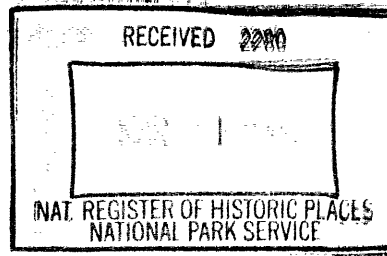


United States Department of the Interior
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National Register of Historic Places
Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each).

Development of Deerpath Hill Estates, The City Beautiful Movement, 1926-1931

Great Depression and World War II, 1929-1945

Post World War II Housing Boom and the Renewal of Deerpath Hill Estates, 1945-1961

C. Form Prepared by

name/title	Paul Bergmann	telephone	312 381 7314 day
street & number	238 East Woodland Road	zip code	60044
city or town	Lake Bluff	state	Illinois

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (___ See continuation sheet for additional comments).

Wilhel Wheeler / SHPO
Signature and title of certifying official

3-28-2006
Date

Illinois Historic Preservation Agency
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Pattie Andrews
Signature of the Keeper

5/12/2006
Date of Action

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq)..

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961

Section E-Historic Context

Summary Overview

Deerpath Hill Estates is one of the first subdivision efforts at comprehensive, unified land use development in Lake Forest, Illinois. The developer, Henry K. Turnbull, and his principal architect, Stanley D. Anderson, utilized a combination of City Beautiful and American Garden theories, in the 1920s, to create an elegant upscale development in the midst of huge country estates in west Lake Forest. Their subdivision design—streets, cul-de-sacs, gates and monuments—created the environment for an eclectic mix of late 19th Century and early 20th Century revivalist homes. The development failed in the Depression, as did many others. Despite the financial failure of the development in the Depression, this eclectic mix of homes within a designed, City Beautiful planning environment laid the groundwork for developers that came after the Depression and the final build-out that occurred after World War II. These subsequent builders followed the land use plan created in the 1920s. This defined plan and eclectic mix of homes supports the historic nature of the neighborhood today.

Historic Overview of the Development of Lake Forest and Lake County

Lake Forest, located in Lake County, Illinois, was founded in 1851, on the shores of Lake Michigan. It has three National Register Districts along with many individually listed homes on the Register. Each National Register District represents a different aspect and time period of the development of Lake Forest. Deerpath Hill Estates represents a further progression in the continuum of development in Lake Forest. The earliest part of Lake Forest developed as a classic railroad suburb beginning in the 1850s. It is one of the stops on the north commuter line of the Chicago and North Western Railroad Company, from Chicago, including Wilmette, Winnetka, Indian Hill, Hubbard Woods, Glencoe, Ravinia, Highland Park, Lake Forest and Lake Bluff. These are the principal suburbs forming the “North Shore” of Chicago (Stern 1981:23).

Almerin Hotchkiss, an early landscape designer, laid out this original plat of Lake Forest in 1857. Hotchkiss, who was a proponent of the “Romantic and Picturesque” design movement, designed Lake Forest’s first streets in a curvilinear pattern that follows the contours of the land, including the many ravines and other topographical features. Hotchkiss came from St. Louis to design early Lake Forest. Hotchkiss was part of the cemetery design movement that grew out of the cholera epidemics in the 1850s. He had been active in designing romantic and picturesque cemeteries in Brooklyn, Massachusetts (Greenwood), as well as Rock Island, Illinois (Chippianock), and Bellefontaine in St. Louis (Coventry, 2003:38). Hotchkiss designed Lake Forest at the same time as Olmstead and Vaux designed the well-known suburb, Riverside, Illinois, in 1869 (Stern 1981:23). Both Lake Forest and Riverside have been cited as early and significant romantic and picturesque landscape designs (Stern 1981:23). This part of east Lake Forest, from Market Square and the business district on Western Avenue east to Lake Michigan, is part of the Lake Forest Historic District, which is listed in the National Register of Historic Places (January 26, 1978) for its elegant homes, dating back to the 1860s, as well as its romantic and picturesque suburban plan designed by Hotchkiss (See Plat of Lake Forest by Almerin Hotchkiss, Exhibit 1).

Included in the Lake Forest Historic District is Market Square, the Howard van Doren Shaw designed shopping center. Shaw’s project is significant in that it is the first major City Beautiful design in Lake Forest. Shaw, along

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with a group of civic-minded developers, cleared away a row of unsightly storefronts and replaced them with an elegant shopping center of English Tudor inspired storefronts and apartments surrounding a square designed for automobiles. Completed in 1916, it is considered one of the first automobile shopping centers. The City Beautiful movement used Beaux-arts planning techniques to design the built environment around aesthetic and healthy living ideals (Wilson 1994). The City Beautiful movement along with the Hotchkiss' earlier romantic and picturesque design has a direct effect on the planning and layout of subdivisions like Deerpath Hill Estates.

Two more significant areas of Lake Forest developed over time. The Vine-Oakwood-Green Bay Road Historic District developed, in the 1880s through the 1920s, primarily as an in-town residential neighborhood. It followed the typical grid-pattern streets and has a variety of styles and housing types. The District is within walking distance to the City's business district and Chicago and North Western Rail Road station (now Metra) supporting traditional railroad suburb development. This District was added to the National Register on March 28, 1980. The grid pattern streets and organic construction and vernacular design of houses in this National Register District provide a distinct design contrast to the highly structured English Garden/City Beautiful design of Deerpath Hill Estates.

Further westward, additional significant development occurred in Lake Forest with the founding of the Onwentsia Club on Green Bay Road in 1895. This area, west of the Lake Forest business district and west of the two previously cited National Historic Districts, formed an estate area for wealthy Chicago industrialists and professionals. This area developed as 20 to 30-acre palatial homes—typically without farmlands, in the great estate era, just prior to World War I (Coventry 2003:93-148). This third area, known as the Green Bay Road Historic District, was listed in the National Register on November 7, 1995.

In the 1920s, the land lying beyond what is defined as the Green Bay Road Historic District was part of Lake Forest, but this area was an area of gentleman's farms and huge estates. This western area of Lake Forest contained the largest estates, typically 20 to 40-acre estates, but larger, estates were common. Two notable estates in the area were Westmoreland and Mellody Farm. The over 200 acre A. B. Dick estate (Westmoreland) operated, as a gentlemen's farm with cash crops, cattle breeding and dairy operations (see photographs of this estate, Exhibit 2, 1-4). A second estate was the 1100-acre, J. Ogden Armour estate, Mellody Farm. This estate was principally a country estate, with extensive decorative gardens and had nominal farm operations. Mellody Farm, designed by Arthur Heun and landscape designed by O. C. Simmonds, is now Lake Forest Academy (see photographs of this estate, Exhibit 3, 1-3). The Armour estate was individually listed in the National Register on June 6, 1982. This estate area was an exclusive area for the landed gentry of the era (Exhibit 4). It was the land of the Onwentsia Hunt—fox hunting territory. Foxhunters from surrounding estates, including the A.B. Dick estate would ride through the farmlands and open country. The development of this area would push the foxhunters north and west to the Milburn area as west Lake Forest developed.

The west Lake Forest area began to change in the 1910s. Samuel Insull, the great utility magnate, created the utility easement and transmission lines through the area called the Skokie Valley. This area is the land lying just

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west of the traditional North Shore railroad suburbs and is the drainage valley for the North Branch of the Chicago River (also known as the "Skokie River Valley"). The utility easement still exists today—its high voltage transmission towers lie parallel to Highway 41 through Lake Forest. Insull's utility, what was to become Commonwealth Edison, was the first utility to bring constant and affordable electricity to towns in Lake County and began drawing investment and development in the Skokie Valley. In the early 1920s, Insull announced that he would build an extension of his North Shore Railroad, an electric interurban railroad, through the Skokie Valley. Insull's easement and subsequent North Shore Railroad line created a line of suburbs west of the original Chicago and North Western line of suburbs that grew along the shore of Lake Michigan. While the utility easement caused some changes in land use, it was his announcement of building a new, high-speed all-electric rail line to Chicago, in 1923, that set off a land boom of development (Middleton 1964:48-53).

Insull's new electric interurban line created a string of new communities at each rail stop along the new line, including Niles, Skokie, Glenview, Northbrook, Northfield, and new western expansions at Lake Forest and Lake Bluff. Developers began buying tracts near each of the rail stops and began laying out subdivisions (Middleton, 1964:48-53). Insull's innovative plan to electrify rural Lake County, in the 1910s and 1920s, proved that rural electrification was feasible, leading to Roosevelt's Rural Electrification Administration in 1935.

Real estate developer Henry K. Turnbull purchased three tracts of land from 1926 through 1930, within walking distance of the Deerpath Avenue rail stop. As the new line was being built, Turnbull was subdividing his tracts, building streets and installing utilities. Turnbull's approach was somewhat different than the typical developers in that he designed Deerpath Hill Estates as an integrated project that sought to leverage the ambiance of the existing country estates and exclusive lifestyle of Lake Forest. Turnbull's goal was to build an upscale, exclusive development that would appeal to wealthy and professional class buyers who had discriminating taste, while at the same time, keeping the development within walking distance of the new interurban train service to Chicago's Loop. Deerpath Hill Estates would not have developed without Insull's purchase and expansion of the North Shore Railroad.

The Insull biography, Insull, by Forrest McDonald, provides the detailed background for Insull's visionary thinking and huge accomplishments. Over his lifetime, Insull controlled utilities and holding companies serving electricity, gas and transportation in five thousand communities spread over 32 states. Insull first rose to prominence as Thomas Edison's Chief Financial Officer. He left Edison and moved to Chicago where he began revolutionizing the public utility business. In 1907, having already amassed a huge fortune, Insull bought Hawthorn Farm near Libertyville, Illinois. The farmland is now part of Vernon Hills and Libertyville. The original farm was 160 acres. By 1914, Insull had bought the neighboring farms and owned over 4000 acres. He built a Benjamin Marshall (Marshall and Fox Architects) designed Italianate villa and engaged in scientific farming and cattle breeding. (His estate was located due west of J. Ogden Armour's Melody Farm estate). Insull was English and had immigrated to the United States, as a young man. On his estate he raised the finest breeding strain of Suffolk draft horses as homage to his English upbringing. Tractors replaced the large draft

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horses in the 1920s, but Insull raised them for pleasure and relaxation (McDonald 1962:135-148). John Cuneo bought Insull's estate in 1937, after Insull went bankrupt. He renamed the farm "Hawthorn Melody Farm." The manor house is now the Cuneo Museum and Gardens and is open to the public.

In 1907, Insull found there was no electricity available outside downtown Libertyville. To bring power to his extensive farm operations south of Libertyville, Insull extended a transmission line from one of his utility subsidiaries, North Shore Electric, in Lake Bluff, six miles west to his estate in Libertyville. His transmission line served a few other customers, but was, for the most part, a highly expensive luxury for his estate (McDonald 1962:135-148). In 1908, Insull's wife and son, Gladys and Samuel Jr., went to Europe on an extended tour. Insull had a new automobile and began touring Lake County, Illinois, to fill his spare time. In 1909, his natural curiosity led him to study the electricity usage in Lake County. His curiosity created the economic and technological theories that led to the rural electrification of the United States. Insull surveyed the County in earnest, in 1909 and 1910, to determine the electric capacity of the various generating sources in the County. Insull found that in 1896, Lake County had no electricity or had only dawn to midnight service that was highly erratic. By 1910, electric service had little improved. The area he studied consisted of 22 villages with more than 300 residents each. He found 10 had only dawn to midnight service and 12 had no electricity at all. A handful of farms in the area had their own generators while the rest had no electric service. Insull confronted the problem of whether he could "string together a group of villages in an economically sound electric service that provided reliable service from a single transmission source?" Chicago businessmen of the time were skeptical. They told him he couldn't economically "wire up a collection of junk piles." They pointed to the fragmented service that existed and did not believe that electricity could be economically delivered over large geographic areas. They pointed to many economic failures of others who had tried to electrify rural areas. At the time that Insull was studying Lake County's electric needs and usage, one of his engineers, Harry B. Gear, wrote the seminal and now standard textbook on the concepts of ratemaking and load factors. His text, Electric Central Distribution Systems, Their Design and Construction (1911) was the standard work in engineering schools for power distribution and the rates required to profitably distribute electricity over large geographic areas (McDonald 1962:135-148).

Insull bought the 10 part-time generating plants in Lake County and connected all of them with transmission lines. His network of generating facilities connected 20 of the 22 towns and hamlets and 125 farms. In typical Insull fashion, Insull proved that his investment could make money. In less than two years, after large investments in transmission lines and refurbishing the generators, he doubled the kilowatt-hours capacity of the area. As he anticipated, the diversity of demand (a power use concept) on the system and increased generating efficiency of large generators more than compensated for his increase in investment. Insull was able to extend full-time service to the entire area, slash rates, reduce both fixed and operating costs, double the load factor within 2 years and earn a handsome return on his investment. The long-range implication of Insull's discovery was immense. Insull's Lake County "experiment" proved the economics of systematized rural electrification were such that, over time, rates would fall and profits would rise—almost as a matter of course. Insull also found that peak seasonal demand in rural areas was in midsummer instead of mid-winter as in cities—this

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proved that if country areas were interconnected with urban areas the same generating plant investment could service both loads. The Lake County experiment was the first demonstration in the United States that systematized electric service was economically and technologically possible in large areas: rural as well as urban (McDonald 1962:135-148). This seminal research and subsequent operations in Lake County, Illinois, provided the basis for the Rural Electrification Administration in 1935, under President Roosevelt.

By 1914, it was clear to Insull that electricity could be economically distributed over wide geographic areas. To fuel this growth, Insull had his utility, Commonwealth Edison, acquire a right-of-way connecting his Chicago utilities to Milwaukee. (In Lake Forest, this right-of-way runs parallel to US Highway 41). Insull either owned or controlled the electric utilities in Milwaukee through his Middle West Utilities Company. The right-of-way was over 135 feet wide and ran through the Skokie Valley—the land lying west of the traditional, Lake Michigan shore, railroad suburbs. He first installed high-tension power transmission lines through the right-of-way to Milwaukee. This right-of-way led to the creation of the railroad line that would develop the Skokie Valley and Deerpath Hill Estates (Middleton 1964:48-53).

Insull's determination and energy were well known and he had a well-earned reputation for being indefatigable. At the same time, he controlled all the utilities in the Midwest, he acquired the electric interurban railroad between Evanston, Illinois, and Milwaukee, the Chicago and Milwaukee Railroad in 1916. The railroad began as a trolley system in Waukegan, Illinois, in the 1890s. The line already had an eminent history in that it was the railroad that had originally founded Ravinia Park, a music and fine arts park, described as "near Glencoe," Illinois. Ravinia Park, located in Highland Park, Illinois, became, and remains today, the summer home of the Chicago Symphony Orchestra. This interurban line was in bankruptcy and when he purchased it, Insull renamed it the Chicago, North Shore and Milwaukee Railroad (Middleton 1964:48-53).

Insull set about investing millions of dollars rebuilding the line and improving service. His most able and highly regarded lieutenant, Britton I. Budd, was given operating control. Budd's reputation for managing Insull's interurbans was well known. He managed Insull's other railroads, including the South Shore Line and was described in newspapers as the "Moses of the Traction." The headline in one famous letter to the editor that extolled his business acumen in the *Chicago Tribune* read, "Praise Budd From Whom All Blessings Flow." By the early 1920s, the rail traffic on the North Shore Line was reaching full capacity. Budd had increased service immeasurably and it was becoming increasingly difficult to run more trains on the line. Part of the problem was that the 21-mile section of the line from Lake Bluff south to Evanston ran through the central business districts and neighborhoods of the communities along the line: Lake Bluff, Lake Forest, Highwood (where the line had switch yards and shops), Highland Park, Glencoe, Hubbard Woods, Winnetka, Wilmette and Evanston. The line had many turns and many grade crossings that impeded the speed and traffic volume of the line (Middleton 1964:48-53).

In 1921, Insull and Budd began planning a 23-mile cutoff that would solve his railroad traffic problems. They designed a high-speed route for rail traffic around the old Shore Line suburbs through the Skokie Valley,

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creating the Skokie Valley Line. The Skokie Valley lies just west of the traditional North Shore railroad suburbs and is the drainage valley for the North Branch of the Chicago River (also known as the "Skokie River Valley"). The new line would connect the southern terminus of the North Shore Line at Dempster Street, Evanston, and intersect the North Shore Line at the junction at Lake Bluff on the north. The 23-mile cutoff would be three miles longer than the existing line, but with no towns, few grade crossings and a level track bed, the line would be immeasurably faster and more efficient. It would allow for a substantial reduction in Chicago to Milwaukee schedules. Insull would utilize his power transmission right-of-way, owned by Insull's Public Services Company of Northern Illinois, for his new line. The right-of-way began at Niles Center, now Niles, Illinois,—about six miles west of the terminus of the North Shore line operations at Dempster Street in Evanston (Middleton 1964:48-53).

Insull's North Shore Railroad line created a line of suburbs west of the original Chicago and North Western line of suburbs that grew along the shore of Lake Michigan. While the utility easement caused some changes in land use prior to 1923, it was his announcement of building a new, high-speed all-electric rail line to Chicago that set off a land boom of development (See the map of the North Shore Line, Exhibit 5, 1-2). Construction of the 5-mile extension from Evanston to Niles Center began April 4, 1924, and was completed in 10 months. This section of the cutoff was very difficult to construct in that it required several bridges over streams and underpasses under the Chicago and North Western Railroad lines. Construction on the 18-mile section from Niles Center to Lake Bluff was begun in June 1925, and the newly completed line was opened for service June 5, 1926. At one point, there were over 1500 men working 24 hours a day, seven days a week to complete the line. The line was double tracked the entire length. Part of Insull's vision was a right-of-way wide enough, at 135 feet wide, to allow multiple uses. This width allowed for future expansion to include up to 4 sets of tracks as well as two electric transmission lines, high-pressure gas transmission lines and other utilities to use the right-of-way (Middleton 1964:48-53).

On June 5, 1926, Britton Budd dedicated "The Skokie Valley Line of the North Shore Line." In his dedication remarks he said, the Line, "Represents an investment of \$10 million dollars in the future of the comparatively undeveloped North Shore region lying to the west of the territory now served by our Shore Line Route. We have made a big investment secure in our confidence that this region is destined to become one of Chicago's most beautiful and desirable residential districts. We have every reason to believe our confidence is not misplaced." Land values soared to eight and ten times their prior values. The Skokie Valley Line held contests to name the new stops on the line. Ultimately, the stops were named: Skokie, Morton Grove, Harmswoods, Glenayre (Glenview), Northfield, Northbrook, Woodridge, Briergate, Highmoor, Sheridan Elms (Old Elm Road in Lake Forest), Deerpath—the stop for Deerpath Hill Estates, and Lake Bluff. At each stop along the line Insull built Spanish Colonial Revival depots with green tile roofs and elegant waiting rooms. The stations became known as "Insull Spanish" architecture. By the 1920s, Insull and Budd had transformed the line into the fastest interurban in the country and one of the most luxurious. The North Shore Line was considered the fastest interurban in the United States for many years, due to the high-speed line between Chicago and Milwaukee. The trains regularly traveled in excess of 80 miles per hour (Middleton 1964:48-53).

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Development of Deerpath Hill Estates (DHE)

Deerpath Hill Estates was developed in three parcels of land. The Depression interrupted development of the properties and only a small number of homes were completed. The development represents the use of revival-style architectural designs of the 1920s, English Tudor, French Norman, American Colonial and English cottage styles; along with the use of high quality materials including masonry, stone work, stucco, wood siding and exposed wood beams on exteriors and high quality materials on interiors. Post-World War II infill added 1950s ranch homes along with a collection of 1950s, 1960 and 1970s eclectic and revival homes—French, Southern Colonial, and New England Colonial.

Deerpath Hill Estates (first section)

The original 20-acre development of Deer Path Hill Estates, simply called Deerpath Hill Estates, is located at the southeast corner of Deerpath and Waukegan Roads (See Exhibit 6, 1-4). This first section is a long, rectangular piece of property running south from Deerpath along Waukegan Road. Waukegan Road was known as Telegraph Road in this time period. The roads inside this 20-acre first section are King Muir Road (The name was originally hyphenated, King-Muir), Verda Lane, Armour Circle (Exhibit 7), High Holborn, and Mellody Road. An additional road was platted, Rothesay, but the name was abandoned when the street was realigned. The one-block section of street became an extension of Mellody Road.

The French Norman gates and gateposts at each of the entrances to the 20-acre section define the boundaries of this first development. This section of the development contains curving streets, cul-de-sacs and a traffic circle. The development is described in a lavishly photographed and highly descriptive 60-page, oversize sale brochure, referred to as the DHE Folio. The DHE Folio points out that the installation of the City of Lake Forest's bronze, hanging bracket electric lamp with ornamental cast concrete lamp pole is a further defining element in all three sections of DHE. Lake County records show Henry Turnbull purchased this section February 11, 1924, and took out a \$45,000 mortgage on the property February 26, 1926.

First Addition to Deerpath Hill Estates

The second section of DHE is the former 20-acre McKinlock estate, located at the northeast corner of Deerpath and Waukegan (Telegraph) Roads. It is on the north side of Deerpath and directly north of the original development of DHE. This section of DHE is called the "First Addition to Deerpath Hill Estates." It is the second land parcel, but the first addition. It is a long, rectangular piece of property running north from Deerpath along Waukegan Road. Frank W. Handy and JK Cady Architects built the original McKinlock estate, in 1905. The house was razed, but the brick gateposts and wrought iron gates for this estate remain and are a part of the development.

The streets in this second section are the north extension of King Muir Road, Parkmead Lane—a cul-de-sac, Northcliffe Way, Inverlieth Terrace and Burton Drive. The double-drive entry at King Muir and Deerpath define the entrance to the First Addition. This section of the development contains curving streets and cul-de-sacs. The original 25'x 52.5' reflecting pool, with fountain, located between the drives has been razed. The City

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lanterns and ornamental concrete poles also define the First Addition. Henry Turnbull purchased this section March 15, 1928.

Second Addition to Deerpath Hill Estates

The third section of DHE is the 21-acre Frank Hibbard estate acquisition. It is located approximately ¼ mile east of the original DHE section and is located on the south side of Deerpath. It is called the "Second Addition to Deerpath Hill Estates," although it is the third land parcel. The Frank Hibbard house (301 North Chiltern) is extant and became the focal point of this development.

The Norris/Cudahy Estate (originally the Joseph M. Cudahy estate, later owned by Frank Norris), designed by David Adler, separates the original development and the Second Addition. This estate property is now subdivided and the principal streets intersecting Deerpath are Sussex Lane and Warwick Lane with the David Adler designed manor house remaining on approximately two acres. When the Second Addition was platted in 1929, a road was built through the rear of the Norris/Cudahy Estate connecting the original section and the Second Addition of DHE. At this time, the Rothesay street name in the first section was abandoned and the Mellody Road name was used for the entire street. There were two short cul-de-sacs designed for the Mellody Road extension, Dunstan Terrace and Talbot Road. However these cul-de-sacs were never built. Henry Turnbull purchased the Second Addition property March 14, 1929. It was opened for tours and sales July 22, 1930.

The entrance to the Second Addition is defined by Deerpath Square, a U-shaped square that opens on to Deerpath Road. The greensward of the square still exists, but none of the planned townhouses were built on the square due to the onset of the Depression. Twenty, narrow, 25' x 100' lots were platted around the square. Four lots, on either side of the square, faced Deerpath (a total of 8 lots) and the remaining 12 lots, six on each side of the square, faced into the square. Plat drawings show plans for a fountain and landscaping in the greensward square. The townhouses were going to be serviced by alleys behind the townhouses. Stanley D. Anderson designed two matching townhouses for William Quigley, a well-known interior designer. The townhouses would have faced each other on an internal courtyard.

Chiltern Road also defines the Second Addition entrance. The only Turnbull/Anderson designed house (380 North Chiltern) built for this section is a French Norman style house located at the southwest corner of Chiltern and Deerpath. The other streets are Mellody Road, West Deerpath, Edgecote Lane and Kennington Terrace, both cul-de-sacs today, were originally platted to intersect with the two-lane Skokie Valley Highway, (now the four-lane US Highway 41) just to the east of the development and west of the North Shore Skokie Valley Line. City lanterns and ornamental concrete poles also define the Second Addition.

The development of the Second Addition is somewhat different than the first two sections. The property was originally the Frank Hibbard estate. It had a large and unique three-story, 14 room, country house located in the middle of the property, built in 1903. The exterior of the house is Spanish Colonial in design. The interior, on the other hand, is English Arts and Crafts, with oak paneled walls, narrow horizontal windows and a quarter-

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sawn, oak plank Inglenook at the living room fireplace. Rather than tear the house down Turnbull and architect Stanley D. Anderson substantially upgraded it. Additionally, Anderson designed a large, three-stall Spanish Colonial garage for the property. The main house and garage were offered for sale with 3.5 acres surrounding the house. The outbuildings and preexisting tennis court were offered for sale as another large 6-acre lot. The remaining acreage was divided into streets and lots. The Second Addition was subdivided in 1930, and due to the onset of the Depression was not fully developed until after World War II. (The Anderson designed garage and apartment was used as a residence until it was razed in the late 1960s).

Deerpath Hill Estates District

In the DHE Folio, there is a clever, but not always clear distinction between DHE and the “Deerpath Hill Estates district.” One of the Turnbull houses (the Louisiana Colonial) was built in the Leroy Burton Petite Estates located just north of the First Addition. Turnbull built this house as the house defining the northern entrance to DHE. The house is located at 965 Castlegate Road at the intersection of Castlegate and Burton Drive and is sited on most prominent lot that can be seen from Waukegan Road and defines the north entrance to Deerpath Hill Estates. This house’s location defined the northern-most reach of Turnbull’s project.

“Country Living in America:” Deerpath Hill Estates: A Garden Development

In the early part of the 20th Century American landscape designers refined the Olmstead and Vaux naturalistic design of the 19th Century into more defined landscapes and suburbs. This more refined design, incorporating City Beautiful planning concepts was generally referred to as the American Garden movement. It was highly influenced by its English counterpart, the English Garden movement, which was occurring simultaneously and had been popularized by English suburb plans such as those found at Letchworth (1902) and Hamstead Gardens (1905) by Barry Parker and Raymond Unwin. The American Garden designs tended to adopt higher land use rates, multiple housing types (e.g. townhouses, etc.), and were typically designed for middle-income housing than the earlier Olmstead and Vaux naturalistic designs. Forest Hills Gardens, New York, (1909-1911) is an example of the higher land use and middle-income housing focus (Stern, 1981:198). However, the open area concept of the Olmstead and Vaux era was still popular for more upscale and expensive developments. Almerin Hotchkiss, contemporaneously with Olmsted and Vaux, laid out east Lake Forest utilizing 19th Century romantic and picturesque design concepts. He designed streets that followed the contours of the land and the many deep ravines in the area (Exhibit 1).

Inherent in the naturalistic land use designs were dual themes of improved physical good health and the ideal of harmonious family life. In the mid-nineteenth century, Alexander Jackson Downing gave these ideas their fullest expression. Downing was an ardent promoter of picturesque design. In one of his more famous quotations, he crystallized the Anglo-American suburban ideal in that, “Architectural beauty must be considered conjointly with the beauty of the landscape.” Downing’s picturesque ideal included strong feelings of “domestic virtue” and vigorous physical health (Stern 1981).

The City Beautiful movement became popular in the United States in the 1890s, and continued into the early

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decades of the twentieth century. The movement augmented the American Garden movement by organizing cohesive suburban neighborhoods and cities in the form of parks and gardens. General plans of development included common architectural design within the suburb (e.g. English Tudor or American Colonial), harmony of construction materials, and spatial organization. Part of the overall design included control of house design, coordination of transportation systems, installed utilities, landscaped tree lined streets and boulevards, and integrated area parks (Wilson 1994).

Turnbull addressed all three themes, the naturalistic garden, the City Beautiful planning and the domestic virtue themes, in his DHE Folio. Henry Turnbull deemed his development "Country Living in America," which celebrates the good life of living in a carefully planned and designed suburb in Lake Forest, Illinois. His lavishly photographed Folio contains florid descriptions of Deerpath Hill Estates. His DHE Folio painted images of refined domestic tranquility:

Lake Forest, conceded to be the most beautiful of all the North Shore suburbs, is a district of fine residences, spacious lawns, great shade trees, abundance of flowers—all that contributes to the best that is called Country Life in American suburbs (DHE Folio p. 51).

In a long introductory quote in his Folio, Turnbull recognized the special beauty of Lake Forest and sought to weave into Deerpath Hill Estates the naturalistic garden, the City Beautiful planning and the domestic virtue themes. His Folio is filled with references to the exclusive and healthful environment he was attempting to create:

In early days when some of Chicago's now-wealthiest families considered building their home places, the natural and restful charm of that alluring section of the North Shore of Lake Michigan, called the 'Lake County countryside,' made its appeal to them....

Deerpath Hill is a natural and beautiful development of the central west side of Lake Forest. It offers winding, shaded avenues, spacious grounds for residences, great trees, evergreens and shrubbery that have been years in growing: pure, fresh air that conduces to restful sleep at night; genuinely fine improvements; all conveniences; the whole in incomparable location on the crest of a hill in the most beautiful suburb of the entire North Shore, and in that portion of the village where the largest estates are established.

The purchase of a homesite in 'Deerpath Hill' in Lake Forest is one of the most interesting of adventures. It is a satisfaction expressed in what is termed 'real estate,' of that desire found in every individual to own a home, to live charmingly and pleasant surroundings, in fact to achieve that healthfulness of life which makes for better physique and greater personal attractiveness. It is to know that the beloved spot is protected for years to come against those encroachments, which have meant disappointment to residential owners in some neighborhoods. It is the comfortable knowledge that protected property nearly always can be resold at a profit (DHE Folio; Plate i).

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Deerpath Hill Estates City Beautiful Planning

Turnbull's City Beautiful planning process is supported by his own words to describe the project. Turnbull, an advertising executive as well as land developer, described the design and planning qualities of his development with his advertising flair:

Turnbull's development utilized City Beautiful concepts of integrated subdivision planning for his integrated three-part project. Each section of the development is compact and complete on its own. Each contains full utilities, curvilinear streets, cul-de-sacs and recognizable boundaries—entrance gates, gateposts at the secondary entrance; a double-drive entrance-with reflecting pool and fountain (pool and fountain razed); and green lawn square.

Another quote from the Folio further emphasizes the City Beautiful planning concepts of total planning by emphasizing the proper construction and paving of streets and installation of 'properly and adequately' installed utilities:

Well paved streets, charming stone entrances as well as every City utility properly and adequately installed, assure every purchaser of a house in the 'Deerpath Hill Estates' district the maximum of comfort and protection (DHE Folio, p.46).

Turnbull controlled the spatial relationships within DHE with multiple sized lots—ranging from just under one-half acre to two acres (parts of the Second Addition had multiple acre tracts). The lots were also irregular in shape, conforming to the curvilinear street layout. The houses' footprints were designed with large front and side lot setbacks to give the project the feeling of openness that mimicked the ambience of the country estates lying just outside the development (Exhibit 6).

Turnbull wrote an occasional newsletter to the residents in Deerpath Hill Estates. In his September 19, 1931, newsletter, he includes many chatty comments about the comings and goings of the neighbors: "Robert Kenyon will sail for London September 26, 1931," etc. In the newsletter Turnbull recited some of the statistics that help define the planning process in DHE construction:

The first unit of Deerpath Hill Estates was purchased in 1926. Almost no physical work went on that year, but the following year witnessed construction of upwards of 3 miles of street; graded and paved; construction of drainage sewer and laterals not only in the district itself, but connecting to the East and West Skokie; construction of City water mains; laying of gas mains; laying of underground conduits with wiring for 88 ornamental electric light standards with their brass (*sic*) lanterns; planting of countless trees, shrubs, flowers, and their landscaping; construction of various stone gateways, stone arches, pool, lake, and general improvements; and building of 15 very fine homes; all of which has added enormously to the taxable property in Lake Forest (DHE Newsletter, Griffith, Grant and Lackie Archives).

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Each section of the development is identified by a different entrance design. The French Norman gates define original development. The First Addition is defined by the double-drive entrance and its reflecting pool and fountain (the pool and fountain have been razed). The Second Addition is defined by Deerpath Square. Each design element introduces the project in relation to the surrounding estate area. The design elements attempt to state the limits of the development and to set the ambiance and design tone for the development.

The entire project (three sections) is visually held together by the adoption of the City of Lake Forest's bronze, bracket armed, electric streetlights, mounted on ornamental cast concrete standards. Turnbull advertised use of the lamps as an improvement over the City's earlier, less-efficient gas streetlights used in other parts of the town. His DHE Folio emphasizes the streetlamps throughout the development:

... This photograph shows the artistic fluted lighting columns with their bronze lanterns swung out on an elbow, which are a distinctive feature of this North Shore suburb. This lighting system was adopted by the City of Lake Forest for the entire community, and was first installed in the 'Deerpath Hill' section (DHE Folio p. 15; See Ex 8).

Turnbull also sought to control the types of houses built in the development. Turnbull was the principal builder of homes in the development, although he offered lots for sale and would allow purchasers to use their own architects. However Turnbull sought to control the types of houses built in the development by having all plans reviewed by his architect, Stanley D. Anderson, through Anderson's firm, Anderson and Ticknor. Turnbull does not appear to have controlled this design oversight by deed restrictions of other legal means. Instead, he simply used moral discussion with owners and their architects. While this seems unconventional and legally unenforceable today, the Anderson and Ticknor oral history indicates that Turnbull's persuasion had much force in Lake Forest society at the time. (The Anderson and Ticknor oral history notes that church and country club memberships were highly selective in Lake Forest in this time period). Further, the Anderson and Ticknor office controlled work in the project by its construction oversight. The Anderson and Ticknor construction managements ensured quality and the firm was legendary among local contractors for its unstinting demand for quality construction work (Stanley D. Anderson-SDA-Archive oral history).

The plans for all houses were submitted to Anderson for approval. This approval process is alluded to in the DHE Folio, is part of the SDA oral history and is also found in the plans for the house at 251 King Muir. The 251 King Muir house is described as a French country farmhouse in the DHE Folio and is designed by Howard Irwin. Within the drawings for the house are detail drawings for the fireplace from the Anderson and Ticknor firm. That Irwin would utilize an Anderson and Ticknor designed fireplace is consistent with the design oversight agreement with Turnbull and Anderson. It is also consistent with the level of design oversight that the Anderson and Ticknor firm brought to all of its architectural design work—all details of Anderson and Ticknor houses were carefully 'detailed,' full size drawings were regularly drawn and dimensioned.

Anderson was the principal architect for DHE, however Turnbull utilized other architects for a number of

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houses. William Braun was a contract architect that designed several of the houses in DHE: 977 Parkmead Lane, English Tudor; 970 Armour Circle, English Tudor, for Arthur Perrow; 340 King Muir; American Colonial; 955 Melody Road, English Tudor; possible design: 150 King Muir, American Colonial. Howard Irwin, while at Martin Charles Huggett & Co., is a second architect that designed at least one of the houses (251 King Muir Road; French provincial) and is mentioned in letters as ready to design (or build) a second house (Griffith Grant and Lackie Archives; Current owner files).

Braun and Irwin are said to have built houses on speculation, building the house before securing a buyer, whereas Anderson and Ticknor sought to have a buyer in hand before building the house. This would allow Anderson and Ticknor to customize the house to the buyer's direct instructions—a practice the firm followed throughout its 65-year history. However, Anderson and Ticknor and the James Anderson Company did the preliminary design work for the subdivision "on account" with Turnbull. As the Depression closed in, Turnbull defaulted on these payments. Turnbull gave Stanley the house at 971 Verda Lane in settlement of outstanding debts. Turnbull sold at a discount 970 Verda Lane to Stanley Anderson to settle his account for the engineering work. Stanley, in turn, deeded the house to his cousin, James Anderson (SDA Archive oral history and Lake County Recorder of Deeds records.)

Turnbull was attempting to control his development by utilizing the best planning and control techniques available at the time. By providing a high quality development, he could build houses for the high-end market and thus create value for the projects and profits for himself. The DHE Folio subtly points out the project is a high quality project, with properly paved streets, adequate utilities and fine residences. The Folio in a much more direct fashion points out the land control and protection of property values concepts central to City Beautiful planning. Throughout the Folio are photographs of the multi-acre estates surrounding the DHE 'district.' Each caption has a reference to protecting the 'district' from undesirable change. The Folio states:

...It is to know that the beloved spot is protected for years to come against those encroachments which have meant disappointment to residential owners in some neighborhoods. It is the comfortable knowledge that the protected property nearly always can be resold at a profit (DHE Folio, Plate i).

The DHE Folio caption for the J. R. Histed estate further emphasizes the land protection theme:

Entrance to the estate of Mr. and Mrs. Joseph R. Histed. Such estates protect 'Deerpath Hill' property from undesirable change (DHE Folio p. 50).

The Folio caption for the Benjamin Leslie Behr estate has a similar protection theme caption:

Just across the street from 'Deerpath Hill' is the north entrance to the estate of Mr. Benjamin Leslie Behr, on Telegraph (now Waukegan) Road, Lake Forest. The Behr property, together with other

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contiguous estates, affords lasting protection to 'Deerpath Hill Estates' on its entire western frontage (DHE Folio, p. 53).

Turnbull was clearly marketing the concept of land protection and encroachments for undesirable developments in DHE and the surrounding area. This was an attempt on his part to protect the land values of his development, as well as encourage sales.

Turnbull also marketed his development as part of the new transportation line to Chicago. He carefully depicted all the train services to Chicago from Deerpath Hill Estates. He included pictures of each of the three train stations: the Chicago and Northwestern, the North Shore suburban line and the new North Shore Skokie Valley Line. The caption for the picture of the new train station at Deerpath states:

The pleasing station on Deerpath for the 'Skokie Valley Division' of the North Shore Line is within short walking distance of all parts of 'Deerpath Hill Estates.' This is said to be the fastest electrically operated line in the world, and the Insull management has transferred the majority of its crack Milwaukee trains to this line. High speed service through the beautiful Skokie Valley makes quick running time to the Loop. Low commutation fares (DHE Folio, p. 57).

Stanley Anderson Design and Planning Expertise

Turnbull utilized the expertise of Stanley D. Anderson and his new architectural firm, Anderson and Ticknor, to help him design his new development. Turnbull boldly stated that, "The best of English and American architecture has been studied and highly skilled engineers, surveyors and city-planning experts employed" (DHE Folio, p. 1). Anderson was involved from beginning and was the principal architect, although Turnbull would utilize other contract architects to build some of the houses. Stanley D. Anderson, in turn, brought his cousin, James Anderson, into the project. James Anderson had an established civil engineering and surveyor office in Lake Forest. Both Andersons, Stanley and James, grew up in Lake Forest. Their family roots were in the local dry goods business and the family was deeply involved in Lake Forest affairs. Both Andersons had a clear understanding of the ambiance of Lake Forest including the existing Hotchkiss designed landscape in Lake Forest and the fine homes built in the area.

Anderson studied various city planning design styles. Within Anderson's library are various texts on landscape and City Beautiful design including several notable texts for this application: The Harbor Plan of Chicago, Daniel H. Burnham, Commercial Club of Chicago, Chicago, Illinois, 1927; Burnham's famous City Beautiful plan for the redevelopment of the City of Chicago; Villas and Cottages: Designs Prepared for Execution, Calvert Vaux, Harper & Brothers, New York, New York, 1864; Vaux's 1864 text on design, location and construction of 'modern' homes in America; The Parks, Promenades & Gardens of Paris, John Murray, W. Robinson Co., London, England, 1869, defining French park and garden plans.

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Stanley Anderson's work outside of Deerpath Hill Estates further demonstrates his understanding of City Beautiful urban planning. Stanley Anderson opened his architectural office, Anderson and Ticknor, in Lake Forest, in May 1925. Prior to opening his own office, Anderson had been the chief draftsman at Howard van Doren Shaw's office in Chicago. (Stanley's partner, James Ticknor, had previously been at D. H. Burnham's office). As chief draftsman, Anderson had close contact with Shaw and would have known Shaw's understanding of City Beautiful city planning concepts. Shaw is noted for designing the first City Beautiful-inspired development in Lake Forest, Market Square in 1916. This project moved and razed a group of unsightly storefronts and replaced them with a Tudor Revival downtown square that is today the center of Lake Forest's commercial district (Coventry 2003:186-187, Longstreth 1997, Stern 1981:23).

While working for Shaw, Anderson lived in Lake Forest and as such, managed all of the Lake Forest construction that was in Shaw's office. Further, Stanley most likely designed Shaw's English Tudor Methodist Church at the intersection of Deerpath and McKinley Roads. Design of this church is important to this discussion of City Beautiful design concepts, as it is an addition to the planned streetscape of downtown Lake Forest. It is located just south and east across the North Western Railroad tracks from Shaw's Market Square.

Stanley D. Anderson continued Shaw's City Beautiful concept and also implemented his own City Beautiful approach in the Lake Forest business district. Anderson did considerable moonlighting for himself, in 1923 and 1924, before leaving Shaw's office. During this time, he began building several buildings in downtown Lake Forest for Anderson's family land trust. One of these buildings, the Deerpath Theater building (1924) is an English Tudor building built with direct reference to Shaw's Market Square, located a block away. It is one of Anderson's first of many efforts at maintaining a cohesive design aesthetic for downtown Lake Forest—a key element in City Beautiful planning.

Stanley D. Anderson further refined and expanded Shaw's ideas of City Beautiful planning by building a series of buildings in downtown Lake Forest that alternate between English Tudor and Georgian in style. His plan was to build the Lake Forest business district into an English garden village that would approximate an idealized London suburb in the early 19th Century by combining both English cottage style buildings of an earlier era with Georgian buildings that were popular in England in the early 1710s through the 1840s. Anderson's planning concept for redesign of downtown Lake Forest was somewhat different than Shaw's. Where Shaw had worked with a group of investors that had acquired many small properties that made up Market Square, Anderson's concept was to have individual tradesmen and shop owners develop their own shops and stores, typically with apartments overhead. However, each of the properties would be developed within the English Garden format.

Stanley D. Anderson was able to complete the design of seven buildings and construction of six of those buildings. The Tudor buildings include the Deerpath Theater building at 270 East Deerpath; The Frye and Udell building at 600 North Western Avenue, 1926; and the C.T. Gunn building at 241 Deerpath, 1927. The Georgian buildings include: the East of Theater building for the Anderson families trust at 280 Deerpath, 1926; the

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Thomas Eastwood building at 650 Bank Lane, 1926; and the First National Bank building at Deerpath and Bank Lane, 1930. The seventh building, drawn but not built was a Cotswold cottage-style building, with gothic arched windows and a crenellated battlement topped tower, for J.C. Held on Illinois Road, across the street from the Deerpath Inn (Individually listed on the National Register November 5, 1992).

Stanley D. Anderson's design work was highly popular and his planning work was recognized as important by the City of Lake Forest. He was appointed to the first Plan Commission in the City of Lake Forest in 1925. He served on the Plan Commission from its inception February 1, 1926, until 1947, when he was appointed president of the Plan Commission. He served as President until 1957, when he stepped down. (Anderson's position on the Plan Commission and his simultaneous design work was not seen as the conflict of interest that might be perceived today).

Great Depression and World War II—Henry Turnbull's Project Financing Schemes in the Roaring 1920s Land Boom and Subsequent Bust in the Great Depression

Turnbull financed his development by leveraging his personal and corporate wealth and then by attracting individual investors. Turnbull invested a considerable sum of his own money in his development corporation, while he was in Kansas City. He then moved to Chicago and then to Lake Forest in the early 1920s. After he purchased the tracts in DHE, he mortgaged and remortgaged them in a huge pyramid scheme. His scheme, while not illegal, was highly speculative and subject to any downturn in the market value of his properties. When the Depression came, he defaulted and had to sell off his properties. He did not complete the development and did not finish clearing his affairs until after World War II.

In the 1920s, there was no nationally organized method for financing individual residences or financing subdivision developments. In this time, it was common for a home buyer or developer to finance a home/development with a series of short-term mortgages, typically requiring annual or semi-annual payments over a three to five year time period and a balloon payment at the end of the term. This system forced the homeowner or developer to refinance periodically. This system of multiple, short-term mortgages worked well during times of prosperity, but during times of economic downturn and declining real estate values, it was disastrous (Ames 2002:29).

The Federal government created the Federal Housing Administration (FHA), in 1934, in response to the many foreclosures that occurred during the Depression. Mutual mortgage insurance that revolutionized home financing was also created. It provided for Federal insurance on loans up to 80 percent of the loan value. It created a system where homes could be financed over 20 years, at rates not to exceed 6 percent, with down payments set at 20 percent (Ames 2002:30).

Turnbull incorporated the Turnbull Business Development Corporation, July 19, 1910, in Kansas City, Missouri. In 1913, the corporation changed its name to the Potts-Turnbull Advertising Company. On December 6, 1919, the Potts-Turnbull Advertising Corporation voted to increase its capital stock from \$5,000 to \$100,000.

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Over half of this capital increase was in cash from Henry (\$45,600) and his wife, Fannie (\$19,900). On April 28, 1921, the Missouri Corporation filed for authorization to do business in Illinois. The application lists Henry's address in Kansas City, but Fannie, a stockholder, is listed as living at 1125 Farwell Street in Chicago.

Turnbull purchased the first section of Deerpath Hill Estates February 11, 1924. He took out a \$45,000 mortgage on the land February 26, 1926. He filed the subdivision plat October 2, 1926. Turnbull purchased the First Addition (McKinlock estate) March 15, 1928. Turnbull purchased the Second Addition (Hibbard Estate) March 14, 1929. Both of these properties carried substantial mortgages. Lake County land records and correspondence shows that the short-term balloon mortgage appears to have been the typical financing technique in Deerpath Hill Estates. Turnbull's initial mortgages are refinanced, indicating they are short-term balloon mortgages.

In March 1929, Turnbull agreed to sell 5 lots to Grace M. Merchant, a local developer and land speculator. In the large collection of correspondence from Merchant to local realtor, John Griffith, Merchant states that he wants to sell his 5 lots in DHE immediately. In his letters, he describes the lot sizes and locations. He includes his loan values and "dates due" on the land contracts. One example illustrates the transactions: on April 9, 1929, he states he carries a mortgage on Lot 15 at \$5,400 with semi-annual mortgage payments of \$600 payments due October 13, 1929, and each April 13th and October 13th thereafter until October 13, 1933 (See G.M. Merchant correspondence, April 9, 1929, Griffith Archives). Merchant lists similar payment schedules for the other properties.

Turnbull needed further financing to complete his project. He did not work with a large group of wealthy investors or large bank to provide the "project financing" that would occur in today's world. Turnbull mortgaged the properties using his own credit-worthiness and then turned to other small investors. We can follow Turnbull's financing by following the trail of deeds against the properties. Turnbull began by mortgaging each section of land as he began the development. His first mortgage on the first section of DHE was taken out February 26, 1926. He took similar mortgages on the First and Second Additions. Turnbull also raised money by securing investment funds from other investors by security deeds, called "Deeds Held In Escrow."

For example, Simeon Strauss took out a mortgage valued at \$27,000 on April 26, 1928. His investment was secured by a deed held in escrow against lots in the development. The mortgage would be paid by proceeds from house sales. On July 18, 1931, Turnbull surrendered the lots, by warranty deed, to Straus for \$16,000—an \$11,000 loss. There are more than 30 similar escrow mortgages secured by land. Many of the lots in the subdivision carried multiple mortgages by different investors. Turnbull personally mortgaged the 22 lots in the Second Addition May 10, 1929, and refinanced the same lots February 2, 1930. All of these mortgages are investment mortgages. None are made by any of the first homeowners. The pyramid of more than 20 investment mortgages would work so long as the land values stayed high and as long as the houses in the development sold. Once the land values dropped or the sales stopped, bankers would refuse to refinance loans as they came due.

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The records in John Griffith's real estate office tell a revealing story of the soaring land values in DHE in the 1920s. Lot 15 in Deerpath Hill Estates can be traced through a handful of owners, including J. M. Merchant. It was sold several times in quick succession. In 1923, the undeveloped land of Deerpath Hill Estates is mentioned in correspondence as costing \$3500 an acre. This is the equivalent of \$1750 for a half-acre of undeveloped land—without streets, water or electric service. Lot 15, in the first section, is .413 acres—just under a half-acre. J. M. Merchant purchased the improved lot in early 1929. He lists his mortgage at \$5,400, "with about 30 percent down payment" (GGL Archives). On March 3, 1929, Lot 15 is offered for sale by John Griffith for \$8,000 on behalf of Merchant; a 360 percent increase from 1923. The lot sold shortly after the March 3, 1929, listing. The new owner immediately listed Lot 15 for sale, "At .413 acre, all taxes and assessments paid," for \$25,000 on June 29, 1929—just 4 months later. This second listing is a 1330 percent increase in value from the 1923 raw land value to the June 29, 1929 listing (GGL Archives).

Prior to the 1929 Crash, properties—land with finished house—in Deerpath Hill Estates were offered for sale in the range of \$75,000 to \$80,000. In stark contrast to this pre-1929 value, several of the same houses are listed for sale in the late 1930s, in the \$40,000 range—about half their earlier value (GGL Archives). The Anderson and Ticknor records show construction costs around \$40,000 to build the houses in Deerpath Hill Estates.

After the 1929 stock market crash, land values dropped as fast as they had soared beforehand. A letter to John Griffith defines the era. Griffith had written a letter offering a house in Lake Forest (but not in Deerpath Hill Estates) to a Chicago attorney. The attorney's response:

Mr. Griffith:

Answering your letter from the 25th. I am not in the market for any house in Lake Forest at \$200,000. **That is more money than there is in the world at this time.**"

Partner at the Chicago law firm of Winston Strawn and Shaw: November 27, 1931 (Emphasis added; GGL Archives).

The effects of the crash began to impact Turnbull immediately and by late 1930/early 1931, he was refinancing and attempting to pay off his debts. There are many transactions similar to the Simeon Strauss transactions. Final design work on the last house, at 380 Chiltern Road, began in January 1930. Architectural drawings and final billing files at Anderson and Ticknor are dated no later than mid-1931.

Turnbull owed Anderson and Ticknor a considerable sum of money for their design work. He also owed James Anderson for its engineering work. Turnbull paid his debts to Stanley by deeding over the house at 970 Verda Lane on June 4, 1930. This house was then transferred to James Anderson for his engineering work. Turnbull then gave a second house to Anderson on March 9, 1934. The DHE Folio shows the 971 Verda Lane house, across the cul-de-sac from 970, as built for Charles Starkweather. However, there are no deed transactions listing Starkweather as purchaser of the property. Stanley and his wife Marty (Martha) lived in this house until

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his death in 1960.

Another indication of Turnbull's hard times occurred on March 8, 1932. His development company, the Potts-Turnbull Corporation, decreased its capital stock from \$100,000 to \$50,000. It is assumed, the cash was used to pay debts. Turnbull was principally out of business by 1933. Illinois corporate records show he dropped his Corporation license on September 28, 1933. One newspaper notice of foreclosure on one of the lots in DHE is found on November 3, 1933, in *The Waukegan News Sun*. These transactions and foreclosure confirm the Anderson and Ticknor oral history that Turnbull's financial plan was built on land speculation (Anderson and Ticknor oral history).

The economic damage from the Depression was quite prolonged. Brown Gables, at 470 North King Muir, is a Tudor house built on the site of the original McKinlock manor house, was completed in 1930, and stood vacant or was irregularly rented until after World War II. Another house, at 190 King Muir, was listed for sale for \$19,000, from 1935 to 1940, in the Griffith listings (GGL Archives).

Turnbull continued to clean up his affairs through the 1930s and 1940s. Often banks would only foreclose when they found a buyer for a property. There are Quit Claim Deed filings and mortgage extensions filed, throughout the late 1930s, and into the 1940s, for various lots in the development. Part of Turnbull's problems in clearing his affairs was the multiple layers of mortgages on the individual lots. Often one lot had multiple mortgages to different investors. Each mortgage had to be foreclosed before clear title could pass to a new owner. Turnbull's last land transaction, a quitclaim deed in foreclosure, was filed in 1946. The State of Missouri revoked the Potts-Turnbull Development Corporation charter on January 17, 1958.

Post-War Housing Boom and the Renewal of Deerpath Hill Estates

The effects of the Great Depression were quite long-lived. There were no new houses built in Deerpath Hill Estates for approximately 20 years, from approximately 1930-31 to 1950. In 1950, William Bergmann, Stanley Anderson's partner, subdivided part of the Brown Gables property at 470 North King Muir to convert a workshop/garage into a smaller, retirement home for Willard Morrison, owner of Brown Gables. Morrison was an inventor and had used the workshop to create many of his patents, including the modern deep freezer. The house is a small, one-story ranch-style house. In 1951, Bergmann designed a house at 949 Verda Lane for Herbert Meinema. This house was located next door to Stanley's home at 971 Verda Lane. Designed under Stanley's tutelage, both houses have the classic gable ends and Georgian details that define the firm's Country Georgian design. These two houses are built for individual owners and not designed on speculation as the earlier, 1920s homes had been.

Jerry Cerny was a draftsman in Stanley Anderson's office in the 1920s, and was involved in designing some of the DHE houses. He obtained his architectural license and, by 1951, had established a successful practice in Lake Forest. In 1951, he designed a one-story ranch house at 435 North King Muir in the First Addition. The

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house had Cerny's trademark stylized bay windows, heavy shake shingles and garage doors designed to look like window and wall space.

There is only minimal building activity until 1954-55, when developers began building new homes. Beginning in 1954 and lasting roughly through 1961, there is a building boom in the original section of Deerpath Hill Estates. Over 20 homes are built in this time. Most are single project homes by developers. Some of the houses are built to order for owners, but most homes appear to have been speculation homes. The majority of these homes are ranch style homes. They are built in a variety of ranch styles, including Tudor ranch, cross-gable ranch, and center-entry ranch. Also, here are few split-level houses built. In this time period, builders moved away from revivalist houses to the newer styles, however they recognized the existing houses and matched them in quality of materials and design styles, brick and masonry and Tudor and Colonial ranches. The final build-out of the area occurred slowly from 1962 through 1988. In this period, most of the homes returned to revivalist styles with a number of neo-American Colonial, neo-Dutch Gable Colonial and neo-French Eclectic homes.

Architectural Styles within Deerpath Hill Estates

At the end of the 19th Century, the City Beautiful movement for planning growing cities and suburbs became popular in the United States. Simultaneously, the American Garden Movement and the English Garden Movement began to alter the landscaped appearance of cities and suburbs. The architectural historian John Milnes Baker states that popular architecture styles shifted at the same time away from Victorian ideals. The Arts and Crafts Movement had the effect of moving housing styles to simpler, more rustic styles—Shingle style and Prairie style are the two predominant examples. At the same time, there was a countervailing movement towards revivalist styles—English Tudor, French Norman, and American Colonial. These are examples of homebuilders' efforts to provide homes that were considered fashionable and modern and yet still traditional and formal (Baker 1993:116-117). Virginia and Lee McAlester in A Field Guide to American Houses, also describe the Arts and Crafts movement and the countervailing revivalist era. They define the revivalist era as the "Eclectic movement," and go on to say that the many styles of the era—Renaissance, Medieval, Tudor, classical, etc.—all were relatively pure copies of the original building traditions and that "all the styles vied with one another in friendly competition" (McAlester 2004:319).

Turnbull and Anderson embraced the traditional formalism of the revivalist/eclectic styles. They built houses that were architecturally accurate renditions of past styles, but with modern amenities and adaptations. All of the houses are highly similar in size and mass—all are two story and are about the same square footage, approximately 2,500 to 3,500 square feet. All have two stall garages, modern kitchens, formal dining rooms, multiple bathrooms, etc. Practically all have at least two servants' bedrooms, typically located over the garages, and a back stair leading to the kitchen.

In 1926, Henry Turnbull and, Stanley D. Anderson, developed Deerpath Hill Estates in recognition of McAlester's "friendly competition" of design styles. Rather than choosing one style throughout, they took the popularity of the multiple designs styles one step further than most developers by combining many styles in one

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development. The 15 original, pre-Depression houses are defined as late 19th and 20th Century revival houses. Although the houses are similar in scale and mass, no two are identical. The differences are deliberate and were done to provide architectural interest throughout the development. Modern historical references catalog the houses as six English Tudor houses, four French Norman houses, one Spanish Colonial, and four Colonial/Georgian-style houses. The DHE Folio describes several categories of design in greater detail—"Normandy Provincial," "Cotswold House," "French provincial farmhouse from the South of France," and "Maryland Colonial, in the tradition of southern Atlantic seaboard homes."

The use of multiple designs was typical of Stanley D. Anderson's design aesthetic. Anderson built in many different design styles over the course of his career. The Cotswold cottage was a favorite design style for early Anderson and Ticknor work. The firm built many houses in the highly romanticized style found in the Cotswold area of England. Later Anderson defined a style that the firm came to call County Georgian, a formal, yet relaxed synthesis of Robert Adam, Georgian, and American Colonial styles. The two 1950s Bergmann designed houses are in this style.

Anderson's broad and eclectic tastes are seen in his architectural library that includes over 200 architecture books. The Anderson library contains many stylebooks illustrating many different styles. Some of the books from the 1920s era include: Cottages and Manors of Normandy and Brittany And Other Minor Buildings, The Architectural Book Publishing Co., New York, New York, Foster, William, D., 1926; Small Houses of the Late Georgian Period, Architectural Book Publishing Co., New York, New York, Ramsey, Stanley, C., 1919; and The complete 17 volumes of the White Pine Series from 1915 to 1930, White Pine Series, The, Vols. I-XVII, Russell F. Whitehead, New York, New York, 1915-1930. The influence of these books can be seen in Anderson's design of Deerpath Hill Estates. Anderson and Turnbull deliberately set out to create architectural diversity in Deerpath Hill Estates to create visual interest and ambiance.

The architectural diversity is one of the strong points of the vibrancy of the DHE development. The difference in styles has permitted flexibility in the design work that followed the original development. While most of the post-World War II houses do not follow the late 19th and early 20th Century revivalist idioms, the flexibility of style existing within the formality of the original City Beautiful subdivision design allowed later designers to build post-World War II houses that complement rather than detract from the original plan.

Tudor

John Milnes Baker defines English Tudor houses as having a cross gable layout, large chimneystacks with clustered flues—often with spiral designs, and tall inset windows with mullioned designs. The first floor is typically brick or masonry, or a combination of both. Baker further defines the half-timbering effect of applied accent beams in stucco, usually reserved for the second floor, as more Elizabethan in definition, but it confirms the Tudor style. Houses built in this style include Henry K. Turnbull's personal residence at 349 King Muir, the Arthur Perrow house at 970 Armour Circle, an English Tudor house at 955 Melody Road, an English Tudor house at 970 Verda Lane, the first house in the First Addition at 470 North King Muir (Brown Gables), and the

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last English cottage style house designed for Peter Kelder at 977 Parkmead Lane directly west of Brown Gables at the end of the cul-de-sac.

French Norman

The second style that Baker defines is French Rural or French Norman. Baker attributes the popularity of this French farmhouse style to architects who spent time in the French countryside and that studied at the Ecole des Beaux-Arts at the end of World War I. This describes Stanley D. Anderson's and James Ticknor's experiences at the end of World War I. He describes the houses as having steeply pitched roofs, with a subtle flair at the eave, often with a circular stair tower, and substantial stonework on the first floors and masonry or stucco on the second floors. Stanley D. Anderson designed three of the houses in this style along with the gates at King Muir and Deerpath and gateposts at the secondary entrances, 340 King Muir, 971 Verda Lane, 380 North Chiltern Lane, 251 King Muir.

Spanish Colonial

The third style that Baker defines is a Spanish Colonial Revival style. Baker defines the houses as typically having cross-gabled rooflines, with red tile roofs, ornamental ironwork, and embellished doorways with heavy wooden doors. This style includes one house, the former Frank Hibbard estate house, at 301 North Chiltern Drive.

American Colonial/Georgian

The fourth style is the American Colonial Style. Baker divides this style into a number of subsets including American Colonial/vernacular style, Southern Colonial and others. Baker says these styles are retrospectives of the Georgian, Robert Adam-style Georgian and Federal era homes of early U.S history. He attributes the rise in popularity of these styles to McKim, Mead and White's revival of these styles in the late 19th Century. The houses are defined with hipped roofs, finely proportioned doors and windows. The doors are generally paneled and flanked by sidelights or pilasters and often crowned with sculpted pediments. The windows are typically double hung sash windows with mullioned panes, usually 6 over 6, or 8 over 8 patterns. The eaves generally have developed cornices with sculpted moldings and often dentil blocks. These houses include the William Braun designed the Lannon stone house at 341 Armour Circle, the house at 190 King Muir, the house furthest south on King Muir at 150 King Muir, and the Turnbull-built house in the DHE District at 965 Castlegate.

The Post-World War II Houses.

The first wave of post-World War II houses in DHE were ranches. The ranch was the housing form that typified the late 1940s and early 1950s. John Milnes Baker defines the ranch as a building type rather than a style. He says the ranch house, "can appear in any number of costumes" (Baker 1993:148). He defines some of these styles as, neo-Tudor, neo-Colonial Williamsburg, center-entry, cross-gable, neo-classical revival and others.

There was no new construction work in DHE in the post-World War II 1940s. Anderson's post-World War II partner, Bill Bergmann, and Jerry Cerny, a designer and architect that was affiliated with Anderson in the

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1920s, built three of the earliest houses in DHE. These houses were built in the architect's individually stylized Georgian formats. The two Bergmann designed homes are Anderson derived Country Georgian and Cerny's house follows his own Colonial-style eclectic interpretation. These three houses are one-story, L and U-shaped houses with prominent gable ends, mullioned, double-hung windows and each with a high level of architectural detail. The Miniema and Cerny designed houses are brick and the Bergmann designed house for Morrison is cedar plank siding.

From 1954 through approximately 1961, a series of ranches and a few split-level homes were built. The ranches are cross-gable, neo-Tudor, center-entry, Modern and neo-Colonial. These houses are all well-built houses, typically brick and masonry veneer. The modern ranches typically have brick face work below a chest-high belt line and either brick or cedar plank siding above the belt line. The earliest Knute Larson houses are brick center-entry ranches. Later Larson models include cross-gable design with the gable face in Lannon stone or other masonry trim. Other developers built similar ranches, often with either Lannon stone or Tennessee Orchard stone (a warm multi-hued brown stone compared to the pale wheat to golden Lannon stone colors). Larson built two-story, red-brick and white trim, Colonial houses at 324 and 309 King Muir in 1954 and 1959. There are several split-level houses that were built. These houses follow the typical styles of split-level Colonial, found at 922 Armour Circle (1958), and the contractor's design with dark brown brick veneer, ribbon windows and street facing garage, across the street at 989 Armour Circle (1959). The Knute Larson ranch at 156 High Holborn has a Lannon stone gable that is highly complementary to the Ledge Colonial house at 341 King Muir. The Tudor ranch at 985 Mellody is a direct recognition of the William Braun house across the street at 955 Mellody Road. The 1954 tri-level Southern Colonial, with its faux balcony with white painted wood cut-out balusters, is a reminiscent of the Southern Colonial at the Point at 190 King Muir.

In the final build-out, from 1962 through the 1980s, the homes returned to the two-story format of neo-revival houses. Neo-eclectic French, Dutch-Gable Colonial, neo-Federal and Williamsburg Colonial are examples. Larson built a center-entry Dutch Colonial house at 145 North High Holborn in 1969. A developer built a neo-French eclectic house 385 King Muir directly across the street from the Anderson-designed French Norman house at 380 King Muir. The house at 975 Armour Circle is a neo-Federal style house built of Dryvit (EFIS). This house has a pedimented two-story entrance gable, flanked by symmetrical, French windowed, wings on either side. This tall, vertical house is highly complementary to the Ledge Colonial house next door at 341 King Muir. The Colonial ranch at 983 Parkmead Lane is a subtle response to the Cerny-designed Colonial ranch at 435 King Muir.

Biographies of the Architects, Engineer and Developer

Architects, engineers and the developer all provided significant contributions to Deerpath Hill Estates. They are all masters within their fields. Henry K. Turnbull provided the financing and overall vision and management for the project. The principal architect, Stanley D. Anderson, through his firm, Anderson and Ticknor, contributed significant design expertise to the development and architectural oversight to all the homes built in the development. James Anderson, Stanley Anderson's cousin and civil engineer for the project, was a significant

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contributor to the street design and layout. The secondary architects provided significant home designs: James Ticknor, William Bergmann, William Braun, George Lyon Harvey, Howard Irwin and unknown architects. The secondary architects houses were designed under Anderson's review.

Developer: Henry King Turnbull Biography

National Register Bulletin "Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places" divides property developers into several types: the subdivider, the homebuilder, the community builder, etc.

The subdivider; "Beginning in the nineteenth century, the earliest group of developers, called "subdividers" acquired and surveyed the land, developed a plan, laid out building lots and roads, and improved the overall site.... Lots were either sold to prospective homeowners who would contract with their own builder; to builders buying several lots at once to construct homes for resale, or to speculators intending to resell the land when the real estate values rose."

The homebuilder: "By the turn of the twentieth century subdividers discovered they could enhance the marketability of their land by building houses on small number of lots. At a time of widespread real estate speculation and fraud, home building helped convince prospective buyers that the plan on paper would materialize into a subdivision neighborhood."

The community builder: "The term "community builder" came into use in the first decade of the twentieth century in connection with the city planning movement and the development of large, planned residential neighborhoods. Developers of this type were real estate entrepreneurs who acquired large tracts of land that were developed according to a master plan, often with the expertise of site planners, landscape architects and engineers. Proximity to schools, shopping centers, country clubs... as well as the convenience of commuting became important considerations for planning new neighborhoods and attracting homeowners."

Henry K. Turnbull is a multi-faceted developer in the 1920s. He fits into several developer categories that are defined in the Guideline. He is a combination subdivider and homebuilder and can be compared to the community builders. He subdivided his properties and sold individual lots, often to speculators. He is also a homebuilder in that he built many of the homes in a designed scale, style and theme to control and enhance the value of the development. Finally, he can be compared to the community builders in that he designed DHE according to a master plan, consulting engineers and architects, and developing the property in relation to transportation and local amenities including country clubs, etc.

The Bulletin discusses several large community developers in detail. One, J. C Nichols, of Kansas City, developed the Country Club District in Kansas City in the 1920s. This development ultimately included 35,000 residents in 6,000 homes and 160 apartment buildings. Henry Turnbull was from Kansas City and was most likely influenced by Nichols development—although on a much smaller scale for his DHE development.

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Henry King Turnbull was born June 11, 1881, to Rollin Neal and Sophia Jones (King) Turnbull. He was raised in Boston, Massachusetts. He married Fannie Elizabeth Sills of Kansas City, Mo., on June 26, 1912. Fannie and Henry had two children, Fannie Muir Turnbull and Sophia King Turnbull. The second names of Turnbull's children reveal the origin of the name of the central street in Deerpath Hill Estates; King-Muir Road, appears to be named after his mother's maiden name and his mother-in-law's maiden name. The street name was originally hyphenated.

Turnbull appears to have speculated in other real estate projects during the 1920s. He is first listed in the Lake County Recorder of Deeds records as purchasing the Canterbury subdivision, on Green Bay Road, Lake Forest, Illinois, in November 1921. Turnbull purchased the Clive Runnells estate, (approximately 30 acres) located at 95 South Waukegan Road, (then Telegraph Road) on January 2, 1925. The house is shown in several photographs in the DHE Folio. On December 16, 1927, Turnbull sold this property to Joseph R. Histed. Turnbull may have lived in the Runnell's estate before he moved into the Sir Edwin Lutyen's inspired, Anderson designed, house in DHE at One Armour Circle (now 349 King Muir).

Who's Who in Chicago describes Turnbull as "a newspaperman" from Kansas City, Mo., before coming to Chicago in 1920. While in Kansas City, Turnbull incorporated the Turnbull Business Development Corporation, July 19, 1910. In 1913, the corporation changed its name to the Potts-Turnbull Advertising Company. On December 6, 1919, the Potts-Turnbull Advertising Corporation voted to increase its capital stock from \$5,000 to \$100,000. Over half of this capital increase was in cash from Henry (\$45,600) and his wife, Fannie (\$19,900). On April 28, 1921, the corporation filed for authorization to do business in Illinois. The application lists Henry's address in Kansas City, but Fannie, a stockholder, is listed as living at 1125 Farwell Street in Chicago. The Corporation changed its address from 6 North Michigan Avenue to 75 North Wacker Drive on November 12, 1929. He was a member of Knollwood Club in Lake Forest, and the University Club, and the Executives Club in Chicago.

An indication of the hard times of the Depression, on March 8, 1932, the Corporation voted to decrease its capital stock from \$100,000 to \$50,000. The Corporation's balance sheet showed \$91,853 in assets, \$26,041 liabilities, and \$15,812 in stockholder equity after the \$50,000 withdrawal of capital stock. The Corporation dropped its Illinois licenses on September 28, 1933. The State of Missouri revoked the Potts-Turnbull Development Corporation charter January 17, 1958.

Turnbull purchased the Canterbury subdivision on Green Bay Road, Lake Forest, November 2, 1921. He sold this property September 18, 1926. Turnbull purchased the first section of Deerpath Hill Estates from George Held February 11, 1924. He took out a \$45,000 mortgage on the land February 26, 1926. He filed the subdivision plat October 2, 1926. Turnbull purchased the First Addition (McKinlock estate) March 15, 1928. Turnbull purchased the Second Addition (Hibbard Estate) March 14, 1929. The Second Addition was opened for tours and development July 22, 1930. Turnbull deeded lot 11 (971 Verda Lane) to Stanley Anderson June 18, 1930.

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The information above was taken from Who's Who in Chicago, 1931; State of Illinois Corporation Records; State of Missouri Corporate Records; Deerpath Hill Estates Folio, Folio by Potts- Turnbull Company, Press of Mercantile Printing Company, Chicago, 58 pages, no dates-but circa 1928.

Anderson & Ticknor Firm Biography

The Anderson and Ticknor architecture firm is best known for its "Country Georgian" style of architecture. Anderson's Country Georgian style is an Americanized adaptation of classic Robert Adam-inspired Georgian architecture. The style strives to be classically formal and yet relaxed and inviting simultaneously. To achieve these conflicting goals, the firm paid painstaking attention to the scale, size and mass in addition to subtly understated details. The Anderson and Ticknor designed three signature buildings in Lake Forest in their Country Georgian style: Lake Forest Bank, 1930 (now The Northern Trust); Lake Forest High School, 1935; and Lake Forest Hospital, 1941. A fourth building is the monumental Country Georgian retirement home, designed in 1932, called King-Bruwaert in Hinsdale, Illinois. These buildings carry the classic pediments and finely sculpted moldings of Robert Adam and later Regency Georgian style. Anderson and Ticknor built over its more than 60-year history, over 30 public and commercial buildings in Lake Forest and Lake Bluff. In addition to the bank, high school and hospital, the firm designed other commercial buildings in its signature Country Georgian style, including the Griffith Building in Lake Bluff (now Gary Lawrence Antiques) (listed on the National Historic Register February 5, 2003). Most still survive with few modifications or alterations. These buildings are in addition to the approximately 200 fine residences, horse farms, churches, schools, and many other types of structures designed by the firm. The firm designed stores, office buildings, and other buildings in a range of styles in Lake Forest and Lake Bluff. As previously mentioned, Stanley designed the Deerpath Theater Building in an English Tudor style that is different from, but yet complements Howard van Doren Shaw's Market Square. Stanley also built several other Tudor buildings in downtown Lake Forest.

In the 1950s and 1960s, the Firm built several buildings in the International Style that was prevalent. These buildings include the 580 Bank Lane Building (formerly known as The Outdoorsman building), the City of Lake Forest Public Works Building on Laurel Avenue, and the L. R. Gregory building on North Western Avenue. Anderson's post-World War II partner, William Bergmann, designed these buildings.

The firm was founded as Anderson, Ticknor and Fox in 1924. In 1926, Fox left the firm and it carried on as Anderson and Ticknor. During this period there were many journeymen architects that worked in the Firm. One of these young architects was Jerry Cerny, who later went on to form his own firm in Lake Forest. In the pre-Depression era, Anderson and Ticknor built many houses outside of Deerpath Hill Estates in revival styles. In this time, the Firm built many fine houses including the Tudor-style Elliott Detchon house (1928), and Cotswold-style Charles Kimball house (later known as the Macauley Carter house, 1927). The firm built four Tudor style faculty houses at Stanley's alma mater, Lake Forest College in 1927. The James Leavell house (1927) in east Lake Forest is a French Norman manor house with a timbered great hall and stonewall enclosed garden. The E.E. Tolman house (1929), in Ivanhoe, Illinois, is an English Tudor estate house set on 200 acres, with a 20-acre man-made lake, and had a 9-hole golf course. The lake, acreage and golf course have now been

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converted to an 18-hole private golf community.

The firm also built the Alice Home Hospital Nurses Quarters in 1925. This commission is significant not only because it is a substantial, three-story Tudor building, but it is also the beginning of a 45-year relationship between the Firm and the LF Hospital Association. Stanley would build the new Lake Forest Hospital building from 1939 to 1941. Stanley, and Stanley's post-World War II partner, William Bergmann, would substantially alter and expand the hospital over many years. It also designed country homes, barns and outbuildings for many of the horse farms in Lake County. Much of the firm's work in Milburn is now part of Tempel Farm, home to the Lipizzan Horses. (This area became the core area for the foxhunters that abandoned the DHE area from 1923 to 1930).

In 1926, the firm began work on the Deerpath Hill Estates subdivision at King-Muir Road and Deerpath. The Firm designed the distinctive gates at the entrance to the subdivision and designed the street and subdivision design with Stanley's cousin and civil engineer, James Anderson. When the Deerpath Hills Estates subdivision went bankrupt in 1931, Stanley was owed a substantial amount of money. Henry Turnbull, gave Stanley one of the houses to pay his debt. Stanley rented the house for several years and then Stanley, his wife Marty, and their three children moved into the house in 1939. Stanley would live in this house until his death in 1960.

The firm was also building houses outside of Lake Forest. In 1928, it built Lilac House for the Jane Addam's Hull House Association children's summer camp, known as the Joseph T. Bowen Country Club at Waukegan, Illinois. This residence and group of service buildings now serves as the home of the Waukegan Historical Society and was listed on the National Register November 30, 1978. The Firm also built houses in Waukegan, Glencoe, and the Oakbrook Polo Club (1929) for Paul Butler in Oakbrook, Illinois (Now the clubhouse for Butler National Golf Course).

After World War II, the firm became Stanley D. Anderson, Inc. Bill Bergmann joined the firm as an associate architect in 1946. He became a partner in 1949. Bill and Stanley were the licensed architects for the firm through the late 1940s and 1950s. Stanley died unexpectedly in 1960. Bill Bergmann, Tommy Allen and the other members of the firm carried on as Stanley D. Anderson Associates from 1960, until Bergmann's retirement in 1992, when the firm closed. During this period Bill Bergmann designed many buildings in Lake Forest and Lake Bluff, including Robertson's clothing store (now Blockbuster Video), the 580 Bank Lane Building, and others. Bergmann also designed extensive additions to the bank, the hospital and the high school, doubling the size of each building.

Stanley Davis Anderson Biography

Stanley's knowledge and understanding of Lake Forest and his clientele was drawn from his family background. He was born and raised in Lake Forest. Stanley's roots in Lake Forest are very deep. Stanley was part of the third generation of Andersons to live and work in Lake Forest. His grandfather, James, was an early settler in Lake Forest. His farm is now part of the central business district. Stanley's father, Will Anderson, spent most of his life running the family general store in Lake Forest. Stanley's grandfather, James Pyper

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Anderson, was born in 1831, in Aberdeenshire, Scotland. He emigrated from Scotland in 1851. In 1858, James moved to Lake Forest and opened a general merchandise store in 1862. The store is the center of the business district in Lake Forest. Around the same time, in the 1860s, James began the second family business: land surveying. Stanley Davis Anderson was born in Lake Forest, May 16, 1895. He was raised on the family farm that is now part of the business district of Lake Forest. He attended the local grade school and was graduated from Shields Township High School in Highland Park, Illinois, in 1912 (the predecessor to Lake Forest High School that he would build in 1935). Stanley's uncle founded the land surveying business in 1891. James's son designed DHE. The surveying company is known as the James Anderson Company today.

Anderson attended Lake Forest College, graduating in June 1916. He received a Bachelor of Arts degree. He had a double major in Physics and German. Lake Forest College did not offer a program in architecture. However within the Physics courses are several pre-architecture school classes, including Drawing, and Elements of Drafting. After graduating from Lake Forest College in three years, Anderson entered the graduate architecture program at the University of Illinois in the fall of 1916. He would attend only two semesters of graduate school before enlisting in the Army to fight in World War I. He went to Officer Candidate School at Fort Sheridan (coincidentally located near Lake Forest) in May 1917. Stanley never received a degree in architecture. At Fort Sheridan Anderson and Ticknor trained together in the 2nd Company, 11 Regiment, of the 4th Army. One of the skills taught at Fort Sheridan was map drawing. After three months of Officers Training School, on August 18, 1917, Stanley was commissioned as a 2nd Lieutenant in the Infantry (The History and Achievements of the Fort Sheridan Officer's Training Corps 1920).

When he reached France, sometime after October 1917, he was on general assignment. Among other duties, he was an aide-de-camp and chauffeur to General "Black Jack" Pershing during this time. Stanley was then transferred to a French Army map-making unit in Paris. Stanley excelled at map-making because of his Fort Sheridan training and architecture background.

The Armistice was signed November 11, 1918, ending World War I. Rather than being shipped directly home, Stanley was invited to remain in France and study architecture at the Ecole des Beaux Arts, the world renowned, French government run, architecture school. Stanley enrolled in the Atelier LaLoux, a very large and well-know private school run by Victor LaLoux. This atelier was very popular with American students attending the Ecole. James Ticknor also studied at the Ecole after the war. It is probable that he also attended the Atelier LaLoux. Victor LaLoux was famous for winning the Ecole's highest award, the Prix Du Rome for the design of the Gare de Tours, a train station in Tours, France, in 1895 to 1898. In 1898/1900, LaLoux designed the Gare du Quai d'Orsay, a Paris train station that was built for the Paris Exposition in 1900. At the turn of the 20th century, train station commissions were very prestigious. The Paris train station has been remodeled and is now the Musee d'Orsay today.

LaLoux's greatness was in his focus on organization, scale, and balance of plan, using intuitive balancing and proportioning of each part so as to contribute to the whole structure. LaLoux taught that you can put any

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number of good facades on a good plan but without a good plan you cannot have a good facade (Drexler 1977). These lessons in organization, scale and balance are lessons that Stanley took to heart and practiced throughout his career. Stanley's understanding of LaLoux's concept of a great plan supporting a good façade is shown in comparing the floor plans of two houses built within a year-and-a-half of each other. With the Deerpath Hill Estates house for Henry Turnbull, built in 1927 (Stanley would later be given this house in repayment of the developer's debts), and the Frank Preibe house, built in 1929 in east Lake Forest, Stanley showed that the same floor plan could support two entirely different facades: one French Norman, the other Colonial. The floor plans show, from left to right, a porch, living room, library, dining room. The kitchen and service area of the house form a 30-degree angle in the central axis of the house and the two-car garage is placed on the 30-degree angle axis to finish the house: right to left. A traverse hallway that runs across the face of the house joins all of the rooms. In the French Norman house, in Deerpath Hill Estates, the circular stairway is contained in a barrel-shaped tower with conical, slate-covered roof. In the Colonial house, the stair is parallel to the hallway. The floor plan, identical in both houses save for the stairways, is a comfortable and efficient design that is satisfying to the homeowners. The design is an example of Beaux-arts organization and planning that utilizes both French Norman and Colonial exterior designs.

Other Beaux-arts concepts that Stanley learned in France can be seen in his site planning and building scale. Today architects and owners are still impressed with Stanley's ability to properly scale buildings and properly site them on the land. For examples, Lake Forest High School is one of the most majestically sited high schools in the United States. The building is designed to be highly reminiscent of a huge, Georgian manor house. The sweeping curvilinear drive and mature elm trees set the stage for an immense Georgian country estate house converted to a school. Although the building is huge, it does not overpower its site.

On a much smaller scale, Stanley built a series of cottages on the R. Douglas Stuart ranch in Wyoming in the 1930s. Stuart was the President and CEO of Quaker Oats Company. Each window of each of the three cottages has sweeping vistas of the outdoors. The family still marvels today that he was able to catch the views of the nearby fields and the mountains beyond with elegant perfection. Stanley designed and located the cottages without having visited the site. He designed and sited the cottages from photographs and land surveys.

After leaving the Beaux-Arts and Paris, Stanley spent a short period of time traveling in England before coming home. We assume that Stanley traveled to the Cotswolds, an area west and north of London as Cotswold architecture was a favorite building style of Stanley's, especially in the earlier part of his career. He referred to this style interchangeably as "Cotswold cottage" or "English cottage" style due to the varied use of limestone, building stone, timber and stucco, and masonry in the buildings. He returned to the United States, August 1, 1919, landing at New York. After Stanley's return from World War I, he went to work for Howard van Doren Shaw. Shaw had been in business for many years and had a very prestigious office. Shaw was awarded the AIA Gold Medal in 1926. Stanley worked for Shaw for six years, from 1919 to 1925. Stanley rose to the position of chief draftsman in Shaw's office. The young architect lived with his parents in Lake Forest and commuted downtown to Shaw's office at 39 South State Street.

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In Shaw's office, Stanley designed the James O. Hinckley house, in Lake Forest, in 1923. This is a large manor house built in the style of an English country cottage. The house has a special roof where the roof rafters are bowed outward in the shape of a ship's keel. This house is especially interesting in that it is similar to a house Shaw built for Strong V. Norton, in 1918-1919, in Bloomfield, Michigan. The Strong house started about the time Stanley joined Shaw and may have been one of Stanley's first projects as a young draftsman in Shaw's office. While still in Shaw's employ, Stanley continued his great interest in Beaux Arts style architecture. In 1921, Stanley and his soon to be partner, James Ticknor, enrolled in a summer school class of Dr. Paul Phillippe Chet at the University of Pennsylvania. Dr. Chet graduated from the Beaux Arts. He was one of the leading U.S. proponents of Beaux Arts style, and was a leader of what became known as the American Beaux Arts teaching method. Both of the young architects' continuing interest in Beaux Arts style is as significant as is their ability to gain leave from their firms. (Ticknor was employed at D.H. Burnham & Co).

Anderson sought and received Shaw's blessing to start his own firm. Stanley and James Ticknor opened their office in Lake Forest in May 25, 1925. The new office was open almost a full year before Shaw's death on May 6, 1926. The office was located at 10 Western Avenue, in the James Gamble Rogers-designed Anderson family building. They would soon move down the street into their home for the next 65 years, the Deerpath Theater Building that Stanley designed for the Anderson family's trust.

In the five-year period from 1925 to 1930, Anderson and Ticknor changed the face of downtown Lake Forest. They built six buildings in downtown Lake Forest and Lake Bluff. (Over the firm's 65-year history it would build over 30 commercial buildings principally in downtown Lake Forest). Stanley began work on his plan to refine and significantly expand Shaw's Market Square. Stanley began rebuilding downtown Lake Forest into an English village. Adopting City Beautiful planning concepts, Shaw had designed the acclaimed Market Square in 1916 in an eclectic English Tudor style. Anderson's plan was to continue Shaw's City Beautiful planning by converting the center of downtown Lake Forest into an English village. Stanley wanted to connect the Deerpath Inn, located on Illinois Road on the south end of the business district to Market Square—in the center of the business district, by building a series of Tudor, Georgian and Cotswold cottage buildings along Bank Lane, Illinois and Deerpath Roads. Had all the buildings been built, the entire heart of downtown Lake Forest—a six-block area—would "... Look Like a Bit O' High Street in Some Yorkshire Village," as a *Chicago Tribune* headline read in an article describing the opening of Anderson's Deerpath Theater building in 1926. At least one of the proposed buildings was not completed. One set of renderings show a proposed Gothic style building, with lancet arched window and door openings and a crenellated battlement topped tower. It was to have faced the Deerpath Inn and would have stretched from Illinois Road along Bank Lane towards Deerpath Road. This building would have visually connected the Deerpath Inn, one block south, with the Stanley's Deerpath Theater building, which in turn provides the visual connection one block north to Market Square. In the center of this group of buildings, on Deerpath, stands the Georgian-style First National Bank (now the Northern Trust) building. Under Stanley's concept, the downtown area would look as if it was an English village that had evolved over the centuries from the 1400s through the early 1800s with Gothic, Tudor/Elizabethan and Georgian styles mixed together.

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Commissions included the Georgian-style Lake Forest Bank, (now the Northern Trust) (1930), several Tudor/Elizabethan style buildings, including the Deerpath Theater building (1926), the C.T. Gunn building (now Midwest Bank) (1927) and the Frye and Udell building (now Koenig and Strey) (1926). The large, two-story Gothic building designed for Bank Lane was designed for J. Fred Held, Jr., (1928). The buildings that were built give downtown Lake Forest its distinctive character today. (This area of the central business district is listed on the National Register District of Lake Forest).

Anderson was also active in local government affairs. In what might appear to be a conflict of interest today, he was appointed to the newly organized Planning Commission February 1, 1926. He was appointed to the Commission at the same time he was attempting to rebuild downtown Lake Forest in his English Village plan. The City leaders knew of his plans and accepted them. He served as a member of the Commission until 1947, when he was elected Chairman of the Commission. He would serve as Chairman until 1957. Additionally, he was appointed to the prestigious American Institute of Architects in March 1938, for his body of architectural work.

When World War II broke out, in 1941, Anderson was called back to service. He had been an Army Lieutenant in World War I. Rather than go back into the Army, Anderson negotiated an officer's commission in the Navy, thus becoming one of the few people to serve as an officer in both World Wars, but in different military branches. Simultaneously, his pre World War II partner, James Ticknor, left the firm and set up his own practice in Glencoe, Illinois, ending the 20-year partnership. Anderson reopened his firm as Stanley D. Anderson, Inc., in 1945. His post-World War II partner, William "Bill" Bergmann joined the firm as a draftsman in 1945. In the late 1940s, Anderson was at the height of his career. During this period he and his wife, Marty (Martha), were admitted to the Social Register. This acknowledgment of his social and professional prominence generated an invitation to join the Onwentsia Club. Stanley and Marty were already members of Knollwood Club. They now were members of both clubs. Anderson was also a long-time member of the University Club in Chicago.

In 1952, Anderson was invited to join the Lake Forest Hospital Board. This was a locally prestigious appointment. Anderson had remodeled the old Alice Home Hospital, precursor to the new hospital in the 1920s, and had built the new hospital in the 1940s, and continued to expand the hospital as its needs changed and grew. In 1960, Anderson was about to turn 65. He was building a large house in Keokuk, Iowa, for a well-known Chicago surgeon. Shortly after arriving in Keokuk on an inspection tour, Anderson suffered a major heart attack. He died the following morning on April 18, 1960. Anderson was buried in the family plot at Lake Forest Cemetery. The City of Lake Forest passed a Resolution honoring his life, service to the City, and mourning his passing.

Bill Bergmann, Anderson's post-World War II partner, and draftsmen Ed Rosemann and Tommy Allan reopened the office as Stanley D. Anderson Associates, Inc. The only change in the name was to add, "Associates" to the name. This was the same arrangement that Shaw's partners, Ralph Milman and Archie Morphet, had done when Howard van Doren Shaw died in 1926. The firm, Stanley D. Anderson Associates,

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Inc., continued designing fine residences and commercial buildings until 1992, when Bergmann retired and closed the firm.

The information above was taken from text adapted from Stanley D. Anderson: Architects manuscript-in-progress by Paul Bergmann; Stanley Anderson Jr., for family information (Interviews Summer 2002) and Ethel Anderson for family information (Interviews Summer 2002).

James Hotchkiss Ticknor Biography

James Hotchkiss Ticknor was Stanley D. Anderson's partner for the first 20 years of their careers. Ticknor worked for the firm is significant in its own right although he is overshadowed by the volume of Anderson's work. He designed a number of structures including many substantial homes in Lake Forest, Bannockburn, and Evanston, Illinois.

His participation in Deerpath Hill Estates is not specifically tied to any one residence, however he was an integral part of the firm's operations and was in charge of the firm's drafting room in the 1920s and 1930s. He would have had significant participation in the design and construction management of all the projects at Anderson and Ticknor. He would have supervised the homes designed by the firm and those designed by others—Braun, Irwin, et al.

James, "Jim," or sometimes "Jimmy" Ticknor was a partner with Stanley from the beginning; sometime prior to 1925, until 1945, when Stanley changed the name of the Firm. We know that he was a very talented architect as the drawings he left are very beautiful and skillfully executed. When James Ticknor left Anderson and Ticknor, sometime around 1938 to 1941, he left little in the way of history. He took most of his drawings, his library of books, and most of the memory of his time in the office. Things he didn't take were sent to him as he called for them. If he needed drawings that had been left behind, they were packed and sent to him. Notes found in the file cases read, "sent to Mr. Ticknor." The notes had various dates throughout the late 1940s and early 1950s. Ticknor's American Institute of Architects, AIA, application confirms his office as 333 Park Avenue in Evanston, Illinois, in 1942. This was his office for many years after he left the Anderson and Ticknor.

James Hotchkiss Ticknor was born in Peoria, Illinois, May 25, 1893. He was raised in Peoria, living at 205 Randolph Street when he graduated from high school: Bradley Poly Institute. He is buried with his first wife, Margaret Travers Ticknor, in the Hotchkiss family burial plot at the Springdale Cemetery in Peoria. He passed away on August 4, 1976, at the age of 83.

Ticknor entered University of Illinois, at Champaign-Urbana, in 1913, and graduated June 13, 1917, with a degree in Architectural Engineering, the University's nomenclature at that time for a degree in Architecture. He studied the usual classes for his degree: many drawing and design classes as well as history of architecture courses; building materials, mechanical equipment of buildings; many math and calculus courses, and other architecture courses. He was a member of Beta Theta Pi fraternity, he substantially remodeled the Beta Theta Pi house (listed on the National Register 1989) in the 1930s. In addition to architecture classes Ticknor also took at

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least four courses in Military Science. There are no records of his belonging to ROTC, but he did take several classes in military drill and military tactics. Ticknor enlisted in the Army in 1917. His school transcripts show that Ticknor left for Fort Sheridan, Illinois, April 30, 1917 officer's training and induction into the Army. A notation in his file states that all men leaving for the War are given the grade they had at the time they left school as a final grade. Ticknor passed all his courses and was graduated on June 13, 1917. He served in France during the War. Ticknor's neighbors think he was an artillery officer. We don't know what unit he was in or if he saw action. We believe he was a First Lieutenant. The U.S. government's records burned in a massive fire in the 1960s, destroying most of the WWI personnel records, so we are unable to confirm the WWI status of either Ticknor or Anderson. The records that are available show that Ticknor and Anderson trained together at Fort Sheridan. Both were assigned to the 2nd Company, 11th Regiment of the 4th Army while in training (The History and Achievements of the Fort Sheridan Officer's Training Corps 1920).

Like Anderson, Ticknor was invited to attend the Ecole Des Beaux Arts after the Armistice. We think he attended the Atelier LaLoux with Anderson, as this was the most popular Atelier with American students. After World War I, he returned to Chicago and began work. He did his apprenticeship work at a small firm, Postle and Fisher for about approximately nine months in 1919 and 1920, and was then hired by the well-known Chicago firm, D. H. Burnham and Co, May 1, 1920. He worked at D.H. Burnham and Co., until he formed Anderson and Ticknor May 25, 1925, with Stanley Anderson.

In the 1920s, both Ticknor and Anderson went to work at their firms: Ticknor at D.H. Burnham and Co. and Anderson at Howard van Doren Shaw's firm. Ticknor and Anderson attended one summer school class at the University of Pennsylvania in 1921. Neither received a grade for the class. They studied under Dr. Paul Phillippe Chet. Dr. Chet graduated from the Beaux Arts. He was one of the leading U.S. proponents of Beaux Arts style, and was a leader of what became known as the American Beaux Arts teaching method. The class shows that both of the young architects' shared a continuing interest in Beaux Arts style.

Ticknor sat for his architectural license in May 1921. He did not pass the exam and then retook the exam in October 1921, and passed. His test scores show that Strength of Materials, the burden of all architecture students, was his downfall. On the first exam he scored 20; on the second exam, his score was a passing grade of 75 percent.

The Anderson and Ticknor relationship officially ended in 1945. By that time Ticknor had several very substantial commissions to his credit. Though not as many as Anderson's, Ticknor's houses stand on their own merits. One of Ticknor's clients was Walter Wecker, president of the Marquette Cement Company. Ticknor built a substantial English Cotswold home and stable, on about 5 acres, for Wecker in Bannockburn, Illinois. Ticknor did other projects for Marquette Cement, including offices and buildings at Marquette's operations on the Illinois River at Ogelsby, Illinois. One of the Oglesby projects is an Art Deco recreation hall with bowling alleys and a swimming pool, completed in 1938. Another substantial project was the E. E. Tolman country house, designed in English Tudor style, in Ivanhoe, Illinois. This massive country house, on 200-acres, with a

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20-acre man-made lake was originally built with a private nine-hole golf course. The lake and course were subsequently subdivided away from the main house and the golf course expanded to 18 holes. It is now a private, gated community, golf course at Ivanhoe, Illinois. A third project is an addition to the Superior School, District 106, in Bannockburn, Illinois. This school addition, begun in 1938, is designed in the firm's "Country Georgian" style of low gable-ended wings, mullioned and shuttered windows, classic paneled doors with transom light windows, and tightly designed Georgian proportions. The project is attributed to Ticknor. The style, however, is Country Georgian, demonstrating Ticknor's ability to work in the office's signature style with the same facility as Anderson.

When he left Anderson and Ticknor, Jim set up a solo-practice office in downtown Glencoe. He usually practiced alone, hiring temporary draftsmen when he had larger projects. He continued building fine homes, several schools, and other projects. He practiced there until approximately 1968, when he retired. He passed away on August 4, 1976, at the age of 83. His second wife, Alice Haagensen, lived until November 1985. Alice is buried in Glencoe.

Projects by James Ticknor while at Anderson and Ticknor:

Lyman Drake, Residence, Glencoe, Illinois, 1928

E.E. Tolman, Residence, 9-hole golf course, manmade lake and outbuildings, Ivanhoe, Illinois, 1930

Beta Theta Pi, fraternal residence, Alterations and Additions, Champaign, IL, 1931

[Listed on the National Register of Historic Places: Greek Letter Societies (fraternities and sororities) at the University Illinois 1872-1940 (1989)]

Carl Wester, Residence, Northbrook, Illinois, 1935

Stanley Pierce, Residence, Glencoe, Illinois, 1936

Alfred Blomquist, Residence, Highland Park, Illinois, 1937

Kaywin Kennedy, Residence, Bloomington, Illinois, 1937

Walter Wecker, Residence, greenhouse & gardens, Bannockburn, Illinois, 1938

Superior School/District 106, Alterations to school, Bannockburn, Illinois, 1938

Marquette Cement Co., "Theodore Dickenson House" (Recreation Building), Oglesby, Illinois, 1939

Marquette Cement Co., Dock House and office, Oglesby, Illinois, 1940

Frederick Becker, Residence, Prescott, Arizona, 1942

And various additions and alterations to other projects.

The information above was taken from text adapted from Stanley D. Anderson: Architects manuscript-in-progress by Paul Bergmann; Ticknor's neighbors, Robert and Ruth Lacosse, and their son Robert and daughter-in-law Margo Lacosse Interview (Winter 2003) and Ticknor funeral records and obituaries.

William Braun Biography

William Theodore Braun was born in Chicago, Illinois. On his application for license, dated April 7, 1913, he stated that he was 25 years old, placing his birth year in 1887 or 1888. He attended Chicago public schools

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through high school and took 4 years of instruction at the Chicago School of Architecture. His application stated he would graduate in May 1913, with a Bachelor of Science degree. He listed his address as 325 West 59th Place, Chicago, Illinois. He received license #1462 on October 25, 1915, after passing the 3-day exam. During his school years, Braun worked as draftsman in several offices, including; L. M. Mitchell at 9 South LaSalle Street from 5/1/1910 to 2/1/1911; August C. Tollansxxx (illegible) at 35 South Dearborn Street from 2/1/1910 to 5/1/1910 and Forthxxx (illegible) and Steinbach at 1890 West Chicago Avenue from 5/15/1911 to 8/15/1911.

Braun communicated with the Indiana State Board of Architects on June 24, 1950, on obtaining his Indiana license. His correspondence indicates his office is located at 545 East 89th Place, Chicago, Illinois. He subsequently moved to Louisville, Kentucky, in the 1950s, with license confirmation with the Illinois Department of Registration and Education on January 22, 1958. He is mentioned in the 1917, 1918, and 1920 Chicago Architectural Exhibition League books. In 1917, he is mentioned for an entry titled; "66 Hampden Court Apartments, Chicago. There are no photos or illustrations. In the 1918 book he is listed as being a member with an address at 189 West Madison Street. His entry, "House at Cedar Rapids, Iowa," is listed without photos or illustrations. In 1920, he is listed as Braun and Nitsche, at 155 North Clark Street. He has two entries: "Studio—American Commercial Film Company," and, "Bird's Eye View Town, Waterbury, Fla." There are no photos or illustrations.

Susan Benjamin of Benjamin Historic Certifications in Highland Park has identified two houses designed by Braun in Glencoe, Illinois.

House for Dwight Orcutt 1929
786 Greenleaf Ave.
Spanish Colonial

House for August Gatzert 1929
789 Greenleaf Ave.
Tudor revival, with possible Jens Jensen garden.

Braun is listed as a member of the Illinois Society of Architectural, but not American Institute of Architects. In 1922-23 his address is listed at 64 East Van Buren Street, Chicago, Illinois
In 1929-30 his address is listed at 58 East Washington Street, Chicago
In 1931-31 his address is listed at 25 East Jackson Street, Chicago

Braun designed the following houses in DHE:
977 Parkmead Lane; English Tudor
970 Armour Circle; English Tudor, for Arthur Perrow
340 King Muir; American Colonial
955 Melody Road; English Tudor
Possible design: 150 King Muir; American Colonial
Possible design: 965 Castlegate Court; Louisiana Colonial

The above information was taken from the State of Illinois license file information (Freedom of Information

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Act Request); Chicago Architectural League Exhibition books, Ryerson and Burnham Library; Art Institute of Chicago; Susan Benjamin telephone interview 6/13/01, Art Miller, Archivist for Special Collections, Lake Forest College; telephone interview 6/7/01 and Shirley Paddock: Griffith, Grant & Lackie Archives.

Howard E. Irwin Biography

Howard Emsley Irwin was an architect for Martin Charles Huggett & Co, Chicago, Illinois, when he designed the French provincial house at 251 King Muir. He was born August 13, 1897, in Quincy, Illinois. He was attended Northwestern University 1918 to 1919, and graduated from the University of Illinois in 1923, where he received his Bachelors of Science in Architecture. He worked as a draftsman at Robert DeGolyer, from 1921 to 1924, and as a draftsman for Elmo Lowe from 1925 to 1927. He began his own practice in 1928, and had offices at 615 Davis Street, Evanston, Illinois, for many years. He was admitted to the American Institute of Architects in 1938 (Koyle 1962; Susan Benjamin interview, August 3, 2004).

House designed by Irwin:
251 King Muir Road; French provincial.

William Edward Bergmann Biography

William Edward "Bill" Bergmann was born November 11, 1917, in Oconomowoc, Wisconsin. Oconomowoc is a charming small town set in the midst of a chain of small lakes roughly equidistant between Milwaukee and Madison. These lakes formed an elegant cottage community that drew the elite from Milwaukee and Chicago to summer homes on the edges of Lake LaBelle, Fowler Lake and Oconomowoc Lake.

Bergmann's grandfather, Albert Bergmann, emigrated from Germany in the 1880s. He worked for the Milwaukee Road railroad. Bergmann's father, Emil, was born in 1891. Emil was trained as a carpenter. He was a carpenter contractor, in Oconomowoc, for many years. When he started in the carpentry business he pushed his tools from job to job in a handcart. He built many houses in Oconomowoc and barns and farm buildings in the surrounding countryside. Through the age of nine Bergmann had a typical childhood. Pictures show him playing at Emil's construction jobsites. At age nine, Bergmann developed juvenile arthritis in his hip. This would be one of the several types of arthritis that would affect him over the course of his life.

Bergmann grew up in the construction business. Despite his arthritis and bad hip Bergmann learned the construction business from the bottom up. At 17, he earned his union journeyman carpenter's card by supervising construction of a house. He did all the estimating, material ordering and directed the carpentry work. He finished the house with a curving roofline from the main pitched gable over the porch in what is called a rolling gable. This type of roof requires a good grasp of geometry as well as good carpentry skills. The house, with few additions, still stands today.

Bergmann knew framing, layout, flooring, and, more importantly, all the finish work—making doors and trim, windows, and kitchen cabinetry. He knew this work by having built windows, doors, etc., in Emil's shop rather

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than just studying or observing as other architects do. Having learned carpentry in the pre-World War II era, Bergmann had actually made doors, windows, cabinets and molding trim. These are skills that are no longer taught to carpenters as the components are all manufactured and delivered to the worksite.

When Bergmann entered the University of Minnesota, in 1936, the Architecture School still taught the techniques and the project design requirements of the American Beaux Arts teaching style. Professor Leon Arnal was Head of Design at Minnesota. Arnal was a Frenchman who had been trained at the Ecole des Beaux Arts in Paris. He received his Diplome (degree) in 1910, and practiced at the Ecole for a number of years. He then was an assistant professor of architecture under Professor Paul Phillippe Cret, at the University of Pennsylvania. Cret was the leading proponent of the American Beaux Arts teaching method. However, in the late 1930s, like many architecture schools across the country, Minnesota was adopting the International Style of design. Bergmann was exposed to both disciplines and design methods. One of the graduation requirements was actual construction experience. This requirement was waived due to Bill's carpenter's journeyman's credentials.

Bergmann graduated from Minnesota in June 1941. Prior to graduation Bergmann worked as an intern for Hugo Hauser a prominent Milwaukee architect. After graduation Bergmann took a full-time position with Hauser as a draftsman. He lived with his parents in Oconomowoc and commuted into Milwaukee. Hugo Hauser designed principally Protestant churches and large residences in the upper Midwest. The firm's specialty was building Gothic churches. Bergmann said this was where he learned the craft of detailing. He said he learned to draw all day long and into the evening. Bergmann said he learned how to detail the intricate stone tracery work for the Gothic stained glass windows for Hauser's churches.

In June 1942, Bergmann moved to Kansas City, Missouri, to work for an engineering and architecture firm, Howard, Needles, Tammen, & Bergendorf. This is a large design—build engineering firm that built large projects such as bridges and dams. For a brief time in 1942, Bergmann also taught at Kansas State College, Department of Architecture.

Howard, Needles, Tammen & Bergendorf sent Bill to Fort Riley, Kansas, to build barracks and buildings for the tank group. Their job was to convert Fort Riley from a cavalry outpost to tank training facility for the war effort. He was head of the General Engineering Section and was quickly promoted to Chief Draftsman. Bergmann was then asked to design a prisoner of war internment camp at Concordia, Kansas to house German soldiers shipped back to USA in cargo ships. These projects were high priority work. Bergmann and the work crews often worked 70-hour weeks, building barracks, guardhouses and kitchen facilities.

In October 1943, Bergmann was hired by the Princeton University Physics Department ostensibly as a teacher, to instruct the few architecture students on campus. However, he was actually hired by the Office of Scientific Research and Development, a government agency, to work on special war research. His first project was to design bomb shelters. In 1943, the United States was still very far behind in its war research work. There were no standards for designing bomb shelters. What shape? How much concrete? How much reinforcing steel? How

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deep in the ground? All of these questions had to be answered--quickly.

After months of bomb shelter design work, Bergmann was put to work on a much more complex and serious project. This one was classified top secret. This project was to determine the bomb tonnage necessary to knock down buildings in Nazi Germany. Throughout his life he never spoke about this work because of its top-secret classification. Early in 1944, he was given an additional project. Bergmann's research group was given a whole new set of explosive parameters to work with. He was asked to determine the damage to German cities from bomb loads that were 100 times greater than that carried by a B17 or B24 bomber. Of course he didn't realize at the time that he was working on preliminary nuclear bomb work.

In 1946, Bergmann went down to Lake Forest, Illinois, to visit cousins. Bergmann was introduced to Stanley Anderson. Anderson offered him a position as draftsman and Bergmann moved to Lake Forest. Bergman would become Stanley's only post-World War II partner in 1949. Bergmann designed a number of residences and storefront buildings in Lake Forest during this time.

In 1954, Bergmann and another office draftsman, Milt Traer, set up Bergmann--Traer, Architects and opened an office on Bank Lane in Lake Forest. They left Anderson on amicable terms. The firm built a series of International Style houses as well as conventional houses.

In 1957, Anderson was proposing major additions to both Lake Forest Hospital and to Lake Forest High School and he needed help. Bergmann worked on the proposals on an independent basis before agreeing to return to the firm. Bergmann returned to Stanley's firm, as a partner, in 1959. With Stanley's unexpected death on April 18, 1960, the members of the firm, Bergmann, Ed Rosemann, and Tommy Allan, formed Stanley D. Anderson Associates, Inc.

Bergman lived in Lake Bluff, the village just north of Lake Forest. During the 1950s, Bergmann became very active in Village of Lake Bluff affairs and community service affairs. He served on several committees and eventually was elected Village Trustee. He served as Village Trustee from 1958 to 1963. He also remodeled the Village Library as a donated service to the Village. Bergmann's community service would continue for the rest of his life. He served as President of the Architectural Review Board in Lake Bluff for over 30 years.

When the construction industry entered the extended slump of the early 1970s, Bergmann began working for one client on an extended basis. Tempel Smith was a Chicago industrialist. In addition to being a successful businessman, Tempel was also an avid horseman. He was fascinated with the Lipizzan horse breed. These horses are from the Spanish Riding School in Vienna and perform high-style dressage. The Lipizzan bloodline is several hundred years old. General George S. Patton is credited with saving the bloodline at the end of World War II.

In the late 1950s and early 1960s, Tempel began buying the horse farms in the Hunt Club--Millcreek area of

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Lake County. Most of the farms he purchased were the horse farms that Stanley D. Anderson had designed in the 1930s and 1940s. This included the Lodge at Millcreek that Anderson and Bergmann designed for Glenn Traer in 1947. "Dicksfield," the A.B. Dick Jr., farm that Anderson designed in the 1930s. "Good Luck," the John Jelke Farm, designed in 1929. Tempel also bought the Hyatt farm, the Mitchell farm and other Stanley D. Anderson designed properties in the area. During this period Bergmann worked as the principal architect for the farm. He supervised all the new construction, repair work and remodeling work.

Bergmann worked through the 1980s and into the early 1990s. He officially put down his pencil in 1992. He passed away June 14, 1994. The Village of Lake Bluff passed a resolution honoring his more than 35 years of service to the Village.

Jerome "Jerry" Cerny Biography

Jerry Cerny 1901-1970, a native of Chicago of Czech parentage, studied at the School of the Art Institute of Chicago and at the Armour Institute, which then was a beaux-arts modeled architectural program. During the architectural boom of the mid-1920s, he worked in various Chicago architectural offices. He worked with Stanley Anderson's firm in Lake Forest in the 1920s. In 1929-1930, he went studied abroad at the Royal Academy, England, and at the Fountainebleau, France. Cerny returned to Chicago and joined David Adler's firm. He became a resident of Lake Forest in 1933, and in the mid-1930s, he opened an office in the south tower of Market Square. From the late 1920s through the 1960s, Cerny applied his grasp of classical principles to effectively transfer French and English country and colonial styles to changing American trends such as open plans and ranch houses. Throughout his 35-year career, he designed over 700 residences, and he was widely published in mass circulation home magazines and Chicago newspapers (Art Miller, archivist for Special Collections, Lake Forest College, archives).

James Anderson Jr. Biography

James Anderson Jr. founded his civil engineering and surveying company in 1891, soon after he graduated from Lake Forest College in 1890. In 1893, he performed survey work for the World's Columbian Exposition in Chicago. Anderson was the Lake County Surveyor from 1896 to 1912, and was the city or village engineer for numerous municipalities throughout Lake County, including the cities of Lake Forest and Highland Park. He also founded the North Shore Sanitary District and was the founding engineer of numerous drainage districts throughout Lake County. He worked in close association with his cousin, Stanley D. Anderson, from 1923 to 1960, designing subdivisions, designing a 20-acre man-made lake for the E.E. Tolman estate in Evanston, Illinois, and many other projects. James Anderson designed the curvilinear streets and land subdivision for Henry K. Turnbull in conjunction with his cousin, Stanley, in 1923 through 1930. Turnbull transferred the house at 970 Verda Lane to Anderson in 1930, to settle fees owed for engineering and survey work. His family occupied the house for a short period of time and then sold it. In 1998, the Illinois State Historical Society recognized the James Anderson Company as the oldest civil engineering and land survey firm in Lake County. The ISHS inducted the company into its Centennial Business Program for being a family-owned business operating in Illinois for over 100 years (James Anderson Company records, James G. Anderson interviews:

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December 2004-January 2005; The Lake Forester, September 18, 1997, and Historian, vol. 26, No. 3, 1998).

George Lyon Harvey Biography

George Lyon Harvey, son of the founder of the Harvey Steel Car Manufacturing Company and founder of the industrial community, Harvey, Illinois, was born in 1866, and graduated from the architecture school at Massachusetts Institute of Technology in 1888. He died on August 13, 1923. Harvey designed over 35 hospitals, including the College of Physicians and Surgeons and the Illinois Dental School—both in Chicago, as well as hospitals in Evanston, Illinois; Lacrosse, Wisconsin; and Providence, Rhode Island. Harvey designed many manufacturing facilities, including plant buildings at his family's Harvey Steel Car Company, the American Steel foundries and the Paper Mills warehouse, both in Chicago.

Harvey also designed a number of prominent residences in addition to the Spanish Colonial house for Frank Hibbard in 1903. He designed a "pure type of Colonial" residence for C.A. Ward in Evanston, Illinois, and designed an "English country home" for George A. Thorne in Winnetka, Illinois. Harvey lived at 2210 Prairie Avenue in Chicago and "a country place at Lake Forest" (Construction News (August 25, 1906), 151 George Lyon Harvey: Architect, Chicago, Credit Harold T. Wolff and Arthur Miller, Librarian and Archivist for Special Collection, Lake Forest College, 12-1-2005).

Developer Knute Larson Biography

There was one developer, Knute Larson that built many homes in the area. Larson was not a large-scale builder; rather he tended to build one home at a time and often if the home did not sell, he would move into the home until it did sell. Larson built typically one-story ranches at the rate of about one or two per year. Larson built homes in Deerpath Hill Estates from 1954 to at least 1968. The one-story ranches that he built were typically high quality homes, built of brick and often with Lannon stone fronts and chimneys. In the 1960s, Larson developed several two-story homes in DHE including a Dutch colonial house at 145 High Holborn and a two-story brick Colonial house at 309 King Muir Road (SDA Archive oral history; City of Lake Forest Building Department records).

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Section F- Associated Property Types

1. Residential Buildings
2. Landscape Features

Introduction

Varying parts of each Deerpath Hill Estates sections are part of this Multiple Property Listing application (Exhibits 8 and 9). The original development and most of the First Addition retain their original ambiance and texture. The streetscape and original road design remain intact with large house setbacks, the original monuments and bronze bracket lampposts. The post-World War II houses, both contributing and non-contributing, in the development maintain the same setbacks, scale, quality of construction, and high level of landscaping as the historic, pre-Depression houses. This maintenance of the streetscape by later, post-World War II houses is an important aspect of the continuing evolution of the DHE. The Second Addition suffered the most from the Depression and has lost much of its planned development integrity. It was originally planned as Turnbull's and Anderson's most ambitious City Beautiful planning concept, incorporating three different land uses—town homes, estate area, and single-family homes on ½-acre lots. By the time the building industry recovered in the post-World War II era, town homes within walking distance to a train station were a concept that had been replaced by the automobile culture. However, Deerpath Square and the two pre-Depression homes at 301 and 380 Chiltern Lane located within the Second Addition are included in this application. Despite the changes to the Second Addition, their design importance as representatives of the Second Addition remains. Turnbull built the 955 Castlegate Road house, which is inside the Leroy Burton Petite Estates subdivision. The house is located at the corner of Castlegate and Burton Drive. Burton Drive is the connector street between Deerpath Hill Estates and Leroy Burton Petite Estates. Due to the subdivisions' intersection, this lot is the most prominent lot leading into the First Addition from the north. This house stands as a visual sentinel at the furthest north reach of Deerpath Hill Estates and is part of this application.

1. Residential Buildings

Description

Pre-Depression houses, from the 1920s, and post-World War II houses, dating to 1961, comprise the Deerpath Hill Estates. The architectural diversity of the 1920s houses and post-World War II houses, and the quality of the non-contributing houses allow the subdivision to continue to present a cohesive neighborhood of fine homes. The 15 original, pre-Depression houses are different styles and are described as late 19th and early 20th Century revival houses—English Tudor, French Norman, Spanish Colonial and American Colonial. While the houses are highly similar in design aesthetic, scale, site placement and quality of materials and construction, the dissimilarity of styles is deliberate and planned by the developer, Turnbull, and the project design architect, Anderson. Each house is important in its own right because of its specific style and contribution to the aesthetic of the development. Stanley D. Anderson believed the project should include primary examples of each of the most popular house styles to provide variety and architectural interest. One of Anderson's goals was to

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demonstrate his young firm's capabilities (Anderson and Ticknor) in designing many styles of homes. Anderson and Ticknor built houses on the most advantageous sites to give the development definition. The first house built in each section was built at the entrances and the most prominent lots. The French Norman house at 380 King Muir matches and accentuates the elegance of the French Norman gates defining the entrance to the first section. The houses around the traffic circle at 349 and 341 King Muir give further definition to the neighborhood. At the south entrance to the first section are two prominent houses, 190 King Muir and 955 Mellody Road. The Mellody Road house faces the Waukegan/Telegraph road entrance to the first section. The house at 190 King Muir sits on "the point," the long narrow intersection point of King Muir and Mellody Roads defining the southern end of King Muir. The same house placement occurred in the First Addition with Brown Gables at 470 King Muir Road being the first house seen when entering the First Addition. The regal view, across a wide lawn, to the massive stone house sets the tone for the neighborhood. The same house placement occurs at the northern entrance to the First Addition, albeit with a twist. Turnbull built the 955 Castlegate Road house, which defines the furthest north reach of Deerpath Hill Estates. Again, the same house placement occurs in the Second Addition. Deerpath Square defines the main entrance to the Second Addition. The house at 380 Chiltern Lane stands as the sentinel at Chiltern Lane and Deerpath, the secondary entrance to the Second Addition. The house is located to define the entrance and control the type of development occurring in the Second Addition.

Anderson's and Turnbull's use of the most advantageous sites in the development give further definition to the development. This definition in the original section and First Addition were so pronounced that builders, after World War II, followed Turnbull and Anderson's format. Rather than redefine the neighborhood by re-subdividing lots or by changing the lot setbacks, builders built similar houses that fit into the existing environment both in scale of houses and in similarity of materials. The post-World War II builders built in the styles most popular, typically ranches and two-story colonials; however, they maintained the ambiance and feel of the neighborhood by use of similar materials and sensitive design. The subsequent houses served to bolster the existing environment rather than detract or change it. In contrast, the Second Addition, where the fewest pre-Depression houses were built, suffered resubdivisions and design alterations after World War II. The town home area around the square was re-platted for single-family homes and areas inside the Second Addition were re-platted to increase the density.

Significance

Residential buildings in Deerpath Hill Estates are eligible for listing in the National Register at the local level under Criterion A for their community planning and development significance in Lake Forest's and Lake County's history. The development of Deerpath Hill Estates represents the continued planned growth of Lake Forest and the first planned growth of the Skokie Valley development beginning in the early 1920s and continuing through to 1961. Turnbull and Anderson developed the first planned subdivision in Lake Forest based on City Beautiful concepts. Anderson's mentor, Howard van Doren Shaw, first utilized City Beautiful planning in a commercial setting in Market Square, Anderson was the first to use the concepts in a planned

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residential development in Lake Forest. This design is a continuation of the designed community emphasis that typifies the historic design of Lake Forest. Anderson built upon the Almerin Hotchkiss/Olmstead and Vaux inspired east part of Lake Forest to create a continuation of the estate-based ambiance in west Lake Forest. Turnbull's DHE Folio demonstrates that both Turnbull and Anderson were attempting to weave their development into the environment of the landed estates that surrounded Deerpath Hill Estates in the 1920s. All three sections attempt to incorporate the changes occurring in the area with the completion of the Skokie Valley extension of the North Shore Railroad while maintaining the country estate ambiance of the landed estates. This continuation of planned community development continues in Lake Forest today with the further westward development of Conway Farms, a planned golf course community, west of DHE, developed in the 1990s to the early 2000s.

DHE is remarkable in its retention of spatial organization. Few if any of the lots in the first section or First Addition have been resubdivided into smaller lots. At least three of the original homes have acquired vacant lots side lots and incorporated them into their properties—the American Colonial at 150 King Muir, Turnbull's house at 349 King Muir, and the Southern Colonial at 190 King Muir, increasing the lot size to over one acre in each instance. One property in the First Addition, Brown Gables, subdivided two lots. However this house remains on more than two acres, making it still one of the largest properties in the development. The Second Addition has had several resubdivisions, including the conversion of the town house area around the Square to single family homes. The property south of 301 Chiltern, the Spanish Colonial, has also been resubdivided into multiple lots.

Residential buildings may also be eligible in Deerpath Hill Estates for their local architectural significance under Criterion C, as examples of architectural styles or building types. The houses are emblematic of their eras, presenting high artistic values and demonstrate high levels of workmanship. The quality of workmanship in all of the houses is very high with the use of masonry, brick, stucco, exposed beams (Tudor), slate and tile roofs and other aspects of high quality construction. Almost all of the houses retain their original footprints, with only few houses having additions. Those houses that have had additions the owners have tried to use compatible if not identical materials. One example is that after a horrendous hailstorm several years ago, most homeowners replaced slate roofs with slate, others, with tile roofs, replaced their roofs with tile. In several instances homeowners have replaced asphalt shingles with wood shake roofs (145 High Holborn). There is little or no use of aluminum or vinyl siding, or inappropriate window replacements. Many of the homes retain their original windows, and some are still single-pane with metal frames--without storm windows. There has been a conscientious effort by subsequent homeowners to match brick, stone and other original materials.

The houses, built after 1930, are complimentary to the streetscape and original houses by using complimentary materials—brick and masonry construction, wood siding (not aluminum) and typically shake or wood shingle roofs (with some asphalt roofs). The post-World War II houses are ranches, split-levels, American Colonials, Southern Colonials, French provincial and other neo-Revivalist styles. The ranch houses built, from 1950 to

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1961, are usually one-story homes built in complimentary materials; wood siding masonry and brick. They follow the setbacks and landscaping of the rest of the development. There are few non-contributing additions to these homes. Throughout the first section are ranch houses with Lannon stone and masonry gable faces. This use of high quality materials supports and helps define the ambiance of the neighborhood. The scale of two-story houses, built from 1962 on, is complimentary to the original 1920s houses with similar massing, setbacks, and landscaping.

Registration Requirements

For residential properties to be eligible for listing they must be located within one of the developments of Deerpath Hill Estates and should retain their original setting, materials, details and workmanship that evoke their period of construction. They should retain a significant degree of stylistic integrity where a style is present. The integrity of their association and feeling is greatly bolstered by the presence of later buildings that display forms and functions similar to their predecessors, particularly dwellings that are complimentary to the original plan.

To be considered eligible, proposed districts must possess a substantial concentration of properties dating from the historic period of significance (1926-1961) and enough of the original street plan to convey the layout of the original subdivision plat. Physical infrastructure such as curbing, street lights, gates and other amenities will ideally be present if they existed originally. Within the district, the threshold of integrity for contributing properties is defined as the ability of a particular structure to reflect the architectural style and form that the house would have possessed at the time of construction. District boundaries typically follow the limits of the original plats, although vacant parcels or non-contributing and intrusive properties can be excluded along the perimeter of a district. The non-contributing houses are generally classified as non-contributing because they were built after 1961. However, many of these homes maintain the ambiance of the development by their style, scale and mass, and spatial relationship to the development as a whole. The 1960s through 1980s homes follow the size, style and mass of their 1920s predecessors. If a majority of homes in the proposed district are more than fifty years old, it will not be necessary to argue Criteria Consideration G.

Individual houses may also be listed under this multiple property documentation form. Individual residences must be representative of a prevalent architectural style or form or pertain to some aspect of the development pattern or growth of the subdivision. The integrity factors outlined above also apply to individual properties. The properties outside the proposed historic district are important elements of the original plan and each retains its own significant level of architectural integrity. Footprints and facades are fully intact and each retains its original materials with little if any alteration. Also, the houses must retain interior, as well as exterior integrity. Many of the interiors and interior fixtures remain throughout the all houses, and, a few of the houses even retain their original kitchens and bathrooms. Individually listed house less than fifty years old must meet Criteria Consideration G.

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2. Landscape

Description

The cohesiveness of the subdivision design with its curving streets and cul-de-sacs creates a subtly controlled environment where the multiple styles of homes appear visually consistent. In the proposed district there are no abrupt changes in the “feel” or aesthetic of the neighborhood as one passes from one style of house to another. This subtlety of design is Stanley D. Anderson’s incorporation of City Beautiful concepts. Anderson planned the streetscape to evoke the Almerin Hotchkiss/Olmstead and Vaux inspired curving streets of east Lake Forest on raw open land on the west side of Lake Forest. He is one of the first subdivision developers in Lake Forest to incorporate planned landscaping—with tree-lined streets, City adopted streetlamps, and buried utilities. He defined the entrances with a different monument for each section: French Norman gates at the first section, a double-drive entrance at the First Addition and the oval park defining Deerpath Square in the Second Addition. In contrast, a development just to the north of the First Addition, Leroy Burton Petite Estates, is designed and marketed in a much simpler fashion and has far less attention to building and development aesthetics. The developer initially created a grid pattern of streets and sought to control the development through typical deed restrictions (such as setting building values for the lots and excluding non-residential uses).

The homes in DHE are placed on lots surrounding the architectural features of the development. The 1920s houses in the first section were built at the entrances, around the turning circle, and in the cul-de-sacs to take advantage of the most advantageous sites. Entering the original development through the French Norman gates at Deerpath and King Muir sets the ambiance of the development—the visitor feels they have “arrived.” The houses on the turning circle (340, 349, and 341 King Muir) form an intimate grouping of houses that sets the tone and feeling for the rest of the street. The ample setbacks the houses and the horseshoe driveways give the appearance of estate houses rather than a subdivision. This rhythm of house placement is part of the English Garden ambiance that Anderson and Turnbull sought to create.

Anderson varied his design at the entrance to the First Addition. The double drive entrance to the First Addition is directly north, across Deerpath, from the gates to the first section. Rather than build a matching set of gates on the north side of the street, Anderson created further visual interest with the double-drive, small green space and the fountain with waterspout. Even though the fountain has been razed, the green area and original landscaping remain and continue to maintain the ambiance of the original plan. Traveling north on King Muir opens a romantic vista of one of the houses, Brown Gables, across a long lawn.

The entrance to the Second Addition is the long, oval park that would have anchored the 20 town homes that were originally designed to ring the park. Although Anderson designed two, matching town homes, neither was built due to the beginning of the Depression. The park still defines the entrance to this area and is now flanked with a vacant, wooded lot on the east and a low ranch house on the west. These two, long and narrow lots—one vacant, frame the square. The two houses in the Second Addition represent the other two land uses. The house at 301 Chiltern Drive is the original estate house and the house at 380 Chiltern represents the suburbanization of

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the area into ½-acre single family homes.

Significance

The existing DHE streetscape demonstrates the planned nature of the development. The bulk of the first section, most of the First Addition and Deerpath Square and the two houses from the initial plan in the Second Addition all illustrate the planning, form, and spatial design of each area. Each is recognizable as being part of a larger plan. The gates, double drive entrance and square each define different aspects of the plan. The first section and First Addition, with their English garden landscaping, cul-de-sacs and property setbacks, continue the large estate ambiance of the great estates to the west. Deerpath Square and the planned town homes represented the new, more densely developed, community intended to grow within walking distance of the new train station located one block to the east. The physical components in all three sections remain intact and of high quality. The gates, double drive and square remain intact. The Deerpath gateposts are in fair to good condition. The circle gate is the only monument in poor condition. In both the first section and First Addition the street components remain intact. The original street plan remains intact. The original bronze lanterns on bracketed lampposts remain, as do the original curbs and gutters. The development was designed without sidewalks and none have been added.

Registration Requirements

For landscape properties to be individually eligible for listing they must be located within one of the developments of Deerpath Hill Estates and retain the original design that evokes the period of construction.

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G. Geographical Data

Boundaries of the Deer Path Hill Estates as described below:

The three sections of Deerpath Hill Estates are located in Lake Forest, Lake County, Illinois. The first two sections are 20-acre subdivisions located principally at the intersection of Deerpath and Waukegan (formerly Telegraph) roads. The first section is located parallel to Waukegan Road and south of Deerpath. The First Addition is parallel to Waukegan Road and north of Deerpath Road. The principal road through both sections, King Muir, intersects Deerpath. The Second Addition lies due east, on Deerpath, approximately ¼ mile from the first two sections. Its principal road, Deerpath Square, intersects Deerpath on the south side of the road. Its secondary road, Chiltern Drive also intersects Deerpath, just west of Deerpath Square.

Plat Descriptions

Deerpath Hill Estates, first section: (Plat registered October 2, 1926) Being a subdivision of the west ½ of the north east ¼ of the south east ¼ of section 31 and the north 536 feet of the west ½ of the south east ¼ of the south east ¼ of section 31. all in Township 44 North, Range 12 East of the 3rd P.M., Lake County, Illinois.

First Addition to Deerpath Hill Estates: (Plat registered March 23, 1929) Being a subdivision of the NE ¼ of section 31 Township 44 North, Range 12 East of 3rd P.M. Lake County, Illinois.

H. Summary of Identification and Evaluation Methods

Research for this Historic Register application began as research for a book on the architectural works of Stanley D. Anderson, James Ticknor and William Bergmann. Much of the text of the biographical sections and much of the initial research into history of Deerpath Hill estates is a product of research for the book. The research for this application began with an effort to confirm all of the Anderson and Ticknor designed homes in the development and includes extensive interviews with homeowners, research of Lake County Recorder of Deeds records, research into the immense and detailed records of the Griffith, Grant and Lackie archives. The GGL Archives contain real estate transaction records of Lake Forest, Lake County and other areas over more than 100-year period. The biographical research includes extensive interviews with Anderson family members, obituaries, funeral home records and other historical sources, including Haley's "History of Lake Forest." One of the outgrowths of the research into printed records, including the GGL files was confirmation of oral histories that had been passed down to the author from his father and members of the Stanley D. Anderson firm.

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Credit to Ethel Anderson for family information (Interviews summer 2002).

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List of Photos and Maps

- Exhibit 1. Copy LFCCE maps & photos: Hotchkiss map @ p. 37.
- Exhibit 2. Copy LFCCE pictures of A.B. Dick estate @ pp. 96-99.
- Exhibit 3. Copy LFCCE pictures of Mellody Farm—JO Armour @ pp.102-104.
- Exhibit 4. Niblack's fox hunting map.
- Exhibit 5. North Shore RR book jacket map.
- Exhibit 6. DHE Survey map.
- Exhibit 7. DHE photo of lampposts w/caption.
- Exhibit 8. Copy LFCCE Map of LF Vicinity @ pp. 286-287.
- Exhibit 9. Plat Maps-CoLF map @ p.33.

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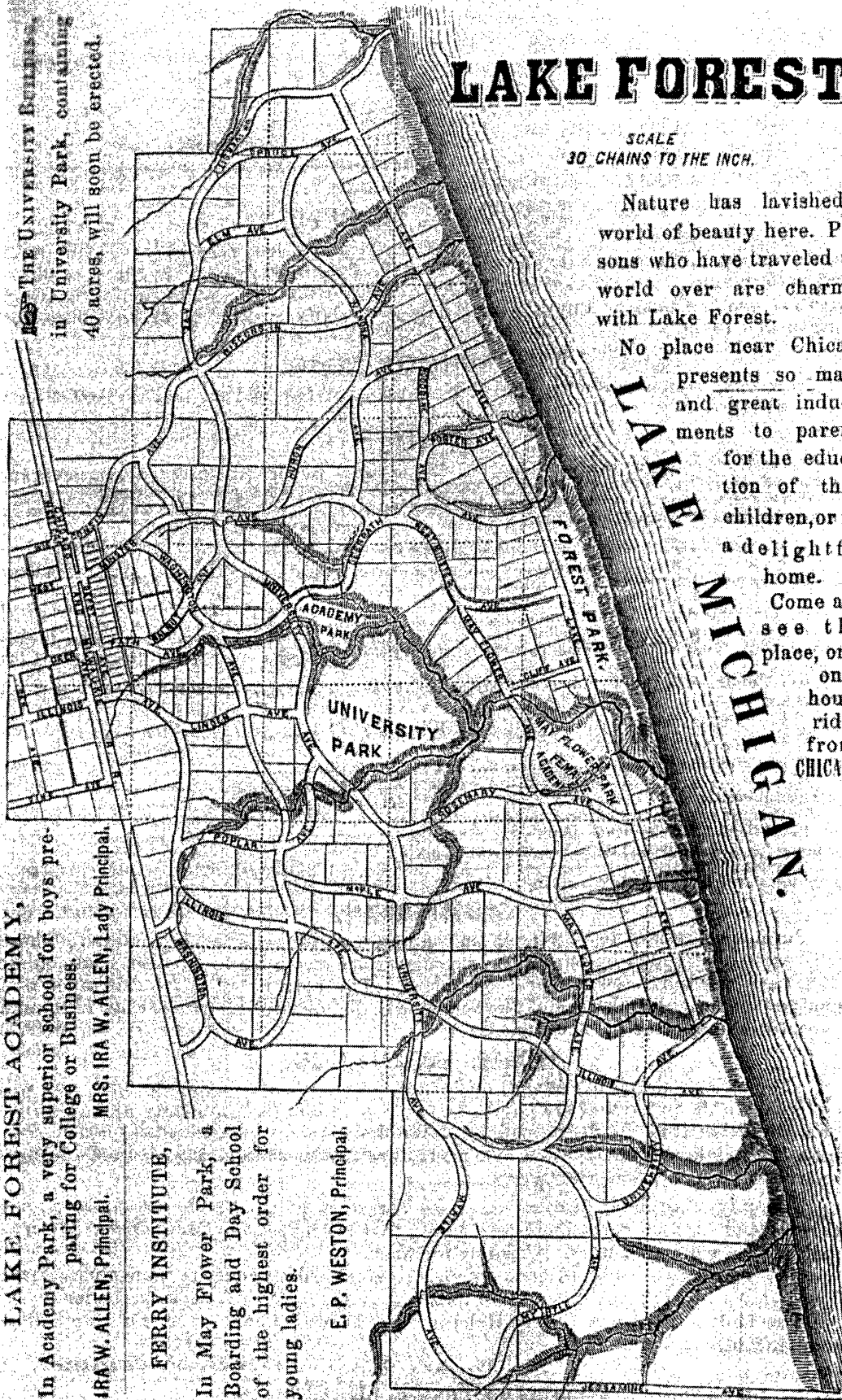
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Nature has lavished a world of beauty here. Persons who have traveled the world over are charmed with Lake Forest.

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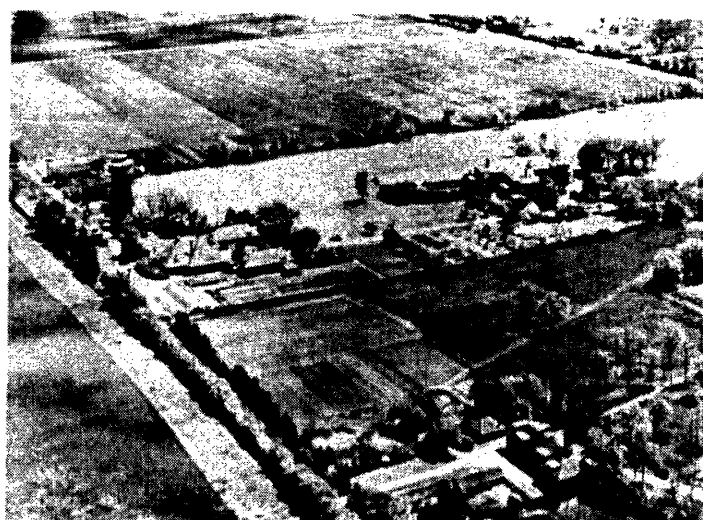
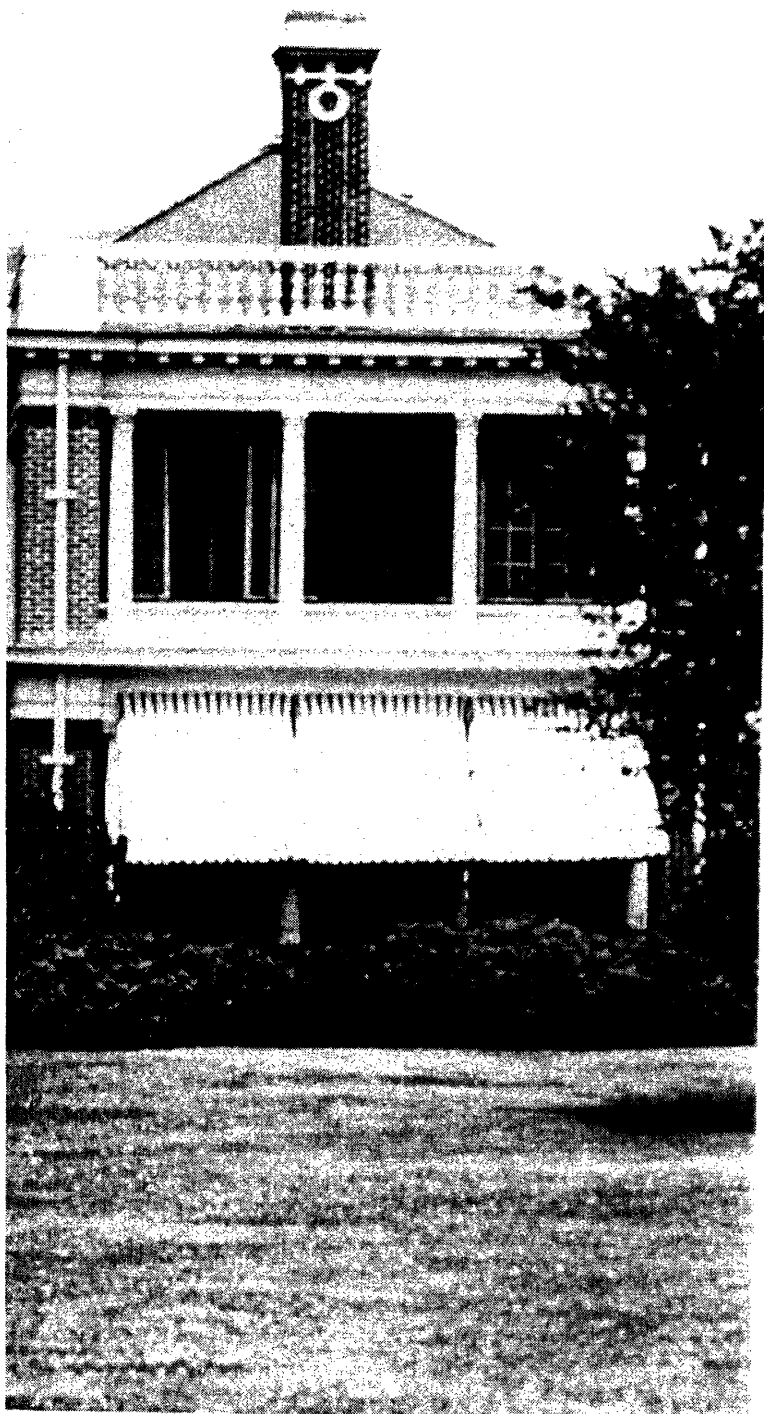


Lake Forest's innovative town plan of 1857 was designed by landscape architect Almerin Hotchkiss to encompass 1,200 acres centered on the grounds of an academy and university. An antiurban enclave with clearly defined perimeters, the community was shaped by the religious and social concerns of the Lake Forest Association. *From Lake Forest Academy and Ferry Institute catalog, 1869.*



Exhibit 2-1. Photos of the A. B. Dick Estate (Westmoreland)
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois: 1926-1961 MPD

Mimeograph entrepreneur Albert Blake Dick and spouse Mary Mathews Dick built Westmoreland in 1903 on the edge of the Onwentsia fox-hunting country. Their architect was James Gamble Rogers, who married into a Lake Forest family. *Courtesy of Mrs. Helen Dick Bronson.*



This aerial view shows the development of Westmoreland, with open prairie farm land beyond. The house and gardens are at upper right, and the estate's water tower at upper left. *Courtesy of Mrs. Helen Dick Bronson.*

Exhibit 2-2. Photos of the A. B. Dick Estate (Westmoreland)
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



James Gamble Rogers' entrance gate for the Dick estate was classic in form, with an English landscape drive in the eighteenth-century manner. The austere character of the wall was softened by informal shrubbery. *Courtesy of Mrs. Helen Dick Bronson.*

North of A. B. Dick's house were formal gardens and a pergola, shown here with the water tower and outbuildings in the background. Among the first formal gardens created after the publication of Rose Nichols' *English Pleasure Gardens* (1902), this garden represented a major shift in local taste. *Photograph by Henry Farnmann; courtesy of Mrs. Helen Dick Bronson.*



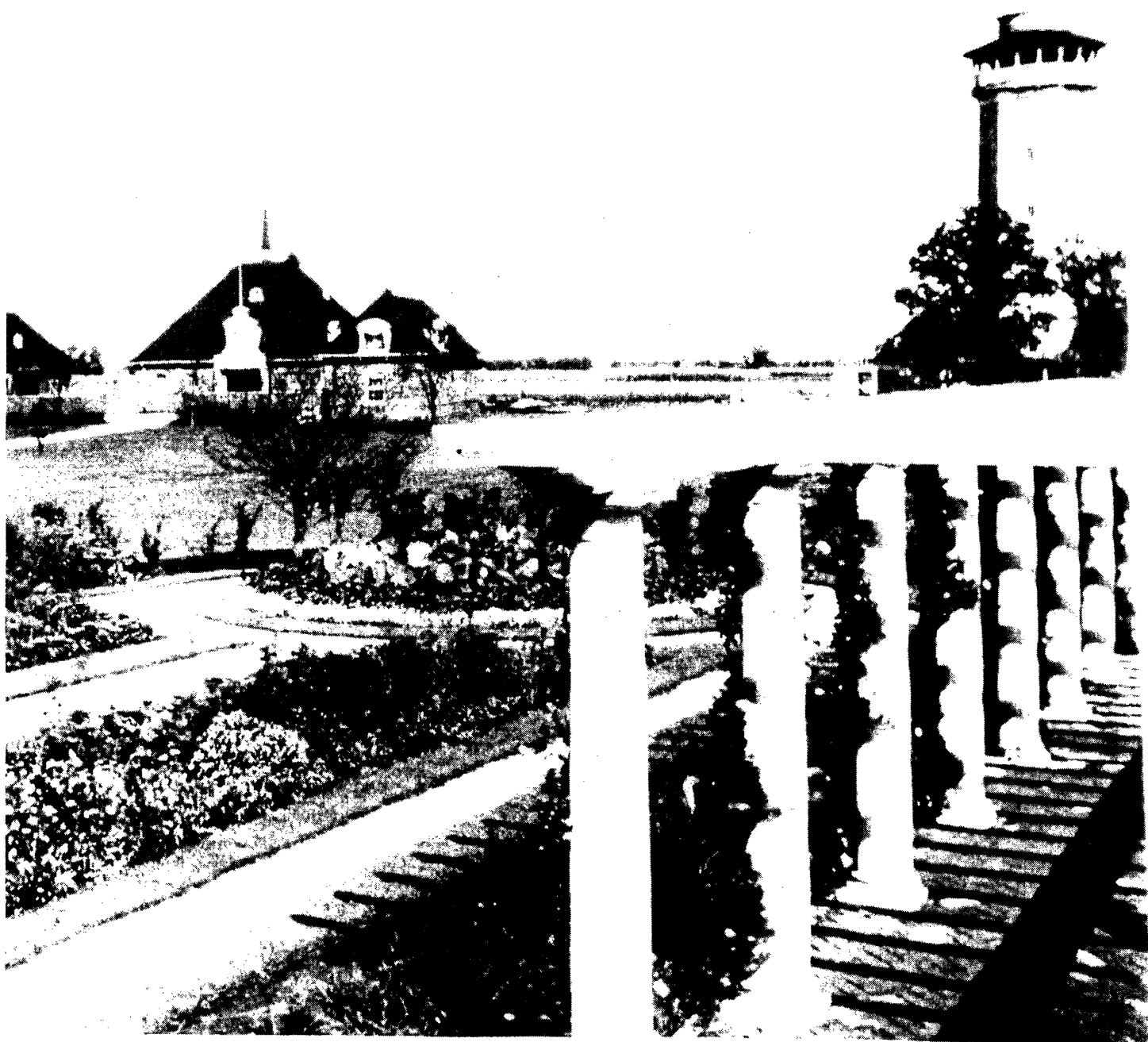
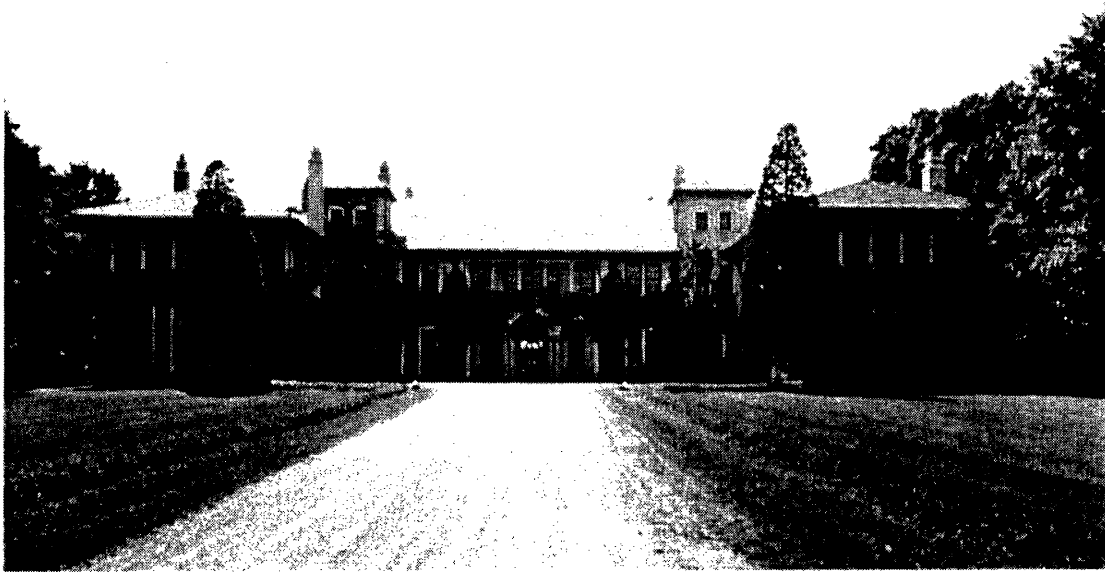


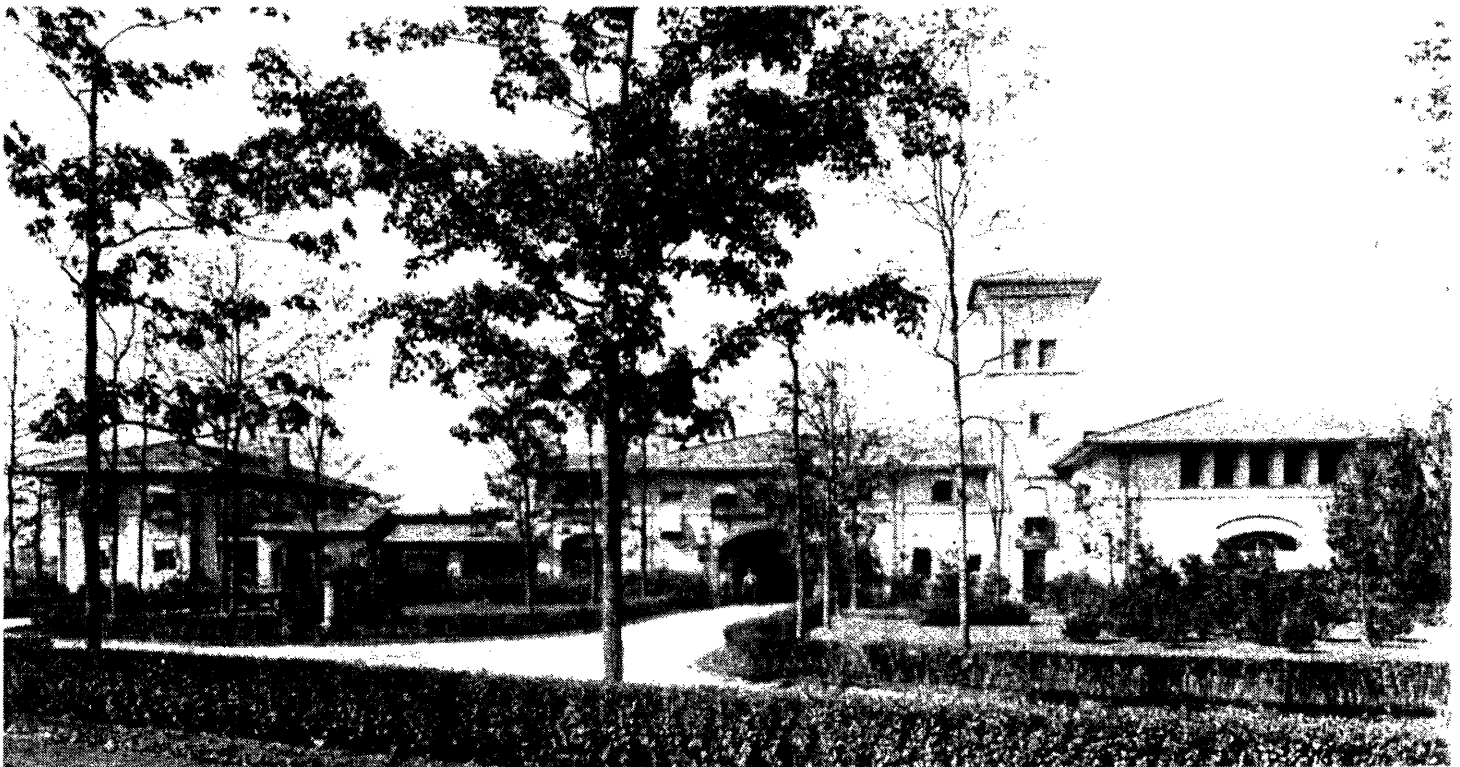
Exhibit 2-4. Photos of the A. B. Dick Estate (Westmoreland)

Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



Arthur Heun designed the Mellody Farm house as an Italian villa in the same year Edith Wharton published *Italian Villas and Their Gardens* (1904). The villa design was thought appropriate for the Midwest, where hot summers and long prairie views resembled the seasons and open spaces of the countryside near Venice. Heun's eastern Palladian entry facade was flanked by two towers.

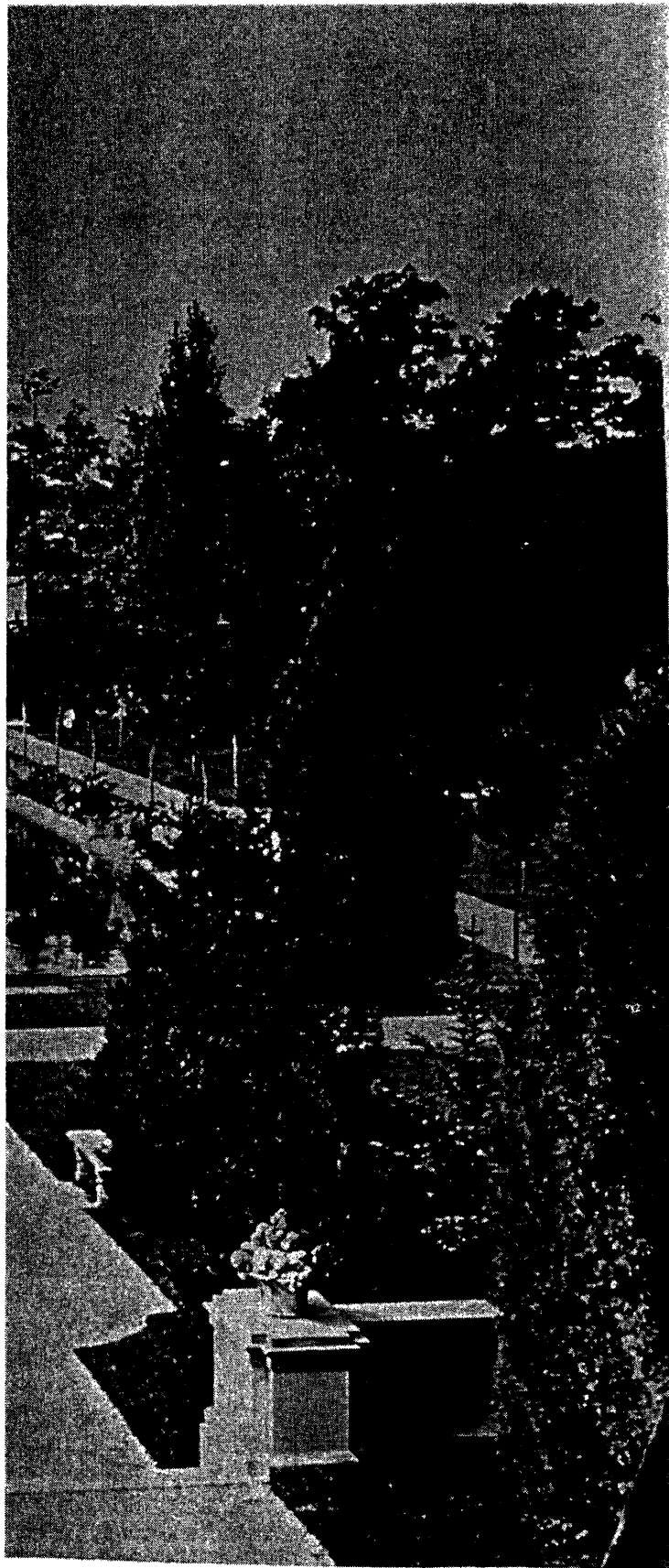
Photograph by Ward H. McMasters; courtesy of Jean McMasters Grist



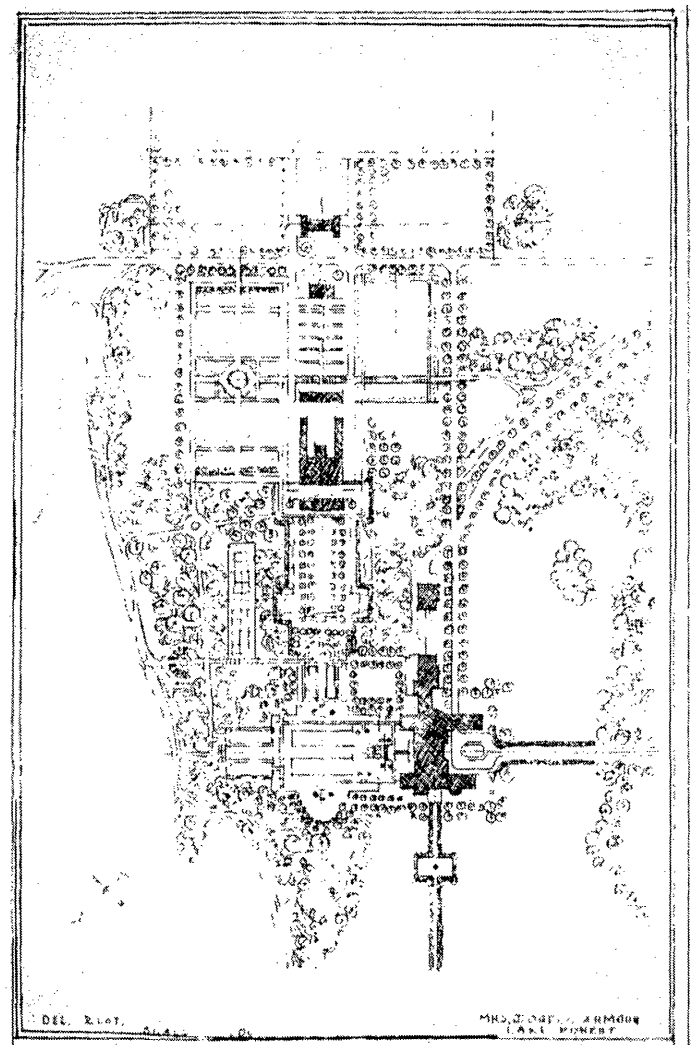
The stable and staff cottage block north of the Mellody Farm estate house continued the Italian villa style with a visually striking campanile. *Courtesy of Wisconsin Historical Society, WHI-3622*

Exhibit 3-1. Photos of the Armour Estate (Mellody Farm)

Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



Arthur Heun developed the plans for garden spaces and our buildings at Melody Farm. From the main house, the westward view across the formal gardens focused on a casino or tea house, beyond which lay a further vista overlooking another lake. Le Moyne (1921) credited the planting and landscaping plan to Ossian C. Simonds, although Jens Jensen also was employed. *Courtesy of Lake Forest Academy Archives.*



Ralph R. Root prepared this plan of the Melody Farm gardens—perhaps the North Shore's grandest evocation of the formal garden revival—for a visit by members of the Garden Club of America in 1919, when the estate was at its peak. *Courtesy of Lake Forest Garden Club Archives. Lake Forest College Library. Special Collections.*

Exhibit 3-2. Photos of the Armour Estate (Melody Farm)
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



Exhibit 3-3. Photos of the Armour Estate (Mellody Farm)
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

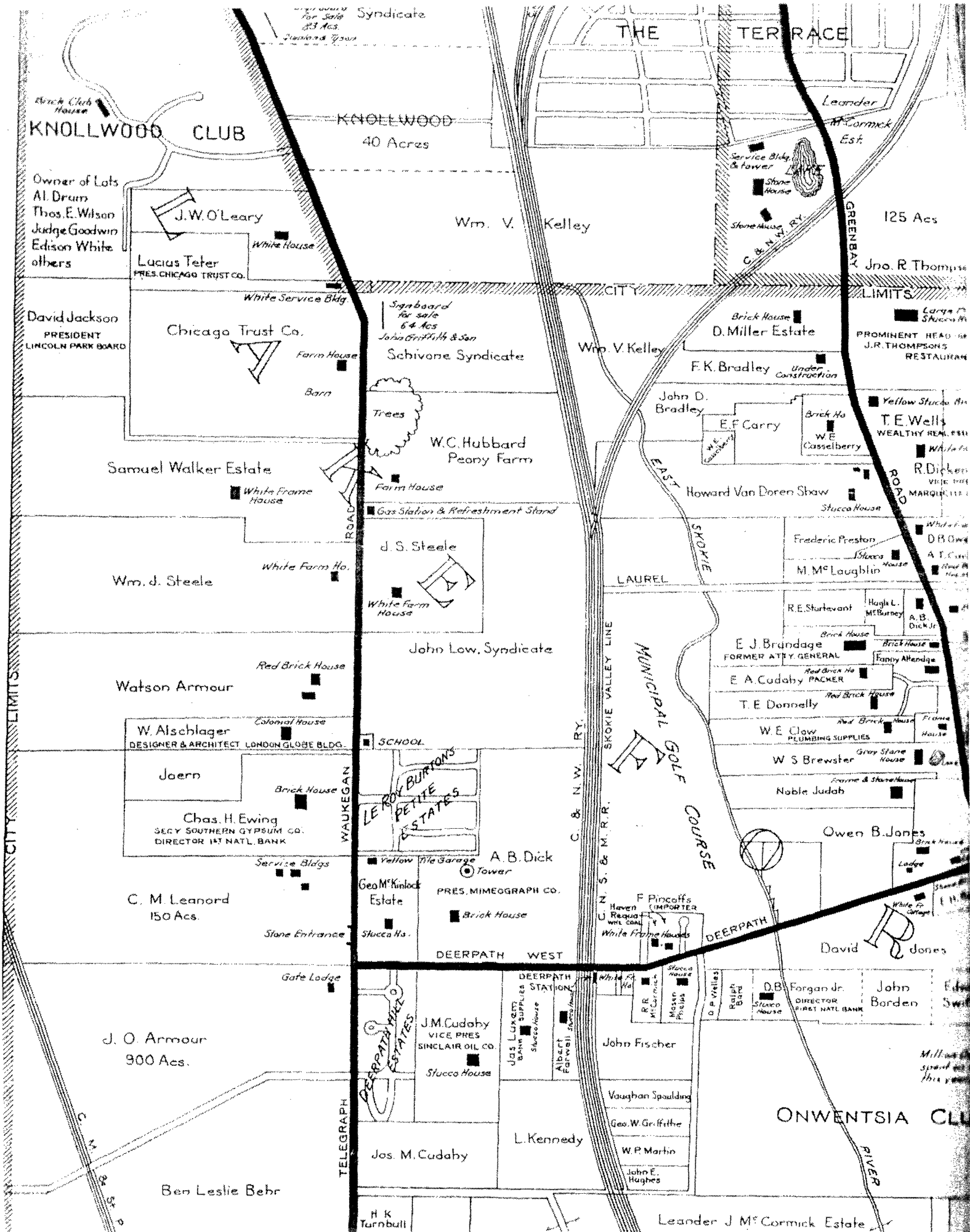
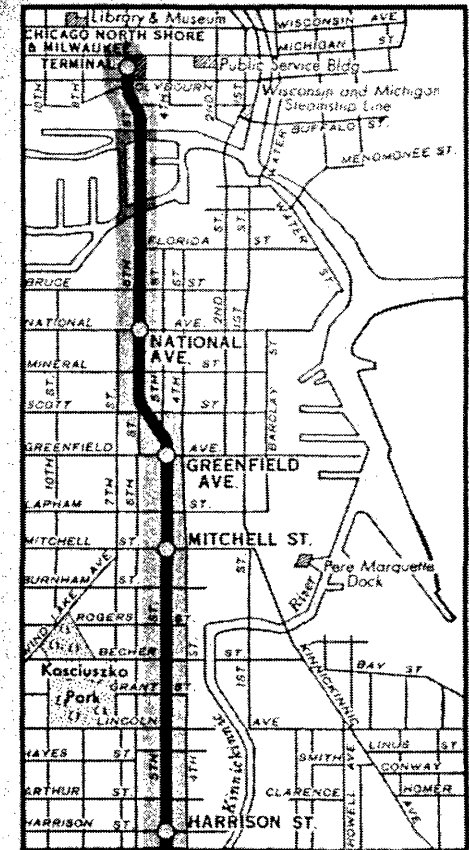
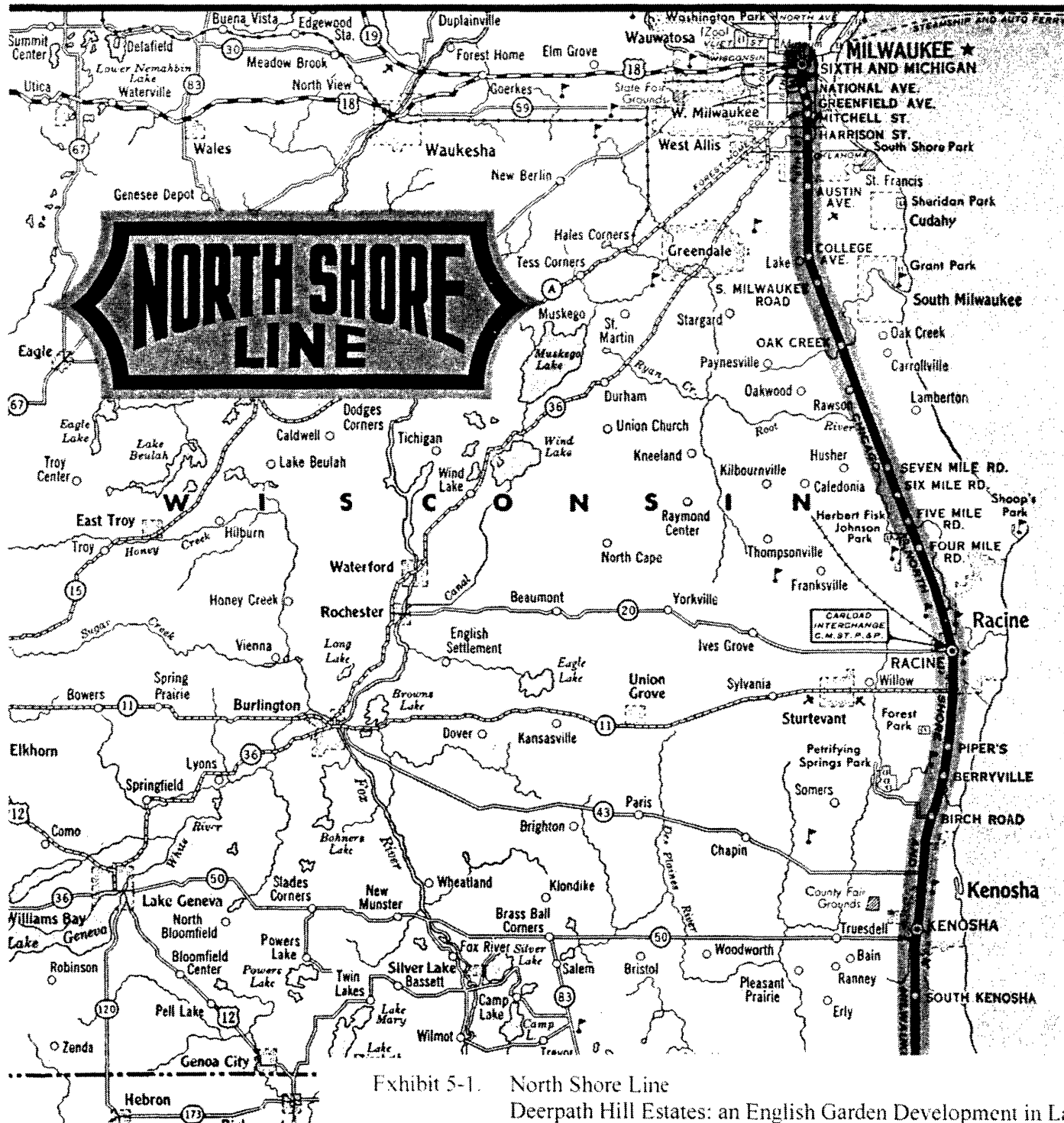


Exhibit 4. Lake Forest Estate Area
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD LEGEND

- NORTH SHORE LINE
- NORTH SHORE MOTOR COACH LINE
- CHICAGO AURORA AND ELGIN R.R.
- CHICAGO RAPID TRANSIT (ELEVATED) LINES
- T.M.E.R.&T. ELECTRIC LINES
- T.M.E.R.&T. MOTOR BUS LINES
- CONNECTING MOTOR BUS LINES
- RAILROADS - CARLOAD INTERCHANGE
- GOLF COURSES
- AIRPORTS
- TRAIN - AUTO SERVICE

Exhibit 5-1. North Shore Line
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

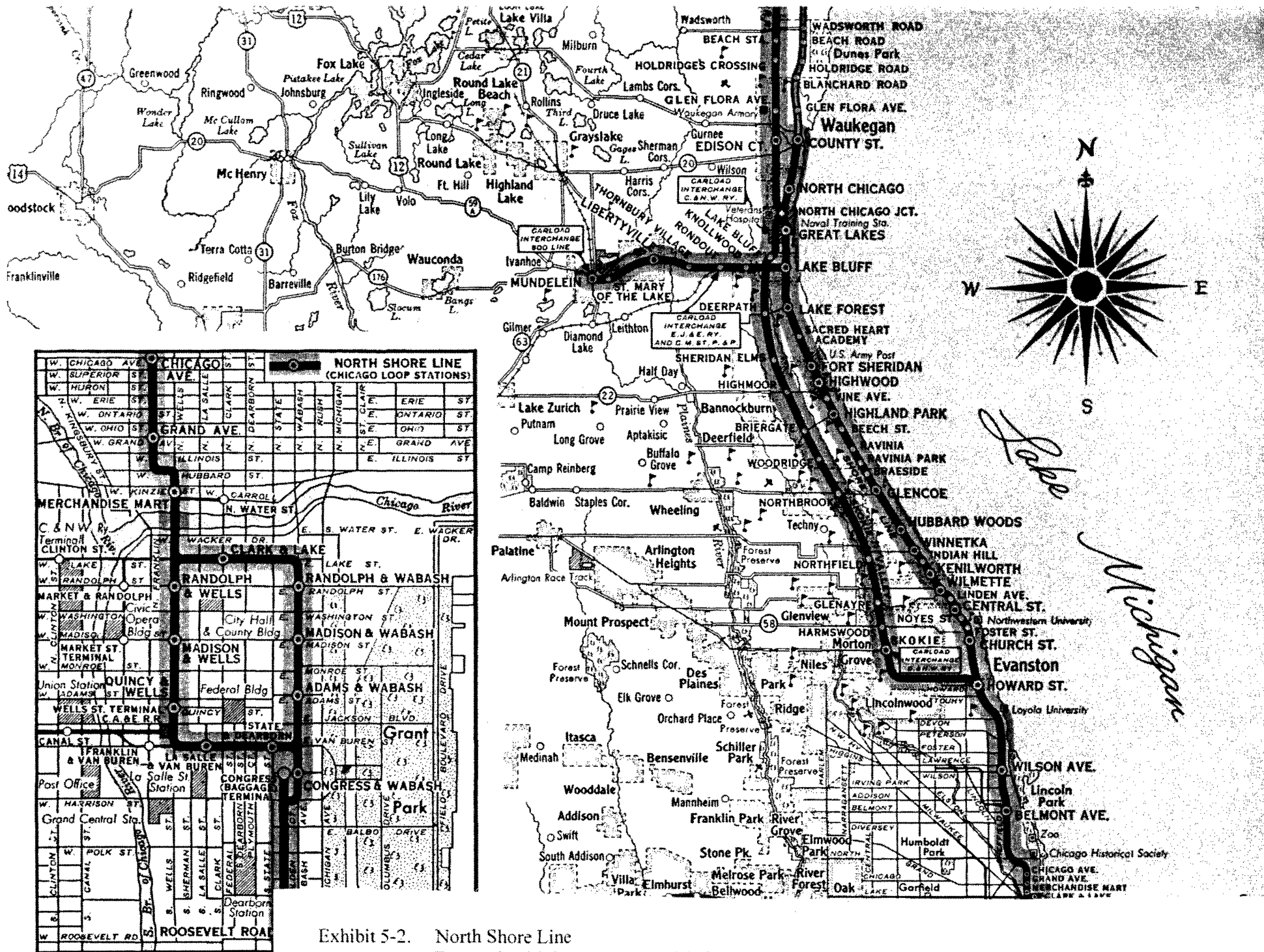


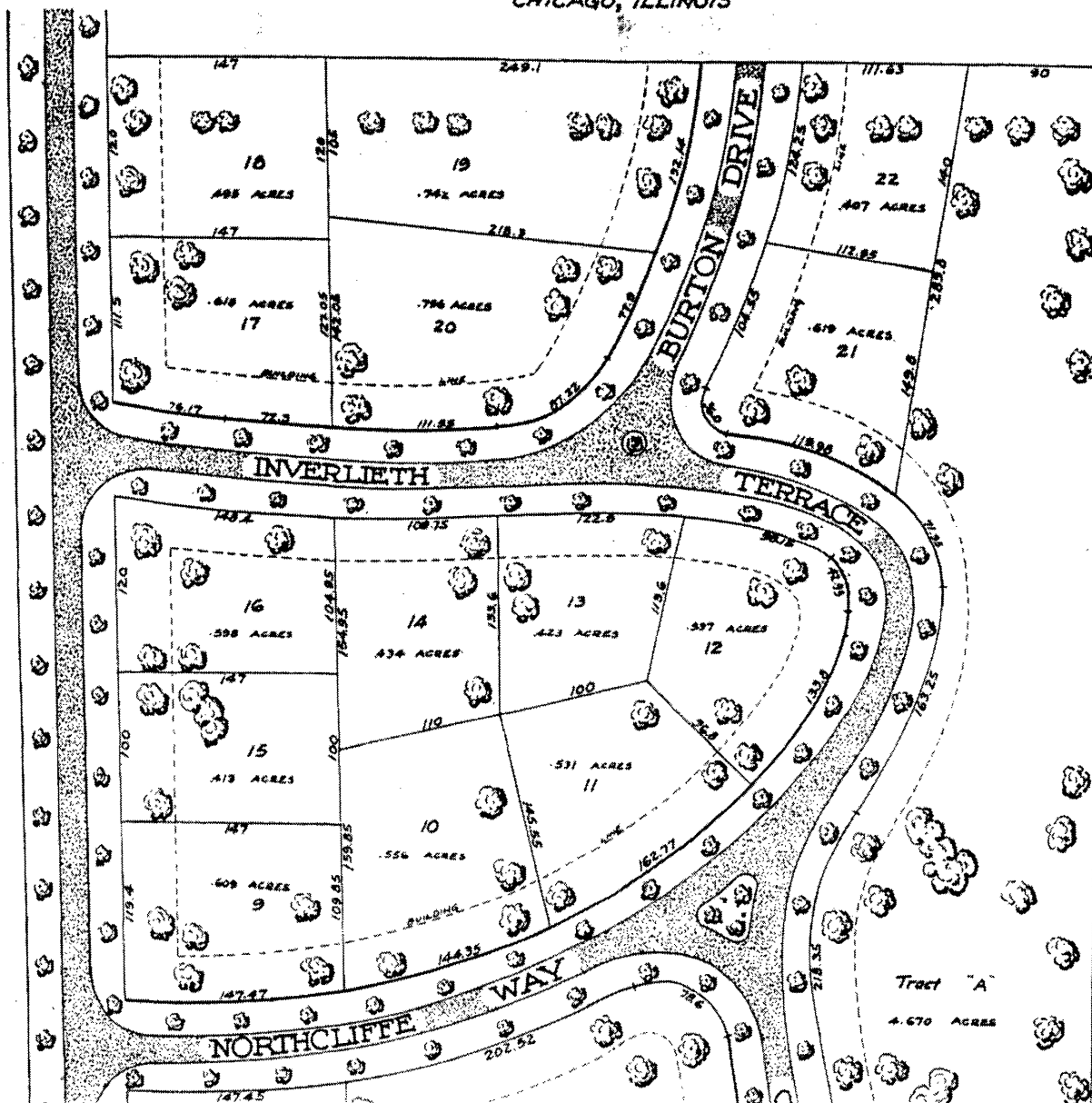
Exhibit 5-2. North Shore Line
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

Exhibit 6-1. Deerpath Hill Estates Survey
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

DEERPATH HILL ESTATES IN LAKE FOREST, ILLINOIS

A SUBDIVISION BY: *H. K. TURNBULL*
KING-MUIR REAL ESTATE TRUST

CHICAGO, ILLINOIS



C.M. LEONARD

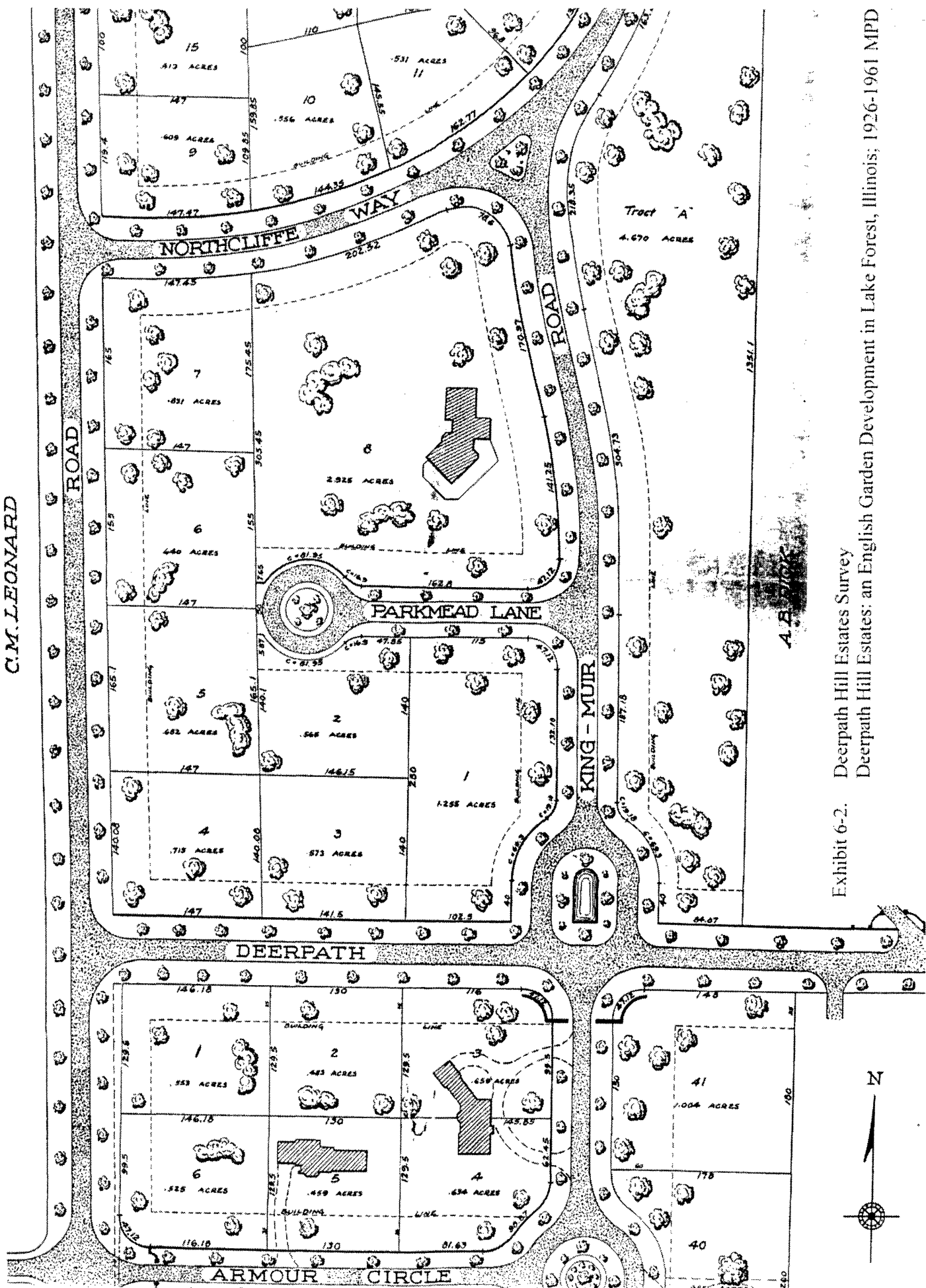


Exhibit 6-2. Deerpath Hill Estates Survey
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

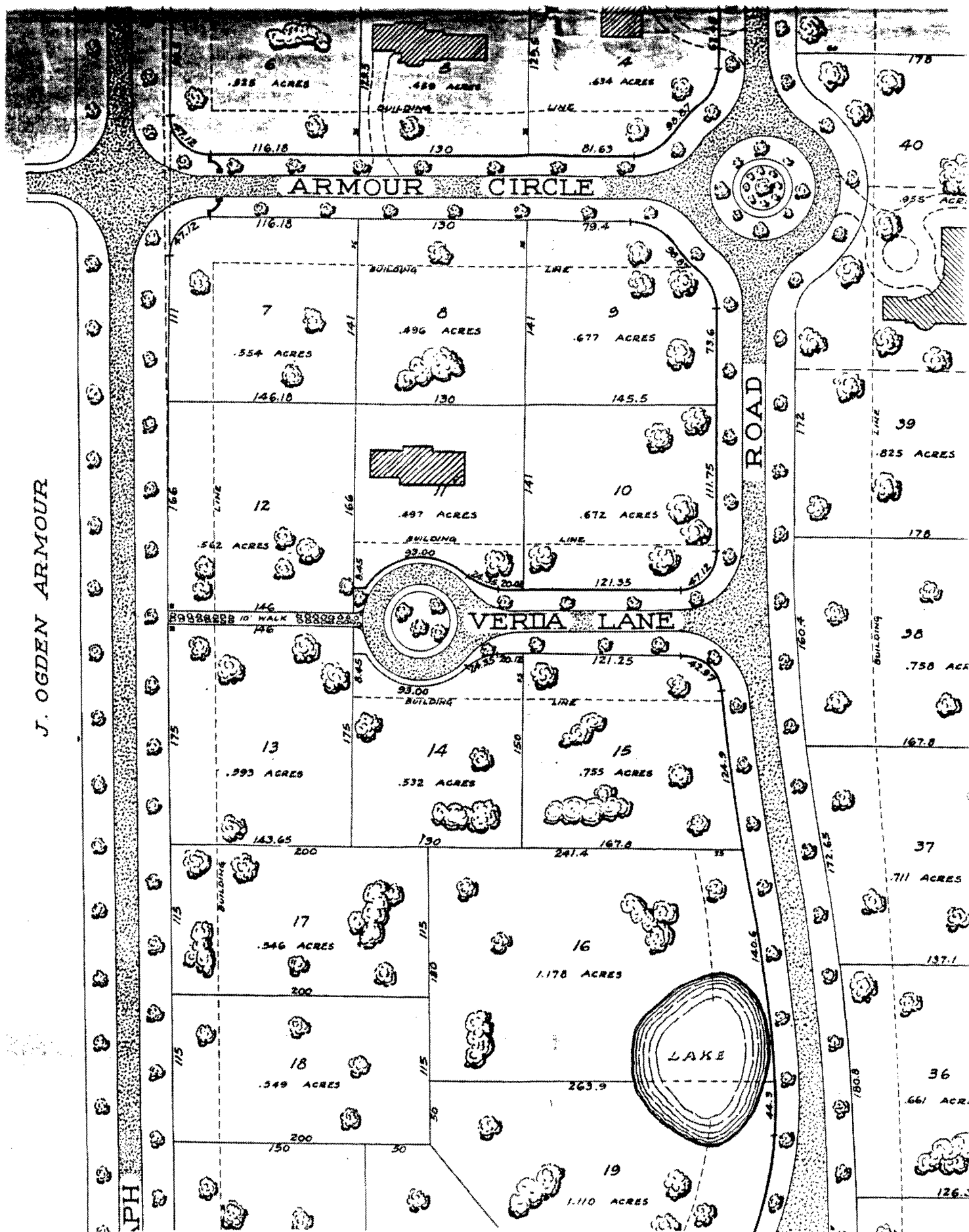


Exhibit 6-3. Deerpath Hill Estates Survey
 Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

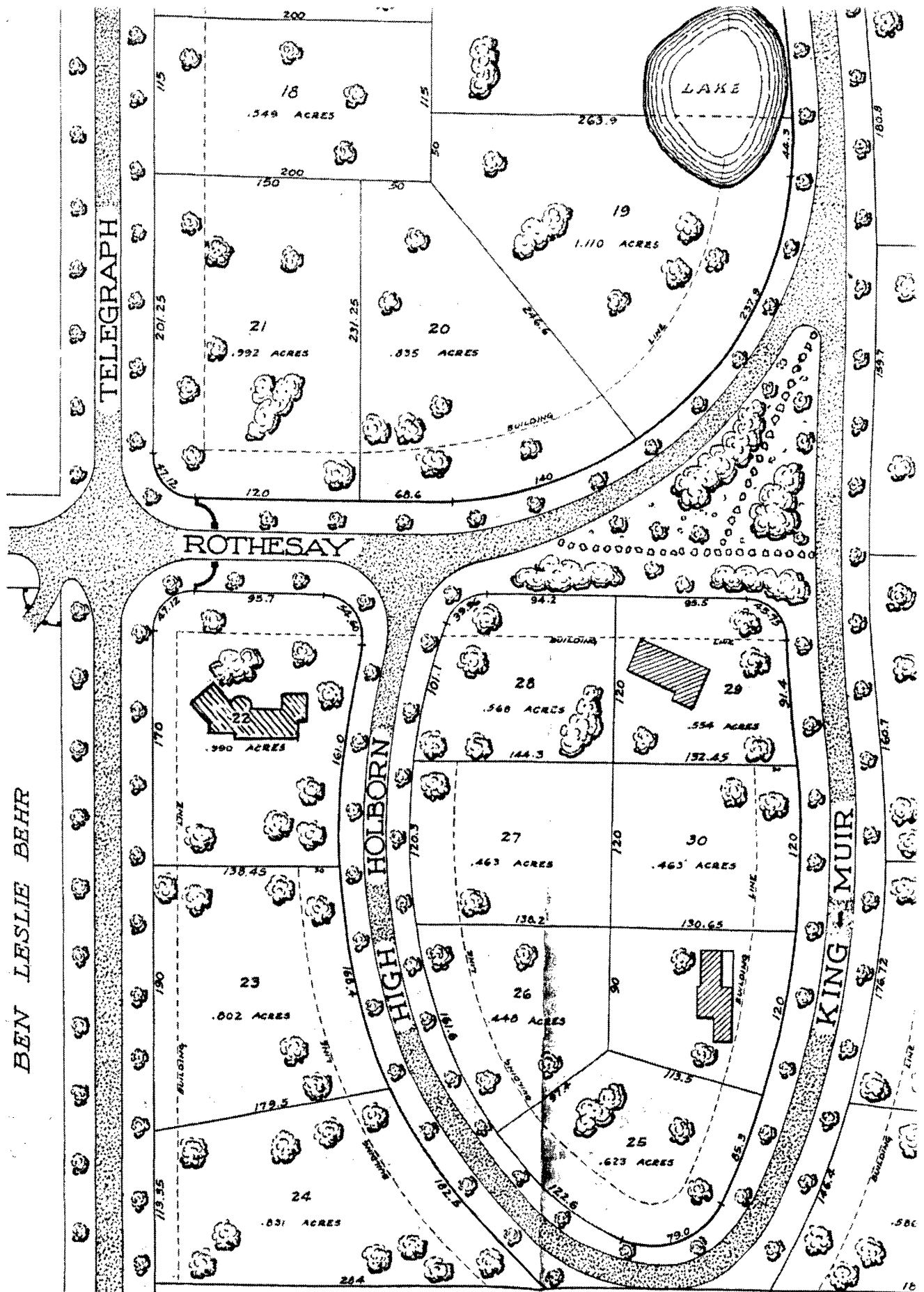
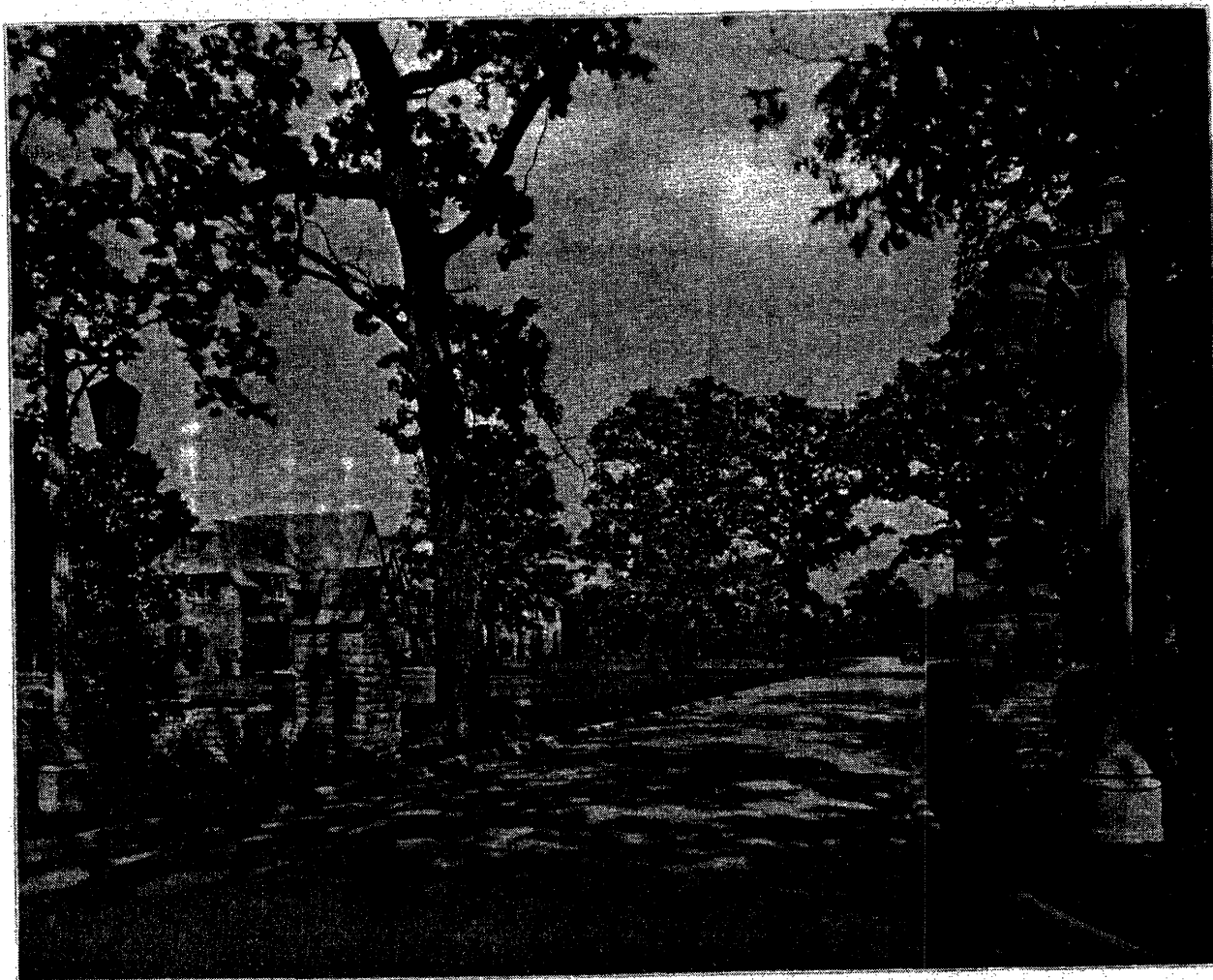


Exhibit 6-4. Deerpath Hill Estates Survey
 Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois: 1926-1961 MPD



LOOKING east from Telegraph (Waukegan) Road into Armour Circle, one of the charming avenues of the "DEERPATH HILL" district.

This photograph shows the artistic fluted lighting columns with their bronze lanterns swung out on an elbow, which are a distinctive feature of this North Shore suburb. This lighting system was adopted by the City of Lake Forest for the entire community, and was first installed in the "DEERPATH HILL" section.

"DEERPATH HILL ESTATES"

Plate Fifteen

Exhibit 7. View into Armour Circle
Deerpark Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

PROPOSED HISTORIC DISTRICT DEERPATH HILL ESTATES

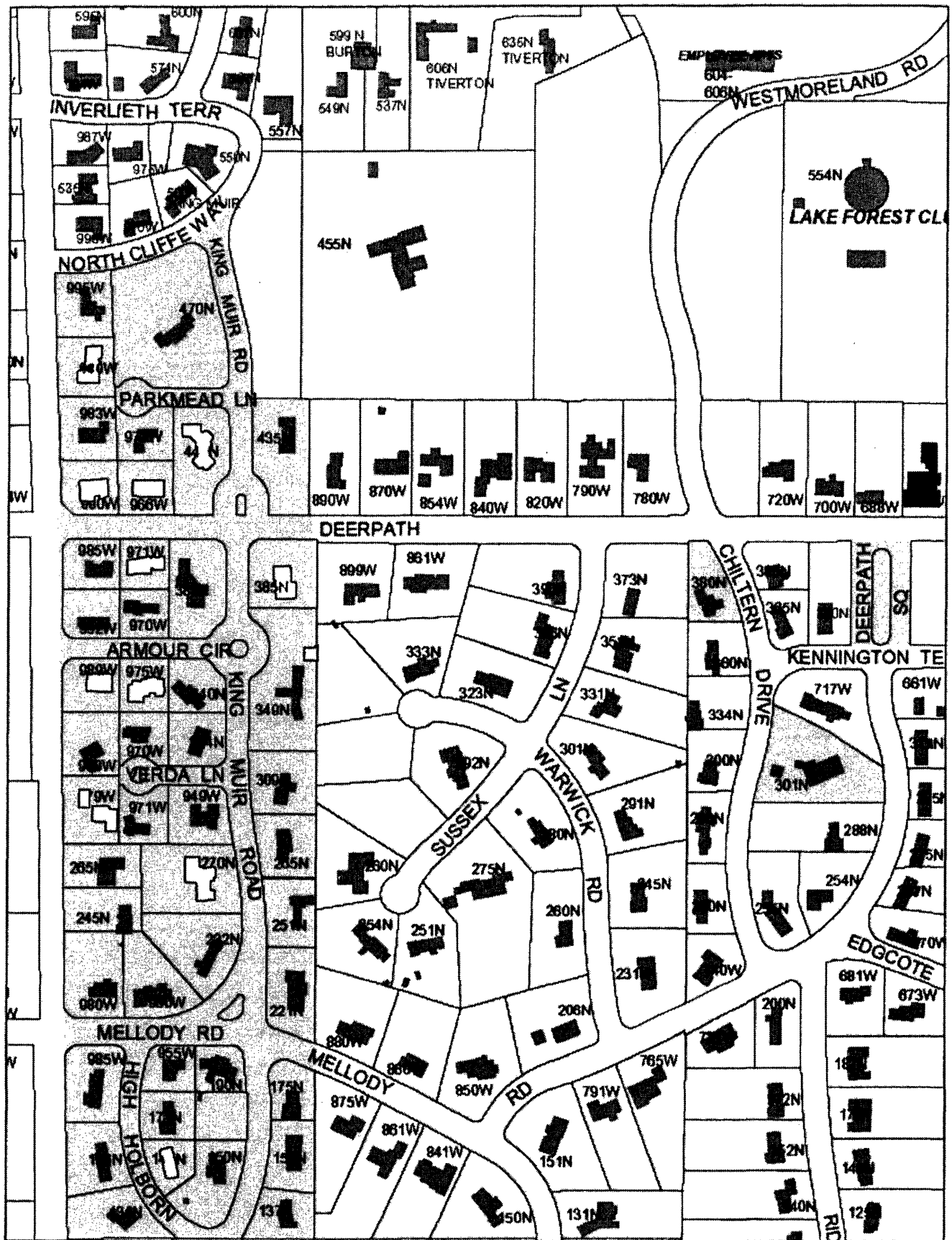


Exhibit 8. Map of Deerpath Hill Estates Showing Historic District, Deerpath Square, Frank Hibbard Estate (301 North Chiltern), and 380 Chiltern Drive
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD

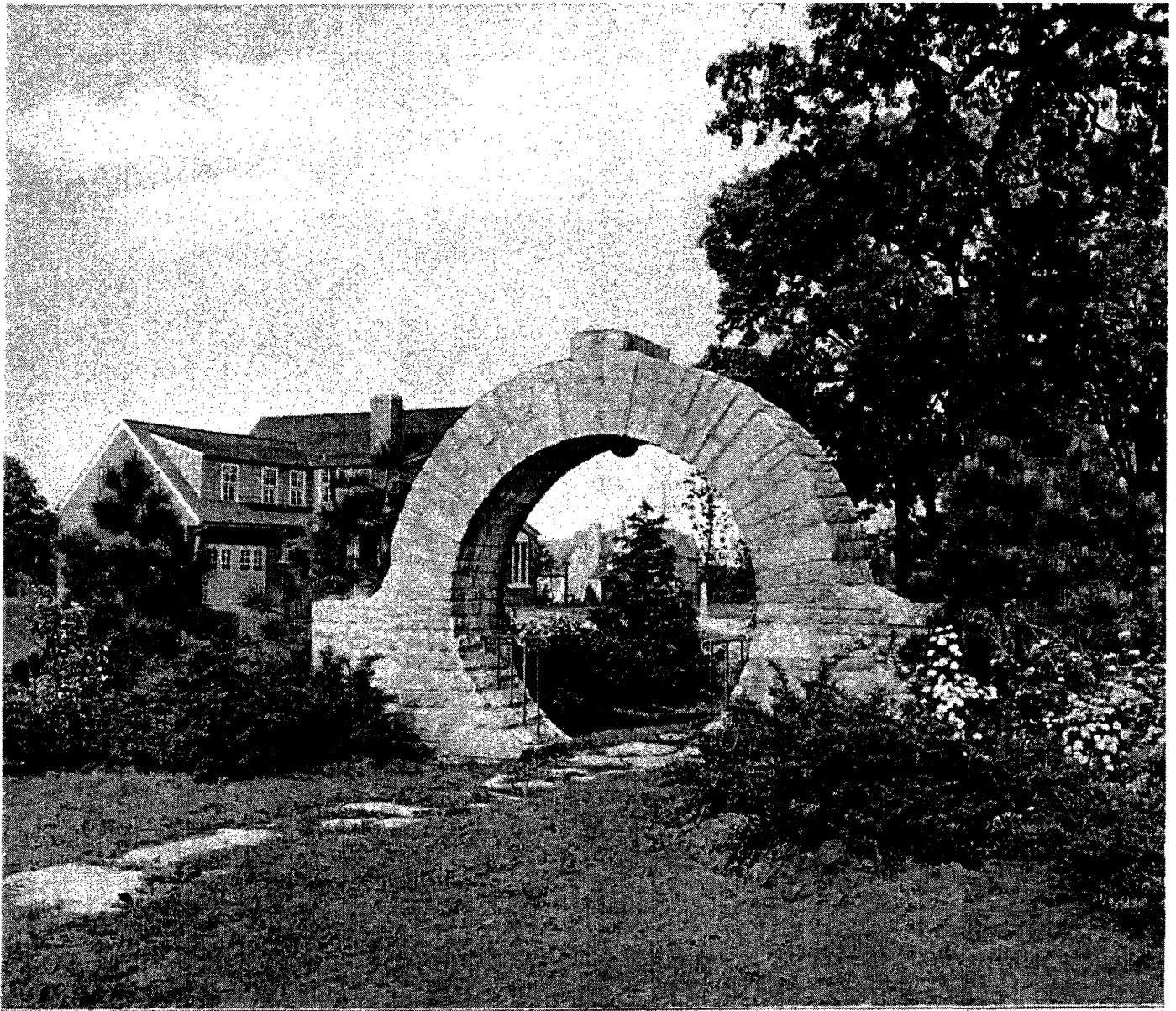


Exhibit 9. Map Showing Location of 965 Castlegate Court
Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961 MPD



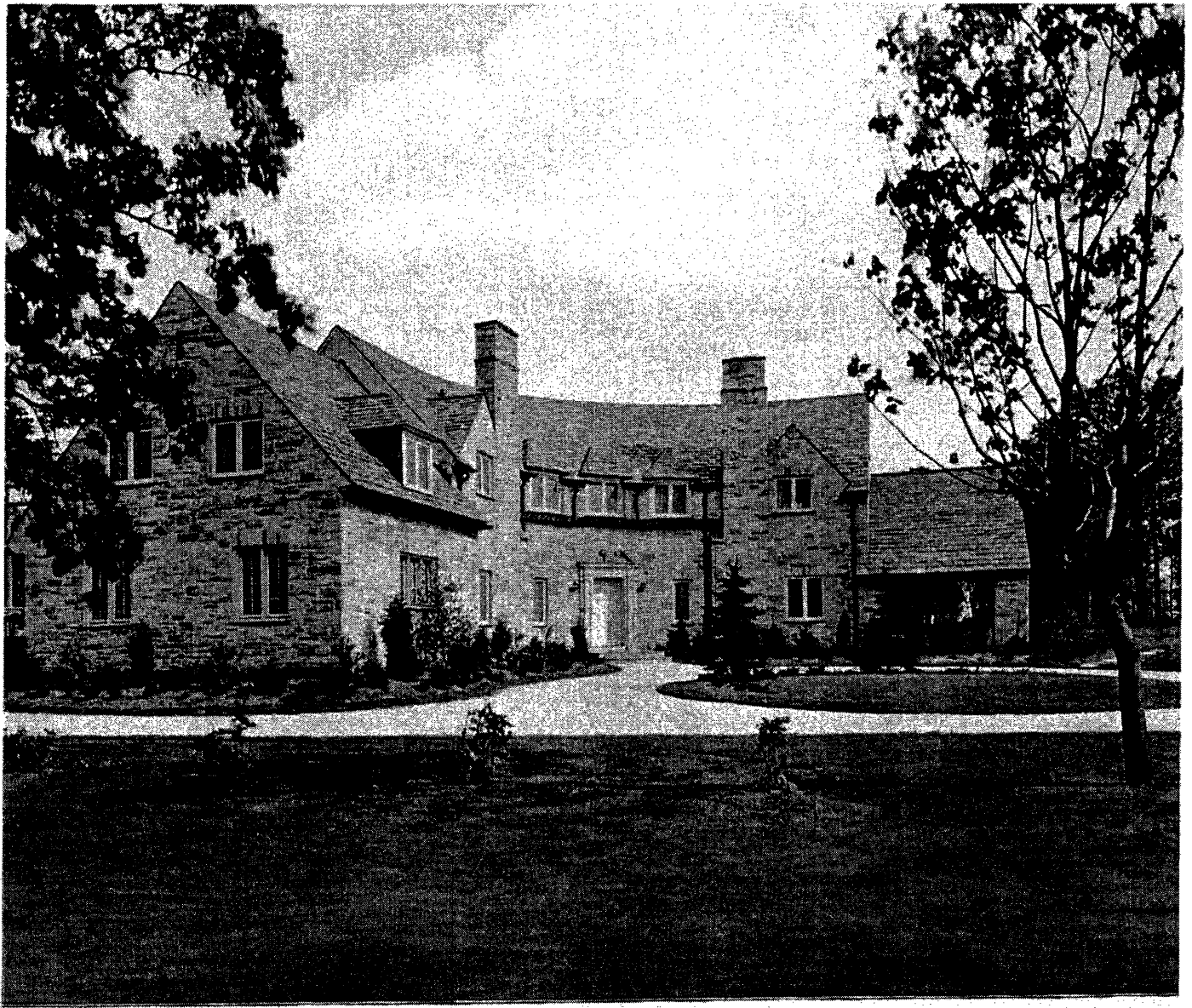
No photograph can do justice to this charming Normandy gateway—at the intersection of Deerpath and King-Muir Road in the "DEERPATH HILL ESTATES" section of Lake Forest. Its artistic planting and fine proportion form an alluring invitation to see more of the lovely residential estates beyond.

"DEERPATH HILL ESTATES"



A CLOSER view of the "Circle Gate" at Verda Lane, in the "DEERPATH HILL" district. This exquisite bit of masonry is constructed of Lannon stone, and is a copy of footpath entryway of one of the great estates at Newport.

"DEERPATH HILL ESTATES"



ANOTHER view of the "DEERPATH HILL ESTATES" residence borrowed from the Cotswolds. The architecture found in the Cotswold section of England has been famous for centuries. The section comprises the western uplands, the headwaters of the Thames, and extends from Bath on the south to Meon Hill on the north, Cleve Cloud being the highest point. Oxford, the site of England's great university; Banbury Cross, known through nursery jingles to every youngster; Windsor, site of the English royal family castle; the Severn; and the Avon, the river which gained immortal fame flowing through the village containing the birthplace of Shakespeare; are "in the Cotswolds."

"DEERPATH HILL ESTATES"



THE characteristically English residence and beautiful setting of the home of Mr. Arthur Perrow in Armour Circle, of the "DEERPATH HILL" district, Lake Forest. Century-old shade trees give this strictly modern residence all the atmosphere of an English estate.

"DEERPATH HILL ESTATES"