

**Agenda Item 3**  
**3 S. Green Bay Road**  
**Masonry Wall**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Statement of Intent  
Site Plan – Existing and Proposed  
Plat of Survey  
Rendering – Proposed  
*Rendering and Details*  
*Cross Section*  
Landscape Plan

*Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Norkus and members of the Historic Preservation Commission
DATE:	May 27, 2026
FROM:	Luis Prado, Planner
SUBJECT:	<b>3 S. Green Bay Road</b>

### PROPERTY OWNER

Richard Golf  
3 S. Green Bay  
Lake Forest, Illinois 60045

### PROPERTY LOCATION

3 S. Green Bay Road

### HISTORIC DISTRICT

East Lake Forest

### PROJECT REPRESENTATIVE

Leslie Rose, Manfredini Landscaping and Design  
14101 W. Lambs Lane  
Libertyville, Illinois 60048

### SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness approving the replacement of an existing fence with a masonry wall at the driveway entrance.

### PROPERTY DESCRIPTION

The property is located on the northeast corner of the intersection of Green Bay Road and Onwentsia Road. The residence is designated as a Contributing Structure in the Historic District and was built in 1927 and designed by noted architect Walter Frazier.

The wood fence proposed for removal is not historic or of any significance.

### STAFF EVALUATION

#### *Site Plan and Proposed Masonry Wall*

The existing 6' tall wood stockade fence, near the driveway entrance along Green Bay Road, is proposed for removal. The existing fence does not comply with the height limitation for fences along the property line, it is over 4' tall and within 3' of the street facing property line. It is somewhat screened from the street by vegetation and overall, blends into the Green Bay Road streetscape.

The proposed masonry wall will replace a portion of the existing fence near the driveway entrance. The proposed wall is setback 3' from the property line, in compliance with the Code. The wall is 46" tall and 84" at the highest point of the decorative pier. The brick is reclaimed Chicago brick to match the color of the house and the coping, pier caps and finial will be Haddonstone limestone.

#### **Standard 1 – Height.**

This standard is met. The wall is 46" tall and 84" or 7' in height at the top of the decorative ball on the piers, in compliance with the maximum allowable height of 7' for walls, fences and gates.

**Standard 2 – Proportion of Front Façade.**

This standard is not applicable to this petition.

**Standard 3 – Proportion of Openings.**

This standard is not applicable to this petition.

**Standard 4 – Rhythm of Solids to Voids.**

This standard is not applicable to this petition.

**Standard 5 – Rhythm of Spacing and Structures on the Street.**

This standard is met. While the streetscape is dominated by landscaping and cedar stockade fences, decorative elements such as entrance gates, columns and walls can be found along Green Bay Road.

**Standard 6 – Rhythm of Entrance Porches.**

This standard is not applicable to this petition.

**Standard 7 – Relationship of Materials and Texture.**

This standard is met. The materials are high quality and are intended to match the materials of the historic residence.

**Standard 8 – Roof Shapes.**

This standard is not applicable to this petition.

**Standard 9 – Walls of Continuity.**

This standard is met. The design of the wall, softened by landscaping, is compatible with the rhythm of the streetscape and similar to the angled entrance wall across Green Bay Road to the west.

**Standard 10 – Scale.**

This standard is met. While the overall height of the wall is 7' tall, the perceived mass of the wall is mitigated because most of the wall is 46" tall and the columns to the top of the pier caps are 62" tall or nearly 5' in height. Overall, the wall steps down proportionally from the piers. The mass of the wall as perceived from the streetscape is softened by the setback and landscaping.

**Standard 11 – Directional Expression of Front Elevation.**

This standard is not applicable to this petition.

**Standard 12 – Preservation of Historic Material.**

This standard is not applicable to this petition.

**Standard 13 – Protection of Natural Resources.**

This standard is mostly met. The scope of work includes the removal of some existing vegetation which currently screens the portion of stockade fence proposed for removal. A modest sized Norway maple tree is also proposed for removal.

Additional landscaping is proposed near the entrance wall and will soften its appearance.

At the time of permit, a final tree removal and landscape plan will be required and will be subject to review and approval by the City's Certified Arborist. The plan shall identify trees proposed for removal and trees

identified for protection and preservation. This plan will be used to determine the required tree replacement inches, if any.

**Standard 14 – Compatibility.**

This standard is met. The design, scale, materials, and detailing of the wall are compatible with the home and surrounding neighborhood.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this petition.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this petition.

**Standard 17 – Reversibility of Additions and Alterations.**

This standard is met. If the wall were to be removed, the essential form and integrity of the historic residence would remain.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, the City has received no correspondence regarding this petition.

**RECOMMENDATION**

Grant a Certificate of Appropriateness approving replacement of a portion of the existing non-historic fence with a new masonry wall. Staff recommends the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Commission shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.

The following plans and information must be submitted prior to the issuance of a building permit:

2. A detailed, landscape plan for the area impacted by the new masonry wall shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall reflect new plantings to replace existing plantings impacted by construction of the wall and provide for replacement tree inches if determined to be necessary at the sole discretion of the City's Certified Arborist. The final landscape plan shall show year-round landscape screening which screens at least 30% of the proposed wall after two growing seasons.

3. If exterior lighting is proposed, details shall be submitted with the plans submitted for permit. The plans will be subject to review by staff. Cut sheets for all light fixtures shall be provided and the location of all proposed light fixtures shall be shown on a plat of survey. All light sources shall be screened from view from off of the site.



Area of Request  
3 S. Green Bay Road



Area of Request  
3 S. Green Bay Road

E FROST PL

N GREEN BAY RD

N WESTERN AVE

E RYAN

S WESTERN AVE

E ONWENTSI A RD

E FOSTER PL

S BUTLER DR

S GREEN BAY RD



Area of Request  
3 S. Green Bay Road

N GREEN BAY RD

E ONWENTZIA RD

S GREEN BAY RD



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 3 5 GREEN BAY RD

APPLICATION TYPE REPLACE 28' STOCKADE FENCE WITH BRICK WALL

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- East Lake Forest District
- Green Bay Road District
- Vine/Oakwood/Green Bay Road District
- Local Landmark Property or District
- Other

PROPERTY OWNER INFORMATION

ARCHITECT/BUILDER INFORMATION

RICHARD GOLF  
Owner of Property

LESLIE ROSE  
Name and Title of Person Presenting Project

3 5 GREEN BAY RD  
Owner's Street Address (may be different from project address)

MANFREDINI LANDSCAPING  
Name of Firm

LAKE FOREST  
City, State and Zip Code

14101 W LAMBS LA  
Street Address

(708) 774-9301  
Phone Number

LIBERTYVILLE IL 60048  
City, State and Zip Code

rich.golf766@gmail.com  
Email Address

647 514 0805  
Phone Number

R Golf  
Owner's Signature

LESLIE@MANFREDINI-LANDSCAPING.COM  
Email Address

[Signature]  
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report	<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

Luis Prado  
The City of Lake Forest  
Community Development Department  
800 N Field Drive  
Lake Forest, Illinois 60045

April 27, 2026

Re: Letter of Intent

Dear Mr. Prado,

The homeowners, Richard and Suzette Golf, would like to replace the existing 24' long x 6' tall section of stockade fence at the entry to the property, with a 24' long x 46" high brick wall. The coping on the wall will be limestone. There will be two piers flanking the wall at 84" high x 23" square. The piers will have limestone finials, pier caps and pier stringers by Haddonstone. The brick will be reclaimed Chicago brick, with an appropriate color match for the house. The new entry wall will be a significant improvement over the wooden stockade fence, and enhance the streetscape view of the Green Bay Rd historic District.

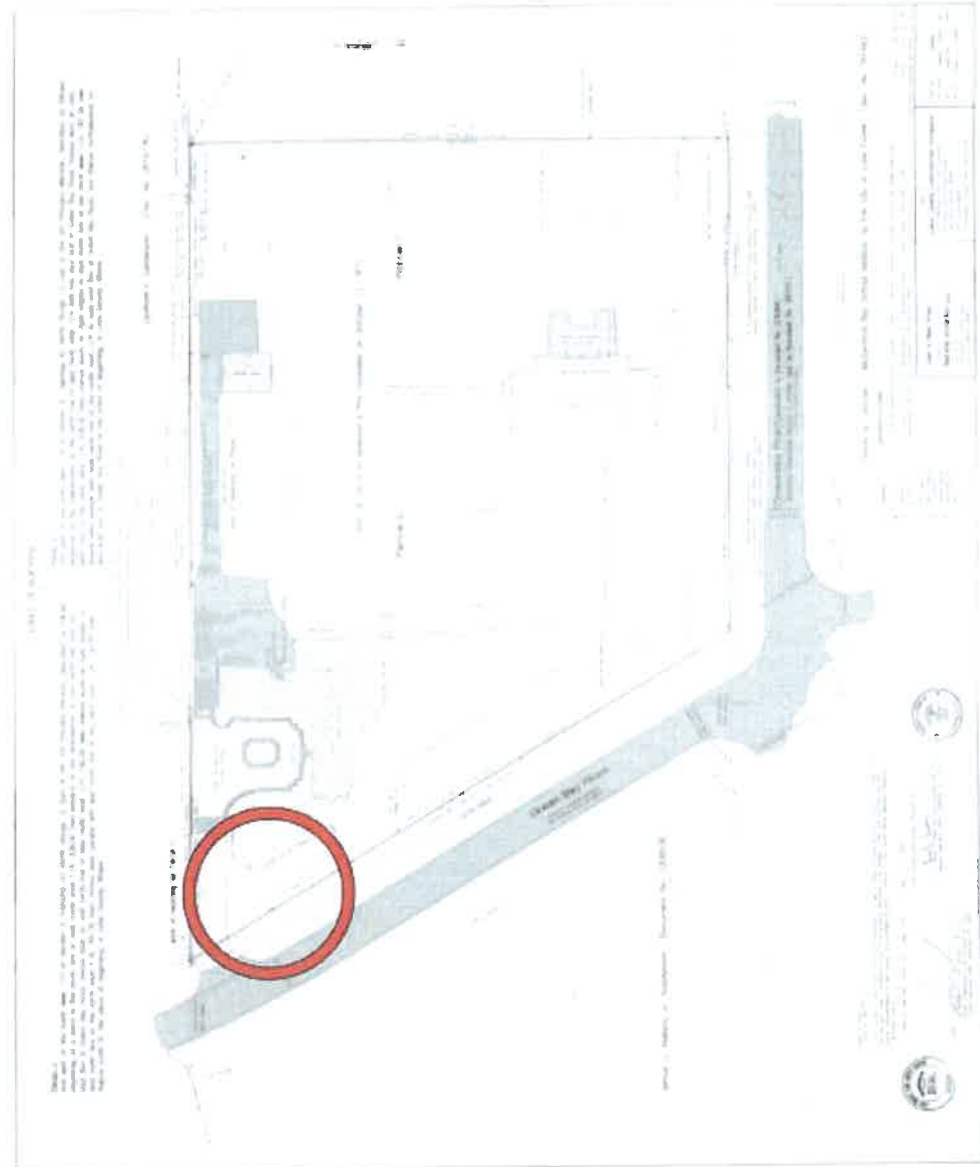
Respectfully,

Leslie Rose

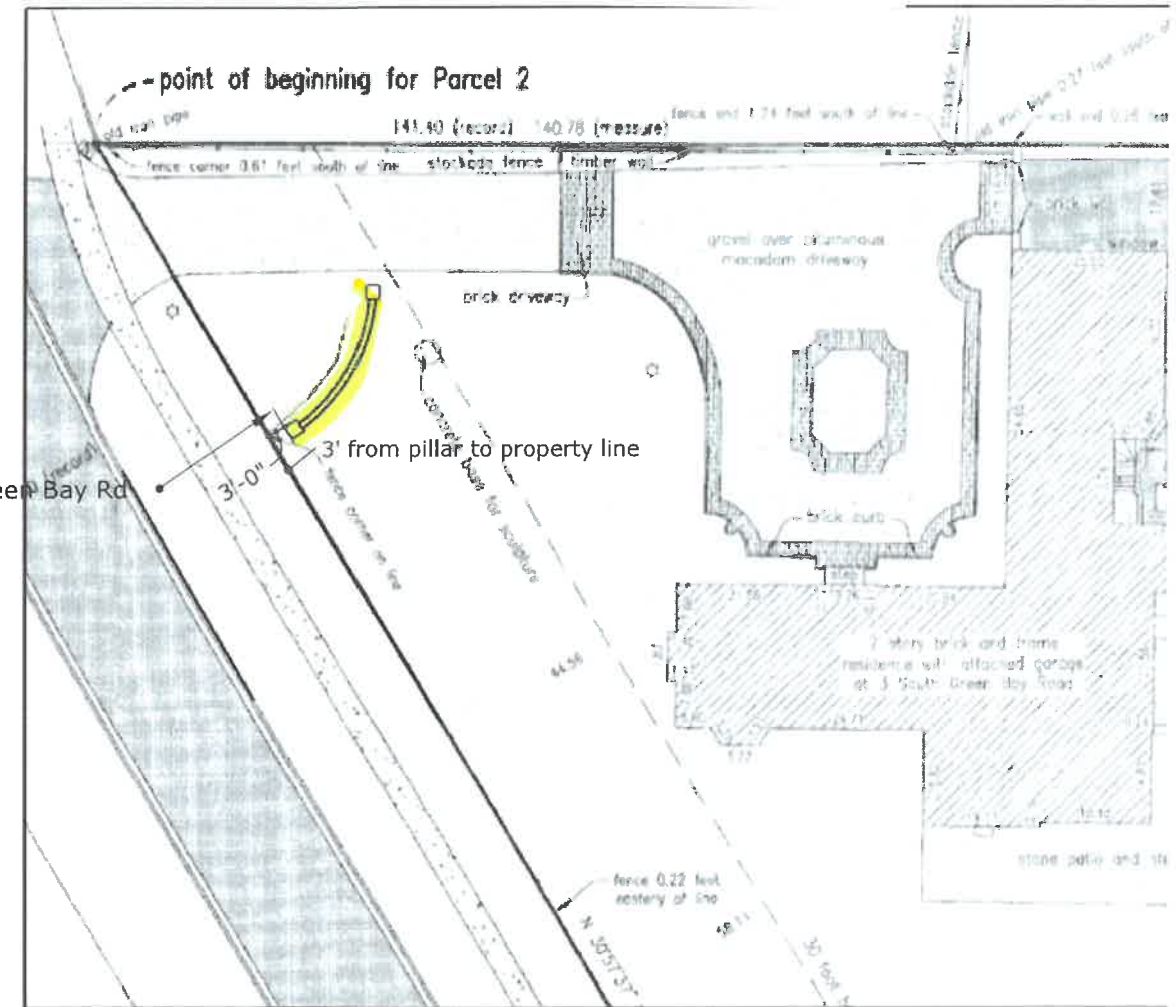
Manfredini Landscaping and Design

SITE PLAN  
EXISTING AND PROPOSED

EXISTING



PROPOSED



27' from pillar to Green Bay Rd

3'-0" fence corner on line  
3' from pillar to property line

3 - S GREEN BAY RD, LAKE FOREST  
PROPOSED NEW MASONRY CORNER WALL  
TO REPLACE STOCKADE FENCE CORNER WALL



14101 W. Lambs Lane  
Libertyville, IL 60048  
P 224-504-2979  
F 224-504-2986



REPLACE EXISTING STOCKADE FENCE CORNER WALL WITH 28' LONG MASONRY WALL CHICAGO BRICK TO MATCH HOUSE. HADDONSTONE LIMESTONE COPING, PIER CAP, AND FINIAL. WALL WILL BE 46" HIGH;PIERS WILL BE 84" TALL FROM GRADE TO TOP OF FINIAL.

EXISTING STOCKADE FENCE CORNER WALL

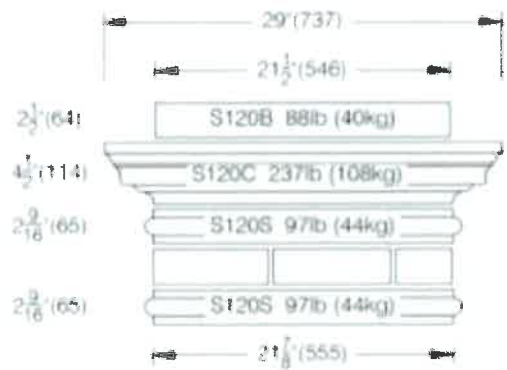
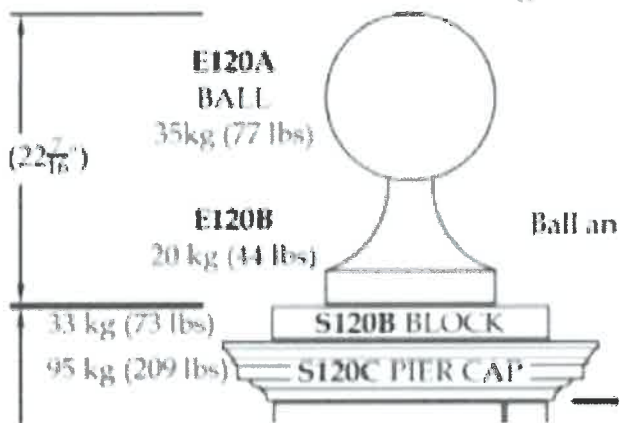


3 - S GREEN BAY RD, LAKE FOREST  
PROPOSED NEW MASONRY CORNER WALL  
TO REPLACE STOCKADE FENCE CORNER WALL



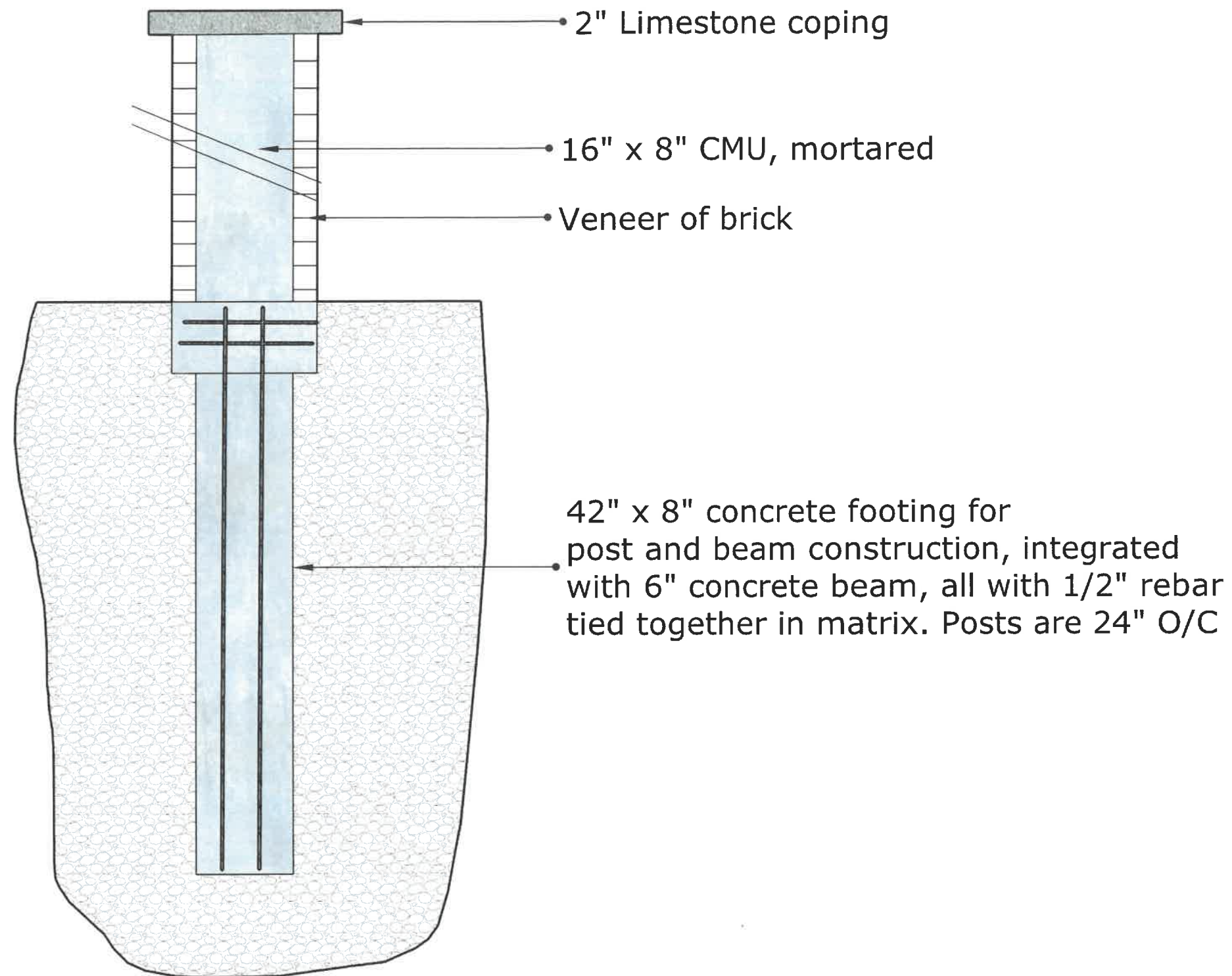
14101 W. Lambs Lane  
Libertyville, IL 60048  
P 224-504-2979  
F 224-504-2986

MASONRY WALL - RENDERING AND DETAILS



14101 W. Lambs Lane  
 Libertyville, IL 60048  
 P 224-504-2979  
 F 224-504-2986

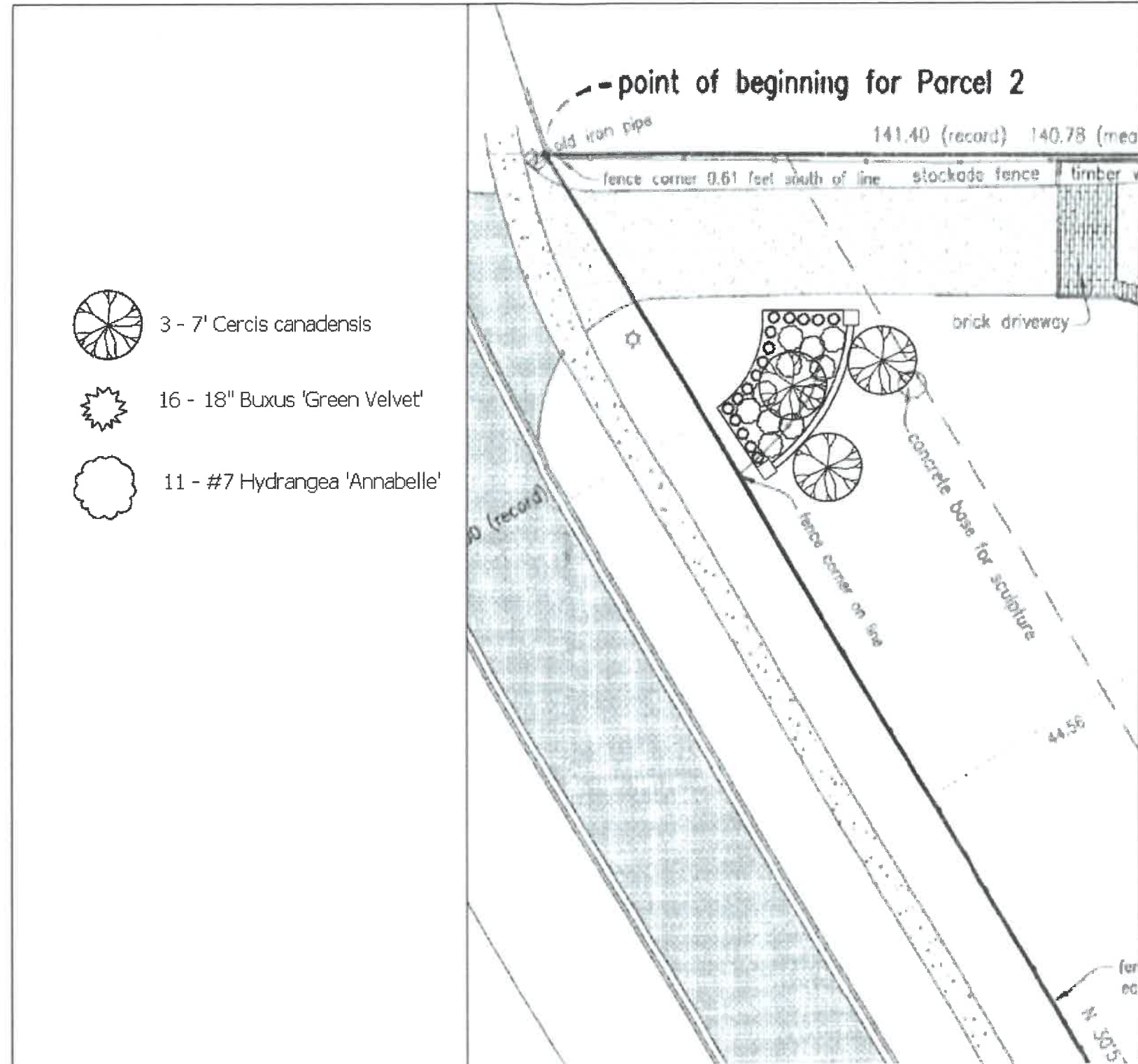
3 - S GREEN BAY RD PROPOSED NEW MASONRY CORNER WALL






14101 W. Lambs Lane  
Libertyville, IL 60048  
P 224-504-2979  
F 224-504-2986

3 S GREEN BAY RD - LAKE FOREST

Construction specs for wall and piers



-  3 - 7' *Cercis canadensis*
-  16 - 18" *Buxus* 'Green Velvet'
-  11 - #7 *Hydrangea* 'Annabelle'



14101 W. Lambs Lane  
Libertyville, IL 60048  
P 224-504-2979  
F 224-504-2986

3 - S Green Bay Rd - Landscaping Plan for Masonry Wall

**Agenda Item 4**  
**161 N. Sheridan Road**  
**Building Scale Variance for**  
**Enclosure of a Second Floor Balcony,**  
**Modification to an Existing Barn Structure,**  
**and Rear Yard Amenities**

Staff Report  
Building Scale Summary Sheet  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner

Application  
Description of Materials  
Statements of Intent  
Historical Preservation Ordinance Standards  
Building Scale Variance Standards  
Proposed Tree Removal Plan / Existing Site Plan  
Proposed Hardscape & Landscape Plan / Proposed Site Plan  
Existing & Proposed Elevations (Bay Window)  
Existing & Proposed Second Floor Plan (Bay Window)  
Existing & Proposed Elevations – West & South (Barn Door  
Closed)  
Proposed Elevations – West & South (Barn Door Open)  
Existing & Proposed Elevations (North & East)  
Existing & Proposed First & Second Floor Plan (Barn)  
Photos of Existing Conditions

*Correspondence*

*Materials shown in italics are included in the Commission packet only. A complete copy of  
the packet is available from the Community Development Department.*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Norkus and members of the Historic Preservation Commission
DATE:	May 27, 2026
FROM:	Susan Thomas, Assistant Director of Community Development
SUBJECT:	<b>161 N. Sheridan Road – Building Scale Variance, Enclosure of a Second Floor Balcony, Modification to an Existing Barn Structure, and Rear Yard Amenities</b>

### PROPERTY OWNER

Jeremy M. Downs and  
Amy Kule Downs  
161 N. Sheridan Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

161 N. Sheridan Road

### HISTORIC DISTRICTS

East Lake Forest Historic  
District

### PROJECT REPRESENTATIVE

Karl A. Strassburger, project manager  
1004 W. Old Mill Road  
Lake Forest, IL 60045

### SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness approving a building scale variance to allow a second floor balcony located on the side of the residence to be enclosed and detailed with a bay window. Exterior modifications to an existing historic barn is proposed to support planned rear yard amenities including a swimming pool and associated hardscape.

Enclosing the second floor balcony results in a minor increase in the square footage of the structures on the property which together, already exceed the allowable square footage. The proposed improvements to the barn and rear yard amenities do not impact the overall square footage.

### PROPERTY DESCRIPTION

The property is located on the east side of Sheridan Road just north of Illinois Road. The home was built in 2006 following approval to demolish the previous residence on the property. The property features a barn located at the rear of the lot. The barn is a Contributing Structure to the Historic District.

The home is a two-and-a-half-story English Arts and Crafts home comprised of Chicago common brick, Lannon rock face stone and off-white clapboard siding. The residence is served by two curb cuts and horseshoe driveway.

In February, the petitioners received a Certificate of Appropriateness from the Historic Preservation Commission for a building scale variance for a single-story infill addition on the north side of the home and for a front wall with gates. At that time, the later phases of work on the site that are not proposed were not planned or presented to staff.

## **STAFF REVIEW**

An overview of the project is provided below. Additional details are available in the Commission's packet in the materials provided by the petitioners and their representative.

### *Proposed Addition*

The proposed enclosure of an existing second floor balcony on the side of the residence features a bay window and a flat roof replicating elements found elsewhere on the residence. The proposed enclosure sits above an existing first floor bay window. The proposed bay window will not extend further than the first floor window. The proposed materials on the bay window element replicate the existing exterior of the residence with matching fascia, soffit, and exterior detailing. The bay window will be minimally visible from the street due to its location on the south side of the home and presence of landscaping.

The proposed modifications to the historic barn include the addition of doors and windows to the exterior façade. The barn interior will be renovated to create space for a gathering room, storage space and powder room on the first floor and a play room, bedroom and bathroom on the second floor. The existing sport court located immediately west of the barn is to be removed. The south and west barn facades will open on to a proposed bluestone walkway and terrace leading to a proposed pool and surrounding terrace. The pool and terrace are located south of the existing barn.

In the immediate rear of the residence, the petitioner proposes the removal of an existing bluestone paver patio and the construction of an elevated terrace comprised of bluestone. A two foot tall limestone retaining wall will border the elevated terrace. Bluestone steps will provide access to the rear lawn, barn and pool.

### *Findings*

A staff review of the applicable standards in the City Code is provided below. Preliminary findings in response to the standards are offered for the Commission's consideration.

#### **Standard 1 – Height.**

This standard is met with respect to the enclosure of the second floor balcony. The residence complies with the maximum allowable height. As mentioned above, the enclosure will have a flat roof that is similar in design to the roof shape designs found elsewhere on the residence.

This standard is not applicable to the barn structure as no construction is proposed that will increase the height of the existing structure. The standard is not applicable to the proposed rear yard amenities and hardscape.

#### **Standard 2 – Proportion of Front Façade.**

This standard is met. The enclosure of the balcony affects only the south elevation. It will be minimally visible from the street due to the existence of landscaping and its location on the south (side) façade.

This standard is not applicable to the proposed barn and hardscape improvements. The existing barn is not visible from the street as it is located in the rear yard of the home (in the furthest northeast corner of the property). The proposed hardscape and pool amenities will not be visible from the front façade due to their location in the rear yard.

### **Standard 3 – Proportion of Openings.**

This standard is met with respect to the bay window proposed in the balcony enclosure. The proposed window proportions are consistent with existing window proportions found elsewhere on the residence. The window style found on the second floor of the southeast corner of the residence, is replicated in the proposed bay window.

Additional windows and doors are proposed for the existing barn structure. The size and proportion of windows and doors are compatible with the architectural style of the barn. Sliding barn doors replace the existing man door found on the south elevation. Similar sliding barn doors replace the existing single car garage door found on the west elevation. The sliding barn doors are located on the exterior façade and when open, reveal similarly sized windows and French doors that match the window style and muntin pattern found elsewhere on the barn. On the south elevation, double French doors with full length windows on either side are located directly behind the sliding barn doors. Directly above the barn doors a small second story dormer is proposed with similarly styled windows. The west elevation features double French doors placed behind sliding barn doors. Existing skylights on the north elevation are to remain as is. The proposed changes to the openings are intended to make the barn functional. Investing in the historic outbuilding and making it useful to the property owners, supports the long term preservation of the structure.

This standard is not applicable to the proposed rear yard amenities and hardscape.

### **Standard 4 – Rhythm of Solids to Voids.**

This standard is met with respect to the bay window planned as part of the enclosure of the balcony. The rhythm of solids to voids of the proposed bay window, including the placement of windows, provides an appropriate rhythm. The same rhythm of solids to voids is replicated at the southeast corner of the second floor.

This standard is met for the proposed exterior improvements to the barn. The existing elevations feature larger expanses of solid wall, whereas the proposed windows and doors are more symmetrically placed and provide a better balance of solids to voids while still evoking the original use of the structure as a barn. The wood pattern style of the sliding barn doors on the south and west elevations mimics the style found in the existing west elevation second floor door with a transom window. The angled wood style of the sliding doors breaks up the larger expanse of solids when closed and features a balanced openness when the French doors and windows are revealed.

This standard is not applicable to the proposed rear yard amenities and hardscape.

### **Standard 5 – Rhythm of Spacing and Structures on the Street.**

This standard is met with respect to the enclosure of the second floor balcony. The proposed addition will be minimally visible from the street due to its location on the south (side) elevation and presence of landscaping.

This standard is not applicable to the existing barn, rear yard amenities, and hardscape as they are not visible from the street due to their location in the rear yard.

### **Standard 6 – Rhythm of Entrance Porches.**

This standard is not applicable to this request. The front entrance and entry porch remain

unchanged. The north service entrance location remains unchanged.

**Standard 7 – Relationship of Materials and Texture.**

This standard is met. Materials for the bay window will match the existing materials found in the residence, including the window trim, soffit, fascia and exterior detailing.

Materials for the exterior barn improvements will match those found on the existing exterior façade of the barn.

The petitioner is expected to provide samples of the exterior materials at the Commission meeting.

**Standard 8 – Roof Shapes.**

This standard is met. As previously mentioned, the proposed single-story flat roof for the balcony enclosure is consistent with the existing flat roof design found elsewhere on the residence. The design is compatible with the existing structure. No new roof forms nor alterations to existing roof forms are proposed.

**Standard 9 – Walls of Continuity.**

This standard is met with respect to the enclosure of the balcony.

This standard is met with respect to the addition and modification of openings on the barn. Despite the modifications, the overall structure will remain intact and “read” as a barn given the expanse of walls, simple detailing, and roof element.

This standard is not applicable to the proposed rear yard amenities.

**Standard 10 – Scale.**

This standard is not met; a variance is requested. The residence is currently well over the maximum allowable square feet. The square footage of the residence prior to the February building scale variance application exceeded the maximum allowable square footage by 423 square feet (or 8% over the maximum allowable square feet). The building scale variance approved in February for a small single-story infill addition to the kitchen, added 144 square feet (or three percent) to the overage.

The proposed enclosure of the second floor balcony adds 43 square feet to the overall square footage of structures on the property. The existing total square footage of the home and barn is 5,729 square feet (or 11% over the maximum allowable square footage). With the proposed enclosure of the second floor balcony, the total square footage on the site will be 5,772 square feet (or 12% over the maximum allowable square footage).

There is no change to the footprint of the structures on the site. The variance now requested results only from the proposed enclosure of the second floor balcony.

The City Code establishes standards that must be used in evaluating requests for a variance from the building scale provisions in the City Code. The Code requires that in order to grant a variance, Standard 1 and at least one additional standard be met. The Code does not require that all five

standards be met. These standards recognize that each project is different as is the context of each site. A staff review of the standards is provided below.

**Standard 1 – The project is consistent with the design standards of the City Code.**

This standard is met. Based on the findings presented in this report, the proposed enclosure of the balcony is designed to match the detailing and materials of the residence and of the bay window located on the first floor, directly below. The window trim, soffit, and fascia detailing of the addition will match existing materials and texture.

The modification to the existing residence does not compromise any of the qualities outlined in the City's Design Guidelines.

**Standard 2 – Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.**

This standard is met. The proposed enclosure will be minimally visible from the street as it is located on the south (side) elevation, where there is landscaping. It will have little to no impact on the streetscape or neighborhood. While removal of trees is proposed throughout the property and along the southern property line, the landscape plans indicate the installation of trees and landscaping to the areas affected which will enhance the existing landscaping and contribute to screening.

**Standard 3 – New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures or additions will not have a significant negative impact on the light to and views from neighboring homes.**

This standard is met. The proposed enclosure will feature a flat roof and bay window and is nominal in scale. It will be minimally visible from the street and will not alter the appearance of mass. It will not have a significant negative impact on light to and views from the neighboring home.

**Standard 4 – The height and mass of the structure(s) will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.**

This standard is met. The proposed enclosure will not significantly alter the mass of the structure and is compatible with the heights and massing of structures throughout the community. The bay window on the enclosure will not project further into the side yard than the existing bay window below and will adhere to the footprint of the existing balcony.

**Standard 5 – The property is located in a local historic district or is designated as a Local Landmark and the approval of a variance would further the purpose of the ordinance.**

This standard is met. The property is located within the East Lake Forest Historic District. The square footage of the historic barn is not changing or contributing to the variance now requested. While the proposed enclosure increases the maximum square footage coverage by one percent, it will not adversely impact the Historic District.

**Standard 6 – The property is adjacent to land used and zoned as permanent open space, a Conservation Easement, or a detention pond and the structures are sited in a manner that**

**allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.**

This standard is not met.

**In summary, the criteria for a building scale variance are satisfied. Five of the above standards are satisfied based on staff's review.**

**Standard 11 – Directional Expression of Front Elevation.**

This standard is met. The proposed balcony enclosure will not impact the front (west) elevation. As noted above, the enclosure will not encroach further into the side yard than the existing balcony or the bay window below.

This standard is not applicable to the proposed barn improvements, rear yard amenities and hardscape.

**Standard 12 – Preservation of Historic Material.**

This standard is not applicable to the residence since it is not historic.

This standard is met with respect to the barn. The proposed improvements to the barn as detailed above preserve most of the historic barn and the overall sense of the structure as a barn while making it a functional part of the property. The proposed modifications will not adversely affect the historic or architectural features of the barn, nor adversely affect the original character of the barn.

**Standard 13 – Protection of Natural Resources.**

This standard is partially met. The owner included a tree removal plan that shows tree removal throughout the property and a conceptual landscape plan. The removal of trees is not limited to areas of proposed improvement, but in all areas of the property.

The City's Certified Arborist previously reviewed and supported the request for the removal of a Bur Oak in the front southwest corner of the property. The remaining trees proposed for removal will need to be evaluated by the City's Certified Arborist and staff, and a determination of replacement tree inches made. Staff will review the final landscape plan at the time of permit. Replacement of any screening lost along property lines where trees are to be removed will be required. Tree protection fencing will be required to protect all remaining trees on the property during construction.

**Standard 14 – Compatibility.**

This standard is met. The scale, materials, and detailing are compatible with the residence and the historic barn.

This standard is not applicable to the proposed rear yard amenities and hardscape.

**Standard 15 – Repair to deteriorated features.**

This standard is not applicable to this request.

**Standard 16 – Surface cleaning.**

This standard is not applicable to this request.

**Standard 17 – Integrity of historic property.**

This standard is not applicable to the residence since it was only recently constructed.

This standard is met with respect to the barn. The proposed exterior improvements to the barn do not diminish the integrity of the historic structure and may serve to preserve the structure by making it functional and worth investing in for the property owners.

**PUBLIC COMMENT**

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, one piece of correspondence was received and is included in the Commission packet.

**RECOMMENDATION**

Grant a Certificate of Appropriateness approving the enclosure of the balcony, exterior modifications to the barn and rear yard amenities subject to the following conditions of approval.

1. Plans submitted for permit must reflect the project as presented to the Commission with the refinements if so directed by the Commission. Any refinements made in response to direction from the Commission, or as the result of final design development, shall be clearly called out on the plan. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Commission's direction and approval prior to the issuance of any permits.

Prior to the issuance of a building permit # 2 – 6 shall be addressed.

2. Tree and Vegetation Removal Plan. A detailed tree and vegetation survey shall be submitted along with a clear plan reflecting all the tree and vegetation removals proposed.
3. Landscape Plan. A detailed landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. The plan shall meet the minimum landscape criteria for new construction and provide for the required replacement inches on site to the extent possible using good forestry practices. The plan shall clearly detail existing vegetation intended to remain.

If during construction, additional trees on the site are compromised in the opinion of the City's Certified Arborist, additional on-site replacement inches and planting may be required.

4. Tree and Vegetation Protection Plan. A plan to protect trees on the property identified for preservation during construction, as well as trees on neighboring properties that could potentially be impacted by construction activity must be submitted and will be subject to review and approval by the City's Certified Arborist. If determined to be necessary by the City Arborist, a plan for protection, including pre and post construction treatments must be prepared by an independent Certified Arborist and submitted with the building permit application. The tree protection plan shall be subject to review and approval by the City's Certified Arborist.

5. Exterior Lighting. Details of all proposed exterior lighting, lighting on the residence and any landscape lighting, shall be detailed on the plans submitted for permit. Cut sheets for all light fixtures shall be provided and all fixtures, except those illuminated by natural gas at low light levels, shall direct light down and the source of the light shall be fully shielded from view from off the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights. All exterior lighting shall be sensitive to the impacts on neighbors and on the dark sky character of the neighborhood.
  
6. A plan for contractor parking and material and equipment staging shall be submitted to the City for review and will be subject to City approval in an effort to minimize impacts on the surrounding neighborhood. No parking is permitted on Sheridan Road due to the traffic volume and speed.



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 4568

**Property Address:**

**Street:** 161 N SHERIDAN RD  
**City:** Lake Forest **State:** Illinois  
**County:** Lake

**Historic Property Name:** Eddie and George Hild Barn

**Original Owner:** Eddie and George Hild

**Other Previous Owners:**

**Present Owner:** MARSHALL, GREGORY P

**Current Property Name:**

**Resource Type:** Building  
**Date of Construction:** 1928, pre-  
**Use, Original:** Barn  
**Use, Present:** Accessory Structure  
**Theme:** Domestic  
**Secondary Theme:** Secondary Structure

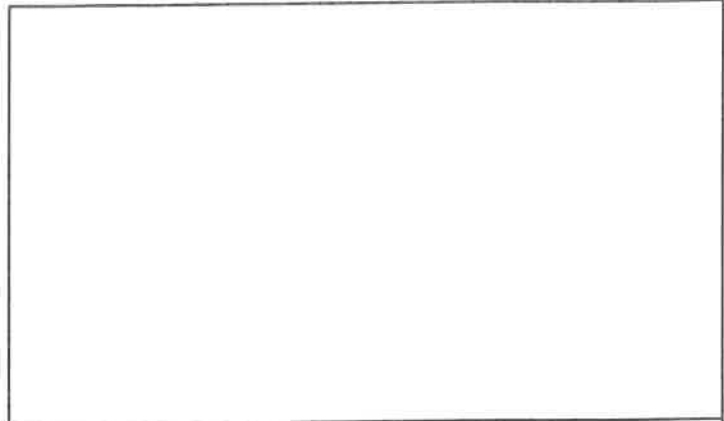
**Style:**

**Secondary Style:**

**Architect/Engineer:**

**Builder/Contractor:**

**Landscape Architect:**



**Photo Name:**

**Demolished: Date:**

**Zoning District:** R4

**Subdivision:** Lot 2 of Hild Subdivision; platted 1924

**Subdivided from:** Eddie and George Hild property located at the corner of Illinois and Sheridan. Main house demolished, 1955.

**Current Property Size (est.):** 0.98 acres

**Original Property Size (est.):**

**Facade Easement?:** No

**Held by:**

**Conservation Easement?:** No

**Held by:**

**Plan Shape:** Regular

**Number of Stories:** 2

**Structural Framing:**

**Foundation Material:**

**Facade Material:**

**Roof Form:** Gable

**Roof Material:**

**Primary Window Type:**

**Porches:**

**Integrity:**

**Condition:**

**Decorative Features & Surfacing:**



**City of Lake Forest, Illinois**  
**Historic Resources Survey Form**

ID: 4568

**Local Register:**

**Local Historic District:**

Local Ordinance Historic District

**Contributing Significance to Local District:**

Contributing

**Contributing Significant Resources:**

Hild Barn - pre-1928

**Is this Property Eligible for Local Landmark Designation?:**

**Local Landmark Designation:**

**Is this Property Identified as a Historic Resource located outside the Local Historic District?:**

**Other Districts:**

Historic Residential and Open Space Preservation District

**National Register:**

**National Register Historic District:**

Lake Forest

**Contributing Significance to National District:**

**Contributing Significant Resources:**

**Is this Property Eligible for National Register Listing?:**

**Individual National Register Listing :**

**Other Designations:**

**History and Significance:**

The Hild Barn is identified as a significant contributing structure to the Historic District. The existing buildings distinguished by its overall quality of design, detail, materials and craftsmanship. This building possesses a high level of integrity making it worthy of preservation.

The development of this property to serve as the support functions to a larger estate is representative of an important pattern of development that occurred in east Lake Forest between the 1890s and 1940s, in which service buildings were constructed within the context of the estate neighborhoods. Many service buildings were located on the grounds of the main estate, and have since been subdivided or sold off and converted to single family residences. These types of service function outbuildings have become an important part of the estate era fabric of the historic district. These buildings collectively contribute to the character of the historic district and should be preserved.

Originally this property, and surrounding properties that make up the Hild Subdivision, was owned by Eddie and George Hild. The Hild's ran a florist business and delivered their flowers and plants by horse and buggy even after other businesses were using trucks. The property originally contained a house, greenhouse, and barn. The property was subdivided in 1955 and the house and greenhouse demolished. Only the barn remains.

**Changes:**

**Property Setting:**

Residential neighborhood; This property is located on the east side of Sheridan Road north of the intersection with Illinois Road. This neighborhood is characterized by 1950s ranch homes on similar sized lots. A barn, which is a contributing structure to the district, is located toward the rear of the property.

**Associated Buildings:**

Edgar Isaac House, 161 N. Sheridan Road - Gerald A. Perkins, architect, built 1956.

**Sources of Information:**

City of Lake Forest address and history files; Arpee, History and Reminiscences.

**Certif. of Appropriateness Case #(s):**

**THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET**

Address 161 N. Sheridan Road Owner(s) Jeremy M. Downs & Amy Kule Downs  
 Architect Dan Bendixon (Karl Straussburger) Reviewed by: S. Thomas  
 Date 05.27.26  
 Lot Area 42019 sq. ft. Allowable Square Feet = 5162

**Square Footage of Residence**

1st floor 2977 + 2nd floor 1860 + 3rd floor 691 = 5528 sq. ft.  
 Design Element Allowance = 516 sq. ft.  
 Total Actual Design Elements = 716 sq. ft. Excess = 200 sq. ft.  
 Garage 719 sf actual ; 800 sf allowance Excess = 0 sq. ft.  
 Basement Area = 0 sq. ft.  
 Accessory buildings = 0 sq. ft.  
**Total Square Footage of Residence** = 5728 sq. ft.  
 (minus Design Elements, plus garage overage)  
**DIFFERENTIAL (Existing)** = 566 sq. ft.  
**Over Maximum**

**Square Footage of House and Proposed Addition:**

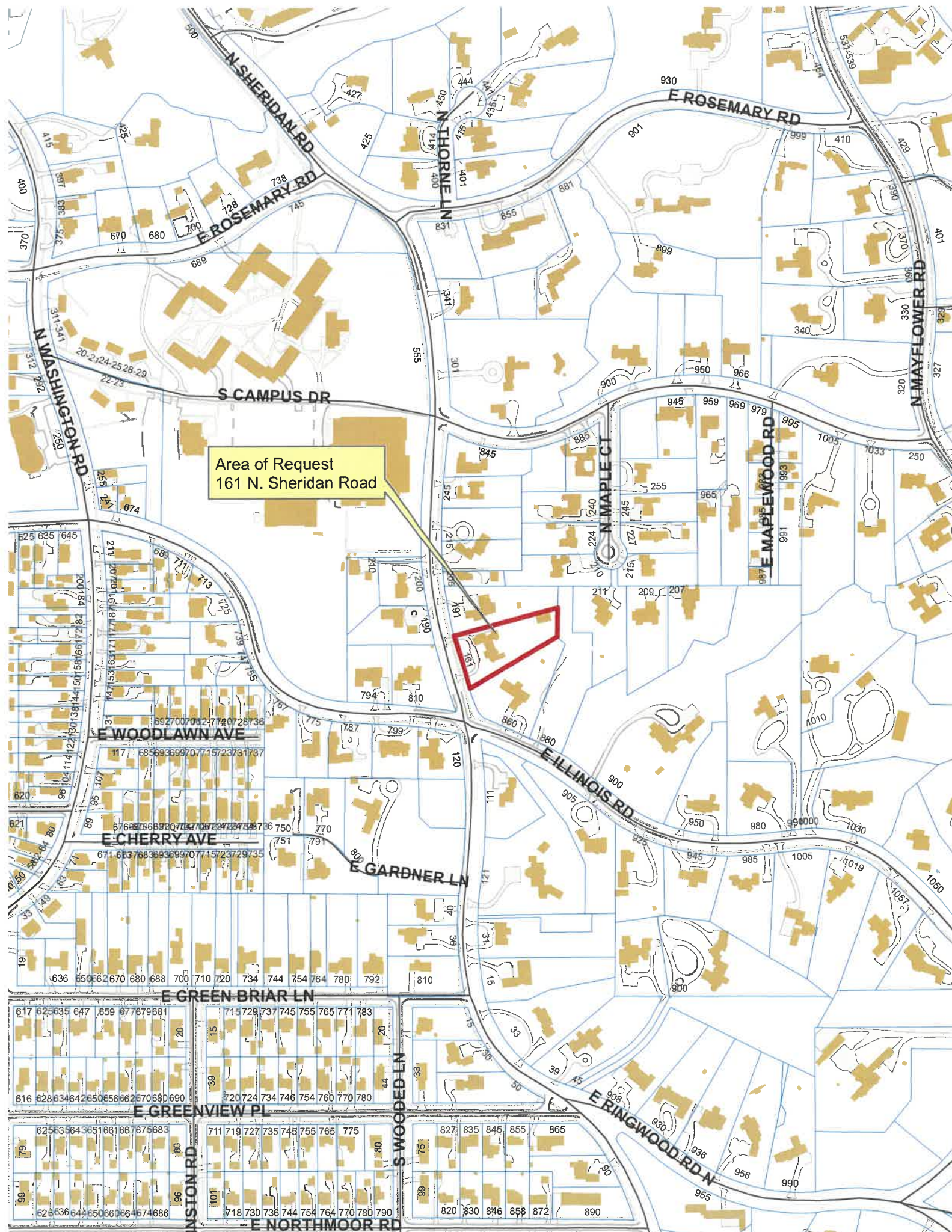
1st floor 0 + 2nd floor 0 + 3rd floor 0 = 0 sq. ft.  
 New Design Elements 43 sq. ft. Excess = 0 sq. ft.  
**TOTAL SQUARE FOOTAGE** = 5771 sq. ft.  
**TOTAL SQUARE FOOTAGE ALLOWED** = 5162 sq. ft.  
**DIFFERENTIAL** = 609 sq. ft. **NET RESULT:**  
**Over Maximum** 609 sq. ft. is

Allowable Height: 40 ft. Actual Height 38 ft. 12% over  
Max. allowed

**DESIGN ELEMENT EXEMPTIONS**

**Design Element Allowance:** 516 sq. ft.  
 Front & Side Porches = 310 sq. ft.  
 Rear & Side Screen Porches = 0 sq. ft.  
 Covered Entries = 51 sq. ft.  
 Portico = 26 sq. ft.  
 Porte-Cochere = 0 sq. ft.  
 Breezeway = 109 sq. ft.  
 Pergolas = 0 sq. ft.  
 Individual Dormers = 0 sq. ft.  
 Bay Windows = 263 sq. ft.

**Total Actual Design Elements** = 759 sq. ft. **Excess Design Elements** = 243 sq. ft.



Area of Request  
161 N. Sheridan Road





Area of Request  
161 N. Sheridan Road



N SHERIDAN RD

N MAPLE CT

Area of Request  
161 N. Sheridan Road



E ILLINOIS RD



**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

PROJECT ADDRESS 161 N. SHERIDAN RD. LAKE FOREST, IL. 60045

**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input checked="" type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

**HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)**

- East Lake Forest District     Green Bay Road District     Vine/Oakwood/Green Bay Road District  
 Local Landmark Property or District     Other

**PROPERTY OWNER INFORMATION**

SEBASTIAN M. DOWNS / AMY KYLE DOWNS  
 Owner of Property

161 N. SHERIDAN RD.  
 Owner's Street Address (may be different from project address)

LAKE FOREST, IL. 60045  
 City, State and Zip Code

312-213-8678  
 Phone Number                      Fax Number

SDOWNS21@GMAIL.COM  
 Email Address

*[Signature]*  
 Owner's Signature

**ARCHITECT/BUILDER INFORMATION**

KARL K. STRASSBURGER  
 Name and Title of Person Presenting Project

STRASSBURGER & ASSOC.  
 Name of Firm

1004 W. OLD MILK ROAD  
 Street Address

LAKE FOREST, IL. 60045  
 City, State and Zip Code

847-169-7010  
 Phone Number                      Fax Number

KARL STRASSBURGER @ HOTMAIL.COM  
 Email Address

*[Signature]*  
 Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
Please fax a copy of the staff report	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
I will pick up a copy of the staff report at the Community Development Department	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE



THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
**DESCRIPTION OF EXTERIOR MATERIALS**  
(The use of natural materials is strongly encouraged)

**Façade Material**

- Stone
- Brick
- Wood Clapboard Siding
- Wood Shingle
- Cementitious Stucco
- Other \_\_\_\_\_

**Foundation Material**

Exposed Foundation Material EXISTING  
STONE/BRICK

Color and/or Type of Material RED/FACE STONE (LAWSON)  
CHICAGO COMMON BRICK

**Window Treatment**

OFF WHITE CLAPBOARD SIDING.

**Primary Window Type**

- Double Hung
- Casement
- Sliding
- Other CASEMENT

**Finish and Color of Windows**

- Wood (recommended) OFF WHITE
- Aluminum Clad
- Vinyl Clad
- Other \_\_\_\_\_

Color of Finish WHITE

**Window Muntins**

- Not Provided
- True Divided Lites

**Simulated Divided Lites**

- Interior and Exterior muntin bars (recommended)
- Interior muntin bars only
- Exterior muntin bars only
- Muntin bars contained between the glass

**Trim Material**

**Door Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Window Trim**

- Limestone
- Brick
- Wood
- Other \_\_\_\_\_

**Fascias, Soffits, Rakeboards**

- Wood
- Other \_\_\_\_\_

THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION  
*DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED*

**Chimney Material**

---

- Brick
- Stone
- Stucco
- Other \_\_\_\_\_

**Roofing**

---

**Primary Roof Material**

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Composition Shingles \_\_\_\_\_
- Sheet Metal \_\_\_\_\_
- Other \_\_\_\_\_

**Flashing Material**

- Copper
- Other LEAD COATED COPPER
- Sheet Metal

Color of Material MULTI COLOR SLATE

**Gutters and Downspouts**

---

- Copper
- Aluminum
- Other LEAD COATED COPPER

**Driveway Material**

---

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other \_\_\_\_\_

**Terraces and Patios**

---

- Bluestone
- Brick Pavers
- Concrete Pavers
- Poured Concrete
- Other \_\_\_\_\_

**April 13, 2026**

**City of Lake Forest  
Historic Preservation Commission  
800 Field Drive  
Lake Forest, IL. 60045**

**Submitted by:  
Strassburger and Associates Inc.  
1004 W. Old Mill Road  
Lake Forest, Illinois 60045**

**RE: Downs Residence  
161 N. Sheridan Road, Lake Forest, IL.60045**

We are submitting for the approval of the renovation of an existing barn (located at the rear NE corner of the property) and a building scale variance for a 2<sup>nd</sup> floor bay build out at 161 N. Sheridan Road, namely the Downs Residence. The property is located within the East Lake Forest Historic District.

The home was designed and built by Liederbach and Graham Architects out of Chicago, IL. in 2004. Currently the home has 5 bedrooms and a 3-car garage and has maximized the allowable bulk. We are proposing to renovate an existing barn at the NE rear of the property and add a 2<sup>nd</sup>-floor bay addition at an existing walk-out balcony at the south elevation. The barn will consist of an interior renovation, and no addition square feet will be added to the existing footprint. Window and doors will be added per plans and elevations submitted. Our intention is to keep true to the barn architecture and add modest openings to serve our interior improvements. The requested will not add square feet and minimally affect the existing roof. The existing wood siding will remain except for remove/infill to accommodate the proposed new openings. The color of the siding will remain as is. We would also like to propose a 2<sup>nd</sup> floor bay build out in lieu of an existing walk-out balcony on the south side of the residence. This would provide a larger double vanity area and relocate the primary bathtub to an area of limited use to the owners. Materials would be congruent with elements existing to the house.

Regarding the historical significance of the residence, the home was designed in 2004 by Liederbach and Graham Architects. The Liederbach and Graham Architects name is associated with high quality design and construction and exemplifies the historic architecture prevalent throughout Lake Forest. All elevations would remain unchanged except for this south side bay element. The barn was preserved and located in its existing condition at the time of the new house construction. No improvements have been made to the barn except a new concrete slab and roughs for future plumbing.

It is our goal to carry the same level of detailing throughout the composition of the barn renovation and bay addition and maintain height, proportion, and rhythm of elements consistent with its present design. Exterior materials/textures and architectural details will be matched to existing conditions.

The proposed bay addition will be minimally visible from the front and will be consistent with all the 17 Historic Preservation Ordinance Standards. The proposed barn renovation is within the boundaries of the R-4 zoning ordinance and all building codes, including setbacks and building scale.

In summary, the barn renovation will follow the existing footprint while being minimally visible from the front streetscape. The proposed renovation will merely match the existing materials and provide added window and door openings to create a design true to its barn architecture. No major existing trees will be removed or affected by the renovation and bay addition. It is our opinion that the bay addition will greatly improve the primary bath as well as eliminate a walk-out area minimally used and maintenance avoided. All exterior materials will follow existing conditions.

Thank you for your consideration.

Sincerely,

Karl Strassburger  
Strassburger and Associates  
President

April 13, 2026

City of Lake Forest  
Historic Preservation Commission  
800 Field Drive  
Lake Forest, IL. 60045

Submitted by:  
Strassburger and Associates Inc.  
1004 W. Old Mill Road  
Lake Forest, Illinois 60045

RE: Downs Residence  
161 N. Sheridan Road, Lake Forest, IL.60045

**RESPONSES TO:  
Standards For Review of Applications for Certificates of Appropriateness.  
Evaluation of Criteria for Historic Preservation Ordinance Standards (17). Proposed barn  
renovation and 2nd floor bay addition.**

**1. Height. Height shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.**

The barn renovation is primarily interior and does not expand outside of its existing footprint in any way. Its height remains as existing. The bay addition will have a flat roof and be similar in height to similar adjacent elements. The proposed bay addition will be minimally visible from the front. It will be constructed in place of an existing balcony.

**2. Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.**

The proportion of the front façade will not change with this request. The existing massing of the barn will remain unchanged, and the bay addition is minimal and secondary to the primary massing of the home. They will be compatible with properties, structures, sites, public ways, objects, and places to which they are visually related.

**3. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.**

We are proposing to match all existing window/door proportions consistent with the style of architecture for the barn and the new bay addition as are found on the existing structure. They will be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.

- 4. Rhythm of solids to voids in front façades. The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.**

The existing front facade will remain unchanged. The rhythm of solids to voids is compatible with surrounding properties to which it is visually related.

- 5. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.**

The proposed barn renovation and bay addition is consistent in terms of design and style in relation to that of the existing barn/house. The renovation and bay addition will not negatively affect the rhythm of spacing along the street. The proposed bay addition faces south and is heavily landscaped.

- 6. Rhythm of entrance porches, storefront recesses, and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.**

The existing main entry and entry porch is to remain unchanged. The north service entry will remain in the same location. All existing projections are visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

- 7. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.**

The barn renovation materials and texture remain the same. The bay addition in its entirety will follow all aspects of the materials and textures of the existing structure. Window trim details will match existing. Existing soffit, fascia and exterior detailing will be matched in the proposed bay addition.

- 8. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.**

The proposed roof form of the bay addition will be visually compatible with existing conditions. The bay addition will have a similar flat roof design that exists throughout the existing house design. The barn roof will remain unchanged. All surrounding roof elements remain the same.

- 9. Walls of continuity. Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places which such elements are visually related.**

All walls, facades and site structures remain the same. The barn structure is primarily interior and the footprint square footage remains the same.

**10. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.**

The scale and mass of the existing barn remain the same and the bay addition will be visually compatible with other properties in the surrounding area and, in this case, the neighbor to the south. The new bay addition will match similarly the existing house design and not project further than the existing study bay below. The proposal complies with all applicable zoning and building scale requirements.

**11. Directional expression of front elevation. A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.**

The directional expression of the front elevation will remain the same. The proposed minimal bay addition faces south and does not project further out than the existing study bay element below. The existing barn character remains the same.

**12. Preserving distinguishing features. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.**

The entire existing residence remains unchanged at the front, north and east elevations. Merely a 2<sup>nd</sup> floor bay addition over an existing 1<sup>st</sup> floor bay will be proposed to the south. The elevation design remains the same. The existing barn that was preserved originally will be primarily an interior renovation within its existing footprint. Windows and doors will be replaced and added to improve the characteristics of the barn but all within the distinctive architectural barn style.

**13. Protection of Resources. Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.**

A previous landscape plan has been submitted for review and approval by staff. The proposed u-shaped driveway will remain the same. The new landscape plan is to compliment and enhance existing landscaping features of the residence.

**14. New Construction. In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.**

The existing residence remains unchanged.

**15. Repair to Deteriorated Features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the interior Standards for treatment of Historic properties. Repair or replacement should be based on accurate duplications of features and should match the material being replaced in composition, design, color, texture and other visual qualities.

In essence the proposed barn renovation proposes to repair/replace and improve existing features and match materials in composition, design, color, texture and other visual qualities. All existing qualities of the barn will remain similar. The bay add will match in composition, design, color, textures and visual qualities of similar elements consistent with the existing house as well.

**16. Surface Cleaning.** The surface cleaning of historic material and distinctive architectural features shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the significant materials shall not be undertaken.

Since taking ownership, the Down's have invested time and money in restoring the existing structure. Maintenance in preserving the existing structure will always be a high priority.

**17. Reversibility of Additions and Alterations.** Whenever possible, additions or alterations to historic properties shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

The proposed barn renovation is primarily interior and the exterior qualities, if to be removed would not impair the integrity of the barn. The bay addition is an element on its own. It is above an existing bay to remain. The integrity of the original bay design remains the same.

Respectfully submitted,

Karl Strassburger  
Strassburger and Associates Inc.  
President

**April 13, 2026**

**City of Lake Forest  
Historic Preservation Commission  
800 Field Drive  
Lake Forest, IL. 60045**

**Submitted by:  
Strassburger and Associates Inc.  
1004 W. Old Mill Road  
Lake Forest, Illinois 60045**

**RE: Downs Residence  
161 N. Sheridan Road, Lake Forest, IL.60045**

**RESPONSES TO:  
Standards For Review of Applications for Certificates of Appropriateness.  
Standards for Approval of a Building Scale Variance.  
Proposed addition.**

- 1. Standard 1. The project is consistent with the design standards in Section 148 of the City of Lake Forest Code.**

The addition is consistent with the design standards in Section 148 of the City of Lake Forest Code.

- 2. Standard 2. Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development is in keeping with the streetscape and overall neighborhood.**

The proposed renovation of the existing barn is primarily interior, and the bay addition is a 2<sup>nd</sup> floor build out of an existing walk out balcony. It is secondary element to the existing roof masses surrounding it. The small bay addition is in keeping with the streetscape and overall neighborhood. Existing/new landscaping per plan will enhance the appearance of the barn renovation requested.

- 3. Standard 3. New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape. In addition, the proposed structures and additions will not have a significant negative impact on the light to and views from neighboring homes.**

The exterior massing of the proposed barn renovation will remain as existing and is visible the same from the front streetscape. The south side 2<sup>nd</sup> floor bay is minimal and should not have a significant impact on light or views to the south. The existing south property line is heavily landscaped.

- 4. Standard 4. The height and mass of the residence, garage, and accessory structures will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision.**

The proposed barn renovation/bay addition is very obscure and does not affect the main house height and massing in any way. The residence stays true to the neighborhood and adjacent lots/streets in its original form.

- 5. Standard 5. The property is located in a local historic district or is designated as a Local Landmark, and the addition is consistent with the standards in the Historic Preservation Ordinance and approval of a variance would further the purpose of the Ordinance.**

The proposed barn renovation/bay addition is located in the Historic District but is not designated as a local landmark. The addition is consistent with the standards in the Historic Preservation Ordinance in that it does not affect the front streetscape elevation, and it does not project further out than its surrounding elements. The barn remains existing in its massing and the bay minimally adds a 2<sup>nd</sup> floor element secondary to its surrounding roof masses. We intend to preserve the existing barn but build out the interior so it can be functional for the owners.

- 6. Standard 6. The property is adjacent to land use and zoned as permanent open space, a Conservation easement, or a detention pond and the structures are sited in a manner that allows the open area to mitigate the appearance of mass of the buildings from the streetscape and from neighboring properties.**

This would not apply to 161 N. Sheridan Road.

Respectfully submitted,

Karl Strassburger  
Strassburger and Associates Inc.  
President



# Downs Hardscape and Landscape

PROJECT ADDRESS:  
101 N. SHERIDAN ROAD  
LAKE FOREST, IL 60454

TAX PARCEL ID:  
20000000000000000000

CLIENT:  
JEREMY AND AMY DOWNS

JEREMY DOWNS  
PH. (312) 213-8078  
AMY DOWNS  
PH. (312) 844-0201



MAGGIE BURKE LANDSCAPE, LLC  
PH. (847) 899-4264

CONSULTANT:

STAMP:

DRAWING ISSUANCES:

NO. DATE DESCRIPTION  
01. 05-15-2025 HPC SUBMISSION  
02. 05-19-2025 HPC SUBMISSION  
03. 05-21-2025 HPC SUBMISSION

DATE: 05/14/2025  
PROJECT NUMBER: 0192

ENLARGED TREE  
REMOVAL KEY

L-100-B

## TREE REMOVAL KEY:

NO.	TYPE / SPECIES	SIZE	REASON FOR REMOVAL
1	BUR OAK	26"	DECLINE / DIE BACK / MISSING LEADER
2	SUGAR MAPLE	20"	PROXIMITY TO DRIVEWAY / PROPOSED CONSTRUCTION
3	REDBUD	11"	SEVERE DECLINE
4	REDBUD	11"	SEVERE DECLINE
5	PEAR	14"	DISEASE / PROXIMITY TO FRONT ENTRANCE
6	HEMLOCK	10"	DECLINE
7	AUSTRIAN PINE	15"	DECLINE
8	AUSTRIAN PINE	16"	DECLINE
9	AUSTRIAN PINE	13"	DECLINE
10	BOXELDER	18"	DECLINE
11	BOXELDER	11"	DECLINE
12	BOXELDER	8"	DECLINE
13	WHITE PINE	12"	PROXIMITY TO PROPOSED CONSTRUCTION
14	WHITE PINE	10"	DECLINE
15	SCOTS PINE	9"	DECLINE
16	SCOTS PINE	16"	DECLINE
17	SCOTS PINE	16"	DECLINE
18	SCOTS PINE	15"	DECLINE
19	HYBRID OAK	10"	PROXIMITY TO PROPOSED CONSTRUCTION

## GENERAL NOTES

1. ALL TREE REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS TREE REMOVAL ACT (23 ILCS 120/1-120/10). THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE COMMENCING WORK.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE COMMENCING WORK.





WEST ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



WEST ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"

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Lake Forest, IL 60045  
647.789.7010

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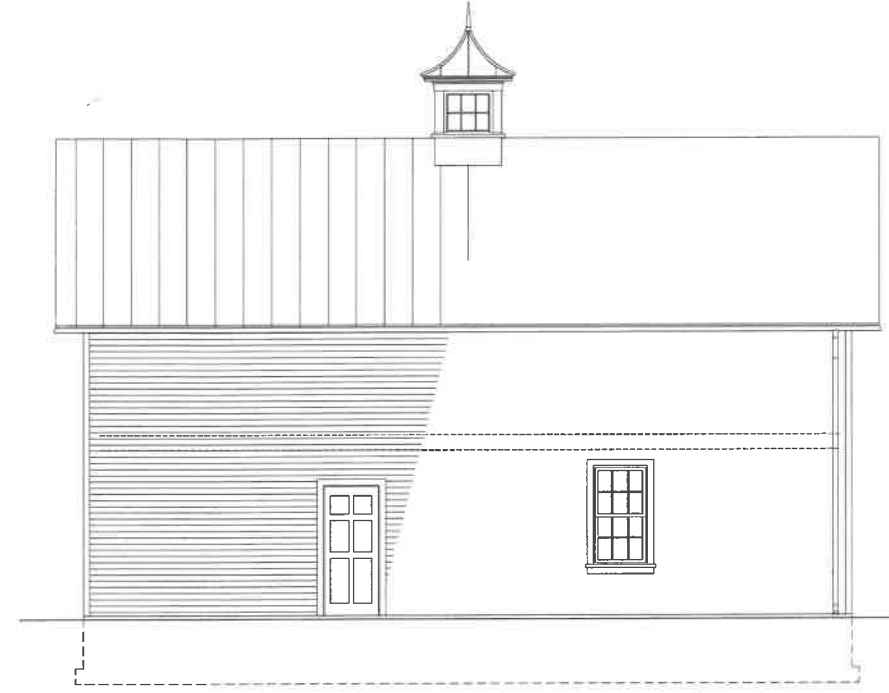
**DOWN'S RESIDENCE**  
161 N. SHERIDAN ROAD  
LAKE FOREST, ILLINOIS

NO.	REVISION	DATE

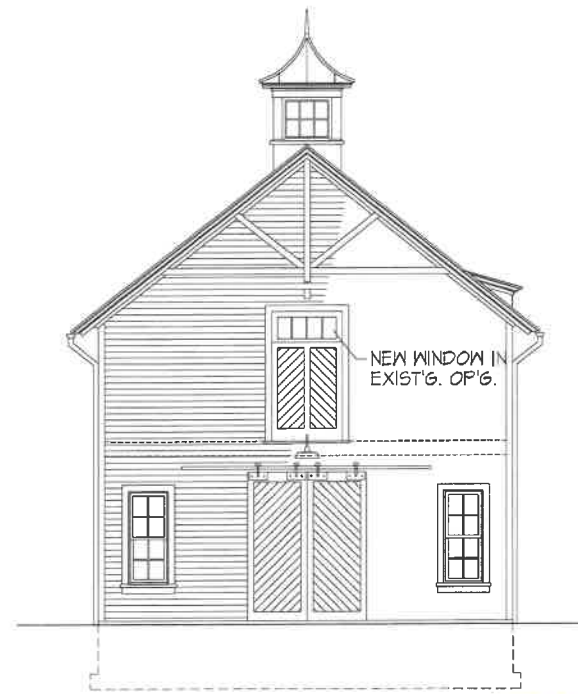
DRAWING



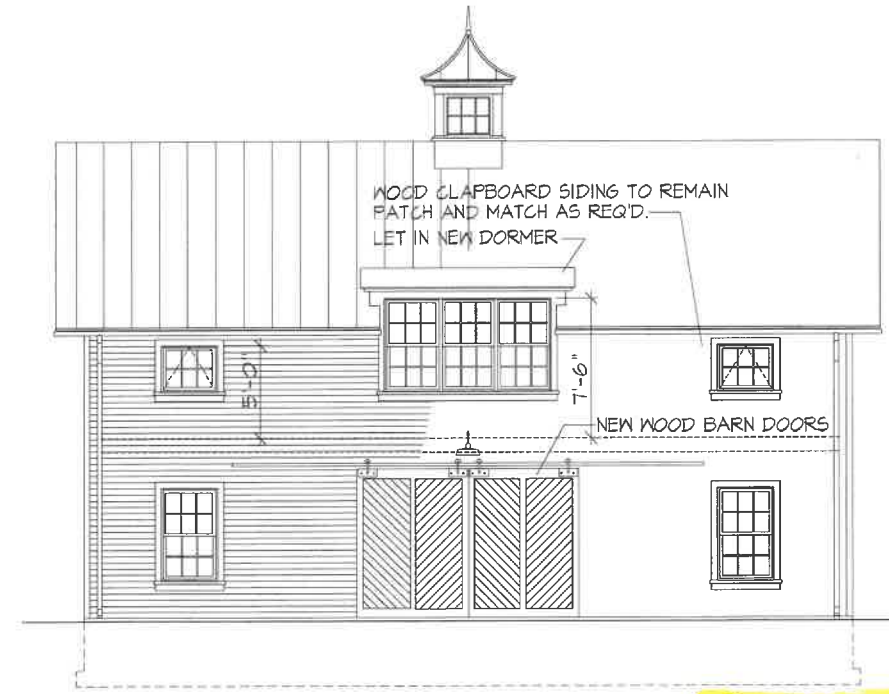
BARN - WEST ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



BARN - SOUTH ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



BARN - WEST ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"



BARN - SOUTH ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"

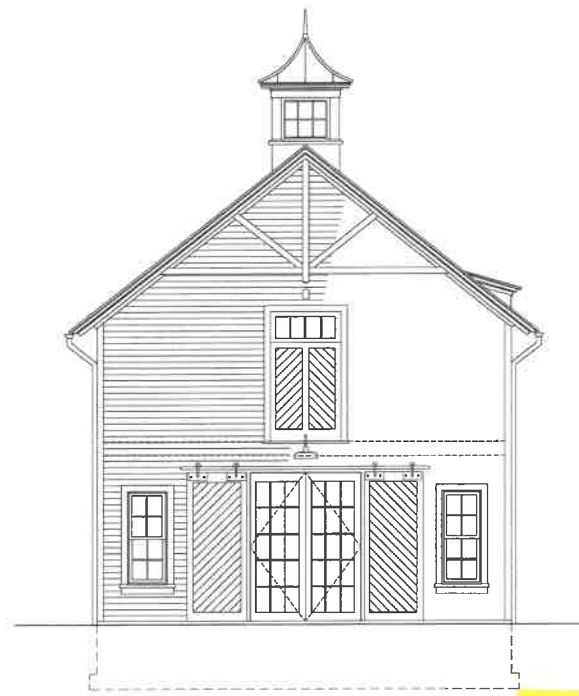
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DOWN'S RESIDENCE  
161 N. SHERIDAN ROAD  
LAKE FOREST, ILLINOIS

NO.	REVISION	DATE

DRAWING



BARN - WEST ELEVATION / PROPOSED

SCALE: 1/4" = 1'-0"



BARN - SOUTH ELEVATION / PROPOSED

SCALE: 1/4" = 1'-0"

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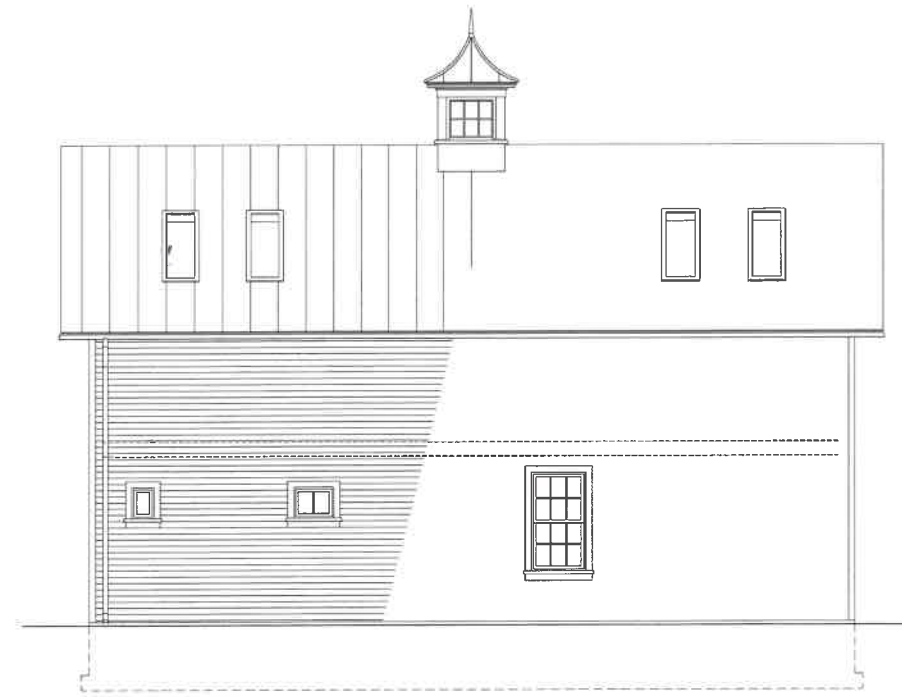
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 LAKE FOREST, ILLINOIS

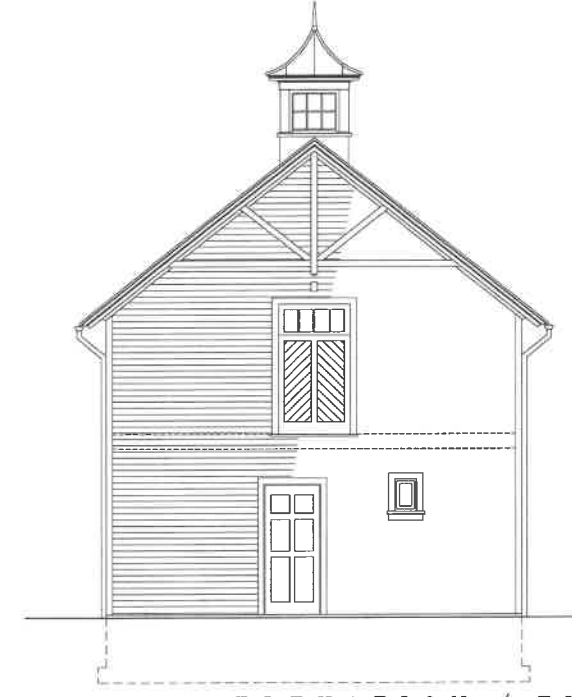
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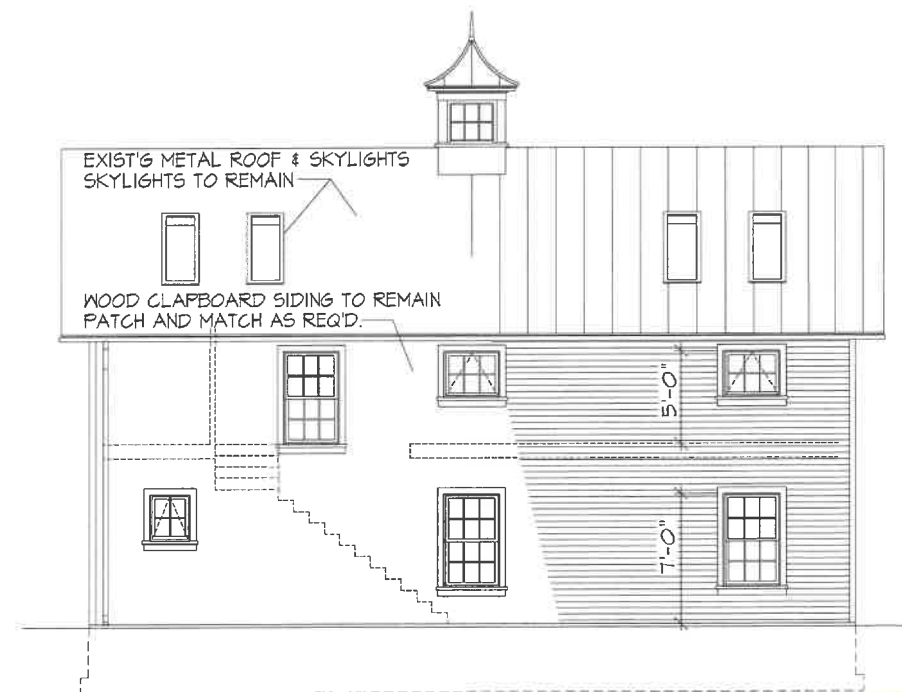
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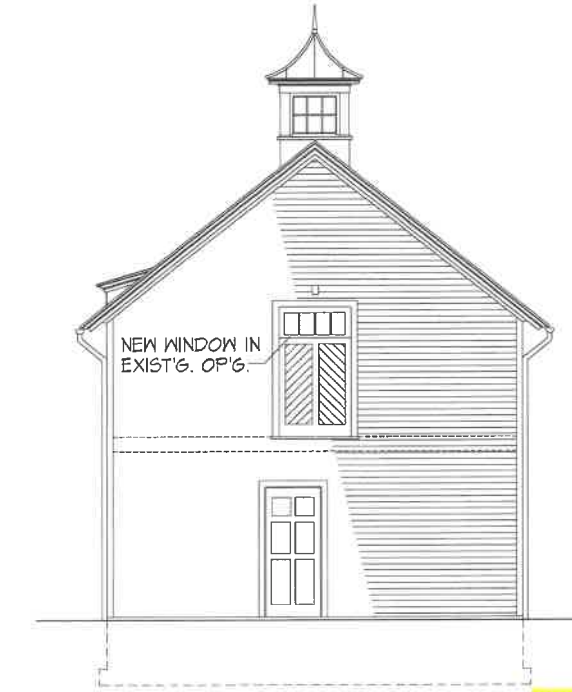
BARN - NORTH ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



BARN - EAST ELEVATION / EXISTING  
SCALE: 1/4" = 1' - 0"



BARN - NORTH ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"



BARN - EAST ELEVATION / PROPOSED  
SCALE: 1/4" = 1' - 0"

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DOWN'S RESIDENCE

161 N. SHERIDAN ROAD  
LAKE FOREST, ILLINOIS

NO.	REVISION	DATE
	PRELIMINARY	3/26/26

DRAWING













**Agenda Item 6**  
**1930 Amberley Court (also addressed as 1701 Kennedy Road)**  
**De-designation of Local Landmark**  
**Demolition of Residence and Garage**

Staff Report

Vicinity Map

Air Photos

Background Provided by Staff:

- Original Local Landmark Nomination Form
- Historic Assessment Report (prepared 2013)

Materials Submitted by Petitioner

Applications

Statements of Intent

Structural Condition Report – Highland Engineering PC

Property Evaluation Report – Phoenix Builders

Correspondence

*Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Norkus and Members of the Historic Preservation Commission
DATE:	May 27, 2026
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	1930 Amberley Court (also addressed as 1710 Kennedy Road) Rescission of Designation and Demolition

### Property Owner

Pendulum Bluestone Lake  
Forest, LLC  
(Jason P.C. Smith 35%  
Richard Claes 20%  
Matthew A. Thornton 40%  
Michael J. MacKinnon 5%)

### Property Location

South of Route 60, between  
Saunders Road and Conway Farms  
Drive

### Historic District

None  
Local Landmark Designation

### Project Representatives

Michael Firsel, attorney  
Jason Smith, owner

### Summary of the Request

This is a request for rescission of Local Landmark designation and for a Certificate of Appropriateness approving demolition. The two parts of this request are interconnected and as such are presented as a single petition. Two separate votes by the Commission are required.

No replacement structures or improvements on the site are proposed at this time. In the future, any development proposed for the site will require review through the appropriate City processes.

### Description of the Property and Surrounding Area

The structures proposed for demolition, a residence and the associated coach house, are located on an eight and a half acre portion of land that is part of the nearly 40 acre Amberley Woods Planned Development. This development is located at the entrance to the City of Lake Forest, on the south side of Route 60, east of the Tollway. The 40-acre development was approved by the City in 2006 after lengthy public hearings and negotiations on the project.

The development as originally approved included a mix of uses:

- Two multi-family residential buildings in the northeast quadrant of the property, on the southeast corner of Route 60 and Conway Farms Drive. These buildings are constructed and occupied.
- Twenty-four single family homes extending in an east/west direction through the middle of the Amberley Woods development, along the south and west sides of a private street that was constructed as part of the development, Amberley Court. The homes are constructed and occupied.
- Preserved woodlands in the center of the parcel, north and east of Amberley Court.
- Preserved wetlands across the entire south portion of the property, behind the single family homes.
- Two office buildings at the northwest corner of the 40-acre parcel, at the corner of Route 60 and Saunders Road anchoring the eight and a half acre portion of the site. The office buildings were never constructed. This area remains undeveloped except for the residence and coach house which

predate annexation of the 40 acre parcel to the City and the Amberley Woods development approvals.

- Adaptive reuse of the residence that is the subject of this request for any one of a variety of uses including a restaurant, bank, offices, event venue, and a childcare facility.

There are two office buildings located to the west of Saunders Road, adjacent to the Tollway ramp. These buildings are not part of the Amberley Woods development but are part of the overall context of the area.

### **Staff Evaluation**

#### *Rescission of Designation*

The residence on the property addressed as 1930 Amberley Court and previously addressed as 1701 Kennedy Road was approved as a Local Landmark by the City Council on April 20, 2006. Prior to the designation, the structure was occupied as a single family residence from 1933 until the early 2000's. Construction of the residence began in 1928, the original owners never lived in the house perhaps due to the Depression. The structure, at the time of nomination for Local Landmark designation, was found to meet one of the ten criteria that must be used in considering nominations for Local Landmarks. The property historically was known as Blythefield (Blithefield) and more commonly known at that time as the Miller Residence. Additional information on the history of the property and details of the structures are provided in an Historic Resource Assessment prepared in 2013 which is included in the Commission's packet. This report was received by the City as part of a previous redevelopment proposal for the property which never materialized.

The City of Lake Forest Code provides a process for requesting an amendment to or rescission of Local Landmark designation. A request for rescission of designation must be considered by the Historic Preservation Commission at a public hearing. The Commission is charged with considering whether the Local Landmark no longer meets the criteria for designation. The criteria for designation are listed below.

The Commission's recommendation on a request for rescission must be forwarded to the City Council for final action.

Criteria for Designation as a Local Landmark. (from the City Code)

- A. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
- B. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the historic or development city, the state, the Midwest region or the United States;
- C. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
- D. Its representation of an historic, cultural, architectural, archaeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous;
- E. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community of the City;
- F. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history of traditions of the City, whose components may lack individual distinction;

- G. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the City, State, Midwest region or the United States;
- H. Its association with important cultural or social aspects or events in the history of the City, the State, the Midwest region of the United States;
- I. Its location as a site of important archaeological or natural significance; and
- J. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of the any existing improvements on the property.

The City Code states that the Commission must limit its consideration to the above criteria one or more of which, if met, can be justification for recommending a property for designation as a Local Landmark.

As noted above in the case of a rescission request, the Commission is charged with considering whether the Local Landmark no longer meets the criteria for designation.

It is important to note that the original nomination form that was submitted in support of Local Designation identified *only criteria A* from the list above as justification for designation. The City's approval was based on criteria A consistent with the nomination. It would be appropriate for the Commission to focus discussion on whether criteria A is still met. Staff's evaluation is presented below.

- A. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

Although the structures still exemplify the Tudor Revival style, much has been lost over time due to deterioration, exposure to the elements, lack of ongoing maintenance, and the inability to find an adaptive reuse for the structures to support ongoing investment. The detail and craftsmanship originally exhibited by the structures is no longer of a quality that supports the original historic integrity of the structures.

In this case, the historic integrity of the structures began to be lost as development occurred around them to the east, south, and west. The surrounding development lacked distinct architectural styles, quality materials, attention to detail and the craftsmanship reflected in the residence and coach house. The context around the structures which were originally sited alone, on a wooded almost 40 acre site, today diminishes the historic setting and integrity that once existed. The original approach to the residence was by way of a winding narrow drive from Route 60, through the woods. Today, the house is only accessible from the rear and west side, diminishing the intended first impression of a grand manor with a distinct Porte Cochere.

The structures as they exist today, in the context of the surroundings, no longer exemplify qualities or a character that is distinguished, innovative, rare, or unique.

*Proposed Demolition of the Residence and Associated Coach House*

Condition reports presented by the petitioner are included in the Commission's packet. Staff's review of the demolition criteria is provided below.

**Demolition Criteria 1 -- Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.**

As evidenced in the reports included in the Commission’s packet, the residence designed in the Tudor Revival architectural style by the firm of Oldefest & Williams in the late 1920’s was a grand manor. The residence was designed with classical features, a high level of detailing, and high quality materials.

The question before the Commission is whether demolition of this residence, once sited on an expansive almost 40 acre wooded parcel, will be “detrimental to the public interest and contrary to the general welfare of the people of the City and State”. Today, the structures sit in isolation, out of view of the general public, and out of context with the surrounding development that has occurred to the east, south and west over the past 20 years

The structures have been documented, inside and out. If demolition is approved, the documentation will be retained in the City’s files and shared with the Lake Forest/Lake Bluff History Center.

**Demolition Criteria 2 -- Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and the state.**

The residence is not within or close to any of the City’s five Historic Districts, as noted above, it is individually Landmarked. Demolition of the residence will not negatively impact the City’s Historic Districts.

Unlike other individually designated Local Landmarks, this residence is on a portion of an almost 40 acre planned mixed use development site. The residence is on the portion of the site originally designated for commercial use. The unique facts of this property, its history, and the development approvals granted for the larger site ensure that a decision on this petition will not establish a precedent for Locally Landmarked properties and structures elsewhere in the community all of which exist under very different circumstances.

**Demolition Criteria 3 -- Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.**

The purpose of the Preservation Chapter is to protect structures that meaningfully contribute to the historic, architectural, and cultural character of the City. As noted above, the residence is not in one of the City’s established Historic Districts.

At the time of development approvals, the developer was urged by the City’s Building Review Board to nominate the residence for designation as a Local Landmark and did so. The development approvals specifically provided for a range of uses within the structure with the intention of supporting preservation and adaptive reuse. Twenty years later, no use has been found for the residence, and the structure has proven to be a deterrent to redevelopment of the larger site due to the uncertainty around future use and due to the location of the structures on the site.

**Demolition Criteria 4 -- Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.**

The residence was designed consistent with the Tudor Revival style and although not associated with an architect or architectural firm well know in Lake Forest, the resulting structures exhibited craftsmanship not often found today. The structures would be difficult to reproduce today to reflect the original construction.

It is important to note however that the structures as they exist today have lost much of the old and uncommon detailing and craftsmanship. Given the current condition, restoration to the original grandeur would be difficult to achieve resulting in something less than originally was intended by the architect.

As noted above, the change in the surroundings makes it impossible for the original historic character of the structures and property to be restored.

**Demolition Criteria 5 -- Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.**

There are no plans for redevelopment of the site at this time. In the future, redevelopment plans will require review and approval by the City through all appropriate processes.

### **Public Comment**

Public notice of this petition was provided in accordance with City requirements and practices. Notice or the request for rescission of Local Landmark designation was published in a local newspaper as required by the Code. Notice of both requests was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website.

Correspondence received to date in support of the petition was included in the Commission's packet.

### **Recommendation**

Recommend approval of the request to rescind the Local Landmark designation for the residence at 1701 Kennedy Road (currently addressed as 1930 Amberley Court) to the City Council based on the findings presented in the staff report dated May 27, 2026.

AND

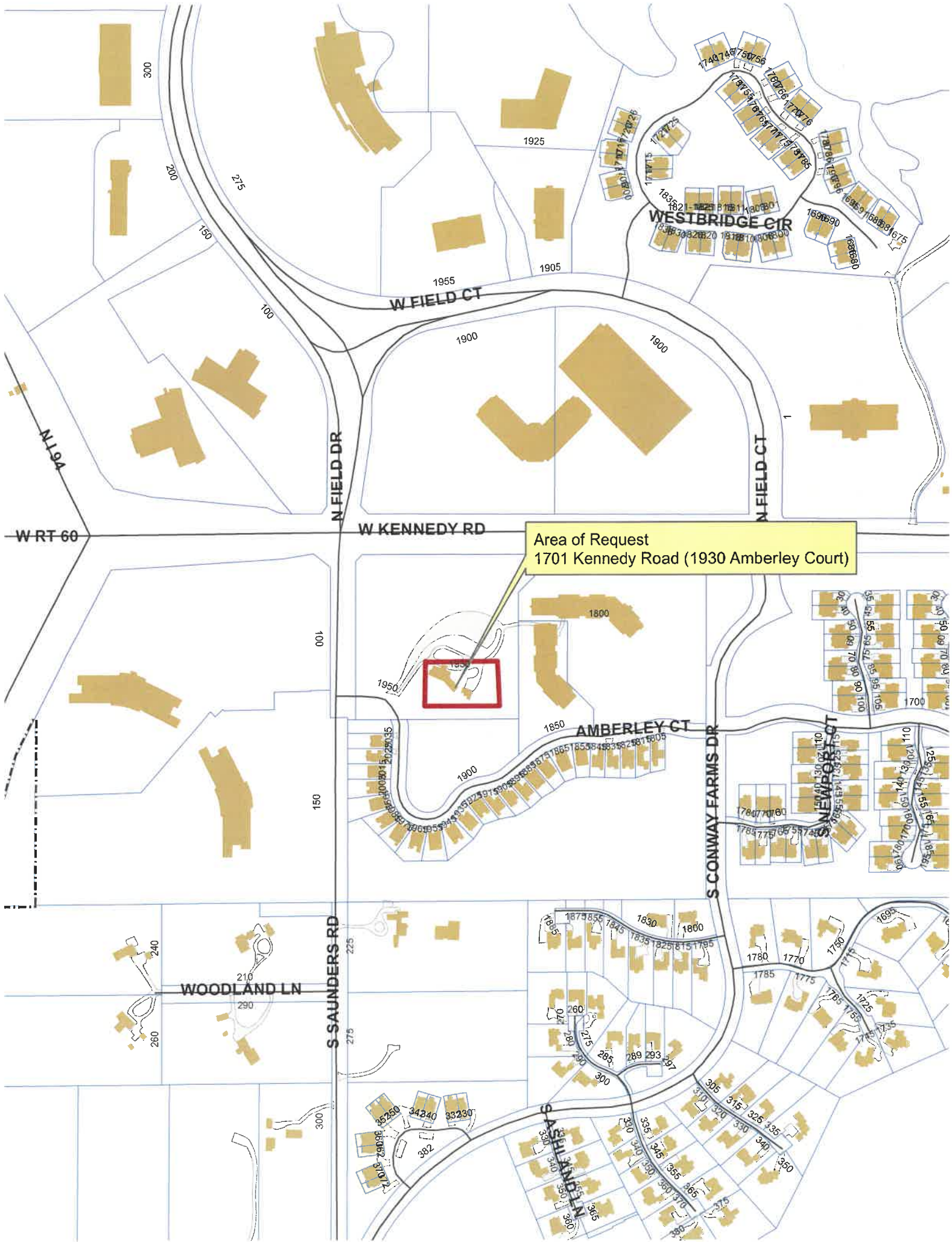
Grant a Certificate of Appropriateness approving the demolition of the residence and coach house based on the findings presented in the staff report dated May 27, 2026.

Staff recommends the following conditions of approval.

1. Demolition of the structures and removal of all of the hardscape from the site must commence within 90 days of final approval and once started, demolition and restoration of the site including removal of all materials and debris, must be completed within 120 days.
2. Prior to the start of demolition activity, all required permits must be obtained, an asbestos assessment and any required remediation must be completed, and all outstanding fees paid in full including refundable bonds tied to completion of the work within the specified time frame.
3. Until and during construction, the site shall remain secured with chain link fencing and No Trespassing signs shall be posted.
4. All appropriate measures shall be taken to minimize dust resulting from demolition work. Measures shall also be taken to protect trees in the vicinity of the demolition work and to control

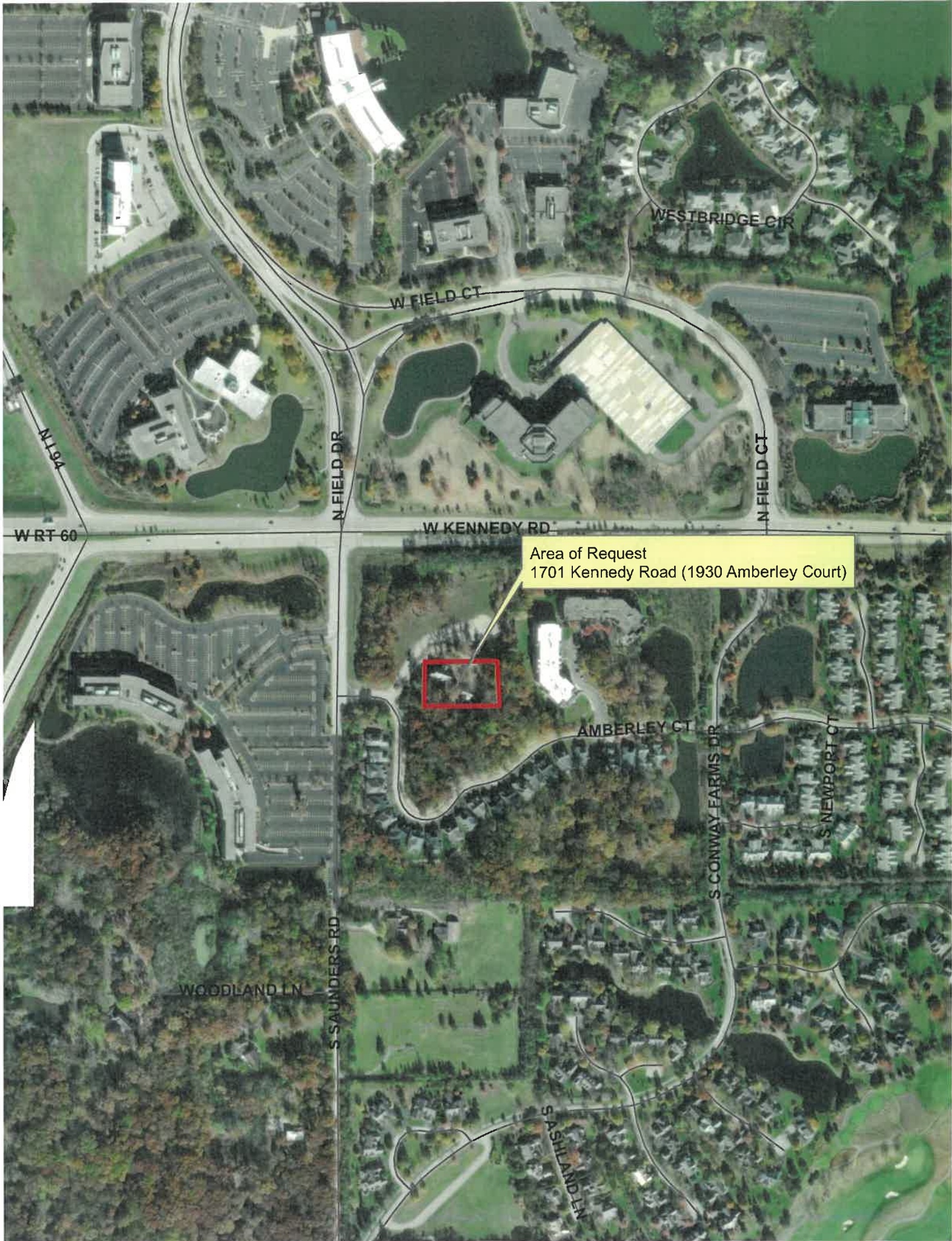
run off from the work site. Any protective measures directed by the City Engineer or City Arborist shall be strictly enforced.

5. All construction traffic shall enter from Saunders Road. Temporary measures shall be taken, subject to approval by the City of Lake Forest, to close off Amberley Court to through traffic to avoid conflicts with construction vehicles.
6. Restoration of the site shall include, but not be limited to, filling all excavated areas with clean fill and compacting the fill areas, grading the site level with the existing surrounding grade, and covering all exposed dirt with seed and blanket.



Area of Request  
1701 Kennedy Road (1930 Amberley Court)





Area of Request  
1701 Kennedy Road (1930 Amberley Court)



Area of Request  
1701 Kennedy Road (1930 Amberley Court)



**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION  
LOCAL LANDMARK NOMINATION FORM**

**1. NAME OF PROPERTY**

Historic Name: Blithefield

Common Name: Miller Residence

**2. LOCATION**

Street Address: 1701 W. Kennedy Road

City: Lake Forest State: IL County: Lake ZIP Code: 60045

**3. CLASSIFICATION**

- | Category:                                    | Ownership:                                  | Present Use:                           |   |   |
|--|---|--|---|---|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public             | <input type="checkbox"/> Agricultural  | <input type="checkbox"/> Government                   | <input type="checkbox"/> Religious      |
| <input type="checkbox"/> Structure           | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Commercial    | <input type="checkbox"/> Park                         | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Object              | <input type="checkbox"/> Both               | <input type="checkbox"/> Cemetery      | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Other          |
| <input type="checkbox"/> Site                |   | <input type="checkbox"/> Educational   | <input type="checkbox"/> Military                     |   |
|  |   | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Museum                       |   |

**4. REPRESENTATION IN EXISTING SURVEYS**

**National Historic Districts**

- Original Lake Forest Historic District (1975)
- Green Bay Road Historic District (1995)
- Vine/Oakwood/Green Bay Road Historic District (1980)
- Individual Listing on the National Register of Historic Places, date: \_\_\_\_\_
- Other: \_\_\_\_\_

**Local Historic Districts**

- Local Ordinance Historic District
- Historic Residential and Open Space Preservation District

**Surveys**

- City of Lake Forest Historic Resources Survey, contributing resource –  YES  NO
- Illinois Historic Structures Survey (Illinois Dept. of Conservation, 1975);
- Illinois Historic Landmarks Survey (Illinois Dept. of Conservation, 1975).
- Other: \_\_\_\_\_

**5. DESCRIPTION**

**Plan Shape:**

- Rectangular
- Square
- Circular
- L-Shaped
- U-Shaped
- H-Shaped
- Irregular
- Other \_\_\_\_\_

**Primary Window Type:**

- Double Hung
- Casement
- Fixed
- Sliding
- Other \_\_\_\_\_

**Number of**

**Stories:** 2½

**Roof**

**Material:** Slate

**Foundation:**

- Stone
- Brick
- Concrete Block
- Concrete
- Other \_\_\_\_\_

**Roof Form:**

- Gable
- Hip
- Gambrel
- Mansard
- Flat
- Other \_\_\_\_\_

**Structural Framing:**

- Wood
- Masonry
- Concrete
- Steel
- Other \_\_\_\_\_

**Condition:**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Facade:**

- Clapboard
- Brick
- Stone
- Stucco
- Shingle
- Aluminum Siding
- Vinyl Siding
- Synthetic Stucco

**Check One:**

- Original Site
- Moved; date: \_\_\_\_\_
- Altered
- Unaltered

## 5. DESCRIPTION (CONTINUED)

Written Description: (Continue on separate sheet, if necessary)

One of the most popular styles of the historical revival architecture so prevalent in the United States between 1900-1940 was Tudor Revival. It has always been synonymous with comfort, solidity, and respectability, and was perfectly suited to the natural beauty of Lake Forest. The models for most high style Tudor Revival structures are the great English manor houses and consequently they are substantial looking and complex with detail. From the beautifully landscaped entry drive, glimpses of *Blithfield* are seen through the trees, but its massing and rich details are not obvious from a distance.

The structure is primarily red brick with cream stucco cladding and decorative half-timbering. The steeply pitched slate roof has a front facing gable forming the impressive porte-cochere and the focal point of the front façade. The elliptical arch of the porte-cochere is an architectural form carried from the entranceway throughout the interior of the house. The carved oak front door is surrounded by stone quoining and quatrefoils. Additional exterior details which create visual interest include Tudor bay windows with multi-paned leaded glass, dormers, and a molded chimney with decorative chimney pots.

The first floor plan has large formal rooms opening off a central entrance hall. One of the few changes to the house is the new marble floor in the hallway, a necessary improvement because the original stone had settled unevenly. At the far end is a dark wooden staircase with a handsome balustrade; the newel posts are topped with wood urns. Above the landing is a large leaded glass window. To the left of the hall is the richly paneled dining room with its intriguing strapwork ceiling. Opposite the dining room is the library with similar paneling and ceiling. The stone fireplace in this room and the living room are imported from England and add to the ambiance of this country home. Behind the library is the living room, both rooms have lovely leaded French doors which open to the porch. In contrast to the two front rooms, the living room has rough surface plaster walls and a ceiling of paneled wood. A large bay window with quoining faces the back garden.

There have been relatively few changes to either the floor plan or to the historic features of *Blithfield* since the 1930s. The kitchen and bathrooms have been updated, but have maintained their overall integrity. Today, it is a family home which truly blends the past and the present. The site, although now surrounded by development, contains lawns, gardens, and wooded areas which ensure a country setting for this wonderful Tudor Revival estate.

## 6. STATEMENT OF SIGNIFICANCE

Architectural Style(s): Tudor Revival

Architect: Edward G. Oldefest

Date of Constuction: 9/1/29

Builder: Unknown

Period of Significance: \_\_\_\_\_

Landscape Architect: Unknown

## 6. STATEMENT OF SIGNIFICANCE (CONTINUED)

### Applicable Criteria:

Mark an "x" in one or more boxes to identify the criteria, from the Historic Preservation Ordinance, which qualify the property for Lake Forest landmark designation.

- A. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.
- B. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the District, the City of Lake Forest, the State of Illinois, or the United States.
- C. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail.
- D. Its representation of a historic, cultural, architectural, archaeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous.
- E. Its unique location or distinctive physical appearance or presence represents an established and familiar visual feature of a neighborhood, community, or the City of Lake Forest.
- F. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City of Lake Forest, whose components may lack individual distinction.
- G. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the District, the City of Lake Forest, State of Illinois, or the United States.
- H. Its association with important cultural or social aspect or events in the history of the City of Lake Forest, State of Illinois, Midwest region, or the United States.
- I. Its location as a site of an important archaeological or natural significance.
- J. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of any existing improvements on the property.

## 6. STATEMENT OF SIGNIFICANCE (CONTINUED)

Written Statement of Significance: (continue on separate sheet, if necessary)

*Blithfield* is nominated as an exemplification of the Tudor Revival style. The Tudor Revival style was used for a large proportion of early 20<sup>th</sup> Century suburban houses throughout the country. It was particularly fashionable during the 1920s and early 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The Tudor Revival, a harkening back to the English past, combined elements of the late Medieval period with Renaissance details. Patterned after buildings popular during the reign of Queen Elizabeth I from 1558 to 1603 and that of her successor King James I from 1603 to 1625, the "Jacobethan" style, as it has come to be called more recently, emphasizes steeply pitched roofs, steeply pitched gables on the front façade, ornamental half-timbering, tall chimneys with decorative chimney pots, one- and two-story bays, oriels, and label moldings; the walls were generally clad in stucco, stone, or brick.

During the 1920s Lake Forest experienced a boom in both population and building. The community started the decade with 3,600 residents and by the end it had nearly doubled to 6,500. Expansion was to the west towards the Skokie Valley, where the environment was neither lake nor forest but open land, prairie, and meadows - very different from the eastern part of town. In addition to the vast open space required for large estates and experimental farms, there was ample land for more modest development.

Another attraction to the area were the new country clubs, increasingly popular with the American wealthy. Shoreacres Golf Club opened in 1922 and Knollwood Club in 1924. The Onwentsia Club underwent a complete renovation in 1928, with the newly designed clubhouse by Harrie T. Lindberg. For those individuals who were prosperous in the 1920s and wanted to live the "good life" Lake Forest was a very appealing place.

However, what happened to J. Ogden Armour would be a harbinger of the times to come. Caught in the business depression of 1921, Mr. Armour, of meat packing fame and labeled to be the second richest man in the world, lost nearly all his fortune including his spectacular home, Melody Farm. A syndicate of Chicago businessmen led by Samuel Insull purchased the pretentious estate in 1928, to convert the property to an Aviation Golf Club. An eighteen hole golf course was constructed and plans were laid out for the airport, but the project was never completed due to the Depression beginning in 1929.

*Blithfield* is located just south of the former Melody Farm on a forty acre parcel of land in unincorporated Lake Forest. The original plans for the house were drawn for David Everitt in 1927 by Edward G. Oldefest of the architectural firm of Oldefest and Williams. Construction for the lovely home was begun late in 1928 and continued for a period of time. Unfortunately, Mr. Everitt never took possession of house, perhaps another victim of the Depression. When Mr. and Mrs. Baggot purchased the house in 1933, a bank held the title. The house was basically finished but no one ever lived in it. The Baggots knew that it was a wonderful opportunity and were pleased to purchase it. Their original idea was to divide the property with some friends, but when that was not possible, the Baggots retained the entire acreage. Little did they know at the time that they were creating a legacy for four generations to enjoy.

The Baggots named their home *Blithfield*, after their ancestral Baggot estate in England. Over the years there were many family gatherings at *Blithfield*. Wedding receptions were held there for the current owners, Gail and Gerry Miller and also for Mrs. Miller's mother and father. In 1980, when both Mr. and Mrs. Baggot were being looked after at Westmoreland, the family suggested that Gail and Gerry move into the house. Eventually they purchased it and have raised their three children there - the fourth generation to inhabit and love *Blithfield*.

**7. PROPERTY DESCRIPTION**

Acreage of property: 1.1 acre

Legal Description: (provide below or attach to form)

That part of the west 1/2 of Government lot 2, lying north of the south 639.74 feet thereof, in the northeast 1/4 of section 1, Township 43 north, Range 11 east of the third principal meridian (except that part thereof lying in the north 200 feet of the west 217.80 feet of the south 1/2 of government lot 2), and (except that part condemned for highway purposes by proceedings in case no. 87ED29), in Lake County, Illinois.

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

Cite any books, articles, and other sources used in preparing this form. (Continue on separate sheet, if necessary)

**9. OWNER OF PROPERTY**

Name R.M. Swanson Development

Address 920 S. Waukegan Road

Signature \_\_\_\_\_

**10. FORM PREPARED BY**

Name R.M. Swanson Development

Organization \_\_\_\_\_ Date April 25, 2003

Street Address 920 S. Waukegan Road Telephone \_\_\_\_\_

City Lake Forest State IL Zip Code 60045

**Return to:**  
**Historic Preservation Commission**  
**Community Development Department**  
**110 E. Laurel Avenue**  
**Lake Forest, IL 60045**

<i>HPC Use Only:</i> Date Received: April 28, 2003 Date Heard: Commission Decision: Council Action: Date:
--

THE DAVID C. EVERITT ESTATE  
1930 AMBERLEY COURT  
LAKE FOREST, ILLINOIS

DESIGNED BY OLDEFEST & WILLIAMS, 1929

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NOVEMBER 4, 2013

**Historic Resource Assessment**  
**David C. Everitt Estate**  
**1930 Amberley Court**  
**Lake Forest, Illinois**

Benjamin Historic Certifications, LLC  
Susan Benjamin, Principal  
Laura C. Knapp, Associate

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# HISTORIC RESOURCE ASSESSMENT CITY OF LAKE FOREST: 1930 AMBERLEY COURT

## Overview

### *The Property*

The David C. Everitt Estate is located at 1930 Amberley Court in Lake Forest, Illinois.<sup>1</sup> The property includes a Tudor Revival manor house designed by Oldefest & Williams in 1929. The estate currently rests on 1.1 acres of land at the southeast corner of Saunders Road and Route 60 and includes a residence, coach house, and shed.

### *Background*

The 1.1 acre property with the estate house and outbuildings was designated a Lake Forest Landmark on May 28, 2003 and was formally listed as "1701 W. Kennedy Road".<sup>2</sup>

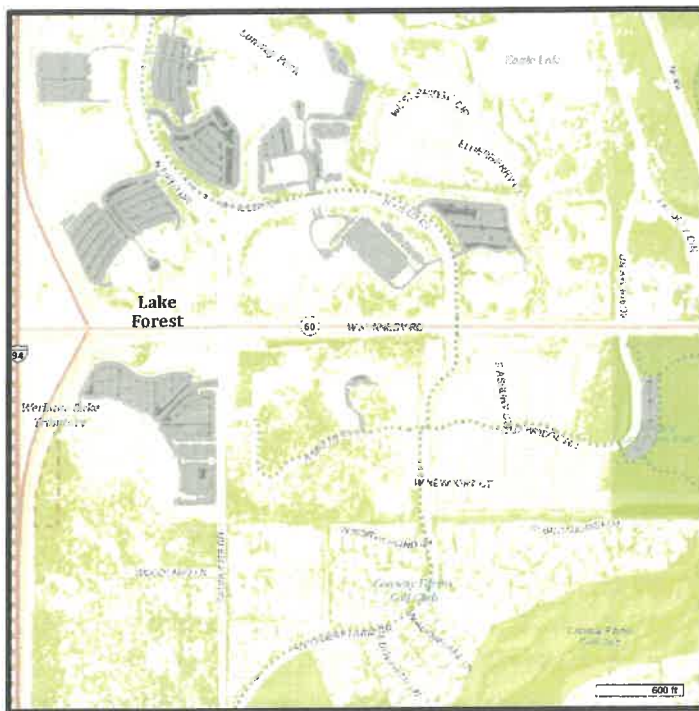


Figure 1. Lake County GIS map showing 1930 Amberley Court and surrounding property subdivided for mixed use development.

The City of Lake Forest Building Review Board recommended that the owner nominate the residence as a local historic landmark as a condition of approval for creating a mixed-use development that was to include single family homes, condominiums, and office buildings<sup>3</sup> (see figure 1). The David C. Everitt Estate property was included in 39 acres that were annexed to the City of Lake Forest and then subdivided. The house was modified from a single family residence into offices. The development did not get funded and was not completed as proposed. The house currently is being used as an office.

<sup>1</sup> Prior to July 9, 2007, the property address was 1701 W. Kennedy Road, Lake Forest, Illinois. It was designated as a Lake Forest Landmark as "1701 W. Kennedy Road". The property had been noted by the Vernon Township Tax Assessor as parcel 13403 West Illinois Route 60 in unincorporated Lake Forest. It was annexed on April 30, 2006, to the City of Lake Forest. At that time the address became 1930 Amberley Court, Lake Forest, Illinois. The property index number is: 15-01-205-003 and the legal description is "the west half of Government Lot 2 of the north east 1/4 of Section 1, Township 43 north, Range 11, east of the third principal meridian, lying southerly of the southerly line of Illinois Route 60 as shown on the plat of highways recorded as Document #2112463 on January 10, 1986, in Lake County, Illinois."

<sup>2</sup> Kennedy Road, which has had several names throughout history, marks the route from Diamond Lake to Lake Forest and is the division between Shields and Deerfield Townships and Vernon and Libertyville Townships. In 1930, the road was named Lake Forest-Diamond Lake Road (Route 59) as well as Townline Road in the Lake Forest directory; in 1934 it was Melody Road; and c. 1942 was named Kennedy Road, later to be renamed Route 60.

<sup>3</sup> Suzanne Germann. "City of Lake Forest Staff Report and Recommendations," May 28, 2003, and City of Lake Forest, "Proceedings of the May 28, 2003 Historic Preservation Commission. May 28, 2003.



HISTORIC RESOURCE ASSESSMENT  
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property for nine years until 1938, when they defaulted on their loan and the bank took over ownership. In 1940, Cecile Murphy Baggot purchased the property from the Lincoln National Life Insurance Company for \$42,000 and she and her husband, James Baggot lived in the house until the early 1980s. The property then became divided up among family members. Granddaughter Gail Miller owned and lived in the house with her family. In 1989 the family again divided the property, this time into three lots. In 2000, all portions were sold to Gail and Gerald Miller and they sold it to Amberley Woods, LLC, as part of a development project (see figure 3).

**Table: Property Ownership of land now known as 1930 Amberley Court, Lake Forest, IL**

Oct 1, 1844	United States to J. Bolger, NE 1/4, Section 1, Township 43N, Range 11, east of the 3 <sup>rd</sup> P.M., 40 acres. <sup>4</sup>
Apr 13, 1887	Michael J. and John Bolger to Miles J. Conway <sup>5</sup> NE1/4 1-43-11 for \$8,000 80 acres, more or less.
Apr 18, 1887	Miles J. Conway to Michael J. Bolger <sup>6</sup>
Jan. 31, 1908	Michael J. Bolger to John J. Sutton <sup>7</sup>
March 17, 1908	John J. Sutton to Bridget A. Bolger
October 27, 1909	Bridget A. Bolger Granted rights of property for North Shore Electric Company, granting the right to erect and maintain poles and transmission lines along the highways abutting premises in question. <sup>8</sup>
May 19, 1915	Bridget A. & Michael J. Bolger to Clifford M. Leonard \$10,000 for Deed and Agreement with loan conditions for NE 1/4 (80 acres), with Agreement that he can plow the fields for farming after October 1, 1915.
September 1, 1923	Clifford M. Leonard subdivides property into Lot 1 and 2. Sells Lot 2 to Mary Giles. W.D. The property is now known as the "West 1/2 of Government Lot 2 of the NE 1/4, Section 1, Township 43N, Range 11, east of the 3 P.M."
March 20, 1925	Mary J. Giles to William Jerome Boyd
September 29, 1926	Wm. Jerome Boyd to Wm. R. Durgin
October 1, 1926	Wm. R. and Ada Durgin to David F. Faber <sup>9</sup>
October 1, 1926	David F. Faber to W.A.P. Pullman and wife
December 13, 1928	W.A.P. Pullman and Madeleine Childs Pullman to David C. Everitt and Lily Lane Everitt "the W1/2 of Government Lot 2 of the NE 1/4 of Section 1, T43 North, R11, east of the third

<sup>4</sup> Lake County Recorder of Deeds, Book 35, page 144 and confirmed by George Hale, County Surveyor. Map of Lake County, Illinois, 1861, L. Gast Brothers & Co. Lith. St. Louis. Copy of original, March 1948, Lake County Recorder of Deeds.

<sup>5</sup> Lake County Recorder of Deeds, Book 80 page 490.

<sup>6</sup> Lake County Recorder of Deeds, Book 77 page 410.

<sup>7</sup> Lake County Recorder of Deeds, Document #116119.

<sup>8</sup> Lake County Recorder of Deeds, Document #125287.

<sup>9</sup> Lake County Recorder of Deeds, Document #287228

HISTORIC RESOURCE ASSESSMENT  
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	principal Meridian. Subject to taxes for the year 1928 and subsequent years. <sup>10</sup>
May 18, 1938	David C. Everitt & Wife to the Lincoln Nat'l Life Insur. Co. <sup>11</sup>
September 19, 1940	Life Insurance Co. to Cecile Murphy Baggot W. D. \$42,000. <sup>12</sup>
Aug. 16, 1941	Cecile Murphy Baggot subdivides the property into two parcels and sells to Dorothy Benedict Gross, her daughter the north 200 feet of the West 217.80 feet of the South ½ of Government Lot No. 2 in the North East ¼ of Section 1, T 43 north, R. 11, east of the 3 <sup>rd</sup> P.M., Lake County, IL.
May 1, 1989	Subdivision of 2 parcels into 3: Elvira Hernandez to heirs: Gerald and Gail Miller, \$1,000; John Benedict; T. Sanders & J. Sanders. <sup>13</sup> References Plat of Survey showing subdivision of property into 3 parcels for heirs of Cecile M. Baggot. <sup>14</sup>
7/18/1990	John E. and Thompson B. Sanders to Gerald and Gail Miller NE ¼ 1-43-11 Pt. GOVT L2 <sup>15</sup>
6/1/2000	Gerald and Gail Miller to Amberley Woods, LLC <sup>16</sup>
May 23, 2000	Agreement between Gerald Miller and Amberley Woods, LLC. Loan note of \$2,962,845, Mortgage, and Agreement between Gerald Miller, Gail Miller and J. T. Benedict. <sup>17</sup>
5/4/2006	Plat of Property Lot 1, 2, 3, Doc. #5987991.
8/31/2006	Creation of Amberley Woods Subdivision. Plat of Property, dated April 10, 2006. Doc. # 6051357
April 5, 2006	Plat Amberley woods subdivision Doc #6051357, Correction to plat Doc. #6136006. Property with house is known as Lot 27.
Aug 30, 2006	Master Declaration for Annexation and Amberley Woods Office Park Development. <sup>18</sup> Lot 27 is designated as "adaptive reuse"
September 9, 2008	Sheriff's Deed Grantor to Saunders Townline, LLC, Lots 25 and 27. <sup>19</sup> Illinois Code of Civil Procedure, in Case No. 07 CH 2591, entitled RT-60 CFD, LLC vs. Amberley Woods, LLC, et al. Sold at public auction on June 30, 2008 to Grantee.
N.B. In 2007 the legal description was: "Lots 25 and 27 in Amberley Woods Subdivision being a subdivision of the West half of Government Lot 2, of the NE ¼ of Section 1, T. 43 N, R 11, east of the 3 <sup>rd</sup> P.M., according to the plat thereof recorded. August 31, 2006 as document #6051357 and amended by certificate of correction recorded February 12, 2007 as document #6136006, in Lake County, Illinois.	

<sup>10</sup> Lake County Recorder of Deeds, Document #329266.

<sup>11</sup> Lake County Recorder of Deeds, Document #449542, default on loan.

<sup>12</sup> Lake County Recorder of Deeds, Document #483764.

<sup>13</sup> Lake County Recorder of Deeds, Document #2789132

<sup>14</sup> Lake County Recorder of Deeds, Document #2789131; #2789132; #2789190.

<sup>15</sup> Lake County Recorder of Deeds, Document #2926048

<sup>16</sup> Lake County Recorder of Deeds, Document #4534251

<sup>17</sup> Lake County Recorder of Deeds. Assignment Document #4534257.

<sup>18</sup> Lake County Recorder of Deeds Document #6051359.

<sup>19</sup> Lake County Recorder of Deeds Document #6389609.

(Commonly known as SE corner of Saunders Rd. and Il Rte. 60)"

*Significance of the Owners: The Everitts*

David Everitt was an entrepreneurial Chicago business owner who hoped to establish a successful enterprise. While he and his wife realized the dream of owning an elaborate estate house in an exclusive district, the Depression cut short their ownership. Fortunately, they were able to save their business, which became successful and would continue in operation until 2004.



Figure 4 David C. Everitt's 1924 Passport Photo

Owners David C. Everitt and Lily Lane Everitt, Owners, December 1928-1938<sup>20</sup>.

David Carney Everitt (9 Mar 1891-21 Sep 1957) was born in Beatrice, South Dakota, in 1891 to parents George Bain Everitt (1851-c.1894) and Dr. Martha Smyth (Davis) Everitt (1858-1924) (See figures 4 and 5). He had two siblings, George B. Everitt Jr. and Anne S. Everitt.<sup>21</sup> The family lived in South Dakota, but David's father died c.1894 and his mother moved the family to Philadelphia where she had several sisters who could provide support. The family lived at 2153 Camac Street and the children were educated at Central High School in Philadelphia. Around 1900, Martha attended medical school to become a physician and daughter Anne went to live with three of Martha's sisters at 232 West School Lane in Philadelphia.<sup>22</sup> By 1910 Martha and her children were living together in the Bronx, New York. David was nineteen and a millinery salesman. This was his start in the hat business. David moved to Chicago, Illinois, c. 1918 to be near his uncle, also named David C. Everitt (1867-1949).<sup>23</sup> The uncle resided in Oak Park and was a "credit clerk in wholesale hardware" for Hibbard, Spencer, Bartlett, a national hardware company.



Figure 5 Martha Everitt, mother of David C. Everitt

By 1918, David had met and married Lilian Lane (c. 1883-1956) and they lived at 1123 Pratt Boulevard in Chicago. It is said that Lillian had been a nurse at the hospital where David's mother Martha was a doctor and that is how the couple met.<sup>24</sup> They had the first of three sons, David Jr., in 1919, while living

<sup>20</sup> U. S. Census and phone and email communication with David C. Everitt's grandchildren.

<sup>21</sup> 1910 U. S. Census for the Bronx, New York, lists brother George as head of household and Mother, Martha, David and Anne all living together.

<sup>22</sup> Philadelphia 1894 directory, p. 603, lists Martha as a widow of George B. Everitt, as does the 1900 U. S. Census.

<sup>23</sup> The Winnetka Historical Society has historical information on George B. Everitt.

<sup>24</sup> Phone interviews in October 2013 with David C. Everitt's granddaughter, Marilyn Fogerty.

## HISTORIC RESOURCE ASSESSMENT CITY OF LAKE FOREST: 1930 AMBERLEY COURT

in Chicago. By 1922, they had moved to 304 S. Euclid Avenue in Oak Park and Allen D. was born. They named their third son George B. when he was born in 1924.<sup>25</sup> The family would live in Oak Park until they purchased property and built their large Tudor Revival home in Vernon Township, near Lake Forest, Illinois.<sup>26</sup>

David got the idea to start his own hat business while he worked as a hat salesman in New York City. He developed the business as *Everitt Hat Works* when he moved to Chicago in 1918. The 1920 census lists his occupation as manufacturer of hats; the 1923 Oak Park directory lists his profession as a manufacturer, and the 1925 directory lists his business as mail order.

In June of 1929, the Everitts commissioned Chicago architects Oldefest & Williams to design a \$100,000 Tudor Revival country estate in Lake Forest.<sup>27</sup> The Everitts had lived in the same apartment complex as Theodore S. Williams' in-laws. Very likely that is how they were familiar with Williams. When they needed an architect to design a home, they commissioned Williams and his firm.<sup>28</sup>

The 1930 census locates the family in Lake Forest, living with two maids and a servant.<sup>29</sup> Judging by the size of their estate house and number of servants, the family appears to have been wealthy.<sup>30</sup> In 1938, their home, however, was taken over by the bank. The family had lived there for nine years.

David's older brother, George Bain Everitt Jr. (1885-1941), was also in the clothing manufacturing business, holding several jobs in New York (see figure 6). In 1921, George moved to Chicago, taking a position with Montgomery Wards. George would become president from 1926 until his death in 1941. He was also Chairman of the Merchandise National Bank.<sup>31</sup> George is listed in the 1932 Lake Forest directory and lived in Winnetka with his family. He owned horses that competed at north shore horse shows. The 1931 *Who's Who in Chicago* lists him as a member of the Sunset



Figure 6 George Bain Everitt, President of Montgomery Wards, 1941 (*Chicago Tribune*)

<sup>25</sup> 1920 and 1930 U. S. Census.

<sup>26</sup> Oak Park Directories, 1922 and 1923 and in 1924. David sailed on the S. S. Southampton to New York and listed his address as 304 S. Euclid Avenue, Oak Park. The Title deed to the Lake Forest property lists their residence as Oak Park. 1920 U. S. Census and Lily Lane Everitt death record and Allen D. Everitt obituary, *Milwaukee Sentinel*,

<sup>27</sup> 1930 U. S. Census lists value of home at \$100,000.

<sup>28</sup> 1123 Pratt Boulevard is the address of Irma Williams' parents in 1917 as listed in *Chicago Daily Tribune*, Dec. 31, 1917, p. 9.

<sup>29</sup> Lake Forest-Lake Bluff Historical Society Directories list Lily and David Everitt in 1930 on Townline Road and in 1934 on Melody Road, and the 1930 U. S. Census lists them at Kennedy Road. These are all the same road that the home is located on. Also George B. Everitt is listed in the 1932 Lake Forest directory.

<sup>30</sup> "Everitt Home Near Melody Farm is Looted." *Chicago Daily Tribune*, Feb. 13, 1932, p. 2. They owned a "valuable coonskin coat" that was taken along with silverware, clothing, and rugs. Although several years of *Who's Who in Chicago* were examined, no entry for David C. Everitt was found.

<sup>31</sup> "Everitt Leaves \$600,000 Estate to His Widow." *Chicago Daily Tribune*, Oct. 21, 1941, pg. 14.

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Ridge Country Club, Indian Hill Club and the Sheridan Shore Yacht Club.<sup>32</sup>

The David C. Everitt family is known to have lived at the property until 1938 when the bank took ownership and they relocated to Milwaukee, Wisconsin--most likely to be near their hat factory. In 1940, they resided at 2974 N. Frederick Avenue in Milwaukee's 18<sup>th</sup> ward.<sup>33</sup> Everitt died in 1957.

*History of the Everitt Hat Company*

Initially founded as the *Everitt Hat Works* by David C. Everitt, the business became incorporated for \$50,000 in 1918 in Chicago as *The Everitt Hat Company* with Harry McKeand and David Everitt as owners. After the incorporation, the new company was said to be "one of the largest producers of hats in the West" by the *Millinery Trade Review*. The company purchased equipment from the former Leyser-Green Company and occupied their three manufacturing floors at Peoria Street and Washington Boulevard.<sup>34</sup> The business produced ladies hats and had a New York City office at 607 Broadway in 1920.<sup>35</sup> By 1928 David changed the business and partnered with Milwaukee milliner



Figure 7. 1950 Franklin Simon Department Store ad with Everitt "Spunwoven Originals." (*New York Times*)

Frank C. Graf, formerly with the S. H. Recht Hat Works, of Milwaukee. The name changed to *Everitt & Graf, Inc.* and the factory was located in Milwaukee. David was the president and Treasurer and Frank C. Graf was vice president and Secretary.<sup>36</sup>

Department stores such as Gimbels and Franklin Simon carried the company's hats. The Company had ads in several national publications including the *New York Times* (see figure 7). The Franklin Simon Department Store in New York was the first big Fifth Avenue store above 34<sup>th</sup> street and was noted for having individual designer shops throughout the store, with an "Everitt Hat Bar" as one of the shops. The Franklin Simon stores operated from 1902 up to

<sup>32</sup> *Who's Who in Chicago*, 1931, p. 302.

<sup>33</sup> 1940 U. S. Census and World War II Military Draft Card, 1942.

<sup>34</sup> *Millinery Trade Review*, Vol. 43, 1918, page 63 and *The Illustrated Milliner*, Vol. 19, 1918, pg. 47.

"Everitt Hat Works, Chicago" is listed with D. C. Everitt and an employee, Harry McKeand. McKeand is noted as former salesman with the St. Louis Levis-Zukoski Mercantile Company, known as one of the largest millinery concerns in the U.S. in the 1906 *Millinery Trade Review*, Volume 31, page 87.

<sup>35</sup> *The Illustrated Milliner: The Millinery Trade Directory Revised*, January 1, 1920. Volume 21, page 19.

<sup>36</sup> In April, 1929, the Federal Trade Commission had a case against Everitt and Graf, Inc., so the partnership was formed before David had his house commissioned in Lake Forest and before he moved his family to Milwaukee in the late 1930s. The 1929 *Milwaukee, Wisconsin City Directory* lists Everitt and Graf as partners. The 1921, '24, '25, '26 directories track Graf, who got into the hat business by working in 1906 at Graf Straw Works then, in 1921, as superintendent at Recht Hat Manufacturers. Graf established and worked for Graf Bros. in 1924 and 25; In 1926 the *Graf Bros. Hat Manufacturers* were located at 428-30 Clinton in Milwaukee. Also, the June, 1929, article in the *Chicago Daily Tribune*, notes David C. Everitt as being a hat manufacturer from Wisconsin. This refers to the business factory being located in Milwaukee at that time.

## HISTORIC RESOURCE ASSESSMENT CITY OF LAKE FOREST: 1930 AMBERLEY COURT

1979.<sup>37</sup> Several patents were taken out by the Everitt Hat Company, including one for “spunwoven originals.”<sup>38</sup> In 1951, their son Allen created a new company within the existing structure incorporated as *The Allen D. Everitt Hat Company*. This company specialized in making caps, scarves and mittens and produced hats for competitors at Olympic games. When David died in 1957, Lily took over as president. The factory was located in Milwaukee, in 1942, at 812 S. 6<sup>th</sup> Street and, in 1967, at 2169 S. 1st Street. *The Everitt Hat Company* ceased to exist as a legal entity on December 30, 1970.<sup>39</sup> After a factory fire, c. 1973, the *The Allen D. Everitt Hat Company* moved to a six-story building at 234 W. Florida Street in Walker’s Point, Milwaukee, and remained in business until 2004, when forced into bankruptcy.<sup>40</sup>

### *Significance of the Owners: The Baggots,*

The Baggots were prominent citizens of Lake Forest and moved to Lake Forest when they bought the house in 1940. Cecile and James raised their children in the house and lived there until c. 1980. Daughter Dorothy came back as an adult and lived in an adjacent house on the property. Eventually the property became divided among the family heirs with granddaughter Gail Miller and her husband owning the portion of land that included the house.



Figure 8. Cecile M. Benedict.  
(Ancestry.com)

### *James and Cecile Baggot and Family, Owners 1940 to 2000*

James E. Baggot Jr. (1901-1984) and Cecile Murphy Benedict Baggot (1890-1987) purchased the house in 1940 for \$42,000 from the Lincoln National Title Company (see figure 8).<sup>41</sup> They were married in Hyde Park at St. Thomas the Apostle Church in a small ceremony on April 15, 1936. After the marriage, they resided at the elegant Jackson Shore Apartments, 5490 South Shore Drive, and then rented a place on Valley Road in Bannockburn before moving into the Lake Forest house.<sup>42</sup> It is said they purchased the property to be closer to their country club.<sup>43</sup> James was a broker for the Chicago Board of Trade and Cecile was very

<sup>37</sup> Milwaukee County Historical Society, Gimbels Department store collection, “Everitt Hats, June 1968” Box 33, File 336 and “Franklin Simon.” Oss Industries Business History. Wikipedia [http://en.wikipedia.org/wiki/Franklin\\_Simon\\_%26\\_Co](http://en.wikipedia.org/wiki/Franklin_Simon_%26_Co) and “Klemesrud. “Milwaukee: Famous for Beer, Bratwurst – and Fashion,” *New York Times*, May 28, 1968, p. 50. “Franklin Simon display ad 45” *New York Times*, April 20, 1947, pg. 46 and “Franklin Simon The Mother and Daughter Cloche Display Ad, 153.” *New York Times*, March 5, 1950, pg. 59.

<sup>38</sup> Library of Congress. *Catalog of Copyright Entries*. Copyright Office, Third Series: 1954 January-June. Page 207.

<sup>39</sup> E-mail correspondence from John Everitt, October 22, 2013.

<sup>40</sup> David C. Everitt, World War II Military Draft Card, 1942, lists business address and “Developer Acquires Everitt Knitting Building” April 8, 2007: <http://www.bizjournals.com/milwaukee/stories/2007/04/09/story8.html>.

<sup>41</sup> U. S. Social Security Death Index and Lake County Recorder of Deeds, Document No. 483764 and Lake Forest-Lake Bluff Historical Lake Forest directory for 1942.

<sup>42</sup> “Mrs. Benedict is Married to James Baggot.” *Chicago Daily Tribune*, April 16, 1936 and 1940 U. S. Census.

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active with the Madonna Center on the West side of Chicago. Cecile was a widow when she met James and had previously been married to Julius T. Benedict.

Cecile was the daughter of internationally famous surgeon Dr. John B. Murphy, who pioneered surgical experiments in pre-World War 1 Chicago. Her father was head of surgery at Mercy Hospital in Chicago and invented the Murphy Button, used in attaching separated parts of the colon and arteries.<sup>44</sup> In 1923, the John B. Murphy Memorial Auditorium, 50 East Erie Street, was designed by Marshall & Fox and was funded by the John B. Murphy Memorial Association; it was and still is owned and operated by the American College of Surgeons.<sup>45</sup>

Cecile had three children from her first marriage to Julius Benedict: John T., Dorothy, and Mileste.<sup>46</sup> John T. married and had three children. His wedding reception was held on the property. Dorothy was presented as a debutante at the Arts Club in Chicago in December 1937. She eventually married John Edward Gross, an advertising official, after a challenge by his supposedly ex-wife, and they had two sons. They divorced and Dorothy married Colonel Richard Sanders in 1949.

Dorothy and Richard resided in Washington D. C.<sup>47</sup> Ironically, the fear of polio was one of the reasons the Baggots decided to move out of Chicago; and then Dorothy contracted polio as an adult and later returned to live on the property in an adjacent house.<sup>48</sup> Younger Daughter Mileste attended Lake Forest College and was active in the Junior League.<sup>49</sup> She was often highlighted in the society pages during the late 40s and early 1950s (see figure 9). She

married William F. O'Connor May 17, 1958 at St. Patrick's Church, in Lake Forest.<sup>50</sup> Mileste often rode in horse shows and she and her mother kept horses on the property.



Figure 9. Cecile Baggot, left, and daughter, Mileste Benedict in 1948. (*Chicago Tribune*)

The Baggots were known to hold festive events at the property that they named *Blythefield*, after the similarly-named estate, *Blithfield*, in England, that was owned by

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<sup>43</sup> "Blithefield" brochure. Lake Forest-Lake Bluff Historical Society.

<sup>44</sup> "Cecile Baggot, Daughter of Surgeon." *Chicago Daily Tribune*, February 5, 1987, page A10.

<sup>45</sup> American College of Surgeons website: <http://www.the-murphy.com/about.html>

<sup>46</sup> Dorothy is noted as selling flowers and cigarettes at the Madonna Center's 14<sup>th</sup> annual dinner-dance April 24 at the Stevens hotel. "Plan Madonna Center Benefit at Tea Party." *Chicago Daily Tribune*, April 16, 1937.

<sup>47</sup> "Miss Benedict to Bow at Tea Dance Dec. 28." *Chicago Daily Tribune*, September 2, 1937 and "Mrs. Benedict Gross to be Wed March 28" *Chicago Daily Tribune*, March 16, 1949.

<sup>48</sup> "Blithefield" Brochure.

<sup>49</sup> Eleanor Page. "Betrothal of Miss Mileste Benedict Told." *Chicago Daily Tribune*, December 26, 1957, page S11.

<sup>50</sup> Ibid.

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Lord Bagot.<sup>51</sup> They hosted the Evanston North Shore Alumni Club of Smith College at their home in September 1944 in an event described as, “A Day in the Country.” In 1948, the Baggots held a “Plamondon Day in the Country” in honor of the pioneer family that settled Chicago, of which Cecile was a descendant. In 1953 they held an international costume party as a welcome home for daughter Celeste, who had just returned from an extended vacation in Europe.<sup>52</sup>

### Gerald and Gail Miller, Owners, circa 1985 – 2000.

Gerald and Gail Miller moved into the house at the suggestion of the Baggots, when they were being cared for at Westmoreland, and the Millers eventually purchased the house. They raised their three children at the house, the third generation of Baggots. Gail and Gerald had their wedding reception there.<sup>53</sup>

The Millers were the last family to reside in the home and in 2006 they and the other Baggot heirs sold all three parcels. The property, along with 39-plus acres were annexed to Lake Forest as part of a redevelopment project.

### Lake Forest Country Estates and Club History<sup>54</sup>

#### Country Estates History

When initially constructed in 1929, the David C. Everitt Estate was in the middle of what was referred to as *Chicago's Great Estate District* and in 1930 was included in the map entitled, *The Lake County Estate District of Country Homes* (see figure 10).<sup>55</sup> The house is south of the former J. Ogden Armour Mellody Farms estate (now Lake Forest Academy) and north of Westleigh Farm and Mill Road Farm.

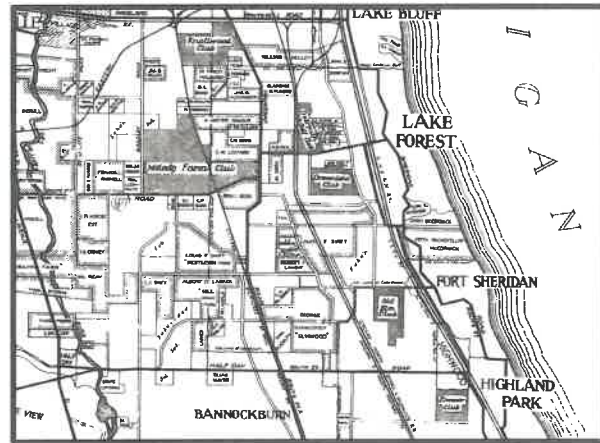


Figure 10 . Lake County Estate District of Country Homes Map (For Howard S. Evans Company by James Anderson Company)

<sup>51</sup> Contemporary *Chicago Daily Tribune* articles and *Annual Register of the Alumnae Association of Smith College* spell the estate Blythfield. Lake Forest-Lake Bluff Historical Society, *Blithefield Brochure*, circa 1989 was produced for a house tour and was directly quoted in the 2003 Local Historic Landmark nomination application. The estate and hall, in Staffordshire, England, is spelled Blithfield and was owned by Lord Bagot with one “g”, *Chicago Daily Tribune*, July 5, 1903, p. 5 and Smith College. *Annual Register of the Alumnae Association of Smith College*. Page 34 and Judith Cass, “Four Generations of Plamondons to Hold Reunion,” *Chicago Daily Tribune*, November 20, 1948, p. 13.

<sup>52</sup> Judith Cass. “Robert Kalters Plan to ‘Go Native’ while staying in Austria,” *Chicago Daily Tribune*, May 29, 1953, p. 13.

<sup>53</sup> *Blithefield Brochure*.

<sup>54</sup> “Develop Huge Estate Area North Of City: Like Countryside of Old ...” *Chicago Daily Tribune* Mar. 4, 1928, B1 including the “F. J. Geraghty Estate Map” developed using Lake County Records and surveys, Lake Bluff, 1928 and James Anderson Company Inc. “Lake County Estate District of Country Homes Map for Howard S. Evans”, 1930 and interview with Arthur Miller on October 2, 2013.

<sup>55</sup> F. J. Geraghty Estate Map printed in the *Chicago Daily Tribune*, Mar. 4, 1928 and the James Anderson Company map for Howard W. Evans, *The Lake County Estate District of Country Homes*, 1930.

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Lake Forest, Illinois, is an American residential community that historically has combined elite wealth and distinguished architecture to create some of the best American country estates. Lake Forest properties included houses, designed landscapes, gardens, gentlemen's farms, and country clubs. The east side of the city was platted before the west section of Lake Forest, where the David C. Everitt house is located. Accessed by the north line of the Chicago and North Western Railway, the east Section, from Lake Michigan west to the tracks, was platted in 1857 and incorporated February 26, 1861. This area is cut by ravines and has a gently rolling terrain. Landscape architect Almerin Hotchkiss laid it out in the Romantic idiom of Andrew Jackson Downing. In 1865, the area just west of the tracks was included within the corporate boundaries of the city, and the land immediately west of the tracks evolved as the city's central shopping area. West of Green Bay Road were working farms that, starting in the 1890's, were subdivided into large country estates. Many were located along Green Bay Road. Others were situated on increasingly larger parcels of property west of the Skokie River along Ridge Road, Waukegan Road and Kennedy Road. Several unincorporated portions of property in west Shields Township and east Vernon Township have been annexed to the City of Lake Forest. Everett was annexed in 1926 and the land where the Everitt Estate is located was annexed in 2006. Prior to that time the area was unincorporated but considered part of Lake Forest.

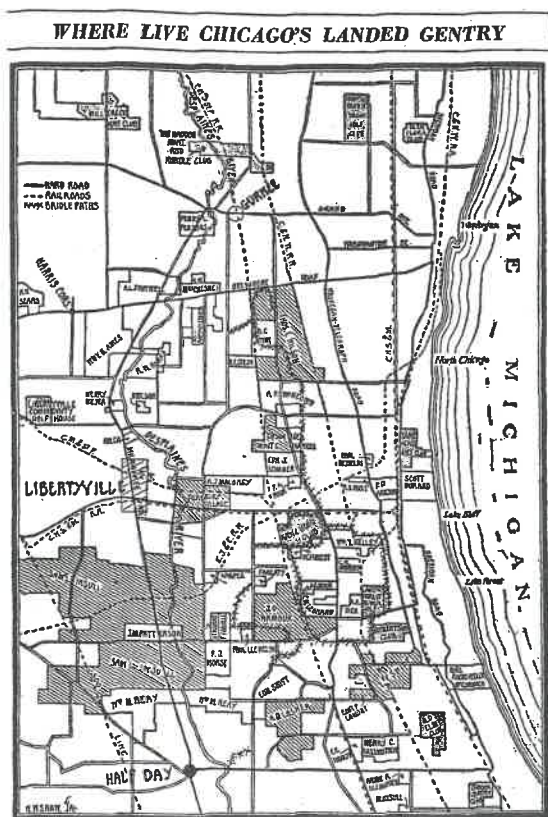


Figure 11. 1928 map of estate district (*Chicago Tribune*)

Lake County became renowned in the late 1920s as an area of estates and country clubs and was often compared to the countryside of old England because of its river valley, woodlands, meadows, and farm lands. Located an hour away from the Chicago Loop by train or car, access to this exclusive district was convenient. The boom to the area was highlighted in a *Chicago Daily Tribune* article in March 1928, that included a map delineating estates and clubs totaling 23,000-acres within the 60,000-acre district. This estate area was bounded in 1928 by Lake Michigan to just west of Libertyville and from the Ravinia section of Highland Park north to the Lake County/Wisconsin line (see figure 11).

#### Club History

Country clubs, polo fields, horseback riding clubs, golf clubs and fox hunting clubs provided entertainment for well-to-do families. These diversions were located near the country estates. In 1930, the established clubs included Old Elm Club, Onwentsia

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Club, Knollwood Club, and Shore Acres Country Club. In addition to golf courses, equestrian clubs such as the Mill Creek Club was created for fox hunting by the Onwentsia Club, under the leadership of Austin Niblack and David Adler.<sup>56</sup> The Haddon Hunt and Hurdle Club was also being developed in the late 1920's by Roy Wright with S. W. Straus & Co. 340 acres had been secured for the Haddon Hunt and Hurdle Club; the property was slated to include polo fields and hunt and bridle paths. Knollwood and Onwentsia Clubs were also establishing over 40 miles of bridle Paths to be marked with signage and old English gates were to be constructed and fitted with locks. Another ambitious project included the never-realized *Melody Farms Country Club* spearheaded by Samuel Insull and a syndicate of wealthy businessmen.

The establishment Chicagoans and newly- successful businessmen that bought up the farmland west of Lake Forest were sometimes referred to as "Chicago's Landed Gentry" and they created ambitious building plans. The size of the estates varied in size from the immense 6,000-acre holding of Samuel Insull's property, substantial estates such as William Reay's "Nancibank Farm" of 1000-acres, mid-sized property such as the 350-acres at the General Nathan William MacChesney property and small country places of 40-acres exemplified by the Noble B. Judah or the David C. Everitt properties. Many families resided in their Lake County estates nine months out of the year, with three spent at their apartment in Chicago. Smaller estates, such as the Everitt's, were generally used as year round homes.

The country house offered a particularly grand lifestyle, one the typical suburban house emulates on a smaller scale. It was sumptuous, built at great expense, often palatial in its dimensions and situated on a beautifully landscaped parcel of land, most often with formal gardens and tranquil ponds, out of reach of other houses. Every country house was by definition surrounded by enough land to be called an estate. Many were large enough to look and work like farms despite the fact that their owners had only a recreational interest in raising livestock or crops. Farming was but a hobby. In fact, they were often referred to as "Hobby Farms".

For their country homes clients selected historical revival designs that conferred status and respectability. Although taste was eclectic, critics wrestled with which style at any given time was fashionable and appropriate to the American way of life. Most large country houses pictured in publications were derived in style from Georgian or other types of Colonial houses or from English manor houses. Other houses illustrated were based on Italian villas, French Chateaux or Spanish haciendas. Many historians trace the symbols of leisure and wealth to William Morris Hunt's 1889 design for George Washington Vanderbilt's enormous French 255-room estate, Biltmore, in Asheville, North Carolina.

The dilemma for the 20<sup>th</sup> century architect was selecting from among a multiplicity of styles. Part of an architect's formal education was the European tour, where he was exposed first hand to European architectural styles. Clients were also well-traveled.

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<sup>56</sup> "Develop Huge Estate Area North Of City: Like Countryside of Old ..." *Chicago Daily Tribune* Mar 4, 1928, B1.

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Research has not indicated that either Oldefest or Williams had taken a trip to Great Britain or the Continent, but both would likely have been exposed to European architecture published in architectural style books and journals as well as in popular magazines.

Lake Forest Country Estates and Gentlemen's Farms - Examples:

Lake Forest and surrounding areas in Lake County have numerous examples of country estates and gentlemen's farms. Below are a few representative examples that describe the history and features of these properties.

*Mellody Farm, the J. Ogden Armour Estate, Architect Arthur Heun, 1904-1910*

Mellody Farm was built in 1904 as a country estate for Chicago businessman J. Ogden Armour. Armour was an early founder of the meat packing business Armour & Company and turned it into a billion dollar a year business. He was also involved in the wheat market and Milwaukee Railroad. He lost his home and fortune in 1921 as a result of Post World War One trade adjustments and his purchase of more and more grain "to stem the tide of falling prices."<sup>57</sup> The house is an elaborate Italian Villa with beautiful Italian marble entrances and trim throughout. Extensive classically formal gardens and hardscape enhance the site. Samuel Insull acquired much of the land in the area and in 1921 bought the Armour estate making his holdings total 4,445 acres that he named the Hawthorne-Mellody Farms.<sup>58</sup>

*Melody Farms Country Club, Remodel of the J. Ogden Armour Estate, 1929*

A syndicate of 26 Chicago executives, led by Samuel Insull, purchased 846 acres of Mellody farms for a reported \$2,500,000 in June, 1928, in order to convert it into an aviation golf club that was named the Melody Farms Country Club. By October 29, 1929, the eighteen-hole golf course, the airport, and a \$100,000 locker room addition were in mid-construction when the project failed due to the October, 1929 Stock Market Crash, and the club never opened. This has been called the first sign of the Great Depression in Lake Forest.<sup>59</sup> The property went up for sale again in 1932.<sup>60</sup> Some of the investors included: Samuel Insull, Alexander Banks, Britton Budd, R. Clinch, B. A. Eckhart, Charles Glore, John Gulick, Martin Insull, D. R. McLennan, Joseph Otis, Stuyvesant Peabody, Thomas Wilson, Arthur Reynolds, George Reynolds, B. E. Sunny, R. Floyd Clinch, and George Woodruff. In 1948, the Lake Forest Academy preparatory school purchased the house and grounds for its main campus and is still located there today.

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<sup>57</sup> Arpee, Edward. Lake Forest, Illinois: History and Reminiscences. Illinois: Lake Forest-Lake Bluff Historical Society, 1979, Page 201.

<sup>58</sup> Pfannkuche, Craig L. "Libertyville, IL, Lake County" in Chicago Neighborhoods and Suburbs: A Historical Guide, edited by Ann Durkin Keating. Illinois: University of Chicago Press, 2008, Page 192-193.

<sup>59</sup> Frederick Mercer Van Sickle, "A Special Place: Lake Forest and the Depression, 1929-1940," Illinois Historical Journal 79:2 (Summer 1986) p. 113-26.

<sup>60</sup> Chase, Al. "Mellody Farm Made Club for Millionaires," Chicago Daily Tribune, June 15, 1929, p. 1, Hampson, Philip. "Mellody Farm Now Changing to Melody Club," Chicago Daily Tribune, Oct. 6, 1929, p. B9, Chase, Al. "Insull Dream of Millionaire Club Crashes," Chicago Daily Tribune, June 12, 1932, p. 16, and Arpee, p. 215.

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*Robert P. Lamont house, West View Farms, Architect Howard Van Doren Shaw, 1924*  
The Tudor Revival mansion was designed in 1924 by Howard Van Doren Shaw for Robert P. Lamont, then president of American Steel Foundries and is located at 810 Ridge Road in Lake Forest. The property is seven-acres, but was originally approximately 102 acres. Incorporating farm elements it was a "hobby farm." The house is comparable in size to many Lake Forest mansions constructed on several-acre parcels, houses generally much larger than the typical large suburban house. Its architecture was derived from Tudor precedents, but incorporates the influence of the Arts & Crafts movement and reflects a discipline, design ingenuity and nuance of detailing characteristic of the work of Howard Van Doren Shaw.



Figure 12. *West View Farms, the Robert P. Lamont house, front entrance.*



Figure 13. *Phelps Kelley House, front entrance. (Susan S. Benjamin)*

*Phelps Kelley Estate, Architect Ambrose Cramer, c. 1926, Jens Jensen Landscape*  
Phelps Kelley was one of William V. Kelley's four sons. The land where Phelps built his house was also part of William's extensive holdings. Located at 1650 Green Bay Road, Lake Bluff, it is immediately south of "Stonebridge", William V. Kelley's own estate. The Phelps Kelley House is an excellent example of Tudor Revival architecture and appears to have suffered no alterations. The architect was Ambrose Cramer, who is not generally well known in the Chicago area but was very highly regarded. Jens Jensen drew up plans for Phelps' property as he did for his father's and brother's. The winding road leading through the wood to the house is a characteristic design feature of Jens Jensen's. The David C. Everitt house is significant because it is such a pure example of the Tudor Revival style, comparable to the design of the Phelps Kelley Estate.

*Conway Farm/John G. Beadle Estate/Robert D. Stuart, Jr. Topsfield Farm, 1936 & 1955*  
Gentlemen's Farms grew as a means for foxhunters and horse riders to free up farmland in West Lake Forest for the purpose of entertainment. Land was bought from pioneer families and converted; white clapboard farmhouses and outbuildings were either converted or replaced by large estate houses surrounded by elaborate gardens. John

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Conway was one of the early pioneer settlers to Lake County and had a dairy farm, just east of the Everitt property, south of Kennedy Road and west of Waukegan Road. In November, 1902, a foxhunt went through the Conway farm as well as what would become the Everitt property; forty-seven riders covered a distance of seven miles.<sup>61</sup> In 1936, John G. Beadle, CFO for the A.B. Dick Company, purchased the farm and had architect Stanley D. Anderson convert the existing farmhouse into an elegant estate house.<sup>62</sup> In 1955, Robert D. Stuart, CEO of Quaker Oats and later Ambassador to Norway, purchased the property and had Anderson renovate the Beadle's house.<sup>63</sup> Stuart named the property *Topsfield Farm*. The Stuarts hosted many bazaars, debutante parties, and charity events there. In 1964, their farm housed "15 steers, five horses, roosters, chickens, a Siamese cat, a French poodle, and two St. Bernard dogs" A sheep herd previously resided on the property but was removed because the dogs and sheep were said by Mrs. Stuart to be incompatible.<sup>64</sup>

*Historical Importance of the property, buildings, and structures to Lake Forest*

The David C. Everitt Estate property, known as Blythfield beginning in 1940, is an example of a building designed in the American country estate tradition and the property is noted on a map, dating from 1930, titled "Lake County Estate District." It shows the land owned by many prominent families.

Even though the Everitt Estate was outside the Lake Forest City limits in unincorporated Lake County, the Everitts and subsequent owners were listed in Lake Forest/Lake Bluff directories as living in Lake Forest. It is without question tied historically to the estate and country club lifestyle that has been and continues to be associated with the community.

### **Architectural Significance**

*Tudor Revival Country House Architecture*

The main house and the coach house buildings on the Everitt Estate are textbook examples of the Tudor Revival, a style that was popular in Lake Forest from just after the 1893 World's Columbian Exposition up through the 1930s. During this time, numerous country houses inspired by historical styles were built in Lake Forest and throughout the United States. For several reasons English Tudor architecture often inspired American country house design. Mark Alan Hewitt, author of *The Architect and the American Country House, 1890-1940*, points out that the Tudor house was an "esteemed model" and was a close second to the Colonial in popularity. And those seeking ancestral and historical pedigrees were immediately attracted to the image of leisure and wealth of England's landed aristocracy. Clive Aslit, author of *The American Country House*, noted that with their common language and sometimes common heritage, Americans were

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<sup>61</sup> Miller, Kelsey, Paddock. Pg. 35 and "Big Field of Riders in Fox Hunt At Lake Forest: Forty-seven Make the Start," *Chicago Daily Tribune*, Nov. 2, 1902, pg. 7.

<sup>62</sup> Art Miller, Kelsey, Paddock. *West Lake Forest*, page 60.

<sup>63</sup> Stanley D. Anderson Archives and website, stanleydanderson.com.

<sup>64</sup> Mary Maher, "Polo to Do its Bit for Charity," *Chicago Tribune*, Aug. 4, 1964, pg. A1.

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likely to feel more comfortable living with influences from England than from other European nations.

The Everitt's Tudor Revival manor house was designed in early 1929 and was under construction in June when the *Chicago Tribune* ran a picture of the proposed house and described the typical Tudor Revival details, such as variegated red brick, limestone trim, half timberwork, stucco, and a slate roof (see figure 14).<sup>65</sup>



Figure 14. "Tudor Revival manor house for David C. Everitt" published in the June 1929 *Chicago Tribune*. (*Chicago Tribune*)

### *Tudor Revival Style*<sup>66</sup>

While named after the early 16<sup>th</sup> century rule of England, the characteristics of this style do not imitate buildings from that time, but rather are loosely based on Medieval English prototypes, from thatch-roofed folk cottages to immense manor houses. When constructed in America, the various features of Tudor Revival houses were creatively assembled in one design. The American eclectic versions of Tudor Revival tend to use steeply pitched roofs often dominated by one or more cross gables. Other common features include textured stucco, brick or stone masonry or masonry-veneered walls, massive chimneys with chimney pots, decorative half-timbering and tall, narrow windows in multiple groups with multi-pane glazing.

### *Architect of Record, Oldefest & Williams*<sup>67</sup>

The architectural firm of Oldefest & Williams designed the house for David C. Everitt in 1929. By then, the firm had built a number of hotels, apartment buildings, and retail establishments in Chicago. It also had designed a hotel in Rapid City, South Dakota; it was not particularly known for designing single family homes.

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<sup>65</sup> "English manor House for Lake Forest." *Chicago Tribune*, B3. June 9, 1929. The rendering is by Lawrence Monberg.

<sup>66</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*, p. 355-372.

<sup>67</sup> *Polk's Chicago City Directory 1928-29*, Chicago History Museum Research Center and James Herbert Kelley. *The Alumni Record of the University of Illinois*, 1913 and *Architecture*. C. Scribner's Sons, 1924, p.99.

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Oldefest & Williams applied their knowledge of Tudor Revival architecture in their hotel and apartment building designs. They incorporate Tudor detailing but these buildings aren't high style Tudor examples. The Everitt House is the most elaborate and detailed of the houses that are known to have been designed by Oldefest & Williams. Oldefest designed two residences on his own: the Delta Kappa Epsilon Fraternity House at 313 E. John Street in Champaign, built the year he graduated from Illinois and the Reed-Sutton House at 1207 South Busey Avenue built in 1940, also in Champaign.<sup>68</sup> Williams is credited with designing twelve middle-class houses in the North Shore area in 1937 - four in Niles Center (now Skokie), four in Wilmette, three in Evanston and one in Northfield.<sup>69</sup>

In 1923, Oldefest teamed with Theodore S. Williams; their firm name was Oldefest & Williams.<sup>70</sup> It became quite successful and operated from 1923 until 1937, with offices in 1924 in the Lake Shore Trust and Savings Bank Building at 605 N. Michigan Avenue. Oldefest & Williams are said to have owned 1211 N. La Salle, an apartment complex they designed in 1925 that is still standing. Ernst A. Benkert was a draftsman and associate with Oldefest & Williams up to 1928. Prior to working in their office he was chief draftsman for architect E. Norman Brydges, an architect known for his Tudor Revival churches and apartment buildings. Many of the Tudor Revival details for Oldefest & Williams' projects may be due to the influence of Benkert.<sup>71</sup> Benkert is known to have worked on historical revival residential commissions.

Edward George Oldefest<sup>72</sup> (1883- 1949) was born in Moline, Illinois, and graduated from the University of Illinois in 1906. From 1906 until 1918 he was a draftsman with prominent architects, yet stayed only a few years at each office: Arthur Heun (1906-7), Nimmons & Fellows (1906-7), Whitsitt & Drury in Moline (1907-8), Jenney, Mundie & Jensen-Howard Van Doren Shaw-Shattuck & Hussey (1908-12), D. H. Burnham & Co (1912-14), Shattuck & Hussey (1915-17), N. Max Dunning (1917) and Leonard Engineering Company (1918). Oldefest received his state architect's license in 1912. Beginning in 1920, Oldefest started his own firm by partnering with Donald W. Beck . The firm was known as Oldefest & Beck, with offices in the Peoples Gas Building, and lasted only a short while until 1923. From 1923 until 1937 he partnered with Theodore S. Williams and then, after 1937, was on his own. Oldefest was active in the profession in Chicago. He was a member and later an executive committee member of the Chicago

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<sup>68</sup> The fraternity house is a contributing building to a National Register Historic District.

<http://urbanillinois.us/sites/default/files/attachments/ordinance-2013-06-055.pdf>

<sup>69</sup> Al Chase. "Four House Building Programs for 79 Residences in City and Suburbs," *Chicago Daily Tribune*, Jan. 31, 1937, p. 22 and "Sold Before Completion," *Chicago Daily Tribune* Jan. 31, 1937, pg. 22. The Evanston home is listed at a cost of \$9,200 and is a brick Colonial Revival design.

<sup>70</sup> "News of the Architects," *Chicago Daily Tribune*, Oct. 7, 1989, p. A14.

<sup>71</sup> *American Architects Directory*, 1962

<sup>72</sup> 1910, 1920, 1928 U. S. Census and World War I Draft Registration Card, Ancestry.com. Frank William Scott, *The Semi-Centennial Alumni Record of the University of Illinois*, p. 259-60, 1918 and *Fortnightly Notes*, Issues 1-3, 1913, Page 16.

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Architectural Club.<sup>73</sup> In 1911, he was named as an advertising representative for the Club's 1911 exhibit at the Art Institute. After World War I he was elected as a director of the Club. He became a member of the Illinois chapter of the American Institute of Architects from 1929 until his death in 1949. In 1917, he lived at 47 E. Oak Street, then at 1142 S. Michigan Avenue and, in 1949, at 5212 S. Cornell Avenue. He never married. He had three siblings: Henry, Harry and Clara of Moline. He died at the age of 66 and is buried at Riverside Cemetery in Moline.<sup>74</sup>

Theodore S. Williams (d. Sep. 7, 1948) served as an engineer in World War I and lived in Evanston at 1329 Brummel Street.<sup>75</sup> Little professional information was found on Williams. He left the partnership by June, 1937, and designed under his own name until his death in 1948. His office was located at 232 E. Erie Street in Chicago. He died at age 58 in the Illinois Research Hospital, Chicago, leaving a wife, Irma.

**Oldefest & Williams Project List:**

1923-25, Mannos Building at 7443-55 S. Cottage Grove Ave. A Chinese entertainment hall with billiards and dancing. A Contributing building in an historic district. <sup>76</sup>
Dec. 1925, 10-story Apartment Hotel at Dearborn and Maple Street, Chicago.
1925, Cass Hotel, 16-story Apartment Hotel at 640 N. Wabash Street, Chicago. <sup>77</sup>
925 Berkshire Hotel Building. American Terra Cotta Company. 15-17 E. Ohio St. Chicago. <sup>78</sup>
1926, 1214-1218 N. State Street, Chicago. 15-story hotel. <sup>79</sup>
June 1926, 16-story Apartment building, 211 East Delaware, (Streeterville) Chicago. <sup>80</sup>
1926, North Town State Bank Devon & Claremont.
July 1927 "Hazel Crest" Apartment Building, brick and stone trim, Chicago, (Buena Park, east of Broadway).
July 1927, Hotel Alex Johnson, Rapid City, South Dakota, English Gothic Revival. Contributing building in the National Register Rapid City Historic Commercial District. <a href="http://en.wikipedia.org/wiki/File:HotelAlexJohnson.jpg">http://en.wikipedia.org/wiki/File:HotelAlexJohnson.jpg</a>
1927, Aberdeen National Bank, Aberdeen, South Dakota, 9-story hotel building. <sup>81</sup>
March 1928, 5820 Kenmore Avenue (Ardmore and Thorndale) 8-story apt. building,

<sup>73</sup> Hasbrouck, Wilbert R. *The Chicago Architectural Club: Prelude to the Modern*, New York: Monacelli Press, 2005, p. 372, 376. Oldefest was also a composer and in 1909 composed the music for the Club's social performance titled, *A Modern Miracle*. The event was quite entertaining and the *Chicago Tribune* ran a cartoon of the event. In 1910 Oldefest wrote the music for a two musical comedy sketches, *Errant Engineers* (1910) and *The Dad of the Undergrad* (1912) and wrote a piano piece in 1922 called *Bohemian Nights* (Library of Congress Copyright Office. *Musical Compositions: Part 3* 1911, p. 155 and Library of Congress Copyright Office. *Catalogue of Copyright Entries: Musical Compositions*, 1922, p. 903.)

<sup>74</sup> Find a Grave Memorial #102339534.

<sup>75</sup> Theodore S. Williams Obituary. *Chicago Daily Tribune*, September 8, 1948. Pg. 28.

<sup>76</sup> [http://www.cityofchicago.org/dam/city/depts/zlup/Historic\\_Preservation/Publications/Chatham-Greater\\_Grand\\_Crossing\\_Dist.pdf](http://www.cityofchicago.org/dam/city/depts/zlup/Historic_Preservation/Publications/Chatham-Greater_Grand_Crossing_Dist.pdf). Page 29, Catalog #2)

<sup>77</sup> <http://www.hicagoarchitecture.info/Building/3845/Hotel-Cass.php>

<sup>78</sup> University of Minnesota Archives. Photograph of Berkshire Hotel Building, Chicago: <http://umedia.lib.umn.edu/node/67079>

<sup>79</sup> *Power*, Volume 64, McGraw Hill, p. 38.

<sup>80</sup> <http://www.chicagoarchitecture.info/Building/2952/211-East-Delaware-Place.php>.

<sup>81</sup> *Commercial West*, Volume 52, page 37, 1927.

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English Gothic Revival.
September 1928, Stores, Offices and Flats at Devon and Fairfield Avenue, Chicago.
October 1928, Crawford Department Store, Burling Center.
Early 1929, Residential Estate for David C. Everitt, Vernon Township, Lake County.
May 1929, North Town Mart Building, northwest side of Chicago.
May 1929, 1626 Sherwin Avenue apartment building.
1929, LaSalle Towers, 19 story apartment hotel, 1211 N. LaSalle St, Chicago.
November 17, 1929, 22 <sup>nd</sup> and Austin, Cicero, Terra Cotta Retail Building.
1936, <i>Chicago Tribune</i> article stating beginning of construction for 27 Houses in Niles Center (now Skokie). <sup>82</sup>

*Landscape*

Everitt commissioned Jens Jensen to provide landscape services for him and in February 1930, two drawings were produced (See figure 15). The drawings appear to be an existing survey of the property and it is unknown if any further drawings were produced or if any Jensen design work was ever implemented.<sup>83</sup>

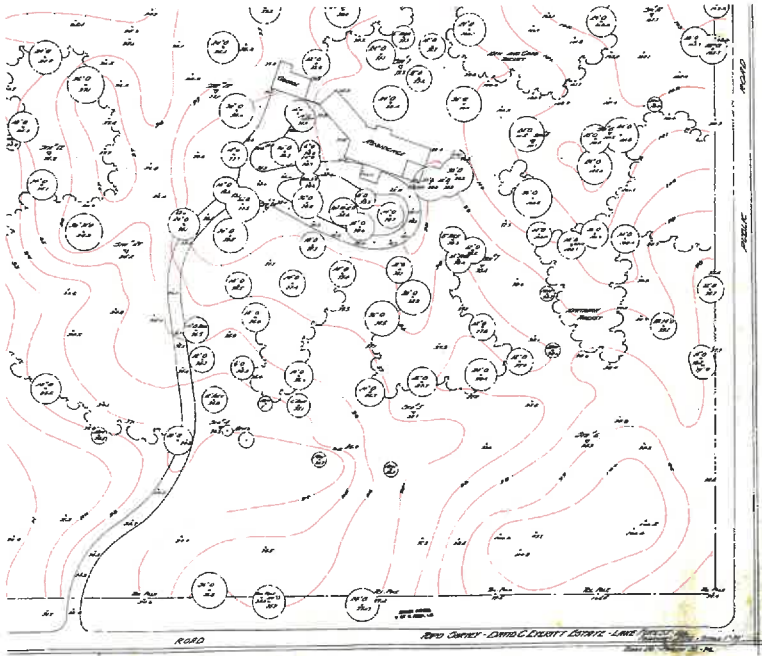


Figure 15. Jens Jensen topographical map, 1930. (Univ. of Michigan)

Jens Jensen was a world re-known landscape architect whose native planting designs created a harmonious use of natural terrain and native flora. He designed many residential projects on the north shore for influential businessmen and obtained new clients by word of mouth. Jensen was disappointed to work with single family properties if the owner did not take an interest in his teachings and felt he could do more good by designing large parks. He was noted as saying of his residential clients “then

there are those who want a garden because their neighbor has one, and I am afraid these are in the majority.”<sup>84</sup> Despite this, he executed numerous beautiful private landscapes, characteristic of his design philosophy, for appreciative clients. He frequently collaborated with Howard Van Doren Shaw.

<sup>82</sup> “Start First of 27 Homes Niles Center” *Chicago Daily Tribune*, Aug. 30, 1936, page 23.

<sup>83</sup> Jens Jensen Drawings and Papers, 1903-1951. Michigan Historical Collections, Bentley Library, University of Michigan.

<sup>84</sup> Robert E. Grese. *Jens Jensen: Maker of Natural Parks and Gardens*, p. 103.

Born in Denmark, Jens Jensen emigrated to the United States in 1884, eventually settling in Chicago. Working for the West Park System, where he created natural landscapes, he left in 1900 after serving as superintendent of Humboldt Park. By that time Jensen's work had become well enough known that he was able to start his own practice, designing landscapes for large estates on Chicago's North Shore and in Lake Geneva, Wisconsin. During this time he also worked with Dwight Perkins to establish "a belt of natural lands at the perimeter of Chicago". These recommendations would ultimately lead to the establishment of the Forest Preserve system in metropolitan Chicago in 1915. In 1905, he returned to the West Chicago Park System as Chief Landscape Architect and General Superintendent. In addition, he was given the task of designing the first and last new large park for the system, his masterpiece, the recently restored Columbus Park on the far western edge of the city.

Jensen continued his association with the West Chicago Park System until early 1921, at which point he went into private practice once again. He spent the next decade designing many influential landscapes and continuing his work of protecting important natural areas in and around the city. He retired to his place, "The Clearing", in Door County, Wisconsin, in 1934 where he opened a school focused on "hands-on work and environmentalism."<sup>85</sup> Today Jensen is credited with being the dean of the Prairie Style of landscape architecture.

### **Physical Description and Building Integrity**

#### *Setting*

The David C. Everitt Estate consisted of just under 40 acres in 1929 when the house was built and now is 1.1 acres. It is a fairly level and wooded site, bounded by Highway 60, Saunders Road, and Amberley Way.

#### *General Building Description*

(See floor plan drawings and photographs in appendix)

The manor house consists of two wings. The main wing is a two-story, rectangular structure, running east-west, containing the public spaces and main bedrooms. The secondary wing extends to the southeast, off of the main wing, at a 45-degree angle, and houses the kitchen, former servants' quarters, and secondary rooms. A two-story, gabled, porte-cochere extends north from the main wing and is centrally located. The main entrance is located under the porte cochere. A detached, two-story coach house, a complementary Tudor Revival design, is located to the east of the property and is physically connected to the secondary wing by a brick and limestone wall and archway. A non-contributing garage building is located to the east on the property, beyond the coach house. There once was a tennis court located northeast of the house, towards Kennedy Road, but it is no longer extant.

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<sup>85</sup> Julia Snidermann Bachrach. "Jens Jensen: Friend of the Native Landscape," Chicago Wilderness Magazine, Spring 2001.

Originally the house was accessed by a meandering driveway off Kennedy Road: today the approach is from Amberley Way. This drive leads to the north side of the house and a circular drive continues under the porte cochere.



Figure 16. David Everitt House, view of secondary wing and main wing with porte cochere. (BHC)



Figure 17. David Everitt House, view of south elevation at main wing, with screened porch to the west. (BHC)

### *Exterior Description*

The Tudor Revival manor house retains all of its character-defining features, including the typical high pitched roofs, gable facing projections, rough-faced stucco with decorative half timbering, slate roofs, and brickwork (See Tudor Revival Style section for additional description of the features and see figures 16 and 17). In the main wing, the walls are variegated, red brick. The Secondary wing has brick at the first floor; the second floor has rough textured stucco and wood decorative half timbering, limestone quoins, corner blocks, and floral corner spandrels that frame the building corners, windows and archways. Limestone blocks incorporating floral motifs decorate the porte-cochere as well as several main and secondary entrances; there are also decorative blocks at the gable ends. The high pitched roofline has slate tiles, copper flashing and is penetrated by articulated brick chimneys with limestone trim, topped with chimney pots. The gutter system incorporates twisted downspouts with decorative scupper boxes. There are three gable extensions complete with half timbering and finial pendants and pinnacles at their apex: one that contains the porte cochere at the north elevation; one on the west elevation that is an extension of the master bedroom and living room; and one on the south elevation that is above the main hall and stair. Two small dormers are located at each side of the porte-cochere. The secondary wing has two small gable extensions with exposed decorative timberwork and finial pendants and pinnacles at their apex. One is located on the north elevation and one on the south elevation. Window openings typically have stone surrounds containing multi-paned steel casement windows. Two, one-story bay windows are located on the north elevation of the main wing; they have copper hoods. One two-story bay window is located on the south elevation of the main wing. Windows are either 10-pane glazed steel casements or eight-pane glazed steel casements with operable 4-pane clerestories above. At the attic level, there are three pairs of six-pane steel casements at the large gable ends of the main wing. A brick screened-in porch extends to the west of the main wing and has a balcony above it with brick and limestone

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parapet walls. A patio can be reached through French doors from the library at the north end of the house. Two sets of patio doors at the west elevation and the single exterior door at the south elevation have traditional leaded glass in a diamond pattern. Exterior hardware typically consists of a heavy hammered bronze knob with escutcheon plate.

*Interior Description*

The interior spaces of the building will be described by their historic, single-family use and not by the current office-use naming of the rooms.

First Floor

The first floor of the main wing includes a centrally-located **foyer** that leads to the double height main hall. The **main hall** has rough-textured stucco walls and ceiling with heavy exposed wood beams and simple, curved brackets (see figure 18). Ceiling heights are typically ten feet high in the main wing and approximately eight feet high in the secondary wing. The staircase is located at the side of the main hall, has a landing at the south wall and continues up to the second floor. A heavy, turned newel post with decorative notches extends to the upper mezzanine. The stair railing is made up of flat, articulated rails. A single, massive paneled wood door with diamond glazing in the upper panel is located on the south wall. The foyer and main hall have polished, green marble tiles that replaced a historic stone floor.



Figure 18. Main Hall. (BHC)



Figure 19. Fireplace at living room with faux-finished plaster walls. (BHC)

On each side of the foyer are two symmetrical rooms, a dining room to the east and a library to the west. The **library** has full-height wood paneled walls, a coved, plaster ceiling with decorative strapwork, and a wood fireplace surround with wood mantel. A window seat is built into the bay window and several built-in bookshelves and cabinets exist around the room. French doors with diamond leaded glazing leads to the outdoor patio on the west side. These have delicate, carved wood, floral spandrels. The **dining room** has full-height wood paneling, a curved plaster ceiling with strapwork, and a

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ceiling-mounted wrought iron light fixture. Both rooms have wide, curved, arched openings and heavy wood paneling, double doors to the foyer, and wood plank flooring.

The **living room** is located on the south side of the main wing; it has lavish interior finishes. Its focal point is a large, limestone fireplace with a Tudor arch (a shallow, four-centered arch) with three oversized quatrefoils on the lintel and four small rosettes on the stone mantel (see figure 19). Faux-finished plaster walls are made to look like blocks of stone and are located adjacent to the fireplace and create the quoined Tudor arched openings, one leading to the screen-in porch and one leading into the south bay window. The ceiling and walls are rough textured plaster; heavy exposed-wood beams with floral-carved brackets decorate the ceiling. The main door connecting to the hallway has been altered, infilled with plywood and a single locking wood door.

A **small hallway** is located to the east of the main hall and a small office is to the south. The **small office** has smooth plaster walls with wood wainscoting, a coved ceiling and wood plank floors. A built-in, corner cabinet unit is located in the southwest corner of the room.

The first floor of the secondary wing included all service spaces: a **butler's pantry**; a **servant's hall** with **small bathroom** and access to the **servant's stairs**; and the **kitchen**. Beyond the kitchen are **two small rooms** that are now used as offices. This area of the house has been remodeled.

#### Second Floor

Second floor spaces in the main wing include a hall, sitting room, master bedroom with bathroom, and two bedrooms. The secondary wing includes a hallway with two small rooms, two bathrooms, attic stairs, and what was believed to be a large playroom for children.

The main staircase terminates at the second floor **hall**. This space is open and has rough textured plaster walls and ceilings. The ceiling has exposed, heavy wood beams with brackets. A wrought iron light fixture hangs over the stairs. Wide archways lead into a small ante room with a sitting room beyond. It is located over the porte-cochere. There is a **small hallway** at the east end of the main hall as well as a smaller, arched doorway leading west to the master bedroom.

The **master bedroom** is the largest bedroom in the house and is located directly over the living room. It has flat plaster walls, simple baseboards and crown molding. There is a bay window, fireplace and two French doors leading west to a balcony located over the screened-in porch. The fireplace with a wood surround has a marble mantle with side scrolls. Although the fireplace may be historic, many features of the master bedroom and bathroom have been remodeled.

The **sitting room** is 16 feet by 19 feet and has flat plaster walls, simple baseboard and crown molding. The small hallway continues to the east and has a linen closet. Two bedrooms are located at the north and south of this hall. The **north bedroom** is 11 feet

by 12 feet and has simple baseboard and crown molding. It connects to a bathroom that can also be reached through the sitting room. The **south bedroom** is 11 feet by 17 feet and is simple with typical simple baseboard, crown molding and flat plaster walls. A **bathroom** adjoins this room and is located in the secondary wing. There is a step down into the space as the floor heights vary from the main wing to the secondary wing. The **secondary wing hallway** extends along the perimeter of north wall, so there is ample light from two sets of windows. There are two small rooms that were created in 2008, but before that time were one large room believed to have been a **nursery**. The last space off of the secondary hallway is the playroom. It has double height and is highlighted by a rustic, prairie style, flagstone fireplace on the west wall with a solid beam wood mantle. This section of the house has been remodeled.

The attic space was partially finished and has a combination of wall finishes: painted, flat plaster walls; unpainted, sheet rock walls; and brick and clay tile walls. Fire suppression systems were installed in 2008 for the attic and basement. The controls are in the basement.

#### *Coach House*

*(See photographs in appendix)*

A two-story coach house complements the main house and was also designed in the Tudor Revival style. Oldefest & Williams used the same materials and details, but because of the smaller scale, the structure is considered a Tudor cottage. The coach house is connected to the main house by a brick wall with limestone detailing. It originally housed a garage on the lower level and an apartment for servants upstairs. The small scale of this building and its use as servants' housing dictates simpler details in the interior apartment spaces. The exterior, though, has all of the same materials as those used on the main house: there is brick on the lower level; rough, textured stucco and half timbering on the upper level; a slate roof and one chimney, located on the south side of the building. Two garage doors are on the north side of the building and the entrance to the apartment is from the south. There are two gable extensions at the north elevation and one at the south elevation that shelters the staircase to the second floor and the balcony in front of the second floor entrance. The stair railing and notched posts match those located in the front hall of the main house.

#### *Alterations*

No building permits were on file with the City of Lake Forest Planning Department. Both floors of the secondary wing are believed to have been remodeled by the Millers and include work in the kitchen and butler's pantry on the first floor and in the bedrooms, nursery and playroom on the second floor. The floor in the main hall of the main wing is new and was installed by the Millers after the removal of the original stone flooring. A 2008 office adaptive reuse plan converted the building from a single family residence into offices (see drawing floor plans). Temporary walls and partitions were installed at first, second and attic levels. A handicapped-accessible toilet room was created to the west of the main hall and telephone, electrical, and lighting services were updated to accommodate office occupancy. Fire suppressant sprinklers were installed in the attic with controls located in the basement.

## **Determination**

### *Style*

There is no question that the Everitt House is a textbook example of Tudor Revival architecture and that is the criterion under which it was landmarked by the City of Lake Forest. The materials and workmanship are executed on a high level. This can be seen in such details as the decorative stonework, the wrought iron light fixtures, the bronze hardware and the stair balustrade—repeated in the design for the coach house exterior stairs.

### *Architects*

Oldefest & Williams' design for the house is very competent, but this competence does not necessarily seem characteristic of their work. They have not received acclaim nor were they considered master architects like Charles Frost, Howard Van Doren Shaw and David Adler—all of whom designed many fine Lake Forest country houses. It doesn't bear the stamp of an architect like Shaw, who is adroit at nuancing Tudor architecture with his own personal interpretation of the style. This said, the house is arguably well designed in the handling of Tudor detailing.

### *Exterior and Interior Integrity*

On the exterior the Everitt House has excellent integrity, with all of its Tudor detailing intact. There have been no additions. On the interior all the formal public spaces—the stairhall, living room, library and dining room are intact. There have, however, been some alterations to the interior. The stone flooring in the stair hall has been removed and replaced. The first floor service spaces and upstairs bedrooms of the secondary wing have been remodeled. Only a handful of windows have been replaced, and these are in the secondary wing and the master bedroom.

### *Integrity of Setting*

It is interesting that there is a topographical map by Jens Jensen executed just after the house was completed. The curving entrance driveway, leading from what is today Kennedy Road, designed around existing trees and thickets that allow a glimpse of the house in the approach and terminating in a circular drive, is characteristic of Jensen's work. This design feature can frequently be seen in his other designs, including those for the A.G. Becker Estate in Highland Park and for the William V. Kelley Estate in Lake Bluff. Unfortunately the historic access to the house from Kennedy Road has been removed, which compromises the integrity of the site. Today the entrance is from Amberley Court, a new street that was platted in 2006.

Nearby Highway 94 and the busy Route 60 are noisy and detract from the setting of the house, which is no longer part of the fabric of Lake County country estates. The surrounding country atmosphere is virtually non-existent. High-rise office buildings are nearby as are mid-rise condominiums. The house exists as on an island. The property where the house was built was 40 acres; today it rests 1.1 acres. The setting of the

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property, like the site of the estate buildings does not have the integrity of the buildings themselves. Although it remains a textbook example of a Tudor Revival country house, its lack of historic context does detract from the significance of the Everitt House.

*Concluding Determination*

It is our conclusion that the house with its connected coach house, because of their architectural significance and because they have been recognized as a Lake Forest Landmark, should be preserved, rehabilitated and integrated into any development that occurs on the site.

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ATTACHMENT B:

PHOTOS OF 1930 AMBERLEY COURT

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North elevation, secondary wing



north elevation, secondary wing and main wing



east elevation of the main wing (where it connects to the secondary wing)



Decorative stone block



Typical multi-paned, steel, casement windows



Variegated brick walls with stone trim and quoining



Rough stucco and decorative half-timbering at west elevation of porte cochere (also occurs at west elevation of porte cochere)



View of east elevation of porte cochere



One of two bay windows. This one is on the north elevation of the main wing, just east of the porte cochere



View of the front facing gable of the porte cochere



Detail of the front facing gable of the porte cochere



Base of the stone arch opening at the porte cochere, showing damage



Main entry of the house, under the porte cochere



Hooded bay window at the north elevation, just west of the porte cochere



Typical slate roof with decorative scupper box and twisted copper downspout



One of two small dormers on the north elevation of the main wing



West elevation of the porte cochere



North elevation of the patio and screened in porch



West elevation of the main wing



Detail of the west elevation of the main wing, showing gable extension with half timbering and balcony of master bedroom



Detail showing Tudor Revival style building materials: variegated brick, rough stucco with half timbering, slate roof, multi-paned casement windows, and decorative stonework.



South elevation of the main wing at the west side



South elevation at the main wing and secondary wing



Detail of the projecting front facing gable at the south elevation of the main wing



Detail of the south door with diamond pattern leaded glass



Detail of hammered metal, exterior door hardware



Detail of south elevation stonework at doorway



Typical steel frame, multi-paned, casement windows



Garden wall with archway that connects the main house to the coach house



Joint failure at the garden wall



Detail of doorway at east elevation of secondary wing



Kitchen replacement windows



Large dormers with rough stucco and half timbering details, and replaced window frames, north elevation



Small replaced window at north elevation of secondary wing



Typical concrete foundation



Six lite, steel casement windows



Replaced windows at secondary wing



Small window at north elevation of secondary wing



East elevation of secondary wing



Main hall with replaced marble flooring



Detail of rear door with diamond-pattern leaded glass, view looking south



Foyer looking south into main hall



Main door at north elevation



Typical Tudor arch doorway showing rough plaster walls, wood baseboards and heavy paneled doors with hammered metal hardware.



Dining room with wall panelling and curved plaster ceiling with decorative strapwork



Wrought iron fixture at dining room



Library, with wood panelling, coved plaster ceiling with decorative strapwork



Built in window seating at library



Detail of heavy panelled door with hammered metal door hardware



Detail at foyer, looking west into library



Detail of library fireplace



Detail of built in shelving at library



Detail of woodwork at library, showing French doors with diamond patterned leaded glass



Main hall looking west into living room and retrofitted door



Typical hammered metal door hardware



Accessible toilet room at first floor



Living room, looking west



Living room, looking south



Detail of stone fireplace at living room



Detail of stone quatrefoil at fireplace in living room



Detail of French doors at living room with faux-plaster quoins



Decorative wood bracket at exposed ceiling beams at living room



Window at living room



Butler's Pantry, remodelled



Butler's pantry, remodelled, looking west



Kitchen, remodelled



Kitchen, looking south



Kitchen, looking east



Former servan'ts stairs at kitchen



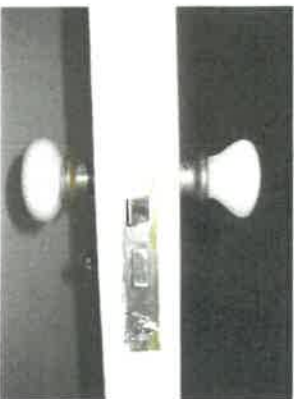
Exterior door at east elevation of secondary wing



Toilet room at kitchen hallway



Two offices at secondary wing east of kitchen



Detail of hardware with porcelein knobs



Upper main hall at second floor mezzanine



Second floor mezzanine



Detail of plaster ceiling at second floor mezzanine



Detail of wrought iron fixture at second floor mezzanine



Second floor hallway, looking west into secondary wing



Typical hammered metal door hardware



Second floor incinerator chute



Sitting room, above porte cochere, looking north



Sitting room above porte cochere, looking south



Master bedroom, looking west towards exterior balcony



Detail of master bedroom fireplace



Master bedroom, looking east



Detail of exterior balcony beyond master bedroom



Detail of closet at master bedroom



Detail of pull-down shutters at master bedroom windows



Bathroom at master bedroom



Bedroom at main wing



Second floor hallway from main wing to secondary wing, looking west



Second floor bedroom at main wing at southwest



Detail of bathroom at second floor bedroom



Detail of hammered metal knob



Second floor hallway at secondary wing, looking west



3rd floor attic space



Detail of chimney at 3rd floor attic



Remodelled office at playroom at secondary wing, looking west



Playroom with double height ceiling with exposed beams



Detail of rustic stone fireplace at playroom



Detail of beam brackets at playroom



Coach house, south elevation with entrance to apartment at second floor



Coach house south and west elevations



Coach house west elevation



Detail of typical materials at coach house: red variegated brick, rough plaster stucco with decorative half timbering, and multi-paned steel casement windows



Coach house, north elevation, showing first floor garage entrance



Detail of large dormer at north elevation of coach house



Coach house west elevation, showing attached brick and stone wall connection to main house



Detail of greenhouse attached at the south elevation of coach house



Detail of second floor balcony and heavy timber beams and beadboard ceiling



Detail of coach house balcony, looking west



Detail of chimney at coach house



Detail of slate roof at coach house



Detail of brackets at coach house balcony



Detail of notched wooden posts at coach house balcony



Detail showing typical materials at coach house: red variegated brick, rough textured stucco with decorative half timbering



Coach house interior, looking south to exterior door



Living room of coach house, looking southeast



Living room at coach house, looking northeast



Detail of fireplace at living room at coach house



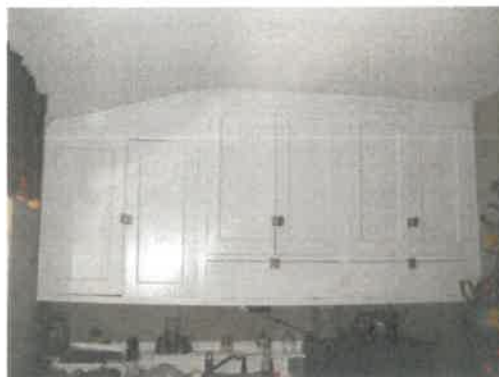
Typical multi-paned, steel casement windows



Detail of living room, looking south, into kitchen



Living room at coach house, looking west into kitchen



Detail of cabinets at kitchen, looking west



Bedroom at coach house, looking northwest



Bedroom at coach house, looking southeast



Bathroom at coach house



Typical hardware at coach house



First floor mechanical room at garage



First floor of coach house, remodelled



Detail of ceiling at first floor coach house



Detail of wood, panel door at first floor of coach house



Detail of five panel, wood door at first floor of coach house



Detail of wood panel door leading into garage space at coach house



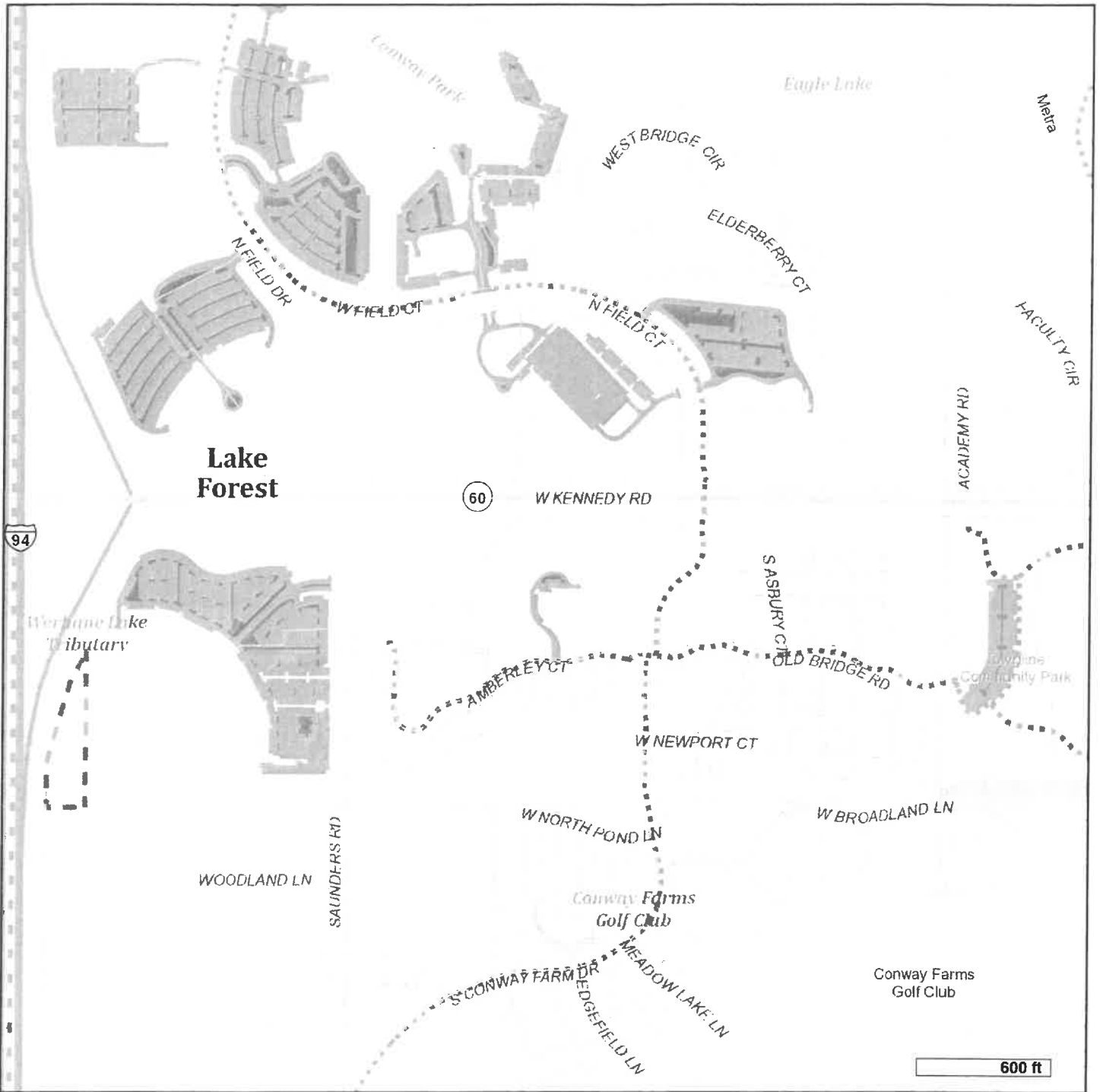
Detail of hardscape between coach house and main house



Wooded site, looking south from coach house

ATTACHMENT C:  
SELECT RESEARCH

# 1701 W Kennedy Road, 60045



**Lake County**  
Geographic Information System

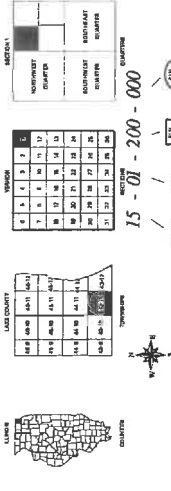
Lake County Department  
of Information Technology  
18 N County St  
Waukegan IL 60085  
(847) 377-2373

Map Printed on 09/26/2013

- 2011 Buildings
- Lake County Border
- Water
- Municipalities
- Tax Parcels
- Parks
- Railroads
- Trails

**Disclaimer** The selected soil feature layer may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

THE AREA SHOWN IS THE WEST 1/2 OF GOVERNMENT LOT 2 OF THE NORTHEAST 1/4 OF SECTION 1 OF TOWNSHIP 43 NORTH, RANGE 11 EAST



**TAX CODES**

TAX CODE 16-306  
COLLEGE OF LAKE COUNTY  
NON-SCHOOL DISTRICT 16  
CITY OF LAKE COUNTY  
LAKE FOREST SPECIAL SERVICE AREA 36

TAX CODE 16-314  
COLLEGE OF LAKE COUNTY  
NON-SCHOOL DISTRICT 16  
CITY OF LAKE COUNTY  
LAKE FOREST SPECIAL SERVICE AREA 36

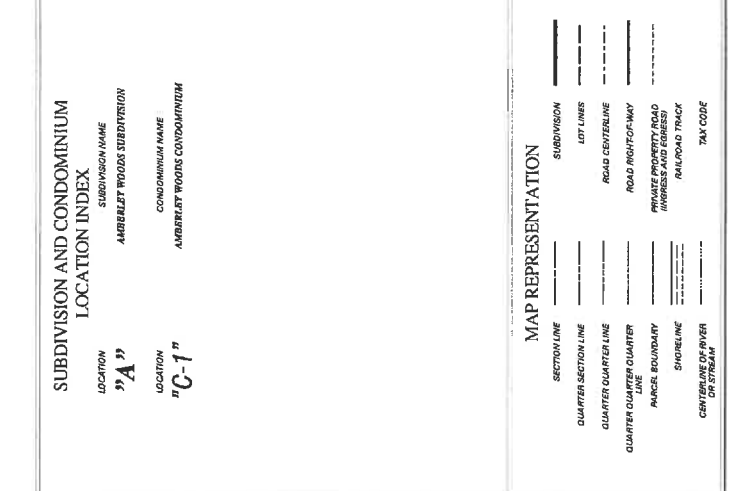
TOWNSHIP SECTION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45

SECTION 15 - 01 - 200 - 000

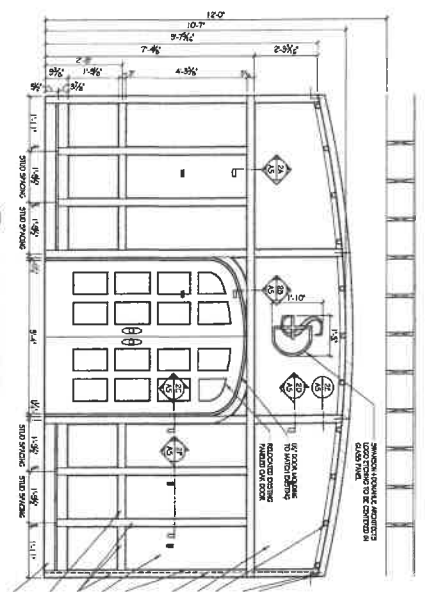
**SUBDIVISION AND CONDOMINIUM LOCATION INDEX**

LOCATION: 9A  
SUBDIVISION NAME: AMBLET WOODS SUBDIVISION  
LOCATION: C-1  
CONDOMINIUM NAME: AMBLET WOODS CONDOMINIUM

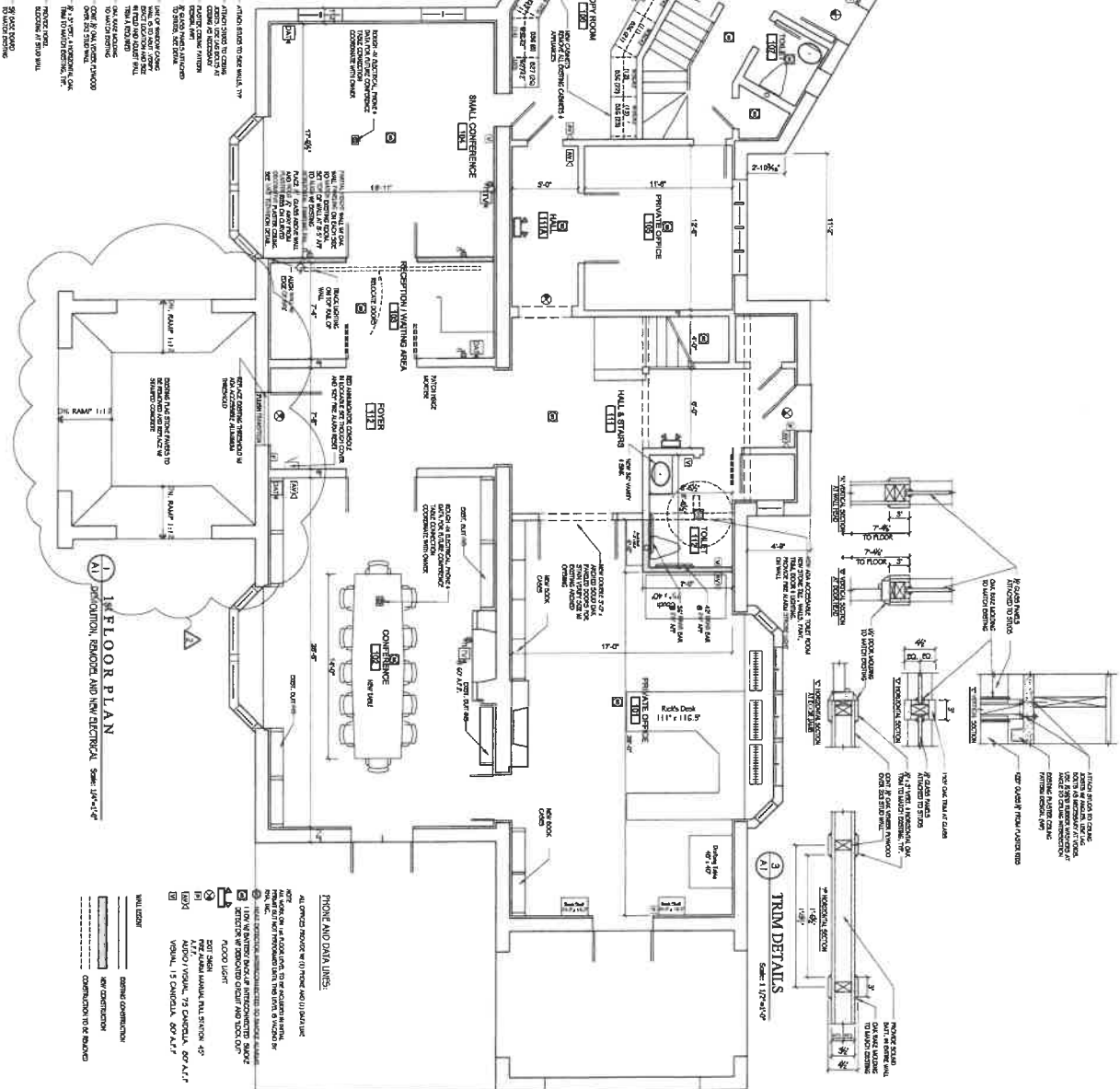


PREPARED BY: LAKE COUNTY GIS/MAPPING DIVISION  
REVISION: 16 HIGHWAY 111  
MUNICIPALITY: WILKESVILLE  
DATE: 08/08/12  
SCALE: 1" = 100'  
0 100 200 300 400

2 PANEL WALL ELEVATION  
Scale: 1/2"=1'-0"



1 FLOOR PLAN  
Scale: 1/4"=1'-0"



**PHONE AND DATA LINES:**  
ALL COUNTRIES INDICATED TO THE RIGHT OF THE LINE.  
ALL COUNTRIES INDICATED TO THE LEFT OF THE LINE.  
ALL COUNTRIES INDICATED TO THE RIGHT OF THE LINE.  
ALL COUNTRIES INDICATED TO THE LEFT OF THE LINE.

**WALLS:**  
CONCRETE  
CONCRETE  
CONCRETE

**DOORS:**  
CONCRETE  
CONCRETE  
CONCRETE

**WINDOWS:**  
CONCRETE  
CONCRETE  
CONCRETE

DATE	COMMENTS
10/20/06	PRELIMINARY
11/02/06	REVISION #1 PER PERMITS
11/02/06	REVISION #2 PER PERMITS
11/02/06	REVISION #3 PER PERMITS
11/02/06	REVISION #4 PER PERMITS
11/02/06	REVISION #5 PER PERMITS
11/02/06	REVISION #6 PER PERMITS
11/02/06	REVISION #7 PER PERMITS
11/02/06	REVISION #8 PER PERMITS
11/02/06	REVISION #9 PER PERMITS
11/02/06	REVISION #10 PER PERMITS

**SWANSON + DONAHUE ARCHITECTS**  
1930 AMBERLEY CT.  
LAKE FOREST, IL 60045

**S+D ARCHITECTS NEW OFFICE**  
1930 AMBERLEY CT.  
LAKE FOREST, IL 60045

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DEED RECORD No. 329

inquire into any of the terms of the trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said trustee and said successor in trust successively as herein provided, the entire legal and equitable title in fee, in and to all of the premises above described.

Said grantee, FREDERICK H. BARTLETT, may at any time resign as trustee under the trust agreement and hereunder by written resignation signed and acknowledged by him and recorded in the recorder's office of Cook County, Illinois; and upon the death or upon the resignation of said grantee, FREDERICK H. BARTLETT, as aforesaid, then the said CHICAGO TITLE & TRUST COMPANY, as such successor in trust, shall thereupon become seized of and vested with all of the right, title, interest and powers, discretionary or otherwise, hereby vested in the said FREDERICK H. BARTLETT as such trustee, in, to and respecting so much of the real estate described herein as shall not have been conveyed by the said FREDERICK H. BARTLETT as such trustee.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF the grantor aforesaid has hereunto set his hand and seal this 4th day of December 1928.

Charles J. Schleicher (SEAL)

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, H. W. Celander, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that CHARLES J. SCHLEICHER, a bachelor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 4th day of December 1928.

H. W. Celander,  
Notary Public  
Cook County, Ill.

H. W. Celander  
NOTARY PUBLIC.

Doc. No. 329266. Filed December 13th A.D. 1928 at 2 o'clock P.M.

THIS INDENTURE, made this FIRST day of DECEMBER 1928, between W. A. P. PULLMAN and MADRELSINE CHILDS PULLMAN, his wife, of the City of Lake Forest in the County of Lake and State of Illinois parties of the first part, and DAVID C. EVERITT and LILY LAKE EVERITT, his wife, of the Village of Oak Park, in the County of Cook and State of Illinois parties of second part.

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten (10) Dollars, in hand paid, convey and warrant to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate to-wit:

The West half (W $\frac{1}{2}$ ) of Government Lot two (2), of the North East quarter (NE $\frac{1}{4}$ ) of Section one (1), Township forty-three (43) North, Range eleven (11), East of the Third Principal Meridian,

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# DEED RECORD No. 329

situate County of Lake in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

SUBJECT to grant contained in an instrument recorded on October 27, 1909, as document 125287, from Bridget A. Bolger to the North Shore Electric Company, granting the right to erect and maintain poles and transmission lines along the highways abutting premises in question.

Subject also to general taxes for the year 1928 and subsequent years.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seals the day and year first above written.

J. A. P. Pullman (Seal)

Madeleine Childs Pullman (Seal)

STATE OF ILLINOIS )  
                          )SS.  
COUNTY OF COOK   )

I, I. E. Kenyon a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that W. A. P. PULLMAN and MADELEINE CHILDS PULLMAN, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this First day of December A.D. 1928.

I. E. Kenyon

Notary Public.

.....  
I. E. Kenyon  
Notary Public  
Cook County, Ill.  
.....

Doc. No. 329279. Filed December 13th A.D. 1928 at 3:20 o'clock P.M.

THIS INDENTURE, Made this 20th day of November 1928, between CHICAGO TITLE AND TRUST COMPANY a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the ninth day of April 1927, and known as Trust Number 20586, party of the first part, and Alfred A. Meade, a widower of Round Lake, Illinois party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to wit: Lot Five (5) and Six (6) in block Seventy (70) in ROUND LAKE BEACH, CHANNEL ADDITION, being a subdivision of the West half of the Northwest quarter and of the West half of the West half of the Northeast quarter of section 20 in Township 46 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois, according to the plat thereof, recorded as document No. 323554 in the office of the county recorder of Lake County, Illinois.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

Subject to the following restrictions and encumbrances which shall be covenants forever



## **EVERITT HOME NEAR MELLODY FARM IS LOOTED**

Burglars broke into the home of David C. Everitt, on the Melody road west of Lake Forest, and stole a large amount of silverware, wearing apparel and rugs last night. Several rifles and shotguns also were taken.

Mr. Everitt, who is a wealthy hat manufacturer with business headquarters in Milwaukee, is in New York and the other members of the family are in the south. A caretaker, Dominic Tonozzi, told the Lake Forest police and deputy sheriffs that he went to a picture show at 8 p. m. and returned at 11:30 to discover the theft.

The burglars broke both the front and the rear doors of the house, which is across the road from the former Melody farm estate of J. Ogden Armour. Among the articles taken was a valuable coonskin coat.

### **5 Bandits Raid Pharmacy; Rob Clerks and Patrons**

Five bandits invaded the Windermere pharmacy at 1636 East 56th street last night, menaced two employees and eight patrons with guns, and escaped with \$234 and some jewelry. From the store till the gunmen took \$150. M. Sochat, 1642 East 56th street, a patron, lost \$70, and F. J. Schulman, 5555 Everett avenue, another customer, gave up \$14. Frank Ourada, 5535 Blackstone avenue, the store manager, was robbed of his watch.

## Allen Davis Everitt

 Allen Davis Everitt, late of this city, died at home in Naples, Florida on the evening of January 31st. He was overcome by cancer of the stomach after a brief but courageous battle. Allen is well remembered in the City of Milwaukee by his many friends, associates and past employees of the Allen D. Everitt Knitting Company.

He was the husband of the late Eunice Skrobis Everitt. Born in Oak Park, Illinois on October 20, 1922, Allen was the second of three sons born to David C. Everitt and Lily (Lane) Everitt, also of this city.

He is preceded in death by his parents, his two brothers, George L. and David C., Jr., his wife and his son Allen D. Everitt, Jr. He is survived by his first wife, Aimee Jane (Pleyte) and his three daughters: Carol Charny of Larchmont, N.Y., Marilyn Fogerty of Boulder, Colorado and Elizabeth Everitt of Palo Alto, California. Allen's beloved grandchildren are Alison Charny, Lindsay Fogerty and Davis Fogerty.

Allen graduated from Riverside High School in the class of 1940. He was a member of the Ozaukee Country Club, the Milwaukee Athletic Club and the Milwaukee Polo Club. His love of horses was life-long and his active career in the game of polo spanned the decades of the 1960's and 70's. Allen served in the U.S. Army for three years during WWII.

A graveside funeral service will be held this spring at the Everitt's burial ground in Wayne County, North Carolina near Goldsboro.

**Published in Milwaukee Journal Sentinel on February 9, 2006**

## Cecile Baggot, daughter of surgeon

Heise, Kenan

*Chicago Tribune* (1963-Current file); Feb 5, 1987;

ProQuest Historical Newspapers: Chicago Tribune (1849-1989)

pg. A10

# Cecile Baggot, daughter of surgeon

## By Kenan Heise

Cecile Baggot was the last surviving daughter of internationally famous surgeon Dr. John B. Murphy and assisted her father in pioneering surgical experiments in pre-World War I Chicago. Mrs. Baggot was active in many charitable organizations over the years.

Mass for Mrs. Baggot, a 50-year resident of Lake Forest, will be said at 10 a.m. Friday in St. Patrick's Catholic Church, 991 S. Waukegan Rd., Lake Forest. She died Tuesday in a Lake Forest nursing home.

"Her father was her hero," said her son, John Benedict. "My mother was very proud of him all her life and talked of him at every opportunity. She had helped him

when she was young by caring for the animals he used and administering anesthesia during his experiments."

Murphy, who died in 1916, was called "the greatest surgeon and greatest teacher of clinical surgery the world has ever seen" by Dr. William J. Mayo, the famed surgeon from Rochester, Minn. Murphy was the head of surgery at Mercy Hospital in Chicago and invented the Murphy Button, used in attaching separated parts of the colon and arteries.

"Her favorite story about her father," her son said, "was about how he first saw an X-ray machine in Europe and purchased one there. They wouldn't let him install it in Mercy Hospital, so he rented a room in the area and put

it there. He trained John B. Zingroni, the elevator man, to read the X-rays and the man became one of the best individuals in the country at reading X-rays."

Mrs. Baggot's first husband, Julius Benedict, was killed in a car accident in the 1920s. She later married James Baggot, a member of the Chicago Board of Trade.

"My mother never sat still," her son said. "She was somewhere between 95 and 100. She was interested in everything. She was also extremely kind to people, to everybody. She was active with the Madonna Center on the West Side of Chicago and many other charitable organizations."

Survivors, besides her son, include a daughter, Mileste O'Connor; and five grandchildren.

## MUELLER

*Chicago Tribune (1963-Current file); Feb 26, 1987;*  
ProQuest Historical Newspapers: Chicago Tribune (1849-1989)  
pg. A10


## MUELLER

Robert H. Mueller, beloved husband of Ruth; loving father of Mrs. Laurel Harris and Mara Mueller; devoted grandfather of Scott James Harris and Timothy Wayne Mueller; fond brother of Frank G. (Ruth M.) Mueller; uncle of several nieces and nephews. Memorial mass Saturday, 10 a.m., St. Andrew Catholic Church, Cape Coral, FL. Interment in Arlington National Cemetery, Virginia. Memorial contributions to the American Cancer Society or the American Heart Association. Information McFarland-Schmidt Funeral Home, Cape Coral, FL. (813) 574-3434.

## NAGLE

Mary Nagle, nee Prettner, beloved wife of Willard; fond mother of Janice (Ed) Thompson, Kathleen (William) McDermott, Susan, William (Francos) and Robert (Rita); grandmother of three; dearest daughter of Rose and the late Joseph Prettner; sister of Lorraine (Garry) Reat and Emily (Don) Heft. Visitation Friday, 3 to 9 p.m., at Barr Funeral Home, 6222 Broadway. Funeral Saturday, 9:30 a.m., to St. Jerome Church, Mass 10 a.m. Interment All Saints. Donations to your favorite charity appreciated. 743-4034.

## NASH

 J. Vincent Nash M.D., former senior staff member of St. Anne's Hospital in Chicago, WWII veteran and humanitarian, beloved husband of the late Marie, nee Bimmerle; loving father of Geri, Beth (Joseph) Caruso, Thomas (Barbara) and Carole (Michael) Dolak; dear grandfather of John V., Brian, Joey, Julio, John C. and Christopher. Visitation Thursday, 4 to 9 p.m., at Kahle-Moore Funeral Home, Route 14 at Silver Lakes Road, Cary, IL. Funeral Mass Friday, 10 a.m., at St. Peter and Paul Church in Cary. Information (312) 639-3817.

## O'CONNOR

Milesta B. O'Connor, beloved wife of William F. O'Connor; daughter of the late Cecile Baggot; dear sister of John (Marjorie) Benedict; aunt of Gail Miller, Joan Benedict, John and Thomas Sanders. Funeral from the John Carroll Sons, Home for Funerals, Erie at Wabash Ave., Thursday, Feb. 26, 1987, to Assumption Church, where Mass will be celebrated at 10 a.m. Entombment Calvary Cemetery. Visitation Wednesday, Feb. 25, 1987, from 2 p.m. to 9 p.m. Please omit flowers. Family requests memorials may be made to the American Cancer Society, 37 S. Wabash Ave., Chicago, IL 60603. Info. 944-6060







oldefest, architect

Laura Knapp



Books

Page 259

Result 1 of 1 in this book for oldefest, architect

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1 Review

Write review

The Semi-centennial Alumni Record of the University of Illinois

By University of Illinois (Urbana-Champaign campus)

oldefest, architect Go

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A. B. in L. & A.; b. 19. 1881, near Girard, Ill.; d. Francis Jarvis (b. N. 12, 1858, Ky.) and Sallie Ann (Brown) Mulberry (b. Ja. 23, 1841, Shouington Ill.). Prepared in Taylorville H. S.; Bradley Poly. Inst. Kappa Alpha Theta; Phi Delta Psi; H. Sc. Club. Taught in Caro H. S., 1906-10; Robinson H. S., 1910-11. Auth.: Thirty Lessons in Cooking, Mem. Baptist Church. Married Albert Danforth Whalen (1907), Je. 27, 1911, Taylorville, Ill. Children: Wallace Mulberry, b. My 18, 1913; Albert Danforth, Jr., b. S. 9, 1915. Address, 406 S. Elm St., Champaign.

2776. EDWARD GEORGE OLDEFEST. Architect; B. S. in Arch.; b. Ap. 27, 1883, Moline, Ill.; s. George (b. Je. 25, 1849, Ger.) and Minna (Groth) Oldfest (b. Je. 25, 1853, Jo.). Prepared in Moline H. S. Arch. Club; Delta Kappa Epsilon. Arch. Draftsman, offices of Arthur Hean, Nimmons & Fellows, 1908-7; d'w. Whitsett & Drury, Moline, 1907-8; J. A. Jenney, Mundie & Jensen-Howard Shaw, Shattuck & Husey, 1908-12; with D. H. Hurstham & Co., 1912-14; Shattuck & Husey, 1915-17; S. S. Max Dunning, 1917; Leonard Engng. Co., 1918 -. Auth.: Prize song for Ill. Song

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UNIVERSITY OF ILLINOIS

1908

Book, 1908; wrote and published music and score for "The Errant Engineers," musical comedy used by Glee Club, 1911; wrote and published music and score of "The Dad of the Undergrad" (with L. K. Patton) musical comedy presented by the Student Union, 72 pp., 1912. Mem., Illini Club, Chicago; Palette and Chisel Club; Dir., Chicago Arch. Club; Dir., Coll. Frat. Club, Chicago. Address, 47 E. Oak St., Chicago.

2783. THOMAS ELMER PHIPPS. Engineer; B. S. in C. E.; b. My 18, 1879, Janelle, Ill.; s. Napoleon (b. M. 8, 1831, de.) and Harsh, Maria (New) Phipps (b. Dions, Ill.). Prepared in Valparaiso Coll., Ind., 1898-1901; B. S., Valparaiso, 1901. Sigma Nu; Sigma Xi; Football. Ret. Engr. Big Four, 1907; Asst. Engr., O. S. L. R. R., Nev., 1907; Chief Draftsman, Milwaukee R. R., 1907-9; Res. Engr., Milwaukee, 1909-11; Locating

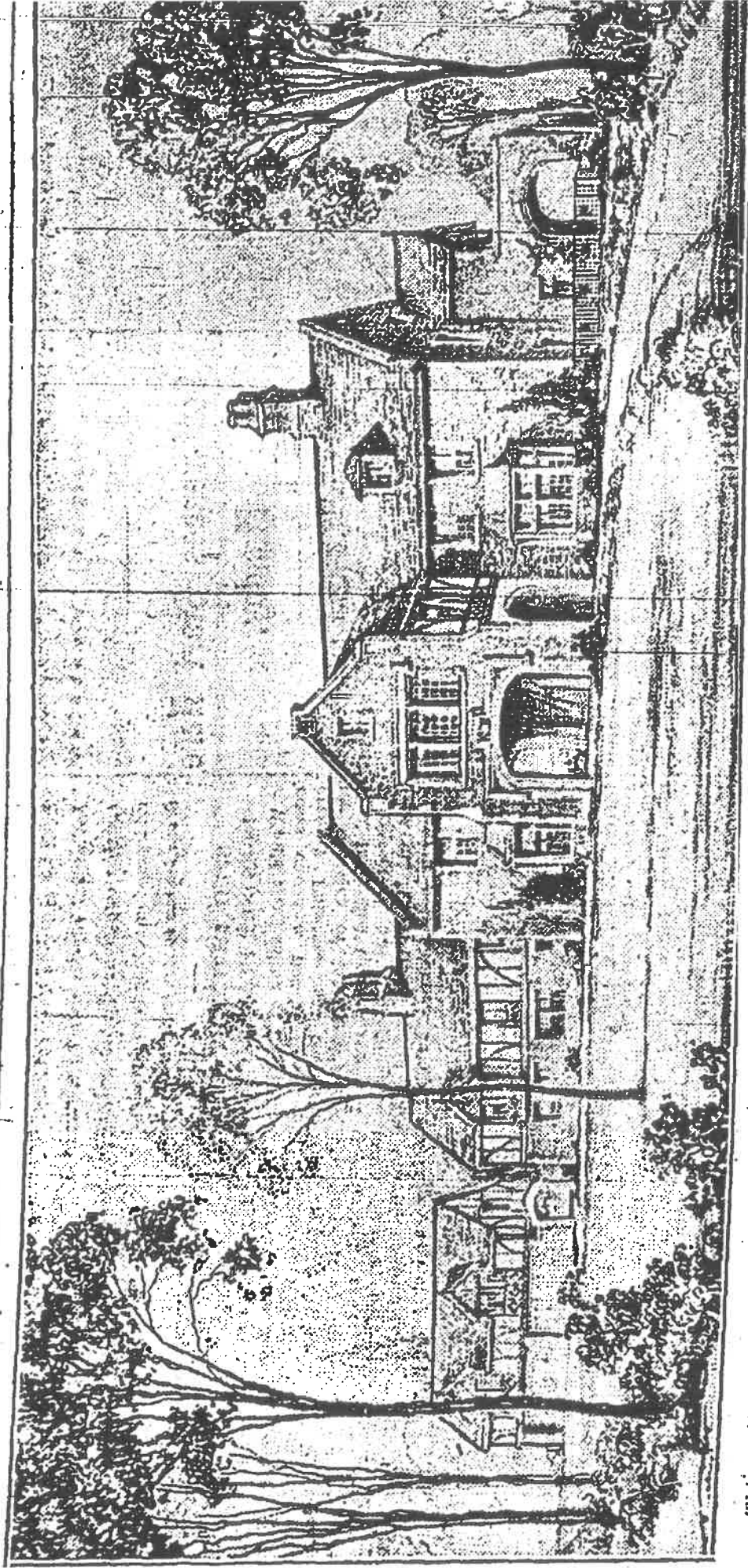


## ENGLISH MANOR HOUSE FOR LAKE FOREST

*Chicago Daily Tribune* (1923-1963); Jun 9, 1929;

ProQuest Historical Newspapers: Chicago Tribune (1849-1989)  
pg. B3

## ENGLISH MANOR HOUSE FOR LAKE FOREST



*This residence is being built in Lake Forest for David C. Everitt, a hat manufacturer of Milwaukee, from plans by Oldejest & Williams, in the style of a Tudor Gothic manor house. The exterior is of variegated red brick, with limestone trim and slate roof. The gable ends and servants wing are in half timberwork and stucco. It is located in a wooded tract facing Diamond Lake road, opposite Liberty farm. Lawrence Lombardy made this original sketch.*

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thousands have taken through the years.

As you learn more about its rich past, you will begin to understand why Hotel Alex Johnson is among the historic hotels of America and listed on the National Register of Historic Places. The Hotel Alex Johnson has also been a member of NTA since 1981, a member of Association of Historic Hotels of the Rockies and a recipient of the First Governor's Great Service Award and Governor's Service Star.

### Native American Influence

Alex Carlton Johnson set out to build a grand hotel, "The Showplace of the West", and a tribute to the Native Americans of the area in the Black Hills of South Dakota. Alex Carlton Johnson's involvement with the railroad, his love of the Native American culture of the Lakota Sioux located here in the Black Hills and the western history involved in the South Dakota heritage all are reflected in the architecture and the memories surrounding this hotel.



As you walk into the Lobby, look down and you'll notice the bricks you step on are all original. Look even closer and you will notice that some have Native American symbols imbedded in them. Although it looks suspiciously similar to a Swastika, it's actually an ancient symbol that means the "four sacred corners of the earth" and was adopted by the Native Americans a couple hundred years ago. That same symbol is found in many places throughout The Hotel Alex Johnson and is reflected in the one of a kind chandelier, made of war spears, that has hung from the decorative rafters for over 80 years.



on display in the lobby designs and the guest rooms and hallways, to the archival display of railroad artifacts and photographs of celebrities, movie casts, politicians and Presidents who made the Alex their "home away from home" just enhance the rich history of this grand hotel.

Restoration of the hotel based on original photographs and plans has returned the hotel's surroundings to those of the 20s, from the guest rooms to the ballroom to the restaurant and lobby, all displaying her past for those to be a part of today. Enjoy the rich history of The Hotel Alex Johnson as you step through the doors from the modern world into a narration of the past.

## OBITUARIES

**EDWARD L. HAFFERAMP**  
Services for Edward L. Hafferamp, 55, of 7636 Merrill av., retired editorial department employe of the Chicago Herald American, will be held at 3 p.m., Thursday in the chapel at 2534 E. 73rd st. Burial will be in Oak Woods cemetery. Mr. Hafferamp died Sunday in Hines veterans hospital, near Maywood, after a year's illness. He began on the Record-Herald when he was 15 and later worked on the Herald & Examiner, before moving to the Herald-American as a city desk assistant. Survivors include his widow, Martha, and his mother, Nellie. A veteran of World War I, he was a member of the Hearst Square post, American Legion. He also was a member of the Logan Square lodge 891, A.F. & A.M., and of the Chicago Press Veterans.

**WILLIAM H. ROSENSTEL**  
Services for William H. Rosenstel, 53, of 1340 Lunt av., who died Monday in St. Francis hospital, Evanston, will be held at 1 p.m. Friday in the chapel at 1118 Greenleaf av., Wilmette. Burial will be in Arlington Heights cemetery. He was production manager of Photopress Inc., 731 Plymouth ct. He leaves his widow, Mrs. Lillian Jane Rosenstel, two sons, William Robert, and Robert Lee, a daughter, Mrs. Betty Jane Grandstaff, and a sister, Mrs. Martha Norkewitz.

**WILLIAM T. SULLIVAN**  
Services for William T. Sullivan, 74, of 7748 Cornell av., who died Monday in St. Bernard's hospital, will be at 9:30 a.m. Thursday in Our Lady of Peace church, 2900 E. 79th st., with interment in Mt. Olivet cemetery. Mr. Sullivan, a lifelong resident of Chicago, had been active in the grocery business for more than 40 years prior to his retirement. Surviving are his widow, Mary; a daughter, Mrs. Bernadette Newton; three sons, Dr. Andrew J., William F. and Henry J., and one brother, Andrew J.

**JOHN F. AHBE**  
Services for John F. Ahbe, 76, of 1555 Thacker st., Des Plaines, who died Monday in his home, will be held at 2 p.m. Thursday in the First Congregational church of Des Plaines, of which he was a deacon emeritus. He retired in 1938 after 50 years as an employe of the Chicago Title and Trust company, in the abstract department. He leaves two daughters, Mrs. Savana Gorsline, and Mrs. Dorothy Grice, and two sons, Harold and Albert Ahbe.

**JOHN P. O'SHAUGHNESSY**  
Services for John P. O'Shaughnessy, 80, who died Monday at his home, 4443 N. Ashland av., will be held at 10 a.m. Thursday in Our Lady of Lourdes church, 4840 N. Ashland av., with burial in Calvary cemetery. Mr. O'Shaughnessy had been a practicing attorney in Chicago for more than 50 years. Surviving are his widow, Alice; two daughters, Mrs. Margaret Connor and Mrs. Patricia Rosa; and three sons, John J., Thomas E., and Martin E.

**THEODORE S. WILLIAMS**  
Theodore S. Williams, 56, of 1329 Brummel st., architect, died yesterday in Illinois Research hospital. He was a former member of the firm of Oldefest and Williams, which had its offices at 232 E. Erie st. He served with an engineering unit in World War I. He leaves his widow, Irma. Services will be held at 2 p.m. Thursday in the chapel at 1567 Maple av., Evanston.

**CHARLES BALLANTINE SR.**  
Services for Charles G. Ballantine Sr., 83, of 6916 Union av., a retired structural steelworker who died Sunday in his home, will be held at 1 p.m. Thursday in the chapel at 415 W. 63d st. Burial will be in Oak Ridge cemetery. He had lived in Chicago for 84 years. He leaves three sons, Charles Jr., Roy W., and Ralph C. Ballantine.

**HARRY E. BARBER**  
Services for Harry E. Barber, 70, of 735 N. Lake st., Aurora, inventor and chairman of the Barber-Greene company, conveyor machinery manufacturer, will be held at 11 a.m. today in the chapel at 332 Downer pl., Aurora. He died Monday in his home.

**STOEL M. FROST**  
Daytona Beach, Fla., Sept. 7 (AP)—Stoel M. Frost, 90, father of Mrs. Eddie Rieckbucker, died at his home here last night. He is survived also by his widow and a brother, Dr. G. Glenn Frost, Cleveland.

**HAROLD EDWARD LAWSON**  
EAST GRINSTEAD, England, Sept. 7 (AP)—Harold Edward Lawson, 71, a former editor of the London Sunday Times and the Daily Graphic, died today.





APPLICATION FOR HISTORIC DISTRICT MAP AMENDMENT OR  
RECISSION OF LOCAL LANDMARK DESIGNATION

ADDRESS/LOCATION 1930 Amberley Court

APPLICATION TYPE - HISTORIC DISTRICT OR LOCAL LANDMARK

- East Lake Forest District     Green Bay Road District     Vine/Oakwood/Green Bay Road District  
 Local Landmark Property     Other  
 District

PROPERTY OWNER INFORMATION

Pendulum Bluestone Lake Forest, LLC

*Owner of Property*

401 N. Michigan Ave., Suite

*Owner's Street Address (may be different from project address)*

Lake Bluff, IL 60044

*City, State and Zip Code*

(954) 836-6977

*Phone Number*

*Fax Number*

rick.claes@bluestone stp.com

  
\_\_\_\_\_  
*Owner's Signature*

Representative (if applicable)

Richard Claes, Manager

*Name and Title*

*Name of Firm*

401 N. Michigan Ave., Suite

*Street Address*

850 Lake Bluff, IL 60044

*City, State and Zip Code*

(847) 910-1225

*Phone Number*

rick.claes@bluestonestp.com

*Email Address*

  
\_\_\_\_\_  
*Representative's Signature*

The staff report is available the Friday before the meeting, after 3:00pm.

*Please email a copy of the staff report*

OWNER     REPRESENTATIVE

*Please fax a copy of the staff report*

OWNER     REPRESENTATIVE

*I will pick up a copy of the staff report at  
the Community Development Department*

OWNER     REPRESENTATIVE



**THE CITY OF LAKE FOREST  
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

**PROJECT ADDRESS: 1930 Amberley Court, Lake Forest, IL 60045**

**APPLICATION TYPE**

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

**HISTORIC DISTRICT OR LOCAL LANDMARK** (leave blank if unknown)

- East Lake Forest District   
  Green Bay Road District   
  Vine/Oakwood/Green Bay Road District  
 Local Landmark Property or District   
  Other \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

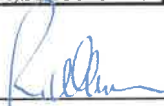
**Pendulum Bluestone Lake Forest, LLC**  
*Owner of Property*

**410 N. Michigan Ave., Suite 850**  
*Owner's Street Address (may be different from project address)*

**Chicago, IL 60611**  
*City, State and Zip Code*

**(954) 836-6977**  
*Phone Number                      Fax Number*

**rick.claes@bluestonestp.com**  
*email address*

  
*Owner's Signature*

**ARCHITECT /BUILDER INFORMATION**

**Rick Claes**  
*Name and Title of Person Presenting Project*

**Bluestone Single Tenant Properties**  
*Name of Firm*

**410 N. Michigan Ave., Suite 850**  
*Street Address*

**Chicago, IL 60611**  
*City, State and Zip Code*

**(312) 519-7100**  
*Phone Number*

  
*Representative Signature (Architect/ Builder)*

<b>The staff report is available the Friday before the meeting, after 3:00 pm.</b>		
<i>Please email a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE

# PARTNERSHIP OWNERSHIP (EXHIBIT B)

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

<b>Name: Jason P.C. Smith</b>	<b>Name: Richard Claes</b>
<b>Address: 705 Rockland Rd., Lake Bluff, IL 60044</b>	<b>Address: 501 E. Las Olas Blvd. #300 Fort Lauderdale, FL 33301</b>
<b>Ownership Percentage</b> <u>35%</u>	<b>Ownership Percentage</b> <u>20%</u>

<b>Name: Matthew A. Thornton</b>	<b>Name: Michael J. MacKinnon</b>
<b>Address: 3 Rockledge Drive Louisville, KY 40222</b>	<b>Address: 26W490 Churchill Road Winfield, IL 60190</b>
<b>Ownership Percentage</b> <u>40%</u>	<b>Ownership Percentage</b> <u>5%</u>

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %

<b>Name</b>	<b>Name</b>
<b>Address</b>	<b>Address</b>
<b>Ownership Percentage</b> _____ %	<b>Ownership Percentage</b> _____ %

PENDULUM BLUESTONE PARTNERS  
705 ROCKLAND ROAD  
LAKE BLUFF, IL 60044  
(P) 847-910-1225

04-10-2026

City of Lake Forest  
Historic Preservation Commission  
220 E. Deerpath Road  
Lake Forest, IL 60045

Subject: Statement of Intent for De-designation and Demolition – 1930 Amberley Court

Dear Members of the Historic Preservation Commission,

Pursuant to the City's request, this Statement of Intent is submitted in support of the removal of Local Landmark designation and approval for demolition of the structure located at 1930 Amberley Court, within the Amberley Woods subdivision.

This request is based on a comprehensive evaluation of the structure's historical significance, physical condition, and the practical limitations it imposes on reasonable use and redevelopment of the property.

### **1. History of the Structure**

The residence at 1930 Amberley Court was constructed in approximately 1929, and was originally associated with the Melody Farm fly-in golf course that never materialized. At the time of its designation, the property was considered significant due to in part to the City wanting to save it as a potential restaurant or meeting place as ancillary use to a new 4 story office building.

Since that time, however, the context and integrity of the structure and the surrounding land areas adjacent have changed. The surrounding Amberley Woods subdivision has evolved, and the property no longer contributes to the historic fabric in a meaningful or distinguishable way.

### **2. Efforts Toward Adaptive Reuse**

Significant efforts have been made to explore viable adaptive reuse options for the structure. These efforts have included engaging architects, evaluating renovation plans, and marketing the property over decades of years with the top brokers in Chicagoland, etc.

Despite these efforts, no feasible or economically viable reuse has been identified that can also co-exist with the new neighborhood and new residences. Constraints posed by the structure—including outdated layout, structural deficiencies, and limitations imposed by the landmark designation—have made rehabilitation impractical. Estimated costs to restore or repurpose the structure significantly exceed its post-renovation value, creating a substantial hardship. Furthermore, the location, condition, and landmark status have been detrimental to any efforts in obtaining potential tenants for a redevelopment of the property due to real and perceived risks and costly rezoning needed to obtain approvals on the property.

### **3. Structural Condition and Compromising Incidents**

Over time, the structure has experienced deterioration and/or damage that has compromised its integrity. These include:

- Foundation issues, water infiltration, or settling
- storm, or environmental damage
- material degradation

Professional assessments conducted by Phoenix Builders, and Highland Engineering PC Consulting & Forensic Engineering indicate that the cost of necessary repairs is substantial and, in some cases, may not fully restore the structure to a safe or functional condition. Please see the March 19<sup>th</sup>, Structural Condition Report attached to this application.

### **4. Impact on Redevelopment Opportunities**

The continued landmark designation of the property significantly limits the ability to pursue reasonable redevelopment opportunities consistent with current zoning and neighborhood character.

The property is currently underutilized due to these constraints. Removal of the existing structure would allow for redevelopment that is compatible with the surrounding area and reflective of contemporary standards, thereby enhancing both the property's value and its contribution to the community.

### **5. Compliance with Demolition Criteria**

This request is made with careful consideration of the City's demolition criteria as set forth in the municipal code. Specifically:

- The structure no longer retains sufficient historical or architectural integrity to merit preservation.
- Rehabilitation is not economically feasible and would impose an undue hardship.
- The structure's condition has been significantly compromised, limiting its safe and practical use.
- Demolition would not adversely impact the broader historical character of the area, given the evolution of the surrounding neighborhood.

### **6. Supporting Documentation**

In support of this request, we are prepared to provide the following documentation:

- Structural and engineering reports
- Historical analysis of the property

In conclusion, while we respect and appreciate the City's commitment to historic preservation, the circumstances surrounding 1930 Amberley Court warrant reconsideration of its designation.

Pendulum Bluestone Partners  
Statement of Intent for De-designation and Demolition  
1930 Amberley Court, Lake Forest, IL  
Page 3 of 3

The property no longer meets the intent or criteria for landmark status, and its continued designation imposes substantial limitations without corresponding public benefit.

We respectfully request that the Historic Preservation Commission approve the removal of the Local Landmark designation and grant approval for demolition.

Thank you for your time and thoughtful consideration.

Sincerely,



Rick Claes

Pendulum Bluestone Lake Forest, LLC.

**PETITIONER'S RESPONSE  
TO  
STANDARDS FOR APPROVAL OF DEMOLITION OF A STRUCTURE**

Standard 1 Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.

***Response: The property and structure are no longer of historic, cultural, or architectural significance such that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state. Although once of such significance, the building is functionally obsolescent. It would require extensive exterior repairs including significant tuckpointing, a new roof, completely new landscaping and new windows and doors, not to mention the significant issues present on the inside of the structure.***

Standard 2 Whether the property, structure or object contributes to the distinctive historic, cultural, architectural or archeological character of the District as a whole and should be preserved for the benefit of the people of the city and state.

***Response: Based on Petitioner's Response to Standard No. 1 above, and the contents of the Structural Condition Report prepared by Highland Engineering PC dated March 19, 2026, and known as File No. 26233 PB (the "Structural Condition Report") the property and structure are no longer able contribute any distinctive historic, cultural, architectural or archeological character of the District, and the property is unable to be preserved due to the condition of the building, as well as the other factors set forth in the Structural Condition Report.***

Standard 3 Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable District.

***Response: The objectives of the this Chapter and to the objectives of the historic preservation for the applicable District as set forth in the responses to Standards 1 and 2 above, will not be affected whatsoever by the demolition of the building. The Building is more of an eyesore that it is***

**worthy of preservation. Between the Structural Condition Report and the Evaluation Report of Phoenix Builders dated December 19, 2025 (including, but not limited to the several photographs included in the document) (the “Phoenix Report”), the building is totally uninhabitable and beyond any possible repair condition. Aside from its horrible and irreparable condition, it is also contains an environmental hazard due to the significant amount of mold that has accumulated in the 5’ of standing water in the lower level, all of which will be removed at the time of demolition.**

Standard 4 Whether the property, structure or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

**Response: Based on the owner’s information and belief, the Structural Condition Report and the Phoenix Report, the structure is not capable of being reproduced without great difficulty and at an enormous expense.**

Standard 5 Except in cases where the owner has no plans for a period of up to five years to replace an existing Landmark or property, structure or object in a District, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

**Response: This does not apply, as owner intends to immediately redevelop the property, or sell the property to a developer to redevelop the property, all in accordance with all Village codes and ordinances.**

March 19, 2026

James Connely  
Phoenix Builders Ltd.  
1558 Todd Farm Dr.  
Elgin, IL 60123

Re: Structural Condition Report  
1930 Amberley Court  
Lake Forest, IL 60045

HE File No: 26233.PB

Dear James,

As requested, I completed a condition assessment of the buildings at the above-referenced address. The purpose of the assessment is to evaluate the building's condition for renovation vs. razing.

In addition to our phone conversations detailing the condition of the buildings, I also reviewed the report you authored. I understand from our conversations that you have extensive first-hand knowledge of restoring buildings that have sustained substantial deterioration and damage. Your report details these conditions in areas that were considered safe to enter. You documented the following conditions:

- Limited foundations assessment for basement given exterior grade and approximately five (5) feet of water in the basement. Extended exposure to water in the basement is expected to have contributed to considerable building settlement, unreparable damage, or localized failure.
- Water in the basement is believed to have contributed to an excessive amount of mold/mildew on 1<sup>st</sup> floor structural and in the mechanical system.
- Water intrusion from the roof has contributed to the deterioration and damage of wood framing above the first floor. The extent of water-related damage is expected to be considerable, likely leading to a full roof replacement, strengthening or replacing of the wood roof trusses, wall framing, and floor framing as a minimum.
- The masonry has failed in multiple locations, with tuckpointing/restoration required for interior and exterior masonry. The expected tuckpointing/restoration of the exterior masonry is 60%.
- Interior floors are buckled, which supports the expected settlement previously noted and water damage/deterioration.

- The HVAC, plumbing, and electrical systems are inoperable with various damage to the HVAC, broken water pipes, and water damage to the electrical system.

The condition of the garage/apartment/greenhouse was not detailed in the same manner as the house. The report states essentially the same conditions as the house, but references a 2-3" shift in the second floor attributed to structural failure. The report also references an asbestos pile and massive amounts of animal feces.

The pictures in the report are evidence of the noted conditions. The pictures also reveal some plaster finishes. The home was built in 1925. Therefore, the home likely has lead paint. The presence of mold, plaster, and lead paint required specialized hazardous removal, handling, and disposal.

The buildings are visually in a substantially deteriorated condition with extensive water damage. The portions of the building that are not visible are underwater and have been underwater for a period spanning at least three winter seasons. Engineers, architects, and contractors understand that a worst-case scenario for building is exposure to the elements, especially frost and water. Therefore, a logical conclusion is that the basement has experienced substantial deterioration or possibly localized failure, with exposure to freezing conditions and standing water.

Given the documented condition of the buildings in the Phoenix Builders report and the knowledge that the basement has been underwater for three winter seasons, I opine that the buildings should be condemned and razed.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,



Todd Lesperance, S.E.



Expires 11-30-26

Prepared For: Smith Capital Management

Prepared By: James Connelly - COO

1930 Amberley Court.  
Lake Forest, IL 60045



**PHOENIX**  
BUILDERS





## EXTERIOR CONT.

- Garage/Apartment/Greenhouse - This detached unit is a complete loss. The green house is missing most of the glass and there is no rear entry door. Animals have used it as a habitat for what looks like years. There was so much water damage in the lower level coming from 2<sup>nd</sup> floor/Roof creating an asbestos pile in the lower level and massive piles of animal feces throughout. 2<sup>nd</sup> floor has a 2-3" shift in center of flooring due to assumed structural failure.
- This unit is a hazard and should not be entered without proper PPE moving forward under any circumstance.

## INTERIOR

- HVAC - Looks to be a mixture of heat sources, all Inoperable/Damaged
- Plumbing - Some exposed pipes noted but no wall cavities were inspected due to the condition of the basement telling us there could be multiple areas of low point breakage from freeze cycles. Sprinkler system in upper level noted.
- Electric - Power is not currently supplied to building, it is unknown the condition of any electrical equipment and sub panels were not able to be inspected.
- Floors - are buckled in various areas in first floor up to the attic pointing again at structural settling and failures.
- Walls/Ceilings - Rough shape throughout, spray paint tagging visible all floors.

## Data on Property:

Year Built	1925
Approx. Sq. Ft.	7250
Acres	1+

Conclusion: Unfortunately, based on the existing conditions, Phoenix recommends this property be evaluated for complete demolition. We have established a secure perimeter with a security fence, single gate, and appropriate signage for safety reasons. We do not recommend entry, once again, without proper PPE.

Exterior Photos

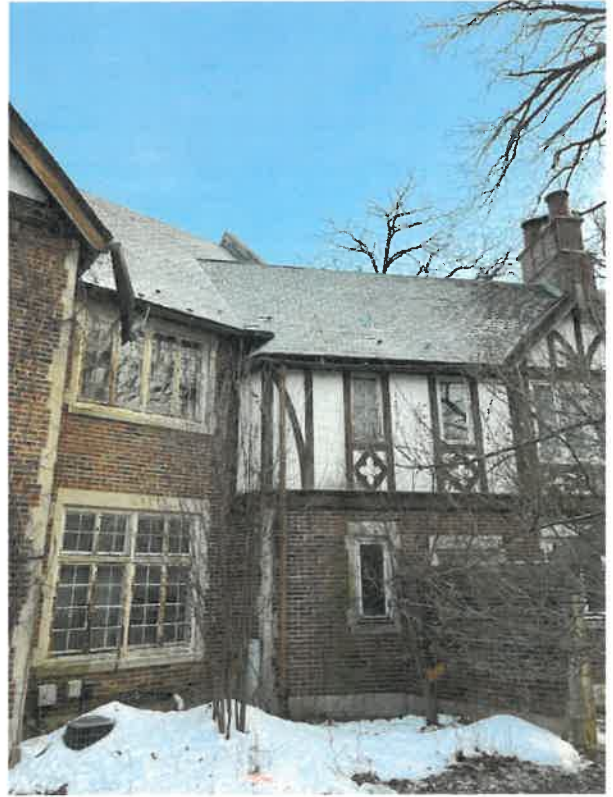


*Southwest*

*Northwest*



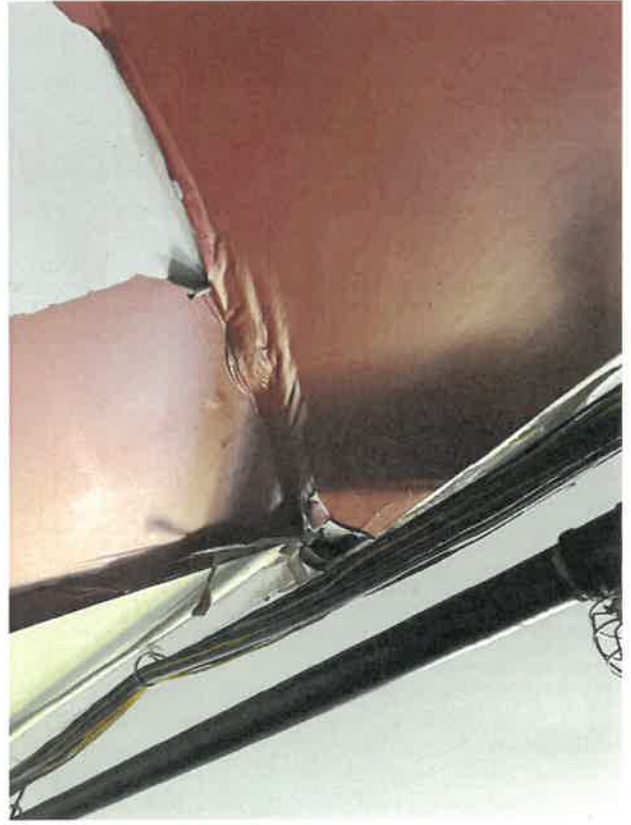
Exterior Photos



Garage/Apartment/Greenhouse



Interior Water Intrusion Photos



Interior Water Intrusion Photos Cont.



Misc. Interior

