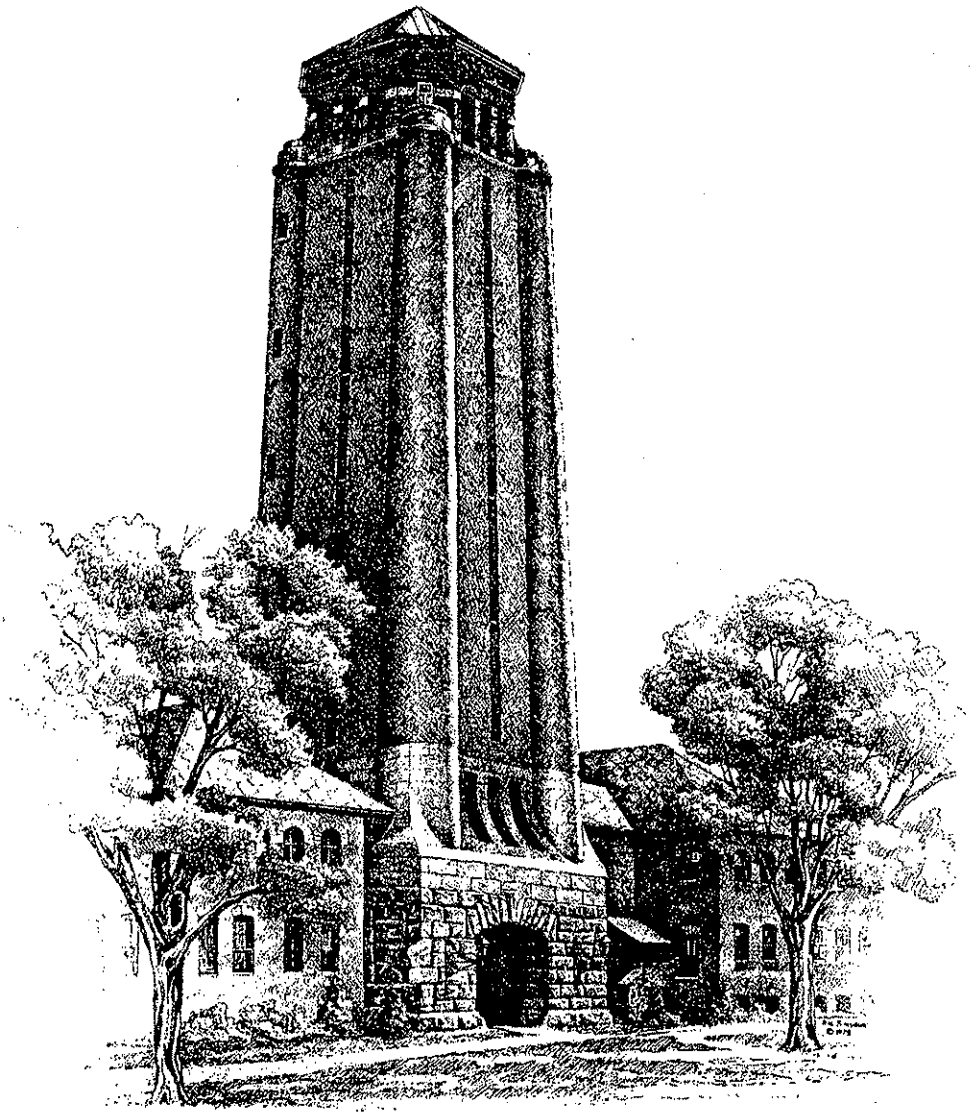
Joint Plan Commission

Cultural Resource Management Plan



Fort Sheridan

"Sunday visitors rest in the shade at the edge of Fort Sheridan's parade ground," ca 1900
Photograph by Col. William J. Holzapfel
Lake County (IL) Museum, regional History Archives, 92.24.1599

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Cultural Resource Management Plan

for

National Historic Landmark District

Fort Sheridan, Illinois

by the

Local Redevelopment Authority

comprised of the municipalities of

Highland Park

and

Highwood, Illinois

DECEMBER, 1997

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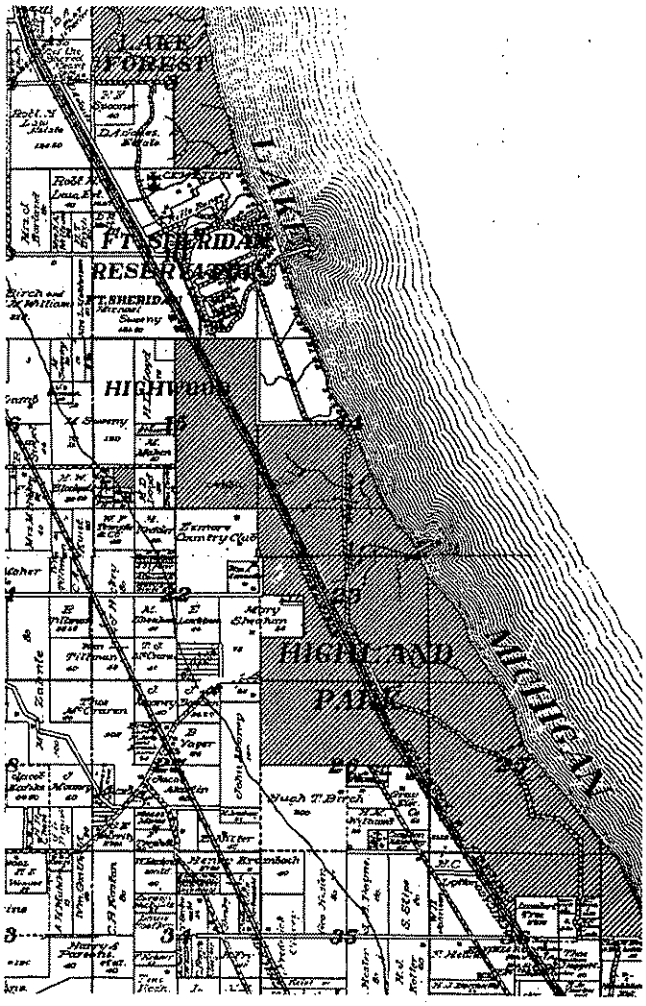
A. The Historic and Architectural Significance of Fort Sheridan

The development of Fort Sheridan in the late 1880s is intertwined with Chicago's social and cultural history. Built during a period when Chicago was growing from a pioneer settlement to a thriving urban center, Fort Sheridan was established to protect the city's commercial interests. It was to be a permanent military post commissioned to keep the peace, ensuring that labor skirmishes would not disrupt the city's activities. Members of Chicago's elite Commercial Club raised funds among themselves and located a beautiful site on Lake Michigan, 25 miles north of Chicago — surrounded by the cities of Highland Park, Highwood, and Lake Forest. They immediately petitioned the Secretary of War for a post. The architectural firm hired, Holabird & Roche, was destined to be one of Chicago's most influential, creating skyscrapers that would become world renowned. Fort Sheridan was their first major commission and, even among their portfolio of important buildings, is unique and significant. The Fort's landscape architect, Ossian C. Simonds, was equally significant. He was a pioneer in the Prairie Style naturalistic approach to landscape design and ranks with Jens Jensen in his contributions to the history of the Midwest's unique landscape heritage. All of these factors contribute to Fort Sheridan's rich and significant history and justify this commitment to its preservation.

Parts of Fort Sheridan were designated a National Historic Landmark District by the National Park Service in 1984. Built as a military installation by the U.S. Army beginning in 1887, it is a site that "possesses national significance in commemorating the history of the United States of America."[1] The Historic District encompasses 230 acres of land and buildings bounded by Hutchinson and Bartlett Ravines along the shores of Lake Michigan in Lake County, Illinois. Ninety-four structures are included as contributing buildings within the Historic District; three are listed as background buildings, and sixty-four are identified as intrusions. Sixty-six of the contributing buildings were designed by the nationally prominent architectural firm of Holabird & Roche in the late 1880s and early 1890s. They include officers' quarters, barracks, stables, a drill hall, and other service and institutional buildings, including the tall water tower that dominates the fort. Another twenty-six buildings were constructed in a historically compatible style from standardized plans by the Office of the Quartermaster General between 1905 and 1910. Five buildings were built by others. Although little mention is made in the landmark form of the important contribution of landscape architect Ossian C. Simonds, he is responsible for the layout of the roads and the placement of the buildings in relation to the parade grounds and the Fort's overall streetscape. The Historic District today possesses much of its original integrity as an important cultural resource to the region and the nation.



Map of Deerfield and West Deerfield Townships, 1907.
Standard Atlas of Lake County, 1907. [SH: crop]

B. Base Closure

Fort Sheridan was selected for closure in 1988 and officially ceased operations as a U.S. Army installation on May 28, 1993. Of the 714 acres at the base, the U.S. Army has retained two parcels of 114 acres, which continue to serve Army Reserve missions. The Navy purchased 185 acres from the Army for use as military housing and office functions; 415 acres remained as surplus property for disposal by the Army. Of the 415 acres of surplus property, 230 acres comprise the National Historic Landmark District and the remainder is open space. Congress established the process for disposing of the surplus property to fulfill its obligation to preserve the historic resources located at the fort. In 1995, President Clinton signed into law the Military Construction Appropriations Act of 1996, which included under Section 125A the transfer of up to 290 acres to the Lake County Forest Preserve District at no cost, including 60 acres within the National Historic Landmark District. This legislation also permitted the Army to conduct a negotiated sale with a Local Redevelopment Authority (LRA) for the balance of surplus property and the Historic Landmark District. Approximately 140 acres of the surplus property will be purchased from the Army by an LRA composed jointly of the municipalities of Highland Park and Highwood. The LRA will subsequently sell to a master developer, who will be responsible for the comprehensive management, improvement, and sale of the property. Following the completion of the improvement project, the management of the cultural resources of the Fort will be turned over to individual property owners, the property owners' association, the conservation easement holder, and the municipalities. To ensure that future changes at the Fort are done in a manner that maintains and preserves their cultural importance, this Cultural Resource Management Plan (CRMP) has been prepared.

C. The Importance of the Cultural Resource Management Plan

The Cultural Resource Management Plan created for the National Historic Landmark District at Fort Sheridan occupies a unique position. It is the first such plan designed for a National Historic Landmark District where the property will be turned over from the Army to private hands. The CRMP provides guidelines to enable the designated developer and subsequent owners of property within the National Historic Landmark District (the Historic District) at Fort Sheridan to maintain and manage the cultural resources of the Fort after the property has been transferred from the Federal Government's control. A Cultural Resource Management Plan must be submitted to the Department of the Army by the LRA under the Programmatic Agreement among the Department of the Army, the Illinois Historic Preservation Officer, and the Advisory Council on Historic Preservation for the Base Closure and Disposal of Fort Sheridan, Lake County, Illinois.[2]

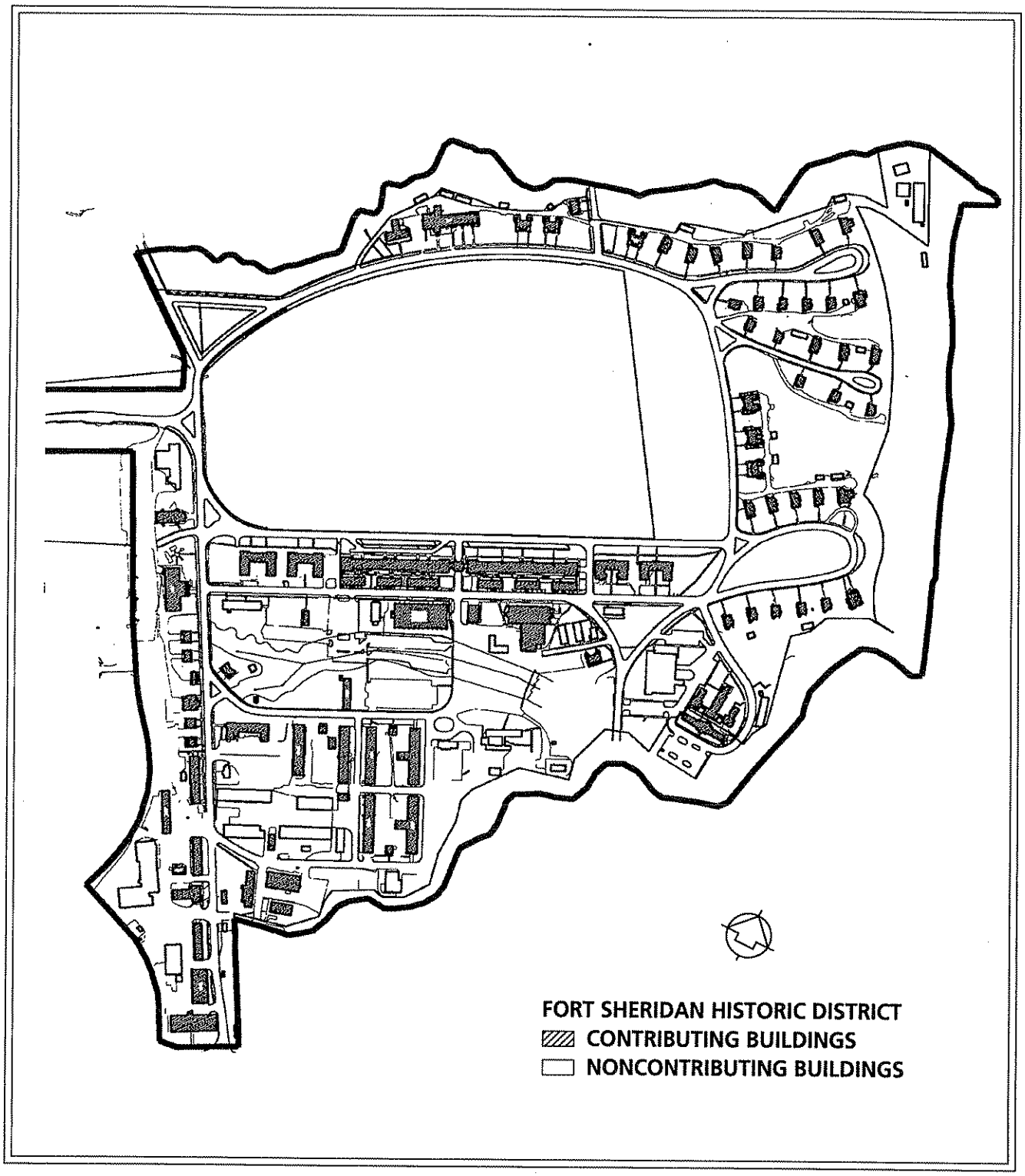
The intention of the CRMP is to provide a foundation for the preservation of the important cultural resources that are Fort Sheridan. This includes its significant architectural, landscape, historic, and archeological features. The plan does this by creating a framework with enough flexibility so that future changes can be made as required. It recommends changes for the adaptation of the many buildings of the Fort into a cohesive residential community and it seeks to ensure that the individual investments made by future property owners are not devalued or otherwise adversely affected by the inappropriate alterations made by the actions of others. In this way the CRMP seeks to preserve historic buildings within a significant landscape, while it also protects the real economic value of homes and properties within a planned community. The plan is prescriptive as it must be, but also flexible as it should be. In this way it accommodates changes necessary to retain its viability as a desirable residential community.

D. What the CRMP Contains

This Cultural Resource Management Plan begins with a brief historical overview. Following that, an inventory of cultural resources is presented. This inventory includes, for each building type, a physical description, a visual assessment of current condition, and guidelines for future alterations. There are also guidelines for landscape and townscape elements grouped by specific zones within the district. Next, there are guidelines for compatible new construction in places where new development is appropriate. A summary of the master planning process to date is described, noting some of the shortcomings of earlier planning efforts. The Fort Sheridan Joint Planning Committee concept plan is outlined, along with con-

flicts that led to subsequent revisions. Finally, management procedures are outlined. The suggested procedures are careful to strike a balance between the community's interest in preserving its rich historic and architectural legacy, and an individual property owner's need for a home that suits his or her lifestyle requirements.

This management plan will be reviewed and approved by the Illinois Historic Preservation Agency.

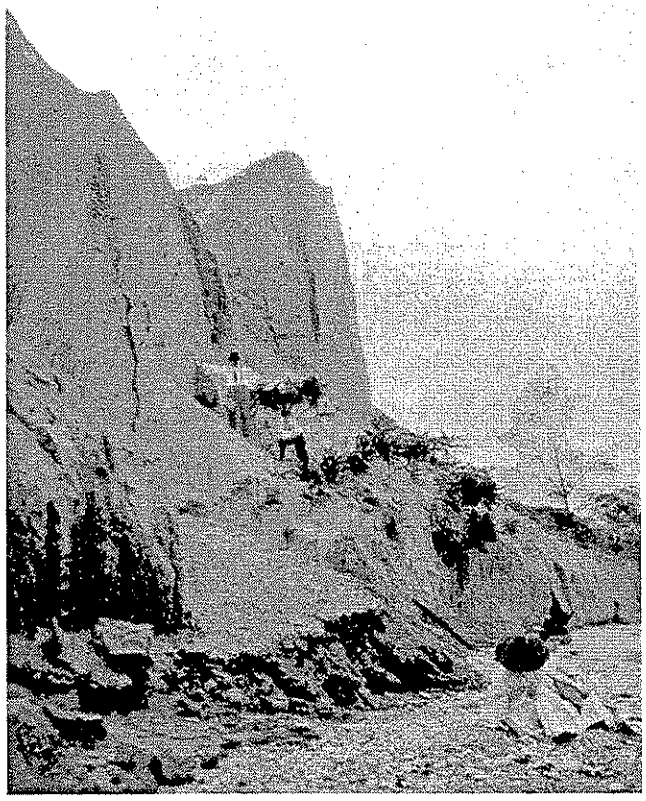


Historical Overview

The site plan for Fort Sheridan grew out of its unique location high on the bluffs of Lake Michigan in an area cut by deep ravines. Its history is intimately tied to Chicago's, for without the labor unrest of the 1870s and 1880s, the Fort would not have been built. Architecturally, the Fort is a masterpiece, linked to two of Chicago's most influential designers — the architectural firm of Holabird & Roche and the landscape architect Ossian C. Simonds.

A. Geological History

Fort Sheridan is located on the Highland Park glacial moraine, also known as the Valparaiso glacial moraine, formed by retreating glaciers.[3] The area was heavily forested and very fertile. It initially was drained by six streams flowing eastward through deep ravines, filled with native flora and fauna, into Lake Michigan. The glaciers, wind, and waves that formed the lakefront carved out the ravines. Today they are named Hutchinson, Wells, Bartlett, Van Horne, Shenck, and Janes Ravines after men associated with the Fort's history.



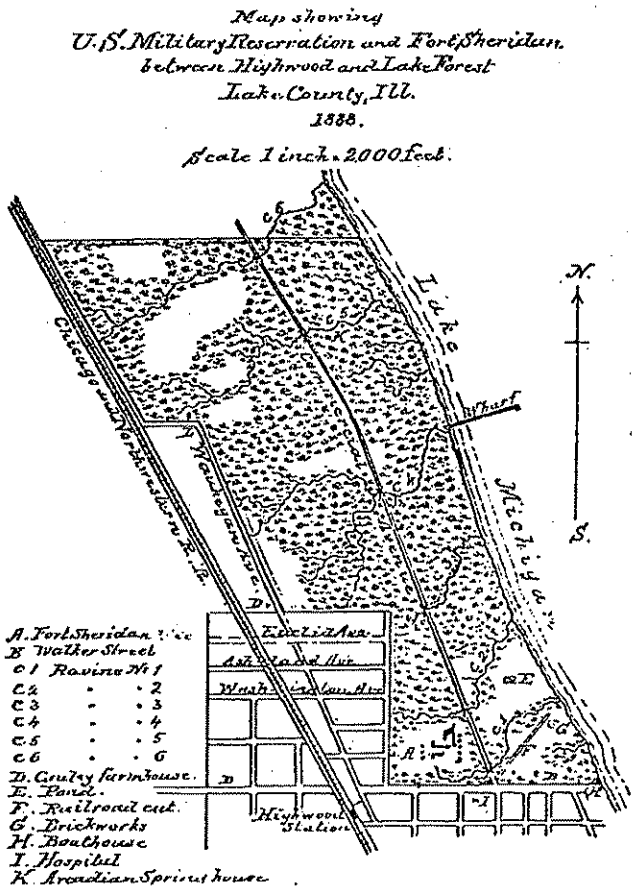
Scene near Fort Sheridan. Bluffs along Lake Michigan.
Susan S. Benjamin Postcard Collection

B. Early History of the Fort Sheridan Area

The site of Fort Sheridan was located on an old trail between Green Bay, Wisconsin (established as a French trading post and mission ca. 1670) and the area that was to become Chicago. This trail was used by Native Americans traveling between their hunting grounds and villages in and around Chicago and trading posts in Wisconsin. Known as the Green Bay Trail, it extended north through Chicago along what is today North Clark Street. It stayed near the lake shore, and when it approached the area of Fort Sheridan, the trail skirted ravines to Highwood and continued north across the post's rifle range.[4] Although it was originally used by Native Americans, settlers who arrived in the area traveled the trail between trading posts. In order to facilitate safe passage for the early settlers along this thoroughfare, troops arrived to assist them so that the trail was also known as Military Road.[5] After 1833, when the Potowattomi ceded all that remained of their land in Illinois to the United States (including Lake County and the land that is Fort Sheridan), trade expanded, causing increased traffic along the trail. The road that travels along much of the trail's original route is known today as Green Bay Road.

A small community named St. Johns was settled in the 1840s. It was situated on a bluff overlooking Lake Michigan in the southeast corner of what was to be the site of the Fort, and south of what became the Historic District. Although the town, which was inaccessible by road, never became the shipping center its founders imagined, it contained logging, lumbering, leather tanning, brick making, iron casting, and a long pier that was used to ship lumber harvested on site.

The settlers who came to the area were mostly immigrants from Ireland, Germany, and the Scandinavian countries. They were predominantly self-sufficient people who toiled under difficult conditions and shipped their goods to Chicago. Because of the heavily forested land, the deep ravines, and the shoreline location, mid-century settlers never considered the present-day site of Fort Sheridan advantageous for farming. (The flat fertile prairie land west of the Fort, valued for its productivity, was more often selected by the settlers for their farmland.) At one time real estate speculators planned to make the area a summer haven for Chicago's wealthy families. This plan was abandoned after the depression of 1873.[6]



Map of site of Fort Sheridan, 1888.
View from the Tower: A History of Fort Sheridan, p. 12

By 1870, Chicago was a growing commercial center with a population of 300,000 and, because of its central location, viewed as the gateway to the west. It also served as home to the Division of the Missouri, an army division quartered there to protect the city's residents. Commanded by the great Civil War General Philip H. Sheridan, the division was responsible for maintaining law and order in the frontier region.

General Sheridan's expertise was needed almost immediately in Chicago. On October 8, 1871, the Great Chicago Fire destroyed 18,000 buildings and left thousands homeless. In the chaos that followed, looters and pillagers went on a rampage. To control the situation, Chicago Mayor Roswell B. Mason declared martial law and put General Sheridan in charge. Largely praised by Chicagoans for his tireless struggle to restore peace and order to the city, General Sheridan organized extensive relief efforts for the homeless and needy and called in infantry from the frontier to mitigate damages. Martial law was only temporary, however, and removed on October 23, 1871.

General Philip H. Sheridan.
Lake County (IL) Museum, Regional History Archives, 95.32

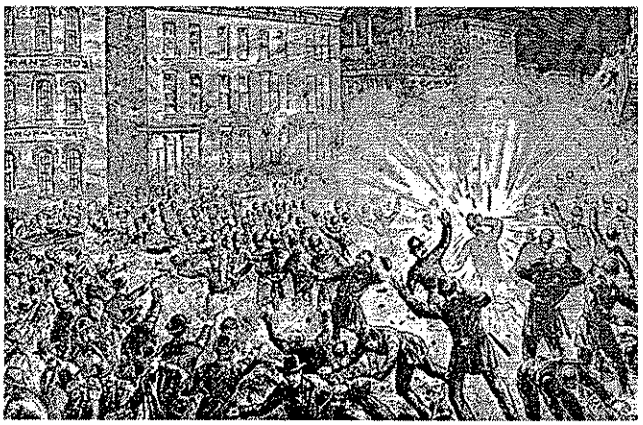
General Sheridan remained in Chicago until 1883, when he was reassigned to the War Department in Washington, D.C. By this time he had received the nation's highest military office—Commanding General, United States Army.

C. The Founding of Fort Sheridan

In the 1870s and 1880s, the City of Chicago suffered from labor unrest that ultimately led to the establishment of Fort Sheridan. The turmoil that continuously flared up between labor and management climaxed in the infamous Haymarket Riots of May 1886. Members of a labor party had assembled at Haymarket Square in Chicago to air their grievances. When a local policeman threatened to use force to disband the crowd, the meeting disintegrated into a riot. A bomb was thrown into the crowd; seven people were killed and at least sixty-five people were wounded. Troops from Fort Leavenworth, Kansas, were summoned to quell the uprising, but further riots, such as those at the McCormick Reaper Works, continued throughout the year, resulting in uneasiness among Chicago's prominent industrialists.

The effectiveness of U.S. troops in controlling matters after the 1871 fire and the mob action following labor-management disputes left an impression on Chicago business leaders. Prominent businessmen and politicians, including George Pullman, Marshall Field, and Senator C. B. Farwell, pressed for the establishment

of a permanent military presence in Chicago. In a meeting of the Commercial Club of Chicago in 1886, at which General Sheridan was present, Marshall Field delivered an address defining plans for such an installation, and in June of that year, three members of the club petitioned the Secretary of War to select land in the vicinity of Chicago for a military installation. The official reason, however, was not to squelch an unruly work force, but to establish an "artillery school and military station" in the area.[7]



Haymarket Riot.
From Michael J. Schaack, *Anarchy and Anarchists*, 1889

The War Department accepted the proposal to build a military installation and by July a team of officers, which included General Sheridan, had selected a location known as the Highwood Tract for recommendation to the Secretary of War. This 632-acre site was secured by the Commercial Club, donated to the government and accepted by joint Congressional resolution, dated March 3, 1887. John A. Logan, chairman of the Military Affairs Committee, sponsored the resolution, taking pains to assure his opponents that the acreage was truly a gift and that the army was requesting no additional appropriation.[8] The deed for the property was signed October 6, 1887.[9] Legally, the Commercial Club could neither own nor donate real property and, in fact, the Commercial Club of Chicago is not mentioned in the deed.[10] A Commercial Club consortium of Adolphus C. Bartlett, Charles L. Hutchinson, and John J. Janes and their wives acted as intermediaries and served as grantors named in the deed. Subsequently, three ravines were named after these three members of the club. The realty consideration amounted to $10,[11] although Congressional records indicate that the club actually paid $300,000 in cash for the land.[12] The post was called the "Camp at Highwood."

The first regiment arrived on November 8, 1887, which is recognized as the date the post was established. Eighty-four men commanded by Major William Lyster came from Fort Douglas, Utah. Timing was such that Lyster's troops arrived at Fort Sheridan three days before the execution of the accused Haymarket Riot anarchists. In addition to Lyster's men, 1,200 members of the Illinois National Guard were on placed on alert. The Haymarket crisis, however, passed without Lyster's having to lead his men into Chicago.[13]

On February 27, 1888, the Camp at Highwood was officially named Fort Sheridan after the general who had played such a significant role in the founding of the Fort. An order was received from the War Department signed by William C. Endicott, Secretary of War, stating, "By direction of the President the new military post at Highwood, near Chicago, Illinois, now called Camp at Highwood, will hereafter be known and designated as 'Fort Sheridan,' in honor of Lieutenant General Philip Henry Sheridan, U.S. Army."[14] The order was issued by the Adjutant General, "By command of Lieutenant General Sheridan."[14] General Sheridan visited the post on May 5, 1888, and received his last review of troops. He died August 5, 1888.

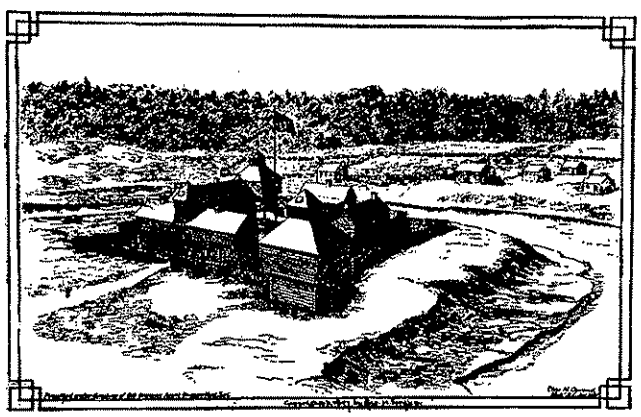
D. Construction of the Fort

The first two years of Fort Sheridan's existence proved to be difficult. Major Lyster and his men faced harsh winter conditions, bivouacked in conical walled tents without floors, then in temporary wood barracks.[15] Despite Lyster's constant efforts to push through red tape, funds were lacking and his force was ill equipped, lacking adequate food, clothing, and heat. The soldiers spent the winter of 1887 cutting away uncleared brush to make way for construction. It was not until 1889 that Congress appropriated $300,000 for the construction of permanent structures—to accommodate six infantry companies and four cavalry troops on the base. The appropriation also included money for the construction of the water tower, a wharf, a cemetery, and a rifle range. By the time Major Lyster ceded his command on September 2, 1890, construction of the Fort was well under way.[16]

The location of Fort Sheridan was excellent for building an army installation. There was an abundance of natural material for the construction of buildings and roadways. Sand and gravel could be taken from Lake Michigan in unlimited quantities, and clay suitable for manufacturing brick was readily available in quantity on site. A spur track was built from the adjacent Chicago and Northwestern railroad line to the Fort to transport construction materials. From a standpoint of aesthetics, the acreage was a superb site—with lake views, beautiful trees, lush vegetation, and deep ravines. In addition, the ravines could serve as a valuable training ground, used by cavalry and infantry for maneuvers.

1. Construction Background

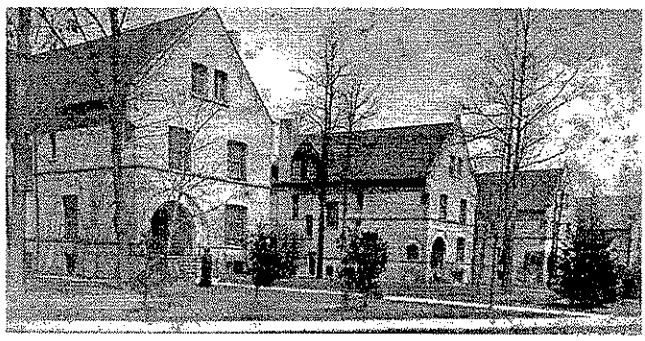
Fort Sheridan was planned and constructed during a period of transition in national policy that signaled the closing of temporary frontier posts and the establishment of permanent garrisons of troops at strategic points throughout the United States. By the late 1880s the old stone and masonry forts built along the Atlantic coast to protect the nation from invasion were obsolete and abandoned; the emphasis had turned to a dispersed system of smaller artillery units and gun batteries.[17] In the West, forts had been scattered all over the frontier with the primary mission of protecting settlers and subduing hostile Native Americans. These forts were usually small, built



Engraving, Fort Dearborn, Chicago. Example of hollow square plan.
Created by George M. Fergus. Chicago Historical Society, Prints and Photographs Division, ICHI-03038

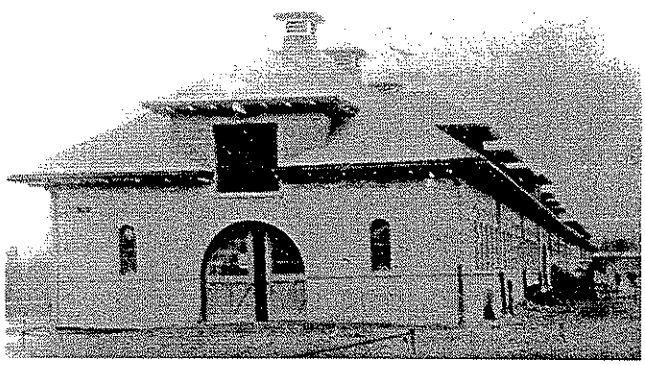
only to house a few companies of soldiers and constructed in response to some particular problem on the frontier. Built for defense, they were laid out in a hollow square plan in which buildings were constructed around a central parade ground.[18] A good example of this building type was Fort Dearborn in Chicago.

Living conditions were usually substandard due to the rapidity of construction and the use of poor-quality construction materials. With the closing of the Western frontier by 1890 due to unprecedented pioneer settlement, the end of the Indian Wars, and the forced resettlement of Native Americans into reservations, there was less need for numerous smaller garrisons, and the emphasis turned to the establishment of fewer, larger, more permanent installations.[19]



Captains' Quarters, Logan Loop (#10-13), ca. 1900.
Lake County (IL) Museum, Regional History Archives, 92.24.807

As new posts were being constructed, there was an increased concern for hygiene and the improvement of living conditions.[20] The Quartermaster Department, U.S. Army, addressed these issues, assuming the role of contracting officer and hiring architects and planners rather than overseeing site and building construction as had been done previously. The architects generally brought with them the prevailing eclectic design styles of the day as well as popular site planning principles.



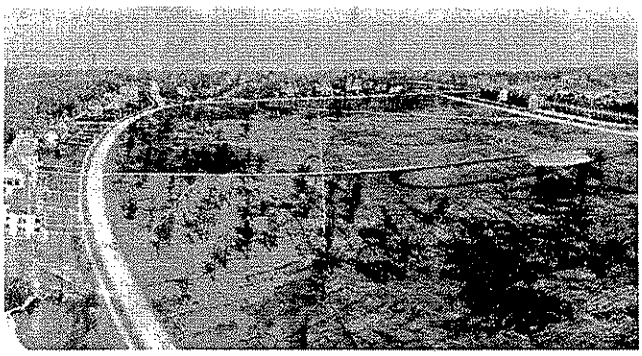
Stable (#43), ca. 1900.
Lake County (IL) Museum, Regional History Archives, 95.32

Examples of preferred styles included Italianate, Queen Anne, and Romanesque Revival; planning ideals centered on the Beaux Arts philosophy, which "emphasized monumentality, symmetry, classical ornamenta-

tion and hierarchy in support of civic institutions."[21] The layout of Fort Sheridan is based on the traditional hollow square plan, but the buildings were designed with permanence in mind to conform to popular stylistic preferences. They are predominantly Richardsonian Romanesque in style, constructed of brick and monumental in stature.[22] At Fort Sheridan, this style is characterized by monumental masonry construction and round-headed arched openings as seen in the Captains' Quarters and Stables.

2. *Design of the Fort*

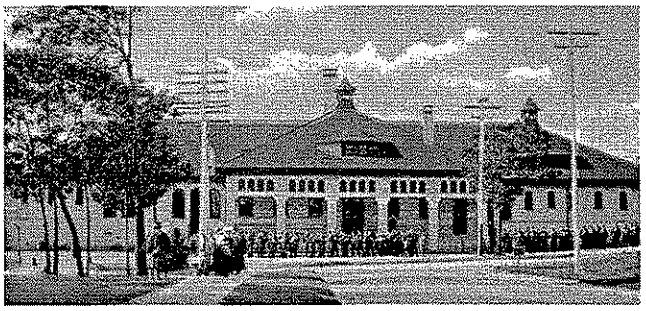
Contracts for army post construction were the responsibility of Brigadier General Samuel B. Holabird, Quartermaster General of the Army. No doubt prompted by his desire to help out his son's newly formed architectural firm, he awarded the commission for designing Fort Sheridan to Holabird & Roche. Shortly after, in 1896, legislation was passed that expressly prohibited the employment of a private architectural firm to design military installations except by special act of Congress.



Aerial photograph of parade ground. View east, 1908.
Collection, Highland Park Historical Society

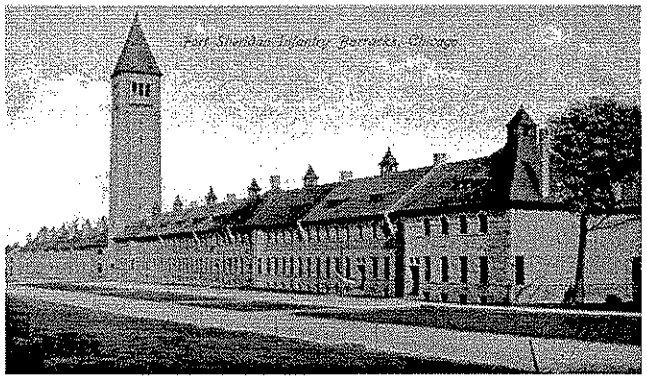
Holabird & Roche were later to receive worldwide recognition for pioneering the skeletal frame skyscrapers that characterize the Chicago School of Architecture — such well-known early office buildings as the Marquette Building, 140 South Dearborn Street (1894), and the Chicago Building, 7 West Madison Street (1904). Fort Sheridan, however, was one of their first major commissions.

Upon receiving the commission to design Fort Sheridan, William Holabird and Martin Roche immediately brought in their former partner, landscape architect Ossian C. Simonds. (They had all worked in the architectural office of William Le Baron Jenney, then formed a firm together that lasted from 1880 to 1883, Holabird, Simonds & Roche.[23]) The resulting plan, with its gently curving roads, reveals Simonds' naturalistic approach and reflects the streetscape patterns of the adjoining suburbs of Lake Forest and Highland Park.



Guard House (#33), ca. 1911.
Victoria Granacki Postcard Collection

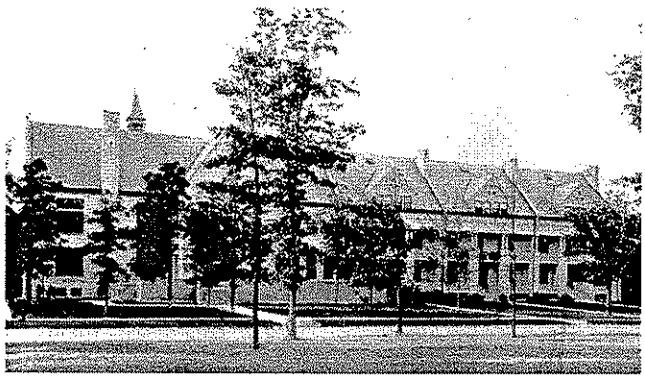
Records indicate that Holabird & Roche were first commissioned to work on plans for an army installation in 1884 (even before the Haymarket Riot).[24] Design for the permanent buildings, however, likely began in 1887-1888, after March 3, 1887, when Congress officially established the Fort.[25] By 1891, designs for the early buildings were complete. These included basic utilitarian structures such as the Pumping Station (#29) and the garbage incinerator as well as the Guardhouse (#33), Water Tower (#49), and Barracks (#48, #50), these last three completed in 1893.



Water Tower (#49) and Barracks (#48, #50), ca. 1900.
Susan S. Benjamin Postcard Collection

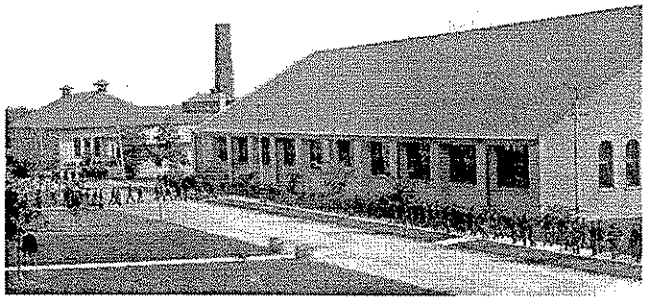
The center of the post's hollow square plan was the 54-acre irregularly shaped oval parade ground. On the south side of the oval stood the 228-foot water tower, now lowered to 167 feet, said to be modeled after the Campanile at San Marco in Venice.[26] From its early days, Sheridan Road, the major artery of the North Shore, ran through the Fort and passed under the

tower's handsomely ornamented central archway. The road continued around the parade ground to Waukegan Avenue where it linked up with Old Elm Road, which exited the Fort between rows of trees.



Bachelor Officers' Quarters and Mess (#31), ca. 1900.
Lake County (IL) Museum, Regional History Archives, 95.32

On either side of the tower stretched 1,000 feet of barracks. Directly across the parade grounds stood the Bachelor Officers' Quarters and Mess (#31). Officers resided in single-family homes along quiet residential loops on the bluffs overlooking Lake Michigan. The size of their homes was based on rank. Since officers and enlisted men existed in different social worlds, the location of housing in the hollow square plan reflects this separation of rank, with the enlisted men's barracks (#48, #50) located to the south, closer to the Fort's functional structures—the Army Mess Hall and Central Heating Plant (#47), Infantry Drill Hall (#60), Guardhouse (#33), Stables (#42, #43, #62, #63, #65, #80), Quartermaster and Commissary Storehouse (#35), and Ordnance Storehouse (#88). The northern end of the post was left largely undeveloped except for a cemetery and a rifle range.

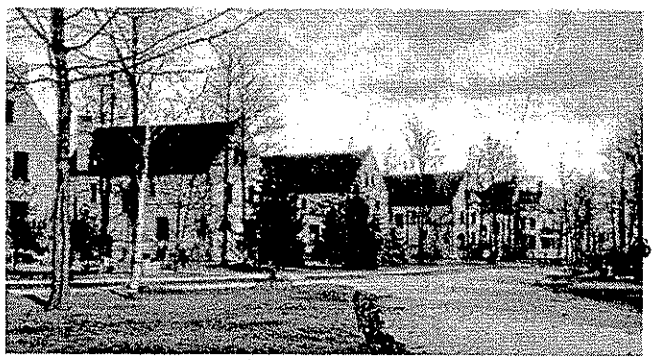


Mess Hall, ca. 1900. Army Mess Hall and Central Heating Plant (#47), Infantry Drill Hall (#60).
Lake County (IL) Museum, Regional History Archives, 92.24.1215

There is a cohesiveness of design shared by the buildings designed by Holabird & Roche. All of the masonry buildings were constructed of cream-colored brick made on the post, and most share a similar Richardsonian Romanesque vocabulary. Adjacent to the lake, at the east end of Logan Loop, the Post Commanders' Residences (#8 and #9) were designed in the Queen Anne style, resembling similarly designed residences in nearby Highland Park. Each has a corner tower, a front-facing gabled dormer, and a front porch and is trimmed in Romanesque Revival terra cotta ornamentation. The picturesque style of these two large imposing buildings sets them apart from the brick gable-front homes that were Captains' (#10-13, #18-20, #53, #54, #73-76) and Lieutenants' (#3-7, #15-17, #21-27, #56) Quarters.

Post Commander's Residence (#9), date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.1639

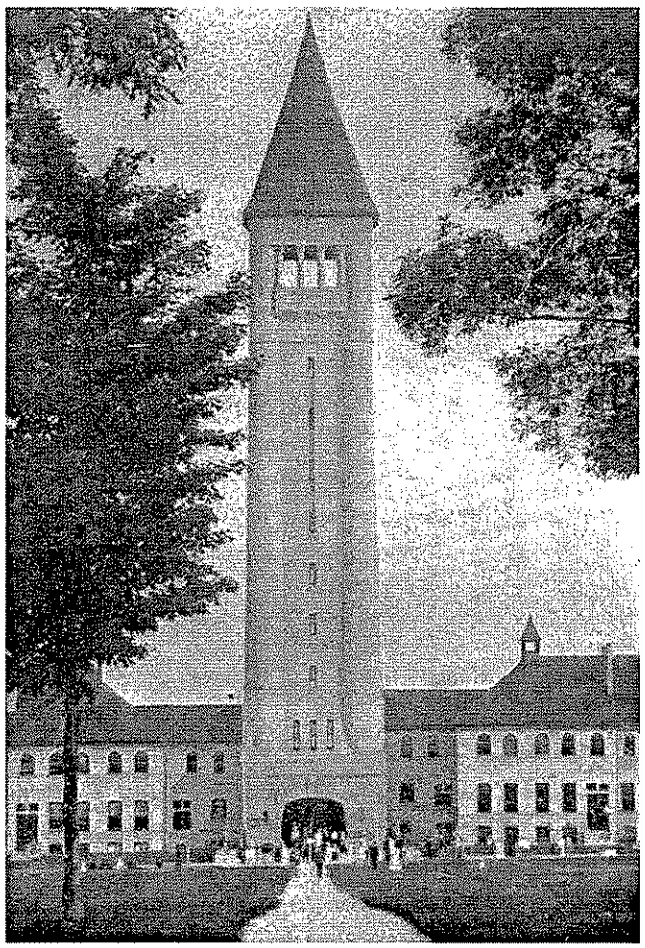
This housing, the Barracks, and the service and institutional buildings designed by Holabird & Roche have a sense of solidity and restraint, arched entrances, arcaded openings, simple brickwork, and elegant but spartan stone and terra cotta ornamentation.



Quarters, Logan Loop (#10-12), date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.343

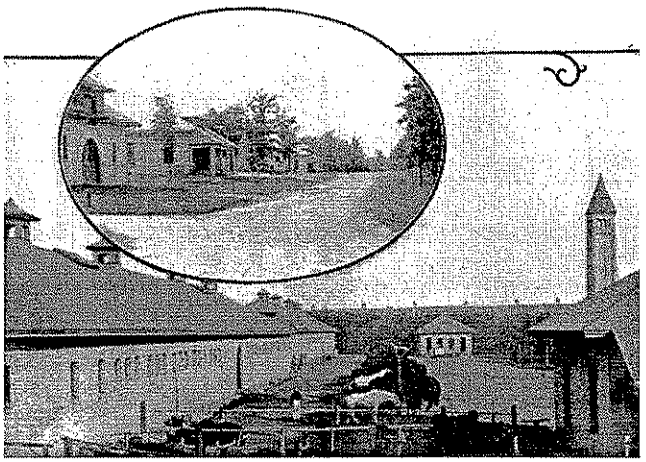
The tower, which originally had a more steeply pitched roof, resembles Richardson's design for the Allegheny

County Courthouse in Pittsburgh, Pennsylvania. Other buildings that are not specifically Romanesque in derivation, the more picturesque Non-Commissioned Officers' Housing (#30, #46, #52) with gabled dormers and front porches, are reminiscent of Richardson's more informal shingle style designs of the 1870s and 1880s found in Newport, Rhode Island, and Cambridge, Massachusetts.



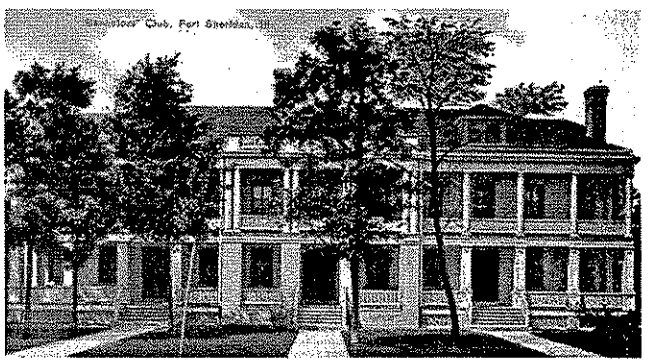
Water Tower (#49), ca. 1900.
Susan S. Benjamin Postcard Collection

The buildings designed by Holabird & Roche are characterized by a sense of grace and, through their use of brick and limestone, permanence. During the period the Fort was built, because of the growing attention paid to the needs of the soldier, the residences were designed with a concern for architectural detail and comfort of living. At the same time, expressing the regimentation of the army was primary. The formal relationship of the tower (designed with an opening large enough to accommodate a platoon marching for review) to the parade grounds reflects the pomp and ceremony associated with military life. The number of stable buildings, a veterinary hospital, buildings for saddlers, stable guards, and blacksmiths, and their design excellence indicates the important role that the cavalry played in army life.



Cavalry Stables (#42, #43, #62, #63, #65, #80) and Saddler's and Stable Sergeant's Buildings (#44, #72, #78), date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.1993

Although not designed by Holabird & Roche, the buildings designed by the Office of the Quartermaster General between 1905 and 1910 are similar to the Holabird & Roche designs in size, scale, and materials. Generally classical in design, they vary in detailing from the earlier designs but are a handsome and integral part of the fabric of the Fort. The quartermaster-designed buildings include the Field Officers' Quarters (#28), a single family residence with a broad front porch and gable roofs at the southeast end of McArthur Loop;



Bachelor Officers' Quarters (#32), date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.362

the Lieutenants' Quarters (#92, #95-97) and Captains' Quarters (#93, #94), with gracious front porches, located along the east and north sides of the parade

ground; the Bachelor Officers' Quarters (#32); the U-shaped Cavalry and Artillery Barracks (#81-84); the Company Kitchens (#103-108); Hospital Corps and Sergeants' Quarters (#45, #102); Stables (#86, #98); the Blacksmith Shop (#61); and the Theater (#180).

South Side of Barracks and Company Kitchens (#103-108, #48, #50), ca. 1920.
Susan S. Benjamin Postcard Collection

3. The Designed Landscape: Ossian Cole Simonds

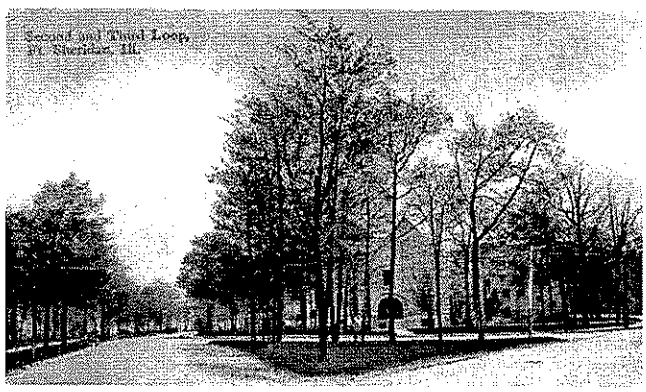
The landscape plan of Fort Sheridan is credited to Ossian C. Simonds, one of the country's most significant landscape architects of the period. At the turn of the century, when it was fashionable to lay out "showy" foreign plants in formal arrangements, Simonds, along with Chicago landscape architect Jens Jensen, developed a new regional school of landscape design that focused on the use of native plant material and respected the existing terrain. This style was later given a name by Wilhelm Miller, professor of landscape architecture at the University of Illinois: "The Prairie Style."[27]

Ossian Simonds, who was born near Grand Rapids, Michigan in 1855, studied civil engineering and architecture at the University of Michigan, graduating in 1878. After two years in the office of William LeBaron Jenney and three years in partnership with Holabird and Roche, he established the practice of landscape-gardening (as it was then known). He contracted with his former partners to "lay out the grounds and attend to the landscape-gardening effects."[28] Fort Sheridan was an important early commission for Simonds, though he is best known for his work enlarging Graceland Cemetery into the great park-like environment that exists today.

Using trees, shrubs, and flowers to create harmonious effects through color, contrast of light and shadow, and pleasing natural outlines was Simonds' goal. Plantings were to frame attractive vistas and subtly camouflage intrusive elements. Simonds' philosophy is clearly demonstrated at Fort Sheridan, where the profile of his curving streetscape reflects the natural ravine-cut topography, and the composition of trees, particularly on the periphery of the parade ground, contains native plant material including oaks, maples, and lindens.

Scattered recently planted evergreen shrubs sometimes obscure Simonds' desire to create beautiful views and provide a pleasing framework for the Holabird & Roche buildings; however, early photos, postcards, and maps as well as illustrations of Simonds' designs for parks, cemeteries, and residential areas and his book *Landscape-Gardening*, published in 1920, provide information on Simonds' original intent.[29]

Many specific characteristic features of Simonds' plan for the Fort are noteworthy. The parade ground provided enough space for drilling and review yet, forming an irregularly shaped oval, captured the essence of the nearby prairie landscape. Simonds created a broad view by using irregular masses of trees and shrubs to establish an indefinite border that made the open space seem to extend beyond its actual boundaries. Leonard Wood Avenue and the adjacent sidewalks were routed in wide curves around the edges of the parade ground, creating an ever-changing perspective as one rode or walked around the space. Where roads join the drive around the parade ground, small triangular islands were formed, which is a signature of Simonds' design.



McArthur and Scott Loops, date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.347

On the east side of the parade grounds the three roads forming loops—McArthur Loop, Scott Loop, and Logan Loop—that contain the officers' housing surround

teardrop-shaped islands. Simonds' curves were never regular segments of circles. The three officers' loops vary in size according to the amount of space between the ravines that separate them and are characteristically sympathetic to the existing natural terrain. View corridors, such as those to the lake created by these loops, and that directly across the parade grounds through the tower opening, are typical Simonds' features. The location of the winding road at the base of Bartlett Ravine designed to connect the Fort and the town of Highwood with the wharf that was originally constructed at the lakefront can probably be attributed to Simonds.[30]

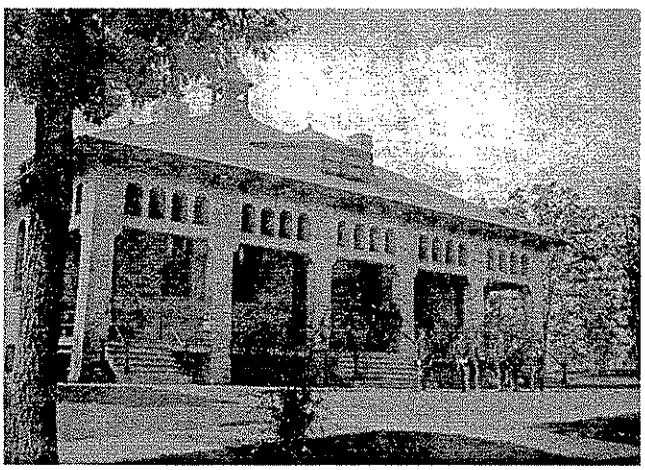
Ossian Simonds' historic importance rests with his achievement of infusing the prairie spirit into the world of landscape design, even before the more celebrated Jens Jensen laid out many of the Midwest's most beautiful parks and estates. Although the original landscape plan for Fort Sheridan has not been located—if indeed it was ever put on paper— the results of Simonds' work are clearly evident. Like the environments he created for parks and estates throughout Illinois, Fort Sheridan is characteristic of his design philosophy and one of very few major landscape designs on the North Shore that bear his imprint.

E. Activity at the Fort

1. The Early Years: 1890-1910

According to an account of the early buildings by an unknown employee of Holabird & Roche,[31] by 1890, the general layout of the Fort was in place, roads, sewers, and water mains were laid, and the Pumping Station erected and equipped on the lake shore below the high bluff.[32] The Officers' Quarters, Barracks (#48, #50), Guardhouse (#33), Stables (#42, #43), Bakery (#34), Quartermaster and Commissary Storehouse (#35), Workshops (#36), and Veterinary Hospital (#38) had been completed or were well on the way to completion and the Water Tower (#49) was in use although not entirely finished. The Fort was ready for its first major assignment.

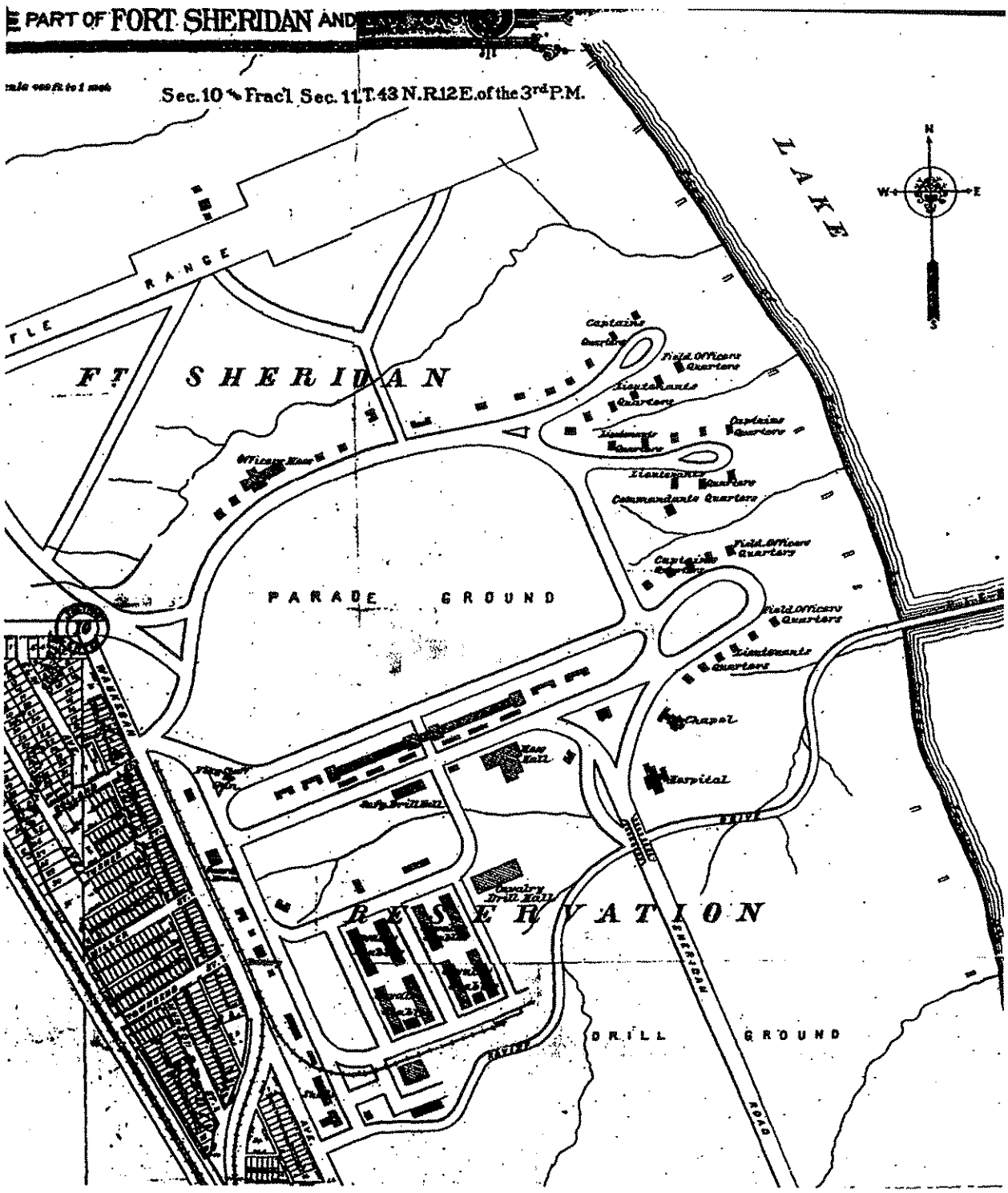
Fort Sheridan's first military activity began after the Battle of Wounded Knee, which took place in South Dakota in December of 1890. A group of the defeated Lakota tribe were imprisoned at the Fort. By 1894, two years after they were gone from the Fort, all of the individual buildings designed by Holabird & Roche were completed. These included the Officers' Housing, Bachelor Officers' Quarters and Mess (#31), the Quartermaster Stables Guardhouse (#37), the Saddler's and Stable Sergeant's Buildings (#44, #72, #78), the Gun Shed (#89), the Army Mess Hall and Central Heating Plant (#47), the Infantry Drill Hall (#60), a Magazine (#57A), Ordnance Storehouse (#59), the Dead House (Morgue) (#87), a Blacksmith Shop (#61), and the Fire Station (#79). A small Cold Storage House (#100) was built in 1897, though the architect is unknown.



Guardhouse without side wings, date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.1638

In June 1894, Fort Sheridan played a role in the Pullman strike when disagreements between union officials and management of the giant railroad car company erupted in violence. From the time of conception, Fort Sheridan's mission had been to respond to domestic uprisings, and this purpose was exercised during the Pullman dispute when President Grover Cleveland ordered the 15th Infantry and the 7th Cavalry from Fort Sheridan to deter further confrontation at the Union Stock Yards. The measures taken by the army during the Pullman strike proved to be successful in restoring peace and order in the city, and it was the last time Fort Sheridan would serve its original purpose as a domestic peace keeper.[33] In 1898, the Fort served as a temporary transit center for troops on their way to fight in the Spanish-American War.

In these early years, Fort Sheridan became known locally as a "Cavalry Post."[34] Cavalry officers were always highly regarded, leading to Fort Sheridan becoming a social hub of the North Shore. There were balls and



Map of Fort Sheridan, 1907.
Standard Atlas of Lake County, 1907

receptions at the Officers' Club and other social activities including guard mounting ceremonies, drills and parades, band concerts, and polo matches with nearby wealthy residents.[35] This aspect of Fort life, however, was limited to the officers and did not extend to the enlisted men.

Officers of the Cavalry Squadron, date unknown.
Lake County (IL) Museum, Regional History Archives, 92.24.989

During the first decade of the twentieth century, a considerable amount of construction took place at the Fort. Holabird & Roche did not play a role except for designing wings that added space to the guardhouse in 1905-1906. All of the other new construction was done by the Office of the Quartermaster General except for the Post Office (#66), built in 1907, and the Post Hospital (#1, #2), built in 1893 and 1905-1906. The hospital buildings were built by the Office of the Surgeon General. It is unknown who designed the Post Office, but the National Historic Landmark nomination states that it might have been built by the Post Engineer.[36] Because of the importance of the cavalry and artillery units to the army, four large structures were built, two on each side of the existing barracks, in 1905 (#81-84). These U-shaped buildings stand $2^1/_2$-stories. This same year a $2^1/_2$-story house (#28), in the American Foursquare style, was built on the lake at the south side of McArthur Loop to serve as the Field Officer's Quarters (the house of an officer ranked Major through General). In addition, the Office of the Quartermaster General built four $2^1/_2$-story cross-shaped duplex homes, three on the north side of the parade grounds and one on the east side, just north of the houses facing Logan Loop. These were to serve as Lieutenants' Quarters (#92, #95-97). Two slightly larger duplex homes were built on the east side of the parade grounds to serve as Captains' Quarters (#93, #94). A Quartermaster Storehouse (#85) was also built. In 1907, Bachelor Officers' Quarters (#32) were constructed to the west of the existing Bachelor Officers' Quarters and Mess (#31) that had been designed by Holabird & Roche. In 1907-1908, six narrow buildings that served as Company Kitchens (#103 - 108) were constructed south of the barracks. Two large Stables (#86, #98) were built on Lyster Road, increasing the number of structures needed to service the cavalry. In 1910, two structures were built as Hospital Corps and Sergeants' Quarters (#45, #102) near the southwest corner of the parade ground. No construction of significance occurred again until the 1930s. Only nonpermanent structures were built.

Cavalry Barracks (#81, #82), ca. 1908.
Susan S. Benjamin Postcard Collection

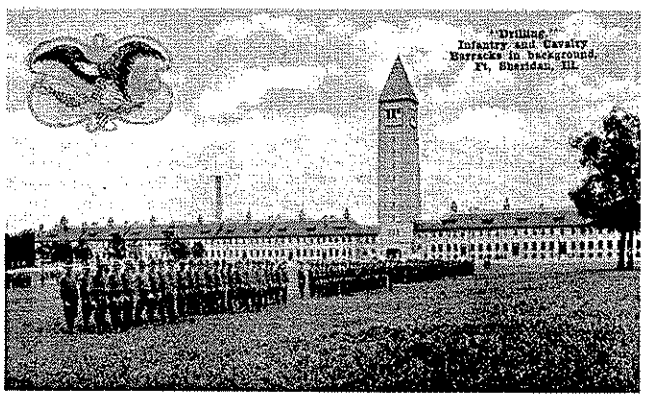
2. 1910-World War I

Civil disturbances in Mexico between 1910 and 1916 and the war then beginning in Europe made Congress aware of the country's state of unpreparedness. This attitude was profoundly felt at Fort Sheridan when units departed from Fort Sheridan to handle Mexican border skirmishes. The War Department recognized the responsibility the country had in playing a greater role in international affairs and the likelihood that the United States would have to enter the conflicts.

Throughout the country an emphasis was placed on training and readiness, and changes at Fort Sheridan during this time greatly reflected this new mission. Before the early twentieth century, America had relied on a small standing army for its defense, but as international tensions grew, the nation realized that this kind of

Military training in trenches, ca. 1917.
Lake County (IL) Museum, Regional History Archives, 92.24.276

army was not equal to the task of protecting the nation and its growing population. The need was for training a standby force of men prepared for deployment in case of war. Major General Leonard Wood, Commander, Department of the East between 1910 and 1914, believed future wars would see the greater part of the fighting done by these men. He initiated the reserve training camps independent of state and National Guard structure.



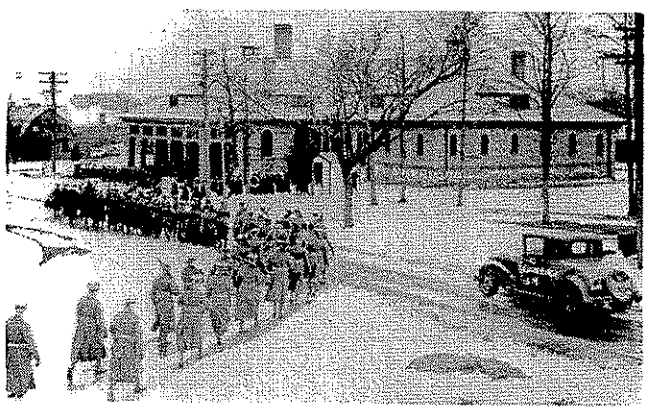
Drilling in front of Barracks, ca. 1920.
Susan S. Benjamin Postcard Collection

Fort Sheridan was to serve as the site of the nation's the first Reserve Officers Training Camp (ROTC). It was held in the summer of 1917 for 2,500 men. A second one immediately followed. To accommodate these large numbers in what had previously been a camp with few barracks, rapid construction commenced. The result was a village of sixty buildings constructed west of Patten Road and south of Bartlett Ravine. In addition, another twenty-four buildings were constructed in the eastern section of the camp all south of Bartlett Ravine outside the historic district. Approximately 5,800 men who had completed three months' basic training in the two successive camps were commissioned as officers in the Army Reserve, applying in combat what they had learned in their training at Fort Sheridan. The type of training at the Fort reflected the situation in Europe at that time. For infantry and field artillery training, a large trench system was built that emulated those used in the actual European conflict; the men also trained in the areas of drill, horse care, and communications. In addition to providing infantry and field artillery training, the camps maintained significant coast artillery (antiaircraft) and cavalry units.[38] Today Leonard Wood Avenue, encircling the parade ground, commemorates the general's role in establishing reserve training at Fort Sheridan.

3. World War I

The Reserve Training Camps provided a logical expansion into training centers following the Declaration of War on April 6, 1917. Fort Sheridan became an induction and Midwest training center for men entering the Army from Illinois, Michigan, and Wisconsin.

As the war in Europe raged and Fort Sheridan continued its role in recruiting and training young men for battle, it also took on several changes including the addition of what was at that time the largest base hospital in the United States, Lovell General Hospital. During its two years of operation the facility treated some 60,000 patients and kept the great influenza epidemic of 1918 from engulfing the base. Temporary wood structures forming the hospital occupied most of the parade ground and the entire tower complex of buildings between 1918 and 1920.



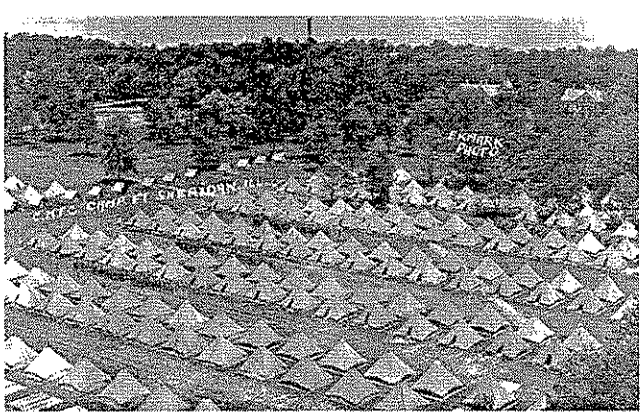
Soldiers marching by Guardhouse. Automobiles prominent on post, ca. 1930.
Lake County (IL) Museum, Regional History Archives, 92.24.1977

Most patients were released and returned to their homes; some were buried in the post cemetery. A sundial was built on the east lawn of the Post Commander's Quarters at the hospital's closing in 1920 as a memento to its tenure. A hostess house of the Young Women's Christian Association, built in 1919, was located in the west area of the parade ground for 24 years before it was razed.

4. The Years Between the Wars

After World War I, several changes occurred that altered the face of Fort Sheridan. These changes, brought about by the introduction of automobiles, tanks, and trucks in battle, included the phasing out of the cavalry as a prominent part of the post and the construction of numerous support structures for automobiles, machinery, and related equipment. Consequently, the field where the cavalry and artillery displayed their expertise with horses was converted to ball fields. A school for automobile mechanics was set up by the Quartermaster Corps in 1941. This school marked the end of an era, as blacksmiths, wheelwrights, and wagonmasters gave way to the all-purpose mechanic.

In 1921, the Bakers' and Cooks' School was established and a large Georgian Revival building (#140), designed by The Stearnes Co. of Chicago, was constructed in 1939 south of the stables on Ronan Road. The school operated through World War II. In 1932, at the intersection of Westover and Lyster Roads, the Theater (#180) had been built in the Georgian Revival style. Throughout the 1930s, Works Progress Administration (WPA) funds were used in the repair and renovation of numerous officers' quarters, outbuildings, and support facilities.[39]



Civilian Military Training Camp—tent village. Named for General Leonard Wood. 1926.
Lake County (IL) Museum, Regional History Archives, 92.24.1396

In the period between 1920 and 1943, Fort Sheridan remained active as a reserve training facility while retaining its role as a regular army training base. As part of the War Department's mandate to foster a closer relationship between air and ground fighting, the Coast Artillery (antiaircraft) established a major training center at the Fort. The soldiers who trained in antiaircraft units lived in the tent village of Camp Leonard Wood under often harsh conditions until 1939, when a permanent structure, located south of Bartlett Ravine on Patten Road, was built.[40]

5. World War II

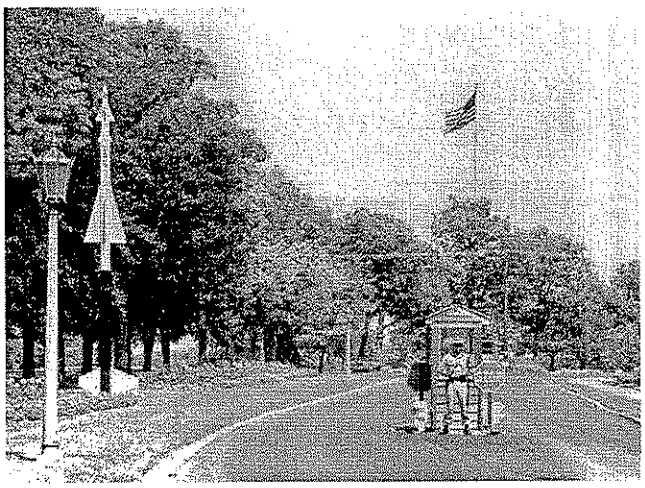
After 1936 the Fort, like others across the country, prepared itself for the possibility that the United States might enter the war in Europe. When the peacetime draft was instituted in 1940, Fort Sheridan became one of four Recruit Reception Centers in the country and was expanded to receive masses of new selectees and recruits from Illinois and other states. Soldiers were received at the Recruit Reception Center, known to the men as "Boomtown," located at the south end of the post. In order to accommodate the heavy influx of new recruits, numerous temporary prefabricated buildings were constructed.[41] When the physical requirement for the soldiers became more strenuous, an increased training program was established. Part of that training involved setting up and utilizing an elaborate infiltration course at the post, designed to take soldiers through a simulated battlefield. The infiltration course became a standard training device during World War II.

In 1944, Fort Sheridan assumed administrative control of prisoner of war camps in Illinois, Michigan, and Wisconsin. A total of 15,000 prisoners under this administrative control performed civilian construction jobs, crop harvesting, kitchen police, and other forms of manual labor. When World War II ended, the POW camp that had been at Fort Sheridan closed, and all but nine of the prisoners returned to their homeland (most were from Germany). Those nine are buried in the post cemetery.[42]

6. The Postwar Years

In the years following World War II, the regular army units stationed at the Fort were sent to main battle areas. During the Korean conflict of the 1950s Fort Sheridan served as a primary reception center. Fort

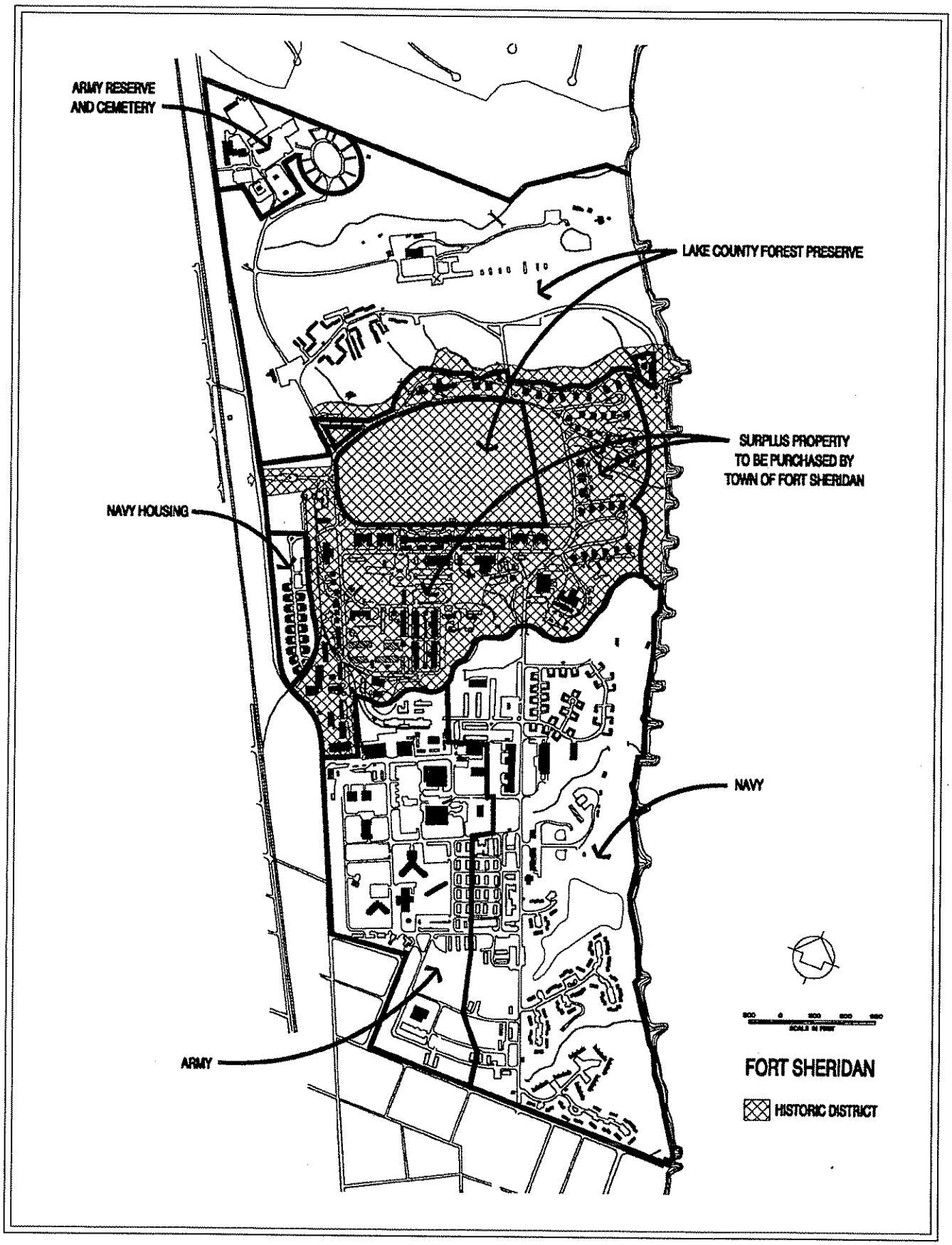
Sheridan's mission was then expanded to include the support of defense sites protecting a Midwest industrial area that encompassed Illinois, Indiana, Michigan, Wisconsin, and Minnesota. The post became responsible for all logistical support of a network of 33 Nike-Hercules missile sites throughout the country. During the Vietnam conflict, the Fort served as an administrative and logistics center in addition to sending its regular army units into battle areas.



Fort Sheridan entrance, ca. 1965.
Lake County (IL) Museum, Regional History Archives, 92.24.949.1

At the end of the Vietnam War, a peacetime army was stationed at the Fort, and Fort Sheridan continued to function as an administrative center. In the early 1970s there were several attempts by Congress to close Fort Sheridan. However, the post endured, and in 1975 it had the largest permanent and civilian contingent in its history.[44] In the 1980s, it served as a center for recruiting activities in eleven states. Nevertheless, over the course of the 1980s, construction at the post slowed as its contingent dwindled. There were approximately 1,400 military personnel stationed at Fort Sheridan in 1988, down from 5,000 in 1975. By that time there were no regular combat troops there, and its main function was to supervise reserve activities around the Midwest and to coordinate Army recruiting nationwide. It also served as headquarters to the 112th Military Intelligence Command, the Army Criminal Investigation Command, and a detachment of explosives experts.[45]

Although the post was among the first to be closed during the initial round of military budget cuts in 1990,[46] training and administrative activities continued at the base until it closed. Troops from Fort Sheridan served actively in Desert Shield and Desert Storm after the post was ordered to mobilize active, reserve, and National Guard units for the conflict.[47] Following the Gulf War, the army began deactivating units and departing from Fort Sheridan. With this war over and the Cold War relegated to history, Fort Sheridan ended its 106-year military mission. Closing ceremonies took place May 28, 1993.


ARMY RESERVE
AND CEMETERY
LAKE COUNTY FOREST PRESERVE
SURPLUS PROPERTY
TO BE PURCHASED BY
TOWN OF FORT SHERIDAN
NAVY HOUSING
NAVY
ARMY
FORT SHERIDAN
HISTORIC DISTRICT

A. Validation of National Historic Landmark District Boundaries

The Fort Sheridan Historic District was listed on the National Register of Historic Places in 1979 and upgraded to a National Historic Landmark by the National Park Service of the U.S. Department of the Interior in 1984. The boundaries and structures for inclusion were carefully considered and selected at that time. The boundaries of the National Historic Landmark District are valid as they now stand and should remain unchanged in the future. The designation of contributing and noncontributing historic buildings within the Historic District is valid unless the buildings have severely compromised integrity or are in extremely deteriorated condition. In its September 1993 *Literature Review, Architectural Evaluation,* and *Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan,* the Louisville District Army Corps of Engineers evaluated the significance of the historic designed landscape and recommended that the significant landscape features of the Historic District be recognized. The recommendation is embraced in this Management Plan.[48]

The 230-acre Historic District is part of the larger 714-acre Fort, which is situated along Lake Michigan approximately 25 miles north of Chicago. The Historic District is bounded on the east by Lake Michigan. The southern boundary follows the south bank of Bartlett Ravine from the lakefront until its termination behind the buildings on the east side of Lyster Road. The boundary then extends southward behind these buildings on the east side of Lyster Road to First Street. It continues west along First Street to the east side of Waukegan Avenue. The western boundary extends north from the intersection of First Street and Waukegan Avenue along a line behind the buildings on the west side of Lyster Road to Leonard Wood Avenue. It extends westward along the south side of Leonard Wood Avenue to Sheridan Road, then north to the north side of Leonard Wood Avenue, and then east until it meets Bell Road. The boundary briefly follows the eastern side of Bell Road until it passes the terminus of Hutchinson Ravine. The north boundary continues along the north bank of Hutchinson Ravine to the lakefront.[49]

In the 1993 *Literature Review,* the Army Corps of Engineers had inventoried all the remaining temporary World War II mobilization buildings at the Fort and recommended the potential eligibility of four within the boundaries of the Historic District, Buildings #134, #205, #702, and #723. There are many valid reasons, however, why these should not be listed. Their potential eligibility was noted because they represent a major structural type of the kind built for mobilization of World War II efforts. Three have poor integrity: #134, a general administration building; #205, built as a Service Club; and #702, a general administration building. They are frame structures that have been altered by aluminum siding. All were built as temporary structures from standardized plans. These four structures are required to be thoroughly documented in accordance with the Programmatic Memorandum of Agreement for World War II buildings before any demolition can be undertaken. They have been documented in the HABS/HAER inventory that is part of the *Literature Review.*

The significant historic landscape features of O. C. Simonds, which were integrally designed with the architecture, are not specifically recognized in the National Historic Landmark nomination form. This deficiency has been aptly cited in the *Literature Review* and expanded upon in the *Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research.*[50] The distinct public subareas of the Historic District that remain include the centrally located parade ground and surrounding Leonard Wood Avenue; the three loop streets on the lakefront where the officers' housing is located; four major arteries, Whistler, Lyster, Patten, and Ronan roads; and the natural areas — two ravines, Hutchinson and Bartlett, which form the north and south boundaries of the Historic District, and the Lake Michigan bluff. This Management Plan describes the important landscape and site planning features in detail, indicating the significant features of each that should be preserved.

B. Archeological Sites

In 1993 and in 1995, archeological surveys took place to identify and document archeological sites in selected survey tracts at Fort Sheridan within or adjacent to the Historic District. The tracts selected included the areas that were identified in a survey conducted by

Patricia S. Essenpreis for Interagency Archaeological Services — Atlanta in 1979-1980 as potentially containing intact deposits and areas selected by the researchers based on their previous fieldwork in the area.[51] Within the Historic District there were eight survey tracts that were investigated and four tracts that were found to contain some prehistoric and historic archeological resources. Their lack of integrity and the limited potential for uncovering further resources suggested no further investigation.

In the National Historic Landmark District, eight tracts were surveyed by Dr. Paul Kreisa and Dr. Kevin McGowen, Department of Anthropology, University of Illinois for the *Literature Review*, published in September 1993.[52] Two further sites were surveyed and published in *Supplementary Research*, published in July 1995, and the following four were found to contain some prehistoric and archeological resources[53]:

Survey tract #4 covered approximately 2,100 square meters along the eastern edge of Fort Sheridan. The tract is bounded by the Lake Michigan bluff line on its eastern half and by residences around the Scott Loop on its western side. Two lithic flakes were collected from this tract and recorded as an isolated find. These are prehistoric artifacts that have stone as their primary constituent (11-L-5-IF). The lack of integrity and sparse number of artifacts from this site resulted in the recommendation that no additional work be undertaken.

Survey tract #5 covered approximately 16,800 square meters in the former Parade Ground area of Fort Sheridan. This tract is bounded on its northern and eastern sides by Leonard Wood Avenue, by the golf course on its western side, and by a park with tennis courts on its southern side. The far northeast portion of the tract was found to have an extensive amount of historic debris that potentially dates to the World War II time period and represents a temporary housing tract. The debris scatter was recorded as a historic site (11-L-367). Given the ephemeral nature of the buildings at this site, the disturbance in this survey area due to grading and landscaping, and their relatively recent construction, no additional work was recommended.

Survey tract #11 is a flat grassy lawn located west of the south edge of the parade grounds and east of McKinley Road, an area that covered approximately 25,000 square meters. Some historic debris is present and may represent three buildings constructed after 1890 and destroyed shortly after World War II (11-L-427). Due to the lack of intact deposits encountered and the likelihood that those recovered are secondary in nature, no further work was recommended.

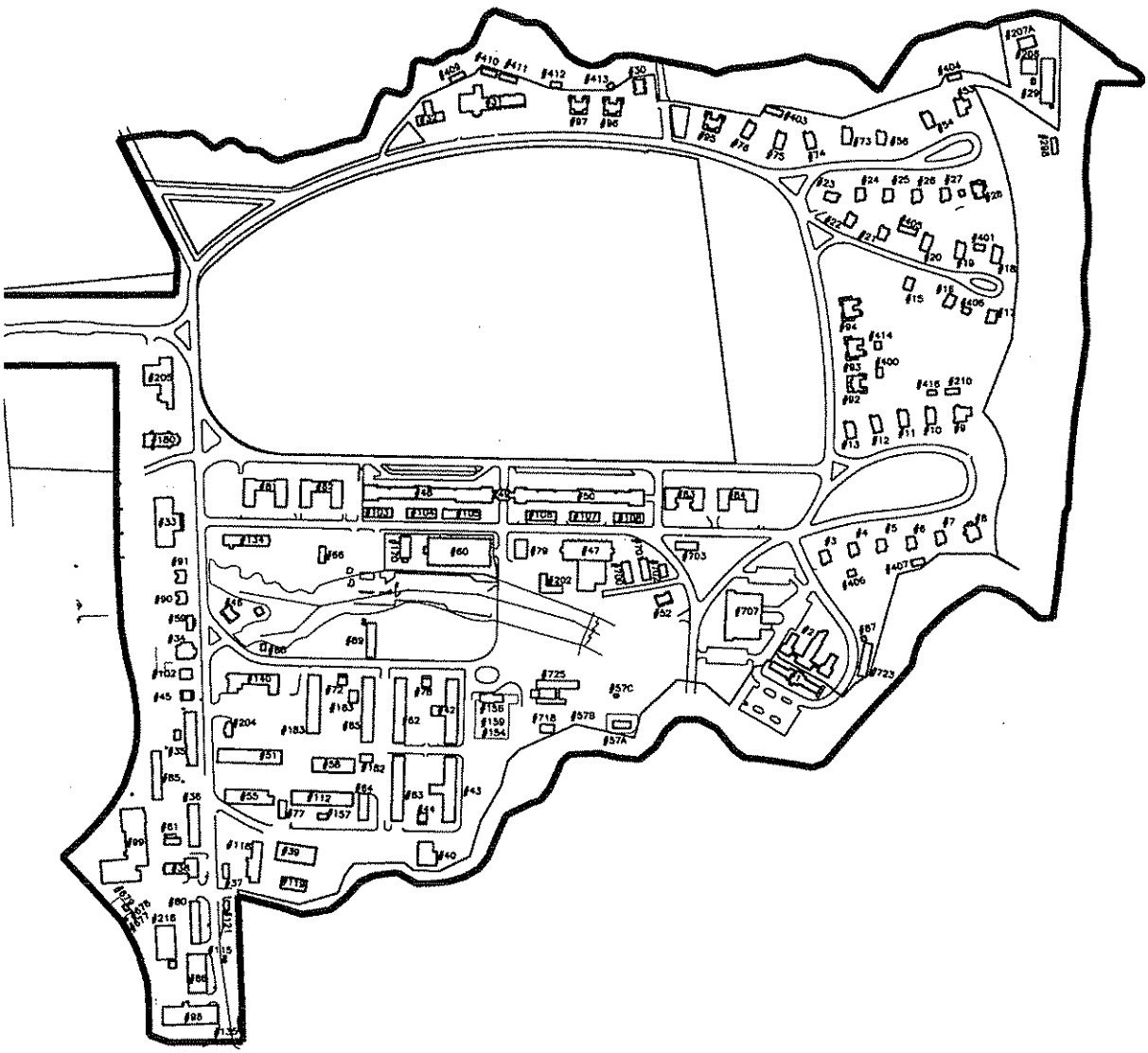
Survey tract #13 is located west of the north edge of the parade grounds and east of McKinley Road, an area that covered nearly 60,000 square meters. The entire tract is part of the golf course; holes 1, 8, and 9 and their associated tees are located in this area. Some historic debris was found in postholes along the boundary fence near the northern end of the tract. It dates to the twentieth century and consists mainly of whole brass cartridges, brass cartridge fragments, and unidentifiable metal pieces. Twenty-four artifacts were collected and all but two are metal. None of the brass cartridges are identifiable due to the amount of oxidation on them, their fragmentary nature, and the lack of identifiable markings. However, it is most likely that the artifacts were deposited prior to golf course construction in the late 1940s. Given the limited potential for intact deposits, no additional work was recommended for this site.

The 1995 survey team reached the following conclusion: Fort Sheridan's location near a major water source, historic trails, and transportation corridors would have made the area favorable for settlement and exploitation. However, human impacts on the landscape, especially since the Fort's inception, have adversely affected the potential for intact archeological remains at the installation. Most of the area at Fort Sheridan has been altered due to construction, landscaping, or other earthmoving activities. This has resulted in the partial removal, if not total obliteration, of archeological resources.[54]

C. Architectural/Historical Resources

1. Contributing Structures in the Historic District

There are 94 contributing structures in the Fort Sheridan Historic District plus three structures described as "background buildings" in the National Historic Landmark nomination. The period of significant for the structures is 1889 through World War II. They all can be categorized into four basic types — houses, barracks, service buildings, and institutional



FORT SHERIDAN HISTORIC DISTRICT
BUILDING NUMBERS

buildings.[55] These types have been determined by the formal characteristics of the buildings as well as by their functions. All the buildings designed by Holabird & Roche are considered significant as the work of a nationally significant architectural firm. They are also considered significant because of their intimate relationship to the original plan of Fort Sheridan laid out by noted landscape architect O. C. Simonds, who acquired a substantial reputation for his naturalistic prairie-style landscapes. The buildings designed by the Office of the Quartermaster General are significant for their association with the original plan and layout of Fort Sheridan and are visually cohesive in design and materials with the Holabird & Roche buildings.

2. General Guidelines for Rehabilitation, Alterations, and Additions

The contributing buildings in Fort Sheridan's National Historic Landmark District, described and recommended for preservation, should be rehabilitated in a manner that respects their historic fabric while providing the flexibility to accommodate new residential use. Where historic elements are replaced to modify buildings for proposed residential use, the design of the elements should be inspired by historic precedent found at the Fort. Additions should be compatible with the historic buildings in scale, massing, height, materials, and roof profile. Detailing that is based on historic elements should display similar quality, character, and craftsmanship as the historic building. Additions should also be sensitive to the surrounding landscape and respect the aesthetic of Fort Sheridan's architectural heritage.

Each building type has its significant qualities, and basic maintenance and repair should be performed to preserve its significance. This should include keeping the windows airtight and in working condition, ensuring the roof and gutters are intact and properly flashed, keeping the foundation watertight, tuckpointing the brick and stone as needed using mortar that matches the existing in color, joint profile, and composition, to the extent reasonably practicable, ensuring any brick replacement matches the original to the extent reasonably possible, keeping the terra cotta in good condition, and keeping the HVAC (heating, ventilation, and air conditioning), electrical, and plumbing systems in working order. Any masonry cleaning should be carried out using the mildest possible solution practicable and water pressure less than 400 psi.

The following alteration guidelines are based on the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," but are more specific in some areas, and provide greater flexibility in others, because of the unique historic qualities of the district.

In approaching the rehabilitation of the contributing structures, critical historic interior features and spacial configurations should be considered and should be integrated into the design if they are consistent with the design intent of the interior rehabilitation. However, critical historic interior features and spacial configuration will only be reviewed by the Illinois Historic Preservation Agency in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," if the rehabilitation is submitted for Tax Act or tax assessment freeze consideration. The Standards recognize the contribution of critical interior features and spacial configurations and their preservation will be an essential part of the review for tax incentives.

3. Building Descriptions, Conditions, and Alteration Guidelines

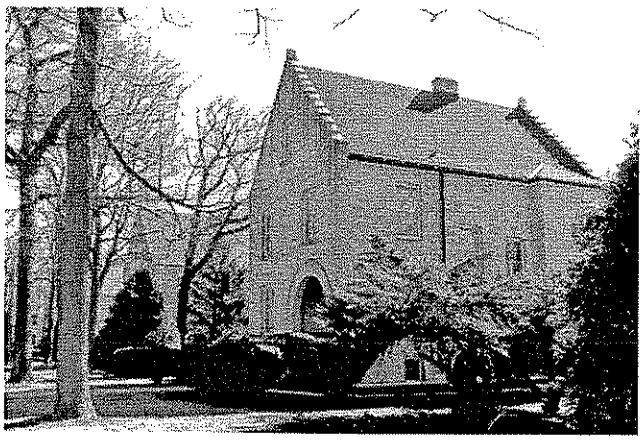
RESIDENTIAL STRUCTURES

Lieutenants' Quarters (#3-7, #15-17, #21-27, #56)

Holabird & Roche, 1890-1892

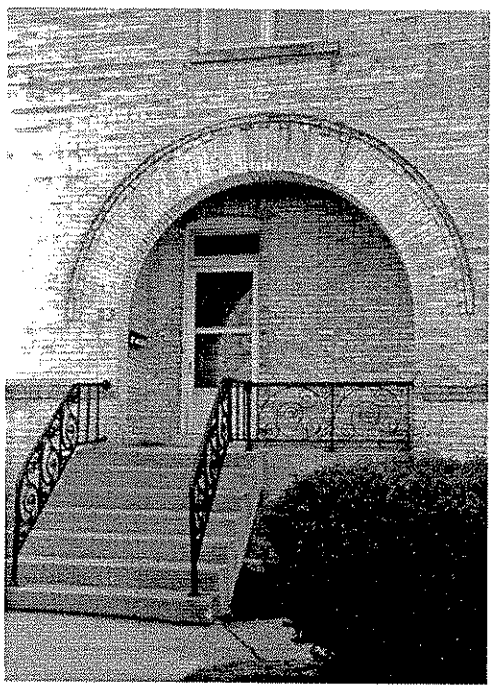
Description: These buildings are Richardsonian Romanesque in style, rectangular in plan, and 2 ½-stories in height. Limestone rubble serves as the foundation, set below cream-colored brick load-bearing walls. The brick is arranged in a common bond. Below the water table, the walls are slightly flared. Chimneys project from the steeply pitched composition-shingled roof. A parapet with stepped brackets and terra cotta coping lines the gable ends. A single gable-roof dormer projects from one side of the building. The main entrance is located on the gable end at a corner recessed behind a porch framed by a Romanesque Revival arch. There is also an arched opening on the side of the porch. Concrete steps with a decorative iron railing lead to the front door. The windows all have wood sashes and vary in type. There is a two-story bay on one side of the

building. Sills are of limestone. Many doors and windows have ornamental brick lintels. A continuous brick stringcourse wraps around the building at the first floor sill line.



Lieutenants' Quarters, Logan Loop (#5-7), 1997.
Photograph by Victoria Granacki

Condition[56]*:* Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. Some brick and limestone is in need of tuckpointing, and some of the brick is stained. Many of the original windows and doors have been replaced. Metal handrails evidence some corrosion.



Front entrance to Lieutenants' Quarters (#5), 1997.
Photograph by Victoria Granacki

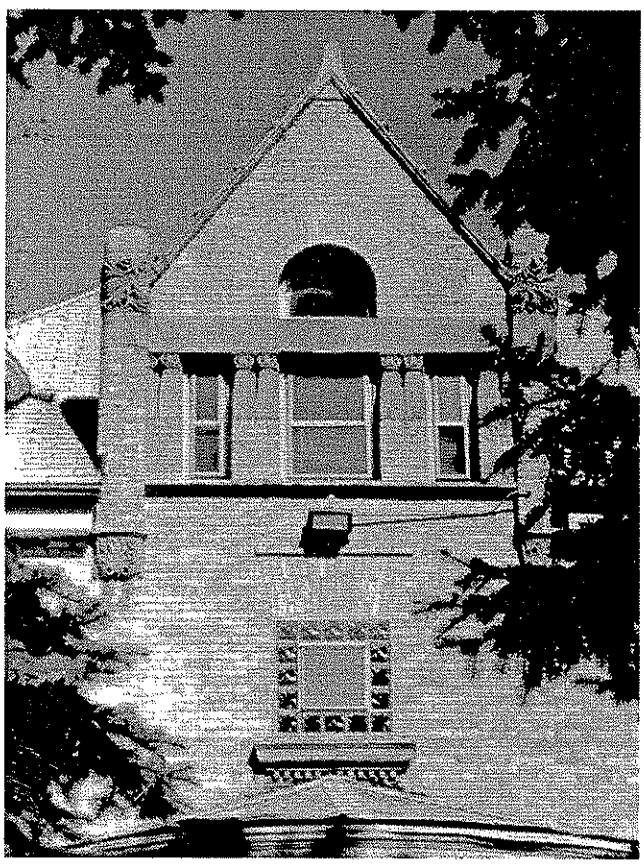
Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on rear side yards. Excepted from this requirement is Building #7, where encroachment into the side yard adjacent to the rear yard may be permitted, provided that no encroachment may be greater than ten feet along the side facade of the building. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.[57] Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may not be added other than on additions. There may be no changes to location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in all these buildings.

Post Commanders' Residences (#8, #9)

Holabird & Roche, 1890

Description: These residences are Queen Anne style, 2 ½-stories, and have elaborate exterior detailing. Each building is predominantly rectangular in plan. A rubble limestone foundation supports cream-colored brick bearing walls set in a common bond pattern. Cream-colored stretcher bricks form a projecting water table around the perimeter of the building at the first floor sill line. Below the water table, the walls flare slightly toward the ground. The steeply pitched roof is pre-

dominantly hipped, punctuated by smaller cross gables and dormers. Brick chimneys extend above the composition-shingle roof line. Eaves are lined with brick dentils. There are large decorative gables with dark rust-colored terra cotta trim and coping. Each building has a 2 ½-story turret. All historic windows have wood sashes and vary in type. Many have splayed brick lintels. Sills are of limestone. The windows in the front gable are flanked by two truncated 3/4 round buttresses with decorative terra cotta caps. The primary entrance is centrally located on the front of the building. Building #8 contains a rectangular screened porch. Building #9 has a semicircular screened porch surrounded by slender wood columns supporting a decorative eave on the south side of the building. It also has an enclosed rectangular sun porch on the east side of the building.



Post Commander's Residence (#9), 1997.
Photograph by Victoria Granacki

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. Some brick and limestone is in need of tuckpointing, and some of the brick is stained. Many of the original doors and windows have been replaced. Metal handrails evidence some corrosion. Building #8 has a one-story brick and glass block addition on the west side. Asphalt siding covers the dormers.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear side yard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may not be added other than on additions. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. There may be no changes to location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in Building #9.

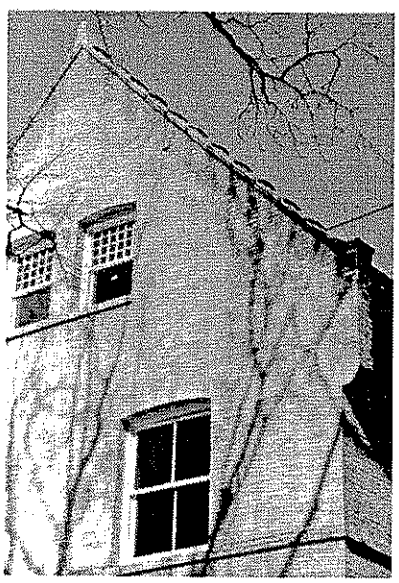
Captains' Quarters (#10-13, #18-20, #53, #54, #73-76)

Holabird & Roche, 1891-1892

Description: These buildings are Richardsonian Romanesque style, 2 ½-story single-family houses. They are rectangular in plan. Foundations of rubble limestone support the common bond cream-colored brick load-bearing walls. Brick chimneys project from the intersecting gable roofs; composition shingles cover the roof. A parapet, with limestone-based buttress ends and terra cotta coping, lines the gable ends. The houses

have paired, twenty-four-over-one-light windows on the front in the third-floor gable. The main entrance is located on the gable end, at a corner, recessed behind a porch framed by a round Romanesque Revival arch. There is also an arched opening on the side of the porch. Concrete steps with a decorative iron railing lead to the front door. The historic windows all have wood sash and vary in type. Many moldings have splayed brick lintels. A continuous smooth limestone stringcourse wraps the building at the first floor sill, and a brick stringcourse wraps the building at the second floor sill. Some of the houses have been remodeled into multi-unit residences. Building #53 has a one-story, brick, enclosed porch addition on the east side.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick or glass block with louvers has been used to infill some of the window openings. Brick is stained, and some brick and limestone is in need of tuckpointing. Many of the original doors and windows have been replaced. Metal handrails evidence some corrosion.



Captains' Quarters (#11), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear side yard. Excepted from this requirement is Building #19, where encroachment into the side yard adjacent to the rear yard may be permitted, provided that no encroachment may be greater than ten feet along the side facade of the building. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows, or brick that matches the existing to the extent reasonably practicable. Skylights may not be added other than on additions. Where new windows are taken out, the brick used to restore the wall should be cream-colored to match the existing. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in Buildings #12, #18, #53, #54, and #75.

Field Officers' Quarters (#28)

Office of the Quartermaster General, 1905

Description: This building is a simple, classical style 2 ½-story house. The roof is cross gabled, covered with gray colored composition shingles. The walls are constructed of cream-colored brick on a rubble limestone foundation. The limestone foundation is capped by a smooth limestone water table. Brick chimneys, with corbeled chimney caps, project above the roof line. The building contains a partially screened, wraparound veranda with wood Tuscan columns supporting a dentiled frieze. There is a wood porch on the southwest corner of the building. A wood balustrade spans between the columns. The wraparound veranda has a copper roof. The primary entrance door is centrally located on the north side of the residence. The windows

all have wood sash and are double hung. Window lintels have raised limestone keystones. There are Palladian-style windows in the gable ends. The sills are of limestone.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill a window opening. Some brick and limestone is in need of tuckpointing. Some of the original doors and windows have been replaced.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. The copper roof on the porch will be maintained for its practical life. If replacement is required, a compatible roofing material should be used. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows

Field Officers' Quarters (#28), 1997.
Photograph by Victoria Granacki

are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may not be added other than on additions. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should match the existing. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. In addition to the exterior features described above, the principal interior staircase and stairhall shall be preserved in this building.

Non-Commissioned Officers' Housing (#30, #46, #52)

Holabird & Roche, 1890-1892

Description: These buildings are two-story, side-by-side duplexes. They have double-gabled wood-shingled dormers projecting from the side-gabled roof. Walls are cream-colored brick set in common bond. Chimneys extend above a composition-shingled gable roof. A second-story double-peak gabled dormer projects at the front and rear of the buildings. Primary entrances are located at the long sides of the buildings behind screened porches. A gabled pediment marks each entry. Windows are double hung. There are dentils under the front-facing, double-gabled dormer.

Condition: The gable ends have been aluminum sided, and the double-peak gabled dormers have been covered with aluminum siding and asphalt shingles. Pediments over the entrance porch are covered with asphalt shingles. Some brick and limestone is in need of tuckpointing. Many original doors and windows have been replaced. Some of the front porches need repair.

Non-Commissioned Officers' Housing (#30), 1997.
Photograph by Victoria Granacki

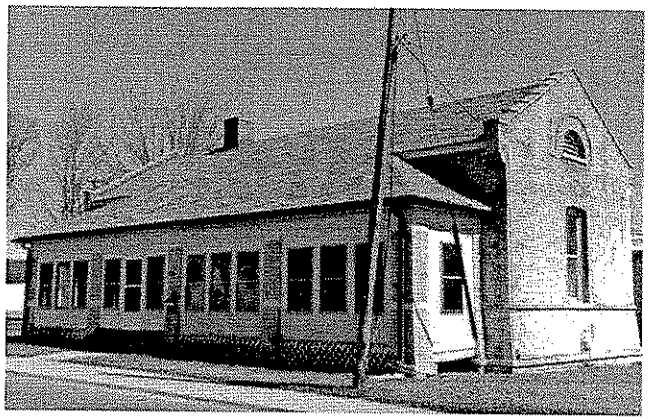
Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should match the existing. Alterations to original features may be removed. Where historic elements have been removed, they may but need not be replaced.

Quartermaster Stables Guardhouse (#37)

Holabird & Roche, 1892

Description: This building is a 1 ½-story house that is rectangular in plan. It has a moderately sloped gable roof with a parapet on the gable ends and terra cotta coping. There is a broad porch with brick and stone piers, a hipped roof across the front, and wood dentils under the eaves. The building is of cream-colored brick resting on a limestone rubble foundation. There are semicircular openings in the gable ends. A single interior chimney projects above the roofline at the gable peak. There are double-hung windows with splayed arch lintels. Sills are of limestone. There is a brick stringcourse at the sill line. Originally intended as quarters for the stable guard, it most recently served as noncommissioned officers' quarters.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and to infill some of the window openings. Some brick and limestone is in need of tuckpointing, and some of the brick is stained. Some windows have broken glass. The original open porch has been enclosed by wood boards and double-hung windows. A small wood shed has been added to the rear of the building.



Quartermaster Stables Guardhouse (#37), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. There may be no changes to the location or size of the front porch; if replacement of the front stair or the addition of a railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features features may be removed. Where original elements have been removed, they may but need not be replaced.

Saddler's and Stable Sergeant's Buildings (#44, #72, #78)

Holabird & Roche, 1892

Description: These buildings are small, 1 ½-story houses, topped by a pyramidal roof with a hipped front dormer. They are square in plan. They have load-bearing, common brick walls set in common bond. An

enclosed porch supported by brick piers extends across the front of the buildings. There are two windows in the front dormer. Most of the windows are double hung and topped by brick splayed arch lintels. Sills are smooth limestone. The cornices have bracketed eaves. Each building has recently served as noncommissioned officers' quarters.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and to infill some of the window and door openings. Most of the original windows have been replaced. The original open porch has been enclosed by wood boards and pairs of double-hung windows. Building #72 has been painted. Dormer walls have been covered with asphalt siding.

Saddler's and Stable Sergeant's Building (#72), 1997
Photograph by Susan S. Benjamin

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Nonhistoric alterations may be removed. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; if replacement of the stair or the addition of a railing occures, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Hospital Corps and Sergeants' Quarters (#45, #102)

Office of the Quartermaster General, 1910, 1906

Description: These buildings are classical style, two-story side-by-side duplexes. They have a side gable roof. There are semicircular openings or vents in the gable ends. Each house is rectangular in plan. Walls are constructed of cream-colored brick set in common bond. Building #45 has a brick foundation, and Building #102 has a limestone foundation. Two brick chimneys project from the composition-shingled roofs. A screened porch topped by a copper roof extends across the front of Building #102. There are six-over-six-light double-hung wood windows topped by brick segmental arches. They have limestone sills.

Condition: Building #45 has few alterations. In Building #102, mismatched brick has been used to replace some of the original cream-colored brick, and glass block with louvers has been used to infill some of the window openings. The front porches have been screened in. Some brick and limestone is in need of tuckpointing, and some of the brick is stained.

Hospital Corps and Sergeants' Quarters (#45), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch; if replacement or relocation of the stair or the addition of a railing occurs, the design and detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

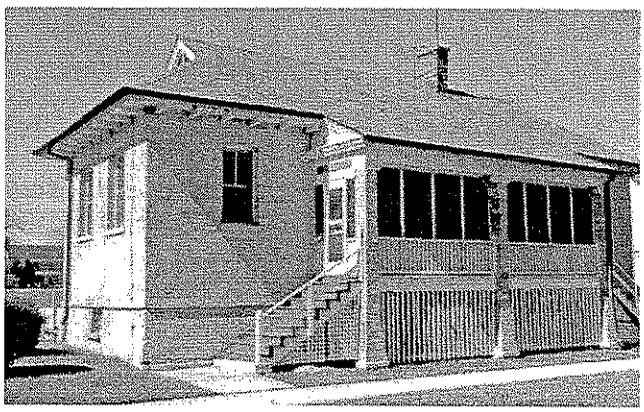
Ordnance Storehouse (#59)

Holabird & Roche, 1892

Description: This building is a single-story structure on a raised brick foundation with sloping walls. It is rectangular in plan, with a hipped roof that extends over a screened front porch with entry steps at both sides of it. A gable is at the peak of each end of the hip. Brick piers, separated by a wood railing with square balusters, support the porch roof. Walls are constructed of cream-colored brick set in a common bond. A single brick chimney projects from the composition-shingled hipped roof. Brick segmental arches top each window opening. All historic windows have wood sashes and limestone sills. The building has been converted into noncommissioned officers' family housing.

Condition: Mismatched brick has been used to infill some of the window openings. Some brick is in need of tuckpointing. The front porch has been screened in.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind.



Ordnance Storehouse (#59), 1997.
Photograph by Victoria Granacki

Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stairs or any of the railing is necessary, the design of the detailing should match the existing or be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

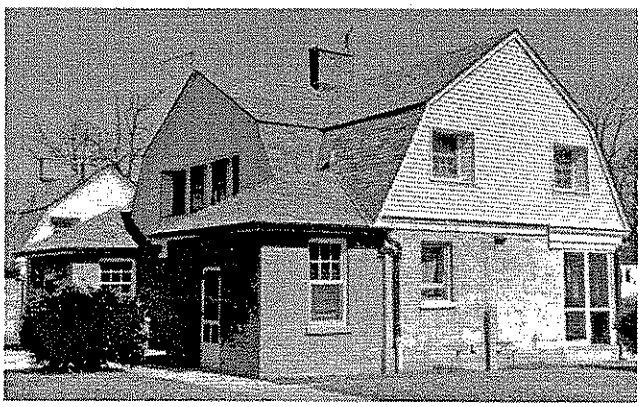
Non-Commissioned Officers' Quarters (#90, #91)

Holabird & Roche, 1893

Description: These buildings are two-story, side-by-side duplexes, rectangular in plan. The roofs are asphalt-shingled intersecting gambrels, and the entrances are through inset porches on each of the front corners.

Walls are constructed of cream-colored brick set in common bond. A central interior brick chimney divides the building. Windows are doublehung. Sills are of limestone.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Many of the original doors and windows have been replaced. The front porches have been screened in, brick corner piers have replaced round columns, and aluminum siding has been applied on the gambrel roof ends. The rear enclosed porches are of mismatched brick.



Non-Commissioned Officers' Quarters (#90), 1997.
Photograph by Victoria Granacki

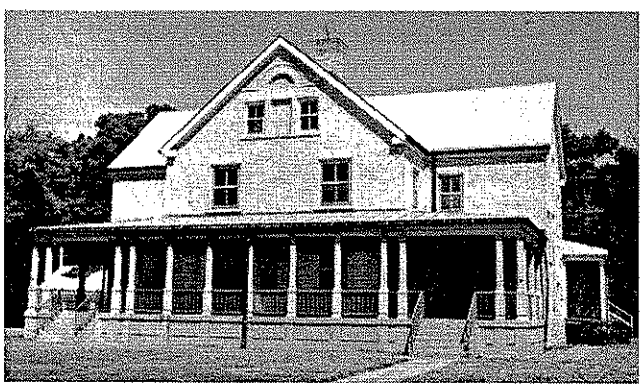
Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades. If the replacement of the front stair or the addition of a front railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Lieutenants' Quarters (#92, #95-97)

Office of the Quartermaster General, 1905

Description: These buildings are classical style, 2 ½-story, side-by-side duplexes. Each duplex is topped by a cross gabled, asphalt-shingled roof with brick chimneys. The intersecting wings form a shallow U-shaped plan. Rubble limestone serves as the foundation below walls constructed of common bond cream-colored brick. There are double-hung wood windows with splayed brick lintels and limestone sills. Centered in the peak of the front-facing gable is a window of modified Palladian design topped by a semicircular arch. The porch extending across the front is surrounded by a metal railing and has a shallow hipped roof supported by square-based posts topped by stone capitals. All buildings have rear wood porches.

Condition: The porches have been screened in and there is some rot in the wood. Shutters have been removed. Front porches have replacement concrete foundations. The brick is stained. Mismatched brick has been used to replace some of the original cream-colored brick.



Lieutenants' Quarters (#96), 1997.
Photograph by Susan S. Benjamin

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where

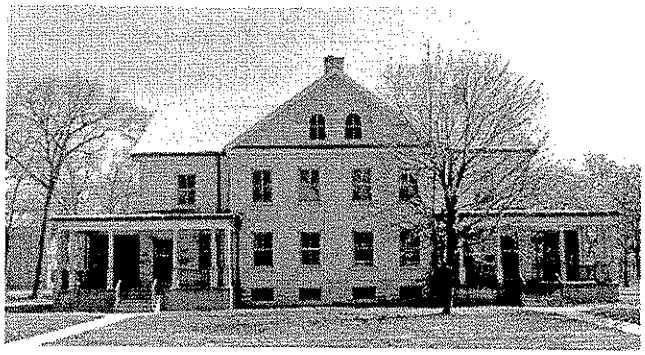
windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the nonstreet facade only. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stairs, the porch foundations, or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Captains' Quarters (#93, #94)

Office of the Quartermaster General, 1905

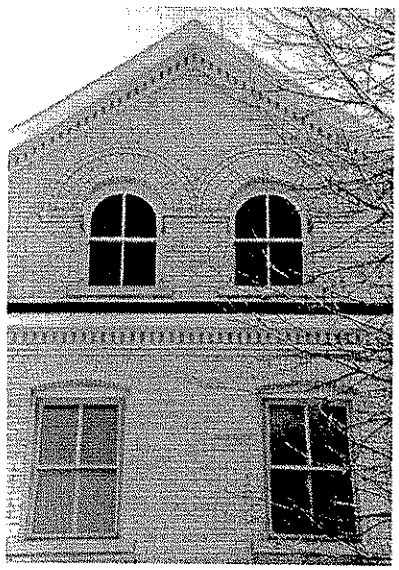
Description: These buildings are classical style, 2 ½-story side-by-side duplexes. Each is topped by an asphalt-shingled, cross-gabled roof. The intersecting wings form a U-shaped plan. Two rectangular porches, one at each front corner, contain the entrances. The porch roofs are supported by square-based posts surrounded by a metal railing. The walls are constructed of cream-colored brick and rest on limestone rubble foundations. There are molded brick chimneys. The pedimented front gable contains a pair of arched windows. There are modified Palladian windows in the side gables. A dentiled cornice surrounds the roof. Historic windows are of wood with limestone sills. The houses have rear wood porches.

Condition: Some of the original doors and windows have been replaced, and the shutters have been removed. Front porches have been screened in and have replacement concrete foundations. The brick is stained. Air conditioning units have been inserted into the window openings.



Captains' Quarters (#94), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The line of additions may extend back from the rear facade and may encroach only on the rear sideyard. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired.



Window detail, Captains' Quarters (#94), 1997.
Photograph by Victoria Granacki

If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roofs of the nonstreet facade only. There may be no

changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stairs, the porch foundation, or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

BARRACKS

Barracks (#48, #50)

Holabird & Roche, 1890

Description: These buildings are long, 2 ½-story on a raised basement, Richardsonian Romanesque style structures. They once housed almost 500 troops. Limestone rubble serves as the foundation below walls constructed of cream-colored common bond brick with some brick set in decorative patterns. Asphalt roofs are hipped and gabled, with periodic firewall projections topped by terra cotta coping. They have shed roof dormers with louvered openings. The entrances are located on the north side facing the parade grounds. Doorways are set behind inset porches. There are double-hung wood windows. Those on the second floor are topped by semicircular arches. Both Buildings #48 and #50 are connected to #49, the Water Tower, at their gable ends. Building #48 has served a number of uses including a hospital, barracks for artillery troops, post headquarters, and, in 1967, Fifth U.S. Army Headquarters. Building #50 served several different headquarters functions. Both buildings were recently being used as administrative facilities. At the rear of the buildings are long concrete porches with metal railings.

Barracks (#48), 1997.
Photograph by Susan S. Benjamin

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick, glass block, or wood louvers have been used to infill some of the openings, especially at the ground floor level. Brick is in need of tuckpointing and is stained in places. The limestone foundation is parged. Air conditioning units have been inserted into window openings. The front entrances have been changed. The rear concrete porches are disintegrating.

Barracks, entrance (#48), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; except that on building #48 windows may be added to the side facade in a manner consistent with the existing historic windows on the side faced of building #50. Alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are

Barracks, railing detail (#50), 1997.
Photograph by Victoria Granacki

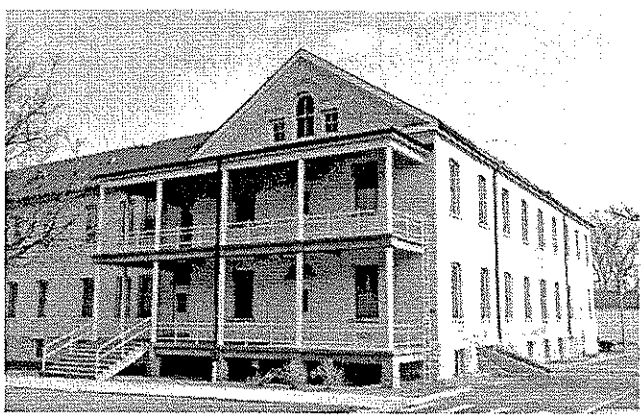
original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configura-

tion, with no applied muntins permitted. Skylights may be added to the rear slope of the roof only. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. There may be no changes to the location or size of the front porch or any exterior staircase on the front facade. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Cavalry and Artillery Barracks (#81, #82)

Office of the Quartermaster General, 1905

Description: These buildings are H-shaped, 2 ½-story, classical style buildings designed for cavalry barracks. The front gable ends each have a two-story metal and concrete porch with front stair entries. Rubble limestone serves as a foundation below walls constructed of cream-colored common bond brick. The windows are all wood double-hung sash with limestone sills. There are three windows designed in a Palladian motif in the peak of the front gables. Building #81 was most recently used as an administrative building, while Building #82 was remodeled in 1968 as an army headquarters building. When the Fort closed it was being used as an army reserve center.



Cavalry and Artillery Barracks (#81), 1997.
Photograph by Victoria Granacki

Condition: The original front porch that extended between the wings has been removed. Mismatched brick has been used to replace some of the original cream-colored brick. Glass block has been used to infill some of the basement openings. Basement windows have security grates. Brick is in need of tuckpointing, especially the porch supports, and is stained in places. Large ventilating fans have been inserted into exterior walls at ground level. The entrances have been changed. At the rear of the buildings are long concrete porches, with metal railings, which are disintegrating. There are fire escapes.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the rear roof slopes. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should also be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Cavalry and Artillery Barracks (#83, #84)

Office of the Quartermaster General, 1905

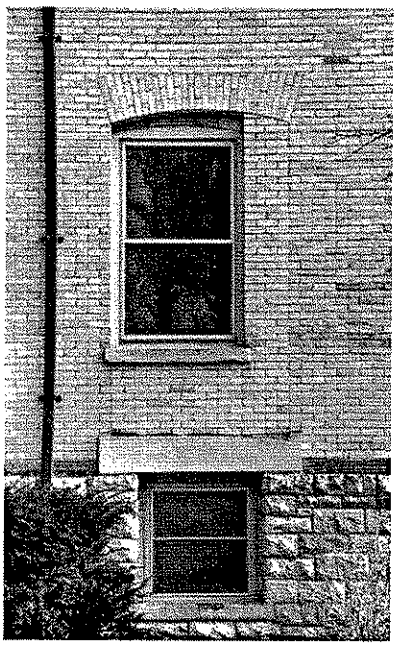
Description: These buildings are U-shaped, 2 ½-story, classical style buildings. There is a two-story metal and concrete porch that projects from the center of the front of each building, where the main entrance is located. There are one-story porches on the rear wings. Rubble limestone serves as the foundation below load-bearing brick masonry walls of common bond cream-

colored brick. The windows are all wood double-hung sash with limestone sills. There are three windows designed in a Palladian motif in the peak of the front gable. In 1968-1969, both buildings were altered to be used for general administration buildings.

Condition: Building #84 originally had a two-story porch that extended across the entire front of the building. Original entrances to the porch have been changed. Mismatched brick has been used to replace some of the original cream-colored brick. Glass block has been used to infill some of the rear openings, and some window openings are infilled with mismatched brick. Brick is in need of tuckpointing and is stained in places. At the rear of the buildings are long concrete porches with metal railings and a rear entrance tower with mismatched brick. There are fire escapes.

Cavalry and Artillery Barracks (#83), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the rear roof slopes. There may be no changes to the location or size of the front porch or any exterior staircase on the front or side facades; where replacement of the front stair or any of the railing is necessary, the design of the detailing



Cavalry and Artillery Barracks, window infill (#84), 1997.
Photograph by Victoria Granacki

should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should also be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

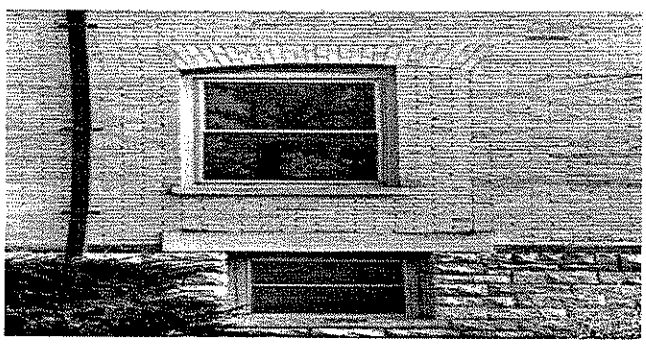
Barracks (#119)

Office of the Quartermaster General, 1913

Description: This building is a two-story rectangular building with a low-pitched hipped roof. It has a one-story entrance porch. Both foundation and walls are of cream-colored brick set in a common bond pattern. There are double-hung windows. Originally constructed as barracks, the building was remodeled into office space in 1921. The building has no stylistic architectural detailing. The location of the building is unusual on the fort by being sited behind the Forage Warehouse (#39) adjacent to Bartlett Ravine and distinctly segregated from the remainder of the barracks and other residential buildings. This building was

determined as a background building to the National Historic Landmark District as outlined in the nomination form.

Condition: This building has been totally altered over the years and has poor integrity. The original windows have all been replaced. The ground-floor windows have been infilled with mismatched brick. The front entrance porch, which was originally open, has wood sidewalls and store-front aluminum doors. At the rear there is a ca. 1970, 2 ½-story steel and glass tower with a flat roof. In the *Literature Review HABS/HAER Inventory*, it was noted that "this building lacks association with the Holabird and Roche and early standardized plans," and was deemed "ineligible for individual inclusion in the National Register of Historic Places."[58]



Barracks (#119), 1997
Photograph by Susan S. Benjamin

Alteration Guidelines: The building has poor integrity and is located in an area of the Fort with a lack of concentration of historic resources. This zone is one of the few available for new construction. In order to maintain the economic viability of the community, demolition of this background building would be allowed in order to permit the construction of new housing and infrastructure.

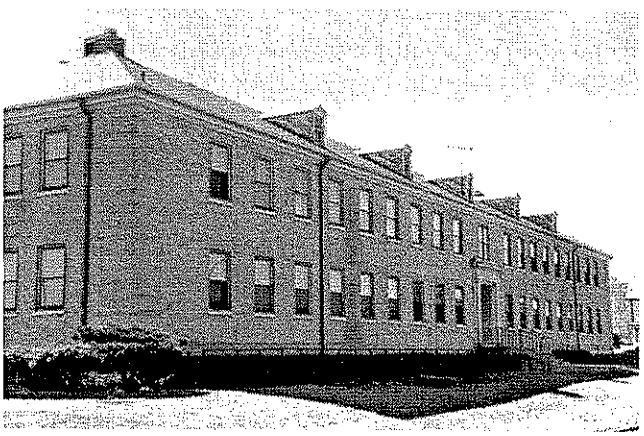
Bakers' and Cooks' School (#140)

The Stearns Company, Chicago, 1939

Description: This building is a 2 ½-story U-shaped Georgian Revival style structure with brick quoining at the corners and multipane double-hung windows. Cream-colored brick bearing walls, laid in common bond, are supported on concrete foundations. At the rear is a two-story porch with brick piers. There are dormers extending above the hipped roofs. Brick chimneys punctuate the roofline. The primary entrance is in the center of the north facade; it consists of a stone surround with a decorative pediment supported by Doric engaged pilasters. Topping the windows are brick segmental arch lintels. This building was originally constructed as a Bakers' and Cooks' School with barracks for 80 men. Prior to the closing of the installation, it served as Post Headquarters. This building was determined as a background structure to the National Historic Landmark District as outlined in the National Historic Landmark District nomination form.

Condition: Mismatched brick has been used to infill some openings. Brick is in need of tuckpointing and is stained in places. The rear concrete porch is cracked and disintegrating. The loading dock roof overhang is missing.

Alteration Guidelines: There will be no material changes to the front and side facades; alterations and additions will be allowed to rear facades. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



Bakers' and Cooks' School (#140), 1997.
Photograph by Victoria Granacki

There may be no changes to the location or size of the front entrance; where replacement of any railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent

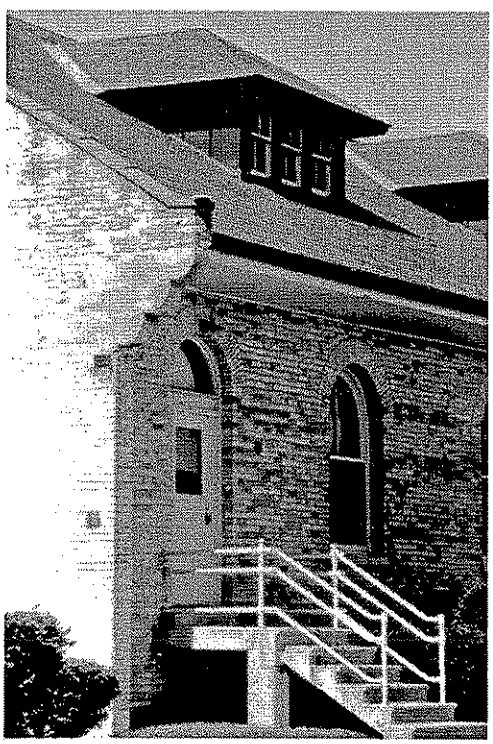
found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Skylights may be added to the rear slopes of the roof.

SERVICE BUILDINGS

Quartermaster and Commissary Storehouse (#35)

Holabird & Roche, 1890

Description: This Richardsonian Romanesque building is a 1 ½-story structure eighteen bays in length, topped by a gable roof with hipped roof dormers that have triple, 2/2 double-hung windows. A rubble limestone foundation supports common bond cream-colored brick walls. The wood double-hung windows have semicircular arched tops and limestone sills. There are three brick chimneys that project from the tops of parapets with terra cotta coping. Ornamental stone brackets support the parapets. Originally built as a storehouse, the building was converted into a noncommissioned officers' club in the 1950s. It was later modified for administrative offices.



Quartermaster and Commissary Storehouse (#35), 1997.
Photograph by Victoria Granacki

Condition: Mismatched brick has been used to replace some of the original cream-colored brick, and basement windows are filled with glass block. Glass block with louvers has been used to infill some other window openings. Some of the historic doors and windows have been replaced. A front central staircase has been added to the east side using mismatched brick. All of the entrances have been altered. Chimneys are in need of tuckpointing. A rear loading area has been partially enclosed with wood frame construction.

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for residential use. Other alterations and additions may be made to the rear facade. The roof will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added to the roof of the secondary facade only. Where replacement of a front stair or railing is necessary, the design of the detailing should be inspired by historic precedent found at the Fort. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Workshops (#36)

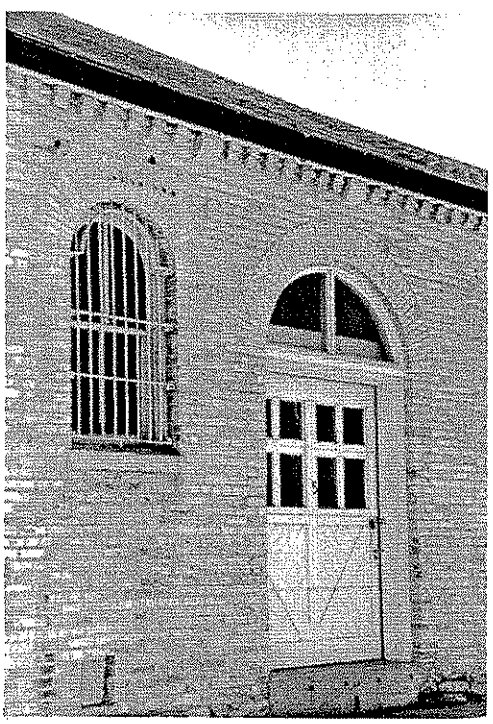
Holabird & Roche, 1890

Description: This is a long, one-story building with a hipped roof. It is Richardsonian Romanesque with doors and windows topped by semicircular arches. Most of the double-hung wood windows are covered with steel bars. Cream-colored brick load-bearing walls, laid in a common bond, are supported by a rubble limestone foundation. There is a band of brick dentils alternating

with small stone brackets under the roof's shallow cornice. Two brick chimneys project above the roofline. The building was originally constructed as a Utility Shop and most recently used as a general storehouse.

Condition: Original skylights have been removed. Mismatched brick has been used to replaced some of the original cream-colored brick. Some openings have been infilled with mismatched brick. Some windows have broken panes. Brick walls are stained.

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for proposed residential use. Alterations and additions may be made to the rear facade. The roof will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



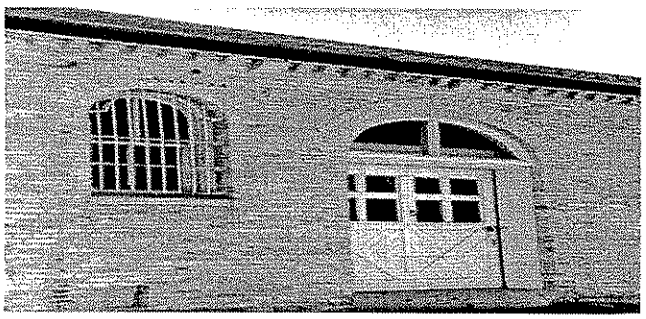
Workshops (#36), 1997.
Photograph by Victoria Granacki

The bars may be removed from the windows. Skylights may be added to the roof of the nonstreet facade only. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Forage Warehouse (#39)

Holabird & Roche, 1891

Description: This two-story building, with a rectangular plan, has a flat roof behind a stepped brick parapet. It is built of cream-colored brick laid in common bond. Pilasters separate vertical bands of narrow arched windows.



Forage Warehouse (#39), 1997
Photograph by Susan S. Benjamin

Condition: The small basement openings have been bricked in, and mismatched brick has been used to replace some of the original cream-colored brick. The entire perimeter of the building to a level approximately eight feet above grade has been sandblasted. Many of the original windows have been replaced. A concrete loading dock with square steel posts and a flat roof is located on the south side of the building.

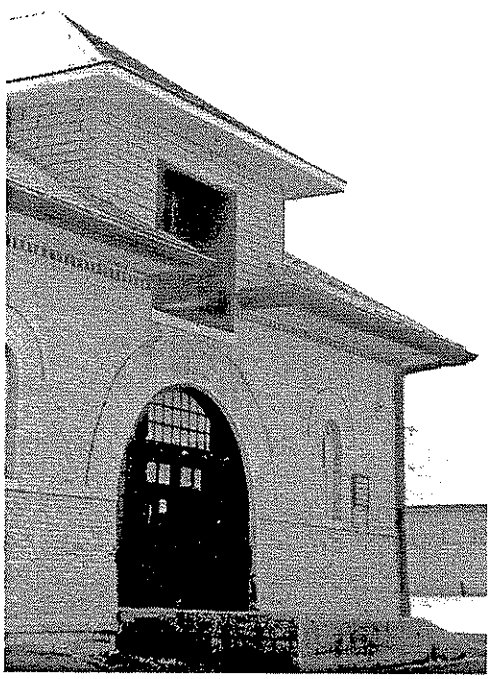
Alteration Guidelines: The limited number of small window openings to provide adequate natural light and ventilation make the building difficult to adapt for reuse without altering the historic and architectural significance of the structure. In addition, the building is sited adjacent to Bartlett Ravine in an area generally separated from the majority of other contributing buildings at the Fort. Due to the lack of concentration of historic resources in this area of the Fort, this zone is one of the few available for new construction. In order to maintain the economic viability of the community, demolition of this building would be allowed in order to permit the construction of new housing and infrastructure.

Stables (#42, #43)

Holabird & Roche, 1890

Description: These are 1 ½-story, Richardsonian Romanesque buildings, characterized by an arcade of windows topped with semicircular arches, and connected by a stringcourse at the sill line. The buildings have wide arched doorways and hipped roofs punctuated by dormers. Dentils line the eaves. Rubble limestone serves as the foundation below load-bearing common bond cream-colored brick walls that slope outward beneath a stringcourse. In the 1940s, Building #42 was altered into a clothing and equipment department; it later became a general warehouse; Building #43 was used as a repair shop.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Some of the historic doors have been replaced. Roof vents and some of the original dormers have been removed. The dormer walls have been covered with asphalt shingles. Metal pipes puncture the brick walls in places. At the ends of the buildings, arched openings have been squared off to accommodate overhead garage doors. Both buildings have rear additions, and there is a tall brick chimney stack.



Stables (#43), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Additional openings and the enlargement of present openings on the front, side, and rear facades will be allowed to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the non-street facades. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the buildings for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the nonstreet facades.

Stables (#62, #63, #65, #80)

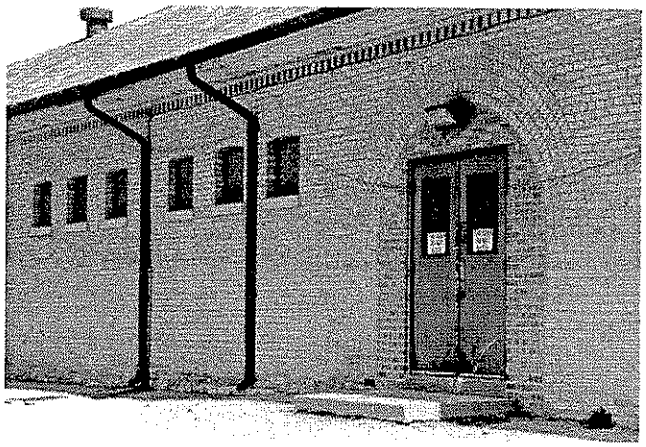
Holabird & Roche, 1892-1893

Description: These buildings are Richardsonian Romanesque and stand one story. They have shallow hipped roofs with dormers at the ends and ridge vents at the ridge cap. Rows of small windows are capped by segmental arches. Rubble limestone serves as the foundation below load-bearing, cream-colored brick walls laid in common bond. The buildings have two stringcourses and brick dentils beneath the cornice.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Mismatched brick and glass block has been used to infill some of the window and door openings. Some of the historic doors have been replaced. Building #63 has a concrete and metal loading dock at the south end.

Alteration Guidelines: Additional openings and the enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is

not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of the secondary facades.



Stables (#62), 1997.
Photograph by Victoria Granacki

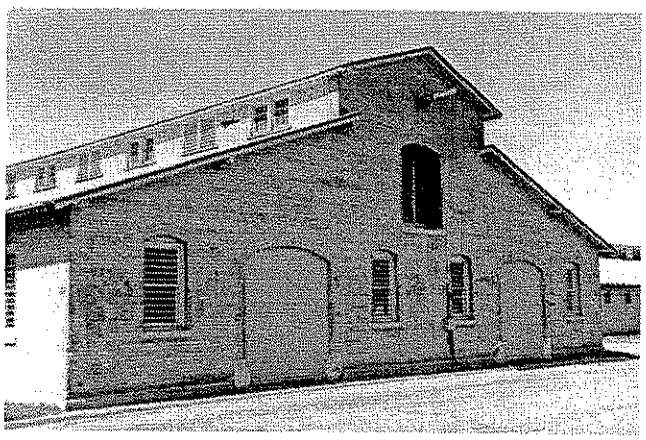
Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the nonstreet facades.

Stables (#86, #98)

Office of the Quartermaster General, 1909-1910

Description: These are long, rectangular one-story buildings with a gabled roof topped by a gabled monitor roof. They are built of wall bearing cream-colored common brick laid in a common bond. The windows and doorways are topped by segmental arches. The historic monitor windows are multilight casements. Ornamental rafter ends are found at the long sides of the buildings. Building #86 was altered to serve as a garage in 1931, and Building #98 was modified to function as a warehouse.

Condition: Building #98 has a small brick flat-roof addition on the north side. Located on an exterior wall of both buildings is a brick chimney with a concrete cap. The brick chimney on Building #86 has mismatched brick and is in need of tuckpointing. The door openings are infilled with mismatched brick, with a single door and window, or with overhead garage doors. Numerous monitor windows have been replaced with wood louvers.



Stables (#98), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Additional openings and the enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Skylights may be added to the roof of nonstreet facades. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, louvers, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of new elements required to modify the buildings for proposed residential use

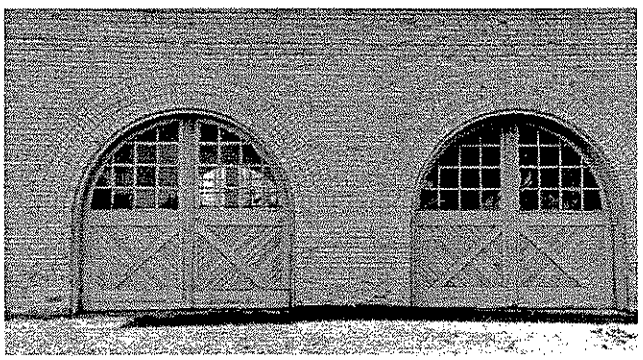
should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage, porch, and other room additions should be allowed on the secondary facades.

Gun Shed (#89)

Holabird & Roche, 1892

Description: This is a one-story, rectangular building with eight wide arched entrances that have historic double doors on the two long sides. Each entrance is topped by four rows of brick headers. The double doors are paneled on the bottom and have multiple lights on the top. The walls are constructed of cream-colored brick set in common bond. There is a stone stringcourse that wraps around the building above the arched openings.

Condition: The side walls are unaltered. At the ends, triple arched windows have been replaced by a rectangular opening with an overhead garage door. Two of the arched original openings are infilled with wood boards. Some doors have broken glass.



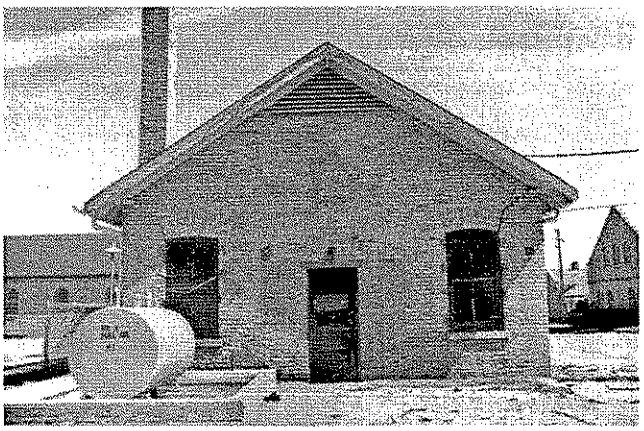
Gun Shed (#89), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced with wood windows with historically compatible configuration. Skylights may be added. The roof will be slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. An addition may be added to the west elevation.

Blacksmith Shop (#61)

Office of the Quartermaster General, 1910

Description: This building is a one-story, rectangular structure with a gabled roof. It is constructed of load-bearing cream-colored brick walls. A single tall brick chimney extends above the moderately pitched roof. There are exposed decorative rafter ends. Double-hung windows have limestone sills and are topped by segmental arches. In 1935, the building was altered for use as an Ordnance Machine Shop. In 1959, it was again modified to function as a veterinary facility



Blacksmith Shop (#61), 1997.
Photograph by Victoria Granacki

Condition: All original entries have been removed and replaced with mismatched brick and smaller openings. Over 50% of the windows opening on the north facade have been altered. There has been significant deterioration to the base course of brick, and significant settlement has caused the south west corner of the buildings to pull away from the remainder of the structure.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably

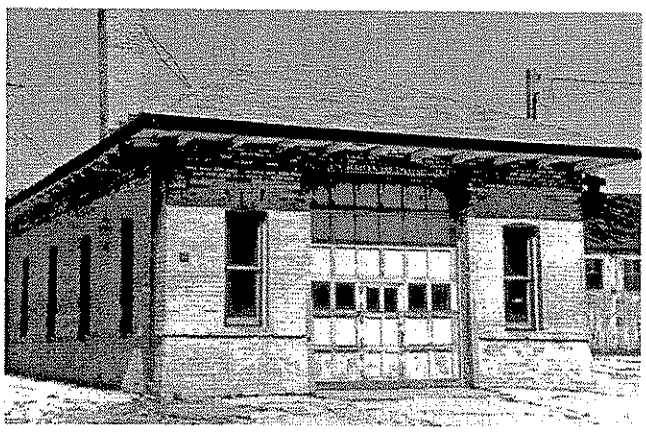
practicable. The bars may be removed from the windows. Skylights may be added to the roof. The roof will be slate gray roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Additions should be allowed. Nonhistoric features may be removed. Where original elements have been removed, they may be replaced. Due to the significant alterations and the deterioration of the structure, this building may be demolished.

Blacksmith Shop (#77)

Holabird & Roche, 1892

Description: This a small, one-story rectangular building topped by a hipped roof. Two of the original five chimneys extend beyond the roofline. Walls are of cream-colored brick set in a common bond. There are double-hung windows topped by splayed arch lintels. Decorative elements include stringcourses at the sill line and below the line of the eaves, and exposed beam ends supporting the roof. The building has been altered to serve as a vehicle repair shop.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Its original glass monitor roof extending above the hipped roof has been removed. The original arched opening, located at the end of the building, has been replaced by a rectangular garage door. On the east side of the building, there are steel replacement windows. The brick is in need of tuckpointing.



Blacksmith Shop (#77), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick or replacement doors are removed, the brick used should be replaced with cream-colored brick that matches the existing. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Roofs will all be in slate gray color roofing material. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Additions should be allowed on the nonstreet facades. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. This small building may be demolished or moved to a site that will not adversely impact the integrity of the Fort's site plan.

Company Kitchens (#103-108)

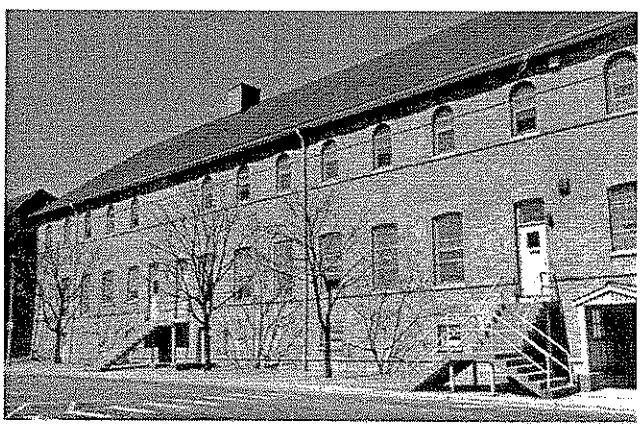
Office of the Quartermaster General, 1907-1908

Description: These are three-story buildings, rectangular in plan, with steeply pitched hipped roofs. The exterior brick bearing walls are of cream-colored brick set in a common bond pattern. They flare slightly at the base. Underneath the cornice are brick dentils. The buildings have brick chimneys. Windows are double hung, topped by segmental arches on the first floor and semicircular arches on the second. There are stringcourses at both sill lines and one connecting the second-floor windows below the arched lintels. The entry doors are typically accessed by concrete steps with metal railings. The buildings were originally built as company kitchens for troops housed in the barracks. In 1967, they were converted into administrative offices.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick. Brick and glass block have been used to infill some of the openings. Brick walls are stained.

Alteration Guidelines: On all facades, additional openings may be cut and the present openings may be enlarged to provide sufficient access, light, or ventilation for proposed residential use. The stairs may be altered,

reoriented, removed or replaced. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, the brick should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable.



Company Kitchens (#108), 1997.
Photograph by Victoria Granacki

The roof will be slate gray color roofing material. Skylights may be added to the rear facade. Rear exterior stairs may be modified or removed to meet the proposed residential use. Their design should be inspired by historic precedent found at the Fort. New additions may be added to rear facades. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Pumping Station (#29)

Holabird & Roche, 1890

Description: This is a rectangular one-story Richardsonian Romanesque building topped by a hipped roof with a gable at the peak of each end of the hip. Walls are of cream-colored brick. Original openings consist of round-headed brick arches. There is a band of ornamental brickwork set under the cornice and a single brick chimney extending above the roofline.

Condition: Mismatched brick has been used to infill some of the openings and replace some of the cream-colored brick. Pipes and lighting have been inserted into the brickwork.

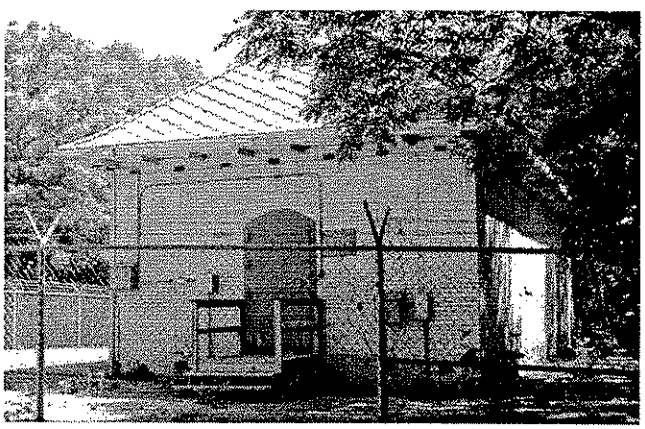
Alteration Guidelines: Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows. Where mismatched brick is removed, replacement brick should be cream-colored to match the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. The design of any new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions will be allowed on the rear facade.

Magazine (#57A)

Holabird & Roche, 1892

Description: This is a small, one-story building, rectangular in plan, with a flared hipped roof. Walls are constructed of cream-colored brick set in a common bond. The roof is supported by brackets, and there is a string course surrounding the building beneath the overhanging eaves. In later years the building served as an ordnance warehouse.

Condition: There is mismatched brick infill in the window opening.



Magazine (#57A), 1997
Photograph by Susan S. Benjamin

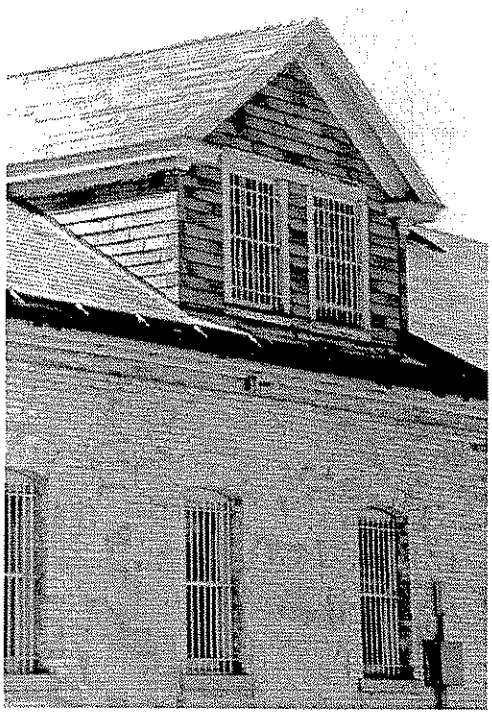
Alteration Guidelines: Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill

should be replaced by wood windows. Additional openings may be cut and the present bricked-in openings may be enlarged as required to provide sufficient access, light, and ventilation. Skylights may be added. The roof will be slate gray color roofing material. The design of new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its small size and location away from other service buildings, this structure may be demolished or moved.

Quartermaster Storehouse (#85)

Office of the Quartermaster General, 1905

Description: This is a long, 1 ½-story building with cream-colored brick walls, set in common bond, resting on a raised water table and rubble limestone foundation. It is topped by a gable roof with three large gabled dormers along each side. The double-hung windows are topped by segmental arches and have limestone sills. There are brick stringcourses under the eaves. The building originally functioned as the Quartermaster's clothing warehouse and was remodeled in 1959 to serve as a clothing sales store.



Quartermaster Storehouse (#85), 1997.
Photograph by Victoria Granacki

Condition: A poured concrete ramp with tubular steel railings and a concrete loading dock are both located on the east side of the building. The dormer walls are sheathed in asphalt shingles. Openings are infilled with mismatched brick. Walls are in need of tuckpointing and are stained.

Alteration Guidelines: Additional openings and enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements where modification is necessary. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions will be allowed on the rear facade.

Cold Storage House (#100)

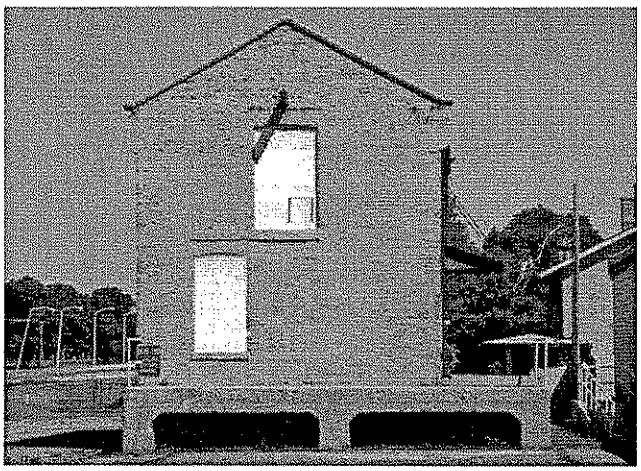
Architect unknown, 1897

Description: This is a small rectangular building with a shallow gable roof that has brick parapet walls, topped by terra cotta coping, at the gable ends. It has irregularly placed window and door openings. Walls are of cream-colored brick set in a common bond. The windows have splayed arch lintels and limestone sills.

Condition: The windows are infilled with brick or plywood, and the walls are stained. There is a concrete loading dock addition on the south and east ends of the building.

Alteration Guidelines: Additional openings and enlargement of present openings should be allowed on

the front, side, and rear facades to provide sufficient access, light, and ventilation for residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted.



Cold Storage House (#100), 1997
Photograph by Susan S. Benjamin

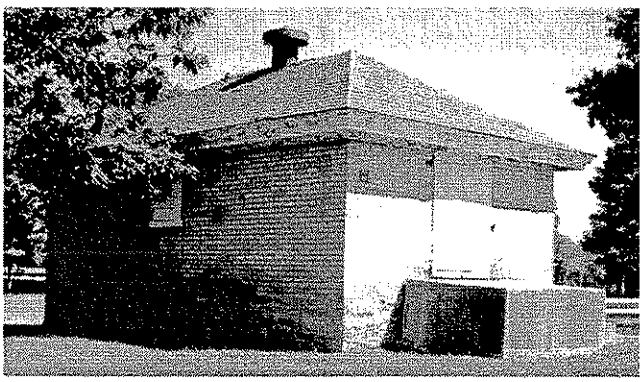
Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Skylights may be added. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its small size and its location at the rear of the buildings on Lyster Road, garage, porch, and other additions will be allowed on any facade, the building may be moved, or it may be demolished.

Ordnance Storehouse (#88)

Holabird & Roche, 1893

Description: This is a small one-story building that is topped by a hipped roof. It has a foundation of rubble limestone that supports cream-colored brick walls. There are irregularly placed openings. Windows have limestone sills. Built as an ordnance storehouse, the structure was later used as a general storehouse.

Condition: The windows and south side door have been replaced with steel panels. The wood staircase has been replaced by a large concrete stoop.



Ordnance Storehouse (#88), 1997
Photograph by Susan S. Benjamin

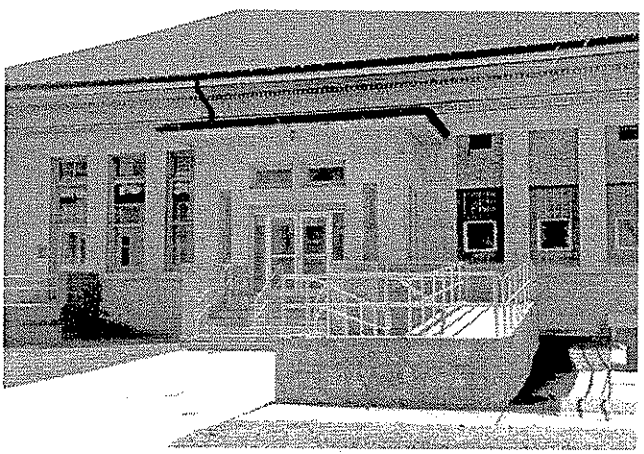
Alteration Guidelines: Additional openings and enlargement of present openings should be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where original openings that have been filled in with replacement windows, glass block, mismatched brick, or steel panels are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because its small size and its location are not specific to its function, this structure may be demolished or moved.

INSTITUTIONAL BUILDINGS

Army Mess Hall and Central Heating Plant (#47)

Holabird & Roche, 1891

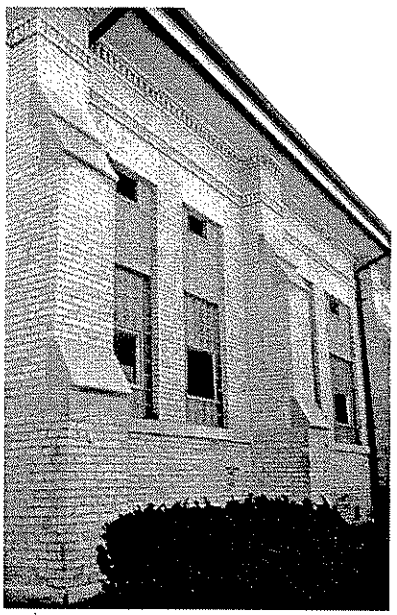
Description: This is a one-story building with the major section that contained the Army Mess Hall located adjacent to Lyster Road. It is topped by a hipped roof. A subsidiary wing at the rear of the building forms a "T" with the main section. This end, topped by a gabled roof, originally included the post's heating plant. The rear "T" has little ornamentation. Two cupolas extend from the ridge of the roof on the mess hall. On the mess hall there are brick buttresses extending to an overhanging cornice. A limestone stringcourse surrounds the building at the sill line, and there is an ornamental brick stringcourse. Dentils surround the building underneath the cornice. The foundation is rubble limestone with load-bearing masonry walls constructed of cream-colored brick laid in common bond. There are 4/4 double-hung windows topped with two light transoms. Over the years, the Army Mess Hall has functioned as a chapel, gymnasium, theater, library, and, most recently, the post exchange.



Army Mess Hall and Central Heating Plant (#47), 1997.
Photograph by Victoria Granacki

Condition: Since the building was constructed, it has been altered considerably. Original doors have been replaced with aluminum and glass doors, and many openings have been infilled with mismatched brick and glass block with louvers. A concrete ramp has been built to the east entrance. Some windows have broken panes. Walls are in need of tuckpointing. In the subsidiary wing, the entire southwest corner of the structure has been reconstructed with yellow brick of a different color, texture and finish. This repair extends well into both the south and west walls of the wing.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with windows with a configuration compatible with the building. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by windows



Army Mess Hall and Central Heating Plant, window infill (#47), 1997.
Photograph by Victoria Granacki

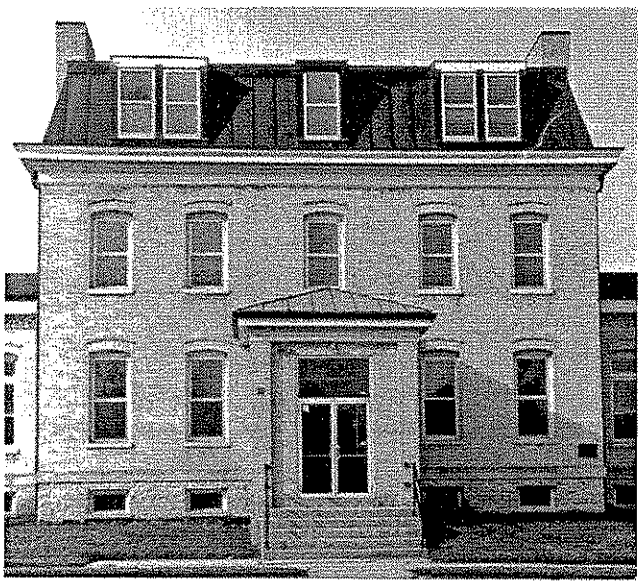
that have profiles matching the existing to the extent reasonably practicable. The roof will be slate gray color roofing material. Stairs may be modified to meet proposed residential use. The design of new elements necessary to modify the building to meet use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. The subsidiary wing may be removed.

Post Hospital (#1, #2)

Office of the Surgeon General, #1, 1893; #2, 1905-1906

Description: Building #1 is a three-story central block flanked by two single-story wings. Set on a rubble

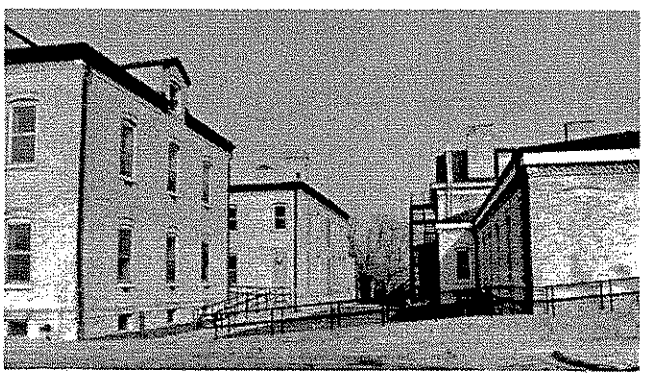
limestone foundation, the load-bearing exterior walls are constructed of common bond cream-colored brick. Four large chimneys project from the roof. Building #1 was later converted into the post's library. Building #2 is large and E-shaped. It ranges from one to two stories in height. The roof combines moderately pitched hipped roofs with gables, cross gables, and gabled dormers. The rough-faced limestone foundation supports exterior walls of cream-colored brick set in a common bond. There is one brick chimney extending above the roofline. When the hospital was relocated in 1969, Building #2 was altered for use as an education center.



Post Hospital, main entrance (#1), 1997.
Photograph by Victoria Granacki

Condition: There was a section, connecting the two buildings, that was removed in 1958. A third building that housed a contagious disease ward has been demolished. A large veranda, which had a decorative balustrade and once wrapped around three sides, and a wide central front porch, which had a pedimented entry, have been removed from Building #1. In addition, the original windows have been replaced with aluminum double- or triple-hung windows, and several of the windows have been infilled with mismatched brick. An enclosed brick vestibule with aluminum doors accessed by concrete stairs has been added to the front of Building #1. The dormers and mansard have been sheathed in standing seam metal. In Building #2, two-story wood porches have been removed and the original windows have been replaced with aluminum sash. Mismatched brick has been used to infill some of the openings and replace some of the cream-colored brick. Walls are stained. Dormers are covered with asphalt shingles. Standing seam fascia board surrounds portions of the building.

Alteration Guidelines: The hospital at the Fort followed the Pavillion Plan for hospital ward design. This type of plan dominated hospital design for over 100 years from the mid 19th to mid 20th centuries.[59] Integral to the plan were individual wings containing the wards, which were connected to a central section for services and circulation. The wards had windows on the long sides for maximum ventilation. It was believed at the time that fresh air and natural ventilation was the most important recuperative factor that could be provided for patients. The verandas around the Fort Sheridan hospital originally contributed to this concept.[60] The hospital has been greatly altered by the removal of these verandas, the removal of the center section that connected the original pavilions, and the demolition of one of the wards.



Post Hospital, showing where section was removed (#2, #1), 1997.
Photograph by Victoria Granacki

Because the integrity of the buildings has been severely compromised by the removal of important historic features and by unsympathetic alterations, because not enough remains of its historic fabric to express the building's original use, and because the siting of these structures conflicts with the economic viability of the community, it may be demolished.

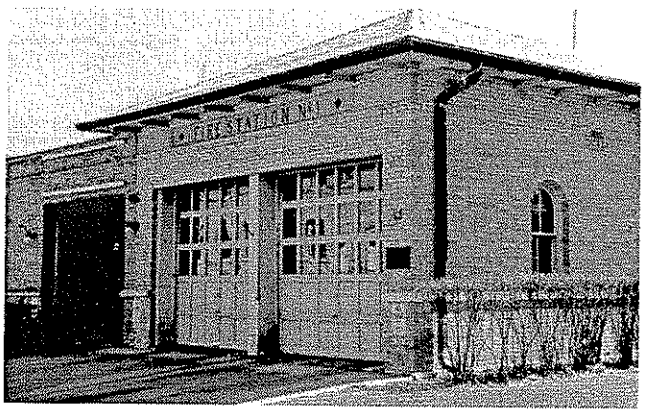
Fire Station (#79)

Holabird & Roche, 1893

Description: This is a small one-story rectangular building with a two-story addition on the rear and a one-story addition on the east side. It is topped by

intersecting hipped roofs and a flat roof on the one-story east-side addition. Brackets support the cornice. Windows are 4/4 double hung and are topped by semicircular lintels. Walls are constructed of cream-colored brick set in a common bond. There is a string-course surrounding the building at the sill line and one between the windows and cornice line. The two original garage door openings are located on the north side of the building.

Condition: The two arched garage door entrances were altered into two rectangular openings, with overhead doors, to accommodate modern fire equipment. Mismatched brick has been used as infill. Brick is in need of tuckpointing.



Fire Station (#79), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Additions and alterations will be allowed to all rear facades. The roofs will all be in slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. If retention is not possible, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of any new elements necessary to modify the building to meet use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Theater (#180)

Office of the Quartermaster General, 1932

Description: This is a rectangular Georgian Revival style building with multipane double-hung windows. There are pilasters on the north and south sides of the building. The windows are topped by flat stone arches with a raised keystone. The building has a low-pitched gable roof enclosing a two-story-high interior space. There is a fanlight in the pedimented gable end at the front of the building. Walls are constructed of cream-colored brick that matches the brick used for buildings designed by Holabird and Roche. Quoining frames the corners of the front of the building. This building was determined a background building to the National Historic Landmark District as outlined in the National Historic Landmark District nomination form.

Condition: The hanging marquis over the front entrance has been replaced by a brick entrance porch with aluminum doors. One of the paneled doors with fanlights, flanking the marquis, has been converted into a multipane double-hung window. Mismatched brick has been used as infill where there were openings and used to replace some of the cream-colored brick. Brick is in need of tuckpointing.

Theater (#180), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: There should be no material changes to the facades in front of the firewall. Alterations and additions will be allowed to the side and rear facades. The roofs will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify the building for a new use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Garage or other room additions should be allowed at the rear.

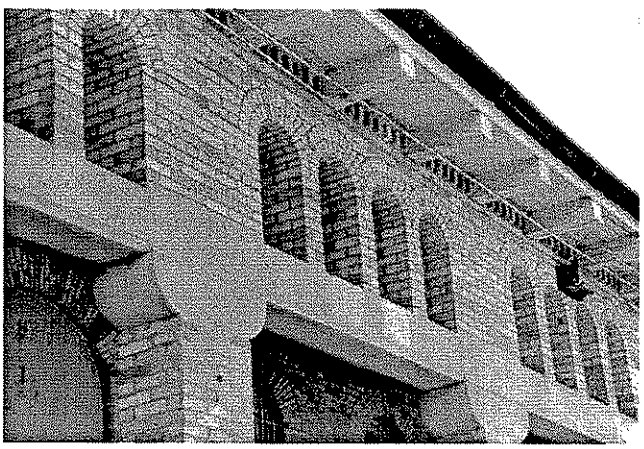
Guardhouse (#33)

Holabird & Roche, 1890, 1905-1906

Description: This is a one-story T-shaped Richardsonian Romanesque building. The original central section has a projecting porch with five openings separated by brick piers with rounded stone capitals. The openings are topped by an arcade of perforated arches, in groups of four, forming a fascia under the cornice. The roof is made up of intersecting hipped sections with small triangular gable ends at the peaks and is supported by wood brackets. Molded brick chimneys extend above the roofline. A decorative iron railing surrounds the porch. Windows are double hung, topped by semicircular arches. Many windows have bars. A foundation of rubble limestone supports the load-bearing masonry walls constructed of cream-colored brick laid in common bond. There is a string-course at the sill line of the front windows and dentils under the cornice. The building served as a stockade and guardhouse until 1970, when it was converted to use as the post museum.

Condition: Front dormers and roof vents have been removed. The original doors have been replaced by aluminum and glass doors. Mismatched brick has been used to infill some of the openings and replace some of the cream-colored brick. Brick is stained. There are concrete stoops at the rear entrances.

Alteration Guidelines: There will be no material changes to the front or side facades. Alterations and additions will be allowed on the rear facade. The roofs will be slate gray color roofing material. Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where mismatched brick is removed, the brick should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of any historic elements necessary to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.



Guardhouse, arcade detail (#33), 1997.
Photograph by Victoria Granacki

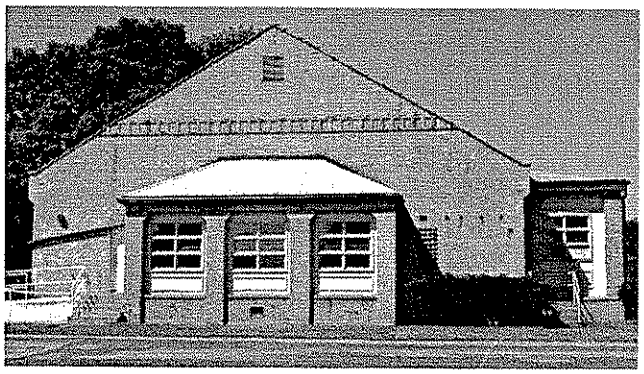
Bakery (#34)

Holabird & Roche, 1890

Description: This is a one-story building, irregular in plan with a gable roof. On the front is an entrance porch with brick piers that have rounded stone capitals. There is also a porch on the north side. The walls are of cream-colored brick set in common bond. The gable ends have a brick parapet topped by terra cotta coping. An ornamental brick band extends across the front and rear gables.

Condition: The front porch has been enclosed with wood panels and awning windows. The side porch has been similarly enclosed. The front windows have been

infilled with glass block, and mismatched brick, and the top of the front door has been infilled with mismatched brick. Mismatched brick also has been used to replace some of the original cream-colored brick. Walls are stained and in need of tuckpointing. At the rear of the building is a red brick chimney and a brick entrance porch.



Bakery (#34), 1997
Photograph by Susan S. Benjamin

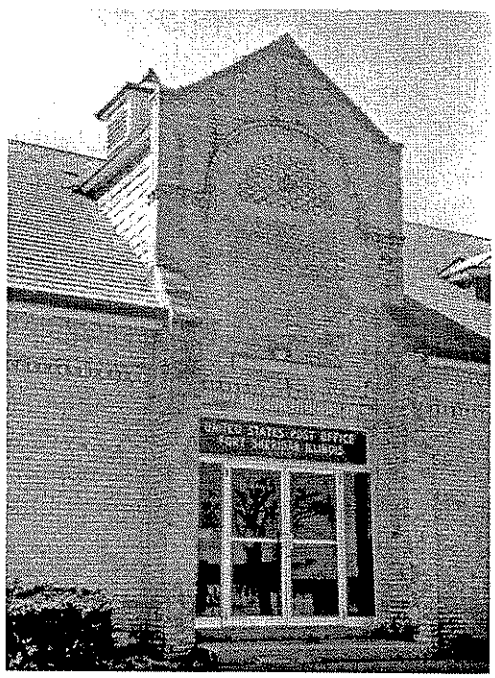
Alteration Guidelines: Additional openings and enlargement of present openings will be allowed on the front, side, and rear facades to provide sufficient access, light, and ventilation for residential use. Additions and alterations will be allowed on the rear facade. The roofs will be slate gray color roofing material. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Stairs may be modified to accommodate proposed residential use. The design of any historic elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced.

Veterinary Hospital (#38)

Holabird & Roche, 1890

Description: This is a 1½-story T-shaped Richardsonian Romanesque building with a gabled roof on the front section and a hipped roof on the rear. There are several hipped-roof dormers. The front section has a central bay with brick buttresses flanking the entrance. The entrance is topped by a front-facing gable that contains a semicircular panel with ornamental brickwork. There is a ventilator at the intersection of the gabled roof and the front-facing gable, and one on the ridge at the rear of the building. Each gable end has a parapet wall topped by terra cotta coping. The walls are cream-colored brick set in common bond. A stringcourse of ornamental brickwork surrounds the front section of the building between the windows and roofline. The windows are double hung topped by segmental arches. Sills are of limestone. Originally constructed as a Veterinary Hospital and then converted, in 1918, to stables, it was modified after World War II for a post exchange and cafeteria and again in 1969 for the Fort's post office.

Condition: Mismatched brick has been used to replace some of the original cream-colored brick and infill some openings. A concrete and steel columned loading dock with a flat roof is located on the south gable end of the building. The historic entrance doors have been replaced with aluminum store front doors. At the northwest intersection of the "T" is an orange concrete block addition. Chimneys are in need of tuckpointing.



Veterinary Hospital, front entrance (#38), 1997.
Photograph by Victoria Granacki

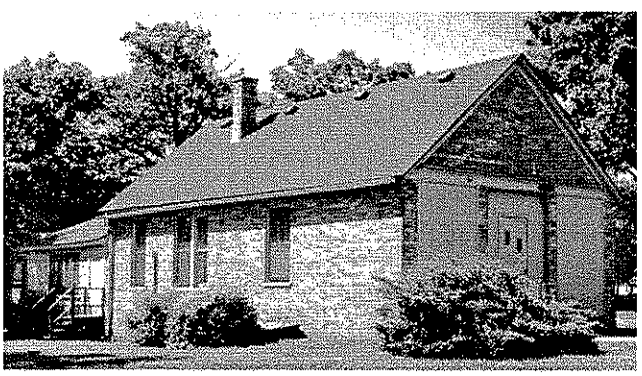
Alteration Guidelines: There will be no material changes to the front facade. Where windows are original, they will be retained and repaired. If retention is not

practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. The roof will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of any new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear of the side and on the rear facades.

Post Office (#66)

Post Engineer, 1907

Description: This is a small, one-story building with a front-facing gable roof. The brick foundation supports walls of mottled orange-colored brick set in a common bond pattern. The windows, which have concrete sills, are double hung and topped by segmental arch lintels. Built as the Fort's first post office, it was later used as a court marshall room and the transportation corps administration building.



Post Office (#66), 1997.
Photograph by Susan S. Benjamin

Condition: The original wood and glass storefront windows have been replaced with tongue-and-groove boards. The entrance is now a single wood door with two stepped lights. There were originally two molded brick chimneys. One has been removed, and the one at the rear of the building has been replaced by a simple brick chimney. Brick corner piers that originally extended above the roofline have been lowered. At the rear end of the building is a wood frame addition.

Alteration Guidelines: Additional openings and enlargement of present openings should be allowed to provide sufficient access, light, and ventilation for proposed residential use. Where windows are original and the opening is retained, the window will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. The roof will be slate gray color roofing material. Where original openings that have been filled in with wood boards, replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. The design of new elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear facade. Because the building has been substantially altered, contains an incompatible addition, and is constructed of a mottled orange colored brick in contrast with the Fort Sheridan yellow brick, it may be demolished.

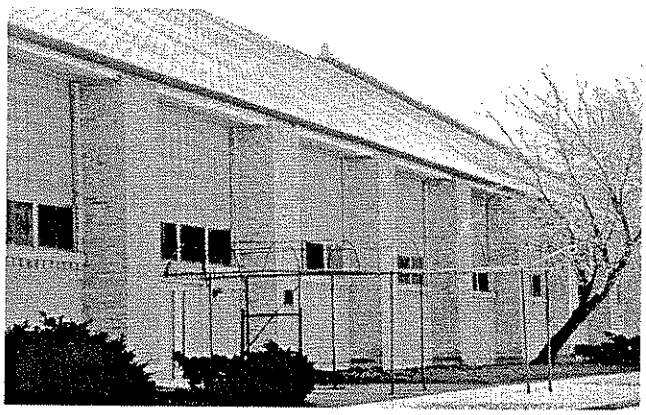
Infantry Drill Hall (#60)

Holabird & Roche, 1893

Description: This is a large one-story Richardsonian Romanesque building, rectangular in plan, with a broad gable roof. The gable ends have parapet walls topped with terra cotta coping. On the long sides, the roof is supported by rectangular brick buttresses. The walls are of cream-colored brick laid in a common bond pattern. A wide arched entrance is set into the east gable end wall. The entrance is flanked by two pairs of arched brick openings. There are three arched windows, a tall window flanked by two shorter ones, located over the arched entrance in the east gable end. There is a similar grouping of windows in the west gable end. Sills are of

limestone. Underneath the limestone sills are brick lintels. Originally built as an equestrian and infantry drill hall, it was converted in 1945 into a gymnasium.

Condition: The entrance arch on the east gabled end is infilled with mismatched brick. Brick is stained. The opposite gabled end has an attached brick vestibule with metal doors. The window openings have been infilled with glass block, louvers, brick, and large metal frame hopper windows. The arched windows on the west gable end have been boarded up.



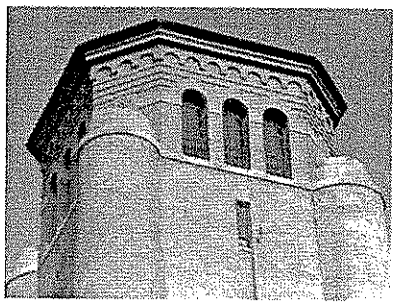
Infantry Drill Hall (#60), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. The roof will be slate gray color roofing material. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by windows that have a configuration compatible with the building. The design of historic elements required to modify use requirements should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the nonstreet facade.

Water Tower (#49)

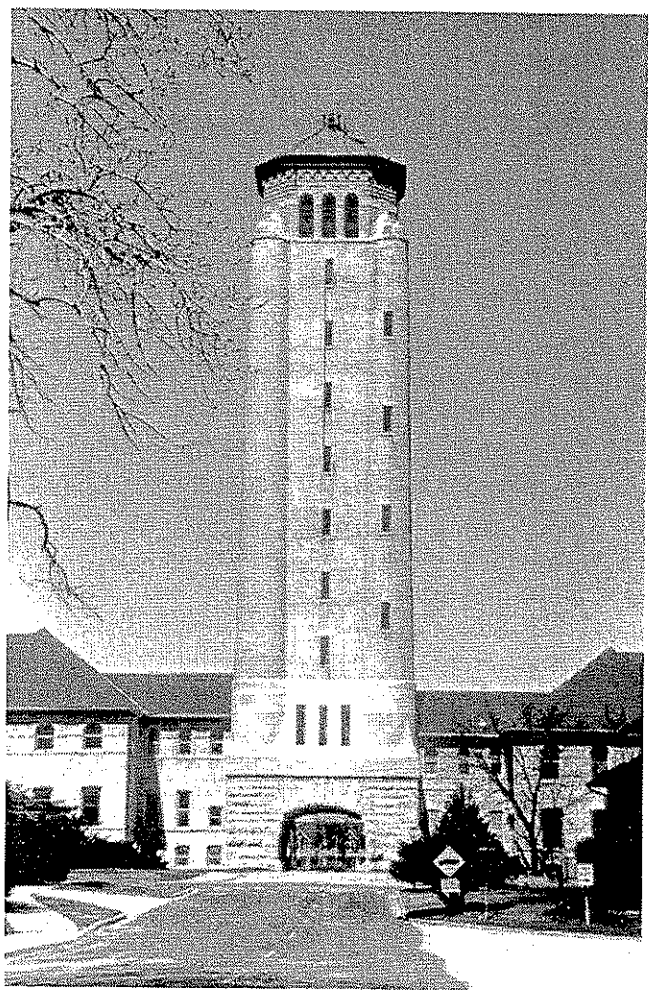
Holabird & Roche, 1891

Description: The water tower stands 167 feet tall with a 39-foot square base. The first level is rusticated



Water Tower, roof (#49), 1997.
Photograph by Victoria Granacki

limestone with beaded joints; the second level is smooth-faced, coursed ashlar limestone; and the remainder of the tower is cream-colored brick set in a common bond. A sally port provides access through the base of the tower. The opening is topped by a segmental arch with large voussoirs. There are three tall, narrow deeply set windows at the second level on the north and



Water Tower (#49), 1997.
Photograph by Victoria Granacki

south sides of the tower. Above, there are slender windows set in vertical bands. Four three-quarter-round buttresses with stone caps form the tower corners. The tower terminates in a stone band and octagonal section with a pointed octagonal roof that has a shallow pitch. This octagonal section has three arched windows on each of the four wide sides and ornamental brickwork beneath the cornice. The interior of the base has groin vaults with ornamental ribbing. Wrought iron lanterns flank the opening to the tower. The tower houses the Fort's water tank.

Condition: In 1949, a structural weakness was found and the original steeply pitched hipped roof was replaced by the present top section, reducing the height by 61 feet. Limestone and brick walls are stained. Arched entrance to the barracks has been altered. The wrought iron on the lanterns is corroding.

Alteration Guidelines: Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Any restoration should match, as reasonably practicable, historic precedent from old photos or plans.

Bachelor Officers' Quarters and Mess (#31)

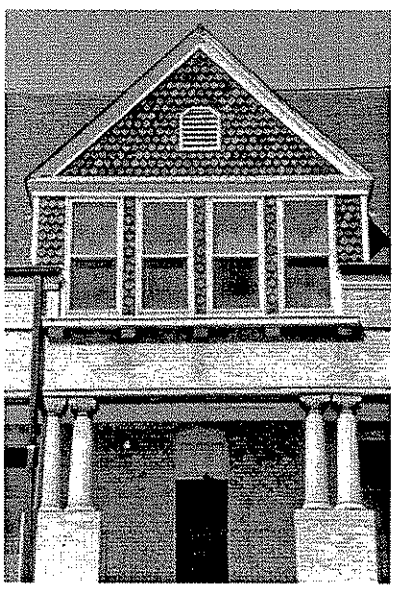
Holabird & Roche, 1892-1893

Description: This is a Richardsonian Romanesque 2 ½-story rectangular building. It is topped by a steeply pitched gabled roof with large front dormers that have fish-scale shingles in the gable and contain four windows. There are firewalls and brick chimneys between each dormer. Limestone rubble serves as the foundation below walls constructed of cream-colored brick set in common bond. A two-story inset porch runs the length of the east end of the front facade of the building. The second-floor balcony is supported by square brick piers. Above each pier is a pair of truncated round columns with ornamental capitals. At the west end of the porch, past a steep parapet wall topped with terra cotta coping, is the entrance section. It consists of a two-story gabled front entrance porch set in a rectangular section that has no front porches. In recent years the building was used as a community club with guest housing accommodation. There are three shallow wings and fire escapes at the rear of the building.

Bachelor Officers' Quarters and Mess (#31), 1997.
Photograph by Victoria Granacki

Condition: There is a one-story addition at the west gabled end of the building. In the 1950s there was a fire on the building's west end. At that time, the front-facing gabled wing porch was rebuilt and considerably altered. Mismatched brick has been used to replace much of the original cream-colored brick. A considerable amount of the brick is stained. All of the front windows in the west end of the west section have been replaced.

Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood



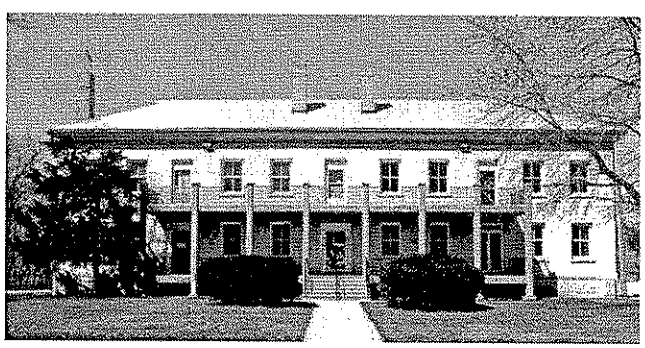
Bachelor Officers' Quarters and Mess (#31), 1997.
Photograph by Victoria Granacki

windows with historically compatible configuration, with no applied muntins permitted. The roof will be slate gray color roofing material. Skylights may be added to the rear facade. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Stairs may be modified to meet use requirements. The design of new elements required to modify the building for proposed residential use should be inspired by historic precedent found at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and alterations will be allowed on the rear facade.

Bachelor Officers' Quarters (#32)

Office of the Quartermaster General, 1907-1908

Description: This is a two-story, T-shaped building with a one-story porch across the front. The porch consists of eight concrete posts that extend above the roofline of the porch to provide a balcony for the second floor. A simple metal railing connects the posts on each floor. The walls are of cream-colored brick set in a common bond. Below the stone water table, the wall is constructed of random ashlar limestone. The hipped roof has a small gable at the peak of the ridge. There are four brick chimneys. Windows are double hung; most are 2/2. Sills are of limestone. There is a small wood porch at the northeast corner of the building.



Bachelor Officers' Quarters (#32), 1997.
Photograph by Victoria Granacki

Condition: Originally the building had a two-story porch extending across the entire length of the building. Its projecting standing seam metal roof was supported by round columns and four pairs of round columns resting on four brick piers flanking the center entrance. The three front dormers have also been removed. The foundation has been tuckpointed with mismatched mortar.

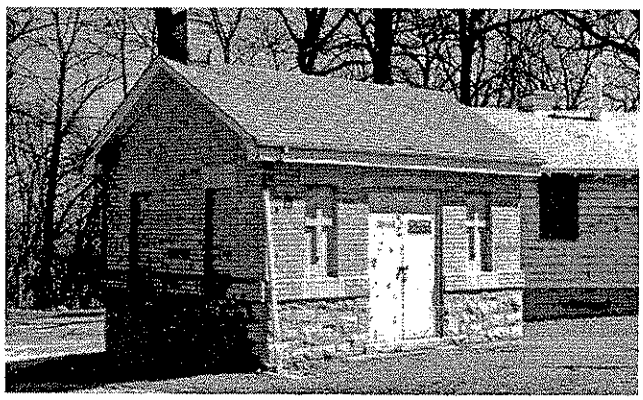
Alteration Guidelines: Where windows are original, they will be retained and repaired. If retention is not practicable, reasons for removal must be documented and windows may be replaced in kind. Where windows are not original, they may be replaced with wood windows with historically compatible configuration, with no applied muntins permitted. The roof will be gray color roofing material. Skylights may be added to the rear facade. Where mismatched brick is removed, it should be replaced with cream-colored brick that matches the existing to the extent reasonably practicable. Where original openings that have been filled in with replacement windows, glass block, or mismatched brick are changed, the infill should be replaced by wood windows or brick that matches the existing to the extent reasonably practicable. Stairs may be modified to meet use requirements. The design of historic elements required to modify use requirements should be inspired by historic precedent at the Fort. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Additions and substantial alterations will be allowed on the rear facade.

Dead House (#87)

Holabird & Roche, 1893

Description: This is a small one-story building with a gabled roof. The raised foundation is constructed of rusticated random ashlar limestone, and the walls are of cream-colored brick set in a common bond. All of the windows have blind openings. The two front openings contain stone crosses in high relief. There is a single brick chimney. After the building no longer served as a morgue, it was used as an inflammable materials storehouse.

Condition: The historic doors have been replaced by metal doors, and the skylights have been removed from the roof. The foundations need tuckpointing.



Dead House (#87), 1997.
Photograph by Victoria Granacki

Alteration Guidelines: The bricked-in openings on the sides of the building may be changed to accommodate wood windows. The roof will be in slate gray color roofing material. Nonhistoric features may be removed. Where original elements have been removed, they may but need not be replaced. Because of its size and remote location, the building may be moved or demolished.

4. Noncontributing Structures in the Historic District

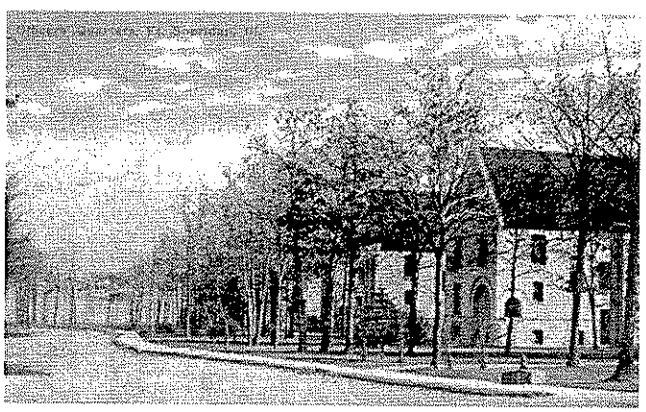
The following structures have been determined as noncontributing structures to the National Historic District as outlined in the National Historic District nomination form:

#29A	Power House, concrete structure, construction date unknown
#40	Heating Plant, concrete block structure, 1967
#46C	Detached Garage, concrete block structure, 1969
#51	Motor Repair Shop, corrugated steel structure, 1931
#55	Vehicle Storage, corrugated steel structure, 1932
#57B	Fixed Ammunition Magazine, concrete block structure, 1929
#57C	Fixed Ammunition Magazine, concrete block structure, 1929
#S58	Vehicle Storage, corrugated steel structure, 1931
#S64	General Purpose Warehouse, metal structure, 1928
#S112	Vehicle Storage, corrugated steel structure, 1932
#115	Diesel Fuel Station, brick structure, 1932
#T118	Administration, wood structure, 1935
#121	Scale House, brick structure, 1943
#T134	Administration, wood structure, 1941
#135	Oil House, brick structure, 1940
#T151	Dispatch Office, wood structure, 1959
#154	Pool Filter Building, concrete structure, 1964
#156	Bathhouse, brick structure, 1964
#157	General Storehouse, stucco and corrugated metal, 1919
#159	Outdoor Swimming Pool, 1964
#T170	Chapel, wood structure, 1941
#T200	Sentry House, brick structure, 1978
#T201	Bachelor Officers' Quarters, wood and plaster siding, 1943
#202	Exchange Service Outlets, brick structure, 1934
#204	Family Housing, frame structure, 1919
#T205	Enlisted and Civilian Club, wood structure, 1941
#206	Water Storage Tank, concrete structure, 1966
#207	Water Storage Tank, concrete structure, 1966
#T210	Detached Garage, wood structure, construction date unknown
#216	Small Arms Repair Shop, steel structure, 1941
#S216A	Flammable Material Storehouse, metal structure, 1941
#296	Underground Holding Tank, construction date unknown
#297	Powerhouse, brick structure, construction date unknown
#298	Bathhouse, frame structure, 1946
#T370	Vehicle storage, wood structure, 1941
#400-417	Detached Garages, concrete block structures, 1940
#T700	Administration, wood structure, 1941
#T701	Administration, wood structure, 1941
#T702	Administration, wood structure, 1941
#T703	Administration, wood structure, 1941
#707	Dispensary/Dental Clinic, concrete block structure, 1967
#718	General Storehouse, wood structure, 1941
#T723	General Storehouse, wood structure, 1942
#T724	Administration, wood structure, 1942
#725	Skill Development Center, wingsheet metal structure, 1942
#T726	Medical Maintenance, concrete block structure, 1945
#71	Power House for Computer, concrete block structure, 1981

These buildings may be demolished and their sites may be reconfigured for compatible new construction.

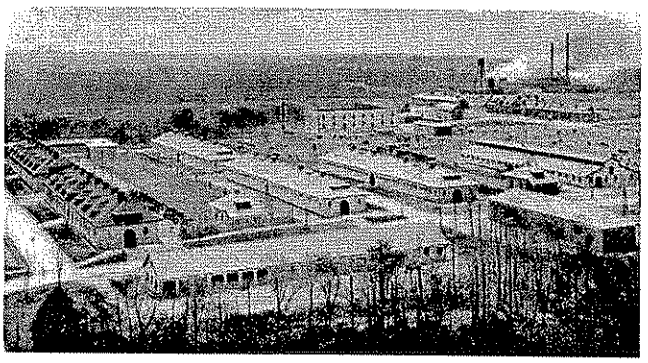
D. Historic Designed Landscapes and Townscape Features

Laid out by landscape architect Ossian C. Simonds, who was one of the principal developers of the Prairie Style of landscape gardening, Fort Sheridan provides one of the finest examples of the naturalistic approach. At the Fort, Simonds designed landscapes that incorporated themes found throughout nature and that were pleasing during every season. He believed that by creating a beautiful natural-looking landscape, he would teach people to see the beauty of nature and the beauty of the world. His governing goal was to utilize plant material—trees, shrubs, plants, and flowers—to create harmonious effects through color, contrast of light and shadow, and pleasing natural outlines. Simonds preferred native varieties of trees and shrubs, although he did not exclude evergreens as part of a natural-looking group of plantings.[61] New, predominantly native, plant material was laid out in an informal fashion, creating a softness and a visual connection between the sky and the horizon. Simonds respected the natural terrain and very likely left much of the existing natural plant material. When finished, Simonds left generous open space for nature to fill in with clouds, sunshine, stars, and moonlight.



Intersection of Leonard Wood Avenue and Logan Loop, ca. 1910.
Lake County (IL) Museum, Regional History Archives, 92.24.261

The pattern of roads and walkways used by Simonds was consistent with this naturalistic approach. He did not use any rigid geometric road layouts, whether rectilinear grids or symmetrical circular drives. His roads were winding or straight with gently curving corners and his property edges were curving and irregular. Even areas that were primarily linear were often interrupted by a landscaped triangular area at an intersection or a rounded corner. Yet Simonds acknowledged the urban needs of a community that required principal roads, rear service roads or alleys, and a comprehensive network of pedestrian sidewalks running parallel to all roads. All buildings were designed with walks from their front entrances to the road.



Stables area south of the Tower and Barracks, ca. 1913.
Collection, Highland Park Historical Society

The intent of the landscape and townscape guidelines is to reinforce Simonds' overall approach, where plant material was used to frame attractive views, to enhance the Fort's architecture, and to soften and direct views away from intrusive elements. Wherever practical, existing roadways should be retained and new roadways made to fit into either Simonds' soft-edged linear pattern, or his gently winding curves and loops. Pedestrian walks should be provided throughout.

Maintenance of Simonds' landscape vision may be accomplished by adding new planting materials in mixed and irregular groupings only. There should be no formal rows or symmetrical arrangements, and no formal pruning. After trees and shrubs have become established, there should be very little trimming, cutting only dead branches and those that interfere with walks and drives. Diseased or dying trees must be treated immediately and, if necessary, removed. A description of the plant material Simonds preferred and a plant list may be found in Appendix A.

Parade Grounds, Surrounding Ring Road and Buildings Fronting on Leonard Wood Avenue, the Ring Road

Ossian C. Simonds, ca. 1888

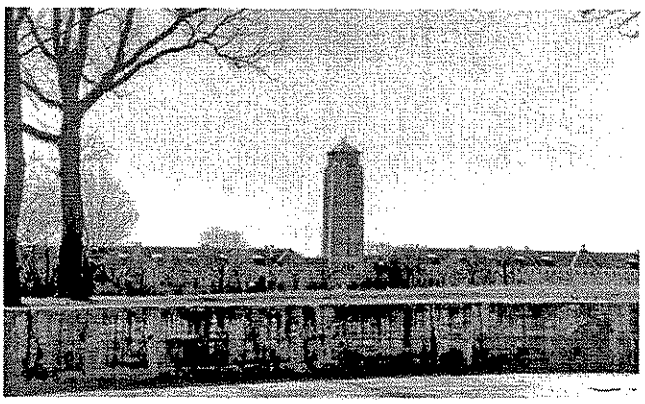
Description: The irregularly shaped oval parade ground, surrounded by Leonard Wood Avenue, is characterized by a large grassy open space with woods, mostly made up of oaks, to the east. It is characterized by a flat, irregular shape and by a framework of trees.

Roads leading into Fort Leonard Wood Avenue form small irregularly shaped triangular islands, a Simonds design theme. Barracks (#48, #50, #81-84) face the parade grounds on the south; officers' housing designed by the Office of the Quartermaster General (#92-97) faces it on the east and north, and the Bachelor Officers' Quarters and Mess (#31) and Bachelor Officers' Quarters (#32) face it on the north. The Water Tower (#49), located in the center of the barracks, forms a strong vertical counterpoint to the lower buildings surrounding the parade grounds. There are strong vistas between the Tower and the Bachelor Officers' Quarters and Mess. Sidewalks run parallel to all roads encirling the grounds, and from building entrances to the roads. All automobile access is in the rear from alleys or a limited number of short roads that lead around to parking in the rear of buildings.

Vista from Tower to Bachelor Officers' Quarters and Mess, 1997.
Photograph by Victoria Granacki

Before it was converted into a section of the Fort's golf course, the parade grounds functioned as a bivouac area, horse training ground, marching area, and gathering spot.

Condition: There have been some changes to the road system surrounding the parade grounds since the Fort was first laid out. There was a primary entry/exit road from the Fort linking to Old Elm Road. This entry is marked by an old foundation and the last vestiges of an allee of elm trees, which would have lined the road. This road was closed between 1939 and 1959. At that time, gateposts were built at Sheridan Road opposite the west end of the parade grounds. There was a guardhouse, located on the north side of the new entrance road to the Fort, that was removed in the 1950s and replaced by one built on the south side of this road. Adding a long entry road between Sheridan Road and the parade grounds created a much more formal entrance and approach to the Fort than would likely have been Simonds' design intent. To the south, the parade grounds have been altered with the addition of an intrusive brick reviewing stand. To the north, the edge of the parade grounds has been changed with the addition of a concrete retaining wall to provide for parking, berms, formally clipped evergreen shrubs, and a tennis court. To the east is a second tennis court. These are all nonhistoric elements. To the east is a recent statue of General Philip Sheridan. Over the years, many original plantings have been removed or added to or have died. There are formally clipped evergreen trees and shrubs, which obscure the architecture, scattered throughout the yards of the structures facing the parade grounds.



Vista from across Parade Grounds to Tower, 1997.
Photograph by Victoria Granacki

Alteration Guidelines: The overall shape of the parade grounds, the vistas, and the historic plantings should be retained. Reopening of the historic entrance at Old Elm Road should be pursued. The long entry road connecting Leonard Wood Avenue to Sheridan Road may be removed. Intrusive, nonhistoric structures such as the low wall on the edge of the parade grounds should be removed. Nonhistoric plant material removal should be considered on a case-by-case basis and should be tied to its appropriateness to the design concepts developed by Simonds. Except in front of the barracks where more formality is appropriate, all new plantings, their locations, and landscape gradings should also be in keeping with Simonds' naturalistic design concepts as described in this document. The vista of the tower from McCaskey Road and from Building #31, the Bachelor Officers' Quarters and Mess, should be preserved.

Plantings should be laid out in an informal manner near the buildings and complement, not obscure, the

architecture. There may be isolated trees in a variety of sizes, heights, and shapes. Or there should be groupings that contain a variety of sizes, heights, and shapes of trees and shrubs within each grouping. A more formal allee of shade trees should be planted along Leonard Wood Avenue in front of the barracks. Alleys should be retained as the principal service entrance for all buildings facing the Parade Ground. For single-family residences they could be moved back, up to 30 feet from the rear wall of the houses. Additional driveways to rear parking areas are permitted in limited number behind larger buildings. Sidewalks should remain parallel to the road with a parkway in between, and there should be walks from all building entrances to the main road.

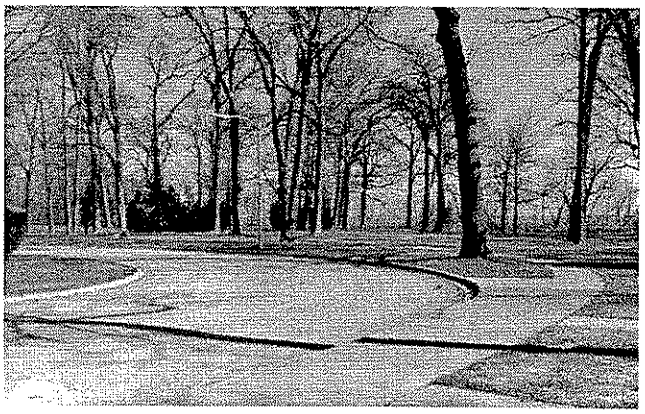
McArthur, Scott, and Logan Loops

Ossian C. Simonds, ca. 1888

Description: This area is made up of three loops of roads lined with large single-family houses designed by Holabird & Roche for the post officers. The houses are located on large lots set back a distance from the road and placed following the roads' curves. Sidewalks are parallel and adjacent to the roads with a service walk

Scott Loop, view toward lake, 1997.
Photograph by Victoria Granacki

leading from each front door to the road. All houses are served from rear alleys. In the center of each loop road, at the lake end, is an irregularly shaped landscaped island with the pointed end toward Leonard Wood Avenue and the rounded end toward Lake Michigan. Where the loop roads meet the lake there are no buildings. There are many historic trees remaining in these areas and historic understory plantings are placed in an informal arrangement.



Logan Loop, view toward lake, 1997.
Photograph by Victoria Granacki

Condition: At the ends of the loop roads the views to the lake are obscured with trees and shrubs. Simonds likely wanted these areas open and free of vegetation so that the view of the lake from the loop roads would be uncompromised. Inappropriate species of plantings, including isolated formally pruned shrubs, are scattered throughout the lots containing the officers' housing and on the loop islands. Bradley Loop, which surrounded the Post Hospital (#1, #2) but has been largely paved over, contains intrusive buildings and has lost its integrity.

Alteration Guidelines: The loop roads must remain in their curving configuration. The landscaped islands and lakefront should remain and be free of structures. All houses on existing loop roads must continue to be served from rear alleys, although these could be moved back, up to 30 feet from the rear wall of the houses. Fences are not permitted in front yards. New infill single-family homes may be constructed on the loop roads provided a minimum distance of 40 feet is maintained between houses, the footprint of the new structure is no less than 28 feet and no greater than 38 feet wide, the front yard is the average of the front yards of the adjacent neighbors, and the garages are accessed from the alley only. Additional infill lots may be permitted in the area south of Scott Loop and north of Logan Loop, as well as along Bradley Loop. These infill houses may be accessed from new front drives.

Historic trees should be retained and preserved. Volunteer trees and other vegetation interfering with views of Lake Michigan from the loop roads should be taken out. Assessment of nonhistoric plant material should be done on a case-by-case basis and should be

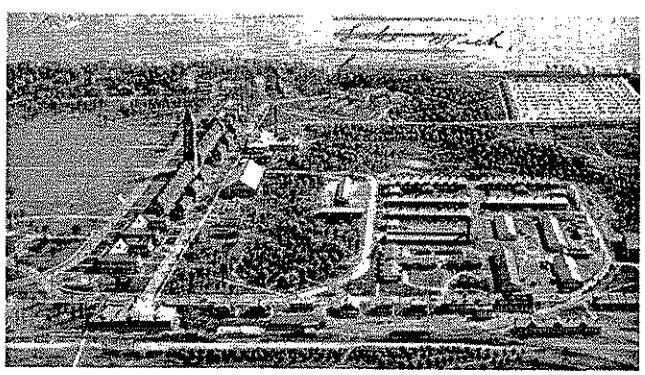
tied to its appropriateness to Simonds' design concepts. All new plantings, their locations, and landscape grading should also be in keeping with Simonds' design concepts, as described in this document. Plantings should be laid out in an informal manner near the buildings and complement, not obscure, the architecture. There may be isolated trees in a variety of sizes, heights, and shapes or groupings that should contain a variety of sizes, heights, and shapes of trees and shrubs. Native species are preferred.

In the side yards and rear yards, some flexibility is permitted. Nonnative plantings, patios, decks, fences, and yard equipment such as children's playthings, barbeque grills, and other similar improvements are permitted in side yards provided that they are set back from the front of the house and screened by landscape materials of the type and configuration described above. In the rear there are no restrictions on landscaping, fences, yard equipment, or other similar improvements. For houses located on corner lots the side yards should be treated as a front yard.

Whistler, Lyster, Patten, Ronan Roads

Ossian C. Simonds, ca. 1888

Description: These roads are located at the south end of the Fort, which generally contains nonresidential, utilitarian structures including stables, workshops, warehouses, and kitchens. They are straight roads with gentle curves at the ends or triangular landscaped areas where they intersect other streets. In keeping with Simonds' naturalistic approach, they tend not to meet perpendicular roads at exact right angles, and their corners are usually rounded in irregular curves that vary from one intersection to another. There are sidewalks parallel to all roads as well as from the road to all



Aerial view of Fort, south of Barracks, ca. 1939.
Lake County (IL) Museum, Curt Teich Postcard Archives

building entrances. There is an important vista to the west, down Whistler Road toward the Guardhouse, and a second where Ronan Road crosses Whistler Road from Ronan through the Tower and across the Parade Grounds to the Officers' Club and Mess. There is far

Vista to Guardhouse from Whistler Road, 1997.
Photograph by Susan S. Benjamin

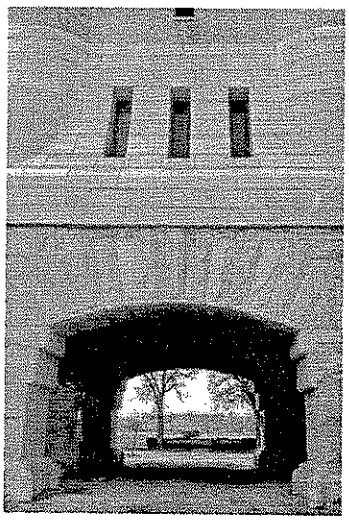
less vegetation along these roads and around the adjacent buildings. Some historic trees are located south of Whistler Road, primarily at the southeast corner of Lyster and Whistler.

Condition: A considerable amount of the area adjoining these roads has been paved over and includes intrusions such as World War II barracks. Most of the historic vegetation has been removed along these roads and around the buildings. The west end of the north fork of Bartlett Ravine, which at one time meandered west to the area parallel and south of Whistler Road, has been filled in with material that makes it unsound for new construction. Some plantings have been added to these areas and appear to be post-World War II vintage.

Alteration Guidelines: The predominantly linear pattern and location of the historic roads should be retained. If roads are changed, they may be narrowed to be more consistent with their original dimensions or with other roads on the fort property. Corners of the roads should remain gently curved. Vistas should be retained and may be strengthened through the use of formally planted shade trees lining the streets. This includes the view through the tower to the Parade Ground from Ronan Road.

New roads should be of the same general dimensions as the existing and fit in between existing principal roads that form an established, predominately linear pattern. Some slight curving of new roads is permitted, as are rounded corners and loop roads similar to those existing in the residential area with loop roads. All roads

should have sidewalks parallel and adjacent to roads with walks directly from the front entrances of buildings to the road. In areas where new single-family detached homes may be constructed, front driveways with curb cuts are permitted, at a maximum of one per house. In areas where the stables are to be rehabilitated, there should be new alleys, which may be mid-block, for access to rear garages. Along Lyster Road, a limited number of driveways to parking lots behind larger buildings are permitted. There should be walks directly from front entrances of buildings to the road.



Vista of Bachelor Officers' Quarters and Mess through salley port of Water Tower, 1997.
Photograph by Victoria Granacki

Historic trees should be retained. Plantings around the existing historic buildings should be consistent with Simonds' design concepts as described in this document. Plantings should be laid out in an informal manner and complement, not obscure, the architecture. There may be isolated trees in a variety of sizes, heights, and shapes or groupings that should contain a variety of sizes, heights, and shapes of trees and shrubs. Native species are preferred. If practicable, the historic north fork of the Bartlett ravine could be restored as a natural greenspace area.

Bartlett and Hutchinson Ravines, Lake Michigan Bluffs

Description: Bartlett and Hutchinson Ravines are natural ravines that form the boundaries of the Historic District. They are important character-defining features—influencing where Simonds was to lay out roads and buildings. The ravines have been little altered. The lakefront bluff is planted with trees, shrubs, and other vegetation. The relatively recent age of the plants would suggest that the bluffs are continually eroding. Larger trees are not present. Simonds likely was deeply influenced by the natural forms he encountered in the ravines, on the table land on top of the ravines, and on the bluffs. He probably left the ravines and bluffs largely as he found them. He laid out a road down and through the Bartlett Ravine, to the lake. It is, perhaps, the most beautiful road on the Fort property.

Condition: The ravines are probably much as they were when Simonds first came to the Fort, with the exception of Bartlett Ravine, which had a north fork that was filled in. The Lake Michigan bluff has been eroding and is unstable in some areas. Rock retaining walls or revetments have been added at the bottom of the bluff to slow erosion.

Fort Sheridan at moonlight, ca.1910.
Collection, Highland Park Historical Society

Alteration Guidelines: The natural features of the ravines and bluffs should be retained and cared for.

E. New Construction Guidelines

The challenge of new construction at the Fort is to make it fit into the architectural, landscape, and townscape character that makes the Fort so attractive and significant. The goal is compatibility. That means a contemporary expression using similar materials, and those kinds of shapes and forms reflective of what is already at the Fort. It does not mean imitation or reproduction of historic styles. The new construction guidelines in this document intend to ensure that compatibility.

There are some areas of the Fort where new construction may be closely fit in between historic structures and into an established landscape setting with a

strongly defined character. In these areas, guidelines for new construction will be more prescriptive so new buildings will blend with and minimize the potential impact on existing structures. These areas include the Officers' Housing on the loop roads, and new lots that may be created facing the Parade Grounds. In other areas of new construction, particularly south of the Barracks, more flexibility in design and materials will be permitted, while still retaining the concept of compatibility.

1. Single-Family Detached Houses

New houses should be composed of a few, simple rectilinear masses. Exterior materials on front and side facades visible from the street can be brick, stone, stucco or synthetic stucco, or modular precast stone or block units, excluding concrete block, in light to medium earth tones with light-colored mortar. Other materials such as cedar siding are permitted on rear facades and facades not visible from the street. Front facades and side facades visible from the street should be expressed as solid masonry with window reveals. In the loop roads and Parade Ground areas, any front facade or side facade visible from the street must be brick with masonry window returns. In other areas, any of the other prescribed materials are permitted and window returns may be of nonmasonry materials such as wood. Ornamental stringcourses are permitted. In any infill houses that may be constructed on loop roads, the main floor must be above grade at a level similar to existing surrounding houses. In all other areas, the main floor may be at grade.

Roofs should have a simple form, either gabled or hipped, with a roof pitch and eaves similar to those of other single-family houses or duplexes at the Fort. In the area of the loop roads, roofs must be gable ended and match the pitch of the existing historic houses. Roof material should be slate gray colored. Copper is permitted over bays or similar protrusions. If there are dormers in the loop roads area, they should also be gabled or hipped to match the roof pitch, and set back from the end of the roof. In other areas, shed-roof dormers are also permitted and need not be set back from the end of the roof. In all masonry houses in the loop roads area, there should be visible shoulders or parapets with clay tile or masonry coping.

All windows on the front facades and side facades visible from the street should have a vertical proportion and be compatible in profile to historic windows at the Fort. Other types of windows are permitted on side facades not visible from the street and rear facades. In the loop roads area all windows must be wood. Removable aluminum or vinyl storms/screens are permitted. On front facades and side facades visible from the street, lights should be in a historically compatible configuration with no removable muntins permitted. Windows topped with jack, segmental, or full arches are encouraged. On front facades and side facades visible from the street, sills should be of limestone, cast stone, or concrete. Flat plate skylights are permitted in all areas, oriented at roof pitch.

Chimneys should not be located on the front of houses. In all-masonry houses, chimneys should be all masonry, and be compatible with historic chimneys in color and material. In other houses, other exterior materials are permitted except for metal.

The front door and entry must be a prominent element of the front facade. Doors may have sidelights, transoms, panels, and/or arched tops. All doors on front and side facades visible from the street should be hinged, not sliding.

Front porches are recommended, of a type and style compatible with surrounding existing houses. Ornamental metal railings, similar to those found at the Fort, are encouraged. External porches of any material are permitted on secondary entries.

Detached garages are permitted, sympathetic in form and materials to historic garages at the Fort. For infill houses on the existing loop roads and facing the Parade Grounds, front-facing garages are not permitted. In other areas, front-facing garages are permitted, with the plane of the garage door wall set back from the front facade. Although garages may be provided for any number of vehicles, there should be no garage door opening larger than that needed for two vehicles. Garage doors should have their mass broken up with paneling or similar design treatment.

2. Single-Family Attached Houses and Multifamily Housing

Buildings of this type should make reference to similar residential typologies of the period. They should be simple in expression but well proportioned and attractive. The composition of facades and fenestration should express a solid bearing wall building with window reveals. Some latitude is permitted in the size and form of window and door openings, but an overall rhythm, with a vertical window emphasis, is preferred.

New buildings should be composed of a few, simple rectilinear masses. Exterior materials can be brick, stone, stucco or synthetic stucco, or modular precast stone or block units, excluding concrete block, in light to medium earth tones with light-colored mortar. Front facades should be expressed as solid masonry with window returns of masonry or other nonmasonry materials such as wood. Ornamental stringcourses are permitted. Galvanized steel, copper, or decorative asphalt shingles may be used to define a mass, indentation, or protrusion.

Roofs should have a simple form. Hipped or gabled roofs with eaves are recommended. Flat roofs with parapets are permitted. All roofing materials are permitted, and should be in a slate gray color. Nonvisible roofs may be any material. Galvanized steel or copper is permitted over bays or similar protrusions. If there are dormers they should also be gabled, hipped, or shed, and may be set back from the end of the roof. Visible shoulders and parapets should have coping or brick cornice detailing.

All windows on the front facades and side facades visible from the street should have a vertical proportion. Other types of windows are permitted on rear facades or facades not visible from the street. Removable aluminum or vinyl storms/screens are permitted. On front facades and side facades visible from the street, all lights should be in a historically compatible configuration, with no removable muntins permitted. Windows topped with jack, segmental, or full arches are encouraged. Steel lintels are permitted. On front facades and side facades visible from the street, sills of limestone, cast stone, specially shaped brick, or concrete are recommended. Flat plate skylights are permitted, oriented at roof pitch.

Balconies are permitted on multifamily structures. They should be combined with several balconies and expressed as a few larger forms, rather than many individual elements. Ornamental metal railings are recommended.

Chimneys should match historical materials, or be nonvisible from the street.

The front door and entry must be a prominent element of the front facade. Doors may have sidelights, transoms, panels, and/or arched tops.

Front porches are recommended, of a type and style compatible with surrounding existing houses. Ornamental metal railings, similar to those found at the Fort, are encouraged. External porches of any material are permitted on secondary entries.

Detached garages are permitted, sympathetic in form and materials to historic garages at the Fort. Front-facing garages are permitted, with the plane of the garage door wall set back from the front facade. Although garages may be provided for any number of vehicles, there should be no garage door opening larger than that needed for two vehicles. Garage doors should have their mass broken up with paneling or similar design treatment.

On September 28, 1994, the Fort Sheridan Joint Planning Committee, an intergovernmental planning body with a membership of the City of Lake Forest, the City of Highwood, the City of Highland Park, and Lake County, unanimously approved a conceptual land use plan ("JPC Concept Plan") for the surplus property at Fort Sheridan. This document was to serve as the baseline for all future development at the Fort. Since the plan's adoption several modifications were made due to further environmental, topographical, and historical research and analysis. These modifications were incorporated into a "Revised Concept Plan" that is being used by the Local Redevelopment Authority and the Army for purposes of negotiating the transfer of the property. This section of the Management Plan describes the original JPC Concept Plan and the modifications to it as reflected in the Revised Concept Plan. The next section outlines the process under which future changes may occur.

A. Goals of the Master Planning Process

The task of the Joint Planning Committee was to develop a plan that would preserve the unique assets of the site and support the interests of the varied constituents of the site. The plan's goals are as follows:

1. To conserve and treat with sensitivity the forest lands, natural resources, and open spaces that exist within the planning area and to provide appropriate recreational space and opportunities.
2. To identify and preserve with integrity the cultural and historic places that exist in the planning area by:
   a. Maintaining an overall density appropriate to the integrity of the Historic District and landscape.
   b. Relating new construction to the architectural character of existing buildings, and locating new construction so as to preserve significant views and vistas.
3. To maintain public access to historic areas and environmental amenities such as the lakeshore, ravines, and recreational pathways.
4. To pursue a redevelopment plan that meets the diverse housing needs of anticipated residents and provides for architectural guidelines that enhance the existing visual environment.
5. To pursue a safe and efficient transportation plan for the planning area.
6. To pursue intergovernmental cooperation between all affected units of government and to ensure a public utility and service plan that is cost-effective and efficient.
7. To develop appropriate corporate and school boundaries that are equitable and sensitive to the needs of adjacent units of local governments.

B. Summary of the JPC Concept Plan

The resulting JPC Concept Plan for the property is highlighted by the consensus it generated in regard to the use and density of the Fort, and its goals of architectural and infrastructure integration. The plan divides the surplus property into three zones: (1) Northern Open Space/Parade Grounds; (2) Historic Lakefront Homes; and (3) Central Area.

1. Northern Open Space/Parade Grounds

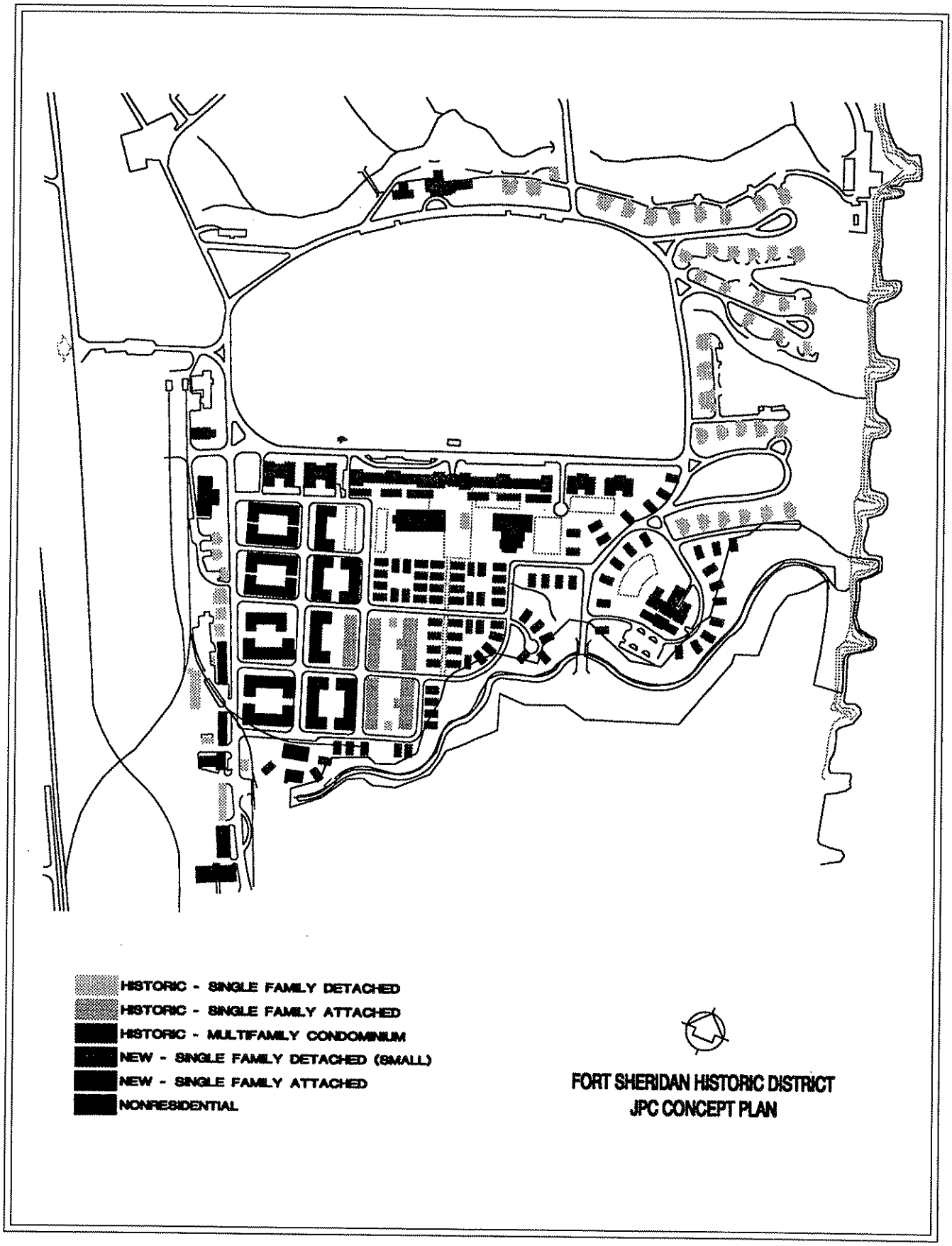
The Concept Plan provides for the Northern Open Space/Parade Grounds to be maintained as a conservation and recreation zone. Of this 290-acre section, only the 60-acre Parade Ground is located in the Historic District. This entire area would include an eighteen-hole golf course with three of the holes located on the Parade Ground, ravine preservation areas, walking and biking trails, and a village green on the remainder of the Parade Ground.

2. Historic Lakefront Homes

The Historic Lakefront Homes zone includes all of the Officers' Housing, the Officers' Club, and the Bachelor Officers' Quarters. The plan envisions redevelopment of the fifty-nine existing buildings and the addition of twenty-five new units.

3. Central Area

The 80-acre Central Area zone represents the greatest opportunity as a location for building new housing units. The Concept Plan includes the following: the removal of sixty-five intrusive structures that do not contribute to the National Historic Landmark District; the redevelopment of stables and warehouses into forty-five attached townhouse units; the redevelop-


HISTORIC - SINGLE FAMILY DETACHED
HISTORIC - SINGLE FAMILY ATTACHED
HISTORIC - MULTIFAMILY CONDOMINIUM
NEW - SINGLE FAMILY DETACHED (SMALL)
NEW - SINGLE FAMILY ATTACHED
NONRESIDENTIAL
FORT SHERIDAN HISTORIC DISTRICT
JPC CONCEPT PLAN

ment of the barracks and large institutional buildings into 237 multifamily condominium/apartment units; a new town center focused on the Fort Sheridan tower; 132,000 square feet of nonresidential use; opportunities for specialized retail/service use; fifty new single-family detached units; 135 new townhouse units; pedestrian and vehicular links to the Metra rail station; the use of Building #1, the old Post Hospital, by the Midwest Young Artists; and the use of Building #60, the Infantry Drill Hall, by Lake Forest College.

C. Conflicts in the Concept Plan

Since the Concept Plan was completed, additional environmental, topographical, and historical research has taken place. As a result, there are several areas where conflicts have been identified between the Concept Plan and actual site conditions. They are (1) environmental conflicts between existing landfills and proposed housing; (2) topographical conflicts between ravine edges and proposed new housing; and (3) conflicts between contributing buildings and proposed new development.

1. Environmental Conflicts

The JPC Concept Plan contemplated new construction in an area that was once the north fork of Bartlett Ravine. This construction is not consistent with Army environmental assessments. As a result, this requires the relocation and reconfiguration of twenty-eight new single-family detached units and approximately seventy units of attached single-family housing that were envisioned in the Concept Plan.

2. Topographical Conflicts

The JPC Concept Plan proposes thirty-two detached single-family units on the southern edge of the development adjacent to Bartlett Ravine. These were located on the site where they were either in conflict with the ravine itself or with the boundaries of property that is not being declared surplus at this time. While single-family development is appropriate along this southern boundary, the units must be located farther north and west, which would encroach upon the single-family attached housing zone. Therefore, they have been eliminated in the Revised Concept Plan.

3. Historic Building Conflicts

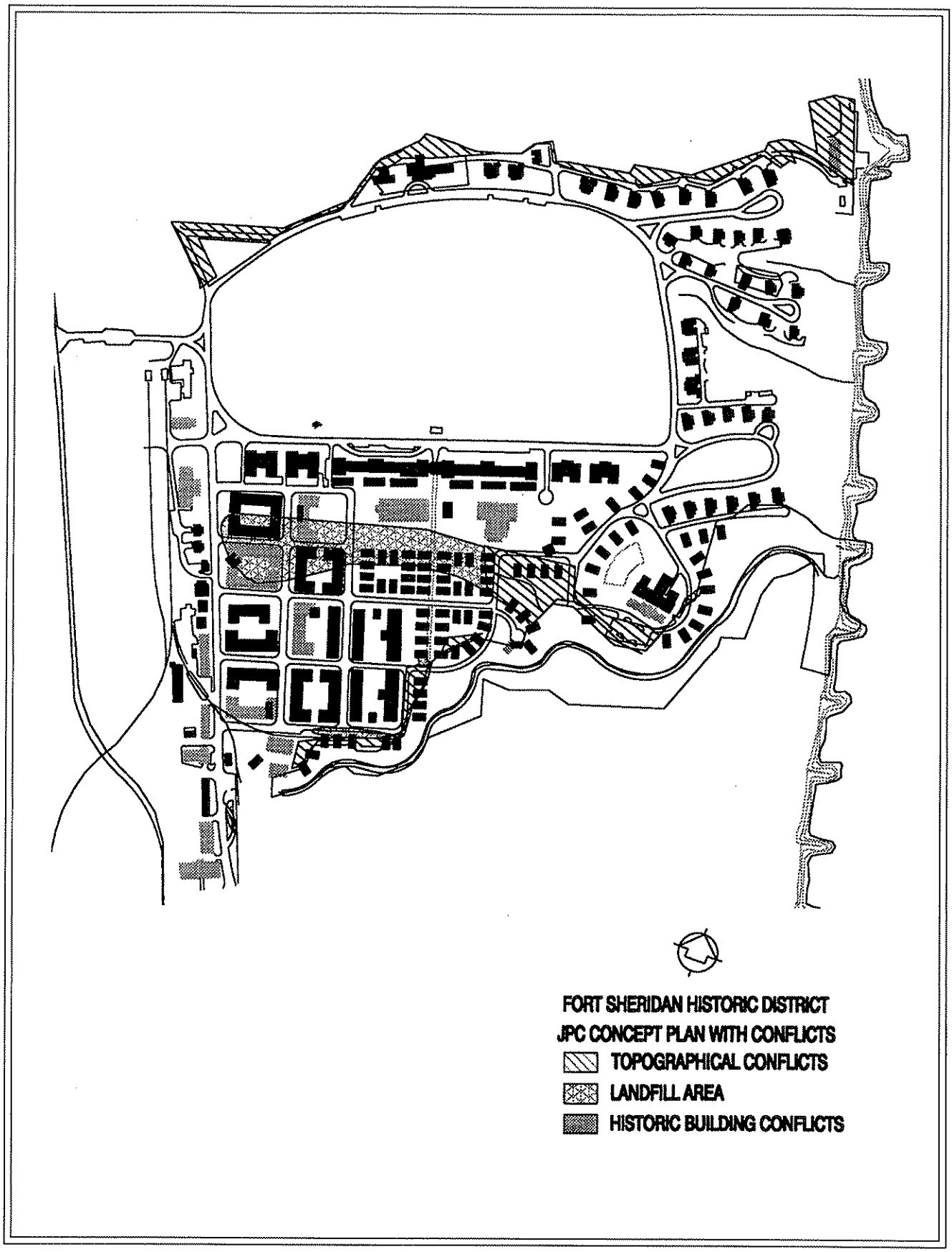
New infrastructure and new construction as proposed in the Central Area of the Concept Plan would require the removal of eight historic structures. One of these is a warehouse (#57A, Magazine), which is in an area near the ravine, designated for single-family detached homes. A house (#52, Non-Commissioned Officers' Housing) is in another area, opposite the hospital, that is proposed for new single-family detached homes.

The ordered grid of new attached single-family units proposed for the area between the Stables and Lyster Road creates conflicts with six other historic structures. These include two houses (#46, Non-Commissioned Officers' Housing with #46C, its garage, and #72, Saddler's and Stable Sergeant's Building), the original Post Office (#66), a Blacksmith Shop (#77), an Ordnance Storehouse (#88), and a Gun Shed (#89). In addition, the Concept Plan shows four of the Company Kitchen buildings (#104-107) behind the Barracks, as "not developed," with the intention to demolish them for parking.

If the above conflicts are eliminated, it decreases the number of both new detached single-family units and new attached single-family units that can be built. The result would be a net loss of units that adversely impacts the appropriate density for the development established by the Concept Plan. In order to offset the loss in appropriate density, the Concept Plan was modified in the Revised Concept Plan while still maintaining the goals established by the Joint Planning Committee.

D. Revised Concept Plan

The principle that has underlain changes in the Revised Concept Plan, and that must continue to underlie any other changes that may be required over time, has always been to preserve historic resources. The intention is to retain the greatest number of historic buildings practical within their historic landscape and townscape setting. Yet this must be done in conjunction with an appropriate density that ensures the project's viability. The Revised Concept Plan does this by making the following modifications: (1) converting additional buildings to residential use that were originally designated for nonresidential uses; (2) shifting density away from the zone west of the stables and along the ravines


FORT SHERIDAN HISTORIC DISTRICT
JPC CONCEPT PLAN WITH CONFLICTS
TOPOGRAPHICAL CONFLICTS
LANDFILL AREA
HISTORIC BUILDING CONFLICTS

to other parts of the site; and (3) developing open areas of the site not originally targeted as development zones in the JPC Concept Plan.

1. Converting Additional Buildings to Residential Use

All of the buildings along Lyster Road will be developed as single-family dwellings or traditional condominium apartments and nontraditional condominium lofts. No commercial or retail uses are contemplated within the Historic District. An area to the west of Lyster that would have been required for parking for commercial uses can be developed as new single-family attached housing.

2. Shifting Density to Other Parts of the Site

Several conflicts and considerations exist in the zone west and northwest of the stables that make it advisable to shift density away from this area. The area set aside for new, nontraditional condominium lofts could be reconfigured to retain two historic buildings, a house (#72) and a warehouse (#77).

3. Developing Other Areas

An area of the Fort adjacent to the main entrance that is part of the land deemed surplus, but not part of the Historic District, had not been addressed in the original JPC Concept Plan. This area could be developed with new single-family homes. Although now an open, partially landscaped area, this area contains no buildings or significant historic landscape features.

E. Future Modifications

The Revised Concept Plan addresses the environmental and topographical conflicts by eliminating residential units in problematic areas. This, however, reduces the overall project density. Furthermore, the Revised Concept Plan does not address the possibility of retaining additional historic buildings. This could be done in part by designing alternative road configurations that are less regular and allow for some adjustments to the siting of the new single-family attached units. Shifting density to other parts of the site would also help reduce these historic building conflicts. Thus there are future modifications that could be made in the "Master Plan," which could reduce these conflicts and better preserve the cultural resources of the site. The Master Plan is a detailed plan that will be submitted for approval to the Illinois Historic Preservation Agency.

Some of the alternative development opportunities to be considered include the following:

1. Changing the Development Mix

If the development mix is changed from single family attached to single family detached and the road configuration is modified in the whole section south of the Barracks and east of Lyster Road, there may be an opportunity to save additional historic buildings (#46, #66, #88, and #89). The north fork of Bartlett Ravine could be restored as an open-space, landscaped area behind new single-family homes.

2. Resiting Single-family Homes

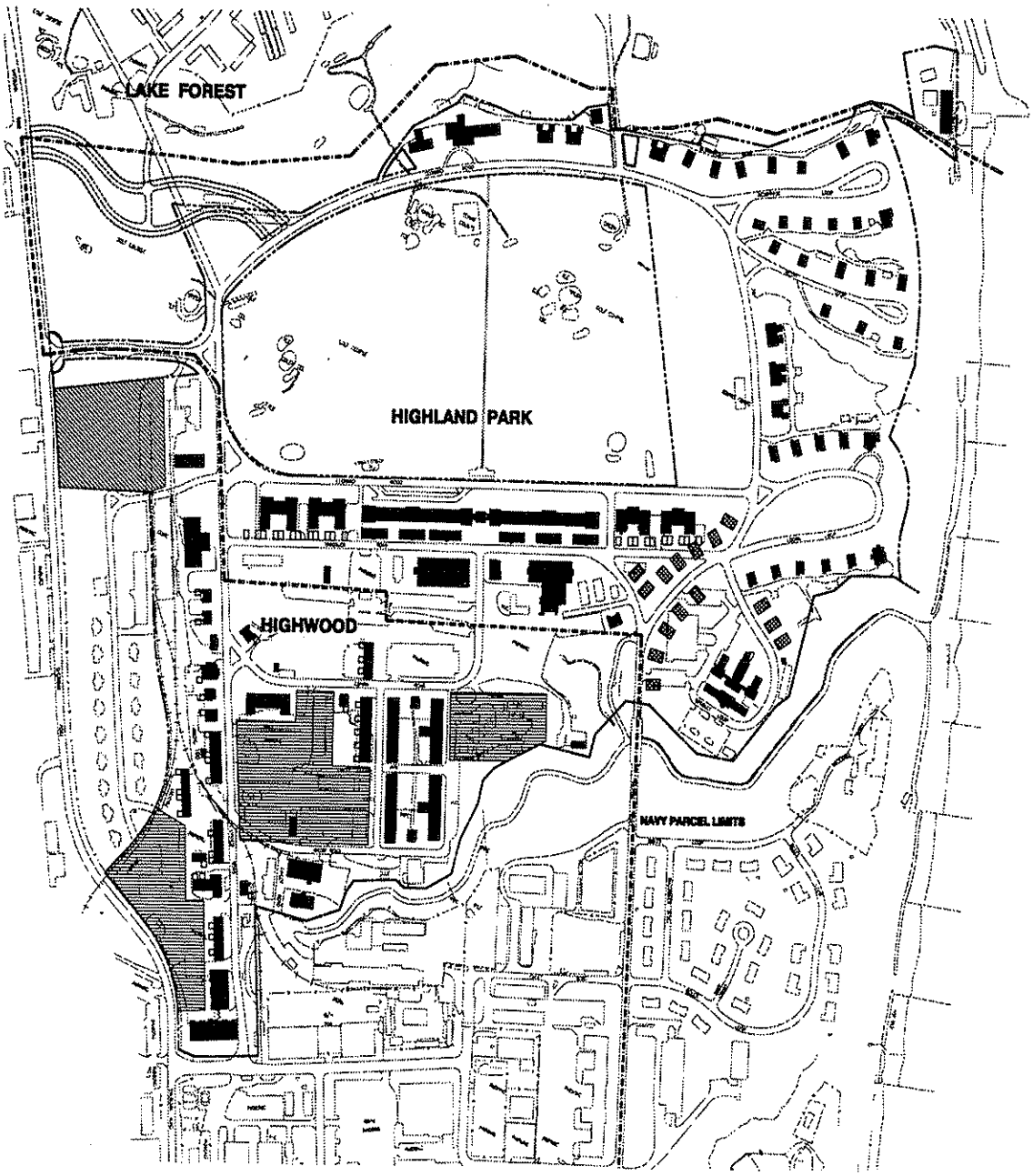
The possibility of using Bartlett Ravine for the siting of single-family homes would change the Revised Concept Plan in the area where the ravine meets Lyster Road. This would necessitate the removal of two other buildings, #119 and #39. Building #119, designated a background building in the National Register nomination form, has been greatly altered, with the addition of an incompatible stair tower, compromising its historic integrity. The warehouse configuration of #39 makes it extraordinarily difficult to convert the building to residential use without destroying its integrity.

3. Preserving the Company Kitchens

The Master Plan also presents the opportunity to save four contributing buildings that would have been demolished in the Concept Plan — the Company Kitchens (#104-107). These could be developed as loft residences.

4. New Development on the Hospital Site

The site where Buildings #1 and #2 are now located lends itself to the development of new units, because, while the structures are considered contributing buildings to the Historic District, their integrity has been greatly compromised and significant historic features and materials have been removed and lost. The most significant loss is the destruction of the central core that connected the two buildings, and the original veranda that wrapped around Building #1. These were an important part of the pavilion hospital plan, a significant health care approach at the time the hospital complex was constructed. The Highland Park Historic Preservation Commission in 1993 rated the buildings a



	Units	Acres	Units/Acre
Single Family - Large Lot	16	N.A.	N.A.
Single Family - Small Lot	20	+/-4.2 ac.	4.8
Single Family - Attached	129	+/-11.6 ac.	11.1
New Construction Units	165		

	Buildings	Units
Single Family/Duplex	49	59
Traditional Condo	19	247
Non-Traditional Condo/Loft	12	80
Not Developed	17	0
Historic/Re-use Total	97	386

REVISED JPC CONCEPT PLAN

"3," which is described as, "While still important, the building may have been moderately altered or for some other reason is no longer as significant as those buildings rated '1' or '2.'"

The site could be redeveloped with new construction of a greater number of units than if the existing buildings were rehabilitated. Increased density on this site would make it possible to save the other historic buildings of greater integrity and significance described above. If the historic hospital buildings were to be demolished, this management plan provides a procedure under which important issues related to such a demolition may be addressed while still maintaining the goals of the Concept Plan. That procedure is described in the following section.

The Fort Sheridan Historic District property will be sold by the Army to the Local Redevelopment Authority (LRA), which is composed of the municipalities of Highland Park and Highwood. The LRA will retain ownership of the Historic District while it is assigning appropriate zoning designations and implementing annexation regulations. It will be responsible for maintaining all properties in the same condition as they are when the Army conveys them. It will also be responsible for stabilizing any conditions that might jeopardize the long-term viability of any structure. After the appropriate procedures are completed, the entire Historic District will be sold to a master developer. The management procedure outlined below describes a process that should take place while the master developer owns the property, rehabilitates historic structures, and builds new structures. It also describes the governing associations ("Property Owners Association") and the preservation review body and process ("Conservation Easement Holder") that are envisioned after the master developer has conveyed all interest in Fort Sheridan properties to individual property owners.

A. Management Procedures Under the Master Developer

The long-term preservation of the Fort Sheridan Historic District is based on the master developer placing a Conservation Easement on property within the Historic District as soon as the deed is transferred from the LRA to the master developer and prior to the development and transfer of any portion of the Historic District to other owners. This Conservation Easement shall be in lieu of the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army. This Conservation Easement is a binding legal obligation in which an interest in property, in the form of an easement, is donated to a nonprofit organization (the Conservation Easement Holder [CEH]) with the authority to hold and monitor easements. This organization must provide for the preservation of the property in perpetuity, according to certain predetermined standards. A Conservation Easement will direct the CEH to establish a subcommittee of the CEH to carry out the responsibilities of the CEH.

Most of the historically significant structures at the Fort that will be retained will be converted to residential units. The larger structures such as barracks, stables, etc. will be rehabilitated and converted into individually owned residential units by the master developer. In addition, constructed within the Historic District, there will be new single-family, townhouse, and condominium units that must be compatible with the historic structures in bulk, height, siting, and landscaping. The historic single-family houses will most likely be sold in their existing condition to individual owners. They may be rehabilitated by those owners, consistent with the Conservation Easement.

1. Summary of the Development Process by the Master Developer

The master developer will first prepare a Master Plan for the entire Historic District that will be reviewed and approved by the Illinois Historic Preservation Agency (IHPA). This plan will be a refinement of the JPC Concept Plan and Revised Concept Plan as outlined previously in this document and will be in conformance with the goals and overall density of those plans. It will address any additional necessary modifications and will also present the development proposal in greater detail than the earlier Concept Plan.

The master developer will prepare, for each of the larger individual historic structures, specific rehabilitation proposals that will be reviewed and approved by the IHPA for conformance with the standards set forth in this Management Plan. The CEH also has the obligation to review these proposals to ensure that they do not violate the provisions of the Conservation Easement. Finally, the Building Departments of the designated municipalities will review the building permit applications under their standard process. The issuance of such permits by each municipality will require the written approval of the proposal by the IHPA and the CEH. When the construction work on each building is completed, the building will be divided into separate residential units and sold to individual homebuyers, subject to the conservation easement placed on the property by the master developer.

The historic single-family houses and duplexes will be owned by the master developer for a period after they are purchased and before which they can be sold to individual homebuyers. During this period of ownership, the master developer will stabilize any conditions that may exist that might jeopardize the long-term viability of any structure, and will maintain the structures in that stable condition. Like the individual residential units within the larger structures, the historic single-family houses and the individual units within the historic duplex structures will also be sold to individual buyers, subject to the conservation easement placed on each of them by the master developer. If the purchaser of a single-family home wishes to rehabilitate his/her own structure, his/her proposal will be subject to review and approval by the Master Developer and the Conservation Easement Holder as outlined below.

Preparation, Review, and Initial Approval of the Master Plan

The master developer will prepare a Master Plan for the Historic District that includes the following:

Infrastructure

- Overall public circulation system including streets, driveways and curb cuts, alleys, off-street parking, pedestrian paths and sidewalks, and any other public or private rights of way;
- Utility rights of way, easements and facilities on public and private property; street furniture including lighting, signage, fencing or other enclosures, benches, and any other streetscape elements.

Open Space and Landscape

- Location and general landscape plan for common open-space areas including general uses, structures, paths, and plant materials consistent with the historic landscape;
- General landscape plan for public rights of way including plant materials consistent with the historic landscape;
- Setbacks for front yards and side yards;
- Specifications of compatible plant materials consistent with the historic landscape for all private open space visible from the public right of way.

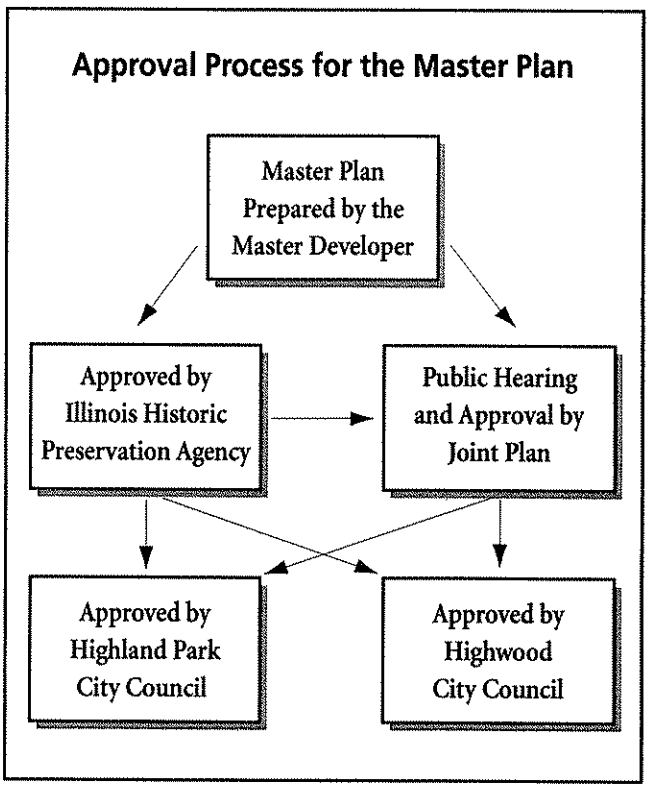
Historic Buildings

- General location, maximum height, and setbacks of any additions to historic structures;
- Demolition of part or all of any historic structures as identified in the Conservation Easement.

New Construction

- Overall density and lot sizes;
- Setbacks, side yards, and orientation of structures on lot;
- Height and bulk of buildings.

The Master Plan will initially be submitted to the Illinois Historic Preservation Agency for review and approval. The IHPA will have a thirty-day period in which to review the proposal. If after the first review by the IHPA there are revisions to be made by the master developer, the IHPA will have fourteen days once the plan has been resubmitted to respond to those revisions.



Simultaneously with or subsequent to the review of the Master Plan by IHPA, the Fort Sheridan Joint Planning Commission (FSJPC) (a different body than the earlier Joint Planning Committee) composed of members appointed by the Cities of Highland Park and

Highwood will conduct a public hearing to review and consider the zoning and land use issues relating to the proposed plan in accordance with the procedures set forth in the Highwood/Highland Park Intergovernmental Planning Agreement of 1996 (the IGA). Prior to the completion of the the public hearing before the FSJPC, any significant changes required by IHPA should be incorporated into the Master Plan as technical amendments in connection with the zoning and land use approvals. Once the Master Plan has been recommended for approval by the FSJPC and IHPA, it will be sent to the City Councils of Highland Park and Highwood for approval in accordance with the procedures set forth in the IGA.

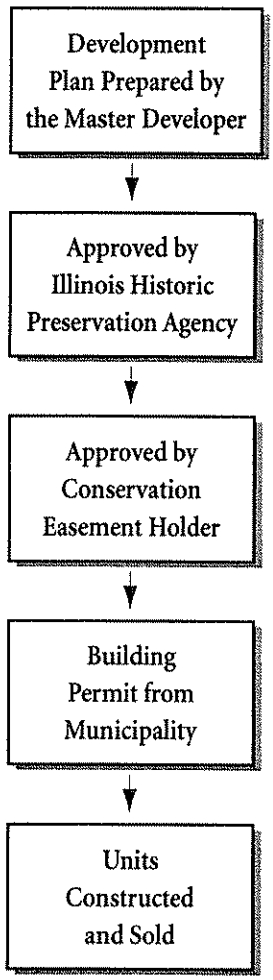
No changes should be made to the Master Plan after the initial approval thereof without first obtaining the approval of IHPA and the approval of the CEH as described below, nor should any demolition or building permits be issued unless the work to be undertaken is consistent with the approved Master Plan. Further, the CEH should provide written consent to any plat of subdivision, excluding condominium plats, prior to the recording thereof.

Approval Process of Specific Proposals for Multifamily Housing Structures

Each historic structure other than historic single-family homes and duplexes will have a redevelopment proposal prepared for it by the master developer that will be reviewed and approved by the IHPA.

The individual rehabilitation building proposals should be submitted to the IHPA for review. The IHPA will have thirty days for review. If after the first review by the IHPA there are revisions to be made by the master developer, the IHPA will have seven days once the plan has been resubmitted to respond to those revisions. The individual building proposals are subject to review by the CEH in accordance with the Conservation Easement document, to ensure that the work does not violate the provisions of the easement. After individual condominium units are marketed and sold to individual owners, future modifications will be subject to the CEH for review as outlined below.

Approval Process for the Rehabilitation of Multifamily Buildings



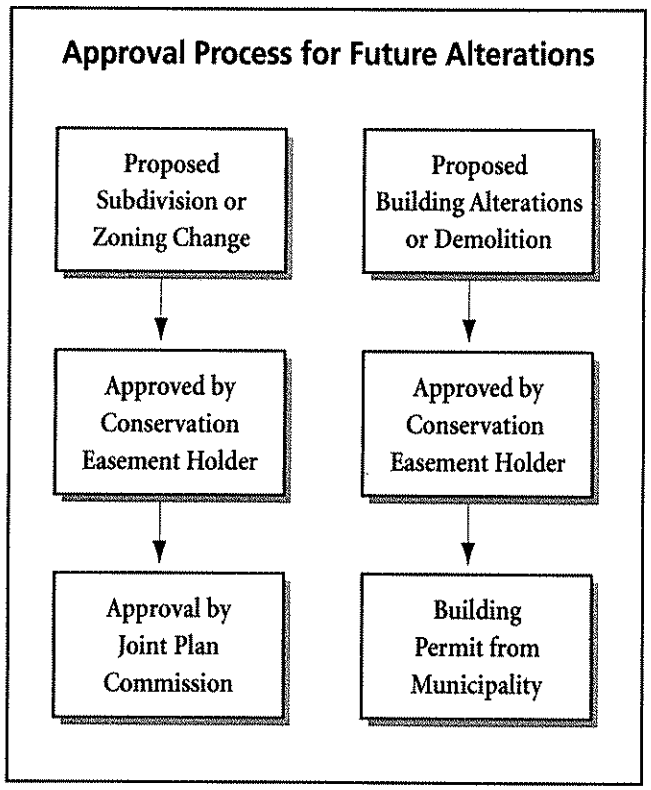
Sale of Historic Single-Family Houses to Individual Homeowners

The master developer will be responsible for maintenance and stabilization of historic single-family houses and duplexes that are not being rehabilitated while they are waiting to be sold to individual homeowners. If, after purchase, the homeowner wishes to rehabilitate the building, the homeowner will prepare a redevelopment proposal that will be reviewed and approved by the CEH to ensure that the proposal does not violate any terms and conditions of the Conservation Easement.

The CEH should review any proposal and, if there are revisions to be made after the first review, respond to those revisions.

B. Management Procedures for Future Alterations to Historic Resources

The master developer should implement the process provided for in this management plan for the review and governance of future proposed changes to structures, landscape, and overall site planning and development within the Historic District. This will be done by the donation of a Conservation Easement to a CEH that incorporates the architectural and archeological components similar to the Standard Covenants placed on the Historic District by the Army, and the establishment of a Property Owners Association.



The purpose of the Conservation Easement is to ensure that the architectural, historic, cultural, and open-space features of the property will be retained and maintained forever in sound condition, and that any use or change to the property that would significantly diminish its conservation and preservation values will be prevented to the same extent as if the Historic District was subject to the Standard Architectural and Archeological Preservation Covenants that were placed on the property at the time of the transfer from the Army. The purpose of the Property Owners Association is to administer and maintain the common areas within the Historic District.

1. Conveyance of the Conservation Easement to the Conservation Easement Holder

Long-term maintenance of the buildings and landscape of Fort Sheridan would be ensured by the conveyance of a Conservation Easement by the master developer to a CEH. The easement should constitute a binding obligation on all present and subsequent owners, in perpetuity, to retain and maintain each significant historic structure and landscape in an appropriate condition as specified in the Easement documents.

Immediately upon acquiring the Historic District, the master developer should donate a Conservation Easement to a CEH to replace the Standard Architectural and Archeological Preservation Covenants placed on the Historic District by the Army. While the Conservation Easement will only provide the same preservation standards and restrictions contained in the Covenants, it should also establish additional procedures for enforcement of the preservation components.

2. Establishment of the Heritage Committee of the Conservation Easement Holder

The CEH may establish a special Heritage Committee of the CEH, after 100% of the residential units are sold to residential users. The purpose of this committee will be to carry out the obligations of the CEH as specified under the terms of a Conservation Easement document.

The Heritage Committee should have seven members. Three will be property owners residing within the Town of Fort Sheridan Historic District. Two members will be appointed by the Conservation Easement Holder, and can reside anywhere. One member each will be appointed by the Highland Park City Council and the Highwood City Council.

The Heritage Committee should be funded by an annual contribution from the Property Owners Association, collected from property owners as part of their annual assessment.

3. Responsibilities of the Conservation Easement Holder

The principal responsibilities of the CEH should be as follows:

- To preclude demolition, construction, alteration, excavation, or remodeling of the exterior of any identified structure, or of any identified significant landscape, to the same extent as provided in the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army;
- To preclude new construction from certain preidentified areas, to the same extent as provided in the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army;
- To review and approve any demolition, construction alteration, or remodeling of the exterior of any structure, or of any identified significant landscape, or any new construction that is not specifically precluded by the Conservation Easement to ensure that they are consistent with the preservation standards set forth in this Management Plan;
- To perform a yearly inspection of each significant structure and landscape to determine whether there are any violations of the Conservation Easement.

In its responsibility for reviewing proposed additions, or alterations, the CEH should ensure, to the same extent as would have been required under the Standard Architectural and Archeological Preservation Covenants placed on the property at the time of the transfer from the Army, the following:

- That the historic structure is maintained in sound structural condition and good repair;
- That the landscaping is maintained in good appearance and that plantings conform to the types specified in the conservation easement document;
- That there will be no additions or alterations to the exterior of historic structures in violation of the Conservation Easement;
- That historic buildings are not demolished or removed without the review and approval of the CEH and the Illinois Historic Preservation Agency, and then only in cases where the property has suffered damage to the principal premises resulting from casualty loss to an extent rendering repair or reconstruction of the existing improvements impracticable;
- That there should be no alterations or additions to new construction that are inconsistent with the Conservation Easement.

4. Process for Approval of Future Alterations

After the recorded Conservation Easement has been registered with Lake County, written consent of the CEH should be required prior to the recording of a subdivision or the issuance of any permit for construction, demolition, alteration, or repair, except solely for interior work that does not impact the exterior of the structure.

To obtain such consent, an application for an amendment to the Master Plan, which includes subdivision or zoning changes within the Historic District, should be made to the CEH. Zoning amendments that are contrary to the Conservation Easement should be prohibited. The CEH should review the application and make its recommendation within thirty days of the receipt of the application.

Any application by an owner for a building permit for alterations to contributing buildings within the Historic District, or for specific elements of new construction, including changes in bulk, height, or footprint, should be made to the CEH. The CEH should review the application and make its recommendation, within twenty-one days of the receipt of the application, in writing to the applicant on the proposed work. Review should be completed and forwarded to the Building Department of the respective city within thirty days.

5. Establishment of the Property Owners Association

The master developer will establish a Property Owners Association as a not-for-profit corporation. Its purpose will be to administer and maintain the physical condition of the common areas. It will also ensure that routine management functions are performed throughout the Town of Fort Sheridan. There may be some work an individual property owner wishes to undertake that would not normally require obtaining either local building or zoning approval, and these may be reviewed by the Property Owners Association. This includes certain minor exterior repair and maintenance, or landscaping. The Property Owners Association will establish its own procedures for carrying out these responsibilities.

Conclusion

This Cultural Resource Management Plan for Fort Sheridan is written with firmness yet flexibility in mind. There is a commitment, above all, to preserve, protect, and maintain the important existing significant, historic architectural and landscape features that give the Fort its unique character. Yet there must be flexibility within any plan intended to guide development over a long period of time. That is why the role of the Illinois Historic Preservation Agency in the initial review processes is so critical, to ensure that all proposed rehabilitation work meets the preservation standards set forth in this plan and that the new construction is compatible with the overall historic character of the Fort. New development is anticipated today to make the Fort a viable contemporary residential community, and the Illinois Historic Preservation Agency will also advise on this new construction. The responsibility for future changes rests, as it should, with the local community, through a Conservation Easement Holder. This group should be well designed to represent the interests of the local community as well as preservation professionals. The value of Fort Sheridan for future generations lies in striking the appropriate balance between preservation and contemporary needs. This plan intends to strike that balance.

Building #	Historic Building Name	Page #
1	Post Hospital	45
2	Post Hospital	45
3	Lieutenants' Quarters	22
4	Lieutenants' Quarters	22
5	Lieutenants' Quarters	22
6	Lieutenants' Quarters	22
7	Lieutenants" Quarters	22
8	Post Commanders' Residence	23
9	Post Commanders' Residence	23
10	Captains' Quarters	24
11	Captains' Quarters	24
12	Captains' Quarters	24
13	Captains' Quarters	24
15	Lieutenants' Quarters	22
16	Lieutenants' Quarters	22
17	Lieutenants' Quarters	22
18	Captains' Quarters	24
19	Captains' Quarters	24
20	Captains' Quarters	24
21	Lieutenants' Quarters	22
22	Lieutenants' Quarters	22
23	Lieutenants' Quarters	22
24	Lieutenants' Quarters	22
25	Lieutenants' Quarters	22
26	Lieutenants' Quarters	22
27	Lieutenants' Quarters	22
28	Field Officers' Quarters	25
29	Pumping Station	42
30	Non-Commissioned Officers' Housing	26
31	Bachelor Officers' Quarters and Mess	52
32	Bachelor Officers' Quarters	53
33	Guardhouse	48
34	Bakery	48
35	Quartermaster and Commissary Storehouse	36
36	Workshops	36

Building #	Historic Building Name	Page #
37	Quartermaster Stables Guardhouse	27
38	Veterinary Hospital	49
39	Forage Warehouse	37
42	Stables	38
43	Stables	38
44	Saddler's and Stable Sergeant's Building	27
45	Hospital Corps and Sergeants' Quarters	28
46	Non-Commissioned Officers' Housing	26
47	Army Mess Hall and Central Heating Plant	45
48	Barracks	32
49	Water Tower	51
50	Barracks	32
52	Non-Commissioned Officers' Housing	26
53	Captains' Quarters	24
54	Captains' Quarters	24
56	Lieutenants' Quarters	22
57A	Magazine	42
59	Ordnance Storehouse	29
60	Infantry Drill Hall	50
61	Blacksmith Shop	40
62	Stables	38
63	Stables	38
65	Stables	38
66	Post Office	50
72	Saddler's and Stable Sergeant's Building	27
73	Captains' Quarters	24
74	Captains' Quarters	24
75	Captains' Quarters	24
76	Captains' Quarters	24
77	Blacksmith Shop	41
78	Saddler's and Stable Sergeant's Building	27
79	Fire Station	46
80	Stables	38
81	Cavalry and Artillery Barracks	33
82	Cavalry and Artillery Barracks	33

Building #	Historic Building Name	Page #
83	Cavalry and Artillery Barracks	33
84	Cavalry and Artillery Barracks	33
85	Quartermaster Storehouse	43
86	Stables	39
87	Dead House	53
88	Ordnance Storehouse	44
89	Gun Shed	40
90	Non-Commissioned Officers' Quarters	29
91	Non-Commissioned Officers' Quarters	29
92	Lieutenants' Quarters	30
93	Captains' Quarters	31
94	Captains' Quarters	31
95	Lieutenants' Quarters	30
96	Lieutenants' Quarters	30
97	Lieutenants' Quarters	30
98	Stables	39
100	Cold Storage House	43
102	Hospital Corps and Sergeants' Quarters	28
103	Company Kitchens	41
104	Company Kitchens	41
105	Company Kitchens	41
106	Company Kitchens	41
107	Company Kitchens	41
108	Company Kitchens	41
119	Barracks	34
140	Bakers' and Cooks' School	35
180	Theater	47

A. Plant List

Simonds was fond of the use of indigenous species of plantings with strong horizontal branching characteristics, a sign of a Prairie Style practitioner. He did also use more cultured varieties of plant materials in much of his later work, e.g., his use of lilacs. While the Prairie Style of landscape architecture usually frowned on the use of evergreens, Simonds believed that evergreens help to give warmth and color to the winter landscape. Plant materials were the paint with which he created his visions. Simonds' paint palette was forged by his growing up in Michigan and his extensive traveling. In his vision of trees, he was fascinated with the burr oak because of its rugged bark and massive structure. Other indigenous oaks found favor, the red and the white oak. He also used elms, red and sugar maples, beeches, birches, lindens, hawthorn, crabapple, juneberry, and ironwood. His evergreen lists included hemlock, white pine, and yews. His shrub lists included dogwood species, viburnums, witch hazel, elderberry, and roses. Herbaceous materials included Virginia creeper, violets, marsh marigolds, iris, grasses, bluets, ferns, forget-me-nots, and clover. Other plantings in shaded areas included trillium, hepaticas, wild ginger, bloodroots, squirrel corn, maidenhair ferns, and Solomon seal. Plantings he incorporated into open areas were saxifrages, harebell, butterfly weed, goldenrod, and asters. He incorporated plants that would provide a strong fall color such as sumac, sugar maple, and white ash.

Major Shade Trees

Acer x freemanii "Autumn Blaze" Autumn Blaze Maple	3" to 6" caliper
Acer x rubrum "Northwoods" Northwoods Red Maple	3" to 6" caliper
Acer x rubrum "Red Sunset" Red Sunset Red Maple	3" to 6" caliper
Acer x saccharum "Green Mountain" Green Mountain Sugar Maple	3" to 6" caliper
Amelanchier x grandiflora Amelanchier/ Shadbow	6' to 12' height
Carpinus caroliniana Blue Beech	6' to 12' height
Celtis occidentalis "Chicagoland" Chicagoland Hackberry	3" to 5" caliper
Cercis canadensis Redbud	5' to 8' height
Cornus alternifolia "Golden Glory" Golden Glory Pagoda Dogwood	5' to 6' height
Crataegus curs-galli "inermis" Thornless Cockspur Hawthorn	6' to 12' height
Fraxinus america "Autumn Purple" Autumn Purple White Ash	3" to 6" caliper
Fraxinus america "Windy City" Windy City White Ash	3" to 5" caliper
Fraxinus pennsylvanica "Marshalls" Marshalls Green Ash	3" to 6" caliper
Ginkgo biloba Ginkgo	3" to 6" caliper
Gleditsia tri. inermis "Skyline" Skyline Honeylocust	3" to 8" caliper
Gleditsia tri. inermis "Moraine" Moraine Honeylocust	3" to 8" caliper
Gymnocladus dioica Kentucky Coffeetree	3" to 5" caliper
Magnolia "Dr. Merrill" Dr. Merrill Magnolia	6' to 9' height

Malus var. "Donald Wyman" Donald Wyman Crabapple	6' to 10' height
Malus "Molton Lava" Molton Lava Crabapple	8' to 10' height
Malus "Red Jewel" Red Jewel Crabapple	6' to 12' height
Malus "Snowdrift" Snowdrift Crabapple	6' to 12' height
Ostrya virginiana Ironwood	6' to 12' height
Pyrus calleryana "Aristocrat" Aristocrat Pear	3" to 5" caliper
Pyrus calleryana "Chanticleer" Chanticleer Pear	3" to 5" caliper
Quercus bicolor Swamp White Oak	3" to 6" caliper
Quercus macrocarpa Bur Oak	2" to 3" caliper
Quercus robur English Oak	3" to 6" caliper
Quercus x schuetti Swamp Bur Oak	3" caliper
Tilia Americana "Redmond" Redmond Linden	3" to 6" caliper
Tilia cordata "Glenleven" Glenleven Linden	3" to 6" caliper
Tilia cordata "Greenspire" Greenspire Linden	3" to 6" caliper
Tilia tomentosa Silver Linden	3" to 6" caliper
Ulmus x hollanica "Homestead" Homestead Elm	3" to 6" caliper
Ulmus "Regal" Regal Elm	3" to 6" caliper

Flowering Shrubs

Aronia arbutifolia Red Chokeberry	12" to 24" height
Aronia melanocarpa Black Chokeberry	12" to 24" height
Calycanthus floridus Common Sweetshrub	12" to 24" height
Clethra alnifolia Summersweet	12" to 24" height
Cornus racemosa Gray Dogwood	12" to 24" height
Corylus americana American Hazelnut	3' to 4' height
Cotoneaster multiflora Manyflowered Contoneaster	3' to 5' height
Euyonumus alata Winged Euyonumus	18" to 24" hieight
Hamalmelis vernalis Spring Blooming Witchhazel	18" to 24" height
Hamamelis virginiana Fall Blooming Witchhazel	18" to 24" height
Hydrangea paniculata "Floribunda" Hydrangea	12" to 18" height
Hydrangea "Tardiva" Tardiva Hydrangea	18" to 24" height
Kolkwitzia amabilis Beautybush	24" to 36" height
Potentilla fruticosa "Gold Drop" Gold Drop Potentilla	12" to 18" height
Rhus aromatica Fragrant Sumac	24" to 36" height
Rosa rugosa Rugosa Rose	12" to 18" height
Spirea x bumalda "Frobelii" Frobels Spirea	12" to 18" height
Spirea fritschiana Bridalwreath Spirea	12" to 18" height
Spirea nipponica "Halwards Silver" Halwards Silver Spirea	12" to 18" height
Syringa patula "Miss Kim" Miss Kim Lilac	12" to 18" height

Syringa meyeri "Meyeri" Dwarf Lilac	12" to 18" height
Viburnum dentatum "Chicago Lustre" Chicago Lustre Viburnum	12" to 18" height
Viburnum x juddi Judd Viburnum	12" to 18" height
Viburnum "Mohican" Mohican Viburnum	24" to 36" height
Viburnum rhytidophylloides Leatherleaft Viburnum	24" to 36" height

Evergreen Trees

Abies concolor White Fir	5' to 12' height
Picea abies Norway Spruce	5' to 12' height
Pinus strobus White Pine	5' to 12' height
Picea omorika Serbian Spruce	5' to 8' height

Evergreen Shrubs

Pinus "Mugho" Mugho Pine	24" to 36" height
Taxus media "Tauntoni" Taunton yew	12" to 18" height
Thuja "Nigra" Arborvitae	5' to 8' height

Perennials

Anemone vititolia "Robustissima"
Grape-Leaf Anemone

Aquilegia canadensis
Canadian Columbine

Asclepias tuberosa
Butterfly Weed

Astilbe japonica
var. Deutschland
Peach Blossom
Bridal Veil

Astilbe chinensis
Chinese Astilbe
var. Pumila

Aster novae-anliae
var. Purple Dome
New England Aster

Brunnera macrophylla
Siberian Bugloss

Caltha palustris
Marsh Marigold

Eupatorium purpureum
Joe-Pye Weed

Echinacea purpurea
Purple Coneflower

Getiana
Gentiana

Hemerocallis
Daylilly
var. Happy Returns
Catherine Woodbury
Frank Hunter
Chicago Brave

Iris siberica
Siberian Iris
var. Ceasars Brother
Eric the Red
Chilled Wine

Iris pseudocorus
Yellow Glag Iris
var. Roy Davidson
Holden Clough

Iris Versicolor
Blue Flag Iris
var. Gerald Darby

Iris Ensata
Japanese Iris
var. Caprician Butterfly

Loebelia cardinalis
Cardinal Flower

Mertensia virginica
Virginia Bluebells

Paeonia
Peony

Polystichum acrostichoides
Christmas Fern

Rudbeckia fulgida "Goldstrum"
BlackEyed Susan

Trillium grandiflorum
White Trillium

Osmunda cinnamonea
Cinnamon Fern

Vines

Celastrus scandens
American Bittersweet

Clematis
Sweet Autumn Clematis

Parthenocissus quinquefolia
Virginia Creeper

Grasses

Deschampsia caespitosa
Tufted Hair Grass

Pennisetum alopecuroides
Fountain Grass

Groundcovers

Pachysandra terminalis
Green Japanesse Spurge

Vinca Minor
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B. Deed of Scenic, Open Space, and Architectural Facade Easement

THIS DEED OF SCENIC, OPEN SPACE, AND ARCHITECTURAL FACADE EASEMENT (the "Conservation Easement" or "Easement") is made this _____ day of _____, 1997, by and between the TFS OPERATING COMPANY, L.L.C., a limited liability company organized under the laws of Delaware ("Grantor") and the LANDMARKS PRESERVATION COUNCIL OF ILLINOIS ("Grantee"), a nonprofit corporation organized under the laws of Illinois.

RECITALS

A. Grantor is the owner in fee simple of certain real property located in Lake County, Illinois, more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"), said Property including the open spaces and approximately 94 contributing structures, including officers' quarters, barracks, stables, a drill hall, and other service and institutional buildings (the "Buildings").

B. Because of its architectural, historic, and cultural significance, the Property was designated, in 1984, a National Historic Landmark District by action of the Secretary of the Interior, under the provisions of the Historic Sites Act of 1935, and is a certified historically important land area under Section 170(h)(4)(B) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (the "Code"). The Property was improved as a military installation by the U.S. Army beginning in 1887 and is a site that "possesses national significance in commemorating the history of the United States of America."

C. Grantee is a publicly supported, tax-exempt, nonprofit organization whose primary purposes include the preservation and conservation of sites, buildings, and objects of national significance and is a qualifying recipient of qualified conservation contributions under Section 170(h) of the Code.

D. Grantee is authorized to accept preservation and conservation easements to protect property significant in national history and culture under the provisions of the Illinois Conservation Rights Act (the "Act").

E. Grantor and Grantee recognize the scenic, open-space, architectural, historic, and cultural values (the "conservation and preservation values") and significance of the Property, and have the common purpose of conserving and preserving the aforesaid conservation and preservation values and significance of the Property.

F. The Property's conservation and preservation values are documented in a set of reports, drawings, and photographs (the "Baseline Documentation") incorporated herein by reference, which Baseline Documentation the parties agree provides an accurate representation of the Property as of the date of this grant. The Baseline Documentation shall consist of the following: Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, conducted for the Louisville District, U.S. Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995; Fort Sheridan National Historic Landmark District nomination form, 1984; and Installation Report, Fort Sheridan, Highland Park, Illinois, Department of the Army Study/Survey of Historically Significant Army Family Housing Quarters, prepared by Mariani & Associates, 1988, Washington, D.C., three volumes.

G. The grant of a Conservation Easement by Grantor to Grantee on the Property will assist in preserving and maintaining the Property and its scenic, open-space, architectural, historic, and cultural features for the benefit of the people of the cities of Highland Park and Highwood, the County of Lake, the State of Illinois, and the United States of America.

H. To that end, Grantor desires to grant to Grantee and Grantee desires to accept, a Conservation Easement in gross in perpetuity on the Property, pursuant to the Illinois Conservation Rights Act, in accordance with the terms hereof.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to Section 170(h) of the Code and the Illinois Conservation Rights Act, Grantor does hereby voluntarily grant and convey unto Grantee the Conservation Easement.

AGREEMENT

1. PURPOSE.

The purpose of this Easement is to assure that the architectural, historic, cultural, scenic, and open-space features of the Property will be retained and maintained forever in sound condition for conservation and preservation purposes, and to prevent any use or change of the Property that would significantly diminish the Property's conservation and preservation values.

2. GRANTOR'S COVENANTS.

2.1 Covenant to Maintain. Grantor agrees at all times to preserve and maintain the Property in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 C.F.R. §67), as these may be amended from time to time (the "Secretary's Standards") in order to preserve and enhance those qualities that make the Property eligible for inclusion in the National Register of Historic Places and designation as a National Historic Landmark District.

2.2 Covenant to Prohibit Vandalism. Grantor shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing any archaeological site on the Property determined by the Illinois Historic Preservation Agency (the "IHPA") to be eligible for inclusion in the National Register of Historic Places.

2.3 Covenant Regarding Disturbance of Ground Surface. Grantor agrees that no disturbance of the ground surface or any other things shall be undertaken or permitted to be undertaken on any archaeological site on the Property determined by the IHPA to be eligible for inclusion in the National Register of Historic Places that would affect the physical integrity of such site without the express prior written permission of the IHPA and the Heritage Committee, signed by fully authorized representatives thereof. Should the IHPA require as a condition of the granting of such permission that the Grantor conduct archaeological data recovery operations or other activities designed to mitigate the adverse effect of the proposed activity on the archaeological site, Grantor shall at its own expense conduct such activities in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (48 FR 44734-37) and such standards and guidelines as the IHPA may specify, including but not limited to standards and guidelines for research design, conduct of field work, conduct of analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with Native American or other organizations, and reinterment of human remains.

2.4 Covenant Regarding Alterations and Demolitions. Grantor agrees that no exterior alteration, remodeling, or other modification to any buildings identified as contributing to the National Historic Landmark District shall be undertaken or permitted to be undertaken on the Property without the express prior written permission of the "Heritage Committee" (hereinafter defined); provided, however, that the Grantor may demolish the following buildings which have been identified as contributing buildings to the National Historic Landmark District: the Hospital (#1, #2); the Post Office (#66); Forage Warehouse (#39); the Cold Storage House (#100); the Non-Commissioned Officers' Housing (#46, #52); Saddler's and Stable Sergeant's Building (#72); Gun Shed (#89); a Barracks (# 119); and Company Kitchen Buildings (#104-106).

Provided also, that the Grantor may either move or demolish the Ordnance Storehouse (#88), the Blacksmith Shop (#77), the Magazine (#57A) and the Dead House (#87).

Provided, also, that the Grantor may partially demolish the Army Mess Hall and Heating Plant (#47), so as to remove the rear wing.

2.5 Covenant Regarding New Construction. Grantor agrees that no new construction shall be undertaken or permitted to be undertaken on any portion of the Property without the express prior written permission of the "Heritage Committee" (hereinafter defined).

3. REQUESTS FOR APPROVAL.

Subsequent to the approval of the Grantor's Master Plan for the Property by the IHPA, the Grantor shall submit to Grantee for Grantee's approval, two copies of information (including plans, specifications, and designs where appropriate) identifying the proposed activity with regarding to (a) specific structures sought to be constructed, demolished, rehabilitated, or altered; (b) any material changes to the Master Plan, as defined in the 2H Agreement between Grantor and the cities of Highland Park and Highwood dated _____; (c) any proposed activity relating to the open space or landscape features visible from any public way; and (d) any subdivision of the Property. Within 30 days, but no later than 45 days, of Grantee's receipt of such written request for approval hereunder, Grantee shall respond in writing whether it approves or disapproves of such request.

4. PROCESS FOR REVIEW.

4.1 Establishment of the Heritage Committee. Grantee shall establish a committee of the Grantee known as the "Heritage Committee" to carry out the function of preservation of the Property in perpetuity, in accordance with the provisions hereof after 100% of the residential units are sold to residential users. Prior to the establishment of the Heritage Committee, Grantee shall act in place of the Heritage Committee.

4.2 Composition of Heritage Committee. The Heritage Committee shall be comprised of seven members. Two members shall be property owners residing within the Fort Sheridan National Historic District. One member shall be appointed by the IHPA and two members by Grantee, and may reside anywhere. One member each shall be appointed by the Highland Park City Council and the Highwood City Council.

4.3 Funding. The Heritage Committee shall be funded by an annual contribution from a property owners association to be created by the Grantor, collected from property owners as part of their annual assessment and in an amount to be determined by the Grantee on a yearly basis to cover administrative expenses.

4.4 Responsibilities. The Heritage Committee shall perform a yearly inspection of each significant Building and landscape to determine whether there are any violations of this Easement; review proposed additions or alterations; and review any proposed subdivision or permits for construction, demolition, alteration, or repair.

4.5 Dual Review. It is understood that some aspects of the review and approval rights hereunder are to be shared by the Heritage Committee and the IHPA. In all cases, when exercising any authority created by this Easement to inspect the Property or the Buildings; to review any construction, alteration, repair, or maintenance; or to review casualty damage or reconstruction following casualty damage, the Heritage Committee shall apply the Secretary's Standards for the maintenance and reconstruction of historic buildings.

5. GRANTOR'S RESERVED RIGHTS.

Subject to the provisions of Paragraph 2, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Easement without further approval by Grantee:

a) the right to engage in all those acts and uses that: (i) are permitted by the governmental statute or regulation; (ii) do not substantially impair the conservation and preservation values of the Property; and (iii) are not inconsistent with the purpose of this Easement; and

(b) the right to conduct at or on the Property educational and nonprofit activities that are not inconsistent with the protection of the conservation and preservation values of the Property.

6. *CASUALTY DAMAGE OR DESTRUCTION.*

In the event that the Buildings or any part thereof shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Buildings and to protect public safety, shall be undertaken by Grantor without Grantee's prior written approval. Within thirty (30) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer who are acceptable to Grantor and Grantee, which report shall include the following:

(a) an assessment of the nature and extent of the damage;

(b) a determination of the feasibility of the restoration of the Buildings and/or reconstruction of damaged or destroyed portions of the Buildings; and

(c) a report of such restoration/reconstruction work necessary to return the Buildings to the condition existing at the date hereof.

7. *REVIEW AFTER CASUALTY DAMAGE OR DESTRUCTION.*

If, after reviewing the report provided in Paragraph 6 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under Paragraph 8, Grantor and Grantee agree that the purpose of the Easement will be served by such restoration/reconstruction, Grantor and Grantee shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Buildings in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims, Grantor and Grantee agree that restoration/reconstruction of the Property is impractical or impossible, or agree that the purpose of the Easement would not be served by such restoration/reconstruction, Grantor may, with prior written consent of Grantee, alter, demolish, remove, or raze one or more of the Buildings, and/or construct new improvements on the Property. Grantor and Grantee may agree to extinguish this Easement in whole or in part in accordance with the laws of the State of Illinois and paragraph 20.2 hereof.

If after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims, Grantor and Grantee are unable to agree that the purpose of the Easement will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the applicable expedited procedures of the American Arbitration Association then in effect.

8. *INSURANCE.*

Grantor shall insure or cause to be insured the Buildings by an insurance company rated "A1" or better by Best's for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Property and Buildings without cost or expense to Grantor or contribution or coinsurance from Grantor. Such insurance shall include Grantee's interest and name Grantee as an additional insured. Grantor shall deliver to Grantee, with ten (10) business days of Grantee's written request therefor, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mort-

gage or deed of trust, nothing contained in this paragraph shall jeopardize the prior claim, if any, of the mortgagee/ lender to the insurance proceeds.

9. INDEMNIFICATION.

Grantor hereby agrees to pay, protect, indemnify, hold harmless, and defend at its own cost and expense, Grantee, its agents, directors, and employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses, and expenditures (including reasonable attorneys' fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person; physical damage to the Property; the presence or release in, on, or about the Property, at any time, of any substance now and hereafter defined, listed, or otherwise classified pursuant to any law, ordinance, or regulation as a hazardous, toxic, polluting, or contaminating substance; or other injury or other damage occurring on or about the Property, unless such injury or damage is caused by Grantee or any agent, trustee, employee, or contractor of Grantee. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property with the same effect and priority as a mechanic's lien. Provided, however, that nothing contained herein shall jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

10. TAXES.

Grantor shall pay immediately, when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Property unless Grantor timely objects to the amount or validity of the assessment or charge and diligently prosecutes an appeal thereof, in which case the obligation hereunder to pay such charges shall be suspended for the period permitted by law for prosecuting such appeal and any applicable grace period following completion of such action. In place of Grantor, Grantee is hereby authorized, but in no event required or expected, to make or advance upon three (3) days prior written notice to Grantor any payment relating to taxes, assessments, water rates, sewer rentals, and other government or municipality charge, fine, imposition, or lien asserted against the Property. Grantee may make such payment according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture. Such payment if made by Grantee shall constitute a lien on the Property with the same effect and priority as a mechanic's lien, except that such lien shall not jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

11. WRITTEN NOTICE.

Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be delivered by one of the following methods—by overnight courier postage prepaid, facsimile transmission, registered or certified mail with return receipt requested, or hand delivery;

if to Grantor, then at

[address] _____,

and if to Grantee, then to

[address] _____.

Each party may change its address set forth herein by a notice to such effect to the other party.

12. EVIDENCE OF COMPLIANCE.

Upon request by Grantee, Grantor shall promptly furnish Grantee with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained herein, or that otherwise evidences the status of this Easement to the extent of Grantee's knowledge thereof.

13. INSPECTION.

With the consent of Grantor, representatives of Grantee shall be permitted at all reasonable times to inspect the Property, including the interior of the Buildings. Grantor covenants not to withhold unreasonably its consent in determining dates and times for such inspections.

14. GRANTEE'S REMEDIES.

Grantee may, following reasonable written notice to Grantor, institute suit(s) to enjoin any violation of the terms of this easement by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Property and Buildings to the condition and appearance that existed prior to the violation complained of. Grantee shall also have available all legal and other equitable remedies to enforce Grantor's obligations hereunder.

In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with Grantee's enforcement of the terms of this Easement, including all reasonable court costs, and attorney's, architectural, engineering, and expert witness fees.

Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

15. NOTICE FROM GOVERNMENT AUTHORITIES.

Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Property received by Grantor from any government authority within five (5) days for receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

16. LIENS.

Any lien on the Property created pursuant to any paragraph of this Easement may be confirmed by judgment and foreclosed by Grantee in the same manner as a mechanic's lien, except that no lien created pursuant to this Easement shall jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

17. BINDING EFFECT.

This Easement is binding on Grantor, its heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be inserted by Grantor verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any part thereof.

18. ASSIGNMENT.

The Grantee, at its discretion, without prior notice to Grantor, may convey and assign all or part of its rights and responsibilities contained herein to a third party that is similarly qualified to accept and enforce qualified conservation contributions under Section 170(h) of the Code.

19. RECORDING AND EFFECTIVE DATE.

Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of the County of Lake, Illinois. Grantor and Grantee intend that the restrictions arising under this Easement take effect on the day and year this instrument is recorded in the land records of the County of Lake, Illinois.

20. PERCENTAGE INTERESTS.

20.1 Percentage Interests. For purposes of allocating proceeds pursuant to paragraphs 20.2 and 20.3, Grantor and Grantee stipulate that as of the date of this Easement, Grantor and Grantee are each vested with real property interest in the Property and that such interests have stipulated percentage interest in the fair market value of the Property. Said percentage interests shall be determined by the ratio of the value of the Easement on the effective date of this Easement to the value of the Property, without deduction for the value of the Easement, on the effective date of this Easement. The values on the effective date of the Easement shall be those values used to calculate the deduction for federal income tax purposes allowable by reason of this grant, pursuant to Section 170(h) of the Code. The parties shall include the ratio of those values with the Baseline Documentation (on file with Grantor and Grantee) and shall amend such values, if necessary, to reflect any final determination thereof by the Internal Revenue Service or court of competent jurisdiction. For purposes of this paragraph, the ratio of the value of the Easement to the value of the Property unencumbered by the Easement shall remain constant, and the percentage interests of Grantor and Grantee in the fair market value of the Property thereby determinable shall remain constant except that the value of any improvements made by Grantor after the effective date of this Easement is reserved to Grantor.

20.2 Extinguishment. Grantor and Grantee hereby recognize that circumstances may arise that may make impossible the continued ownership or use of the Property in a manner consistent with the Purpose of this Easement and necessitate extinguishment of the Easement. Such circumstance may include, but are not limited to, partial or total destruction of all of the Buildings resulting from casualty. Extinguishment must be the result of a judicial proceeding in a court of competent jurisdiction. Unless otherwise required by applicable law at the time, in the event of any sale of all or a portion of the Property (or any other property received in connection with an exchange or involuntary conversion of the Property) after such termination or extinguishment, and after the satisfaction of prior claims and any costs or expenses associated with such sale, Grantor and Grantee shall share in any net proceeds resulting from such sale in accordance with their respective percentage interest in the fair market value of the Property, as such interests are determined under the provisions of paragraph 20.1, adjusted, if necessary, to reflect a partial termination or extinguishment of this Easement. All such proceeds received by Grantee shall be used by Grantee in a manner consistent with Grantee's primary purposes. Net proceeds shall also include, without limitation, net insurance proceeds.

In the event of extinguishment, the provisions of this paragraph shall survive extinguishment and shall constitute a lien on the Property with the same effect and priority as a mechanic's lien, except that such lien shall not jeopardize the priority of any recorded lien of mortgage or deed of trust given in connection with a promissory note secured by the Property.

20.3 Condemnation. If all or any part of the Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of those interests in the Property that are subject to the taking and all incidental and direct damages resulting from the taking. After the satisfaction of prior claims and net of expenses reasonably incurred by Grantor and Grantee in connection with such taking, Grantor and Grantee shall be respectively entitled to compensation from the balance of the recovered proceeds in conformity with the provisions of paragraphs 20.1 and 20.2 unless otherwise provided by law.

21. INTERPRETATION.

The following provisions shall govern the effectiveness, interpretation, and duration of the Easement.

(a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of Property shall not apply in the construction or interpretation of this Easement, and this instrument shall be interpreted broadly to effect its purpose and the transfer of rights and the restrictions on use herein contained.

(b) This instrument may be executed in two counterparts, one of which may be retained by Grantor and the other, after recording, to be retained by Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern.

(c) This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Easement according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law, or private agreement in existence either now or hereafter. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter thereof.

(d) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommo date the purposes of both this Easement and such ordinance or regulation.

(e) To the extent that Grantor owns or is entitled to development rights which may exist now or at som time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Property may be developed to a use more intensive (in terms of height, bulk, or objective criteria related by such ordinances) than the Property is devoted as of the date hereof, such development rights shall not be exercisable on, above, or below the Property during the term of the Easement, nor shall they be transferred to any adjacent parcel and exercised in a manner that would interfere with the purpose of the Easement.

22. AMENDMENT.

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement, provided that no amendment shall be made that will adversely affect the qualification of this Easement or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Code and the laws of the State of Illinois. Any such amendment shall be consistent with the protection of the conservation and preservation values of the Property and the purpose of this Easement; shall not affect its perpetual duration; and shall not adversely impact the overall architectural, historic, natural habitat, and open space values protected by this Easement. Any such amendment shall be recorded in the land records of the County of Lake, Illinois. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

23. ENTIRE AGREEMENT.

This Easement reflects the entire agreement of Grantor and Grantee.

24. COUNTERPARTS.

This Easement may be executed in multiple counterparts, each of which when so executed and delivered shall be an original, but both of which together shall constitute one instrument.

TO HAVE AND TO HOLD, this Easement unto Grantee and its successors and permitted assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have set their hands under seal on the date first above referenced.

WITNESS:

TFS OPERATING COMPANY, L.L.C.

_____

By:_____

Name:

Town of Fort Sheridan Company, L.L.C., Managing Member

LANDMARKS PRESERVATION COUNCIL OF ILLINOIS

_____

By:_____

Name:

Title:

STATE OF _____)

to wit:

COUNTY/CITY OF _____)

I, _____, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that personally known to me as the Managing Member of Town of Fort Sheridan, L.L.C. and the person who executed the foregoing instrument bearing date of the _____ day of _____, 1997, personally appeared before me in said District and acknowledged said instrument to be his act and deed, and that he executed said instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____.

_____

Notary Public

My Commission Expires: _____

STATE OF _____) to wit:

COUNTY/CITY OF _____)

I, _____, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that personally known to me as the _____ of Landmarks Preservation Council of Illinois and the person who executed the foregoing instrument bearing date of the _____ day of _____, 1997, personally appeared before me in said District and acknowledged said instrument to be his act and deed, and that he executed said instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____.

_____

Notary Public

My Commission Expires: _____

1. The Fort Sheridan Water Tower was placed on the National Register of Historic Places on December 4, 1974. A few years later, a Historic District was delineated, and, on September 29, 1980, the district was placed on the Register. Four years later it was upgraded to National Historic Landmark status.
2. Attachment E: Standards for Development and Management Plan. "Programmatic Agreement among Department of the Army, Illinois State Historic Preservation Officer and Advisory Council on Historic Preservation for the Base Closure and Disposal of Fort Sheridan, Lake County, Illinois."
3. Fort Sheridan Illinois Base Closure Final Environmental Impact Statement, Louisville District, U.S. Army Corps of Engineers, October 1990, 3-2.
4. In A History of Lake County, Illinois, John J. Halsey, 1912, Roy S. Bates, 281-2. Sorenson, Martha E., and Douglas A. Martz. View from the Tower: a History of Fort Sheridan, Illinois, 2.
5. Sorenson and Martz, 2.
6. In Marvyn Wittelle, 28 Miles North, The Story of Highwood, Highwood History Foundation, Inc., 1953, p. 33. Sorenson and Martz, 8.
7. Sorenson and Martz, 8.
8. Smith, Nina B. "'This Bleak Situation': The Founding of Fort Sheridan, Illinois," Illinois Historical Journal, 80 (Spring 1987): 15.
9. Sorenson and Martz, 8.
10. Ibid.
11. Ibid.
12. Smith, 15.
13. Ibid., 16.
14. Sorenson and Martz, 9.
15. Smith, 18.
16. Sorenson and Martz, 11.
17. In Rhyne, David William. Army Posts in American Culture: A Historical Geography of Army Posts in the United States. Master's Thesis, Pennsylvania State University, 1979, 113-116. "Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research," conducted for Louisville District Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, 1995, 84.
18. In R. Christopher Goodwin and Associates, Inc. National Historic Context for Department of Defense Installations, 1790-1940. Unpublished draft report. Frederick, MD: Goodwin and Associates, 1993, 32. Cultural Resource Studies Relating to Fort Sheridan, Illinois, 84.
19. Ibid., 39, 63.
20. Ibid., 244; and in Rhyne, David William. Army Posts in American Culture: A Historical Geography of Army Posts in the United States. Master's Thesis, Pennsylvania State University, 1979: 189.
21. In R. Christopher Goodwin and Associates, Inc. National Historic Context for Department of Defense Installations, 1790-1940. Unpublished draft report. Frederick, MD: Goodwin and Associates, 1993, 243-45. Cultural Resource Studies Relating to Fort Sheridan, Illinois, 84.
22. The Richardsonian Romanesque style developed from the designs of Boston architect H. H. Richardson (1838-1886). His rough-faced stone masonry homes, churches, and train stations, featuring arched openings, influenced the architecture of Louis Sullivan and Frank Lloyd Wright.
23. William Le Baron Jenney is often credited with designing the first skyscraper, a tall skeletal building where the exterior wall serves only as a skin. It was the Home Insurance Building (1884-1931). Many of Chicago's leading early architects, including Louis Sullivan and Daniel H. Burnham, trained in his office.
24. Bruegmann, Robert A. Holabird and Roche, Holabird and Root: An Illustrated Catalog of Works, 1880-1940. Volume 1, 1880-1911. New York: Garland Publishing, Inc., 1991, 7.
25. Ibid.
26. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, conducted for Louisville District: Army Corps of Engineers by

USACERL Tri-Services Cultural Resources Research Center and the Department of Anthropology, University of Illinois, Champaign, 1993, 7. From Haberkamp, Douglas B. History of Fort Sheridan From Its Beginning to World War I. Unpublished manuscript, 1980, 10.

27. Miller, Wilhelm. The Prairie Spirit in Landscape Gardening. Urbana: University of Illinois College of Agriculture, 1915, 1.
28. "Holabird & Roche," Architectural Reviewer, June 1897, 27.
29. Simonds, O. C. Landscape-Gardening. New York: The Macmillan Company, 1931.
30. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 34-35.
31. Bruegmann, 7.
32. Ibid.
33. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 7.
34. Sorenson and Martz, 22.
35. In Haberkamp, Douglas B. History of Fort Sheridan From Its Beginning to World War I. Unpublished manuscript, 1980, 13-14. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 8.
36. Fort Sheridan National Historic Landmark Nomination. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1979, 12.
37. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 8.
38. In Adams, Myron, and Fred Girton, The History and Achievements of the Fort Sheridan Officers' Training Camps. Chicago: The Fort Sheridan Association, 1920, 208-209. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 9.
39. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 10.
40. This brick Georgian Revival structure is Building #142, located outside the historic district.
41. Most were located outside the historic district.
42. Sorenson and Martz, 36.
43. In Lake Bluff/Lake Forest Historical Society, 1993. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 13.
44. In Zahorik, Ralph. "Fort Sheridan's Past Rich With History," Waukegan News-Sun, December 30, 1988, sec. 4. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 14.
45. In Zahorik, Ralph. "Fort Sheridan's Past Rich With History," Waukegan News-Sun, December 30, 1988, sec. 4. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
46. In Parsons, Christi. Ft. Sheridan Surrenders to Toughest Foe: Peace, Chicago Tribune, May 29, 1993: 6. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
47. In Public Affairs Office at Fort Sheridan, Fort Sheridan 1887-1993 (closing ceremony pamphlet). Highland Park, IL: Highland Park Historical Society, 1993. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 15.
48. This Literature Review consisted of a methodological field survey of all sites identified for study, both architectural and archeological. These were evaluated for eligibility under the National Register of Historic Places criteria. Documentation was prepared according to the requirements of the State of Illinois "Illinois State Historic Preservation Office Guidelines for Archeological Consultants and Reconnaissance Survey Reports, the National Park Service (36CFR Part 65), the Advisory Council on Historic Preservation (36CFR Part 800), and the Historic American Buildings Survey (Historian's Procedures Manual, 1983). This Literature Review

was expanded upon by Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, conducted for Louisville District Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995.

49. The Fort Sheridan Historic District verbal boundary description is clarified for accuracy. See National Register Map.

50. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 37. Expanded upon in the Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, 40.

51. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 51.

52. Ibid., 52.

53. Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research, 73.

54. Ibid, 82.

55. All of the structures described are named after their original use as assigned in the National Historic Landmark nomination.

56. The description and statement of condition for the housing that are contributing buildings in the Historic District at Fort Sheridan are partially based on "Study/Survey of Historically Significant Army Family Housing Quarters," prepared on Fort Sheridan for the Department of the Army by Mariani & Associates Architects, Washington, D.C., August 1988, and on visual observation made during an exterior site inspection of the Fort conducted February 10, 1997, by Historic Certification Consultants. The statement of condition for the other contributing buildings and landscape is based on the site inspection only. No tests were performed.

57. In all following alteration guidelines, if a substantial number of windows have already been replaced, the remaining original windows may be replaced with wood windows with historically compatible configuration.

58. Literature Review, Architectural Evaluation and Phase I Archeological Reconnaissance of Selected Portions of Fort Sheridan, Illinois, 325.

59. Thompson, John D. and Grace Goldin. The Hospital: A Social and Architectural History. New Haven: Yale University Press, 1975.

60. Seymer, Lucy Ridgely, ed. Selected Writings of Florence Nightingale. New York: The MacMillan Company, 1954, 86.

61. Simonds, 141.

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Sources for the historical information included in the Fort Sheridan Cultural Resource Management Plan were drawn from documentation projects generated for governmental bodies and from books and articles.

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"Cultural Resource Studies Relating to Fort Sheridan, Illinois: Supplemental Research," conducted for Louisville District: U.S. Army Corps of Engineers, by U.S. Army Construction Engineering Research Laboratory Facilities Technology Division, July 1995.

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