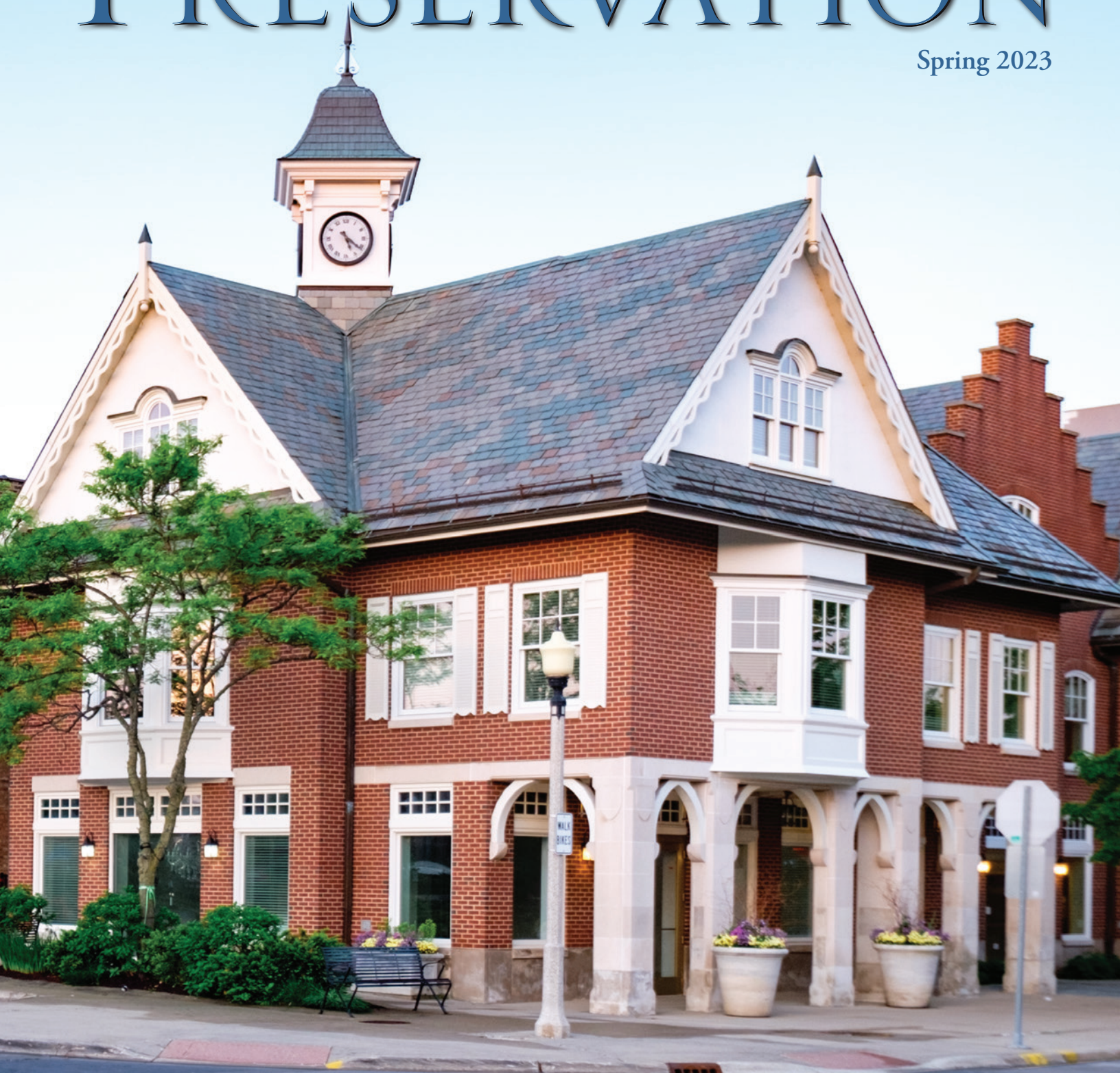


Lake Forest Preservation Foundation
PRESERVATION

Spring 2023



Plans Underway for the Central Business District – What You Need to Know - Page 5

NEW: LFPF's InfoHub at LFPF.org

PHOTO BY MARCUS NORMAN

FROM THE PRESIDENT

Dear Friends of LFPF,

Lake Forest's Central Business District (CBD) is the heart of our community. The CBD generally stretches from Vine Avenue on the south to Woodland Road on the north, Western Avenue on the east to Oakwood Avenue on the west. Market Square is the center of the CBD and the gem of our community. It is a nationally-recognized urban design treasure, designed by Howard Van Doren Shaw and built in 1916 with funds raised by private donations. Currently, the City of Lake Forest is in the process of updating its Comprehensive Plan, focusing on the CBD. Future development is being discussed by a working group of volunteers guided by a local consulting group.

LFPF has always maintained that development is essential to the growth and economic vitality of our community. It is imperative that any future development be sensitive to our existing historic character because that is what makes Lake Forest unique, and consequently, attractive to new residents, shoppers, and visitors. Our historic character is our community's economic engine. Any new development should follow the City of Lake Forest's nationally recognized Historic Preservation Ordinance and the 17 Standards for Review (City Ordinance 155.08) and be compatible with our existing historic character. To be successful and enhance our CBD, new development should take design cues from Shaw's Market Square, Stanley Anderson's "English Village" and "Country Georgian Buildings", and the LF Bank & Trust block (see cover). Elements such as roof shape, height, mass, exterior materials and scale can all be guided by our existing historic buildings. Design matters.

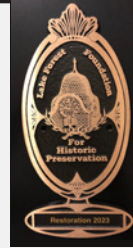
Our future as a nationally and architecturally significant community is dependent on our City officials upholding the City's Historic Preservation ordinance and the 17 Standards for Review for every development project proposed in the CBD. Currently, the national housing shortage has made the news along with the resulting substandard developments lacking an architectural and regional identity. In Lake Forest, we have the solution to this urban growth problem. The Historic Preservation Ordinance, developed in 1998, is the model for the nation when considering successful development in an historic area. It is critical that our City officials stress the importance of these well-established guidelines to ensure every developer adheres to these standards in their proposed plans. If we ignore these criteria in proposed future development and allow developers to build without following our design guidelines, we risk losing the character that is the economic engine of our CBD.

Susan Rafferty Athenson

President



Cover photo: Detail of Marcus Norman 2022 guidebook photo, Lake Forest Bank & Trust east building, 1998, designed by London-based architect Peregrine Bryant. Compatible with Market Square immediately south, incorporating its style, scale and materials.



HISTORIC PRESERVATION AWARDS

Time to Nominate, Time to Appreciate

The Preservation Foundation honors special places in Lake Forest which have demonstrated a commitment to excellence in the preservation of Lake Forest's architectural heritage and historic character.

Any structure or landscape over fifty years old is eligible. Anyone can nominate places they notice for outstanding maintenance, preservation, sensitive expansion, or new construction that fits into the built context and streetscape.

Nominations are being accepted on the LFPF website, www.lfpf.org, under "Learn" and then "Awards". Past award winners are also listed with photographs on the website. **The deadline for applications for the 2023 awards is March 25, 2023.** Questions can be addressed by email: office@lfpf.org or phone: 847-234-1230.

Handsome bronze plaques are presented to award winners at the Preservation Foundation's Annual Meeting to be held on Sunday, April 30, 2023. After the meeting, members will be invited to a reception at an historic Lake Forest property that exemplifies efforts to preserve Lake Forest's historic visual character.



McKINLEY ROAD PHASE 3 LITIGATION UPDATE

As previously reported, following a conditional settlement of the developer's lawsuit against the City, the City Council approved the developer's revised plans for Phase 3 by overturning the Historic Preservation Commission's 5-0 decision, which had denied a Certificate of Appropriateness for such plans. Among other things, the HPC unanimously concluded that the visually incompatible condominium building failed to comply with the Historic Preservation Ordinance.

Many residents, including the LFPF, were very disappointed with the City Council's decision. Earlier this year, several neighbors filed a claim for administrative review of that decision in the Lake County Circuit Court. The LFPF was included as a defendant, given its participation in the City Council meeting. The LFPF continues to believe that the City Council's decision is wrong and sets a dangerous precedent, especially as Lake Forest considers redeveloping the Central Business District. As a result, the LFPF will actively advocate its position before the Court in the hope that the decision will be overturned.



RECOGNITION FOR LOCAL BENCHMARK BUILT CHARACTER

Six months after the Preservation Foundation published its Architectural Lake Forest guidebook highlighting local historic districts and landmarks, Lake Forest will host a national Traditional Building Conference at the Deer Path Inn, one of the new book's sponsors. The publication and the Conference highlight, perhaps as never before, the benchmark character of Lake Forest among traditionally-built communities across the U.S. To learn more about the Traditional Building Conference go to Traditionalbuildingshow.com.

This Traditional Building Conference comes at a time when Lake Forest will seat a newly-elected Mayor and City Council. By then, perhaps, the previous City Council will have approved a new Comprehensive Plan for the Central Business District that projects redevelopment of parts of that neighborhood that are non-contributing to this strong local identity of traditional style, scale, and form. As the 2022 LFPF guidebook and Conference tours will demonstrate, the “glass” of strong traditionally-built character in town is more than “half full,” only needing a steady governmental hand to protect it from a trend to overbuild and dissipate Lake Forest’s vitality. We have powerful, workable ordinances in place to guide this process through Boards and Commissions. Key here are the 17 criteria by the Historic Preservation Commission to evaluate new petitions to build in historic districts and to serve as guidance for sound projects nearby.

Although coincidental, this national Conference includes tours scheduled of sites outlined in the new guidebook, Market Square and downtown included, just as the City faces its new challenge – to promote “improvements” that revitalize downtown without throwing this unique character among Chicago suburbs under the bus. The recent architecturally insensitive Phase Three project on Westminster Avenue, approved by the City Council, underlines the danger the City faces if it enters into partnerships without clear limits, based on ordinances set up front.

Preserved historic character, including building height, as at the Deer Path Inn itself, does not preclude new development including buffering to historic district single family neighborhoods on the downtown periphery. Yet such compatible development requires top-quality design guidance from architects who can live up to the standards set by Howard Van Doren Shaw, James Gamble Rogers, Frost & Granger, Anderson & Ticknor, and as recently as the 1990s and 2005 by London’s



Deer Path Inn



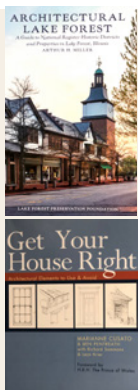
Lake Forest City Hall

Peregrine Bryant (see cover photo). Good ideas have emerged from the plan process, but they will require outstanding traditional architectural design to be effective, including paying above average fees to get above average results.

But those higher fees can save in construction costs through more efficient and effective designs that end up saving money while creating more pleasing results. Shaw’s Market Square went through at least three known plans from 1912 to 1915 before the innovative solution to the problem added good retail front footage around the longer park for higher store rents. So even Shaw, the architect who won the Midwest’s first ever AIA Gold Medal, 1926-27, was sent back at least twice to get a plan that worked both in style and financially. It became the model for shopping organized around motor vehicles by the 1920s and appeared even in a 1922 English book on civic design.

Similarly, Frost & Granger’s 1899 City Hall design was conceived from successful larger town train stations, including one in Green Bay, Wisconsin, the year before. Design elements were added from a notable Newport, Rhode Island mansion Frost had worked on while still in Boston. The Tudor or Arts & Crafts style came from Granger, although, in the same character as his 1897 home at 907 N. Sheridan Road.

The point is that even the best architects, working with clients and other stakeholders, achieve their results in a collaborative process. While a property owner or a representative can propose a change in the built streetscape, they do so in a collaborative environment of give and take. Lake Forest’s strong ordinance-embedded guidelines, applied carefully by Boards and Commissions, along with input from the community, can achieve results that enhance the Central Business District in character as well as for business and tax reasons. Form-Based Zoning is one tool that could contribute as well.



TWO BOOKS ON TRADITIONAL ARCHITECTURE AND BUILDING FOR SPRING

In honor of and welcoming the Traditional Building Association’s Conference on May 10-11, 2023 at Lake Forest’s Deer Path Inn, two books are recommended for seasonal reading, touring, and preparation for new building and rehabbing locally:

1. For a deep dive into the local heritage of traditional building since the 1850s, highlighting styles and their variants, with 261 sites covered, go to the 2022 *Architectural Lake Forest: A Guide to National Register Historic Districts and Properties* by Arthur H.

Miller. Published by the LFPF and available through the LFPF website or at the Lake Forest Book Store (the Store’s 6th best seller of 2022). \$25

2. To understand more of the complexity and details of good traditional design, go to the 2011 *Get Your House Right: Architectural Elements to Use and Avoid* by Marianne Cusato and Ben Pentreath, published by Union Square. With hundreds of helpful line drawings. \$25

FORM-BASED ZONING POSSIBLE TOOL FOR MANAGING GROWTH IN THE CBD

LFPF MEMBERSHIP

Join or Renew for 2023



Support LFPF's work to protect Lake Forest's unique beauty, charm, and architectural significance—now and for future generations. Member benefits include discounts on special events and educational programs.

Informing and educating residents about the Central Business District (page 5) is only one example of our work.

How LFPF works to preserve the uniqueness of Lake Forest:

- Restore historically-significant projects such as the east side train station interior, stone gateways, bridges and more
- Publish newsletters to inform and educate all residents and members
- Attend City meetings to assist and advise with preservation issues – we are your eyes and ears when it comes to preserving Lake Forest's historic visual character
- Host events to educate residents and celebrate Lake Forest's uniqueness, historic significance, and beauty
- Conduct research, surveys, and studies related to historic preservation
- Present annual awards which recognize excellence related to local preservation
- Publish books and information related to Lake Forest's historic significance

Our newest book, *Architectural Lake Forest*, includes more than 260 photos and descriptions of houses, businesses, churches, institutional buildings, and public parks in Lake Forest – all viewable from public roads and sidewalks, and mapped out so you can enjoy them on a stroll or bike ride through the City. Lake Forest's own architectural historian, Arthur Miller, led the team in creating this beautiful and informative guide to national register historic districts and properties. The book can be purchased on LFPF's website.

Visit the LFPF.org website and click on the Membership tab to join or renew or use the QR code.



The recent and current challenges to historic districts and to Lake Forest's historic Central Business District (CBD), now undergoing a comprehensive plan review, could be managed better with Form-Based Zoning, according to *Architectural Digest's* Top 100 architect James Shearron, whose firm is based in New York City and Lake Forest. Shearron points to a lesson learned a generation ago when two condo buildings were built on Oakwood south of Illinois Road, resulting in the teardown of two historic single family homes. Further demolition of single-family homes on historic Oakwood was halted with the creation of the 1980 Oakwood-Vine-Green Bay Road National Register Historic District.



Since 2015, the Vine-Oakwood problem has reoccurred on a half-acre empty lot on Westminster, just east of McKinley Road and within the 1970s original Lake Forest National Register Historic District. An 1870s brick carriage house on City land was allowed to be demolished by the City's Historic Preservation Commission with the commitment from the City that it would be replaced with two planned duplex buildings, creating a buffer for single family homes to the east and north and to the Lake Forest Library. In 2016, the Plan Commission approved this project's Master Plan with one single family home on Westminster and a small multi-family townhouse in the rear. Due to project scale "creep", this understanding was ignored across City Councils and by the developer.

Currently, the City Council has appointed a working committee for an update of the Comprehensive Plan of the CBD led by a Chicago suburban planning firm, Teska. Last December Teska suggested ideas for much larger development parcels in the CBD, perhaps some as high as five stories. New CBD downtown development should require a

whole new level of City Council cooperation with the City's Boards and Commissions and with the public. The burgeoning high-end condo market demand, along with its promise of increased assessed valuation, can work for all concerned if a more three-dimensional, form-based approach to zoning is adopted to manage transitions to single family neighborhoods and avoid a disruptive urban character.

Form-based Codes offer a land development system that regulates the physical form of new buildings, rather than classifying use, as our current Euclidean, or two-dimensional zoning does. By specifically controlling the shape of new development, form-based codes control new buildings in a way that is compatible with their surroundings, but also allow developers to easily understand exactly what can be built on a particular site. This is similar to the City's long-standing bulk ordinances in residential single-family neighborhoods.



Two relevant essays that have been received by the Foundation are available on its website under **InfoHub**. One is by architect **James Shearron** citing the lesson of the Vine-Oakwood Historic District that stopped condo development and gobbling up single-family homes on south Oakwood Avenue. The other is written by **Jan Gibson**, stressing Lake Forest's similarity to other traditionally-built communities, different from nearby suburbs which have built tall, understyled condo buildings. These are recommended reading as background for the visit this May of the Traditional Building Conference.



MAJOR CHANGES TO OUR CENTRAL BUSINESS DISTRICT ARE BEING DISCUSSED *HERE'S WHAT YOU NEED TO KNOW*

CHANGES TO LAKE FOREST'S CENTRAL BUSINESS DISTRICT

The City of Lake Forest is updating the Comprehensive Plan for the Central Business District (CBD). The City has appointed a Working Group to make recommendations, and they are expected to do so by mid-March. The Lake Forest Plan Commission and City Council will then vote on the recommendations; they may vote as soon as mid-April.

The Lake Forest Preservation Foundation (LFPF) wants to ensure that its recommendations to preserve Lake Forest's unique historic visual character are incorporated into the Comprehensive Plan for the CBD – before it's too late. The Comprehensive Plan process must be open, transparent, and include the opportunity for meaningful engagement from LFPF and all Lake Forest residents. Too much is at stake.

LAKE FOREST IS UNIQUE & HISTORICALLY SIGNIFICANT

Lake Forest is a unique, world-class, and historically significant city – both nationally and internationally. Our Central Business District is our community jewel and the heart of Lake Forest; it is a nationally recognized urban design treasure. Market Square was the original model for the country in town center planning and walkable cities. The historic and architecturally significant character of our CBD is what draws residents, businesses, tourists, and investors to our town – and what sets Lake Forest apart from every other North Shore community.

MANAGING DEVELOPMENT IN LAKE FOREST TO PRESERVE OUR VALUABLE HISTORIC CHARACTER

In the late 1990's, to preserve the integrity of Lake Forest's unique historic visual character, the City of Lake Forest adopted our Historic Preservation Ordinance and its 17 Standards for Review (City Ordinance 155.08). This ordinance reflects best practices and is the national model for successful development in historic areas. As stewards of Lake Forest, our public officials must ensure that the principles of the Historic Preservation Ordinance and Standards for Review are followed for developments in the CBD and those adjacent to historically significant areas of the CBD. Lake Forest must develop a plan for the CBD that maintains its unique, historic, and architecturally significant character while also allowing for conscientious development.

LFPF urges that its recommendations be included in the Working Group's report to the Lake Forest City Council and in Lake Forest's final Comprehensive Plan. Additional recommendations and details can be found at LFPF.org/InfoHub.

LFPF'S RECOMMENDATIONS FOR THE CENTRAL BUSINESS DISTRICT

STEWARDSHIP

Lake Forest officials are stewards of Lake Forest's unique historic visual character and are urged to apply the 17 Standards of the Preservation Ordinance for review of developments proposed by every developer in the CBD and adjacent to CBD historic areas – without exception.

DESIGN

Experts: Lake Forest should engage a nationally-recognized urban planning and design firm with expertise in creating new development in historic districts to guide the CBD design and development process.

Guidelines: Lake Forest should develop a set of specific CBD Design Guidelines and ensure that every new development in the CBD and adjacent to CBD historic areas is compatible with and takes design cues from Lake Forest's existing historic character and architecture. Design Guidelines would assist developers in creating appropriate compatible designs of new buildings and specify elements such as site plan, building placement, streetscape, pedestrian amenities, landscaping, and building design options. Existing historic buildings in Lake Forest should guide design, including such elements as height, proportion, rhythm, exterior materials, roof shapes, and scale. Design cues would come from existing historic architecture, including Shaw's Market Square.

ZONING

Lake Forest should review the Zoning Code and consider Form Based Codes to reflect the recommendations above and ensure that the desired compatibility of new buildings is specified in our zoning code, including for example: building bulk requirements; setbacks; building maximum height; "build to" lines; facade articulation, first-floor transparency; materials; and floor area ratio (FAR).

MASTER PLAN

Guided by an Urban Design consultant as noted above, Lake Forest should develop a Master Plan for the CBD. This document would include a blueprint at full buildout, a collaborative public design charette process, and the above-mentioned recommendations of CBD-specific Design Guidelines and revised zoning. The Master Plan would provide site-specific design considerations and serve as a format to guide the future of Lake Forest's CBD.

TRANSPARENCY & ACCOUNTABILITY

The City of Lake Forest should be transparent in its CBD planning, design and development process and fully engage LFPF and the entire community to receive feedback regarding the desired outcomes in the CBD.

THANK YOU TO OUR 2022 MEMBERS AND DO

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PRESERVATIONISTS LOST: KREHBIEL, STIRLING, REDFIELD, AND HUGHES

Passing in recent months have been four notable local preservationists. Posy Krehbiel set the standard for garden innovation and for generous sharing, in the context of her house, the restored 1904 Benjamin Marshall Pirie estate. Ellen Stirling, both by anchoring Market Square and for stewardship of her historic home with her surviving spouse James, was indeed a Local Legend. Bill Redfield, with his late first wife Lyn, rescued and paid forward Shaw's House of the Four Winds, also supporting the LFPF book last year. Elaine Hughes, with her late husband Bill, were outstanding volunteers for this organization, for the Library, and for the high school music department's fundraisers. These four, each in unique ways, are permanent parts of Lake Forest's outstanding preservation.

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LFPF'S NEW INFOHUB

Check out LFPF's **InfoHub** – a new page on our website covering current issues that LFPF is working on. You'll find everything you need to know about the Central Business District and other priority preservation issues, and how you can make YOUR voice heard. You can easily get to the InfoHub from our homepage at LFPF.org – then click on the InfoHub button.

SAVE THE DATES!

SUNDAY, APRIL 30

Annual Meeting and Presentation of 2023 Historic Preservation Awards

1:00 PM - Gorton Center

Member Reception to follow at an historic residence. Join or renew to be included.

WEDNESDAY & THURSDAY, MAY 10-11

Traditional Building Conference

Deer Path Inn

Includes presentations and tours collaborating with AIA and ICAA. More information and to register go to Traditionalbuildingshow.com

SUNDAY, MAY 21

Tour de Plaques

3:00-5:00 PM - Market Square

A fun, informative program unveiling the Historic Building Plaques in Market Square.

FRIDAY, JUNE 23

Early Summer Garden Stroll

5:30-7:30 PM - Location to be announced

SATURDAY, JULY 15

Annual Crab Tree Farm Tour

10:00 AM and 1:00 PM - Crab Tree Farm, Lake Bluff


This special summer program is always a sell-out.

FRIDAY, AUGUST 25

Late Summer Garden Stroll

5:30-7:30 PM - Location to be announced

For additional information and to register go to LFPF.org/events.

Watch our new YouTube video *Preserving the Uniqueness of Lake Forest, Illinois*
On the  LFPFPreservation YouTube station

*The Lake Forest Preservation Foundation is a tax-exempt nonprofit 501(c)3 organization.
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