

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Vine/Oakwood/Green Bay Road Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

185 through 295 East Vine Avenue
454 through 494 North Oakwood Avenue
437 through 461 North Green Bay Road

CITY, TOWN

Lake Forest

VICINITY OF

CONGRESSIONAL DISTRICT

13

STATE

Illinois

CODE

012

COUNTY

Lake

CODE

097

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

4 OWNER OF PROPERTY

NAME

See enclosed list

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Lake County Courthouse

STREET & NUMBER

CITY, TOWN

Waukegan

STATE

Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Illinois Historic Structures Survey, Lake County

DATE

October, 1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

405 East Washington Street

CITY, TOWN

Springfield

STATE

Illinois

7 DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE		
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED	DATE _____	
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Vine Avenue is a short residential street bounded at its western end by Green Bay Road and on the east by Western Avenue. Its orientation, in being perpendicular to both Green Bay and Western, does not fall in the points of the compass despite the grid pattern produced by Vine, Oakwood, Deerpath, Illinois, Green Bay and Western. The disorientation of the Vine area grid is explained by the alignment of Green Bay Road, from which Vine issues perpendicularly, for here Green Bay follows high ground between the Lake Michigan ravines on the east and the valley of the Skokie River on the west. Green Bay Road, shown in the original Federal Survey of 1838 as the "Chicago and Milwaukee Road," is the oldest of the three major highways in Lake County raying out from Chicago as spokes from a hub, the others being Milwaukee Avenue and McHenry Road (for this see John J. Halsey's History of Lake County, 1912). Western Avenue, which Vine intersects on the east, parallels the Chicago & Northwestern Railroad, opened for service between Chicago and Waukegan on January 20, 1855, whose alignment in this area roughly parallels Green Bay Road.

Given its situation on high well-drained ground near a major highway, what is now the Vine Avenue area was a natural place for settlement. And it was in fact the location of settler Patrick Conlin's homestead, one of eight clearings among the fourteen hundred acres of forested land purchased by the "Lake Forest Association" in 1856. One year later Jed Hotchkiss, a topographer of wide reputation, was hired to lay out the town which, with its winding streets and dramatic vistas, soon became known as one of the most beautiful suburban towns in the United States. Vine and Oakwood Avenues appear on the Hotchkiss plan as part of the simple grid of streets west of the Chicago & Northwestern tracks which contrasted--and contrasts--with the elaborate plan to the east.

As Lake Forest developed, this neighborhood followed a unique evolution so far as the rest of the city is concerned. This is especially true of the Vine Avenue area which came to be surrounded on the west, south, and east by estate development. That this was mandated at least by the 1890s is clear from maps of that decade which show the beginnings of the Green Bay Road estates.

Judging by the stylistic ages of buildings in the Deerpath, Western, Vine, Oakwood and Green Bay area, the four blocks enclosed were largely residential until about the time of the First World War. Commercial development, focusing on the area north of Deerpath opposite the railroad station, seems to have avoided the Vine-Oakwood

continued

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area except perhaps for some limited commercial development along Western. Thus, given the evolution of Lake Forest as a residential community which emphasized the siting of houses on large lots defined by the curving streets of east Lake Forest, and by the development of estates on large tracts of land, the Vine Avenue area was built up in a distinct, and for Lake Forest unique, manner.

Today there remain a few scattered residences north of Vine Avenue which testify to the once pleasant residential character of the entire four block area. Houses still stand on Illinois Road, for example, but these are being removed rapidly for commercial and apartment redevelopment. There is also a complex of religious buildings centering on St. Mary's Roman Catholic Church.

The stylistic ages of the residences in the Vine Avenue area indicate that it was primarily built up in the 1880s and 1890s with the earliest houses dating from the 1850s. Construction of residences continued up to the time of the First World War. Italianate houses were followed by ones in the suburban Queen Anne style, then by stucco houses having a vaguely early modern character, and still later by revival styles, both classical and medieval. Generally, the houses are modest in size. One, in fact, is a double house. Even the Clow House by David Adler at 461 North Green Bay Road is a simple and unassuming residence, especially when compared with his later estate houses.

Inroads into the four block area by commercial buildings and apartments have reduced the original residential area to less than one third of what it was in the nineteenth century. Those houses that survive to form a connected visual fabric are confined to the southwest part of the original area. It is these twenty homes that are included within the historic district boundary line. This quiet neighborhood retains its turn-of-the-century appearance. The homes, generally two stories in height, are set back from the street some twenty-five feet on the average. The streets themselves are relatively narrow and bordered by grassy parkways without curbs and lined with large trees and gas streetlamps. Landscaping consists of low fences, hedges, lawns, and gardens on lots about one-half

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acre in size.

While it must be emphasized that it is the general visual character of the Vine Avenue area that merits preservation, attention is called to several individual residences in the following list. There are no intrusions and no Federally-owned properties in the district.

STRUCTURES IN THE VINE/OAKWOOD/GREEN BAY ROAD HISTORIC DISTRICT:

1. RESIDENCE
454 Oakwood Avenue
1885; builder or architect unknown

This Queen Anne-style house is listed in the Illinois Historic Structures Survey of Lake County. It was built for Scotsman Alex Robertson and later owned by nearby estate owner David B. Jones, who housed his chauffeur here.

ARCHITECTURAL SIGNIFICANCE

2. RESIDENCE
455 Oakwood Avenue
1895; John Dean, builder

Dean is thought to have built the houses at 274 and 290 Vine Avenue as well.

3. RESIDENCE
464 Oakwood Avenue
1884; builder or architect unknown

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3. RESIDENCE (continued)

John J. McIntyre, one of the township's first settlers, built this house after selling his farm, which was ultimately incorporated into the grounds of the Onwentsia Club.

HISTORICAL SIGNIFICANCE

4. RESIDENCE (DUPLEX)

469/471 Oakwood Avenue
1910; Lars Nielson, builder

Nielson was a carpenter and occupied one half of this duplex.

5. RESIDENCE

476 Oakwood Avenue
1883; enlarged 1919. Builder or architect unknown.

First resident of this house was Kate McLaughlin, Lake Forest postmistress from 1887 until about 1915.

6. RESIDENCE

481 Oakwood Avenue
1860s; builder or architect unknown

This one-story Italianate structure is one of the oldest remaining houses in Lake Forest. It is listed in the Illinois Historic Structures Survey of Lake County. Little is known of Joseph Barnett, its first owner.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

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7. RESIDENCE
486 Oakwood Avenue
1891; builder or architect unknown.

The house was built for one High Smith, who served as postmaster for Lake Forest after Kate McLaughlin's retirement.

8. RESIDENCE
494 Oakwood Avenue
1898; builder or architect unknown

William Oke, first owner of this house, worked on the nearby McCormick estate. In 1904 he sold it to Richard Bricknell. During the period Bricknell owned it (1904-1947), the house was rented for about a year to a couple named Spencer. Mrs. Spencer later became the Duchess of Windsor.

HISTORICAL SIGNIFICANCE

9. RESIDENCE
185 Vine Avenue
1910; Hugh Garden, architect

This house was designed for the Hasler family in the fashionable Medieval Revival style by prominent architect Hugh Garden, more often associated with the Prairie School. Family tradition has it that the design is based upon that of Aldingbourne Cottage in Sussex, England. It is listed on the Illinois Historic Structures Survey.

ARCHITECTURAL SIGNIFICANCE

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10. RESIDENCE
210 Vine Avenue
1895; builder or architect unknown

Like 454 Oakwood Avenue, this structure was used by estate owner David B. Jones to house servants. Its original owner is not known.

11. RESIDENCE
245 Vine Avenue
1910; builder or architect unknown

This house was built by Thomas Steele, grandson of the settler William Steele, after he sold the paternal farm to Arthur J. Meeker for his estate, "Arcady."

12. RESIDENCE
253 Vine Avenue
1904; builder or architect unknown

Shortly after its construction, this house was moved to its present location from 185 Vine. It was occupied for many years by Frank W. Read, cashier of the First National Bank of Lake Forest.

13. RESIDENCE
261 Vine Avenue
1903; builder or architect unknown

This house was built for George Anderson, son of early

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13. RESIDENCE (continued)

Lake Forest settler James Anderson. George Anderson was one of the founders of the First National Bank of Lake Forest.

14. RESIDENCE

269 Vine Avenue
1905; builder or architect unknown

Martin Melody lived in this house from 1905 until his death in 1916. Melody and his parents arrived in the area in 1840 and were among its first residents. Melody removed to Vine Avenue after selling his farm to J. Ogdon Armour for his estate, "Melody Farms."

HISTORICAL SIGNIFICANCE

15. RESIDENCE

274 Vine Avenue
1895; John Dean, builder

Dean is thought to have built 455 Oakwood and 290 Vine as well.

16. RESIDENCE

290 Vine Avenue
1895; John Dean, builder

The house was built for Charles Scholz, a clerk.

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17. RESIDENCE
295 Vine Avenue
1926; builder or architect unknown

This most-recently constructed house in the district was built for the daughter of J. Ogdon Armour. Unlike other homes built for the Armours, this Tudor-style house is relatively modest in size and style and blends into the Vine Avenue character.

18. RESIDENCE
437 North Green Bay Road
1859; builder unknown. Addition, ca. 1900; builder or architect unknown

This house was moved to its present site from Western Avenue where first owner Francis Nelson Pratt ran a dry goods store. Pratt was also Lake Forest's depot master for a time, postmaster from 1869 to 1875, and the city's first constable. The Queen Anne-style front portion was added sometime around the year 1900.

HISTORICAL SIGNIFICANCE

19. RESIDENCE
451 North Green Bay Road
1902; builder or architect unknown

The house was built for one Elizabeth Stephen.

FHR-8-300A
(11/78)

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20. RESIDENCE
461 North Green Bay Road
1913; David Adler, architect

First owner was William E. Clow, Jr., a prominent Chicago industrialist who commissioned David Adler to design this home on Green Bay Road. This house was the first product of the Adler-Dangler partnership. Its late Georgian style is said to reflect the work of Henry Holland, an architect of high attainment in eighteenth-century England. The house is described by Richard Pratt in his book David Adler: The Architect and His Works, and is listed in the Illinois Historic Structures Survey of Lake County.

ARCHITECTURAL SIGNIFICANCE

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1857-1926 BUILDER/ARCHITECT Various

STATEMENT OF SIGNIFICANCE

Because of its grid plan and modest residential character, the Vine Avenue neighborhood is unique in Lake Forest. In most other cities, a quiet residential district of its kind with houses ranging in age from the 1850s to the 1920s would be commonplace, but not in Lake Forest. For this city developed in a manner shared by few other communities. The eastern part of Lake Forest, platted in 1857 in the picturesque style of rural cemeteries, evolved as a community of fine homes on large lots defined by curving, tree-lined streets. After 1890, both east and west Lake Forest was further developed with magnificent estates on large tracts of land.

But even in Lake Forest there had to be some place for persons of modest means who served the community to dwell, and it was in the Vine Avenue neighborhood that such persons settled. What remains of this middle class enclave is a vital ingredient in telling the Lake Forest story in a comprehensive and balanced way. This area is also vital to Lake Forest as a place having an urban character, as opposed to the suburban qualities of the new developments that are overwhelming the rest of Lake Forest. In the Vine Avenue area, persons of moderate means can continue to live within walking distance to downtown and the railroad station, instead of having to move on to some other town to find similar values. And the Vine area is right now in extreme danger of disappearing completely as the threat of commercial expansion from the central business district increases, such development having already touched the edge of the remaining Vine area in the form of a large red brick condominium building recently constructed on Oakwood Avenue.

MAJOR BIBLIOGRAPHICAL REFERENCES

Arpee, Edward, Lake Forest History and Reminiscences, Rotary Club, 1913
 Halsey, John, History of Lake County, Bates, 1912
 Meads, Joe, How It All Began, Unigraphics Inc., 1976
 Pratt, Richard, David Adler: The Architect and His Works, Evans, 1970
 Chicago Title and Trust Company tract books
 Lake County original surveys and plat books.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 12 acres

UTM REFERENCES

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Beginning at the north corner of Vine and Green Bay Road the boundary follows Green Bay Road northwest to the lot line separating the house at 461 North Green Bay Road from the diocesan property, where it follows the line of the latter property east, then north, then east again until Oakwood Avenue is reached; then southeast on Oakwood until it reaches the north property line of 481 North Oakwood at which point it

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Mrs. Ronald Polster (owner of 210 Vine)

April 16, 1979

ORGANIZATION

DATE

STREET & NUMBER

529 Briar Lane

TELEPHONE

234-8767

CITY OR TOWN

Lake Forest

STATE

Illinois

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arpee, Edward, Lake Forest History and Reminiscences, Rotary Club, 1913
Halsey, John, History of Lake County, Bates, 1912
Meads, Joe, How It All Began, Unigraphics Inc., 1976
Pratt, Richard, David Adler: The Architect and His Works, Evans, 1970
Chicago Title and Trust Company tract books
Lake County original surveys and plat books.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 1 1/2 acres

UTM REFERENCES

SEE CONTINUATION SHEET

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

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STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

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April 16, 1979

ORGANIZATION

DATE

STREET & NUMBER

529 Briar Lane

TELEPHONE

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CITY OR TOWN

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STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David K...

TITLE

Dir. Ill. Dept. of Conservation

DATE

1/9/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

FHR-8-300A
(11/78)

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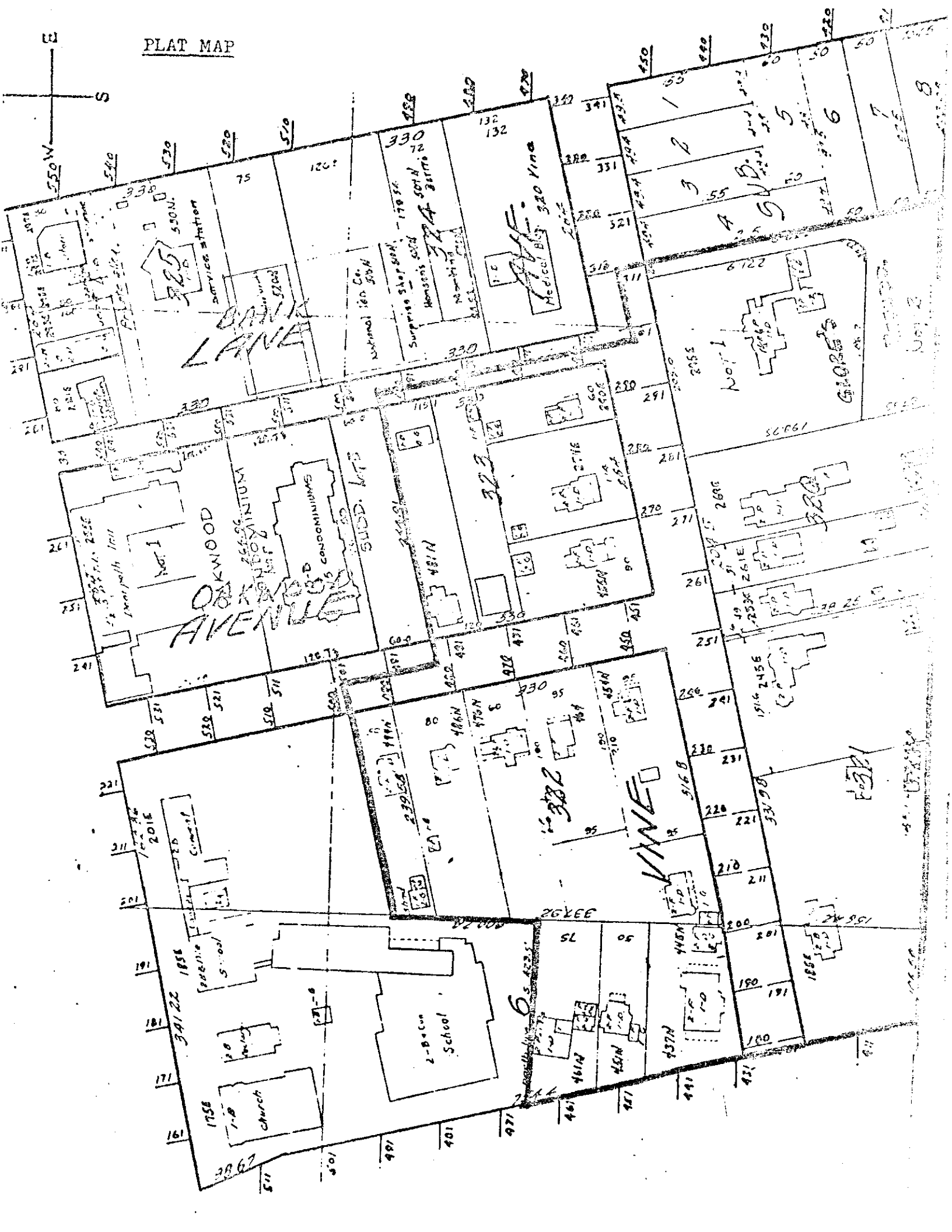
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turns northeast and runs to Bank Lane; then southeast down Bank Lane to Vine Avenue; thence northeast to the western boundary of Lot 4, then southeast again to the south lot line of lot 2, from which it runs due west to Green Bay Road, and from there northwest to the beginning point.

PLAT MAP

E
S
550 W



LAKE

OAKWOOD AVENUE

VINE

Service station

Medical Bldg. 320 Vine

Surprise Shop 170 S. 330
Hanson's sold 324 325
National Ice Co. 328

Not 1
George's

Not 1
CONDOMINIUMS
Sudd. Lts.

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Church

2-Block School

1758 Church

3867

511

501

491

481

471

461

451

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391

381

371

361

351

341

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ENTRIES IN THE NATIONAL REGISTER

STATE ILLINOIS

Date Entered MAR 28 1980

<u>Name</u>	<u>Location</u>
Vine-Oakwood-Green Bay Road Historic District	Lake Forest Lake County

Also Notified

Honorable Charles H. Percy
Honorable Adlai E. Stevenson
Honorable Robert McClory

For further information, please call the National Register at (202)343-6401.

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