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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name **Deerpath Hill Estates Historic District**

other names/site number **Deerpath Hill Estates and First Addition**

**2. Location**

street & number **Roughly bounded by Northcliffe Way, King Muir Road  
and Waukegan Road** \_\_\_\_\_ Not for publication

city or town **Lake Forest** \_\_\_\_\_ vicinity

state **Illinois** code **IL** county **Lake** code **097** zip code **60045**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

*William L. Wheeler / SHP*

*6-28-2006*

Signature of certifying official

Date

**Illinois Historic Preservation Agency**

State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

American Indian Tribe

**4. National Park Service Certification**

I, hereby certify that this property is:

	for Signature of the Keeper	Date of Action
<input checked="" type="checkbox"/> entered in the National Register See continuation sheet.	<u>Patrick Andrus</u>	<u>8/7/2006</u>
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

**5. Classification**

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>35</u>	<u>13</u> buildings
<u>0</u>	<u>0</u> sites
<u>3</u>	<u>0</u> structures
<u>11</u>	<u>0</u> objects
<u>49</u>	<u>13</u> Total

Number of contributing resources previously listed in the National Register **0**

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

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

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**Domestic/single dwelling**  
**Landscape/plaza**  
**Landscape/street furniture/object**

Current Functions (Enter categories from instructions)

**Domestic/single dwelling**  
**Landscape/plaza**  
**Landscape/street furniture/object**

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**7. Description**

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Architectural Classification  
(Enter categories from instructions)

**Tudor Revival**  
**Colonial Revival**  
**French Renaissance/French Norman**  
**Other: Ranch**

Materials (Enter categories from instructions)

Foundation    **Concrete**

Roof            **Wood shake, slate, terra cotta, asphalt**

Walls           **Weatherboard, brick, limestone, shingle.**

Other            **Brick, limestone, slate, copper, steel**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

**Please refer to the Continuation Sheets.**

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**Deerpath Hill Estates Historic District  
Lake County, Illinois**

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**Narrative Description**

The Deerpath Hill Estates Historic District is located on the western side of Lake Forest. The District is roughly bounded by Northcliffe Way on the north, both sides of King Muir Road along the spine of the district and Waukegan Road or Route 43 to the west. Deerpath Hill Estates is being nominated under the "Deerpath Hill Estates: An English Garden Development in Lake Forest, Illinois, 1926-1961" multiple property documentation form and consists of the original development and parts of the First Addition. The District contains 62 resources including 35 contributing houses, 13 non-contributing houses, 3 contributing structures and 11 contributing objects.

The overall development of Deerpath Hill Estates was built out on three parcels of land. The original 20-acre development, simply called Deerpath Hill Estates, is located at the southeast corner of Deerpath and Waukegan Roads in Lake Forest, Illinois, in the eastern part of Lake County. This first section is a long, rectangular piece of property running south from Deerpath along Waukegan Road. Waukegan Road was known as Telegraph Road, historically. The roads inside this 20-acre first section are King Muir Road (the name was originally hyphenated King-Muir), Verda Lane, Armour Circle, High Holborn, and Melody Road. An additional road was platted, Rothesay, but the name was abandoned when the street was realigned. The one-block section of street became an extension of Melody Road. The French Norman gates and gateposts at each of the entrances to the 20-acre section define the boundaries of this first development. This section of the development contains curving streets, cul-de-sacs and a traffic circle. The development is described in a lavishly photographed and highly descriptive 60-page, oversize sale brochure, referred to as the DHE Folio. The DHE Folio points out that the installation of the City of Lake Forest's bronze, hanging bracket electric lamp with ornamental cast concrete lamp pole is a further defining element in all three sections of DHE. Lake County records show Henry Turnbull purchased this section on February 11, 1924, and took out a \$45,000 mortgage on the property February 26, 1926.

The First Addition to Deerpath Hill Estates is the former 20-acre McKinlock estate, located at the northeast corner of Deerpath and Waukegan (Telegraph) Roads. It is on the north side of Deerpath and directly north of the original development. The First Addition is a long, rectangular piece of property running north from Deerpath along Waukegan Road. Frank W. Handy and JK Cady Architects built the original McKinlock estate, in 1905. The house was razed, but the brick gateposts and wrought iron gates for this estate remain. The streets in this area are the north extension of King Muir Road, Parkmead Lane, a cul-de-sac, and a one-block long street, Northcliffe Way. The double-drive entry at King Muir and Deerpath define the entrance to the First Addition. This section of the development contains defining curving streets and cul-de-sacs. The original 25'x 52.5' reflecting pool, with fountain, located between the drives has been razed. City lanterns and ornamental concrete poles also define the First Addition.

The homes built in the pre-Depression era are of excellent quality and design and are emblematic of their era, presenting a variety of revival styles. The quality of workmanship in all of the houses is very high with the use

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of masonry, brick, stucco, exposed beams (Tudor), slate and tile roofs and other aspects of high quality construction. The principal architect, Stanley D. Anderson, designed all of the monuments in the development and several of the early houses. House designs that were not executed by his firm were submitted to his office for approval. This design control allowed Anderson to influence the entire design process in the development and to guarantee the quality of construction and the ambiance of the development. The standard set by Anderson was followed by subsequent builders and architects in the post-World War II era. They complemented the existing homes by building with compatible materials, while following modern building trends and styles—ranches and split levels. The ranch houses, built from 1950 to 1961, are usually one-story homes built with wood siding, masonry and brick. Examples are Tudor ranches, Colonial ranches, a Southern Colonial split level, and ranches with highly developed facades in matching Lannon stone with formal entrances. The 1950s houses follow the setbacks and landscaping of the rest of the 1920s development.

Almost all of the houses retain their original footprints, with only few houses having additions. In those houses with additions, the owners have tried to use compatible if not identical materials. There is little or no use of aluminum or vinyl siding, or inappropriate window replacements. Many of the homes retain their original windows, and some are still single-pane with metal frames, and without storm windows.

The post-1961 build-out reflects mostly two-story neo-revival houses. Neo-eclectic French, Dutch-Gable Colonial, neo-Federal and Williamsburg Colonial are examples. The house at 975 Armour Circle is a neo-Federal style house built of DryVit (EFIS). This house has a pedimented two-story entrance gable, flanked by symmetrical, French windowed, wings on either side. Of the post 1961 non-contributing house, one was built in 1962. The other houses date from the mid to late 1960s, the 1970s, and one house from the 1980s.

**Houses, Monuments and Landscape in the original Deerpath Hill Estates**

**Normandy Gateway: contributing**

The stone gateway at the entrance of King Muir and Deerpath is described, as a Normandy Gateway in the DHE Folio and is the entrance to the original development of DHE. The two Lannon stone gate columns are approximately 15 feet tall and were designed by Stanley D. Anderson in 1926. The gates have arched walkways and curved stone wing walls that are approximately 20 feet long curving away from the entrance. The columns were originally roofed with slate shingles (now replaced with wood shingles). The stone gateway defines the English Garden design of the project and sets the tone or feeling of the development. The gateway is reminiscent of the grand estates' gates in the surrounding area. Throughout DHE is the first use of a new, City of Lake Forest adopted streetlights, with bronze lanterns hung on a ornate elbow mount, with cast ornamental concrete poles.

**380 King Muir: contributing**

The first house inside the King Muir gates, 380 King Muir, is described in the DHE Folio as a Normandy Provincial house. It was designed for Robert Kenyon, November 8, 1927. It is listed as Anderson and Ticknor

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Job #103. Construction cost \$41,355. The general contractor was Chatwin Construction Co., but the general contractor, William Adams, also did work on the house. Adams appears to be the principal contractor on most of the DHE houses. Anderson and Ticknor remodeled this house several times over the following decades in complementary remodeling projects (SDA Architectural Archive). The house at 380 King Muir was listed for sale in the Griffith, Grant and Lackie listings at \$40,000 on January 18, 1938 (Griffith, Grant and Lackie Archives). Its French Norman style complements the Normandy gates and sets the architectural atmosphere for the development. It is a two story, stucco/finished concrete house with a tall peaked slate roof with the traditional roof flair at the eave. All window openings are segmentally arched and are framed in soldiered brick detail to accentuate the openings. The building has brick quoins at each right-angle corner. The main entrance door is a black paneled door below a large single pane upper half. The door is detailed in soldiered brick similar to the window openings. The door is surmounted with a wrought iron lantern and ironwork. On the second floor above the door is a petite French door balcony with wrought iron railing. The south bay of the house has French doors with wrought iron railings. On the second floor is a segmental arched dormer that pierces the roofline. The dormer has French doors with a wrought iron railing. The northern mass has French doors with railings below and a wall dormer piercing the roofline, French doors, with railings that are symmetrical to the south bay. The north mass then turns 30 degrees away from the central mass and contains a secondary door and casement windows. The house retains its original Anderson-designed sailboat weathervane on the roof. The house has had a series of additions over time. A sunroom was added to the rear elevation in 1973. In 1977, William Bergmann converted the garages to pantry and living spaces with a new attached garage added. The garage addition is compatible to the original house in the use of materials and in architectural style. The slate roof addition maintains the flared roofline at the eave. A cupola ventilator was moved from the original garage to the new garage.

**385 King Muir Road: non-contributing**

This house is located at the entrance to King Muir at Deerpath on the north side of the street. It is a non-contributing house built in 1968. This house is built in a neo-eclectic French style that reflects the original French Norman house across the street at 380 King Muir. The house has a false Mansard roof, segmental arched window openings and a segmental arched central entrance that frames a paneled front door. Architect Charles Marsh and general contractor, 3M Company, built this residence on February 5, 1968. In 1983, owners added a one-room sunroom addition to the rear. The addition is not visible from the street.

**King Muir Traffic Circle: contributing**

One block south of the stone gateway is the traffic circle. While traffic circles are common in Europe, this is the only traffic circle in Lake Forest and is part of the garden design of the development. The small green space in the middle of the circle has been landscaped with flowering fruit trees, ornamental bushes, and landscape stonework. This structure retains its original footprint and curbs.

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**349 King Muir: contributing house and gates and non-contributing garage**

Henry K. Turnbull's personal residence at 349 King Muir has an original address at One Armour Circle. It is described as a "Cotswold House" in the DHE Folio. The house is unusual in that it is an adaptation (not a copy) of a house at Muirfield Links in Scotland. The prototype house was "Grey Walls Gullane." The internationally known architect, Sir Edwin Lutyens, designed Grey Walls. Anderson's adaptation is built at about 1/2-scale to the original house. (Grey Walls is now an exclusive hotel.) Both houses are known for their curved front elevations. The curve is a full 90-degree curve and defines the wings on either side of the main entrance. The main entrance is a six-paneled door with swan neck, curved pediment above the door. The house is Lannon stone; windows are a combination of casement and double hung sash windows. The casement windows flanking the entrance are reminiscent of gun portals of Scottish castles. The roof is red tile. Anderson and Ticknor designed it beginning on February 9, 1927. This property has a non-contributing garage. The garage is a Tudor-style detached two-stall garage, with apartment above, built in 2000. Cotswold cottages were a favorite design style for early Anderson and Ticknor work. The firm built many houses in the highly romanticized style found in the Cotswold area of England. It cost \$43,000 to build in 1927. Its tile roof cost \$2,630 (SDA Architectural Archive). It was listed for sale at \$85,000 in Griffith's 1929 listing (Griffith, Grant and Lackie Archives). While the house was originally designed as Turnbull's personal residence, in 1928, he sold this house to Irvine Osborne Jr., President of the Pullman Railroad Car Company. In addition to the main house, there are small gates with wing walls defining the driveway to this house. The gate posts are approximately 5-foot high with waist-high wing walls curving away from the drive entrance. The gateposts and wing walls match the gateposts at the entrances of the development. The gateposts serve to visually distance the main house from the turning circle. This creates an estate house effect on limited acreage. The house is built on two lots and, in 1967, owners reverse-subdivided the property to include a third lot to the south of the house.

**340 King Muir: contributing**

The Lannon stone house at 340 King Muir is described as American Colonial in the DHE Folio. It is also called a "Ledge Colonial" style in the DHE Folio. This large Lannon stone Colonial house is sited diagonally on its lot facing the turning circle on King Muir Road. Located on the southwest side of the turning circle, its imposing façade dominates the circle, further emphasizing the architectural ambiance of the development. William Braun designed the house in 1929. A two-story columned and pilastered inset doorway punctuates the center mass of the house. There is a Georgian detailed six-panel door with windowed sidelights on the first floor and a fully detailed Palladian window on the second floor, capping the entranceway. The columns and pilasters are fluted and have Doric capitals and developed plinths. A cornice that runs the length of the house caps the doorway inset. The cornice is adorned with modillions. The east bay of the house has two double-hung windows with shutters on both the first and second floors. The first floor windows are 9/9 and the second floor are 6/6. The west bay of the house is identical to the east bay. The attached, one-story garage is also Lannon stone, with two stalls facing the street. The garage has two inset gable-faced dormers with small 6/6 double-hung windows and shutters. The west gable end of the house has a large Lannon stone chimney that has a segmental arched window in the second floor of the chimney. A porch on the east elevation of the house was altered to an indoor

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space in 1992 by architect Tom Dobbins. The alteration used matching Lannon stone and compatible double hung windows.

**324 King Muir: contributing**

This tri-level house is built in the style of a Southern Colonial home by Knute Larson in 1958. It is located on the corner of Verda Lane and King Muir. The house is placed diagonally on the lot with the main elevation facing the corner. The house is a traditional combination of red brick and white trim overall. It has a red brick main floor and has a pronounced overhanging false balcony that has a cut-out board railing, 6" by 6" columns, and exposed floor beams with sculpted beam ends. The balcony has French doors. The garage is below the balcony and is below grade. The garage faces north, away from the street. The garage section of the elevation has a pair of 6/6 double-hung windows, below the balcony. The main floor mass of the house is south of the balcony/garage mass and has a centered doorway with a divided door with 9-window pane mullioned top half and panels below. South of the entrance is a large multi-pane bay window with 6/6 double-hung windows and shutters. The second floor of this section has a gable roof punctuated with two dormers. The south dormer is a gable end dormer with a 6/6 double-hung window and shutters. The north dormer is a modified gable/shed dormer was modified to include a second floor bathroom in 1969. This dormer has two 6/6 double-hung windows and shutters. The south elevation of the house is visible from the street. It is red brick on the first floor and v-groove vertical plank wood siding on gable end. The south elevation has a segmental arched door hood, with brackets, over an 18-pane glass, mullioned door. There are two 6/6 double-hung mullioned windows with shutters next to the door. On the gable end second floor are two 8/8 double-hung windows with shutters.

**309 King Muir: contributing**

The house is located across the street from the Verda Lane cul-de-sac on the north side of King Muir. Knute Larson built this house in 1959. It is a two-story red brick Colonial house with horizontal wood planking on the overhanging second floor. The center mass has a center six-panel door that is flanked by small diamond glazed casement windows. On either side of the entrance and diamond glazed windows are two sets of 6/6 double-hung windows with shutters. The second floor overhangs the first floor and has three regularly spaced 6/6 double-hung windows with red shutters. The garage is turned away from the street, facing north and is connected to the house by a segmental arched loggia with 6" by 6" columns that overhang a side entrance and a diamond glazed double hung window. The garage is one-story and is brick below and wood sided above a beltline and has two diamond-glazed casement windows. The roof is wood shake shingles with a prominent, belted brick chimney. The house retains its original footprint and façade.

**265 King Muir: contributing**

The house is located on the north side of King Muir just south of the Verda Lane cu-de-sac. D & L Construction Co. built this house for Joseph Iacurto in 1956. The house is an all-brick, one and a half story Colonial style house with a center mass flanked by two wings. The center mass has a semi-elliptical arched loggia across the front supporting an overhanging roofline. Within the overhang is a large picture window with 16 panes. The

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entrance is offset to the north within the inset. The door is a double door with diamond glazed window panels in the upper half of the doors. The north, bedroom wing has two 6/9 double-hung windows with shutters and the south, garage wing has one 6/9 double-hung window with shutters. The two-stall garage faces south, off the street. The arched loggia columns were replaced with wood columns in 1987; otherwise the house retains its original footprint and façade.

**251 King Muir: contributing**

The French farmhouse, at 251 King Muir, is described as a "French provincial farmhouse from the South of France" in the DHE Folio. It had a masonry and iron gate (now razed) that was described in the DHE Folio as an exact copy of an entrance gate at Versailles. Its original address is 205 King Muir. The house is a symmetrical center entry, two-story house with regularly spaced French doors on the first floor and double casement windows on the second floor. The entrance door is a French paneled door in an unadorned architrave. The roof is a hip roof and is tiled in red terra cotta tiles. It was listed for sale between \$69,500 and \$75,000 in Griffith's 1929 listings. The Griffith records show the house was purchased for \$44,000 on November 14, 1941. The house was designed by Howard Irwin, but also has Anderson and Ticknor designed interior appointments, including the living room fireplace (Current owner drawing file; Griffith, Grant and Lackie Archives). In 1980, the porch was converted to a four-season room; otherwise the house retains its original façade and footprint. This house was recognized as a local historical landmark by the City of Lake Forest on August 2, 2004.

**221 King Muir: contributing**

This house was built by Milton Robinson in 1955, by contractor Willard Shields. House is located on the west side of King Muir, north of the Mellody road extension to the Second Addition. This one-story ranch is constructed of buff limestone brick on both end sections of the central mass and with brown-colored Tennessee Orchard stone in the center. The center mass is inset with a roof overhang supported by two 12" by 12" simple columns without capitals or plinths. A large picture window flanked by two casement windows is in the center of the inset. The entrance is a six-panel door flanked with multi-pane sidelights. The two buff brick end sections have large bay windows with single large pane center widows flanked by a 1/1 double hung window on each side. It has a prominent, chimney perpendicular to the ridgeline. The two-stall garage to the south faces off the street. In 1987, a bay window was added to the north side of the house along with a small kitchen addition on the rear of the house. The addition is not visible from the street.

**270 King Muir: non-contributing**

Knute Larson built this house, in 1959, for John L. Woods as a center entry ranch. The house was significantly altered in 2000 with an added second floor and multiple plane pitched roof. The house is now a non-contributing house due to its alterations. Two wings flank center mass of the house. The original center mass is Lannon stone on the first floor with an inset entranceway and picture window. The inset is accented with two paired sets of columns, without capitals or plinths. The bay window is centered in the inset and has five

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casement windows-each with 5 horizontal panes. The entrance door is offset to the south of the inset. The second floor of the central mass is an addition and is wood shingled with four dormers regularly spaced between the north and south masses. The south mass is Lannon stone on the first floor and wood shingled on the second floor. Both floors have three vertical casement sets. The north mass is 1.5 stories and is shingled on both floors. The first floor has two vertical casement windows. The second floor is finished in a small pediment without windows.

**232 King Muir: contributing**

The house is located on the west side of the convex curve of King Muir. Henry Zander construction Co. built this house for Donald Phelps in 1959. The one-story brick ranch has an inset doorway and picture window in the center of the main mass. It has 6/6 double-hung windows flanking the picture window. There are twin 6/6 double-hung windows on the south end, two single-spaced 6/6 double hung windows on the north end, a convenience entrance with door hood, further north, and a 2-stall garage, facing the street at the far northern end. The garage has a small dovecote ventilator.

**190 King Muir: contributing**

The house at "the Point" (the long angular intersection) of Melody Road (formerly Rothesay Road) and King Muir, 190 King Muir, is described in the DHE Folio as "a Maryland Colonial, in the tradition of southern Atlantic seaboard homes." It was listed for sale at \$65,000 in Griffith's 1929 listing (Griffith, Grant and Lackie Archives). The architect is unknown. This house was the traditional gable roof and large portico that defines Southern Colonial style homes. The portico is two-stories tall and extends across the entire central elevation of the house. Two-story, fluted Corinthian columns support it. The house is made of pale red, textured brick set on an angle in an irregular pattern to give the wall face bas-relief texture. The main entrance is the traditional Colonial six-panel door, flanked by Corinthian pilasters and surmounted with a swan-necked, pediment. The windows are symmetrically patterned in the central mass, on both floors and are mullioned 6 over 6 double-hung sashes. The attached, two-stall, one-story, garage faces onto Melody Road at an approximate 30-degree angle to the central mass of the house. The 30-degree angle for the garage is a Stanley D. Anderson design element that is seen throughout his house designs, although the house is not attributed to Anderson. The angle defuses the street impact of garages facing the streets. William Bergmann designed an addition to this house in 1955, adding a library and porch to the east side of the house. Bergmann matched the pale red brick and the random offset brick texture. He also matched the 6/6 windows. In 1992, the vacant lot to the south was deeded to the property expanding the property to just over one acre. The property was originally addressed as 935 Melody Road, but the street address was changed when the property was re-platted in 1992.

**175 King Muir: contributing**

The Glen Hill Construction Company built this seven-room split-level house, in 1956, for Marion Karnes. The house has a stone-faced front façade on the one story mass and painted brick on the two-story mass. The entrance is a simple paneled door in the one story section that is balanced by a prominent picture window that is

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divided into five sections. It has three large vertical glass panels and stacks of 4 transom windows flanking the three vertical panels forming a five-panel wide window. There are casement windows on the second floor over the two-stall garage.

**155 King Muir: contributing**

Duncan Construction Company built this one-story, seven-room ranch for John Foor in 1957. This house is a center entry ranch with waist high brown brick below a blue stone sill and horizontal cedar siding above the beltline. In the center entry is a paneled door with sidelights and a large picture window. The center entry is framed with simple columns at the roof eave line. To the north of the center entry is a gable end garage that is brick faced below the beltline and horizontal cedar siding above. The two-stall garage faces west, onto the street.

**150 King Muir: contributing house and garage**

The house at 150 King Muir is the southern-most pre-Depression house in the development. It is a white-painted, brick Colonial Revival house. The entrance is located at the center of the main façade. It is a four-panel door with a row of windows above the panels. The windows on either side of the main entrance are bow windows. There are round wood finials hanging from the cantilevers of the bay windows. On the second floor the windows are 4 over 4 double-hung sash windows, set above a brick belt line. This house is structurally interesting in that it is a completely fireproof house with massively thick concrete floors—more than 12 inches, on the first and second floors, as well as a concrete roof structure under the shingles. The garage is one of the few detached garages in the development. It is a brick, two-stall garage that is original to the house. The architect is unknown, however many of the house details are typical of William Braun designs. William Bergmann altered the house in the 1950s, adding a sunroom and small glass greenhouse to the south elevation. The greenhouse is now the entranceway to a large formal garden to the south lawn and garden. The house was listed for sale at \$19,000 – 20,000 between June 6, 1935, and May 28, 1940, in the Griffith, Grant and Lackie listings. The house may have been vacant or irregularly occupied/rented in this time period (Griffith, Grant and Lackie Archives). The vacant lot to the south was deeded to the property in 1971, when the owner built a swimming pool and deck—that were subsequently razed. The property now encompasses over one acre. A two-story addition was added to the rear of the house in 2003 and is not visible from the street. The addition is white-painted brick and is sympathetic to the original construction.

**137 King Muir: contributing**

This is the southernmost house on King Muir. William Richard built this six-room, split-level house in 1955. The contractor is unknown. This painted brick split-level has a simple paneled door entryway in the single-story mass. Balancing the entrance are two large picture windows at the south corner of the house; one faces the street to the west, and the other faces south. A master bedroom addition was added over the garage in 1962. Knute Larson was the contractor for the addition. The addition is brick below horizontal cedar siding. The house has 2/2 double-hung windows throughout.

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**Armour Circle Gateposts: contributing**

The first cul-de-sac to the west of the turning circle is Armour Circle. The western end of this one block street originally entered onto Waukegan/Telegraph Road. It was closed for traffic control reasons. The western end of the road has two small, single column gateposts that match the Deerpath Normandy gateposts in style and materials—Lannon Stone columns with slate roofs. The gates are approximately six feet high.

**970 Armour Circle: contributing**

The Arthur Perrow house at 970 Armour Circle is the first house on the north side of Armour Circle. Perrow took possession of the house in May 1928. It is described as an English Country House in the DHE Folio. The design history of this house is interesting in that it is a 1928, William Braun designed house. However there is a complete set of Anderson and Ticknor drawings for a somewhat larger house on the same site and for the same owner (SDA Architectural Archive & current owner drawings). This Tudor Revival house is located in the mid-point of Armour Circle on the north side of the street. The house has a cross-gable design, steeply pitched roofs, and prominent brick chimney with a large, brick chimney pot. The half-timbering, often more particularly defined as Elizabethan (see Baker), is evident in the stucco exterior walls that are accentuated with the classic exposed wood boards set at irregular angles. The main elevation is punctuated by a prominent, two-story cross gable that has a leaded glass bay window with small slate roof. The entrance is a secondary, projecting gable and is faced in ashlar pointed stone, with a semicircular inset doorway. The doorway has a vertical, oak board front door that has a small lead glass window set in the upper right quadrant of the door. The eastern section of the central mass has two leaded glass casement windows. The second floor has a pair of wall dormers that piece the roofline and are incorporated into the slate roof. A two-stall garage, facing the street, completes the main elevation to the west. The yard is filled with mature oaks and extensive landscaping. The house maintains its original footprint and exterior elevations.

**992 Armour Circle: contributing**

This brown brick with pale yellow trim tri-level is located on the north side of Armour circle at the western terminus of the cul-de-sac. Developer Robert Dhamer built it for E. H. Lindberg in 1958. The central mass of the house has an inset doorway with a windowed and paneled door. The door surround is ashlar faced Lannon stone. To the east is a ribbon of four casement windows with wood shutters. The two-story mass to the west has another ribbon of four casement windows with wood shutters. On the second floor is a pair of 6/6 double-hung windows with shutters. A two-stall, one story attached garage finished the house to the west. The garage faces the street. This one of two houses in the development that has aluminum siding and fascia, added in 1993.

**989 Armour Circle: non-contributing**

Morton Balaban designed this non-contributing house for David Chapman in 1962. This brick, two-story Colonial style house is located on the south side of Armour Circle at the western terminus of the cul-de-sac. The brick is pale red with white trim and the house has a center doorway with three vertical panels, flanked by full-length shutters. On either side of the centered doorway are two pairs of single pane windows with shutters. The

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wood planked, second floor overhangs the first floor and has three sets of 2/2 double-hung windows. To the east is an attached two-stall, single story garage facing the street. A swimming pool and deck were added in 1972, and the house had aluminum siding and fascia added in 1992.

**975 Armour Circle: non-contributing**

Architect Gene Martin built this modernized Federal style two-story house in 1988. It is mid-point on Armour Circle on the south side of the street—directly across the street from the Perrow house. The house is parallel to the street and has a prominent two-story, pedimented entrance mass in the center. The doorway is a pair of paneled French doors with a transom light above, all surrounded by a bolection mold detail. There are large lanterns flanking the bolection molding. On the second floor of the entrance mass are three, tall, vertical casement windows. The pediment intersects the roofline and is accented with a solid circular medallion. The east bay of the house has two sets of tall, vertical casement windows on both the first and second floors. The western bay has two sets of tall, vertical casement windows on the first and second floors. The one-story, attached, two-stall garage on the west side of the house faces away from the street. The house is stucco/DryVit overall and has a galvanized steel roof with accent seams running from the eave to ridge line. A swimming pool was added in 1995. The modernized Federal style of this house complements the William Braun designed “Ledge Colonial” house located directly east at 341 King Muir Road. The design vertical design of both houses is accentuated by the tall windows and prominent, second-story rooflines.

**Verda Lane/Circle Gate: contributing**

The second cul-de-sac off King Muir Road is Verda Lane. The street is one-block long and ends in a circular drive. The Circle Gate is located at the end of the street and was part of a now-abandoned pedestrian right-of-way that crossed Waukegan/Telegraph Road and led to the proposed-but-not completed entrance for the Mellody Farm Country Club. The country club was a proposed re-use of the J. Ogden Armour estate that was in receivership in the 1920s. There are six houses on this cul-de-sac, two of which are pre-Depression houses. The circle gate was originally at the end of the Verda Lane cul-de-sac as part of a pedestrian walkway to Waukegan/Telegraph road. Due to a right-of-way abandonment, it is now part of the backyards of two post-World War II in-fill houses. The circle gate, (sometimes called a “Moongate”) is described in the DHE Folio as a copy of a “footpath gate at Château-sur-Mer Cottage at Newport, Rhode Island.” The original gate is attributed to Richard Morris Hunt, who altered Chateau-sur-Mer in the 1880s (*A Guidebook to Newport Mansions of the Preservation Society of Newport County* no date:24-35). Anderson and Ticknor designed the circle gate at the same time as the Normandy Gateway. The circle gate is in poor condition and is in danger of falling down.

**970 Verda Lane: contributing**

The James Anderson house, at 970 Verda Lane, is on the north side of the cul-de-sac. It is described as Brick Colonial in the DHE Folio and was listed for sale at \$45,000 in Griffith’s 1929 listings (Griffith, Grant and Lackie Archives). It was sold to Stanley Anderson at a discount to compensate for civil engineering and survey

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work performed on the subdivision project. Stanley Anderson then conveyed the house to his cousin, James Anderson. He took title to the property June 18, 1930. The architect is unknown. The south elevation of this house is has a prominent rolling gable as the center accent of the house to the east and a two-stall garage and entrance court to the west. The first floor of the rolling gable is dark red brick with three 6/6 double-hung windows, with shutters on the first floor. The second floor of the gable is finished in wavy plank wood siding and has a pair of 6/6 double-hung windows with shutters. The single story section of the rolling gable has three tall, narrow casement windows. The entrance faces into the driveway court west of the rolling gable and is under a triple segmental arched loggia with soldiered brick lintels, with wood columns with capitals and plinths. The loggia forms an open-air entrance vestibule. The doorway is framed with pilasters that match the columns, with capitals and plinths. Over the garage is an original shed dormer with wavy plank siding with a two 8/8 double-hung windows with shutters. The rolling gable to the south and a square, finished-concrete sunroom on the north bisects the east elevation of the house that is prominent from the street view. The rolling gable section is finished in red brick with three, tall, narrow, 12-pane casement windows. An original dormer, with wavy plank wood siding punctuates the roof of the rolling gable and has a pair of 6/6 double-hung windows with shutters. The concrete porch to the north is flat roofed. Above the porch in the central mass of the house is a pair of 6/6 double-hung windows with shutters. William Bergmann added the square, concrete-finished sunroom in 1954.

**980 Verda Lane (Circle Gate house 1): contributing**

Architects Albert and Albert built this one-story rustic-style ranch in 1956. A low, one-story ranch, finished in dark brown wood, board and batten siding. The house is L-shape with both axes facing the street. The south axis has a two-stall garage and the north axis has the main entrance with ribbon windows running to the end of the axis. The roof is a 30 degree sloped pitch with asphalt shingles. On the south end of the lot, obscured by bushes and overgrowth is the Circle Gate.

**979 Verda Lane (Circle Gate house 2): non-contributing**

Architect Harry Swanson built this house for Ronald Weigand in 1965. This house is a one-and-a-half story, pale red brick New England Colonial house. The house has black shutters and white trim. The house faces perpendicular to the street and a detached one-story pale red brick garage that is situated 90-degrees to the house to form an entrance court it is connected to the house by a low matching brick wall. The main elevation of the house has a simple cornice running the length of the house and supports a modest roof overhang. The house has a center entrance with a six-panel door inset into an unadorned doorframe. Flanking the center door, on each side, are triple multi-pane casement windows. The second floor has three regularly spaced dormers with gable ends and twin casement windows with shutters. The east elevation of the house, visible from the street, has a wood planked gable with a pair of casement windows and shutters on the second floor. Attached to the east elevation is a gable-end screened porch that was added in 1966. In the roof of the porch gable is an inset dormer with a pair of smaller 5x5 casement windows and shutters. On the north end of the lot, obscured by bushes and overgrowth is the Circle Gate.

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**971 Verda Lane: contributing**

The Stanley and Marty (Martha) Anderson house at 971 Verda Lane with its slate-roofed, conical turret is described as a Normandy farmhouse in the DHE Folio. It is directly south, across the cul-de-sac from the James Anderson house. The house is two-story, with stucco exterior that is accented with exposed wood boards on the second floor. The romantic conical stair turret and decorative exposed wood trim differentiate French Norman architecture from the highly similar English Tudor/Elizabethan style. To accent the French nature of the house, the trim is placed in alternating chevron, x-pattern and French diamond patterns below the second floor casement windows, indicating the decorative nature of the trim rather than the structural aspect of the boards, as is indicated in English Tudor style. Additionally, the roof pitch is steeper than English Tudor design and the pitch ends with the typical curved flair of the French roof style. The house is described as built for Charles Starkweather, but there is no information that Starkweather ever took possession of the house. Anderson and Ticknor design it in June 1928. Stanley Anderson was given this house March 9, 1934, in payment for work performed on the subdivision project. (SDA Architectural Archive and Lake County Register of Deeds records).

**949 Verda Lane: contributing**

The Herbert E. Meinema House at 949 Verda Lane is a 1950 William Bergmann designed house. It is a one-story, double winged, U-shaped brick ranch style. Bergmann designed the house while Stanley was living next door in at 970 Verda Lane. The house maintains the building lot setbacks of the original houses and complements the original houses on the cul-de-sac. Bergmann adapted Anderson's Country-Georgian style with the accentuated pedimented gable ends and open-faced tympanums in the pediment that are typical of Anderson's 1930s Country-Georgian style. The entrance is a typical Robert Adam inspired, Georgian, six-panel door with mullioned side and overhead transom lights. In 1991, an addition was added to the house bringing the master bedroom wing parallel with the garage wing. The addition copied the original Bergmann design of the accentuated gable-ends. A large one-story addition was added to the rear of the house in 2001 and is not visible from the street.

**The "Point" Intersection: Mellody Road and King Muir: contributing**

King Muir intersects with the east-west street, Mellody Road. The grassy, curbed intersection forms a long angular point because the roads were originally designed to fork with King Muir continuing south and Rothesay forming the southwestern branch of the fork. Rothesay would intersect with Waukegan/Telegraph and with a short, one-block street, High Holborn, running directly south. When Henry Turnbull purchased the Second Addition, he was able to buy a strip of land behind the Norris/Cudahy estate and connect the first section with the Second Addition by extending Mellody Road the entire length. At this time the Rothesay street name was abandoned and Mellody was used throughout. The long angular intersection was not realigned to create the typical four-way intersection. This structure is described as "the Point" in the DHE Folio.

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**955 Melody Road: contributing**

The house at 955 Melody Road is located next to the Southern Colonial house at the Point. William Braun, designed it in 1928-29. It is mentioned in a John Griffith letter as being listed for sale at \$75,000 on June 29, 1929 (Griffith, Grant and Lackie Archives). The house is a cross-gabled structure with a projecting entrance gable, and a multiple chimney cluster that has spiral chimney pots at the top. It has the typical Elizabethan white stucco with exposed wood boards on the second floor and brown to rust colored brick on the first floor. The roof is a steeply pitched hip design. There are exposed structural beam-ends at the first floor. The doorway is an arched framed opening in a radiant pattern, ashlar stone face. The door is a vertical, oak plank door with small, lead glass window inset in the upper right quadrant. The windows are generally casement window, with the original steel framed windows intact. The house was remodeled 2002. The original garage was converted into a family room behind the kitchen and a new, one-story, two-stall garage was added. The new addition to the house is stucco with exposed accent boards, in the traditional English Tudor style and complements the original design. This house was recognized as a local historical landmark by the City of Lake Forest on March 7, 2005.

**950 Melody Road: contributing**

Knute Larson built this one-story, eight-room ranch in 1955. This house is located on the north side of the convex bend of King Muir and Melody Road confluence. It is across Melody Road from 955 Melody Road. It is a red/pink brick, asphalt shingled Colonial ranch. On the roof is a dove-cote ventilator. The gable ends of house are wood plank sided with ventilators at the ridge. The center mass has a prominent four-part bay window. The entrance is on the west side of the bay window and is a six-panel door, flanked with side light windows and shutters. Further west are two 8/8 double-hung windows with shutters. The west end of house has two 8/8 double-hung windows with shutters. To the east of the central bay window are two 8/8 double-hung windows with shutters. At east terminus of central mass is a two-stall garage facing away from the street. The garage section has a pair of 8/8 double-hung windows with shutters. A matching brick, one-bedroom addition was added in 1960. A screened porch was added to the rear of the house in 1985. The porch is not visible from the street.

**Melody and Waukegan Road Gate Posts: contributing**

At the Waukegan/Telegraph Road entrance to Deerpath Hill Estates are two Lannon stone gateposts that match the gateposts at Armour Circle and are similar to the gates at King Muir and Deerpath. The gateposts are approximately six feet tall and have slate roofs.

**980 Melody Road: contributing**

This house is west of 950 Melody Road and is located at Melody Road and Waukegan Road on the north side of the street. Knute Larson built this one-story six-room ranch with two-stall garage facing the street in 1955. The house is Lannon stone below a beltline with vertical v-grooved board paneling above the beltline. The gable ends have horizontal ventilators at the ridge. The house has a large picture window and entrance inset into the central mass. The west end has a ribbon of three casement windows and then a single casement window, all

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with shutters. Larson added a screened porch on the rear in 1955. A new, Lannon stone and vertical v-groove planked master bedroom and bath were added in 1975 on the west side of the house.

**985 Melody Road: contributing**

Knute Larson built this one-story, seven-room English Tudor ranch, in 1956, located on the southwest corner of Melody Road and High Holborn. This house faces the Braun designed Tudor house, to the east, at 955 Melody Road and its design pays obvious homage to the two-story house. The 985 house has a cross gable in the center of the house. The center gable is dark brown brick with a large single-paned picture window flanked by two single-paned casement windows and plank board shutters. The pediment above the picture window has brown accent boards set in white stucco. The peak of the pediment is accented with an overhanging brown, wavy-planked cross beam. The doorway is to the south of the gable and is inset. The door is a six-paned windowed top half with panels below. The doorway is further accented a small stone patio area with extensive landscaping. The mass south of the entrance has two 2x2 double-hung windows with wood plank shutters. The mass north of the center gable has two 2x2 double-hung windows that are symmetrical to the windows on the south. The garage extension is on the north end of the house and has two diamond-paned casement windows with wood plank shutters. The garage faces away from the street. The house had a master bedroom, bathroom, kitchen and dining area addition in 1989. The addition is on the rear of the house and is not visible from the street.

**130 High Holborn: contributing**

Harold and Kathleen Jordan built this six-room, rustic ranch in 1955. No contractor or architect is listed as the builder. The house is a Lannon stone masonry below a beltline and brick above the beltline. It is in the form of an L-shape with both axes facing the street. The two-stall garage on the south axis faces the street. The entrance is located at the center of the axis and has a brown paneled door. Next to the door is a pair of ribbon windows. The asphalt roof at is a 30-degree pitch with the wood paneled gable ends.

**156 High Holborn: contributing**

Knute Larson built this six-room ranch in 1956. Gerald Perkins is listed as the architect. This brick and Lannon stone, cross-gable modern ranch is on the west side of High Holborn. The center, cross-gable is in Lannon stone with a three-panel bow window. The gable is Lannon stone to its peak and has exposed, white, 4" by 4" rafter beams. A perpendicular, brick chimney behind the gable further accents the gable. The north mass of the house has two sets of three single-paned casement windows. The south mass of the house has three individual single-paned casement windows. The two-stall garage, facing the street completes the southern end of the house. Both north and south masses are red brick that accentuates the Lannon stone central gable. The house maintains its original footprint.

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**171 High Holborn: contributing**

In 1961, Knute Larson built this pink brick and wood sided two-story, eight-room house located on the east side of High Holborn. Schultz and Swanson Architects of Glenview are listed as the architects. The center mass of the main section of the house is divided into a pedimented entrance gable with a six-panel door flanked by diamond-paned casement sidelights. On the second floor of the gable are three diamond-paned casement windows. The wood plank gable pediment is framed with prominent returns to accentuate the gable. The north bay of the house has three diamond-paned casement windows in a box bay window on the first floor and two 6/6 double-hung windows with shutters on the second floor. The second floor of the house overhangs the first floor and is wood plank overall. The south mass of the house has two 6x6 double hung windows with grey shutters on the first floor. The second floor has two 6/6 double-hung windows, also with grey shutters. It has a small cupola ventilator on the roof. The garage is on the north side of the house, facing the street, and has a dovecote ventilator on the roof. The house retains its original footprint and fascia.

**145 High Holborn: non-contributing**

Knute Larson built this two-story, English gabled, eight-room house in 1969, on the east side of High Holborn. The house is red brick with a shake-shingled roofed. The second floor gable roof plane overhangs the first floor and has a pronounced modillion block cornice that accentuates the overhang. The entrance is centered and has a ten-panel door flanked with glass sidelights. To the north of the entrance is a large ten-paned picture window with smaller 10/10 double-hung windows. On the first floor to the south of the entrance are two 6/6 double-hung windows with shutters. The second floor has three regularly spaced wall dormers, each with a gable face that pierces the roof overhang. Each dormer has a 6/6 double-hung window. The garage is a single-story, two-stall wood sided garage with a small cupola ventilator. The gable ends of the house are wood planked with horizontal wood ventilators in the gable peaks. This house had a substantial addition, in 1998, that required a zoning variation.

**265 Waukegan Road: contributing**

Knute Larson built this six-room house in 1955. Gerald Perkins is listed as the architect. This house is a white-painted brick, center-entry ranch. It has casement windows flanking both sides of the doorway. The entrance door is a six-panel door. Its trim and shutters are painted black. The house has a low white painted fence framing the entrance. The house has security fencing around it, as it faces onto Waukegan Road, a busy highway. A detached one-stall garage was added to the north side of the property in 1999.

**245 Waukegan Road: contributing**

Alpers Construction Co. built this seven-room house, in 1959, for Edward Greissing. This house is a red brick, center entry ranch. It had a prominent, gabled door hood projecting from the roofline over the six-panel front door. The door hood is braced with ornamental iron support columns. The house has double casement windows flanking the center entry. The south mass of the house is a two-stall garage facing the street. There is

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correspondence in the building permit file granting and then abandoning a demolition permit in 2002, to replace the house with a 4,000 square foot house.

**985 Deerpath: contributing**

Chris Hansen built this five-room ranch in 1956. The records do not indicate whether Hanson is the owner or developer. This red brick Colonial, U-shaped ranch has white painted clapboard-sided gable ends and white painted trim. It has an offset, paneled front door with flanking side panels. The house has a large divided pane picture window adjacent to the front door. The east gable end is a two-stall garage. The west gable is the master bedroom and has 4/4 double-hung windows. The house maintains its original footprint and fascia.

**971 Deerpath: non-contributing**

Contractors Nagel & Nagel built this two-story, nine-room residence in 1977. There are no records, but an undated plat map in the building file indicates this house replaced a U-shaped existing house on this lot. The house is a pale brown brick two-story French Norman house with a steeply pitched roof, segmentally arched window openings and a drive-through porte cochere permitting access to the two-stall garage facing the rear of the lot. The house main entrance faces the street and is a paneled door set into a segmental arch opening. The property is heavily landscaped and has electric wrought iron gates and a pale brown brick security fence across the front of the property.

**Houses, Monuments and Landscaping in the First Addition**

**990 West Deerpath: non-contributing**

McNair Realty built this ten-room house in 1987. It is a two-story, Neo-Tudor revival house. A DryVit and exposed white-painted wood, two-story gable dominates the main façade. The house has a low, shed-roofed awning in the center section of the house covering the main entrance, and a brown-brick gable end garage on the west end of the house. The gable face has an oriel window with tall casement windows on both floors. The oriel window is framed in white painted wood. The shed roofed center section projects over a large dark stained entrance door with sidelights. The west gable has a keyed oculus window in the upper face of the gable and double casement windows on the first floor. The garage faces west, away from the front of the house.

**966 West Deerpath: non-contributing**

Robert Kendler built this two-story, nine-room house in 1976. Anderson and Alabastro are listed as the architects (no relation to Stanley D. Anderson.) The house is a contemporary Colonial two-story house with a three-stall, one-story attached garage. The central mass of the house has a shed roof running the entire width of the house at the first story level. The house is a dark brown brick on the first floor and a pale gray horizontal cedar plank siding on the second floor. The cedar-shingled shed roof delineates the offset main entrance and is supported by columns in the inset. The double front doors are nine-pane windows above cross-buck paneled lower doors sections. Adjacent to the entrance is a multiple paned picture window. Opposite the entrance are five columns of multiple paned casement windows. Above the shed roof, on the second floor, are two double

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casement window sets and two single casement windows arranged in a symmetrical pattern. The house retains its original footprint and fascia.

**Original McKinlock/Brown Gables Entrance Gates: contributing**

Frank W. Handy and J. K. Cady Architects, built the original McKinlock estate, Brown Gables, in 1905. The house was razed by Turnbull to make way for the First Addition, but the estate gates, now the driveway for 965 Deerpath, remain. There are two, dark red brick gateposts with sculpted concrete caps, hinged wrought iron gates and short wing walls. The gates were recognized by the Lake Forest Preservation Foundation's preservation awards program in 2004.

**First Addition Double-drive entrance: contributing**

The main entrance to the First Addition is the double drive entry to the First Addition of Deerpath Hill Estates. The First Addition is the former McKinlock estate. The reflecting pool and fountain in the center of the double drive have been razed, but the grass area of the double drive entry and original landscaping remain extant. The double-drive entry, with reflecting pool and fountain were donated to the City by Henry Turnbull in 1927. The estimated cost of the donation was \$5,000 (May 5, 1927 Lake Forester). Throughout the First Addition is the first use of the City of Lake Forest adopted streetlights, with bronze lanterns hung on an ornamental elbow mount, with cast ornamental concrete poles.

**435 King Muir: non-contributing**

Architect Jerry Cerny built this one-story, six-room house at 435 North King Muir, in 1952, for developers E. J. Ledder and Mrs. Raymond Putnam. This is a U-shaped neo-Colonial style, pale red brick ranch with Cerny's highly detailed bay windows, over-sized cornices, shake roof and garage doors designed to look like windows set in wall spaces. The paneled double door entrance, at the base of the U-shape, has a multi-light transom, and is flanked with multi-pane sidelights. Balancing the entrance door is a box shaped bay window with multiple pane center window and small double hung windows on the sides of the bay form. The north gable end is the master bedroom suite and has a similar box bay window that balances the other bay window. The upper area of the gable end is cedar plank siding with horizontal ventilator at the roof peak. The south gable end is the garage wing with a two-stall garage. The house has large Colonial lanterns hung on wrought iron brackets at the corners of the gable ends. Cerny used these lanterns frequently. A large two-story addition to the south side of the house has been built, which alters the original character of the one story ranch. Jerry Cerny worked for Stanley D. Anderson, as a draftsman in the 1920s, and designed some of the houses in the original development. He went on to obtain his architect's license and have a successful career through the 1970s.

**440 King Muir: non-contributing**

Burch, Burch & Burch Architects designed this 14-room house for owner Nicholas Chabraia in 1979. Architect Peter Wittmer and Altounian Construction Co. added a large wing to the house for Chabraia in 2001. This house is a neo-Georgian, brown brick two-story house with a symmetrical central mass, with a prominent entrance

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framed with a massive stone bolection mold framing an inset double door. The doors are paneled and are flanked by panels. On both sides of the central entrance are pairs of 18-pane casement windows on the first floor and pairs of 12-pane casement windows on the second floor. The central mass is defined by quoins at the corners; a brick course line at the second floor level; a dentil blocked cornice at the roofline; and a double hip roof. The house has multiple wings at 30 and 90 degrees to the central mass. The wings are defined by quoins, large casement and picture windows, and hip roofs. The garage faces Parkmead Lane.

**470 King Muir: contributing**

The first historical house in the First Addition is 470 North King Muir and is called Brown Gables. As mentioned in the DHE Folio, it takes its name from the McKinlock's original estate house. The original house was razed and an English Tudor/Elizabethan house was built in the same location as the manor house. When the First Addition opened to sales, this house was the first house seen on entering. Its lot is over two acres, making it one of the largest pieces of land in the development. This house was seen in a long vista from the reflecting pool and fountain, across a long expanse of lawn giving a regal view of the house. This long view was designed to mimic the ambiance of the estate area surrounding Deerpath Hill Estates. The house is cross-gabled with half timbering on the second story above a brick first story. The windows are casement windows on the second floor and large double hung sash windows, 8/8, on the first floor. It has a massive, combined-flue chimney, constructed of Lannon stone on the first floor, brick on the second floor, slate belting, and is capped with multiple chimney pots. The entrance gable is Lannon stone faced and has an arched door entry that contains a vertical, oak planked door with small lead glass window in the center of the door. There is a carved stone medallion over the front door. The house is sited on one of the larger lots in the First Addition, on more than 2.9 acres. Caesar Fiocchi, a well-known master mason did the intricate masonry work. Griffis Brothers, a well-known Lake Forest contractor, built the house. It is designed by Anderson and Ticknor beginning on December 12, 1929 (SDA Architectural Archive). This house appears to have been listed for sale in the Griffith Grant and Lackie listings for most of the Depression years. It appears to have been irregularly rented/occupied until Willard Morrison purchased the property in 1943 (Griffith Grant and Lackie Archives).

**995 West Northcliffe Way: contributing**

Behind Brown Gables and facing onto Northcliffe Way is one of the few re-subdivision properties in DHE. The Willard Morrison house, at 955 Northcliffe Way, is a William Bergmann designed one-story, L-shaped ranch. The house is actually a conversion from a workshop to a three-bedroom house for the owner of 470 North King Muir. Morrison subdivided his property and converted his workshop into a residence in 1951. Bergmann converted the house into an elegant, one-story Country-Georgian style house with the pronounced gable ends that typify Anderson's Country-Georgian style, paneled front door, with transom lights and board and batten siding. The house has a combination of casement and 6/6 double-hung windows. Willard Morrison was an inventor and is credited with developing the modern freezer, among other patents. The house was originally equipped with an industrial electrical supply called 408 volt, three-phase power supply and reportedly could

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**Deerpath Hill Estates Historic District  
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have supplied the entire City of Lake Forest with power. This type of electrical service is only found in large manufacturing plants and rarely in residential homes—unless the homeowner is also an inventor.

**977 Parkmead Lane: contributing**

The English Tudor/Elizabethan style house was designed for Peter Kelder at 977 Parkmead Lane. The red brick, two-story house is a cross-gabled house with a prominent entrance gable that is faced with radiant ashlar stone framing an arched doorway. The windows are all original steel framed casements on both floors. The roof is slate. William Braun designed this house in 1929-30. Stanley D. Anderson added a porch at the rear of this house in 1942. The porch was converted to a family room in 1957. The addition is not visible from the street. The house otherwise maintains its original footprint and fascia.

**980 Parkmead Lane: non-contributing**

Lowell Homes built this nine-room house in 1978. W. D. Murphy, of Lowell Homes, is shown as the architect. This house is a contemporary Colonial house with a brick garage wing to the south and a wood, single-story wing to the north of the vertical-planked wood two-story central mass. It has tall, single-pane casement windows on the first floor flanking a center entry. The entrance door is a glass-paned door and storm door. The second floor has single-pane casement windows and narrow with black shutters. The garage faces away from the street. The McKinlock Estate carriage barn and stable stood on this property until razed in 1977.

**983 Parkmead Lane: contributing**

Contractor Gus Olson built this six-room house in 1951. The house is a brown brick, L-shaped, Colonial ranch. The paneled door with sidelights is located at the axis of the L-shaped wings. The east gable end is the two-stall garage wing that is finished with cedar siding in the gable end and horizontal ventilator at the roof peak. Adjacent to the front entrance are 8/8 double-hung windows. The house has a steeply pitched roof and prominent overhang at the eaves. The house retains its original footprint and fascia.

**List of Resources**

**DHE original development:**

<b>Address:</b>	<b>Architect/Builder:</b>	<b>Type</b>	<b>Date</b>	<b>Status</b>
985 Deerpath	Chris Hansen	ranch	1956	C
971 Deerpath	Nagel & Nagel	French Eclectic	1977	NC
385 King Muir	Marsh/3M Const Co.	French Eclectic	1968	NC
380 King Muir	Anderson & Ticknor	Fr Norman	1927	C
349 King Muir	Anderson & Ticknor	Tudor	1927	C
349 King Muir	E&S Carpentry	Tudor Garage	2001	NC
340 King Muir	William Braun	Colonial	1929	C
324 King Muir	Knute Larson	split-level	1958	C

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**DHE original development:**

<b>Address:</b>	<b>Architect/Builder:</b>	<b>Type</b>	<b>Date</b>	<b>Status</b>
309 King Muir	Knute Larson	Colonial	1959	C
270 King Muir	Knute Larson	ranch/alteration	1959	NC
265 King Muir	D&L Const Co.	Colonial	1956	C
251 King Muir	Howard Irwin	Fr Norman	1929	C
232 King Muir	Zander	ranch	1959	C
221 King Muir	Willard Shields	ranch	1955	C
190 King Muir	Unknown	Colonial	1929	C
175 King Muir	Glen Hill	split-level	1956	C
155 King Muir	Duncan Const Co	ranch	1957	C
150 King Muir	Unknown	Colonial	1930	C
150 King Muir	Unknown	garage	1930	C
137 King Muir	William Richard	split-level	1955	C
992 Armour Circle	Dhamer Const Co.	split-level	1958	C
989 Armour Circle	Chapman	Colonial	1962	NC
975 Armour Circle	Gene Martin	Federal eclectic	1988	NC
970 Armour Circle	William Braun	Tudor	1927	C
980 Verda Lane	DeFreeze	ranch	1956	C
979 Verda Lane	William Harlan	Colonial	1965	NC
971 Verda Lane	Anderson & Ticknor	Fr Norman	1928	C
970 Verda Lane	Unknown	Tudor	1928	C
949 Verda Lane	William Bergmann	Colonial/ranch	1950	C
985 Melody	Knute Larson	ranch	1956	C
980 Melody	Knute Larson	ranch	1955	C
950 Melody	Knute Larson	ranch	1955	C
955 Melody	William Braun	Tudor	1928	C
130 High Holborn	Unknown	ranch	1955	C
145 High Holborn	Knute Larson	Dutch Colonial	1969	NC
156 High Holborn	Knute Larson/Gerald Perkins	ranch	1956	C
171 High Holborn	Knute Larson/Schultz & Swanson	Colonial	1961	C
265 Waukegan Road	Knute Larson/Gerald Perkins	ranch	1955	C
245 Waukegan Road	Alpers Home Builders	ranch	1959	C

**DHE First Addition:**

<b>Address:</b>	<b>Architect/Builder:</b>	<b>Type</b>	<b>Date</b>	<b>Status</b>
435 King Muir	Jerry Cerny	Colonial/ranch	1952	NC
470 King Muir	Anderson & Ticknor	Tudor	1930	C

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**DHE First Addition:**

<b>Address:</b>	<b>Architect/Builder:</b>	<b>Type</b>	<b>Date</b>	<b>Status</b>
440 N. King Muir	Burch/Wittmer	Neo-Georgian	1979	NC
995 Northcliffe Way	William Bergmann	Colonial/ranch	1950	C
977 Parkmead Lane	William Braun	Tudor	1929	C
983 Parkmead Lane	Gus Olson	Ranch	1951	C
980 Parkmead Lane	Lowell Homes/W.D. Murphy	Colonial	1978	NC
990 Deerpath	McNair Realty	French eclectic	1987	NC
966 Deerpath	Warren Development Co.	Colonial	1976	NC

**Landscape**

<b>Address:</b>	<b>Type</b>	<b>Date</b>	<b>Status</b>
Normandy Gateway (2 gates)	south entrance, Deerpath & King Muir	1927	C
King Muir Traffic Circle	King Muir	1927	C
Verda Lane/Circle Gate	979 & 980 Verda Lane	1927	C
Armour Circle Gateposts (2)	Armour Circle	1927	C
349 King Muir driveway gates (2)	349 King Muir	1927	C
Mellody/Waukegan Road Gateposts (2)	Mellody Road & Armour Circle	1927	C
The "Point" Intersection	Mellody Road and King Muir	1927	C
McKinlock/Brown Gables Gates (2)	966 Deerpath	1905 (circa)	C
First Addition Double-Drive Entrance	at north entrance: Deerpath & King Muir	1929	C
Bronze streetlights	throughout development	1927	C

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**8. Statement of Significance**

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

**Community Planning and Development  
Architecture**

Period of Significance      **1926-1961**                      Significant Dates      **1926-1930, 1950-1961**

Significant Person (Complete if Criterion B is marked above)      **N/A**

Cultural Affiliation      **N/A**

Architect/Builder      **Anderson, Stanley D., architect  
Turnbull, Henry K, developer**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)      **See Continuation Sheet**

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**Deerpath Hill Estates Historic District  
Lake County, Illinois**

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**Statement of Significance**

The Deerpath Hill Estates Historic District meets the registration requirements outlined in the "Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961" multiple property documentation form. The District meets National Register Criterion A for local significance for community planning and development and Criterion C for architecture. Built in phases between 1926 and 1930 and 1950 and 1961, the period of significance for the Deerpath Hill Estates Historic District is 1926, when the original development was laid out, to 1961, the last significant build out of the district and the end of the period of significance identified by the multiple property documentation form.

**Community Planning and Development**

The development of Deerpath Hill Estates (DHE) represents the continued planned growth of Lake Forest and the first planned growth of the Skokie Valley development beginning in the early 1920s and continuing through to 1961. Beginning in 1926, developer Henry K Turnbull and his architect, Stanley D. Anderson, developed the first planned subdivision in Lake Forest based on City Beautiful concepts. Their design of curving streets and romantic cul-de-sacs followed the original 1850s plan of east Lake Forest by Almerin Hotchkiss and influenced by Olmstead and Vaux. Deerpath Hill Estates is the first organized and developed subdivision in Lake Forest where the developer controlled all aspects of the development—street design, house placement and design, and landscaping.

Anderson's mentor, Howard van Doren Shaw, first utilized City Beautiful planning in a commercial setting in Market Square. Anderson was the first to use the concepts in a planned residential development in Lake Forest. This design is a continuation of the designed community emphasis that typifies the historic design of Lake Forest. Turnbull's DHE Folio demonstrates that both Turnbull and Anderson were attempting to weave their development into the environment of the landed estates that surrounded Deerpath Hill Estates in the 1920s. All three subdivision development sections attempt to incorporate the changes occurring in the area with the completion of the Skokie Valley extension of the North Shore Railroad, while maintaining the country estate ambiance of the landed estates.

After 1930, no houses were built in Deerpath Hill Estates as a result of the Great Depression and Turnbull's bankruptcy. The effects of the Great Depression were quite long-lived. There were no new houses built in Deerpath Hill Estates for approximately 20 years, from 1930-31 to 1950. In 1950, William Bergmann, Stanley Anderson's partner, subdivided part of the Brown Gables property at 470 North King Muir to convert a workshop/garage into a smaller, retirement home for Willard Morrison, owner of Brown Gables. Morrison was an inventor and had used the workshop to create many of his patents, including the modern deep freezer.

There is only minimal building activity until 1954-55 when developers began building new homes. Beginning in 1954 and lasting roughly through 1961, there was a building boom in Deerpath Hill Estates. Over 20 homes are built in this time. Most are single project homes by developers. Some of the houses are built to order for

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**Deerpath Hill Estates Historic District  
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owners, but most homes appear to have been speculation homes. The majority of these homes are ranch style homes. However, the plan created by Turnbull and his architect, Stanley D. Anderson, was of sufficient strength and clarity to cause subsequent developers in the post-World War II era to continue the design format—building quality homes, on the same lots, as were originally platted.

The Deerpath Hill Estates Historic District is remarkable in its retention of spatial organization. Few if any of the lots in the original development or First Addition have been resubdivided into smaller lots. At least three of the original homes have acquired vacant lots side lots and incorporated them into their properties increasing the lot size to over one acre in each instance—the American Colonial at 150 King Muir, Turnbull's house at 349 King Muir, and the Southern Colonial at 190 King Muir. One property in the First Addition, Brown Gables, subdivided two lots. However, this house remains on more than two acres, making it still one of the largest properties in the development.

For further discussion of the history and development of Deerpath Hill Estates, please refer to the multiple property documentation form.

**Architecture**

The Deerpath Hill Estates Historic District was designed as an elegant upscale development in the midst of huge country estates in west Lake Forest. Trumbull and Anderson's original 1920s subdivision design—streets, cul-de-sacs, gates and monuments—created the environment for an eclectic mix of late 19<sup>th</sup> Century and early 20<sup>th</sup> Century revivalist homes. Despite the financial failure of the development in the Depression, this eclectic mix of homes within a designed, City Beautiful planning environment laid the groundwork for developers that came after the Depression and the final build-out that occurred after World War II. These subsequent builders followed the land use plan created in the 1920s, but with modern building styles and types—ranches and split levels. The houses in the Deerpath Hill Estates Historic District are emblematic of their eras—the 1920s and the 1950s, representing a variety of styles and demonstrating high levels of workmanship.

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

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classical, etc., all were relatively pure copies of the original building traditions and that “all the styles vied with one another in friendly competition” (McAlester 2004:319).

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

In 1926, Henry Turnbull and, Stanley D. Anderson, developed Deerpath Hill Estates in recognition of McAlester’s “friendly competition” of design styles. Rather than choosing one style throughout, they took the popularity of the multiple design styles one step further than most developers by combining many styles in one development. The original, pre-Depression houses and monuments are defined as late 19<sup>th</sup> and 20<sup>th</sup> Century revival houses, however the original houses are all different in design style. Although the houses are similar in scale and mass, no two are identical. The differences are deliberate and were done to provide architectural interest throughout the development. Modern historical references catalog the houses as English Tudor house, French Norman houses, and Colonial/Georgian-style houses. The DHE Folio, the lavishly photographed sales brochure for the development, describes several categories of design in greater detail: “Normandy Provincial,” “Cotswold House,” “French provincial farmhouse from the South of France,” and “Maryland Colonial, in the tradition of southern Atlantic seaboard homes.”

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

During the 1920s, a number of revival styles were built within the Deerpath Hill Estates Historic District including, Tudor Revival, French Rural/ Norman and Colonial Revival. For specific information on architectural styles please refer to the multiple property documentation form.

Tudor houses in the district have a cross gable layout, large chimneystacks with clustered flues—often with spiral designs, and tall inset windows with mullioned designs. The first floor is typically brick or masonry, or a combination of both. The upper stories may have half-timbering applied to accent beams in stucco. Houses built in this style include the following: Henry K. Turnbull’s personal residence at 349 King Muir, the Arthur Perrow house at 970 Armour Circle, English Tudor houses at 955 Melody Road and 970 Verda Lane, 470 North King Muir (Brown Gables), and the house designed for Peter Kelder at 977 Parkmead Lane.

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**Deerpath Hill Estates Historic District  
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French Rural or French Norman house are also found in the district. Baker attributes the popularity of this French farmhouse style to architects who spent time in the French countryside and that studied at the Ecole des Beaux-Arts at the end of World War I. This describes Stanley D. Anderson's and James Ticknor's experiences at the end of World War I—both studied at the Beaux Arts at the end of World War I. Baker describes the houses as having steeply pitched roofs, with a subtle flair at the eave, often with a circular stair tower, and substantial stonework on the first floors and masonry or stucco on the second floors. Stanley D. Anderson designed two houses in this style (340 King Muir, 971 Verda Lane), along with the gates at King Muir and Deerpath and gateposts at the secondary entrances. Howard Irwin, a contract architect, designed a third French house at 251 King Muir.

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

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

Anderson's post-World War II partner, Bill Bergmann, and Jerry Cerny, a designer and architect that was affiliated with Anderson in the 1920s, built three of the earliest 1950s houses in DHE. These houses were built in the architect's individually stylized Georgian formats. The two Bergmann designed homes are Anderson derived Country Georgian style (949 Verda Lane and 995 West Northcliffe Way) and Cerny's house (435 King Muir) follows his own Colonial-style eclectic interpretation. These three houses are one-story, L and U-shaped houses with prominent gable ends, mullioned, double-hung windows. The Anderson houses still have a high level of architectural detail.

From 1954 through approximately 1961 a series of ranches and a few split-level homes were built. The ranches are cross-gable, neo-Tudor, center-entry, Modern and neo-Colonial. These houses are all well-built houses, typically brick and masonry veneer. The ranches typically have cedar plank siding. The earliest Knute Larson

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houses are brick center-entry ranches. Later Larson models include cross-gable design with the gable face in Lannon stone or other masonry trim. Other developers built similar ranches, often with either Lannon stone or Tennessee Orchard stone (a warm multi-hued brown stone compared to the pale wheat to golden Lannon stone colors). The house at 985 Mellody Road is a Tudor cross-gable house with exposed beam trim and casement windows. The split-level house at 324 King Muir is a southern Colonial style house with a prominent false balcony defining the front façade. The center-entry ranch at 221 King Muir has large columns defining the center entry and prominent bay windows on both sides of the entry. The center entry is built of a warm brown-hued Tennessee orchard stone.

For specific information about Henry K. Turnbull, Stanley D. Anderson, and other builders and architects associated with the Deerpath Hill Estates Historic District, please refer to the multiple property documentation form.

**Deerpath Hill Estates Historic District**  
Name of Property

**Lake County, Illinois**  
County and State

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository

**See Bibliography in Multiple Property District Form.**

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**10. Geographical Data**

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Acreage of Property **40 acres**

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing		
1	16	428107	4677576	3	16	428315	4677470
2	16	428234	4677612	4	16	428285	4676799
5	16	428102	4676789				

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

**See Continuation Sheet**

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**Deerpath Hill Estates Historic District  
Lake County, Illinois**

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**Bibliography**

A Guidebook to Newport Mansions of the Preservation Society of Newport County; Chateau-sur-Mer; The Preservation Society of Newport County, Newport Rhode Island, 02840, no dates.

Baker, John Milnes. (American House Styles: A Concise Guide. W.W. Norton & Company, New York New York, 1993.

Griffith, Grant and Lackie Archives. The Lake Forest-Lake Bluff Historical Society, 361 East Westminster, Lake Forest, Illinois.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred Knopf, New York New York, 2004.

See also bibliography from the Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961 multiple property documentation form.

**Geographical Data**

Boundary Description

The Deerpath Hill Estate Historic District is located in Lake Forest, Lake County, Illinois. The first section is a 20-acre subdivision located principally at the intersection or Deerpath and Waukegan (formerly Telegraph) roads. The first section is located parallel to Waukegan Road and south of Deerpath. Plat Description-Deerpath Hill Estates, first section: Being a subdivision of the west ½ of the north east ¼ of the south east ¼ of section 31 and the north 536 feet of the west ½ of the south east ¼ of the south east ¼ of section 31, all in T. 44 N., R. 12 E of the 3<sup>rd</sup> P.M., Lake County, Illinois. First Addition to Deerpath Hill Estates: (Plat registered March 23, 1929) Being a subdivision of the NE ¼ of section 31 T44 N., R 12 E. of 3<sup>rd</sup> PM. Lake County, Illinois.

Boundary Justification

The boundaries for the Deerpath Hill Estates Historic District were chosen because they encompass the area covered by the original development laid out in 1926 and portions of the First Addition containing pre-Depression houses and post-World War II houses and monuments that retain integrity.

**Deerpath Hill Estates Historic District**  
Name of Property

**Lake County, Illinois**  
County and State

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**11. Form Prepared By**

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name/title **Paul Bergmann**

organization

date

street & number **238 East Woodland Road**

telephone **312-381-7314/847-295-7957**

city or town **Lake Bluff**

state **Illinois**

zip code **60044**

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**Additional Documentation**

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Submit the following items with the completed form:  
Continuation Sheets

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name **various owners**

street & number

telephone

city or town

state **Illinois**

zip code

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Deerpath Hill Estates Historic District  
Lake County, Illinois**

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**Schedule of Photographs**

**Deerpath Hill Estates Historic District**

**Lake County, Illinois**

**December 22, 2005**

**Photographer: Steve Worth**

**Negative Location: Paul Bergmann Archives**

**IL\_LakeCo\_**

**Photo**

**Landscape**

1A, 1B	Normandy Gateway, south entrance, Deerpath & King Muir
2A, 2B	King Muir Traffic Circle, King Muir
3	Verda Lane/Circle Gate, 979 & 980 Verda Lane
4	Armour Circle Gateposts, Armour Circle
5	Mellody/Waukegan Road Gateposts, Mellody Road & Armour Circle
6	The "Point" Intersection, Mellody Road and King Muir
7A, 7B, 7C	McKinlock/Brown Gables Entrance Gates, 966 Deerpath
8A, 8B	First Addition Double-Drive Entrance, at north entrance: Deerpath & King Muir
9A, 9B	Bronze streetlights, throughout development

**Photo**

**Address**

**DHE first section:**

10	985 Deerpath
11A, 11B	380 King Muir
12	349 King Muir
13	340 King Muir
14	324 King Muir
15	309 King Muir
16	265 King Muir
17	251 King Muir
18	232 King Muir
19	221 King Muir
20A, 20B	190 King Muir
21	175 King Muir

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

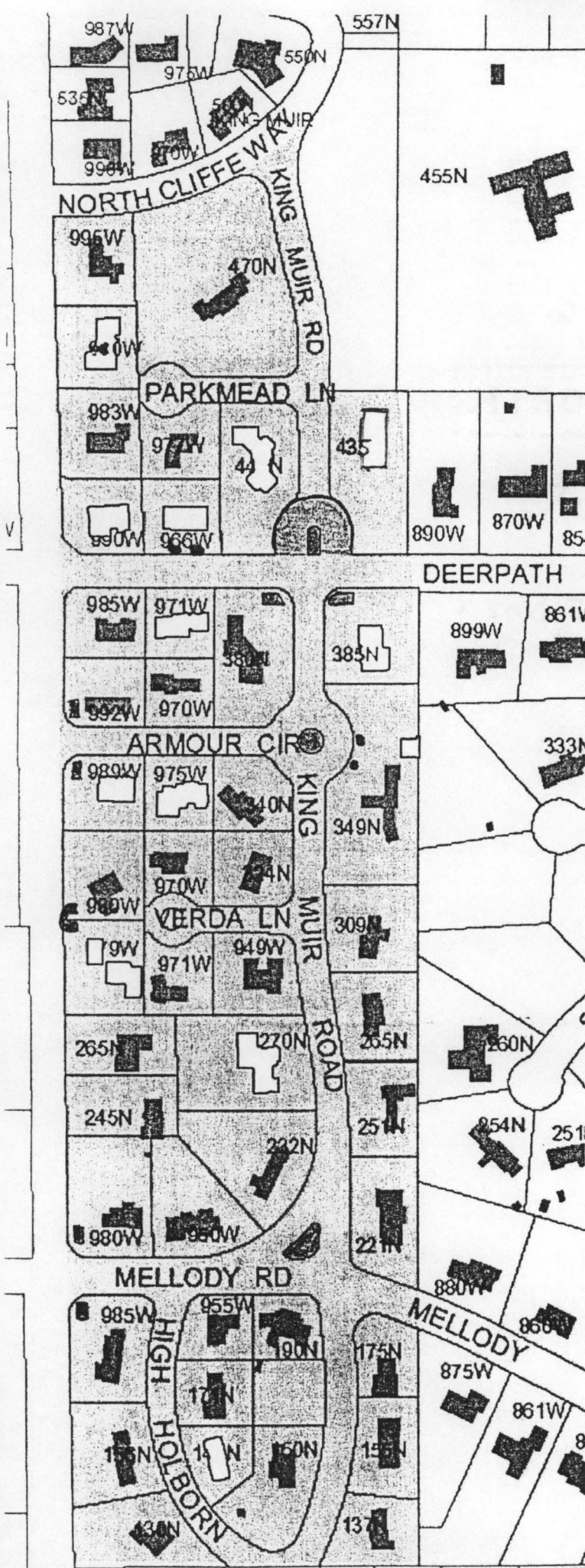
**CONTINUATION SHEET**

Section Additional                  Page 29

**Deerpath Hill Estates Historic District  
Lake County, Illinois**

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<u>Photo</u>	<u>Address</u>
	<b><u>DHE first section:</u></b>
22	155 King Muir
23	150 King Muir
24	137 King Muir
25	992 Armour Circle
26A, 26B	970 Armour Circle
27	980 Verda Lane
28A, 28B	971 Verda Lane
29	970 Verda Lane
30	949 Verda Lane
31	985 Mellody
32	980 Mellody
34	950 Mellody
33A, 33B	955 Mellody
35	130 High Holborn
36	156 High Holborn
37	171 High Holborn
38	265 Waukegan Road
39	245 Waukegan Road
	<b><u>DHE First Addition:</u></b>
44	435 King Muir
43A, 43B	470 King Muir
42	955 Northcliffe Way
41A, 41B	977 Parkmead Lane
40	983 Parkmead Lane



Boundary Map  
Deerpath Hill Estates Historic District

Within greyscale area  
Black is contributing  
White is non-contributing.

Lake Forest, Lake County, Illinois.

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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Deerpath Hill Estates Historic District

MULTIPLE NAME: Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois MPS

STATE & COUNTY: ILLINOIS, Lake

DATE RECEIVED: 6/30/06 DATE OF PENDING LIST: 7/14/06  
DATE OF 16TH DAY: 7/29/06 DATE OF 45TH DAY: 8/13/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000676

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8/7/2006 DATE

ABSTRACT/SUMMARY COMMENTS:

*Historically and architecturally significant early to mid-20th century planned residential subdivision - the first planned subdivision in Lake Forest, IL, based on City Beautiful concepts.*

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE \_\_\_\_\_ DATE 8/7/2006

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Deerpath Hill Estates HD

Lab Co JL

1A



Deerpark Hill Estates HD  
Lake Co IL

2A



Deerpark Hill Estates HD

Lab Co. IL

PA



Deerpark Hill Estates Ltd  
Lose Co IL

11A



Deerpath Hill Estates HD

Lake Co IL

IL - Lake Co. DHE HD 12



Deerpath Hill Estates 141

Lake Co, IL

17



Deepam Hill Estates RD  
Case Co. IL

18



Deerpark Hill Estates HD  
Labe Co. JL

19



Deerpark Hills Estates HD

Lab Co JL

20B



Deerpark Hill Estates 111

Lake Co. IL

26A



Deerpark Hill Estates HD

Lab Co. DL

28A



Deerpark Hill Estates 110  
Lake Co IL

29



Deerpark Hill Estates Hd

Label Co FC

33A



Deerpark Hill Estates HD

Lab Co DL

4A



Deer path Hill Estate HD

Lake Co. IL

42

## Missing Core Documentation

Property Name	County, State	Reference Number
Deerpath Hill Estates Historic District (Deerpath Hill Estates MPS)	Lake, Illinois	06000676

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (1B; 2B; 3-8B; 9B; 10; 11B; 13-16; 20A; 21-25; 26B; 27; 28B; 30-32; 33B; 34-40; 41B; 43-44)

USGS Map



Deerpath  
Hill Estates  
District  
LAKE CO  
IL  
428107  
N 4679576  
428234  
N 4677412  
428315  
N 4677470  
428255  
N 4676799  
428102  
N 4675189

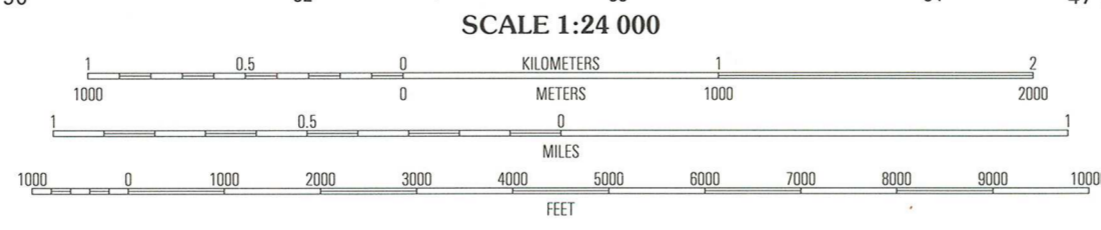
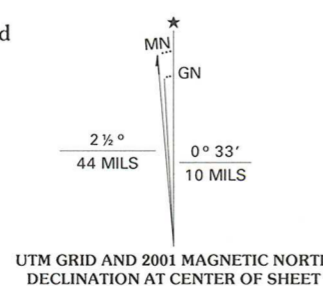
Produced by the United States Geological Survey

Derived from imagery taken 1988 and other sources. Photospected using imagery taken 2000; no major culture or drainage changes observed. PLSS and survey control current as of 1976 boundaries, other than corporate, revised 2001

North American Datum of 1927 (NAD 27). Projection and 1000-meter grid: Universal Transverse Mercator, zone 16 10 000-foot ticks: Illinois coordinate system, east zone

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map



ROAD CLASSIFICATION

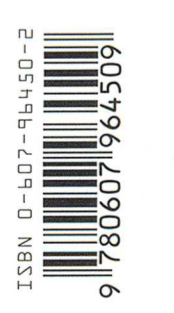
Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road

Legend for road types: Interstate Route, U.S. Route, State Route

1	2	3
4	5	6
7	8	

HIGHLAND PARK, IL 2000 NIMA 3468 III NE-SERIES V863

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

[www.illinois-history.gov](http://www.illinois-history.gov)

**MEMORANDUM**

**TO:** Mayor S. Michael Rummel, City of Lake Forest  
Peter Coutant, Lake Forest Historic Preservation Commission

**FROM:** Tracey A. Sculle, Survey and National Register Coordinator *TAS*

**DATE:** January 17, 2006

**SUBJECT:** Preliminary Opinion on the Multiple Property Documentation Form entitled "Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961" and five associated properties--the Deerpath Hill Estates Historic District, Frank Hibbard Estate House, 380 Chiltern Drive House, Deerpath Square and 965 Castlegate Court House

The Multiple Property Documentation Form for "Deerpath Hill Estates: an English Garden Development in Lake Forest, Illinois; 1926-1961" meets the National Park Service Standards for Registration. The form accurately and completely discusses the historic and architectural context and significance for the development and evolution of the Deerpath Hill Estates from 1926 to 1961 and the associated property types. Specifically, the Registration Requirements section of the form correctly presents information on two Criteria--A and C. Criterion A discusses the historic development of the subdivision and Criterion C discusses the architectural styles represented in the subdivision developments. The Multiple Property Documentation Form also establishes the level of integrity required for listing both individual properties and historic districts.

Deerpath Hill Estates Historic District is a distinct area of western Lake Forest encompassing the houses and associated landscaping features of the original development of Deerpath Hill Estates and the First Addition. The district is roughly bounded by Northcliffe Way on the north, both sides of King Muir Road along the spine of the district and Waukegan Road, or Route 43, to the west. The development of Deerpath Hill Estates (DHE) represents the continued planned growth of Lake Forest and the first planned growth of the Skokie Valley development beginning in the early 1920s and continuing through to 1961. Beginning in 1926, developer Henry K Turnbull and his architect, Stanley D. Anderson, developed the first planned subdivision in Lake Forest based on City Beautiful concepts. Their design of curving streets and romantic cul-de-sacs followed the original 1850s plan of east Lake Forest by Almerin Hotchkiss and influenced by Olmstead and Vaux. Deerpath Hill Estates is the first organized and developed subdivision in Lake Forest where the developer controlled all aspects of the development--street design, house placement and design, and landscaping. The contributing buildings in the district were built in two construction episodes--1926 to 1930 and 1950 to 1961. The residences in the district represent a variety of styles built by a number of architects. In the early phase, 1926 to 1930, those houses not built by Anderson, were supervised or approved by him. In the second phase of development from 1930 to 1961, more modern architectural styles or forms were used but adherence to the setbacks and lot sizes from the original build-out were respected. The period of significance for the district is from 1926, when the development was first laid out to 1961, the end of the period of significance established in the multiple property documentation form. The district clearly retains sufficient integrity to convey both its historic and architectural merit.

Date: May 18, 2006

Mr. Theodore W. Hild  
Deputy State Historic Preservation Officer  
C/O Tracey A. Sculle  
Illinois Historic Preservation Agency  
1 Old Capitol Plaza  
Springfield, IL 62701 - 1507

Re: Deerpath Hill Estate District Proposal for Listing on the National Register of Historic Places

Dear Mr. Hild:

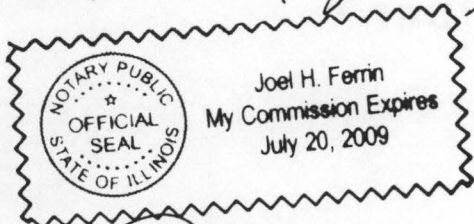
I/we am the owner(s) of the property at 221 King Muir Rd, Lake Forest, IL and object to its listing on the National Register of Historic Places as proposed.

[Signature] owner

[Signature] owner

Notarized:

*acknowledged before me  
this 18th day of May 2006.*



[Signature]

May 29, 2006

Theodore W. Hild  
Deputy State Historic Preservation Officer  
Illinois Historic Preservation Agency  
1 Old State Capitol Plaza  
Springfield, IL 62701-1512

Dear Mr. Hild,

As residents of Deerpath Hill Estates, we were delighted to receive your letter dated May 1, 2006, relating that our area is being considered for nomination to the National Register of Historic Places. We purchased a 1929 home here six years ago and were the first in the area to obtain Local Landmark status for our residence by the city of Lake Forest.

I have enclosed a copy of our application for that process for your review. As you will see, the home has tremendous character, incredible charm, and is a testimony to both the period architect and his talented craftsmen.

We consider ourselves tenants of a unique and irreplaceable historic home and are thrilled to have our impression verified first by the city of Lake Forest and now by the Illinois Historic Preservation Agency. Please feel free to contact us should you require any further information or assistance to facilitate this process.

Sincerely,

Mr. Lawrence Ross Remensnyder  
Dr. Linda S. Remensnyder  
251 King Muir Road  
Lake Forest, IL 60045-2034  
847.234.5207

Encl.

## *Remensnyder Residence*

### DEERPATH HILL ESTATES

Lot 36 (#12-31-403-006) and South 5 feet of Lot 37 (#12-31-403-005)  
251 King Muir Road  
Lake Forest

In 1925, Henry K. Turnbull, a successful advertising and newspaper executive, laid out a new real estate development comprised of elegant manor homes in Lake Forest. He selected our site for one of those residences. The central road through the development was titled King Muir Road and the residence at 251 King Muir is the one in which we reside today.

House plans indicate that our residence was designed for Mr. Turnbull on October 30, 1928. Its architect was Howard E. Irwin, from *Martin Charles Huggett & Co., Architects and Designers and Decorators* at 161 E. Erie Street in Chicago.

Reportedly, Henry Turnbull required all houses to be reviewed and approved by Stanley Anderson, personally, and there are many design elements of our home that reflect Stanley Anderson's architectural trademarks.

Unfortunately, the stock market crash of 1929 precluded the development from being completed. The homes at Deerpath Hill Estates are significant not only because they comprised a planned residential community ahead of its time but also because they reflected a lifestyle and craftsmanship that is historically significant and incapable of being replicated.

Original exterior and interior house plans of our residence are available for your review. The style of the home is a French Manor House. The exterior aspect of Mr. Turnbull's residence is French Provincial similar to farm houses in the south of France. The interior aspects display an elegant French formality, not apparent in other Deerpath Hill Estates homes constructed during the same period.

**EXTERIOR:** Intricate and irreplaceable wrought iron French scroll embellishments appear beneath many of the upstairs windows, on the forefront of the two foyer windows flanking the front door, on the balcony outside our master bedroom, and on the exterior of the porch window. Both a wrought iron French canopy over an east window and another, larger version, over the balcony windows

were evident on the original house plans but are not present, currently, and perhaps were never installed. The house also initially had a brick and iron entry gate on the western border which was an “exact copy of a beautiful entrance gate at Versailles”.

The façade displays a warm richness of hue with a dual-colored orange, clay tile roof and a complimentary brick of an unusual multicolor composition. Multiple brick cornices around the windows and doors and below the roofline are evident and massive exterior support wood beams, similar to those routinely employed by Stanley Anderson, were used in the porch area and in the entryways at the side and rear of the house.

The flagstone pathway and terrace are formally laid out and remain today. Original stone pavers remain beneath the existing asphalt driveway.

**INTERIOR:** The interior displays evidence of minute attention to detail and superior workmanship. The scrolled 30’ by 16’ ornamental plaster molded ceiling (Jacobson & Company Ceiling Plate # 43) in the living room is both rare and unique. The ceiling incorporates many of the signature rosette flower and thistle details used by Stanley Anderson and can also be viewed, for example, in the sacristy wood carvings at the First Presbyterian Church of Lake Forest. The wrought iron railing that rises via a counterclockwise spiral circular staircase has an unusual art deco sun motif that was reportedly inspired by the Sun King. Details such as a carved telephone cabinet in the library; the circular walls in the foyer, alcove and downstairs ”lavatory”; and the beautiful curved moldings in the dining room, foyer, and upstairs alcove are all irreplaceable. A tall two story leaded glass window at the rear of the staircase is visually impressive and lovely french doors leading from the living room and also out to the terrace help provide an expansive feeling to the first floor. The large scale multicolor slate flooring in the foyer is quite beautiful and the knotty pine library, while more intricate than that generally seen in Stanley Anderson homes, still has Mr. Anderson’s “imprint”. Unusual radiator covers and a sunken tub speak of an elegant time.

An incredibly fine and superbly ornate fireplace mantle was envisioned for the living room but somehow was replaced during construction by a more austere version designed by Stanley D. Anderson & Assoc. and labeled “The Jas McAlvin Residence”. The exact plans of the fireplace are also available for review.

It should be noted that there has never been any alteration of the original footprint.

**SUBSEQUENT IMPROVEMENTS:** I believe the house has only had five owners. We purchased it from the Staleys who lived here long-term (20 years), they purchased it from Dr. Devanney and his wife, and there is documentation that a Dr. Young and his family resided here as well.

I believe the Staleys replaced the second story casement windows, removed the pantry when they expanded/upgraded the kitchen, altered the floor plan in terms of second story bedroom layout, and installed Central Air conditioning throughout.

Currently, there are ten rooms in all—living room, dining room, kitchen, library, porch (our family room), four bedrooms, and a sitting room. There are four full baths on the second floor and one half bath (“lavatory”) on the first floor. The partial basement is also equipped with a half bath.

We have attempted to preserve as much as we could of the original workmanship in the home. For example, other than the Master Bathroom, all three second floor bathrooms have the original flooring, bathroom fixtures, and faucets. The knotty pine library has been polished but not refinished and the original delft tile fireplace surround remains unchanged.

In the foyer, the original slate floor remains untouched as does the grand spiral staircase. Doorknobs and hardware throughout the home are original and the original six panel walnut doors are still evident.

All of our electrical fixtures have been chosen with care with most vintage French or French-inspired. Only one light fixture is original to the house.

Other improvements are as follows:

**Living Room and Dining Room:** Original windows suffered dry rot and were replaced with solid custom-made thermopane true divided solid mahogany windows with the original brass hardware reused. We discovered two original electrical outlets for wall sconces on either side of the living room fireplace and have since installed period bronze sconces.

**Foyer:** Front door was reset. A fine antique French bronze doorknocker serves as decoration.

**Alcove:** Three walnut door frames had to be reset and leveled.

**Kitchen:** The kitchen was upgraded with new appliances including a Viking stove/oven, two Miele dishwashers, granite countertops, blue Delft tile, a new sink and two new faucets.

**Family Room:** The electric baseboard heat was replaced with radiant heat which we installed under the floor and on the west wall so that the room could be utilized year round. Flooring was replaced with tumbled marble.

**Master Bath:** The “50’s” master bath was replaced and the size expanded to include his and her sinks and a three sided glass shower enclosure. Custom cabinetry was installed including a linen closet and two mirrored medicine cabinets. The flooring is white porcelain which is in keeping with the original porcelain flooring that is used in the remaining three bathrooms on the second story. The countertop material is Carrera marble as is the back of the shower enclosure.

**Master Bedroom:** Replaced dry rot doors leading to exterior balcony with true sided thermopane doors.

**First Bedroom:** Refinished wood floor and installed organizing system in closet.

**First Bedroom Bathroom:** Replaced “50’s” medicine cabinet and “50’s” electrical fixture.

**Second Bedroom Bathroom:** Replaced “50’s” medicine cabinet and “50’s” electrical fixture.

**Third Bedroom/Sitting Room:** Installed a walk-in closet with organizing system. Original woodwork was saved and reused or custom copied for continuity. Floor molding was duplicated. Closet door was an original retrieved from the basement storage area.

**Fourth Bedroom above the garage:** Floor was leveled and a new wood floor installed. Custom storage cabinets and a closet were also installed.

**Upper Hallways:** Leveled upper hallway near front staircase and installed custom storage cabinets near back staircase.

**Extensive upgrades to the two-pipe steam heating system were completed.**

**Electrical wiring throughout the house was upgraded.**

**Insulation was placed in all ceilings and walls.**

**Landscaping was upgraded/replaced in 2001 and was specifically designed to reflect a Country French manor home appeal.**

**New copper downspouts and copper spark arresters/chimney caps on chimneys were installed.**

**Significant tuckpointing was undertaken.**

June 1, 2006

To Whom It May Concern:

The Land Trust at 971 West Deerpath in Lake Forest, Illinois is not interested in this home being listed by the National or State Preservation Society as part of a Historic District.

Thank you for your attention to this matter.

*Carol A. Bagan*

Carol A. Bagan  
Bagan Land Trust



State of Ill, County of Lake  
Signed before me on this 2nd day  
of June, 2006 by Patricia L. Ring  
Notary Public Patricia L. Ring

RE Deerpath Estates Historic District