

## VILLAGE OF LAKE BLUFF, ILLINOIS

### Summary and Historic Resource Survey: Estate Areas of Lake Bluff 2008



**William McCormick Blair House**

**BENJAMIN HISTORIC CERTIFICATIONS**

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**VILLAGE OF LAKE BLUFF, ILLINOIS:**

**A SUMMARY AND HISTORIC RESOURCE SURVEY OF THE ESTATE AREAS**

Published by the Village of Lake Bluff

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Survey prepared by:

Benjamin Historic Certifications, LLC

Susan S. Benjamin, Julie McKeon, A. J. Chalom

711 Marion Avenue

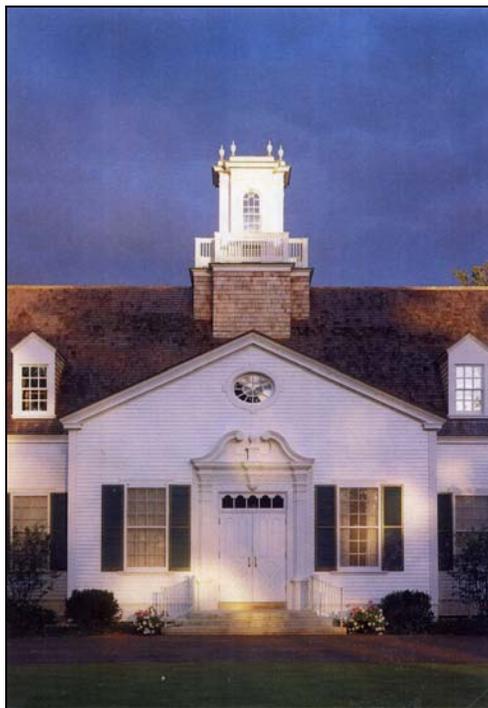
Highland Park, IL 60035

847-432-1865; [ssbenjamin@sbcglobal.net](mailto:ssbenjamin@sbcglobal.net)

## INTRODUCTION:

The Village of Lake Bluff, long recognized for its pleasant small town atmosphere and its rich history--having evolved from a religious summer colony into a residential suburb, is also eminently noteworthy for its elegant estate areas.

There are four sections of the village that contain mansions and outbuildings designed in a variety of architectural styles by the most significant architects practicing on the North Shore. 1) The first, developed as "Ferry Field and Ferry Woods", is located on the east side of Moffett Road and extends north from Sheridan Road in Lake Forest to Ravine Avenue; 2) the second, "The North Sheridan Road Estate Area," is located on the east side of Sheridan Road and begins just past the north edge of the business district at Blodgett Avenue and extend north to the entrance of Shoreacres Country Club; 3) the third, "The Shoreacres Country Club Estate area begins at the southern edge of Shoreacres Country club and extends along Shoreacres Road to include the houses that border the north edge of Shoreacres Country Club, 4) the fourth borders Green Bay Road, extending from the north boundary of Lake Forest to where Lake Bluff meets the southern edge of North Chicago.



Shoreacres Country Club. Clubhouse rebuilt by Laurence Booth

Many significant architects designed houses in these areas. The familiar names include Solon Spencer Beman, Howard Van Doren Shaw, David Adler, Benjamin Marshall,

Stanley Anderson and the prominent East Coast practitioners Delano and Aldrich and Harrie T. Lindeberg. Lesser known but equally competent architects including Ambrose



Cramer, Walter Frazier and Jerome Cerny also built or remodeled houses in these areas. A distinguished house by the modernist firm of Keck and Keck and the summer home of award-winning architect Larry Booth are also found in the estate sections. All were built between 1911, when Beman designed “Crab Tree Farm” for Grace and Scott Durand, and 1988, when Larry Booth designed his summer place. These architects designed stunning homes for Chicago’s most prominent citizens. Their clients included meat packers Phillip D.Armour, III, and Lester Armour, steel magnate William V.Kelley and Investment Banker, William McCormick Blair. Nationally-recognized landscape architects, including Jens Jensen, Warren Manning and Ellen Biddle Shipman, played a significant role in beautifying Lake Bluff’s estates.



Jens Jensen, Founder

Jens Jensen

Lake Bluff's estate areas are as significant as the sections of the community that reflect its early development history. In 2006, the Village of Lake Bluff, which recognized this, commissioned a survey to better understand the importance of these areas and acquire background material to make thoughtful preservation decisions regarding landmarking and future change.

During 2006 and 2007, Susan Benjamin and Julie McKeon, Benjamin Historic Certifications, conducted a historic resource survey. All of the significant estate buildings in these areas were inventoried as well as some non-estate buildings that are associated with the history of the estates or are known to have been designed by important architects. Photographs were taken and research was collected on all the properties. In addition to the survey forms describing and evaluating the buildings, notebooks with considerable research material were assembled to aid in the generation of local and National Register landmark nominations and in making preservation planning decisions. The material can also provide information to home owners interested in the history of their property.

A Historic Resource Survey is, by its very nature, ongoing. This survey is designed to be expanded upon to include additional information, as it is uncovered, on the properties surveyed as well as on additional buildings and structures within the survey areas.



**Gate between Mrs. Carolyn Morse Ely Lawn and Orangerie. No information on its origin.**

## **PRESERVATION IN LAKE BLUFF AND THE ROLE OF THE SURVEY**

The Village of Lake Bluff has an active Historic Preservation Commission that was appointed in 2004. Since that time the Commission has approved a total of 15 properties for designation as Lake Bluff Landmarks. One estate property, Stonebridge—the William V. Kelley Estate—is a local landmark. In addition, five Lake Bluff estate properties have been listed on the National Register of Historic Places: the Lester and Leola Armour House at 700 Arbor Drive, the Phillip D. Armour, III, House at 900 Armour Drive, the Mrs. Carolyn Morse Ely House at 111 Moffett Road, the William McCormick Blair Estate, 982 Sheridan Road, and the Howard and Lucy Linn House at 555 Shore Acres Road.



Howard and Lucy Linn House

All of the historic houses and their associated outbuildings surveyed in this estate survey were found to be Significant for their historical and/or architectural significance and are eligible for listing as Lake Bluff Landmarks because they are important to the estate development of the community. Many, because of their excellent integrity, are clear candidates. But even those that have been altered, such as the outbuildings to the Ely Estate or the Gate Lodge at Tangle Oaks, were significant elements on the estate properties and retain sufficient integrity to express their original use.

Some Lake Bluff estate properties, including the William J. Quigley, Jr., House at 800 Green Bay Road; the Ralph H. Poole House at 1010 Green Bay Road; the William V. Kelley Property at 136 Green Bay Road; the Phelps Kelley House at 1650 Green Bay Road; the Conway Olmsted House at 1 Moffett Road; the section of “Crab Tree Farm” that includes the original buildings designed by Solon S. Beman, at 982 Sheridan Road; the Edward Blair House at 925 Sheridan Road, and the Frederick Winston House at 1780

Shoreacres Road are potential strong candidates for listing on the National Register. “Lansdowne, the Harry B. Clow Estate, at 128 Moffett Road, would have been an excellent candidate if the important Jens Jensen landscape elements were not being removed and the property being subdivided. It is unlikely that Shoreacres Country Club would be a candidate for either national or local landmarking at this time because the clubhouse, along with all club records, were destroyed in a disastrous fire in 1984. It was, nevertheless, sensitively rebuilt by architect Laurence Booth, with minor changes.



**“Lansdowne”. Road leading through Jensen-designed landscape to Harry B. Clow House**

Since the 1950s, some of Lake Bluff’s significant large estate houses, like that designed for Stanley Field have been demolished. Landmarking the existing properties will draw public attention to their significance in the history of Lake Bluff. Documenting their significance in a historic survey is an important step toward preparing nominations for listing these properties as local landmarks. When taking this step it is important to review the smaller outbuildings associated with the main house as well as the surrounding landscapes and structures including gate posts and walls and carefully consider also designating them.

Subdivision is also addressed in this report. In addition to discussing the importance of the buildings in Lake Bluff’s estate areas, whenever important landscape or hardscape elements have been pointed out in this survey, their retention should be a priority if an estate property is proposed for subdivision or further resubdivision. Often difficult planning decisions need to be made. The Historic Preservation Commission will have

background material from the survey information so that the Commission may present testimony to advocate preservation of the estate houses, outbuildings and the significant features that are a part of an estate property.

The Estate Survey conducted by Benjamin Historic Certifications complements the two earlier surveys completed in 1998 and 2003 by Historic Certification Consultants, except it includes more background information on each property. The survey contains a summary data base and illustrated survey forms as well the large binders containing articles, maps, biographies and bibliographic material on each property surveyed. This is so that when decisions regarding, landmarking, demolition and subdivision need to be addressed, there is information gathered in one place to initiate further (and, in some cases, complete in-dept research on a property's significance.

All of the structures were evaluated using the criteria that are applied when a property is under consideration for listing on the National Register of Historic Places. They were all found to be significant for their architecture. Many were found to be significant as an outstanding example of an architectural style, displaying the defining characteristics of that style. A high percentage were found to be noteworthy because they were designed by important, highly respected architects. Most gained architectural significance due to their high level of artistry, displaying elegant detailing. Those buildings that were not specifically recommended for listing on the National Register generally have been altered to such a degree that they would be found ineligible for listing individually. In addition, the interiors were not evaluated in this survey, and the interior integrity is important when a building is proposed for listing on the National Register. Yet buildings not National Register eligible, such as outbuildings like those on the Ely Estate or the gatehouse of the Phillip Armour III Estate, can qualify for local listing because of their association with the development of the estates, as long as they retain sufficient features to reflect their original use. In addition, even those buildings with compromised integrity may retain



Mrs. Carolyn Morse Ely Estate. South Gatehouse

historical significance because of their association with the owner(s) of the property, who were important in the development of Chicago, North Shore and/or Lake Bluff history. Changes over time that took place over fifty years ago, such as the remodeling of the Albert Sprague, II, House by Jerome Cerny (who is recognized as an important architect) may have gained significance in their own right so that the property can be deemed Significant for purposes of local designation. All of those properties designated as Significant on the data base are eligible for listing as Lake Bluff Landmarks.

This report provides a summary of the survey findings. It also addresses issues relating to the preservation of particular estate buildings. There is a survey form, with continuation sheets, and research material, for each estate house; there is also information on the outbuildings. The form and continuation sheets include photographs of the buildings surveyed. The background information in the binders can be expanded upon over time. All of the National Register nomination forms are in the binders. Added visual material, including both recent and historic images, for the Linn House, the William McCormick Blair Estate, and “Stonebridge” is provided on CDs. The owner of “Crab Tree Farm” has extensive background information on the property’s development, and has a curator in charge of the archival collection. This information can be made available to the village. Information on some significant buildings in the estate areas that have been demolished is provided in this report and in the binders.



**“Crab Tree Farm”**

## ARCHITECTURAL STYLES

The buildings represented in the Estate Area Survey tend to be high style examples of the architectural styles popular during the years that most of the buildings were constructed, 1911 to 1988. High style architecture can best be described as buildings that can be slotted into well-defined and often-illustrated stylistic categories: they incorporate architectural characteristics that were commonly found during the time they were built. Each stylistic category is based on a building's overall shape, its roofline, its footprint, its materials, and its detailing. There can be considerable variation within a stylistic category, depending on taste, budget and the architect's talent. High style buildings are almost always architect-designed. The one house in the survey that is impossible to categorize is the 1988 Laurence and Pat Booth House, which architect Booth describes as "High Midwest Vernacular".

The difference between the high style residences in the estate areas and those located along the streets of the village of Lake Bluff is essentially one of size—both of the houses and of their surrounding property. Estate houses contain many rooms and frequently have an intimate relationship to their surrounding landscape. Many of the outbuildings, reflecting the stylistic influence of the estate house, remain. Although in most cases the property has been subdivided, the original landscape surrounding estate homes tended to be extensive and, in some instances, park like. Even where the land has been subdivided, such as the area leading to the Lester Armour Estate, the Ralph Poole Estate or the Carolyn Morse Ely Estate, enough remains of the property so that the house retains the sense of its importance in the landscape. In some instances, such as the Conway Olmsted property or the William McCormick Blair Estate area, the original property is almost entirely intact.

The styles represented in the estate area survey are: French Eclectic, Tudor Revival, Italian Renaissance Revival, Mission Revival, Mediterranean Revival, Colonial Revival, Georgian Revival, Modern and Post Modern. The only structure built before World War II that reflected the least bit avant garde mentality belonged to architect Philip Maher. Located north of Shoreacres Country Club, his 1938 house and its adjacent pool structure have been demolished. An unfortunate loss, these buildings were rare North Shore examples of buildings designed in the International Style and reflected the influence of the Bauhaus and the architecture of Gropius and Le Corbusier. None of the estate area houses reflect any Prairie Style influences. All of the buildings were built in the revival styles characteristic of the period. The estate houses tended to be large, beautifully detailed and designed to reflect the status and establishment character of their owners. Although generally one style tends to dominate the design of any particular house in the survey area, many contain other stylistic features so that some degree of eclecticism characterizes all of the houses predating World War II. The 1953 Edward Blair House, which contains no reference to historic architecture and is totally of its time, is Modern. The 1986-88 house designed by Stanley Tigerman at 600 Lakeland Road has the look of a large villa, very disciplined in its symmetry, yet totally individualistic in its design, integrating a variety of shapes to create a unique example of Post Modern architecture.

The following section provides information on the styles of the houses found in the estate areas of Lake Bluff:

**French Eclectic:**



**Conway Olmsted House**

French Eclectic architecture is more commonly found in Lake Bluff than other areas of the North Shore. It was particularly fashionable in the 1920s when many architects who had served in France during World War I returned to the States familiar with French architectural prototypes. It was also a style that was widely published in books and architectural journals. Many American architects like David Adler, who designed the Ely buildings, Delano and Aldrich, who designed the Olmsted House, and Walter Frazier, who designed the Linn House, studied at the Ecole des Beaux Arts in Paris.

There are three properties that contain buildings closely identified with French architecture: The Mrs. Carolyn Morse Ely House and its associated outbuildings, the Howard and Lucy Linn House by Walter Frazier and the Conway Olmsted House by Delano and Aldrich. The Sprague House, remodeled by Jerome Cerny contains steep roofs and French doors, elements characteristic of French architecture. These houses are very different from each other yet have common characteristics. All have steeply-pitched roofs, are clad in stone, stucco or pale-colored brick. There are generally three types of French Eclectic architecture: symmetrical, asymmetrical and towered. The Ely House is of the symmetrical type; the Linn House is asymmetrical, reminiscent of a Norman farm house, and the Olmsted House has a cylindrical tower. David Adler, who designed the Ely buildings was very much a Francophile. Both Frazier and Cerny had worked for Adler.

## **Tudor Revival**



**Phelps Kelley House**

Although the Tudor Revival style was very common on the North Shore and English Manor houses are popular in Lake Forest, there is only one Significant Tudor Revival estate house. It was designed in 1925 for Phelps Kelly by Ambrose Cramer, who had worked for David Adler and displayed considerable talent in his attention to detail. Tudor Revival houses are typically brick, sometimes trimmed with stucco and half timbering. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. Massive brick or stone chimneys are prominent features.

## Italian Renaissance Revival



**Edgar Uihlein House, “Midwood”**

The most prominent example of Italian Renaissance Revival architecture is “Stonebridge”, the William V. Kelley House, although “Midwood”, the Edgar Uihlein House, contains Italian Renaissance Revival influences. The entrance pavilion section of Midwood has a horizontal emphasis; it is capped by a low-pitched tile roof and is symmetrical—typical features of Italian Renaissance Revival architecture. Italian Renaissance Revival houses, reminiscent of Italian villas are typically horizontal in emphasis, with a low elongated silhouette, topped by a low-pitched hipped roof. They are sometimes symmetrical and arches are a common feature. They are usually sheathed in stucco. “Stonebridge,” like “Midwood” is not a pure example of Italian Renaissance architecture. There are Tudor features on the interior and the simplicity of the detailing, especially in the coach house, recalls the influence of the Arts & Crafts movement.



**“Stonebridge”. Front courtyard**

## Mission Revival



**Edgar Uihlein House**

Spanish Colonial architecture became popular in California and Florida, states where the Spanish had settled. Nevertheless, its influence did have a small impact in other parts of the country.<sup>1</sup> Like Italian Renaissance Revival houses, they are usually sheathed in stucco, topped by tile roofs with a wide overhangs and incorporate arches. What sets them apart is a more picturesque footprint, steeper roofs and a direct reference to the Missions of California, which were built of the adobe that stucco resembles. The most characteristic feature of the Uihlein House recalling Mission architecture is its front-facing curving Baroque gable on the building's west wing.

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<sup>1</sup> Ravinia Park, in Highland Park, contains Mission Style buildings.

## Mediterranean Revival



**1780 Shoreacres Road**

Mediterranean Revival architecture is essentially eclectic, reflecting the architectural influences of buildings along the Mediterranean coast: Italian, Byzantine, Spanish and French. Parapets, twisted columns, arched openings, red tile roofs, terra cotta trim and wrought iron grilles and railings, wood brackets and balconies are common features. Spanish Baroque ornamentation is typically applied around openings, balconies and cornices. Walls are stucco or sometimes brick resembling the color of adobe. Patios, courtyards and loggias are integrated into the design of Mediterranean Revival houses, which typically have an irregular footprint. The style was popular in the 1920s and 1930s, particularly in Florida and California. It is a more romantic than formal expression of residential architecture. The Frederick Hampden Winston House at 1780 Shoreacres Road is a particularly fine example of the style.

## Colonial Revival Architecture/Georgian Revival



**William J. Quigley House**



**William McCormick Blair House**

Historically, Colonial Revival architecture has always been the country's most popular style. Its popularity dates from the 1876 Centennial Exposition and continued through the post World War II era of the 1940s and 1950s, when Colonial trim was applied to one-story ranch houses as well as the more typical two-story variety. Many homeowners selected Colonial Revival because of its basic simple shape, floorplan and detailing as

well as because of its patriotic associations. Whether derived from stately red brick American Georgian examples or less elaborate clapboard or shingled structures, most—though not all—are symmetrical and rectangular in plan. Typical colonial revival houses have multipane double-hung windows with shutters and paneled doors. The Colonial Revival style reflects a closer look at historical precedents. People traveled more and had easy access to journals and magazines that published photos of the style as it was becoming popular. It was a much more literal and traditional approach to historic architecture than the romantic Victorian styles that preceded it.



**Georgian Revival, - Lester Armour House**

The Georgian Revival subtype of Colonial Revival architecture is more formal and often has symmetrical wings attached to a central block. Georgian Revival detailing is typically derived from Classical sources, partly referencing Colonial prototypes and partly reflecting the strong influence of the Classicism that dominated the 1893 World's Columbian Exposition. Many Georgian houses have columned fronts, projecting front porticos flanked by columns or front-facing gables and pediments suggesting Greek temples. The Lester Armour House at 700 Arbor Drive exemplifies the formal, high style Georgian variety of the style, whereas the William McCormick Blair house references the more informal Early American interpretation of Colonial architecture. Both were designed by David Adler. The James and Daphne Field Cook and Joseph N. Field House at 361 and 381 Moffett Road respectively epitomize the less elaborate interpretation of Colonial Revival that architect Stanley Anderson was so skilled at designing. The form of both references Georgian architecture.

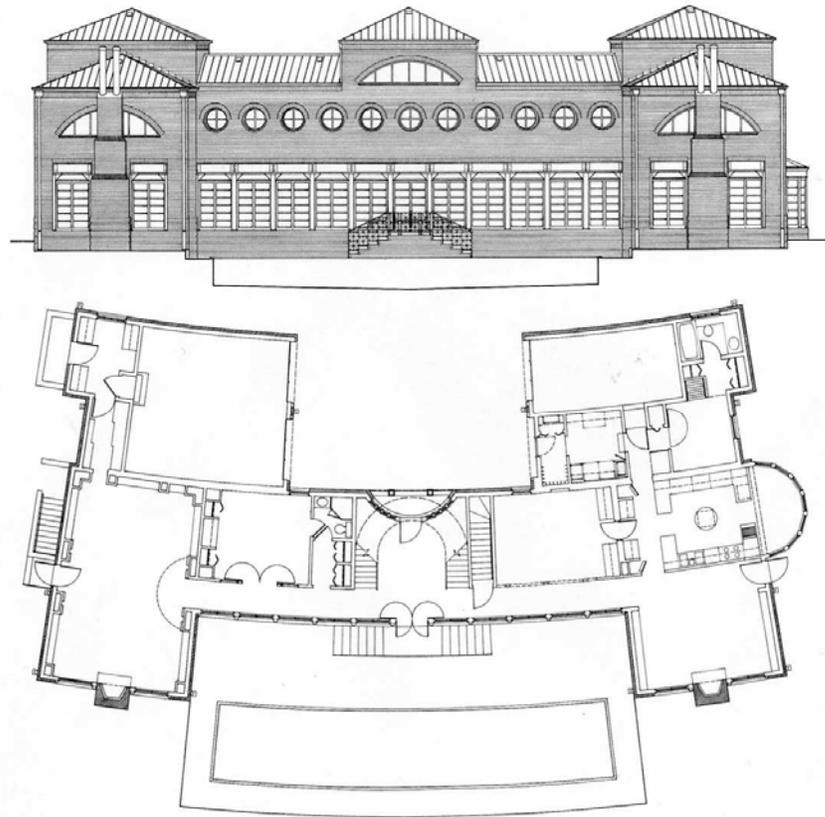
## Modern or Modernist



**Edward McCormick Blair House**

The term Modern or Modernist has come to be applied to mid Twentieth Century buildings that have little or no reference to historic architecture and embrace new materials or integrate natural materials such as wood and brick with modern materials like steel and concrete. In the years leading to World War II, Gropius and Mies van der Rohe, who developed what has come to be called the International Style, emigrated to the United States, carrying with them the curriculum they established at the Bauhaus, with its concentration on principles of design divorced from historicism. Clean geometric forms took the place of applied ornamentation. Flat wall surfaces were characteristic as were vast expanses of glass. Flat and angled roofs replaced gabled and hipped roofs. Some examples of the style combine the long, low look and natural materials characteristic of the Prairie Style with the more machine-tooled look of the International Style. Lake Bluff is fortunate to have a particularly fine example of Mid Century Modern architecture, the Edward McCormick Blair House.

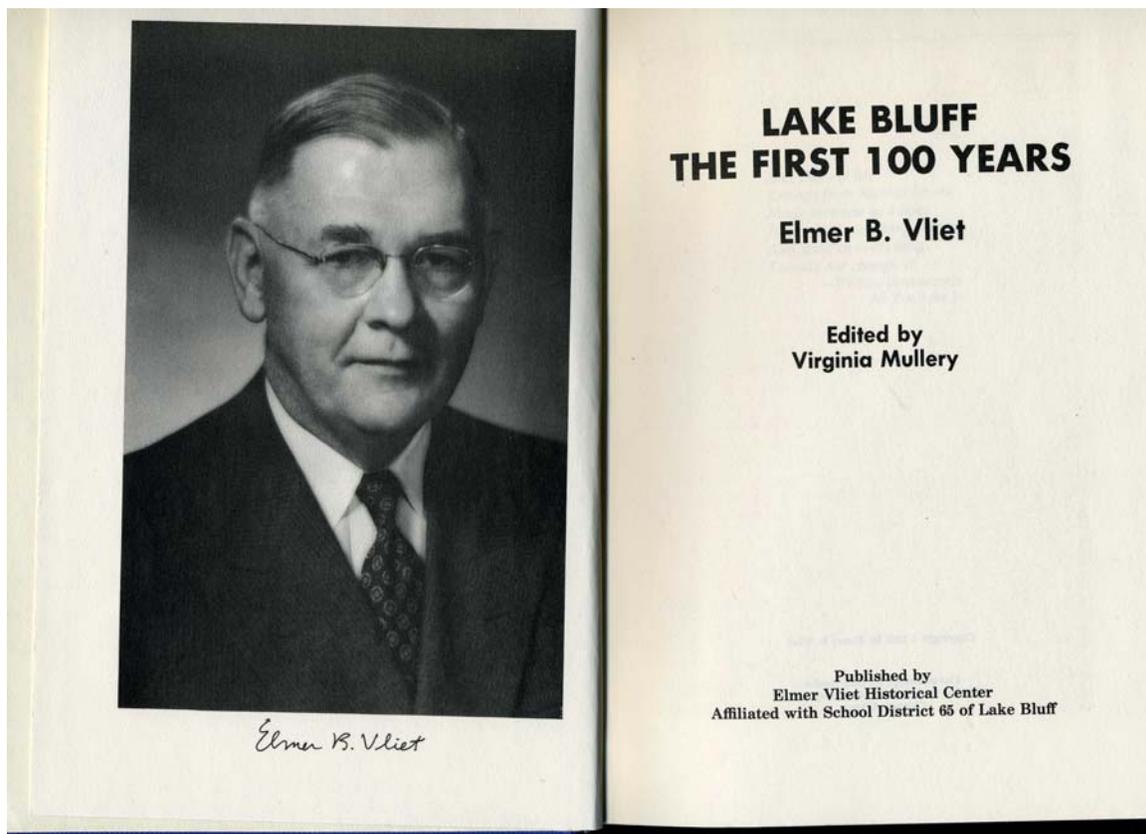
## Post Modern



### 600 Lakeland

Post Modernism began in the 1960s as a reaction to the purity and simplicity of Modernism. Residential examples integrate historic references and tend to be more expressionist than any Modern design. The architect may borrow from Greek or Roman precedents or from neighboring buildings, but these borrowed features are used in a new and sometimes even whimsical way. Color is frequently introduced. Creativity is the essential ingredient of Post Modern architecture, but it is frequently achieved through the marriage of Modern and historic precedent. Stanley Tigerman's design for the house at 600 Lakeland expresses one of the North Shore's most inventive examples of the style.

## HISTORY OF LAKE BLUFF ESTATE DEVELOPMENT



*Elmer B. Vliet, writing about the development of mansions in Lake Bluff, stated in his book, Lake Bluff, the First 100 Years, that “Within the first two decades of its incorporation (in 1895) more than half the total area within the original limits of Lake Bluff had been used for large estates....”<sup>2</sup>*

Sections of Lake Bluff, look no different from the estate areas of Lake Forest, to the south. In Lake Bluff, many estate houses still exist and continue to define an important part of Lake Bluff’s character. Elmer Vliet’s comment still rings true. Lake Bluff has watched large estates be subdivided, with newer houses built on the extensive acreages that originally surrounded the main house. Nevertheless, all are surrounded by sufficient land to define the estate’s original stately presence.

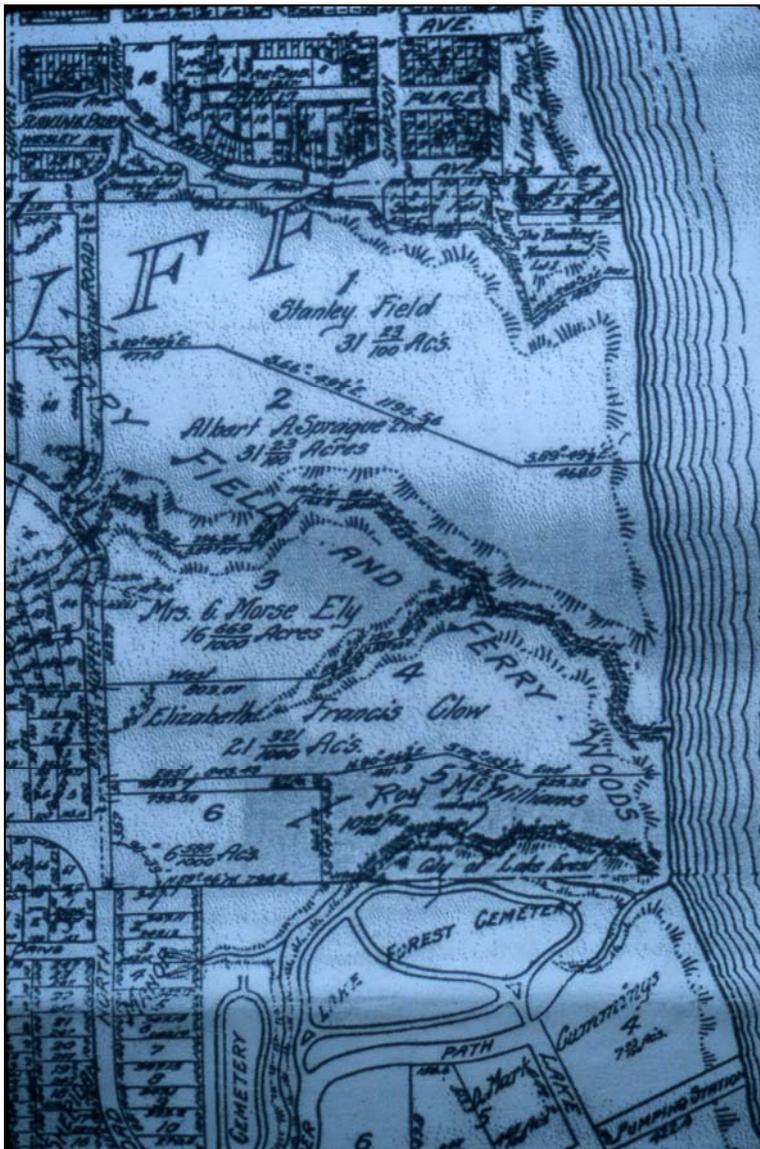
The settlement history of Lake Bluff dates back to 1836, but its development as a village (albeit not yet incorporated) dates from the mid 1870s, when approximately 200 acres owned by the Lake Bluff Camp Meeting Association of the Methodist Episcopal Church were developed with small Gothic Revival or vernacular gable-front houses on 25-foot lots surrounding a huge tabernacle tent. As Lake Bluff grew into a North Shore suburban

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<sup>2</sup> Elmer B. Vliet. *Lake Bluff: The First 100 Years*. Edited by Virginia Mullery. Lake Bluff: Elmer Vliet Historical Center Affiliated with School District of Lake Bluff, 1985. p. 110.

community, medium-sized homes designed in a variety of styles were constructed in the camp meeting association area. Beginning in the second decade of the Twentieth Century, many large estates were laid out in the areas surrounding the camp meeting association area. Elegant estate buildings were typically designed in a variety of period styles inspired, for example, by French, Tudor, Georgian and American Colonial architecture. Many remain today and continue to express Lake Bluff's rich and varied history.

### FERRY FIELD AND FERRY WOODS ESTATE AREA



The estate area farthest south was developed between Lake Michigan and Moffett Road beginning in 1911. Moffett was then called Sheridan Road, a continuation of Sheridan

Road in Lake Forest. This estate section, laid out as “Ferry Field and Ferry Woods” Subdivision, was owned by the William J. Ferry Estate. Ferry, a wealthy railroad developer, had purchased the land in 1871, just after he had moved from New York to Chicago and Lake Forest. He died in 1880; his widow passed away in 1897. In 1899, their estate dedicated a strip of land to the east of their property to establish Sheridan Road, an appealing address for future buyers who would build large estates.<sup>3</sup>

The three earliest estate properties to be established in “Ferry Fields and Ferry Woods” belonged to Stanley Field, Albert A. Spague, II, and Harry B. Clow. These transactions had all taken place by 1911.

### **The Stanley Field Estate, “Lakelandwood” (House demolished)**



**Lakeland Road**

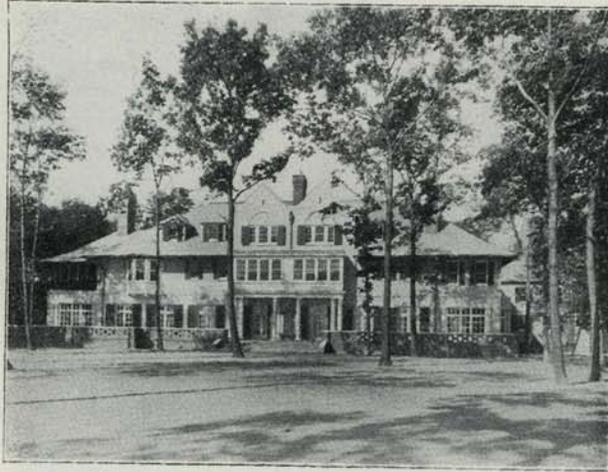
According to the plat of survey filed May 18<sup>th</sup>, 1911, by Emil Rudolph, Stanley Field purchased Lot 1, consisting of 31-23/100 acres. Its east boundary was Sheridan Road; its north boundary was a ravine.<sup>4</sup> The Field mansion, which was located at the end of Lakeland Road, has been demolished, but we know what it looks like from an illustration in the July 4, 1914, Parade Book. Photos of the Field House, the Clow House and the Sprague House from the Parade Book are all reproduced in *Lake Bluff, Illinois: A Pictorial History*.<sup>5</sup>

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<sup>3</sup> *Ibid.* p. 105

<sup>4</sup> The plat of survey was filed at the Lake County Recorder of Deeds as Doc. No. 135670 on May 18<sup>th</sup>-1911. It contains 7 lots. Lot 1 was owned by Field; Lot 2 by Albert A. Sprague, Lot 4 by Elizabeth Francis Clow and Lot 5 by Roy Williams. No ownership was indicated on the other lots..

<sup>5</sup> *Lake Bluff, Illinois: A Pictorial History*. Edited by Janet Nelson, Kathleen O’Hara and Ann Walters. Lake Bluff: The Village of Lake Bluff Centennial Committee, The Elmer Vliet Historical Center, 1995.



THE  
GROUNDS  
COVER  
33  
ACRES

HOME OF MR. STANLEY FIELD  
(MARSHALL FIELD & CO.)  
D. H. BURNHAM & CO., ARCHITECTS



THE  
GROUNDS  
COVER  
22  
ACRES

HOME OF MR. H. B. CLOW  
(RAND, McNALLY & CO.)  
MARSHALL & FOX, ARCHITECTS

▲ The Stanley Field home was located at the end of Lakeland Road and the H. B. Clow home is at 128 Moffett road. These homes were pictured in the July 4, 1914, Parade Book. The Stanley Field house was torn down in 1967. The Clow house is still standing.

The Field House was executed by the architectural firm of D. H. Burnham & Co. Pierce Anderson was the design head of the office. He later became a partner in a successor firm to Daniel Burnham's, "Graham, Anderson, Probst and White".<sup>6</sup> Daniel Burnham is best known as the author of the 1909 Plan for the City of Chicago and numerous other city plans. His firm, formed in 1891 after the death of his partner, John Wellborn Root, has gained recognition for the design of numerous significant large Chicago buildings including the Railway Exchange Building, the Continental and Commercial National Bank Building, Orchestra Hall and the Marshall Field Retail Store. While he did not design many small buildings, he did design homes for steel maker Charles Schwab as well as Stanley Field.<sup>7</sup> Since Stanley Field was a nephew of Marshall Field and had been an employee of the company since 1893, when he came to Chicago from his birthplace in Manchester England, it makes sense for him to have engaged the Burnham firm for his home.

Stanley Field was particularly important as a civic leader. He supervised the planning construction of the Shedd Aquarium and served as president for 27 years; he directed construction of the Brookfield Zoo<sup>8</sup> and he was responsible for the construction and management of the Field Museum of Natural History. Elmer Vliet points out that Field persuaded the Illinois Central Railroad to give up its riparian rights so that Grant Park could be expanded eastward from Roosevelt Road north to Randolph Street and he actively directed the museum until his death in 1965 at age 90.<sup>9</sup>

Although the Field House was razed in 1967 and most of the acreage has been subdivided into lots on which single family homes have been built, there are important landscape remnants of the Stanley Field Estate worthy of preservation. Of greatest significance is the allee of tall Hemlock trees flanking the road that once led to the Field House and continues to extend east toward the lake. There are also remnants of a tall brick garden wall and the original long sunken garden.<sup>10</sup> They are on the property located at 575 Lakeland. The landscape features of the Field Estate have particular importance and should be preserved because the property, along with the adjacent property belonging to Albert Sprague, Jr., was landscaped by Warren Manning. The finding aid for the Manning papers at Iowa State University indicates that there are drawings for the Field

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<sup>6</sup> This information was provided by Arthur Miller, Archivist and Librarian for Special Collections, Lake Forest College. Interview by Susan Benjamin, January 15, 2008.

<sup>7</sup> Thomas S. Hines. *Burnham of Chicago: Architect and Planner*. Chicago: The University of Chicago Press, 1979. p. 308. Hines had not very flattering things to say about the Schwab House and the Field House, saying that "for the most part (they) were ponderous essays in traditional genres."

<sup>8</sup> Field had suggested to Shedd, who was a president of Marshall Field & Co., that an aquarium would be a splendid gift to the City of Chicago, and Shedd willed the money for its construction. "Stanley Field's Career Extends '3 Score Years and 10'" *Chicago Tribune*, August 18, 1963.

<sup>9</sup> Vliet, p. 105-106.

<sup>10</sup> Arthur Miller interview. Miller suggested that large, long sunken garden recalls Stanley Field Hall at Chicago's Field Museum..

House as well as extensive information on the development of the landscape.<sup>11</sup> The finding aid is on line.

Warren Manning was a noted landscape architect. The son of a nursery man with a thriving business, he was born in 1860 in Reading, Pennsylvania. After working in his father's business, he spent eight years in the office of Frederick Law Olmsted, where he supervised over 100 projects, including the installation of planting at the 1893 World's Columbian Exposition. After forming his own office in 1896, he designed landscapes for many large estates and engaged in town planning. He worked throughout the United States, and his clients included many of the country's most prominent families. Among his residential projects were landscapes for Gustave Pabst in Milwaukee, Adolphus Busch in St. Louis, Cyrus and Harriet McCormick in Lake Forest and Stanley Field. There are 1700 jobs on his client list.<sup>12</sup>

There are other properties located on land owned by Stanley Field worthy of preservation, two homes built in 1940 for two of Field's children before his death. Both were designed by the noted architect Stanley Anderson of the firm of Anderson and Ticknor. The house at 361 Moffett Road was designed for James and Daphne Field Cook.



361 Moffett Road

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<sup>11</sup> Project 898, Finding Aid for Warren Manning Papers, Special Collections Department, 403 Parks Library, Iowa State University, Ames Iowa.

<sup>12</sup> Charles Birnbaum, FASLA, and Robin Karson, Eds. *Pioneers of American Landscape Design*. New York: McGraw Hill, 2000. pp. 236-242.



361 Moffett Road. Gate

The home at 381 Moffett Road was designed for Joseph T. Field. Both homes are Colonial Revival, and both homes have the Country Georgian configuration that Anderson's office was known for. There are walls and gates at 361 that appear historic.



**381 Moffett Road**

Anderson's practice was founded in 1924 as Anderson, Ticknor and Fox. Between 1926, when Fox left the firm, and 1945, during the time period that the Field houses were built. Anderson designed many fine residences in Lake Forest, Lake Bluff and the surrounding communities, a substantial number of farm estates and over thirty public and commercial buildings in Lake Forest and Lake Bluff—a beautiful commercial building in Lake Bluff, the Lake Forest Bank, Lake Forest High School and Lake Forest Hospital. Stanley Anderson died in 1960, but Bill Bergmann, Tommy Allen and other members of the firm carried on until Bill Bergmann's retirement in 1992, when the firm closed. Most of the office's 200 structures are still standing. Archives for the firm are in the collection of Bill's son, Paul Bergmann, who is writing a book on the firm's work.

### **The Albert A. Sprague, II. Estate, 700 Forest Cove Road**

The second large estate built c. 1911 in the Ferry Farm and Ferry Fields subdivision belonged to Albert A. Sprague, II, a prominent Chicago citizen who was president of the successful wholesale grocery firm of Sprague, Warner & Co. Sprague's wife, Frances, (whose mother was a Field) was a niece of Marshall Field and a cousin of their neighbor, Stanley Field. In 1924, Albert A. Sprague, II, ran as a Democrat for the U. S. Senate from Illinois.<sup>13</sup>

For his summer house, Sprague purchased the same amount of acreage as Field, 31-23/100 acres. His land was bound by Sheridan Road, the lake, the Field property on the north and a deep, wooded, curving ravine on the south. The Sprague's primary residence was located 1130 Lake Shore Drive in Chicago. Many wealthy Chicagoans had a home in Chicago and a summer place in Lake Bluff, Lake Forest or one of the other North Shore communities.

The architect Sprague selected was Harrie T. Lindeberg of the firm of Albro and Lindeberg. Known primarily for their country places, Lindeberg built over 100 houses during a long career that began in 1906, after he and Lewis Colt Albro left the firm of McKim Meade & White. Seven of them were in Lake Forest. He also received the prestigious commission to design Onwentsia Country Club. The firm designed the Sprague Estate and the Philip D. Armour, III, Estate in Lake Bluff. From his New York office, Lindeberg built country houses in Massachusetts, Missouri, Ohio, Rhode Island, Tennessee and Texas as well as in Illinois and the New York area. His establishment clientele included Laurence Armour in Lake Forest, Nelson Doubleday and Horace Havemeyer on Long Island, Frederick B. Patterson in Dayton Ohio, John S. Pillsbury in Lake Minnetonka, Minnesota, and R. T. Vanderbilt in Greens Farms, Connecticut.

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<sup>13</sup> *Lake Bluff, Illinois*, p. 74.



HOME OF MR. A. A. SPRAGUE, II  
(SPRAGUE, WARNER & CO.)

H. J. LINDBERG, NEW YORK, ARCHITECT

THE GROUNDS COVER 33 ACRES



HOME OF MR. SCOTT S. DURAND

(S. S. DURAND, SUGARS)

S. S. BEMAN, ARCHITECT

THE GROUNDS COVER 265 ACRES

▲ Pictured in the same Fourth of July book are the home of A.A. Sprague II which is 205 Moffett Road and the home of Scott Durand which is now Crabtree Farms.

Unfortunately nothing remains on the exterior to indicate that the estate house was designed by Lindeberg. There was also a coach house, which has been demolished.<sup>14</sup> A photo of the main house, from the July 4, 1914, Parade Book, shows it to have been a grand Southern Colonial house with two story columns across the front. This seems to have been a style he favored at the time because in 1909 he designed a similar country farm estate house for Tracy Dow in Rhinebeck, New York and in 1913-1917 another similar house for Gerard Lambert in Princeton, New Jersey. These designs can be described as Classical Revival.

Any architectural significance for the house comes from its association with Jerome Cerny, who remodeled the house in 1949, when it was owned by Ralph N. Isham. Cerny was a prolific architect who designed and remodeled numerous North Shore residences. He had excellent training, having attended Armour Institute (later the Illinois Institute of Technology) and apprenticed with Benjamin Marshall, who designed Lansdowne. Cerny's work, having been completed over fifty years ago, is considered to have gained significance in its own right, so that preservation of this house would be important because of its association with Cerny. The house is Significant and worthy of listing as a Lake Bluff Landmark.



700 Forest Cove Road. Remodeled, 1949

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<sup>14</sup> This information is from the collection of the Warren Manning papers at Iowa State University, Ames, Iowa.

It is particularly interesting to note that Warren Manning designed the Field and the Sprague properties at the same time, and there are many drawings of the Sprague property as well as the Field Estate in the Special Collections department of the library at Iowa State University. They include site plans, landscape plans, measured drawings, surveys, sketches, detailed drawings and planting plans.<sup>15</sup> An investigation of the resources would be enlightening and a landscape survey of the two properties to determine any elements are still there would be an excellent project, possibly for a student of landscape architecture.

Originally the Sprague Estate address was “Sheridan Road”. When that section of Sheridan Road was renamed Moffett, it was given an address of 205 Moffett. In the mid 1960s, the property was subdivided and the parcel that the main house is now located on was given the address 700 Forest Cove Road. This road was the original drive to the house. All of the other buildings that were located on the estate were razed as part of that subdivision. The house currently rests on 8.03 acres. There is a pair of white brick posts with wrought iron gates marking the drive to the house. Even though the origin of their design is unknown, Cerny favored decorative wrought iron work and the gates may have been installed when Cerny remodeled the estate house.



**700 Forest Cove Road. Gates**

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<sup>15</sup> Project 898, Finding Aid.

### **Stewart and Priscilla Peck House, 201 Moffett Road**

Although this is a small one-story Colonial Revival house built in 1948, it is a significant one, built on property that once was located on the Sprague Estate. With large bow windows and classical detailing, it is a handsome example of a post-war ranch house, reflecting the informal lifestyle so popular after the war. The Cerny drawings for the house are available on microfilm in the ancient permit files in the village of Lake Bluff.

The house is significant as a well-designed typical example of a one-story ranch house by a prominent local architect and a house that appears to be unaltered. Jerome R. Cerny designed a number of elegant country homes, each with historical references but original in style and detailing. He worked for David Adler and was a great admirer of Adler's work. He also apprenticed with noted architect of fine apartments and country houses, Benjamin Marshall. From his offices in Chicago and Market Square in Lake Forest, Cerny designed several homes throughout the North Shore including the Lake Bluff landmark house at 700 East Center, where he remodeled the Horace W. and Grace Minkler Cook House for their daughter, opera singer Marion Clair and her husband conductor, Henry Weber, in 1936.

Because it is an excellent example of a Colonial Revival ranch house by a noteworthy architect, this small home on the Sprague property is eligible for listing as a Lake Bluff Landmark.



**201 Moffett Road**

**Mrs. Carolyn Morse Ely House (111 Moffett Road), Gate Houses (109, 115 Moffett Road), Orangerie (113 Moffett Road) and Wing (131 Moffett Road)**



**111 Moffett Road**

The third estate built in the Ferry Field and Ferry Woods Subdivision belonged to Mrs. Carolyn Morse Ely. It consisted of 16.669 acres. The buildings, which included a main house, two gate houses and an orangerie, were all designed by David Adler, high on the list of Chicago's leading country house architects. Adler's obituary in the *Monthly Bulletin of the Illinois Society of Architects*, October, 1949, said "David Adler, who died last week, was, in the true sense of the word, one of the most influential men of his generation in Chicago. He was an architect of great distinction whose taste in the decorative arts was unequalled in his time. . . . Somebody once said that Adler's houses had the quality of Mozart's music, and, indeed, they have a Mozartean spontaneity, grace and elegance in line and decoration." Until 1928, when Adler received his license, he partnered with-6 Robert Work, also a talented architect.

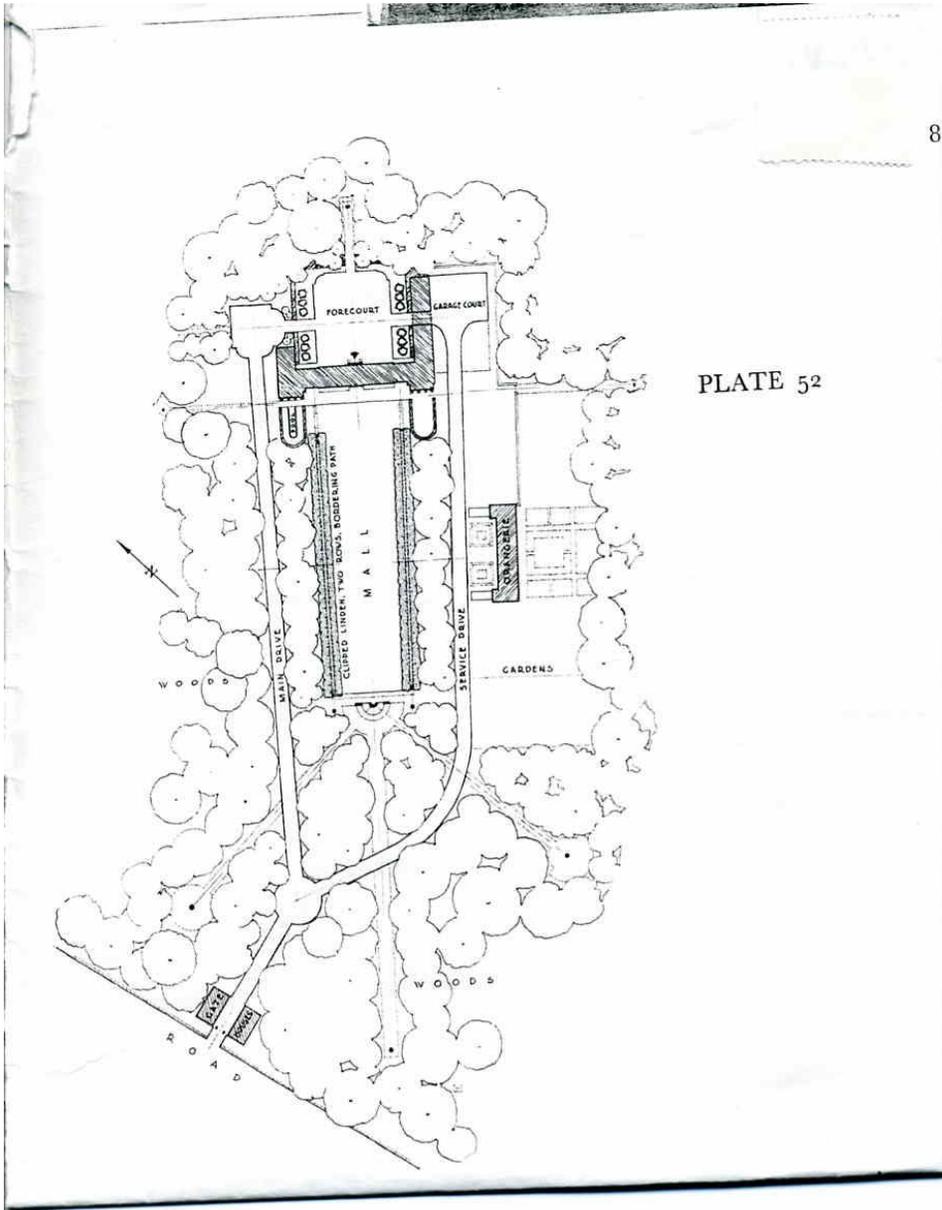


PLATE 52

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Site Plan, Mrs. Carolyn Morse Ely Estate<sup>16</sup>

<sup>16</sup> Richard Pratt. *David Adler*. New York: M. Evans and Company, Inc., 1970

The gate houses, on Sheridan Road (today Moffett) were constructed first, in 1915-16, and Mrs. Ely, who was divorced, lived in one until her house was completed, in 1923. The property, which backs up on a ravine, was entered through two gate houses. The road then split. The spur to the north accesses the house; that to the south went past the orangerie and led to the garages in the service wing of the house.



**North Gate House**



**South Gate House**

There have been major changes to both the property and to the buildings on the site. The most aggressive occurred in the 1950s, when the guest wing was removed from the main house and relocated to the east, across the lawn. The front entrance elevations to the gate houses, facing each other, retain all their features designed by Adler, but they have been considerably enlarged. The front of the orangerie also still has its Adler-designed features



**Orangerie**

but has been added to. The wing retains its tower and interior features designed by Adler, but like the original outbuildings has been expanded; the work was carefully completed in a manner that complements the original section designed by Adler. Despite the



**North Wing of Ely House. Relocated west on lawn**

additions, because they are important to the estate as it was originally designed and because they clearly look like they were designed by Adler, the outbuildings are significant to the whole of the estate. They, as well as the main house, are eligible for local designation. The small buildings were very important structures reflecting that this was a substantial estate, and they are worthy of landmark designation in spite of considerable alterations.



**Garden to the west of north end of house**

The estate house, listed on the National Register, is eminently eligible for local designation. Although the wing is missing, the estate house, with its service wing, has been sensitively restored and its surrounding gardens beautifully cared for and restored. The road system, leading into the property retains its original configuration, but the property has been subdivided, with the addition of houses. There is no sense that there were originally allees projecting from the west end of the lawn, especially since the wing of the house was moved. Further residential construction, as zoning allows, would be appropriate because of the changes to the property that have already taken place, but the historic sections of the roads should not be altered. Their configuration is important in understanding the layout of the estate.

**“Lansdowne”, The Harry B. and Elizabeth Francis Clow Estate, 128 Moffett Road**



**128 Moffett Road. Gates to “Lansdowne”**

In 1911, the Clows purchased 21.321 acres and built a handsome estate. They hired Jens Jensen to landscape the property and the architectural firm of Marshall and Fox to design their house and coach house. Jensen, arguably the most significant Midwest landscape architect of his time, comparable to Frederick Law Olmsted in stature, laid out the property with a road that passes over bridges and winds through a forest leading to the house and open meadow--which to Jensen was a metaphor for the prairie, the Midwest’s most important landscape feature. It once served as a polo field. Jensen designed dozens of landscapes in the Prairie Style, few of which are intact. In the case of Lansdowne, the landscape is being redeveloped. The Jens Jensen Collection at the Bentley Historical Library at the University of Michigan, Ann Arbor, has many drawings for bridges and the landscape of the property, and preserving Jensen-designed features would be desirable.



**The Estate House**



**128 Moffett. Front Entrance to Estate House**

The house was designed by Benjamin Marshall of Marshall and Fox. Marshall was a prolific architect, best known for having designed the Drake Hotel, the Blackstone Hotel, South Shore Country Club and 1550 North State Parkway, Chicago's most elegant "better class" apartment building. He lived in Wilmette, although only the gates to his home, across from Bahai Temple, remain. He also designed a number of houses in and around the North Shore, including the John T. Pirie House and the Samuel Insull Estate (now the Cuneo Museum). "Lansdowne" is a red brick Georgian House that was pictured in the July 4, 1914 Parade Book.<sup>17</sup> Except for window replacement, the house is largely intact. The brick entrance gate posts and the coach house, also designed by Marshall, are also intact. Retaining the gates and the buildings should be encouraged and, despite any destruction of the Jensen landscape, the buildings are significant and highly worthy of local designation.



**128 Moffett Road. Coach House**

In addition to its architectural distinction, the house is historically significant. Both the Clows came from prominent Chicago families. Harry B. Clow's family manufactured plumbing equipment in Chicago, and he worked in the family firm as its corporate secretary until 1907, when he became president of his wife's family firm, Rand McNally, printers and publishers of maps, timetables and travel books.<sup>18</sup>

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<sup>17</sup> *Lake Bluff, Illinois*, p. 73.

<sup>18</sup> Arthur H. Miller. "Lansdowne" An architectural presentation on Lansdowne, the estate of Harry Beach and Elizabeth F. McNally Clow. , November 5, 2002.

## Conway Olmsted House, 1 Moffett Road



### 1 Moffett Road

The Conway Olmsted House was built on Lot 5 of the Ferry Field and Ferry Woods Subdivision. The 1911 Plat of Survey shows the land at that time belonged to Roy Williams and consisted of 10 acres. Today the house, which was designed in 1935, rests on about 17 acres and includes the original lots 5, 6, and 7. It is a fine example of the towered type of French Eclectic architecture designed by one of the most distinguished architects of country houses in the United States, Delano and Aldrich. The house is listed in the catalogue of their work compiled by authors Peter Pennoyer and Anne Walker in their book *The Architecture of Delano & Aldrich*.<sup>19</sup> A distinguished local architect, Stanley Anderson, known for his residential architecture and gentleman farms, was the supervising architect. Hermann Lackner, a noteworthy Winnetka architect whose oral history is on file in the Architecture Department of the Art Institute of Chicago, designed the swimming pool and cabanas. Walter Frazier built an addition to the house. The house is significant for its architectural style as well as for its design by Delano and Aldrich and its association with Stanley Anderson.

The house also gains significance because of its ownership. Conway Olmsted was an accomplished businessman who founded the Musicraft chain of electronic equipment stores. He also was known for raising championship English bulldogs and springer spaniels.

The Conway Olmsted is a fine example of French Eclectic architecture, associated with several noteworthy architects and is well worthy of listing as a Lake Bluff Landmark. It may also be eligible for listing on the National Register.

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<sup>19</sup> Peter Pennoyer and Anne Walker. *The Architecture of Delano & Aldrich*. New York: W.W. Norton & Company, 2003. p. 195.

## **THE NORTH SHERIDAN ROAD ESTATE AREA:**

### **“Crab Tree Farm, the William McCormick Blair Estate, 982 Sheridan Road and the Edward McCormick Blair House, 925 Sheridan Road**

The area north of the village of Lake Bluff developed as a result of the subdivision of property belonging to Judge Henry W. Blodgett (1821-1905), a prominent citizen of Waukegan. Blodgett, who operated a dairy farm on his property, owned land that became “Crab Tree Farm” and extended south to the property of Ben J. Cloes, west to the railroad line and east to Lake Michigan.<sup>20</sup>

### **“Crabtree Farm”**



**Barns facing Sheridan Road**

In 1906, just after Blodgett’s death, all of his land, which was located immediately north of the village, was sold to Grace and Scott Durand. After operating a dairy farm in Lake Forest, they moved to Lake Bluff, purchased 265 acres, and Grace Durand relocated her dairy operation to Lake Bluff. In 1911, they engaged Solon Spencer Beman, to design steel and concrete farm buildings to replace those that had burned the year before. They hired an architect equal in stature to those engaged to design hobby farms for the Armours, Lemonts, Swifts, Laskers and numerous other of Chicago’s prominent families. Durand’s operation, “Crab Tree Farm”, however, was a working dairy operation.

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<sup>20</sup> This information is reflected in the “Map of Lake County, Illinois” by George Hale, County Surveyor, 1861 and in the “Illustrated Atlas of Lake County, Illinois”, Chicago: H. R. Page & Co, 1885.

The Durands commissioned elegantly designed barns surrounding a courtyard, facing Sheridan Road as well as outbuildings and silos--all French in inspiration. Today the current owners have added structures and buildings without compromising the integrity of the property, restored the exteriors and



**Historic silos**

remodeled the interiors of the farm buildings to accommodate their world-class collection of Arts & Crafts furniture and decorative arts. The area of property today known as “Crab Tree Farm” is eligible for listing on the National Register and eminently worthy of local landmarking as a historic district. It would be difficult to nominate the farm buildings separately because they are part of a large and complex ensemble of buildings, landscapes, silos, structures, meadows, and roads.



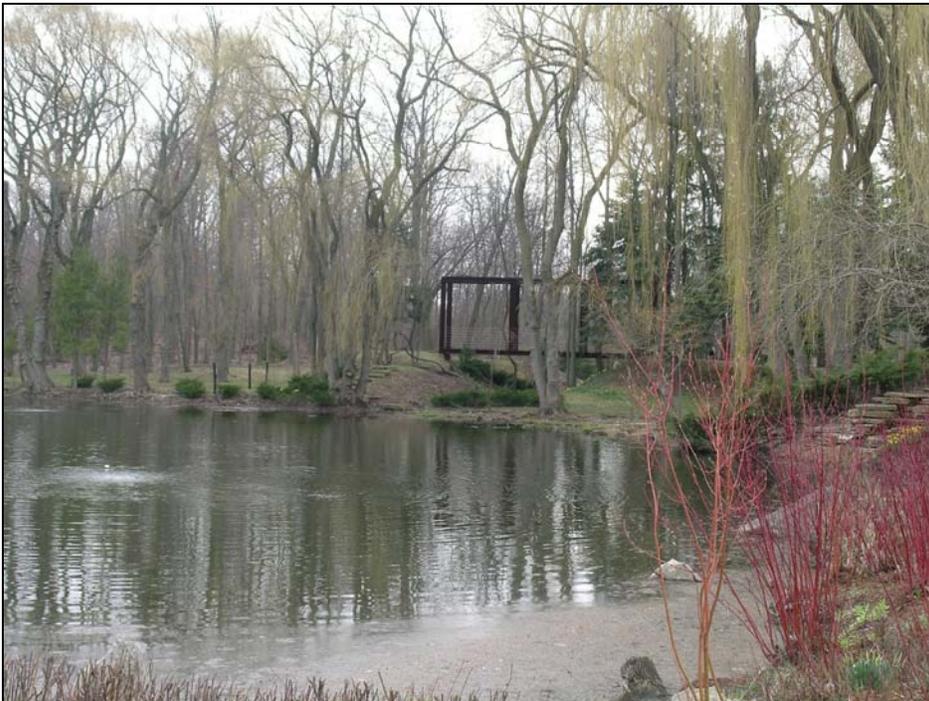
**Pump House**



**Barn Entrance Detail**



**Arts and Crafts Farmhouse recently built from Harvey Ellis 1903 Design  
Located on site of Durand Farmhouse<sup>21</sup>**



**“Crab Tree Farm”. Bridge designed by Vinci-Hamp, Architects**

<sup>21</sup> “How to Build a Bungalow”. *The Craftsman*, 1903.

## **The William McCormick Blair Estate**



**The William McCormick Blair House**

In 1926-28, the Durands sold 11 acres on Lake Michigan to William McCormick and Helen Bowen Blair, descendants of distinguished Chicago families. They engaged David Adler to design their Early American house that surrounds a garden designed by Ellen Biddle Shipman, a service courtyard configured like a Colonial village, a tennis house and a classical revival folly carefully sited at the end of an allee leading from the house.



**Ellen Biddle Shipman Garden**

## **Outbuildings**



**Entrance Road to Service Courtyard**



**Gardener's Cottage**



**Service Courtyard: laundry, chauffeur's cottage**



**Potting Shed**



**Historic Lord and Burnham Greenhouse and Cutting Garden**



**West Façade, Tennis House**



Entrance Gallery, Tennis House



North Façade, Tennis House



**Vista from House to Classical Folly**



**Classical Folly**

Numerous accolades have been bestowed upon the architecture of David Adler, and the Blair House is often singled out when Adler is praised. In Mark Alan Hewitt's book, *The Architect and the American Country House, 1890-1940*—a volume that traces the history and significance of the country house, Hewitt includes a large section on biographies, yet only five Chicago architects are included: George Maher, Robert Spencer, Myron Hunt, Howard Van Doren Shaw and David Adler. Hewitt writes, “Adler established himself as one of the Midwest’s premier architectural eclecticists during the late 1910s and 1920s....His best works include the charming colonial William McCormick Blair house (1926) at Lake Bluff, Illinois; Castle Hill (1927), the mammoth Wrenaissance Crane Estate at Ipswich, Massachusetts, for the faucet magnate; and the Pennsylvania-influenced Colonial Revival house (1931) for Kersey Coates Reed at Lake Forest, Illinois.

With a history as rich and interesting as the history of “Crab Tree Farm,” the Blair Estate is being listed on the National Register of Historic Places in 2008, and would be a fine addition to the roster of Lake Bluff landmarks.

### **Edward McCormick Blair House**



**925 Sheridan Road**

The property to the south of the existing “Crab Tree Farm” has been sold off. The only unquestionably significant building on it is the Edward McCormick Blair House, designed by Keck and Keck. The architectural firm of George Fred and William Keck was one of the first to introduce Modernism to Chicago, having designed the House of Tomorrow and the Crystal House for the 1933-34 Century of Progress. They were innovative in experimenting with passive solar energy, and have received national recognition for their work. The Blair House, which is unchanged and is still owned by Blair, is highly eligible for both National Register and local landmark designation. Most of the other buildings south of Crab Tree Farm are not necessarily noteworthy but the area and older structures might be worth further investigation.

### **The Edgar Uihlein Property, 29549 Sheridan Road**

The Edgar J. Uihlein house, known as “Midwood”, is architecturally significant and its approach, via a long road extending to from Sheridan Road to Lake Michigan, is noteworthy. The 15.51 acres is unsubdivided. Should the land be developed, it is important that the road leading to the Uihlein House be kept intact. There are drawings of the property by Jens Jensen, located among the Jensen papers at the Bentley Library at the University of Michigan, but it is unknown whether any of his plans were ever executed. Should development be proposed, it is important to view these drawings.



**Road from Sheridan Road to Uihlein House**

The land belonged to the Uihleins in 1916<sup>22</sup> and the house was built c. 1918 as a guesthouse. It is eclectic, combining the influence of Italian Renaissance and Mission style architecture. There is nothing quite like it in Lake Bluff. The main house was planned but, partly because of the Depression, was not built.



**29549 Sheridan Road**

Edgar Uihlein, Jr., and Lucia Uihlein lived there; Edgar passed away at age 88, in 2005. After World War II, he founded General Binding Company, He was described in his obituary as “an accomplished flight instructor and venture capitalist. He grew up in the Lake Bluff House. The Uihlein family is prominent in both Milwaukee and Chicago. Mr. Uihlein’s grandfather was a founder of the Schlitz Brewing Company.

Because of the architecture of the house, its intact landscape and its connection with an accomplished, highly regarded Lake Bluff resident having a family connection important to the commercial history of Chicago and the Midwest, the property is an excellent candidate for nomination as a Lake Bluff Landmark.

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<sup>22</sup> The property is noted as belonging to Uihlein on Geraghty’s Map of Part of Lake County, dated 1916.

## **The Lester and Leola Stanton Armour House, 700 Arbor Drive**



**700 Arbor Drive**

This Georgian Revival style house, designed in 1931-32 by David Adler, is listed on the National Register of Historic Places. It originally was situated on a 73 acre parcel of forested property extending from Sheridan Road to Lake Michigan; today it rests on five riparian acres. Although it has a substantial addition on the north side, the house, with its graceful courtyard, appears intact. Originally the estate was approached through a wooded grove. Despite subdivision, the approach to the house via a long drive in a forested setting retains its character. The house is eminently deserving of local designation. Further subdivision should continue to take in consideration the property's historic natural forested environment.

### **The Laurence and Pat Booth House, 280 Arden Shore Road.**

The week end house that architect Laurence Booth and his wife built just south of Shoreacres Country Club is an architecturally sophisticated complex consisting of a family home, a guest house and a metal observation tower. He first completed the one-story building, which rests on the foundations of an old chicken coop that is now the guest house. This was constructed in 1988. Ten years later he built the two story building to serve as their week-end house. The two buildings form an “EI”. The simple rectangular buildings rest on eight acres.



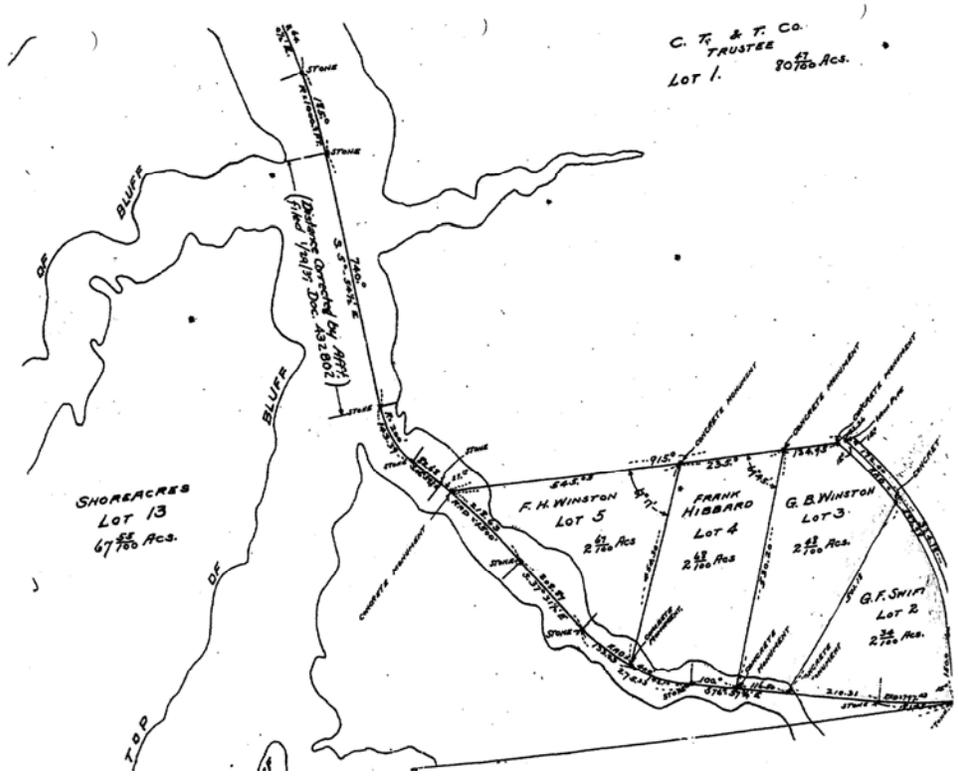
1988 Guest House

Laurence Booth was born in Chicago in 1936. After receiving a B. A. from Stanford, studying architecture at Harvard and receiving a degree in architecture from M.I.T., Booth returned to Chicago to join the office of Stanley Tigerman. In 1966, he formed the firm of Booth & Nagle with James Nagle. Booth was a member of the “Chicago Seven,” a group of young non-establishment architects who held influential exhibitions and symposia to encourage new approaches to architecture in Chicago. In 1981, he formed the firm of Booth Hansen. He is an award-winning architect who is a Fellow of the American Institute of Architects. Booth has also been a visiting lecturer and critic at many universities. Although these buildings are beautifully designed and potentially eligible, it is probably too soon to consider their designation as Lake Bluff Landmarks.



1998 Main House

**THE SHOREACRES COUNTRY CLUB ESTATE AREA: COUNTY CLERKS  
SHOREACRES SUBDIVISION**



**1925 Plat of Subdivision**

In 1925, a Plat of Subdivision was filed at the Lake County Recorder of Deeds creating 13 lots. Lot 1, consisting of 80 acres, was located at the north line of the south half of sections 9 and 16 (the approximate boundary between Lake Bluff and Great Lakes Naval Training Station) and extended from Lake Michigan on the east to Lots 2,3,4,5, on the south and a deep ravine on the west. This large north lot was owned by the Chicago Title and Trust Company, acting as Trustee. Lot 2 was owned by Gustavus Swift, Jr., Lot 3 by G. B. Winston, Lot 4 by Frank Hibbard and Lot 5 by Frederick Hampton Winston. Immediately west of the Ravine was Lot 13, owned by Shoreacres Country Club. To the south were Lots 12, 11, 8 and 7, owned by Shoreacres. Lot 6, which later became property owned by the club, belonged to Orville E. Babcock.<sup>23</sup> Lot 9 was owned by

<sup>23</sup> There was an Orville E. Babcock who was a Civil War General in the Union Army. He died in 1884. His son was a banker and said to have hired Harrie T. Lindeberg, in 1910, to design "Two Gables", later owned by Laurence Armour. Chicago Mag.com, January, 2006; <http://www.lstanton-llc.com/geneology/whitakercampbellfamily/pafg06.htm>.

Howard Linn and Lot 10 by William McCormick Blair. In 1916, all of the land was known as “Lakewoods”, and McGuire & Orr are listed as agents.<sup>24</sup>

Although the road into Shoreacres hugs the south boundary of the club golf course, there is only one significant house immediately south of the club: the Howard and Lucy Linn House at 555 Shoreacres Road. The other significant houses are located just north of the clubhouse property and have yards facing the course. The 80-acre parcel of land developed north of this area contains mostly newer houses. The Philip Maher House, which has been demolished, was located in this section of Lake Bluff, facing Lake Michigan.

PHILIP B. MAHER, Architect ILLINOIS

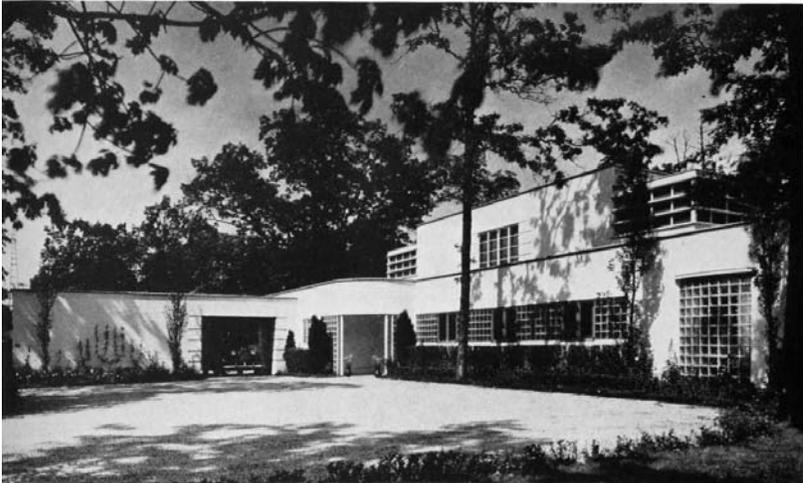


Photo: Hedrich-Blessing Studio Courtesy Architectural Forum

**HOUSE FOR MR. AND MRS. PHILIP B. MAHER, LAKE BLUFF, 1938**

**Family Requirements.** Lake view, simplicity, economy, and provision for future enlargement.

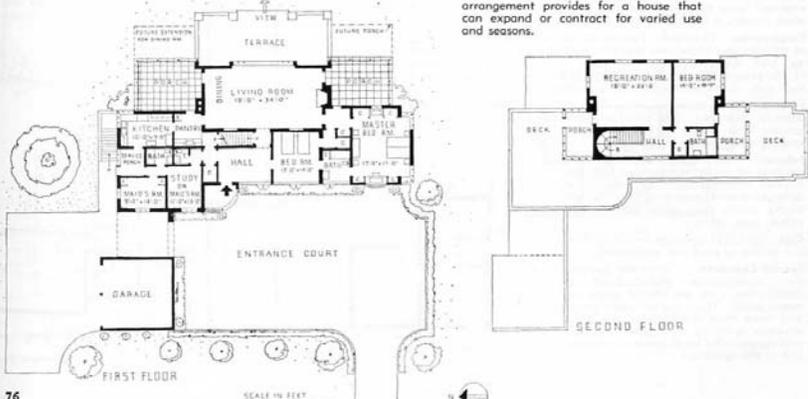
**Site.** Three acre tract 70' above lake, heavily wooded. "As the winters are quite cold, it was considered desirable to limit the amount of glass exposure except where necessary to take advantage of lake view, and in the living rooms all exposure is concentrated in one eighteen foot window. Light is obtained by use of glass blocks on

the entrance court side, which gives these rooms plenty of light, keeping them obscure from view and also minimizing exposure.

**Construction.** Brick veneer with wooden joists and flat gravel roof. Walls and ceilings insulated with rock wool.

**Interior.** Walls and ceilings: painted over plaster. Floors: oak except for rubber tile in hall, kitchen and bathroom. Metal cases and stainless steel sink in kitchen.

**Comments.** The second floor has been arranged with a door at the foot of the stairs so that it can be entirely cut off from the rest of the house insofar as heating is concerned, as only the first floor would be necessary for winter weekends. This arrangement provides for a house that can expand or contract for varied use and seasons.



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Photo and plans published in the *Architectural Forum*.<sup>25</sup>

<sup>24</sup> Geraghty's Map of Part of Lake County, 1916.

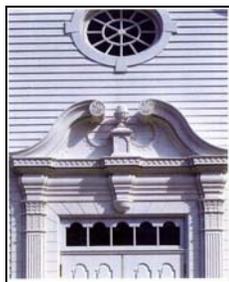
Despite subdivision, the sylvan character generally remains, and keeping this environment as further construction takes place is important.

### **Shoreacres Country Club, 1601 Shoreacres Road**



**Clubhouse**

Shoreacres Country Club was sited directly on Lake Michigan. The club's understated Colonial Revival "Early American"-looking clubhouse was designed by David Adler with a relaxed yet elegant atmosphere for the well-traveled elite membership of the club, which included the Linns and the William McCormick Blairs as well as Frank Hibbard, who lived at 1760 Shoreacres Road. The first president was Stanley Field, who lived in Lake Bluff south on Sheridan (today Moffett) Road. The club, which served as a magnet for the village's prominent families, opened in 1924. It originally encompassed 89 acres, but increased to 150 with the purchase of additional land in 1944. Although the locker room buildings which run east/west and create a courtyard with the club house building, retain their integrity, the club house burned in 1983, and all the club records were lost. It was rebuilt by Laurence Booth, who made some modifications while retaining its character. Because the club house is not original and the missing records make it difficult to trace club history, the club would not be as good a candidate for local landmarking as the residences surrounding it.



**Detail, front entrance**

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<sup>25</sup> James Ford and Katherine Morrow Ford. *Classic Modern Homes of the Thirties*. New York: Dover Publications, Inc., 1989, p. 76. Reprint of *The Modern House in America*, 1940.

## The Howard and Lucy Linn House, 555 Shoreacres Road



### 555 Shoreacres Road

The Howard and Lucy Linn House, built immediately south of the club in 1927, was listed on the National Register of Historic Places in 2005. This French Eclectic house was designed by Walter S. Frazier (1895-1976) of Frazier & Raftery. Because of his academic training at Massachusetts Institute of Technology and the Ecole des Beaux Arts, Frazier's design for the Linn House reflects the knowledge of historical architecture and attention to balance, symmetry and detailing his education provided. Although he is not as well known as his slightly older contemporary, classically-trained David Adler (1882-1949), his firm's work was published in architectural journals and he enjoyed a large clientele of Lake Forest residents, who hired him to design large, elegant homes. Art Miller, Archivist and Librarian for Special Collections and at Lake Forest College, and Kim Coventry are writing a book on Frazier.

Lucy Linn was William McCormick Blair's sister, and Lucy and Howard Linn purchased their land from Blair, who bought property from Grace Durand to build his summer estate. Lucy and Howard Linn were typical of the residents who built large country houses in Lake Forest and in the estate areas of Lake Bluff, those sections of town comparable in status to Lake Forest. The Linns and their neighbors were all wealthy, hard working, social and philanthropic. Mrs. Linn developed a reputation as one of Chicago's first women interior designers.



**Guest house**

The only owners of the Linn House have been the Howard and Lucy Linn and the current owners, George and Barbara Covington, who have carefully maintained its integrity. The house, its adjacent guest house and a small pump house are unaltered.



**Pump House**

The Linn Property, including the house, guest house and pump house would eminently qualify as a local landmark. An art studio built in 1997, designed by Cynthia Winter, complements the historic buildings on the property.

## **The Gustavus Swift, Jr. Property, 1700 Shore Acres Road**



**1700 Shoreacres Road**

The land containing the four lots developed north of Shoreacres Country Club was originally owned by Frederick Hampton Winston, who retained the west lot to build his own home. Gustavus Swift, Jr., the son of Gustavus Swift (d. 1903), the meat packer who founded Swift & Company and the brother of Louis Swift, who owned an enormous amount of land where he lived in Lake Forest. Gustavus, Jr., was vice president of Swift & Company. His family place on Shoreacres Road was built in the mid 1920s as a summer home. It consists of the main house, a two-story secondary structure connected to the main house and a garage. The property seems to have undergone few exterior changes and would be an excellent candidate for local designation, even though the architect is presently unknown. The Swift's Chicago residence was at 1551 North Astor Street. They also had a home in Watch Hill, Rhode Island.



**Secondary structure**

## **The Frank Hibbard House, “Out of Bounds”, 1760 Shore Acres Road**

In the mid twenties, Frank Hibbard, who was one of the founders of Shoreacres Country Club, purchased land from Frederick Hampton Winston to build a summer house. His residence was at 1301 North Astor in Chicago. Hibbard, who was born in 1873, was chairman of the board of Hibbard, Spencer, Bartlett & Co., a wholesale hardware firm that dates from 1855, when the company was founded in Chicago by Frank Hibbard’s father, William Gold Hibbard. The business, which carried a line of hand tools under the brand name “True Value”, sold the name in 1962, when the company went into real estate. In 1950, Hibbard sold the house to H. B. Clow, who grew up at Lansdowne.



**1760 Shoreacres Road**

Hibbard engaged Stanley Anderson to design his summer house in 1928. It is a Colonial Revival House that is similar in configuration to the Early American-style house David Adler designed for William McCormick Blair. Anderson was a talented and prolific North Shore architect who designed over 200 houses, including the house at 361 James and Daphne Field Cook and the house at 381 Moffett Road for Joseph N. Field. Anderson added a bedroom area to the house c. 1950. Because of its historical associations and its architectural significance as a handsome Colonial Revival house designed by Stanley Anderson, the Hibbard House is an excellent candidate for local landmark designation

### **John McLaren Simpson House, 1776 (originally 1750) Shoreacres Road**

In the mid 1920s, Gerrard B. Winston purchased land from his brother. He then sold it to John McLaren Simpson, who, in 1935, hired Alfred P. Shaw, the chief architect for the firm of Graham Anderson, Probst & White, to design his house. The firm was prominent in Chicago architecture and is responsible for the design of the Wrigley Building, the Field Building, Union Station, the Merchandise Mart and Chicago's Civic Opera Building. Shaw also designed the building housing Hibbard, Spencer, Bartlett & Co. A drawing of the design for Simpson's house was published in the *Chicago Daily Tribune* on December 8, 1935. It was to be a twelve-room house, built on 2-1/2 acres at a cost of \$70,000.<sup>26</sup> When Ernest Graham died in 1937, the firm became Shaw, Naess and Murphy—which split and, in 1972, Alfred Shaw formed Alfred Shaw and Associates. The house designed by Shaw is a handsome example of French Eclectic architecture. It is especially significant because it was designed by Shaw. It is a fine candidate for local landmark designation.



1776 Shoreacres Road

John Simpson was with A. M. Castle & Co., a Chicago metal company, at the time he built his house. He was from a prominent Chicago family, the son of James Simpson, who served as president of Marshall Field & Co., and, later, of Commonwealth Edison Company. The second and present owner of the house is Paul Robinson, Jr., who was U.S. Ambassador to Canada, 1981-1985.

<sup>26</sup> "Start Work on John M. Simpson Residence". *Chicago Daily Tribune*. Dec. 8, 1935.

**Frederick Hampton Winston House, 1780 Shoreacres Road.**

Frederick Hampton Winston was the original owner of the lots on the north edge of Shoreacres Country Club. He was the son of Frederick Seymour Winston, a founding partner of the prominent Chicago law firm, Winston and Strawn. He owned a real estate firm, Winston & Co.



1780 Shoreacres Road

In the mid 1920s, Frederick and his wife Myra Breckenridge Winston, built a stunning Mediterranean Revival House. Although research has not uncovered the architect for the house, it is a particularly handsome and characteristic example of the style. It is set in a beautiful garden, facing the golf course. The house, because of its association with Winston, who developed the area north of the club and because of its exemplification of Mediterranean Revival architecture and fine detailing would not only make a fine Lake Bluff Landmark, but is potentially eligible for listing on the National Register.



Wall next to 1780 Shoreacres Road property

## **THE GREEN BAY ROAD ESTATE AREA**

The country estates built along Green Bay Road in Lake Bluff are a continuation of the Green Bay Road Estates that flank Green Bay Road in Lake Forest, extending north from Westleigh Road to the boundary of Lake Forest/Lake Bluff., through to North Chicago. The road historically and, to a large extent today, retains the same character that it did beginning in the last decade of the 19<sup>th</sup> Century. Large homes built in park-like settings still characterize Green Bay Road in Lake Forest and in sections of the road in Lake Bluff. Prominent Chicago families in both communities were building along the Green Bay Road ridge just as they were along Lake Michigan. It is interesting to note that the distinction between Lake Forest and Lake Bluff was so blurred that 1600 and 1650 Green Bay Road, built for Russell and for Phelps Kelley (the children of William V. Kelley, whose estate was located to the north at 136 Green Bay Road) are an extension of Lake Forest's numbering system!



**Gates on Green Bay Road--to 136 Green Bay Road, "Stonebridge", William V. Kelley Estate House.**

The estate houses and their dependencies, like those on the east side of Lake Bluff, were designed by prominent architects for Chicago's most powerful businessmen. Where there was subdivision of land, both in the east and west estate areas of Lake Bluff, it was often to accommodate the homes of family members. On the east side, land was split off from Stanley Field for his daughter and son to build homes. Also, William McCormick Blair sold land to his sister, Lucy Blair Linn, and the house of his son Edward McCormick Blair's is built on land south of his father's property. Along Green Bay Road, William V. Kelley subdivided his land to the south for his sons, Russell and Phelps. The families who lived in Lake Bluff's estate areas, if they weren't actually related, they were connected socially and commercially—belonging to the same clubs and sharing business relationships. Philip D. Armour, III, lived on Green Bay Road; his brother Lester Armour lived on North Sheridan Road, in Lake Bluff.

The architects and landscape architects who practiced on the west side of Lake Bluff were stellar and frequently the same as those who practiced on the east side. Howard Van Doren Shaw, the Midwest's most significant country house architect of his generation, designed the William V. Kelley Estate. David Adler designed Ralph Poole's house at 1010 Green Bay Road as well as the Sheridan Road houses for Lester Armour and William McCormick Blair. Harrie T. Lindeberg designed estate homes for Philip D. Armour III accessed via Green Bay Road gates as well for Albert A. Sprague that was accessed from Sheridan Road. Landscape architect Jens Jensen laid out the Kelley property as well as Lansdowne. A few miles separate Lake Bluff's estate areas, but they are equally significant to the history of the village.

### **Russell Kelley Estate, 1600 Green Bay Road**

The Russell Kelley House has an interesting history. It was built by Russell Kelley on land owned by his father William V. Kelley and, in 1961 purchased by Frederick, Jr., and Jana Wacker. Wacker, who was a descendent of Charles Wacker (the chairman of the Chicago Plan Commission, for whom Wacker Drive is named) was a well-known auto racer. His son Fred, III, served as a mayor of Lake Bluff. Jana Wacker presently lives in the house.



**1600 Green Bay Road**

The house's architecture is equally interesting. The construction date is likely sometime after 1926, the date of an estate map that shows William Kelley continuing to own the property. Records from the archives of the Bentley Historical Library at the University of Michigan in Ann Arbor indicate that the archives contain a planting plan for the estates of Phelps and Russell Kelley "revised 1926". The architects are very likely to have been Walcott & Work. This information comes from the job book of Raymond Trowbridge, an architectural photographer, who practiced in Chicago between 1923 and 1936.<sup>27</sup> Russell S. Walcott was a talented architect who worked for Howard Van Doren Shaw, his brother Chester Walcott and Henry C. Dangler, before 1921, when he was Edwin Clark's partner.

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<sup>27</sup> Trowbridge, Raymond, Job Book, Chicago Historical Museum, Chicago.

In 1928, he formed a firm with Robert Work. Henry Dangler was a partner of David Adler's as was Work, after Dangler's death in 1917, and until 1928.<sup>28</sup> It seems unlikely that Russell Walcott and Robert Work, who had also once worked for Shaw, could have been credited for the Russell Kelley House while Work was still a partner of David Adler's.<sup>29</sup>

The interior of the house is also significant. The Wackers hired Billy Baldwin as their interior decorator. Baldwin, who ran a New York decorating firm, has been described as the dean of American decorators and one of the world's most versatile designers. He also designed the interior of the Calvin Fentress, Jr., House in Lake Forest.<sup>30</sup>

Because of its multiple layers of historical and architectural interest, the Russell Kelley House, despite some alterations, is eligible for listing as a Lake Bluff Landmark. Should subdivision of the property be proposed, it is important to investigate what Jensen-designed elements remain and preserve them. It appears from historic aerials that there may be a relatively intact meadow.

### **Phelps Kelley Estate, 1650 Green Bay Road**

Phelps Kelley was, like Russell Kelley, one of William V. Kelley's four sons. The land where Phelps built his house was also part of William's extensive holdings. It is immediately south of "Stonebridge", William V. Kelley's own estate. Jens Jensen drew up plans for Phelps' property as he did for his father's and brother's. The 1926 revised planting plan for his and Russell's estates are at the Bentley Historical Library, University of Michigan, Ann Arbor, in the Jens Jensen Archives. The library also contains three sets of blueprints of "a large Tudor Revival house"<sup>31</sup> The winding road leading through the wood to the house is a characteristic design feature of Jens Jensen's.



**1650 Green Bay Road**

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<sup>28</sup> Application for membership, American Institute of Architects, 1921.

<sup>29</sup> David Adler didn't receive his license until 1928. After then he practiced alone, but before that date he needed a partner to sign drawings.

<sup>30</sup> *Billy Baldwin Designs*. Dust Jacket. New York: Holt, Rinehart and Winston, Inc. 1972. Baldwin also designed the interior of the Calvin Fentress, Jr., House at 404 Green Bay Road, Lake Forest, in 1965.

<sup>31</sup> Jens Jensen Papers, archives of the Bentley Historical Library, University of Michigan, Ann Arbor.

The Phelps Kelley House is an excellent example of Tudor Revival architecture and appears to have suffered no alterations. The architect was Ambrose Cramer, who is not particularly well known in the Chicago area but was very highly regarded. He worked for David Adler and absorbed Adler's eye for detail. In addition to having designed several country houses in Lake Forest, he designed Edward L. Ryerson's summer house (currently part of the Ryerson Conservation Area). After his retirement as an architect he had a second career, in historic preservation. He moved to Maine, where he received special recognition for serving as preservation officer for historic buildings in Maine and as a founder and president of the Maine League of Historical Societies and Museums. The Historic American Buildings Survey *Maine Catalogue* is dedicated to Ambrose C. Cramer, "architect, scholar and constant friend of historic preservation".

Because of the excellence of the architecture of the Phelps Kelley House and the design of the grounds by Jens Jensen, the property is an excellent candidate for local landmark designation. It may also be a fine candidate for listing on the National Register. Should the land ever be proposed for subdivision, it is important to retain the winding road leading through the woods to the house; in addition, the property should be evaluated for other Jensen-designed features, which should be retained.

### **The William V. Kelley Estate, "Stonebridge", 136 Green Bay Road**

William V. Kelley originally owned a vast tract of land that extended north to property owned by the estate of Leander McCormick and developed in the 1960s as The West Terrace. It extended west to Knollwood Farm, south (including the land that Phelps and Russell Kelley were to build houses on) to the estate of Darius Miller in Lake Forest and east to and partially across Green Bay Road. It originally included 130 acres. Today it extends west to the Skokie River and south to the Phelps Kelley Estate.



**136 Green Bay Road, Estate House**

The William V. Kelley Estate is one of Lake Bluff's most significant properties. It is currently a local landmark and eminently qualified for listing on the National Register of Historic Places. The Italian Renaissance Revival estate house and the Arts & Crafts garage/coach house were designed in 1915-16 by Howard Van Doren Shaw and the property was landscaped by Jens Jensen. Numerous photographs and Shaw's drawings for the buildings are in the collection of the Burnham Library of the Art Institute of Chicago. These drawings as well as drawings and photographs of the Jensen landscape are in the collection of Stonebridge, Lake Bluff, LLC, which currently owns the property.



**Coach House**

The present owners are restoring the Jensen-designed elements between Green Bay Road and the house. A planned residential development, with landscaping designed by Jacobs-Ryan in the spirit of Jens Jensen and residences designed in the spirit of Shaw by Myefski-Cook Architects, is taking place between the rear of the house and the western boundary of the property.



**Stone bridge and pond at William V. Kelley Estate**

Although the interior is largely intact, over the years there had been unsympathetic additions made to the estate house. A chapel and large dormitories were added in 1955, when the property was owned by the Servite Order of the Catholic Church. When Harrison Conference Center owned the property, between 1969 and 2006, they enclosed the arcaded entry and altered the garage. The unsightly chapel and wings have been removed and the house and garage/coach house are being renovated and restored.

**The Philip D. Armour, III, House, 900 Armour Drive, “Tangley Oaks”;  
Gate Lodge for Tangley Oaks, 801 North Green Bay Road**

“Tangley Oaks” was listed on the National Register in 1996. Although the grand manor house, which originally was sited on 161 acres of forested land with meadows and two ponds created by damming a stream, was built c. 1932, plans were underway by East



**900 Armour Drive**

Coast architect Harrie T. Lindeberg considerably earlier. Prior to redevelopment, there were five wooden structures on the property, including a log cabin and farm house. Jerome J. Olsen’s name is on Garaghty’s 1916 Map Part of Lake County. The first buildings erected on the property in 1919 consisted of three smaller buildings called “Armour Court” and were located across the road from the present driveway entrance on Green Bay Road. It consisted of an eight-room house on the west, stables and servants quarters on the east and a seven car garage with a car wash and a large apartment in the

middle.<sup>32</sup> There was a long hiatus in construction of the manor house at least partly due to disastrous financial events that deeply impacted the officers of Armour and Company; following World War I the army was no longer buying up meat and there were huge surpluses of meat on the market causing prices to drop drastically. This coupled with bad investments left Armour & Company in debt \$56 million by the end of 1922. The Armour family lost the business and Philip, a vice president, resigned. Through a fluke investment in oil refining the family fortune was restored and the Armours started construction of their 26,000-square-foot Tudor Revival estate house. Between the time they purchased land and moved into their home, they lived in “Armour Court,” which was demolished in 1978.

The stunning Tudor Revival house was sold and used by United Educators, a book publisher. In 1978, the main house and the Gate Lodge were placed in separate parcels and the land surrounding the mansion was subdivided by James Investment Company into parcels for individual homes to be built. In 1996, title for the manor house was transferred to Paterno Wines and Thomas Rajkovich restored the interior.



**Gates to “Tangley Oaks”**

When the property was subdivided, care was taken to retain the original entrance through gates off of Green Bay Road, the Gate Lodge, the road leading up to the house past a large meadow containing a pond, and sufficient land around the manor house to reflect its stately presence.

The estate house, an excellent example of adaptive reuse by a company committed to its preservation, deserves to be listed as a Lake Bluff Landmark. It is important that, in addition to the Tudor Revival house, the gates, road, and open space surrounding the manor house be preserved

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<sup>32</sup> “A Brief History of Tangley Oaks.” Published by the Lake Forest – Lake Bluff Historical Society, May, 1990.



Front entrance facade

The Gate Lodge, immediately adjacent to the gate posts flanking the entrance to the manor house was completed in 1925.<sup>33</sup> Although it has been expanded, the Gate Lodge retains its original character and is definitely worthy of listing as a Lake Bluff Landmark.



**Gate Lodge. 801 Green Bay Road**

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<sup>33</sup> *Domestic Architecture of Harrie T. Lindebergh*. Reprint of 1940 edition. New York: Acanthus Press, 1996. p. 25.

## The William J and Daisy Quigley House, 800 Green Bay Road



**Quigley House**

The property at 800 Green Bay Road has a long, rich history. It is significant because of the Colonial ain house on the property, which was built for the Quigleys in 1930, a concentration of 19<sup>th</sup> and early 20<sup>th</sup> Century small vernacular houses and farm



**Vernacular buildings**

buildings at the south end of the property, and a large A-frame structure with a steep gable roof. The A frame was the headquarters of a horse raising business run by Charles Wacker, the brother of Fred Wacker, who had purchased the property from William Quigley in 1945. A garage designed by architect Robert Ruggles in the mid 1990s complements the design of the house.



**Vernacular buildings: chicken coop**



**A Frame**

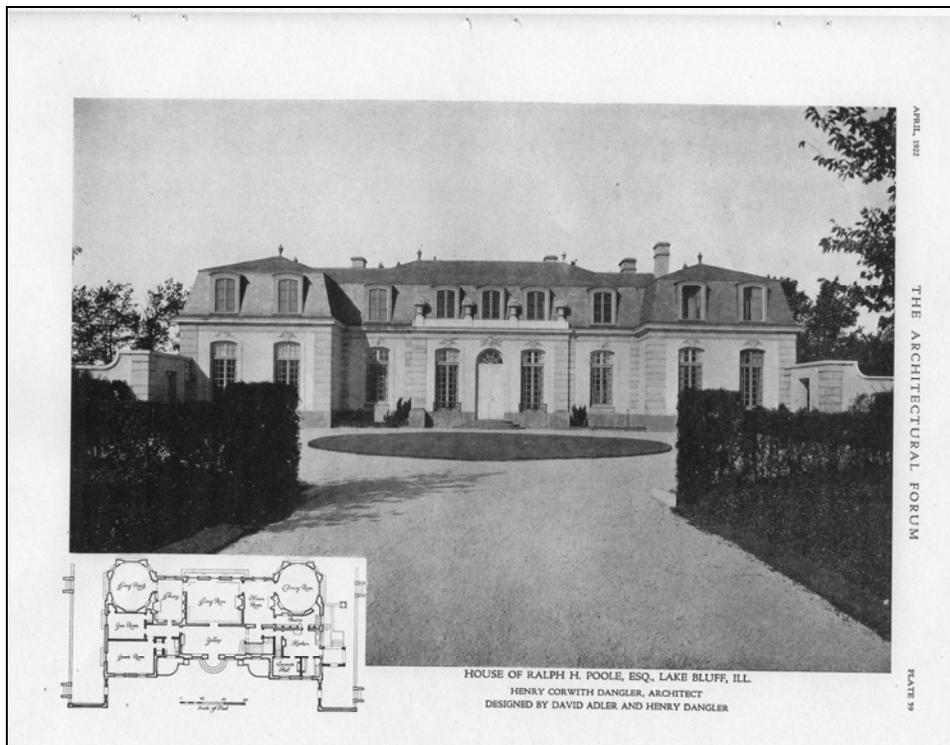
William J. Quigley had a furniture design, manufacturing and sales business with a large staff and a national reputation. He had shops in Lake Forest and Chicago. Chicago's most significant country house architects, including David Adler and Samuel Marx, commissioned both modern and reproduction furniture from Quigley for their prominent clients. Although the architect for Quigley's house is presently unknown, it is significant architecturally as an excellent example of Colonial Revival architecture that has excellent integrity and is significant historically because of its association with Quigley.

The house would be an excellent candidate for listing as a Lake Bluff Landmark and the concentration of vernacular buildings are, with more research to better understand their dates and history, would be excellent candidates for listing as a small Lake Bluff Historic District. Or, the whole parcel of property could, with the additional research be listed as a Lake Bluff Landmark District. With further research on the history of Quigley's role in the history of furniture design and manufacturing in Chicago, the Quigley House is would also be an excellent candidate for listing on the National Register. Listing the entire

property on the Register is a possibility, but more information needs to be uncovered on the history of the vernacular buildings in order to proceed in that direction.

### **The Ralph Poole House, 1010 Green Bay Road**

David Adler's Ralph Poole House, was designed in 1912, Adler's first commission after he and his partner Henry Dangler left the office of Howard Van Doren Shaw. A devoted Francophile, Adler designed this elegant French manor house for the brother of his Princeton classmate Abram Poole. With its reference to 17<sup>th</sup> and 18<sup>th</sup> Century chateaux, its overall symmetry and its attention to detail, it is an unaltered example of Adler at his finest. The house was featured in a lengthy essay by Stephen Salny in his book *The Country Houses of David Adler*. The interior was furnished by Adler and Poole in association with William J. Quigley and Company.



**Historic**

### **Photo**

Originally the house rested on 40 acres of deeply wooded land. Landscape plans were drawn up by the Olmsted Brothers, but apparently were never executed; the landscape treatments were carried out under the direction of David Adler. There was originally a barn and gardener's cottage, which burned. Today the house rests on 8 acres, a sufficient amount of land to showcase the house. The Poole House would be an exceptionally fine candidate for listing as a Lake Bluff Landmark and for inclusion on the National Register. Its design is stunning; it was built by a world class architect, and its integrity is exceptional.

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**LAKE BLUFF STRUCTURES INCLUDED ON THE ILLINOIS HISTORIC STRUCTURES SURVEY:**

“Stonebridge”, William V. Kelley Estate, 136 Green Bay Road  
Carolyn Morse Ely Estate, 111 Moffett (estate house), 109 (south gatehouse), 115 (north gatehouse) 113 (orangerie)  
Harry B. Clow Estate, 128 Moffett Road  
Phillip D. Armour Estate, 900 Armour Drive (estate house), 803 (gate house)  
“Crab Tree Farm”, William McCormick Blair Estate, 982 Sheridan Road  
Ralph Poole Estate, 1010 Green Bay Road

**LAKE BLUFF STRUCTURES INCLUDED ON THE ILLINOIS HISTORIC LANDMARKS SURVEY:**

Ralph Poole Estate, 1010 Green Bay Road

**LAKE BLUFF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES:**

Lester Armour House, 700 Arbor Drive  
Phillip D. Armour, III, House, 900 Armour Drive  
Mrs. Caroline Morse Ely House, 111 Moffett  
Lucy and Howard Linn House, 555 Shoreacres Road  
William McCormick Blair Estate, 982 Sheridan Road



Mrs. Caroline Morse Ely House

## **CONCLUSION**

### **Landmarking**

There is no question that all 28 of the houses (including the grouping at “Crab Tree Farm” that were intensively surveyed and listed as Significant are eligible for listing as Lake Bluff Landmarks, even those with compromised integrity (such as the secondary structures at the Ely Estate) because of their importance to the development of estates in Lake Bluff. The Booth property is potentially eligible, only not immediately because of its age. Shoreacres Country Club is not eligible because the club house is a reconstruction.

Many properties surveyed, with further research, would very likely make excellent candidates for individual listing on the National Register of Historic Places. These include: The William V. Kelley Estate, the Phelps Kelley Estate, the Conway Olmsted House, the original farm area of “Crab Tree Farm”, the Edward McCormick Blair House and the Frederick H. and Myra Brackenridge Winston House. Because of their proximity, it is possible to nominate the four properties immediately north of Shoreacres Country Club to the Register as a Historic District. This list should not be considered complete, as additional research could suggest nominating other properties. It is also possible to submit a large number of properties to the Register as a multiple property nomination for Lake Bluff Estates. This can include both historic districts and individual buildings or a group of individually significant buildings. They need not be contiguous. A multiple property nomination is a vehicle by which several properties can be nominated to the Register at the same time. The National Register process requires comparing nominated properties to others that share similar architectural characteristics and historical associations. Local nominations need not require this level of comparison. Because the National Register process is complex and time consuming, it is frequently done by professionals

### **Public Awareness**

The substantial amount of information gathered for this survey can be used as background material for a variety of educational opportunities. The material can be used for pamphlets, newsletter articles, exhibitions and power point presentations. It can also be used to supplement programs or articles on preservation issues including tax incentives and the threat of demolition and subdivision on the estate properties.

### **Tax Incentives for Designated Landmarks**

Properties individually listed on the National Register, contributing to the significance of a National Register Historic District or designated as local Landmarks are eligible for tax benefits. Owners who rehabilitate their single-family homes (as well as meeting a spending threshold and following historic guidelines) are eligible for a freeze on their property tax assessment under the State of Illinois’ Property Tax Assessment Freeze

Program. This is a program well suited to encouraging appropriate rehabilitation and restoration within the estate areas of Lake Bluff.

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It is hoped that this report will enhance public awareness, encourage rehabilitation and provide further information for Lake Bluff to continue its fine landmark program. There is a Historic Preservation Commission committed to preserving Lake Bluff's unique historic heritage. The estate areas, as Elmer Vliet pointed out, are important to the community's history. Even though the estate sizes in some cases are smaller and have seen subdivision, most have sufficient land surrounding the estate buildings to reflect their significance, and all are worthy of showcasing through the landmarking process.



Entrance Door: Lansdowne, 128 Moffett Road

### **ACKNOWLEDGMENTS**

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Project Staff included:

Susan S. Benjamin, Project Director

Julie McKeon, Project Associate

A. J. Chalom, Project Assistant

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*Susan S. Benjamin*

Street name	Abr.	Rating	Indiv NR	Survey date	Integrity	Arch. Class	Year	Historic Name	Architect
Arbor	Dr.	S	Listed	March, 2006	Major addition to north	Georgian Revival	1931-32	Lester and Leola Stanton Armour House	David Adler
Arden Shore	Rd	PS	PY	March, 2006	Not altered	High Midwest Vernacular	1988, 1998	Laurence & Patricia Booth House	Laurence Booth
Armour	Dr.	S	N	March, 2006	Alterations and additions	Tudor Revival	1925	Phillip D. Armour III Estate-Gate Lodge	Harrie T. Lindeberg
Armour	Dr.	S	Listed	March, 2006	Minor alterations	Tudor Revival	1932	Phillip D. Armour III Estate-Main House	Harrie T. Lindeberg
Forest Cove	Rd.	S	N	March, 2006, Dec., 2007	Remodeled and altered	French Eclectic	1911, c. 1950	Albert A., II, and Frances D. Sprague Estate	Harrie T. Lindeberg, Jerome Cerny
Green Bay	Rd	S	Y	March, 2006, Dec., 2007	Additions removed 2007	Italian Renaissance Revival	1916	William V. Kelley Estate, "Stonebridge"	Howard Van Doren Shaw
Green Bay	Rd	S	Y	March, 2006	House not altered	Colonial Revival	1930	William J Quigley and Daisy Quigley House and surrounding property	Architect of house unknown
Green Bay	Rd	S	Y	March, 2006	not altered	French Eclectic	1912	Ralph H. and Marie Poole House	David Adler
Green Bay	Rd	S	N	March, 2006	Major additions	Colonial Revival, Eclectic	c. 1929	Russell Kelley Estate	Walcott & Work
Green Bay	Rd	S	Y	March, 2006	Likely not altered	Tudor Revival	1925	Phelps Kelley Estate	Ambrose Cramer
Moffett	Rd	S	Y	March, 2006	addition(s) and/or alteration(s)	French Eclectic	1936-1938	Conway and Elizabeth Olmsted Estate	Delano & Aldrich
Moffett	Rd	S	N	March, 2006	addition(s) and/or alteration(s)	French Eclectic	c 1916	Gardener's gottage (south gate house) - Mrs. Caroline Morse Ely Estate (111 Moffett Rd.)	David Adler
Moffett	Rd	S	Listed	March, 2006	North Wing removed	French Eclectic	1923	Mrs. Caroline Ely Estate House	David Adler

Moffett	Rd	S	N	March, 2006	addition(s) and/or alteration(s)	French Eclectic	c. 1922	Orangerie - Mrs Caroline Morse Ely Estate (111 Moffett Rd.)	David Adler
Moffett	Rd	S	N	March, 2006	addition(s) and/or alteration(s)	French Eclectic	1916	North Gatehouse, Mrs. Carolyn Morse Ely Estate, 111 Moffett Rd.	David Adler
Moffett	Rd	S	N	March, 2006	addition(s) and/or alteration(s)	Georgian Revival	1911	Harry B. and Elizabeth Clow Estate, "Lansdowne"	Marshall and Fox
Moffett	Rd	S	N	March, 2006	addition(s) and/or alteration(s)	French Eclectic	1923	North Wing removed from Mrs. Carolyn Morse Ely House, 111 Moffett Rd.	David Adler
Moffett	Rd	S	N	March, 2006	not altered	Colonial Revival	1948	Stewart & Priscilla Peck	Jerome R. Cerny
Moffett	Rd	S	N	March, 2006	not altered	Colonial Revival	1940	James and Daphne Field Cook	Stanley Anderson
Moffett	Rd.	S	N	March, 2006	not altered	Colonial Revival	1940	Joseph N. Field	Stanley Anderson
Sheridan	Rd	S	Y	March, 2006	not altered	Modern	1953	Edward McCormick Blair House	Keck & Keck
Sheridan	Rd	S	Y	March, 2006	Crab Tree alt, House not alt.	Arts & Crafts, Colonial Revival	1911 1926-1928	"Crab Tree Farm and William McCormick Blair Estate	Solon S. Beman, David Adler
Sheridan	Rd	S	N	March, 2006	additions and alterations	Italian Renaissance Rev. Mission	c. 1917	Edgar J. Uihlein	Unknown
Shoreacres	Rd.	S	Listed	March, 2006	not altered	French Eclectic	1924	Howard and Lucy Linn House	Walter Frazier
Shoreacres Rd	Rd.	NS	N	March, 2006	Club Hs. Rebuilt. Others alt	Colonial Revival	1924, Club Hs. 1984	Shoreacres Country Club	David Adler, Laurence Booth
Shoreacres	Rd.	S	N	March, 2006	major addition(s)	Colonial Revival	1924	Gustavus Swift, Jr., Estate	Unknown
Shoreacres	Rd	S	N	March, 2006	Addition	Colonial Revival	1928	Frank Hibbard House	Stanley Anderson

Shoreacres	Rd.	S	N	March, 2006	addition(s) and/or alteration(s)	French Eclectic	1936-38	John McLaren Simpson House	Alfred P. Shaw
Shoreacres	Rd.	S	Y	March, 2006	addition(s) and/or alteration(s)	Mediterranean Revival	1928	Frederick H. and Myra Brackenridge Winston House	Unknown



Tangley Oaks