

A photograph of a historic stone house with a snow-covered roof and bare trees in winter. The house is made of light-colored stone and has dark shutters on the windows. The roof is covered in snow, and the trees are bare, indicating a winter scene. The sky is a clear, bright blue.

Lake Forest Preservation Foundation
PRESERVATION

Spring 2014

Stewardship of Historic Lake Forest Homes

PHOTO BY CAPPY JOHNSTON

DEVOTED TO RESTORING A NEIGHBORHOOD LANDMARK



PHOTO BY CAPPY JOHNSTON

Cheryl and Bill Killam knew almost immediately when they found the historic house they could call home, a 1930 Colonial Revival that stands prominently at the southwest corner of Castlegate Court and Burton Drive, marking the northern most entrance to the Deerpath Hill Estates District. The couple had always admired older homes but had never lived in one. Upon driving by 965 Castlegate (cover photo) for the first time, they were immediately drawn to the lines of the home and the warmth of its Lannon stone and brick façade. Inside, they were taken by the beautiful plaster moldings and the sunlight that poured in from the gorgeous bay window in the living room. This was the perfect old house for them.

That was almost 16 years ago, and the Killams, who've raised three daughters in the house, have been faithful stewards devoted to its restoration ever since. They've worked hard to maintain as much of the home's original character and beauty as possible while finding ways to modernize the interior to suit 21st Century living.

"We started with the kitchen and family room area," says Cheryl. "The kitchen still had some of the original cabinetry, but it wasn't in good shape, so we replaced it with custom cabinets that had the same look and feel as the original." Adjacent to the kitchen there had been a small room that was used as a "children's dining room," according to remodeling floor plans drawn by architect Stanley Anderson in 1941. "Over the years it had been made into a laundry room, so we reverted it back to a dining space, opening it up to the kitchen."

The couple has undertaken numerous restoration projects over the years, including restoration of all the original brass window and door hardware, but a real labor of love has been renovating all seven bathrooms while trying to keep as many of the original fixtures as possible.

"With any older home, there are projects that are definitely labors of love," Cheryl says. "For us, trying to save some of the original bath fixtures has been a challenge. We fortunately have a plumber who specializes in older homes and has a great appreciation for the design and quality of these beloved fixtures...as the old saying goes, 'they don't make 'em like they used to!'"

Through all their hard work, one of the things they are most proud of is that they have managed to keep the original vision and integrity of the house in tact. Their efforts were rewarded in 2006 when the house was honored by the National Park Service as part of the designation of the Deerpath

Hill Estates District to the National Register of Historic Places. Their house was singled out not only as an important neighborhood landmark, but also for its exceptional quality of design and excellent condition.

The Killams' devotion to restoration hasn't ended at the property line either. Last year they helped spearhead a neighborhood-wide effort to restore another important landmark – the Lannon stone pillars and walls that define the Waukegan Road entrance to their neighborhood. Eighty-five years of harsh weather and winter salt spray had led to serious deterioration of the prominent entrance feature. Thanks to the fundraising effort, the pillars and walls have been restored to their original elegance.

When asked what it's like to live in an historic home, the Killams call it, "magical." "Old houses tell a story, and there is something about sitting in a room and thinking about what it would have been like to live here in the 1930s, 40s, 50s... We are the sixth owners of this house, and we enjoy thinking about the families who lived here before us. If past owners would walk through the house, we hope that it would still feel like home."

Their advice to anyone thinking of purchasing an historic home is simple: "If you have a love and appreciation of the past and can look at a crack in the plaster or hear the creaking of a wood floor and think of it as "charm," then you'll find perfection in all its imperfection."

ART DECO AT ITS BEST

Grieve Residence, 1301 Knollwood

It was March of 1998 and Bruce and Laureen Grieve were looking for their first home. They loved the feel and character of an older home. Recognizing that the setting around a house was equally important, they were looking for a property with land around it. At the end of one particularly long day of house hunting, their realtor took them to see a large house tucked away on the grounds of the Knollwood Club. It was love at first sight.

The first thing that impressed Bruce and Laureen was the design of the Art Deco structure. Its character was bold, and its placement among mature burr oaks, shagbark hickories, and evergreens was a work of art. Bruce and Laureen were equally amazed with the way the house was constructed. The construction details and high-quality workmanship told them the house was built to last. "As is typically the case with older homes, you really need to visualize beyond the existing condition and décor to appreciate their true character," said Bruce. Were they ready to become stewards of this historic property? Yes!

As only the third owners of the home, the Grieves were delighted to find that few alterations had been made to its original design. Seven layers of paint

were removed from the exterior to reveal the historic color palette. Once carpeting and wallpaper were removed, high gloss linoleum tiles on the floor and Art Deco striping on the walls hinted at the high style of the home's original finishes. These hints, and neighbor Pauline Mohr, encouraged Laureen to begin to research this special place.

She discovered that the house was designed by the prominent firm of Zimmerman, Saxe and Zimmerman for Colonel Robert H. Morse. Morse was one of the founding members of the Knollwood Club and head of the Fairbanks Morse Company. "The house is considered to be among the finest examples of residential Art Deco design in the country, especially because of its large scale," notes Bruce.

With this information in hand, Laureen successfully completed the National Register listing process. With the listing in place, the restoration work allowed the Grieves to benefit from a tax deduction. This important government incentive encourages preservation of our cultural heritage. In addition, Landmarks Illinois now holds an easement on the building's exterior to preserve it for the future. The Grieves believe "in older communities, historic homes are among the most

valuable and visible links to the past." In addition, the loss of historic architecture from a community is a serious financial and cultural loss.

As part of their quest to recreate the home's grandeur, Bruce and Laureen began collecting art and decorative arts from the same period. High style Art Deco and Asian pieces fill the rooms, creating a harmonious whole. However, this is a family home. No space is off limits to young Kate and Pierce Grieve. They are developing respect and understanding of their special house. They are becoming stewards for the future.

As a final thought, Bruce notes that "In today's world, many communities give little thought to the long-term impact of tearing down historic properties. In most cases, today's new builds will be the easy teardowns of the future, eventually leaving these once unique areas without any cultural or historic links to the past."



24th ANNUAL LAKE FOREST HISTORIC PRESERVATION WEEK: April 21-28, 2014



Every year, Lake Forest Preservation Foundation honors families, businesses, and organizations who have demonstrated a commitment to excellence in preserving Lake Forest's architectural heritage. Our annual Historic Preservation Awards process begins with nominations by the public or property owners by March 28, followed by judging of the projects by a panel of respected architectural historians in early April.

There are six categories of awards, the first four based on "The Secretary of Interior's Standards for the Treatment of Historic Properties." Judging is based on the ten standards from "The Secretary of the Interior's Standards for Rehabilitation" and may be viewed at www.nps.gov/history/hps/TPS/tax/rhb/.

LFPF kicks off the final week of activity when LFPF Board members and volunteers place green & white signs in front of "all homes and buildings" which have won awards in the past. 2014 Awards culminate at the Foundation's Annual Meeting when new Awardees are announced and presented with a handsome bronze plaque for mounting on their building. In 2014, the Annual Meeting will be held on Sunday, April 27, at Gorton Community Center. A reception follows for all our members.

Since initiating the Historic Preservation Awards program in 1991, the Foundation has honored over 175 properties in recognition of the integrity of the preservation of their original character. These properties and their owners are representative of the remarkable work of all Lake Foresters who are dedicated to preserving the city's cultural landscapes and its unique architectural heritage.

Nominations for the 2014 awards are being accepted now. Any Lake Forester may nominate a property they would like to see recognized for an award by calling the LFPF office and requesting a nomination form. Forms may also be downloaded by going to www.lfpf.org/nomination-form. The deadline for 2014 entries is March 28th.

MORE THAN A CENTURY OF FAMILIES' STEWARDSHIP CONTINUES



PHOTO BY BRIAN BRZYNSKI



PHOTO BY CAPPY JOHNSTON

Stewardship fortune has “shone favorably” on 941 East Westminster, built 1889-92, the oldest surviving Lake Forest estate home facing the Lake. Designed by Holabird & Roche, “941” was a wedding gift for Henry Nelson Tuttle and Fannie Farwell Tuttle, daughter of John V. Farwell. Ingrid and Brian Bryzinski purchased this home in 1996, and they remain its faithful and meticulous stewards.

They were drawn to “941,” their first historic home, in part by its proximity to the Lake and downtown Lake Forest. Other endearing features were high ceilings, general flow, and six fireplaces—they added number seven! Full of character, this home came complete with numerous stories. Former owners and many Lake Forest residents have been kind in sharing the history of the house and its period photos. Ingrid knows the room where ice was delivered and the

fact that the family slept summers in the windowed sun porch, now enclosed. About 1920, a west wing was added, believed to be designed by Edwin Hill Clark. Each family has added their stamp to this inviting house.

An “acre plus” lot with a private and topographically interesting backyard presented a blank canvas for these avid and creative gardeners. In 2013, Ingrid and Brian generously hosted a Lake Forest Preservation Foundation Wine Stroll, which showcased their incredible work.

Restoring the house to 21st century standards, while maintaining its original character, is a challenge which continues. An example is the replacement of a deck with a limestone terrace. Window wells needed to be closed and a free-standing foundation built. Another detail regards restoring the plaster to maintain the home’s integrity. Virtually all mechanical systems have been updated. The Bryzinski’s say, “Often, it seems one step forward involves taking two steps backward to accomplish the goal.”

Would they buy and be stewards to an historic home again, given this is

their first? “Yes, but on a smaller scale! We enjoy researching the history and finding time-appropriate pieces to fit the house. This is time consuming and not for everyone.” Ingrid and Brian thoroughly enjoy the restoration planning and developing the design together. Work continues as they complete restoration and renovation of their east living room. We so appreciate the generous act of preservation and personal perspective they have given Lake Forest.

Photo of Home & quote from Arthur Miller, Historian and Lake Forest Preservation Foundation Board Member on 941 East Westminster: “The last of the pre-Country Estate Era residences surviving here, it represents a Lake Forest residence built before the Beaux-Arts influence of the 1893 Chicago World’s Fair.”



LFPF MEMBERSHIPS ARE UP FOR RENEWAL

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

- David Brown, National Trust for Historic Preservation

April 1 marks the beginning of a new LFPF year, and the date by which existing 2013 memberships expire and are due for renewal.

Your membership dues help to:

- Demonstrate your commitment to the preservation of the historical visual character of Lake Forest
- Encourage and aid the restoration and preservation of historic sites, structures, landscapes and community amenities
- Educate the community through a variety of educational and informational programs
- Advocate for sound preservation policies and practices
- Present educational programs and publish newsletters to increase knowledge in and awareness of Lake Forest’s historic resources
- Enable the Foundation to conduct research, surveys and studies related to historic preservation
- Recognize community projects that contribute to Lake Forest’s visual character through our annual Historic Preservation Awards
- Ensure that future generations will continue to value, appreciate and enjoy Lake Forest.

LFPF members also enjoy discounts on programs and invitations to special members-only events.

Join the nearly 1000 active LFPF members today—and preserve for tomorrow.

To join or renew your membership go to www.LFPF.org/membership.





LFPF Leverages Neighborhood Support, Annual Fund Contributions and City Funding to Restore Historic Gates at Waukegan Road and Castlegate Court

A key focus of the Lake Forest Preservation Foundation’s (LFPF) mission is to preserve and protect Lake Forest’s architectural landmarks and treasures. One recent success coordinated by the LFPF began with a grass-roots neighborhood effort and resulted in a collaborative partnership among the North King Muir neighbors, the City of Lake Forest, and the LFPF.

Beautiful stone gates abound in our community. Many grace private property. Others, like the circle, or “moongate” at the end of Verda Lane just off Waukegan Road, have become hidden as estate properties have been subdivided. Without care and attention, some gates fall into disrepair and subsequent ruin, or are torn down to make way for more modern structures.

The historic Castlegate Gates at the entrance to the North King Muir subdivision off Waukegan Road at Castlegate Court were built in the early 1920s to showcase the beauty and potential of building homes in the northern portion of Deerpath Hills

Estates. Over time, the gates fell into extreme disrepair, its “arms” eclipsed by buckthorn and overgrowth.

In response, a committee led by North King Muir residents Cheryl Killam, Andrea Cutting, and Maureen Grinnell looked for a way to “save” and restore the gates to their former glory. To increase interest and jump-start fundraising, a “Save the Castlegate Gates” presentation in the A.B. Dick Westmoreland carriage barn, a walking tour through the neighborhood to the gates, and a reception at the original Deerpath Hills Estate “signature home” north of Deerpath and almost adjacent to the gates were hosted by the LFPF on November 3, 2013. The presentation featured local historian Paul Bergmann whose father worked with Deerpath Hills Estates architect Stanley Anderson, A.B. Dick family member Maddie Dugan whose family—years ago—donated generous portions of its estate to enable the development of Lake Forest Hospital and Deerpath Golf Course, and Jim Opsitnik, the contractor who first restored the moon gate abutting his property, and later supervised the south gates restoration at King Muir and Deerpath Roads in 2012. Over 100

LFPF members and King Muir neighbors participated, interested in learning more about the history and significance of the neighborhood.

Work to restore the gates began within a month of the event and is virtually complete despite the inclement weather. Jim Opsitnik and his team were again engaged for this new project. One column was rebuilt from the ground up, utilizing the stones and cap from the original structure. Other repairs included an improved foundation to prevent water seepage, which was responsible for much of the initial damage. Additional work included tuck-pointing with new mortar that was of the same formula used in the 1920s.

Because the gates are located on City property, half of the funding for the project came from the City of Lake Forest. The other half was split between donations from residents of the North King Muir neighborhood, and contributions to the LFPF Annual Fund, designed to preserve and protect Lake Forest’s architectural treasures.

Walk, ride, or drive by the gates to experience for yourself the results of this unique and very successful collaboration.

FROM THE PRESIDENT

The year 2013 was marked with success for the Preservation Foundation, thanks in large measure to the support of our members, other community residents, and community organizations. How did *you* contribute to our success? Let me count a few of the ways.

- In partnership with The City of Lake Forest, we secured an additional \$1.236 ITEP grant to support the restoration of the historic downtown railroad depot. You'll witness renovation activity restarting later this spring/summer.
- Friends and neighbors across the region joined with generous homeowners to make our October Historic Home and Garden Tour a resounding success.
- The Foundation and North and South King Muir neighbors, in partnership with the City, completed restoration of the Deer Path Hill estate gates at both the King Muir/Deer Path (2012) and Castlegate/Waukegan Road (2013) entrances to this historic landmark development.
- We launched a beautiful new web site. Be sure to visit www.lfpf.org for our latest news.
- Generous Foundation members and residents across the community ensured the success of our second year-end Annual Fund campaign, raising over \$20,000 to help support Lake Forest's future by preserving its past through preservation projects.
- Ten homeowners received Preservation Awards recognizing the dedication, stewardship, and diligence required to help preserve the architectural gems that make our community unique.
- Our annual Holiday Celebration for members provided a first-ever look at the Frank Hibbard Estate House, a 2006 National Register of Historic Places award winner, thanks to generous hosts and homeowners Kent and Dr. Suzanne Woloson.

We welcome the community to join us throughout the year, both as members and as residents who care about the future of our treasured historic resources. Coming up, please join us by:

- Submitting nominations for our annual Preservation Awards, see page 3.
- Attending programs of interest from our roster of annual events, both informative and entertaining. See schedule on page 8. This is a great way to learn more about what makes Lake Forest unique in the nation and what we're doing to help keep it that way.
- Renewing your membership, or joining the Foundation if you're not already a member.

Each step forward in preservation helps secure the future of the special qualities we all love about Lake Forest and helps curtail the bit-by-bit erosion of incompatible change. Please join us as we move forward with our mission "to protect the historic visual character of Lake Forest" and our vision of "a community sharing a commitment to preserving" that unique character.

Gail

Gail T. Hodges

2013 ANNUAL FUND RAISES MORE THAN \$20,000 FOR PRESERVATION PROJECTS

Thanks to generous contributions from our LFPF members and friends, the Foundation's second Annual Fund campaign again raised more than \$20,000 for local preservation efforts.

A portion of the funds raised were immediately directed to the Save the Castlegate Gates effort (see page 6), while additional funds will be prioritized throughout the year. Currently, we are keeping close watch on landmarks in urgent need of attention, including the well-used (and well-worn) Pond & Pond-designed Warming House at West Park, and the continued restoration of the Downtown Lake Forest Train Station windows and interiors. A special committee to study Lake Forest Treasures, in partnership with the City of Lake Forest's Historic Preservation Commission, is also at work to identify endangered landmarks.

Thank you Annual Fund donors! Look for your invitation to a special appreciation event celebrating your contributions to preservation later this spring.

Annual Holiday Celebration

LFPF Members celebrated the holiday season at the beautiful historic Hibbard Estate home of Kent and Susanne Woloson



PHOTOS BY CAPPY JOHNSTON

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2013-2014

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We appreciate our Members!

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

**Renew for 2014
or join in our mission at
www.LFPF.org**

*LFPF is committed to expanding
its endeavors for education, advocacy and
funding to preserve local landmarks.*



Lake Forest Preservation Foundation

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



• **APRIL 11 · 10 AM**

FIRST PRESBYTERIAN CHURCH OF LAKE FOREST
700 NORTH SHERIDAN ROAD, LAKE FOREST

LAKE FOREST'S STAINED GLASS WINDOWS

Free admission to program and parking in the church lot.

Please RSVP to office@LFPF.org or by calling 847-234-1230.

• **APRIL 27 · ANNUAL MEETING** with presentation of 2014 Historic
Preservation Awards & reception in a historic home.

• **JUNE · GARDEN STROLL 5:30-7:30**

• **AUGUST 22 · GARDEN STROLL 5:30-7:30**

• **SEPTEMBER 27 · ARCHITECTURAL HOME TOUR**

• **DECEMBER 7 · ANNUAL LAKE FOREST PRESERVATION
FOUNDATION HOLIDAY PARTY**

JOIN—OR RENEW YOUR MEMBERSHIP—TODAY

Check www.lfpf.org for additional information on upcoming events.

PRESERVATION • VOLUME 6, NUMBER 2

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