PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a Regular Meeting of the ***Historic Preservation Commission*** of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, September 11, 2014, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, September 11, 2014
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

I. **Call to Order**

II. **Roll Call**

III. **Approval of Minutes**

A. July 10, 2014
B. August 14, 2014

IV. **Scheduled Business**

A. Determination of Significance
- 750 Kimball Avenue – *Continued*
- 2100 St. Johns Avenue
- 1271 Glencoe Avenue
- 849 Burton Avenue

V. **Discussion Items**
A. Amendments to Chapter 24 "Historic Preservation"
B. Seyfarth Recognition Project
C. 2014 Historic Preservation Awards Program

VI. **Business From the Public**

VII. **Other Business**
A. Next meeting scheduled for October 9, 2014

VIII. **Adjournment**

MEMORANDUM

Date: September 11, 2014

To: Historic Preservation Commission

From: Andy Cross, City Planner

Subject: 2014 Historic Preservation Awards

Planning has begun for this year's Historic Preservation Awards. An article asking for nominations will appear in the September *Highlander* newsletter, and will run again in October's edition. Nominations will be accepted through October 27.

The annual hunt for judges has begun, so if you have any thoughts or recommendations, please let me know.

Important dates for the 2014 Preservation Awards are as follows:

October 17: Secure judges

October 27: Deadline for nominations

November 10-14: Driving tour with judges

December 9: Tentative date for the 2014 Awards Ceremony. It's the Tuesday before the December HPC meeting.

Historic Preservation Commission

750 Kimball Avenue Demolition Review

To: Historic Preservation Commission

From: Andy Cross, Planner II

Date: 9/11/2014

Year Built:	1920
Style:	Coach House
Petitioner:	Susan McCabe, Owner
Size:	5,732 SF
Original Owner:	Curtis N. Kimball (Kimball Estate)
Architect:	Unknown, potentially WA Otis, who was the architect of the original manor house on the estate in 1908.
Historic Status:	S - Significant
Significant Features:	Side gable roof with return cornices; polychromatic brickwork with corner brick quoins; round arch wall dormers on north (front) and south (rear) elevations; decorative half timbering in middle section on front façade; cupolas
Alterations:	• Alteration in 1963
Staff Opinion:	Staff recommends that the Commission continue the discussion about 750 Kimball and how it may satisfy any of the landmark criteria in Chapter 24.

The owner of 750 Kimball Avenue has submitted an application to demolish the house. The house was designed built in approximately 1920 as a coach house on the large Kimball estate, which was one of the largest single parcels developed in Highland Park during the first decade of the 20th Century. The estate was a large 45-acre tract located south of present day Kimball Road along Green Bay Road and belonged to Curtis N. Kimball, president of the piano manufacturing company W. W. Kimball. A large house designed by architect W. A. Otis was constructed on the lot around 1908. Otis may have also been the architect for the estate's coach house built at 750 Kimball, though it hasn't been confirmed.

Previous Consideration

At the July, 2014 meeting, the HPC discussed the house and indicated that additional information about W.A. Otis, the architect of the former estate house on the property and presumably of the coach house, would be helpful. There was also interest in examining the possible design similarities between the existing Coach House and the former estate mansion (demolished in 1941). Susan Benjamin has provided two exterior photographs and one interior photo from the original Kimball estate house. The pictures come from the *Second Book of the North Shore: Highways and Byways,* 1911, and are included in the attachments to this memo. Susan noted in an e-mail that she felt very strongly that William Otis designed the coach house.

This information was presented to the Commission at the August 14th meeting. Four Commissioners attended the meeting and reviewed the biographical and architectural information provided by Staff. There was discussion about whether the Coach House met Landmark Standard #5 as a house identifiable as the work of W.A. Otis. To assist with this determination, the Commission requested images of more work by Otis. Staff is working to collect images and will present the findings at the upcoming meeting.

Architect WA Otis

Susan Benjamin was very helpful in providing the following biographical write-up on William A. Otis, which was written by Nan Greenough for a 1998 Edition of the Winnetka Historical Society Gazette:

> William A. Otis (1855-1929). Otis trained at the Ecole des Beaux Arts in Paris and came to Chicago in 1881. He worked for William LeBaron Jenney from 1882-1887, where he became a partner. (Jenney was the father of the skyscraper, designed the Home Insurance Building) He operated his own firm from 1888-1914. The firm became Otis & Clark from 1914–1920, when Otis retired and Clark formed Clark & Wolcott. Otis was Winnetka's first resident architect and married Elizabeth Shackford, daughter of a Maine sea captain, Samuel Shackford, who served as Village President from 1877-78. Otis was a longtime lecturer on architectural history at the Art Institute of Chicago. Otis and his family were very involved in Winnetka civic affairs with Mrs. Otis becoming president of the Winnetka Woman's Club in 1911-12. William advocated for the lowering of the train tracks through Winnetka and provided many lectures on the subject. His son, Sam, designed the cenotaph on the Village Green. Father and son were both members of the Winnetka Plan Commission, which completed the first comprehensive plan in 1921. William designed several Winnetka structures including: Lloyd Library, Greeley School, 661 Blackthorn Road, 485 Cherry Street, and 1127 Sheridan Road. He designed the Orrington Lunt Library at Northwestern University in addition to his many local buildings

The Evanston Historical Society also produced a good write-up on Otis. He designed several buildings for Northwestern, as well as some residences in Evanston. The write-up is included in the attachments.

Original Owner – Curtis Kimball

Nancy Webster with the Highland Park Public Library provided detailed biographical information about Curtis Kimball, the original owner of the 45-acre Kimball Estate:

> Curtis Nathaniel Kimball lived in Highland Park from about 1906 until his death in 1936. His sons, Wallace and David, graduated from Deerfield Shields in 1919 and 1920 respectively. All four children, including daughters Mary and Elizabeth, were excellent athletes.
>
> Curtis Kimball was active in the Presbyterian Church (HP and Chicago). In Highland Park, his wife Fannie was involved with Ravinia (opera), North Shore DAR, the HP Woman's Club, and the Army and Navy Center, among others. The Kimballs were Exmoor members, in addition to the Bob-o-Link governance and affiliation.
>
> Curtis left the Iowa family farm and joined the piano firm in 1879. He became president of Kimball in 1905 after the 1904 death of his founder uncle, Wallace W. Kimball. Wallace and his wife lived on Prairie in Chicago. They had no children. Wallace Kimball founded Kimball Piano in 1857, but only began manufacturing in Chicago under the Kimball brand ca. 1877-1881.

Architectural Analysis

The house is classified as a "Coach House" in the architectural survey, which further notes the significant features in the architecture. The structure was modified in the 1960's. Those additions hide some of the original design of the coach house.

Landmark Criteria

Below are the landmark criteria from the City Code:

1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.

2) It is the site of a significant local, county, state, or national event.

3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

(1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
(2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

- 1911 photographs of the Kimball Estate
- Site photographs of the Coach House at 750 Kimball
- Exhibit with a side-by-side comparison of the coach house and the mansion
- Article on Otis from Evanston Historical Society

Photo by Benm

"RIDGEWOOD" (East Front)
Green Bay Road, Highland Park, Ill.

THE ORGAN AND STAIRCASE AT "RIDGEWOOD"
(Built by owner)
Green Bay Road, Highland Park, Ill.
From a Pencil Drawing by Miss I. M. Kimball

750 KIMBALL (PROPERTY database shows UNIT A & UNIT B)

750 Kimball Road – Front

750 Kimball Road - Front

APR 23 2014

750 Kimball Road – Front

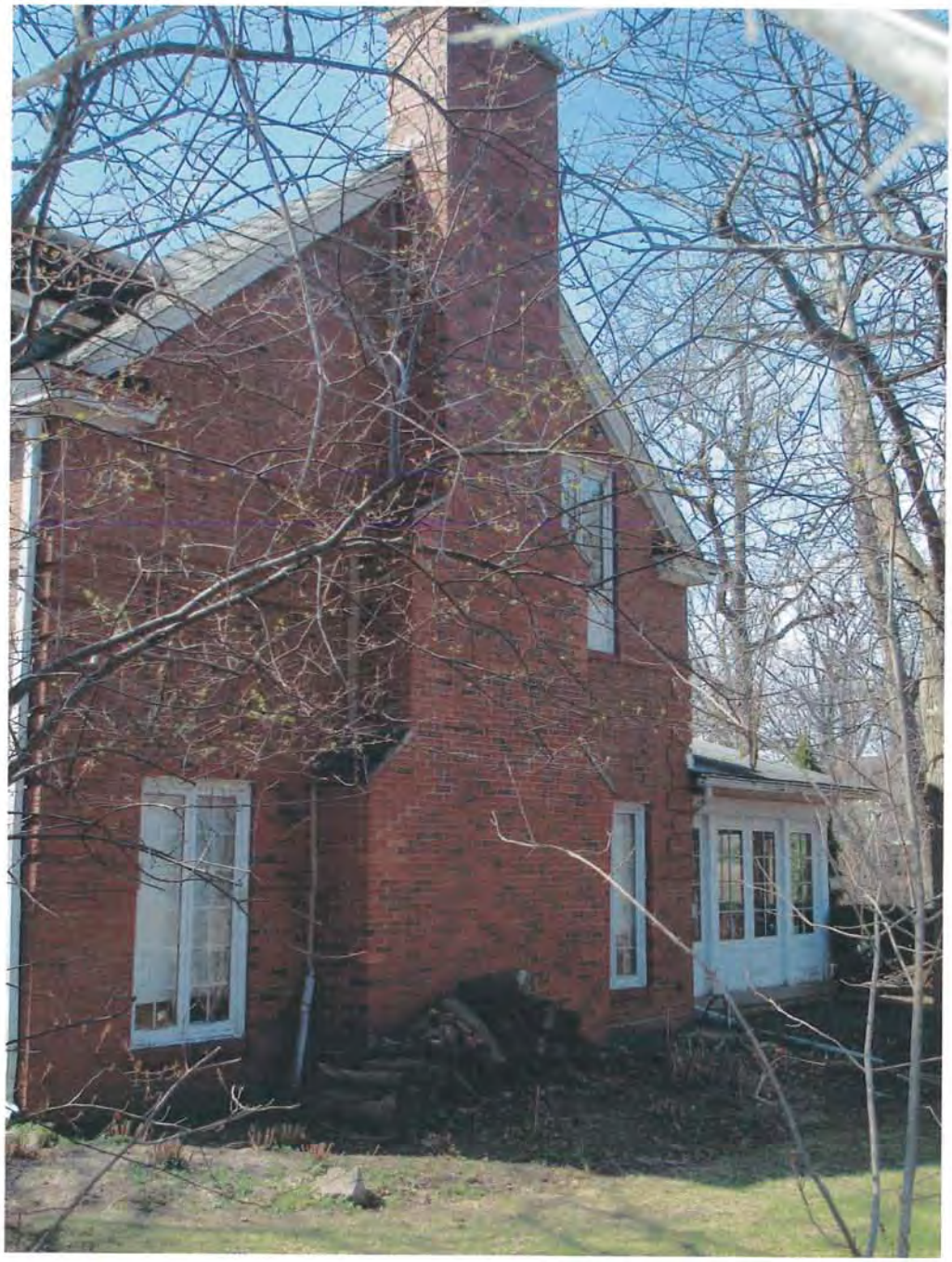
750 Kimball Road - Front

APR 23 2014

750 Kimball Road – West Side

750 Kimball Road – West Side

APR 23 2014



750 Kimball Road – East Side

APR 23 2014

750 Kimball Road - Rear

750 Kimball Road - Rear

APR 23 20

Visual Comparison of Coach House to Estate House

750 Kimball Road - Front

Visual Comparison of Coach House to Estate House

Visual Comparison of Coach House to Estate House

Visual Comparison of Coach House to Estate House

1990-11-8

EVANSTON HISTORICAL SOCIETY

newsletter

VOL. XXI, NO. 6 NOVEMBER-DECEMBER 1990

ARCHITECTS IN EVANSTON: WILLIAM A. OTIS

(Editor's note--Evanston, with its two historic districts and a thematic apartment district listed on the National Register of Historic Places, is a treasure trove of architecture from the mid-nineteenth century up to the present day. Many architects have also chosen Evanston as the place to make their homes. Therefore, from time to time the newsletter will highlight the careers of architects who have lived and/or worked here.)

William Augustus Otis was born in Almond, a little town on the eastern border of Allegany County in southwestern New York, on August 14, 1855. Will Otis grew up in Ann Arbor, Michigan, and entered the University of Michigan in 1874, where he studied civil engineering for three years. In 1877 he went to Lansing and served as a carpenter's apprentice, working on the erection of a dormitory at the State Agricultural College. He worked at the carpenter's trade for two years, spending winters as a draughtsman in the architectural office of Watkins & Arnold. In the summer of 1879 his father sent him to Paris to study at the prestigious Ecole des Beaux Arts. While he was in Europe (until the winter of 1881), he traveled extensively in Germany, Austria, France, and Italy.

Upon returning to the United States he moved to Chicago and entered the office of Chicago architect William LeBaron Jenney (1832-1907) in 1882. Jenney, who had studied engineering at the Lawrence Scientific School at Harvard and in 1856 received a degree from the Ecole Centrale des Arts et Manufactures in Paris, had moved to Chicago after the Civil War. He had taught architecture at the University of Michigan from 1876 to 1880, where it may be presumed that Otis met him. Will Otis was working for Jenney in 1885 when Jenney designed the Home Insurance Building, the nine-story building known as the first skyscraper of skeletal construction. Otis was promoted to head draughtsman and on July 1, 1886, became Jenney's partner in the firm of Jenney & Otis. Their practice was quite varied and successful and included a large number of residences.

In January 1889 the partnership of Jenney & Otis was dissolved and Will Otis opened his own firm in the Commercial Bank Building, 175 Dearborn, Room 86. Many of his earliest independent works are no longer standing: the H. H. Porter residence, a building for C. W. Butterfield, the Edward Larned Ryerson residence, store and flats for Michael Cahill, the Roth & Engelhardt factory, the Kingsford & Son factory, the W. Rimmer residence, and the Berkshire Apartment Building, all of which were in Chicago. His earliest residential design still extant is the Charles S. Kilbourne residence, 420 W. Downer Place, Aurora, which was built in 1891. A Queen Anne design with a shingled upper story, it is now the parish house of Our Savior Lutheran Church.

Of similar design and completed the following year is the Clement Knowles and Georgian Greene Pittman residence, 1232 Asbury Avenue, Evanston. Pittman (1850-1921), a coal dealer who had offices in the Old Colony Building, was president of the Coal Shippers' Association of Chicago. Although the country faced a depression during 1892, Otis continued to receive commissions for a number of houses as well as one of the hotels that was erected to house visitors to World's Columbian Exposition.

Otis' next important commission was another Queen Anne design: the Dr. Charles Joseph and Anna Marina Schultze Little residence, 2016 Sheridan Road, Evanston. Completed in 1894, the three-story frame house cost $6,500. Little (1840-1911) served as Professor of Historical Theology at Garrett Biblical Institute from 1891 to 1895, and

Garrett's president from 1895 to 1911. The house is now Northwestern's Department of Linguistics.

Otis' first major work was also completed in 1894--Orrington Lunt Library, Northwestern University. The plans were adopted and approved in March 1893 and Otis was instructed to prepare detailed drawings. He reported that the cost would be $100,200, but he hoped to "get rid of" $200 by omitting the iron staircase, the conduit system of electric lighting, the marble wainscot in the vestibule, copper gutters, etc. His fee was 5%. Although he had received the go-ahead, work was delayed because of the demand for labor and materials for the construction of the World's Columbian Exposition. The design of the library was based upon the Italian Renaissance; built of dressed Bedford limestone, it had a roof of red Conosera tile. The opening ceremonies for Orrington Lunt Library were held at the First Methodist Church on Wednesday, September 26, 1894. Emily Huntington Miller (1833-1913), one of the founders of the Evanston College for Ladies and Dean of Women at Northwestern University from 1891 to 1898, wrote an ode in honor of the day. Orrington Lunt (1815-1897), who had donated $50,000 for a proper library for the university in 1891, was also in attendance and addressed the throng: "We owe a lasting debt to our conscientious and accomplished Architect, Mr. William A. Otis, who has put into this beautiful form what will fulfill its promise to all student life here, and prove a general source of helpfulness and inspiration. His watchful personal attention has been invaluable in producing the harmony, solidity, convenience, and general excellence of this structure; we take pleasure in assuring him of our appreciation."

After a successful first five years in practice Otis was able to begin plans for his own home in Winnetka: an elaborate Queen Anne design at 644 Oak Street was built in 1894-95. The house that an architect builds for himself often is his ideal: his home reiterates the themes that he had used previously in the Kilbourne, Pittman, and Little houses. The plans were ready in June 1894 and Otis and his wife and two children moved in in April 1895.

Another major commission was for the Evanston home of Humphrys Henry Clay and Harriet Lewis Miller, 1707 Hinman Avenue, which was built in 1895. Miller (1845-1910), who was a lawyer, served as president of the Evanston Board of Education from 1880 until his death; village corporation counsel from 1886 to 1887; village president from 1887 to 1890; and vice-president of the board of trustees of Northwestern University. We are fortunate to have a series of period photographs of the interior in the collection of the Evanston Historical Society.

In 1896 Otis received another handsome commission from Northwestern University. Plans for Music Hall on University Place were accepted and excavation begun in September 1896. Built of red pressed brick and trimmed with terra cotta, the new building opened on April 8, 1897. The first floor contained the office, library, and class and practice rooms; the second floor had a 500-seat hall as well as classrooms; and the basement had a gym.

Another of his residential commissions was designed for Thomas Collier and Edith Smith Clark at 1424 Judson Avenue, Evanston. The permit was issued on April 16, 1902. Clark (1860-1915), who came to Chicago in 1893, was a member of the legal firm of Smiley & Clark from 1895 to 1910; he was elected judge of the Superior Court of Cook County in November 1910.

In April 1908 Otis announced that he had admitted to partnership Edwin Hill Clark (1878-1967). The firm name was William A. Otis and Edwin H. Clark, Architects. The name was not officially changed to Otis & Clark until 1914. The offices remained at 175 Dearborn through 1914. Clark, who was an 1896 graduate of Phillips Academy in Andover, Massachusetts, and of Yale University in 1900, began his career as assistant superintendent of his brother's paint company of Wadsworth-Howland. He went into the practice of architecture in 1903 when he entered the office of William A. Otis. On May 19, 1903, he married Katherine Bayley, a cousin of William A. Otis.

The University Club, 1704 Hinman Avenue, which was built in 1909-10, was a Federal Revival design built of red brick laid in Flemish bond. It

was announced in the *Evanston Index* on March 20, 1909, that "the architects have the plans ready for the club house to be built by the University club on Hinman avenue, just north of the First Methodist church and are now taking figures on it. It is to be of three stories, 50 x 90 feet, of pressed brick and stone, tile roof, hardwood finish, steam heat, mantels, marble and tile work, and structural iron work and cost $30,000." The two upper floors housed eighteen apartments for the residents and servants' quarters; the club opened on May 7, 1910. After the University Club could no longer keep up the building, it was turned into the Byer Museum. After protracted testimony regarding the devastating fire that the building suffered on December 31, 1984, it was finally demolished on July 1, 1988.

In 1911 Otis & Clark remodeled the house at 1401 Ridge Avenue, Evanston, for William S. Mason (1867-1961). It had been built originally in 1867 for lawyer Hugh Alexander White. Mason, who had inherited $10 million from his uncle, founded the real estate firm of Smith Morse & Mason in 1885. He donated land for three parks in Evanston, endowed a chair in history at Northwestern University, and donated his extensive collection of works about Benjamin Franklin to Yale University. The house was purchased in 1940 by Major Lenox Riley Lohr (1891-1968), director of the 1933-34 Century of Progress Exposition and later president of the Museum of Science and Industry. Although the house and garage were each converted into two residences in the early 1970s, the exteriors have remained unchanged since the 1911 remodeling by William A. Otis & Edwin Hill Clark.

As a result of his work on Northwestern's library William A. Otis received commissions for a number of libraries. In addition to the Winnetka Public Library, built by Jessie Bross Lloyd as a memorial to her husband Henry Demarest Lloyd, and the O. B. Dodge Library in Dixon, Illinois, a $20,000 gift to the city of Dixon from Orris B. Dodge, Otis also designed several Carnegie libraries: the St. Joseph (Michigan) Public Library; the Marseilles (Illinois) Public Library; the Lincoln (Illinois) Public Library, which is listed on the National Register of Historic Places; the Blue Island (Illinois) Public Library, which has been demolished; and the Aurora (Illinois) Public Library, which has been remodeled beyond recognition.

Otis' place in society in Chicago and on the North Shore brought his firm many residential commissions. Listed on the Social Register, Otis was at home with the revival styles sought after by his affluent peers. His connections also brought his firm the much-prized commission for the Municipal Tuberculosis Sanitarium, built 1911-15 on a 160-acre site at Bryn Mawr and Pulaski in Chicago. It was hailed as a place exhibiting "more of the well ordered life of leisure than of a giant institution."

William Augustus Otis died of heart disease at the age of 73 about midnight on Sunday, June 9, 1929, at the Evanston Hospital. He had been ill only three weeks.

Barbara J. Buchbinder-Green

100 YEARS AGO--NOVEMBER-DECEMBER 1890

The new Catholic church [St. Mary's] is gradually rising at the corner of Oak Avenue and Lake Street . . . The interior woodwork and the plastering of the Episcopal Church [St. Mark's] are progressing rapidly . . . Edgar O. Blake married Annie E. Bradley . . . The new pickle factory of S. M. Dingee & Son on the prairie west of the Montrose branch of the Northwestern railroad and north of Emerson Street is ready. . . Leonhardt Bros. is putting up a $1,500 flour and feed store just north of its office on Church Street; it will be ready in a week or two . . . There was a fire in Turner's brick livery barn behind the old Evanston Hotel on Davis Street . . . The name of Lake Street in North Evanston has been changed to Noyes Street . . . Preston Street from Emerson to Grant has been renamed Darrow Avenue . . . Alice Street has been renamed Livingston Street . . . an opera house is to be built on the southwest corner of Sherman Avenue and Lincoln Street [Main Street] in South Evanston . . . .

Historic Preservation Commission

2100 St. Johns Avenue Demolition Review

To: Historic Preservation Commission

From: Andy Cross, Planner II

Date: 9/11/2014

Year Built:	c. 1896
Style:	Bungalow
Petitioner:	Manuel Martinez, Owner
Size:	1433 Square Feet
Original Owner:	Unknown
Architect:	Unknown
Original Cost:	Unknown
Significant Features:	Front-facing gable with rounded window
Alterations:	• Multiple Additions (1943)
Staff Opinion:	Staff recommends that the Commission discuss the structure at 2100 St. Johns Avenue and how it may satisfy any of the landmark criteria listed below.

The building at 2100 St. Johns is an old Italianate house built before the turn of the 20th century. There are no records of its original construction and the house has been heavily modified over the years. It presently serves as a multi-family building; there are three rental units within the building. Site photographs show where the house has been expanded off the rear.

Trees currently block the view of the front, but the black and white snapshots in the architectural survey show a front porch that was enclosed at some point in the past.

The residential rental units inside the building have required periodic inspections and intervention by City code enforcement staff over the years. Disrepair caused rainwater runoff issues in 2000, then complaints resulted in a detailed inspection in 2006. Remedial actions included pest control and essential interior repairs. Exterior photographs from that inspection

are included with the attachments to this memo. No exterior improvements have changed the house since these photos were taken.

Architectural Analysis

At one time this house may have exhibited Italianate characteristics. Some of these are summarized in the 1999 Central East architectural survey:

> *Italianate houses are generally a full two stories topped by low pitched roofs. They have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. Most Italianate homes have broad front porches that sometimes wrap around the corner. One principal urban sub-type found in large cities is a frame or brick style with a gable roof and Italianate details.*

As it appears now, distinctive features are difficult to identify. The architectural survey gave this house a C – Contributing historical status, likely because of its age and some identifiable traits of a high style of architecture.

Original Owner

Ex-Officio member Julia Johnas has been consulted for historical information about the historical owners of the property. Information will be available at the 9/11/14 meeting of the HPC.

Landmark Criteria

Below are the landmark criteria from the City Code:

1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.

2) It is the site of a significant local, county, state, or national event.

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5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

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Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

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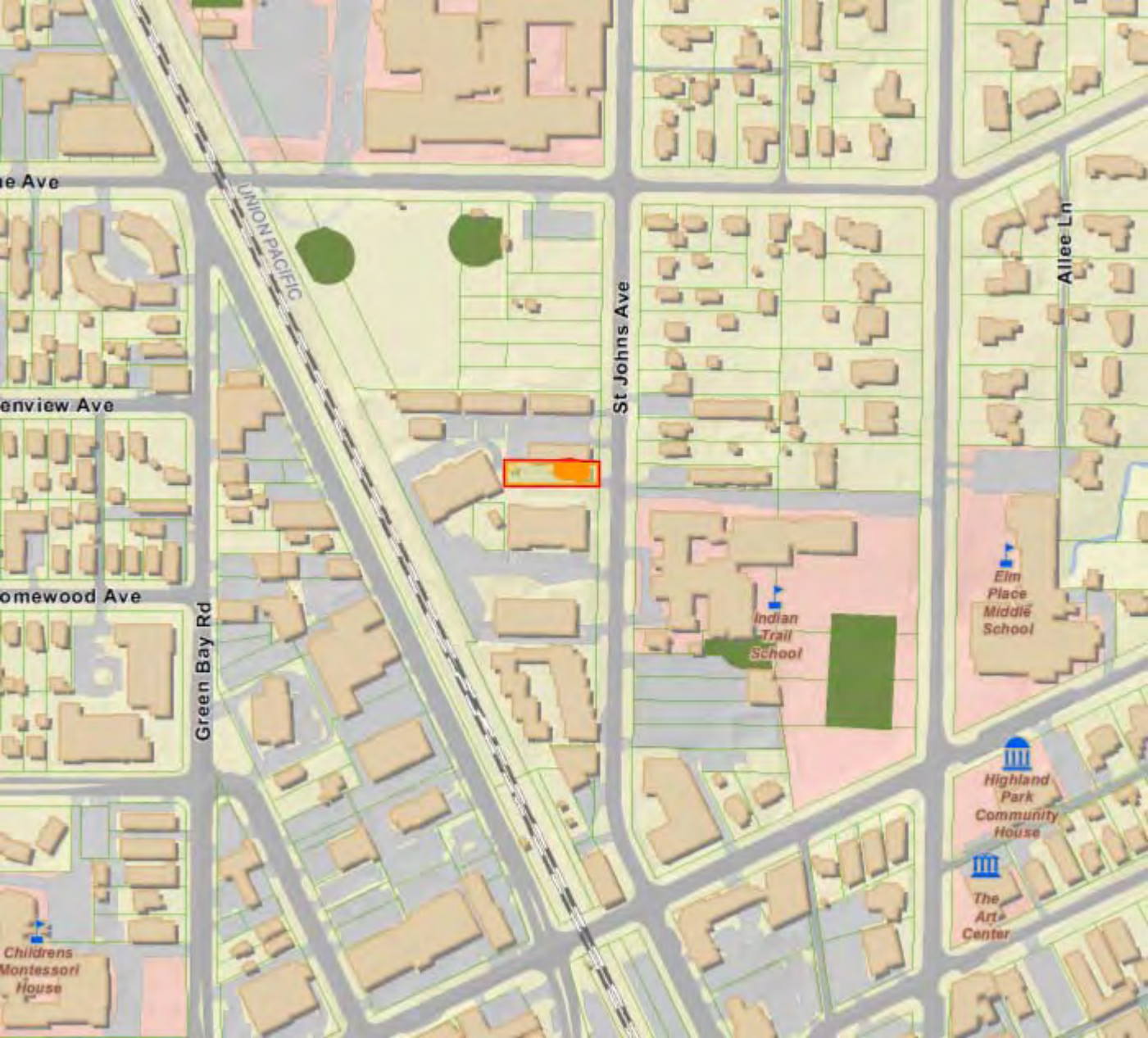
(2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

Location Map
Site Photos
Architectural Survey Entry
County Assessor Data


e Ave
UNION PACIFIC
St Johns Ave
Allee Ln
enview Ave
omewood Ave
Green Bay Rd
Indian Trail School
Elm Place Middle School
Highland Park Community House
The Art Center
Childrens Montessori House

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	2100
DIRECTION	
STREET	ST JOHNS
ABB	AV
PIN	1623110042
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	-
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	

GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNFICANCE	
SECONDARY STRUCTURE	shed		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Gable Front	PLAN	rectangular
DETAILS	Italianate	NO OF STORIES	2.5
DATE of construction	c. 1875	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Aluminum	PORCH	Full front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	6/1; 2/2; 1/1

SIGNIFICANT FEATURES	Round window in front gable
ALTERATIONS	Replacement siding; enclosed front porch; multiple rear additions; some replacement windows; poured concrete entry steps with wrought iron railing; side driveway; front sidewalk and parkway; front walkway; side gable dormers with asphalt siding

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	4055; 5457; 6182
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

HISTORIC INFO	
LANDSCAPE	Mid-block on a busy residential and commercial thoroughfare; side driveway; front sidewalk and parkway; front walkway; foundation bushes; rear parking

PHOTO INFORMATION

ROLL1	9
FRAMES1	34-35
ROLL2	24
FRAMES2	12
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	3/29/02
SURVEYAREA	Northeast Survey Area

Date Feb. 20 1940 Building Permit No. 4055

Location of Building—No. 302 2100 Street N. St. Johns Avenue.

Name of Owner Angelo Alviani.

Present Address 302 N. St. Johns Avenue. Phone 3786

Type of Construction Fra Remodeling Interior Addn room raising roof. etc

General Contractor Owner Address above Phone "

Permit issued to Owner. to remodel construct an existing 2 Family Dwelling

building on E 700' - S½ Ec N 50' thereof. Lot 4 Blk. 14 Sub'n. H.P.

Builder's estimate $300.00 Permit fee $2.00

Location on Lot verified Feb 21 1940 by Not started Posted card.

Other inspections

Deposits N.D. Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Electrical Contractor ..... Address .....

Wiring Permit No. ..... Issued ..... Fixture Permit No. ..... Issued .....

1st Inspection ..... 193 ..... by .....

2nd Inspection ..... 193 ..... by .....

Size of main wire ..... Size of branch wire ..... System .....

No. of Openings ..... No. Sockets ..... No. Circuits ..... No. Motors ..... No. Ranges .....

Certificate of Inspection Issued ..... 193 ..... No. .....

Date of Public Service Tap ..... Remarks .....

Plumbing Contractor ..... Address .....

Water Tap No. ..... Sewer Tap No. ..... Job Order No. ..... Issued ..... Paid .....

Inspected ..... 193 ..... by .....

Inspected ..... 193 ..... by .....

No. Catch Basins ..... No. Lavatories ..... No. Toilets .....

No. Baths ..... No. Sinks ..... No. Laundry Tubs .....

No. Shower Baths ..... No. Stacks ..... Other Items .....

Certificate of Inspection Issued ..... 193 ..... No. .....

Downspouts connected to .....

Kind of Heat ..... Name of Burner .....

Tank Inspection .....

.....

Date 7-21- 1950 Building Permit No. 6182

Location of Building—No. ~~302~~ 2100 Street N St Johns Ave

Name of Owner ANGELO ALVIANI

Present Owner SAME Phone

Type of Construction CONCRETE BLOCK Remodeling

Architect NONE Address Phone

General Contractor OWNER Address Phone

Permit issued to OWNER to construct a CLASS I GARAGE

building on E 20 ft SL Lot 4 Blk 14 Sub'n H P

Builder's estimate 600 - Permit fee 3.00 Job Order No. NO Amt. $

Location of Lot verified 7-21- 1950 by RK

Other inspections Costed Card.

Deposits 0 Sidewalks Planked

Remarks Garage in rear O.K.

Electrical Contractor.....Address.....

Wiring Permit No.....Issued.....Fixture Permit No.....Issued.....

.....

Size of main wire.....Size of branch wire.....System.....

No. of Openings.....No. Sockets.....No. Circuits.....No. Motors.....No. Ranges.....

Certificate of Inspection issued.....19..... No.....

Inspector.....

Plumbing Contractor.....Address.....

Water Tap No.....Sewer Tap No.....Job Order No.....Issued.....Paid.....

No. Catch Basins.....No. Lavatories.....No. Toilets.....

No. Baths.....No. Sinks.....No. Laundry Tubs.....

No. Shower Baths.....No. Stacks.....Other Items.....

Certificate of Inspection issued.....

Downspouts connected to.....19.....No.....

Kind of heat.....Name of Burner.....

Tank and Burner Inspection.....

Driveway Permit No.....Date.....19.....Contractor.....

Type.....

Historic Preservation Commission

1271 Glencoe Avenue Demolition Review

To: Historic Preservation Commission

From: Andy Cross, Planner II

Date: 9/11/2014

Year Built:	c. 1920
Style:	Bungalow
Petitioner:	Kim & Don Matthews, Owners
Size:	1,238 Square Feet
Original Owner:	Unknown
Architect:	Unknown
Historical Status:	C - Contributing
Significant Features:	Broad front gable roof with overhanging eaves, front porch with double column supports
Alterations:	• Enclosed the front porch • Replacement windows
Staff Opinion:	Staff recommends that the Commission discuss the structure at 1271 Glencoe Avenue and how it may satisfy any of the landmark criteria listed below.

A demolition application has been submitted for the house at 1271 Glencoe Avenue. The 1,230 square foot Bungalow house is on a narrow, 10,000 square foot lot near Lincoln Park and Lincoln Elementary School. Originally built around 1920, there are very few records in City archives on this house. It's one of many basic bungalows in that part of Highland Park that were built in the first half of the 20th century. Some of them exhibit distinct Craftsman characteristics, while others are more modest.

Many old houses along Glencoe Avenue and the surrounding streets have been demolished over the past 10-15 years. A note on a 2004 Demo Report for 1239 Glencoe indicated the following:

"Nine homes on Glencoe have applied for demolition in the past two years (2002-2004), including 1191, 1219, 1236, 1243, 1251, 1257, 1287, and 1303."

Craftsman Bungalow

The house at 1271 Glencoe fits the description of a Craftsman Bungalow. Houses in this style are common along this portion of the Green Bay Road corridor. The 2008 architectural survey for this part of Highland Park provides the following write-up on this style:

Figure 1: 1271 Glencoe Avenue

> The Craftsman style developed around 1900 and was inspired by the English Arts and Crafts Movement and its American counterpart. The focus of the movement was a shift away from machine-made goods in favor of handcrafts and manual arts, a notion that was strongly influential to the style. As a result, the key characteristics of the Craftsman style, low pitched roofs with overhanging eaves and exposed elements such as bracing and rafter tails, give the impression of a less polished, more rustic construction. Greene & Greene are recognized as the primary proponents of the style in the United States. The two architects, who were brothers, practiced in California from the 1890s to the mid 1910s. Their designs were widely published in architectural journals, as well as women's interest magazines. The flurry of interest in the style led to the publication of numerous pattern books. The popularity of the style was augmented during the early years of the century with the publication of *The Craftsman* magazine by Gustav Stickley, which offered home designs, tips, and plans. Within the survey area, there are 10 Craftsman- style houses and 11 Craftsman Bungalows. Although none of the Craftsman style homes in the survey area are rated significant, all but one are considered contributing structures.

Original Owner

There are no original building permits or applications for this house in the City archives. Research is underway at the library and any new information will be presented to the HPC at the meeting.

Landmark Criteria

Below are the landmark criteria from the City Code:

1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.

2) It is the site of a significant local, county, state, or national event.

3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

(1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
(2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

llwood Ln
White Oak Ln
Oakwood Ave
Glencoe Ave
Lincoln Pl
Lincoln Place Park
Linden Ave
Lincoln Ave W
Lincoln Elementary School
Lincoln Park
Daneth Ct
Ridgewood Dr
St Johns Ave
UNION PACIFIC
gwood Rd
Crofton Ave N
Croftridge Ln
Gray Ave
Brittany Rd
Great Elm Ln

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	1271
DIRECTION	
STREET	GLENCOE
STREET TYPE	AVE
PIN	1626216011
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	

GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNFICANCE	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Craftsman Bungalow	PLAN	rectangular
DETAILS		NO OF STORIES	1.5
DATE of construction	c. 1920	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Wood - shingle	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood - shingle	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/fixed
		WINDOW CONFIG	1/1; Geometric

SIGNIFICANT FEATURES	broad front gable roof with overhanging eaves and L brackets; front porch (enclosed) with double column supports; south (right) side square oriel bay
ALTERATIONS	front porch enclosed (historic alteration); replacement windows in original openings

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

HISTORIC INFO	
LANDSCAPE	Midblock on east side of residential street; front sidewalk; side driveway; similar setback; mature trees

PHOTO INFORMATION

ROLL1	07
FRAMES1	2-3
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	3/22/2005
SURVEYAREA	Bob-o-link

1271 GLENCOE

Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address

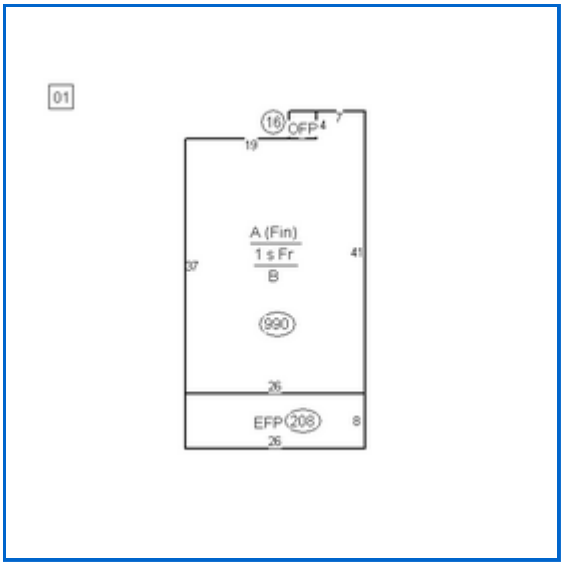
Pin:	16-26-216-011
Street Address:	1271 GLENCOE AVE
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	$68,843
Building Amount:	$52,014
Total Amount:	$120,857
Township:	Moraine
Assessment Date:	2014

Property Characteristics

Neighborhood Number:	1826050
Neighborhood Name:	Ravinia Highlands
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	10001
House Type Code:	22
Structure Type / Stories:	1.25
Exterior Cover:	Wood siding
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1920 / 1920
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1238
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	990
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	0
Fireplaces:	1
Garage Attached / Detached / Carport:	0 / 1 / 0
Garage Attached / Detached / Carport Area:	0 / 640 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 1
Porches Open / Enclosed Area:	16 / 208
Pool:	0

Click here for a Glossary of these terms.

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.



Property Sales History

Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
No Previous Sales Information Found.			

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626216011

Historic Preservation Commission

849 Burton Avenue Demolition Review

To: Historic Preservation Commission

From: Andy Cross, Planner II

Date: 9/11/2014

Year Built:	1926
Style:	Bungalow
Petitioner:	Robert Rudolph, Owner
Size:	1,332 square feet
Original Owner:	Louis Ori
Historical Status:	C – Contributing (major alterations / additions)
Original Cost:	$3,000
Significant Features:	Hipped roof with overhanging eaves, historic 3/1 wood windows
Alterations:	Stucco cladding is non-historic, alterations to front porch, front door & steps, former roofs altered (comments from arch. Survey entry)
Staff Opinion:	Staff recommends that the Commission discuss the structure at 849 Burton Avenue and how it may satisfy any of the landmark criteria listed below.

A demolition application has been submitted for the house at 849 Burton Avenue. It was built in 1926 by the then-owner Louis Ori. The Bungalow-style house has been heavily modified over the years, though its age and overall design characteristics earned it a C – Contributing rating in the architectural survey. This means that it isn't considered significant enough to warrant a local landmark designation, but it would contribute to a historic district if one were created in the Burton Avenue neighborhood.

Architectural Analysis

849 Burton is a Bungalow. The architectural style was very popular in the beginning of the 20th Century and prolific in this part of Highland Park. There are examples of high-style architect-designed Bungalows in the area, but this house doesn't have any records providing historical information about its design.

The architectural survey for the Green Bay Road Corridor provides the following summary of Bungalow-style characteristics:

> *Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. Essential to the design of the structure is a focus on the efficient and economic use of interior space achieved by opening up the floor plan. Interiors often include many built-in features such as bookshelves, cabinets, and utility items like ironing boards.*

Figure 1: 849 Burton Avenue

Original Owner – Louis Ori

The original owner and General Contractor for this house was Louis Ori. Staff has asked for the help of Ex-Officio member Julia Johnas in researching him. His name doesn't appear in either of the standby historical references for local history: "Highland Park: The First 100 Years" (1969) or "Pioneer to Commuter" (1958).

If additional background is uncovered, it will be presented at the HPC meeting.

Landmark Criteria

Below are the landmark criteria from the City Code:

1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.

2) It is the site of a significant local, county, state, or national event.

3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.

4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.

5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.

7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.

8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.

9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

In accordance with Section 170.040 Demolition of Dwellings(E)(1) Historic Preservation Commission Review, the Commission is asked to review the structure per Section 24.015 of the Historic Preservation Regulations. If the Historic Preservation Commission determines that the Structure that is the subject of the Demolition Application satisfies:

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(2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

Location Map
Site Photos
Architectural Survey Entry
County Assessor Data
Bungalow Style Summary from Green Bay Road

Crawford Pl
Pleasant Ave
Burton Ave
Bellevue Pl
St Johns Ave
Judson Ave
Carroll F. Snyder Park

879 Burton

RECEIVED
AUG 05 2014
City of Highland Park
Building Dept.

879 Burton

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	849
DIRECTION	
STREET	BURTON
STREET TYPE	AVE
PIN	1625310027
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	

GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Major alterations and/or addition(s)	REASON for SIGNFICANCE	
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Bungalow	PLAN	Rectangular
DETAILS		NO OF STORIES	1.5
DATE of construction	1926	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Parged
WALL MATERIAL (current)	Stucco	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung
		WINDOW CONFIG	6/6; 6/1; 3/1

SIGNIFICANT FEATURES	Hipped roof with overhanging eaves; some historic 3/1 wood windows
ALTERATIONS	Stucco cladding is non-historic; alterations to front porch (may have originally been partially enclosed porch with 3/1 wood windows at south end, or originally open & recessed), front door and steps;dormer roofs altered; 1/1 replacement windows

HISTORIC INFORMATION

HISTORIC NAME	Ori, Louis House
COMMON NAME	
PERMIT NO	960
COST	3000
ARCHITECT	
ARCHITECT2	
BUILDER	Ori, Louis
ARCHITECT SOURCE	

HISTORIC INFO		LANDSCAPE	Midblock on east side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	4
FRAMES1	21-22
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\Images\Burton849.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	3/16/2007
SURVEYAREA	GREEN BAY CORRIDOR

Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address

Pin:	16-25-310-027
Street Address:	849 BURTON AVE
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	$40,102
Building Amount:	$50,437
Total Amount:	$90,539
Township:	Moraine
Assessment Date:	2014

Property Characteristics

Neighborhood Number:	1826050
Neighborhood Name:	Ravinia Highlands
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	5529
House Type Code:	22
Structure Type / Stories:	1.25
Exterior Cover:	Wood siding
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1920 / 1920
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1332
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1066
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	2
Number of Half Bathrooms:	0
Fireplaces:	1
Garage Attached / Detached / Carport:	0 / 1 / 0
Garage Attached / Detached / Carport Area:	0 / 360 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	200 / 0
Pool:	0

Click here for a Glossary of these terms.

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

continued into the 1980s. There are five Mansard-style residences in the survey area, built between 1965 and 1984. All are rated non-contributing.

In the 1990s, public taste began to shift such that more literal interpretations of historic styles were favored. This survey labels these styles, which attempt to recreate well-known historic styles, as **Neo-Traditional**. Some of the most popular include Neo-Colonial, Neo-Tudor, and Neo-Queen Anne. There are 31 Neo-Traditional structures in the survey area, the majority of which were constructed within the past 15 years. All are rated non-contributing.

There are 32 structures within the survey area that are classified as "no style". Many of these are historic structures that have been altered so extensively that their original character cannot be determined. Although some were built more recently, they do not possess common stylistic features that would permit them to be classified in an established style or type. All but two of these structures are rated non-contributing.

POPULAR 20TH-CENTURY HOUSE TYPES

Popular 20th-century house types are well represented in the survey area, the most common being from the mid-century. The earliest types are the American Foursquare and the Bungalow. With the arrival of the 1950s, the Ranch and Split Level became popular. The Ranch is the most numerous of the popular 20th-century housing types in the survey area, with 92 examples. The Split-Level is also well represented, with 80 examples in the survey area. There are 68 Bungalows (not including Craftsman and Chicago-style Bungalows) in the survey area.

BUNGALOW

601 Broadview Avenue

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. They became so popular after 1905 that they were often built in quantity by contractors/builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½ story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. Essential to the design of the structure is a focus on the efficient and economic use of interior space achieved by opening

up the floor plan. Interiors often include many built-in features such as bookshelves, cabinets, and utility items like ironing boards. There are 68 Bungalows located within the survey area. Sixty are rated contributing, six are rated non-contributing, and two, the Ivan R. Peterson House at 601 Broadview Avenue and the Birger Gotaas House at 511 Green Bay Road, are rated locally significant.

Both significant-rated bungalows in the survey area are examples of speculative housing, and both show the ease with which revival style detailing could be incorporated into the Bungalow. The Peterson House at 601 Broadview, constructed in 1928, is a typical regional Bungalow form, with a long and narrow rectangular footprint, a low-lying roofline with overhanging eaves, grouped windows, and an offset entrance. However, the detailing—rusticated stonework along the window and door openings and along the edges of the front bay, a timber-framed entry porch covering a round arched front door—is Tudor Revival. Similarly, the house at 511 Green Bay Road, built in 1926, features Mediterranean detailing, such as a clay tile roof, stuccoed walls and a three-sided window bay with a copper roof, which sets the bungalow apart from others in the survey area.

511 Green Bay Road

RANCH

The Ranch house dates from 1932, when Cliff May, a San Diego architect, consciously created a building type that he called "the early California Ranch house." They were low-slung vernacular buildings that followed the contour of the land. Using the Spanish hacienda or "rancho" as inspiration, May designed many Ranch houses throughout the West. Ranch-type houses, typically sited on wide plots of land, became popular in the late 1940s and 1950s, concurrent with the growth of the automobile industry.

Characteristics of the Ranch house include a long, low front façade, frequently incorporating a front-facing garage door. The structures are usually asymmetrical and have one of three low-pitched roof types—cross-gabled, hipped, or side-gabled. All cladding materials are usually brick or wood, or a combination thereof. Roofs commonly are constructed allowing an overhang. Porches or patios are notable for their more private location at the rear of the residence, in contrast to the front porch common in earlier construction. The Ranch type is frequently finished with elements of styles as diverse as the historically inspired Colonial Revival style to the modernist International Style.