VILLAGE OF LAKE BLUFF, ILLINOIS
SUMMARY AND INVENTORY OF HISTORIC RESOURCES
2018 - 2019

September 3, 2019
VILLAGE OF LAKE BLUFF, ILLINOIS:
A SUMMARY AND INVENTORY OF HISTORIC RESOURCES 2018 – 2019

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INTRODUCTION

Lake Bluff, the northernmost town along Lake Michigan, is arguably the North Shore’s most fascinating suburb. This is largely because of the richness of its history and the variety of its architecture—dating from its pioneer settlement days through its Post World War II suburban development. Lake Bluff has distinguished examples of early mid-19th Century homes, of cottages from the mid 1870s when it was developed as a Camp Meeting Association, from the 1920’s when historical styles prevailed and from the early 1950s and beyond when this village, with a small-town resort atmosphere became home to families who moved to Lake Bluff seeking to live the American dream. It retains its village atmosphere with small cozy houses (including one by Frank Lloyd Wright) as well as a community with grand estates designed by America's most significant architects (including houses by David Adler and Harrie T. Lindeberg).

Although numerous surveys have been conducted that inventory Lake Bluff's neighborhoods— from the Camp Meeting Association area, to the estate properties along Lake Michigan, along Green Bay Road and surrounding Shore Acres Country Club -- there were areas of the village that had never been surveyed or evaluated. These areas include the areas on the west side of Lake Bluff, which were developed as suburban subdivisions beginning in the 1950s. All of the buildings in these areas, including schools, industrial areas and recreational facilities, in addition to houses, were surveyed for this inventory of buildings. Carrying out the survey provided opportunity for the village to identify, photograph and document its historic resources. The information gathered for the survey and for its accompanying report can be shared electronically with village residents and other interested individuals.

In order to better understand the suburban subdivision areas that have never been documented, Benjamin Historic Certifications created a developmental history of the Village of Lake Bluff to place subdivision development in the context of Lake Bluff’s historical evolution. A discussion of national Post-World War II development, and how Lake Bluff fits into this national phenomenon, is also included to better understand the significance of suburban development in the village.

By definition, a historical and architectural survey is a living document that can be added to or changed as new information is uncovered. It is designed to be expanded. With the ability to share information electronically this is relatively easy. The survey material is also designed to be easily shared on the Internet. Accessing the material available in this survey will enrich the experience of those wanting to learn more about Lake Bluff history and architecture. It will also provide material to assist homeowners in preserving the character of their houses and provide background information for landmarking historic properties.
HISTORY OF PRESERVATION IN LAKE BLUFF

Since the 1950s, many of Lake Bluff’s architecturally and/or historically significant buildings have been lost due to fire or neglect, or they have given way to new construction and development. Beginning in the 1970s, however, both public and private entities have worked to identify, understand, plan for and safeguard the built history of this community.

At the federal level, a momentous step forward was passage in 1966 of the National Historic Preservation Act, which enabled Illinois’ State Historic Preservation Office (SHPO) to be established. The SHPO, in the early 1970s undertook two inventories of historic resources in Lake County as part of a statewide program to recognize Illinois historic sites. These inventories were the Illinois Historic Structures Survey (IHSS), which identified buildings of architectural interest through a windshield survey, and the Illinois Historic Landmarks Survey, which inventoried a small number of buildings of historic significance that were identified by local historical societies. Historic resource surveying was in its infancy and documentation was minimal. (See Appendix E for the list of Lake Bluff buildings in each survey).

In the following decade, preserving Lake Bluff’s history became a local community value. The Village of Lake Bluff’s 1986 Comprehensive Plan stated that preserving existing single family neighborhoods and quality of life was fundamental, that new housing opportunities needed to be compatible with the village’s single family residential character, and that the Village should consider an ordinance governing the preservation of historic sites.1 The beginnings of an historical society were simultaneously taking place. Five years earlier, District 65 teachers Kathleen O’Hara (who taught junior high school social studies) and Janet Nelson (the District librarian) launched a hands-on history curriculum for elementary school students. Elmer Vliet, the former village president, retired president of Abbott Laboratories, and respected village “historian,” became interested in the project and in 1982 donated his large collection of materials to what was dedicated by the Lake Bluff School Board as the “Vliet Center for Lake Bluff History.”2 From this beginning in two classrooms in East School, the Vliet Center went on to later incorporate, form a public-private partnership with the Village and Library, and, with its growing collection, settle into a permanent home in 2002 adjacent to the Library. The center’s involvement in furthering preservation of the community’s historic character did not wait for a new home, however. By 1998, in cooperation with the Village, it had co-sponsored the first historic resources survey of Lake Bluff.

Two years earlier, the Village of Lake Bluff’s 1996 Comprehensive Plan had reiterated the need to preserve the character of the town and its older neighborhoods. In June 1997 the Vliet organization asked the Village Board of Trustees to initiate a comprehensive survey of Lake Bluff’s older buildings to document those with historical and/or architectural significance as a basis for future policy regarding historic preservation. The following year the Village contracted with Historic Certification Consultants, whose work was reported out in “Village of Lake Bluff, Illinois: Summary and Architectural Survey, 1998.” The survey focused on the areas of the village with the highest concentration of historic buildings—the original business district on Mawman Avenue and the Lake Bluff Camp Meeting Association area as it existed in 1890. Also included were selected significant buildings which were outside the survey area but were on the 1972 IHSS list or recommended by the Vliet Center.

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During the 1980s and 1990s other residents were interested in historic preservation. Buildings in Lake Bluff were nominated by private owners to the National Register of Historic Places, which is the nation’s official list of districts, sites, buildings, structures, and objects worthy of preservation, and had been created as part of the 1966 National Historic Preservation Act and. The Lester Armour House (700 Arbor Drive, in the ARBOR DRIVE Survey Area) and the Philip D. Armour III house (900 Armour Drive, in the TANGLEY OAKS Survey Area) were listed in 1984 and 1996, respectively. Other buildings followed. A table of the National Register-listed properties in Lake Bluff is included as Appendix B.

The new millennium saw the creation of the Lake Bluff Historic Preservation Commission to foster knowledge, appreciation and protection of the significant built and landscape heritage of the community. The Commission was established by the Village of Lake Bluff in an ordinance passed in 2001. Among their duties, the Commission’s seven members are responsible for designating historically and architecturally important buildings as landmarks. The list of Lake Bluff Landmarks is included in Appendix C. The Commission also advises on preservation, rehabilitation, reconstruction and maintenance, as well as reviews proposed alteration to, or demolition of, a landmark.

In 2002, the next historic resources survey was undertaken. The Village of Lake Bluff and the Vliet Center came together again to sponsor a survey of the southeast portion of the village by Historic Certification Consultants. This area, roughly bounded by Lake Michigan on the east, E. Sheridan Road on the south, Sheridan Road on the west, and North Avenue on the north, encompassed residential areas with structures in a variety of architectural high styles, as well as 20th century popular types and some vernacular types. The findings were reported out in 2003 in “Village of Lake Bluff, Illinois: A Summary and Inventory of the Southeast Survey Area.”

By the start of the millennium, with several decades of interest and investment in historic buildings having been made by Lake Bluff owners, the Vliet Center was inspired to initiate a “Distinguished Home Awards” in 2005. Excellence in the categories of restoration, preservation, renovation, adaptive reuse, heritage and in-fill construction continue to celebrate 21st century living in the richness of the historic environment that characterizes so much of the village. A list of Distinguished Home Award winners from 2005 to the present is included in Appendix D.

The most recently completed historic resources survey, prior to the current project, was in 2008 by Benjamin Historic Certification. It focused on Lake Bluff’s legacy of historic estates, many of which were designed by architects and landscape architects of national or regional acclaim, for owners significant in national or regional history. Prepared for the Village of Lake Bluff, its results were reported in “Village of Lake Bluff, Illinois, Summary and Historic Resource Survey: Estate Areas of Lake Bluff, 2008.”

The current project looks at historic resources within the village that were not included in any of the preceding surveys. Its focus is the newest phase of Lake Bluff’s development, that of a post-World War II North Shore suburb.
OBJECTIVES OF THE SURVEY

* Preservation of Lake Bluff’s rich historical and architectural heritage

Preservation of Lake Bluff’s historic resources retains the character of what makes the village special. This survey, along with previous surveys, identifies and evaluates the building worthy of preservation. The best way to initiate preservation is through the landmarking process. Designating landmarks can be through the local process of creating a Lake Bluff Landmark or through the national process of nominating a property to the National Register of Historic Places. Creating historic districts can preserve the character of an entire neighborhood with buildings that contribute to the significance of the area designated. Preservation and rehabilitation of landmark homes can be encouraged by pointing out that landmarked houses are potentially eligible for the Property Tax Assessment Freeze program administered by the Illinois State Historic Preservation Office and that landmarked income-producing buildings are potentially eligible for Federal historic tax credits administered by the National Park Service.

* Heighten Community Awareness.

Lake Bluff residents will become more knowledgeable about the Village’s valuable historic and architectural resources. By posting the survey, the entire community will become knowledgeable about the buildings surveyed and the context that explains the significance of these buildings. They will gain awareness of historic styles and building types and how each building is representative of the time it was constructed. Residents will also become aware of the development of Lake Bluff and how the area in which they live fits into Lake Bluff history. The material assembled in the survey can be used to create educational programming, publications, walking/bike tours that can either be accessed via smart phones, bus or trolley tours.

* Assist property owners in restoration/rehabilitation of their properties.

The survey and report will assist homeowner and owners of commercial/educational/recreational building in learning what the historic character-defining features are that make their buildings special and are important to preserve. The character defining features include window size and configuration, wood siding, decorative stonework, brickwork or metalwork, porch columns and railings, door configuration and detailing. Homeowners also will learn which added incompatible features may be desirable to remove if restoration is contemplated.

* Aid in marketing of historic properties in ways that encourage preservation.

The information provided in the survey can be used by realtors and homeowners who may wish to sell their properties. They can describe its significance and point out the historic features that make the building special and thus use the information to promote the historical and architectural value of buildings that are up for sale.
SURVEY METHODOLOGY
The goal of the survey that Benjamin Historic Certifications undertook during 2018-2019 was to complete inventorying the architecture of all of Lake Bluff except for a small portion of the Village in the northeast corner, which is to be done by the Commission. The focus was on Post World War II development in the areas that had never been thoroughly researched and inventoried.

Prior to starting the survey, Benjamin Historic Certifications and the Village of Lake Bluff staff and Commission worked together to create a survey form, which was transferred to a format. Information was entered into the spreadsheet based on observation in the field from the public right-of-way and photographs were taken of each building and uploaded into a shared Google Drive. Additional information was provided by Janet Nelson, Steve Kraus, Kathleen O’Hara, Paul Bergmann, Glen Cole, Lyndon Jensen and local residents whom the surveyors met while performing fieldwork. Additional information was found in files at the Lake Bluff History Museum and the History Center of Lake Forest-Lake Bluff and online research databases of historic newspapers as well as books and journals on Post War architecture in Susan Benjamin's library.

Survey Areas
The field surveyors performed surveys of areas identified in the Letter of Agreement between the Village of Lake Bluff and Benjamin Historic Certifications. Maps for survey areas and a Map Legend were given to Benjamin Historic Certifications by Village staff. The maps indicated address points, building footprints and survey areas, and indicated areas for intensive and windshield surveys. The intensive survey areas were the West Terrace, East Terrace, North Terrace, East Side Remainder, Bath and Tennis Club and Southeast Remainder neighborhoods, and eight Public Structures. Intensive survey methods included observing, completing the EXCEL Spreadsheet and photographing each individual building in these areas.

Windshield surveys were performed for Tangleys Oaks (including Oaks Ridge Court of Tangleys Oaks) Armour Woods and Campbell Court. Addresses for every building in these areas were entered into the Spreadsheet and photographs of every building were uploaded into the Google Drive. Research was performed to identify the different models and variations of each model in these developments; intensive surveys were performed for those buildings that were identified as model homes and for houses that were close to being intact examples of models with the highest degree of integrity. A windshield survey was performed for each building in the Signe Court, Thorn Valley, Wimbledon Court, Arbor Drive, Sanctuary, Belle Foret, and Blair Park Vicinity developments. Addresses for these buildings were entered into the spreadsheet and photographs of each building and streetscapes were taken and uploaded into the shared Google Drive.

Survey Spreadsheet
The addresses were put into rows and the columns were labeled with survey information. The spreadsheet columns are:
Area
Number
Direction
Lane, Road
Photographs
The field surveyors photographed each building and uploaded them into a shared Google Drive labelled “2018 – 2019 Inventory of Historic Resources Village of Lake Bluff.” Individual folders were created and labelled by street name and photographs of the buildings were uploaded into these folders and labelled by street address. Additional folders were created labelled “Blair Park Vicinity” and “Public Structures” and respective buildings were placed in those folders with individual subfolders.

In the field, surveyors estimated a period of construction. Construction dates, architects, builders and developers for a relatively small number of homes were sometimes available in newspaper articles or real estate listings found at the History Center of Lake Forest-Lake Bluff, and that information was entered into the Spreadsheet. The Lake Bluff History Center has real estate listings that were donated by the firm of Griffin, Grant and Lackie may have additional information, and the Village of Lake Bluff has a small number of permits which also might have additional information about these buildings. This can also be added to the Spreadsheet at a later date.

*A Field Guide to American Houses* by Virginia Savage McAlester, 2nd Ed (2014), was the main source used to analyze and determine architectural styles, especially for those built after World War II. The Information on Neo-traditional styles and Millennium Mansions was particularly important as that material has not been extensively examined by architectural historians. Research from Susan Benjamin’s library on Modern architecture and Post-World War II building types and styles was added to the analysis from McAlester’s *Field Guide*.

In the field, the surveyors made judgments on the integrity and the significance of each structure based on specific evaluation criteria. The spreadsheet was later reviewed so that individual buildings could be evaluated within the context of the village as a whole. As additional information is obtained it can be added to the spreadsheet.

Evaluation Criteria
All buildings in the areas surveyed were evaluated, both for designation as a Lake Bluff Landmark and for listing on the National Register of Historic Places. The vast majority of structures were houses. The major considerations when categorizing the importance of the resources being evaluated during the survey were the relative significance of the building’s architecture and the building's integrity, that is, the degree of original design and historic material remaining in place. Compromised integrity resulting in calling a building Non-contributing (“NC”) consisted of major incompatible or out of scale additions. Age was not a factor in evaluating buildings for designation as Lake Bluff Landmarks. Age was considered when evaluating buildings for National Register consideration because listing on the National Register requires a building to be 50-years old unless it is of special significance.

The following evaluations on the spreadsheet are particularly relevant when the village is considering either local or National Register nominations:

**LOCAL LANDMARKS**

*Significant.* An “S” was selected for buildings with excellent integrity that architectural significance, that have historical significance and would clearly be eligible for listing as an individual Lake Bluff Landmark. For historically significant buildings, especially that are rare, integrity plays a less determinative role.

*Existing Local Landmark.* There is one existing local Landmarks in the areas surveyed in this inventory: 673 Maple Avenue. It was landmarked on July 9, 2018.
Potential Individual Local Landmark. Indicated as Y (Yes) or N (No). This choice was selected for buildings that have the potential for listing as local landmarks. Architectural importance was an important determinant. Integrity was a factor as to whether a building would be eligible for listing as a Lake Bluff Landmark. Although it wasn’t always known whether buildings had been altered, changes that did not detract from the significance of the house because they were sympathetic to the original design did not detract from the building’s significance. Historical significance was more difficult to determine, and further research could indicate that a building is eligible for local designation for reasons that are not yet known. There could very likely be additional buildings found to be Y.

Potential Contributing Building in a Local Historic District. This column is intentionally left blank because Lake Bluff’s ordinance does not include the ability to designate historic districts. Determining which buildings would be Contributing or Non-contributing, "C" or "NC" would be made when criteria for what constitutes a Contributing building are laid out in a revised preservation ordinance. If there are no criteria that state a building must be at least 50-years old to be Contributing in a revised ordinance, newer subdivisions could be designated a Lake Bluff Historic District based on planning, architecture and history.

NATIONAL REGISTER OF HISTORIC PLACES
Existing Individual listing on the National Register of Historic Places. These are noted as Y (Yes) or N (No), but there are only two buildings in the areas surveyed that are listed on the National Register. Those are the Lester D. Armour House and the Philip D. Armour III House.

Potential Individual National Register Listing. These are noted as Y (yes) or N (no). This determination was made on site. Only architectural significance could be evaluated, but the buildings would need to be evaluated in a larger context including other buildings of a similar type or style. Integrity would be an important determining factor. A building must be at least 50 years old or deemed to be of special significance for individual listing. Historical significance could not be easily evaluated; additional research would be necessary.

Potential Contributing to a National Register Historic District. These are noted as "C", Contributing, or "NC" Non-contributing. First the boundaries of a historic district would need to be drawn based on the architectural and/or historical importance of an area and its integrity. Since there is a 50-year rule, that and the building’s integrity would determine whether a given building (largely houses) would be included in the district. Buildings constructed before 1970, including those that are part of subdivisions, would all be potentially eligible. This report develops a historical and architectural context for describing the significance of Post-World War II housing. Those buildings that were constructed after 1970 and those that have compromised integrity would be "NC." A good case could be made for nominating West Terrace and possibly East and North Terrace to the Register. In areas like the East Side Remainder, which contain a variety of houses that are more than 50 years old would be contributing once a historic context is developed for understanding the boundaries of a district created in that area. The boundaries of East Side Remainder, could be larger than the area evaluated, based on further research. Sections of this area could also be part of another larger National Register Historic District.
DEVELOPMENTAL HISTORY OF LAKE BLUFF

Lake Bluff is a very special place. It is a village with a unique character which is highly valued by its residents. Its diversity, charm, size, schools, parks and other open lands, trees, proximity to Lake Michigan, and, especially its residents, make Lake Bluff a highly desirable community in which to reside.


This special place has evolved over 183 years. The developmental history that follows organizes that evolution into six periods and emphasizes the survey areas, which are indicated in bold capital letters. Unless otherwise noted, illustrations are from the Lake Bluff History Museum collection.

1836-1865: Pioneer Homesteads to Railroad Town

Pioneer Period

The earliest period of development in Lake Bluff was primarily spurred by two factors—first, the presence of the rough trade route known as the Green Bay Trail, which ran north through the center of the future community (see 1840 map below) and connected the bourgeoning commercial center of Chicago on the south with Green Bay, Wisconsin on the north. The second factor was the availability of inexpensive, undeveloped land ($1.25 an acre) offered by the United States government following the relocation of Native Americans after 1833.

Arriving in 1836, German-born John and Catherine Cloes (Kloes) were the first settlers in what would become Lake Bluff. Their 100 acres stretched from Lake Michigan to the Green Bay trail. Early settlers were scattered. Besides the Cloes living on the bluff of Lake Michigan, Irish-born William and Mary

1840 Shields Township, Lake Bluff area showing Green Bay Trail and “Skokie” marsh

Dwyer owned 125 acres as well as a stagecoach stop and inn along the Green Bay Trail. The latter was a social, intellectual, religious and political center and became the nucleus of a surrounding enclave known as “the Dwyer Settlement.” The Dwyers, along with Mary’s dynamic brother Dr. Richard Murphy, attracted Irish immigrants who had saved their earnings digging the Illinois and Michigan Canal and establish farms west of the Green Bay Trail.

The land holdings of early settlers figure into several Survey Areas of this project. The EAST SIDE REMAINDER was once Cloes land, with present East Blodgett running along its north edge. The Cloes home was located near current Bluff Road and John Cloes’ gun and blacksmith shop was on Green Bay Road near West Blodgett. The Cloes brickyard, located along Birch at E. Washington, operated from 1860 to 1899. The Dwyer property included the present LAKE BLUFF ELEMENTARY SCHOOL. The Dwyer Settlement generally encompassed the area that today is north of Rout 176, west of Green Bay Road, South of Signe Court and east of Blair Park. In addition to SIGNE COURT, the Survey Areas of BELLE FORET, THORN VALLEY and BLAIR PARK VACINITY trace back to the Dwyer Settlement. The Ostrander Log Cabin

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5 The well-educated Dwyers left Ireland in the 1820s and settled in New York before arriving in the Lake Bluff area in 1837. Source—The Dwyer Settlement, Lake Bluff, Il (Lake Bluff, Il: Vliet Museum of Lake Bluff History, 2009), 11.

6 The Dwyer tavern was located W side of GBR, about 1/3 mi N of W Scranton, just N of Central School

7 The Illinois and Michigan Canal was constructed between 1836 and 1848. Its head was located in the current Chicago neighborhood of Bridgeport, near Wrigley Field.

8 Nelson, O’Hara and Walters, 5.

9 Ibid.

family built a cabin c.1842 near what is now the entrance gates to TANGLEY OAKS,\textsuperscript{11} and the Wolff family built a log cabin in 1840 on the N side of East Witchwood,\textsuperscript{12} just south of the LAKE BLUFF MIDDLE SCHOOL, in an area they farmed for many years.

At the west edge of the area that would become Lake Bluff was the “Skokie,” a broad, meandering wet prairie fed by one of the north branches of the Chicago River system. A 1914 remembrance by Ben Cloes, son of the first settlers, painted a picture of the challenges this massive ecosystem presented. He recalled that to get from their log cabin home on the bluff to their nearest neighbors a mile or two west “we had to go first almost as far north as what is now North Chicago, then west and south again because the Skokie swamp was impassible for man or beast.” Managing its challenges would be a continuing factor in the life of Lake Bluff and all the North Shore communities, especially as development moved westward.\textsuperscript{13}

\textbf{Arrival of the Railroad, Speculation and Beginning of Rockland}

By 1850, all the land in Lake County had been settled.\textsuperscript{14} The year 1855 began a new era of development with the crucial coming of the railroad—the Chicago and Milwaukee Railroad, which would soon become part of the Chicago and North Western Railroad system. A station was constructed across from the present Lake Bluff station, on land donated by local resident Henry Ostrander. Because Ostrander and the railroad’s president Walter Gurnee were from Rockland, New York, the stop was called “Rockland,” and so became the name of the community which included the Dwyer Settlement.\textsuperscript{15} Rockland Road was built in 1856, running westward from the depot to serve people living in communities to the west, such as Libertyville.

Being the only railroad stop between Highland Park and Waukegan, the area attracted speculative interest. Lake Bluff’s first subdivision was platted in 1856\textsuperscript{16} by first station master and postmaster, Henry Ostrander, on 50 acres of his land. Located south of Blodgett Avenue, it ran 2,000 feet along the west side of the railroad. Named “Rockland,” the subdivision was described by historian Elmer Vliet,

\text{...[its] main street was 100 feet wide and is now called Mawman Avenue. There were four blocks on either side of the street and each block had four large lots averaging one acre in size.}\textsuperscript{17}
The area Vliet described constitutes the east end of the NORTH TERRACE Survey Area. It contains Lake Bluff’s oldest remaining house (1855), originally a rooming house and tavern for railroad workers which was moved across the railroad tracks to 666 Mawman Avenue in 1902. A list of the subdivision(s) contained in each Survey Area is included as Appendix A.

The construction of the railroad spurred the sale of large tracts of land along it elsewhere in the community, especially among railroad insiders. Railroad president Walter Gurnee’s vision was for a string of high-end residential suburbs to be developed along the line, the residents of which would become regular commuters to the city, and a reliable income stream for the railroad. Hence, as he did in Glencoe, Winnetka and Highland Park, Gurnee acquired large areas of land around the train stop. In anticipation of construction, Gurnee acquired nearly 400 acres in seven tracts near the depot in 1853 and 1854, with the title in the name of his father-in-law Matthew Coe. The land included 160 acres running east from the tracks to Gurney Avenue and south from Blodgett Ave to Sheridan Place—land that is included in the EAST SIDE REMAINDER. A quarter section of 160 acres he acquired west of the tracks and running northward from Blodgett Ave would become part of the PD Armour Estate Tangleys Oaks at the beginning of the next century and is included in the TANGLEY OAKS Survey Area.

The railroad’s superintendent of construction, Samuel F. Miller, purchased 120 acres east of the tracks and south of Sheridan Place—land where the future LAKE BLUFF MIDDLE SCHOOL would be constructed. Henry Blodgett, the railroad’s legal counsel in acquiring right of way, purchased 40 acres at the NE corner of present Blodgett Ave and Sheridan Road. The 1861 map (below) shows these and other landowners at the time in what is now Lake Bluff.

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18 1885 Atlas, Lake County Maps Online.
21 Vliet, Lake Bluff: The First 100 Years, 21.
22 Ibid.
23 Id., 22.
24 Id.
Prior to the Civil War, other communities became incorporated whose development would influence that of Lake Bluff (see maps below), most notably Waukegan (1849) as a port 6.5 miles north, Lake Forest (1861) as an affluent suburb and education center 1.5 miles south, and Chicago (1833) as a railroad hub and major metropolis of the Midwest 35 miles south. Rockland thrived in the 1860s, with a population of about 100 people before the Civil War.  

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26 1861 Atlas, Lake County Maps Online.
1865-1895:
The three decades following the Civil War were generally ones of national prosperity. Chicago was the fastest growing city in the world, America was a beacon of hope to the European immigrants who flocked to its shores, and the rural community of Rockland’s development was influenced by both. By the end of the period it had a new identity and a new name, Lake Bluff.

Post-Civil War Rural Community
Large parcels of land from the railroad era changed hands as new families moved in following the close of the Civil War. In 1866 for example, Edward Mawman, an Englishman, and his wife Margaret, a Canadian, arrived in the area and bought almost all of the Rockland Subdivision from its original subdivider Henry Ostrander. Their son Edward M Mawman inherited the land and in 1924 would sell the 40 acres west of Rockland Ave, which were subdivided to form the Knollwood Heights subdivision\(^{31}\) in the NORTH TERRACE Study Area.

Also in 1866, John Wolff, who had emigrated from Saxony, bought 78 acres south of present Sheridan Place from the railroad construction superintendent Samuel Miller.\(^{32}\) This land later (1923) became part of the Ravine Forest subdivision, the south end of which is in the SOUTHEAST REMAINDER Survey Area.

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29 1861 Atlas, Lake County Maps Online.
30 Ebner, Creating Chicago’s North Shore, 46.
31 Vliet, Lake Bluff: The First 100 Years, 38.
32 Vliet, Lake Bluff: The First 100 Years, 37.
Henry Hoffman, from the prominent German kingdom of Prussia, was acquainted with the Gurnee and Coe families and in 1877 purchased 80 acres of land titled to Coe. His property bordered Green Bay Road and extended north from Rockland Road to a quarter mile south of the Dwyer property. The farm, which was sold in the 1920s and subdivided into Green Bay Road Highlands, included land now in two Survey Areas—BLAIR PARK VACINITY and PUBLIC WORKS. Most of the Hoffman acres are now in Blair Park. The family’s c. 1877 farmhouse has survived and is located at 315 W. Washington, across from the Survey Area CENTRAL SCHOOL INDIVIDUAL STRUCTURE.

In response to the growing number of children in the area and to advances in public education, particularly the State of Illinois’ 1855 legislation enabling free public schools based on general taxation, the Rockland area’s first public school was constructed in 1870. Located near the northeast corner of Green Bay Road (in the NORTH TERRACE STUDY AREA), on land purchased the previous year from Edward Mawman, the Rockland School was a one-room frame building that affectionately came to be known as the “Little White School.”

Lake Bluff Camp Meeting Association
A mere six years after the simple “Little White School” began, the nation in 1876 was jubilantly celebrating the 100th anniversary of the signing of the Declaration of Independence, and Rockland was witnessing on a new beginning with the grand opening of the ambitious Lake Bluff Camp Meeting. The national celebration was epitomized by the “Centennial International Exhibition” held in Philadelphia. Its formal name, “The International Exhibition of Arts, Manufactures, and products of the Soil and Mine”

Hoffman Farm

Vliet, Lake Bluff: The First 100 Years, 35.
Janet Nelson, “A History of the Lake Bluff School,”
http://www.lb65.org/about/history
conveyed the material progress that had been made over a century. That progress was now enjoyed by a new leisure class. With the Chicago region’s new leisure class in mind, River Forest resident Solomon Thatcher, Jr. (1833-1894), a Chicago real estate magnate, and his wife Clara, both devout Methodists, fostered the creation of a wholesome, religiously-focused summer resort amidst the natural splendor of lake, beach, bluff and wooded ravines east of Rockland’s railroad tracks. To undertake the venture, a group of influential lay and religious leaders under the auspices of the Methodist Episcopal Church formed the Lake Bluff Camp Meeting Association (LBCMA) of the Methodist Episcopal Church in 1875, with Thatcher as president.
The LBCM’s vision for its site, programming and picturesque construction was influenced by prestigious similar nature-centric ventures that melded cultural, social, recreational and religious experience, such as Martha’s Vineyard Camp Meeting in Massachusetts (founded 1835), Ocean Grove Camp Meeting in New Jersey (founded 1869) and Chautauqua in Chautauqua, New York (founded 1874).

The 1877 map below illustrates the LBCM’s extensive plans for its grounds. To realize the vision, the Thatchers had previously acquired 200 acres, having paid “…the Gurnee heirs $9,000 for nearly 160

acres running south from Judge Blodgett’s farm and east from the railroad. He also acquired 40 acres of Ben Cloes’ lakefront property for $6,000.  

In July of 1875 they deeded 111 acres from east of the railroad tracks to Lake Michigan and from Center Avenue to current Sheridan Place to the LBCMA. From 1875 until the depression of the early 1890s, development of the LBCMA lands constituted Lake Bluff’s first construction boom. LBCMA trustees—Solomon Thatcher, Jr, Evanston industrialist William Deering and Methodist Episcopal Bishop William Harris were given broad powers to manage, use, subdivide, lease or sell the land. In 1877, the year after the opening season, the first “Lake Bluff” subdivision was recorded. Although based on the 1875 plan, it encompassed only the area from Evanston to Simpson Avenues, which was about two-thirds of the total

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38 Vliet, Lake Bluff: The First 100 Years, 43.
39 Ibid, 47.
area. Streets, lots and parks were platted, and a railroad spur was built south of the ravine. Most lots were small, only 25 feet wide. Hotels, meeting spaces, and an artesian lake and water system were built, as were picturesque homes. The latter trended to be small summer cottage early in the period, but larger and year-round homes later in the century.

By 1882, with thousands attending the camp meeting, so strong an association was “Lake Bluff” with the area that Rockland was officially renamed Lake Bluff that year by both the LBCMA and the U.S. Postal Service. The same year the new LBCMA president James C. Hobb undertook ambitious plans to expand, and the First Addition to Lake Bluff was recorded. This subdivision, which “ran from Simpson Avenue east to Sunrise and south from Center,” offered larger, suburban-sized lots of mainly 50’ wide and attracted affluent buyers such as meatpacker Gustavus Swift, founder of Swift & Co.

In 1885 came an expansion north which came to be owned by the new LBCMA president James Hobbs (1830-1914) and includes part of the EAST SIDE REMAINDER Survey Area. Land was obtained

...extending from Center north to Blodgett and from Gurney west to the railroad, which Thatcher had bought from the Gurnee heirs in 1875....[T]he northerly part of this property [was then traded] to Ben Cloes [son of the pioneers] for the southerly part of his land, which was needed to extend the new subdivision to the Lake.

North Addition Subdivision, with Ben Cloes land adjacent to the north

It was dedicated in 1886 as the North Addition to Lake Bluff, importantly, with all the acreage from Sunrise east to Lake Michigan reserved as parkland. Ben Cloes land to the north, from Washington to

40 Vliet, Lake Bluff: The First 100 Years, 57.
41 Ibid., 59.
42 Ibid., 63.
43 Id.
44 Map of Shields Township, Section 21, 1896. Lake Bluff History Museum.
Blodgett, which is the **EAST SIDE REMAINDER** Survey Area, was sparsely settled, however until the 1940s.\(^{45}\) Soon after the North Addition subdivision, the LBCMA trustees, who owned the land south of Center Avenue, platted additions on the east and west.\(^{46}\) Following the lead of the North Addition, parkland was dedicated in these subdivisions, specifically east of Sunrise Avenue, all of Artesian Lake and parts of the ravine along Ravine Avenue.\(^{47}\) The new subdivisions north, east and west more than doubled available LBCMA homesites.

By 1890 the extent and layout of lands owned or affiliated with the LBCMA was represented in the map below. The organization had set a seminal standard for the developing community not only for visionary

![Map of Camp Meeting c. 1890](image)

large-tract land planning, but for architectural character and preservation of natural beauty. In the process, the community transitioned from the pioneer farming area of Rockland to the brink of becoming the suburban village of Lake Bluff.\(^{48}\)

\(^{45}\) Historic Areas of Lake Bluff, 4.
\(^{46}\) Respectively, these were the Second Addition to Lake Bluff (2 blocks south of Center Avenue and from Maple east to Sunrise) and the Third Addition to Lake Bluff (3 blocks south of Center Avenue between Evanston Avenue and Artesian Lake).
\(^{47}\) Vliet, Lake Bluff: The First 100 Years, 63.
\(^{48}\) Ibid., 43.
1895-1920: Village of Lake Bluff Early Incorporation Years

By 1895, changing tastes, antiquated infrastructure, plummeting revenues and a severe national depression made it clear the days of the LBCMA were numbered. That year Lake Bluff incorporated as a village, with the encouragement of the LBCMA and one of their leaders, Reverend Charles Trusdell becoming the first village president (1895-1902). The LBCMA ceased to exist in 1906, having sold their assets or transferred them to the new village, much of the latter being Lake Front Park (today’s Sunrise Park), Ravine Park and Artesian Park.\(^{49}\) In its first 25 years, the village invested in the infrastructure of suburban living. The new village boundaries would not be substantially altered until the 1950s.\(^{50}\)

\(^{49}\) “About the Park District: History,” Lake Bluff Park District. https://www.lakebluffparks.org/about/about-the-park-district/

\(^{50}\) “Village of Lake Bluff, Lake County, Illinois, Comprehensive Plan Phase 1, September 22, 1986,” 5.
New Village, New Vision, New Century

A strong undercurrent of the dissatisfaction with the LBCMA and desire for change was the growing desire for city-type services. Chicago was a long-familiar presence, just an hour’s commute by train. Two years before Lake Bluff’s incorporation, Chicago hosted the internationally-celebrated World’s Columbian Exposition of 1893 (a.k.a Chicago World’s Fair) which presented a new standard for of living to the nation—orderly, clean, efficient and beautiful—which was made possible by thoughtful planning of cities and towns.

The new village of Lake Bluff quickly took on major projects to meet heightened expectations, such as building a water and sewer system in 1898; installing sidewalks, a gas system and gas streetlights by 1901; bringing in telephone lines by 1902; and electricity between 1905 and 1914. Municipal services were established immediately—the fire department in 1895 and the police department in 1896.

51 1907 Atlas, Lake County Maps, https://maps.lakecountyil.gov/mapsonline/
The Lake Bluff Elementary School District was also established in 1895, and it undertook building a new 4-room brick school building in a controversial new location. The “Little White School” adjacent to the original Rockland subdivision west of Green Bay Road was decommissioned and the new elementary school serving grades first through eighth was sited east of the railroad tracks. Its location on Sheridan Place was just outside the southeast corner of the LBCMA grounds, and within the new Lake Bluff Heights subdivision of 1892.\(^52\) The site is part of the Survey Area \textbf{LAKE BLUFF MIDDLE SCHOOL INDIVIDUAL SITE}. 

\textbf{Transportation Improvements}

Major transportation improvements that would affect the ensuing half-century of village development were accomplished. Three years into their tenure, in 1898, the new Village Board allowed the Bluff City Electric Railway (later the Chicago and Milwaukee Electric Railway) to construct a one-track trolley line along the west side of Sheridan Road (then called Waukegan Road).\(^53\) It was expanded to a 2-track system in 1902. The new railroad had the advantage of increasing accessibility to Milwaukee, Chicago and other North Shore Suburbs. It would continue operation until 1963.

By 1905, streets were being paved. When the underpass at Sheridan Road was built in 1904,\(^54\) beautiful Artesian Lake was drained and became a garbage dump, a problem that would not be solved for three decades. The underpass project included construction by the Chicago and North Western Railroad of the

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\(^52\) Vliet, \textit{Lake Bluff: The First 100 Years}, 80.
\(^53\) Ibid., 83.
\(^54\) Id., 91.
present station, which was designed by Frost & Granger, who lived in Lake Forest and designed over 80 stations along the line while it was controlled by their father-in-law Marvin Hughitt.\textsuperscript{55} The previous station, built near the present location in 1880, had replaced the original 1855 depot located across the tracks on the side of the early Rockland settlement.\textsuperscript{56}

Sheridan Road was created through Lake Bluff between 1898 and 1904, providing access, desirability and prestige to undeveloped land along it. The death of Civil War hero General Philip Sheridan in 1888 spurred tributes nationally, and especially in Chicago where he played a key role in maintaining order during the Great Chicago Fire of 1871. Portions of road along Lake Michigan, north of his Lincoln Park equestrian statue, had begun to be named in his honor, and in 1898 Lake Bluff approved the recommendation of trustee Ben Cloes to name some village streets for him. Thus, Sheridan Road...

...began at Blodgett, ran south along a strip of land given by Cloes where his brickyard had stood (now Birch Road), then jogged around the corner and on down Maple to Center, thence one block west to Harris (now Moffatt) and south to Railroad (now Sheridan Place).\textsuperscript{57}

\textit{Estate Period}

Following Ben Cloes lead, a few months later, the estate of railroad developer William H. Ferry (1819-1880), which owned 135 acres in southeast Lake Bluff, dedicated land to extend the road to Lake Forest.\textsuperscript{58} It was a move that few years later attracted buyers desiring large parcels of scenic land on which to build elegant homes by celebrated architects. In fact, the late 19\textsuperscript{th} and first third of the 20\textsuperscript{th} centuries were a major period of estate building by prominent Chicago business leaders, both along Green Bay Road and along the lake in Lake Bluff. Village historian Elmer Vliet quantified it in his statement, "Within the first two decades of incorporation [1895-1915], more than half of the total area within the original limits of Lake Bluff had been used for large estates..."\textsuperscript{59}

In the estate area along the lake, the recently-formed Shoreacres Club built their clubhouse in 1924 on the present site. That clubhouse, designed by David Adler, was part of the Club’s original 89-acre holdings, which it increased to 150 acres with the purchase of additional land in 1944. The Adler-designed clubhouse burned in 1984 but was rebuilt by architect Larry Booth. The area immediately north of Shore Acres Country Club—i.e. surrounding the estate houses that were inventoried in the Lake Bluff Estate Area in 2008—remains to be surveyed. It is a heavily wooded section of Lake Bluff and the houses built there cannot easily be seen from a public right away. In 1925, a Plat of Subdivision was filed at the Lake County Recorder of Deeds creating 13 lots in the area north of the club property. Lot 1, consisting of 80 acres, was located at the north line of the south half of sections 9 and 16 (the approximate boundary between Lake Bluff and Great Lakes Naval Training Station) and extended from Lake Michigan on the east to Lots 2,3,4,5, on the south and a deep ravine on the west. This large north lot was owned by the Chicago Title and Trust Company, acting as Trustee. Lot 2 was owned by Gustavus Swift, Jr., Lot 3 by G. B. Winston, Lot 4 by Frank Hibbard and Lot 5 by Frederick Hampton Winston. The houses built on these lots have been surveyed.

\textsuperscript{55} "The Train Stations,” History Center of Lake Forest-Lake Bluff. https://www.lflblhistory.org/sites/default/files/pdfs/all-aboard.pdf
\textsuperscript{56} Vliet, \textit{Lake Bluff: The First 100 Years}, 58.
\textsuperscript{57} Ibid., 82
\textsuperscript{58} Id.
\textsuperscript{59} Id., 110.
Former estate lands included in this survey were those of Philip D (PD) Armour III (TANGLEY OAKS SURVEY AREA) and his brother Lester (ARBOR DRIVE SURVEY AREA).

The 160-acre “Tangley Oaks” estate, that was located east of Green Bay Road and north of Blodgett, was purchased P.D. III and his wife Gwendolyn in 1916; a 61-room Tudor Revival manor house was designed by Harrie T. Lindeberg and completed in 1932. The 73-acre Lester and Leola Stanton Armour estate was located south of Shore Acres Country Club which had been opened in 1925, Its riparian Georgian Revival manor house was designed in 1931-1932 by David Adler.

Another estate property, Judge Henry Blodgett 300-acre dairy farm north of Blodgett Avenue and east of Sheridan Road, was sold to Grace and Scott Durand following his death in 1905. William McCormick Blair acquired their renowned dairy “Crab Tree Farm” in stages after his initial purchase of 12 lakeside acres in 1926; on the latter he built a Colonial Revival country house designed the same year by David Adler. Blair substantially assisted in the 1940s paving Blodgett Avenue south of his property, which is in the north border of the EAST SIDE REMAINDER STUDY AREA. The EAST SIDE REMAINDER was still largely Ben Cloes land in 1895 (see map below) but it had 2 new subdivision — Cloes (1892, along Sheridan Road south of Blodgett Avenue) and Juneau (1895), west of Cloes on each side of Washington

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60 Vliet, Lake Bluff: The First 100 Years, 110.
61 Map of Shields Township, Section 21, 1896. Lake Bluff History Museum
The rest of Cloes’ land would be subdivided and re-subdivided many times. At present, there are 20 subdivisions in the EAST SIDE REMAINDER (below), dating from 1891 to 2002.

Suburban “Village Beautiful”
The awe generated by the 1893 Chicago World’s Fair and its dynamic director Daniel Burnham launched the City Beautiful Movement, a nation-wide enthusiasm for civic improvement through planning. Proud of its recent accomplishments, Lake Bluff promoted itself as “The Village Beautiful,” in the years from 1910 until the First World War, in a conscious effort to change its image from a small town and to compete as a North Shore suburb. This page from the 1914 4th of July Parade book enumerates the “Village Beautiful” enticements that would drive speculative fever in Lake Bluff in the next decade.

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62 Vliet, Lake Bluff: The First 100 Years, 80.
1920 to World War II: Planning, Speculation, Depression

The 1920s brought many changes to Lake Bluff. The Village prudently planned for growth, but as anticipated, it experienced speculative fever. Although large areas of the village were subdivided, especially along Green Bay Road, only a handful of houses were constructed in the 1920s and 1930s. By 1930 year-round homes were the norm; the era of summer homes and cottages had come to an end. The Depression years thereafter were a financial challenge for village government, yet progress continued.

1924 Village Plan

Like other North Shore communities in the early 1920s, Lake Bluff was inspired by one of the City Beautiful Movement’s most influential documents—the 1909 Plan of Chicago—to a plan for both its own growth and the impact that the inevitable expansion of Chicago metropolitan would have on it. For

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65 Village of Lake Bluff, Comprehensive Plan 1997, “110

66 City Beautiful-era plans commissioned by North Shore suburbs are as follows: Evanston (1917) authored by the Burnham Brothers; Edward Bennett authored Winnetka (1921), Wilmette (1922, Burnham co-author), Highland Park (1919) and Lake Forest (1929); George Maher authored Kenilworth (1922) and Glencoe (1919).
the task they hired Jacob Leslie Crane (1892-1988) in 1923. His credentials were excellent—a degree in civil engineering from the University of Michigan and a graduate degree (1921) from Harvard’s pioneering and prestigious landscape architecture/city planning program, where he studied under John Nolen, a national leader in the field. In a February 1923 address to the powerful Chicago Real Estate Board, Crane both signaled the profit potential of “10,000,000 acres of land to be planned and then utilized to make the Chicago of 50 years hence” and warned that city planning will benefit all realtors except those speculators who propose to profit at the expense of the community. Good city planning gives the real estate man land laid out to meet in the best way the particular demands of the city at present and also in the future.

He worked during the second half of the year, in conjunction with the able and influential members of the new Lake Bluff Plan Commission, and in December submitted his report, “The Village Plan of Lake Bluff, Illinois.” It was a remarkable document—prescient, practical and visionary. Its eloquent “Forward” stated a mission whose essence would be echoed by in subsequent village comprehensive plans for the next three quarters of a century. It began, “Village Planning for Lake Bluff is not a project to create rapid growth,” and continued,

70 Ibid.
71 A carbon copy of the 1923 report “The Village Plan of Lake Bluff, Illinois” is at the Lake Bluff History Museum. It lists members of the Plan Commission as C.C. Rodenhausen (Chairman and Village Trustee), Mrs. H.C. Angster, Philip D. Armour, Horace Wright Cook, W.M.C. Foster, H.L. Hall, O.R. Henkel, A.W. Jenkisson, Robert W. King [Village President], Louis S. Knorr, Earle H. Reynolds, Mrs. H.D. Robinson and William A. Witt [Village Trustee].
What, then, should be the aim of the Lak Bluff Village Plan? It should of course plan for convenience and adequacy in community development. It should also seek to... lay out the various features so that they will be right in the first place and will not have to be replaced.

But most important, it should preserve and enhance the natural beauty of Lake Bluff, the quiet, unpretentious, charm of this village by the lake [in spite of rapid north shore suburban growth].

A valuable window into the highlights of the planning process was the 1924 Chicago Daily News article pictured below. The article noted that Chicago “real estate explorers” were surveying and mapping large areas as quickly as possible, and that Lake Bluff not only had the largest undeveloped area in the North Shore region but that it “presents the last of the highly desirable parts [of the North Shore] that are available to homebuilders at prices within reach.” It was a fact of which Crane and the Plan Commission were well aware, and for which they were documenting and planning (see aerial photo below and “Present Uses” map).

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Aerial Photo from the 1924 Lake Bluff Plan shows extensive undeveloped land
The article further reported that zoning ordinances had already been enacted to protect against inappropriate encroachment, be they industry, apartments, duplexes or dwellings not in keeping with their surroundings. Going “a step further”, the architecture of new buildings in the business section would be regulated, and it was reported that parks or an attractive business and community center were encouraged along the railroad tracks. Subdivisions in the Lake Bluff area were reported as already being laid out in accordance with the plan’s encouragement of winding streets and large lots, the latter being a quarter of an acre minimum in the “better residential sections.”

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The report Crane and the Lake Bluff Plan Commission submitted in December, 1923 offered other insights that would positively impact the community’s future development. Road improvements were systematically thought through (see next map) with recommendations put forward such as green space along Sheridan Road to provide for both beautification and generous rights of way for future road widening to handle anticipated increases in north-south motor traffic. Chaotic placement of utility poles was tamed with subdivision regulations for their placement at the rear of lots or buried. Planning for existing and new parkland was explored in detail, including a recommendation for a large park and golf course along the Skokie, which would be realized decades later with Blair Park. The creation of a Lake Bluff Park District was recommended, with “territory as far west as the Annexation contemplates”. The plan even anticipated the formation of JAWA (Joint Action Water Agency) more

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76 Ibid.
77 Id., 9.
than a half-century in the future, stating that while the artesian wells were presently adequate,

The project of a district water works, supplying a group of communities from Lake Michigan, would probably solve the water supply permanently...[with] the lake supply pumped from a central station or possibly from the Lake Forest station. 78

The analysis of sewage came to the forward-thinking conclusion that, “In general, the practice of using combined sewers might be continued east of Green Bay Road, but in the Skokie drainage district sewers on the “separate” plan should be utilized with few, if any, exceptions.”79 Regarding annexation, the report recommend controlling the development of an area of about six square miles-- about three times the present area-- with a future population of about 20,000 to 30,000 people living on large lots.

The territory which may logically be annexed to Lake Bluff extends from Lake Michigan to just beyond the Telegraph Road (the western limit of the Skokie drainage area) and from the Lake Forest line north to the first proposed road south of Five Points. Later additional annexations may be considered but this is enough for the first annexation project.80

79 Ibid., 11.
80 Id., 12.
The report concluded that Lake Bluff is “destined to be one of the finest suburbs of Chicago, provided its growth is directed and controlled with that destiny as its objective.”

The Building Code developed by the planning process, which “involve[d] several unique features aimed at the prevention of unsafe construction and particularly improvement in the appearance of private buildings” was passed by the Village Board in August, 1923.\(^81\) The Subdivision Ordinance, which “also involving unique features,” was passed in December, 1923.\(^82\) A plumbing code was passed and the plan was approved in 1924.

**Post-Plan Improvements**
Spurred by the planning process and other factors, major improvements—to roads, parks, the water system and the elementary school—were undertaken in the 1920s and grew Lake Bluff’s desirability. Roads were paved as automobiles proliferated. The first concrete highway between Chicago and North Chicago was built through Lake Bluff along present Waukegan Road, then turned east at Route 176 and north on Green Bay Road; Sheridan Road was paved in 1922, including the portion along present Sheridan Place in the SOUTHEAST REMAINDER STUDY AREA.\(^83\)

Packed with 186 students, the four-room 1895 elementary school was enlarged in 1923 with an innovative addition of seven classrooms organized around a combined gym/auditorium. As an added attraction for families, the latter doubled as a community room focused on an Arts & Crafts

1923 addition to Lake Bluff School (later East School)  
fireplace surmounted by a mural,\(^84\) and prominent Lake Forest architect Howard Van Doren Shaw created an adjacent landscape for outdoor performances.\(^85\) A small annex was added to the school in 1933.

As recommended by the Crane plan, improvements were made in 1923 to the water and septic systems, and a treatment plant was built on the beach at Prospect Avenue to stem the flow of sewage into the lake.

\(^{81}\) Jacob L. Crane, Jr., “The Village Plan of Lake Bluff, Illinois,” 11  
\(^{82}\) Ibid., 12.  
\(^{83}\) Vliet, *Lake Bluff: The First 100 Years*, 124.  
\(^{84}\) The mural, by artist Marguerite Kreutzberg, is now located in the Lake Bluff Village Hall Board Room.  
Also, as recommended, the Lake Bluff Park District was established in 1925, with a territory including all land in the school district. 86 In the next three year the Village deeded over Lake Front Park and Artesian Park but reserved the right to use Artesian Park as a refuse dump for 10 more years. The Park District took up Crane’s recommendation for augmenting park and green space, such as along Sheridan Road. The year after the Park District was created the Lake Bluff Library was also established as a separate taxing body.

Five New Subdivisions
The stage was now set for development, and in years 1923-1925 five substantial new subdivisions were recorded that are also in Survey Areas. These subdivisions are listed in the chart below. Little construction was undertaken in them until after World War II, however.

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Date Recorded</th>
<th>Location</th>
<th>Study Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Lake Bluff Ravine Forest</td>
<td>5/1/1923</td>
<td>E of Sheridan Road, immediately N of Lake Forest border</td>
<td>SE remainder</td>
</tr>
<tr>
<td>Village of Lake Bluff Knollwood Heights</td>
<td>9/13/1924</td>
<td>E of Green Bay Road, N of Rockland Road (aka W. Scranton Ave)</td>
<td>N Terrace</td>
</tr>
<tr>
<td>Village of Lake Bluff Forest Home</td>
<td>11/6/1924</td>
<td>S of Blodgett, E of Oak, N of Washington, W of Moffett</td>
<td>E Side Remainder</td>
</tr>
<tr>
<td>Goldman’s Green Bay Road Highlands</td>
<td>7/20/1925</td>
<td>Skokie Ditch E to Green Bay Road, W Washington St S to Rockland Road</td>
<td>Blair Park Vicinity</td>
</tr>
<tr>
<td>Village of Lake Bluff The Terrace</td>
<td>9/28/1925</td>
<td>Rockland/W Scranton S to Kelley Estate (aka Harrison Conf Cntr), Skokie Ditch E to CNW RR Tracks</td>
<td>W/East Terrace</td>
</tr>
</tbody>
</table>

86 Vliet, Lake Bluff: The First 100 Years, 134.
Three of the above subdivisions are along Green Bay Road—they are Knollwood Heights, The Terrace and Goldman’s Green Bay Road Highlands. These subdivisions’ names and boundaries are superimposed below on a 1939 aerial map. This clearly shows the minimal infrastructure that was completed in each before the Depression.

The other two subdivisions are east of Sheridan Road—they are Ravine Forest and Forest Home. They too are superimposed on a 1939 aerial below.

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87 Lake County Maps Online, https://maps.lakecountyil.gov/mapsonline/
The Terrace Subdivision
The Terrace was the largest and southernmost of the Green Bay Road subdivisions. Located south of W Scranton Ave it straddled Green Bay Road and stretched west from the North Western railroad tracks to

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88 Lake County Maps Online, [https://maps.lakecountyil.gov/mapsonline/](https://maps.lakecountyil.gov/mapsonline/)

89 Ibid.
beyond the village limits. The 240-acre tract\(^92\) had been owned previously by Leander McCormick. It was subdivided by the prestigious Chicago real estate firm H.O. Stone & Co., the plat being recorded on September, 1925. The firm, which dealt in real estate and mortgages, had been founded in 1887\(^93\) by Horatio Odell Stone, Jr. (1860-1912), a Yale-educated engineer and scion of one of Chicago’s oldest families. His father, Prairie Avenue resident Horatio Odell Stone, Sr. (1811-1877), was a highly respected grain merchant and real estate dealer who had moved to pioneer Chicago in 1835.\(^94\) Prior to establishing

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\(^93\) A.N. Waterman, AB, LLD, Editor and Author. Historical Review of Chicago and Cook County and Selected Biography," Volume I, (Chicago, IL: The Lewis Publishing Company, 1908)

the firm, H.O. Stone, Jr. had worked for the Atchison, Topeka and Santa Fe Railroad and a New-York based Stock Exchange Firm. A member of the Union League Club and South Shore Country Club, he lived in an elegant Howard Van Doren Shaw-designed Georgian Revival mansion at 4924 S. Woodlawn Avenue in Chicago’s elite Kenwood neighborhood. 95

After H.O. Stone, Jr.’s death, control of the company came into the hands of Henry F. Norcott, who became president in 1919. What followed was a tragic tale of 1920s boom and bust. In addition to Lake Bluff, the company bought large tracts of land in outlying suburbs such as Elmhurst,96 transactions which were eagerly followed in the press, along with the company’s 1925 move into 150,000 square feet of office space in the H.O. Stone Building at Clark and Madison in Chicago. Newly remodeled by one of the city’s leading architectural firms, Holabird & Roche, the space housed the company’s bond, real estate, renting, insurance, subdivision and financing departments. 97 So prominent was it as an industry leader, in 1926 the *Chicago Tribune* used the company’s annual report as a measure of real estate expansion in the Chicago area. 98

It is therefore not surprising that buyers confidently purchased lots in The Terrace. As an inducement, the company had laid out a portion of West Sheridan Place in the development with trees, sidewalk and water service, so potential buyers could imagine the neighborhood finished.99 In 1928, however, it was reported that 35 purchasers of lots in the Terrace—half of them school teachers—had brought law suits in Superior and Circuit court charging “fraud and misrepresentation in the sale of lots...”100 The suits asked the court “to rescind purchase contracts totaling $126,000.”101 Another 15 suits were about to be filed. According to the article, approximately 500 lots in the subdivision had been sold. It elaborated that

[One of the misrepresentations that brought quick sales] was a fictitious announcement that the Chicago, North Shore and Milwaukee electric had made arrangements to construct a large passenger station on the subdivision to be used as a transfer point between Chicago, Mundelein, Libertyville and Milwaukee.

Another inducement offered to prospective buyers and unfounded in fact, according to the complainants, was a representation that the H.O. Stone & Co. had organized a resale department for the sole purpose of reselling at a profit to the original purchasers lots contracted to be purchased but not paid for in full.

The suits seek to compel H.O. Stone & Co. to return payments made by the plaintiffs as well as to rescind the obligations to complete the purchases.102

Misdeeds in other aspects of the company, such as financing and bookkeeping, came to light, the company failed in the amount of $14,000,000 in 1930,103 and trials were held for several more years. It is

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95 Stone, Horatio Odell,” *The Book of Chicagoans*, 1911(Chicago, IL: A.N. Marquis & Co.), 649
97 “H.O. Stone & Co. to Occupy New Home March 16,” *Chicago Tribune*, March 8, 1925
99 “Historic Areas of Lake Bluff,” The Terrace Area, 8.
100 “H.O. Stone & Co, Fraud Charged in Sale of Lots”
101 Ibid.
102 Id.
interesting to note the trials revealed that, unbeknown to Terrace purchasers, reckless expansion by Norcott had “caused the company losses until 1928 when it was ‘practically bankrupt.’” Five company officials, including Norcott, were given prison sentences or heavy fines in 1934, and a subsequent trial was held.

Goldman’s Green Bay Road Highlands Subdivision

Goldman’s Green Bay Road Highlands subdivision, which was recorded the same year as The Terrace is located immediately north of the Terrace and west of Green Bay Road. Until shortly before subdivision, it had been the farm of the Hoffman family, who had purchased the land in the mid-1870s. Although

Vliet maintains that the farm was sold to Samuel Goldman, there was an intervening transaction reported by the Chicago Tribune’s Al Chase in his 1924 article, “Two Big ‘Subs’ Announced for the North Shore,”

Theodore S. Williams has bought 100 acres in Lake Bluff across Green Bay road from Knollwood Heights, from William O. Lindley of Pasadena, Cal. for a reported $250,000. Winding roads will be laid out and large lots sold.

Lindley’s ownership is corroborated by a 1922 map at the Lake Bluff History Museum; however, the old Hoffman farmhouse can be seen on the 1939 aerial photograph.

Despite the Goldman Green Bay Road Highland’s ambitious vision for houses, apartments and even a Market Square like Lake Forest (the latter having been lauded during the Jacob Crane-led village planning process and reported by Al Chase), again, corruption doomed the subdivision. In May of 1926 a Tribune article “$100,000 Improvements in S. Quincy Goldman’s ‘Sub’” proclaimed that improvements totaling this amount

...had been let by S. Quincy Goldman for his Green Bay Road Highlands in Lake Bluff. These include sidewalks, maple trees along parkways and inside lot lines, and road construction for the entire 100 acre subdivision.

Mr. Goldman’s building department is working on fifteen plans for homes to average $25,000 each.

105 Vliet, Lake Bluff: The First 100 Years, 39.
107 1907 Atlas, Lake County Maps Online.
108 Neil J. Campbell, “Map of the City of Lake Forest and Environs, Lake County, Illinois,” 1922. Lake Bluff History Museum
110 “$100,000 Improvements in S. Quincy Goldman’s ‘Sub,’” Chicago Tribune, May 2, 1926, B2.
A month later, however, Samuel Quincy Goldman’s (1891-?) real estate brokerage license was revoked for fraudulent practices. Reporting on June 26, 1926, Al Chase noted that Goldman, a member of the Chicago Real Estate Board, had recently been operating under the firm name of S. Quincy Goldman, and that while he was a brother of the Goldmans who controlled North Side Realty company, he was not connected with that firm. The action was taken after Samuel Quincy Goldman

...was accused of selling lots in a north shore subdivision and then giving the buyers a deed to property in a subdivision in the southwestern part of Chicago. Those complaining would be told that later on the north shore lot they had selected would be given them.  

Green Bay Road Highlands’ “home sites, apartment plots and business locations” were put up for auction in 1934, as see in the advertisement below. In 1938, the Lake Bluff Plan Commission considered

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the application of The Illinois Real Estate Improvement Corporation and its successors in interest, Green Bay Road Highlands, Inc. for water service to the subdivision. Jacob Crane consulted on the case. The Commission recommended to the Village Board that water and sewage service be extended to that part of the subdivision within the Village, but it be extended to the part outside the village only if lands lying west of Ivanhoe Terrace were deeded to the Village for a park, lots conformed to residential zoning requirements, and a plan for water and sewer be submitted. They also recommended favorably on annexation of the portion outside the Village and suggested the applicant apply for Federal Housing Administration construction loans.112

112 Lake Bluff Plan Commission Resolution, August 8, 1938, Lake Bluff History Museum.
Although Vliet states that Edward Mawman sold 40 acres of family land west of Rockland Avenue in 1923 to form the Knollwood Heights subdivision, this may be a simplification. The 40 acres west of the Rockland subdivision had been Mawman land entirely but by 1922 there were two other owners, Ahrens and Burrows. Al Chase’s “New 40 Acre ‘Sub’ Planned for Lake Bluff” article in September, 1924 reported “The Ahrens estate was the seller and the price is said to have been around $4,000 an acre” for yet “[a]nother highly restricted [north shore] subdivision.”\textsuperscript{115} The acreage had been purchased by a syndicate whose spokesman, M. F. Schiavone, was also president of the Lake Towns Improvement company. Announcing that the group “will place the property on the market at once as Knollwood Heights,” Schiavone described that “There’ll be winding roads and all improvements are to be put in at once. Paving will follow later by special assessment.”\textsuperscript{116} The pictures below underscore how little was accomplished in both Knollwood Heights and in the original Rockland subdivision adjacent to the east.

\textsuperscript{113} F.J. Geraghty, surveyor, “Index Map of Shields Township, Lake County, IL,” Lake Bluff History Museum c.1920s.
\textsuperscript{114} Neil J. Campbell, “Map of the City of Lake Forest and Environs, Lake County, Illinois,” 1922. Lake Bluff History Museum
\textsuperscript{116} Ibid.
Knollwood Heights c1920s: Looking S from P.D. Armour Estate, showing Green Bay Road

Original Rockland subdivision, looking north on Mawman from Scranton in 1925.
The Ravine Forest subdivision, created in 1923, is located in ravine-cut southeast Lake Bluff. It is adjacent to the west edge of the riparian estates that were created in the early 20th century from the tract William Ferry had amassed in the 1870s. A June 1923 newspaper article announcing Ravine Forest stressed its exceptional desirability and exclusivity,

What is said to the last big track of north shore land east of the Northwestern railroad, available for high class residential subdivision purposes has been purchased by Benjamin Lowenmeyer from Stanley Field and Chauncey Keep for a consideration reported in excess of a quarter of a million. There are about 90 acres, the land being the most picturesque part of the tract known as Ferry field and Ferry woods. It all lies in the corporate limits of Lake Bluff, just north of the Lake Forest northern boundary.

Mr. Lowenmeyer is having it laid out with winding roads....The tract is heavily timbered and is traversed with an unusually attractive three pronged ravine, said to be one of the most beautiful on the north shore.
A majority of the lots have ravine frontages of over 150 feet, some as much as 500 feet, and the restrictions provide that no house shall be erected in the entire subdivision at a cost of less than $15,000. It is presumed... that there'll be houses erected that will cost many times the minimum limit. The lots range in price from $3,000 to $45,000.\(^{117}\)

In addition to noting that almost one-third of the subdivision had already been sold, the article updated progress on rerouting Sheridan Road through the property’s south end, where the **SOUTHEAST REMAINDER STUDY AREA** is located. Present-day East Sheridan Place was reported as being laid out 90’ wide and would be paved by the state. Widths of the subdivision’s other roads were 60’ for Ravine Forest Drive and Oak Terrace, while Crescent Drive would be 30’.

Benjamin Lowenmeyer was a real estate developer described as “a large north shore operator” in the 1915 “Dock Property Jumps $56,000 in 11 Months” article,\(^{118}\) about one of his successful ventures along the north branch of the Chicago River. In the 1910s he was involved in developing “high class property” in Roger’s Park\(^ {119}\) and in the 1920s his projects included the premier Bonnie Brook subdivision/golf club created out on 240 rolling acres of the Gould dairy farm, located near present day Illinois State Beach.\(^ {120}\) One of the club’s directors was Frank J. Geraghty of Lake Bluff, a well-known surveyor.\(^ {121}\) The 1924 Lake Forest-Lake Bluff directory lists Benjamin Lowenmeyer as having a real estate office on Sheridan Road in Lake Forest.\(^ {122}\)

The Ravine Forest subdivision was laid out while Jacob Crane and the new Lake Bluff Plan Commission were drafting the Village Plan. Their final report mentions that one of the Commission’s accomplishments to date was “Secur[ing] rearrangement of the Lowenmeyer Subdivision so as to better meet the village requirements and to leave parks along Sheridan Road.”\(^ {123}\) The Village Board approved the Ravine Forest subdivision in May, 1923.\(^ {124}\) While streets other than present East Sheridan Road were put down by the developer, the Village installed sewer and water mains with special assessments.\(^ {125}\)

Prior to development, John Wolff had farmed the property since 1866 and had subdivided it to accommodate five other families.\(^ {126}\) The 1885 atlas below shows Wolff’s lands, their relationship to the Ferry property and the lack of Sheridan Road before its reconfiguration during the Ravine Forest project.

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118 “Dock Property Jumps $56,500 in 11 months: North Branch Piece Bought for $26,000 in December, 1914, Sells for $82,500,” *Chicago Tribune*, November 12, 1915,10.


121 “Work Starts on New Bonnie Brook Course,” *Chicago Tribune*, August 21, 1924,15. Many examples of his maps and surveys are in the collection of the Lake Bluff History Museum.


125 Ibid.

126 “Historic Areas of Lake Bluff,” Ravine Forest Area, 9.
The portion of Ravine Forest that comprises the **SOUTHEAST REMAINDER** is shown below. Its west end was re-subdivided in 1970 as “Nilles Sheridan Road.”

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**Forest Home Subdivision**
Although Forest Home was the smallest of the 1920s subdivisions (covering Blodgett to Washington, Evanston to Moffett), it is one of the few that experienced construction, albeit very limited, in the 1920 to World War II period.

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127 Lake County Maps Online, https://maps.lakecountyil.gov/mapsonline/
128 Nilles Sheridan Road subdivision, Document # 1475721, Lake County Book 49 of Plats/Page 34.
In 1938, Earle T. Harlan (1890-1964),130 “realtor and builder” was reported by the Chicago Tribune to be the first contractor to offer a group of homes in the community after the start of the Depression. The five homes—3 in Brier Lane, 1 on Woodland Road, and 1 on Witchwood Lane—are described as one having five rooms, three having six rooms and one having eight rooms. The article, “Build 5 Homes in Lake Bluff; Two are Sold,” continued with a description of the house in the Forest Home subdivision,

A six room house at 360 Woodland Road, of common brick, painted white, on a 60’ by 150’ lot, was sold for a reported $9500 complete to Al Martin of the Masonite corporation. Construction costs were $8500, according to Harlan.131

The article added that the house was financed with a Federal Housing Administration insured mortgage, that all five new houses were of “colonial design,” and that Harlan had been in the real estate and building business in Lake Bluff for fifteen years.

Depression Years
Local government struggled to remain solvent in the 1930s.132 Nonetheless, competent village leadership got Lake Bluff out of debt, improved municipal services and continued to improve appearance for its approximate 1,500 residents.133 Importantly, in 1935, the Village acquired 2 acres N of Rockland Road, adjacent to the electric company’s high wires, that it could use for a dump instead of Artesian Park.134 The dump site would be augmented over time and come to house the PUBLIC WORKS buildings beginning in the 1980s.

129 F.J. Geraghty, surveyor, “Index Map of Shields Township, Lake County, IL,” Lake Bluff History Museum c.1920s
131 “Build 5 Homes in Lake Bluff; Two are Sold,” Chicago Tribune, August 21, 1938, B16.
133 Vliet, Lake Bluff: The First Fifty Years, 144.
134 Ibid.
1945-1975: Post-War Suburban Expansion

The post-World War II years from the 1940s through the 1960s were decades of major population growth. Lake Bluff grew through the development and annexation of several subdivisions along Green Bay Road. The village and school system actively planned for and managed this growth. The Village also both increased its tax base and managed industrial encroachment by creating along the highway and railroad near its far western border an Industrial District in 1958. The post-war dominance of the automobile was a major factor in the electric railroad closing down in 1963, and exciting new recreation concepts emerged, both public and private.

Managing Growth, 1945-1969

As World War II was drawing to a close, rapid suburban growth was again anticipated. The Village continued the 1924 Village Plan’s strategy of putting measures in place to manage growth, while also preserving natural beauty and retaining its small town character. In the years immediately after World War II, the zoning ordinance was revised to create larger lots, thereby heading off urban density. By 1953 several new zoning districts had been created in areas that had not been subdivided or developed. Importantly, the village also enacted a “look-alike” ordinance to prevent architectural monotony in subdivisions. In 1958, an Industrial District was created along Waukegan Road and annexation of the 200-acre tract was begun. Land east of this Lake Bluff Industrial District and west of the Chicago & Northwestern railroad tracks was absorbed during the balance of the 1950s in a series of annexations.

The school district also prepared for the future. Hiring its first superintendent in 1943 and having two bond referenda accepted later in the decade, several additions were added to Lake Bluff School (constructed 1895) on E. Sheridan Place as the elementary school population surged following the war. A one-story addition was added on the west in 1946; it was topped with a second floor in 1950; and the basement was built out in 1958.

A separate junior high school was built on E. Sheridan Place in 1955, with a rear (south) addition in 1960. This building (currently named LAKE BLUFF MIDDLE SCHOOL) is an Individual Structure of this

138 Ibid.
survey. A high school district was established in 1949, with Lake Bluff students attending schools outside the community.  

A population shift west and a philosophical shift to neighborhood schools, fostered the construction in 1966 of new Central Elementary School on Green Bay, north of Rockland Road. It was largely built for the influx of children in grades kindergarten through sixth, living in the new developments that came to be known as The Terraces.

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140 Ibid.
Central School

*Building out The Terraces: 1950-1965, 1977*

Much of the source of Lake Bluff’s population growth in the early post-war period was development of the subdivisions that had been laid out in the 1920s along Green Bay Road. Knollwood Heights, along with the adjacent original 1856 Rockland subdivision comprises the **NORTH TERRACE** Survey Area. This area was built out first, in the early 1950s\(^{141}\) by independent builders such as Earl Harlan. South of it, the

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land straddling Green Bay Road that had been owned by the H.O Stone& Co and subdivided as “The Terrace,” constitutes the **EAST TERRACE** (east of Green Bay Road), and **WEST TERRACE** (west of Green Bay Road) Survey Areas. Development of **EAST TERRACE** began about 1958, also with homes by various builders. **WEST TERRACE** was developed last, in the early 1960s. The 1961 aerial photograph below clearly shows how extensively **NORTH and EAST TERRACE** were built out when construction was beginning in **WEST TERRACE**.

![North, East and West Terrace in 1961](image)

A report by the League of Women Voters of Lake Bluff c. 1961, “Zoning and the Development of Lake Bluff’s Western Area” provided specifics about the largely built-out **NORTH and EAST TERRACES**. All were zoned A residential with the following minimum requirements: 60’ lot width, 10,000 square foot lot area, and 1100 square foot house area, however the platted lots were wider than the minimum lot width and so many lots had been divided. Knollwood Heights had 64 completed homes, 0 homes under construction, 15 vacant lots, and 1 lot held for a village park. The Rockland subdivision had 27 completed homes, 18 vacant lots and 1 Village-owned lot. **EAST TERRACE** had 112 completed homes, 10 houses under construction by Chicago Construction Co., and 60 vacant lots. All land east of Mawman Avenue, except for 5 lots was held for a village park.

Unlike North and East Terraces, the **WEST TERRACE** was zoned for larger lots (AA residential) with the following minimum requirements: 75’ lot width, 12,500 square foot lot area, and 1,200 square foot

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143 [1961 Aerial, Lake County Maps Online](https://maps.lakecountyil.gov/mapsonline/)

144 League of Women Voters of Lake Bluff c. 1960, “Zoning and the Development of Lake Bluff’s Western Area.”
house area. Importantly, West Terrace was also different in that it was largely developed by a single company, Chicago Construction Company. The firm had a north suburban track record building subdivisions Deerfield Park (Deerfield), Northbrook East (Northbrook) and Arlington Court (Arlington Heights), as well as scattered houses in East Terrace.

The founder of Chicago Construction Company was Harold Friedman (1904-1985). A carpenter in the 1920s, Friedman went on to attend the University of Illinois. After subsequently attending the University of Chicago (U of C), he became a general contractor, building apartment houses and apartment hotels in the vicinity of the U of C, especially in the Hyde Park, Kenwood and Woodlawn neighborhoods. In the midst of the Depression (1934) he formed the Chicago Construction Company and after World War II, in the late 1940s, he decided to focus on the North Shore, building homes for “the rising young executive and professional group.” His brother Benjamin became a co-owner in 1951. The brothers “decided to concentrate exclusively on the development of prestige communities and the construction of quality homes.” Explained Harold in 1960, “We came to know our chosen market well and became particularly sensitive to the style trends and design features which were to affect it.”

In the early 1950s, Chicago Construction made the bold decision of building, in Glencoe, a demonstration group of 26 homes that incorporated passive solar energy designed by the progressive architectural firm of Keck & Keck. Friedman and his wife had earlier engaged the firm to design their own higher-end house, sited along a ravine, at 219 Lincoln Drive in Glencoe.

Chicago Construction went on to build large numbers of homes in Northbrook, Deerfield, Highland Park and Arlington Heights, as well as in Lake Bluff before Friedman’s retirement in 1970. A 1960 Chicago Tribune article, “The Friedman Formula: Zero in on Executives,” noted that for the past 10 years the firm “has been sold out from 6 to 18 months in advance,” and that to date “some 1500 houses along Chicago’s plush North Shore “ testified to the success of the ‘executive and professional’ strategy.”

Importantly, it went on to chronicle development trends of the company since WWII,

The company has progressed thru[sic] several distinct style trends with these young buyers since the end of World War II. By 1950 they were demanding a three bedroom, single bath ranch home, priced at $20,000 to $25,000, in a top suburban location. In the mid-fifties, with both income and prices up, they wanted a home with a basement, two baths, garage, and often a fourth bedroom, for $25,000 to $30,000.

Today, many young executives and professional men are higher on the financial ladder and have had the experience of previously owning one, two, or even three houses.

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145 League of Women Voters of Lake Bluff c. 1960, “Zoning and the Development of Lake Bluff’s Western Area.”
149 Ibid.
151 After Harold Friedman’s retirement in 1970 a strong interest in educational opportunity led him to become a trustee of Chicago’s Roosevelt University and Birmingham, Alabama’s Miles College, as well as a correspondent for Integrated Education magazine.
152 “The Friedman Formula: Zero in on Executives.”
These selective buyers want a home in a prestige location with at least 2,000 square feet of living area, three or four bedrooms, separate dining room, basement, two car garage and a minimum of 2 ½ baths. Price: $30,000 to $35,000.

Lake Bluff was the next test for the “Friedman Formula” and in September of 1961 the Chicago Tribune reported that the company had begun a new building program of 150 homes—named “The Terrace in Lake Bluff.”

Lake Bluff.” 153 Citing the transportation advantages of being served by two railroads (the North Western and the North Shore electric line), and several nearby motor routes (Skokie Highway ½ mile west, Waukegan road 1 mile west, Tri-State tollway 3 miles west, Sheridan Road 1 mile east) it went on to outline the range of homes that would be offered and describe their environs.

The Terrace will have ...three and four bedroom ranches, two story Colonials, and tri-level residences....

Lots in The Terrace are approximately one-quarter acre each, 70 by 150 feet. Some are larger. A good many are wooded. All are being improved with both sanitary and storm sewers, paved

streets, and concrete gutters, public sidewalks and service walks. All lots will have front and side lawns finish-graded and seeded for grass. Prices range within the $26,000 to $32,000 bracket.154

Although the article highlighted two of its largest homes targeted to large post-war families (the “Bel Aire” and “Special Madison”) and two of its more basic homes (the “Monroe” and “Jamestown”), a 1961 company brochure about the development presented a wide range of offerings that are summarized in the following table. The complete brochure, “The Terrace in Lake Bluff” is reproduced in Appendix G and provides a written description, floor plan and drawing of the exterior of the various homes offered, such as the “Jefferson” below.

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The company offered many standard features. All ranch homes for example featured “ceramic Center Hall Entry Foyers, ample Kitchens with built in Oven, Surface Burner and Walls of Fruitwood Cabinets—plus individual Breakfast Areas. All brick veneer—with Family room, big Basement and double garage.” A range of choices enabled owners to personalize their homes, however, with selections that included choice of “roof, exterior stains and paint, work counters, floor tiles, plumbing fixtures, wall ceramics, kitchen built-ins and custom decorating.” The brochure mentioned that at least one style, the Rancher, had recently been introduced in the company’s Arlington Court development, but that it had been “further improved” for The Terrace. It was noted that many Terrace lots were wooded and averaged one-quarter acre. “Complete basic landscaping” was included—“front and side lawns seeded, and rear of lot rough graded and spread with topsoil.”

156 Ibid
Noting that Chicago Construction Company had built “fine Homes” for over a quarter of a century,” the brochure stated that the company’s principle bank was Continental Illinois Nation Bank and Trust Company of Chicago and invited prospective buyers to call it for references.

Finally, the brochure summarized the Construction Features of The Terrace homes,


All improvements—both sanitary and storm sewers, and paved streets, concrete curbs and gutters, sidewalks service walks and basic landscaping—are all included. There are no hidden extras. There are no assessments. 157

As stated on the undated advertising poster “We’re Back on the North Shore!” model homes were available for inspection on Green Bay Road and Center Avenue.” According to the 1963 Lake Forest-Lake Bluff Directory, Chicago Construction Company had an office at 515 Green Bay Road in Lake Bluff.158 At the time of the League of Women Voters’ report, there were 405 vacant lots, 11 completed houses, and a platted public park in West Terrace. Chicago Construction was “initiat[ing] proceedings to have a special assessment levied to provide streets, utilities and sewage facilities.”159

The houses sold quickly and, as the company anticipated, the project was completed in about two years. The 1974 aerial photograph below shows the extent to which West Terrace was developed. It also shows the area at the west end of the development (west of Maclaren Lane, north of W Sheridan Place) that was purchased by the Village in anticipation of uses serving the needs of the large number of new families the Terraces attracted. The c. 1961 League of Women Voters report noted that the Village of Lake Bluff owned 120 lots and Chicago Construction Company owned 122 lots. Until the 1980s, various uses including a school and parkland were contemplated. That decade, the 1980s, planning would begin for it as the site of a major component of a new regional water system (see WATER TREATMENT PLANT).

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159 League of Women Voters of Lake Bluff c. 1960, “Zoning and the Development of Lake Bluff’s Western Area,”
The triangular piece of land at the south end of the **EAST TERRACE** Survey Area was undeveloped until 1977. At that time, it was subdivided as 17-lot “The Oaks of Lake Bluff” by the well-known builder James Hemphill (1930-2008).  

Hemphill’s father Clarence established the business “Home by Hemphill” in 1926. The firm built thousands of houses along the North Shore from Evanston to Lake Bluff and establish a strong brand.

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associated with quality and trust. Attested Edward R. James, chairman of James Partners LLC, the real-estate development firm that would develop major projects in Lake Bluff in the 1980s, "When they went up for sale, Realtors would say, 'That's a Hemphill home.' That's how good they were," 164 The younger Hemphill maintained the company's reputation when he assumed leadership following his father's death in 1967 and became a leader in Chicagoland Home Builders Association.165

Blair Park Vicinity: Formerly Goldman’s Green Bay Road Highlands
Like West Terrace, Goldman’s Green Bay Road Highlands was a large tract of land that the Village of Lake Bluff rezoned AA residential in order to restrict population density.166 The League of Women Voters c. 1961 “Zoning and the Development of Lake Bluff’s Western Area” reported at that time there were 414 vacant lots, 5 completed homes, 0 homes under construction and approximately 5 acres of vacant land had been dedicated to School District 65 in the Goldman subdivision.

Concern about the ramifications of up to 200 houses being built on the property, particularly on the floodplain at the west end,167 soon led to lobbying for the subdivision to be purchased for a public golf course. In July of 1962, a flyer “Let’s Buy Goldman” was addressed to “All Interested Citizens of

Portion of 1962 pamphlet urging buying Goldman subdivision for parkland168

the Grade School Community” from a citizens group, the Lake Bluff Town Meeting Association.169 Soon thereafter the proposed area to be purchased was expanded to 160 acres and the Lake Bluff Park

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165 Ibid.
166 League of Women Voters of Lake Bluff c. 1960, “Zoning and the Development of Lake Bluff’s Western Area,”
168 Lake Bluff History Museum “Park District” file.
169 Located in “Park District” file, Lake Bluff History Museum.
District put up a referendum for a new “Rockland Park” The reverse side of the flyer below outlined the major arguments in favor ---the need for parkland for active recreation that was proportional to the population (much of the existing 33 acres of parkland was scenic), the land’s central location in the Park District and low price, the need to slow down school-aged growth being brought about by development, and increased property values. It was noted that because only 14 people owned the land, legal fees would be reasonable and the amount of land was generous enough to establish a 130-acre golf course, which could generate a revenue stream.  

The referendum passed, land was acquired by condemnation (much of it from the Wacker estate) beginning in 1963, and in 1966 the Park Board applied for a loan from the federal government to finance construction of the golf course, with the bonds to being paid over 40 years with revenue from the proposed course. Four years later, the Rockland Park Golf Course opened for play on Labor Day, 1968. An anonymous $300,000 gift that year (later revealed to have been from Mr. and Mrs. Edward Blair) supplemented referendum funds and enabled the Park District to construct the Olympic-sized pool

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173 Manuscript for article about the history of the Lake Bluff Park District by Frank L. Townsend, p 4. Located in “Park District” file at Lake Bluff History Museum.
and community center (see location below) that was opened in 1973. The facility was designed by the Waukegan architectural firm of Anderson, Rheder & Yonker. In 1972, Mr. Blair had pledge $20,000 a year for five years to enable an experienced Park District Manager to be employed. In gratitude for the Blairs’ sustained generosity, at the opening of the community center/pool the Park Board announced it had passed a resolution changing the name Rockland Park to **BLAIR PARK**. The pool was upgraded over the course of the 1990s by replacing the tot pool with a concession stand.

A clubhouse for the golf course was built by the Park District in 1981 to plans drawn up *gratis* by architect Hal Steed and financed with the help of a fundraising campaign. The clubhouse, which contained dining facilities, locker rooms, club storage and pro shop, was built atop the underground bunker out of which the golf course had previously operated. The present appearance of the Golf Clubhouse dates from a 2019 renovation, of which Sandra Swift was the interior designer.

Early flooding and drainage problems associated with the Skokie River that runs through the park were solved, landscaping was gradually augmented, and buildings were improved or added, all with considerable community involvement and dedicated Park District staff. By the late 1990s, expanding programs and attendance necessitated a modern recreation center, which was constructed in 2001.

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177 Plaque on Golf Clubhouse.
Larson-Kramer & Associates of Hinsdale were the architects of this present Recreation Center.\(^{179}\) The project consisted of new classrooms, dance studio, gym and fitness center with track and the renovation of existing office. The community center was expanded in 2004 with two additional pre-school rooms, first floor dance/exercise room, free weight area and fitness exercise room.\(^{180}\)

The popularity of paddle tennis in the 2000s prompted a new facility for it northeast of the pool. The site plan and design of the Paddle Tennis Club was the \textit{pro bono} work of Lake Bluff architect Robert Douglass, president of Lake Effect Architects, Inc. It was dedicated in September of 2009, with paddle tennis courts that had been donated and relocated from the Bath and Tennis Club in 2008 when it was being redeveloped.\(^{181}\) The maps above show the present configuration of Blair Park and the location of its major recreational buildings.

\textit{Thorne Valley: Subdivisions by M. Howard West, 1957, 1985}

Near the far north end of Green Bay Road is the narrow \textbf{THORN VALLEY} Survey Area. It is bordered by Belle Foret on the north, Blair Park on the west the Quigley estate on the south and Green Bay Road on the east.

\textsuperscript{179}Plaque on Recreation Center.

\textsuperscript{180}Untitled, typewritten manuscript history of the Lake Bluff Park District:11. Lake Bluff History Museum, “Park District” file.

\textsuperscript{181}Untitled, typewritten manuscript history of the Lake Bluff Park District:13. Lake Bluff History Museum, “Park District” file.
Undulating Thorn Valley Lane runs down the center and has a cul-de-sac at its west end. The survey area is comprised of two subdivisions undertaken by Lake Bluff architect M. Howard West, Jr.—“West’s” subdivision recorded in 1957 and “M Howard West’s 1st Addition” recorded in 1985.

M. Howard West, Jr. (1919-1989) was a name partner in the prominent Waukegan architectural firm of Eckstrand, Schad & West, which was carrying out major projects in and around Lake Bluff at the time of the initial subdivision. These included one of this study’s Individual Structures, the $425,000 Lake Bluff Junior High School (currently LAKE BLUFF MIDDLE SCHOOL), which was completed in 1955. Other projects around this time were Warren Township High School, Gurnee (1955), Zion High School Addition (1956), and two Junior High Schools in Waukegan (1955). In 1961,

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182. Lake County Maps Online, https://maps.lakecountyil.gov/mapsonline/
West and his wife Elvira were living at 1000 N. Green Bay Road in Lake Bluff. Mrs. West was president of the Lake Bluff Garden Club in 1969 and M. Howard West redesigned the War Memorial on the Village Green in 1985.

*Bath and Tennis: 1959*

In the late 1950s a new cultural phenomenon was taking root in American small towns and suburbs—the pool and tennis club. The concept was realized in Lake Bluff when Lake Forest neighbor Ronald Boardman (1900-1993), then a partner in E.F. Hutton & Co, and his father Theodore, organized a group of investors in 1959 and purchased 62 acres of the former Thompson estate east of Green Bay Road, just north of the Lake Forest border. With the intent of both building a family-oriented club and staving off residential development, socially prominent Lake Forest architect I. W. Coburn (1925-1992) was hired to design a Modern complex that included “a domed tennis pavilion, outdoor courts, pool (which could be covered to extend use into cool weather),

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189 Eleanor Page, “North Shore Tennis Club to Open July 4,” *Chicago Tribune*, June 19, 1959
squash courts, dining room, lockers and offices. Seven ‘Irish towers’ were added – freestanding two-story residences that could be rented for $500 per month.”¹⁹² Three hundred thirty families were members in 1963, the year it was featured in *Sports Illustrated.*

The Club also offered ice skating 10 months a year, had a hockey rink, sauna, and toboggan hill as well as a bird sanctuary. Its indoor tennis courts were rated among the best in the world by top international players, and one-third of the project’s $1,300,000 budget was lavished on them.¹⁹⁵ South of the sports

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¹⁹⁰ Eleanor Page, “North Shore Tennis Club to Open July 4,” *Chicago Tribune,* June 19, 1959
¹⁹¹ 1961 Aerial, Lake County Maps Online, [https://maps.lakecountyil.gov/mapsonline/](https://maps.lakecountyil.gov/mapsonline/)
¹⁹² “Bath and Tennis Club: Entertaining is Simply a Family Affair,” History Center of Lake Forest-Lake Bluff, [https://lflb.passitdown.com/stories/41983](https://lflb.passitdown.com/stories/41983)
¹⁹³ Ibid.
¹⁹⁴ Frank Deford, “Big Splash for Bath and Tennis,” *Sports Illustrated.*
facilities, homes were built on one-acre lots, as seen in the 1974 aerial photograph above. Evolution of the club and its site would take place through the 2000s (see Wimbledon Courts, also Boardmans and Wimbledon Estates).

**Signe Court—1961/1992**
The triangle of land south of the Elgin & Joliet Eastern Railroad tracks and west of Green Bay Road was subdivided in 1961 as “Green Bay Acres.” Homes were built, including the Bavarian split level house

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197 “Historic Areas of Lake Bluff: The Bath and Tennis Development.”: 8.
198 “Green Bay Acres” subdivision, Document #1096518, Lake County Recorder of Deeds, Book 35 of Plats/Page 69.
described in the 1967 article pictured below and on the following page, and which still occupies the site (311 Signe Court). It was constructed by Saje Associates, Inc. Two years later the subdivision was annexed into the Village, along with the northern portion of Blair Park. 199

In 1991 James Baik requested subdivision of his property, which was located at the west end of Green Bay Acres, into two lots. The existing lot was approximately 2.6 acres. A 20-foot wide conservancy strip was established along the entire S side of proposed lot 2. The westernmost 300+ fee of both proposed lots was also established as a conservancy area.200 The re-subdivision “Baik’s Signe Court” was recorded

200 Village of Lake Bluff “Baik’s Signe Court Subdivision File”
Style of Bavaria Combined with Livability of America

BY JANET MURRAY

Home No. 4

The charm of Bavarian style combined with American convenience, all in one house, is found at Festval Home No. 4, at 730 W. 31st Place, Chicago.

This is a split-level, two-bedroom, two-bathroom home with a brick and tile exterior. The house was built in 1965 and is located on a quiet street.

The living room features a large fireplace and French doors leading to a covered patio. The kitchen has a breakfast nook and an eat-in area.

The master bedroom is on the main level and includes a large walk-in closet. The second bedroom is on the lower level and has a private bathroom.

The home is designed with energy efficiency in mind, with double-pane windows and insulation throughout. It also features a central air conditioning system.

Chicago Tribune, April 29, 1967
Former Hy-Dynamics Co./Johnson Door Company Building c. 1960—Knauz Auto Park
The present Hyundai Building and Body Shop, located at 775 Rockland Road in the Knauz Auto Park, formerly housed the JOHNSON DOOR Company and is one of the Survey's Individual Structures. The building was extensively remodeled by Knauz in 2000-2001 with new veneers and window openings, and by enclosing open spaces.202

201 “Baik Subdivision, Signe Court” File, Village of Lake Bluff
202 Ray Riley, Marketing Director Knauz Motors, telephone interview with Gwen Sommers Yant July 24, 2019.
The building predates Knauz ownership, however. Historic aerial photographs reveal the building dates from after World War II. No building was on the site in 1947, however a building is seen in the 1961 aerial (below). The 1974 aerial shows substantial enlargement and the 2017 aerial shows the building’s present configuration.

The structure has been home to a succession of companies. Since the 1960s, these include Hy-Dynamics Co.\textsuperscript{203} (manufacturers of backhoes), followed by Fansteel Inc. and the Johnson Door company, the latter a Lake Bluff family business that constructed doors and windows for prisons.\textsuperscript{204} Johnson Door was acquired by Knauz as part of a mid-1990s sales tax rebate agreement with Lake Bluff. As a result, William Knauz moved his Lake Forest Mercedes and Land Rover businesses to the 22 acres in Lake Bluff along


\textsuperscript{204} David Graf, Chief, Lake Bluff Fire Department, telephone interview with Gwen Sommers Yant, August 13, 2019.
Skokie Highway (407 Skokie Highway) on which he had located his BMW dealership in 1994. Reporting on the deal in June of 1996, the *Chicago Tribune* article “2 Car Dealerships Lured by Village’s Tax Rebates,” explained,

Owner Bill Knauz has agreed to acquire and rehabilitate the adjacent 7-acre Johnson Door Co. property at 415 Skokie. The agreement with the village requires Knauz to add two other significant retail developments on the property.

The agreement also calls for the Mercedes dealership to be operating by October 1997 and the Land Rover dealership by June 1998, with the remaining projects every two years thereafter.

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**Richards and Son Stone Company, c. 1961—Mariani Landscape Headquarters, 300 Rockland Road**

The present MARIANI LANDSCAPE headquarters building at 300 Rockland Road is also one of the Survey’s Individual Structures. Mariani, like its neighbor Knauz immediately west of the Union Pacific railroad tracks, arrived in the early 1990s. It too became the owner of an existing industrial building, which the company adaptively reused for its new headquarters shortly after its move. Historic aerial photographs show the structure dating post-World War II and the present outbuildings dating from after 1974.

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The company that occupied the building beginning in the 1960s was Richards and Son Stone Contractor. Robert Mariani, the architect of the headquarters' adaptive reuse explained both the former use of the structure and the nature of the rehabilitation project in a July, 1992 Chicago Tribune article,

Railroad cars carrying granite blocks were unloaded and moved along an overhead track to huge saws that would cut them into slabs. "We wanted to retain the true feeling for the building," Frank said of the eight months they spent designing the work area. Basically, they blew out the front of the building and put on their two-story office complex, retaining the warehouse space for a shop for their equipment. There was enough room left over to lease the rest to the former

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206 The 1961 Lake Forest-Lake Buff directory lists “Richards and Son Stone Contractor, Lake Bluff.” The 1963 Lake Forest-Lake Bluff directory lists “Rikards and Son Stone Con, Rockland Road, Lake Bluff.” The company is not listed in the 1968 directory.
owners, minus the railroad tracks, plus 22 acres to create a holding yard for nursery stock they purchase.207

The adaptive reuse retained the crane inside the crane shed, which Mariani continues to use.208

1971 Comprehensive Plan
In 1971 a new comprehensive plan updated the community's vision for “guid[ing] growth and change in an orderly manner,” “forestall[ing] costly and unsightly mistakes in development” and securing the “proper balance among land uses.”209 Keeping Lake Bluff primarily a village of single family homes, with high standards of appearance throughout, was paramount. For residential areas, parkland was desirable, and in new areas, good land and site planning was identified as essential to avoid overcrowding, preserve natural features and produce high-quality development. Consequently, exploring the concept of planned residential development (PRD) was recommended. In historic areas, preservation was encouraged. Improving community facilities (for example a new public works building and library) and relating new combined school sites/recreation space to their neighborhoods was promoted.

1975-2019: Large-Scale Growth—Management and Adaptation
The vision of the 1971 Comprehensive Plan was carried forward. Ensuring the compatibility of new development—especially large Planned Residential Developments—with the built and natural character of Lake Bluff was a challenge managed by Village government over much of this period. The Park Board also took an active role. Importantly, in 1977, with the support of the Village and Lake County Board, it approved a resolution for newly planned subdivisions to donate land or a monetary contribution to sustain and expand open space.210

In response to continuing population expansion, providers of public services adapted and upgraded their facilities. For example, a new library was constructed in 1975, a new Public Works Building in 1983 (PUBLIC WORKS Individual Site), new Public Safety Building in 1988, and a new Recreation Center in 2001 (BLAIR PARK VACINITY Survey Area).

The school population actually began to decline during the 1970s. By the 1980s the concept of neighborhood schools was being replaced by students being consolidated by age group in three separate, existing buildings: Central (k-3), West (4-5) and Junior High (6-8). East School went through a succession of changes as the school-age census fluctuated—being closed and repurposed in 1990, reopened in 1993 after remodeling, but finally demolished in 2011. The elementary students were consolidated in 2008 in a new building (LAKE BLUFF ELEMENTARY SCHOOL Individual Site) on Green Bay Road. A new private Montessori school—the Post Modern-style Forest Bluff School—was built in 1990 at Mawman and Scranton, in the original Rockland subdivision.

208 Cheryl Nadelhoffer, Executive Coordinator, Mariani, telephone interview with Gwen Sommers Yant, August 13, 2019.
To conserve the village’s existing character and safeguard the market value of older areas of the community, historic preservation was advocated in the 1980s. In the 1990s, the national building boom characterized by new construction, teardowns, additions, remodeling was experienced in Lake Bluff, and continued until the housing bubble burst in 2008.\textsuperscript{211} In response, beginning in the mid-1990s the Village adopted regulations to control the size and bulk of new homes being built. With little land left on which to build, teardowns have begun again recently.


A planned residential development ordinance was passed, and the second half of the 1970s presented an early and complex test—establishing the framework for subdividing the former Philip D Armour III estate Tanglely Oaks, with its superb manor house complex set amidst an old-growth forest.

In 1953, the in-tact 160-acre Armour estate had been purchased by Warren Davis, Sr. to serve as the administrative headquarters of his educational publishing firm United Educators, Inc. The estate was located east of Green Bay Road to the railroad tracks and north from West Blodgett Avenue to a quarter mile beyond the village limits.\textsuperscript{212} Near the time of sale, the 100 unincorporated acres were annexed to the village, the entire estate came under a new “Estate Residence” zoning district requirement of no less than 1 ½-acre lots (except for a strip of 75’ lots along Blodgett), and a special use permit was granted so

\textsuperscript{211} Lake Bluff History Museum, “A Community Develops.” https://lakebluffhistory.org/exhibits/a-community-develops/

\textsuperscript{212} Vliet, \textit{Lake Bluff: The First Fifty Years},108.
the house and several surrounding acres could be used for education and offices.\textsuperscript{213} The village boundaries thereby expanded for the first time since incorporation in 1895.\textsuperscript{214}

Davis renamed the property Tangle Oaks Educational Center (TOEC); he would eventually increase its total land area to 207 acres.\textsuperscript{215} Company operations were generally housed in the 26,000 square foot Tudor Revival country house that was sited deep within the property, or the three smaller buildings nearby that had served as the original stable, servants’ quarters and garage.

By the early 1970s Davis was considering the company’s future and that of the estate. After discussion with the Village of Lake Bluff and hiring a Philadelphia land planning consultant, he entered into an agreement with Chicago’s James Investment Company as developer. They submitted a proposal in September, 1976 for an “ecologically sound, well designed” Planned Residential Development (PRD) that would “complement and support the charm of Publishers House and the surrounding land uses.”\textsuperscript{217} The proposal called for keeping the original house in its current use and undertaking residential development (clustered single family houses and townhouses) on the surrounding land. All but 46 acres of the 200 acre Tangle Oaks site were in the corporate boundaries of the Village. Those 46 acres were well within the Village’s 1½ mi jurisdictional limits, however, and therefore appropriate for annexation. The proposal sought to “sustain the existing natural and historic qualities of the site.”\textsuperscript{218} The residential subdivision portion of the project was controversial. Spirited public debate at Planning and Zoning meetings ensued, as did a lawsuit. The 270-300 single family residences and townhouses

\textsuperscript{213} Vliet, \textit{Lake Bluff: The First Fifty Years}, 108.
\textsuperscript{214} Ibid.
\textsuperscript{215} Id.
\textsuperscript{218} Ibid., 1.
earlier proposed were denied, the Village Board being "uneasy over a flood of new residents into their village of 5,000 residents." A new team of architects, land planners and designers was assembled by the developers and eventually modifications—especially decreased density—culminated in 1978 with passage of Ordinance No. 1978-39 authorizing a PRD for the project. By virtue of this ordinance, the applicants—Tangley Oaks, Inc and Tangley Oaks Associates were required to be in substantial accord with the Plan of Development graphic that had been prepared by Milwaukee land planners Nelson and Associates, dated August 3, 1978. Except for the gatehouse, which had been designed in 1916 by the same architect as the main house (Harrie T. Lindeberg), the property was to be subdivided with no more than 200 single family detached residences. The garage next to the gatehouse was to be upgraded or removed. Conditions were set for the location of fencing on the perimeter of the property and within it. The former stable building was not to be expanded nor its architectural changed, and it was assigned “O” and “R” zoning classifications. Also, a pre-annexation agreement that included a Preliminary Development Plan was drawn up for land that was part of the development but not yet annexed to the village.

The $50 million Tangley Oaks community opened in the spring of 1980. Its developer was the entity Tangley Oaks Associates, a partnership of the James Companies and Amoco Realty Company, the latter a subsidiary of Standard Oil Company of Indiana. Tangley Oaks Inc., an affiliate of United Educators Inc., retained ownership of the 6 acres consisting of the historic estate complex buildings and surrounding grounds.

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221 Ibid.
222 Village of Lake Bluff Ordinance No 1978-39, located at Village Hall.
223 The Plan of Development graphic was included in the ordinance as "Exhibit B."
At the initial opening the Chicago Tribune reported
Five model homes were offered, base priced from $226,500 to $286,300, including lot. Home sizes range from 2,500 to some 3,500 square feet of living space. In addition, the company will offer some lots for custom building. However, plans must be reviewed by an architecture committee to assume they conform to a master plan for the project.

Leed's Court at Tangley Oaks, showing five models

It continued with a description of the overall development,

The land plan for the development includes a “loop” road from the entrance through the property with a series of cul-de-sac roads providing access to each group of Homes. For example, the model home complex is on Leeds Court, a cul-de-sac road near the entrance to the subdivision. The gatehouse has been converted to serve as a sales office, which is on the east side of Green Bay Road, a quarter mile north of Ill. Hwy 176.

The cul-de-sac plan isolates each cluster of homes from the mainstream of auto traffic. In addition, each lot will have a strip of trees at the back that must be preserved by the individual homeowners, as provided in deeds... . About 75 percent of the property will be left relatively undisturbed in its present wooded state, said Edward James, one of the developers. Lot sizes will average half an acre and home styles include ranch, 1 ½ story, and two-story models. Each will be available in at least three architectural styles. Basements and attached garages are standard. Master bathrooms include separate tubs and showers. Main level designs include large entry foyers and many family rooms have wet bars. First occupancy is expected this fall. \(^{228}\)

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Interestingly, the James Company formula mirrored that of Chicago Construction a generation before. Mr. James described Tangley Oaks prices as “luxury, but not carriage trade,” and elaborated:

You form a very clear picture of your target market. Then you need to develop the best product in the price range that will appeal to your intended buyer.

...The final package, said James, was designed to lure families from the city’s north and northwestern suburbs to a location offering less congestion, better transportation access and a deed restriction guarantee that vigilance over the development will continue after the sale.  

The Tangley Oaks development was opened in phases. Phase II was announced in economically challenging 1981. Five new home designs were offered providing “the same degree of luxury at lower prices than those in Phase1,” reported the Chicago Tribune, and added,

Homes are designed to provide the same degree of luxury at lower prices than those in Phase1. New models are priced from $193,000 to $237,000, compared with prices from $249,900 to $299,900 in the first section...” Spiraling interest rates and hi inflation have hit luxury home mkt. “Although the new model line is similar in elevations and virtually identical to the eye, up to 280 square feet have been eliminated....

Additional costs were saved by making features such as cedar shake roofs, built-in wet bars, dual-zone heating, and separate shower stalls options. As part of the cost-cutting program, models will not be built. Instead, the residences will be sold from floor plans....

Building and furnishing a $200,000-plus model home is an expense the developer must pass on to the consumers.”

The five new models were the Addington II (ranch w 3 BR, 2 ½ BA & fam rm, 2,400 sq. ft), Benchley II(2-story, 3 BR, 2 ½ BA, 2,500 sq. feet living space, 3 elevations), Covington II (3,240 sq. ft, 3 BR, 2 ½ BA, 1 ½ stories, 3 elevations), Devonshire II (4 BR, 2 ½ BA, 2,730 sq. ft, 2 story, 4 elevations),and Emerson II(3,400 sq. ft, 4 elevations, 4 BR 3 ½ BA, 2 story). Standard in all homes were basement, central air conditioning, fireplace, slate or quarry tile entry floor, oven and range, dishwasher, disposer and oak kitchen cabinets. The designer of the Addington II was Robert Walker of Otis & Associates, Northbrook.  

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Phase III was announced in 1983, with the opening of 35 new home sites, two of which bordered the Armour mansion.\textsuperscript{232} Mortgage rates had stabilized and buyers were enticed with the prospect of “being able to sell and move up.”\textsuperscript{233} At this time, 15 standard floor plans were being offered, “each with a minimum of three variations,” their prices ranging from $228,600 for a 2-bedroom ranch to $364,700 for a 5-bedroom 2-story house and built on approximately ½ acre lots “of mostly forested land.”\textsuperscript{234}

Phase IV opened in 1985 with 28 single family homesites and in a favorable economy of lower mortgage rates. By this time the company was proud to mention the “numerous awards for land planning and environmental preservation”\textsuperscript{235} the project had won and to underscore that “[h]alf of the development is devoted to natural conservancy areas, where vegetation has been left intact or enhanced and is protected by covenants to maintain its natural state. “ Project land planner William Nelson, in an \textit{American Nurseryman} article the following year, emphasized how critical a factor the sensitivity to the woods and existing character of the site was to the Village’s ultimate approval of the PRD, and how each single family home has “at least one border on a common open area or a private, undeveloped conservation area.”\textsuperscript{236} Most of the landscape (as well as the homes) was designed by Otis Associates of

\textsuperscript{233} Ibid.
\textsuperscript{234} Id.
\textsuperscript{235} “Lake Bluff Home Project in 4th Phase,” \textit{Chicago Tribune}, April 28, 1985, 1F.
Northbrook, who’s worked was informed by detailed existing tree and vegetation inventories, respect for the rolling topography and awareness of historic roads. Many of the oak and hickory trees were more than a century old, and varieties such as hawthorns, cherry and other flowering trees were present, as was natural undergrowth and windflowers. A few tennis courts and a meandering bike path were the only recreational amenities integrated. The final phase, Phase V, opened in 1986 and offered fifteen home plans.

The developers maintained public interest through the eight-year build-out with regular press coverage---of the company, the opening of development phases, availability and descriptions of new models, and inclusion of homes in the “festival of homes” tours.

Housing design and prices adapted to the rise and fall of the economy and tastes. In a 1986 interview during the final phase, John Nimrod, director of sales at Tangle Oaks likened the strategy to the automobile industry, and noted adaptations by their company over time in the development,

Because of the long lead time and cost of totally redesigning or bringing out a new model car, automakers generally make smaller year-to-year improvements in a basic lineup of popular styles to keep customers interested. We’re starting to do the same thing, and it works.”

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237 Lake Forest-Lake Bluff History Center
238 “Developer protects the environment as a top priority at his projects,” Chicago Tribune, August 12, 1984.
advantage the housing industry enjoys is that it can bring out new models each season to change the mix while it fine-tunes its more successful models...

Sometimes the changes aren't even noticeable. We may stretch a room a few feet here or there or add a bathroom, changes that are directly responsive to what shoppers indicate is 'missing' from earlier models but don't scream for attention,” Nimrod said. “Sometimes changes are very dramatic, like putting in a skylight or adding a catwalk or bay window. Together, these features keep the product fresh and exciting, especially to shoppers visiting for the second or third time as they try to make an upgrading decision.”

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The article provided several illustrations of how the developers of Tangley Oaks adjusted its lineup to adapt to the changing market:

The two-story Devonshire V has "grown" from 2,800 to 3,400 square feet. Most of the "stretch" comes with the addition of both a study adjacent to the living room and a third bath for the upstairs bedroom wing. Other changes in the Devonshire, which starts at $315,500, include opening the foyer to a full two-story height, adding a gallery walk around the open foyer to the master bedroom on the second floor, and dramatizing the second bedroom with a bay window that extends the lines of a bay window in the family room directly below.

The developer has modified its popular four-bedroom, 3 1/2 bath, two-story Emerson model each year, fine-tuning it each season to changing market tastes. "We’ve added a second fireplace and bay windows, stretched all the bedrooms, provided direct access to a bath from each bedroom and expanded the two-story foyer,” said Nimrod. Overall, the current version has been stretched to 3,900 square feet from 3,500.

Looking back in 1986 the James brothers described the type of resident that purchased in Tangley Oaks,

"The average age is about 45," Ed said. "They're not quite empty-nesters. Most people buying the homes are upper-level executives--if they're not at the top already, they're destined to get
there." The sophisticated buyers know quality. "You wouldn't dare use glitz and gimmicks like mirrors on the walls to make rooms appear larger," Ed laughed...

What they are buying is a picturesque setting within walking distance of the train route to downtown Chicago. More than anything else, it's the trees that attract the residents to these particular homes.240

In 1995, Paterno Imported Wines purchased the United Educators portion of Tangle Oaks for their corporate offices. The house was added to the National Register of Historic Places the following year. A summary of the known home variations offered during the course of Tangle Oaks’ development is below. Appendix H contains company information sheets about named home (elevation sketch, exterior materials, floor plans, features).

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# TANGLEY OAKS: HOME VARIATIONS

<table>
<thead>
<tr>
<th>NAME</th>
<th>TYPE</th>
<th>BEDROOMS/BATHS</th>
<th>INFO SHEET</th>
<th>TRIB CLIPPING</th>
<th>NOTES</th>
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<td>Ranch</td>
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Arbor Drive—Lakewood Estates Subdivision, 1978

Several large parcels in the estate area north of Blodgett were annexed by Lake Bluff through the mid-1970s. These included the 78-acre estate of Lester and Leona Stanton Armour, which in 1978 was subdivided into Lakewood Estates.

Lester Armour (1895-1970) was the son of Philip Danforth Armor, Jr., the latter being the son of Chicago meatpacking magnate Philip Danforth Armour, Sr. He married Leona Stanhope in 1918 and acquired 78 acres between Crab Tree Farm and the new Shoreacres Country Club. Acclaimed

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242 Lake County Maps Online, https://maps.lakecountyil.gov/mapsonline/

244 Shields Township Maps c. 1920, Lake Bluff History Center.
country house architect David Adler designed their 46-room Georgian Revival-style riparian house, approached by an arbor, in 1931.

Lester and Leona divorced, but Lester remained in the house until his death in 1970. Lester had remarried in 1949, and his second wife, Russian princess Alexandra Galitzine, continued to live there until 1977. That year, the Robert Altman movie A Wedding was filmed at the house, after which the entire property was sold and subdivided.

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In 1984, the significance of the Lester and Leona Armour House was recognized with its listing on the National Register of Historic Places. This house remains, with its coach house, at the east end of the Lakewood Estates subdivision.

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247 Ibid.
In keeping with the 1971 Village Plan’s goal of improved public buildings, the existing Rockland Road landfill became the site for a new Public Works building in 1983. The simple new pole barn building was located as shown by the blue arrow in the site plan above, and housed offices, storage and maintenance facilities for the Water, Streets and Garbage departments.\footnote{Village of Lake Bluff Department of Engineering.}

\footnote{“Village of Lake Bluff Comprehensive Plan Phase I, 1986.”}
As indicated on the 2002 site plan, a new brick and pole barn building was constructed southeast of the earlier Public Works Building. By that time, pole barns serving as the storage garage, salt barn and garbage truck barn had been built. The earlier Public Works building was then used exclusively for equipment storage, and the new building housed office, fleet maintenance lunchroom and locker functions. The PUBLIC WORKS facility at 640 Rockland Road is an Individual Site.

The following series of aerial photographs show the site and its succession of buildings from shortly after the dump was established in 1935 to the present.

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251 Gwen Sommers Yant conversation with Public Works Superintendent Jake Terlap at Village Hall, August 22, 2019.

252 Gwen Sommers Yant Interview with Jeff Hansen, Village Engineer, Lake Bluff, August 22, 2019.
Armour Woods Gardenhomes at Tangleoaks—1984

The economic recession of the early 1980s made home sales at Tangleoaks’ price point difficult. The developer Tangleoaks Associated, thus revisited the idea of denser townhouse development as early as 1981, but without positive reception by Village government or residents. Drastically scaling back density and increasing architectural variety finally led to the acceptance of a plan for “Armour Woods” --
84 townhomes on 29 heavily wooded acres in the northwest corner of the former Armour estate. The project, which continued the character of Tanglewood Oaks, was authorized in April, 1984 as an amendment
to the Tangle Oaks PRD. By summer, ground had been broken for Phase 1 of the 2-phase project. The Chicago Tribune, reporting on the groundbreaking, described the new development,

[It] will have 84 attached homes, ranging in size from 1,998 to 2,062 square feet and in price from $183,900 to $199,900....The 42 Cape Cod and Colonial style buildings [of Phase 1] each will contain two homes. A conservation area will surround most of the site and buildings will be a minimum of 30 feet apart.

The article continued, assuring that the developer’s conservation ethic would continue but the target market would be different

Tangle Oaks Associates uses a construction method based on “building envelopes” which fence off and protect wooded surroundings while the homes are being built. The same technique was used...on Tangle Oaks....Armour Woods’ primary market will be couples who no longer have

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253 “Tangle Oaks/Armour Woods” File, Lake Forest-Lake Bluff History Center
children at home... Three floor plans are being offered, one with an optional second floor for additional bedrooms.  

Armour woods, like Tangle Oak, was regularly promoted through the press, on “Festive Home” tours and with eye-catching handout literature. Below is one of the development’s information sheets. Other are included in Appendix H. The prestige of “estate living” was stressed, as was “luxury” downsizing and residing amidst the natural beauty of “The Livable Forest.” The decorated model and the sales office were on Warrington Drive within Armour Woods.

Exteriors offered were a combination of brick, aluminum and cedar above a concrete foundation. Although the paired garden homes shared a common wall, the patio and garden area for each was located at opposite ends of the building for privacy. Their landscaping, which consisted primarily of groundcover and wood chips, with little or no grass, was casually natural and required minimal maintenance by the owner. Pairing had the advantage of providing both perceived and actual spaciousness, with Ed James noting, “The Gardenhomes will average only 2.87 per acre in density, which

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257 “Tangle Oak/Armour Woods” File, Lake Forest-Lake Bluff History Center
258 “42 Armour Woods Homes to be completed this Autumn,” Chicago Tribune, October 6, 1984: NW 16.
is less dense than most single family neighborhoods on the North Shore.”

Like single family homes and unlike condominiums, each homeowner owned his own lot. Interiors featured 2 or 3 bedrooms, sunroom, laundry room, breakfast room, 2 ½ or 3 baths, kitchen dining room, living room with fireplace, basement and attached 2-car garage.

Two 1-acre retention ponds were integrated into the development’s overall landscape. Phase 1 was completed in the fall 1984. Phase 2 was begun after the infrastructure was completed for Phase 1 and completed c. 1988.

**Wimbledon Court : 1984-c. 1989**

At about the same time that Tangley Oaks was under construction, the triangular parcel north and east of the Bath and Tennis Club sports complex was developed as “Wimbledon Courts.” Like Tangley Oaks, it was a planned residential development, the ordinance authorizing it having been passed by the Village Board on April, 9, 1984, the same day as the PRD amendment authorizing Armour Woods Construction began shortly thereafter.

The owners of the Wimbledon Courts property were Jacob Martin and Richard Krohn, (Krohn and Martin Associates, Glenview, IL) who had purchased it from the Chicago and Northwestern Transportation Company. The Wimbledon Courts project resulted in 17 detached single family residences built around three cul-de-sacs branching off a single stem street, as well as common areas. Construction was required to be in conformance with a March 29, 1984 Plan of Development prepared by Cowhey Associates Ltd, as well as with the approved design, appearance and landscape exhibits.

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259 259 “42 Armour Woods Homes to be completed this Autumn,” *Chicago Tribune*, October 6, 1984:NW 16.

260 Ibid.
The landscaping of the common areas became the subject of a lawsuit in the late 1980s when developers Krohn and Martin underperformed near the end of the project. The money from the settlement in favor of the Village paid for the design and implementation of the landscape plan for common areas (below) that was approved by the Village in 1989. The designer of the plan was ReiDesigne’ Inc. of Spring Grove, IL.

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261 Village of Lake Bluff “Wimbledon Court Subdivision” File.
The rectangular 6.3-acre portion of the Wimbledon Courts property directly west of the Bath and Tennis sports complex is an ancient wetland, white pine plantation, prairie and savannah. In 1980 it was being considered for development as part of Wimbledon Courts, but was it was saved by the activism of a group of residents headed by environmentalist Carolyn Goetz (?-2006)--- a group that in 1981 create Lake Bluff Open Lands Association (LBOLA). The wetland property was redefined as “Outlot E” of the Wimbledon Court subdivision. This outlot was given to the Village as part of the PRD ordinance’s required developer contribution; the Village in turn quit claimed it to the Lake Bluff Park District for conservation and recreational use. Carolyn Goetz led its restoration and in 1995 the area was dedicated as the Carolyn Goetz Wetland Preserve.

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1986 Comprehensive Plan
The Village began updating its comprehensive plan in the early 1980s. How to map the future was complex, especially the question of annexation in order to maintain quality development in and around Lake Bluff. The guidepost of preserving the village’s existing character and natural beauty remained paramount, with new development being a high-caliber, compatible extension. After six years

of work, in 1986, Phase 1 of the Plan (land use/planning within the village) was adopted; Phase 2 (annexation issues/planning) was accepted but not adopted.268

Advancing the goal of conserving existing village character and quality of life in single family neighborhood was recommended by the Village’s considering an ordinance governing preservation of historic sites.269 In its discussion of village appearance, the Plan referred to the linear parkland along portions of Sheridan Road, a scenic easement concept that had its roots in the 1924 Plan. This concept, in the 1986 Plan, was advocated being continued for all development proposals along Sheridan Road north of Blodgett, along Green Bay Road north of Route 176, and furthermore to acquire land along the north side of Route 176 between the Village landfill and Green Bay Road.270 The latter is in the BLAIR PARK VACINITY.

Regarding the vacant land in WEST TERRACE, the Plan noted that Illinois Department of Water Resources regulations had been instituted that precluded development in the floodway adjacent to the Skokie Ditch.271 Lake Bluff, too, had passed a floodplain ordinance. It essentially prohibited structures in the floodplain but permitted low density on the floodplain fringe.272 The Plan further noted that the vacant WEST TERRACE land was of rare quality as a natural area and thus recommended that the Skokie Ditch floodplain be reserved for open space left in its natural condition.273 The vacant West Terrace land was also a part of the planning for the future of water acquisition. One of the three alternatives being explored was reserving this land as a potential water storage site if the Village decided to buy its water from North Chicago. The other alternatives were continuing to buy water from Lake Forest, or “construct or participate in a new independent water treatment system such as proposed by the Central Lake County Water Committee.”274

Industry was described as including three industrial plants—Fansteel (JOHNSON DOOR Individual Site), Richards and Son Stone Company (MARIANI LANDSCAPE Individual Site), and Natural Marble (WATER TREATMENT PLANT Individual Site). It was noted that the 94-acre Industrial Park developed in the early 1960s was almost built out now.275

The long-standing question of whether to limit annexation to within the school and park district boundaries, or venture beyond was not resolved.

Campbell Court—1987
Late in 1987276 the 15-lot subdivision “Campbell Woods” was recorded in Lake County as Document #2644921 and annexed to the village.277 It was a narrow neck of land located immediately north of the northeast corner of the Tangley Oaks development, which was still under construction at the time. Because of Campbell Woods’ rectangular shape, its lots were centered on a single L-shaped street,

269 Ibid., 29.
270 Id., 10.
271 Id., 8.
272 Id.
273 Id., 9.
274 Id., 32
275 Id., 27.
Campbell Court. The owner of the subdivision was Campbell Woods Partners, an Illinois LLC whose sole General Partner and authorized agent was long-time Lake Forest businessman Bruce Campbell (1942-2007).  

The Village of Lake Bluff required that the subdivision’s infrastructure, “including curbs, streets, sewers, water, etc.,” needed to be completed and accepted by the Village before permits for construction of any house would be reviewed. Permit review began in mid-August, 1988. Westfield Homes, Inc. of Gurnee, Illinois undertook the building of homes in the subdivision. Work on the subdivision was largely complete by 1991. 

The house at 1002 Campbell Court appeared on the internet Redfin in July, 2018 with the information “This is the builder’s own residence—the Bennington model,” and the original floor plan (below). The house was described as containing 2,680 square feet, with 3 bedrooms and 2 ½ baths and built in 1990.

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Belle Foret—1989
Shortly after undertaking Campbell Woods, Bruce Campbell embarked on the subdivision and development of “Belle Forest.” This subdivision was located west across Green Bay Road from Tangle Oaks/Armour Woods. It was recorded in June, 1989 as Document #2803498, just about the time the Tangle/Armour planned residential development (PRD) was nearing completion. Belle Foret was also a PRD, and reflected many of its predecessor’s “living forest” attractions.
Located between the 1960s existing subdivisions of West’s and Green Bay Acres (see map above) the elongated 30-acre “Belle Foret” property was heavily wooded when it was proposed for subdivision in 1988. The Lake Bluff Golf Course bordered on the southwest. The Campbell-led investor group posited 33 homes, each on slightly less than a one acre site. This drew the ire of neighbors in the bordering subdivisions with larger lots, who wanted no less than 1.5 acre lots in Belle Foret.²⁸³

The subdivision was also complicated by the presence of important natural areas within it. The previous year, 1987, Lake Bluff Open Lands (LBOL) had discovered a small area of original prairie at the west end of the property. It was a rare remnant of the extensive prairie-wetland ecosystem that once occupied the Skokie River Valley—i.e. the “barrier” that pioneers’ son Ben Cloes had remembered from his childhood. LBOL, which since its founding sought to “preserve and restore outstanding examples of Lake Bluff’s original native landscape,” had worked with the previous owner to protect the remnant, and eventually won the support of Campbell Associates to do the same.²⁸⁴ The Park District, which owned the adjacent 5 acres that the prairie straddled,²⁸⁵ was willing to preserve and restore their portion. The developer also agreed to lease to the Park District in perpetuity a retention pond, managed by LBOL as a nature area with walking paths.²⁸⁶

Prior to the public hearing in February, 1989 on the final plan of development, Campbell and Associates prepared a list of the preservation provision in their development plan.²⁸⁷ Many were reminiscent of neighboring Tangley Oaks and the Village Comprehensive Plan. Retaining existing trees was stressed through measures such as sensitive road placement, infrastructure installation, lot shape, house

placement, and building sites approximately 67% larger than Tangley Oaks. Extensive covenants and restricts on building assured site plan review for tree preservation, no front yard fences and maximum building site coverage on average lots of 10%. Other preservation provisions included

- Approximately 6.0 acres dedicated to common open space nature areas
- An additional 3.3 acres dedicated to conservation areas on individual lots (approximately 5,530 square feet per lot), and
- An existing pond would be preserved.

The development plan also included donation by the developer of several public improvements, such as 8 other lots for open space (these being located on Route 176 on the south side of the golf course), sewer and water infrastructure being extended to neighboring Signe Court and the Poole estate, and a pedestrian path for school children being constructed along Green Bay Road from Signe Court to Washington Avenue (i.e. to Central School).

Approval of the Belle Foret subdivision as a planned residential development of 24 single-family, detached homes was authorized in Ordinance 89-21, passed by the Village Board on April 24, 1989. The plat of survey (below) was recorded on June 20 as Document #2803498.288

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288 Recorder of Deeds, Lake County.
By the late 1980s, the Bath and Tennis Club was considering its future. Wimbledon Courts was being built out north of the sports complex. The Club’s Board of Governors conferred with the Village President and Village Administrator about “demolishing the residential towers that were being rented out by the Club, and developing a series of single family homes along Tennis Club Road.”

Following up on the Village representatives’ recommendation, the Board of Governors hired a land planning firm to analyze the site and prepare two master plan scenarios for the long term development of the Club’s property (see site analysis, two plans following).

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In the summer of 1988, the two plans were presented to the Plan Commission at the behest of the Village Board. The first ("Bath and Tennis Club of Lake Forest-Lake Bluff Master Plan") showed the Club’s current plan “for six (6) one acre lots along Tennis Club Road...with single family residences in keeping with the balance of the neighborhood.” The new tennis courts and other improvements shown were aspirational if the Club continued to exist. The second


291 Ibid.
scenario depicted “how the property would be subdivided into...thirteen (13) one-acre lots if the club was to cease operations and sell the property for residential development.”

![Master Plan Scenario with Club subdivided, 1988](image)

Although at the time the latter scenario was deemed unlikely soon, the Village administration, noting a recent change in zoning, foresaw that it was

...important for us to understand what might occur in the future if the Club went out of business and the underlying zoning was changed from the one and one-half acre zoning requirement to the one acre zoning requirement as has been unanimously recommended by the Zoning Board of Appeals following a public hearing on June 22, 1988.

The result of the process was Boardman Subdivision (recorded as Document #2767390 on February 21, 1989).

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293 Ibid.

By 1994, the Bath and Tennis Club’s nine outdoor tennis courts, two indoor courts, two squash courts and a small pool necessitated extensive and costly repairs that the Lake Bluff Park District declined to assume. The sports complex was demolished in the 2000s and the land was re-subdivided to include Wimbledon Estates of Lake Bluff in 2008 (Document #6419357, recorded December 22, 2008).

**CLCJAWA Raw Water Intake and Water Treatment Plan--1992**

By the 1970s, water was becoming an issue for Lake Bluff and smaller communities to the west and northwest, either because of degraded quality of well water or because of high rates charged for Lake

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Michigan water by larger communities. Lake Bluff was buying water from Lake Forest. Determined to build their own water system with Lake Michigan as its source, in 1986 Lake Bluff and 11 other fast-growing communities in central Lake County banded together to form CLCJAWA, The Central Lake County Joint Action Water Agency. The two major facilities of the water system are located in Lake Bluff and are Individual Structures in this study—the $10 million RAW WATER INTAKE/PUMPING STATION located at the end of Blodgett Road on the bluff, and the $40 million Paul M Neal WATER TREATMENT PLANT off Rockland Road in WEST TERRACE.

The Blodgett Avenue site for the RAW WATER INTAKE/PUMPING STATION was one of four sites evaluated along the Lake Bluff lakefront. It was chosen because it had the lowest potential impact on the shoreline environment due to its setback, no public access lands or shoreline was required, it presented the fewest delays, and its site was easily accessible without major grading.

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298 CLCJAWA, “Agency History” http://www.clcjawa.com/organization/history
299 The 11 other members of JAWA are Grayslake, Gurnee, Knollwood/Rondout, Libertyville, Mundelein, Vernon Hills, Wildwood, Round Lake, Round Lake Beach, Round Lake Heights and Round Lake Park.
301 Ibid.
The name of the Raw Water Intake/Pumping Station describes its function. Lake Michigan water flows into it from an inlet structure 3,000 feet offshore, after treatment for zebra mussels. Once at the Raw Water Intake/Pumping Station, algae and large debris are removed, the water is lifted 110 feet and pumps then propel the water two miles to the Treatment Plant. The program for the interior of the Raw Water Intake/Pumping Station was designed to provide sufficient space for pumps, screens, piping, electrical equipment, chemical feed systems, heating and ventilation equipment, maintenance, access, egress and personnel needs. There are approximately 15 rooms inside the building.

The exterior was carefully designed to be compatible in a residential neighborhood, with a generous setback, attractive landscaping and siting amidst existing trees. Fencing was similar to nearby estate residences, and an estate-like presence was evoked using high-quality materials as well as residential scale, massing and detail.
The exterior of the Paul M Neal WATER TREATMENT PLANT was also purposely designed to be a good neighbor and to project a positive public image. The general site on Rockland near the Skokie River was chosen in 1985 and refined in 1989. This area was favored due to its being owned by an Agency member (Lake Bluff) and being the closest parcel of land to the water supply of sufficient size to carry out necessary functions. The western border of the 20-acre site was within the 100 year floodplain of

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309 Framed drawing hanging in the Engineering Department of the Lake Bluff Village Hall
310 Framed drawing hanging in the Engineering Department of the Lake Bluff Village Hall:2-4.
the Skokie River, however, making 20% of the site unfit for permanent structures. A dilapidated stone processing plant (formerly Natural Marble) remained on the property along Rockland Road. It was demolished.

CLCJAWA worked with the Village of Lake Bluff, including the Architectural Review Board, to achieve its goal of creating a building that was “aesthetically pleasing with attention to quality of materials and finishes and sensitive landscaping considering buffers to neighboring residences.” All parties were aware their decisions would be impactful as the structure would be the largest in Lake Bluff—the size of two football fields laid end to end, situated on 27 acres. Two very different design concepts were explored: the geometric, contemporary, brick-and-stone-clad Alternative A, with its variety of openings and massing, and the curving façade of light-colored stone panels and blue-green glass in Alternative B. Alternative A prevailed. The use of durable, high-quality materials was stressed, as the building would be a major part of the region’s infrastructure for a long time.

The building’s purpose is to treat the raw water received from the Pumping Station, then distribute the finished water through 25 miles of transmission lines to the member communities. Thus, the building’s program was designed to accommodate the “water treatment unit processes, chemical systems, residual solids management system, finished water storage and pumping facilities, Agency administrative and operating offices and shop and maintenance facilities.” The largest features on the site would be the process treatment basins and the Clearwell storage reservoir (see site plan below). During construction of the Plant, the decision was taken to pour the concrete foundation and tankage for a fourth water treatment basin.

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311 Ibid: 9-1.
312 Id: 8-1.
315 Ibid, Appendix
316 Id.
The site was planned with a park-like setting in front of the facility, including a water retention pond, and a wooded buffer on the side between the Water Treatment Plant and the West Terrace residences. Both the Water Treatment Plant and the Raw Water Intake/Pumping Station went on-line in March, 1992. Camp, Dresser & McKee, Inc. were responsible for the preliminary and final design of both buildings, as well as the rest of the water system.

In 1999 the Water Treatment Plant was expanded to include the fourth train, which added production of 12.5 million gallons of water. Three years later the Plant expanded further, with a maintenance facility, Residual Solids Building and a new Clearwell. The Paul M Neal Water Treatment Plant is the third largest in Illinois behind Chicago and Evanston and serves 250,000 residents of Lake County.

**The Sanctuary—1994**

In the early 1990s, a property located west of Lake Bluff in unincorporated Lake County, commonly known as the “Lloyd Property,” was purchased by the Rossman Danner Company with the intent of undertaking a residential subdivision to be known as the Sanctuary. Located east of Waukegan Road and north of Illinois Highway 176, the Lloyd property carried a Lake Bluff postal address, and was within the

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318 E-mail from Bill Soucie to Gwen Sommers Yant, “CLCJAWA Architectural Information,” July 24, 2019.
319 Ibid.
320 Id.
bounds of both the Lake Bluff school and park districts. Because the Sanctuary development would be within Lake Bluff’s legal 1.5 mile planning jurisdiction it was subject to the Village’s subdivision ordinance.  

The Sanctuary Subdivision

Location

The proposed subdivision contained 177 single family residential housing units within its 80 acres. Rossman-Danner was required by the Village’s “Naperville Contribution” Ordinance to donate 4.5 acres to the Park District, but the developers increased their contribution to 7.2 acres with a split land parcel that was designated as passive and active recreational areas. The project would be carried out in two phases. The Lake Bluff Village Board approved the subdivision and the development agreement for Part 1 of the Sanctuary in March of 1994. Homes were limited to no less than three, nor more than four bedrooms, and a landscape plan was included. The developer or a future Owners’ association was assigned responsibility for maintaining the wetlands located within the subdivision. Phase I construction proceeded thereafter.

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Following Village Board subdivision approval, the following year, Phase 2 began. The builder for both phases was Residential Homes of America, Inc., Lake Bluff.

323 “Sanctuary” File, Village of Lake Bluff.
The Village initiated the process of annexing the Sanctuary in 1998, which sparked opposition from Lake Bluff residents and eventually an unsuccessful lawsuit. A referendum question of whether to be annexed to Lake Bluff was put to the voters within the 530-resident Sanctuary subdivision in November of 1998, as the development was nearing completion. The majority voted approval, and the annexation was recorded in the Lake County Recorder’s office on November 19, 1998. With approximately 5,000 people living in Lake Bluff at the time, the project increased the population of the village about ten percent.

Lake Bluff Elementary School—2008

In the early 2000s, it was recommended that the aging East School no longer be used as a school. An assessment and planning process resulted in the decision to raze Central School (built in 1967) and build a new K-5 LAKE BLUFF ELEMENTARY SCHOOL (Individual building of survey) on its Green Bay Road site. A 2007 bond issue was approved and in 2009 the environmentally sensitive LEED Silver Level- certified school (below) was opened. The architecture firm was BLDD, with offices in Chicago, downstate.

324 Letter from Peter M. Friedman, Burke, Weaver & Prell to Kent Street, LB Village Administrator, “Re: Recordation of Sanctuary Annexation Documents.” November 24, 1998.
Lake Bluff Elementary School

Illinois and in Iowa, who came with expertise in collaborative, environmentally conscious design. The original Central School building was demolished in 2012.

Lake Bluff Middle School: 1986-2016

The successful 2007 referendum also enabled parts of the LAKE BLUFF MIDDLE SCHOOL (Survey Individual Building) to be renovated (including installation of air conditioning). The neighboring East school was razed in 2011,\textsuperscript{325} however the front entry’s carved limestone surround that bore the name “Lake Bluff School” was salvaged and installed in the library of the renovated middle school.\textsuperscript{326}

\textsuperscript{325} Janet Nelson, “A History of the Lake Bluff School,” Lake Bluff Schools, District 65,
\textsuperscript{326} Ibid.
In 2015, Lake Bluff Middle School was extensively rehabilitated by architects Wight & Company of Chicago. Both finances and community attachment to the school’s original mid-century Modern exterior led to the optimal solution being “capturing the spirit of place through sensitive remodeling efforts.”\(^\text{327}\) This involved “[r]efreshing the school’s exterior while improving accessibility and staging options.”\(^\text{328}\)

Lake Bluff Middle School

A 2018 article in *School Construction News* explained,

A series of additions over the years had left Lake Bluff Middle School’s identity in a confused state. Five distinct types of masonry and three different window styles as well as awkwardly placed entry stairs and ramps worked against any kind of unified statement. The district took this opportunity to refresh its public image and provide greater cohesion of the building elements. The scale and proportion of the new construction — as well as the color and size of the materials chosen — references the original building, but with a contemporary twist. At the


\(^{328}\) Ibid.
main entrance, a waiting plaza and gathering stair hint at the unique transformation on the inside and invite students to enter.\textsuperscript{329}

Lake Bluff Middle School, which had been originally constructed as the Junior High School in 1955 (see Managing Growth, 1945-1969) and enlarged with a south wing in 1960, had been renovated and enlarged again in 1986. In 1992 its name had been changed to Lake Bluff Middle School.\textsuperscript{330}


The suburbs, after World War II, provided a compelling setting for the American Dream-- the owner occupied single family home with a beautiful yard in a safe, comfortable neighborhood located a considerable distance from the city center. Before World War II, just 13% of the of Americans lived in the suburbs.\(^{332}\) This was to radically change as the United States transitioned to a peacetime economy. By the 1940s, the average population of core cities increased 14% while that in the suburbs increased 36%. This trend toward escalating suburban growth continued so that in the 1950s the population of suburban areas increased by 19 million compared to an increase of 6 million in city centers. By 1960, a greater number of people in metropolitan areas lived in suburbs than in the central city. By 1990, the majority of all Americans lived in Suburban areas.\(^{333}\)

The drive to live in the suburbs was fueled by a housing shortage that had started during the Depression; it was compounded when G.I.’s returned from the War. In 1945, there was an estimated shortage of 5 million homes nationwide. Veterans returned to a setting with high rents and no place to live. As late as 1947, one-third were still living doubled up with relatives, friends and strangers.\(^{334}\)

Both the Federal Government and the private sector reacted to the need for housing. A new government agency, the Federal Housing Administration (FHA), had been founded in 1934 to provide a mortgage insurance program that took the risk out of home lending and made the long-term (25-30

\(^{331}\) Suburbia, Vintage Artwork, [https://www.pinterest.com/pin/4284049832844440113/?lp=true](https://www.pinterest.com/pin/4284049832844440113/?lp=true)


year) low interest home mortgage the national standard. It also granted low interest construction loans to builders and established basic construction guidelines that set new nationwide building standards.\textsuperscript{335}

On May 1, 1935, the Resettlement Administration, a New Deal U. S. Federal agency was created to relocate struggling urban and rural families to communities planned by the federal government. Although in September 1, 1937, it was succeeded by the Farm Security Administration and its focus was on relief for farmers, the new organization had four divisions: Rural Rehabilitation, Rural Resettlement, Land Utilization, and Suburban Resettlement. As part of this endeavor, three communities were created: Greenbelt, Maryland, Greenhills, Ohio and Greendale, Wisconsin—outside Milwaukee. The communities were built to demonstrate a new kind of suburban living, with housing situated within easy walking distance of gardens, employment and the town center.

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Franklin D. Roosevelt signing the G. I. Bill\textsuperscript{336}

On June 22, 1944, President Franklin D. Roosevelt signed into law the Servicemen's Readjustment Act of 1944, commonly known as the "G.I. Bill". It created a whole range of benefits for returning veteran. These included low-cost mortgages, low-interest loans to start a business, one year of unemployment compensation as well as payments of tuition and living expenses to attend high school, college or vocational school. Zero home loans and more favorable terms for new construction compared to existing housing were other important provisions.\textsuperscript{337} It also authorized the Veteran's Administration to provide loan guarantees for home mortgages for World War II veterans.\textsuperscript{338} Because of the G. I. Bill provisions related to housing, millions of American families were encouraged to move out of urban apartments and into suburban homes.\textsuperscript{339} It needs to be noted that for the most part black veterans weren't able to make use of the housing provisions of the GI Bill including low cost mortgages, low interest loans and financial support. Although the G.I. Bill did not specifically advocate discrimination, it

\begin{thebibliography}{99}
\item The National Housing Act of 1934 created the Federal Housing Administration. Its intention was to regulate the rate of interest and the terms of mortgages that it insured. It laid down minimum requirements when subdivisions were created. In 1965, the FHA became part of the Department of Housing and Urban Development (HUD).
\item The GI Bill Birthday. \url{https://www.military.com/education/gi-bill/gi-bill-birthday.html}
\end{thebibliography}
was interpreted differently for black veterans than for white veterans. For instance, in the New York and northern New Jersey suburbs about 67,000 mortgages were insured by the G.I. Bill, but fewer than 100 were taken out by non-white veterans.  

After World War II, the Census Bureau found that 15.7 million veterans had returned to civilian life in the U. S., and of that number 12.4 million (78%) had benefitted directly from the G. I. Bill. The bill ended in 1956, but a variety of benefits were available to returning veterans, known as updates, since the original bill. Home ownership continued to surge. With the support available from FHA and VA programs, home ownership rates rose from four in ten U. S. households in 1940 to more than 6 in 10 by the 1960s. The vast majority of these new homes were in the suburbs. Kenneth T. Jackson (1985) author of the Crabgrass Frontier: The Suburbanization of the United States, points out that because of their requirements for standard setbacks, building materials, lot sizes and other features, these programs had a pro-suburban bias; loans to large sections of urban America were ruled out and preference was given to new homes on the suburban edge.

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343 Becky Nicolaides and Andrew Wiese.
A third government program was also impactful to suburbanization: The Federal Aid Highway Act. Passed in 1944, it authorized a national system of Interstate Highways including metropolitan expressways. In the 1930s there were 27 million cars, and by the 1940s streetcar ridership had dropped precipitously. The ever increasing number of automobiles and the beginnings of highway construction designed to relieve congestion stimulated suburban development. Although highway construction got off to a slow start, under President Dwight D. Eisenhower, the Federal Highway Act of 1956 provided substantial funding for the accelerated construction of a 41,000 mile national system of interstate highways. As the interstate system grew at a continuously increasing rate, new land became easily accessible and desirable for development.

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345 Ames and McClelland, 22.
The private sector also aggressively reacted to housing needs; the application of mass production and prefabrication methods provided favorable conditions for building. Contractors streamlined home construction, employing standardized parts and floorplans and partially assembled doors and windows. Before the war, the 1930s were a period of experimentation.

The 1933-34 Century of Progress featured 13 home exhibits that were selected for inclusion because of being durable, convenient, livable and inexpensive. New materials and methods of construction were featured in the Armco-Ferro-Mayflower House, the Masonite House, Stransteel houses, the Wieboldt-Rostone House, General Houses' steel house and George Fred Keck’s House of Tomorrow and Crystal House. In the House of Tomorrow, once the steel frame was erected on site, prefabricated fibre-concrete floor joists were laid in place and the floor slabs poured. Architect Howard Fisher's design, like all those for General Houses, was assembled on site using stock components delivered by various suppliers from their warehouses. The houses exhibited at the fair reflect the sense of experimentation that was taking place during that time period. In the 1940s, Carl Strandlund was designing all steel porcelain-enameded Lustron houses. They were mass produced in factories similar to automobile plants and speedily assembled on sites throughout the United States. National Homes Corporation of Lafayette, Indiana, and Gunnison Homes of New Albany, Indiana, built homes of 4-foot by 8-foot panels of insulated plywood. Their houses were mass produced and elements were interchangeable in a number of different floor plans and extras. From the mid 1940s until 1974, the firm manufactured thousands of prefabricated homes sold through dealers throughout the country.

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347 Homes of Tomorrow Exposition. [http://users.marshall.edu/~brooks/1933_Chicago_World_Fair.htm](http://users.marshall.edu/~brooks/1933_Chicago_World_Fair.htm)
350 Ibid. 157-167
352 Ibid.
Levittown, New York

The advantages of prefabrication and large scale production were applied to home production by William Levitt in 1947, when he created a large scale suburb in Levittown, Long Island. His approach to housing development was to be replicated in suburban areas large and small throughout the United State. Levittown would eventually accommodate 82,000 residents in more than 17,500 houses. His development and other Levittowns consisted of large subdivisions of Cape Cods and, later during the 1950s, larger ranch houses.

Levittown, NY "Another Popular Model for Levittown was the Cape Cod"

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Levittown NY, Ranch. The Levitts built on a large scale, but there were numerous smaller volume builders and builders of custom homes who constructed 100s not 1000s of houses for a site. Like those built by Levitt, they were uniform or similar in appearance and uniform in amenities, reflecting the broad standardization of the industry. By the 1950s and the 1960s, as potential buyers gained in affluence and wanted more space, builders increased home sizes and designed houses that were split levels or two stories that could be expandable by adding a floor over the single story garage. They then could offer buyers houses at different price points. Levitt created whole new towns. Some villages like Buffalo Grove, Illinois, incorporated in 1958, is an amalgamation of subdivisions. In the Chicago area, William Levitt developed one of the subdivisions in Buffalo Grove. Large subdivisions were built throughout the country in undeveloped areas of existing suburbs like Wilmette and Lake Bluff, areas that were previously home to small early settlements and farmed.

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355 Pinterest.com, 1951: American dream houses, all in a row.” [http://2.bp.blogspot.com/-dbZcXRGCmhQ/T9ypNByz3KI/AAAAAAAAGq4/NTT78QFz7Q/s1600/1951%2BLevittown%2Bhomes.jpg](http://2.bp.blogspot.com/-dbZcXRGCmhQ/T9ypNByz3KI/AAAAAAAAGq4/NTT78QFz7Q/s1600/1951%2BLevittown%2Bhomes.jpg)

The Levitts built on a large scale, but there were numerous smaller volume builders and builders of custom homes who constructed 100s not 1000s of houses for a site. Like those built by Levitt, they were uniform or similar in appearance and uniform in amenities, reflecting the broad standardization of the industry. By the 1950s and the 1960s, as potential buyers gained in affluence and wanted more space, builders increased home sizes and designed houses that were split levels or two stories that could be expandable by adding a floor over the single story garage. They then could offer buyers houses at different price points. Levitt created whole new towns. Some villages like Buffalo Grove, Illinois, incorporated in 1958, is an amalgamation of subdivisions. In the Chicago area, William Levitt developed one of the subdivisions in Buffalo Grove. Large subdivisions were built throughout the country in undeveloped areas of existing suburbs like Wilmette and Lake Bluff, areas that were previously home to small early settlements and farmed.

The building block of residential suburban development was the subdivision. Development typically began with a parcel of undeveloped land large enough to be subdivided into individual lots for single family homes. Improvements were built out in the form of streets or roads, drainage, sometimes sidewalks, and utilities including water, sewer, electricity, gas and telephone lines. In the 19th and early twentieth century most subdivisions were relatively small and either located within existing suburban neighborhoods or as an extensions of existing neighborhood areas. Subdivisions were generally planned, designed as a single development, requiring developers to file a plat with a local government authority, such as the County, indicating their plan for improvements. Homes in subdivisions were often built by a single developer, but sometimes constructed by different developers. It was common for developers to sell off lots to other developers or to purchasers who wanted to build his or her own custom home and hire their own builder of architect.

Developers after World War II often set out to build large subdivisions that were extensions of established communities that were beautiful and desirable. They acquired large tracts of land to develop according to a master plan and they either had on staff or hired professional site planners, landscape architects and engineers. Proximity to rail transportation, highways, good schools, shopping areas, parks, and other amenities were key considerations for setting up the master plan of the subdivision.

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357 Wilmette Life, January 27, 1955. Clipping Collection Wilmette Historical Society
and beaches, churches and synagogues, country clubs and other amenities were important considerations and used for marketing these new neighborhoods to buyers.

Many new subdivisions reflected high principles of design with roads laid out to achieve unity and attract purchasers because of their beauty. Zoning regulations ensured their long term appeal and protected property values.

Some subdivisions were laid out on a grid, had rectilinear street patterns. These recall towns with residential streets arranged around public squares, like the 18th Century Colonial plan of Savannah, Georgia, laid out by James Oglethorpe. In the Midwest, landscape and park designer Maximilian G. Kern advised developers on ways to improve the design residential streets and public streets and public spaces working within the established grid of earlier town planning in his 1884 book, "Rural Taste in Western Towns and Country Districts." 

J. C. Nichols utilized a modified grid plan in his development for the Country Club District that was developed as a suburb between 1907 and the early 1950s in Kansas City, Missouri. The street pattern consisted of long narrow blocks interspersed by an occasional curvilinear or diagonal road, often in an area with rolling topography. Chicago was platted on a grid based on the division of land into six-mile-square townships. This was institutionalized in a numbering system that went into effect in his 1909 plan, with arterial roads that continued the numbering system into many of the city's suburbs.

Daniel Burnham's Plan of Chicago started with this grid, developing and expanding on it with gracious diagonal streets. Burnham's vision for Chicago's 1893 World's Columbian Exposition and his subsequent plan for Chicago generated the City Beautiful Movement that resulted in formal plans for residential suburban neighborhoods that incorporated coordinated design and included parks and tree lined streets. It was thought that the symmetry and order reflected in the City Beautiful movement would promote a harmonious social order.

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359 Ibid. 37.


Many suburban developments were designed in the picturesque mode, with curvilinear streets and roads, based on a more romantic approach. These hearken back to Andrew Jackson Downing’s theories for the design of suburban villages that appeared in his essays, "Hints to Rural Improvements" written in 1848 and "Our Country Villages", written in 1850, which were published in the Horticulturalist. Early picturesque suburbs drew from the example of park cemeteries like Mount Auburn outside Boston. Early picturesque suburbs drew from the example of park cemeteries like Mount Auburn outside Boston. 364. Graceland Cemetery in Chicago and Lake Forest Cemetery are other examples. Llewellyn Park, a gated community developed in West Orange, New Jersey, by New York businessman, Llewellyn Haskell, was particularly influential. 365 Riverside, Illinois, west of Chicago, was platted by Frederick Law Olmsted in 1869 for the Riverside Improvement Company. It is arguably the iconic example of the picturesque approach applied to the subdivision and development of real estate. A park-like setting was created with mature trees, shrubs, broad lawns and some variation in the topography. Roads and walks were laid out in gracefully curving lines to provide privacy and "suggest leisure, contemplativeness and happy tranquility." 366 Lots were subdivided in irregular shapes.

365 Ibid.
When the Federal Housing Administration was created in 1934 to restructure the collapsed private home financing system and stimulate private investment in housing, Seward Mott, who headed the FHA's Land Planning Division, favored picturesque planning and recommended layouts that preferred plans with curvilinear layouts. This approach set the standard for many post-World War II subdivisions. Cul-de-sacs and loops also became popular at the end of World War II. Typically, where cul-de-sacs are built there is one or several central roads in a subdivision with many cul-de-sac streets of varying length, branching out from the main roads to fill the land in the subdivision. In many later subdivisions a pattern of cul-de-sacs became the dominant road network structure.

Plan of Riverside. Frederick Law Olmsted. 1969

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367 Riverside, https://www.riverside.il.us/
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In 1936, the FHA published *Planning Neighborhoods for Small Houses* as to serve as a "subdivision primer" that set forth design standards for new subdivisions that provided safe, livable neighborhoods and ensured stable real estate conditions. It encouraged large scale developments carried out under one builder who arranged for the purchase of land, the design of the subdivision plat and the design and construction of the houses that would be more profitable through the use of industrial methods that would result in savings in overhead, construction and merchandising costs. This publication was enormously influential as FHA-backed mortgages supported more and more new residential development on the edges of American cities. Many local planning commissions adopted some form of FHA standards as subdivision regulations. In 1947, the Urban Land Institute published its first edition of the *Community Builder’s Handbook*. By the late 1940s, neighborhood planning became institutionalized. In 1950, the National Association of Home Builders, the primary trade organization for the industry, published the *Home Builders’ Manual for Land Development*.

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370 Ibid., 8-9.

371 The Urban Land Institute is a private organization established in 1936 as a non-profit research organization dedicated to urban planning and land development.
Post-World War II suburban subdivisions are being recognized nationally for their significance. Built between 1949-1957 in Englewood, Colorado, Arapahoe Acres, a 33-acre subdivision that reflects the vision of developer-architect Edward Hawkins and the site planner-architect Eugene Sternberg for a community of moderately-priced small houses using modern principles of design, was listed on the National Register of Historic Places in 1998.

The design of the suburban single family home in subdivisions, houses based on prefabrication, standardization and mass production dates back to the 1830s, with the invention of the lightweight balloon frame method of construction, the use of wire nails and the circular saw. At the same time, and in the years to follow pattern books that featured plans and elevation drawings, such Alexander Jackson Davis’s 1938 Rural Residences and numerous others provided examples of designs for cottages that were built in multiples, all over the country. Mail order companies such as Sears Roebuck, Montgomery Ward and Aladdin Homes provided homeowners with the opportunity to build kit houses. Complete, factory-cut materials for homes, could be ordered by mail from illustrated catalogue--leading to the widespread construction of bungalows and American Foursquares, which were built in subdivisions by the thousands from the early 1900s into the 1930s. Revival style houses inspired by Tudor and a variety of colonial housing styles were also popular and became prevalent during the 1920s.

Technical innovations that were introduced to simplify and improve household life such as central heating, hot water heaters, indoor plumbing and electricity increased the cost of construction, and building smaller houses from standardized parts kept prices down and made home ownership accessible to a greater number of people. The Small House Architects Service Bureau was established in Minneapolis in 1919 with the purpose of providing architect-designed plans and technical specifications to builders of small houses, those with no more than six rooms. Small houses in all their forms appeared in articles of popular magazines including *Better Homes and Gardens*, *House and Garden*, *McCalls* and others. These were the size houses that were first constructed by William Levitt beginning in 1947, when he built his vast subdivisions of small Cape Cod houses consisting of a living room with dining area, a kitchen and a bath with a steeply pitched room with two dormers.

![Small House Architects Service Bureau](image1)

*Small House Architects Service Bureau*374

![429 Neosho Street, Park Forest](image2)

*429 Neosho Street, Park Forest*375

In 1946, Philip M. Klutznick, Carroll T. Sweet and Nathan Manilow of American Community Builders, Inc. constructed the same kind of housing in Park Forest, Illinois. Later subdivisions in Park Forest consisted of ranch houses, split levels and two story houses.376

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In the 1950s, as families grew larger and children became teenagers, buyers wanted larger houses with more space and were attracted to ranch houses—larger homes typically attached to a garage by a breezeway porch. With the introduction of television and the attraction of hi-fidelity photographs, increasing sound levels created a demand for greater separation of areas for family members to enjoy different activities.

The split level with a lower level recreation room, main level living/dining area and upper level bedrooms provided increased privacy. Although the ranch house and split level in all their various forms remained the dominant suburban house types, two story houses and raised ranches that provided two full stories were integrated into suburban neighborhoods.

As car ownership increased in the 1910s and 1920s, garages placed at the rear of the house at the end of a long driveway, became standard. The design of an expandable two-story house with a built-in garage and additional upper story bedroom was introduced by the FHA in 1940. By the 1950s, garages or carports (the choice often driven by cost) were integrated into house design. They increasingly accommodated more than one car.

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376 In 1956, William H. Whyte, an editor at Fortune magazine, published The Organization Man, which came to define the nature of corporate life. Park Forest was one of the communities that figured most prominently in Whyte’s study of the home life of “the organization man.”

377 1960s-era Split Level House in Suburban Philadelphia, PA
Although publications like James and Katherine Ford's *Modern House in America* published in 1940 and architectural journals like the *Architectural Record*, *Progressive Architecture* and *Architectural Forum* promoted modern architect-designed homes and featured the work of Edward Durrell Stone, Alden B. Dow and George Fred Keck, the majority of subdivisions were dominated by builder houses that were Contemporary or Colonial.

Contemporary houses consisted of simple designs with little no ornamentation other than that provided by the manipulation of materials and dominated by geometry, not any particular style. Colonial houses featured double-hung windows flanked by shutters and other colonial details. Long, low contemporary

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ranch houses had a strong horizontal emphasis with broad overhangs recalling Frank Lloyd Wright's Prairie style houses and his Usonian houses of the 1930s-1950s. They also expressed the influence of International Style architecture, featuring broad expanses of glass at the rear of the house.

Informal living was a hallmark of the post war period. Open floorplans featured combined living/dining areas. Many ranch houses didn't have basements and incorporated built ins throughout the bedrooms as well as the living areas. Those that had basement included recreation ("rec") rooms. Patios and terraces accessed by sliding glass doors were typical. Unlike the homes of previous generations, houses owned by post war families, outdoor life and entertaining occurred at the rear not on the front porch. Having lived in crowded apartments, many new suburban buyers relished privacy. Where porches existed, they tended to link the house and garage.

380 https://www.pinterest.com/pin/500884789800468487/?lp=true
381 https://www.pinterest.com/b8980/1950s-rec-room/
Developers of post war subdivisions frequently secured the services of landscape architects as site planners to lay out their subdivisions, advising on plantings and their locations and designing common areas. They sometimes advised individual homeowners since the relationship of the exterior to the interior were so important to the casual lifestyle of residents.

The central role women played was characteristic of suburbia in the 1950s, 60s and later. Husbands typically commuted to work during the day or drove to nearby jobs, leaving their wives to dominate daily life in the community. She was the household consumer and manager, in charge of child rearing, cleaning and entertaining. She also was an active community participant—the organizer, arranger and telephoner of activities. During the years she was a stay at home mom she built social networks, became active in clubs and local politics. Although suburban men tended to take positions of local leadership during those years, women did much of the everyday work of community activity.

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383 “Leave it to Beaver, Season 5,” by Director Anton Leader. https://archive.org/details/leave.it.to.beaver.complete.series
Suburbia was portrayed and fostered in the media as the realization of the postwar American dream—a warm happy place filled with healthy families and friendly neighbors living cozy lives in homes brimming with the latest products and appliances. Shelter magazines like *House Beautiful* and *Better Homes and Gardens* and TV commercials promoted this idea through articles on suburban living and persuasive advertisements showing happy homemakers using the newest in TV sets, refrigerators, ranges, cleaning products and other household goods. Household activity was portrayed against a backdrop of modern suburban interiors. Television sit-coms, like *Leave it to Beaver* and *Father Knows Best* offered family centered stories of life in suburbia. This came to change in life and in the media as more and more women entered the work force and became single moms.

The American Dream, as historically defined was reflected and in many cases realized in suburban subdivision development that took place nationally from the Post-World War II years through the 1970s and, it can be argued, later. This was accommodated in the suburbs lining the shore of Lake Michigan. The west areas of established suburbs like Wilmette and Highland Park in addition to Lake Bluff illustrate this point.

Although Wilmette is a much larger community with many more Post World War II subdivisions than Lake Bluff and evolved quite differently—Lake Bluff is unique on the North Shore, having developed as a Camp Meeting Association—there are many similarities. The postwar need for housing, combined with government-guaranteed loans and the availability of former farmland (west of Ridge Road) led to a Wilmette housing boom in the 1950s that transformed the area west of Ridge Road from farmland to residential subdivisions. As a direct result of this housing boom, Wilmette’s population grew from 18,162 in 1950 to 28,268 a decade later. In 2010 the population of Wilmette was slightly over 27,000.

![Wilmette news article on development](https://www.sarahrothschild.com/real-estate-history-blog/west-wilmette-where-i-live-and-work)

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West Wilmette was historically made up of farms. It was dominated by small family farms for 100 years, until 1950. Farm prices dropped dramatically after World War I, a situation made worse by the Depression. Many who grew up on these farms left to seek work in Chicago. After the Post War housing crisis, developers were eyeing farmland in Wilmette as elsewhere to build homes, just as the farmers were ready to abandon farming. Builders here as those throughout the country were buying up large plots of land and erecting large subdivisions. Few in Wilmette, however, were as big as each of the terraces. In Wilmette there were many smaller parcels of land developed by subdividers.

There is a small subdivision in Wilmette that dates from the mid to late 1940s adjacent to the Wilmette Golf Club, yet substantial development didn't begin until the 1950s and 1960s as it did in Lake Bluff. The land where subdivisions were platted generally extended south of Lake Street, west of Illinois Road to property west of Edens Expressway and south to Old Glenview Road. The land historically consisted of small produce farms that were only 40-50 acres worked by farmers who sold their fruits and vegetables in the Chicago Market. The earliest parcel that is west of Edens Expressway was subdivided by Northwestern University. The school was hiring faculty after the war and they had no place to live. The housing consists of medium-sized ranch houses and two story masonry homes built between 1945 and 1948.

Some of the builders of Wilmette post World War II houses had been in business for many years. James Crabb who advertised his company as "Builders of Fine Homes Since 1891", built "Trend of Tomorrow Homes" in a subdivision they called Orchard Estates, located on a rectangular piece of property with three perpendicular roads that terminated in cul de sacs, "Crab Tree", "Hawthorn" and "Orchard". They consisted of one and two story houses, with the larger two stories on the cul-de-sacs. Bietz Builders had been in business since 1921 and built many houses and apartment buildings throughout the North Shore. In Wilmette they featured contemporary ranch houses in the section between Skokie Boulevard and Hibbard Road. The C. A. Hemphill Company, who developed "Highcrest" in 1954-55, was a highly respected builder of higher end houses. Founded in Evanston in 1926, the firm's custom homes dot North Shore communities from Evanston to Lake Bluff. His son, James Hemphill took over his father's business in 1968. The company's Wilmette subdivision, which consisted of 47 building sites that were located east of Illinois Road, was only two blocks from the established neighborhoods along Ridge Road. Hemphill also built a subdivision in Lake Bluff.
In Wilmette there was really only one developer who constructed modern houses, Hollywood Builders. The idea was to create a California lifestyle in the Midwest. Hollywood Builders constructed houses south of Wilmette Avenue on roads named Sunset, Beverly, and Wilshire Drive, after streets in Los Angeles. As was typical of Chicago area subdivisions including, to some extent, those in Lake Bluff the areas laid out by Hollywood builders were attended to accommodate Chicagoans wanting to resettle outside of the city. Morton Balaban, an architect who worked for Hollywood Builders related that their business was located in the Rogers Park neighborhood of Chicago and they marketed their subdivisions to people living there. Hollywood Builders advertised a variety of housing types from two-story to split levels. Some had colonial details; others were contemporary with traditional rooflines and broad overhangs. Those are commonly found in Lake Bluff. But unlike Lake Bluff, they built many modern houses with slanted roofs and broad expanses of glazed openings. Drawings from their brochure show open plans and sliding glass patio doors, characteristics of Post-World War II houses throughout the country including in Lake Bluff. The family social life moved from the front porch to the back yard.

387 Interview and driving tour with Kathy Husse-Arntson, Director, Wilmette Historical Society, July 23, 2019.
As in Lake Bluff, the subdivisions in West Wilmette consisted of a variety of road configurations. Some followed the grid street pattern. Others incorporated winding roads. Many of the roads, lanes and drives terminated in cul-de-sacs.

The Post-World War II houses in West Wilmette, though by different developers, were designed to appeal to owners at different price points to accommodate a variety of budgets and with different tastes. They were ranch houses--large and small, split levels and two story single family homes. Detailing was different and some, especially those built by Hollywood Builders, were very modern. But like Lake Bluff, the developers catered to the new market of young families.

![Two-story in Sherwood Forest, Highland Park](https://www.realtor.com/realestateandhomes-search/Sherwood-Forest_Highland-Park_IL)

The story of Wilmette, like that in Lake Bluff is repeated over and over again throughout the country after World War II, including in other areas of the North Shore. In Highland Park, for instance, areas that had previously been small farms or country estates saw extensive construction of single family houses. In the neighborhood of Sherwood Forest, known as Nixon's Highland Park Gardens Addition (bounded by Berkeley on the north, Midland on the south, Arbor on the east and Ridge on the west until it was re-subdivided in 1930), 60% of the buildings date from the 1950s. In Highland Park Gardens, located immediately south of Sherwood Forest, most of the houses were built in the 1940s and 1950s. Much of the development that occurred on the west side of Highland Park was created by a few developers using a limited number of house designs. Today, those houses that haven't been replaced, consist of ranch houses, two story homes and many split levels. As in Lake Bluff, much of the subdivisions creating lots

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The desire to pursue the dream of owning a single family home has never really ceased but continues to evolve as new areas are developed outside established historic suburbs.

390 “Split level in Highland Park Highlands,” https://www.realtor.com/realestateandhomes-search/Highland-Park_IL
Lake Bluff reflects in microcosm the development trends that were taking place throughout the country after World War II. Families were leaving city life to start families in the suburbs. Whether or not the heads of families were returning veterans (and 202 residents of Lake Bluff served in the military), they could take advantage of the Federal programs offered to provide much needed housing. Houses were being constructed in subdivisions throughout the U.S. including North Shore communities and numerous other areas throughout Chicagoland. The cultural shift from life in the city to settling in the suburbs was taking place in Lake Bluff as it was elsewhere.

Prior to the end of the war in 1945, Lake Bluff was perceived as a small village. It was an hour from Chicago by train. Incorporated in 1895, its population in 1920 was 879. Enjoying a surge in the 1920s, its population almost doubled to 1452. Over the next few decades, it consistently grew: in 1940 it was 1729; in 1950 it was 2000, in 1960, it was 3494 and in 1970 it was 5,008. By the 1970s the village had grown into a thriving suburb, with the development of the North Terrace around the early 1950s, the East and West Terraces in the 1960s, and infill housing in established east Lake Bluff neighborhoods.

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392 In 1980, Lake Bluff's population dropped to 4434, but came back up in 1990 to 5226, in 2000 to 6043 and to 5722 in 2010.
The story of Lake Bluff's post-war development actually began in the mid 1920s, when Chicago real estate developers including Samuel Quincy Goldman and H. O. (Horace Odell) Stone purchased land on both sides of Green Bay Road North, north and south of Rockland Road/Scranton Avenue and west of Rockland, with the intent of building hundreds of new homes and apartment buildings. The developers bought property that had all served as farmland and was generally flat and not forested. Working from a blank slate, they platted the land. The lots to the north, platted as Knollwood Heights, in what became North Terrace, were large, averaging 150' x 150'. A formal entrance on the diagonal with a small park opening onto curvilinear roads characterizes the platted subdivision, recalling the early picturesque subdivisions of the 19th Century.

Those in the area platted as "The Terrace," H.O. Stone & Co's Subdivision, which became West Terrace, had smaller lots. Some averaged 65' x 135''; others averaged 75' x 165'. This subdivision was based on the grid, recalling the gridiron of Lake Bluff's Camp Meeting Ground development. Goldman's land, west of Green Bay Road and north of Rockland, was platted as Goldman's sub of Lots 81-82 of Goldman's Green Bay Road Highlands. These lots were still smaller, 50' x 165'. Roads were laid out on a grid but slightly curved. At the west end a small "Market Square" similar to that completed in Lake Forest in 1916, was platted. It was approached on axis from "State Street", that split and curved symmetrically to form Market Square West and Market Square East, terminating in "Fountain Court" and "Margaret Park".
The configuration of this "Market Square" grew out of the City Beautiful movement, which introduced beautification and monumentality to American cities. 393

Although the new subdivisions of Knollwood Heights (North Terrace), The Terrace (West Terrace) and Goldman's Green Bay Road Highlands were platted, no houses were constructed there. This was likely due to the fraudulent practices of both Goldman and Stone, even though they had launched an intensive and aggressive sales campaign. Busloads of perspective buyers were brought out from Chicago. Many who were lured by the hope of turning a quick profit bought lots, and this was made worse due to the construction of a new high speed electric train line through the Skokie Valley that offered fast transportation between Lake Bluff and Chicago. The train could provide an attractive alternative to the route located to the east that ran through the town center. This interurban line, developed and named the Chicago, North Shore and

394 “Market Square,” shopmarketsquare.com
Milwaukee Railroad by Samuel Insull, featured 48 miles of track and nine ornately-designed stations along the route. It opened June 5, 1926 along a 135' wide right away. Construction of the new line was greatly celebrated, setting off what has been described as a "spectacular real estate boom" in the Skokie Valley and a huge surge in property values. Because of the rise in automobile ownership and use, the line, which ran from Niles Center to Lake Bluff was closed down in February, 1963.

With the onset of the Depression in 1929, any hope of developing the subdivisions led nowhere. It was only in the 1950s that residential construction began. Goldman's subdivision never did evolve into housing. During the 1960s the area was taken for Blair Park with its golf course and for Central School. The North Terrace was built out first, in the early 1950s, with small houses that consisted of two or three small bedrooms, one or one+ bathrooms and a 1-car garage. They were not constructed by one developer.

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396 “Interurban Electric Rail,” galleries.apps.chicagotribune.com

397 Vliet. 131.
Larger homes--ranch houses, split levels and two story houses--were built in the East and West Terraces in the early 1960s. Homes in the West Terrace were mostly built by the Chicago Construction Company, headed by Harold Friedman; those in the East Terrace were constructed lot by lot by several different builders.\textsuperscript{398}

\textsuperscript{398}In April, 2018, historian Janet Nelson, gave Gwen Sommers Yant and Susan Benjamin a driving tour of the various subdivisions that were developed in Lake Bluff. She and her husband Herb moved to the West Terrace in 1962. They were the first owners of their newly-constructed home at 405 Park Lane.
The "Jefferson" Chicago Construction Company, photo by BHC

The Terraces Brochure, Lake Bluff History Museum
Not all new construction after World War II took place in subdivisions. Earl T. "Red" Harlan, a University of Arkansas graduate engineer, began constructing homes beginning in the 1920s. He was joined by his two sons, William B. and Earle Kenney Harlan ca. 1946 when Red became emeritus and the name of the firm became Harlan and Harlan. The team built a variety of different types of housing, including ranch houses, on scattered sites. Some were in the northeast corner of Lake Bluff south of Crab Tree Farm; others were built in the southeast area.
The firm created the Idle Hour Subdivision along Sunset Place. Over 141 houses were built by Harlan in Lake Bluff.

Those who wanted to settle in Lake Bluff after World War II were families who had just moved to the Chicago area or by families living outside Lake Bluff (from Chicago or other suburbs)

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399Vliet. 132.
400There is an Earl T. Harlan Family History by granddaughter Jackie Harland Biatti and copies of a scrapbook with photos of their houses, with addresses, in the collection of the Lake Bluff History Center.
401Ibid.
who were looking for larger homes for growing families. Some of the families had lived on the east side of Lake Bluff and were looking for a larger place to live within the village. They had young children and wanted to raise their children in a quiet, safe, neighborhood of single family homes. Those from Chicago were looking for a place very different from where they lived in the City, which was often in a large rental apartment building or a flat that was built for 2-6 families. Those who had lived in crowded surroundings found the privacy of living in a single family home with easy access to a spacious back yard and suburban amenities compelling. The population in Chicago in 1950 was 3,620,962. In 1960 it was 3,550,404, having decreased 1.9% and in 1970 it was 3,366,957, having decreased 5.2%. As the number of city dwellers grew smaller the population of Chicago suburbs surged, The G. I. Bill made the transition from city to suburban Lake Bluff affordable. Many purchasers of model homes in "The Terrace", which ranged in price from the RAMBLER at $26,500 to the SPECIAL MADISON at $31,700 had access to a G.I. Loan at 5-1/4%. Even conventional mortgages were 5-3/4%. For example, the $28,700 JACKSON or the JEFFERSON could be purchased with a G.I. Loan for $2,900 down and a $25,800 mortgage with monthly payments of $183 that would cover principal, interest and reserves for taxes and insurance.

One of the main reasons a move to Lake Bluff became enticing after the War was easy access. The Chicago & North Western Railway line had a station in the village center to the city, a comfortable ride for those (largely husbands) who commuted from their new suburban homes. Many residents of the Terraces, as well as residents of the east side, took the train. In addition, the Chicago, Milwaukee & North Shore Electric Railway (the North Shore Line), transported passengers and freight north-south as well as into Mundelein from 1899 until it shut down in 1963. It was believed (many believe mistakenly) that the highways would make the North Shore route unnecessary. By the 1960s, automobiles were

402 "The Terraces" Clipping file. Lake Bluff History Museum
403 "THE TERRACE" Built by Chicago Construction Company. Monthly Payments include Principal, Interest and Reserves for Taxes & Insurance.
becoming ubiquitous and the breadwinner often drove to work. Gas was cheap and there were nearby gas stations such as the one located at Sheridan Road and North Avenue. There was a Nash Dealership near the train station, and it was common practice for the commuter to drop off the car for repair, take the train into the City and pick it up on the way home.

Although the 1956 Interstate Highway act provided 41,000 miles of highways for the thousands of new cars, Lake Bluff drivers had for years enjoyed travel into the city by Sheridan Road, the North Shore's pleasure drive. Edens Expressway opened in 1951, but only extended north to Lake Cook Road at the south end of Highland Park. Those who took Sheridan Road from Lake Bluff didn't have to contend with the stoplights that extended from Clavey Road north on Route 41. Many drivers into the city also took Waukegan Road, which had far less traffic and, like Route 41, took drivers right to Route 176 (Rockland Road), which was a direct link to Green Bay Road and the Terraces. Fast roads like the Tristate Tollway located west of Green Bay Road were an alternative. Some of the men heads of household commuted into the city but many worked at Abbott Laboratories or other nearby industries like Outboard Marine and Johns Manville. By 1960 only about 1/5 of Lake Bluff's workers were employed in Chicago. People loved their cars, which symbolized the optimism of the times. Automobiles were large and long, had futuristic chrome bumpers and tailfins and showcased colorful interiors with plush upholstery--appealing to the women driver who managed the daily life of their families, once the family had two cars--a common situation after the late 1950s. Metal had been rationed during World War II. In 1945, American factories produced just 70,000 new cars; in 1950 production

405 Interview with historian and Lake Bluff Village President, Kathleen O’Hara July 15, 2019.
soared to 6,665,000. While Pre-World War II houses had rear garages, suburban homes of the 1950s and later featured carports or attached one or two-car garages facing the street. More and more Lake Bluff post war houses were being constructed with two car garages. Armament factories that had produced warplanes and battleships were retooled to produce cars. They were also producing refrigerators and washing machines—the appliances that homeowners enjoyed in their new suburban homes. When the West Terrace was promoted in the Chicago Construction Company brochure, logos for their vendors were included. They included General Electric kitchen appliances, American Standard plumbing fixtures, Lennox furnaces, Coleman hot water heaters and U. S. Gypsum sheathing and wallboard.

Men tended to hold political positions, but women were the local activists. Daily family life was their domain. Many of the bread-winners were professionals—doctors, dentists and business owners—more than there had been in earlier local developments. Also, this was the age of the traveling salesman. It was common for men to be gone most of the week while their wives kept up the house and took care of the children. Those women who had joined the wartime effort abandoned their jobs to run their families. "Homemakers "aptly describes their lives. They took their children to nearby parks, like Artesian Park, to the beach, to Park District activities, to the library and played an active role in the local garden club, the P.T.O, scouting, their church and political groups. The women were friendly with their neighbors and knew them well. They took grocery stores in town, two drug stores, a hardware store and two churches: the Union Church of Lake Bluff (525 East Prospect) and the Grace United Methodist Church (244 East Central). Other denominations were found in Lake Forest. Worship, shopping, schools and recreation were all close by their homes.

408 *The Terraces in Lake Bluff: America's Most beautiful Homes*—built by Chicago Construction Company.
Entertaining was casual. It frequently revolved around the television set. The TV, rather than the fireplace, occupied the center of the living room. Portable TV tables allowed families to not miss favorite shows. Buffets were popular, replacing formal dinner parties. Outdoor living was favored, even though Chicago didn't enjoy the California climate that inspired Lake Bluff's casual lifestyle. The back yard patio, accessed by sliding glass doors, became a center for entertaining nearby young families who shared similar lives. The men barbequed and the women prepared and served. In 1954, James Beard published *The Complete Book of Barbecues and Rotisserie Cooking*. The informal lifestyle was featured in shelter magazines like *House Beautiful* and *Better Homes and Gardens* that carried articles on decorating, entertaining and in television situation comedies like *Leave it to Beaver*, *The Brady Bunch*, *Ozzie and Harriet* and the *Dick Van Dyke Show*. Class, racial and gender issues were not explored; it was a period of affluence and optimism.

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As families got larger, families added on to their homes rather than leave their neighborhoods. This could be easily accommodated by adding a second story over the garage or adding a family room on the rear. Sometimes families moved to larger houses on the east side of Lake Bluff. It was also common for a family to move to another state as the father/husband received a promotion or acquired a different sales territory.  

Up until 1955 Lake Bluff had one K-8, "Lake Bluff School". That was to change in the mid-sixties while the Terraces were largely built out. In 1963, West School was built in Knollwood and Central School was built on Green Bay Road. The Lake Bluff School, located east of Green Bay Road, was renamed East School. By 1967, Lake Bluff had three K-8 Schools--East, West and Middle School--and one junior high school, which received additions, on Sheridan Road. These were neighborhood schools, where kids could safely ride their bikes and come home for a lunch period. It was a time in Lake Bluff when relatively few women had jobs outside the home or were divorced, so mom could be easily be home at lunchtime. The addition of new families forced the schools to examine building use and curricular ideas. In 1971, the school population was 1300; by the mid 1980s, with suburban demographics undergoing change, the school population dropped considerably.

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410 “House Beautiful, 1957. https://www.google.com/search?q=house+beautiful+1957+alamy&tbm=isch&source=iu&ictx=1&fir=0Qv83RHdjxyyFM%253A%252Ca48MBbSSnlKEM%252C_&vet=1&usg=Al4-kRoTShSmgGDVOMGDV9LAUuRhvTc2Q&sa=X&ved=2ahUKEwje-46vhLbkAhUFnq0KHdVhc3eQ9QEmAHoECAkQBg#imgrc=0Qv83RHdjxyyFM:  

411 Interview, Janet Nelson, August, 2019  

412 At this point, with the drop in school enrollment, there was a shift from neighborhood schools to grade level-centered schools.
There was a huge culture shift that took place with the move to suburbia. Lake Bluff housing in the 1950s and 1960s was designed to simplify housekeeping and revolved around child rearing. Many of the Terrace houses have open plans so moms could keep an eye on the kids. The dining area could be a place where children did homework while their mother was working nearby in the kitchen or entertaining friends. There was an easy flow between exterior and interior so that the children could be playing in the back yard and come in and out through glass patio doors. The houses were relatively small so that there wasn't room for formal spaces and multipurpose rooms served childrearing well. As houses grew larger, the kitchen was further integrated into the open plan, a place where everyone gathered. It was also the most modern looking room of the house, with streamlined appliances, Formica countertops, stainless steel or ceramic sinks and built in cabinets. Timesaving foods like Minute Rice, instant cake mix, and concentrated soups were promoted to make the housewife's life easier. "If I knew you were coming, I'd have baked a cake" was the title of a popular hit song of the 1950s. Swanson TV dinners were a new phenomenon, embraced by busy families.

![Advertisement for Swanson's TV Dinners](Image)

Comfortable housing built for middle class families had roots in the Usonian houses designed by Frank Lloyd Wright, beginning in 1936, when he designed the First Jacobs House In Madison, Wisconsin. Usonian was a play on the American roots of these homes. They were built of natural materials (in the Midwest, wood, common brick and glass) and bore a family resemblance to his earlier turn-of-the-century Prairie Style designs. They had no traditional references. These houses featured informal open floorplans, vast expanses of glass that opened onto spacious rear yards and fostered an informal lifestyle.

First Usonian House, for Katherine and Herbert Jacobs, Madison, Wisconsin 1936

A large number of 1950s and 60's houses in Lake Bluff were simply designed but incorporated Colonial elements, a nod to Post World War II patriotism. Windows were flanked by shutters and included other details associated with America's colonial past. Many lake Bluff houses were long and low ranch houses with broad overhangs and contained few decorative treatments. They were typically referred to as "Contemporary". A smaller number of modern houses with sloping or flat roofs, constructed of natural materials like those favored by Wright were built.

420 Lincoln Avenue, Photo by BHC

In the 1970s, the next major tranche of subdivision build-out after the Terraces took place. Typically, the houses constructed were based on traditional styles and were larger than those built earlier.

In 1970, the Nilles Sheridan Road Subdivision was created south of the east-west stretch of Sheridan Road. The houses are located along cul-de-sacs and part of the Ravine Forest Subdivision. In 1962, the grounds of the Lake Bluff Bath and Tennis Club, located just south of East Terrace, was subdivided but build out was later. The sports facility that consisted of a clubhouse, an indoor hockey rink, indoor and outdoor tennis courts, a pool, and apartment buildings was replaced by residential development. Nearby residents used Park District facilities, and the club was never a financial success. Adjacent Wimbledon Court was subdivided in 1984, Baik's Signe Court Re-subdivision was created in 1992.

414 “Usonian Houses,” Pinterest. com
415 Interview, Paul Bergmann, July 2019
The most extensive subdivision in Lake Bluff since the Terraces took place in 1979, when Tangleley Oaks was laid out on approximately 200 acres of the former Phillip D. Armour III Estate, developed by the Edward R. James & Co in partnership with other companies during the 1980s. Featuring approximately 172 one- and two-story single family homes ranging in size from 2270 to 4010 square feet, the houses were considerably larger than houses in the Terraces and aimed at a more affluent market. They were built in a variety of styles influenced by traditional architecture. Perpetuating the informal living found in earlier subdivisions, the models were built with family rooms. Some were designed with a first floor master suite to provide privacy or accommodate the need for single-floor living. Built surrounding Armour's estate house and retaining the coach house, Tangleley Oaks featured a forested environment with a considerable amount of public green space and ponds. Its curvilinear roads recall the early picturesque planning of Riverside, Illinois, and other similar planned communities.

To the north of Tangleley Oaks, the James Company laid out Armour Woods, a subdivision consisting of side-by-side duplexes. Also built in the 1980s, they were mid-size homes built by the James company for more modest prices than those in Tangleley Oaks. The plat of Campbell Court Subdivision, located east of Armour Woods, was filed in 1987. The houses that were built in the years that followed were Neo-Tudor and Neo-Colonial houses built along cul-de-sacs. These, like those in Campbell Court, were more modestly priced. In 1978, a subdivision of the Lester Armour Estate, located on Arbor Drive between Sheridan Road and Lake Michigan, was created. Platted as "Lakewood Estates Subdivision", It was historically located on 73 wooded acres between Sheridan Road and Lake Michigan. The estate house, which rests on the lakefront, was designed by David Adler in 1931. The houses, which were constructed on 4-acre lots during the 1980s, were located on drives that flank the road leading to the estate house.
Belle Foret Road was created in 1989, when the land located north of the Ralph Poole Estate, designed by David Adler at 1010 Green Bay Road in 1912, was subdivided. The houses were built on curvilinear streets appealing to the tastes of buyers who favored houses influenced in design by French, Tudor and Colonial architecture.

More modestly priced single family houses were built along curvilinear roads in the mid-late 1990s in an area called The Sanctuary that was platted in 1994. The developer of the subdivision was Residential Homes of America. Featuring five models, 177 homes were built on 77 acres with 35 acres of wetland and natural areas. This subdivision, located west of Waukegan Road has houses ranging from 2,042' to 2,850 sq. ft.

Lake Bluff is a small community consisting largely of single family homes. Even where there are multi-family residences (as along East Washington Avenue, just east of North Sheridan Road and north of the Village center), whether inspired by Colonial or Modern architecture, they fit comfortably in the nearby residential neighborhood. On the west side of Lake Bluff, extensive development took place in the years following World War II, beginning in the 1950s and continuing through the 2000's. In the Bath and Tennis Club area construction continues. After the Terraces were constructed, other subdivisions were
platted. There have been relatively few replacement houses, especially in the West Terrace, and all the Terraces retain their original character. The same is true of Tangley Woods and Armour Woods.

In the East Side Remainder, houses constructed in the 1950s and 1960s were infill, many of which were built on re-subdivisions of larger parcels of property. Construction that took place from the 1990s through 2019 generally consisted of tear downs of smaller houses to build larger custom homes. Some have been constructed by builders; others designed by architects. Most are some rendition of traditional historic styles, inspired by earlier stylistic trends. Some are Millennium Mansions that combine a variety of stylistic elements from gables to tall arched entrances; a defining feature is that each is larger in scale than the houses around them. The national tendency to build houses after World War II that embody an informal way of living, even if their designs were based on traditional styles, continues today. Even if newer houses are large and imposing, they tend not to be formal. Beginning in the 1930s and following the war, the latest in technology was embraced—utilizing modern materials and prefabrication. The latest in technology is embraced today, with the design of houses taking advantage of the newest materials as they are developed and advances in computer technology. Construction in Lake Bluff continues to reflect, as it did in the 1950s, the general prevailing trends nationwide—but without compromising the community’s unique character.
Lake Bluff has a wealth of medium-size to large high style buildings, predominantly houses, easily categorized by style. Some date from the Victorian period and consist of Gothic Revival, Italianate and Queen Anne style homes; these are houses loosely derived from historical styles. Others dating from the approximately 1900 through the 1920s are examples of the more progressive/non-historical styles, those with no historic ornamentation. These include Prairie Style and Craftsman houses. Prairie Style homes incorporate features inspired by the flatness of the Midwest’s most characteristic natural feature, the prairie. Craftsman style houses, popular in the teens and 1920s are generally characterized by low pitched roofs, exposed wood brackets and rafter ends and include front porches. In the late ‘teens and 1920s there was a resurgence of interest in history and houses large and small were built that are more literal interpretations of Colonial, Tudor, French and Spanish architecture.
There are many estate houses in Lake Bluff, located along Green Bay Road, the lakefront and adjacent to Shore Acres Country Club. These are houses inspired by 18th Century American Colonial architecture and various periods of European architecture. They are categorized as Colonial Revival, Tudor Revival, French Revival or French Eclectic and Spanish Revival, though occasionally other periods of architecture have inspired these grander homes.

There was generally a building hiatus during the Great Depression of the Thirties and the Second World War, but after World War II, during the 1950s and 1960s, there was a residential building boom in Lake Bluff as there was throughout the United States. North, West and East Terrace, subdivisions west of Lake Bluff's village center, were developed that included three basic building types--ranch houses, split levels and two story houses. Many of these were Contemporary and some were Modern. Both Contemporary and Modern houses had no specific references to historical styles. Contemporary houses were rectangular, more traditional in form, with hipped roofs and broad overhangs; modern houses tended to have flat or diagonal roofs, irregular footprints and greater expanses of glass. There are many Contemporary houses but relatively few Modern houses in Lake Bluff. A large number of subdivision houses were clothed with details derived from Colonial architecture or, occasionally, references to European styles. American Colonial Revival dominated stylistic detailing, reflecting Post war patriotism. Most Post-World War II houses were constructed in subdivisions, but they are also scattered throughout the Village, such as those by Harlan and Harlan. Several are located in the area south of Blodgett, west of Lake Michigan, described as East Side Remainder.

During the 1970s and 80s, houses based on previous architectural styles continued to dominate as other subdivisions, including Bath & Tennis Club, Tangle Oaks and others were developed. These homes, which are Neo-traditional in style were derived from a multitude of earlier historical styles but are typically differentiated from them by a larger scale and a personal, sometimes idiosyncratic organization of historic details. The styles categorized as “Neo-“ all date from after the 1970s and are generally less literal interpretations of Colonial, Tudor, French or other historic styles. Post Modernism, a movement which developed as a reaction against the Spartan character of Modern Architecture, embraced traditional styles like their residential Neo-traditional counterparts, but is more commonly found in public and commercial buildings.

Finally, there is a category of style as yet not widely accepted but that architectural historian Virginia Savage McAlester defines as the Millennial Mansion. These houses feature highly-pitched roofs and grand entrances, and an eclectic array of historic details, generally unrelated to traditional proportions and inconsistent in scale. These buildings date from 1985 and continue to be built today--through the first two decades of the Twentieth Century.

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ARCHITECTURAL STYLES

An architectural style is characterized by numerous features that make it historically definable. Building materials, rooflines, window configurations and detailing are some of the elements used to define an architectural style, whether it is Classical, Colonial, Tudor, Contemporary or Modern, whether it dates back centuries or is currently popular. Throughout time historical revival styles have alternated with those that eschew any traditional features.

Colonial Revival

Throughout the 20th Century and even in the 21st, Colonial architecture appeared and reappeared. Perhaps due to surges of patriotism, perhaps because it represents a familiar comfortable way of living, it has over time been the country's most popular style. The Colonial style, in its many forms, has throughout time intermittently dominated Lake Bluff's residential architecture.

After the 1876 Centennial Exposition in Philadelphia, Colonial Revival became a kind of national style. The country’s 1876 centennial celebrations awakened an interest in America’s Colonial architectural heritage. Even before 1876, the demolition of the celebrated John Hancock House in 1863 shocked the county. The nationalism and patriotism that grew out of these events created a movement that had a profound effect on all aspects of American culture even after World War II, into the 1950s, 1960s and beyond. These waves of nostalgia were immediately reflected in American architecture.

The interest in Colonial architecture was reinforced by the Classical architecture of the 1893 World’s Columbian Exposition. The White City, as this world’s fair was known, was largely composed of monumental Classical buildings that were visited by thousands of people and photographed. But, even the smaller state pavilions, built on a more domestic scale, were based on historic precedent. Styles included Italian Renaissance (New York), French (Texas) and many were Colonial (Ohio, New Jersey, Massachusetts, Kentucky) As a result of the extreme popularity of the Fair, Revival architecture (especially those styles characterized by classical
features) dominated building construction for several decades—with only an interruption during the first two decades of the Twentieth Century, when Arts & Crafts and Prairie Style houses gained in popularity. After World War I ended in 1918, tastes shifted back to historical revival architecture for the design of both large and small houses.

Colonial Revival architecture, with its Classical detailing, order and symmetry offered an alternative to the exuberance of the Victorian era Queen Anne style and the informality of the Shingle Style. As the Colonial Revival Style developed in the 1870s, however, transitional examples of homes combining the two styles were common. Many early Colonial Revival homes are stately and mimic the scale of Queen Anne residences. The style was widely published in journals and popular magazines. The White Pine Scenes of Architectural Monographs, dominated by photographs of Colonial buildings, was published in 1915 was an inspiration for many Colonial Revival designs.

The Colonial Revival style changed over time and took different forms. Later colonial Revival residences, those designed in the 1920s after World War I resembled their prototypes more closely in proportion and detail. After 1935, examples of the style became much more simplified, features took on a more slender appearance and occasionally Art Deco elements appeared. In the late 1940s and later, when the ranch house became popular, Colonial Revival features were grafted onto these long, low homes. Many 1960s two story houses in the Terraces incorporated Colonial detailing.
Features of Colonial Revival architecture include rectangular form, symmetry, gable, or hip roofs (frequently with dormers), shingles and/or clapboard siding or brick, double-hung windows, sometimes with multipane glazing, shutters, bay windows, paneled doors topped by transoms, fanlights or pediments and (sometimes) flanked by sidelights. Classical elements including cornices with modillions and dentils, balustrades, columns, and pilasters are also common. Broken pediments were rare on the colonial originals but were particularly favored by revivalists. Many Colonial Revival houses have small front porches with columns supporting a pedimented roof or balustrade.
Dutch Colonial Revival is a popular subtype of Colonial Revival. Based on Colonial homes from the Hudson River Valley, the characteristic feature of the style is the gambrel roof, a double slope. The earlier examples, built in the 1890s and 1910s, have front-facing gambrels. Those built in the 1920s and later have side-facing gambrels, sometimes with lunettes in the gambrel end, and a large dormer (or more small dormers) across the front. The dormer or dormers and gambrel ends are frequently shingled.
The Tudor Revival style became popular after the 1893 World’s Columbian Exposition and remained so through the 1930s. A considerable number of Tudor Revival houses were built in the 1920s, when Lake Bluff and the other North Shore towns area enjoyed a significant growth in population. English Tudor architecture often inspired the design of America’s suburban houses, especially beginning in the 1920s. Sometimes the style was favored for large country estates; generally, it inspired the design for their smaller suburban counterparts. Mark Alan Hewitt, author of *The Architect and the American Country House, 1890-1940*, points out that Tudor house was an “esteemed model” and was a close second to the Colonial in popularity. And those seeking ancestral and historical pedigrees were immediately attracted to the image of leisure and wealth of England’s landed aristocracy. Clive Aslit, author of *The American Country House*, noted that with their common language and sometimes common heritage, Americans were likely to feel more comfortable living with influences from England than from other European nations.
475 Arbor Drive

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

123 East Woodland Road
The term contemporary tends to generally mean “occurring at the same time”. In architecture, that definition applies to the style that was currently popular in the 1950s and 1960s. It may be described as "mainstream modern", traditional in shape but without any features based on historic sources. Virginia McAlester describes the style as “Contemporary Ranch.”\footnote{McAlester, 596.} A Ranch house, like a split level or a Four-square or a bungalow, is a building type that consists of a particular shape. A ranch house is one that is a single-story long, low house.
Like other styles, Contemporary houses are defined by stylistic characteristics. The Contemporary house is rectangular or L-shaped. It has a broad, low-pitched hip or gable roof without dormers. Moderate to wide overhangs are common. It may be wood shingled or clapboard, brick and wood.

The garage is attached, incorporated as part of the house, consisting of one or two bays and generally faces the front. Its door may be high style with a decorative geometric design. The front entrance is off center, frequently accessed by a covered walkway that may be an extension of the garage roof. Sometimes it is obscured. The door itself tends to be plane and flush or may have one window or three windows set on the diagonal or have geometric detailing. It may consist of a single door or double doors. Some Contemporary houses have a sidelight or sidelights adjacent to the door.

Windows take many forms, but a large number of contemporary houses include picture windows—a single fixed pane flanked by operable side windows or large bay windows. These light the living room. Contemporary houses frequently have metal (or sometimes wood) casement windows made up of vertical sash with four horizontal panes or rows of tall vertical panes. Windows at the front sometimes consist of a horizontal row of small clerestory windows. They light bedrooms on the interior. Corner windows were popular. There are typically sliding floor-to-ceiling aluminum doors opening onto a patio at the rear. Some contemporary houses had wrought iron or stone decorative elements incorporated in their design. There is occasionally a breezeway porch connecting the house and garage.

418 The picture window is an adaptation of the “Chicago Window” favored by Chicago School architects including Louis Sullivan and Holabird and Roche in their designs for late 19th and early 20th Century commercial buildings.
A high percentage of ranch and split level houses built in the 1950s and 1960s in Lake Bluff’s subdivisions are Contemporary. These houses were also built in other areas of Lake Bluff.

Modern houses, like Contemporary houses of the 1950s and 1960s never reference historical styles. They also have no applied ornament. Roofs are either flat or slanted. Those that are on the diagonal are sometimes referred to as "shed roofed." Windows constitute an important component of design. Simplicity not ostentation characterizes modern residential architecture. Modern houses were far less common in Lake Bluff than Contemporary houses. Modern Houses are typically high style and frequently architect designed. They are, however, sometimes built in subdivisions. Above all, they are functional, practical and efficient, designed to meet the needs of family living. An open plan, often with combined living-dining areas and easy access to the out of doors, was typical during the height of modernism--which was popular from the 1930s into the 1970s. By 1975, there was a recurrence of interest in houses based on
Modernism became established in Chicago after the 1933 Century of Progress Exposition, especially following the arrival of Mies van der Rohe in Chicago in 1937 and the development of Frank Lloyd Wright’s wood, brick and glass Usonian houses. Mies’s designs were steel and glass and are associated with International Style architecture that was popularized by the 1932 Museum of Modern Art \textit{Modern Art International Exposition} and its widely circulated catalogue. International Style hallmarks included balance but not symmetry, an underlying structural order that enabled an open plan and avoidance of applied ornament. Roofs were flat. Windows were often set flush with the smooth exterior walls and arranged to suit interior needs, but windowless walls were common. International Style architecture was often thought of as Spartan and more appropriate to skyscraper not residential design. But International Style characteristics, like broad expanses of glass were incorporated into less pared down residential architecture. There are no International Style houses in Lake Bluff, though there are homes that incorporate International Style detailing.

Frank Lloyd Wright’s brand of modernism, reflected in his Usonian houses, featured warm woods and Chicago common brick. The use of natural materials prevailed, and, like their Prairie School ancestors’, broad overhangs were common. His interiors featured open plans and flexible spaces. These houses were asymmetrical and had no applied ornament. Exterior decorative treatments were inspired by the manipulation of materials and the placement of windows. Sometimes the wood houses (stained redwood or cedar) had open eaves and exposed wood structural members. They featured an interplay of interior and exterior walls. Wright’s houses were warm and comfortable and his approach to modern architecture entered the mainstream and influenced the design of less high style homes.

\[\text{729 Mawman}\]

\text{419 Wright’s first Usonian house was built in Madison, Wisconsin, in 1936 the same year as he built Falling Water, the Edgar Kaufman House in Bear Run, Pennsylvania. He continued to design them until his death in 1959. Usonian is a play on U.S.A. and his attention was to create a uniquely American architecture.}\]
Modernism gained popularity in the 1950s. These houses were featured in both architectural journals and the shelter magazines. Although *Architectural Record* had been published since 1891, *Record Houses* made its debut in 1956. Frank Lloyd Wright’s houses were frequently lauded in the more popular *House Beautiful, Better Homes and Gardens* and other similar magazines that featured articles on architecture, furniture and gardens.
Post Modern architecture developed as a reaction to the simple, sometimes sterile approach of modern architecture, especially the austerity of the International Style. The style became somewhat popular after the 1966 publication of the acclaimed book, *Complexity and Contradiction in Architecture* by Robert Venturi. His book promoted new design that incorporated elements borrowed from buildings of the past. Venturi's response to Mies van der Rohe's dictum "Less is More" was "Less is a Bore." In Post Modern buildings, historical elements were added in new and different ways. Classical features were appropriated from historic buildings and used in creative, sometimes playful, ways. Sometimes several architectural styles were combined in a single building. Although a broader scale was typical, even when historic elements were creatively combined there tended to be a consistency of scale in Post Modern buildings. The style remained popular for approximately 30 years. Post Modern architecture was more prominently found in commercial and civic buildings, like the Raw Water Treatment Facility in Lake Bluff. There are very few residences that boldly embrace Post Modernism.

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420 McAlester, 665.
Brutalism

Brutalism is a style that focuses on the use of reinforced concrete in a direct and visible way that expresses the massiveness of the material. Its name is derived from the French term for raw concrete, *beton brut*. Like Post Modern, it was a style that developed as a reaction to the
glass curtain wall favored by architects working in the International Style or any architect who utilized wide openings of glass. It favored bulky and angular designs, broad expanses of concrete with few glass openings. Brutalist architecture or architecture with Brutalist detailing has a bold and frequently monumental presence. One of the finest examples in the United States is the Yale Art and Architecture Building designed by Paul Rudolph in 1963. The style is more often found in civic/commercial buildings than in residential architecture. In Lake Bluff, the surround to the Central Lake County Joint Action Water Agency is Post Modern.

**Neo-Traditional**

Neo-traditional residential architecture references architecture that mimicked the past. In the 1970s and 1980s and 1990s, after interest in modernism taste shifted so that Post Modernism became popular in non-residential architecture, Neo-traditional styles were built throughout the country in the design of houses. The renewed interest in earlier architectural styles was nurtured by the country’s celebration of the U. S. Bicentennial of 1776 as well as the burgeoning national interest in the historic preservation movement. European and American prototypes were all popular but rarely literally interpreted. The style took many different forms, ranging from Neo-Colonial and Neo Shingle-style for those wishing a connection to early American architecture, Neo-French and Mansard for those desiring a more formal look, Neo-Tudor, for those who favored designs based on the country's British heritage, and Neo-Prairie for clients wishing a connection to Frank Lloyd Wright and the Midwest's progressive Prairie School architecture.

The earlier Neo-traditional houses, those built in the 1970s had more exaggerated historical features. Later examples are less so. Many Neo-traditional houses, like those built in Tanglewood Woods and Belle Foret in the 1990s, for example, generally had historically accurate proportions, incorporating design details characteristic of the revival styles that were popular in the 1920s: Colonial Revival, Classical Revival, Tudor Revival, Spanish Revival, Italian Renaissance Revival, as well as styles that were popular earlier including the Shingle Style, Craftsman and the Prairie Style. These earlier styles inspired Neo-traditional homes. In some instances, the builders and or architects, especially in the 1970s, were not well versed in historical architecture and the detailing is neither historically accurate nor consistent in scale with other details incorporated into the design of the house. Details may be under scaled or over scaled or missing altogether. Location and size of garages may overwhelm the house. The best detailing of various popular Neo-traditional styles includes the following:

**Neo-Colonial Revival:** Roofs are hipped, gabled or gambrel and not overly large; Siding is wood; porches are in proportion to the house; chimneys masonry not sided in wood; windows are double hung, multi-pane and consistent in proportion and have either true divided lights or simulated divided lights; Shutters are wood not vinyl, hung on hinges and correctly proportioned to the window size; dormers are in proportion to the house, have the same material on the front and the sides and windows are neither too small nor too large in proportion to the dormer itself and dormers are well detailed.
Neo-Classical Revival: Massing is symmetrical; detailing is not exaggerated; columns are appropriate in number, neither too skinny nor too wide and properly spaced; pediments and entablatures are included as part of a temple front; pilasters are included on the wall behind the columns on each side of the door.
Neo-Tudor Revival: Roofs are steeply-pitched gables; half timbering related to the structural design and the window placement; materials including brick, stucco and stone proportionally related to each other. Real stucco preferable.
Neo-Shingle Style: Shingles cover most of the house or alternate with clapboarding; windows in proportion with one another; roof shapes consistent with one another in scale—may be gable, gambrel.
Neo-Prairie: Brick or brick and stucco; horizontal emphasis; broad overhangs; horizontal banding; ribbons of windows; window muntins in a geometric pattern, geometry governs the design. Roof design in proportion to massing of house.

715 Mawman Avenue

Neo-French/Mansard: Steep hip or one-story Mansard Roof but is neither too small nor too large, overwhelming the first floor; projecting ledge under mansard; well-proportioned towers sometimes incorporated into design; through-the-cornice dormers or dormers set into mansard, often topped by segmental arches; windows in proportion to each other; paired doors with curvilinear panels; quoining; tall first floor windows. Neo-French houses tend to lack a consistency of scale found in the French Eclectic style that was popular from approximately 1915-1945 and which was based on precedents provided by many centuries of French domestic architecture.

13 Forest Hills Road
Millennium Mansion

Millennium Mansion is a style coined by Virginia Savage McAlester in 1984, *A Field Guide to American Houses*, a book that has served as a stylistic guide to residential architecture since it was first published. These houses have sometimes been referred to as “McMansions.” That said, they may not actually be mansions, but they seem oversized in relation to the houses around them. The style gained popularity beginning in 1985 and are still being constructed through the first two decades of the 21st Century. The Millennium Mansion, dramatic and imposing, stands in stark contrast to the long low houses that characterized residential architecture during the mid 20th Century.

Nationally, the Millennium Mansion is the predominant style in some large subdivisions. But it also is common as infill in older neighborhoods. The style is characterized by a complexity of rooflines. There are typically high pitched gables, but they may be combined with hipped or other roof types. Exterior walls are frequently clad in a variety of materials, though stone has gained in popularity. The verticality of the Millennium Mansion reflects its tall interior ceiling heights. The front entrance dominates; it is generally 1-1/2 stories tall and features an arched window over the door. This reflects the two-story entrance foyer. Beyond there is often a two-story great room. Historic detailing is often incorporated into the design of the Millennium Mansion. Details may be a taken from a mixture of historic styles or a single style may dominate. These houses, often disjointed in style, tend not to be as disciplined or cohesive in design as the Neo-traditional houses being constructed at the same time. Designers of Millennium Mansions tend to pay little attention to the historic relationship of solids to voids, to a comfortable sense of balance, to accepted pleasant proportions and rhythm--those repetitive elements that create architectural harmony.

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421 McAlester, 708
BUILDING TYPES

Architecture is defined by type as well as style. There are excellent examples of a variety of residential building types throughout the Village of Lake Bluff. Vernacular house types dating from the mid 19th Century are found in the Rockland Settlement Area dating from the mid 1850s as well as within the Camp Meeting Ground area between the Village Center and Lake Michigan. These tend to be small unornamented homes generally constructed by their owner or a builder using easily-available building materials. The early houses are American Foursquare, Gable Front and Upright and Wing in the areas surveyed. Later types include Cape Cod, Ranch, Split level and houses referred to as Two Story within subdivision development.

American Foursquare

American Foursquare Houses are simple, usually symmetrical houses that began to be constructed in the first decade of the 20th Century. The house is typically square or rectangular in plan with four nearly equal-sized rooms in each corner of the first floor: an entrance hall, living room, dining room and kitchen. It was a practical, comfortable and economic building type for members of the working and middle class. Because they had no elaborate features like the towers and extensive ornament that characterized the fashionable late 19th Century Queen Anne Houses, American Foursquares were economical to construct. The American Foursquare is typically topped by a pyramidal or hipped roof, has dormers, stands 2-1/2 stories tall, is two bays wide and has a porch extending across the entire front of the house. The porch roof, with overhanging eaves, is typically supported by either classical or squared off columns. Catalogue companies, like Sears, featured many Foursquare designs. The American Foursquare was popular between 1900 and the late 1920s. Foursquares can have Colonial, Prairie and occasionally Tudor detailing.
The Gable Front house, sometimes referred to as a gable front cottage (when it stands 1-1/2 stories), is a simple vernacular house type dating from the late 19th Century and early 20th Century. It takes its name from its shape and roof type. These houses, which stand 1-1/2 to 2 stories, are rectangular in plan and topped by a roof that has two sloping sides that meet at a center ridge. Some gable front houses have dormers on the sloping sides of the roof. The gable end faces the street. Gable front houses are typically frame and sided with wood clapboards, though sometimes they are built of brick. There are minimal projections. Gable front houses sometimes have a front porch. The entrance is at the gable end facing the street. The gable front house was inexpensive and easy for builders to construct and easily fit on a narrow lot.
The Upright and Wing houses, which were popular in the mid to late 19th Century combines two sections: a 1-1/2 or 2-story gable-front section (the upright) with a 1- or 1/2 story gable-roofed section (the wing) that meets at a right angle. The wing is always a separate part of the building and is lower than the upright section. There is typically a porch in front of the lower section of the house, with the entrance opening onto the porch. The upright and wing house at 666 Mawman Avenue is considered to be the oldest house in Lake Bluff. It was built in 1855 by Henry Ostrander and used to house and feed the railroad construction workers for the Chicago and Milwaukee (later the Chicago and North Western) Railway. Although there have been a few changes to the house since it was built, the L-shaped massing, typical of an Upright and Wing, remains.
Cape Cod

The Cape Cod house is a modest size 1 or 1-1/2 story cottage that is five bays wide and has a center entrance with two windows on each side. A central chimney is common. The Cape Cod is topped with a gable roof with the gable ends facing the sides. Cape Cods are typically clapboard but are sometimes shingled or brick and topped by a wood shingled roof. The windows are double hung; a 6/6 configuration is common. Shutters flank the windows except for those in the dormers. The symmetrical massing, the window treatments and the entrance, which often is topped by a fanlight (a Federal style detail) and features sidelights are all Colonial details adapted to the Cape Cod shape. Some Cape Cod houses have front porches.
The earliest Cape Cod houses, which were built on Cape Cod in the 17th Century, were unadorned, simple and sturdy, designed to be practical and withstand cold winters. They were one-story wood framed houses with clapboard or shingled exteriors. The addition of dormers appeared on later iterations. Cape Cods were built throughout New England into the mid 1800s, when Victorian Era Italianates, Gothic Revival and Queen Anne houses overtook them in popularity.

Cape Cod houses became particularly popular in the 1940s. In 1947, when William Levitt was constructing the prototypical Post World War II development, Levittown, in Long Island, the first thousands of houses he built were variants of Cape Cods. The FHA’s 1940 version of “Principles of Planning Small Houses,” recommends a simple composition, simple rooflines and simple variations. These were characteristics of the earliest Post War houses that were built all over the United States to accommodate the needs of returning G. I.'s and their families. Later houses, those built in the 1950s and 1960s, got progressively larger and Ranch Houses took the place of Cape Cods.

422 McAlester 588.
Suburban ranch homes of the 1950s reflected modern consumer preferences. With land plentiful in the suburbs, ranch houses were designed to occupy fairly wide lots in subdivisions of varying sizes. Owners embraced the trend to live horizontally rather than vertically as was the case with city apartment dwellers. Ranch Houses were typically shallow to make the most of available light and air circulation.

With low, horizontal silhouettes and rambling floor plans, ranch houses reflected the country’s growing fascination with the informal lifestyle of the West Coast and the changing functional needs of families. Ranch houses typically incorporated a recreation room in the basement as well as a living room. The booming post-war economy allowed for more leisure time for Americans, and ranch houses from this time period emphasized the outdoors. Picture windows, broad chimneys, and exterior terraces and patios are regular features. A majority of ranch houses were Contemporary, with traditional rooflines and materials but simple in form. Contemporary Ranch Houses were those built with steel or aluminum windows located high on the wall where bedrooms were located and large picture windows lighting the living room. Wall-sized sliding doors opened onto patios at the rear. Many ranch houses incorporated Colonial features including double-hung windows with shutters and doorways that included the kind of Classical details associated with Colonial houses—pediments, fanlights and paneled doors. Modern ranch houses, those built of wood, stone and large expanses of glass were constructed but never as popular as those with design elements derived from more traditional houses. Both Contemporary Ranch Houses and those with Colonial detailing were built throughout Lake Bluff. There was almost always a nod to tradition in Ranch House design, to some extent
because mortgage lenders distrusted the resale value of flat roofed-modern looking houses. Sometimes Colonial features were added by homeowners.

The Ranch House grew out of a search for a homestead in nature. It was shaped by modern appliances, casual lifestyles and the technological innovations fostered during World War II--tailor made for growing families in sync with the growing trends of consumerism. It was a lifestyle promoted by popular magazines and TV.

California architect Cliff May (1909-1989) is often credited with designing the earliest ranch houses, interpreting the ranchos built by 19th Century Mexican and Spanish Californians. He designed low houses with courtyards or patios, an open plan and family rooms--homes designed for comfortable living. Sunset, the reigning California lifestyle magazine published a book in 1946, In collaboration with May that promoted the joys of informal California lifestyle living. It exposed ranch houses to a wider audience.

In the Chicago area, long low houses can be traced back to Frank Lloyd Wright's Prairie Style houses, with their broad overhangs and to his Usonian wood, brick and glass houses of the 1930s-1950s that carried Prairie Style architecture further, utilizing wood, brick and glass. Subdivision ranch houses popularized the concept and the ranch housing type became ubiquitous. Custom architect-designed ranch houses, especially those that were more Modern,

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entered the scene and became an attractive alternative for those wanting a more personalized house of this type.

**Duplex Ranch**

*11 E. Woodland Road*

**Split Level Houses**

*331 West Prospect Avenue*
The Split Level was a new and distinctive form of house of three or more separate levels that were staggered and accessed by partial flights of stairs rather than full flights of 12-16 steps. Most are tri-levels, with living dining and kitchen on one level, bedrooms on another and an informal family room level and garage below. Sometimes there was also a basement level for storage and mechanicals. The split-level configuration had several advantages. It occupied the same amount of land as the ranch house but incorporated considerably more living area. It also allowed for privacy and noise control where families had quiet living areas, sleeping areas and noisy living areas. With Hi Fi and TV, families could enjoy acoustical separation. In addition, half flights of stairs were less daunting than full flights. Some buyers liked the idea that split levels looked big, more like a large two-story home. The Tri-Level Split was popularized by The Brady Bunch, the sitcom that ran on ABC from 1969-1974.\textsuperscript{424} A variation on the Split Level was the Bi-level, also known as a raised ranch. It is not a particularly popular variant. The raised ranch resembled a one-story ranch house raised a half story above ground and included a spacious split level foyer that led immediately into a full two story stair hall accessing a story above and one below the foyer that typically incorporates a garage. These houses, like the Ranch House were typically Contemporary in style with traditional rooflines. A number of Split Levels are ornamented with Colonial detailing.

Two-Story Houses

343 Thornwood Lane

Generally, two story houses are not referenced as a housing type, but in suburban subdivisions like the Terraces those with two floors are known as Two-stories. Some have three bedrooms,

\textsuperscript{424} McAlester. 614.
some have four. They are all Colonial Revival with stylistic details associated with Colonial Revival architecture, including brick and clapboard wall treatment, double-hung windows flanked by shutters, and front entrances with sidelights. Front-facing double garages are a prominent feature. Most models of the Two-story subdivision houses had a picture window. Some had paired double windows; others had large flat bays. Over the years many homeowners replaced their windows; some added projecting bays.

**Apartment Buildings**

Lake Bluff is not a community with many apartment buildings, but there are several located on East Washington Avenue, just north of the business district and east of Sheridan Road. They are distinctive because of their residential scale. Whether Modern or Colonial Revival, each is only a single story and resembles small single family house. The shorter side faces the street.
The only exception is a two story Colonial Revival brick apartment at the southeast corner of East Washington and Sheridan Road, where there some commercial buildings were constructed.
7 East Washington Avenue
CONCLUSION

This survey is intended to wind up the comprehensive survey initiatives of the Village of Lake Bluff that began in 1998. Approximately 72 streets were examined, and over 1500 buildings and secondary structures were surveyed. Every structure on all the streets within the survey areas was viewed by the field surveyors, photographed, reviewed by the team and incorporated on the data base that accompanies the survey. Photographs of all of the buildings were taken and uploaded onto a shared Google Drive. Windshield survey information was taken of 470 buildings, and “intensive,” or complete survey information was provided for 1016 buildings. Complete survey information included analyses of significant architectural features and alterations. Of these buildings, a large number were from the 1955 – 1970 Post-War period.

Although it is a living document intended to be expanded and changed as further research is undertaken, this final overview incorporates information on the buildings in areas that have never been inventoried. It also provides context that explains Post-World War II development in the Village. The information assembled integrates new information with the community's earlier historical and architectural development. It completes the story.

It is particularly interesting and noteworthy that Lake Bluff is unique on the North Shore. It is a small largely residential community, but one with a wealth of architectural resources representing the community's development over time. One characteristic stands out. While different styles and building types from cottages to ranch houses dominated the architecture of Lake Bluff over time, it has always had and continues to retain the look of a small village. Even multi-family buildings stand only one or two stories and resemble single-family homes. The best of Lake Bluff's buildings, no matter when they were constructed, nestle into the community's bucolic setting and define its particularly attractive historic character.

The following are some suggested recommendations that would continue to promote the engagement of Lake Bluff residents in learning about its history and encourage preservation of the community's historic resources and its overall character:

* **Donate historic material to the Lake Bluff History Museum.**
   Over the years, the Lake Bluff History Museum (formerly The Vliet Center for Lake Bluff Area History) has played an active role in promoting the rich history of the village. It contains numerous documents, including early subdivision brochures and advertisements, that help to better understand Village development. The resources available there, at the History Center of Lake Forest-Lake Bluff, at Village Hall, at Susan Benjamin's library and on databases on the Internet provided the information for our research. Homeowners donating material on their houses (especially if they were the original owners) and on family history would further enrich the museum collection, which would then be available to other residents as well as other researchers.

* **Put the Survey Report on the Lake Bluff Village web site.**
   Include contact information for people who would like to submit historical information or ask questions of the Village. Include information from the Illinois State Historic Preservation Office (SHPO) and the National Park Service on the economic advantages of rehabilitation of a designated Landmark or of a building that contributes to the significance of a historic district.

* **Promote Lake Bluff’s historic buildings.**
Promote the designation of individual buildings surveyed as Significant and as potential Lake Bluff Landmarks utilizing information available on the spreadsheet and in the survey report. Buildings not listed as Significant or as Potential Individual Local Landmark on the survey may still be eligible for local landmark designation as additional information is uncovered on the building's history, architecture and integrity.

*Revise the Lake Bluff Preservation Ordinance*
Revise the preservation ordinance to include the ability to recommend the designation of local historic districts. This is the best way to preserve and protect development areas like the Lake Bluff Camp Meeting Association Area, The Terraces, Tangleoaks and other historic areas. Research on the advantages of designating historic districts will be important. Donovan Rypkema has written extensively about the economic advantages of living in a historic district.

*Evaluate the possibility of nominating The Terraces to the National Register.*
A great deal of national and local context information, which is necessary for incorporating into a nomination, has been assembled in this survey report. West Terrace has particularly excellent integrity, although North Terrace and East Terrace help round out the story of Lake Bluff's subdivision development. Consider nominating other areas and individual buildings, especially those that are called out as S (Significant) and are over 50 years old, to the National Register.

*Begin further educational programming.* It can be in coordination with the Lake Bluff History Museum. This should include:

a. A Power Point program on the history of the Post World War II suburban development of Lake Bluff. Many residents of the areas surveyed expressed interest in the survey, were enthusiastic about sharing information and wanted to learn more.

b. Talks, brochures, bus and bike tours on the historic areas that are significant, especially the subdivision areas that were developed after World War II. Set up tours with a phone app where there are hot spots in the Village that will contain information on the buildings near the spot. There are consultants who can help with this.

c. Provide information on the economic advantages of designating buildings as local and National Register Landmarks and designating historic districts. This would include information on the Illinois Property Tax Assessment Freeze Program, where if an owner/occupant of a single family residence spends 25% of the Assessor's Fair Market Value on a rehabilitation that follows the Secretary of the Interior's Standards for Rehabilitation, they receive an 8-year freeze on the property's assessed value with another 3 years of a freeze while the Assessment goes up incrementally to the level it would have been without the freeze. It would also include information on the Federal Historic Income Tax Credit available to property owners who rehabilitate their income-producing buildings. Owners of buildings in the National Register Lake Bluff Uptown Commercial Historic District may take an advantage of these tax credits.

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Lynn Lillard Jessen, co-founder

Joint Action Water Agency
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Sheri Zentner, Controller & Human Relations Director

... and all of the residents Lake Bluff who we met while surveying and who made us feel welcome in their lovely town.

Benjamin Historic Certifications
Susan Benjamin
Gwen Sommers Yant
Jeanne Sylvester
  with the assistance of Andrew Elders
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<td>Robert P. Nesbit</td>
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<td>Village of Lake Bluff Ravine Forest</td>
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<td>Bath &amp; Tennis</td>
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APPENDIX B:
INDIVIDUAL BUILDINGS ListED ON NATIONAL REGISTER OF HISTORIC PLACES

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Address</th>
<th>Date Listed on National Register</th>
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<tr>
<td>Lester D. Armour House</td>
<td>700 Arbor Drive</td>
<td>May 3, 1984</td>
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<td>Phillip D. Armour House</td>
<td>900 Armour Drive</td>
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<td>*within 2018 – 2019 Survey Boundaries</td>
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<tr>
<td>William McCormick Blair Estate</td>
<td>982 Sheridan Road</td>
<td>January 31, 2008</td>
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<tr>
<td>Mrs. C. Morse Ely House</td>
<td>111 Moffett Road</td>
<td>November 8, 2000</td>
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<tr>
<td>John Griffith Store Building</td>
<td>103 – 113 E. Scranton Road</td>
<td>February 5, 2003</td>
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<tr>
<td>Howard &amp; Lucy Linn House</td>
<td>555 Shore Acres Drive</td>
<td>November 15, 2005</td>
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DISTRICTS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

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<td>Lake Bluff Uptown Commercial Historic District</td>
<td>31-113 E. Scranton Road, 26-40 (even) E. Center Avenue, 550 N. Sheridan Road</td>
<td>November 15, 2005</td>
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# APPENDIX C:
VILLAGE OF LAKE BLUFF LANDMARKS

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<th>ADDRESS OF PROPERTY</th>
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<td>136 Green Bay Road</td>
<td>June 13, 2005</td>
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<tr>
<td>548 E. Scranton Avenue</td>
<td>October 24, 2005</td>
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<tr>
<td>700 E. Center Avenue</td>
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<tr>
<td>525 E. Center Avenue</td>
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<tr>
<td>512 Sunrise Avenue</td>
<td>May 8, 2006</td>
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<tr>
<td>115 E. Center Avenue</td>
<td>August 28, 2006</td>
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<tr>
<td>401 E. Prospect Avenue</td>
<td>August 28, 2006</td>
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<tr>
<td>624 E. Prospect Avenue</td>
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<tr>
<td>234 E. Scranton Avenue</td>
<td>October 23, 2006</td>
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<tr>
<td>231 E. Prospect Avenue</td>
<td>February 12, 2007</td>
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<tr>
<td>333 Crescent Drive</td>
<td>March 12, 2007</td>
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<tr>
<td>121 E. Sheridan Place</td>
<td>July 9, 2007</td>
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<tr>
<td>271 Ravine Forest Drive</td>
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<td>700 Forest Cove Road</td>
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<td>319 Crescent Drive</td>
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<td>1799 Shore Acres Road</td>
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<td>928 N. Sheridan Road</td>
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<td>502 E. Prospect Avenue</td>
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<td>400 Ravine Drive</td>
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<td>419 E. Prospect Avenue</td>
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APPENDIX D:

VILLAGE OF LAKE BLUFF HISTORY MUSEUM – DISTINGUISHED HOME AWARD WINNERS

2019 Recipients
421 E. Center Avenue  
708 Park Place  
608 Ravine Avenue  
339 E. Scranton Avenue  
526 E. Scranton Avenue  
601 E. Center Avenue

2018 Recipients
538 E. Center Avenue  
569 Maple Avenue  
112 East North Avenue (re-award)  
713 Ravine Avenue  
711 Park Place  
600 Lansdowne Lane  
345 Crescent Drive

2016-2017 Recipients
314 E. Prospect Avenue  
610 Sunrise Avenue  
552 Sunrise Avenue  
306 Scranton Avenue  
735 Ravine Avenue  
503 Simpson Avenue

2015 Recipients
550 E. Center Avenue  
535 E. Scranton Avenue  
315 W. Washington Avenue * within 2018-2019 Survey boundaries  
420 Simpson Avenue

2013-2014 Recipients
900 Armour Drive - Tangle Oaks * within 2018-2019 Survey boundaries  
710 E. Prospect Avenue  
306 Witchwood Lane (demolished 2017)  
720 E. Prospect Avenue  
115 E. Center Avenue  
517 E. Center Avenue

2012 Recipients
666 Mawman Avenue * within 2018-2019 Survey boundaries  
520 E. Center Avenue  
618 Maple Avenue
701 E. Prospect Avenue
345 E. Prospect Avenue

2009-2010 Recipients
701 Park Place
346 E. Prospect Avenue
112 E. North Avenue
500 E. North Avenue
701 E. Center Avenue

2008 Recipients:
667 Oak Avenue
545 E. Scranton Avenue
28 E. Witchwood
624 E. Prospect Avenue

2007 Recipients:
345 E. Center Avenue
345 Sylvan Road
228 E. Center
244 E. North Avenue
5 Sylvan Road
355 Briar Lane

2006 Recipients
210 E. Center Avenue
525 E. Center Avenue
508 Gurney Avenue
710 Mawman Avenue
502 E. Prospect Avenue
600 Sunrise Avenue

2005 Recipients
223 Sylvan Road
713 E. Prospect Avenue
501 E. Scranton
700 E. Center Avenue
456 Sunrise Avenue
629 Mountain Road
APPENDIX E:

LAKE BLUFF BUILDINGS ON THE ILLINOIS HISTORIC STRUCTURES SURVEY AND THE ILLINOIS HISTORIC LANDMARKS SURVEY

Illinois Historic Structures Survey, October 1973

- Village Hall, 108 Center Avenue, 1905, Tomlinson, architect W-849/21
- Residence, 345 Center Avenue W-849/19
- Armour House, Armour Estate, 801 Green Bay Road, 1945, Harry T. Lindeberg W-848/8,9,10
- Summer House, Armour Estate W-848/11,12
- Gate House, Armour Estate W-848/13,14
- Commonwealth Edison Substation, (585) Green Bay Rd. @ Thornwood Ln., W-848/18
- Stonebridge Conservatory, W. side Green Bay Road, @ Witchwood W-848/15
- Residence, 618 N. Maple, c. 1913, Tomlinson, architect W-848/26
- Ely House, 111 Moffett, 1917-1919, David Adler, architect W-850/35a, 36a
- Ely Estate Gate Houses, 115 & 109 Moffett Road, W-851/3,4
- Residence, 244 E. North Avenue, c. 1910 W-848/22,23
- Residence, 500 E. North Avenue, 1875, W-848/25
- Residence, 223 Prospect Avenue, W-850/7a
- Residence, 345 Prospect Avenue, 1912 W-850/4a
- School, 200 Scranton Avenue, W-848/37
- Barn and Outbuildings, Wm. Blair Estate, E. Sheridan Rd. W-931/2,3
- Silo, Wm. Blair Estate W-931/6,7
- Farm Buildings, Wm. Blair Estate W-931/6,7

Illinois Historic Landmarks Survey, April 1975

- Ostrander House, 666 Mawman Ave., 1855, Home of local manufacturer Henry Ostrander, L-H-65
- Village Hall, 40 E. Center, 1905, L-H-66
- Trusdell House, 115 E. Center, 1890, Home of former village president, L-H-67
- Hobbs House, 125 E. Center, 1890, Home of former president of Chicago Board of Trade, L-H-68
- Methodist Deaconess Orphanage, 209 Scranton, 1895, L-H-69
- Thatcher House, NW corner Prospect & Gurney, 1877, Home of Sol. Thatcher, of Lake Bluff Camp Meeting Association, L-H-770
- Cloes House, 666 Maple Ave., Home of Benj. Cloes, manufacturer, L-H-72
- Ely-Poole Estate, 111 Moffett, 1914, French provincial mansion built for Ralph Poole, designed by David Adler
APPENDIX F: SIGNIFICANT RATED BUILDINGS

515 Green Bay Road, Chicago Construction Company Sales Office
585 Green Bay Road, Commonwealth Edison Substation
803 Armour Drive, P.D. Armour III House Gate Lodge
500 Arbor Drive, Residence
700 Arbor Drive, Lester Armour House
900 Armour Drive, Phillip D. Armour III House
8 W. Scranton Avenue, Forest Bluff Elementary School
15 W. Scranton Avenue, Forest Bluff Middle School
666 Mawman Avenue, Ostrander House
775 Mawman Avenue, Edwin Hart House
241 Leeds Court - Benchley, Elevation 1 Model, Tangleoaks
242 Leeds Court – Covington, Elevation 2 Model, Tangleoaks
243 Leeds Court – Devonshire, Elevation 3 Model, Tangleoaks
244 Leeds Court – Addington Elevation 3 Model, Tangleoaks
245 Leeds Court – Emerson, Elevation 3 Model, Tangleoaks
APPENDIX G:
“THE TERRACE IN LAKE BLUFF” BROCHURE, 1961
THE TERRACE
in Lake Bluff

In keeping with their tradition of building fine homes in established, most desirable communities, Chicago Construction Company has selected Lake Bluff as the site for their newest development.

One of the beautiful suburban villages on the cool, green north shore of Lake Michigan, Lake Bluff is less than an hour from Chicago’s Loop by two Railroads, the Expressway, or the Tollway. Yet its quiet, tree-lined streets, its relaxed small town charm will almost persuade you that you are a thousand miles away in a serene New England village.

This is a good place in which to rear your children. Your small ones will walk or ride their bikes to an excellent, uncrowded grade school and Junior High. Your teen-agers will take a brief—and free—bus ride to the fine Lake Forest High School in next door Lake Forest. From Lake Forest, too, comes a bus from St. Mary’s school (Catholic)—and in the same adjoining village are Ferry Hall for girls, Lake Forest Academy for boys and the beautiful Lake Forest College and Berat College.

The TERRACE offers a most desirable way of life for you, too. You will have excellent neighbors—the countryside is open and lovely—the village beach and parks, the nearby golf courses, bride paths, fine clubs and boat moorings—the quaint village Center of Lake Bluff and the sophisticated shops of Lake Forest—the many churches—the summer music and theatre—you can find all the better things of life here.

And, of course, police and fire protection, snow-plowing, garbage and trash collection—all the necessary conveniences you expect in a modern, substantial community.

CHICAGO CONSTRUCTION COMPANY,

builders of Deerfield Park, Arlington Court, Northbrook East, Forest Glen, etc., have built more than 3,000 fine homes. Now once again they pledge the same high standards of quality construction for which they have been famous for over a quarter of a century—at prices which make homes in The TERRACE the finest values in all Chicagoland.

THE TERRACE IN LAKE BLUFF” BROCHURE, 1961
New 4 Bedroom
2-Story Luxury Colonials

For the larger or growing family, here is the perfect home. Tremendous space, beauty for a lifetime, every convenience and rich detail for full and gracious living.

FOUR HUGE, TWIN-SIZED BEDROOMS with full walls of ward-robe closets. The separate Master Suite has 16’-7” x 11’ chamber with walk-in closet, dressing alcove and private bath. There is a second full bath in lovely color on this floor—PLUS a jewel of a Powder Room on the first floor.

LIVING AREAS . . . From a charmingly tiled Entry Foyer, a beautifully proportioned Living Room runs from front to rear of house. And for casual entertaining, there is a big handsome Family Room with sliding glass doors opening on to the Patio area.

DINING . . . A delightful, completely separate formal Dining Room . . . Breakfast and family dining in the big Kitchen, if you wish, or in the adjoining Family Room.


BASEMENT . . . An excellent dry basement for the home laundry, storage, for that workshop and for additional recreation and play space. Equipped with sump-pump and overhead sewer.

GARAGE . . . Full-sized single or double attached garage with wide shelf for bikes and lawn tools.
the MADISON

The beautiful classic Madison. Our basic Four Bedroom Colonial.
- Pressed (face) Brick and Cedar or Straight-grain Hemlock
- Four Bedrooms
- Two Ceramic Tile Baths and a Powder Room
- Formal Dining Room
- Family Room
- Full Basement
- Single Garage (double Garage available at moderate extra cost)

First Floor Plan

Second Floor Plan

3,241 Square Feet Under Roof  2,124 Square Feet Actual Living Space

Basement

“THE TERRACE IN LAKE BLUFF” BROCHURE, 1961

the MONROE

This impressive, handsome residence is the second of our large basic two-story, four-bedroom and basement homes. In this house, the mulioned picture window is placed at the rear of the living room to face the garden.

First Floor Plan

Second Floor Plan

3,241 Square Feet Under Roof  2,124 Square Feet Actual Living Space

Basement
the Special MADISON

Largest of the TERRACE homes, this lovely Colonial provides a truly magnificent Family Room and double Garage.
Top quality Brand Name products which have been proven over the years are used exclusively in Chicago Construction Company homes.

KITCHEN APPLIANCES
PLUMBING FIXTURES
FURNACES
GAS HOT WATER HEATERS
SHEATHING AND WALL BOARD

3,542 Square Feet Under Roof
2,251 Square Feet Actual Living Space

First Floor Plan
Second Floor Plan
Basement

“THE TERRACE IN LAKE BLUFF” BROCHURE, 1961

the Special MONROE

This massive yet graceful Colonial, like the Special Madison, is the largest of The TERRACE homes. Exquisitely designed wood-burning fireplaces may be built in the living room, family room or basement at moderate extra cost.

3,542 Square Feet Under Roof
2,251 Square Feet Actual Living Space

First Floor Plan
Second Floor Plan
Basement
3 Bedroom
2-Story Luxury Colonials

Six distinctive, beautiful Colonials. You will select your own pressed brick, roof and all exterior and interior colors.

3 TWIN SIZED BEDROOMS with full wall of wardrobe closets. Master Suite has 16' x 11'3" chamber with huge closet wall and private bath with a glass and tile shower stall and built-in lavinette.

BATHROOMS ... 2 complete ceramic tile baths on bedroom level. Wall mirrored cabinets, and your choice of American Standard fixture colors, wall and floor tile and formicas. Plus an exquisite powder room on the first floor.

LIVING AND DINING AREAS ... Spacious, beautifully proportioned Living Room with a lovely foyer and large dining L. Also a big Family Room with sliding window wall opening on Patio Area.

KITCHEN ... Oversize Kitchen, large enough for family dining, has plenty of roomy, handsome Fruitwood cabinets and Formica topped work counter areas. Built-in GE oven and range, copper hood, back-splash and exhaust fan. Smart overhead light fixtures.

BASEMENT ... Full dry basement has plenty of room for the home laundry, storage, play and recreation space.

“THE TERRACE IN LAKE BLUFF” BROCHURE, 1961
THE TERRACE IN LAKE BLUFF” BROCHURE, 1961
THE TERRACE IN LAKE BLUFF BROCHURE, 1961

the CHESAPEAKE
There’s a strong hint of Southern hospitality and charm in this spreading, spacious three-bedroom Colonial. It features a tremendous 22’8” Family Room with access from both Entry Foyer and Kitchen.

First Floor Plan

Second Floor Plan

the JACKSON
Note the free-flowing traffic pattern, the harmony of design and the mammoth Family Room in this authentic and beautiful Colonial. The Jackson and the Jefferson offer the largest amount of actual living space of our Three Bedroom Colonial homes.

First Floor Plan

Second Floor Plan
THE TERRACE IN LAKE BLUFF” BROCHURE, 1961
APPENDIX H:

TANGLEY OAKS and ARMOUR WOODS HOME VARIATIONS

The Addington  A 3-Bedroom, 21/2-Bath, Ranch Home with Family Room.

Elevation 1
Clear cedar horizontal siding with heavy cedar trim around windows.
Gable roof.
Cedar Shake Shingles

Elevation 2
Clear cedar horizontal siding with shutters.
Brick at front entry.
Gable roof.
Cedar Shake Shingles

Elevation 3 (Model)
Brick with shutters.
Clear cedar vertical siding at front entry and gable ends.
Gable roof.
Cedar Shake Shingles

Elevation 4
Brick with shutters.
Hip roof.
Cedar Shake Shingles
A 3-Bedroom, 2½-Bath Ranch Home  
with Family Room.

The Addington is a spacious, well-planned home designed with luxury and comfort in mind. The main living areas and bedrooms have been placed in separate wings for maximum privacy. From the spacious entry foyer, you’ll view the elegant living room with bay window. The formal dining room with adjoining serving pantry is only a few steps away.

The bright, spacious kitchen has been designed to meet family comfort while offering versatility to the gourmet cook. A breakfast area adjoins the kitchen and features sliding glass doors to the covered patio or optional expanded screened porch. Sliding glass doors also connect the patio with the large family room with fireplace and wet bar.

The master bedroom suite features a large walk-in closet and private bath with double vanity and separate tub and shower. Additional bedrooms have large closets and convenient access to the second full bath.

The Addington also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

Tanglewood Pushes 803 Green Bay Road  Lake Bluff, Illinois 60044  (312) 795-1440
### The Addington II

A 3-Bedroom, 2½-Bath, Ranch Home with Family Room.

<table>
<thead>
<tr>
<th>Elevation 1</th>
<th>Cedar horizontal siding with shutters.</th>
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<tbody>
<tr>
<td></td>
<td>Cedar vertical siding at front entry.</td>
</tr>
<tr>
<td></td>
<td>Gable roof.</td>
</tr>
<tr>
<td></td>
<td>Fiberglass Seal-O-Matic Shingles.</td>
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<table>
<thead>
<tr>
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<td></td>
<td>Gable roof.</td>
</tr>
<tr>
<td></td>
<td>Fiberglass Seal-O-Matic Shingles.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Elevation 3</th>
<th>Brick on front entry wall with shutters.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Board and batten siding and heavy cedar trim around windows.</td>
</tr>
<tr>
<td></td>
<td>Gable roof.</td>
</tr>
<tr>
<td></td>
<td>Fiberglass Seal-O-Matic Shingles.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Elevation 4</th>
<th>All brick with shutters.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Hip roof.</td>
</tr>
<tr>
<td></td>
<td>Fiberglass Seal-O-Matic Shingles.</td>
</tr>
</tbody>
</table>
A 3-Bedroom, 2½-Bath Ranch Home with Family Room.

The Addington is a spacious, well-planned home designed with luxury and comfort in mind. The main living areas and bedrooms have been placed in separate wings for maximum privacy. From the spacious entry foyer, you’ll view the elegant living room with bay window. The formal dining room with adjoining serving pantry is only a few steps away.

The bright, spacious kitchen with breakfast area has been designed to meet family comfort while offering versatility to the gourmet cook. Sliding glass doors connect the patio with the large family room with fireplace.

The master bedroom suite features a large walk-in closet and private bath with dressing area. Additional bedrooms have large closets and convenient access to the second full bath.

The Addington also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.
The A III  A 3-Bedroom, 2-Bath, Ranch Home with Family Room.

Elevation 1
- Horizontal siding with shutters.
- Vertical siding at front entry.
- Gable roof.

Elevation 2
- Horizontal siding with shutters.
- Brick at front entry.
- Gable roof.

Elevation 3
- Brick on front entry wall with shutters.
- Board and batten siding and heavy trim around windows.
- Gable roof.

Elevation 4
- All brick with shutters.
- Hip roof.
The A III

A 3-Bedroom, 2-Bath Ranch Home with Family Room.

The A III is an elegant, well-planned home, designed with luxury and comfort in mind.

The main living areas and bedrooms have been placed in separate wings for maximum privacy. From the spacious entry foyer, you can view both study and living room. The formal dining room has a cheerful bay window.

The bright kitchen with breakfast area has been designed to meet family comfort while offering versatility to the gourmet cook. Sliding glass doors connect the patio with the large family room with its cathedral ceiling and energy-efficient fireplace.

The master bedroom suite features three closets and a private bath with dressing area. Additional bedrooms have large closets and convenient access to a second bath.

The A III also features a large basement and attached two-car garage. Expanded family room and porch options are available.
The Addington V
The Addington V
A Two-Bedroom, Two Bath Ranch Home with Library

The Addington V is superbly designed for those who prefer their luxury living on one level. The living room was created with entertaining in mind, and its spaciousness is heightened by a magnificent vaulted ceiling. Glass sliding doors open onto a spacious patio affording views of the surrounding woods. The master bedroom features optional fireplace, large walk-in closet, double bowl vanities, and glass sliding patio doors. Another wing contains a cozy library, second bedroom with adjoining bath, and large dining room connecting to the real pride of the Addington V—the kitchen. The kitchen is the center of activity. Here, everything has been planned for step-saving convenience and serving ease. There are windows on two sides providing bright and spacious breakfast area and work space, while also providing excellent cross ventilation. The Addington also features a spacious full basement, and attached two-car garage.

Tanglely Oaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 295-5440
The Benchley  A 3-Bedroom, 2½-Bath, Two-Story Home with Family Room.

**Elevation 1 (Model)**
- Clear cedar siding with heavy cedar trim around windows.
- Gable roof.
- Cedar Shake Shingles.

**Elevation 2**
- All brick, with clear cedar horizontal siding on garage, laundry and breakfast room extension and gable ends.
- Shutters.
- Gable roof.
- Cedar Shake Shingles.

**Elevation 3**
- Brick with shutters at 1st floor and garage gable.
- Clear cedar siding with shutters at 2nd floor and gable ends.
- Extended front porch.
- Gable roof.
- Cedar Shake Shingles.
The Benchley

A 3-Bedroom, 2½-Bath Two-story Home with Family Room.

An elegant home in every sense, the Benchley features a two-story grand entry foyer with an oak stairway leading to a gallery overlooking the entry hall.

The luxurious living room is located away from the main living areas to provide an area for formal entertaining. The spacious family room features a wet bar, fireplace and sliding glass doors to the patio.

The dining room with bay window conveniently adjoins the bright, functional kitchen, which has been designed to be comfortable and efficient for both the family and the gourmet cook. The separate breakfast room has sliding glass doors to the patio.

Upstairs, the spacious master bedroom suite features a walk-in closet and private bath with L-shaped double vanity and separate tub and shower. The other two large bedrooms have generous closet space and easy access to the second full bath.

The Benchley also features a large basement, attached two-car garage, rear service hall and laundry adjacent to the kitchen.

Tangley Oaks

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.

Tangley Oaks Associates  803 Green Bay Road  Lake Bluff, Illinois 60044  (312) 295-5440
The Benchley II

A 4-Bedroom, 2½-Bath Two-story Home with Family Room.

An elegant home in every sense, the Benchley features a grand entry foyer with an oak stairway. The luxurious living room has been located adjacent to the family room to provide an extensive area for entertaining. The family room features a fireplace and sliding glass doors to the patio.

The dining room with bay window conveniently adjoins the spacious kitchen and breakfast area, which have been designed to be comfortable and efficient for both the family and the gourmet cook.

Upstairs, the spacious master bedroom suite features a walk-in closet and private bath with dressing area. The other three large bedrooms have generous closet space and easy access to the second full bath.

The Benchley also features a large basement, attached two-car garage, rear service hall and laundry adjacent to the kitchen.

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. These renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Benchley III
Lot 104
4-Bedroom, 2½-Bath, Two-Story Home with Family Room.
The Benchley III
Lot 90
4-Bedroom, 2½-Bath, Two-Story Home
with Family Room and Gambrel Roof.
The Benchley III
Lot 96
4-Bedroom, 2½-Bath, Two-Story Home with Family Room.
The Benchley III
4-Bedroom, 2½-Bath, Two-Story Home with Family Room.

An elegant home in every sense, the Benchley features a grand entry foyer with an oak stairway. The luxurious living room has been located adjacent to the family room to provide an extensive area for entertaining. The family room features a fireplace and sliding glass doors to the patio.

The dining room conveniently adjoins the spacious kitchen and breakfast area, which have been designed to be comfortable and efficient for both the family and the gourmet cook.

Upstairs, the spacious master bedroom suite features a walk-in closet and private bath with dressing area. The other three large bedrooms have generous closet space and easy access to the second full bath.

The Benchley also features a large basement, attached two-car garage, rear service hall, and laundry adjacent to the kitchen.

Tangley Oaks

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The homes may be changed, updated and the plans may be modified. Please verify with sales personnel as to actual changes, exterior and site considerations.

Tangley Oaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 295-5440
The Covington  A 3-Bedroom, 2 1/2-Bath, 1 1/2-Story Home with Family Room and Den.

**Elevation 1**
- Horizontal siding with shutters.
- Vertical siding at front entry.
- Gable roof.

**Elevation 2**
- Horizontal siding with heavy trim around windows.
- Brick at front entry.
- Gable roof.

**Elevation 3**
- Brick with shutters at 1st floor.
- Horizontal siding with shutters at 2nd floor and gable ends.
- Gable roof.
The Covington

A 3-Bedroom, 2½-Bath, 1½-Story Home
with Family Room and Den.

Upon entering the Covington, one feels a sense of spaciousness... a
two-story entry foyer in the grand manner, with a grand stairway
leading up to an impressive gallery overlooking the entrance.
Just off the foyer is an exceptional suite of rooms, including the
Master Bedroom, Master Bath and Private Den.
The elegant living room with bay window adjoins the family room
with fireplace and sliding glass doors to the patio: an ideal arrangement
for entertaining. The gracious formal dining room with bay window
adjoins the kitchen and breakfast area.
Upstairs there are two bedrooms with generous closet space for
additional family or guests. The full bath has two entrances for
convenient access from either bedroom. A sewing room, adjoining the
gallery, serves as a place for pursuing hobbies such as sewing and
painting.
The Covington also features a large basement, attached two-car
garage, rear service hall and laundry room adjacent to the kitchen.

Tanglewood Oaks

For architectural, design and construction considerations,
the dimensions shown are subject to minor variations. The
renderings are an artist’s conception, and the homes may
be modified in construction to suit interior, exterior and
site considerations.

Tanglewood Oaks Associates 803 Green Bay Road Lake Bluff Illinois 60044 (312) 295-5440

254
The Covington II  A 4-Bedroom, 2½-Bath, 1½-Story Home with Family Room and Den.

**Elevation 1**
- Horizontal siding with shutters.
- Vertical siding at front entry.
- Gable roof.

**Elevation 2**
- Horizontal siding with shutters.
- Brick at front entry.
- Gable roof.

**Elevation 3**
- Brick front with shutters.
- Board and batten on 1st and 2nd floors except front.
- Gable roof.
The Covington II

A 4-Bedroom, 2½-Bath 1½-Story Home with Family Room and Den.

Upon entering the Covington, one feels a sense of spaciousness... a two-story entry foyer in the grand manner, with a stairway leading up to an impressive gallery overlooking the entrance.

Just off the foyer is an exceptional suite of rooms, including the Master Bedroom, Master Bath and Private Den.

The elegant living room with bay window adjoins the family room with fireplace and sliding glass doors to the patio: an ideal arrangement for entertaining. The gracious formal dining room adjoins the kitchen and breakfast area.

Upstairs there are three bedrooms with generous closet space for additional family or guests. The large gallery overlooking the entry foyer adds an elegant touch to the Covington II.

The Covington also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist’s conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The C III A 3-Bedroom, 2½-Bath, 1½-Story Cape Cod Home with Living/Family Room.

Elevation 1
- Horizontal siding with shutters.
- Vertical siding at front entry.
- Gable roof.

Elevation 2
- Horizontal siding with shutters.
- Brick at front entry.
- Gable roof.

Elevation 3
- Brick front with shutters.
- Board and batten on 1st and 2nd floors except front.
- Gable roof.
The C III

A 3-Bedroom, 2½-Bath, 1½-Story Cape Cod Home with Living/Family Room.

Upon entering The C III, one feels a sense of spaciousness... a two-story entry foyer in the grand manner, with a stairway leading up to an impressive gallery overlooking the entrance.

Just off the foyer is the spacious master bedroom suite, with its own compartmented bath and private dressing area.

The elegant living/family room with brick fireplace is flanked on both sides by French doors. It is an ideal "Great Room" for living and entertaining. The gracious formal dining room, featuring a bay window, adjoins the kitchen and breakfast area.

Upstairs there are two bedrooms with generous closet space for additional family or guests. The large gallery overlooking the entry foyer adds an elegant touch to The C III.

The C III also features a large basement and attached two-car garage.

Tangley Oaks

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be further modified in construction to suit interior, exterior and site considerations.

Tangley Oaks Associates  803 Green Bay Road  Lake Bluff, Illinois 60044  (312) 295-5440
The Devonshire  A 4-Bedroom, 3½-Bath, Two-story Home with Family Room

**Elevation 1**
Clear cedar horizontal siding with heavy cedar trim around windows.
Gable roof.
Cedar Shake Shingles

**Elevation 2**
Brick at 1st floor (including garage and 1st floor gable ends).
Clear cedar horizontal siding at 2nd floor and 2nd floor gables.
Shutters.
Gable roof.
Extended 1st floor porch.
Cedar Shake Shingles

**Elevation 3 (Model)**
Brick with clear cedar horizontal siding on 2nd floor gable ends.
Gable roof.
1st floor porch.
Cedar Shake Shingles

**Elevation 4**
Brick with shutters.
Hip roof.
Cedar Shake Shingles
A 4-Bedroom, 2½-Bath Two-story Home with Family Room

The elegant design of the Devonshire features an impressive two-story entry foyer with a second floor gallery.

In addition to a beautiful bay window, the formal living room has windows for viewing the year-round greenery in the optional greenhouse or the natural wooded setting. The family room features a wet bar, fireplace, and sliding glass doors to the patio. It also has a separate door to the optional greenhouse. Sliding glass doors also connect the patio to the kitchen and breakfast area. The spacious dining room is conveniently located for formal entertaining.

Upstairs, the master bedroom suite includes a walk-in closet with window and a private bath with double vanity and separate tub and shower. The other three spacious bedrooms have generous closet space and the second full bath has a double vanity.

The Devonshire also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist’s conception, and the homes may be modified in construction to suit interior, exterior and site considerations.

Tanglewood Associates 805 Green Bay Road Lake Bluff Illinois 60044 (312) 295-5440
The Devonshire II  A 4-Bedroom, 2½-Bath, Two-Story Home with Family Room.

<table>
<thead>
<tr>
<th>Elevation 1</th>
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<tbody>
<tr>
<td>Horizontal siding with shutters.</td>
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<tr>
<td>Gable roof.</td>
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<table>
<thead>
<tr>
<th>Elevation 2</th>
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<tbody>
<tr>
<td>Brick at 1st floor (including front garage gable only).</td>
</tr>
<tr>
<td>Horizontal siding on 2nd floor</td>
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<tr>
<td>Shutters.</td>
</tr>
<tr>
<td>Gable roof.</td>
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<tr>
<td>Extended 1st floor porch.</td>
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<tbody>
<tr>
<td>Brick front with shutters.</td>
</tr>
<tr>
<td>Board and batten siding on 1st and 2nd floors except front.</td>
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<tr>
<td>Gable roof.</td>
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<tbody>
<tr>
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</tr>
<tr>
<td>Horizontal siding on 1st and 2nd floors except front.</td>
</tr>
<tr>
<td>Hip roof.</td>
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</table>
The Devonshire II

A 4-Bedroom, 2½ Bath Two-story Home with Family Room.

The elegant design of the Devonshire features an impressive two-story entry foyer with a second floor gallery. The large formal living room looks out on the year-round beauty of the natural wooded setting. The family room features a fireplace, and sliding glass doors to the patio. The bright open kitchen, with breakfast area, is ideally suited for casual dining. The dining room is conveniently located for formal entertaining.

Upstairs, the master bedroom suite includes two large walk-in closets and a private bath with dressing area. The other three spacious bedrooms have generous closet space and share a second full bath.

The Devonshire also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

Tanglewood Oaks

Tanglewood Oaks Associates  803 Green Bay Road  Lake Bluff, Illinois 60044  (312) 295-5440

For architectural design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist’s conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Devonshire III
Lot 110
4-Bedroom, 2½-Bath, Two-Story Home
with Family Room.
The Devonshire III
The Devonshire III

The elegant design of the Devonshire features an impressive two-story entry foyer with a second floor gallery. The large formal living room looks out on the year-round beauty of the natural wooded setting. The family room features a fireplace and a glass-paneled door to the patio area. The kitchen is bright, with a breakfast area that is ideally suited for casual dining. The dining room is conveniently located for formal entertaining.

Upstairs, the master bedroom suite includes two large walk-in closets and a private bath with dressing area. The other three spacious bedrooms have generous closet space and share a second full bath.

The Devonshire also features a basement, attached two-car garage, rear service hall, and laundry room adjacent to the kitchen.

Tangleoaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 205-5440
The Devonshire IV
Lot 101
4-Bedroom, 2½-Bath, Two-Story Home
with Family Room.
The Devonshire IV
Lot 80
4-Bedroom, 2½-Bath, Two-Story Home with Family Room.
The Devonshire IV
4-Bedroom, 2½-Bath, Two-Story Home
with Family Room.

The elegant design of the Devonshire
features an impressive two-story entry foyer
with a second floor gallery.

Upstairs, the master bedroom suite includes
a large walk-in closet and a private bath with
double vanity. The other three spacious
bedrooms have generous closet space and
are convenient to a second full bath.

The Devonshire also features a basement,
attached two-car garage, rear service hall, and
laundry room adjacent to the kitchen.

Tanglev Oaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 205-5440
The Devonshire V

4 bedroom, 3½ bath, two-story home with family room and den.
The Devonshire V

4 bedroom, 3½ bath, two-story home with family room and den.

The elegant design of the Devonshire features an impressive two-story foyer with a second floor gallery. The large formal living room and adjoining den both look out on the year-round beauty of the natural wooded setting. The family room features a fireplace and glass-pained door to the patio area. The bright open kitchen, with breakfast area, is ideally suited for casual dining. The adjacent dining room is perfect for more formal entertaining.

Upstairs, the master bedroom suite includes his-and-hers walk-in closets and a private bath with a raised tub, separate shower, and double vanity. The second bedroom has a beautiful bay window and a roomy full bath. The other two spacious bedrooms have generous closet space and are conveniently to a third full bath.

The Devonshire also features a basement, attached two car garage, rear service hall, and laundry room adjacent to the kitchen.
The Emerson  A 4 Bedroom, 3 1/2-Bath, Two-Story Home with Family Room and Library.

Elevation 1
Clear cedar horizontal siding with shutters.
Gable roof.

Elevation 2
Clear cedar horizontal siding with shutters.
Brick at front entry.
Extended front porch.
Gable roof.

Elevation 3 (Model)
Brick with shutters.
Clear cedar vertical siding on all gable ends.
Gable roof.

Elevation 4
Brick with shutters.
Hip roof.
A 4-Bedroom, 3½-Bath Two-story Home with Family Room and Library.

The exceptional design of the Emerson offers its owners comfort and luxury in every respect.

The two-story entry foyer features an oak stairway and railing with a gallery overlooking the foyer. The spacious living room with fireplace adjoins the library. The large formal dining room with bay window adjoins the breakfast room, which has sliding glass doors opening onto a patio.

The kitchen has been designed for the family who likes to share in the gourmet experience. The family room features a wet bar and a fireplace.

Upstairs, the master bedroom suite features his and hers walk-in closets and a large private bath with double vanity and separate tub and shower. An optional fireplace may be added to complete the dramatic effect of the suite. There are three other spacious bedrooms with generous closet space and two additional full baths.

The Emerson also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Emerson II
The Emerson II
A 4-Bedroom, 3½-Bath, Two-Story Home with Family Room and Library.

**Elevation 1**
- Cedar horizontal siding with shutters.
- Gable roof.
- Fiberglass Seal-O-Matic Shingles.

**Elevation 2**
- Cedar horizontal siding with shutters.
- Brick at front entry.
- Extended front porch.
- Gable roof.
- Fiberglass Seal-O-Matic Shingles.

**Elevation 3**
- Brick front with shutters.
- Cedar vertical siding on 1st and 2nd floors except front.
- Gable roof.
- Fiberglass Seal-O-Matic Shingles.

**Elevation 4**
- Brick front with shutters.
- Cedar siding on 1st and 2nd floors except front.
- Hip roof.
- Fiberglass Seal-O-Matic Shingles.
A 4-Bedroom, 3½-Bath Two-story Home
with Family Room and Den.

The exceptional design of the Emerson offers its owners comfort and luxury in every respect. The two-story entry foyer features an oak stairway and railing with a gallery overlooking the foyer. The spacious living room adjoins the library. The large formal dining room with bay window adjoins the breakfast room, which has sliding glass doors opening onto a patio.

The kitchen has been designed for the family who likes to share in the gourmet experience. The spacious family room features a fireplace.

Upstairs, the master bedroom suite features his and hers walk-in closets and a large private bath with double vanity. An optional fireplace may be added to complete the dramatic effect of the suite. There are three other spacious bedrooms with generous closet space and two additional full baths.

The Emerson also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

Tangleoaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Emerson III

4-bedroom, 3½ bath, two-story home with family room and library.
The Emerson III

4-bedroom, 3½ bath, two-story home with family room and library.

The exceptional design of the Emerson offers its owners comfort and luxury in every respect. The two-story entry foyer features an oak stairway and railing with a gallery overlooking the foyer. The spacious living room with fireplace adjoins the library. The large formal dining room with bay windows adjoins the breakfast room, which has sliding glass doors opening onto a patio. To the left of the foyer is a large family room with a fireplace and optional wet bar. The kitchen has been designed for the family chef then to share in the gourmet experience. It has the extra touches like a built-in planning desk and a convenient cooking island.

Upstairs, the master bedroom suite features a walk-in closet plus a second closet and a large private bath with double vanity, raised tub, and separate shower. An optional fireplace may be added to complete the dramatic effect of the suite. There are three other spacious bedrooms with generous closet space and two additional full baths.

The Emerson also features a large basement, attached two-car garage with storage area, rear service hall, and laundry room adjacent to the kitchen.

Tanglewood Associates
815 Green Bay Road
Lake Bluff, Illinois 60044
(312) 295-5440
The Farmington  A 4-Bedroom, 3½-Bath, Two-story Home with Family Room and Den.

Elevation 1
Clear cedar horizontal siding with shutters.
Clear cedar vertical siding at front entry.
Gable roof.
Cedar Shake Shingles

Elevation 2
Clear cedar horizontal siding with heavy wood trim around windows.
Brick at entry.
Gable roof.
Cedar Shake Shingles

Elevation 3
All clear cedar horizontal siding with brick on garages, garage gable, laundry and breakfast room, master bedroom and den extensions.
Clear cedar vertical siding at front entry.
Shutters.
Gable roof.
Cedar Shake Shingles
The Farmington

A 4-Bedroom, 3½-Bath, Two-Story Home with Family Room and Den.

The Farmington is the ideal large two-story home: luxurious, comfortable and magnificently hospitable.

Perhaps the most noteworthy feature of its remarkable design is that there are actually two private "Master Bedroom Suites"—an ideal arrangement for making visiting friends or relatives feel totally at home.

The entrance of the residence is a two-story foyer with an oak stairway. Just off the foyer, a gracious living room with bay window adjoins the family room with fireplace, wet bar and sliding glass doors to the patio. The elegant dining room with bay window adjoins the spacious kitchen and breakfast area. The master bedroom suite on this level features its own private bath and private den, making the Farmington suitable for one-story living, yet spacious enough to welcome family and friends with upstairs accommodations.

In addition to a second master bedroom with its own private bath, the upstairs has two additional bedrooms with yet another full bath.

The Farmington also features a large basement, attached two-car garage, rear service hall and laundry room adjacent to the kitchen.

Tanglewood Oaks Associates 803 Green Bay Road Lake Bluff, Illinois 60044 (312) 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Farmington III A 4-Bedroom, 2½-Bath, Two-Story Home with Family Room.

**Elevation 1**
Horizontal siding with shutters.
Vertical siding at front entry.
Gable roof.

**Elevation 2**
Horizontal siding with heavy wood trim around windows.
Brick at entry.
Gable roof.

**Elevation 3**
Brick with shutters at first floor.
Vertical siding on all gables, front entry and second floor.
The Farmington III

FIRST FLOOR PLAN

LIVING
24'-0" x 14'-0"

MASTER BEDROOM
13'-0" x 14'-12"

DINING
13'-0" x 11'-6"

POWDER

COUNTRY KITCHEN
23'-0" x 13'-4"
(VAULTED CEILING)

BEDROOM #2
10'-4" x 12'-0"

BEDROOM #3
12'-0" x 12'-0"

BEDROOM #4
11'-0" x 12'-0"

SECOND FLOOR PLAN 3- BEDROOM

GARAGE
12'-0" x 20'-0"

DINING

KITCHEN
10'-0" x 10'-0"

FAMILY RM.
12'-0" x 20'-0"
(VAULTED CEILING)

LAUNDRY
8'-0" x 10'-0"

ALT. FAMILY ROOM WITH LAUNDRY ROOM
The Farmington III offers a luxurious combination of spaciousness, privacy and flexibility to suit any family's lifestyle.

For the maximum in privacy and convenience, the Farmington III places the master bedroom in its own wing off the entrance foyer. The bright, airy living room is flanked by sliding glass doors at each end and highlighted by a wood burning fireplace that's visible as you enter the front door.

You can let your family's lifestyle dictate the choice and arrangement of rooms. Perhaps a formal dining room and large country kitchen with a bright breakfast area suits your style. Or maybe something more casual with a family room featuring either the excitement of a high vaulted ceiling or the warmth of a wood burning fireplace. Plus, you have the option of a laundry room right off the two-car attached garage.

The master bedroom suite on the first floor features a complete wall of closets, plus a large master bath area. A separate powder room is adjacent to the foyer.

Lipstair, let your family's needs be provided for by either 3 bedrooms and a full bath, or 2 bedrooms, a full bath and a study/office.

The Farmington III also features a large basement and attached two-car garage.

For architectural design and construction considerations, the dimensions shown are subject to minor variations. The renderings are an artist's conception, and the homes may be modified in construction to suit interior, exterior and site considerations.
The Farmington V

4-bedroom, 3½ bath, two-story home with vaulted living room.
The Grosvenor

4-bedroom, 4½ baths, two-story home with sunken living room, library, and vaulted family room.
The Grosvenor

4-bedroom, 4 baths, two-story home with sunken living room, library, and vaulted family room.

The entrance is instant in the two-story entry foyer. It grows as vaulted ceilings escort you to the family room, library, and the spectacular two-story breakfast nook. The possibilities for entertaining on a grand scale and living in an exciting and comfortable atmosphere are endless in this truly out of the ordinary home.

To the right of the foyer is the vaulted family room ideal for informal living with family and friends.

The rear of the home has been designed for formal entertaining centered around the gracious living room that flows on one side into the cozy library, on the other into the formal dining room and outwards to the rear patio. The marvelous efficiency kitchen leads you to the unique breakfast nook, with two stories of windows and access to yet another patio.

The master suite on the first floor features an optional patio entry plus a huge dressing room closet, bathed with separate shower and tub.

An open staircase overlooking the vaulted library takes you up to the second floor balcony offering dramatic views of the rooms below. The second and third bedrooms each have their own private bath entry. A fourth bedroom with a private bath is also available at your option. There are abundant storage spaces on this level as throughout the home.

A two-car garage is attached just off the first floor laundry room. Other utilities are in the basement.
The Hampton
A Four Bedroom, 3½ Bath Home with Circular Great Room & Library

The excitement in this magnificent plan is the spectacular two-story "Great Room". The Hamilton's floor plan provides a unique arrangement of rooms adjacent to the oval shaped "Great Room" with its stone fireplace flanked on either side by handsome double French Doors leading to the patio area. A spacious dining room, tiled breakfast room, and adjoining kitchen are on one side and a combination library/den, and additional guest room or bedroom on the other.

Upstairs, one whole wing is devoted to the master suite and includes large walk-in closet seating area, master bath with double sinks, and step-up bath with Jacuzzi. There are also two generous bedrooms separated by a third bath. The upstairs is open to the first floor great room and gives a gallery effect with dramatic views from both levels.

The Hamilton also features a laundry room and attached two-car garage.
The Jefferson

A 4 Bedroom, 3½ Bath, 2 Story Home

Here is high ceilingsed luxury in a dramatically designed home.

One entire wing—where you live, dine, and entertain—occupies two full stories in rooms with lofty vaulted ceilings.

It begins in the tiled entry foyer, flanked by a graceful curved staircase and powder room and continues on through the sunken living room. Cathedral ceilings also grace both the formal dining room and the family room—which also features a wall of built-in bookshelves and a fireplace.

The glamorous kitchen, with an island cooking center, opens to the family room and to a spectacular 2-story breakfast tower. From this unique room your view is of the sweep of an optional rustic wood deck that angles around the rear of the house to French doors leading to the living room, past the sliding glass doors to the family room.

In the sleeping wing, the giant master suite is on the first floor, with a bedroom where French doors take you out onto an optional private deck. The master bath has separate his-and-her walk-in closets and vanities and a beautiful room-size bathing area with a sunken tub.

Up winding stairs to the second floor, a balconyed hallway looking down on the foyer and living room takes you to three more bedrooms opening in a triangle at the end. One features an enormous walk-in closet. The upstairs baths are uniquely arranged with twin bath and vanities divided by a tub with linen closet.

The Jamison also has a large basement and attached utility room and two car garage with extra storage area.
The Jefferson

4-bedroom, 3½ bath, two-story home with loft, breakfast tower and vaulted family room.

Here is a dramatically designed, luxury home with high ceilings, it begins with the grand entry foyer flanked by a graceful curved staircase, and continues through the modern living room with a fireplace. Cathedral ceilings also grace both the formal dining room and the family room—each features a brick fireplace with a built-in wood bin.

The spacious kitchen, with an island cooking center opens to the family room and to a spectacular two-story breakfast tower. From this unique vantage point your view is of an infinity-style, scenic deck that angles around the rear of the home past the sliding glass doors of the family room, to the living room's French doors.

The expansive master suite is included on the first floor. The tiled master bath has separate tub and shower, walk-in closets and vanities, and a beautiful room-size bathroom area with a raised tub. It also has a separate shower.

A spectacular winding staircase leads to the second floor loft, which looks down on the entry foyer and living room. Extending from the loft is a hallway which leads to a trio of bedrooms. Two of the bedrooms share a bath, while the third has a full bath all its own.

The Jefferson also has a large basement and attached utility room, plus a two-car garage with extra storage room.
The Kensington

4 bedroom, 3½ bath, two-story home with first floor master suite, family room, den, screened porch and loft.
The Kensington

4 bedroom, 3½ bath, two-story home with first floor master suite, family room, den, screened porch and loft.

The Kensington offers luxury upon luxury for those who desire the ultimate in drama and sophistication. From the moment you enter the front door, you realize it truly a most special home. Directly ahead of the gracious entry is a dramatic, custom-designed living room with fireplace. Adjacent is a spectacular family room with beamed ceiling, wet bar, and brick fireplace with built-in log tan. Elegant French doors lead to a sunny screened porch. Just off the foyer is the den: perfect for desk, books and late night reading.

The dining room is designed for formal entertaining. A stunning view customarily adorns the dining room and the designer gourmet kitchen. Just off the kitchen is the airy, two-story breakfast area which opens to the porch.

A breathtaking master suite with vaulted ceiling is privately set off on the first floor. The huge master bath combines beauty with function as exemplified by the corner raised soaking tub and twin vanities and separate shower. The size of the walk-in closet rivals that of a bedroom in a smaller home.

A turned staircase leads to the second floor whose loft provides views of the spectacular family room. The upstairs has three bedrooms, two share a large bath with twin vanities and raised soaking tub, while the other has a private full bath.

Residents will also enjoy the laundry room with built-in hamper and washer-dryer closet, a full basement, plus a three-car garage. With all this to offer and more, the Kensington is truly for those who consider luxury essential.

Tangley Oaks

Tangley Oaks Associates
861 Green Bay Road
Lake Bluff, Illinois 60044
(312) 295-5440

For all rights and other design and construction considerations, the developer and first floor plan are subject to change. The floor plans are also subject to change. The floor plans and all details are approximations. The developer reserves the right to change plans and specifications and to make improvements at any time and without notice.
FIRST ANNOUNCEMENT

ARMOUR WOODS

“The Liveable Forest”

on the incomparably beautiful wooded grounds of the former Armour Estate, we are now offering luxury Gardenhomes as carefree as they are dramatic.

The jewel of the North Shore — The Armour Estate — is the secluded setting for this, our newest generation of luxury homes. On the heavily forested grounds we offer Gardenhomes whose beautiful exteriors are matched by their dramatic interiors. At Armour Woods, you will enjoy the spaciousness, privacy, and comfort of a single family home, yet with the minimum maintenance lifestyle you seek. This is truly a limited opportunity to reside amidst such natural beauty in “The Liveable Forest,” we call Armour Woods.

3 floor plans to choose from each with its own first floor master suite. 2 or 3 bedrooms, dens, 2, 2½, or 3 baths, separate dining rooms, sun rooms, and attached two car garages. Priced from $176,900.

FIRST PHASE 50% SOLD OUT

A Joint Venture of the James Companies and Amoco Realty

DIRECTIONS:
Exit Tri-State Tollway (I-94), at Route 50. Drive east 2 miles to Blackie Rd. (Rt. 41). North ½ mile to Deepth Ave. East ½ mile to Green Bay Rd. north ½ miles to sales center.
Open Daily 10 AM to 6 PM
PHONE (312) 295-5440

Rendering is an Artist Conception

306
Three bedrooms, three baths

Unit A is available in two distinct plans.

As a Ranch, the home offers two bedrooms and two baths plus living room, dining room, sunroom, kitchen, breakfast room, and laundry on a single level.

As a Cape Cod, it has the same first floor plan with a third bedroom, bath and loft on the second level.

Both homes feature a vaulted ceiling in the living room and elegant appointments throughout.

A two-car attached garage provides direct access to the kitchen and breakfast room.

Tangle Oaks Associates
803 Green Bay Road, Lake Bluff, Illinois 60044
(312) 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The homes may be modified in construction to suit interior, exterior and site considerations.
Three bedroom, three baths, Sunroom, and loft

The Cape Cod offers three bedrooms and three baths plus living room, formal dining room, kitchen, breakfast room and sunroom.

The second floor includes the third bedroom, bath and loft. A perfect plan for convenient one-floor living with room for family or guests on the second floor.

The home also features a vaulted living room ceiling, elegant appointments throughout and landscaping per plan.

A two car attached garage provides direct access to the home.

A large basement provides space for storage, workshop or recreation.

Tanglev Oaks Associates
805 Green Bay Road, Lake Bluff, Illinois 60044
(312) 295-1260 or 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variances. The house may be modified in connection with interior, exterior and site considerations.
**ARMOUR WOODS**

**Two bedrooms, two baths, sunroom**

This unique home offers two bedrooms and two baths plus living room, formal dining room, breakfast room, kitchen, and sunroom... all on a single level.

The home features a vaulted living room ceiling, elegant appointments throughout and landscaping per plan.

A two car attached garage provides direct access to the home.

A large basement provides space for storage, workshop or recreation.

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Tangley Oaks Associates
8035 Green Bay Road, Lake Bluff, Illinois 60044
(312) 295-1260 or 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The homes may be modified to accommodate interior, exterior and site considerations.
Three bedrooms, 2½ baths

Unit B is a traditional two-story, three bedroom, 2½ bath Cape Cod residence with center entrance.

It features a living room with vaulted ceiling, formal dining room, sunroom, kitchen, breakfast room, powder room, laundry room, and a private master bedroom suite on the main level.

The second floor has two bedrooms, loft, and bath.

A two car attached garage provides direct access to the kitchen.

Tangley Oaks Associates
603 Green Bay Road, Lake Bluff, Illinois 60044
312) 295-5440
Three bedrooms, three baths

Unit C is available in two distinct plans. As a Ranch, the home offers two bedrooms and two baths plus living room, dining room, sunroom, kitchen, breakfast room, and laundry on a single level.

As a Cape Cod, it has the same first floor plan with a third bedroom, bath and loft on the second level.

Both homes feature a vaulted ceiling in the living room and elegant appointments throughout. A two-car attached garage provides direct access to the home.
Three bedroom, three baths
Family/den, screened porch, loft

This home features a unique private entry court, a vaulted living room ceiling, elegant appointments throughout and landscaping per plan.

The home offers three bedrooms and three baths plus living room, formal dining room, country kitchen with family room/den and fireplace, screened porch, and gallery.

The second floor includes a third bedroom, bath and loft.

A two car attached garage provides direct access to the home.

A large basement provides space for storage, workshop or recreation.

Tangleoak Associates
805 Green Bay Road, Lake Bluff, Illinois 60044
(312) 295-1260 or 295-5440

For architectural, design and construction considerations, the dimensions shown are subject to minor variations. The homes may be modified in construction to suit owner's desires and site considerations.
Two bedrooms, two baths, Family/den, screened porch

This home features a unique private entry court, a vaulted living room ceiling, elegant appointments throughout and landscaping per plan.

The home offers two bedrooms and two baths plus living room, formal dining room, country kitchen with family room/den and fireplace, screened porch and gallery ... all on a single level.

A two car attached garage provides direct access to the home.

A large basement provides space for storage, workshop or recreation.

Tangle Oaks Associates
803 Green Bay Road, Lake Bluff, Illinois 60044
(312) 295-1260 or 295-5440

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