

Lake Forest Preservation Foundation
PRESERVATION

Summer 2018



*611 East Illinois:
2018 Preservation Foundation Award Recipient*

PHOTO BY CAPPY JOHNSTON

FROM THE PRESIDENT

Dear Lake Foresters and Friends of the Preservation Foundation,

Good News! The light at the end of the tunnel is not an on-coming Metra train, but the completion of the final phase of the train station – the interior waiting room. With the generous contributions from our members and the community, we were able to accomplish a beautiful rehabilitation. Sixty percent of the



LFPF President Jim Opsitnik has spearheaded the historically accurate improvements to the waiting room interior, acting as Project Manager, donating his time and resources to ensure the project is done right.

original 1900 oak wainscoting has been saved and restored. Additional oak was milled and finished to match. New quarry tile, obtained from the U.K., that exactly matches the floor was installed. The walls and ceiling have been repaired and painted, with advice from former board member Frank Ponterio, with Farrow & Ball paint. The wood work and benches were refurbished. New lights and fans were installed. A computer/cell phone charging station was built into the new window shelf. Period appropriate wall sconces were installed which represent the gas/electric era when the station opened. A working faux skylight in the ticketing area was built to represent

the original skylight and provides much more light to the area. As the Project Manager for this endeavor, I hope you will find these improvements as handsome and suitable as they are to those of us who have participated. The metamorphosis of this wonderful building is truly gratifying. **On Sunday, June 10, 2018, there will be a Community Open House for all to see from 1-3 PM.** The original tunnel under the tracks will also be open for guided tours at that time.

On another topic, the City of Lake Forest will be conducting a pilot project where an upgrade and modernization of gas streetlights in a non-historic neighborhood will take place. The goal is to maintain the original look and character of the gas lights after converting to LED, based on new technology not available earlier. LFPF supports this gas light adaptive reuse project, providing there is no discernable difference in the look and ambiance from that of the existing gas lights. We will continue to update you as this project progresses.

We look forward to seeing you at one of our upcoming events. Have a wonderful summer.

Sincerely,

Jim
Jim Opsitnik, President



Community Open House

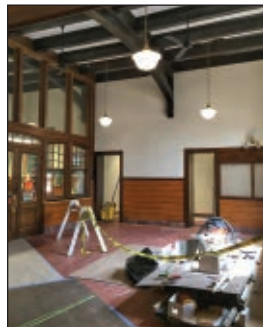
CELEBRATE THE COMPLETION OF THE RENOVATION LAKE FOREST TRAIN STATION

Sunday, June 10, 1:00 – 3:00PM

See the Train Station as architects Frost & Granger envisioned it in 1900 inside and out. Learn about the technical and design history. Tour the pedestrian subway (closed in 1970). Enjoy cake, summer treats and more.

This event is free of charge, and all are welcome.

The Train Station restoration/renovation project begun in 2009 was made possible by the generous donations of the members and friends of LFPF, the City of LF, Metra, Federal and DAR grants.



It's down to the final details as work is nearing completion on the rehab of the waiting room. Final tile work is being completed just in time for the return of the restored original benches.

Note from the Editor

This past May, at the Foundation's annual meeting, a new LFPF logo was unveiled as part of the organization's rebranding effort started in late 2017. The new logo initiative was led by former Board member Peggy Pandaleon and was chosen from over 100 designs submitted to a design contest.



Keep in Touch with Us on Social Media

Preservation is published just three times a year, but we're always engaging with the community on social media. Find us on Facebook, Instagram and Twitter for the latest on LFPF events, photos, and issues affecting Lake Forest.

Join us here



Lake Forest Preservation Foundation



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MID-CENTURY MODERN AND ITS REVIVAL

AWARDS FOR THE 1961 WOODLANDS CHAPEL

AND FOR THE 2018 NORTHWESTERN-LAKE FOREST HOSPITAL

This year's eight Preservation Foundation awards highlight notably two modernist works: the 1961 Chapel of Woodlands Academy of the Sacred Heart by Chicago architects Loeb, Schlossman, and Bennett, and the new Northwestern-Lake Forest Hospital by global architects Pelli Clarke Pelli. Both of these awarded buildings, the Chapel for Preservation and the Hospital for compatible new construction, exemplify what can be considered second and third waves of Modernism in architectural design. The new appreciation of Woodlands Chapel and the striking compatibility of Northwestern-Lake Forest Hospital has been brought to Lake Forest in two eras by significant Chicago and global architectural firms, each one leaders in their periods.

The Woodlands Chapel's form, rising to its sixty-four feet tall geometric peak, represents praying hands raised upwards. It also echoes similar Mid-Century Modern ecclesiastic forms, such as the ca.

1950 Unitarian Society near Madison, Wisconsin, designed by F. L. Wright, and the 1955 Notre-Dame-en-Haut, France, created by Le Corbusier. The angled metal Woodlands Chapel forms resemble such geometric shapes found on the much-larger, contemporary Air Force Academy Chapel, designed by Skidmore Owings & Merrill's Walter Netsch, Chicago. In this case, the Woodlands Chapel's large planes of patented metal cladding are broken by light-slashing irregular glass long openings east and west.

Woodlands Academy was a new name chosen at the time of the building of the 1961 campus, as the school program moved out of the nearby 1904 Convent of the Sacred Heart building, then renamed Barat College (demolished 2015). The sisters had been making payments on a distinguished Elmhurst estate ca. 1902 when leaders from the mother house came and determined that the school should be in Lake Forest, near then the informal seat of economic and social power for Chicago. When the original building and Chapel were torn down in 2015, the campus was re-landscaped with new roadways, linking the 1995-built former library building by Lohan Associates and the spacious playing fields area to the 1961 campus. A lower school had given way to parish schools, leaving the 1961 campus as a college preparatory academy for young women of all faiths.

The Loeb Schlossman firm began in 1925 with a Glencoe residence, according to the Art



*760 East Westleigh Road
Chapel, Woodlands Academy
of the Sacred Heart*

PRESERVATION AWARD

Architect: Loeb Schlossman & Bennett,
1961

210 N. Mayflower Rd. This is immediately north of Frank Lloyd Wright's 1951 ravine-edge Charles Glore house.

New Lake Forest-Northwestern Hospital

The new hospital stands as work of the 21st century's revival of American Mid-Century Modernist style, a reprise of the technical and design advances that culminated for the U.S. in the post-World War II period. The 1926 Argentinian-born Cesar Pelli, an AIA Gold Medalist architect, today links the two eras, much as Frank Lloyd Wright linked the Chicago School and Prairie periods with the Mid-Century Modern era.

This third incarnation of Lake Forest's hospital, replaces the 1942 classic country-house styled Lake Forest Hospital designed by Anderson & Ticknor, the firm of third-generation Lake Forester Stanley D. Anderson. This 1942 hospital had replaced in turn the 1899 Alice Home cottage hospital (demolished 1965) on the North Campus of Lake Forest College, designed by Frost & Granger. By the end of the 1930s, further expansion on the College site was deemed impractical. The A. B. Dick family donated land for the new structure from their Westmoreland estate, 1903, land that included not only the 1942 hospital site, but also that for the 2018 new building.

The stunningly beautiful modernist Pelli Clarke Pelli building, landscape, and two-level, grand

Continued on page 5



*The United States Air Force Academy
Cadet Chapel, completed in 1962*



2018 PRESERVATION FOUNDATION AWARDS

This year marks the 28th year that the Lake Forest Preservation Foundation has presented its annual Preservation Awards. Since 1991, more than 230 awards have been presented to homeowners, businesses, organizations, architects and landscape architects that have demonstrated a commitment to excellence in preserving Lake Forest’s unique historic visual character.

This year there were 8 awards presented to properties varying dramatically in size, age, and function. The styles range from Arts & Crafts to 21st century Modern Revival, with architects who range from James Gamble Rogers and Stanley D. Anderson a century ago to Cesar Pelli’s high-profile international firm today. Each of these awards demonstrate not just the significant investment in construction and preservation, but also the commitment to high quality, top caliber design, both architecture and landscape architecture, that continues to be made in this community year after year.



1050 North Green Bay Road PRESERVATION AWARD

Original Owners: Hugh McBirny Johnston and Ethel Hulburd Johnston

Original Architect: William Arthur Warren, 1910

Renovation Architects: Harrie T. Lindeberg, Anderson & Ticknor (1920s)

Current Owners: Arthur Wood Jr. and Peggy Wood

This great Queen Anne-style estate includes a staff lodge, green house, garden, garage building, and play house on almost five acres of beautiful walled-in grounds. This William Arthur Warren-designed house was originally completed in 1910 and was previously owned by Albert B. Dick Jr. and Helen Aldrich Dick in the 1920s. The residence has undergone alterations over the years, including an Anderson & Ticknor library wing addition. This historic property has been carefully preserved by the Wood family for seven decades, evidencing their great respect for the home’s original design and strong character.

1 Stone Gate Road REHABILITATION AWARD

Original Architects: H. I. Cobb, 1896; James Gamble Rogers, 1907

Current Owners: Cezery and Eva Jakubowski

Rehabilitation Architects: Melichar Architects, 2017

This Georgian Colonial was originally constructed with wood salvaged from the 1893 Chicago World’s Fair. It enjoys a phenomenal lakefront site that also exposed it to the elements. Early 21st century work on the house began by finding much of the wood decayed, so the owners restarted the project with the help of architect Diana Melichar. Ultimately the work included replacement of all wood siding with more durable brick, the addition of period trim, and construction of a new sensitively designed garage wing.



611 East Illinois Road REHABILITATION AWARD

Original Architect: attributed to neighborhood builder Alex Kelly, 1918

Renovation: 2017

Current Owners: Zack Jacobs and Stephanie Capparelli



This century-old cottage, likely built by Alex Kelly, exemplifies the range of housing scales and styles in this Lake Forest College neighborhood. It is situated across from the open space of the College’s Farwell Field (1903). The new home construction nearby and the owner’s rehabilitation of their Arts and Crafts home both remain consistent with the charming and historic streetscape. A similar home appeared in von Holst’s 1913 *Country and Suburban Homes*. The present owners have also removed the existing siding and restored the exterior to its original stucco, which greatly enhances its curbside appeal.



175 East Illinois Road
Church of St. Mary, Chicago Archdiocese
PRESERVATION AWARD

Original Architect: Henry Lord Gay, 1910
Rehabilitation Architect: Frank Klepitsch

An earlier frame church was demolished and replaced by this impressive brick and stone structure. Architect Henry Lord Gay's St. Mary's is a blend of Roman motifs (pediments, nave, and window arches), Gothic accents (buttressed towers and some limestone details, and large pediment over a centered entry), and early American elements (round window in west tower and limestone-detailed window surrounds). The result has been for over a century a uniquely classic Roman Catholic Church for Lake Forest parishioners. Carefully restored and maintained over the years, the most recent work involved modernizing the clear plastic protection for the beautiful stained-glass windows and restoring the north entry facade and terrace.

930 North Lake Road
INFILL/NEW CONSTRUCTION AWARD

Current Owners: Miles and Lorna Marsh
Project Architect: Rugo Raff Architects, 2016

The Marshes have created a new home near the lake both compatible with its traditional surroundings and modern in its simplicity of line. Its clean symmetrical architecture refers back to the Roman villa tradition of David Adler's 1916 Pike house nearby. The residence is sited on a relatively small infill lot, but unlike many other houses on smaller lots, it reflects an economy in composition creating a presence well beyond its modest scale. Its proportions are well suited to the site, establishing a comfortable and balanced sense of space. This artist's residence also features a stylish walled-in courtyard with a handsome sculpture contrasting attractively against the home's lightly toned walls.



287 West Laurel Avenue
INFILL/NEW CONSTRUCTION AWARD

Architect: Northworks Architects and Planners, 2015

This new construction on approximately four acres replaces a restrained mid-century shingled Colonial. It features a natural expansive view west across Open Lands. To the east, it faces restored prairie on the former Sturdevant estate. The property evokes early American ambiance suggesting an old stone farmhouse converted into a small estate with wood framed additions and outbuildings. These structures step down in height and materials representing an attractive hierarchy of form.



1000 Westmorland
Northwestern-Lake Forest Hospital
INFILL/NEW CONSTRUCTION AWARD

Architect: Pelli Clarke Pelli Architects, 2018



New Lake Forest-Northwestern Hospital, continued from page 3

water feature with falls sits comfortably in the horizontal, low height norm of the adjacent residential neighborhoods. Its red brick and red-tinted mortar resemble the walls of the 1900 train station, as restored in 2011. The contrasting masonry accents recall the limestone at the station, Market Square, 1916, and on period College buildings.

The aluminum framing for the new hospital's windows and doors repeats the type of material used at the Woodlands Chapel over a half century earlier, and in local Mid-Century Modern buildings and residences.

THE NEW APPRECIATION FOR MID-CENTURY MODERN

Without a doubt, Mid-Century Modern design has enjoyed a new found popularity over the past decade thanks to networks like HGTV and the AMC cable series, *Mad Men*. This style used to be a mostly overlooked, no-name time period of design that produced fabulously kitschy yard sale finds, and encompassed the harvest gold and avocado green interior of the Brady Bunch's kitchen. In the 1984 seminal book *Mid-Century Modern: Furniture of the 1950s* (Harmony Books, Crown Publishers, Inc.), author Cara Greenberg gave the term to the style of design, architecture, furniture, and accessories that had proliferated since World War II. As with other aspects of an exuberant postwar world, inspired designers created organically shaped furnishings for all the new homes being built with materials and technology from the war years.

Mid-Century Modern Architecture

After World War II, residential architecture was designed to be simple and built quickly, usually, one-story homes that emphasized horizontal lines, many windows, an easy and open flow from room to room, plus a smooth transition from indoors to outdoors. Architects influenced by the International Style and Bauhaus movements in Europe began using new technologies to create a post-war aesthetic. This new attitude in architecture emphasized new building forms and the application of new technology over traditional building types.

In Lake Forest, all this led to great interest in new types of houses contrasting with those of the Country Place Era, 1893-1942. The trend led away from commodious, servant-enabled, Old-World-nostalgic entertaining venues and toward simpler, (relatively) free of servants, open-plan, and forward-looking smaller houses.

Freedom from servants came from clean heating with natural gas instead of dirty coal, automatic washers and dryers, dishwashers, garbage disposals, ranges with temperature and timer controls, microwaves (1960s), refrigerators, and deep freezers in the kitchen. These new smaller, simpler homes were perfect for new infill development built around larger east Lake Forest estates and on former countryside estates and farmlands in west Lake Forest.

Yet as Mid-Century Modern interior design approaches a stampede of interest, many are taking a new look at the surviving local, finely-wrought, landscape-integrated examples. Simplicity can be attractive to empty-nesters and for those raised in larger 1970s and 1980s houses. The Mid-Century Modern principles earn these residences a valid, legitimate place within the range of significant historic (older than fifty years) houses and places in a maturing Lake Forest.



THE MID-CENTURY MODERN HOUSES DEFINED

Today, Mid-Century Modern architecture is reinterpreted with state-of-the-art, sustainable building materials and finishes, yet the overall design aesthetic remains virtually unchanged from its origins.

- ❖ Low and horizontal building mass
- ❖ Flat roofs or low-pitch roofs with cathedral ceilings
- ❖ Angular details and asymmetrical profiles
- ❖ Natural materials
- ❖ Informal interior spaces
- ❖ Expansive walls of glass
- ❖ Wide-open floor plans
- ❖ Landscaping emphasized – toward the lot lines – curves, with borders of simple shrubs and flowers with trees for shade.



LAKE FOREST PRESERVATION FOUNDATION NAMES ARTHUR MILLER HONORARY LIFETIME DIRECTOR

How to sum up all that Art Miller has brought to our community with his in-depth knowledge of its history, its architecture and its landscapes—all delivered in the most charming and, as he might say, felicitous manner. The Preservation Foundation has been a major beneficiary of Art's expertise, and he has been a vital part of the Foundation for almost three decades, serving many volunteer roles including two terms as president. He has an incredible passion for history and an astonishing memory of the facts of who, what, when, and where, which he has shared freely with the Foundation.

Art has contributed to the growth of the Foundation and the increased respect it has received from the community and city government. Through his passion to educate and advocate for the preservation of Lake Forest's unique visual character, he has guided many an architect, builder and homeowner. His knowledge and opinions are sought

by Lake Forest's Historic Preservation Commission, city planning boards, and experts in the field of historic preservation. He has co-authored several books relating to the roots, history, and architecture of Lake Forest, and he is always a favorite choice as a lecturer on these topics.

Art has been instrumental in many historic restoration projects unique to Lake Forest. Most recently he has been invaluable in the \$3 million plus restoration of the historic Lake Forest train station, the completion of which will be celebrated June 10.

The community of Lake Forest and its future generations will forever benefit from Art's expertise, dedication, and love of history and community.

830 NORTH GREEN BAY ROAD

A CASE STUDY IN SMART RESTORATION

PART II

Restoration work continues at 830 North Green Bay Road, the Joseph and Jean Morton Cudahy estate, purchased by Nancy and Adrian Smith in early 2017. In this second in a three-part series, we look at the restoration of the historic greenhouse and orangery on the property.

In his original plans, David Adler specified a Lord & Burnham greenhouse, and an orangery and gardener's cottage of his own design to span the northern and northeastern border of the property. While these structures were not "standard issue" on the country estates of the North Shore, the matron of the original estate, Jean Morton Cudahy, daughter of the founder of Morton Salt and long-term Chairman of the Board of the Morton Arboretum after her father's death, most likely drove their inclusion at 830 Green Bay Road.

The greenhouse was an "off the shelf Lord & Burnham," according to Adrian Smith, current owner of the estate. The Lord & Burnham Company opened in 1872 and became the dominant American manufacturer of premium greenhouses before closing in 1988. At the beginning of the twentieth century, Lord & Burnham built one of its most impressive structures, the conservatory at The New York Botanical Gardens. In 1881, the firm designed and built the first steel-framed curvilinear greenhouse in the country for railroad magnate Jay Gould's estate, Lyndhurst, on the Hudson River. The Cudahy greenhouse is of the same construction, combining both steel and wood in the overall structure. The main trusses and the horizontal angle iron is steel, and all the minor mullions supporting the glass panes are wood.



An abundance of fresh, new tulips adorn the entrance to the estate, signaling new life within.

The Smiths had no particular affection for the greenhouse and orangery, except that Adler designed them to be an integral part of the original estate. That fact alone meant that they needed to stay and be restored to their original glory. Twenty years of overgrowth had to be removed before reconstruction could begin. The original structure was in good shape, according to the Smiths. However, many of the 112 curved glass panes had to be replaced at a cost of \$25,000. The paved walkways inside were also replaced, plus the paint had to be completely stripped before priming and repainting.

Jason Smith, son of Adrian and Nancy, has been helping his parents manage the restoration of the entire estate. As an amateur horticulturist, Jason has taken a special interest in the greenhouse. His three sons, Jake (15), Ben (11) and Cameron (5), have been planting a variety of plants, including flowers, vegetables, and fruit, since the greenhouse became operational again in January. Adrian himself is now planting an array of flowers and shrubs in the orangery to replicate what he saw in a Chicago Tribune photo from the 1960s, when the estate was featured on the Lake Forest Garden Club's Garden Walk.



The original splendor of the greenhouse has been lovingly restored. The gardener's cottage, now repurposed as a guest house, is visible beyond.



The Smiths were greeted with Mother Nature's planting design.



When the Smiths purchased the property in May, 2017, they inherited the shell of the greenhouse and a dilapidated gardener's cottage.



The original Adler-designed orangery on the property in the 1930s.



Restoration of the orangery was completed with new, custom-made windows.

PHOTOS BY CORINNE STAGEN

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At our Annual Meeting we welcomed new members to our Board of Directors - Elizabeth Abbattista, Bob Alfe, Angela Fontana, Michelle Curry and Monica Artmann Ruggles (not pictured).



And thanked our retiring members of the Board of Directors for their service and dedication - Peggy Pandaleon, Lynn Van Cleave, Arthur Miller, Maureen Grinnell, and Lynn Bertram (not pictured).

2018 PROGRAMS AND EVENTS SEE THE HISTORY AROUND YOU



Sunday, June 10, 2018
1:00 PM - 3:00 PM

**Celebrate the renovation
of our historic Train Station**

Community Open House
Tours, history and summer treats



Friday, June 22, 2018
5:30 PM - 7:30 PM

Early Summer Garden Stroll
at a beautiful estate in the heart
of LF's historic district.

Members \$20 Non-members \$30



Saturday, July 28, 2018
10:00 AM or 1:00 PM

**Annual Summer Tour of
Crab Tree Farm & Art Collections**

Members \$20 Non-members \$40



Friday, August 24, 2018
5:30 PM - 7:30 PM

**Late Summer Garden Stroll
along the bluff**

Members \$20 Non-members \$30



Sunday, September 23, 2018
1:00 PM - 4:00 PM

**Architectural House &
Garden Tour, Annual Benefit**

Advance ticket \$100



Sunday, December 2, 2018
2:00 PM - 4:00 PM

**Annual Member Holiday
Celebration**

Members only

Please visit our website at www.lfpf.org for new programs, updates and to register.