historic cultural environment of Lake Forest.

For convenience in scheduling and funding the project, I have subdivided it into three interrelated, yet separable parts. These divisions

were suggested to me by my preliminary analysis of preservation problems in Lake Forest while laying out the national register historic

district and preparing for my lecture to the preservation conference. The first concerns what shall call the central Lake Forest

conservation area; the next, the manor house problem; and the last, Lake Forest landmarks.

Study Of The Central Conservation Area

The aim would be to provide a thorough study and comprehensive plan of action for conserving, improving, and perpetuating the visual

character of the central conservation area (see map).

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In my judgment, it is the part of Lake Forest outlined on the map that appears to be in the greatest danger of losing its historic

character. If a plan capable of stabilizing and improving this historic character is not produced and acted upon, the undesirable

changes already beginning to manifest themselves in this area are likely to spread gradually throughout most of the older areas of

Lake Forest.

For this project, the consultant should:

1. Prepare a detailed use map showing:
 - a. Size and character of residential buildings
 - b. Size, character and use of commercial buildings
 - c. Names and types of businesses
2. Prepare a detailed zoning overlay for re above map showing present and proposed zoning
3. Prepare a study of housing units in the area on a block-by-block basis to show:
 - a. Approximate average value of each unit
 - b. State of maintenance
 - c. Alterations detrimental to the character of the area
 - d. Ownership of each parcel in areas immediately adjacent to commercial areas and/or residential areas now zone at density greater

than single family

4. Conduct interviews with selected owners of businesses and residences, representatives of the business community, municipal

administrators and elected officials and other knowledgeable persons about:

- a. Intensity and type of desirable growth
- b. Kinds and types of desirable businesses
- c. Economic problems of merchants and owners
- d. Points-of-view of real estate interests
- e. Problems of conservation, rehabilitation, and new construction
- f. Other factors that may suggest themselves

5. Prepare a study that will articulate verbally and visually the positive and negative qualities of the conservation area.

6. Study present and proposed land use, tax base, zoning, etc., in Lake Forest as recorded by and/or proposed by Harlan

Bartholomew for adoption by Lake Forest to determine the effects on the central Lake Forest

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conservation area.

7. Prepare a report on the central conservation area to include:

a. A general discussion of the problems affecting the conservation and stabilization of the central conservation area, including the

problems of:

- i. Bringing stability to the residential areas
- ii. Providing adequate separation between residential and commercial areas
- iii. Controlling change--including the design of new buildings--in the business district

b. A detailed discussion of specific problems relating to the conservation and improvement of the area

c. A map (or maps) showing the use of land including the names and types of businesses together with the present and proposed

zoning, with a verbal analysis to complement the map(s).

d. A map (or maps) showing the general size, condition, and value of housing units in the area with special attention paid to housing

immediately adjacent to business areas and to areas of housing zoned for greater density than single family use, with a verbal analysis

to complement the map(s).

e. Recommendations, together with supporting maps and graphics, for:

- i. Promoting desirable growth and change
- ii. The most appropriate kinds of businesses in the commercial area consistent with preservation goals
- iii. Land use, zoning, historic zoning and other related measures for achieving preservation goals
- iv. Incentives, controls and legislation of a positive nature
- v. Actions to be taken in these regards by the Lake Forest Foundation for Historic Preservation

Study Of The Lake Forest Manor House Problem

For this project, the consultant should:

1. Prepare a map showing the locations of all manor houses in Lake Forest, the map to be based on:

- a. Aerial photographs
- b. Existing surveys
- c. Local knowledge

2. Conduct research to:

- a. Determine the present property lines of the land surrounding the manor houses and produce a base map.
- b. Determine present ownership (with the assistance of the Lake Forest Foundation) including

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locating and contacting owners

c. Assemble data on original owners, architects, construction histories, etc.

3. Visit each manor house (with assistance of the Lake Forest Foundation) to:

- a. Inspect houses and property
- b. Describe present conditions
- c. Describe alterations
- d. Evaluate the visual, architectural, and historic quality of the manor house, outbuildings, gardens etc.
- e. Make record photographs in black and white

4. By interviewing owners, municipal administrators and elected officials., Real estate interests and other knowledgeable persons,

gather opinions on:

- a. Economic and legal problems and potential solutions
- b. Problems of maintenance and potential solutions
- c. Other possible solutions to the problem of conserving and perpetuating the Lake Forest manor houses.

5. Prepare a report on the manor house problem with recommendations for action by the Lake Forest Foundation for Historic

Preservation, the municipality and other group2 to consist of

- a. A general discussion of the problems affecting the conservation of the Lake Forest manor houses and their environments
- b. A detailed discussion of specific topics, such as planning, zoning, economics, law, types of ownership, and building maintenance as

they affect the problem of perpetuating these important cultural assets

- c. A map (or maps) locating the Lake Forest manor houses
- d. a study of each manor house that would include:
 - i. A sketch plan showing the present and past extent of the grounds; present property lines; present owners and their relationship, if

any, to the original owners; the position of the manor house, out-buildings, and-gardens; and the general topography

- ii. A description of each estate
- iii. Notes on the present condition of the house and estate; and probable future disposition of house and estate if no action is taken
- iv. Qualitative evaluation of the property from an environmental, visual and architectural standpoint
- v. Evaluation of the property in terms of potential future uses including museum, residential, adaptive residential, other use, or

demolition

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vi. Recommendations to the Lake Forest Foundation as to possible and preferred actions to be taken in the case of each property

e. General recommendations to the Lake Forest Foundation regarding:

- i. Municipal involvement
- ii. Other governmental involvement
- iii. Direct acquisition of properties
- iv. Promotion of uses favorable to conservation including desirable legislation, tax policies, and historic and traditional zoning

Study Of Lake Forest Landmarks

One component of historic preservation in Lake Forest is almost certain to be the creation of a Landmarks Commission having legal

authority to designate and protect landmark structures and sites. By commissioning a study to determine potential landmarks, the

Foundation will provide itself and the commission with a documented list of already selected and evaluated landmarks thus insuring

that all significant structures are designated and protected as quickly as possible. Included in this report would be the more significant

manor houses and their grounds; structures of special distinction in the central conservation area, and all other significant structures

whatever their location in Lake Forest.

The report should contain:

1. A map showing the location of all structures having sufficient visual and/or historic distinction to warrant designation as Lake Forest

landmarks

2. A verbal description of each structure with special attention called to the most significant characteristics of the structures with

comments on the desirability of maintaining those characteristics, and suggestions for restoring undesirable alterations

3. A short study of each landmark in terms of:

- a. Its original owner(s), or
- b. Use, if not residential
- c. Architects if known
- d. Construction history
- e. Subsequent history

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4. An evaluation of each structure including the reasons for designating it
5. Recommendations to the Foundation regarding the best kind of landmarks ordinance for Lake Forest, with suggestions for

effecting its passage. Either three completely separate or one single study embracing the three parts outlined above, should provide

the Foundation with sufficient information and recommendations for its officers to determine policy and goals of the Foundation in

protecting and perpetuating the cultural heritage and environment of Lake Forest.

Yours respectfully,

Paul E. Sprague, Ph. D.

Historic Preservation Services