

Agenda Item 4

400 Illinois Road Gorton Community Center Terrace Replacement

Staff Report
Vicinity Map
Air Photo
Historic Resources Survey Form

Materials Submitted by Petitioner

Site Plan – Existing Terrace Location
Terrace - Existing
Demolition Plan

Terrace - Proposed
Elevations
Renderings

Alternate – Preferred by Gorton

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:	Acting Chairman Culbertson and members of the Historic Preservation Commission
Date:	February 28, 2024
From:	Catherine Czerniak, Director of Community Development
Subject:	Gorton Center – Terrace Replacement

PROPERTY OWNER

City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

400 Illinois Road

HISTORIC DISTRICTS

East Lake Forest
Local and National
Historic Districts

TENANT

Gorton Center

PROJECT REPRESENTATIVES

Ornella Gregorutti, architect
Edward Deegan, architect

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to replace and expand the existing terrace at the northwest corner of the Gorton building. The Commission reviewed a preliminary plan for the replacement terrace in January 2023. Since that time, Edward Deegan Architects was engaged to develop refined options for the expanded terrace. A recommended plan and an alternate are presented to the Commission at this time for review and action. The City, as the owner of the building and site, is partnering with Gorton Center, the tenant of the building, on this project.

The design aspects of the terrace are within the Commission's purview. The use of the terrace is controlled by a Special Use Permit (SUP). The SUP for Gorton Center was recently reviewed by the Zoning Board of Appeals and the City Council, based on a recommendation from the Board, approved amendments to the SUP. The SUP identifies the terrace for passive use. The terrace is not intended as a main event space or as a primary or service entrance to the building.

The impetus for this project was an ongoing drainage issue on this portion of the site which is impacting the terrace and the north side of the building. The drainage issues will be addressed through this project. At the same time, this project provides the opportunity to modestly expand the terrace to make it

more functional. The current configuration of the terrace limits the opportunity to comfortably set out tables and chairs for spontaneous small gatherings of Gorton Center employees, participants in classes or programs, parents waiting to pick up children from the Learning Center or other activities.

BACKGROUND INFORMATION

Gorton Center is located on the northeast corner of McKinley and Illinois Roads. The building is identified as a significant Contributing Structure to the Historic District. The building was constructed in 1901 and designed by architect James Gamble Rogers. The building was remodeled in 1907 by Howard Van Doren Shaw. In 1935, the architectural firm of Anderson and Ticknor designed an east addition, including the John E. Baggett Auditorium and in 1935 architect Ralph Milman oversaw a renovation of the building. The Stuart Community Room was added in 1985, and the Auditorium was renovated and restored in 1992. The children's Drop-In Center, as it was previously known, was added in 2002. Significant interior renovations including the re-creation of the John and Nancy Hughes Theater were completed in 2014.

As noted above, the building served for many decades as a school and now serves as a community center, hosting many different types of events ranging from classes to theater productions to private events. The building is at a transition point between non-residential uses and the adjacent and nearby single family residential homes.

STAFF EVALUATION

Several design options were prepared by Edward Deegan Architects and were provided to the Gorton Center staff and Board for review and comment and to the City's Building Maintenance staff who are responsible for maintenance and care of the outside area on the property.

The Gorton Center staff and Board stated a preference for the Plan B for the following reasons. This plan is included in the Commission's packet and labeled "Gorton Preferred Option.

- Plan B's diagonal stair approach is visually stronger versus Plan A.
- This diagonal orientation relates directly to the existing diagonal structure of the building (added in 1980) giving that a stronger reason for being. We see and appreciate how the two can play off of each other on the north side of the building, far away from the main historic entrance.
- This diagonal stair provides a more direct approach to/from the entrance using slightly less patio space for traffic/circulation.

- This diagonal cut provides for a stronger sense of symmetry as one ascends the stairs with twin railings/patio structure on both sides. Furniture placement at the top of the stairs will likely be symmetrical as well.

After review and consideration of the position of the Gorton Center representatives. City staff, including Building Maintenance staff, recommend approval of Plan A for the following reasons.

- The angular element at the northwest corner of the building was a later addition and is not original to the building. The angular element is somewhat disruptive to the rectilinear form of the historic building.
- Emphasizing the diagonal element by replicating and re-enforcing it with a diagonal stairway emphasizes the angular form, taking away from the prominence of the historic building and original entrance on the west facing elevation.
- Stairs aligned with the angular element of the corner result in the stairs leading to a solid wall, where a doorway would normally be expected, creating an awkward approach. The doors into the Stuart Room are on either side of the angular wall.
- The angled stairs draw more activity closer to the north property line and the neighboring single family residences. Plan A directs the stairway to the parking lot and adjacent sidewalk, interfacing directly with the public property and signaling the area to the north of the terrace and building as a more private area.
- From a maintenance perspective, the angled stairs create small triangular, unusable spaces on either side of the stairs which will have the potential to collect leaves and other debris.

The staff recommendation for Plan A is based on the following findings.

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. The terrace has a low profile. No change is proposed to the height of the historic building.

Standard 2 – Proportion of Front Façade.

The rectangular form and low profile of the replacement terrace does not call undue attention to this element. The focus remains on the proportions of the historic west facing façade. The terrace respects the important historic entrance by stepping away from the main mass of the building before expanding in width to 16 feet.

Standard 3 – Proportion of Openings.

This standard is met. No change in the proportions of openings on the building is proposed.

Standard 4 – Rhythm of Solids to Voids.

This standard is not applicable to this request. The existing rhythm of solids to voids on the building will be maintained.

Standard 5 – Spacing on the Street.

This standard is met. The footprint of the terrace will be enlarged slightly. The terrace will have limited visibility from the streetscape given the distance from the adjacent streets, the location at the corner of the building, and the landscaping that will surround the terrace.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The terrace is sited and configured to allow the main entrance to remain prominent.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The materials proposed for the replacement terrace will largely match the materials of the existing terrace and building. The terrace will have brick columns with limestone caps, simple metal railings, concrete steps and concrete foundation walls.

The doors will be replaced and will be wood to match the existing. Wood is proposed for the door trim. Copper gutters and downspouts are proposed.

Standard 8 – Roof Shapes.

This standard is not applicable to this request.

Standard 9 – Walls of Continuity.

This standard is met. The replacement terrace follows the linear expression of the west facing elevation. The rectangular footprint of the terrace respects and aligns with the original Gorton School building. The terrace has a low profile and will be softened by foundation plantings allowing the historic façade and main entrance to the building to remain the focus.

Standard 10 – Scale.

This standard is not applicable to this request. The City's Building Scale Ordinance only applies to single family homes and duplexes.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The directional expression of the west facing elevation will not change.

Standard 12 – Preservation of Historic Material.

This standard is met. The replacement terrace does not impact any of the historic material of the building.

Standard 13 – Protection of Natural Resources.

This standard is met. No significant vegetation will be impacted by the terrace replacement project. Two Elm and three Juniper trees will be removed as part of the project which will involve some minor regrading to address current drainage issues. New landscaping will be planted around the terrace by the City's Forestry Section. Details of the species and placement of the new plantings will be detailed in plans submitted for permit.

Standard 14 – Compatibility.

This standard is met. The exterior materials proposed for the replacement terrace are consistent with those on the historic building. The form of the terrace, low profile and simple design of the terrace are compatible with the historic building. The replacement terrace preserves and protects the historic integrity of the west elevation.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The terrace is not historic and was a later addition to the building. If needed, repairs will be made to any historic materials as the project proceeds.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The terrace design as recommended by staff preserves the historic integrity of the property by providing functionality without detracting from the form and character of the historic west facing elevation. The terrace as proposed sits quietly at the corner of the building and uses materials and colors that are consistent with the historic building. Landscaping will soften the base of the terrace. The stairs are located at the northwest corner of the terrace allowing the terrace to be secondary to the historic entrance.

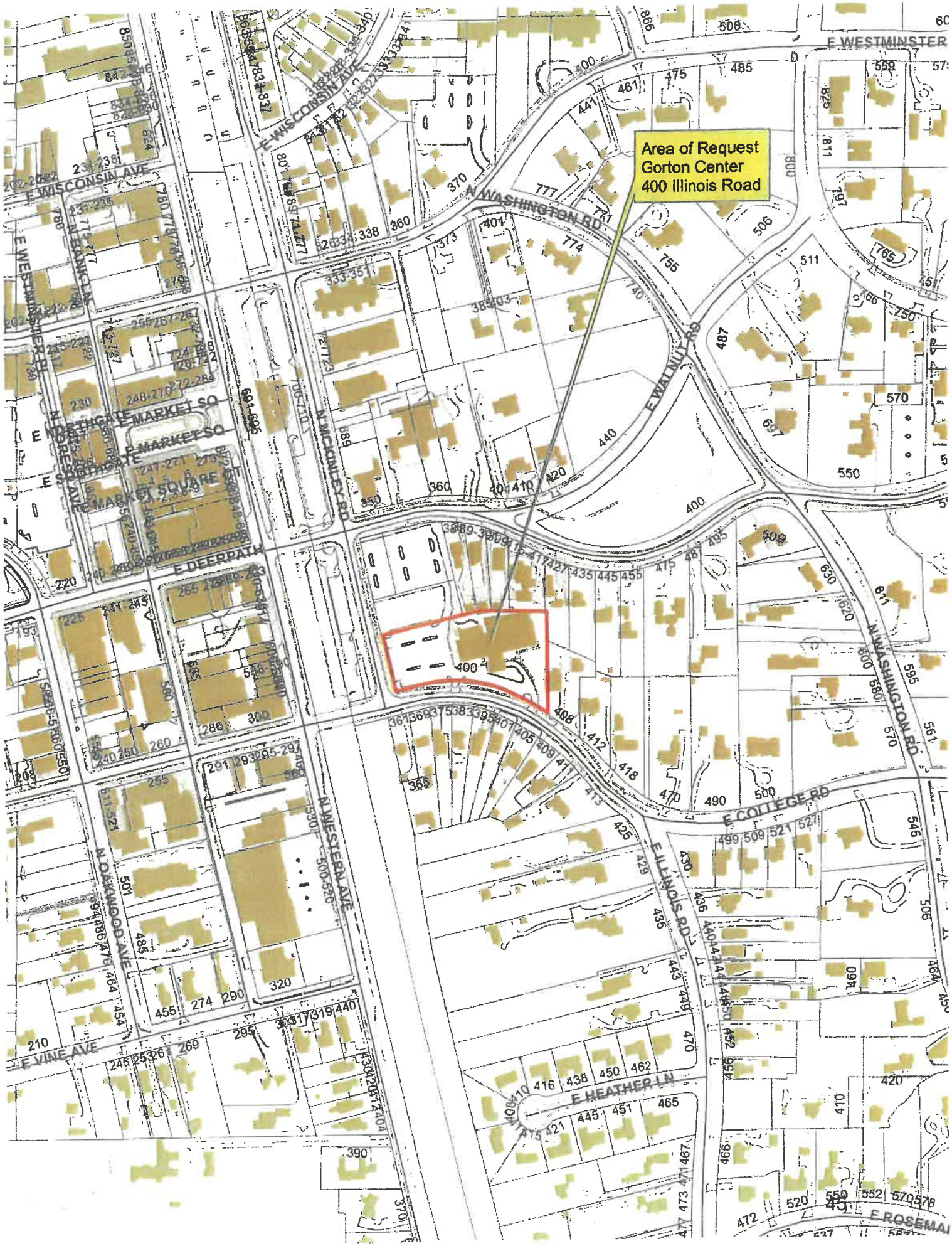
PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations. As of the date of this writing, no comments have been received on this petition.

RECOMMENDATION

Grant a Certificate of Appropriateness for a replacement terrace at the northwest corner of the Gorton Center as reflected in Plan A.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits.
3. Submit a landscape plan for plantings around the base of the terrace and, as space allows in the determination of the City's Certified Arborist, a new tree or two to provide some shade.



Area of Request
Gorton Center
400 Illinois Road

400

Area of Request
Gorton Center
400 Illinois Road



Area of Request
Gorton Center
400 E. Illinois Road





City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2352

Property Address:

Street: 400 E ILLINOIS RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Central School / Edward F. Gorton School

Original Owner: City of Lake Forest
Other Previous Owners: GORTON COMMUNITY CENTER

Present Owner: CITY OF LAKE FOREST

Current Property Name: Gorton Community Center

Resource Type: Building
Date of Construction: 1901
Use, Original: Public School
Use, Present: Community Center
Theme: Educational
Secondary Theme: Social

Style:

Secondary Style:

Architect/Engineer: James Gamble Rogers

Builder/Contractor: unknown

Landscape Architect:



Photo Name: 2352_1

Demolished: **Date:**

Zoning District: GR3

Subdivision: W.S. Johnston Estate, Subdivision of Lot 10 -17

Subdivided from:

Current Property Size (est.): 1.93 acres

Original Property Size (est.):

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: Rectangular
Number of Stories: 2
Structural Framing:
Foundation Material:
Facade Material: Brick with stucco
Roof Form: Hip

Roof Material: Slate
Primary Window Type: Double Hung
Porches:
Integrity: Good
Condition: Good

Decorative Features & Surfacing:

Brick patterns at upper story and above and below windows, arch entry, divided lite pattern in upper story.

DECORATIVE SURFACING: Brick on lower floor with white stucco above



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2352

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Edward F. Gorton School - James Gamble Rogers, 1901; Addition and remodeling - Howard Van Doren Shaw, 1907; Additions and Renovations - Anderson and Ticknor, 1935; Renovation - Ralph Milman, 1953

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

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

Other Districts:

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing (Historical Significance)

Contributing Significant Resources:

Edward F. Gorton School - James Gamble Rogers, 1901

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

Listed in the Illinois Historic Landmarks Survey (Illinois Dept. of Conservation, 1975).

History and Significance:

The Edward F. Gorton School is identified as a significant contributing structure to the Historic District. The school was designed by James Gamble Rogers, a noted architecture whose work is significant to the history and development of Lake Forest. The existing building, constructed in 1901, is distinguished by its overall quality of design, detail, materials and craftsmanship, and possesses a high degree of integrity.

Since 1972, "Gorton" has meant "the community's center" to Lake Forest and Lake Bluff residents. Gorton's place as a local institution dates to 1901, when it opened as the Central School, Lake Forest's first consolidated K-12 school. In 1912 the Central School was renamed the Edward F. Gorton School in honor of the long-time Lake Forest mayor Edward F. Gorton (1895-1902).

The school was designed by James Gamble Rogers and constructed in 1901 on property purchased by the City of Lake Forest from the estate of William Sage Johnston. The building was remodeled in 1907 by Howard Van Doren Shaw, who also designed Market Square. In 1935, Anderson and Ticknor created an east addition, including the John E. Baggett Auditorium, named for a much admired school superintendent. Ralph Milman oversaw a 1953 renovation of the building. The Stuart Community Room was added in 1985, and the Auditorium was renovated and restored in 1992.

In 1972, Gorton School was scheduled for demolition, however, the efforts of many concerned citizen brought it back to life and converted it into a privately-funded community center.

The most recent renovation to Gorton began in 1999. The \$5.6 million project was the first total renovation of the building since 1953. The Gorton Foundation, Inc. the Community Center's funding body, raised approximately \$5.2 million of private funding for the renovation. The City of Lake Forest funded approximately \$500,000 of infrastructure improvements.

James Gamble Rogers (1867 – 1947), the buildings original architect, lived in a small town in Kentucky before moving to New York. He graduated from Yale University in 1889 and went to Chicago where he gained practical experience in the office of Major Jenney. He attended the Ecole des Beaux Arts in Paris – after advance study for five years he was awarded a "par excellence" diploma.

Rogers established an office in Chicago in 1897 and remained in the city for seven years. For most of his career, Rogers resided in New York. He had a partner for only a brief period between 1904 and 1907 – Herbert D. Hale of Boston, but he worked alone for more than 20 years (1923-1947). For a brief time before his death, he served as consulting architect to his son's firm Rogers and Butler.

One of his most noteworthy works in Chicago was the north addition to the Ashland Block at Randolph and Clark Streets. The original building, designed by D.H. Burnham in 1891, was carefully taken down and rebuilt at the southwest corner of Michigan Avenue and Roosevelt Road. He designed many college buildings including several at Northwestern University between 1889 and 1892.

Changes:

The building was enlarged in 1907 by architect Howard Van Doren Shaw. An addition was added in 1954. An addition to the community room was made in 1985. A renovation took place in 1999.

Property Setting:



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2352

Residential neighborhood; This property is located on the north east corner of Illinois and McKinley Roads.

Associated Buildings:

Sources of Information:

City of Lake Forest Address Files, City of Lake Forest History File.

Certif. of Appropriateness Case #(s):

HPC-4/25/2018 Authorize building signage at Gorton Community Center

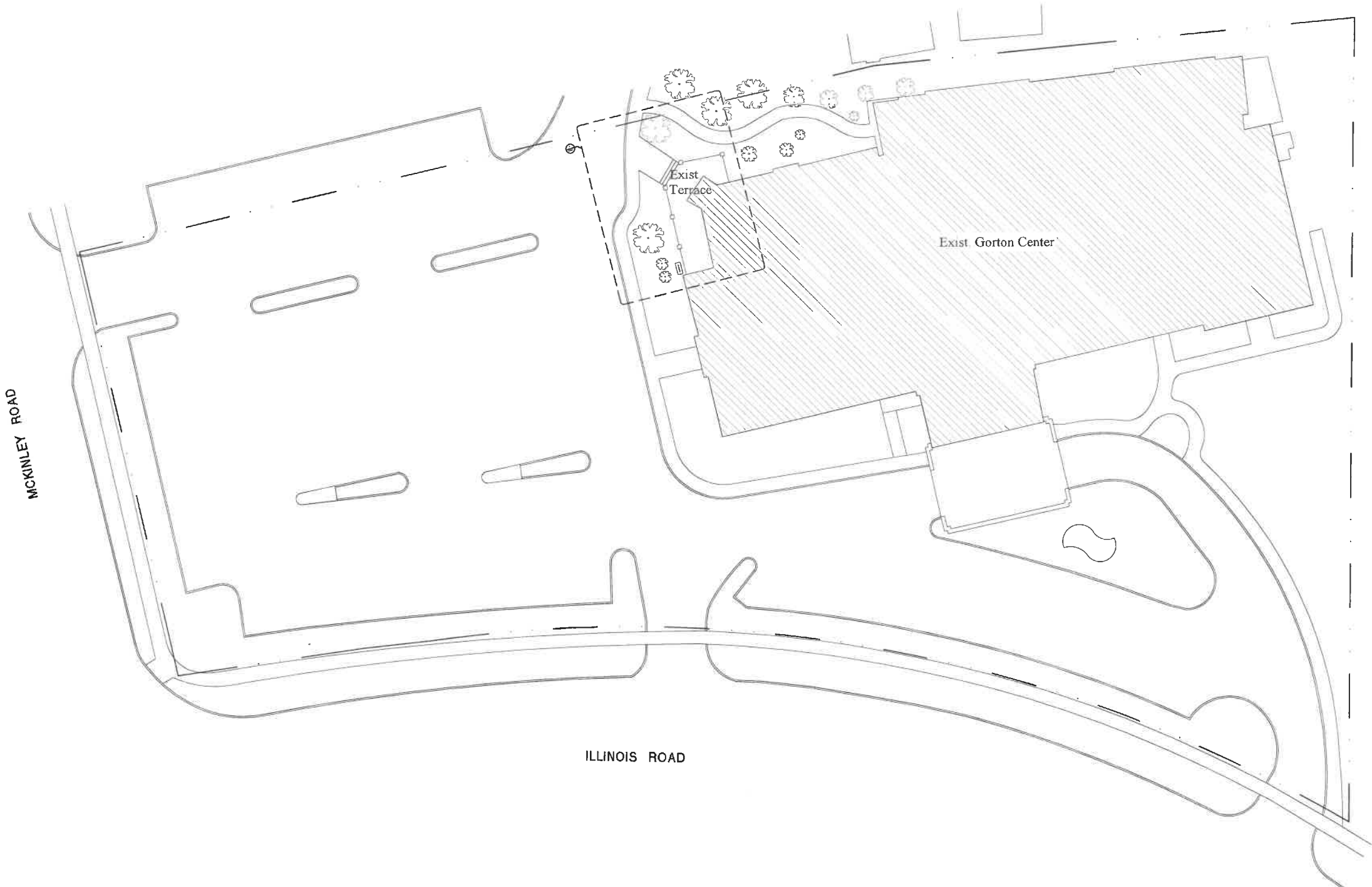
400 E ILLINOIS RD

Survey Date: October 1999

Demolished:

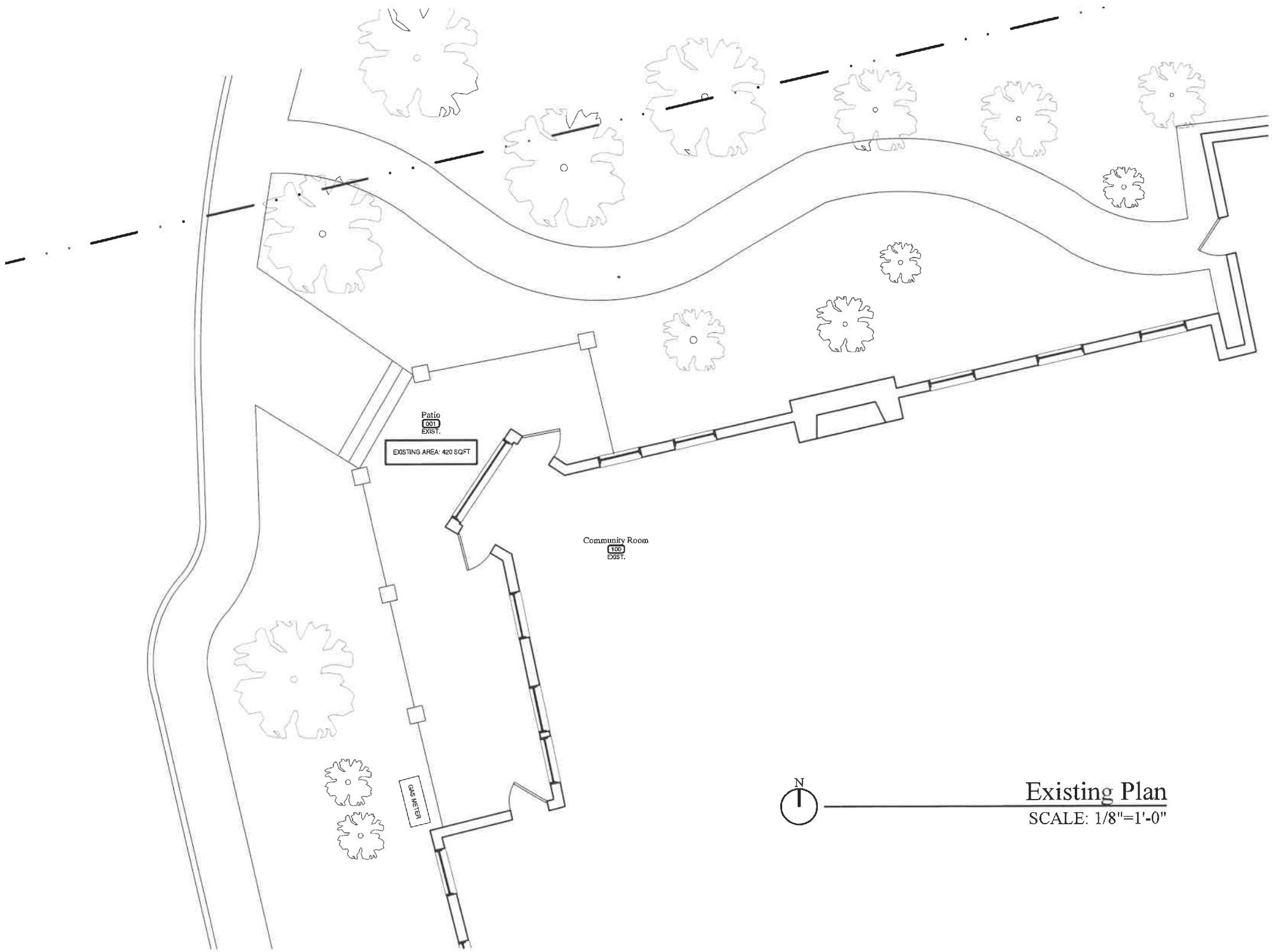
Demolition Date:

EXISTING



Existing Site Plan
SCALE: 1/16" = 1'-0"

DATE: 02.23.2023 DRAWING SET: HPC	
-NOT FOR CONSTRUCTION-	
The Gorton Center 400 E Illinois Rd Lake Forest, IL 60045	
EDWARD DEEGAN ARCHITECTS & INTERIORS 600 West Lake Ave Lake Forest, IL 60045 (847) 596-4110	Sheet No. A002 Project No. 23.30



Existing Plan
SCALE: 1/8"=1'-0"

Gorton Center

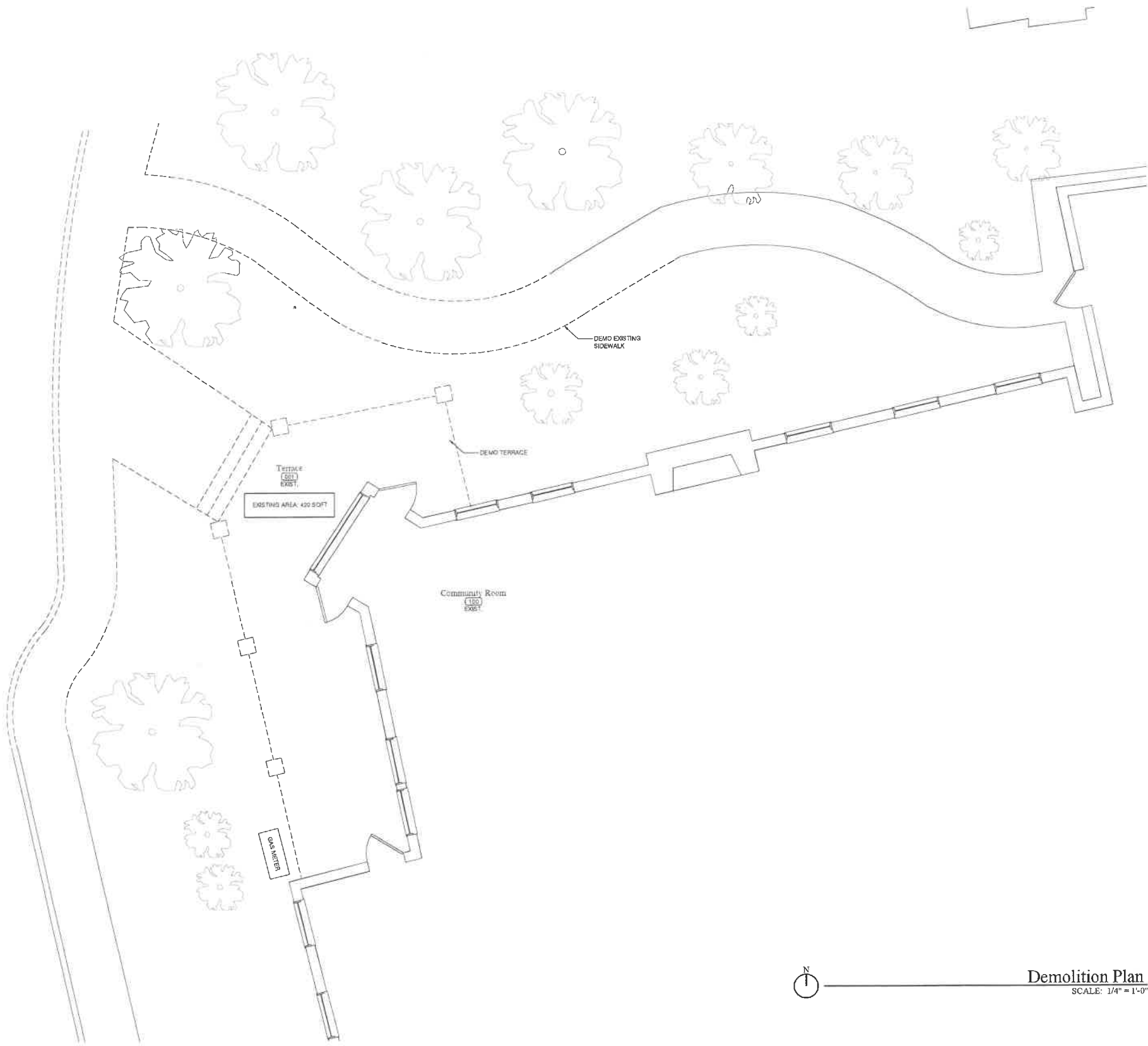
400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

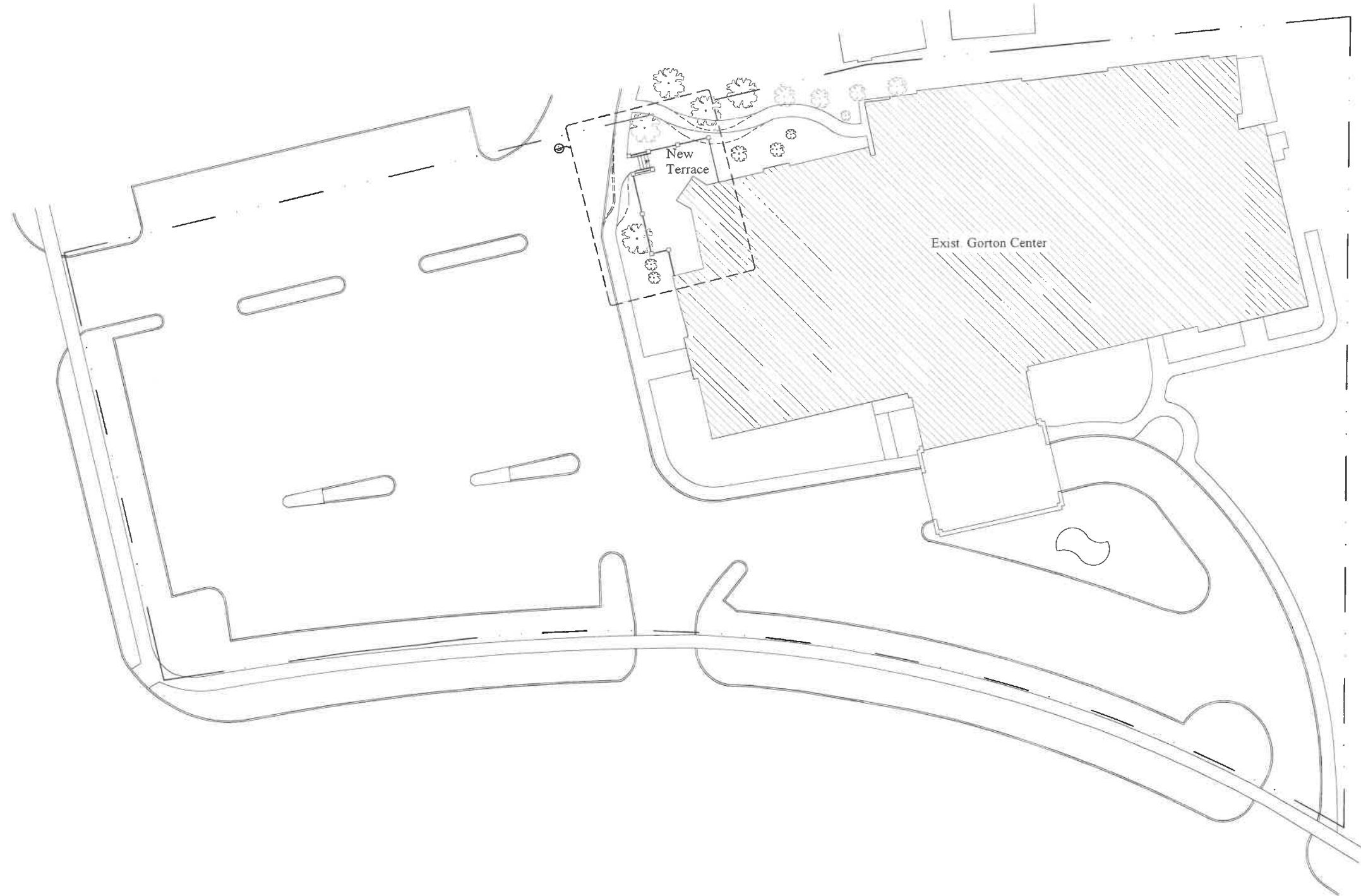
503 Park Drive #4
Kenilworth IL 60045
(847) 906-4110

Title:
Existing Plan

Sheet No.
A1.0



DATE: 02.23.2023 DRAWING SET: HPC	
-NOT FOR CONSTRUCTION-	
The Gorton Center 400 E Illinois Rd Lake Forest, IL 60045	
EDWARD DEECAN ARCHITECTS & INTERIORS 503 Park Drive Lake Forest, IL 60045 (847) 966-4119	
Sheet No. D100	Project No. 23.30



Proposed Site Plan
SCALE: 1/16" = 1'-0"

	DATE: 02.23.2023 DRAWING SET: HPC		
		-NOT FOR CONSTRUCTION-	
		The Gorton Center	
		400 E Illinois Rd Lake Forest, IL 60045	
		EDWARD DEEGAN ARCHITECTS & INTERIORS 400 E. Illinois Rd. Lake Forest, IL 60045 (815) 708-4110	
		Sheet No. A003	
		Project No. 23.30	

724 SQUARE FEET



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

-NOT FOR CONSTRUCTION-

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

Sheet No.

A100

Project No. 23.30



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



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

DATE: 07.23.2023
DRAWING SET: HPC

-NOT FOR CONSTRUCTION-

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEECAN
ARCHITECTS & INTERIORS
800 Park Drive #4
Lake Forest, IL 60045
(847) 706-4118

Sheet No.
A200

Project No. 23-30



Gorton Center

400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Perspective

Sheet No.
A2.5



Gorton Center

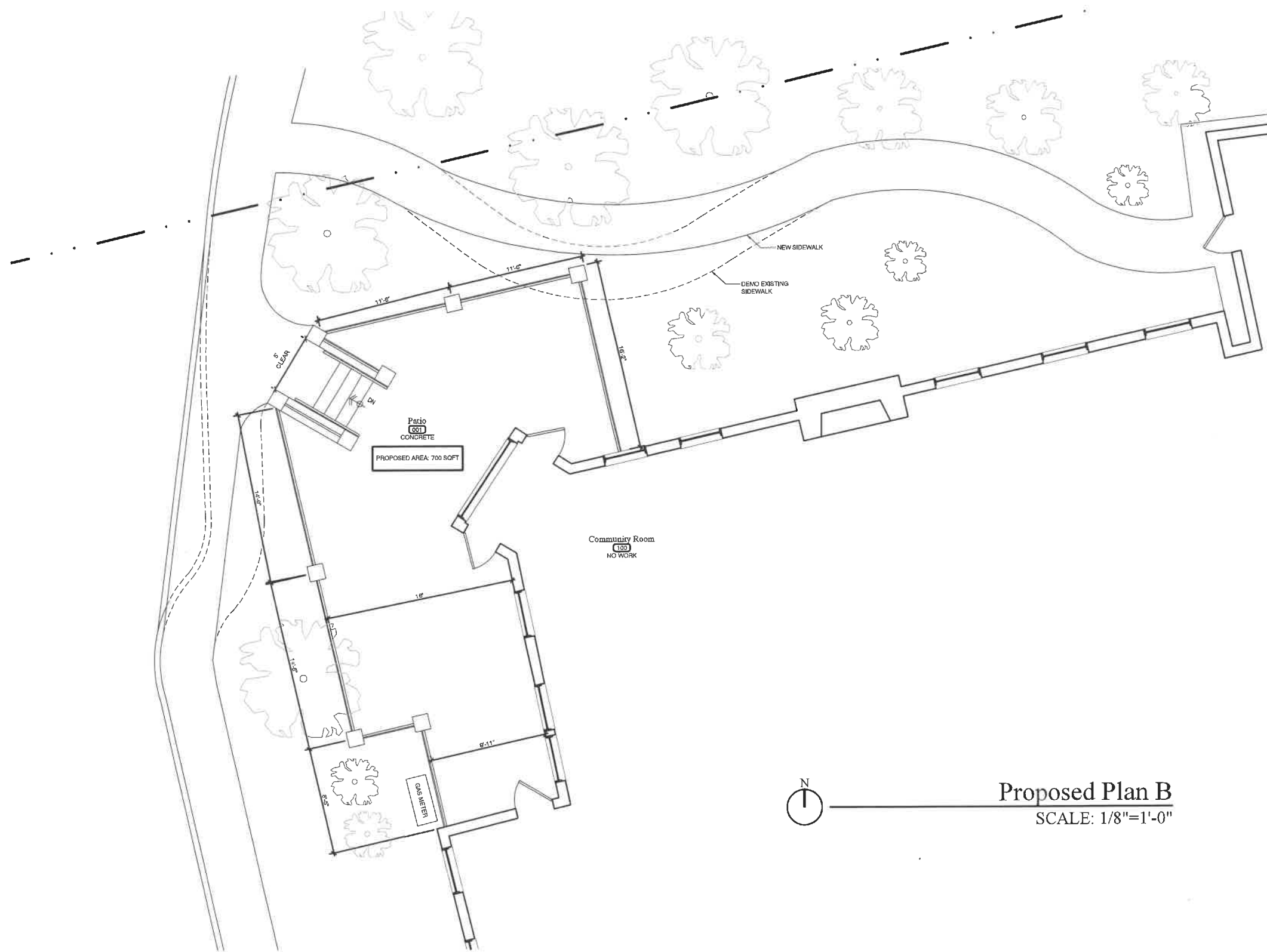
400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEECAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Perspective

Sheet No.
A2.3

700 SQUARE FEET



Gorton Center

400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:

Proposed Plan

Sheet No. _____

A1.2

Agenda Item 5

605 College Road

Staff Report
Building Scale Summary
Historic Property Survey Form
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Site Plan – Existing Conditions
Site Plan - Proposed
Elevations

- *Existing*
- *Proposed Demolition*
- Proposed

Partial Floor Plan

- Existing
- Proposed Demolition
- Proposed

Roof Plan
Key to Photos
Photos – Existing Conditions

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:	Acting Chairman Culbertson and members of the Historic Preservation Commission
Date:	February 28, 2024
From:	Catherine Czerniak, Director of Community Development
SUBJECT:	605 College Road – Building Scale Variance

Petitioner

Dr. Mani and Dana
Kumar
605 College Road
Lake Forest, IL 60045

Property Location

SE Corner of College and
Washington Roads

HISTORIC DISTRICT

East Lake Forest Local &
National Historic District

Project Representative

Diana Melichar, architect
Melichar Architects

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness granting a building scale variance to allow an existing open rear porch to be enclosed and the addition of a connection between the house and detached garage. The existing historically significant residence exceeds the allowable square footage, the proposed addition and alterations result in a small increase in the overage.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

This property, "Linden Lodge" is located on the southeast corner of College and Washington Roads and is just over an acre in size. The residence was designed by Frost and Granger and constructed in 1903 for former Lake Forest Mayor Henry Calvin Durand and his wife, Alice Platt Durand. The residence is identified as a Contributing Structure to the Historic District. Frost and Granger also designed Lake Forest City Hall in 1898 and many of the train stations along the North Shore.

The original estate property was approximately two and a half acres and was subdivided in 1978. A detached three car garage was constructed on the property in 1985 replacing the original carriage house which was no longer part of the property. Through the 1978 subdivision, the original carriage house was separated from the house and today is adaptively reused as a separate, single family home, in separate ownership, on property to the south addressed as 499 Washington Road.

The current project as proposed will provide a connection between the historic residence and the detached garage and enclose the rear, open porch. The new space created by the enclosed porch will provide interior stairs to a rear door which will exit near grade level to a stoop. The interior stairs, unlike the current open stairs, along with the connecting element will provide a weather protected path from the garage to the house.

More history and background on the property is included in the City's Historic Resources Survey form attached to this staff report.

STAFF EVALUATION

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 - Height

This standard is met. The connecting element between the house and garage is 14 feet in height. The porch enclosure, like the porch, will remain tucked into the southwest corner of the house. Both elements are clearly secondary to both the house and garage.

Standard 2 – Proportion of Front Façade

This standard is not applicable to this request.

Standard 3 – Proportion of openings

This standard is met. The proposed openings on the enclosed porch and the connecting element are proportional to those elements and consistent with openings around the house and garage.

Standard 4 Rhythm of Solids to Voids

This standard is met. The relationship of solids to voids on the enclosed porch element and the connecting element are balanced and consistent with the pattern found on the house and garage.

Standard 5 – Spacing on the Street

This standard is not applicable to this request.

Standard 6 – Rhythm of Entrance Porches

This standard is met. No changes are proposed to the primary, front entrance porch of the home. The existing open rear porch will be enclosed, and interior stairs will provide access to a new entrance door that arrives at a stoop. The rear access is not visible from the streetscape.

Standard 7 – Relationship of Materials and Texture

This standard is met. High quality exterior materials are proposed consistent with the materials and the character and quality of the materials on the residence. True cement stucco to match the house, aluminum clad wood windows with simulated divided lites, wood trim, and aluminum downspouts and gutters are planned.

Standard 8 – Roof Shapes

This standard is met. The connection element has a flat roof. The enclosed porch will remain tucked under the southwest corner of the house.

Standard 9 – Walls of Continuity

This standard is met. The architectural style, exterior materials and detailing are consistent with the existing house and garage.

Standard 10 - Scale

A building scale variance is requested.

- The allowable square footage for the residence based on the size of the property is 5,815 square feet. The existing residence totals 6,266 square feet, 523 square feet over the allowable square footage.
- The allowable square footage for design elements based on the size of the property is 581 square feet. There are 393 square feet of design elements on the residence including porches, covered entries, and individual dormers. The full allowance for design elements is not used and is reduced by enclosing the porch.
- The allowable square footage for a garage based on the size of the property is 800 square feet. The existing garage is 872 square feet and exceeds the allowable square footage by 72 square feet. The excess square footage of the garage must be added to the square footage of the house.
- In summary, the existing house and the excess garage square footage totals 6,338 square feet. The existing structures on the site exceed the allowable square footage by 523 square feet.
- The proposed elements total an additional 210 square feet for a total square footage of 6,548 square feet, just under 13 percent above the allowable square footage.

The overage results from construction of the house long before any square footage limitations existed and the fact that the estate property was later subdivided in compliance with the Code in place at that time. The garage,

although it was constructed decades after the house, was constructed prior to the current square footage limitation were in place.

Review of Building Scale Variance Standards

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. The Commission's role is to evaluate whether the variance request meets the minimum of two of the standards detailed below. 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. The design of porch enclosure and the connection element are consistent with the City's Design Guidelines. The siting, height, scale, and massing are secondary to the main residence and to the garage and are minimally if at all visible from off of the site. The proposed architectural detailing and exterior materials are compatible with the existing residence and garage.

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. Vegetation is well established across the site and in particular, along the south property line. The small scale nature of the porch and the connecting element in combination with the vegetation across the site and on neighboring properties together mitigate any negative impact on the overall character and historic integrity of the site.

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. Enclosing the porch and adding a connection between the residence and the garage as proposed will be minimally visible, if at all, from the streetscape. Given the low profile of both elements, light and views to or from neighboring properties will not be negatively impacted.

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 height and mass of the enclosed porch and the connecting element are consistent and secondary to surrounding structures.

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. This standard is intended to allow and encourage investment in and preservation of significant historic structures. This property is located in a Local Historic District and the residence is identified as a Contributing Structure to the District. The approval of the variance will allow the property to be modified in a modest and reasonable manner and will maintain the character of the historic property.

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.

The standard is not met. This property is located in an established, historic neighborhood. There is no permanently preserved open space located adjacent to this property.

In summary, the criteria for a building scale variance are satisfied as detailed in the findings presented above. The first standard and four additional standards are satisfied.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to this request.

Standard 12 – Preservation of Historic Material

This standard is met. The historic materials on the residence are preserved with the exception of the existing service porch and stairs located at the southwest corner of the home. These elements are not visible from the streetscape and do not contribute significantly to the historic integrity of the property.

Standard 13 – Preservation of Natural Resources

This standard is met. No significant trees or landscaping will be impacted as a result of the planned construction. Construction access, staging and parking areas will be subject to review and approval by the City Arborist and other City staff.

Standard 14 – Compatibility

This standard is met. The style, scale, detailing and exterior materials are compatible with the existing residence and character of the surrounding neighborhood.

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 met. The integrity of the historic residence is not threatened by the proposed alterations and the addition of a connection between the residence and the garage.

Public Comment

Public notice of this petition was provided in accordance with the 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, no correspondence or calls have been received regarding this petition.

Recommendation

Grant a Certificate of Appropriateness approving a building scale variance and the design aspects of the porch enclosure and the addition of a connecting element between the residence and garage. The recommendation includes the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.

2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits. On street parking is permitted however, the street must remain passable at all times and access to all neighboring driveways must be unobstructed. Adequate sightlines as determined by the City must be maintained at the corner for vehicles.
3. Provide details of any exterior lighting with the plans submitted for permit. Submit cut sheets for all light fixtures. 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 of the property. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for motion detector lights.

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

605 College Road

Owner(s)

Dr. Mani and Ms. Dana Kumar

Architect **Diana Melichar**

Reviewed by:

C. Czerniak

Date **2/19/2024**

Lot Area **50185** sq. ft. from survey

Allowable Square Feet = **5815**

Square Footage of Residence -- Existing

1st floor **2588** + 2nd floor **2550** + 3rd floor **1128** = **6266** sq. ft.

Design Element Allowance = **581** sq. ft.

Total Actual Design Elements = **393** sq. ft.

Excess = **0** sq. ft.

Garage **872** sf actual ; **800** sf allowance

Excess = **72** sq. ft.

Garage Width **NA** ft. *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = **0** sq. ft.

Accessory buildings = **0** sq. ft.

Total Square Footage of Existing Residence

= **6338** sq. ft.

(minus Design Elements, plus garage overage)

DIFFERENTIAL (Existing)

= **523** sq. ft.

Over Maximum

Square Footage of Proposed Addition:

1st floor **210** + 2nd floor **0** + 3rd floor **0** = **210** sq. ft.

Garage = **0** sq. ft.

TOTAL SQUARE FOOTAGE

= **6548** sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED

= **5815** sq. ft.

DIFFERENTIAL

= **733** sq. ft.

Over Maximum

NET RESULT:

733 sq. ft. is

Allowable Height: **40** ft. Actual Height **41** ft Existing Residence - not addition

13% over
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: **581** sq. ft.

Front & Side Porches = **87** sq. ft.

Rear & Side Screen Porches = **0** sq. ft.

Covered Entries = **100** sq. ft.

Portico = **0** sq. ft.

Porte-Cochere = **0** sq. ft.

Breezeway = **0** sq. ft.

Pergolas = **0** sq. ft.

Individual Dormers = **206** sq. ft.

Bay Windows = **0** sq. ft.

Total Actual Design Elements = **393** sq. ft.

Excess Design Elements = **0** sq. ft.



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 868

Property Address:

Street: 605 E COLLEGE RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Henry Clay Durand House, "Linden Lodge"

Original Owner: Henry Calvin & Alice Platt Durand
Other Previous Owners: LONG, JEFFREY

Present Owner: DANA E & VEERAMANI KUMAR TTEES

Current Property Name:

Resource Type: Building
Date of Construction: 1903
Use, Original: Single Family Residence
Use, Present: Single Family Residence
Theme: Domestic
Secondary Theme: 20th Century Architecture
Style: English Country
Secondary Style:

Architect/Engineer: Frost & Granger

Builder/Contractor: Unknown
Landscape Architect:



Photo Name: February 1998

Demolished: **Date:**

Zoning District: R4

Subdivision: Lot 1 of Clifford J. Cosgrove Subdivision; platted 02/26/1978

Subdivided from:

Current Property Size (est.):

Original Property Size (est.): 2.50 acres

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: Rectangular

Number of Stories: 2.5

Structural Framing: Unknown

Foundation Material: Unknown

Facade Material: Stucco

Roof Form: Gable

Roof Material: Asphalt Shingle

Primary Window Type: Double Hung

Porches: Covered entry

Integrity: Excellent

Condition: Good

Decorative Features & Surfacing:

Fluted columns support a large front gable with exposed rafter tails at the entry. Large gable dormers with half timbering enhance the style of the house.

DECORATIVE SURFACING: Half-timbering at bay, gable end, and wing.



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 868

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Henry Clay Durand House, "Linden Lodge" - Charles S. Frost & Alfred H. Granger, 1903

Is this Property Eligible for Local Landmark Designation?:

Yes

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

Contributing Significant Resources:

Henry Clay Durand House, "Linden Lodge" - Charles S. Frost & Alfred H. Granger, 1903

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

Listed in the Illinois Historic Structures Survey (Illinois Dept. of Conservation, 1975).

History and Significance:

This property is identified as a contributing structure to the Historic District. The existing house, constructed in 1903, is distinguished by its overall quality of design, detail, materials and craftsmanship. Henry C. Durand was influential in Lake Forest History. Frost and Granger were noted architects whose work is significant to the history and development of Lake Forest. Overall the building possesses a high level of integrity making it worthy of preservation.

Born in Chicago, April 23, 1869, Henry Calvin Durand (1869-1929) came with his parents to live in Lake Forest in 1875. He was educated at Lake Forest Academy and went through the sophomore year in Lake Forest College. He was graduated from Amherst College in 1890. Returning to Chicago, he entered the house of Durand and Kasper, a wholesale grocery company, established by his father, Calvin Durand, and his uncle, Henry Clay Durand. Durand was instrumental in the organization and promotion of the Association House on North Avenue in Chicago, of which he was the president. This settlement house was the first of the neighborhood houses of the Presbyterian Church of Chicago. He was a member of the Lake Forest City Council and an elder in the Presbyterian Church. In 1895 he was married to Miss Alice Platt. Durand died in 1929.

In their early works, such as "Linden Lodge," Frost and Granger, the architects of this residence, seem to have been inspired by two related yet different sources – the Modern English Architecture of architects like Baillie-Scott and the early modern movement in Chicago architecture, primarily the work of Frank Lloyd Wright and Louis Sullivan. The influence of the English design may be seen in the rough-cast stucco surfaces of the exterior, the grouping of the windows so as to create horizontal design patterns on the stucco surfaces, the dark boards that trim the windows and subdivide the stucco, and, to some degree, the classicism of the columns of the entrance porch. Also English are the studied asymmetry of the various facades and the patterns reproduced by the boards laid into the stucco, which recall the half timbering of medieval English houses.

Charles Sumner Frost (1856 – 1931) was graduated from the Massachusetts Institute of Technology in 1876. He worked at Peabody and Stearns in Boston where he met his first partner, Henry Ives Cobb. In 1882 he moved to Chicago where he was a principal in the firm Cobb and Frost. In 1898, Frost formed a practice with Alfred H. Granger. Frost made a special study of Railroad Station design and the firm was responsible for the design of several large Terminals in the mid-west, including most, if not all of the train stations along the Chicago and North Western rail line between Waukegan and Chicago. Frost had been active in both the Illinois Society of Architects and the Chicago Chapter, A.I.A., making Fellow in 1889. The partnership of Frost and Granger lasted until 1910.

Alfred Hoyt Granger (1867 – 1939) was graduated from the Massachusetts Institute of Technology in 1887 and also studied at the Ecole des Beaux Arts in Paris. He began his career with the firm Shepley, Rutan and Coolidge in Boston and moved to Chicago in 1891 to supervise the construction of the Art Museum and the Public Library. In 1894 Granger formed a four-year partnership with Frank B. Meade. Granger then formed a successful partnership with Charles Frost. Granger moved to Philadelphia for several years after the partnership of Frost and Granger dissolved. While in Philadelphia, Granger was associated with William D. Hewitt. In 1924, Granger returned to Chicago and organized the firm Granger, Lowe and Bollenbacher, which became Granger and Bollenbacher following the death of Lowe in 1930. Granger is a veteran of World War I where he served as Captain in the U.S. Engineering Corps, and after was chairman of the Construction Committee of the War Industries Board. He was a member of the Illinois Society of Architects, president of the Chicago Chapter, A.I.A., and elected to Institute Fellowship in 1926. He retired in 1936 and spent the remainder of his years at his country home, "Few Acres" in Roxbury, Connecticut.

Changes:

An elevator was installed in 1975. A three car garage was constructed in 1985 after the original carriage house, or garage was converted into a separate residence.

Property Setting:



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 868

Residential neighborhood; This property is located on the southeast corner of College and Washington Roads.

Associated Buildings:

The original carriage house, or garage, is now a separate residence located at 499 Washington Road on the adjacent property to the south. In 1977, this building was expanded and the original carriage bays converted into living space. (See 499 Washington Road)

Sources of Information:

City of Lake Forest Address and History Files; Lake Forest Historic District Nomination Form; Withey, American Architects (deceased); Lake Forest, IL History and Reminiscences (Edward Arpee).

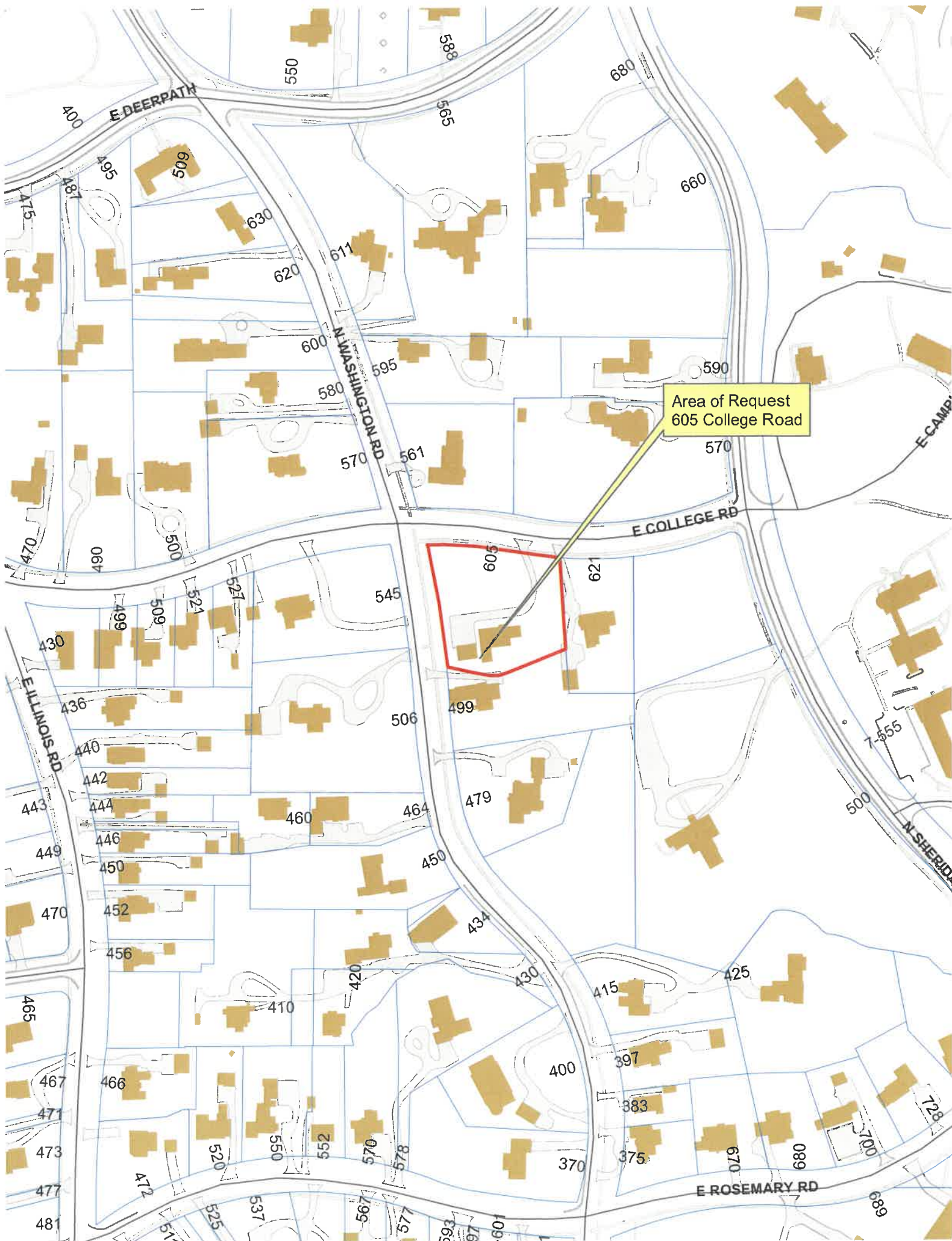
Certif. of Appropriateness Case #(s):

605 E COLLEGE RD

Survey Date: Dec. 1999

Demolished:

Demolition Date:





Area of Request
605 College Road



Area of Request
605 College Road



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

PROJECT ADDRESS 605 College Road, 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 checked="" 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	

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 ☐ Other

PROPERTY OWNER INFORMATION

Dr. Mani and Mrs. Dana Kumar

Owner of Property

605 College Road

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

Lake Forest, IL 60045

City, State and Zip Code


857-540-9096

Phone Number

Fax Number

danaekumar@gmail.com

Email Address


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar

Name and Title of Person Presenting Project

Melichar Architects

Name of Firm

207 E. Westminster Ave., suite 104

Street Address

Lake Forest

City, State and Zip Code


(847)295-2440

Phone Number

Fax Number

diana@melichararchitects.com

Email Address


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

☐ 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

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	TRUSTEE INFORMATION
Veeramani Kumar	Name <u>Veeramani Kumar</u>
2019 Trust	Firm _____
	Address <u>605 College Rd. Lake Forest IL 60045</u>
	Phone <u>(713) 927-1638</u>

Beneficiaries

Name <u>Dana E. Kumar</u>	Name _____
Address <u>605 College Rd. LF, IL 60045</u>	Address _____
Trust Interest <u>100</u> %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

Name _____	Name _____
Address _____	Address _____
Trust Interest _____ %	Trust Interest _____ %

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER Dana E. Krueger 2015 Trust	TRUSTEE INFORMATION Name <u>Dana E. Kumar</u> Firm _____ Address <u>605 College Rd. Lake Forest</u> Phone <u>(857) 540-9096</u>
--	--

Beneficiaries

Name <u>Veeramani Kumar</u> Address <u>605 College Rd. Lake Forest</u> Trust Interest <u>100</u> %	Name _____ Address _____ Trust Interest _____ %
--	---

Name _____ Address _____ Trust Interest _____ %	Name _____ Address _____ Trust Interest _____ %
---	---

Name _____ Address _____ Trust Interest _____ %	Name _____ Address _____ Trust Interest _____ %
---	---

LAKE FOREST HISTORIC PRESERVATION COMMISSION

Request for a mudroom addition to 605 College Road For Dr. Mani and Mrs. Dana Kumar

Request

The Kumars are requesting to in-fill their existing open, servant's porch for mudroom space, and connect their home to their existing detached garage.

Building Background/Design

The existing home, originally named "Linden Lodge", was designed by Frost & Granger in 1903 for Henry and Alice Durand. The design marries two styles of the day: the modern English style, featuring simpler building forms and rough cast stucco wall surfaces; and, the Prairie style, with ribbon windows and wood trim. A detached garage was built in 1985, after the home's original coach house was separated from the 605 College Road property by subdivision in 1978.

Project Background and Building Program

The Kumars are lacking a functional mudroom for their historic estate home. The pathway between their detached garage and their rear, open porch entry is dangerous in inclement weather and in darkness, due to the four foot change in floor level from building to building, and the circuitous path between buildings. Hence, they would like to enclose the original open porch to provide for a decent-sized, functional mudroom; and connect the garage to the Kumar's home for their safety and convenience.

Due to the location of the existing home and garage, we cannot appropriately and realistically attach the existing garage to the home while maintaining the required R-4 Zoning District 20' side yard setback. This would place the mudroom addition *over* the existing kitchen's exterior window. In order to maintain adequate light and air into the existing kitchen, we intend on infilling the existing open porch with its 15' setback for the new mudroom, and then setting back the connection 2'-3" at the south wall between the existing garage and the existing home. The Zoning Board of Appeals is currently reviewing our request.

Architecture

The architecture and fenestration of the mudroom is in-keeping with the language of the home's eastern sun porch. In this way, we are able to capture borrowed light into the existing porch infill; and, the window head heights manage the four foot floor level difference between the mudroom and the main house. Also, the connection between the garage and the main house is more diaphanous than solid wall. The mudroom massing, with its low slope roof, mediates the transition between the existing garage roof and the existing home's wall condition.

The proposed mudroom addition is far smaller in height than the original home, at approximately 14'-6" above grade. By comparison, the home's exterior wall at the open porch is approximately 18'-1" high above grade, and 30'-6" above grade at the eastern dormer.

Artificial (nighttime light) will be kept to a minimum, as the proposed foyer/mudroom is a transitional space that will only be used in occasional passing.

Sec. 51-5: STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

We considered the following applicable standards/guidelines in regard to our request for a Certificate of Appropriateness for additions and alterations:

1. **Height.** The height of the mudroom addition is compatible with the main body of the home and detached garage; and, it transitions between building wall and the garage roof.
2. **Proportion of openings.** The relationship of the width to height of new windows and doors are visually compatible with the original sun porch's building design.
3. **Relationship of materials and texture.** The addition's façade materials will match the existing home (stucco and wood).
4. **Roof shapes.** The low slope roof of the mudroom addition is meant to be low in stature. It also marries the existing garage roof and the existing house's wall conditions, that are difficult to resolve.
5. **Scale of a structure.** The size and mass of the proposed mudroom addition is subordinate to the main home and garage. In this way, it serves as a link between the two, larger building masses. New window and door openings of the mudroom addition are visually compatible with the existing home.
6. **Preserving distinguishing features.** The distinguishing original qualities of the home have not been compromised by the mudroom addition.
7. **Protection of resources.** Existing landscape vegetation adjacent to the mudroom, and at the shared property line between 605 College Road and 499 Washington Road, will remain in-place. The existing home and garage will be very slightly altered.
8. **Form and Integrity.** The mudroom addition, if removed in the future, would not impair the essential form and integrity of the historic property.

Building scale

The existing home and garage, at 6,338 square feet, are currently over the maximum allowable square footage by 524 square feet, in accordance with § 150.148 of the City of Lake Forest code (refer to building scale calculations). The mudroom addition is 210 square feet.

Landscape and Civil Design

There is currently dense evergreen vegetation and stockade fencing along the property lines between 605 College Road and 499 Washington Road. No changes shall be made to the existing fencing, vegetation, landscaping nor grading. An exterior stoop shall be provided at the man-door to the rear yard.



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 _____

Color and/or Type of Material _____

Foundation Material

Exposed Foundation Material _____

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Color of Finish _____

Finish and Color of Windows

- ☐ Wood (recommended)
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

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 _____
- ☐ Sheet Metal

Color of Material _____

Gutters and Downspouts

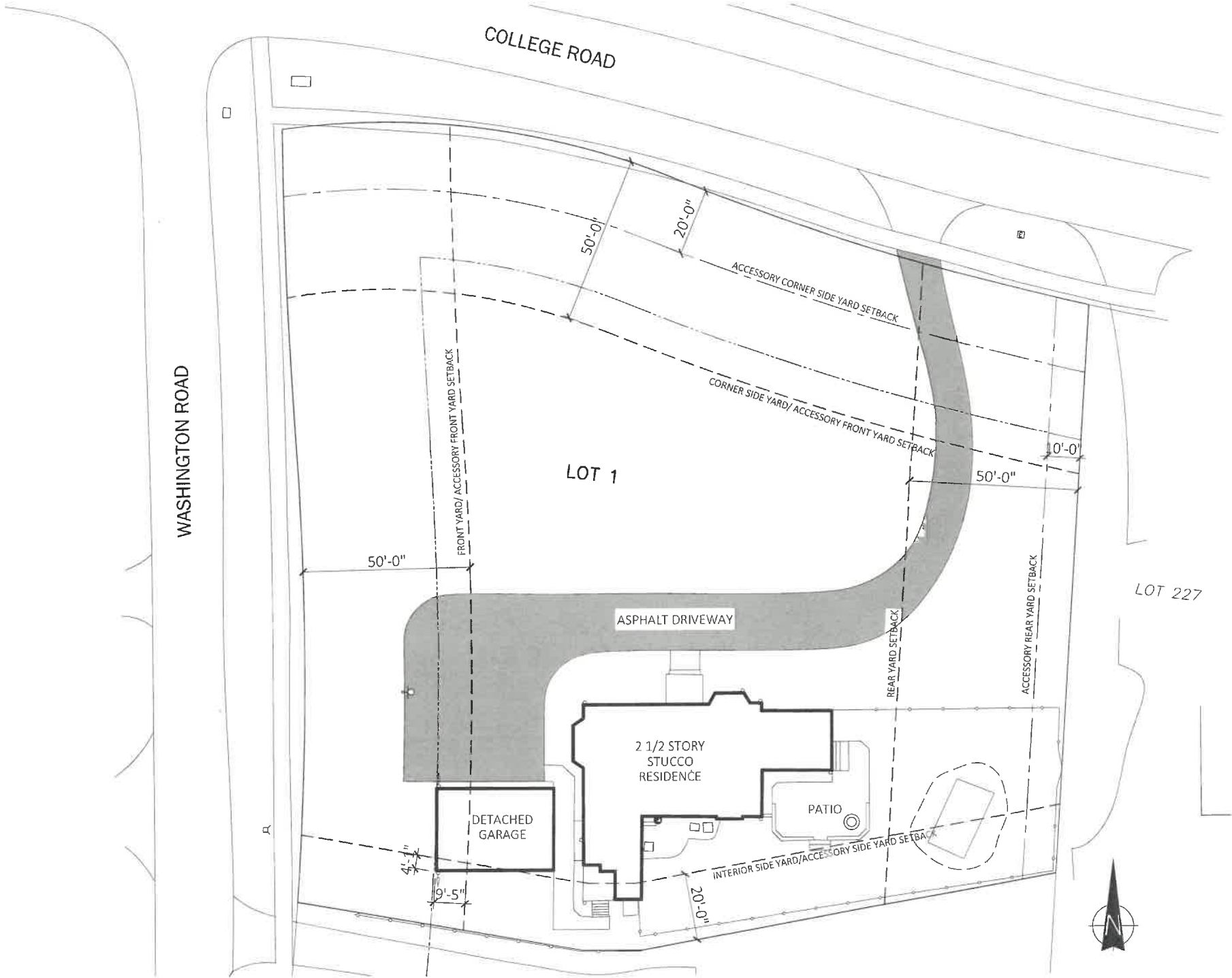
- ☐ Copper
- ☒ Aluminum
- ☐ Other _____

Driveway Material

- ☒ Asphalt
- ☐ Poured Concrete
- ☐ Brick Pavers
- ☐ Concrete Pavers
- ☐ Crushed Stone
- ☐ Other _____

Terraces and Patios

- ☒ Bluestone
- ☒ Brick Pavers
- ☐ Concrete Pavers
- ☐ Poured Concrete
- ☐ Other _____



ZONING ANALYSIS

ZONING DISTRICT: R4
LOT AREA: 51,200
YEAR BUILT: 1903

FRONT YARD:	50'
CORNER SIDE YARD:	50'
INTERIOR SIDE YARD:	20'
REAR YARD:	50'

ACCESSORY FRONT YARD:	50'
ACCESSORY CORNER SIDE YARD:	20'
ACCESSORY INTERIOR SIDE YARD:	20'
ACCESSORY REAR YARD:	10'

MAXIMUM HEIGHT: 40'

TITLE: EXISTING SITE PLAN

SCALE: 1/32"=1'-0"



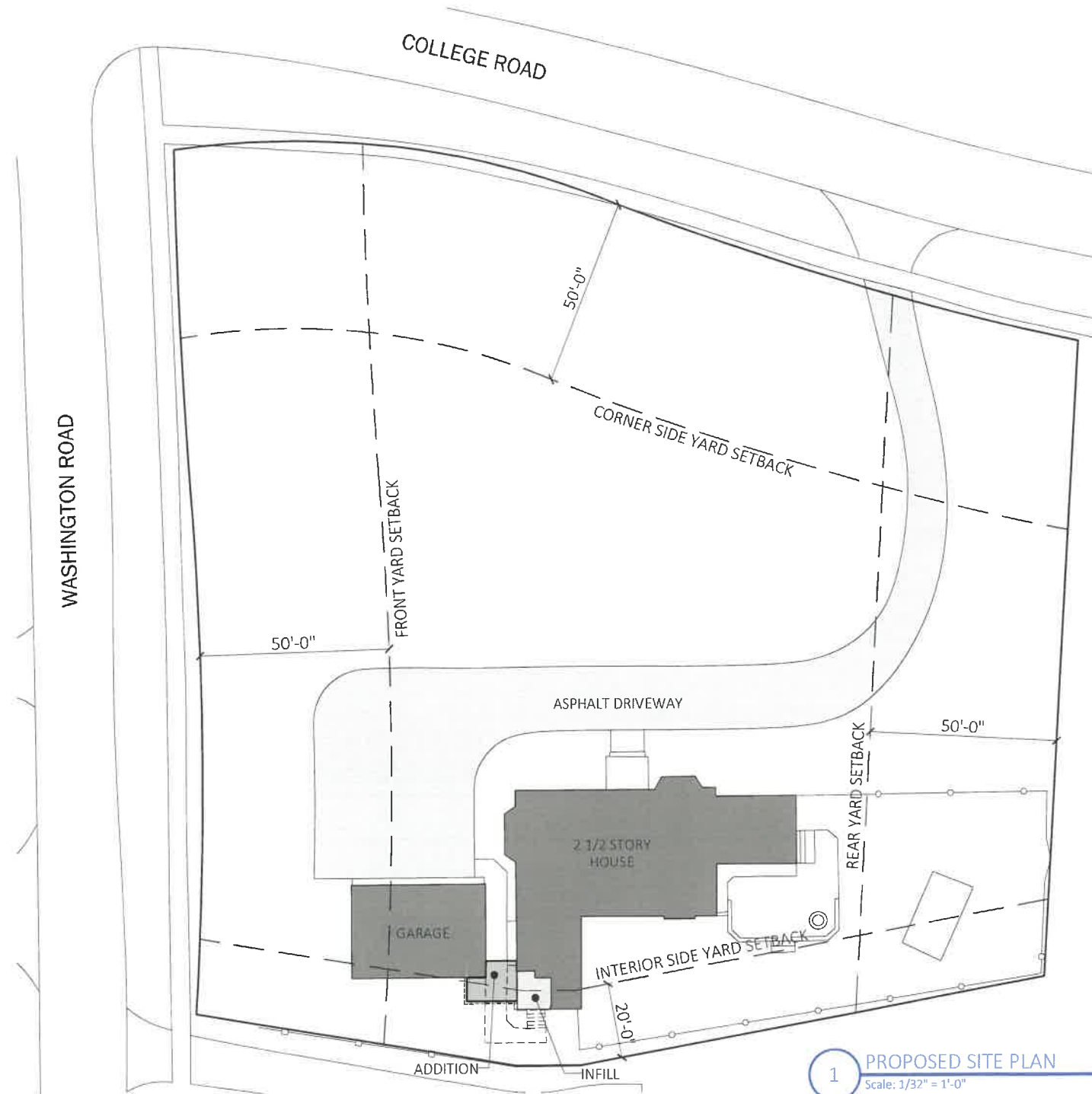
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2023 MELICHAR ARCHITECTS

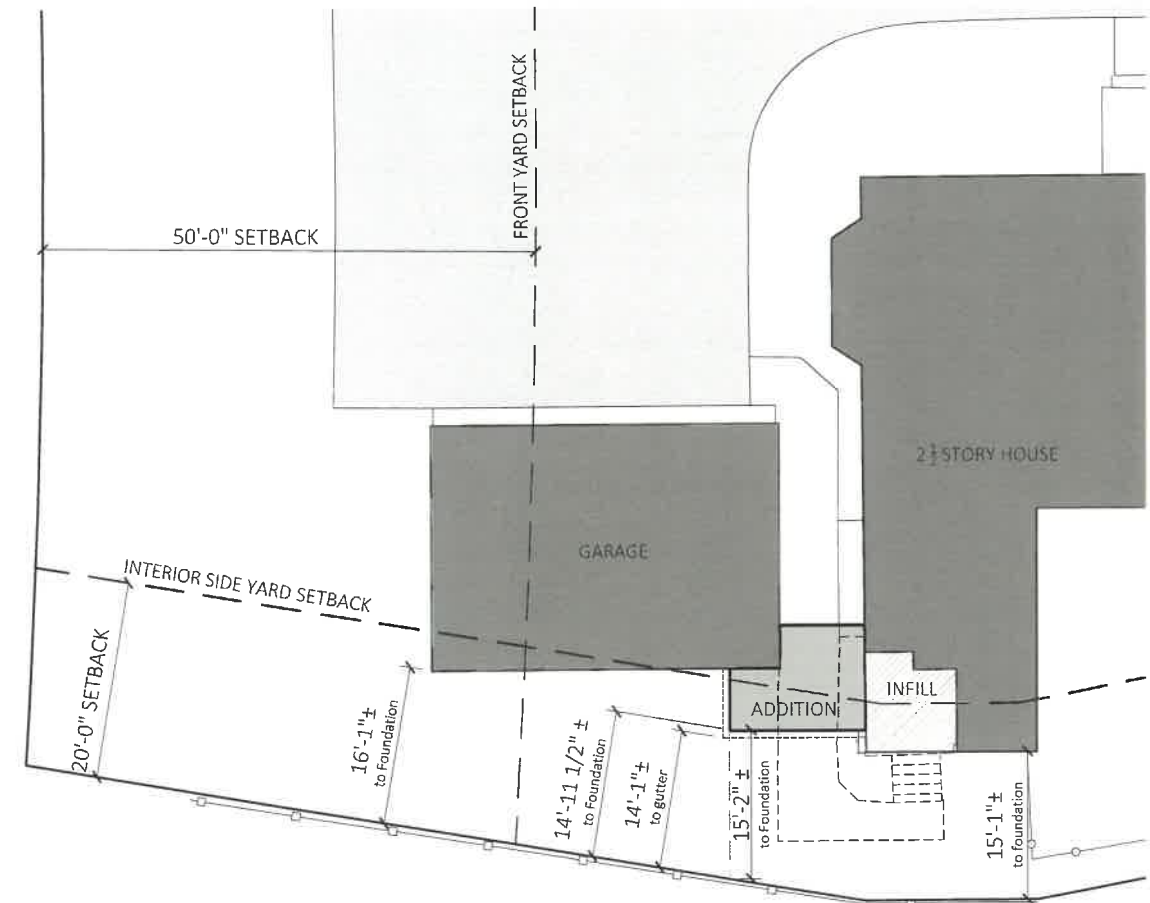
KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



1 PROPOSED SITE PLAN
Scale: 1/32" = 1'-0"



2 ENLARGED PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

TITLE: PROPOSED SITE PLAN

SCALE: varies



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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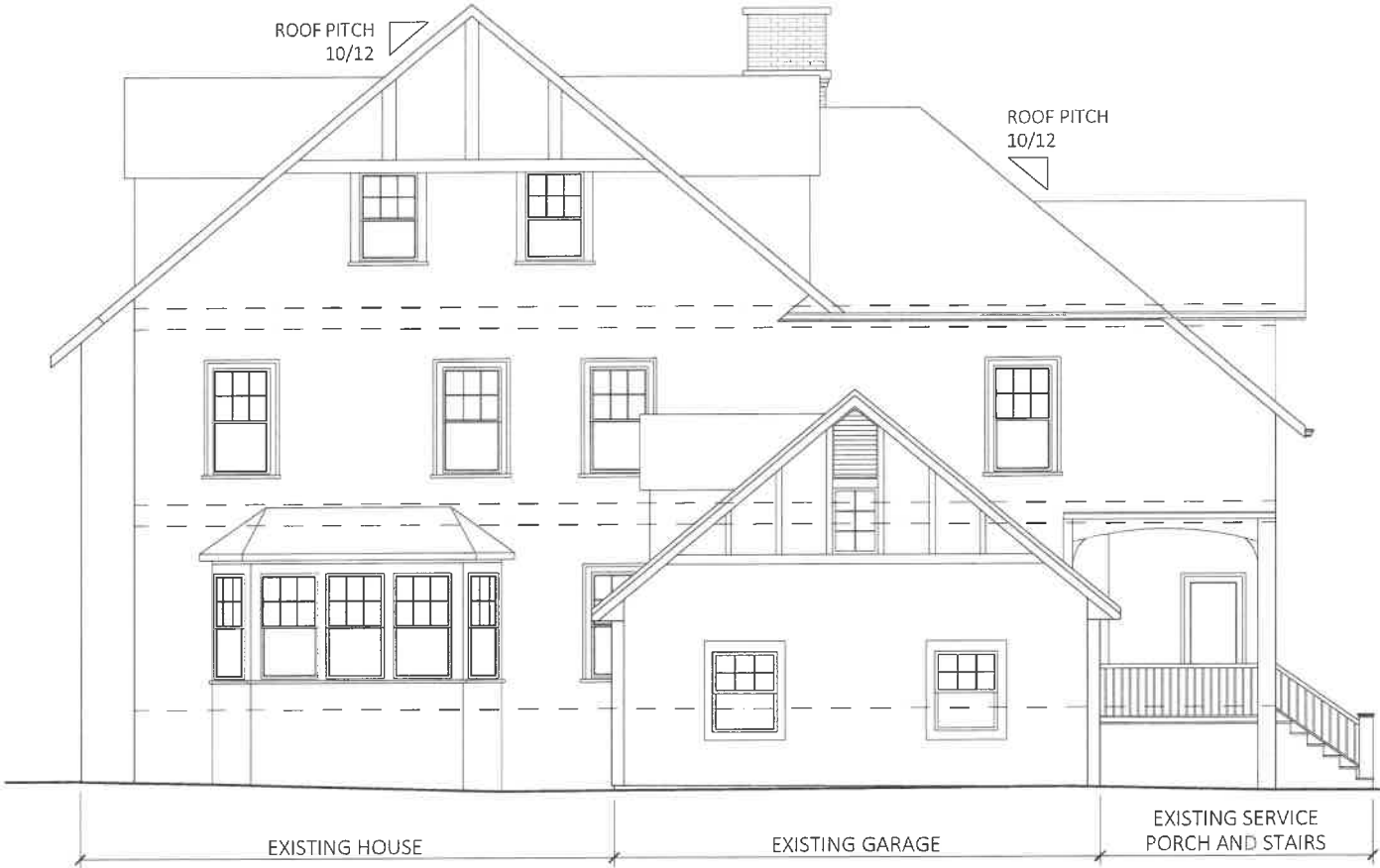
KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)





TITLE: EXISTING WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



TITLE: WEST DEMOLITION EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



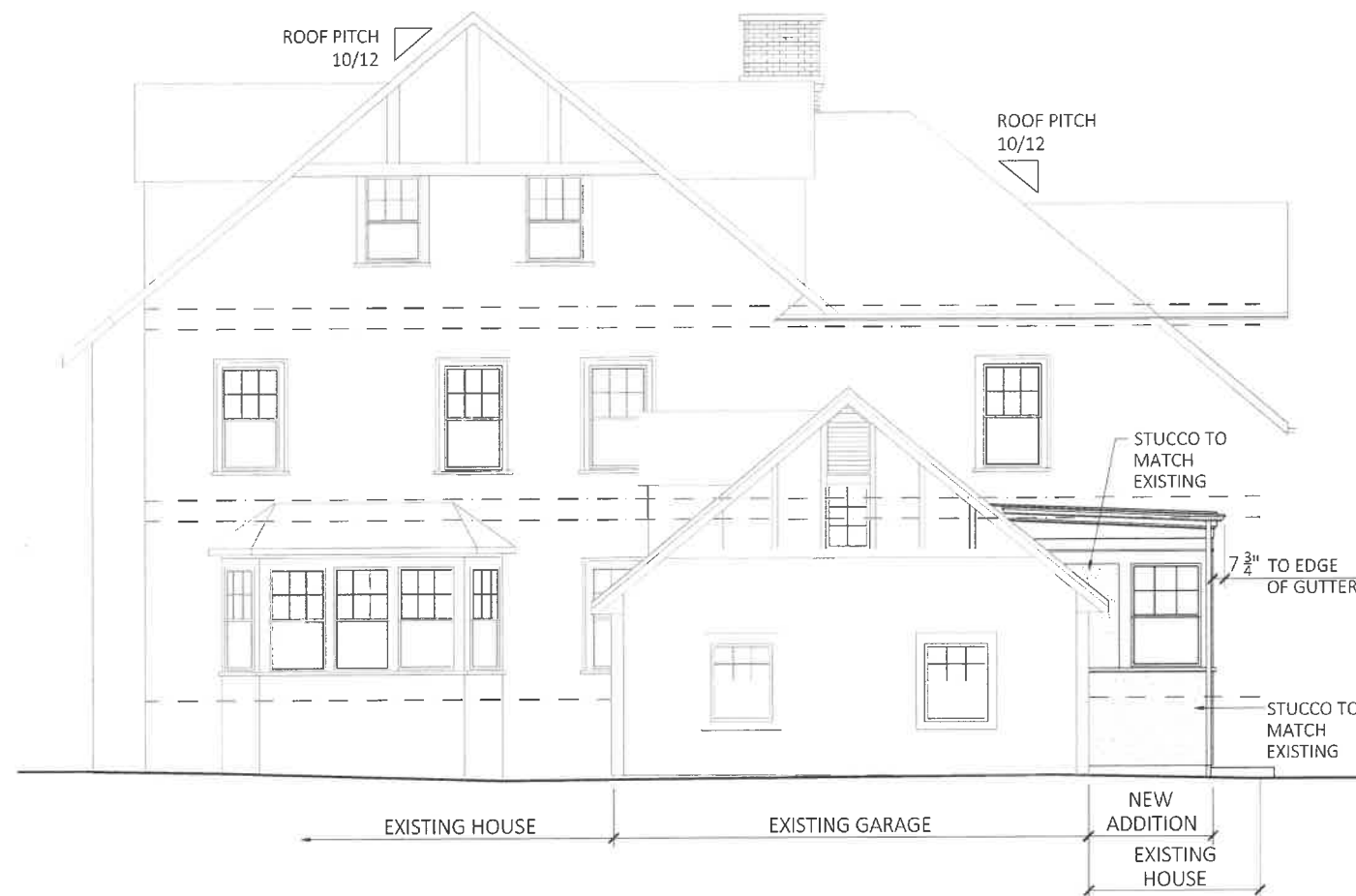
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



TITLE: WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)



TITLE: EXISTING SOUTH (REAR) EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



TITLE: SOUTH (REAR) DEMOLITION EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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P 847-295-2440 F 847-295-2451 © 2023 MELICHAR ARCHITECTS

KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



TITLE: SOUTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

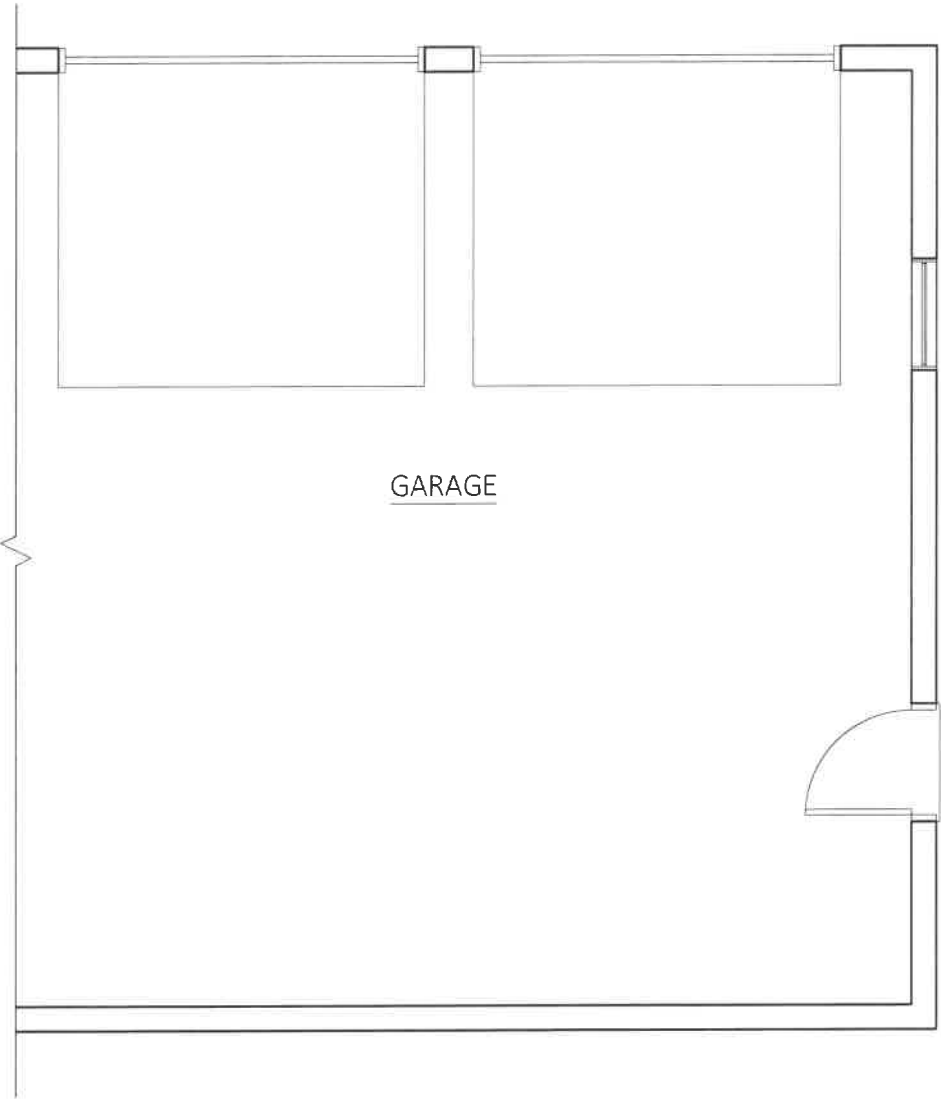
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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

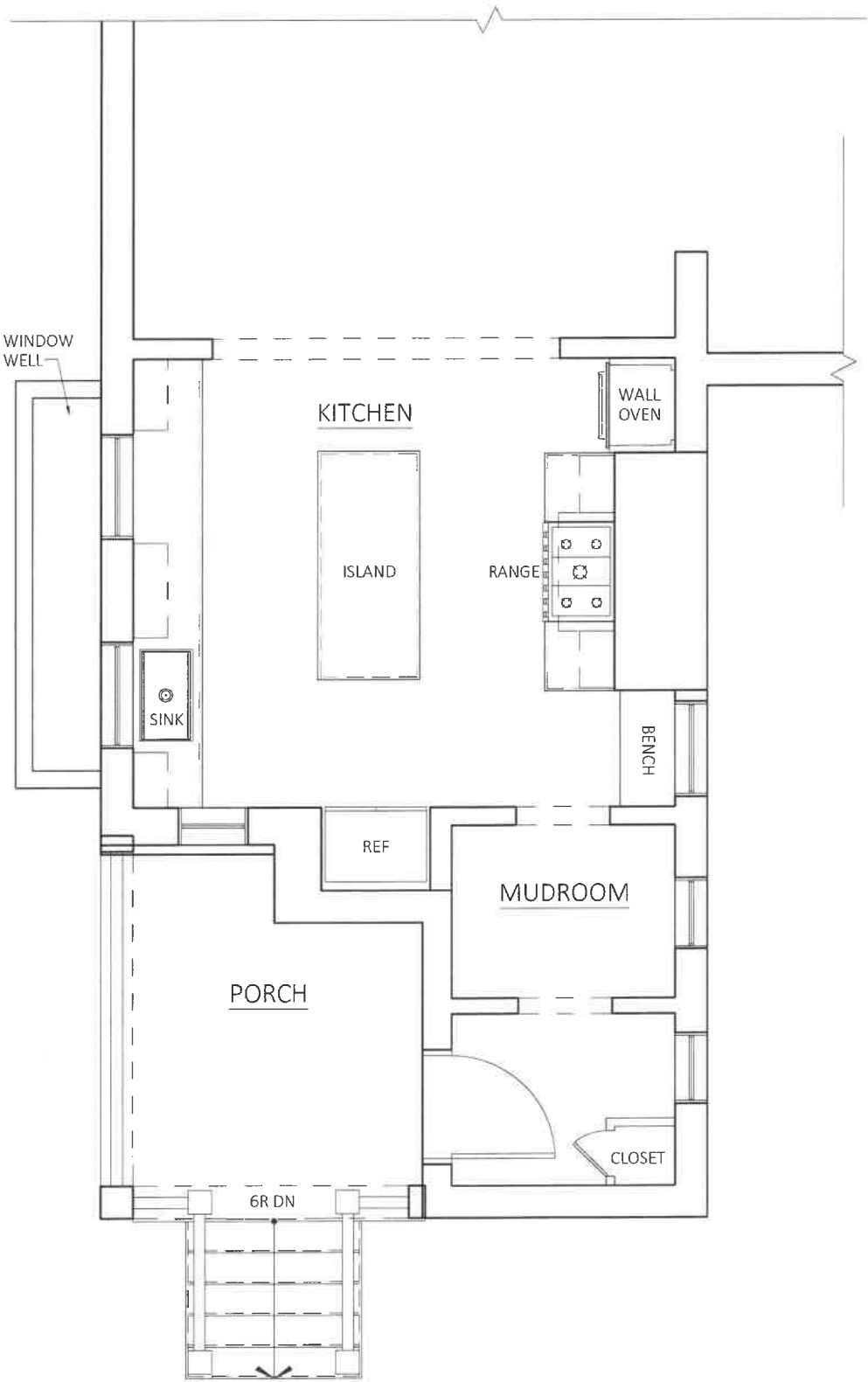
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JOB NO.: 2020

ISSUE DATE: 02/21/2024
(updated)



EXISTING (PARTIAL) FIRST FLOOR PLAN



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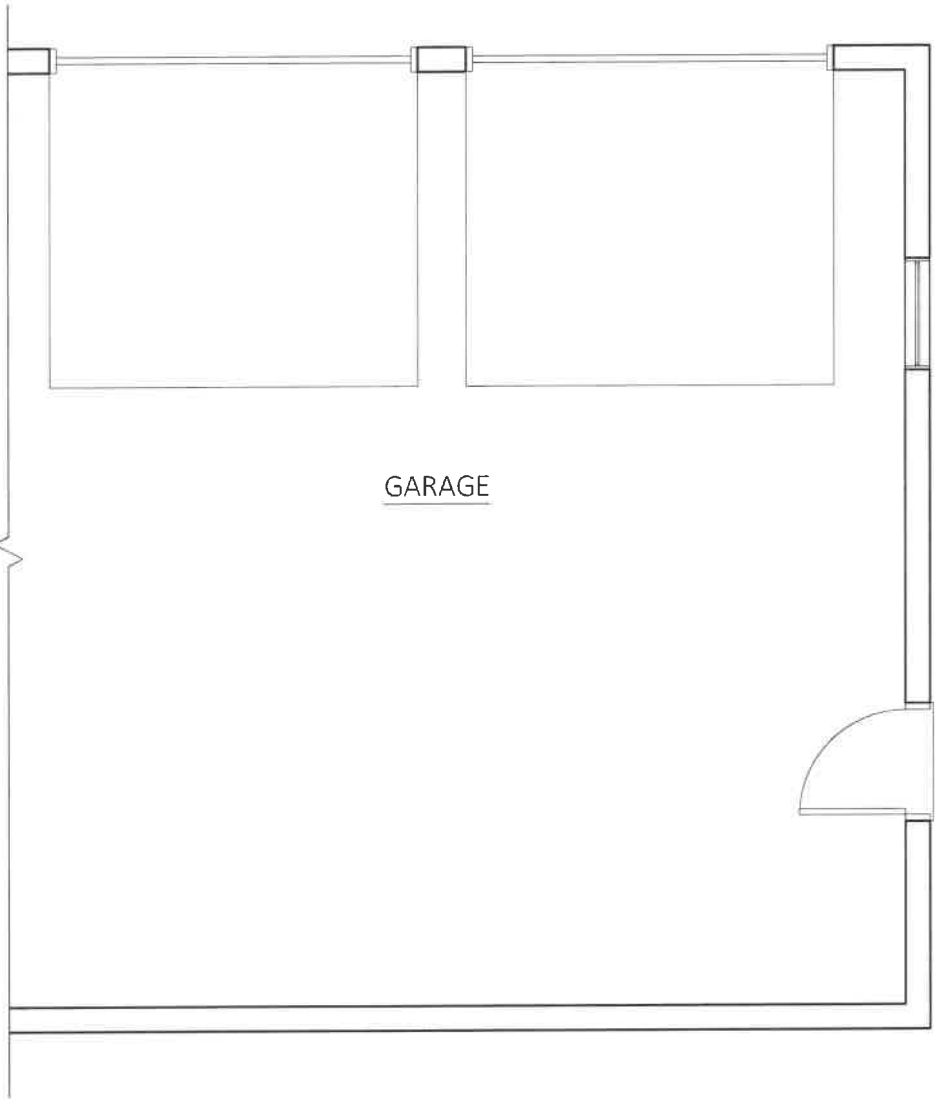
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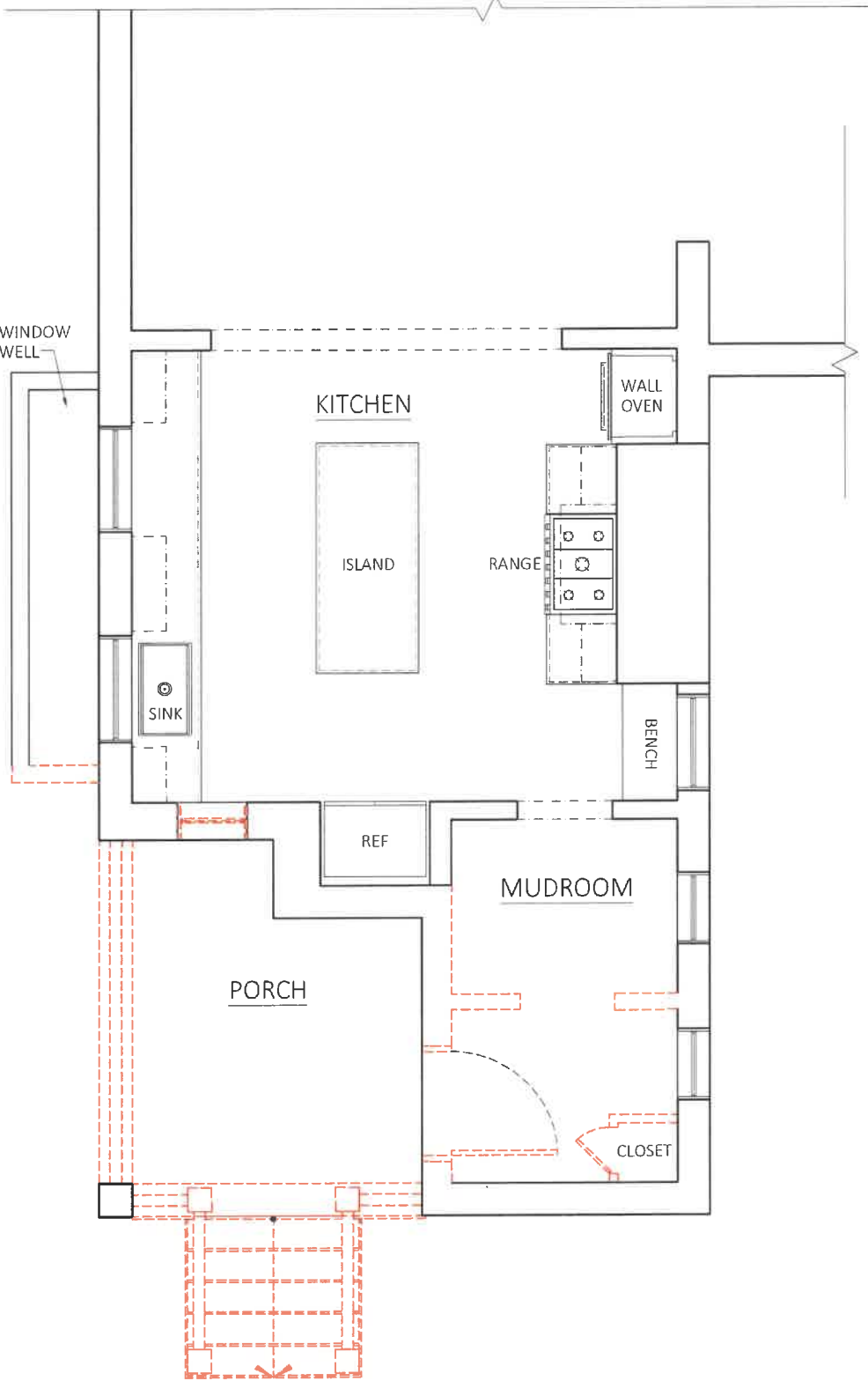
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

JOB NO.: 2020
ISSUE DATE: 02/21/2024
(updated)

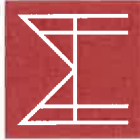


DEMOLITION FIRST FLOOR PLAN



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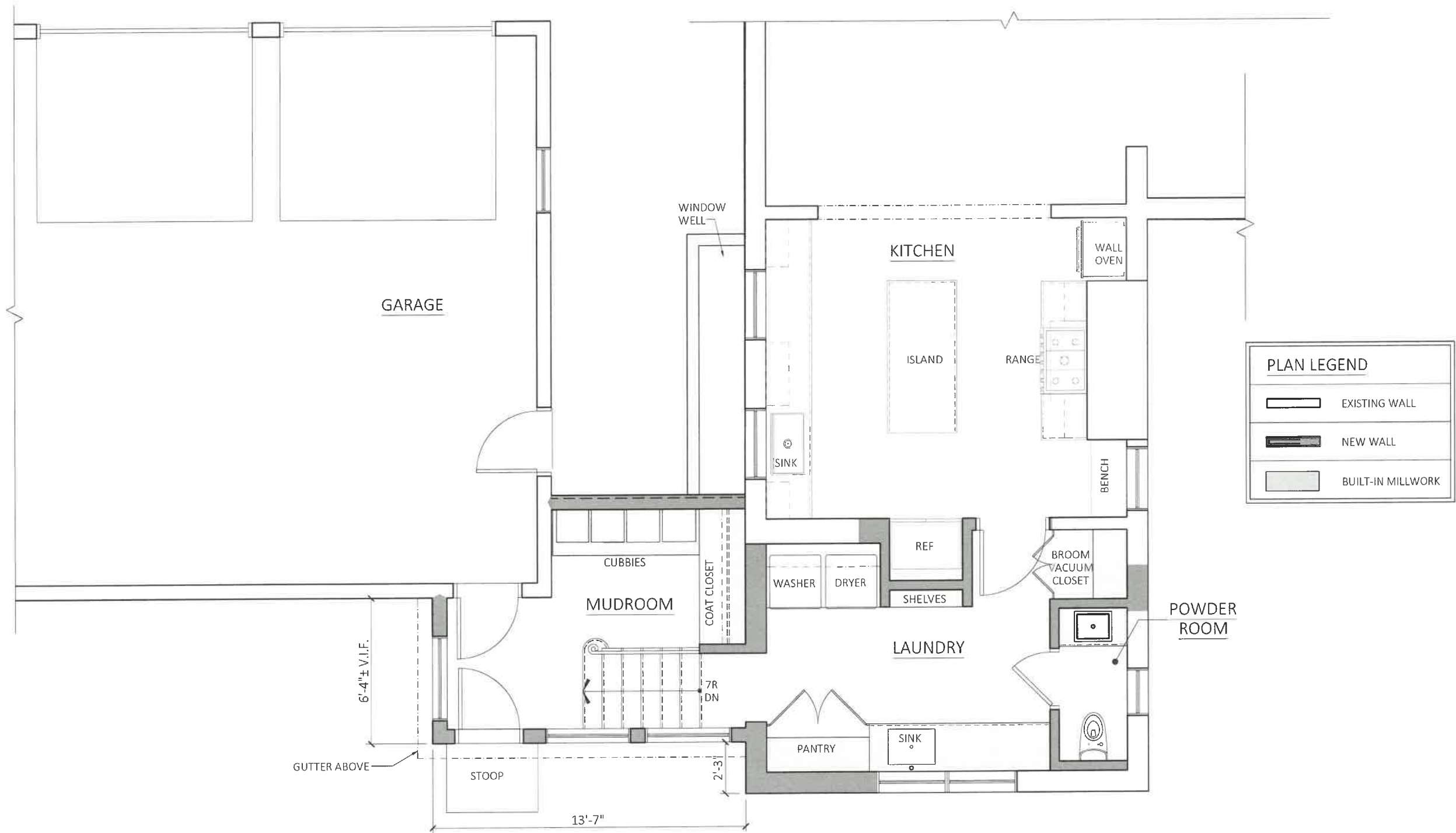
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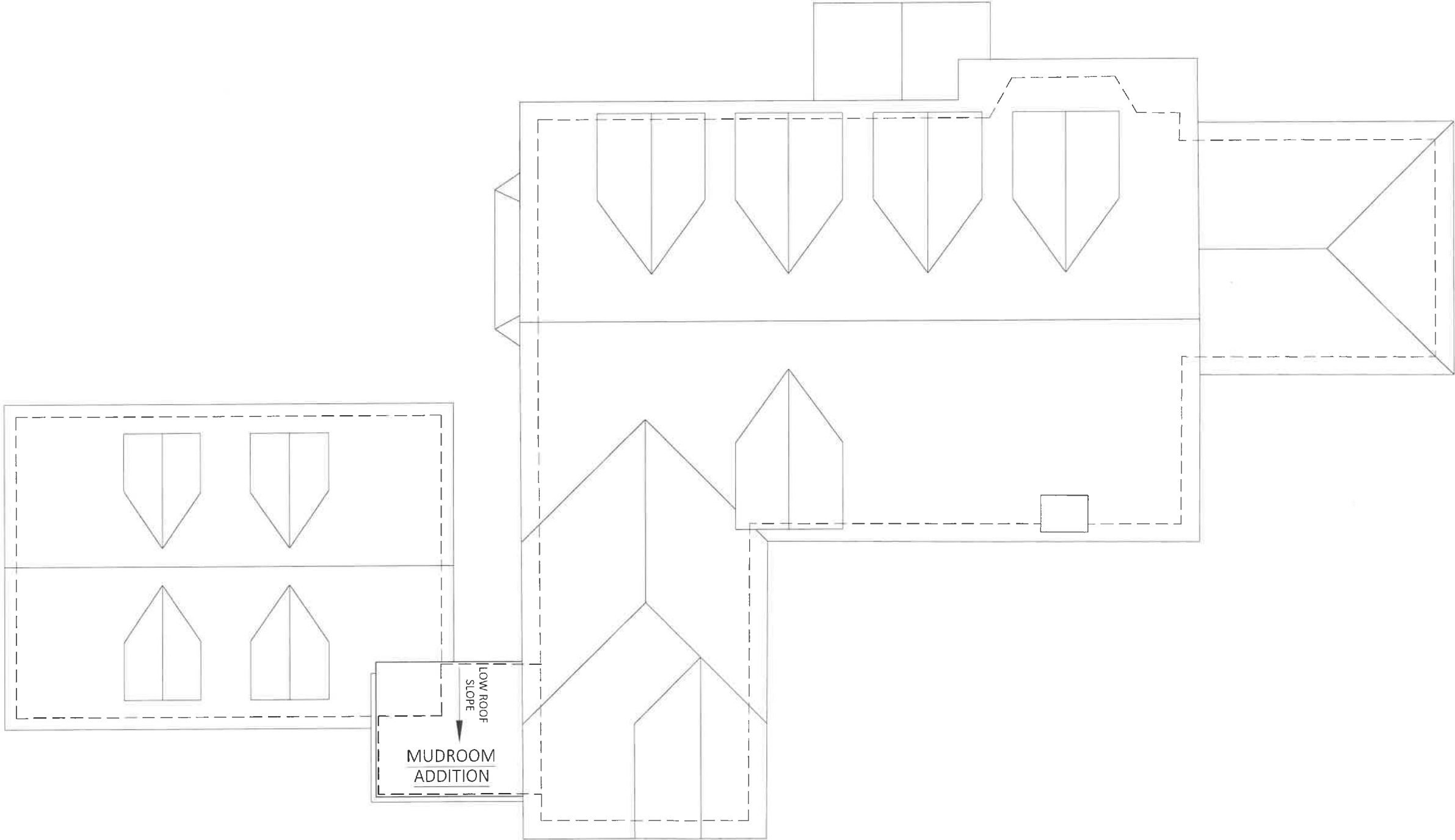


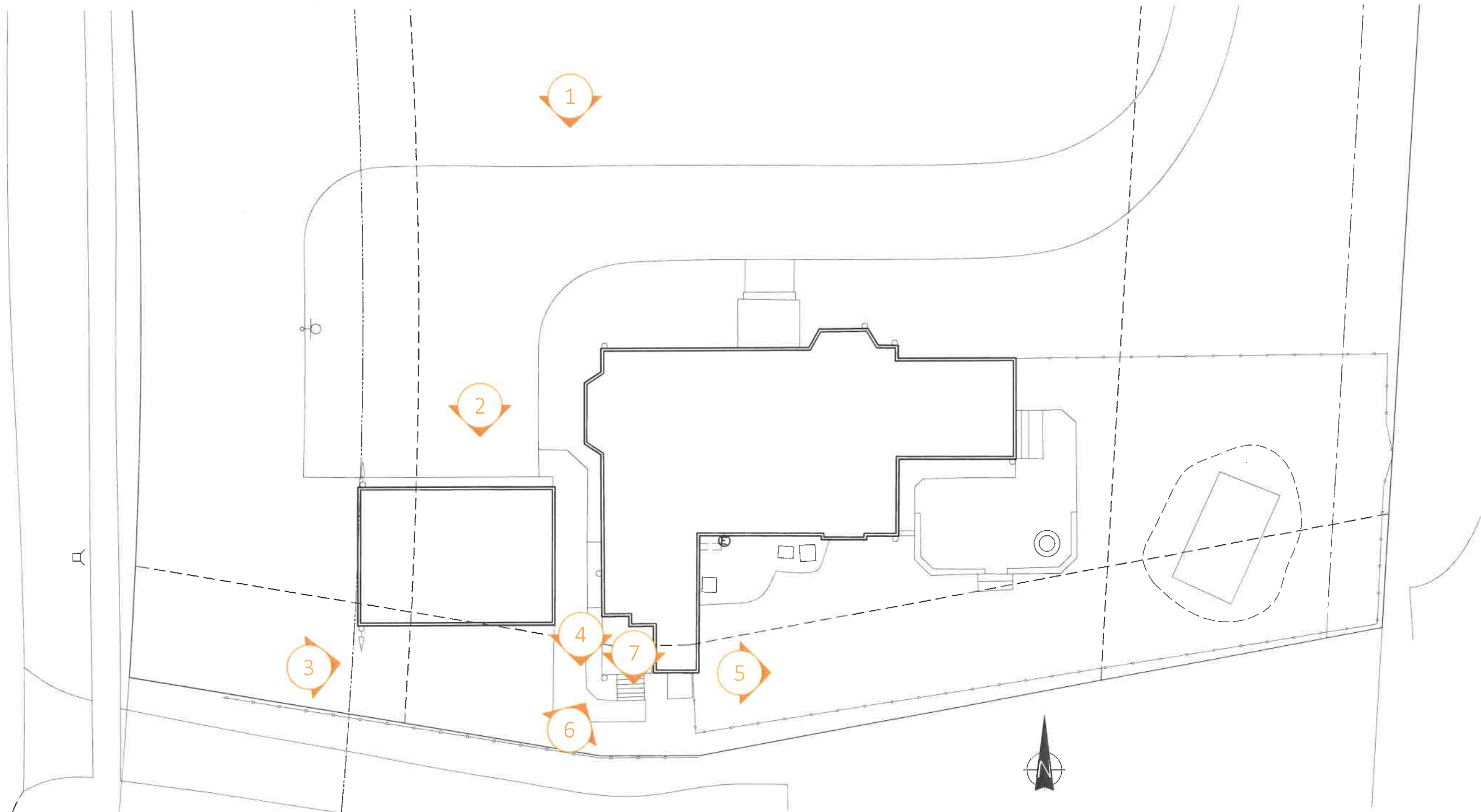
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(updated)







TITLE: PHOTO KEY PLAN

SCALE: 1/32"=1'-0"



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ISSUE DATE: 01/19/2024



FRONT FACADE - #1



FRONT FACADE - #2



GARAGE BACK ELEVATION - #3



BACK FENCE, LOOKING INTO
NEIGHBOR'S LOT - #4



BACK YARD - #5



PORCH - #6



PORCH - #7

TITLE: EXISTING SITE PHOTOGRAPHS

SCALE: NTS



MELICHAR ARCHITECTS
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KUMAR RESIDENCE
RENOVATIONS TO
605 COLLEGE ROAD
LAKE FOREST, IL 60045

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2020
ISSUE DATE: 01/19/2024



STAFF RECOMMENDATION

To: Acting Chairman Culbertson and members of the Historic Preservation
From: Catherine Czerniak, Director of Community Development
Date: February 28, 2024

Subject: Recommendation: Use of Synthetic Roof Products in the Historic Districts and on Local Landmarks

Staff Recommendation

- Homes built after 1960 – Administrative Approval
 - A sample of the exact material and color, the shingle and any ridge or end caps, must be submitted for staff review along with the permit application.
 - The synthetic material shall have a matte finish.
 - Stark colors shall be avoided, lighter, softer tones shall be used to minimize the visual prominence of the roof and the synthetic material.
 - The synthetic material shall have a similar thickness as the existing roof material.
 - The synthetic material shall have some component of a natural material such as minerals.
 - When consistent with the architectural style, a product that attempts to imitate slate, rather than wood, shall be used.
 - If a product that imitates wood is proposed, the synthetic material shake finish to offer a less disruptive visual appearance.
- Homes with Façade Easements Held by Landmarks Illinois – Administrative Approval
 - Homes that are subject to review and approval by Landmarks Illinois, if granted such approval, shall also comply with the criteria above.

- Homes built before 1960 – No association with a significant architect* -
Administrative Approval
 - Must meet all of the above criteria and;
 - If the house is prominent on the streetscape, and if, in the determination of the City, adequate landscaping does not exist between the home and street to soften the appearance of the synthetic roof product, a landscape plan shall be submitted. The plan shall include trees that will over time produce a canopy and lower level focal point landscaping between the house and the street.
- Homes built before 1960 – Associated with a significant architect* -
Historic Preservation Commission review required.
 - The Commission's evaluation shall incorporate all of the criteria above and in addition, the proposed product shall be considered in the context of 1) the significance of the structure in the larger context of the architect's work, 2) the historic integrity of the structure, 3) the roof form and its prominence and impact of the overall structure, 4) the visibility of the roof structure on the streetscape and in relation to neighboring historic structure.
- New Homes – Historic Preservation Commission review required.
 - All new homes require review and approval by the Historic Preservation Commission.
 - The Commission's evaluation shall be based on all of the standards above as well as the 17 Standards which are applicable to the overall project.

Notes:

*Significant Architects are those identified on the attached document as it may be amended by the Historic Preservation Commission in the future.

All properties with synthetic roofs must be clearly noted in the City's permit records to assure that true and correct information is available to future buyers.

Significant Architects of Lake Forest
1890s – 1960s

1

Adler, David	James, Lee (1930s-40s)
Albro, Lewis Coit – Albro & Lindeberg	Jensen, Jens
Aldrich, Chester H. – Delano & Aldrich	King, John Lord
Allen, James Roy	Kohn, Robert
Anderson, Stanley (teens)	Lindeberg, Harrie T. (1930s)
Bennett, Edward H.	Maher, George W.
Bennett, Edward (Ted) Herbert, Jr.	Marshall, Benjamin H.
Cerny, Jerome (1940s-60s)	Milman, Ralph (1930s-40s)
Chatten, Melville Clarke – Chatten & Hammond	Morphett, Archibald S. – Milman & Morphett
Clark, Edwin Hill (1920)	Mullin, Wilbur A. (1930s-40s)
Cobb, Henry Ives (1890s)	Nichols, Rose Standish
Colburn, I.W. (1950s)	Olmsted, Frederick Law
Cowles, Knight Cheney (1930s)	Perkins, Dwight
Cramer, Ambrose (1930s)	Perkins, Frederick Wainwright (1900s)
Dangler, Henry (teens)	Pond and Pond
Dart, Edward (1950s)	Puckey & Jenkins
Double, Leonard (1870s)	Puckey, Francis Willard
Egan & Prindeville ⁴	Jenkins, Austin Dickinson
Egan, James J.	
Prindeville, Charles H.	
Fisher, Howard T. (1930s)	Raftery, John (1930s) – Walter Frazier
Frazier, Walter Stephen (1920s-30s)	Rogers, James Gamble (1900s)
Frost, Charles Sumner (1920s)	Root, John Wellborn – Holabird & Root
Graham, Anderson, Probst and White	Schmidt, Garden & Martin
Granger, Alfred (teens) – Frost & Granger also, Granger Lowe & Bollenbacher	Schmidt, Richard E.
Goodwin, Philip Lippincott (1920s)	Shaw, Howard Van Doren
Hammond, Charles Herrick - Chatten & Hammond	Shepley, Rutan and Coolidge
Hill Boyd (1930s)	Coolidge, Charles Allerton
Heun, Arthur (1890s)	Spencer & Powers
Holabird & Roche	Studley, David (1880s)
Holabird, John Augur	Ticknor, James (1930's)– Stanley Anderson &
Roche, Martin	Walcott, Chester H. (1930s)
Huszagh, Ralph	Walcott, Russell Smith
	Work, Robert G.
	Wright, Frank Lloyd
	Zimmerman, William Carbys

Adler, David (1/3/1882 – 9/27/1949)

David Adler has been described as the last of the great eclectic architects. He designed at least fifty houses in a range of styles that included Italian Renaissance villas, French chateaux, Georgian, and American colonial. Though most of his houses were built on Chicago's North Shore, particularly in Lake Forest, some of his most important work is found from the East Coast to Honolulu.

A native of Milwaukee, Adler attended city schools and received a preparatory education at the Lawrenceville School in New Jersey. In 1894, Adler graduated from Princeton University and continued his studies at the Ecole des Beaux-Arts in Paris. While in Paris Adler became friends with Henry C. Dangler. This friendship proved worthy as they returned to United States in 1911 and both worked briefly for Howard Van Doren Shaw before breaking out on their own one year later. Adler devoted his attention to domestic architecture designing many private homes and apartment houses in the city's suburbs, particularly on the North Shore. For most of his career, Adler worked alone, except for the years between 1917 and 1928, when he was associated with Robert Work.

Adler became a member of the Chicago Chapter, A.I.A. in 1926, and in 1941 was elected a Fellow of the American Institute of Architects.

Albro, Lewis Colt (2/4/1876 – 1/1/1924)

Born in Paris, France, the son of American parents, Albro spent his childhood in Pittsfield, Mass. At the age of eighteen, he went to New York for a year of rudimentary training at the Metropolitan Art School. He then entered the firm of McKim, Mead and White as a student and was later employed as a draftsman. He remained at the firm for nine years, working closely with McKim in designing the Columbia University Library and other buildings on campus. He was later given charge of several important commissions, including Carnegie Libraries in New York. After leaving McKim, Mead and White, Albro engaged in private practice for a time before developing a partnership with Harrie T. Lindeberg. This partnership lasted from 1906 to 1914 in which time the firm acquired a reputation as designers of the highest type of residential work. During the last decade of his career, Albro practiced alone.

Aldrich, Chester Holmes (1871 – 12/26/1940)

Born and educated in Providence, RI, Aldrich studied architecture at the Massachusetts Institute of Technology, and in Paris at the Ecole des Beaux-Arts. In 1900, he returned to New York and three years later began a practice with William A. Delano. As partners, they enjoyed an active and successful career designing both public and domestic buildings. Their public buildings include: the Colony and Knickerbocker Clubs in New York; Japanese Embassy, Washington, DC; and the Post Office Department Building, Washington, DC. In the field of domestic architecture the firm won added distinction. The firm was known for their design of country estates and homes designed for many prominent persons. Aldrich was admitted to the A.I.A. in 1907 and became a Fellow in 1916. He was an active member of the New York Chapter, A.I.A., the Architectural League of New York, the Society of Beaux Arts Architects, the National Institute of Arts and Letters, the National Academy of Art, and many social organizations.

Anderson, Stanley (5/16/1895 – 4/19/1960)

Stanley Anderson (1895-1960) was born in Lake Forest and graduated from Lake Forest College in 1916. He furthered his architectural education at the University of Illinois in 1917 and at the Sorbonne in Paris in 1919. Anderson worked for Howard Van Doren Shaw from 1919 to 1926. In 1926 he went into partnership with James H. Ticknor. The firm of Anderson and Ticknor had an office in Lake Forest from 1926 to 1945, when Anderson returned to private practice. Some of Anderson's most noted non-residential designs include, the First National Bank, Lake Forest High School, and Lake Forest Hospital. Anderson was a charter member of the American Legion in Lake

Forest. Anderson served on the Lake Forest Hospital Board and was chairman of the Lake Forest Plan Commission.

Lake Forest:

Anderson on his own: 970 W. Armour (1928); 26 E. Atteridge (1928); 380 N. Chiltern (1931); 865 N. Church (1935); 700 E. Deerpath (1957); Deerpath Building and Theatre 260-272 E. Deerpath (1928); First National Bank Building 265 E. Deerpath (1930); 475 E. Deerpath; 901 N. Elm Tree (1924); 446 E. Illinois (1928); 349 N. King Muir (1929); 340 N. King Muir (1929); 470 N. King Muir (1930); 1390 N. Lake (1936); 945 E. Maplewood (1927); 1285 N. McKinley; 500 S. Ridge (1937); 1054 E. Ringwood (1948); 800 N. Sheridan (1929); 40 N. Sheridan (1938); 645 N. Tiverton (1902); His own home at 971 W. Verda (1929); 415 N. Washington (1927); 633 W. Woodland (1957).

Anderson and Ticknor: 965 W. Castlegate (1940); 1050 N. Green Bay (1911); 846 Highview (1941); 1801 Knollwood (1939); 35 E. Laurel (1936); 5 E. Laurel (1936); 340 E. Linden (1941); 830 E. Northmoor (1940); 736 E. Northmoor (1936); 340 E. Oakdale (1940); 865 S. Ridge (1937); 153 E. Ridge (1927); 1208 N. Sheridan (1939); 765 N. Sheridan (1923); 1565 N. Sheridan (1939); 1015 S. Waveland (1938); 1565 N. Willow (1939).

Cerny, Jerome Robert (1901 - 1970)

Cerny was born in 1901 and studied at the Art Institute of Chicago, the Armour Institute (which ultimately grew into the Illinois Institute of Technology), and at schools in London, and Paris. He ran an architecture firm in Lake Forest, focusing on residential properties on the North Shore as well as scattered properties in the city and in Peoria.

Cerny sought to emphasize the home as a safe haven in designs. Hence, his properties presented an informal, understated tone. They were mostly revival-style homes, with French influences such as wings that warmly framed the main section of the house. Cerny died in 1970.

Cobb, Henry Ives (1859 – 3/27/1931)

Cobb was born in Brookline, MA and was educated in Boston schools. He completed a preparatory course in architecture at the Massachusetts Institute of Technology, and graduated from Lawrence Scientific School at Harvard.

Cobb began his career at Peabody and Stearns in Boston. He came to Chicago in 1882 after winning a competition to design the new Union Club. After moving to Chicago he formed a partnership with Charles S. Frost that lasted until 1898. As a firm the two men designed many buildings of importance in Chicago including: Newberry Library (1887); Historical Society Building at the corner of Dearborn and Ontario (1887); Chicago Athletic Club; and the old Post Office (1888-1905). They were also responsible for Horticulture Hall and the Fisheries Building at the World's Columbian Exposition.

Cobb and Frost won recognition in the field of residential architecture after completing the Potter Palmer Mansion on Lake Shore Drive.

In 1902, Cobb moved to New York to establish an independent career that continued the rest of his life. While in New York, his concentration was mostly office and commercial buildings.

Lake Forest:

“Strawberry Hill” – 1313 Green Bay Rd. (1890); “Pembroke Lodge” – 500 Green Bay Rd. (1895); “Lost Rock” – 100 Pembroke (1895); “Shorewood” – 1 Stonegate (1896); Lake Forest College – North Gymnasium and Durand Art Institute (1891)

Colburn, I.W. (Ike)

I.W. (Ike) Colburn, architect, was born May 21, 1924, in Boston. He attended the Fontainebleau Academy after World War II, then studied at Yale, graduating with a Bachelors of Architecture in 1951. While at Yale, he studied with architect Paul Schweikher. Schweikher was a significant architect, who had worked for David Adler, had a successful Chicago practice and became head of the school of architecture at Yale and at Carnegie Mellon. Bertrand Goldberg, Edward Dart and Colburn all worked for Schweikher during his Chicago tenure. After Yale, Colburn moved to Chicago to work for the firm Schweikher and Elting, where he stayed for three years. He married Frances Haffner and moved to Lake Forest

In 1953, when Schweikher left Chicago for Yale, Colburn opened his own office, I.W. Colburn. Although his office was in Chicago, he had a number of Lake Forest clients, many of whom were his friends. Colburn and Edward Dart, were arguably Lake Forest's most important architects of the period, associated with International Style architecture.

Colburn's career extended beyond residential architecture. In the early 1960s he lived in St. Joseph Michigan, where he worked on a master plan for the city. Between 1964 and 1973 he served as Consulting Architect to the University of Chicago. During this period he designed the Henry Hinds Laboratory for the Geophysical Sciences (1969), the 11-story Cummings Life Science Center (1973), the University of Chicago's tallest building, and the A.I.A. Honor Award-winning Sonia Shankman Orthogenic School (1967). In 1965, Colburn won an A.I.A Honor Award for St. Anastasia's Church in Waukegan.

Colburn was publicly recognized in his own lifetime for his work, which was often published. His architecture received a considerable amount of attention in issues of *Progressive Architecture*, throughout the 1960s. It was also published in *Life*, *House and Garden*, the Chicago papers and *The New York Times*. Frederick Koeper's book, *Illinois Architecture: a Selective Guide* (1968) features 148 of Illinois' most important buildings and St. Anastasia was included. The Geophysical Sciences Building was illustrated in Ira Bach's *Chicago on Foot* (1969). The *A.I.A Guide to Chicago* (1993) singles out three of Colburn's buildings for inclusion.

In the early 1970s, Colburn's career took a totally different bent. He embarked on the restoration of historic homes. He and his wife had spent summers in Manchester by the Sea, Massachusetts, and they moved there. They began buying up historic houses, restoring them and renting them out. Colburn died January 23, 1992, in Manchester.

Lake Forest:

905 E. Illinois (1955) demolished; 1101 Lake Road (1959); 1150 Lake Road (1959); 339 East Foster (1960); 902 Green Bay Road Charles C. Haffner Poolhouse (1962); 265 East Westleigh Road (1963); 700 Lake Road, Colburn's own home (1964); 1216 Sheridan Road; 480 North Green Bay Road (1967)

Cramer, Ambrose Coghill

Ambrose Coghill Cramer, architect, a 1913 graduate of Yale University, was a Lake Forest native; he was schooled at the Ecole des Beaux-Arts and became a junior partner of the architectural firm of his close friends Henry Corwith Dangler and David Adler. He formed his own company, Ambrose C. Cramer, Inc. in 1928; it was reorganized as Ambrose C. Cramer, Architect, in 1936. He relocated to Maine and was founder and president of the Maine League of Historical Societies and Museums, 1964-67. Author of *The Historic Architecture of Maine* (1970), he married Mary Meeker, daughter of meat packer Arthur Meeker and sister of author Arthur Meeker, Jr. who wrote of their days in Lake Forest in *Chicago, With Love* (1955).

Dangler, Henry Corwith (1882 – 3/1/1917)

Dangler prepared for his college career in Cleveland and later attended Yale, graduating in 1904. He also studied at the Ecole des Beaux Arts in Paris. He was associated with David Adler from earlier in his career until his death.

Dart, Edward D. (1922 – 1975)

Dart was the president of the Chicago firm of Loeb Schlossman and Hackl since 1969. Dart was the architect of Water Tower Plaza in Chicago; several buildings at Northwestern University; the medical office building at University of Illinois at Chicago; Chicago Theological Seminary faculty housing and other residential, commercial, and religious structures.

Egan & Prindville

James J. Egan (1839 – 12/2/1914)

Born in Cork, Ireland, and educated in England, Egan arrived in New York as a youth. He began his architectural training in the office of Clinton & Russell, and later worked for James Duckworth and Richard Upjohn, both noted specialists in church design. In 1871, Egan moved to Chicago and established himself in practice. During the period after the great fire, Egan was active in reconstruction work and obtained a number of large commissions, which brought him professional recognition. His most important early work was the Criminal Court Building and City Jail (both long since replaced). He later won the competition for the new Court House.

In 1876, Egan developed a partnership with Henry W. Hill and continued the association for five years. Egan worked alone for several years before going into partnership with Charles Prindville in 1897. The two architects were known for their ecclesiastical buildings and soon received commissions for the Catholic diocese in Chicago.

Charles H. Prindville (1868 – 4/16/1947)

Born in Chicago, of parents who were among the pioneer settlers of the city in 1836. Prindville began practice with his partnership with James Egan in 1897. After Egan's death in 1914, Prindville remained in practice, known as a specialist in Roman Catholic church design. Prindville was an active member and president of the Chicago Chapter A.I.A. and after 1915 a Fellow of the A.I.A. During the early 1940's Prindville closed his Chicago office and spent his remaining years at his home in Evanston.

Frazier, Walter (10/29/1895 – 4/30/1976)

Frazier received his Bachelor of Science degree in Architecture from the Massachusetts Institute of Technology in 1919 and attended the Ecole des Beaux-Arts from 1919 to 1920. He was associated with the firm of Holabird and Root from 1920 to 1924 when he formed Frazier, Blouke and Hubbard. He went into partnership with John Howard Raftery in 1927. The firm was Frazier, Raftery, Orr and Fairbank from 1949 to 1969.

Lake Forest:

30 E. Deerpath (1928); 3 S. Green Bay (1927); 85 E. Westminster (1929).

Frazier and Raftery:

1550 Green Bay (1940); 975 W. Gage (1927); 1050 E. Illinois (1928); 1078 Edgewood (1928); 581 Crab Tree; 321 Ahwahnee (1929)

Bourke, Frazier and Raftery:

1275 N. Waukegan (1927)

Frazier, Raftery, Orr and Fairbank:

1133 N. Lake (1964); 1161 N. Lake (1964); 33 N. Stonegate (1961)

Frost, Charles Sumner (1856 – 12/11/1931)

Frost received his early architectural training in Lewiston, Maine where his father was a mill owner and lumber merchant. He continued his studies at Massachusetts Institute of Technology and graduated in 1876. He worked at Peabody and Stearns in Boston where he met his first partner, Henry Ives Cobb. In 1882 he moved to Chicago where he was a principal in the firm Cobb and Frost. [see Cobb for the accomplishments of this firm] After the termination of this firm, Frost formed a practice with Alfred H. Granger. Frost made a special study of Railroad Station design and the firm was responsible for the design of several large Terminals in the mid-west. In Chicago, Frost and Granger designed the LaSalle Station and the Northwestern Terminal. Also in Chicago the firm designed the Smith Memorial Building at St. Luke's Hospital (1907), the Northwestern Trust and Bank Building (1908), Office building for the Chicago and Northwestern Railroad Company, the Borland Building and the Municipal Pier.

Frost had been active in both the Illinois Society of Architects and the Chicago Chapter, A.I.A., making Fellow in 1889.

Lake Forest:

Frost on his own: First Presbyterian Church (1887); "Westover" – 600 Westminster (1897); his own home "Eastover" – 800 Elm Tree (1897); Carnegie Hall at Lake Forest College (1907); 946 N. Elm Tree (1920)

Frost and Granger: the Pullman Estate – 700 Mayflower (1908); "Meadeside" – 540 Mayflower (1909); Henry Calvin Durand House – 499 Washington (1903); East Lake Forest Train Station (1899); "Linden Lodge" – 605 College (1903); City Hall (1898); three buildings at Lake Forest College (1897, 1899 and 1907).

Graham, Anderson, Probst and White

Graham, Anderson, Probst and White was the successor firm of the D.H. Burnham and Co. Within a few years of the firm's inception, it became one of, if not the leading architectural firm in Chicago. The firm designed mostly commercial and public buildings in the city of Chicago.

Ernest Robert Graham (8/2/1868 – 11/22/1936) was a native of Lowell, Massachusetts. He was educated in eastern schools and later acquired technical training at Coe College, Cedar Rapids, Iowa and the University of Notre Dame. Graham began his architectural career in 1888 as a draftsman for the firm D.H. Burnham & Company. Within ten years he became a virtual partner. After Burnham's passing in 1912, the firm became known as Graham, Burnham & Co. until 1917 with the formation of the partnership of Graham, Peirce Anderson, Edward Probst, and Howard J. White.

Peirce Anderson (2/20/1870 – 2/19/1924) was born in Oswego, NY and educated at Harvard College. After graduating he took post-graduate courses in electrical engineering at Johns Hopkins College. While doubtful that this would be his career choice, Anderson came to Chicago to confer with Daniel Burnham, who was at the height of his career. Burnham convinced Anderson to study architecture at the Ecole des Beaux-Arts. Anderson returned to Chicago in 1900 and began work with D.H. Burnham and Co. He soon became the Chief Designer of the firm. While working with Burnham, Anderson laid out plans for the summer capitol of Baguio, Philippines, and prepared plans for the development of Manila. After Burnham's death, Anderson joined Ernest Graham in organizing the partnership of Graham, Anderson, Probst and White. Anderson remained Chief Designer of the new firm.

In 1912, President Taft appointed Anderson to fill Burnham's position on the Fine Arts Commission, where he served with two other members; Frederick Law Olmsted and Augustus St. Gaudens.

Edward Probst (1870 – 1/1/1942) was born in Chicago and began his architectural career at the age of seventeen. In 1898 Probst began work as a draftsman for D.H. Burnham. He became a partner in the successor firm after Burnham's death in 1912. Probst was prominently identified with Illinois Society of Architects where he was director for two years.

Howard Judson White (2/21/1870 – 12/18/1936) was born in Chicago and attended public school and studied at the Manual Training School. At the age of eighteen, he entered D.H. Burnham's office as a junior draftsman and two years later became a partner in the firm of D.H. Burnham and Co.

Chicago:

Marshall Field & Company stores (1921); Wrigley Building (1921); Field Museum of Natural History (1921); Union Station (1922); Civic Opera House (1930); Merchandise Mart (1930); Shed Aquarium (1930)

Granger, Alfred Hoyt (2/31/1867 – 12/3/1939)

Granger received a public school education in Zanesville, Ohio and later attended Kenyon College in Ohio. He graduated from Massachusetts Institute of Technology in 1887 and also studied at the Ecole des Beaux Arts in Paris. He began his career with the firm Shepley, Rutan and Coolidge in Boston and moved to Chicago in 1891 to supervise the construction of the Art Museum and the Public Library.

In 1894 Granger formed a four-year partnership with Frank B. Meade. Granger then formed a successful partnership with Charles S. Frost, which lasted until 1910. [see Frost for accomplishments of the firm] Granger moved to Philadelphia for several years after the partnership of Frost and Granger dissolved. While in Philadelphia, Granger was associated with William D. Hewitt. In 1924 Granger returned to Chicago and organized the firm Granger, Lowe and Bollenbacher, which became Granger and Bollenbacher following the death of Lowe in 1930. Granger and Bollenbacher designed the Medical and Dental Buildings at the University of Illinois at Chicago, the new Chicago Club (1930), and the "Cloisters" Apartment House.

Granger is a veteran of World War I where he served as Captain in the U.S. Engineering Corps, and after was chairman of the Construction Committee of the War Industries Board. He was a member of the Illinois Society of Architects, president of the Chicago Chapter, A.I.A., and elected to Institute Fellowship in 1926. He retired in 1936 and spent the remainder of his years at his country home, "Few Acres" in Roxbury, Connecticut.

Lake Forest:

Granger on his own: Two of his own homes: "Woodleigh" – 907 Sheridan (1897); and 921 Church (1922).

Frost and Granger: the Pullman Estate – 700 Mayflower (1908); "Meadeside" – 540 Mayflower (1909); Henry Calvin Durand House – 499 Washington (1903); East Lake Forest Train Station (1899); "Linden Lodge" – 605 College (1903); City Hall (1898); three buildings at Lake Forest College (1897, 1899 and 1907).

Granger, Lowe, and Bollenbacher: 115 Green Bay Rd. (1924).

Heun, Arthur (1866 – 6/20/1946)

Heun was born in Saginaw Michigan and trained in architecture under an uncle in practice in Grand Rapids. When he was twenty-one, Heun began his career in Chicago as a draftsman for Francis Whitehouse, a specialist in residential architecture. Under Whitehouse, he assisted in designing the homes of J. Mason Loomis, Barbara Armour, and General A.C. McClurg. In 1893 Heun took over

the practice and made a reputation of his own in domestic architecture, designing Chicago homes for William McCormick Blair, Frank Stout, and Albert Loeb. He also designed the Casino Club and the Art Club in Chicago. He retired from practice to devote his time to painting.

Lake Forest:

“Frogner” – 335 Green Bay (1898); “Melody Farm” – 1500 Kennedy (1907); “Bowood” – 901 Rosemary (1914); “Edgewood” – 123 Stonegate (1896); “Ardleigh” – 121 Stonegate (1896).

Hill, Boyd

Boyd Hill was born in 1897. He graduated from the college of architecture at Cornell University in 1919. In the mid-twenties he formed a partnership with Ralph Huszagh and designed some well known Chicago buildings. Their best known is the Aragon Ballroom at 1106 West Lawrence, Chicago. They also designed the apartment building at 210 East Pearson, the Viceroy Hotel on Lawrence Avenue and an elegant apartment building at 1540 Lake Shore Drive that was featured in Baird & Warner’s *Portfolio of Fine Apartment Homes* and illustrated in Harold M. Mayer and Richard C. Wade’s *Chicago, Growth of a Metropolis*. Hill’s early buildings drew from historical precedent, as was the fashion. The partnership dissolved in 1929, at the beginning of the Depression.

Hill practiced on his own after 1929. During the 1930s, he designed several homes, including two in Lake Forest; a Classical Revival house for Fred Shafer at 245 Maple, which has been considerably altered, and a Georgian Revival house for Albert Williams at 530 Crab Tree. His office was in the Tribune Tower, and following World War II, he ran the Chicago Tribune Prize Home Contest. During those years he lived in Lake Forest at 900 Maplewood, which has since been demolished. Hill’s most prolific period was the 1950s, when he adopted a contemporary approach to design. Hill very much respected the architecture of Keck and Keck, who designed the House of Tomorrow at the 1933 Century of Progress Exposition and were in the forefront of solar design. Hill was influenced by their ideas and many of his designs utilize passive solar principles. His ideas of the 1950s and 1960s were more in line with those architects who used the International Style in their approach and referred to his own work as contemporary.

Lake Forest:

555 E. Woodland (1955); 600 Mayflower (1952); 529 Pine (1957); 540 Pine (1956); 541 Woodland (1955); 485 Westminster (1950); 681 Mayflower (1958); 245 Maple (1939); 255 Maple (1936); 301 S. Ridge (1931); 1210 Sheridan (1953); 1212 Sheridan (1939); 530 Crab Tree (1934)

Jensen, Jens (1860-1951)

Jens Jensen (1860-1951) was born to a prosperous Danish farming family and emigrated to the United States with his fiancée at the age of twenty-four. Before coming to Chicago he worked for short periods in Florida and Iowa. He began working for the Chicago Park Service as a street cleaner and worked his way up the system. In 1888, he planted an “American garden” in a corner of Union Park, and by 1895 he was named superintendent of that park. The following year his responsibilities expanded to include Humboldt Park. Although Jensen’s fondness was for creating parks for the general public, he refused to participate in the political graft that was rampant in Chicago municipal politics during the 1890’s and was dismissed in 1900.

Jensen was active in the progressive social and environmental reform movements that evolved in the city in the 1890’s, such as Hull-House, the Committee on the Universe, and the Geographic Society of Chicago. It was through these organizations that Jensen made friendships and contacts that contributed to the development of his private practice after leaving the park service. He worked mainly on estates of the wealthy elite along Chicago’s North Shore. He experimented with a variety of design ideas in the next few years, gradually solidifying many of the theories and methods that would become part of his unique regional style. As his practice grew, Jensen became friends and

worked with several Chicago architects who designed in the Prairie Style such as: George Maher, Louis Sullivan, Richard Schmidt, Dwight Perkins, and Frank Lloyd Wright.

In 1905 Bernard A. Eckhart was appointed chairman of the West Park Commission who rehired Jensen as superintendent and landscape architect. The next several years were spent rehabilitating and improving seriously deteriorated West Parks. It was during this period that he designed the Garfield Park conservatory. In 1916, Jensen designed Columbus Park, which he regarded as the most successful of his park designs.

Jensen was a leading spokesperson for park reform and park planning even when he was not working for the park system. In his Special Park Commission work from 1899 to 1904 he helped survey potential parklands and natural areas for preservation, laying the groundwork for many park improvements and contributing to the establishment of the Cook County Forest Preserve District in 1913.

In 1909, Jensen changed his position with West Parks to Consulting Landscape Architect and his estate work began to grow. Jensen remained with the park system until 1920. He participated in many Chicago organizations which included the City Club, the Cliff Dwellers, Municipal Science Club, Municipal Art League, Chicago Playground Association, Chicago Art Institute, and the Chicago Architects Club. He also formed two organizations, the Prairie Club and Friends of Our Native Landscape, which were networks of botanists, writers, politicians, artists, social workers, philanthropists and others.

Jensen left Chicago after the death of his wife in 1953 and built a school on the remote northern tip of Wisconsin Door County. The curriculum of “The Clearing” was based on his experiences in Danish folk and agriculture schools.

Lake Forest: (according to Bently Historical Library, Univ. of Michigan, Ann Arbor)

Armour, J.Ogden (1906-1916)	Leonard, Clifford, M. (1923)
Babcock, O.E. (1910-1911)	Martin, Mrs H.H. (1920)
Clyde, M. Carr (1913-1916)	McCormick, Mrs Cyrus (1917)
Clow, Henry B. (1910-1911)	Meeker, A. (1910)
Coonley, Prentiss (1911-1925)	Miller, Mrs Darius (1916)
Cudahy, Joseph M. (1911-1912)	Moore, E.S. (1911-1913)
Dewey, Charles S. (1913)	Niblack, William C. (1914)
Dunham, R. J. ((1916)	Norton, C.D. (1906)
Eckhart, B.A. (1906-1907)	Owen, W. David (1923)
Everitt, David C. (1930)	Paxton, Charles E. (1912)
Garden Hugh (1924)	Paxton, Charles F. (1909)
Hamill, E. A. (1913)	Pullman, W.A.P. (1926)
Hesler, F.L. (1910)	Rumsey, Henry A. (1912)
Hubbard, H. M. (1905)	Ryerson, E.L. (1913)
Hubbard, I.D. (1909)	Swift, L.F. (1930)
Hubbard, Mrs. (1927)	Thompson, John R. (1924)
Jackson, Arthur (1927)	Uihlein, Edwar (1914)
Kelley, William V. (1913)	Wilson, Milton (1912)
King, C.L. (1912)	

Lindeberg, Harrie Thomas (4/10/1880 – 1/10/1959)

A student at the National Academy of Design from 1898 to 1901, Lindeberg served as an apprentice with the firm of McKim, Mead and White from 1901 to 1906. He founded the firm of Albro and Lindeberg in 1906. The firm specialized in country homes and was greatly influenced by the Arts and Crafts movement. Albro and Lindeberg had a monograph published on their work in 1912. When the firm disbanded in 1914 Lindeberg went into private practice in New York.

Lake Forest:

20 S. Stonegate (1926); 390 N. Western (1935); The Onwentsia Club, 300 N. Green Bay (1927-1928); 395 N. Green Bay (1910); 1050 N. Green Bay (1911) (with Arthur Warren and Stanley Anderson); 885 E. Maplewood (1929); 55 N. Mayflower (1916); 79 Mayflower (1916); 1051 Meadow (1929).

Maher, George Washington (1864-1926)

George Washington Maher apprenticed as a draftsman in the Chicago architectural office of Augustus Bauer and Henry Hill. Later, he worked for acclaimed residential architect Joseph Lyman Silsbee, where he became associated with such co-workers as George Grant Elmslie and Frank Lloyd Wright. In 1893, Maher opened his own practice. A longtime resident of the suburb of Kenilworth, Maher maintained a broad list of social contacts and club memberships, which resulted in numerous residential commissions from important figures on the North Shore and in Oak Park.

Maher is considered one of the important Prairie School-style architects who practiced during the late-19th and early-20th centuries. He blended traditional American house styles with more progressive European Arts & Crafts-style designs. Many of his residences reflect a broad horizontal character, with overhanging roof eaves, a strong rectilinear massing, and symmetrically placed windows centered on a prominent central entry. One of the largest concentrations of Maher's work is along Hutchinson Street, on Chicago's North Side lakefront.

Maher also was known for his "motif-rhythm" theory of design, which used the form of an indigenous plant as the unifying motif for an individual project. "The leading flower of a neighborhood is nature's symbol of the spirit breathed there," Maher said. The Patten House in Evanston (1902; demolished) and the King-Nash House, for example, both used a thistle; the Rubens House in Glencoe adopted a hollyhock; and the Magerstadt House in the south side Kenwood District used a poppy.

Lake Forest:

Northwest corner of Washington Road and College Road

Marshall, Benjamin H. (1874-1944)

Marshall had no formal training in the field, he began working in a clothing factory at the age of 17. At 19, he joined the architectural firm of H.R. Wilson as an office boy. Two years later he was offered a half-interest in the firm. In 1902 Marshall established his own firm. In 1905 he joined Charles E. Fox, another important Chicago architect, to found the firm of Fox & Marshall. During their nineteen-year partnership, the firm designed such Chicago Landmarks as the Drake and the Edgewater Beach Hotels. Marshall died in 1944 after living at the Drake for many years.

Milman, Ralph J. (1888 – 11/4/1963)

Graduated from Harvard in 1913 and worked for Howard Van Doren Shaw before forming a partnership with Archibald S. Morphet, who also worked for Shaw.

Lake Forest:

His own home at 1275 N. Green Bay (1928); 1466 Green Bay (1925); 975 N. Lake (1939); 1050 Walden; 999 Green Bay; 464 Mayflower(1955).

Milman and Morphett: “Ever-Grove” Farm 1125 S. Polo (1939); Lake Forest Post Office (1932); Deer Path School; renovated Gorton School in 1954.

Nichols, Rose Standish (1870 -)

Landscape architect, Rose Standish Nichols was the niece of Augustus Saint-Gaudens. She studied with architect Thomas Hastings, of Carrere and Hastings, at MIT, and the Ecole des Beaux-Arts in Paris. Her clientele was spread across the United States from Massachusetts to Santa Barbara. Nichols was the author of four books on European garden styles – Italian, English, Spanish, and Portuguese.

Olmsted, Frederick Law (4/26/1822 – 8/28/1903)

Olmsted was born in Hartford, Connecticut. He studied civil engineering for three years, and later pursued scientific studies at Yale College. After completing his education, he was a working student of agriculture and spent several years as a farmer and horticulturist on his own land. Olmsted made numerous trips to Europe giving special study to parks and pleasure grounds, and the plans and manner of enlargement of towns and suburbs. In 1857, he was appointed superintendent of the preparatory work of the projected Central Park of New York. In association with Calvert Vaux, he devised a plan for this park, which was selected as the most satisfactory of 33 plans submitted for the competition.

In 1861, at the outbreak of the Civil War, Olmsted was appointed by the President to be a member of the National Sanitary Commission, and was asked by associates to take the duty of organizing and managing its executive business. He resigned from this position in 1863 and moved to California where he served as chairman of the California State Commission, taking custody of the Yosemite and Mariposa reservations, ceded to the State by Congress as public parks. In 1865, he returned to New York and entered into partnership with Vaux and Withers upon the general practice of landscape architecture. In 1872, this partnership was dissolved, and he served for a time as president and treasurer of the Park Commission of New York, and was their landscape architect for next six years. In 1878, Olmsted moved to Boston, and in 1884 he took developed a partnership with his son John Charles Olmsted, and in 1889 Henry Sargent Codman, both of whom received their professional training in his office, and had pursued studies in Europe under his advice.

Olmsted was employed on more than 80 public recreation grounds. He also held a large practice in the laying out of towns, suburban-villa districts and private grounds. In the pursuit of his practice Olmsted visited every State in the Union.

In Chicago, Olmsted designed both Washington and Jackson Parks. He also designed the grounds for the World’s Columbian Exposition.

Perkins, Dwight H. (3/26/1867 – 11/2/1941)

Perkins was a native of Memphis, TN where he resided until moving to Boston at the age of eighteen. He graduated from the Massachusetts Institute of Technology in 1887 and remained at M.I.T. for another year as an instructor of architecture. In 1888 he moved to Chicago with the prospect of starting his own firm. He worked for Wheelock and Clay, and Burnham and Root, as well as other leading firms before forming a partnership with William Fellows and John Hamilton in 1894. Perkins, Fellows and Hamilton remained a partnership until 1925 specializing in the design of High School buildings. After 1925 Perkins was associated with Melvin C. Chatten and C. Herrick Hammond. Perkins, Chatten and Hammond practiced together for ten years with offices at 160 North LaSalle St.

From 1899-1909 Perkins served as Chairman of the Playgrounds Committee of the Park Commission, the City Planning Commission of Chicago, Municipal Art Commission, and as honorary President of

the Regional Planning Commission of Chicago. From 1906 to 1910 he served as Architect for the Chicago Board of Education. In 1916 he was appointed to the Planning Commission of Cook County Forest Preserves, and after 1922 was president of the Northwest Park District of Evanston, IL. He was an active member of the Chicago Chapter, A.I.A. after 1902, making Fellow in 1907.

In 1935 Perkins withdrew from Perkins, Chatten and Hammond and spent his remaining years in Evanston, IL.

Lake Forest:

925 E. Illinois (1916); “House-in-the-Woods” – 900 E. Ringwood (1916)

Perkins, Frederick W. (5/2/1866 – 7/21/1928)

Perkins’ education began in his native state of Wisconsin and continued at Massachusetts Institute of Technology. He later studied at the Ecole des Beaux Arts in Paris.

Perkins moved to Chicago in the late 1880’s and maintained a successful practice for many years. In 1920 he returned to Boston but kept an office in Chicago. In 1926 Perkins left Boston for France, where he died two years later.

Lake Forest:

747 E. Deerpath (1916); 1200 N. Green Bay (1916); “Ioka” coach house – 1490 N. Lake (c.1903); 180 W. Laurel service entrance (1900); “Mayflower Place” (Schweppe Estate) – 405 N. Mayflower (1915)

Pond & Pond

A civil engineering graduate of the University of Michigan, Irving Kane Pond (1857- 1939) gained his first architectural experience in the Chicago offices of William Le Baron Jenney and Solon S. Beman. At the latter's firm, he worked on the initial design of the new company town of Pullman, gaining invaluable experience with brick detailing and craftsmanship.

In 1885, he formed an architectural partnership with his brother Allen B. Pond (1858 - 1929). Many of the firm's buildings were related to social services, an outlook perhaps inspired by their father's role as warden of the State Prison at Jackson, Michigan. They designed several social settlement houses (Jane Addams' Hull-House and Northwestern), as well as numerous educational buildings, both in Chicago (American School for Home Correspondence and the John Marshall Law School) and out of state (student unions at Purdue University and the University of Michigan).

The firm's innovative architecture is notable for its exceptionally well-detailed craftsmanship, as well as its influence on turn-of-the-century architectural modernism.

Pond, Allen B. (12/21/1858 – 3/17/1929)

Pond was born in Ann Arbor, Michigan and received a formal education from the University of Michigan. After graduation in 1889, he taught for three years at the Ann Arbor High School and later at the State University.

Pond became interested the field of social reform while working for his father as assistant warden at the State Prison in Jackson, Michigan. He was closely associated with Jane Addams in the management of Hull House, serving as Secretary of the Institution from 1895 until his death. He was President of the Gads Hill Social Settlement and aided in forming the Municipal Voters League of Chicago and other organizations engaged in social service. He served as Chairman of City Zoning Board of Appeals, and subsequently became a Director of the National Housing Association.

Pond, Irving K. (5/1/1857 – 9/27/1939)

Pond was educated at Ann Arbor, Michigan and at the University of Michigan where he received his degree in Civil Engineering in 1897. He received his architectural training in Chicago at the offices of Major Jenney and S.S. Beman.

From 1926 until his retirement he was associated with Edgar Martin and Alfred L. Lloyd with an office at 180 N. Michigan Ave. He was a member of the Chicago Chapter, A.I.A. after 1902, was raised to Fellow in 1905, and elected President of the American Institute of Architects in 1908. The two brothers formed a partnership in 1886 which continued for over four decades. They designed varied types of buildings throughout the Mid-west. In Chicago they designed The Hull House group (1895-1916); Chicago Commons and City Club; and the Ravenswood Presbyterian and Hyde Park Presbyterian Churches.

Lake Forest:

“Thalfried” – 565 E. Deerpath (1909)

Raftery, John Howard (11/18/1896 – 1963)

Raftery attended Princeton University from 1916 to 1919, the Massachusetts Institute of Technology from 1922 to 1925, the Ecole des Beaux-Arts, Fontainebleau in 1925, and the American Academy in Rome in 1927. He served as draftsman for Chicago architect Frank Davis Chase in 1921 and for New York architect John Russell Pope in 1926. He went into partnership with Walter Frazier in 1927, and the firm was Frazier, Raftery, Orr and Fairbank from 1949 to 1969.

Lake Forest:

Frazier and Raftery:

1550 Green Bay (1940); 975 W. Gage (1927); 1050 E. Illinois (1928); 1078 Edgewood (1928); 581 Crab Tree; 321 Ahwahnee (1929)

Bourke, Frazier and Raftery:

1275 N. Waukegan (1927)

Frazier, Raftery, Orr and Fairbank:

1133 N. Lake (1964); 1161 N. Lake (1964); 33 N. Stonegate (1961)

Rogers, James Gamble (1867 – 10/1/1947)

Rogers lived in a small town in Kentucky before moving to New York. He graduated from Yale University in 1889 and went to Chicago where he gained practical experience in the office of Major Jenney. He attended the Ecole des Beaux Arts in Paris – after advance study for five years he was awarded a “par excellence” diploma.

Rogers established an office in Chicago in 1897 and remained in the city for seven years. For most of his career, Rogers resided in New York. He had a partner for only a brief period between 1904 and 1907 – Herbert D. Hale of Boston, but he worked alone for more than 20 years (1923-1947). For a brief time before his death, he served as consulting architect to his son’s firm Rogers and Butler.

One of his most noteworthy works in Chicago was the north addition to the Ashland Block at Randolph and Clark Streets. The original building, designed by D.H. Burnham in 1891, was carefully taken down and rebuilt at the south-west corner of Michigan Avenue and Roosevelt Road. He designed many college buildings including several at Northwestern University between 1889 and 1892.

Lake Forest:

Edward F. Gorton School (1901); “Westmoreland” coach house and carriage house (1902); 121 N. Sheridan Road (1903); 990 E. Illinois (1926)

Schmidt, Garden & Martin

Richard Ernest Schmidt (1865-1958) was born in Bavaria, Germany, but his family moved to Chicago following the Civil War. He studied architecture at the Massachusetts Institute of Technology and worked for a number of architects (Adolph Cudell and Charles Sumner Frost) before starting his own practice in 1887. Eight years later, he asked Hugh Mackie Gorden Garden (1873-1961) to join him as chief of design. A native of Toronto, Canada, Garden had moved to Chicago in the late-1880s, apprenticing with several architectural firms, including Flanders & Zimmerman, Henry Ives Cobb, and Shepley, Rutan & Coolidge. He then became a freelance renderer, which brought him jobs with Howard Van Doren Shaw, Louis Sullivan, and Frank Lloyd Wright.

In 1906, the Schmidt-Garden partnership was formalized under the name of Richard E. Schmidt, Garden & Martin. The third partner was Edgar D. Martin (1871-1951), who later joined the firm of Pond & Pond. Schmidt brought business acumen and social connections to the partnership, while Garden brought the imagination, inventiveness, and sensitivity of a creative designer. Martin was an extremely skilled structural engineer who was able to solve technical problems associated with large industrial buildings and modern materials, such as the Montgomery Ward & Co. Catalog House (1908; 600 W. Chicago Ave.), one of the first buildings to be constructed of reinforced concrete.

Although known primarily for their commercial and industrial designs (e.g., Chapin and Gore, Schoenhofen Brewery Powerhouse), they also designed several residential buildings, more than 300 hospitals (e.g., Michael Reese; 1905; 2800 S. Ellis), and a few public structures. Garden, in particular, helped evolve the firm's progressive approach to design, much in the way that his contemporaries, Sullivan and Wright, had done. The style and details of Garden's architectural designs were so unique and distinctive that they often are referred to with the term "Gardenesque."

Shaw, Howard Van Doren (May 7, 1869 – May 6, 1926)

Howard Van Doren Shaw graduated from Yale in 1890. He then studied architecture at MIT where he graduated in 1891. After graduation he returned to Chicago to apprentice at Jenny & Mundie, a firm well known for its tall building designs. Early in 1894 Shaw established his own practice working out of his father's house in Chicago. Shaw built his own summer estate Ragdale, 1230 N. Green Bay Road, in Lake Forest in 1898. Known by 1905 as one of the leading country house architects in America, Shaw also established a reputation for his industrial, commercial, and institutional work. His influential designs were published in the *Architectural Record*, *Brickbuilder*, *House Beautiful*, *Inland Architect*, and *Western Architect*. These designs included his own house county house, Ragdale; Market Square, the nation's first planned shopping center; the Lakeside Press building, a vast printing complex that set new standards for industrial architecture; and Marktown, a model steel town for industrialist Clayton Mark.

Shaw belonged to many social clubs and organizations, including the Yale Club, Little Room, the University Club, the City Club, the Arts Club, and the Cliffdwellers. He belonged to the Onwentsia Country Club in Lake Forest and Shore Acres Country Club in Lake Bluff. Shaw also served as a trustee of United Charities, Illinois College in Jacksonville, and the Chicago Art Institute. He was also involved with the American Institute of Architects at all levels and was awarded their highest honor, the Gold Medal in 1926.

Shepley, Rutan and Coolidge

Shepley, Rutan and Coolidge is the successor firm of Henry Hobson Richardson. Richardson died suddenly in 1886 leaving a large variety of commissions and negotiations, including some twenty-five projects already under way. The burden of this work fell to three associates of the firm – George

Foster Shepley, a promising designer and trusted aide; Charles Allerton Coolidge, designer and the firm's engineer; and Charles Rutan, one of the firm's chief designers. Even though they were all young and fairly new to the business – Shepley, 26, Coolidge, 28, and Rutan the oldest at age 35 – the firm prospered and became one of the leading architectural firms in the country. Their best known work as a firm included churches, public libraries, office and business structures, Government buildings, colleges, and private homes.

George Foster Shepley (1860 – 7/17/1903)

Born and educated in St. Louis, Shepley graduated from Washington University in 1880. In 1882 he completed his B.S. degree in Architecture at the Massachusetts Institute of Technology and immediately began work for H.H. Richardson. Shepley organized the firm of Shepley, Rutan and Coolidge after the death of Richardson in 1886.

In 1886, Shepley married Julia Richardson, daughter of H.H.R. Shepley was active in practice until his untimely death at the age of forty-three. His eldest son, Henry, became senior partner in the architectural firm of Coolidge, Shepley, Bulfinch & Abbott in the 1930's.

Rutan, Charles Hercules (1851 – 12/17/1914)

Rutan was born and educated in Newark, NJ. At the age of eighteen, he joined the Boston office of Gambrell and Richardson for architectural training. He was promoted to the post of draftsman and was retained as one of Richardson's chief designers after the death of Gambrell.

Charles Allerton Coolidge (1858 – 4/1/1936)

A native of Boston, Coolidge attended private schools and received an academic education at Harvard College, graduating A.B. in 1881. He studied architecture for two years at the Massachusetts Institute of Technology, and supplemented his early training at the office of H.H. Richardson. After the formation of Shepley, Rutan and Coolidge, Coolidge became widely recognized in the field of college design. In the years between 1914 and 1922, after the death of both of his partners, Coolidge took George Shattuck into partnership. They became successful in designing academic structures as well as hospitals. In 1925, Coolidge organized a new firm, taking into partnership Henry Shepley (son of his former associate), Francis V. Bulfinch, and Lewis B. Abbott. During the years with this firm he was highly recognized for his hospital designs. Coolidge remained active in architecture until shortly before his death. Coolidge was a long-time member of the Boston Society of Architects, A.I.A., and was elected to Institute Fellowship in 1891 and later served on the Board of Directors.

Chicago:

Art Institute of Chicago (1892-7); Chicago Public Library (1893); buildings at the University of Chicago (1901-03)

Walcott, Chester H. (12/2/1883 – 10/22/1947)

Walcott was born and educated in Chicago. He graduated from Princeton University in 1903 with a Bachelors of Science degree in Architecture and continued his studies in Ateliers of the Ecole des Beaux Arts in Paris. He returned to Chicago in 1910 and entered a partnership with Arthur Brown, he later was associated with Edward Clark. After 1924 he practiced independently. Examples of Walcott's buildings include: St. Chrysostom's Church and Parish House in Chicago, the Aquarium in Lincoln Park, and Lake Forest Academy. Walcott died in his home in Lake Forest in 1947.

Lake Forest:

1490 Green Bay (1928-29); 1255 Green Bay (1929); 1050 N. Meadow (1942); 700 Ridge (1935)

Walcott, Russell (May 28, 1889 – 1947)

Walcott grew up in Evanston and graduated from Princeton University in 1912. He worked as a draftsman from 1912 to 1917 and then for his brother Chester from 1919 to 1922. He had a private practice from 1922 to 1928 when he formed a partnership with Robert G. Work.

Lake Forest:

155 N. Mayflower (1924); 160 E. Onwentsia (1925); 301 N. Sheridan (1925); 142 S. Stonegate (1926); 1100 Edgewood (1928)

Walcott and Walcott: 1490 Green Bay (c.1928-1929)

Russell and Work: 50 W. Deerpath (1932)

Wright, Frank Lloyd

No single individual transformed 20th-century residential architecture more than Frank Lloyd Wright (1867-1959), undoubtedly America's most famous architect. A native of Wisconsin, Wright had little formal architectural training before coming to Chicago at the age of 20, where he secured employment as a draftsman in the architectural office of Joseph Lyman Silsbee and, soon after, with Adler & Sullivan. Under the guidance of Louis H. Sullivan, Wright learned to approach the practice of architecture as a creative abstraction of a structure's function, environment, and technology, rather than relying upon accepted conventions and historical precedents. <Picture: FLW>

Wright established his own office in 1893, soon operating out of his home and studio in the suburb of Oak Park. Many of his employees, including Barry Byrne (Immaculata School), William Drummond, Walter Burley Griffin (Griffin Place District), and Marion Mahoney, also went on to significant architectural careers. Wright's early 20th-century residential designs, popularly referred to as "Prairie Style," represent an approach to architecture that defies stylistic categorization. At a time when typical American homes were planned as box-like shells with a honeycomb of individual rooms, Wright's houses embodied a flowing, human-scaled complexity that reflected ideal living conditions rather than rigid enclosures.

Such Prairie-style buildings as the Coonley House (1908) in Riverside, IL, and the Robie House (1909) are monuments in the history of architecture. His experiments in the field of affordable housing (Waller Apartments, American System-Built Houses, and Usonian houses) were particularly innovative. More than 300 Wright-designed buildings were constructed; over 100 are in the Chicago metropolitan area alone.

Among his later, well-known buildings are: the Imperial Hotel in Tokyo, Japan (1922; demolished), Fallingwater (1935) outside Pittsburgh, Pa., Johnson Wax (1936) in Racine, Wis., and New York's Guggenheim Museum (1959).

Zimmerman, William Carbys (1856 – 2/25/1932)

William Carbys Zimmerman (1856-1932) was born and educated in Thiensville, Wisconsin. He completed a two-year course in architecture at the Massachusetts Institute of Technology in 1880, and after a few years of practical training, opened an architecture office in Chicago under the firm name of Flanders and Zimmerman. In 1886, Zimmerman became a member of the old Western Association of Architects, and three years later, following the merger of the Association with the American Institute of Architects, he was taken into Institute Fellowship.

Zimmerman served as the Illinois State Architect from 1904 to 1912. In addition to his role as State Architect, he designed approximately twenty-five buildings in Chicago. He continued in practice until the mid-1920's, when he closed his office, but continued as a resident of Chicago the rest of his life.

Lake Forest:

Significant Architects of Lake Forest
1890s – 1960s

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400 N. Washington Rd. (1892); “Pinewold” 950 E. Westminster (1908)

Zimmerman, Saxe, Zimmerman: 390 E. Woodland (1924); 1301 W. Knollwood Circle

Zimmerman, Mann, Zimmerman: 1299 N. Knollwood (1928)