

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, January 8, 2015, 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, January 8, 2015
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

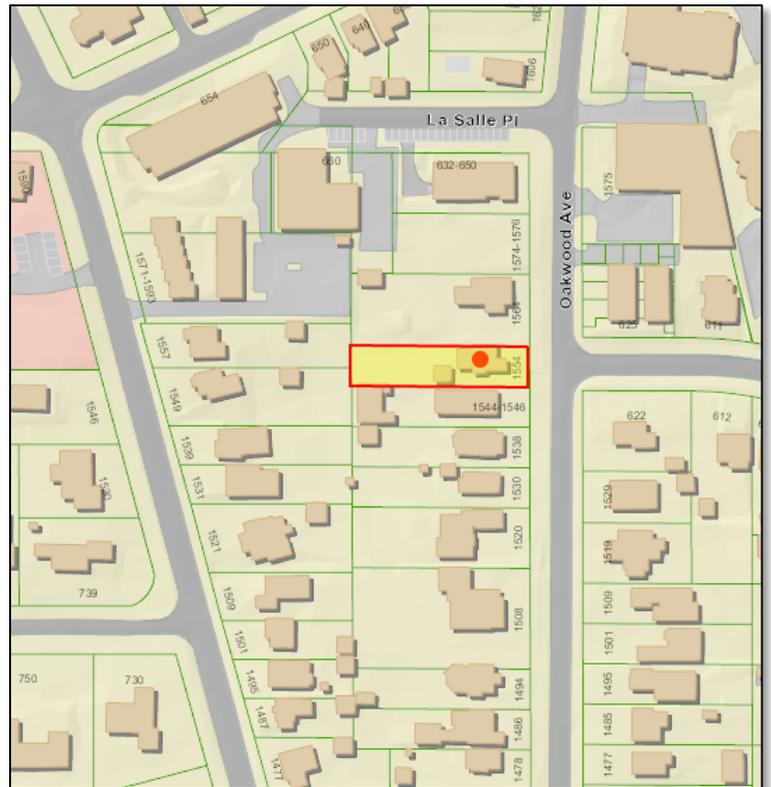
- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. December 11, 2014
- IV. **Scheduled Business**
 - A. Determination of Significance
 - 1554 Oakwood Avenue
 - 1564 Oakwood Avenue
 - 991 Harvard Court
 - 1449 St. Johns Avenue
- V. **Discussion Items**
 - A. Amendments to Chapter 24 "Historic Preservation"
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for February 12, 2015
- VIII. **Adjournment**

Historic Preservation Commission

1554 Oakwood Avenue Demolition Review

To: Historic Preservation Commission
From: Eric Olson, Planner
Date: 1/6/2015

<i>Year Built:</i>	1912
<i>Style:</i>	Craftsman
<i>Petitioner:</i>	Sanderman Properties, LLC
<i>Size:</i>	1,942 square feet
<i>Original Owner:</i>	Arthur Hageman (1930)
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Side gable roof with overhanging eaves and “L” brackets, front gable dormer on front façade, 1-sort porch with front gable, front entry canopy with gable roof, large cornice returns and “L” brackets, 2-story side gable bay on south (left) elevation, historic 6/1 and single light wood windows
<i>Alterations:</i>	<ul style="list-style-type: none">• Detached Garage (1961)• One-Story Rear Addition (1969)• Downsized Windows in Front Porch
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1554 Oakwood Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1554 Oakwood Avenue; this property is located within Highland Park 2005 “Bob-O-Link” architectural and historic survey area and was assigned a local significance rating of “C – Contributing” though the architect is unknown. The Lake County Tax Assessor’s data indicates the house was built in 1912. Based on the available City of Highland Park Building Division records, a detached garage was constructed in 1961 and a one-story rear addition was constructed in 1969. Plans for the addition are archived on microfilm. Permit files for the 1961 garage construction are also in City archives.

The Historic Preservation Commission performed demolition review for this residence in 2005. Copies of the 2005 staff memorandum and demolition approval are attached.

Historic Preservation Commission

Architectural Analysis

The home at 1554 Oakwood Avenue is best described as a Craftsman style home. According to the publication *Antique Home Style*, the Craftsman style often exhibits characteristics such as:

- A low-pitched roof that is hipped, gabled, or sometimes with a clipped gable (Roof lines may be complex and cross gabled),
- Broad eaves, knee braces, exposed rafter tails and beams, elaborated rafter ends and verge boards, occasionally roof ridge finials are seen
- Natural materials indigenous to location (with the exception of kit homes)
- Open floor plans
- Dormers: shed, gabled, hipped, sometimes in combination
- Fireplace, brick or native stone
- Handcrafted, built-in cabinetry including as buffets, bookcases, colonnades
- Unique custom features such as inglenooks and window seats
- Craftsman-designed hardware, lighting, and tile work
- Substantial covered porches
- Windows, double-hung, multiple lights over single pane below. Multiple windows appear together in banks. Casement windows are also seen.
- Shingle, lapped, and stucco siding is common.

The City of Highland Park's 2005 architectural and historical survey identified several significant features for 1554 Oakwood Avenue, including:

- A side gable roof with overhanging eaves and "L" brackets,
- Front gable dormer on front façade,
- A 1-story porch with front gable,
- A front entry canopy with gable roof,
- Large cornice returns and "L" brackets,
- 2-story side gable bay on south (left) elevation,
- Historic 6/1 and single light wood windows.

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.

Historic Preservation Commission

- 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

- Location Map
- Site Photos
- Architectural Survey Entry
- County Assessor Data
- 2005 Demolition Review
- 2005 Demolition Approval



Map created on January 6, 2015.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

1554 Oakwood Avenue, Highland Park, IL 60035



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DEC 23 2014

City of Highland Park
Building Dept.

Front Elevation



Right Side Elevation



Rear Elevation



Left Elevation

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

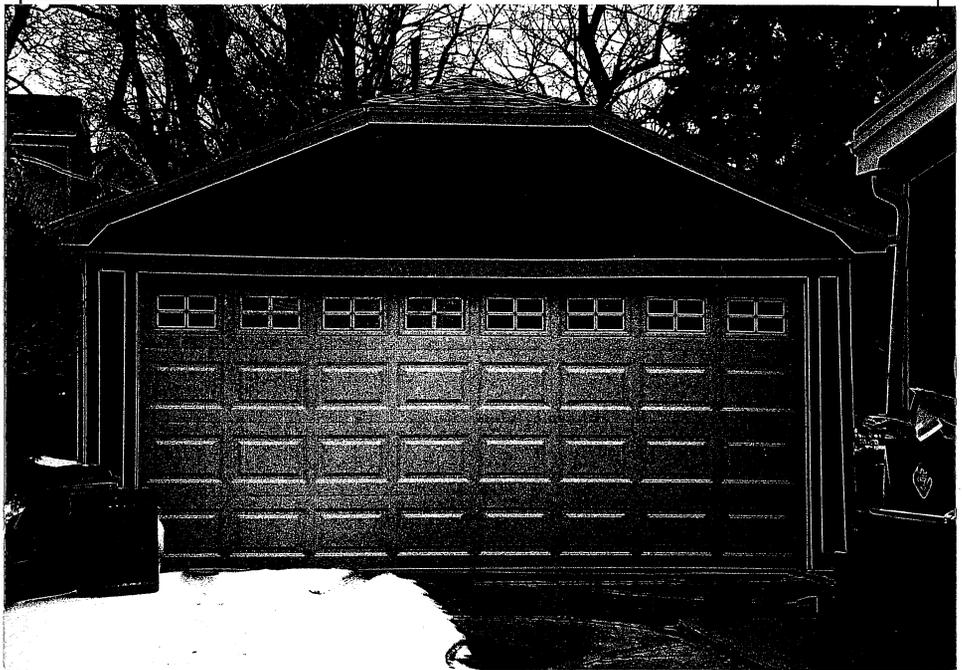
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



HISTORIC INFO

LANDSCAPE

Midblock on west side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	<input type="text" value="09"/>
FRAMES1	<input type="text" value="11-12"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text" value="K:\Historic Preservation\SU"/>

SURVEY INFORMATION

PREPARER	<input type="text" value="Lara Ramsey"/>
PREPARER ORGANIZATION	<input type="text" value="Granacki Historic Consultants"/>
SURVEYDATE	<input type="text" value="5/24/2005"/>
SURVEYAREA	<input type="text" value="Bob-o-link"/>

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 1554

STREET OAKWOOD AVE.

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

Side gable roof with overhanging eaves and L brackets; front gable dormer on front facade; 1 story sun porch w/ front gable; front entry canopy w/ gable roof; large cornice returns and L brackets; 2 story side gable bay on south (left) elevation; historic 6/1 and single light wood windows



Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address	
Pin:	16-26-201-005
Street Address:	1554 OAKWOOD AVE
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	\$71,309
Building Amount:	\$59,223
Total Amount:	\$130,532
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:	11057
House Type Code:	22
Structure Type / Stories:	2.0
Exterior Cover:	Brick
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1912 / 1921
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1942
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	810
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	1
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 / 1
Porches Open / Enclosed Area:	24 / 156
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.

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Property Sales History

[Sale valuation definitions](#)

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
8/11/2004	\$480,000	Qualified	

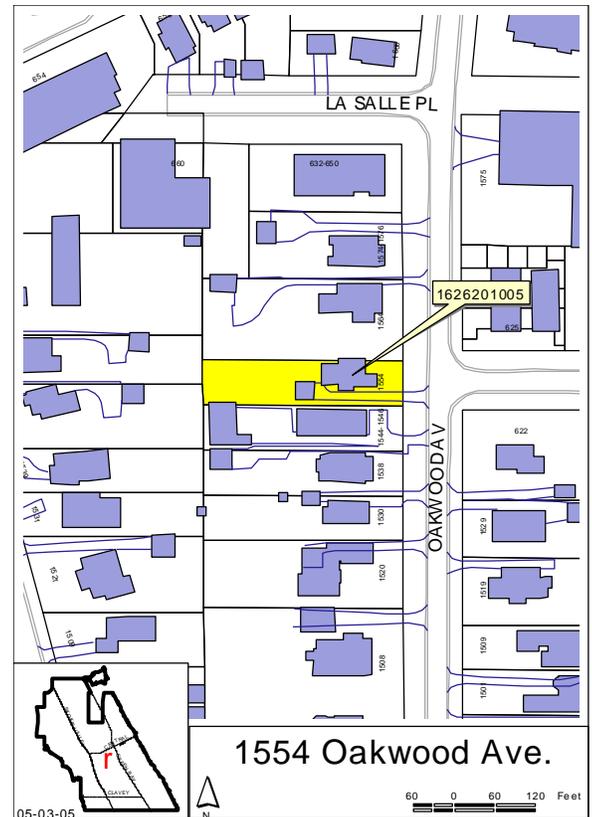
Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

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=1626201005>

1554 Oakwood Ave.

Built:	1915
Style:	Craftsman
Structure:	2 story house
Original Owner:	Arthur Hageman (1930)
Architect:	Unknown
Cost:	Unknown
Legal Description:	16-26-201-005
Significant Features:	side-gabled roof with exposed rafters and decorative wood braces; paired double hung windows; front sun porch with brick and wood siding; entry porch with pedimented awning and supporting wood brackets; attic dormer with gabled roof;
Alterations:	



Staff Opinion

This home was included as a “Contributing” structure in the failed Oakwood Historic District. It may meet landmark criteria #4:

- (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;



Memo

To: Building Division

From: Larry Shure, Planner I



CC:

Date: 5/13/2005

Re: Historic Preservation Demo Approval for: **1554 Oakwood Ave.**

At the Historic Preservation Commission Meeting on:

5/12/2005

the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the following property:

1554 Oakwood Ave.

If you have any questions please call me at ext. 1853. Thanks.

Historic Preservation Commission

1564 Oakwood Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 1/8/2015

<i>Year Built:</i>	1915
<i>Style:</i>	American Foursquare
<i>Petitioner:</i>	Sanderman Properties, LLC
<i>Size:</i>	3,068 square feet
<i>Original Owner:</i>	Ray Sherwin
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Significant Features:</i>	Red brick veneer, paired windows, hipped roof
<i>Alterations:</i>	<ul style="list-style-type: none">• first and second story additions
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1474 McDaniels Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 1564 Oakwood Avenue. A demo permit is likewise sought for the adjacent house at 1554 Oakwood Avenue. The house at 1564 is a 3,000 square foot brick American Foursquare style house. It was built in 1915, so any original architectural drawings or building permits have been lost to history. It is rare to find any documentation older than the mid-1920s in the City's archives. The house has had modifications over the years, including a dormer addition in 1929.

The house was reviewed for demolition in 2005. At that time, the Historic Preservation Commission determined that the house did not satisfy any landmark criteria and it was approved for demolition.

Historic Preservation Commission

The Historic Preservation Commission nominated this area as a historic district in 2003. About 40 houses on either side of Oakwood were included. The houses at 1554 and 1564 were considered C – Contributing, but not Significant within the district. In the end there were not enough votes from property owners, so the historic district was defeated.

Architectural Analysis

The house is identified as Craftsman style in the historic surveys, but the 2005 staff report for the determination of significance identifies it as American Foursquare. The 2004 Bob-o-Link area architectural survey provides this description of the latter:

American Foursquare houses are simple, usually symmetrical houses that began to appear at the turn of the last century. The house is typically square or nearly square in plan with four equal-sized rooms, one in each corner. The house is usually two to 2½ stories tall and two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width porch with classical or squared-off columns and piers, and overhanging eaves. Plan book and catalog companies featured many Foursquare designs between 1900 and 1925.

Biographical Information

Research did not reveal any notable contributions by Ray Sherwin, the original owner of 1564 Oakwood, to either local or regional history.

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.

Historic Preservation Commission

- 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

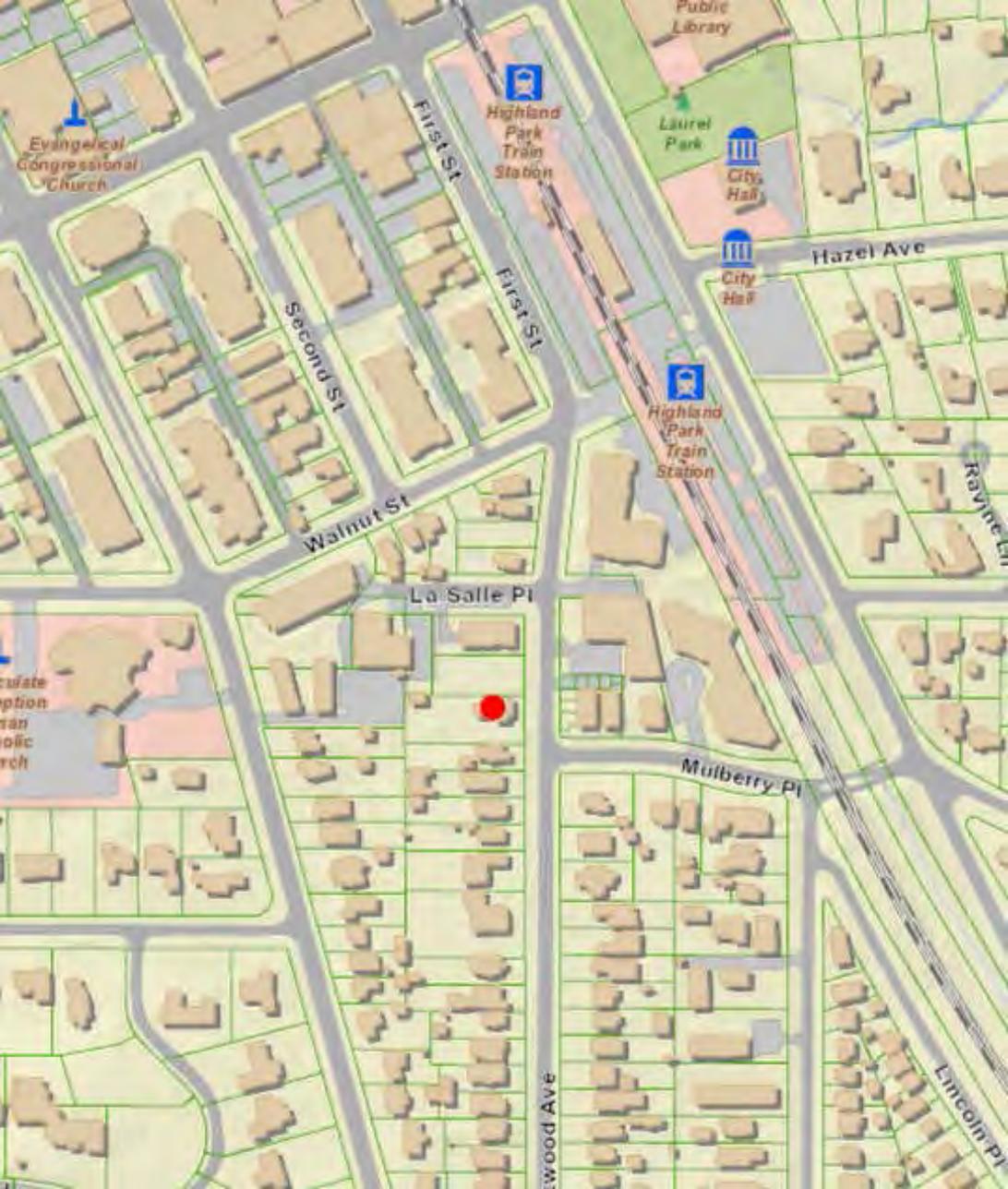
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

2005 Staff Report and Demolition Approval



Evangelical
Congregational
Church

Highland
Park Train
Station

City
Hall

City
Hall

Highland
Park Train
Station

La Salle Pl

Mulberry Pl

Wood Ave

Lincoln Pl

Hazel Ave

Second St

Walnut St

First St

First St

Rayne St

Public
Library

Laurel Park

1564 OAKWOOD



1564

1564 Oakwood Avenue, Highland Park, IL 60035

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DEC 23 2014

City of Highland Park
Building Dept.



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="minor alterations and addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Craftsman"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2.5"/>
DATE of construction	<input type="text" value="c. 1915"/>	ROOF TYPE	<input type="text" value="Hipped"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Surveyor"/>	FOUNDATION	<input type="text" value="Brick"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text" value="Vinyl"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung/casement"/>
		WINDOW CONFIG	<input type="text" value="6/1; 4/1; diamond/1; 15-ligh"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>

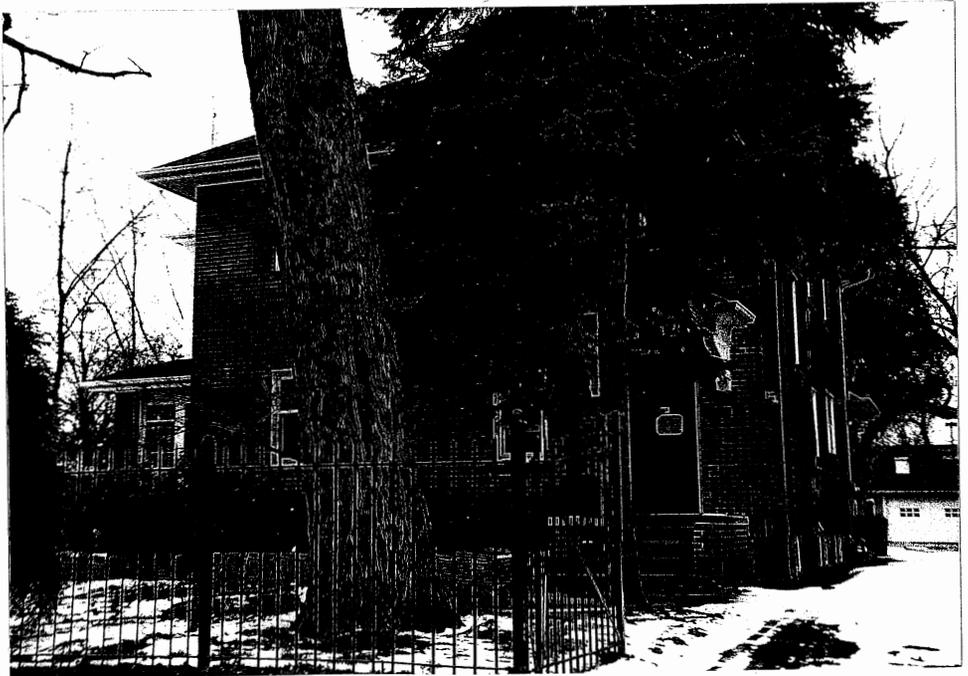


HISTORIC INFO	<input type="text"/>
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LANDSCAPE	Midblock on west side of residential street; front sidewalk; side driveway; similar setbacks; mature trees
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PHOTO INFORMATION

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FRAMES1	<input type="text" value="13-15"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
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City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 1564

STREET OAKWOOD AVE.

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

Low pitched hipped roof w/ overhanging eaves; inset front dormer & side dormers w/ hipped roofs; front stoop w/ brick stairs & hipped canopy w/ curved brackets; historic 6/1 wood windows on main house; 1 story south (left) side sunroom w/ 15-light casement windows



Lake County, Illinois

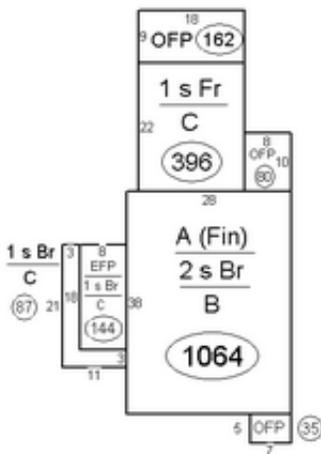
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-201-004	Neighborhood Number:	1826050
Street Address:	1564 OAKWOOD AVE	Neighborhood Name:	Ravinia Highlands
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$91,957	Total Land Square Footage:	19901
Building Amount:	\$96,804	House Type Code:	22
Total Amount:	\$188,761	Structure Type / Stories:	2.0
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1915 / 1923
		Condition:	Average
		Quality Grade:	VGd
		Above Ground Living Area (Square Feet):	3086
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1064
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	1
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 416 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	3 / 0
		Porches Open / Enclosed Area:	277 / 0
		Pool:	0



[Click here for a Glossary of these terms.](#)

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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
1/21/2005	\$1,000,000	Unqualified	

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=1626201004>

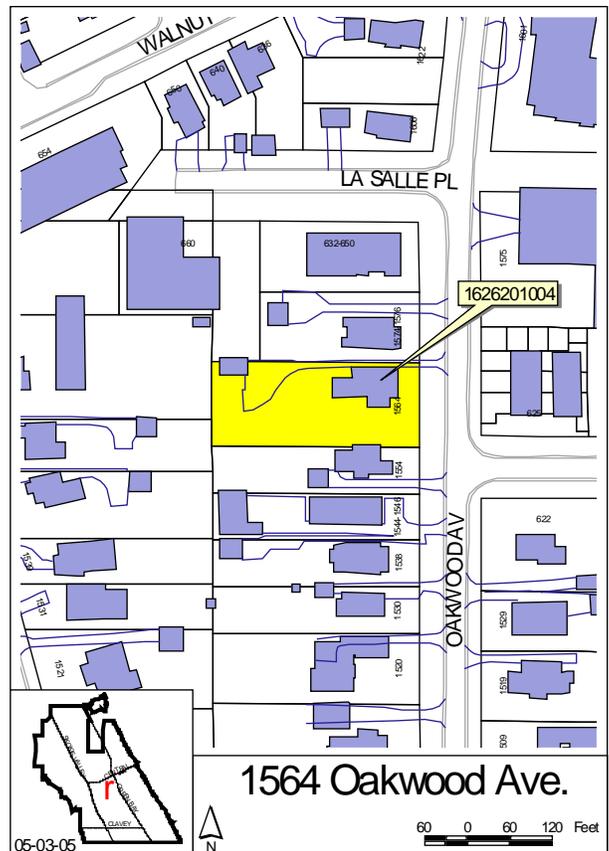
1564 Oakwood Ave.

Built:	1915
Style:	American Foursquare
Structure:	2 ½ story house
Original Owner:	Ray Sherwin
Architect:	Unknown
Cost:	Unknown
Legal Description:	16-26-201-004
Significant Features:	red brick veneer; paired windows; hipped roof; hipped roof attic dormers; first and second story additions;
Alterations:	second story addition; rear additions

Staff Opinion

This home was included as a “Contributing” structure in the failed Oakwood Historic District. It may meet landmark criteria #4:

- (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;



Memo

To: Building Division

From: Larry Shure, Planner I

LS.

CC:

Date: 5/13/2005

Re: Historic Preservation Demo Approval for: **1564 Oakwood Avenue**

At the Historic Preservation Commission Meeting on:

5/12/2005

the Commission determined that no landmark criteria were fulfilled and voted to approve the demolition request for the following property:

1564 Oakwood Avenue

If you have any questions please call me at ext. 1853. Thanks.

Historic Preservation Commission

991 Harvard Court Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 1/8/2015

<i>Year Built:</i>	1936
<i>Style:</i>	Tudor
<i>Petitioner:</i>	Marissa & Dan Hopkins, Owners
<i>Size:</i>	1928 sq. ft.
<i>Original Owner:</i>	Raymond D. Phelps
<i>Architect:</i>	John K. Neebe
<i>Original Cost:</i>	\$7,700
<i>Significant Features:</i>	Arched front doorway, brick facade
<i>Alterations:</i>	<ul style="list-style-type: none">• Kitchen remodel (1974))
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 991 Harvard Court and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the house at 991 Harvard Court. The house does not appear in any of the Architectural Surveys, so no determination of significance has been made. An original building permit in City archives indicate the house was built in 1936 for a cost of \$7,700, which is about \$130,000 in today's dollars. The house is on a 12,000 square foot lot and adjacent to a 10,000 square-foot lot. The minimum lot size in this zoning district is 7,260 feet, so both lots are oversized.

Architectural Analysis

The home at 991 Harvard Court can be described as a Tudor style home because of architectural characteristics like the side gable, prominent steeply-pitched cross gable on the front, and decoratively arched front doorway. The prominent chimney is a common Tudor detail, appearing on the front of this house just above the front door. The brick wall cladding is also common in Tudor houses of this era.

Historic Preservation Commission

A Field Guide to American Houses notes the following:

“This dominant style of domestic building was used for a large proportion of early 20th century suburban houses throughout the country. It was particularly fashionable during the 1920s and 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.”

The house was designed by John K. Neebe, a prolific architect who designed buildings in the Chicago area for over 50 years. He is known to have designed the following houses in Highland Park:

- 991 Harvard Court, Tudor Style, 1936
- 1682 Huntington Avenue, Split Level, 1956 (Significant)
- 249 Beech Avenue, International Style, 1955 (NC)
- 77 Blackhawk Road, Colonial Revival, 1941 (C)
- 620 Melody Avenue, Cape Cod, 1950 (C)



Records indicate none of the houses have been demolished.

John Neebe was a remarkable man. He was born in Germany in 1856 and came to Chicago in 1882 already trained as an architect. During his 70+ years as a practicing architect, he outlived three wives who died in 1903, 1920, and 1928¹. Working at age 99, he said he can “turn out the plans for a house in three days” as he continued to be commissioned for houses in the North Shore and beyond.

The original owner of the house, Raymond Phelps, doesn’t appear in any of the historical writings on Highland Park.

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.

¹ Chicago Tribute; November 1, 1956; “*Architect, 99, ‘Keeping Busy to Keep Alive’*”

Historic Preservation Commission

- 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

Location Map

Site Photos

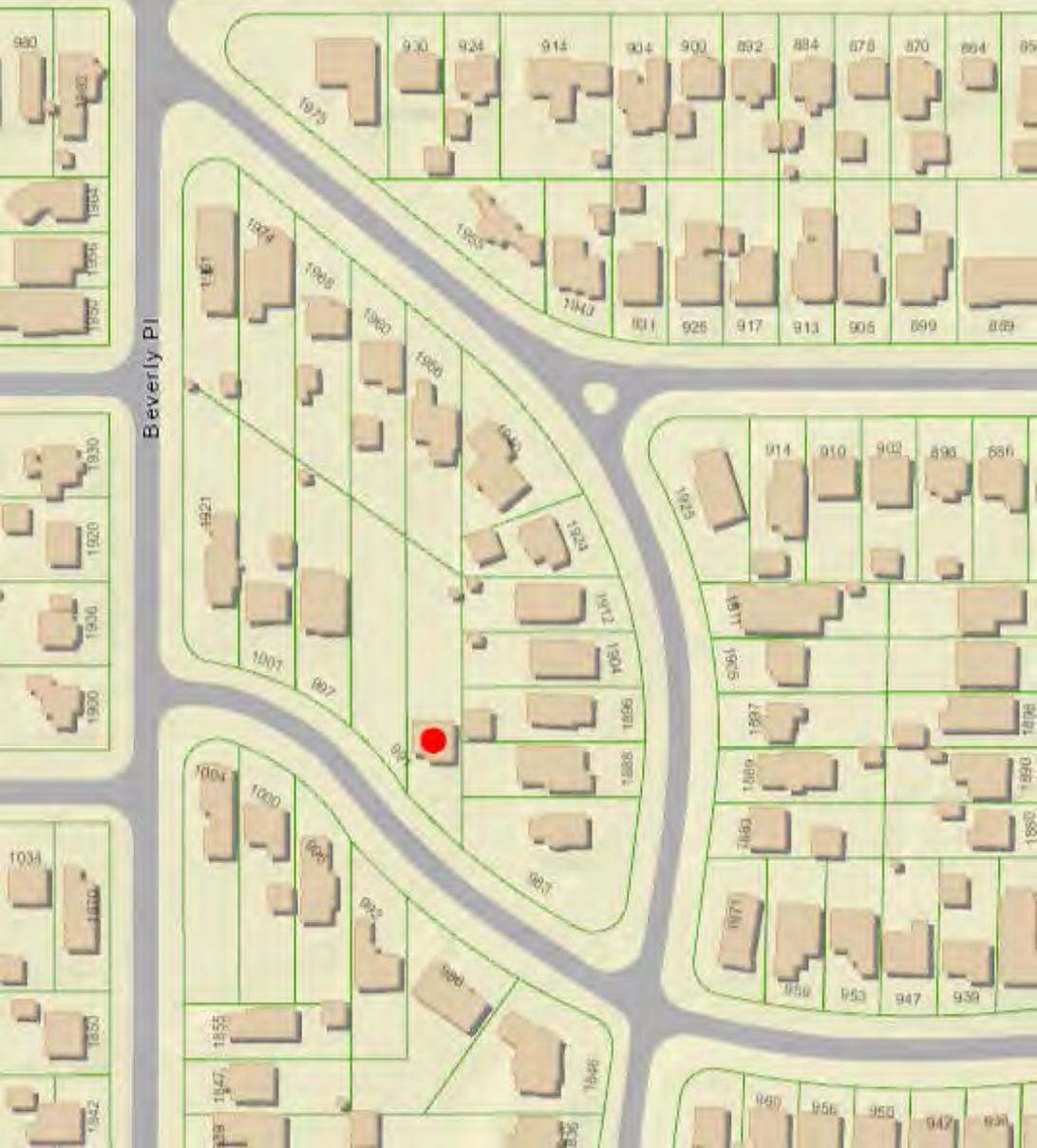
County Assessor Data

1956 Newspaper Article on John Neebe

Survey entries for other Neebe houses in Highland Park

Park Ave W

Beverly Pl



RECEIVED

DEC 18 2014

City of Highland Park
Building Dept.

991 Harvard, Highland Park, IL
Photos for Demolition Permit



Front



Back



East side



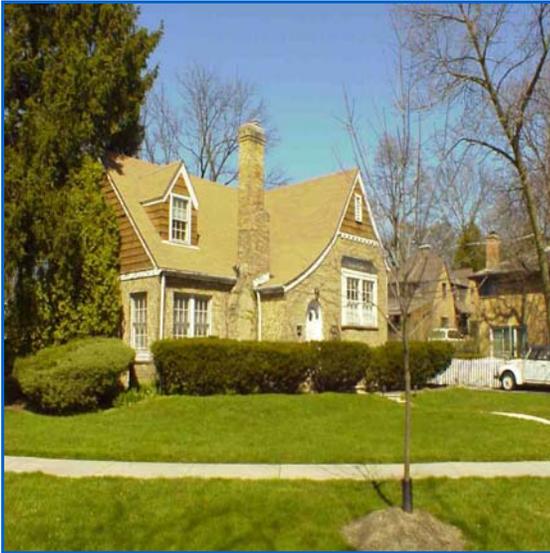
West side



Lake County, Illinois

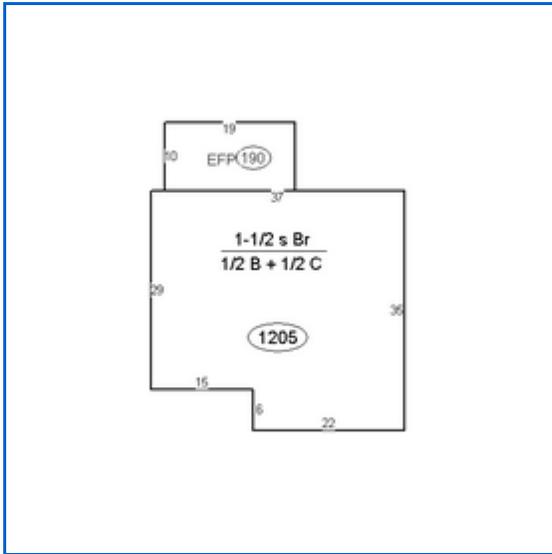
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-22-403-011	Neighborhood Number:	1822010
Street Address:	991 HARVARD CT	Neighborhood Name:	Sunset Terrace
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$65,704	Total Land Square Footage:	12012
Building Amount:	\$65,259	House Type Code:	22
Total Amount:	\$130,963	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Brick
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1937 / 1937
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1928
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	602
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	1
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 1
		Porches Open / Enclosed Area:	0 / 190
		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.

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1622403011>

ARCHITECT, 99, 'KEEPING BUSY TO KEEP ALIVE'

Works 3 Hour Day as He Nears 100

Work agrees with a Chicago architect who will celebrate his 100th birthday Nov. 17. He is John K. Neebe, 3713 N. Kedvale av., whose idea is to "keep busy to live."

He lives with his son, Fred C., 63, a civil engineer, and Fred's wife. For the last 35 years the elder Neebe has conducted his business in a shop in the basement of the house.

A reporter found him there standing at his drafting table. A gray fedora shielded his eyes from the glare of fluorescent lights. He was tracing a floor plan for a \$25,000 house to be built in Evanston.

A Trim 120 Pounds

Neebe, a trim 120 pounds and 5 feet 1 inch, has designed about 15 Chicago and suburban homes this year. He also planned an auto parts warehouse that was erected recently at 3800 N. Pulaski rd.

"You work all your life, and you can't sit still," said Neebe. "I'll keep it up as long as it goes." He wears reading glasses, but only when working on drawings. He said he can turn out plank for a house in three days.

Neebe said he has been designing buildings for 75 years and still works an average of eight hours a day. He goes to bed at 11 or 12 p. m. because, "You don't jump around so good when you get old."

Widower Three Times

He outlived three wives, who died in 1903, 1929 and 1950. His mother lived into her 90s, and a sister died this year at 92.

After reading a year ago that smoking could be hard on the heart, Neebe tapered off. "It might be that I take a pipe of tobacco now and then," he admitted. He used to take an occasional glass of beer, but says he always kept away from "sharp liquors."

Learns Two Trades

"I was taught by an architect back in Germany, and learned the trade of bricklayer

Recently Wed



MRS. NICHOLAS KOUKIS

Mr. and Mrs. Alex Tsiontoulas, 1332 Granville av., recently announced the marriage of their daughter, Dimitra, to Nicholas Koukis of San Francisco. The wedding was held in St. Andrew's Greek Orthodox church. The couple took a wedding trip to Las Vegas, Nev., and Yosemite, Cal. Their home is in San Francisco.

and carpenter in this country," he said, explaining his training. Born in Breitenberg, Germany he came to the United States at the age of 22, and settled in Chicago in 1882. Two daughters died in girlhood, and Neebe has no grandchildren.

As to changes in his profession, Neebe said: "Years ago people were easily satisfied with anything, so long as it had a roof over it. Now they build more expensive houses, and you have to show them a lot."

Once Used Colored Inks

Plans were drawn with non-drying inks, when he started. Half a dozen copies could be made by rubbing paper over the wet ink. Later Neebe climbed onto his roof to expose primitive blueprint to sunlight. A dark day caused faint prints.

Chicagoans a few years ago liked to build low roofed bungalows, but now incline toward houses with a room or two upstairs he noted. Clients nowadays "know pretty well what style home they want," and Neebe sketches it up to suit their lot, he said.

St. Patrick Club

Methers club of St. Patrick High school, 3500 Belmont av., will meet at 1:30 p. m. next Thursday in the school.

Highland Park Reconnaissance Survey

STREETNO.: 1682
STREETNAME: HUNTINGTON
STREETTYPE: LN

BLOCKNO: 078
PIN: 1627106001

STYLE/TYPE: Split Level
DATE: 1956
RATING: S50
IND NR:
ROLLNO.: 7
PHOTONO.: 29

HISTORICNAME:
COMMONNAME:
HISTORICINFO: Source-Permit for Construction
OTHERINFO:

ARCHITECT: John Neebe, Chicago
BUILDER:

SUBDIVISION: SHERWOOD FOREST-1930



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Cape Cod"/>	PLAN	<input type="text" value="Rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1.5"/>
DATE of construction	<input type="text" value="1950"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
		WINDOW CONFIG	<input type="text" value="4/4; 6/6"/>

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Padderud, E. House
COMMON NAME	
PERMIT NO	6316
COST	20000
ARCHITECT	Neebe, John
ARCHITECT2	
BUILDER	Stoltzner
ARCHITECT SOURCE	Permit



HISTORIC INFO

--

LANDSCAPE

--

PHOTO INFORMATION

ROLL1	14
FRAMES1	7-8
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Melody6 20.jpg

SURVEY INFORMATION

PREPARER	
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	
SURVEYAREA	GREEN BAY CORRIDOR

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
 DIRECTION
 STREET
 ABB
 PIN



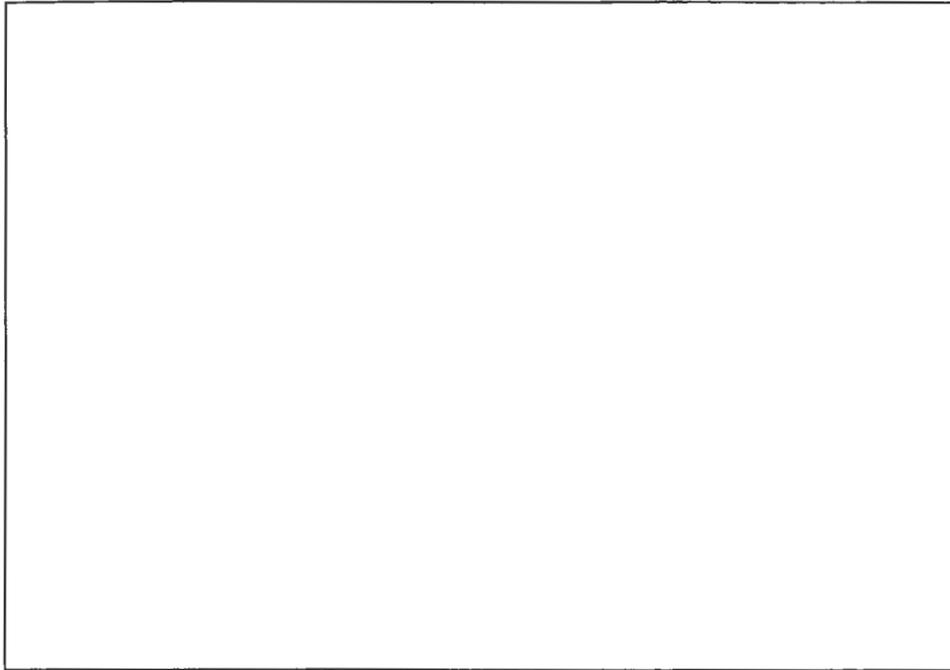
LOCAL SIGNIFICANCE RATING
 POTENTIAL IND NR? (Y OR N)
 Criteria
 CONTRIBUTING to a NR district?
 (C or NC)
 Contributing secondary structure?
 (C or NC)
 LISTED ON EXISTING SURVEY?
 (IHSS, NR, etc.)

GENERAL INFORMATION

CATEGORY CURRENT FUNCTION
 CONDITION HISTORIC FUNCTION
 INTEGRITY
 SECONDARY STRUCTURE
 SECONDARY STRUCTURE 2

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION OVERALL SHAPE OR PLAN
 ARCHITECTURAL CLASSIFICATION2 NO. OF STORIES
 ORIGINAL CONSTRUCTION DATE WINDOW MATERIAL, TYPE(S)
 DATE SOURCE casement
 EXTERIOR WALLS (current) PORCH
 EXTERIOR WALLS (original) ROOF (type and materials)
 SIGNIFICANT FEATURES FOUNDATION
 ALTERATION(S)



RESEARCH INFORMATION

HIST NAME _____

COMMON NAME _____

ARCHITECT Neebe, John & Associates

BUILDER Goebelt, A.M.

COST \$37,000

ADDITIONAL INFORMATION:

SURVEY AREA:

AREA South Central Highland Park

LANDSCAPE FEATURES corner block; uniform setback; front driveway; mature trees

PHOTOGRAPHIC INFORMATION:

ROLL NO. 20 FRAME NO. 18

ROLL NO. _____ FRAME NO. _____

ROLL NO. _____ FRAME NO. _____

PREPARER Kristin Martin

ORGANIZATION Historic Certification
Consultants

DATE 2/21/2001

249 BEECH ST

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

STREET TYPE

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS NO OF STORIES

DATE of construction ROOF TYPE

OTHER YEAR

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Christopher, Nicholas House
COMMON NAME	
PERMIT NO	6575
COST	
ARCHITECT	Neebe, John
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

PERMITINFO: #5575 (7/30/1941)--brick and frame 2 story SFD (original address--2377 Blackhawk)#8915 (4/4/1956)--additional room (\$600); #10450 (8/21/1959)--tool shed (\$20); #6805 (5/2/1952)--two room addition (\$2700)

HISTORIC INFO	
---------------	--

LANDSCAPE	Midblock on east side of residential street; front sidewalk; front driveway; rear fencing; similar setbacks; mature trees
-----------	---

PHOTO INFORMATION

ROLL1	11
FRAMES1	19
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Blackhawk77.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	3/26/2007
SURVEYAREA	GREEN BAY CORRIDOR

Historic Preservation Commission

1449 St. Johns Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross
Date: 1/8/2015

<i>Year Built:</i>	1947
<i>Style:</i>	Minimal Traditional
<i>Petitioner:</i>	Brenda Constantine (1445 St. Johns)
<i>Size:</i>	1475 square feet
<i>Original Owner:</i>	Louis Marko
<i>Architect:</i>	Louis Manufacturing Co., Bay City, MI
<i>Original Cost:</i>	\$10,000
<i>Significant Features:</i>	See Architectural Survey Entry
<i>Alterations:</i>	<ul style="list-style-type: none">• Replacement siding
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1449 St. Johns Avenue and how it may satisfy any of the landmark criteria listed below.



A demolition application has been submitted for the small white house at 1449 St. Johns Avenue. The Minimal Traditional-style house was built in 1947 and has not been improved or enlarged over the years. Newer siding and other repairs have kept up the exterior, but there are few records of major updates to the house since its construction.

The house was given a C – Contributing historical status in the 2001 South Central architectural survey, noting some stylistic details such as the front entry surround with pilasters and louvered shutters. Both are visible in the new photographs of the property. The survey also notes a historic garage on the property. Original siding on the garage appears on the black & white photo in the architectural survey, but newer photos show modern vinyl or aluminum siding on it.

Historic Preservation Commission

The original 1947 building permit indicates the house was built for \$10,000 and the owner was Louis Marko. The permit application from 1947 lists Mr. Marko as the general contractor who oversaw nearly all the construction elements. The house appears to be a kit home built from plans by the Lewis Manufacturing Company, who is listed as the architect on the original building permit application. The Lewis Manufacturing Company sold house kits from Bay City, Michigan for over 50 years. An article included in the attachments to this memo provides a great summary of the company that called itself the manufacturer of “Easy Built Homes” and supplied its customers with building plans, pre-cut lumber, and many pre-assembled pieces¹



Figure 1: 1449 St. Johns Avenue

The house is owned by the next door neighbors at 1445 St. Johns. In a telephone conversation, the owner indicated the house at 1449 St. Johns has aged very poorly. The cinder block foundation is failing and cannot support the weight of any improvements or additions to the house. A breakfast nook built on the back of the house at some point is sagging and breaking away from the foundation. This is partly visible on a photo of the rear of the house. Original “kit house” wiring and plumbing still run through the one-bedroom, one-bath house.

Biographical Information

The original building of the catalog house was Louis Marko. Research did not reveal any contributions Mr. Marko may have made to local or regional history.

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.

¹ *The House That Lewis Built*, Sally Linvill Bund & Robert Schweitzer

Historic Preservation Commission

- 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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Attachments

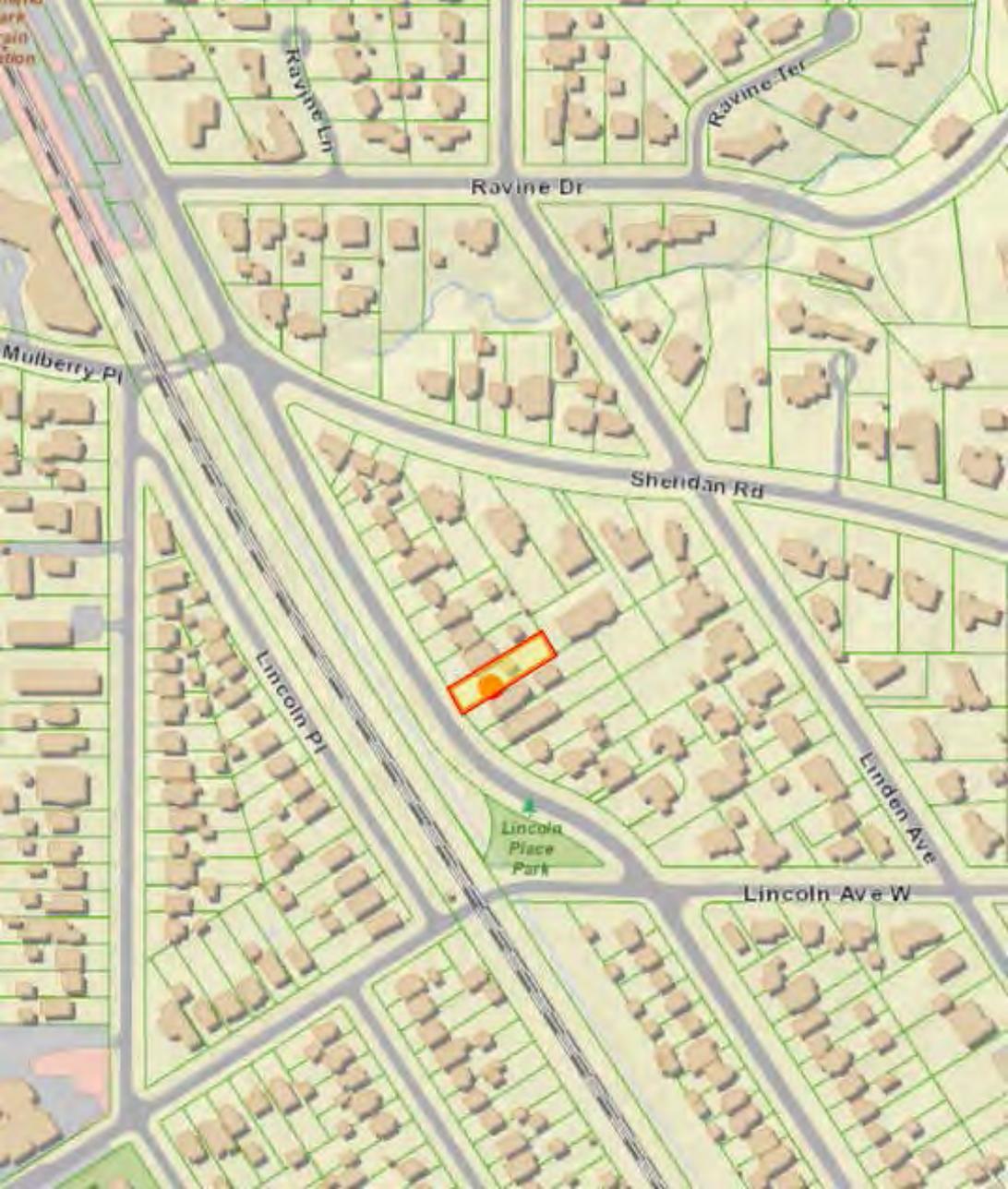
Location Map

Site Photos

Architectural Survey Entry

County Assessor Data

Lewis Manufacturing Company Article



ark
ain
tion

Ravine Ln

Ravine Ter

Ravine Dr

Mulberry Pl

Sherman Rd

Lincoln Pl



Lincoln
Place
Park

Linden Ave

Lincoln Ave W



449











Lake County, Illinois

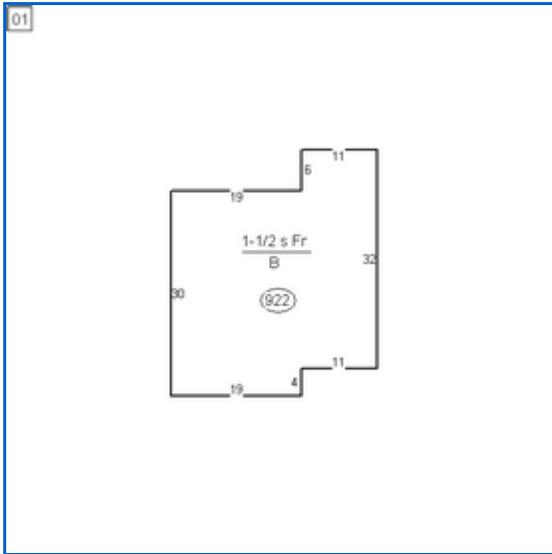
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	16-26-207-012	Neighborhood Number:	1825314
Street Address:	1449 ST JOHNS AVE	Neighborhood Name:	EAST Lincoln
City:	HIGHLAND PARK	Property Class:	104
Zip Code:	60035	Class Description:	Residential Improved
Land Amount:	\$59,636	Total Land Square Footage:	9968
Building Amount:	\$46,170	House Type Code:	22
Total Amount:	\$105,806	Structure Type / Stories:	1.5
Township:	Moraine	Exterior Cover:	Wood siding
Assessment Date:	2014	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1927 / 1927
		Condition:	Average
		Quality Grade:	Good
		Above Ground Living Area (Square Feet):	1475
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	922
		Finished Basement Area (Square Feet):	460
		Number of Full Bathrooms:	1
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 1 / 0
		Garage Attached / Detached / Carport Area:	0 / 256 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 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.



Property Sales History

[Sale valuation definitions](#)

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<http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626207012>

The House That Lewis Built

For fifty-nine years Bay City's Lewis Manufacturing Company built ready-cut homes and sold them by mail.

I Save You \$300 to \$1000 On Your Home," boasted Thomas Dixon, president of the Lewis Manufacturing Company, on the cover of the company's 1929 Liberty Homes catalog (opposite). Fifteen years earlier the Bay City, Michigan, company had established its own ready-cut-home business after over thirty years of producing "lumber, ceiling, flooring, siding, and door and window frames." The 1914 Lewis catalog was impressive by industry standards of the day, offering illustrations of 105 models ranging in price from \$300 for the front-gabled bungalow Mecca to \$2,620 for the gracious Tudor Revival Stratford. Calling itself the manufacturer of "'Easy Built' homes," Lewis's kits supplied its customers with building plans, precut lumber and many preassembled pieces.

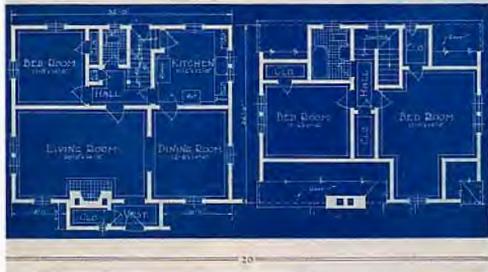
Throughout America's housing history, people have made use of prefabricated and preconstructed structures. For centuries Plains Indians used tepees as a means of portable housing. The earliest known example of colonial prefabricated housing was the



The ST. REGIS—A Home of Tasteful Design and Roomy Interior

In this popular home, the St. Regis we are proud to offer the very latest style of home, into the standard of extensive design as well as interior arrangement. A detailed technical sheet is given for the assembly list of the wood which extends down just the chimney on one side and over a covered archedway on the other side, giving

it a total height of 7 1/2 feet. The exterior may either be shingled, or brown shingles or finished with white siding. Notice how large and pleasant the rooms are, and how comfortably they are arranged. Height of ceiling, one floor 8 1/2, second floor 10 1/2. See detailed specifications beginning on page 40.



The St. Regis home (above), a modestly priced Tudor Cottage, was first offered during the 1930s as part of Lewis's efforts to downsize their larger models.

Photo: Robert Schweitzer unless otherwise noted

residences since most permanent homes were built in a post-and-beam or balloon-frame fashion. Some examples do exist

"great house" of Edward Winslow, who shipped the building from England to Cape Ann, Massachusetts, in 1624 to provide housing for a fishing fleet. Throughout America's great western migration, pioneers used flatboats and wagons to travel westward, then utilized the lumber from their vehicles and vessels to construct new homes. In Hawaii, missionaries and traders arranged for structures to be shipped from the mainland, like Honolulu's Old Mission Home, which arrived from Boston on Christmas Day 1820.

In the 1850s Cincinnati companies shipped sectional buildings via flatboats on the Ohio River to western settlements. Boston's Skillings and Flint Company supplied the Union Army with portable field buildings during the Civil War. During the late 1880s until well into the twentieth century companies like the Mershon & Morley Company of Saginaw, Michigan, sold summer cottages and hunting lodges in portable or kit form.

Most of the early "kit" houses were not primary

of nineteenth-century attempts to provide complete house packages. George Palliser of Connecticut began selling house plans with material specifications by mail in 1876.

The establishment of rural free delivery in 1896 and the expansion of the railroad network took the "kit" house business out of the realm of the curious and into the commonplace. By the 1920s thousands of prefabricated homes were shipped to all parts of the country and overseas. The Aladdin Company of Bay City supplied several blocks of worker housing for Austin Motor Works employees in Birmingham, England, and also shipped houses to Tahiti and Africa.

Aladdin, which was founded in 1906, was one of seven major kit-house companies. Two of the most well-known, although not necessarily the largest, were Sears Roebuck and Company and Montgomery Ward & Company of Chicago, Illinois. They were joined by Harris Brothers of Chicago and Gordon-Van Tine of Davenport, Iowa. The two remaining companies, both centered in Bay City, made up the bulk of the kit-house industry: Sterling Homes, which first offered kit houses in 1916, and the Lewis Manufacturing Company, which produced the Lewis-built and the Liberty Homes.

The history of the Lewis Manufacturing Company began in 1881, when John W. Hyde and William H. Trombley moved a lumber-planing mill from nearby Kawkawlin to Water and Twelfth Streets in Bay City, where they began manufacturing sashes, doors and blinds. George H. Merrill and William M. Campbell took over the mill in 1883. Two years later George Lewis and Albert Miller of Miller & Lewis bought it. Lewis, a prominent Bay City businessman, also served as the Bay City Bank president from 1881 to 1886 and participated in the Joseph Turner & Company, another Bay City lumber firm.

In 1889 Lewis expanded his lumber holdings with an investment in the G. H. Merrill & Company, which owned a mill at the corner of Twenty-third Street and the Pere Marquette Railroad. The site eventually became the permanent address of the Lewis Manufacturing Company.

Adna G. Lewis, George's son, first worked as a bookkeeper with Miller & Lewis in 1889. By 1893 he was a clerk at the G. H. Merrill & Company. (George probably wanted his son to gain financial experience in various aspects of his empire.) Lewis also formed a partnership that same year with his second son, George H. Lewis. Their firm, George Lewis & Son, was listed in *The Bay City Directory* as a real-estate and lumber business.

In 1895 George Lewis incorporated the Lewis Manufacturing Company, a business that initially supplied a wide range of lumber products. His wife, Frances, and two of his sons, Adna and George H., were listed as the firm's principals.

In 1901 two events seriously affected the company: the Lewis plant burned to the ground and the elder George Lewis died. By 1906 Adna Lewis had become the firm's manager and Frank, another of George's sons, served as vice president.



Dale Welch and the Bay County Historical Society

(George H. may have moved out of town and on to other ventures by then.) The Lewis Manufacturing Company, as both a retail and wholesale company, now manufactured and sold "lumber, sash, doors, and interior finish, lath and shingles."

Adna Lewis's prominence in the Bay City business community received another boost when the North American Construction Company, headed by William J. and Otto E. Sovereign, contracted with Lewis Manufacturing to make its Aladdin knocked-down houses in 1907. Thus, the earliest homes sold by Aladdin, the first and largest of the kit-house companies, were actually manufactured by Lewis.

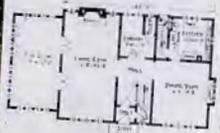
By 1909 Adna had become president of Lewis Manufacturing. Frank continued as the vice president from his residence in Portland, Oregon. Gansser's 1905 *History of Bay County, Michigan*, noted that the Lewis Manufacturing Company was "one of the city's most flourishing industries." Adna married Gertrude L. Layton of Bay City and together they had two children, George Merrill and Gertrude.

In 1910 Adna was appointed vice president of North American Construction. The company's secretary, Fred C. Westover, also served as secretary of Lewis Manufacturing, further strengthening the ties between the two firms. Aladdin's 1910 address was Lafayette Avenue and the Pere Marquette Railroad, the site of the Lewis plant since 1896.

Aladdin's house kits proved extremely successful. Orders poured in from all across the country. The Aladdin contract helped Lewis's business expand considerably. To keep up with demand from the Sovereign brothers, Adna purchased a controlling interest in Sheldon-Kamm & Company, an interior-finishing firm, in 1910. The Lewis enterprise then



The MARLBORO



THE distinctive colonial characteristics embodied in the design of the "Marlboro" are exceptionally impressive. It is a home that lends itself admirably well to artistic landscape effects. Once seen it is never to be forgotten.



And the completeness of the interior has not been sacrificed in order to obtain its rich exterior beauty.

The huge living room will be a constant source of pride and comfort. Imagine the pleasure of entertaining in a home like this.



Dubbed the suburban dream home, the Dutch Colonial Marlboro model was designed to look comfortable rather than imposing (note the sun porch and second-floor deck on the left side of the house). Examples of this 1920s four-bedroom home still stand in Bay City, Caro and Holland, Michigan.

encompassed two plants, the original at Lafayette and the Pere Marquette Railroad intersection (Plant No. 2) and the Sheldon-Kamm yard at Center and Livingston Streets (Plant No. 1). In 1911 Aladdin moved its offices from the Lewis plant site to the third floor of the Bay City Bank building. This change of location provided the first indication that the Sovereign brothers may have wanted to limit the degree of control that Adna Lewis exercised in their firm. In 1914 Aladdin broke its contract with Lewis Manufacturing and took its milling business to William D. Young & Company, whose principal founded International Mill and Timber in 1916, later known as the Sterling Ready-Cut House Company.

Despite the severing of relations with Aladdin, the Lewis Manufacturing Company enjoyed a banner year in 1914. The company released its first ready-cut-home catalog, plunging into the national kit-house market with its 105 different models and a wide range of prices. The catalog showed evidence of its prior seven-year association with Aladdin in its sophisticated marketing techniques and the similarities between several of the models.

The publication boasted a board of supervisors, similar to Aladdin's Board of Seven, who subjected architects' designs to the "acid test" of practicality. The catalog also guaranteed that the customer would receive materials or cash, "at the option of the company," if the firm failed to fulfill its obligations. It touted the "Great Advantages of the Lewis-Built Way," promising that customers would save up to 40 percent on labor costs and 30 percent on materials; that, along with a

guaranteed price at the time of purchase, the customer would receive free house plans; that the highest quality materials would be shipped; and that one-third of the construction time could be saved. Lewis also sold kits for garages, schoolhouses and barns.

With its ready-cut-home business underway, Lewis expanded its plant. Its Sheldon-Kamm operation at the corner of Center and Livingston Streets became a separate corporation and was renamed Westover-Kamm. The firm provided high-quality interior-finishing products to such customers as General Motors and the Cranbrook schools until 1972. Adna Lewis remained president of Westover-Kamm after the company separated from Lewis in 1914. Also serving on the board were Michael Kamm, vice president; Norris Wentworth, treasurer; and Fred C. Westover, secretary and manager. The complex relationship between the Bay City lumber firms at that time continued with Westover's terms as secretary of Lewis Manufacturing in 1914 and as secretary of North American Construction in 1910. The Lewis 1914 Westover model home was named for him, and he lived in the original Westover in Bay City.

During World War I Lewis interrupted its residential ready-cut-home business to meet war needs. The Lafayette Avenue plant made portable buildings for the Knights of Columbus, the YMCA and other service organizations. The firm also constructed waterproof boxes to ship airplanes to Europe.

The only Lewis Company records known to have survived are a collection of fifty file cards dating from 1918 to 1920 (located at the Bay Country Historical Society). Although it is unlikely that the cards represent all of the Lewis homes sold

during this three-year period, an analysis of the geographical information does yield some interesting information.

The largest number of homes, 163 of 550, was sold in Michigan; 116 units were shipped to Ohio, 62 to New York and 52 to Pennsylvania. Of the 163 homes mailed to Michigan addresses, 84 were purchased by Flint residents and 17 went to Detroit. Sales were concentrated in twenty-eight states, the bulk of which were in the Midwest and mid-Atlantic regions. A few homes were sold elsewhere: 4 in Florida, 3 each in Oklahoma and Nebraska, 2 in Montana and 1 each in California and Oregon. In Michigan 3 units were sent to the Jackson State Prison. Other companies that bought Lewis homes included Goodyear Tire & Rubber Company of Akron, Ohio; Crawford & Zimmerman of Flint, Michigan; Allegheny Ore & Iron Company of Buena Vista, Virginia; Ivy Branch Coal Company of Charleston, West Virginia; and Phoenix Refining of Tulsa, Oklahoma.

Adna Lewis's involvement in the Lewis Manufacturing Company ended in 1920. Whether this came about because of his death or because he was bought out by John C. Ross and Norris R. Wentworth, who became the company's president and vice president, respectively, is not known. Ross had been listed as vice president of Lewis in the 1910 *Bay City Directory*. He was also a partner in the Ross & Wentworth lumber firm in 1914 and vice president and treasurer of the German-American Sugar Company in 1916.

By 1920 Thomas P. Dixon had become an important figure in the Lewis Manufacturing Company. Born in Wales, Dixon worked in an Ontario, Canada, lumber mill as the financial manager. He joined Lewis management in the late 1910s, climbed the ladder to general manager by 1920 and continued to run the company until 1961, when his son Richard succeeded him.

During the 1920s Lewis maintained its retail-lumber concern as well as its ready-cut plant at the Lafayette and Pere Marquette Railroad location. A 1920 advertisement described the firm as makers of "Lewis-Built Homes and Retailers of Lumber." Retail-lumber sales were an essential part of the Lewis business until 1955, when the company decided to focus solely on its ready-cut activities.

The Lewis catalogs of the 1920s continued to feature the labor-cost savings of earlier catalogs. The 1920 Lewis Homes catalog, offering ninety-six models, guaranteed "direct to you, cut costs in two."

Testimonial letters from happy customers and the company bank's name were also printed to lend credibility to Lewis products and services. Clients were offered a number of payment options, including a 2-percent discount if payment accompanied the order. Customers could also choose to pay one-third of the amount at the time they ordered and the balance when the materials were received. By 1925 the catalog offered a testimonial program that encouraged customers to visit Lewis models in their community. Rising



concerns about the ability of ready-cut homes to meet building codes were answered with, "Each Lewis Home is so designed and constructed as to pass the requirement of the most rigid code."

In 1924 a fire destroyed the Lafayette Street millwork yards. A replacement fifty-thousand-square-foot building was erected on the same site, "completely equipped with the most modern electrically operated wood-working machinery." During the mid-1920s the company also revamped its marketing program by changing the name of its catalogs to *Liberty Homes*. Sales increased and remained strong until 1929. A 1929 *Bay City Times* article, written only weeks after the stock-market crash, tried lifting spirits by publishing Lewis sales statistics. The company was reported to have shipped eight thousand homes to "customers in all parts of the country" since its inception and was reported to have spent hundreds of thousands of dollars in national advertising in the last sixteen years. Shortly after its entry into the ready-cut-housing market, Lewis, like Aladdin and Sterling, advertised in many popular magazines.

When the stock market crashed in 1929, Thomas Dixon bought the Lewis Manufacturing Company from President John Ross and Secretary Norris Wentworth for a modest



Everything Figured Out for You in Advance—to Save Time and Labor

Carefully Planned FOR CONVENIENCE AND COMFORT

Even though you were to pay an architect several hundred dollars to design your home, you could have no home more neatly and substantially constructed than a Liberty.

The construction of Liberty Homes is carried out in strict accordance with the fully modern engineering practice and will fully meet the requirements in practically all localities.

If, however, there should be any change from standard construction that your local building code requires, we will be glad to make the changes and furnish the materials accordingly, charging only for the extra material, if any, that may be needed.

IN THE Liberty System of home building, nothing is left to chance. Every construction detail is squared out by our architects in advance, so that when the house is shipped to you, every piece of lumber is cut the right length and at the correct angle to fit properly. Consequently, when the work of erection is completed, you have a house that stands four squares—with walls straight and plumb, and every detail of its construction carried out exactly as called for in the plans.

One of the advantages of ordering a ready-cut home was that many of the difficult pieces were already assembled (center). Even kitchens (left) were "carefully planned for convenience and comfort."

amount. He presided over the company during the Depression, as national housing sales plummeted. Lewis discontinued its larger, more ornate models and introduced smaller plans with less detail and simple colonial designs. The company tried to ease the financial blow to its workers by paying them as little as fifteen to twenty-five dollars per week without laying them off.

The 1930s *Liberty Homes* catalogs offered models ranging from a \$660 Cape Cod Castlewood to a \$1,652 Tudor Cottage St. Regis. The plans reflected the trend towards downsized housing. In addition to the payment options offered during the 1920s, the 1930s catalogs added a Three-Year Monthly Payment Plan to appeal to Depression-era customers. Testimonial letters from satisfied customers made claims of having saved up to two thousand dollars, an impressive amount in an era when the average American home cost under eight thousand dollars.

As the nation began recovering from the Depression, kit-home orders increased again. A 1937 *Bay City Times* article reported "the company [since 1914] has manufactured and shipped upwards of 10,000 homes to all sections of the country, as well as to many foreign countries."

When America entered World War II in late 1941, Bay

City's three ready-cut firms discontinued home sales and undertook government contracts to assist with the war effort. Lewis was awarded a contract by the War Department's Detroit Engineers to produce prefabricated huts for use in Alpena County.

When two-by-fours and two-by-sixes were nearly impossible to buy due to war allocations, Production Manager E. C. Weller was able to procure huge, uncut Douglas-fir timbers from the West Coast through Matt Greenberg, a Bay City lumber wholesaler. Upon arrival, the gigantic timbers, green and rough-sawn when shipped to Lewis, were cut by the company's huge band saws into the desired dimensions. The boards were then dried in the yard. Although this was a monumental task, the company was able to stay in business during the war, thanks to Greenberg's resourcefulness.

From 1938 until the end of World War II, the National Plan Service of Minneapolis began designing the Liberty homes. The company returned to its own designs after the war. The *Low Cost Homes*, *Select Homes* and subsequent catalogs featured groups of models with names that began with the

same letter of the alphabet. For example, *Select Homes* offered Cape Cod and composite Tudors named the Elean, the Extol and the Erin while *Low Cost Homes* presented the Overton, the Ogden and the Owens.

The 1949 *Liberty Homes* catalog closely resembled the 1937 publication, although costs had increased significantly, reflecting postwar inflation. The Richmond model soared from \$1,544 in 1937 to \$3,595 in 1949. The same five payment plans were offered in the 1949 catalog, except "temporarily discontinued" was printed across the Three-Year Monthly Payment Plan. Eighteen of the thirty-nine model offerings were identical to those featured twelve years earlier.

During the 1950s the Lewis Company continued emphasizing quality control and customer satisfaction. Great care was taken to stock and ship materials of the highest quality. When a customer order was received, it was processed by a salesperson, who then maintained contact with the customer throughout the order, delivery and building process, thereby minimizing client problems and dissatisfaction. Complaints were immediately addressed by the salesperson.

Once the order was processed and any changes were made on the model blueprints, two sets of bills were issued: one for the cutting department and the other for the loading department. The bills were sent to the main plant, where the studs, floor joists, moldings and other large structural pieces were cut on the first floor. The windows, doors and interior- and exterior-trim pieces were cut on the second floor by expert craftsmen. Once it was cut and marked, the structural lumber was carted to the marshaling area, where the trim pieces from the second floor arrived by elevator.

To ensure quality control the shipper referred to a multi-page materials list and checked off each component as it was loaded, from the floor joists to the floor system to the ceiling. The plant produced two houses a day and guaranteed delivery within two weeks. Lewis traditionally manufactured its own windows, doors and trim materials, but as the aging wood masters retired, the company found it was cheaper to buy trim by the carload from California, Arkansas and St. Louis, Missouri, mills. These pre-cut and prepackaged windows and door trim were loaded on a railroad car or a truck with the Lewis-components. Fifty percent of all orders were still delivered by rail during the 1950s, unlike Aladdin, which began shifting more towards tractor trailers.

In 1955 President Dixon discontinued retail lumber sales so that the company could concentrate exclusively on Liberty kit homes. The plant had grown to an eight-block-square section of its South End site and employed 140 people during its May to September peak season. A 1957 *Bay City Times* article claimed that "almost a million persons have accepted Liberty homes for their housing," an exaggeration of the thirty thousand customers reported in a 1962 article. Even if the homes built with lumber from the Lewis retail operation are

Dale Wolksi and the Bay County Historical Society



included, the one million figure seems excessive. It is worth noting that between 500,000 and 750,000 kit homes were produced altogether by the larger firms from 1900 to 1960.

In the early 1960s many of the Lewis executives retired and were replaced by their sons. In 1961 Richard V. Dixon replaced his father, Thomas, as company president and treasurer. Donald J. Massnick became vice president and secretary when his father, George, retired. Robert J. Haverkamp became director of the architecture department and Thomas G. Weller became the production supervisor when their fathers retired. In 1963, when Donald Massnick resigned to join the Dow Chemical Company, Edward B. Randall was appointed vice president; Thomas Weller was promoted to mill supervisor, resigning one year later to start a truss-manufacturing business; and Dick Schultz was placed in charge of the new Builder-Dealer Program, with the hope that it would stimulate sales in a declining market.

In 1962 Lewis's new merchandising policy employed dealers at the local level in its Builder-Dealer Program, with seventy-five representatives in Wisconsin, Illinois, Indiana, Ohio, New York and Michigan. Builder-dealers attended annual meetings held in Bay City to recognize outstanding service and thereby stimulate sales. Richard Dixon announced at the 1966 annual meeting that 1965 sales had increased substantially. He also introduced a new series of duplex and apartment units. The company was clearly attempting to meet new housing needs in a difficult economic environment.

In the early 1960s Lewis brought out a line of prefabricated leisure vacation homes, offering a seven-year financing program for up to \$5,000. The Chalet, Sportsman and Catalina



The MALVERN



HOSPITALITY breathes from the massive contour and big, inviting porch of the Malvern. The good looking dormer harmonizes closely with the unusually shaped porch roof, and siding to the belt course with shingles above allows a pleasant color scheme.

The Malvern's square shape, called "four square" by architects, was easier to build and came with a smaller price tag. Although the popular Lewis model was standardized to keep costs low, creative owners personalized their four-bedroom homes to suit their tastes. Malverns standing today reflect styles as diverse as Prairie, Tudor and Japanese fashions.

A-frame models ranged in price from \$748 to \$2,315. Descriptions of the homes were printed on single, unbound sheets of paper and delivered to the customer in large envelopes, evidence of tough times and cost-cutting measures. During the 1960s annual sales dropped to no more than 150 homes.

On 15 November 1972 the Bay City Bank & Trust brought suit against Lewis Manufacturing Company, asserting that the company missed paying a \$131,602 mortgage dating from 1967. On 27 November 1972 Judge Leon R. Dardas appointed Bay City Bank & Trust the receiver of the company's real estate. Six months later the judge issued a foreclosure on Lewis. The bank bought the firm's assets for \$192,009 on 15 August 1973. The buildings at the intersection of Lafayette and the Pere Marquette Railroad remained empty until they were razed in 1985.

Although the inability to adapt an aging plant to modern industrial needs may have contributed to Lewis Manufacturing Company's 1973 bankruptcy, various other factors may have also played a strong role in the failure of all three Bay City ready-cut firms. Following World War II, conventional, balloon-frame construction—where the house was built on site from scratch—remained the norm. Precuts offered a cost-effective alternative to conventional construction because of the efficiencies of factory construction and cheaper and quicker erection at the site.

In recent years, however, innovations in house-building technology have made precut construction for standard American house forms, such as ranches and colonials, a less

cost-effective alternative. Mobile homes rapidly grew in popularity as an alternative for relatively inexpensive housing. Panelized or component construction, which represented greater ease of construction over ready-cut kit homes, took an increasing share of the new housing-construction market. Modular and sectional houses, which arrived from the factory to the site nearly complete, represented even stronger competition. The prefabricated-kit industry has survived and even thrives, but log houses, A-frames, round houses and post-and-beam houses are the heart of its business today.

While older kit-house firms like Lewis and Aladdin no longer exist, interest in these ready-cut homes from these companies has increased substantially among historic preservationists and homeowners. Many ready-cut homes have been nominated to the National Register of Historic Places, and cities such as Portland, Oregon, and Chevy Chase, Maryland, are currently researching their kit houses with great fervor. During the fall of 1992 Chevy Chase held a home tour that featured several historic Lewis kit homes. Increased appreciation of this important mode of American housing will hopefully lead to its preservation in cities across the country. ■

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