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, October 10, 2013, 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, October 10, 2013
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. August 13, 2013

IV. **Scheduled Business**

A. Determination of Significance
- 1101 Golf Avenue
- 891 Kimball Road

B. Landmark Nominations
- 1629 Park Avenue West – Sparkling Springs Well House
    1. Resolution and Planning Report

V. **Discussion Items**

VI. **Business From the Public**

VII. **Other Business**
A. Planning for October Event at the Highland Park Public Library
B. 2013 Historic Preservation Awards Program
C. Next meeting scheduled for November 14 2013

VIII. **Adjournment**

1101 Golf Avenue Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/10/2013

Year Built:	1952
Style:	Ranch
Petitioner:	Ricki Weiss – Weiss Family Trust
House Size:	1415 Square Feet
Original Owner:	Highland Park Builders
Architect:	Robert C. Branmt
Original Cost:	$18,000
Current Assessed Value:	$96,951
Significant Features:	• Low-pitched roof with shallow overhang • Flat roof attached garage
Alterations:	• Porch addition (1959) - designed by James Schnur
Staff Opinion:	Staff recommends that the Commission discuss the structure at 1101 Golf Avenue and how it may satisfy any of the landmark criteria listed below.

1101 Golf Avenue is a Ranch-style house built in 1952 and designed by Robert L. Brandt. It is one of ten houses in the Sunset View Subdivision that he designed and is one of three built by Highland Park Builders in this development.

Archived architectural drawings showed elevations and floor plans for House A, House B, and House C. The houses had minor design variations and were oriented differently on their respective lots. 1101 Golf appears to have been a House A design, and the other variations can be seen on the aerial photo of the other remaining Brandt-designed Ranches in the development (see attachments).

The 2005 Bob-o-Link historical survey references this development and the Brandt houses with the following paragraph:

> "In 1953, Sunset View Builders was reported to have opened its new subdivision along Golf Avenue. Forty homes were planned for the project, 12 of which were nearly finished in May of that year. The residences, for which Adler & Maxon were agents, were priced at approximately $25,000 each [*Chicago Daily Tribune*, May 17, 1953]. The architect for many of these homes was Robert Brandt."

Julia Johnas located the 1953 newspaper article cited above and it is included with the attachments to this memo.

The Sunset View Subdivision, platted in 1951, created 20 lots. According to the historical survey, Robert Brandt designed the following ten houses in the subdivision:

Address	Date	Rating	Architect	Demolished
1054 Golf Ave	1952	C	Robert L. Brandt	2006
1055 Golf Ave	1952	C	Robert L. Brandt	2011
1062 Golf Ave	1952	C	Robert L. Brandt	2005
1063 Golf Ave	1952	C	Robert L. Brandt	
1071 Golf Ave	1952	C	Robert L. Brandt	2005
1079 Golf Ave	1952	C	Robert L. Brandt	2004
1087 Golf Ave	1952	C	Robert L. Brandt	
1093 Golf Ave	1952	C	Robert L. Brandt	
1101 Golf Ave	1952	C	Robert L. Brandt	
1107 Golf Ave	1952	C	Robert L. Brandt	

As the table above shows, five houses have already been demolished. The most recent was 1055 Golf Avenue, which was reviewed by the HPC in 2011. The remaining houses can be seen in the attached aerial photo.

Research did not reveal any biographical information about Robert Brandt. He was not a member of the American Institute of Architect when the 1956 Members List was printed, and isn't referenced in the historical surveys beyond the references to the Sunset View Development and the houses listed above.

James Schnur

The house at 1101 Golf Avenue had a1959 porch addition designed by James Schnur. Mr. Schnur was a Winnetka-based architect who designed many residences in Highland Park in the 1940's through early 50's, including the contemporary house at 800 Kimballwood that the Commission put under a one-year demolition delay last winter.

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,

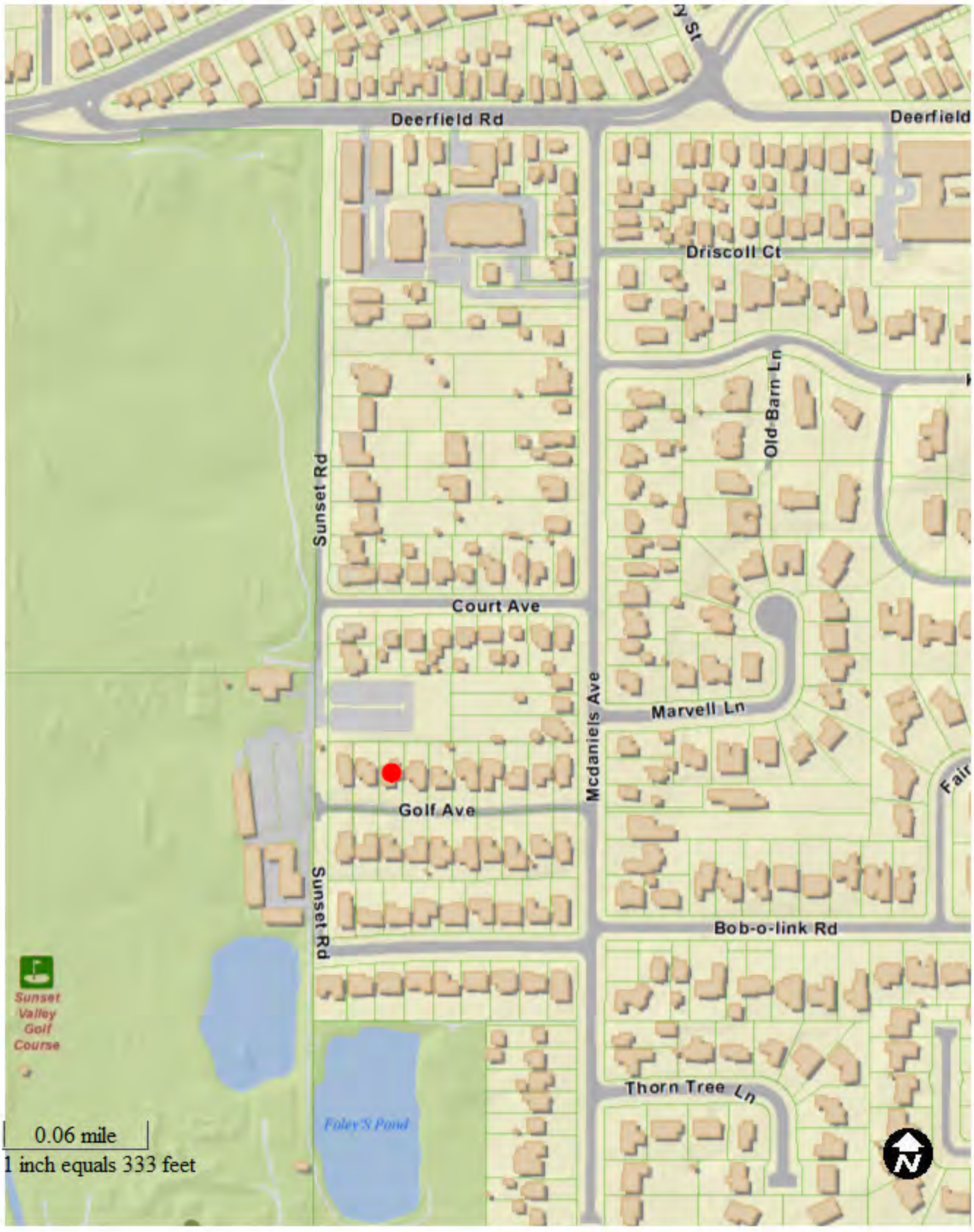
(3) None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, in which case the Application for Demolition shall be processed.

Attachments

Location Map
Site Photos
Architectural Survey Entry
County Assessor Data

GIS consortium MapOffice™

Location Map 1101 Golf Ave



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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

1101 GOLD

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City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	1101
DIRECTION	
STREET	GOLF
STREET TYPE	AVE
PIN	1626105017
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	

GENERAL INFORMATION

CATEGORY	building	**CURRENT FUNCTION**	Domestic - single dwelling
CONDITION	good	**HISTORIC FUNCTION**	Domestic - single dwelling
INTEGRITY		**REASON for SIGNFICANCE**	
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Ranch	**PLAN**	irregular
DETAILS		**NO OF STORIES**	1
DATE of construction	1952	**ROOF TYPE**	Combination
OTHER YEAR		**ROOF MATERIAL**	Asphalt - shingle
DATESOURCE	building permit	**FOUNDATION**	Not visible
WALL MATERIAL (current)	Brick	**PORCH**	
WALL MATERIAL 2 (current)	Aluminum	**WINDOW MATERIAL**	Wood
WALL MATERIAL (original)	Brick	**WINDOW MATERIAL**	
WALL MATERIAL 2 (original)		**WINDOW TYPE**	Fixed/sliding
		WINDOW CONFIG	single light

SIGNIFICANT FEATURES Low pitched hipped roof with shallow overhang; flat roof attached garage

ALTERATIONS Aluminum siding on garage wing and under gable roof on east (right) wing

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	6997
COST	18000
ARCHITECT	Brandt, Robert L.
ARCHITECT2	
BUILDER	Highland Park Builders
ARCHITECT SOURCE	building permit

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

PHOTO INFORMATION

ROLL1	19
FRAMES1	07
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

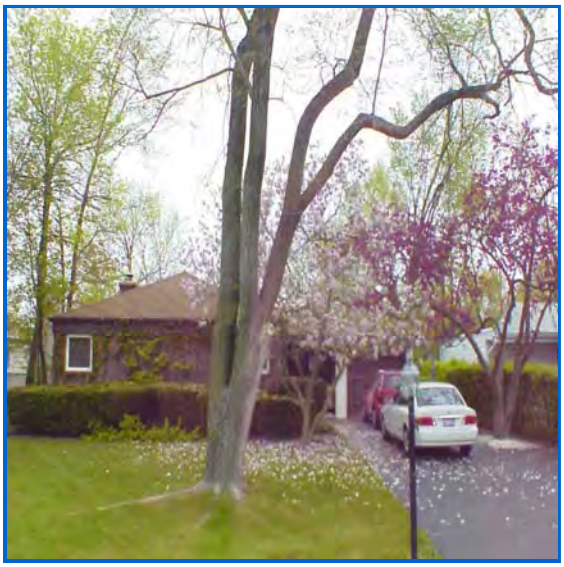
PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	4/28/2005
SURVEYAREA	Bob-o-link

1101 GOLF

Lake County, Illinois

Property Tax Assessment Information by PIN

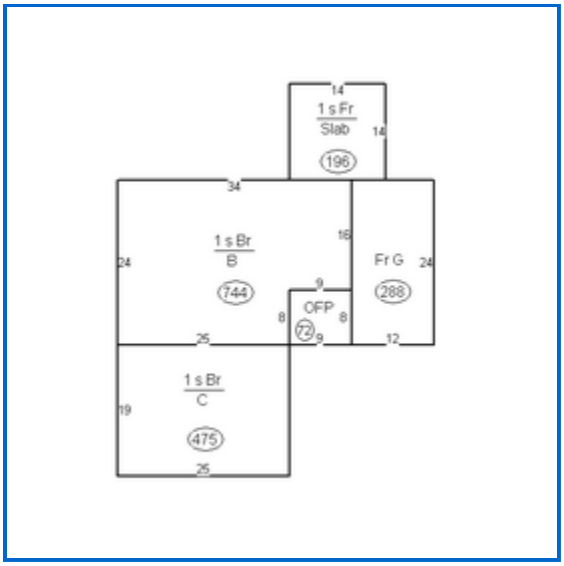
Property Address	
Pin:	16-26-105-017
Street Address:	1101 GOLF AVE
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	$49,398
Building Amount:	$47,553
Total Amount:	$96,951
Township:	Moraine
Assessment Date:	2013



Property Characteristics	
Neighborhood Number:	1826010
Neighborhood Name:	McDaniels/Golf/Thrntr
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	9761
House Type Code:	43
Structure Type / Stories:	1.0
Exterior Cover:	Brick
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1953 / 1953
Condition:	Average
Quality Grade:	Good
Above Ground Living Area (Square Feet):	1415
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	744
Finished Basement Area (Square Feet):	0
Number of Full Bathrooms:	1
Number of Half Bathrooms:	1
Fireplaces:	1
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	288 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	72 / 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

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.

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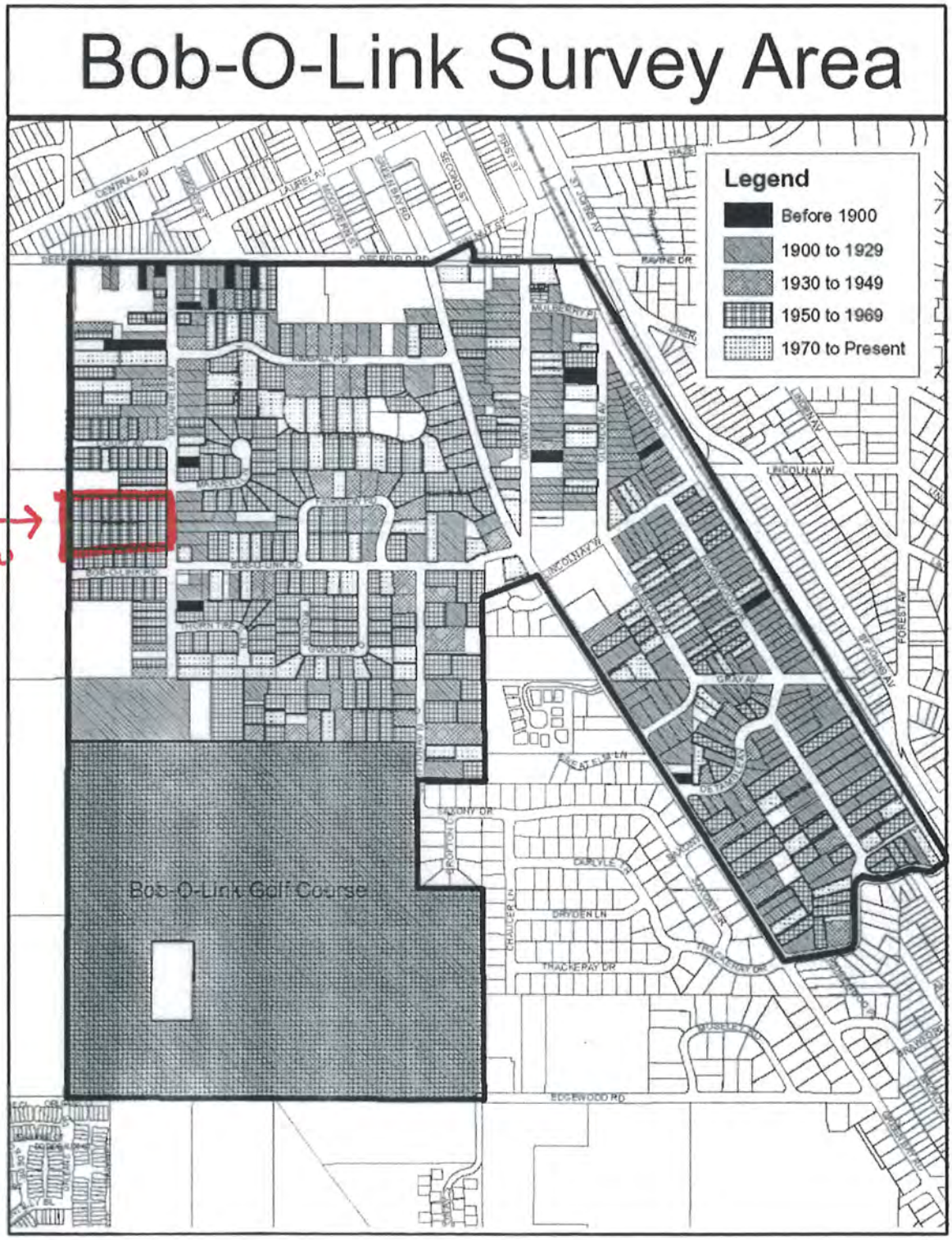
http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626105017

= Robert Brandt Ranch House

= Demolished Brandt Ranch

Bob-O-Link Survey Area



Sunset View Subdivision (1951) →

Mass Building In Process For Middle Incomes

Two large housing developments now under construction in Highland Park will provide space for 56 more middle income families.

Foundations for 36 bi-level houses to be sold at from $18,500 to around $20,000 have been dug on Arbor avenue, Ferndale avenue, McCraren road, Sunnyside avenue, Southland avenue, Eastwood avenue and Ridge road in Sherwood Forest while 20 ranch homes are being built in the Golf avenue area adjacent to Sunset Valley Golf club.

The Sherwood Forest property was sold to a Chicago contracting firm, Creative Developers, in a bloc by Robert L. Johnson realty. The houses are to have the same basic floor plan; six different exteriors are planned with variations in window treatment, placement on lot and materials. Construction is being supervised by Whalley and Gould, Chicago architects.

The 20 ranch homes on Golf avenue will have attached garages and will sell for around $24,500, it has been reported. A Chicago contracting firm, Highland Park Builders, is managing the construction. Robert Brandt, Chicago architect, designed the houses and is supervising construction.

Dwelling Permits

The Highland Park building department reports that permits for 15 single family dwellings valued at $298,000 with fees of $1,008.34 were issued in February. Four single family alterations valued at $18,600 with fees of $66.01, one other (business) alteration valued at $18,000 with a $61 fee and one permit for a class 1, private garage was issued for a fee of $4.34. The 21 total building permits were valued at $335,600 and brought in fees of $1,139.69 thus exceeding both in number and value February, 1952's 18 building permits valued at $329,880 which brought in $1,117.61 in fees.

Other permits included 21 electrical with $128.25 in fees, six tank and burner permits with $30 in fees, 37 sanitary sewer taps assessed for $370, 37 storm sewer taps, $370, 37 water taps, $2,590 and five electrical registrations, $125. There were 164 permits issued in February with fees totaling $4,752.94.

Catholic School

Date 10-27- 19 52 Inspected Sept Date ..... Building Permit No. 6997

Location of Building—No. 1101 Street GAGE AVE 2848

For certificate of occupancy

CUPANO 2-10-54 CERTIFICATE

Name of Owner HIGHLAND PARK BUILDERS

Present ~~Owner~~ Address 120 S. LA SALLE ST., CHICAGO Phone FR 2-8708

Type of Construction BRICK VAN 7" & 16" BST WALL Remodeling .....

Architect ROBT. C. BRANDT Address 120 S. LA SALLE Phone FR 2-8708

General Contractor OWNER Address ..... Phone .....

Permit issued to OWNER to construct a SINGLE FAMILY DWELLING

building on ..... Lot 8 Blk ..... Sub'n SUNSET VIEW.

Builder's estimate 18,000- Permit fee 61- Job Order No. 6375 Amt. $ 50-

Location of Lot verified ..... 19 ..... by .....

Other inspections .....

Deposits ..... Sidewalks Planked .....

Remarks .....

.....

.....

Electrical Contractor Ragard Elec co Address 5239. W. Diversey Blvd

Wiring Permit No. 5400 Issued ..... Fixture Permit No. 18 Issued 3-23-53

Size of main wire 2-6-1-8 Size of branch wire 1 x 4 / 4 System Conduit

No. of Openings 51 No. Sockets ..... No. Circuits 6 No. Motors ..... No. Ranges .....

Certificate of Inspection issued 18 Fixtures 1953 No. 5400

Inspector H. Lasch 3-23-53

✓ Plumbing Contractor W. E. McDonald Address 1847 Keeney St.

W. 1028 Water Tap No. 4999 Sewer Tap No. 4306 Job Order No. N.O. Issued 11-3-54 Paid 95-

No. Catch Basins 1 - No. Lavatories 2 - No. Toilets 1

No. Baths 1 - No. Sinks 1 - No. Laundry Tubs 1 Trap

No. Shower Baths 1 O T No. Stacks 1-4" 1-2" Other Items 1 - Sut Pump

Certificate of Inspection issued H. Lasch 3-23-53

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

Kind of heat Oil August 17, 1953 Name of Burner Mueller - gun

Tank and Burner Inspection 1809

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

Type .....

DATE PERMIT ISSUED	BUILDING ADDRESS	BUILDING PERMIT NUMBER
6-8-59	1101 Golf Avenue	10329

BUILDING ON OF LOT BLOCK SUBDIVISION

NAME OF OWNER	ADDRESS	PHONE NUMBER
Reliven N. Platt	1101 Golf Avenue	ID 3-0146
ARCHITECT	ADDRESS	PHONE NUMBER
james C. Schnur	20 Green Bay Road Winnetka	X
GENERAL CONTRACTOR	ADDRESS	PHONE NUMBER
D. Venturi	1529 Sunset Road	ID 2-1771
PERMIT ISSUED TO " " " " "	ADDRESS " " " " " " "	PHONE NUMBER " " " "

TYPE OF CONSTRUCTION	SQUARE FEET	CUBIC FEET	LOT AREA
open porch			

BUILDER'S ESTIMATE	BUILDING DEPT. EST.	PERMIT FEE	BUILDING DEPOSIT	GUARANTEE DEPOSIT NUMBER
$ 1,150.00	$ same	$ 5.34	$	

TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED	LOCATION

DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR

SITE INSPECTION	BY
FOOTING AND FOUNDATIONS Insp 6-10-59	BY Sasch
FRAMING Insp 6-21-59.	BY Sasch
ROOFING	BY
HEATING	BY
DRIVEWAY	BY

PLUMBING CONTRACTOR		ADDRESS				PHONE NUMBER
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.		STORM TAP NO.
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS		DOWNSPOUTS CONNECT TO				DATE COMPLETED
ELECTRICAL CONTRACTOR		ADDRESS				PHONE NUMBER
ELEC. PERMIT NO.	DATE ISSUED	NO. FIXTURES	FLOOR AREA	SIZE OF MAIN WIRE		SIZE OF BRANCH WIRE
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS		NO. OPENINGS		NO. SOCKETS
NO. CIRCUITS	NO. MOTORS	NO. RANGES		OTHERS		
DRAINAGE				BY		
PLUMBING				BY		
ELECTRICAL				BY		
FIRE REGULATIONS	Insp 7-1-59			BY H. Lasch		
FINAL INSPECTION				BY		
PLOTTED SURVEY SUBMITTED				CERTIFICATE OF OCCUPANCY ISSUED		

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

891 Kimball Road Demolition Review

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: 10/10/2013

Year Built:	1951
Style:	Ranch
Petitioner:	John T. Kennedy
Size:	1,858 square feet
Original Owner:	John Kennedy Sr.
Architect:	E.G. Fredrick
Original Cost:	$24,000
Significant Features:	Aluminum casement windows, low rectangular massing, low-pitched hip roof
Historic Status:	C - Contributing
Staff Opinion:	Staff recommends that the Commission discuss the structure at 891 Kimball Road and how it may satisfy any of the landmark criteria listed below.

A demolition application has been submitted for the mid-century Ranch home at 891 Kimball Road. The house was built in 1951 for John Kennedy and still remains in the family. It displays many standard traits of the Ranch style, is built on a slab, and has a detached garage built by the owner in 1953. The house hasn't been altered since its construction and is showing signs of age.

Architectural Analysis

Typical Ranch-style characteristics on the house include the single-story, low rectangular massing, the low-pitched roof, brick cladding, and broad, overhanging eaves. One of the notable features on Kimball house is the multi-light aluminum window casements. The National Park Service published some interesting background information about aluminum windows and their historical context in a 2008 brochure (see attachments). The research in the brochure

noted that aluminum window casements were in use as early as 1912, but saw increased use following World War II as aluminum gained popularity as a modern building material. ALCOA, (Aluminum Company of America) began advertising aluminum in architectural journals in the 1930's with the following bylines: *"It isn't a fad - it's just plain thrift to use building materials of Alcoa Aluminum ... Take casements for instance. Because window frames, sashes and sills made by Alcoa Aluminum are non-rusting, they won't drip stain and leave unsightly streaks on adjoining surfaces ..."* This ad and other historical information is in the Park Service brochure included in the attachments to this memo.

The 2004 Bob-O-Link historical survey includes additional background on the Ranch house:

> 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. Wall-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.

Architect Erwin G. Fredrick

Erwin Fredrick designed this house in 1950 and is also credited with 554 Braeside Avenue, another mid-century Ranch house with a C – Contributing rating. His name appears in the 1956 AIA directory as a member of the Chicago Chapter, but no biographical information was included in the entry.

Research uncovered two commercial buildings and several old theaters that Erwin Fredrick designed in Chicago and Indiana. Documentation is included in the attachments.

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.

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

Recommended Action

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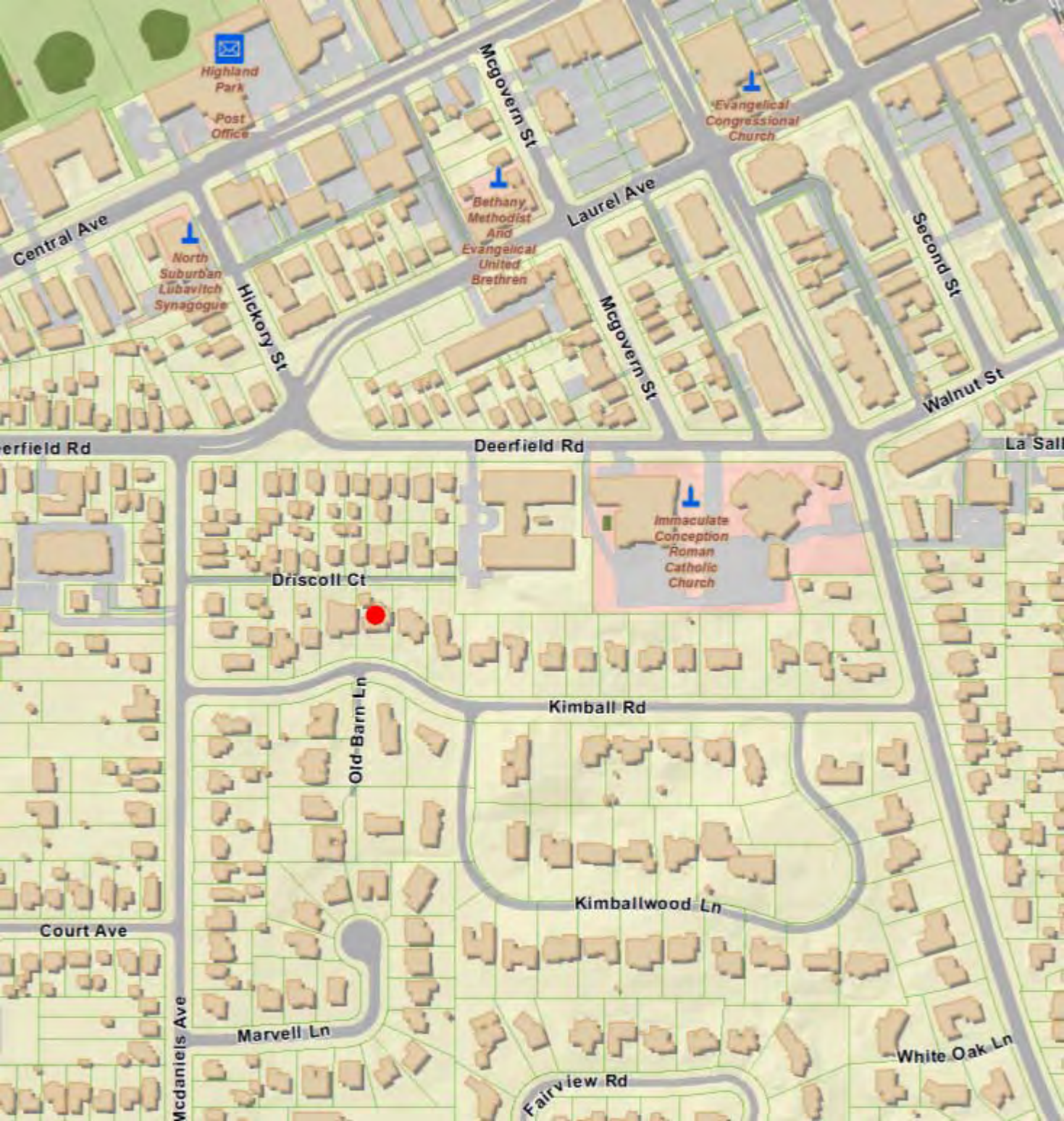
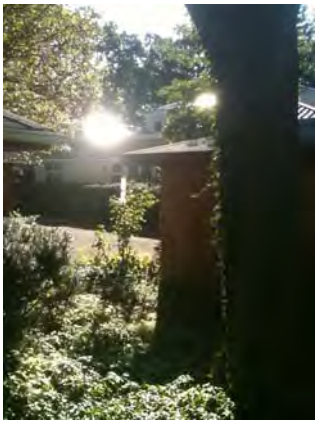
(1) Three or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
(2) One or two of the Landmark Criteria within Section 24.015 of the Historic Preservation 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
NPS Brochure on Aluminum Windows
Erwin Fredrick Architectural Projects
Building Permits – 1951 to 1961
Ranch Style Write Up from Bob-o-Link Survey


Highland Park Post Office
Mcgovern St
Evangelical Congressional Church
Bethany Methodist And Evangelical United Brethren
Laurel Ave
Central Ave
North Suburban Lubavitch Synagogue
Hickory St
Second St
Mcgovern St
Walnut St
Deerfield Rd
Deerfield Rd
La Sall
Immaculate Conception Roman Catholic Church
Driscoll Ct
Kimball Rd
Old Barn Ln
Kimballwood Ln
Court Ave
Mcdaniels Ave
Marvell Ln
White Oak Ln
Fairview Rd



City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	891
DIRECTION	
STREET	KIMBALL
STREET TYPE	RD
PIN	1626102034
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	

GENERAL INFORMATION

CATEGORY	building	**CURRENT FUNCTION**	Domestic - single dwelling
CONDITION	good	**HISTORIC FUNCTION**	Domestic - single dwelling
INTEGRITY	addition(s)	**REASON for SIGNFICANCE**	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Ranch	**PLAN**	rectangular
DETAILS		**NO OF STORIES**	1
DATE of construction	1951	**ROOF TYPE**	Hipped
OTHER YEAR		**ROOF MATERIAL**	Asphalt - shingle
DATESOURCE	building permit	**FOUNDATION**	Not visible
WALL MATERIAL (current)	Brick	**PORCH**	
WALL MATERIAL 2 (current)		**WINDOW MATERIAL**	Metal
WALL MATERIAL (original)	Brick	**WINDOW MATERIAL**	
WALL MATERIAL 2 (original)		**WINDOW TYPE**	casement
		WINDOW CONFIG	multi-light

SIGNIFICANT FEATURES low pitched hipped roof with broad overhanging eaves; low-lying, rectangular massing; historic metal casement windows

ALTERATIONS detached garage (permit #7329--1953); one story addition toward rear of east (right) side (permit #11558--1961)

HISTORIC INFORMATION

HISTORIC NAME	Kennedy, John House
COMMON NAME	
PERMIT NO	6289
COST	24000
ARCHITECT	Frerick, I.G.
ARCHITECT2	
BUILDER	Stromberg, B.
ARCHITECT SOURCE	building permit

HISTORIC INFO

LANDSCAPE Midblock on north side of residential street; front sidewalk; side driveway; similar setback; mature trees

PHOTO INFORMATION

ROLL1	16
FRAMES1	10-11
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	K:\Historic Preservation\SU

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	5/16/2005
SURVEYAREA	Bob-o-link

Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address

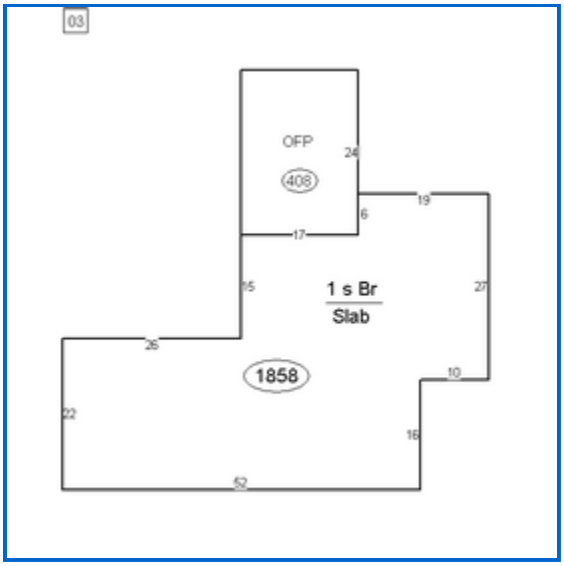
Pin:	16-26-102-034
Street Address:	891 KIMBALL RD
City:	HIGHLAND PARK
Zip Code:	60035
Land Amount:	$90,157
Building Amount:	$71,389
Total Amount:	$161,546
Township:	Moraine
Assessment Date:	2013

Property Characteristics

Neighborhood Number:	1826020
Neighborhood Name:	Bob-O-Link/Kimballwood
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	14874
House Type Code:	43
Structure Type / Stories:	1.0
Exterior Cover:	Brick
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1951 / 1951
Condition:	Average
Quality Grade:	VGd
Above Ground Living Area (Square Feet):	1858
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	0
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 / 483 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	408 / 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

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.

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http://apps01.lakecountyil.gov/spassessor/comparables/ptaipin.aspx?Pin=1626102034

National Park Service
U.S. Department of the Interior
Techincal Preservation Services

Preservation
Tech Notes

WINDOWS
NUMBER 22

Maintenance and Repair of Historic Aluminum Windows

Kaaren R. Staveteig
Technical Preservation Services
National Park Service

Introduction

In historic preservation, aluminum windows are generally thought of as replacement windows, common since the 1970s. Many people are surprised to learn that aluminum windows in buildings have been around since the 1930s and that numerous landmark buildings in the 1930s and 1940s prominently featured them in their design. After World War II, aluminum windows gained more widespread use in the construction industry and soon surpassed steel window sales. By the 1970s, they rivaled the dominant wood window industry, particularly in commercial and institutional construction. The historic significance of early aluminum windows is now being recognized and efforts are being taken to preserve and rehabilitate them.

Aluminum windows actually appeared as early as 1912 for use in railroad cars, streetcars, and buses. The Union Pacific Railroad touted them in their modern streamlined trains for their "high efficiency as to weather tightness, great ease of operation, low up-keep costs, great strength and beauty."

It was the modern look and appeal of aluminum that helped generate a market in the 1930s for aluminum windows in buildings, particularly in signature buildings and high-end projects. By 1932, the Aluminum Company of America (ALCOA) was running separate full-page advertisements in *Architectural Record* proudly featuring buildings such as the Cities Services Building in New York City with its 2,652 double-hung aluminum windows and the Medical Center Building at Louisiana State University School of Medicine in New Orleans with its 570 windows (see Figure 1).

Leaving no opportunity to chance, manufacturers began offering aluminum windows that mimicked Colonial-style wood windows with true divided lights, and also casement, projecting, and accordion windows to compete against a thriving steel window industry. A 1932 advertisement for residential aluminum windows that appeared in the *Architectural Record* read: "It isn't a fad — it's just plain thrift to use building materials of Alcoa Aluminum. . .Take casements for instance. Because windowframes, sashes and sills made by Alcoa Aluminum are non-rusting, they won't drip stain and leave unsightly streaks on adjoining surfaces. . ." (see illustration above). Over time, aluminum windows even took on their own design, in contrast to the appearance of wood and steel windows.

Historic aluminum windows should be maintained and repaired. In the event replacement is necessary, a new window should match the historic one being replaced in design, size, configuration, and detail.

Figure 1. In 1932, Architectural Record *magazine ran an advertisement for ALCOA Aluminum featuring the 2,652 fixed, double-hung and casement aluminum windows in the newly constructed Cities Services Building in New York City. The ad touted the wide adaptability of aluminum in building products.*

Whether a distinctive part of a major architect-designed building or representative of an early use on a vernacular building type, aluminum windows from the 1930s to the 1950s have earned their place in the history of building construction in the United States. Today, they merit consideration for preservation and repair when dealing with historic buildings.

Early Fabrication

Most early aluminum windows were designed either to look like wood or steel windows. Their fabrication borrowed heavily from both manufacturing processes. In fact, a number of the early steel and wood window manufacturers began offering aluminum windows as an additional product line.

Early aluminum windows can be generally characterized as either residential grade or commercial grade, with the latter designed particularly for larger window openings and non-residential applications. Early aluminum windows employed much heavier gauge aluminum than is used today, particularly with commercial and better quality residential windows. Some of the commercial grade aluminum windows also utilized steel for the sub-frame or for the connection to the wall opening, because of its greater strength. The steel sub-frame usually had welded corner joints to provide a continuous frame. Windows with steel sub-frames also commonly featured steel sills and/or mullions.

Manufacturers either prescribed panning over all or part of the exposed steel components with aluminum or simply painting the steel and leaving it exposed. Although some residential grade windows came with similar steel components, most utilized an all aluminum sub-frame, sill, and mullion, often made with a thicker gauge of aluminum than the sash.

Extruded aluminum was used to fabricate the frame and the sash. In cross-section, the aluminum frame for a hung window would usually consist of two or more extruded pieces, interlocked and secured with screws. Window sashes designed to look like wood double-hung or casement windows were often described as tubular or of hollow-metal construction by their early manufacturers. This distinction characterized the sash as a rectangular hollow construction, different from most steel window construction. Typically, the mitered corners of both the sash and aluminum frames were welded. Muntins were integral to the sash frame and duplicated the appearance of either wood muntins or steel glazing bars, depending upon the look of the window.

Aluminum window sash tended to operate much in the same way as traditional wood or steel windows. For example, hung windows were set into either extruded channels similar to those used in some of today's aluminum windows or they were installed in guide strips similar to the stops and parting beads used in wood windows.

Like steel windows of the time, many manufacturers of aluminum windows relied on the manner of construction and fit of operable units to minimize air

Figure 2. Aluminum windows gained early attention in part due to their use in signature buildings and to their appeal to Art Deco designers. Still one of New York's finest Art Deco skyscrapers, the original Cities Services Building projected a strong corporate image and utilized aluminum in many features, including the windows. (Photo: Shannon Koy.)

infiltration and did not rely on weatherstripping. However, a number of early aluminum window companies did place considerable attention on well-designed weatherstripping features. Stainless steel or zinc weatherstripping was used along with wool felt, pile woven fabric, and other materials. Measures were also taken to reduce friction between the sash and frame, including the use of "bumpers" to cushion against jarring metal when operating the sash. Wool felt and rubber were used for ease of operation, along with newer synthetic materials such as Duprene, a rubber-like material manufactured by Dupont. Continuous fins or receptors for the weatherstripping and bumpers were often included as part of the extruded sections of the sash and frame.

Hardware for aluminum windows drew heavily on that which was available for wood and steel windows. Spring balances and metal tape balances were popular for hung windows and placed in the frame, either at the head or jamb. For a sleek modern appearance, sash locks and lifts were available in white metal and chromed bronze to compliment the color of natural aluminum.

Glazing depended on the type of window. Traditional outside putty glazing was common. Integral muntins were standard for divided lights. As with steel windows, some aluminum windows featured inside putty glazing, which was particularly desirable in factories. Some commercial grade windows with inside glazing included the option of using glazing beads for a more finished appearance.

Various manufacturers also offered exterior insect screens with full-length tracks integral to the window frame. Others had full or half screens as separate attachments as well as full-length, removable, exterior aluminum storms.

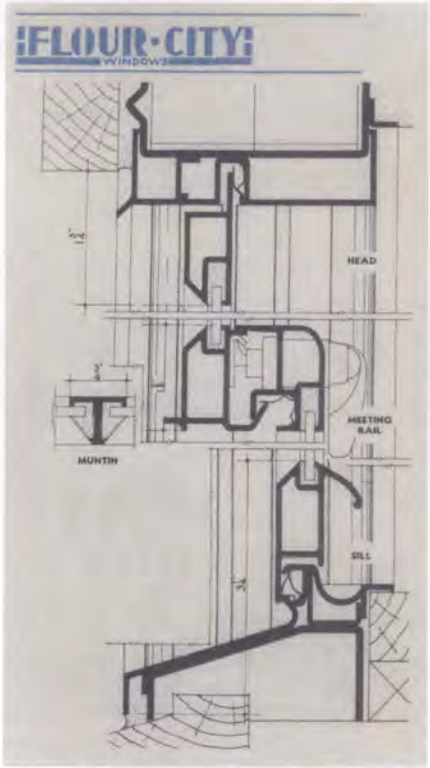

Figure 3. In 1938, the Flour City Ornamental Iron Company of Minneapolis was making aluminum double-hung windows. Instead of glazing compound along the glass edge of the sash frame, they extruded an aluminum bevel, a feature copied in many historic replications today.

Early Finishes

Aluminum windows came in a variety of surface treatments, including nonfinished, anodized, chemical conversion coatings, and painted (or lacquered). The most common finish used between 1920 and 1950 was a "nonfinish," also called a "mill finish." These terms are used for a bare aluminum surface with only its natural oxide patina, which forms upon exposure to air. This natural film was thin, transparent, tough, and to a considerable extent, protective. Nonfinish aluminum varied in appearance, depending on the fabrication technique. The surface could be smooth, highly polished, or brushed. It could have a patterned texture as well, created by casting, extruding, or machining. With time, the unfinished surface darkened and discolored, eventually turning a darker color, typically gray.

An anodized finish consisted of an extra thick coating of oxide film (from 0.05 to over 1.5 mils) produced in an acid bath by passing an electric current through the aluminum. The thickness of the coating was determined by the strength of the current and the duration of the treatment. The coating could be clear or integrally colored by adding pigments or dyes before it was sealed. Anodizing increased the resistance of the metal to corrosion and wear, and prepared the surface for other processes and coatings including paint. Although exceptionally resilient, anodized aluminum could still be damaged by harsh chemicals, abrasion, and abuse. Such conditions usually affected only the surface finish and did not reduce the service life of the aluminum. In the 1930s and 1940s, this finish was used most extensively on naval aircraft, in particular on seaplanes, and was not readily available on architectural elements until the 1950s.

Figure 4. Early aluminum windows often mimicked wood windows in appearance and operations, even utilizing such details as parting beads, sash chains, and weights and pulleys. Photo of Folger Shakespeare Library in Washington, DC built in 1935.

A third type of finish was a chemical conversion coating which consisted of a thin oxide, phosphate, or chromate film formed by chemical reaction on the bare surfaces of aluminum and aluminum alloys. The coating could be dipped, sprayed, or brushed on, its thickness varying by the dwell time. This finish was thinner and less abrasion resistant than anodic coatings and was often used as shop preparation before painting. When a conversion coating was the final finish (without paint), it was typically clear or colored gold, gray, golden brown, green, or blue-green.

Figure 5. During WWII, the federal government entered the aluminum business producing large quantities for military applications including airplanes, gasoline tanks, artillery shells, and canteens. This greatly diminished the availability of aluminum to the civilian building industry and also fostered greater use of thinner gauge aluminum. By the 1950s, most aluminum windows, as in this 1951 apartment building in Washington, DC, were made lighter weight than their predecessors of the 1930s, utilizing thinner gauge aluminum extrusions.

Whether clear (lacquer) or pigmented (paint), various types of organic coatings could be applied in the factory over a chemical conversion finish. In the field, a clear organic coating (lacquer) or a paint could be applied over a weathered or clean, grease-free surface, after the face had been mechanically or chemically roughened, or treated with a suitable wash primer.

Causes of Deterioration and Common Problems

Early aluminum windows were well constructed and, if properly maintained, were designed to last the life of the building. Some did incorporate features that proved deficient. As with the window industry as a whole, there were companies that provided low cost products with shorter service life or units not properly engineered for the size of the window opening.

In assessing the condition of early aluminum windows, it is easiest to identify those problems that also are common with older steel and wood windows. At the same time, it is important to recognize areas of deterioration that are more specific to older aluminum windows.

Unless the windows have been regularly maintained, excessive air leakage may be a problem. It can be accompanied by water leakage as well. Leakage is commonly caused by cracked perimeter caulking, missing or cracked glazing putty, cracked or broken glass, and worn, ill-fitting, or missing hardware. Such conditions are typical of long-term use and deferred maintenance. If the windows originally incorporated weatherstripping, most of this material would have exceeded its life expectancy and would now be worn, cracked, deformed, or even missing altogether.

Misaligned or deformed window sections can also cause air and water leakage. In investigating water infiltration around window openings, it is important to ascertain the actual source. Problems with the exterior wall rather than the window may manifest itself as moisture on the interior walls around window openings. Where windows have become misaligned over the years, it is common to find stopgap measures being used to reduce air and water infiltration, such as retrofitted weatherstripping or caulk. Such measures often only aggravate the problem and lead to further misalignment.

Moisture problems with the exterior wall also may affect the window subframe. Both steel and aluminum subframes may prematurely corrode where in contact with damp, porous brickwork and stonework. It is thus important to insure that the connections of the subframe to the wall and to the window frame are secure.

As with wood or steel windows, the most serious problems with the aluminum window frame and sash tend to occur where the units were originally undersized for the opening, have been subjected to intensive use and abuse or were of poor quality construction. Under such conditions, the windows may be racked or bowed and sections may even be bent or otherwise damaged.

continued on page 8

Figure 6. Deferred maintenance can result in a series of problems, such as broken hardware, cracked or missing glazing putty, and missing perimeter caulk (all shown above). All of these problems can be corrected. Note the uneven nature of the surface deposits of pollutants and grime on the mullion and sill of this window due to weathering and lack of cyclical cleaning.

The U.S. Department of Justice Building, Washington, DC

Located within the 70-acre Federal Triangle complex in Washington, DC, the U.S. Department of Justice Building is a monumental structure spanning an entire city block. Constructed of limestone, the seven-story building includes five separate courtyards of varying sizes. The large windows along the outside perimeter and in these courtyards provide natural light and ventilation to the offices as well as help define the architectural character of the building.

Figure a. In the primary courtyard within the U.S. Department of Justice Building, the aluminum windows emulate the appearance of steel windows with true divided lights. Depending on the floor level and location, the windows differ in size and consist of a varying combination of fixed lights, casements, and a hopper-style unit.

Designed by the Philadelphia architectural firm Zantzinger, Borie and Medary, and completed in 1935, this classical revival style building reflected the architecture of existing buildings in the Federal Triangle complex. In a distinct departure, however, the extensive use of aluminum throughout the building, as both a utilitarian and a decorative metal, provided a showcase for federal architecture in the variable new uses of aluminum. Besides the 20-foot decorative entrance doors, aluminum was used for the interior stair railing, grills, doors, light fixtures, elevator cabs, and decorative artwork. In contrast to the steel windows commonly used in the federal complex, the 1,908 windows in the Justice Building were fabricated from aluminum. While it was $100,000 more expensive to use aluminum for features throughout the building, the architect justified the extra expense in terms of projected maintenance savings.

Nearly 65 years after construction, the Justice Building underwent major renovation work, starting in 1999, to update systems original to the building. During the renovation, offices were relocated within the building to accommodate the work. The project included the restoration of the original 1930s aluminum windows, which was undertaken in three phases and spanned a period of six years.

The predominant window type consists of a pair of outward swinging casements centered above a hopper that opens inward. A single row of fixed lights flank the operable hopper and paired casement windows. Depending on the floor level and location, the individual windows had either a single or double row of fixed lights above the casement or none at all (Figure a). Windows with a single row of fixed lights at the top measured approximately 10'-2" by 5'-5". Overall, the aluminum windows emulate the appearance of traditional steel windows and include true divided lights. The aluminum sash and frame have a mill finish that has weathered on the outside to a gray color.

Window Survey

A window survey was first undertaken to record the condition of each window and to inventory the hardware, fasteners, and missing frame pieces. Although the windows retained a high degree of historic integrity, some changes had been made over the years. To allow for the installation of ventilation louvers or window-mounted air conditioning units, over 400 of the hoppers below the casements had either been removed or had been rendered inoperable and the wide vertical muntin removed. Although the historic windows were not designed for weatherstripping, some of the windows had been retrofitted with weatherstripping to reduce air infiltration as a result of worn hardware or deflections in the operable units. At various times, caulk had been applied to set in replacement glass or to fill in unwanted gaps. Areas of surface deterioration were also evident including discoloration and varying degrees of corrosion and pitting.

Figure b. The panes of glass were secured into the frame with aluminum glazing stops, each individually cut, drilled, and fixed in place from the inside. Here the vertical stop is in place while the horizontal is missing.

The renovation plan called for cleaning the aluminum window parts, replacing the existing glass and any missing or damaged parts, and making the historic windows fully operable again. Mock-ups of all phases of the work were required early on to establish the work standard to which the finished job would be held. It was anticipated that most of the work could be done in place, with work on the interior and exterior portions of each window done simultaneously.

Abatement

Early testing of the original glazing compound showed varying levels of asbestos. As a result, an abatement team was brought in to remove the metal glazing stops which secured the glass in place, dislodge and dispose of the glazing compound and existing glass, temporarily reinstall the glazing stops, and provide temporary protection over the unglazed window openings. Since each of the original metal glazing stops had been individually cut, drilled, and fixed in place when the glass was installed and were not interchangeable, it was important that each stop be returned to its original location. Thus, as each pane was abated, it was specified that the glass stops were to be put back in the same location and secured with mechanical fasteners (see Figure b). For the duration of the removal, 6-8 crews worked at once. Each crew was to complete one window bay each day.

Cleaning

After the glass was removed, the aluminum frames and muntins were thoroughly cleaned on the inside with an aluminum jelly cleaner, pumice, and scouring pads, when needed. The aluminum was then rinsed to remove the cleaner residue (Figure c). For the exterior surfaces of windows that were more heavily corroded, the aluminum restoration company proposed a more aggressive chemical cleaner be used. This necessitated that the surrounding limestone surfaces around each window be well protected. During a mockup cleaning exercise, this chemical cleaner proved too acidic, difficult to control, and damaging to the adjacent stone. After testing some alternate products, the team found that a diamond abrasive pad used in combination with the Duro Aluminum Cleaner in jell form, worked the best. Special care was still necessary to protect the surrounding limestone.

Some of the windows had areas of surface delamination. In such cases, the deteriorated surfaces were first ground down to remove the delamination and then cleaned as described earlier.

Figure c. In cleaning historic aluminum windows, the gentlest means possible should be used. More aggressive cleaners should be used only where necessary. The interior surface of this window was cleaned ten years ago with an aluminum jelly cleaner, rinsed and then dried thoroughly. The original mill finish still retains its luster.

Hardware

The hardware used on the aluminum windows was similar or the same as used on comparable steel windows of the time. The hardware consisted of nickel bronze, brass, steel, or a combination thereof. Each of the individual casements was attached to the mullion with three hinges along the side. Fastened to each casement along the bottom rail and at the frame, casement adjusters permitted each unit to be fixed in various open positions. To secure the casements closed, a cremorne bolt extended vertically at the intersection of the two casements.

To permit the hopper to be opened inward for ventilation, it had a handle attached to the center of the top rail with a corresponding keeper at the frame, matching hinge arms that secured the side of each rail, and pivot hinges along either side at the bottom.

Each piece of hardware was inspected for wear or damage. A number of the casement hinges were cracked or broken, which contributed to the malfunctioning of the operable sash. Deficient ones were replaced with new, matching hinges.

Handles, adjusters, and cremorne bolts were cleaned, repaired, and lubricated as needed. Worn or redundant screw holes were filled in. Where hardware was missing or damaged beyond repair, original parts were salvaged from less significant areas, such as the basement and attic, for use on windows in more significant areas.

It was also necessary to reproduce some of the missing hardware for use on the primary floor levels. For secondary locations, it was possible

to purchase currently available new pieces that were similar but not exact matches. Some of the original hardware finishes were difficult to match but satin sanding and tumbling often brought the reproduction hardware closer to the historic appearance.

It was decided early on that the mechanical fasteners, which included primarily aluminum but also some brass screws, would largely be replaced because of their age and condition. Some were unique in size and shape, and had to be specially made.

Extrusions

Sections of the window frames had been removed or cut away to allow for various alterations over time, including the installation of window air conditioner units and ventilation louvers. Some original pieces were found in the attic of the building and were subsequently reused.

An aluminum company reproduced the vertical muntin that historically existed in the hopper unit but was missing from numerous units. After the muntins were cut to size, each was slotted at the end and fitted into the hopper frame, and then welded at the tip. The same company also made custom extrusions for the rails and stiles of the hopper units for use in fabricating entire hoppers where missing (Figure d).

Additional Repairs

Most of the repair work was done on site. Units that needed to be completely reconstructed (less than 5%) were moved to a welders shop. Where areas of severe corrosion on the exterior of the windows were encountered, Lab-Metal, a high temperature repair epoxy, was used to fill voids and to build-up surfaces to their original outside dimensions. Because the windows were generally in good condition, the use of epoxy fillers was not widespread.

In very limited areas on the exterior where severe delamination had occurred, the flaking aluminum was removed, epoxy applied to even the surface, and then an aluminum flat bar was attached with stainless steel screws to re-establish the original profile.

Replacement Glass

After the windows had been cleaned and repaired, new glass was installed from the inside. Unlike the original glass, 6.4 mm laminated glass was used as a replacement, providing the additional qualities of shatter resistance and enhanced energy performance. The laminated glass consisted of an outer layer of clear, heat-strengthened glass

Figure d. Numerous hopper units have been removed over time to accommodate air conditioning units. Replacement hopper units were manufactured, as needed, to match the original hoppers elsewhere in the building.

with a Low-E coating and an inner layer of fully tempered glass. A contemporary glazing tape was used instead of glazing compound to seal the glass and the aluminum glazing beads were affixed to the inside with screws to secure the glass. It was necessary to purchase additional aluminum glazing bead to augment historic beads that could not be reused.

PROJECT DATA

Owner:
General Services Administration

Project Manager:
Gilbane Building Company, Washington, DC

Window Contractor:
Clyde McHenry, Inc., Hyattsville, MD

Aluminum Cleaning and Finishing:
Atlantic Refinishing & Restoration, Inc., Waldorf, MD

Hardware Supplier:
Blaine Hardware Inc., Hagerstown, MD

Glass Supplier:
Northwestern Industries, Inc., Seattle, WA

Project Date:
1999-2005

Factory windows and residential windows of very lightweight construction were most prone to such problems. On many buildings, however, such conditions are uncommon or are limited to only some windows.

More common are instances where sash have been damaged as a result of previous retrofits of either mechanical vents or window air conditioning units. Such installations may also have resulted in the removal of one or more muntins to accommodate these units.

While interlocking seams were found on some early aluminum windows, units were normally assembled using mechanical fasteners and welded joints. Operable units that were primarily welded together tend to have been higher quality windows and are generally found in better condition than windows that were mostly fastened together with screws, bolts, or rivets. Machine screws may have a tendency to loosen over time, which can contribute to various problems that require remedial work.

In assessing the condition of the sash and frame, any flanges and receptors for weatherstripping that were extruded as part of the sash or frame should be examined, as some sections may have been damaged over time. Aluminum glides or stops for operable sash also need to be checked to determine whether they are bent, gouged, corroded, or painted. These conditions could impede the ease of operation of the sash.

Other problems that can affect the operability of the window include broken balances, corroded and broken hardware, misaligned or loose hardware, and windows that have been later sealed or painted shut.

While aluminum is resistant to most types of corrosion, it is affected by certain agents such as alkalis, hydrochloric acid, and lead-based paints.

While considered a durable building material, aluminum does deteriorate. It is subject to corrosion when wet and in contact with certain alkalines, such

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The Raymond M. Hilliard Center
Chicago, Illinois

Figure a. One of two identical 16-story senior citizen apartment buildings within the Raymond M. Hilliard Center, each with 182 apartment units. The window openings are elliptical in shape and center on each reeded bay. (Photo: Holsten Real Estate Development Corp.)

Built in 1966 by the Chicago Housing Authority, the Raymond M. Hilliard Center was originally a public housing complex of five buildings with 710 apartments located south of Chicago's downtown loop. Designed by Bertrand Goldberg, it is acclaimed for both its mixture of elderly and family housing and its modern "new-expressionist" architecture. Of special note are the 2,300 window openings of a modified ellipse shape with the bottom and top curved segments compressed into straight parallel edges, set into the concrete walls of the tower buildings. These openings have been described as "television sets," "beehives," and "airplane windows" (Figure b). The windows are a combination of two rectangular aluminum horizontal slider sash with flanking radial fixed panes. Each flanker is set back at an approximate 22.5-degree angle to the outer face of the center units, conforming to the curved outer wall (Figure a).

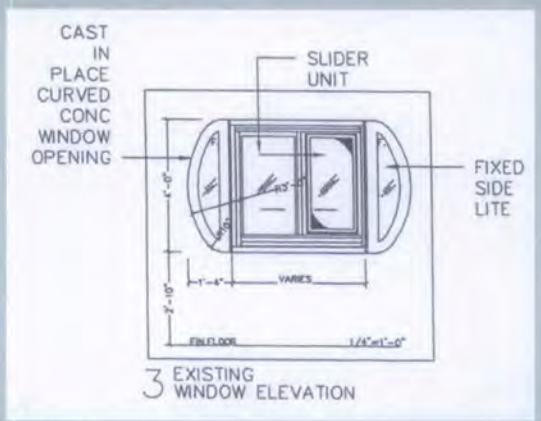


Figure b

Problem

Early on, the private developer, Holsten Real Estate Development Corporation, committed to rehabilitating the Hilliard Center for continued use as mixed-income housing. They recognized the importance of the original aluminum windows and sought to preserve as many as possible. Distinctive in their configuration and form, the windows, however, were light residential units manufactured with affordability in mind. They had thin aluminum members, lacked drip edge or weeps to direct water away from the openings, and, typical of the time, were only single glazed. There were provisions for insect screens but not for storm windows.

Nearly all of the original windows had survived 40 years of Chicago's harsh winters and numerous abuses from high-density occupation. The architect completed a condition survey of 120 typical windows and found that 61% of the windows lacked the original glazing (replaced with Plexiglas or similar material), 31% had damaged operating sash, 29% were boarded up with damage to the frame, 25% were missing their original operating glazing sash, and 71% were missing screens. Only 15% of the windows had no visible defects.

Solution

The decision was made to save the historic windows for the first four floors of the towers, since they would be most visible from the ground. Units on the first four floors in bad condition were to be replaced by windows in better condition relocated from above floors. Matching aluminum replacement windows were to be installed on the upper floors.

The window survey provided an overall view of the necessary repair work to the historic units. There were standard components within each of the different window types and the aluminum had proved durable where not abused. Thus it would not be necessary to replace large numbers of the entire window assembly within each bay on the lower floors. The windows could be repaired, utilizing parts easily salvaged from other units within a building to replace worn-out or missing ones. In the total project, 336 original windows were to be repaired and 2,016 to be replaced.

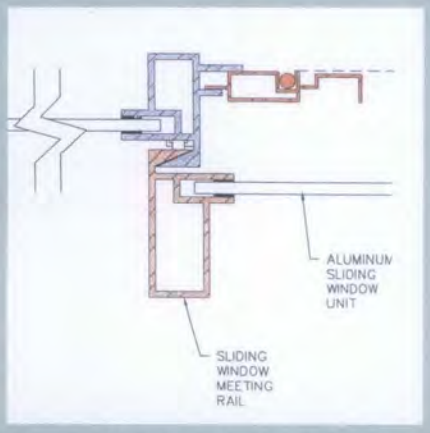


Figure c. Detail showing the sliding aluminum meeting rails in a closed position. (Drawing: Holsten Real Estate Development Corp.)

Disassembly and Salvage

Windows on the upper floors that were in good condition were marked for salvage and then taken to the repair shop in the basement. There they were sorted and stacked by size and by their original inside or outside position in the window track.

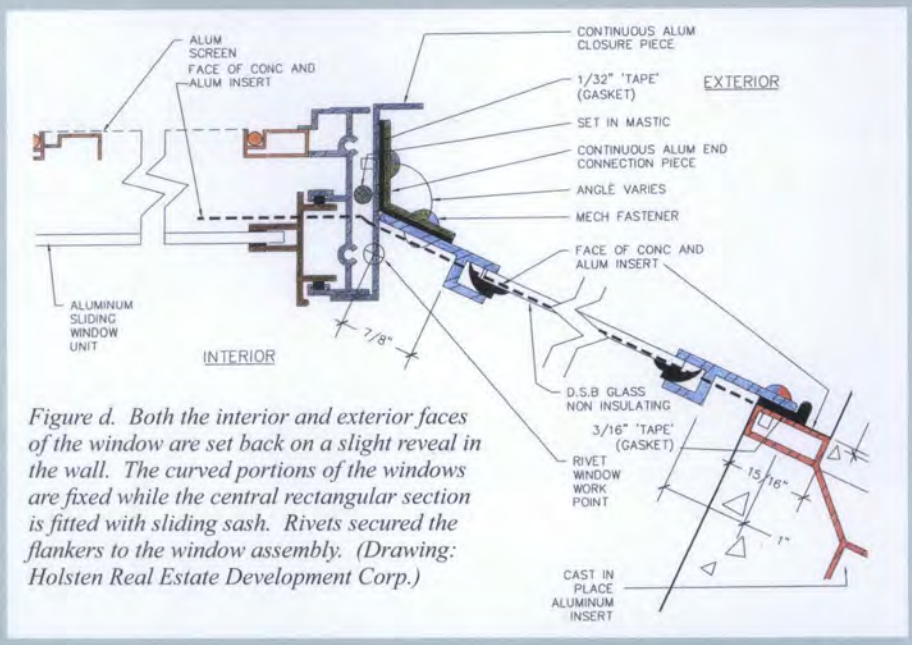


Figure d. Both the interior and exterior faces of the window are set back on a slight reveal in the wall. The curved portions of the windows are fixed while the central rectangular section is fitted with sliding sash. Rivets secured the flankers to the window assembly. (Drawing: Holsten Real Estate Development Corp.)

For the window repair work on the lower four stories, a portable shop area was created on each floor. Here the crew assembled a gang box of their tools to be used: 6″ metal bender, reciprocating saw, chisels, screw drivers, scrapers, wire brushes, drills, acetylene torches, caulk, and caulking guns.

Most of the frames could be repaired in place. In areas where the frames were to be removed and replaced, a reciprocating saw was used to cut the rivets holding them in place. A 1/8″ space adjacent to the frame was needed to accommodate the blade to cut the rivets. When the frame was too tight against the concrete, a 6″ bender was used. This work was done from the inside of the window both for convenience and also not to damage the exterior finish of the unit. The mastic that held the window frame to the continuous aluminum closure piece was also cut away. Once loose, the frames could be grabbed on both ends and lifted out of the opening.

One of the more time consuming aspects of the project involved the radial flankers. Many of these historic window units were broken and had been caulked together in a repair effort. Due to age and stiffness, it was necessary to first heat the sealing gasket for the glass with a small acetylene torch. The gasket could then be removed from around the frame, thus freeing the broken glass for disposal. Typically this involved the handling of a number of broken pieces of glass and subsequently took a great deal of time to clean it down to the raw opening.

If the frame for the flanker unit was to be removed, rivets securing the unit were cut at both ends and the unit lifted out (Figure d). At this point, the only remaining window piece in the opening was the aluminum subframe to which the window frame was attached. Set within the concrete walls, the subframe was left undisturbed.

Salvaging parts from upper level windows saved considerable money. This was particularly the case where entire operable units were taken intact and reused from upper floor units. As a result of salvaging parts, no new parts were needed other than items such as rivets and weatherstripping. Even latch mechanisms and locks were salvaged by first removing the old rivets and then cleaning and reattaching them as needed.

Cleaning Procedure

Over the years many attempts had been made to make the windows

Figure e. Both interior and exterior aluminum surfaces had become dull, soiled, and oxidized as a result of traffic exhaust and air pollution. Cleaning the aluminum stabilized any further deterioration and brought back the luster of the original mill finish. (Photo: Holsten Real Estate Development Corp.)

operate better. As units became worn, loose, or deflected, pieces of weatherstripping were added between the sash and sash tracks to better seal out the cold. Metal plates were added to the bottom of the operable sash to enable it to better slide in the channel and caulk was applied to close up unwanted openings between the glass and the frame, as well as to repair broken pieces of glass. Residual dirt, putty, grease, and paint coated many of the window units.

The aluminum surfaces needed to be cleaned and taken back closer to their original appearance. Because of the effect of weathering and use, it was considered acceptable in this project to use certain cleaning techniques not normally recommended for more ornamental architectural aluminum. A common chemical cleaner and/or denatured alcohol were used to remove the general residue on the aluminum. Wearing rubber gloves, the crew wiped on the cleaner with a damp cloth, allowed it to stand for 3-5 minutes, and then wiped it off with a clean damp cloth. Scouring pads and scrapers were sometimes used on more encrusted areas, as needed. The removable sash units were cleaned in the basement shop, while any frames that remained in situ were cleaned in place (Figure e).

Repair and Reinstallation

Some window units were in such good condition that they only needed to be cleaned, with any minor repairs being made at the same time. Others required more substantial work and were sent to a separate workstation after cleaning. Repairs varied from replacing or resecuring any loose screws holding the sash frame together, to realigning pieces by bending or reforming. All the sash hardware was cleaned, lubricated, and then reattached.

There were a sufficient number of operable sash with existing glazing and frames in serviceable condition that they could be used for the entire lower four floors. Such was not the case with the flankers where 50 pieces of glass costing a total of $1,300 had to be ordered to augment what existed. Before the new glass for the flankers could be installed, a template in the shape of the radial opening was made and then taken around to various openings where glass was to be replaced. Adjustments to the shape were made as needed in an effort to get the best-standardized shape. The new glass was custom ordered and delivered to the on-site shop for installation.

When reinstalling window units, care was taken to ensure correct alignment. This was particularly important with the operable units to guarantee a good weather tight seal when closed (Figure f). New screen windows were installed as part of the final completion work.

Figure f. Repair and replacement work was done from the inside to lessen the risk of damage to the outside finish. (Photo: Holsten Real Estate Development Corp.)

PROJECT DATA

Owner:
Holsten Real Estate Development Corporation, Chicago, IL

Project Date:
2001-2004

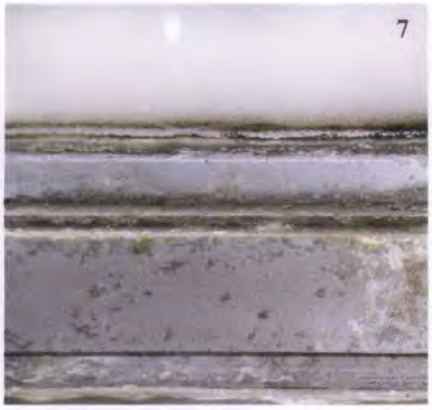
Architect:
Lisec & Biederman, Ltd., Architects and Planners, Chicago, IL

General Contractor:
Linn-Mathes Inc., Chicago, IL

Glass Contractor:
Tortensen Glass, Chicago, IL

Window Screen Supplier:
Commons Manufacturing, Chicago, IL

Project cost:
The cost for window repair, including both labor and materials, totaled $1,486 per window. The cost for a new aluminum unit ran $1,700 per window.



Figures 7 and 8. Aluminum corrosion can appear as a white discoloration and forms on the surface as the protective oxide film breaks down, as seen in these 60 year old windows in the PSFS Building, Philadelphia, before they were replaced. The small dark bumps are where surface dirt, grime, and pollution particles collect. Over time, pits form beneath these dark areas as the surface continues to corrode. This corrosive action is further encouraged by foreign particles, such as dirt and chlorides, which hold moisture next to the surface. (Photo: Powers & Company Inc.) Figure 9. Some aluminum alloys are less corrosion resistant than others. Delamination, as seen on this aluminum railing in front of a window at the Folger Shakespeare Library, can occur when an aluminum-copper alloy is introduced and used in an outdoor setting. The original specifications called for aluminum and chromium, but were not followed.

as concrete, mortar, and plaster. Some forms of wood, wallboard, lead-based paints, and insulation materials may also attack aluminum. Particularly important, acid-based chemicals used to clean masonry surfaces can also corrode aluminum.

Aluminum is also subject to damage by galvanic action when in contact with certain dissimilar metals such as copper and steel. Nonconductive materials like paint or mastics are needed to electrolytically insulate the metal. This was a common procedure where steel was used as the subframe for aluminum windows.

Aluminum and any protective oxide films and finishes are also subject to deterioration caused by air-borne abrasives. Certain air pollutants, dirt, sand, and high humidity work to break down the protective finishes. When combined with a low priority maintenance program, they will shorten the life span of an aluminum window.

Understanding the variety of aluminum alloys, tempers, finishes, and treatments used historically is important to uncovering the specific causes of deterioration and to developing sound conservation approaches. Visual examination can help determine or confirm production finishes. Simple tests using a steel needle or a rubber eraser in a small area can preliminarily identify finishes. Laboratory analysis can also be used to confirm alloys, tempers, and coatings but often require the removal of window sections and destructive testing.

Cleaning

Aluminum windows can benefit from periodic cleanings. Even a simple water wash can cut down on the accumulation of surface dirt and pollutants. A mild soap and water may be safely applied to any aluminum finish.

The effect of different chemical cleaners on aluminum depend on many factors, including chemical concentration, dwell time, and temperature, as well as the aluminum alloy type, production method, surface finish, and coating. The *Care of Aluminum*, a technical guide published by The Aluminum Association, provides useful information on the maintenance of aluminum, including the cleaning of surfaces and

Figure 10. The shine and luster of an aluminum window with an original mill finish was a perfect compliment to the stainless steel exteriors found on 1940s/1950s diners. The Hollywood Diner is an authentic Mountain View Diner built in 1954. It first operated in Westbury, New York and was later moved to Baltimore, Maryland. In the 1980s it was the location site for several Barry Levinson's films including "Diner." Most of the original windows remain in this building.

Figure 11. Aluminum windows were described as a perfrect choice for Lustron Homes because of their modern appearance and ease of maintenance. Along with the procelain-enameled-steel exterior wall panels, the manufacturer claimed that the only cleaning and maintenace materials required for a Lustron Home were "soap, water, and a damp cloth." Today, cleaning is recommended for any historic aluminum window as part of a cyclical maintenance program.

application of watertight protective coatings.

The Association's technical guide lists five categories of aluminum cleaners: 1) mild soaps and detergents, and non-etching cleaners, 2) solvent and emulsion cleaners, 3) abrasive cleaners, 4) etching cleaners, and 5) special heavy-duty cleaners. In dealing with historic materials, the gentlest means possible should be used to clean aluminum windows. More aggressive cleaners should be used only where necessary. The goal of cleaning is not to return the aluminum to an "as good as new" look, but rather to remove harmful deposits and, where appropriate, improve the existing appearance where corrosion or deposits have significantly altered the historic appearance.

In many cases of deferred maintenance, abrasive cleaning methods appropriate for aluminum will be needed to remove surface oxidation and heavy encrustation. These cleaners come in different forms, such as polishes, metal brighteners, and powders. Only certain mild abrasives should be considered for anodized, painted, or chemical conversion coatings to avoid damage to the finish. With nonfinish aluminum, abrasive cleaners may be used in combination with fine stainless steel wool or abrasive nylon pads, depending upon the need and the results of cleaning tests. Alternatively, etching cleaning may be used instead on nonfinish aluminum, again depending upon test results. When other means are unsuccessful on nonfinish aluminum, medium abrasive cleaners or mechanically driven pads of fine steel wool or abrasive nylon can be considered in limited cases. Special care must be taken to protect the glass. These more aggressive cleaners and methods should not be used simply for expediency when more gentle abrasive cleaners are also effective.

Figure 12. Cleaning tests may include a variety of products and methods such as mild soaps and detergents, etching cleaners, and abrasives. The gentlest means possible should be used, understanding that the goal is not to create a like-new appearance but rather to remove excessive grime and surface pollutants. Use of heavy etching cleaners or heavy-duty abrasives should be avoided on certain historic finishes. In this photographs a mild etching cleaner in jell form is being tested on a storm window with a mill finish.

Spot tests should always be performed beforehand to determine the suitability of any application to an existing finish. Regardless of the type and strength of any required cleaner or its form of application, it is important that all cleaned surfaces be thoroughly rinsed and wiped dry.

A cyclical program of cleaning using a gentle method will help maintain a newly cleaned finish. Clear lacquers or waxes can be applied to nonfinish, anodized, and conversion-coated aluminum to help protect the newly cleaned finish as well. A clear lacquer application (sprayed or wiped on) will preserve the appearance of cleaned aluminum for an appreciable time. Wax offers a shorter protective life and will require frequent reapplication. In cases where the anodized finishes have failed and cannot be restored through cleaning techniques, painting may be a suitable option.

Common Repairs

Early residential and commercial grade aluminum windows share various common maintenance approaches and repair techniques. However, repair approaches must be tailored to the specific project. For example, when working with early heavy-gauge aluminum windows that emulated steel

Figure 13. As early as the 1930s, companies primarily making aluminum windows often offered an option for an aluminum storm window, usually on the exterior. The left-hand photograph shows an early interior storm window piggybacked onto the primary window frame at the Folger Shakespeare Library (glass pane on the left). The photograph of the same window, from the outside, shows no indication of an interior storm.

window design and construction, many of the common repair procedures for steel windows can apply. However, it is important to take into account that aluminum is a much softer material and greater care must be taken to avoid surface damage.

As with any old window, certain precautions should be taken before undertaking repair work. While aluminum windows generally were designed not to be painted over time, lead paint may have been used in subsequent years to refresh the appearance, particularly on the inside. Tests for the presence of lead paint and also for asbestos in the glazing compound should be undertaken and any remedial work completed as required.

For windows that have not been regularly maintained, any original weatherstripping, if present, will probably need to be replaced. The options for installing replacement weatherstripping depend partly on how the window was originally weatherstripped. It could have been set in channels or grooves or more simply surface applied. Whether to use traditional weatherstripping or contemporary synthetic products is a decision that can only be made by understanding how the weatherstripping was integrated into the existing window and what materials are available today. Because of peculiarities of some early aluminum windows, it may be necessary to explore potential sources of weatherstripping not normally considered for windows, such as from the broader building industry or transportation field.

Where weatherstripping was not an integral part of the original window, caution should be taken not to install weatherstripping in a manner that will stress either the hardware or the window over time. Like most traditional steel windows, good quality, historic aluminum windows relied on tight alignments and proper fitting of operable parts to minimize air infiltration. When repaired and properly aligned, it may not be possible or necessary to retrofit weatherstripping. In most cases, weatherstripping should not be used to close gaps attributed to distortions around the operable window, as this will only exacerbate the problem. Rather the distortions or misalignments in the sash or frame should be corrected. New weatherstripping should be installed in a manner that is easily reversible, considering that the material will in the future need to be replaced.

It is common to find that the glazing putty is cracked, loose, disintegrating, or largely missing. This is primarily attributed to the age of the material and subsequent lack of proper maintenance. The old putty will need to be cleaned out, taking care to protect any glass that is to be reused. This is particularly important with old wire glass and certain patterned glass that is not available today. Where windows are inside glazed using aluminum beads, care should be taken in removing the beads, when in good condition, so that they can be reused. Since glazing beads may not be interchangeable even within a single window, it is important to mark each piece for reattachment in its original location. When reglazing, a glazing compound suitable for metal should be used. Glazing tape and other contemporary glazing products can be used as appropriate, provided the appearance of the glazed lights is not changed.

Some early aluminum windows were designed to accommodate either single or dual glazing (see Figure 10). With some heavy gauge aluminum windows, it may be possible to retrofit insulating glass even where dual glazing was not an original option. For enhanced energy performance, an alternate approach that is more commonly used involves replacing the existing glass with new laminated glass that includes a Low-E coating or film for enhanced energy performance.

It is important to inspect the mechanical fasteners that secure the frame to the opening and any that were used to assemble the window. Loose fasteners

will need to be tightened and deficient ones replaced with screws appropriate for use with aluminum. Welded joints that have failed should be re-welded and any cracks in the frame repaired.

Missing or Damaged Sections

Techniques for repairing missing or damaged sections of aluminum windows vary according to the type and quality of the historic units. One approach is to cannibalize units that will be replaced. Damaged pieces of the frame, sash, or sill can be detached by removing fasteners or cut out. Salvaged pieces can then be reattached with traditional fasteners, welded in place, or secured with contemporary bonding material. Filler material, especially made for aluminum, can be used to fill holes and, depending upon the makeup of the window, to fill depressions caused by abuse or delamination.

For larger projects involving common missing sections, such as muntins that have been cut out for window air conditioning units, a custom extrusion can be made to match the shape and profile of the missing pieces. These pieces can then be cut and welded in place. Entire units can be replicated where sufficient quantities merit the expense of such custom work. For small projects, it may be possible to have a machine shop mill the missing pieces from standard aluminum stock.

Figure 14. Hardware for early aluminum windows came in a variety of materials including steel, bronze, and nickle. Specialty hardware manufacturers can easily replicate suitable replacements today, matching the originals in both material and finish. The manufacturer's stamp, visible through the glass on the exterior sill of this window at the Folger Shakespeare Library in Washington DC, identifies Wm. H. Jackson Company of New York as the maker and dates the window patent to 1926.

Hardware

A wide variety of hardware is found on older aluminum windows, including locking handles, lifts, balances, sash chains, hinges, fasteners, and casement operators. Most existing hardware will need to be cleaned and lubricated. In many cases, this requires removing the hardware to do the work and reattaching each piece in its original location, after the work has been done. When present, worn sash chains can be replaced with new ones that match the original ones.

For severely worn, broken, or missing hardware, several options exist. Specialty hardware companies may stock matching replacement or reproduction pieces. Original hardware can be duplicated or suitable replacements may be available from salvage companies. Similar hardware can be used where functional rather than visual match suffices. Alternatively, original window hardware can be taken from secondary locations within a building for use in more prominent areas, and stock new hardware used as a substitute in the secondary locations.

When retrofitting existing aluminium frames with insulating glass, special care should be taken to insure that older hardware can handle the added weight.

This Preservation Tech Note was prepared by the National Park Service. Charles E. Fisher, Technical Preservation Services, is the Technical Editor of the Preservation Tech Notes series. Information about the U.S. Justice Building was generously provided by Clyde McHenry of Clyde McHenry, Inc., and Cathy McIntyre and Mike Ragan of the U.S. Department of Justice. Information on the Raymond M. Hilliard Center was generously supplied by Peter Holsten and Andy Hestness of the Holsten Real Estate Development Corporation. Thanks are also extended to Charles Fisher and Rebecca Shiffer of the National Park Service for their review and assistance. Thanks also go to The Aluminum Association; Edward Bartlett, Custom Window Company; Sam Wharton, Fenestra, Inc.; and Alex Paolucci, Atlantic Refinishing & Restoration Inc., for their assistance. Unless otherwise noted, photographs are by the author.

Preservation Tech Notes are designed to provide practical information on traditional and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act, which directs the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to Preservation Tech Notes, Technical Preservation Services, National Park Service, 1849 C Street NW, Washington, DC 20240.

Cine Theater

155 North Main Street, Linton, IN 47441

Closed 1 screen 700 seats

1 person favorited this theater

The Cine Theater opened in December of 1938 and closed in 1982.

Contributed by Lost Memory

View larger map →

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Recent comments (view all 6 comments)

lostmemory on June 14, 2008 at 12:24 am

Some history of the Cine Theater can be found here. Be sure to click on “Photogallery” at the end of the text for a slideshow of photos and newspaper clippings.

This is a circa 1981 photo and here is a 1982 photo.

lostmemory on February 24, 2009 at 5:08 pm

Here are updated photo links:

1981 photo

1982 photo

lostmemory on February 26, 2009 at 7:11 pm

Here is a 1975 photo of the Cine Theater.

lostmemory on April 23, 2009 at 1:27 am

This is a 1982 photo.

Additional Info

Architects:
Erwin G. Fredrick, John T. Fritz

Styles:
Art Deco

Nearby Theaters

Grand Theater

lostmemory on November 9, 2009 at 5:58 pm

The Cine Theater is located in a historic district in Linton. This information comes from the National Register of Historic Places:

“Bob and Lawrence Scherer, proprietors, hired Chicago architects Erwin G. Frederick and John T. Fritz in 1938 to build the Cine. To fit the 850 seat theater on the site, the owners and architects were forced to demolish two buildings and the back halves of the surviving buildings to the north. The Main Street bays serve as lobby and entryway, and the auditorium portion is positioned ninety degrees to the front section, extending north from the back of the Main Street section”.

Mike Rogers on October 15, 2010 at 11:22 pm

It was SETTOS THEATRE in 1956.

New Comment

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- No personal attacks
- Stay on-topic

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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 71 Neo-Traditional structures in the survey area, many of which were constructed within the last five 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 11 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 88 examples. The Split-Level is also well represented, with 80 examples in the survey area.

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. Wall-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.

There are 88 Ranch-type houses in the survey area, the majority of which were constructed during the 1950s, as part of the large-scale development common to the era. Many of them are architect-designed. Of the 88 Ranch-type houses, 29 are rated non-contributing. There are 56 contributing structures and three are rated locally significant. These are the Robert F. Fuchs

residence at 951 Fairview Road, designed by Paul Rogers; the O. Iverson residence at 1467 Green Bay Road, designed by Ray Houlihan; and the E. L. Vinyard house at 775 Kimballwood Lane, designed by Jones & Duncan.

1467 Green Bay Road

Constructed in 1949, the O. Iverson residence, at 1467 Green Bay Road, is a classic example of a small Ranch house with excellent integrity. The influence of the Colonial Revival style is evident, particularly in the multilight shuttered windows. The one-story house is rectangular in form, with an attached garage at the south end, which is mirrored on the opposite end by a wing. The residence features a side gable roof with no overhang and decorative fascia board. The exterior is clad with brick and stone veneer. A large multilight picture window is located prominently on the front façade. The house is rated locally significant.

The O. Iverson house was designed by Ray F. Houlihan, who was involved with a number of suburban developments during the era. In 1947, he was appointed county architect for Cook County, a position he held until his death in 1955. He constructed a number of residences in Highland Park, including one using the Lu-Re-Co system for home construction. Lu-Re-Co, a system of wall panel framing designed to be constructed in the lumberyard, was developed by the Lumber Dealers Research Council in an attempt to compete with the prefabricated housing industry. Ray Houlihan's Lu-Re-Co house stands at 1380 Glencoe Avenue. It is rated contributing.

828 Kimballwood Lane

The Nathan Corwith residence, at 828 Kimballwood Lane, is an excellent example of the sprawling Ranch type popular in the early 1950s. Constructed in 1951 and designed by architects Jones & Duncan, the residence features a long and low profile. The form of the house is balanced; the two-car garage incorporated into the main form of the house mirrors the gable front wing at the opposite end. Detailing of the residence is inspired by the Colonial Revival style. The house was featured in the *Chicago Daily Tribune* on March 22, 1954. Characterized as "modern conservative," the article described the house as modern in "efficiency and work saving

features" while Colonial in its décor [*Chicago Daily Tribune*, March 22, 1954, p. 9]. The exterior featured white painted brick wings and yellow board and batten siding on the central portion. The floor plan positioned the bedrooms in the wing and living area at the rear of the house. A porch was incorporated behind the garage. The house today remains largely intact. A rear one-story addition was constructed in 1981. The house is rated locally significant.

730 Kimball Road

The Daniel L. Saslow residence, at 730 Kimball Road, was also featured in the *Chicago Daily Tribune* as the "Home of the Week," August 27, 1955. Constructed in 1954 and designed by architect James C. Schnur, the house is a characteristic example of the type. It is a one-story brick residence of low, horizontal massing, the floor plan of which follows an L shape. It features a low pitched, side gable roof, which becomes a flat roof over the projecting garage wing. The front-facing garage door dominates the façade and the front door is nestled into an L behind it. A wooden trellis projects from the right side of the garage wing. It is rated contributing.

OTHER POPULAR 20th-CENTURY HOUSE TYPES

There are several other popular house types represented in the survey area. However, no houses of these types have been ranked significant.

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. There are 21 examples of this type in the survey area. Although no houses of this type have been ranked significant, 20 of the 21 examples are rated contributing.

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

Inspected by Snook Date 8-x-5[illegible] FR 2-3746 1-12-51

For certificate of occupancy

Date 1-12-1951 Building ~~Permit~~ No. 6389

Location of Building—No. 891 Street KIMBALL RD

Name of Owner JOHN KENNEDY

Present ~~Owner~~ Add. 804 S 15th, MAYWOOD, ILL Phone MAYWOOD 6024

Type of Construction Brk Ven 7'R 6"C Bst WAS Remodeling

Architect I. G. FREERICK Address 225 N. MICHIGAN Phone FR 2-4746

General Contractor B. STROMBERG Address 5405 W. MADISON Phone N.G 3786

Permit issued to CONTRACTOR to construct a SINGLE FAMILY DWELLING

building on Lot 18 EX E 12' & 19 EX W 26' Blk Sub'n KIMBALL'S SUB.

Builder's estimate 24,000- Permit fee 81- Job Order No. 5518 Amt. $ 50-

Location of Lot verified 1-12 1951 by Snook & Catchpole

Other inspections Posted Card.

Deposits Sidewalks Planked

Remarks

Plumbing Insp 6-27-51 2 P.M. Lab of

Electrical Contractor All Line Elec Co Address 635 N. Claremont ave.

Wiring Permit No. 4968 Issued 9-17-51 Fixture Permit No. 4968 Issued 9-17-51

Size of main wire # 6 Size of branch wire 1 x 14 System Conduit

No. of Openings 64 No. Sockets No. Circuits 8 No. Motors No. Ranges 1-Range

Certificate of Inspection issued VI- Fixtures 19 No.

Inspector H. Saach 9-17-51

Plumbing Contractor Ruskin & Cowan Address 4012 W. Montrose Ave Chicago

Water Tap No. 4653 Sewer Tap No. 4016 Job Order No. 5575 Issued 3-1-51 Paid 10-5-50

No. Catch Basins 1 Storm 870 No. Lavatories 2 No. Toilets 2

No. Baths 1 No. Sinks 1-1-Dishwasher No. Laundry Tubs 1-Trap

No. Shower Baths 1.0.T. No. Stacks 1-4" - Other Items 13 Drain

Certificate of Inspection issued 6-27-51- H. Saach

Downspouts connected to 19 No.

Kind of heat Gas Heat - Name of Burner

Tank and Burner Inspection

Driveway Permit No. Date 19 Contractor

Type

Date July 24 19 53 Building Permit No. 735

Inspected by ..... Date .....
For certificate of occupancy

Location of Building — No. 891 Street Kimball Road

Name of Owner John T. Kennedy

Present Address 891 Kimball Road Phone Hi 2-5282

Type of Construction Frame Garage

Architect none Address ..... Phone .....

General Contractor Owner Address ..... Phone .....

Permit issued to Owner to construct a Class 1 Garage

building on Lot 18 Ex.E. 12' Lot 19 Ex.W. 26' Blk. ..... Sub'n. Kimball

Builder's estimate 1,500 Permit fee 6 - Job Order No. N D Amt. $ -

Location of building on Lot verified ..... 19 ..... by .....

Sanitary provisions approved by .....

Other Inspections .....

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

Wiring Permit No. ..... Issued ..... No. Fixtures .....

Floor Area ..... No. 15 Amp. Circuits required ..... No. 20 Amp. Circuits required .....

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

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

Other Appliances .....

Inspection by ..... Date .....

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

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

Work Order No. ..... Storm Tap No. .....

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

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

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

Inspections .....

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

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

Tank and Burner Inspection .....

Driveway Permit No. 1713 Date 7/19 1955 Contractor Du Bois Paving Co.

Type .....

DATE PERMIT ISSUED	BUILDING ADDRESS		BUILDING PERMIT NUMBER
December 5, 1961	891 Kimball Road		11558
BUILDING ON OF LOT BLOCK SUBDIVISION			
NAME OF OWNER: John Kennedy	ADDRESS: Same		PHONE NUMBER: ID 2-5282
ARCHITECT: Jones & Duncan	ADDRESS: 1380 Deerfield Rd.,H.P.		PHONE NUMBER: ID 2-4041
GENERAL CONTRACTOR: Owner	ADDRESS		PHONE NUMBER
PERMIT ISSUED TO: Same	ADDRESS		PHONE NUMBER
TYPE OF CONSTRUCTION: Fam. Room 4BL Fr. & BR. Ven. SFD Addit.-	SQUARE FEET	CUBIC FEET	LOT AREA
BUILDER'S ESTIMATE: $	BUILDING DEPT. EST.: $ 6,300.00	PERMIT FEE: $ 22.00	BUILDING DEPOSIT: $
GUARANTEE DEPOSIT NUMBER			
TYPE OF HEAT	PERMIT NUMBER	MAKE OF BURNER	DATE INSTALLED / LOCATION
DRIVEWAY PERMIT NO.	DEPOSIT NUMBER	DATE ISSUED	CONTRACTOR

SITE INSPECTION	12-5-61	BY T. Pottenger
FOOTING AND FOUNDATIONS	12-19-61 Not Called For	BY
FRAMING	Architect Supervised. 12-29-61	BY Martin Marzetta, Corp Pres. J. Jones will attend behind the job 5/16/62 WR
ROOFING		BY
HEATING		BY
DRIVEWAY		BY

OCCUPANCY CERTIFICATE

PLUMBING CONTRACTOR		ADDRESS				PHONE NUMBER
WATER TAP NO.	GUARANTEE DEPOSIT NO.	FEE	DATE ISSUED	SEWER TAP NO.		STORM TAP NO.
NO. LAVATORIES	NO. LAUNDRY TUBS	NO. TOILETS	NO. BATHS	NO. SINKS	NO. SHOWERS	NO. STACKS
OTHERS		DOWNSPOUTS CONNECT TO				DATE COMPLETED
ELECTRICAL CONTRACTOR Fairfield Electric Co.		ADDRESS 708 Waukegan Rd, Deerfield				PHONE NUMBER WI 5-3849
ELEC. PERMIT NO. 9217	DATE ISSUED 12/27/61	NO. FIXTURES 9	FLOOR AREA	SIZE OF MAIN WIRE		SIZE OF BRANCH WIRE
SYSTEM	NO. 15 AMP CIRCUITS	NO. 20 AMP CIRCUITS		NO. OPENINGS		NO. SOCKETS 16
NO. CIRCUITS	NO. MOTORS	NO. RANGES		OTHERS		
DRAINAGE				BY		
PLUMBING				BY		
ELECTRICAL Rough 1-15-62 Final 5-14-62				BY B		
FIRE REGULATIONS				BY		
FINAL INSPECTION 5/15/62 WR. Job completed				BY No inspection		
PLOTTED SURVEY SUBMITTED Architect Supervised.				CERTIFICATE OF OCCUPANCY ISSUED 10/16/62 Electric		

CITY OF HIGHLAND PARK, ILLINOIS
BUILDING DEPARTMENT

BUILDING PERMIT FILE CARD

MEMORANDUM

Date: October 10, 2013

To: Historic Preservation Commission

From: Andy Cross, Planner II

Subject: **Resolution Recommending a Preliminary Landmark Designation for 1629 Park Avenue West**

At the September 12, 2013 meeting, the Historic Preservation Commission accepted a Landmark Nomination for 1629 Park Avenue. The Commission determined that the structure met Landmark Standards 1, 7, and 8:

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

(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; and/or

The next step toward a landmark designation is the adoption of a resolution recommending a Preliminary Landmark Designation. The resolution recommending a Preliminary Landmark Designation is attached to this memo. The Commission is asked to review the Resolution and, if no changes are requested, adopt the Resolution by a majority vote.

Following the adoption of the resolution, the HPC is asked to review a Planning Report that "evaluates the relationship of the proposed designation to the City's Comprehensive plan and the effect of the proposed designation on the surrounding neighborhood." This report gives the Commission an opportunity to review the impact of the landmark designation with regard to the surrounding properties and the City-wide Comprehensive Plan. Staff has prepared the Planning Report for 1629 Park Avenue and attached it to this memo. The report does not indicate that the landmark will conflict with any comprehensive planning for this part of the City. If no changes are requested, the Commission is asked to approve the Planning Report by a majority vote.

After the adoption of the Resolution and the approval of the attached Planning Report, the landmarking process will follow these steps:

1) When the resolution is adopted by the Commission, the Sparkling Springs Well House will become a Regulated Structure. This means that the house will be protected under the guidelines in Chapter 24 of the City Code, "Historic Preservation."
2) A certified letter will be mailed to the owners of the Regulated Structure notifying them about the approval of the Resolution, the Commission's recommendation to approve the Landmark, and that the Commission's recommendation will be forwarded to the City Council for final approval.
3) The Resolution making a Preliminary Landmark Designation for 1629 Park Avenue will be forwarded to the City Council, along with the Planning Report and an Ordinance designating the structure as a Local Landmark.
4) The landmarking process will be completed when the Ordinance has been approved by a majority vote from the City Council.

Recommended Action

The Commission is asked to adopt the Resolution making the Preliminary Landmark Designation and approve the attached Planning Report evaluating the impact of the landmark on the neighborhood.

Attachments:

- Resolution Recommending a Preliminary Landmark Designation for 1629 Park Avenue
- Planning Report for the Landmark Nomination of 1629 Park Avenue

CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 13-02

A RESOLUTION MAKING A PRELIMINARY LANDMARK DESIGNATION RECOMMENDATION FOR 1629 PARK AVENUE

WHEREAS, on September 12, 2013, pursuant to Section 24.025(A) of "The Highland Park Code of 1968," as amended (***"City Code"***), the Chairman of the Commission received a written nomination to designate as a landmark that certain structure commonly known as the Sparkling Springs Well House, located at 1629 Park Avenue West in Highland Park, Illinois, and by this reference made a part of, this Resolution (***"Structure"***); and

WHEREAS, pursuant to Section 24.025(B)(2) of the City Code, to make a preliminary landmark designation recommendation for the Structure, the Commission must (i) find that the proposed landmark designation satisfies at least two of the criteria set forth in Section 24.015 of the City Code, and (ii) determines that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation.

WHEREAS, pursuant to Section 24.025(B)(1) of the City Code, a public meeting of the Commission to consider preliminary landmark designation of the property was held on September 12, 2013, and

WHEREAS, the Commission has determined that the proposed designation of the Property satisfies the criteria for landmark designation set forth in Sections24.015(1), Sections24.015(7), and 24.015(8) of the City Code; and

WHEREAS, the Commission has determined that the Structure has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Historic Preservation Commission.

SECTION TWO: PRELIMINARY LANDMARK DESIGNATION. In accordance with, and pursuant to, Section 24.025(B)(2) of the City Code, the Commission shall, and does hereby, make a preliminary Landmark designation recommendation to designate the Structure as a landmark.

SECTION THREE: EFFECT OF DESIGNATION. In accordance with and pursuant to Section 24.025(B)(3) of the City Code, upon the effective date of this Resolution, the Property shall be considered a "Regulated Structure," as that term is defined pursuant to Section 24.005 of the City Code.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO. 13-02

_____

Gerald Fradin, Chairman

ATTEST:

_____

Andy Cross, Commission Secretary

4364483_v1

HISTORIC PRESERVATION COMMISSION
REQUEST FOR PLANNING REPORT

DATE REFERRED: October 10, 2013

ORIGINATED BY: Department of Community Development

SUBJECT: Planning Report for Landmark Nomination of 1629 Park Avenue West

SUMMARY AND BACKGROUND OF SUBJECT MATERIAL

Address: 1629 Park Avenue West
The Sparkling Springs Well House

Owner: HP Zelp, LLC

Zoning: R3 Low Density Residential

Style: Utilitarian Structure

Date of Construction: 1890's

Architect: Unknown

ADMINISTRATIVE HISTORY

A Planned Unit Development was approved in 2012 for the 4.7-acre Sparkling Springs Mineral Water Company property at the intersection of Park Avenue and Grange Avenue. The six-lot residential development was allowed one extra lot as a density bonus for the preservation of the historic well house on the property. The well house was incorporated as a garage for a new house and the Historic Preservation Commission approved the design last year with a Certificate of Appropriateness.

To ensure the preservation of the well house and the continued review of any further alterations, the applicants were required to nominate the well house for local landmark designation as part of the final stages for developing the site. The property owner submitted a landmark nomination and the HPC considered it at the September 12, 2013 meeting. The Commission directed staff to prepare a resolution recommending a landmark designation for the well house and requested a Planning Report from the Director of Community Development per the requirements of Sec. 24.025(C) of the Historic Preservation Ordinance.

HISTORICAL BACKGROUND AND PROPERTY SUMMARY

In 1868, Frederick and William Tillman purchased 200 acres from Elizabeth Corcoran, establishing the original Tillman homestead in Highland Park. Soon after William Tillman and his wife, Minnie Tillman, moved their family of five children from Waukegan to the area, then one and a half miles west of the City. The Tillmans cleared the land, which was covered with woods, building a log cabin and selling wood to the railroad for fuel.[1] Tillman worked as superintendent of the grounds for the Exmoor Country Club, later resigning his position to "devote his entire attention to his large and increasing

[1] "William Tillman, Old Resident, Dies," *Highland Park Press*, October 28, 1926.

business of grading, sodding lawns, excavating, and general teaming," as advertised in 1897 in the *Highland Park News*.

According to company history, an artesian well was first tapped at the Sparkling Spring site in the 1880s, with the Tillmans selling water to neighbors. By 1900 William Tillman had already constructed a cement reservoir to hold the water from his well and built a "spring and bottling house."[2] In April, 1900, water was first delivered to residential customers in Highland Park, Glencoe, and Lake Forest, sold at thirty cents for six two-quart bottles. Sparkling Spring Water Co. bottled water at their location on Park Avenue West until 2002, when the company was sold to Nestle Waters. Sparkling Spring had been in the Tillman family for at least four generations.

The well house is one of only a few structures remaining from the nineteenth century on the West Side. A single story tall, the well house was built with concrete block, cast to resemble quarry faced stone. The structure has a hipped roof, with a hipped roof dormer on the front, south elevation. There is a brick chimney to the east. The well house is topped with a square "cupola," which visually recalls the belvederes of Italianate and other popular late nineteenth century styles. The cupola itself has a unique sloped roof, and served as a ventilation tower for the early pumping and bottling facility.

FINDING OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE

The Historic Preservation Commission accepted the landmark nomination for 1629 Park Avenue at the September 12, 2013 meeting and made the preliminarily determination that the Property meets the following three Landmark criteria:

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

(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; and/or

By Code, any proposed individual landmark must meet two or more Landmark criteria and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or rehabilitation. The property at 1629 Park Avenue has been found to meet three of nine Landmark criteria and retains sufficient integrity to qualify for local Landmark designation. In addition, a Certificate of Appropriateness has been approved for alterations to the well house that will maintain its historic characteristics while allowing it to serve as a functional accessory structure on the property.

HISTORIC PRESERVATION COMMISSION POLICY

The Historic Preservation Commission discussed a preliminary Landmark designation recommendation on September 12, 2913. Upon adoption of the proposed resolution, the property at 1629 Park Avenue will become a Regulated Structure. No building permits or demolition permits shall be issued per Section 24.025(B)(3):

[2] "The Sparkling Spring," *Sheridan Road News-Letter*, April 13, 1900.

> Upon adoption of the resolution making a preliminary landmark designation recommendation, and until provided otherwise in this Chapter, the nominated Property, Structure, Area, Object, or Landscape of Significance shall be a Regulated Structure.

The permit moratorium described above will conclude upon final disposition of the proposed Local Landmark nomination process.

HISTORIC PRESERVATION AND THE CITY OF HIGHLAND PARK MASTER PLAN

The City of Highland Park Master Plan asks that the city "sustain a philosophy of preservation," adding a call to "maintain Highland Park's sense of place, character, and history; maintain quality of architecture in residential and public structures," preserving "the quality of residential neighborhoods" and protecting the City's "natural, historic and physical resources."

The Neighborhood Strategic Plan in the Northwest Planning District encourages "the preservation of the clean, green, open character of the area."[3] Residents cited the district's diversity of housing styles as one of its assets. As noted, "the character of some of the older buildings and older subdivisions represent a period of growth in the community that is distinct from the east side and in many cases worth preserving," and the Master Plan recommends "the preservation of historically significant homes on the west side of Highland Park to preserve the history, diversity, and character of the District."[4]

RECOMMENDATION

Based on the information presented, the Department of Community Development recommends that the Historic Preservation Commission continue with the Landmark designation of the property at 1629 Park Avenue.

The owner has provided consent for this landmark nomination. Following the HPC's approval of this planning report and adoption of a resolution making a preliminary landmark nomination recommendation, the nomination will be forwarded to the City Council for consideration.

ATTACHMENTS

Exhibit A Map
Exhibit B Landmark Nomination with Exhibits
Exhibit C Preliminary Landmark Designation Resolution

[3] City of Highland Park, "Northwest District Neighborhood Strategic Plan," (2000), 7
[4] City of Highland Park, "Northwest District Neighborhood Strategic Plan," (2000), 11

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: July 26, 2013

1)	Name of Property (original if known)	Sparkling Spring Mineral Water Co. Well House
2)	Street Address:	1629 Park Ave. West
3)	Legal description or P.I.N. (Permanent Index Number):	16-21-203-028-0000
4)	Name and Address of Property Owner(s):	HP Zelp, LLC 2001 N. Halsted St.#302, Chicago, IL 60614

5)	Present Use:	vacant	6)	Past Use:	well house/industrial
7)	Architect:	unknown	8)	Date of Construction:	1890s

9) Written statement describing property and setting forth reasons it is eligible for landmark designation:

See attached Statement of Eligibility, Exhibit A.

See attached site photo, Exhibit B.

See attached site survey, Exhibit C.

(please include photos)

10)	This structure is eligible for designation on the basis of the following criteria (see reverse page):	1,7 and 8
11)	Name(s) of Applicant(s):	HP Zelp, LLC
	Address:	2001 N. Halsted St.#302, Chicago, IL 60614
	Signature(s):	Parri J. Meeh, attorney for Applicant
	Address(es):	Becker Gurian, 513 Central Ave.#400, Highland Park
12)	Affiliation (Commission Member, Owner, City Council, Preservation Organization):	Owner

Please return this form to:
Department of Community Development
Historic Preservation Commission
1150 Half Day Road
Highland Park, IL 60035

FAX (847) 432-0964
Attn: Andy Cross, Planner

Exhibit A – Statement of Eligibility

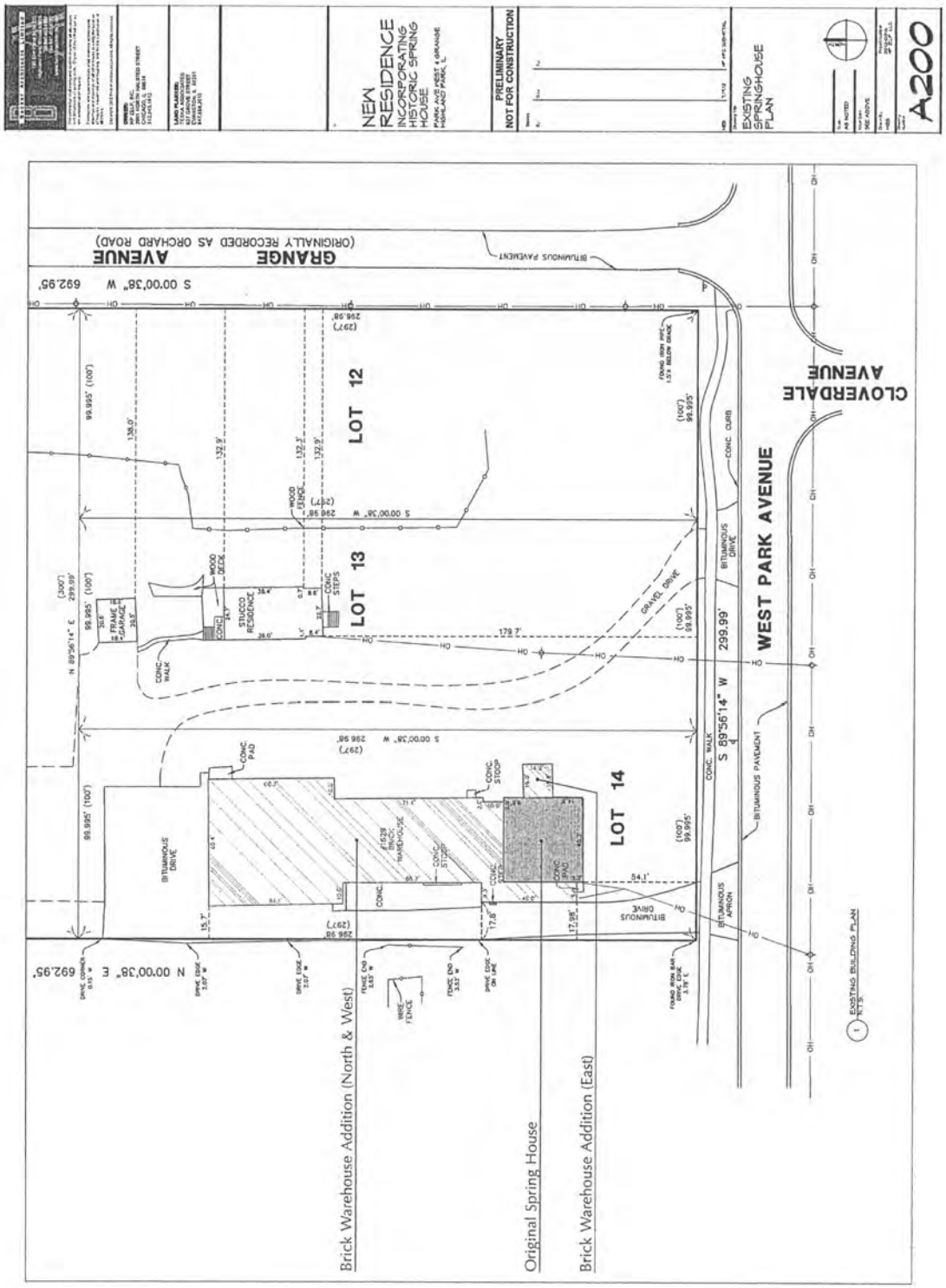
The Well House was built in the 1890s as a shelter for pumping equipment for the Sparkling Springs Water Company. It is the oldest surviving structure on the site. The City's 1999 architectural survey gave the Well House an S-Significant historical status and noted it was probably eligible for inclusion on the National Registry of Historic Places. The Well House is a unique example of a utilitarian structure that illustrates the early development of the west Highland Park area. The Applicant desires to preserve the overall form of the Well House (minus two non-historic brick additions) and incorporate it into a residential adaptive reuse within the Grange Woods Subdivision pursuant to the terms and conditions of a pending proposed planned development special use and development agreement which will be subject to final approval by the City Council.

The Well House is eligible for landmark designation on the basis of the following landmarks criteria: (1), (7), and (8).

The Historic Preservation Commission has previously issued (i) a Certificate of Appropriateness for a proposed design for adaptive reuse, and (ii) demolition permits for the two non-historic brick additions.

Exhibit B – Photograph of Well House

Exhibit C – Survey of Original Spring House (Well House)



CITY OF HIGHLAND PARK

Highland Park, Illinois 60035 • (847) 432-0800

OWNER CONSENT FORM FOR HIGHLAND PARK LANDMARK NOMINATION

PLEASE BE ADVISED THAT ONCE A PROPERTY HAS BEEN LANDMARKED IT BECOMES SUBJECT TO CHAPTER 24 OF THE HIGHLAND PARK CITY CODE WHICH REGULATES EXTERIOR ALTERATIONS.

Date: August 16, 2013

The undersigned owner of the property located at 1629 Park Ave. West

_____(address), in the City of Highland Park, Illinois, hereby

[X] approves for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as a Highland Park Landmark

[ ] disapproves consent for the above property to be nominated by the Highland Park Historic Preservation Commission for designation as Highland Park Landmark.

(Please place an "X" in the appropriate space.)

If there are joint owners, or the property is owned in trust, all owners/trustees must sign.

Signature(s) _____

Print Name(s) Richard Zisook

HP ZELP, LLC

Address 2001 N. Halsted St. #302
~~Chicago, IL 60614~~

Phone # (312) 943-1812

Please return this form to:

Department of Community Development
Historic Preservation Commission
1150 Half Day Road
Highland Park, IL 60035

FAX (847) 432-0964

Attn: Jason Berry, Planning Technician

A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Historic Preservation Commission to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the Historic Preservation Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Historic Preservation Commission of the City of Highland Park will convene at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, to conduct its regular meetings during calendar year 2014 upon the following dates:

January 9
February 13
March 13
April 10
May 8
June 12
July 10
August 14
September 11
October 9
November 13
December 11

SECTION TWO: That the Secretary of the Historic Preservation Commission of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED:

APPROVED:

_____
Gerald Fradin, Chairman

ATTEST:

_____
Secretary