



# Maintaining the Character of Arlington Heights

*A Community Preservation Report*



*A Survey of Central Arlington Heights Prepared By:*

**The School of the Art Institute of Chicago**

*Graduate Program in Historic Preservation - Fall 2004*



*Ranch*

*Cape Cod*

*Craftsman*

*Spanish Eclectic*

## The Architectural Styles of Arlington Heights

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*Folk Victorian*

*Post-WWII  
Cube*

*(Mature Trees)*

*Tudor Revival*

*American  
Four-Square*

*Craftsman*

*Dutch Colonial*

*Tudor Revival*

*Queen Anne*

*Craftsman*

*Italianate*

*Queen Anne*

*Craftsman*

*Neo-Colonial*

*National Folk*

*Tudor Revival*

*Colonial  
Revival*

*Dutch Colonial*

*National Folk*

*Lustron*

*Italianate*

*Georgian  
Revival*

*(Mature Trees)*

*Chicago  
Bungalow*

*Craftsman*

*Brick  
Commercial*

*Tudor Revival  
Commercial*

*50's Retro  
Signage*

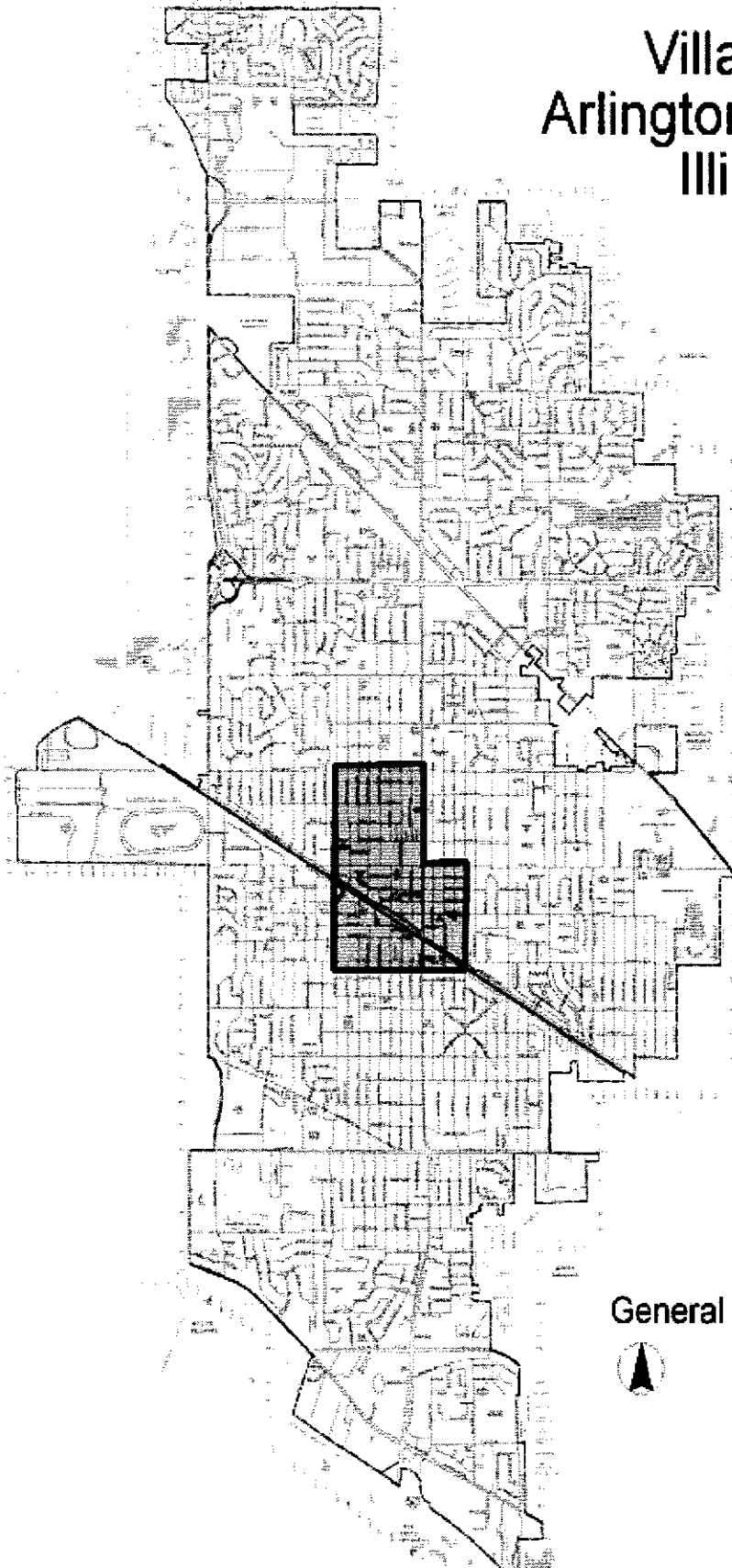
*Post WWII  
Commercial*

*Tudor Revival  
Commercial*

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# Village of Arlington Heights, Illinois



General Area of Study  
map not to scale



# INTRODUCTION

Arlington Heights, located 24 miles northwest of Chicago, is one of the largest suburbs in the metropolitan area. Its Comprehensive Plan (1997) recognizes the importance of the Village's historic resources throughout its official goals and objectives. (Some excerpts are listed at right.)

In the eight years since this Plan was adopted by the Village Board of Trustees (Ordinance 97-038), a number of changes have taken place in Arlington Heights. In addition to the continued redevelopment of the downtown area, one of the dominant trends—particularly in the surrounding residential neighborhoods—has been the increased rate of demolition of existing structures in order to construct new larger-scale residences.

Since 2002 alone, there have been more than 220 residential "teardowns." While a number of these were deteriorated structures, some of these teardowns have involved significant historic resources. In fact, of the 30 buildings that were identified as "important" by the state of Illinois in the 1970s, at least three have been demolished [see photos on next page].

In 2002, the Village of Arlington Heights established the Ordinance Review Committee (ORC) Taskforce on Teardowns to explore this issue in Arlington Heights. An initial phase looked at floor-area-ratios and paved surfaces guidelines. A second phase will investigate historic preservation, tree conservation, and residential design characteristics.

## Assessment of Historic Resources

In April 2004 the Arlington Heights Department of Planning and Community Development, at the behest of the ORC, requested the *pro bono* assistance of the School of the Art Institute of Chicago's Historic Preservation Program to provide an assessment of the Village's historic resources.

As a result of the request, a graduate-level class of preservation planning students spent the Fall 2004 semester surveying the neighborhoods surrounding the Arlington Heights Central Business District. The

### Excerpts from Arlington Heights Comprehensive Plan

#### General Planning Goal:

"To preserve the physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights."

#### General Planning Policies:

"Consideration should be given to identify for possible preservation purposes, [any] buildings that exhibit a high quality of architectural design reminiscent of the past, ... exhibit unusual or distinctive design or construction techniques which contribute to the architectural interest of its environs either as an accent or counterpoint... [and] land area that have an established or familiar visual presence..."

#### Population and Housing Goals:

"To preserve and protect existing and future residential neighborhoods in the Village."

#### Population and Housing Policies:

"To maintain a proper housing balance... protect present and future residential areas... preserve and renovate housing of historic or aesthetic value... [and] to prepare realistic plans in and around downtown with all necessary safeguards for fine residential and historical properties."



112 S. Rammer Ave.  
DEMOLISHED



204 S. Arlington Heights Rd.  
DEMOLISHED



210 S. Arlington Heights Rd.  
DEMOLISHED

background of these 15 students include architecture, architectural history, art history, archeology, interior design, and law (see biographies in Appendix).

Following an initial reconnaissance survey of the community, the class developed an architectural style guide for Arlington Heights—to be used for this semester's survey work as well as for future community survey efforts.

Several weeks of field survey work were conducted, which included detailed photographs and Historic Resources Survey data forms on more than 500 structures.

This fieldwork was followed up by community research into village building permits, historic maps, census records, newspapers, books, and other collections at the Arlington Heights Historical Society, Public Library, and Building Department.

Based on these investigations, the class carefully ranked the surveyed buildings according to their levels of importance and architectural significance. Thirty-eight buildings were ranked as "exceptional" (E), 191 as "notable" (N), and 242 as "contributing" (C).

Based on these two months of intensive field survey work and research, a series of issues were further investigated by the class. As a result of this analysis, came the following recommendations:

#### **Enact a Local Preservation Ordinance**

#### **Establish Neighborhood Conservation Districts**

#### **Maintain Key Features of Neighborhood Character**

- a. Trees and tree coverage
- b. Sidewalks
- c. Driveways and garages

#### **Promote Community Awareness**

#### **Additional Recommendations**

# PART ONE: ASSESSMENT OF HISTORIC RESOURCES

## Village History Summary

Arlington Heights, like many of Chicago's suburbs, developed because of the vision and expansion efforts of a few entrepreneurial individuals. The town's patterns of growth and development can be seen in four distinct periods. Each period has left its own physical mark on Arlington Heights, giving it its unique suburban character.

### 1830 – 1900, Railroad Village

Arlington Heights is founded by the Dunton family. The Dunton family settlement becomes Arlington Heights following the arrival of the railroad. Most building and development during this time period occurs near the rail station.

### 1900 – 1945, Inter-War

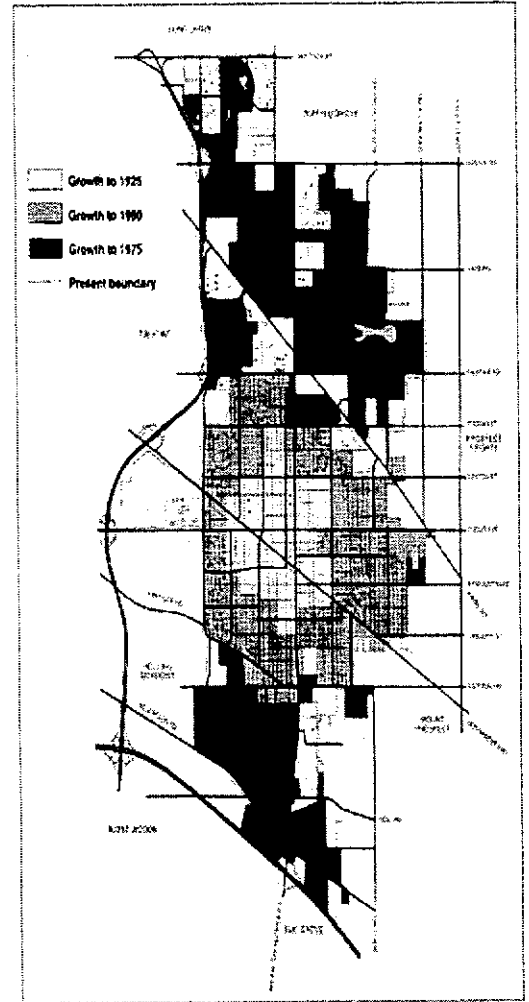
Arlington Heights sees a major expansion in its religious and educational infrastructure. The developments of Stonegate and Scarsdale are platted as high-end residential communities shortly before the Great Depression. The beginning of the Depression causes sales to stop and land prices to fall. Most development comes to a halt.

### 1945 – 1980, Post War Boom

After World War II, the population of Arlington Heights sees a dramatic increase. As with most of the nation, there is a shortage of housing for the returning military. With the help of the GI Bill, many of these families buy homes, resulting in large post-war housing areas and neighborhoods.

### 1980 – Present, Downtown Revitalization

The Village of Arlington Heights increases the livability and pedestrian quality of its central downtown area. Several high rise apartment buildings are built near the railroad depot in order to attract those who work in Chicago. The downtown area is enhanced for pedestrians by the award winning redevelopment of the central shopping district.



Growth patterns of Arlington Heights; 1925, 1960, 1975

# Arlington Heights Architectural Style Guide

Based on an original reconnaissance survey of central Arlington Heights, the class developed a directory of the village's most common architectural styles. This guide was used during the intensive survey portion of the class study. Every structure built prior to 1975 was documented in the architectural survey. Each building was assigned an American housing style based on a variety of commonly used style guides. This guide is not a definitive record of all styles found in Arlington Heights, but rather a representation of the most common architectural styles observed in the survey area.

## Queen Anne (1880-1910)

The creator, Scottish designer Richard Norman Shaw, combined classical, Tudor and Flemish architecture. This style was the main interest at the 1876 Centennial Exhibition.

### Common Characteristics

- Projecting oriel & bay windows
- Complex, steeply-pitched gabled roof lines
- Highly textured (brick, terracotta, & molded plaster)
- Classical orders and motifs
- Verandas, wrap-a-round and sleeping porches
- Turrets
- Spindle-work





## Folk Victorian (1870-1910)

Comprised of simple forms, the Folk Victorian style contains less ornamentation than the Victorian styles it attempts to mimic, such as Queen Anne, Italianate, and occasionally Gothic Revival. The most common subtypes are: front-gable, front gable with side wing, and side gable.



### Common Characteristics

- Front porch
- Frame structure with wood clapboarding
- Relatively steep pitch in roof
- Compact, economical plan
- Decorative porch detailing and scrollwork



## National Folk (1850-1890)

This simpler style of housing came about after the onset of the railroads. Lumber could now be moved cheaply and rapidly over long distances and thus wood became an ideal building material.



### Common Characteristics

- One or two stories
- Gable front, gable front and wing, or side gable
- Lightweight frame construction
- Little to no ornamentation

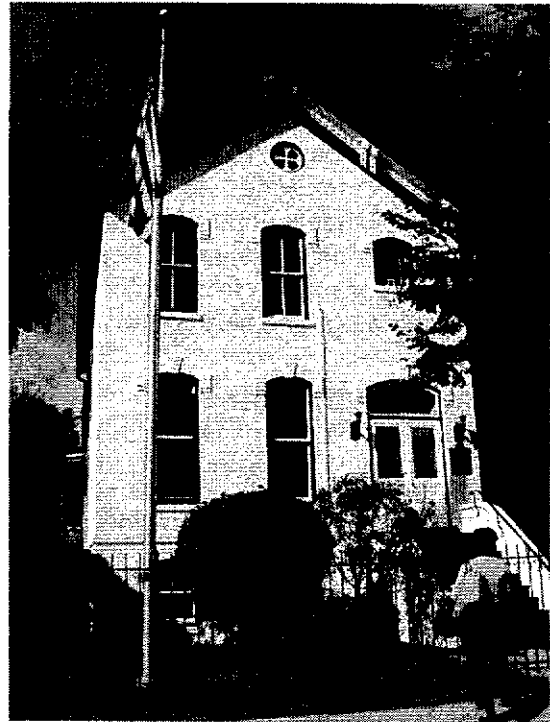


## Italianate (1840-1885)

This style was popularized by the influential pattern books of Andrew Jackson Downing. It is a truly American style with only hints of its suggested Latin origin. Used in formal and vernacular homes.

### Common Characteristics

- Hipped or gable roof
- Long, narrow windows
- Rounded and/or hooded windows
- Paired windows or front door
- Brackets under eaves
- Sometimes cupola or tower
- Symmetrical plan



## Colonial Revival (1880-1975)

Colonial Revival was the most common style of residential architecture during the beginning to middle 20<sup>th</sup> century. They are typically less ornate than the original Georgian, Federal and Dutch Colonial styles with somewhat lower roof lines and more restrained detailing.

### Common Characteristics

- Focal points are entrances, cornices and windows
- All materials were used but masonry in later "high style" models
- Columned porticos
- Pediments
- Sidelights
- Symmetrical
- Quoins along corners
- Oriel and bay windows



# Classical Revival (1880-1975)

A revival style which is influenced by antiquity, thus containing Roman and Greek details.

## Common Characteristics

- Large columned front pediment (mostly seen in commercial examples)
- Window and door pediments
- All materials used
- Quoins at the corners
- Large cornice line
- Windows extend into cornice
- Eave edge return



## Tudor Revival (1890-1940)

This style is somewhat historically incorrect because very few examples resemble English Tudor styles. This American form is loosely based on late medieval prototypes ranging from thatched roofs structures to huge manor houses.



### Common Characteristics

- Steeply pitched roofs with front gables
- False half timbering
- Stone, brick and stucco
- Large decorative chimney
- Small diamond-paned casement windows
- Asymmetrical



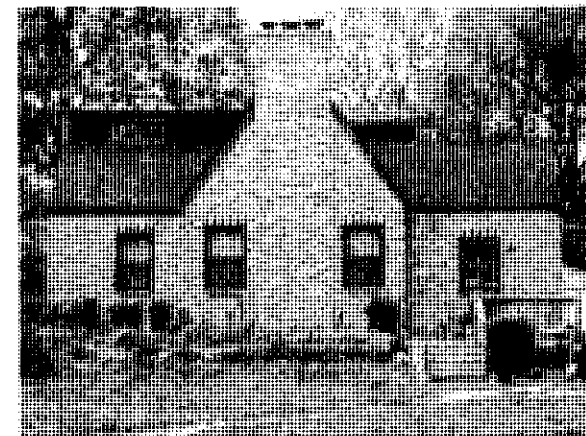
## French Eclectic (1915-1945)

This style is based on French domestic architecture throughout its history, thus containing a large variety of forms and details.



### Common Characteristics

- Tall, steeply pitched roofs (hipped or gabled)
- Half-timbering
- Roofs made of tile, slate, stone or false thatch
- Formal Renaissance detailing
- Quoins, often at corners
- Arched windows and doorways
- Pilasters
- Pediments
- French windows and doors
- Eyebrow windows



## Spanish Eclectic (1915-1940)

This style is a precise imitation of elaborate Spanish prototypes borrowed from Spanish history. It was made popular by the 1915 Spanish-California Exposition. The style contains Moorish, Byzantine, Gothic and Renaissance details.



### Common Characteristics

- Mission & Spanish tiled roofs
- Carved doors or simple wood panels
- Spiral columns & pilasters
- Arch windows and doorways
- Stonework
- Balconies w/paired doors
- Large focal window
- Stained and leaded glasses
- Decorative window grills

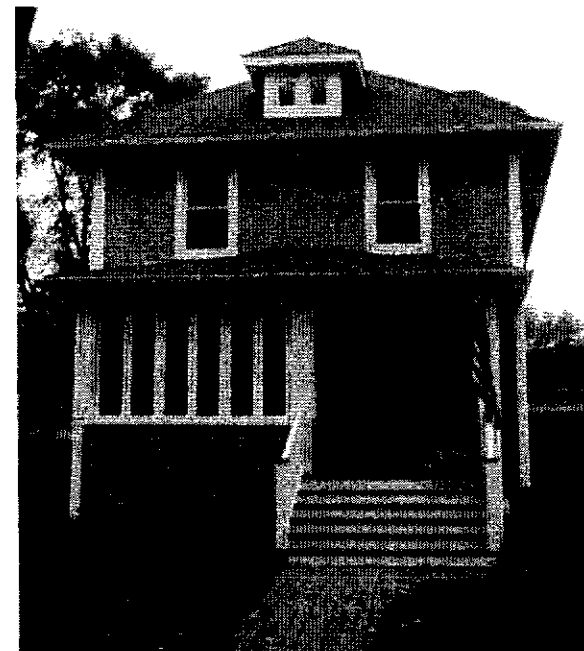


## American Four Square (1895-1930)

Also known as the Builders Style, this simple style is very common in the Chicago area. It is named after the symmetrical layout of interior spaces: four rooms on the second and first floors. It often contains a partial third level.

### Common Characteristics

- Square form
- Low pitched hipped roof with central dormer
- Full-width front porch (often enclosed)
- Overhanging eaves
- Very little ornamentation
- Wood, brick and stucco



## Prairie (1900-1920)

This style was developed by Frank Lloyd Wright and emphasizes the horizontal lines of the Midwestern prairie.

### Common Characteristics

- Low pitched gabled or hipped roofs
- Wide overhanging eaves
- Horizontal line emphasis
- Art glass windows in geometric shapes
- Rectangular, L-shaped or U-shaped forms with sprawling wings or dependencies
- Roman brick
- Stucco and clapboard



## Chicago Bungalow (1905-1930)

This style was very popular in the Chicago area during the beginning of the 20<sup>th</sup> century. Inspired by the Arts and Crafts style of design.

### Common Characteristics

- 1 to 1 1/2 stories
- Low pitched roofs w/ widely overhanging eaves
- False beams or rafters under eaves and porches
- Front or side porches (some are enclosed)
- Large squat, square porch supports often extended to the ground level
- Arts and crafts details
- Variety of materials; generally brick





## Craftsman (1905-1930)

First popularized in California by Charles Sumner Greene and Henry Mather Greene. Influenced by the English Arts and Crafts Movement with some Asian influence. The style quickly spread throughout the rest of the country through pattern books and popular magazines.

### Common Characteristics

- Low-pitched, gabled roof
- Wide, unenclosed eave overhang
- Roof rafters exposed
- Porch full or partial width of house
- Square columns or pedestals extending to ground (on porch)
- Gabled dormers
- Sense of horizontality
- Windows with multi-pane sash over one large glass pane

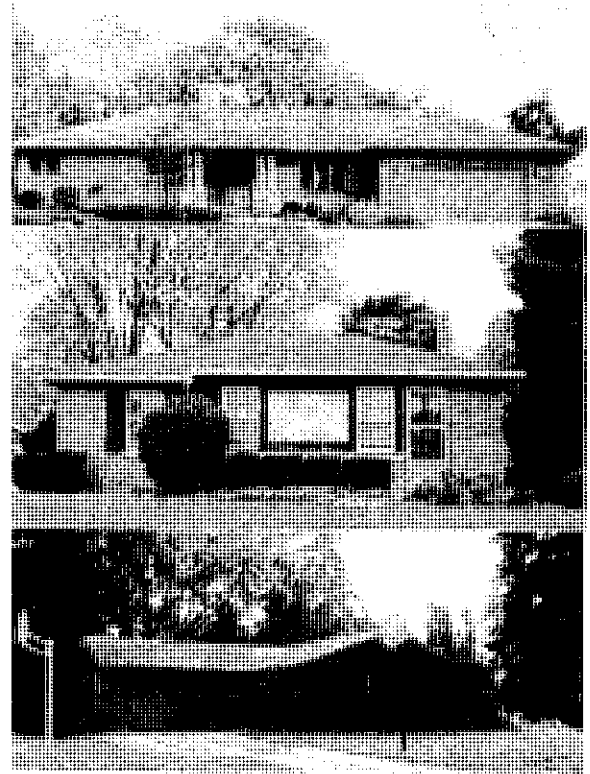


## Ranch (1950-Present)

This style dominated when urban sprawl began and there was a new need for easy access to garages. The design places an emphasis on horizontal lines and is loosely based on early Spanish Colonial forms.

### Common Characteristics

- One story
- Asymmetrical
- Low pitched roofs with a wide eave overhang
- Influences of Craftsman and Prairie
- Eclectic modern houses
- Decorative iron or wooden details
- Attached garage
- Picture window

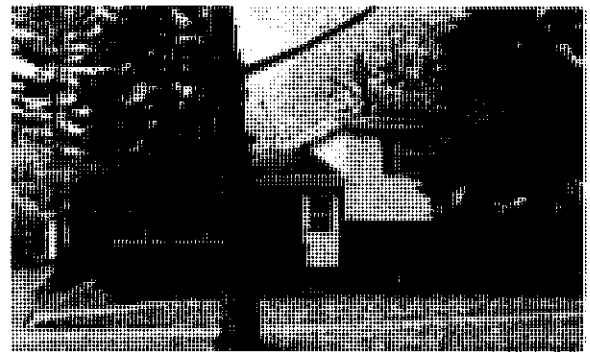


## Split-Level and Tri-Level (1950-Present)

This style became popular during the 1950s when there was a need for a larger family, two-story alternative to the popular ranch house.

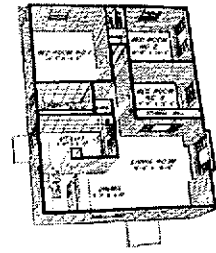
### Common Characteristics

- Horizontal line emphasis
- Low pitched roof with overhanging eaves
- Additional one story wing creating 3 levels in the interior (tri level)
- Family rooms created
- Attached garage
- Wide variety of materials used and often in combination
- Loose detailing of colonial origin
- Picture window



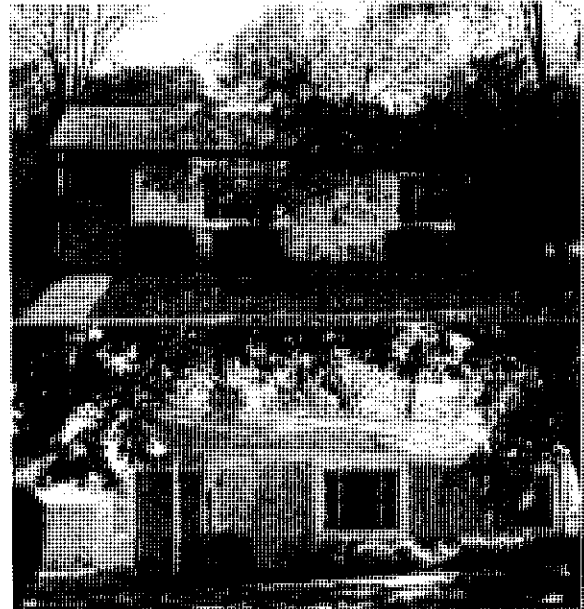
## Lustron (1947-1954)

After WWII, America faced the worst housing shortage in history. In 1946, Carl Strandlund proposed his scheme to the National Housing Agency; a mass-produced house. He successfully persuaded the U.S. government into subsidizing his project. Strandlund's vision was short-lived when, in the early 1950s, funding was pulled and the company collapsed before creating its 2,499<sup>th</sup> house.



### Common Characteristics

- Assembly-line produced
- Made of porcelain enameled steel
- One story
- Gabled roof
- Bay window
- Side porch
- Attached garage (optional)



## Neo Colonial (1950-Present)

Continuously popular after WWII, but never a dominant style. Symmetrical façade, but lacks the details of the Colonial Revival. A very simplified, post-war builder's home.



### Common Characteristics

- Two stories
- Attached garage
- Different material used on first and second floor (i.e. brick and siding)
- Side gable



## Cape Cod (1950-Present)

This style is similar to the previous Colonial Revival, but differs in showing less concern for precisely copying Colonial prototypes. They exhibit an overall sense of symmetry, but lacks the Colonial details.

### Common Characteristics

- Usually 1 1/2 or 2 stories
- Centrally located front door
- Side gabled roof
- Can have two large dormers
- Brick, stone or sided



## Post WWII Cube (1945-1960)

Built for returning GI's after WWII. Loosely based on Colonial elements. Massed plan.

### Common Characteristics

- Square façade
- Symmetrical
- Front door and bay window on first floor, windows directly over them on second floor
- No porch
- Possible overhang on front door
- Roof flat or very low-pitched hipped
- Originally detached garage only
- Little ornamentation, except surrounding entrance doorway (Colonial and Streamlined Moderne elements)

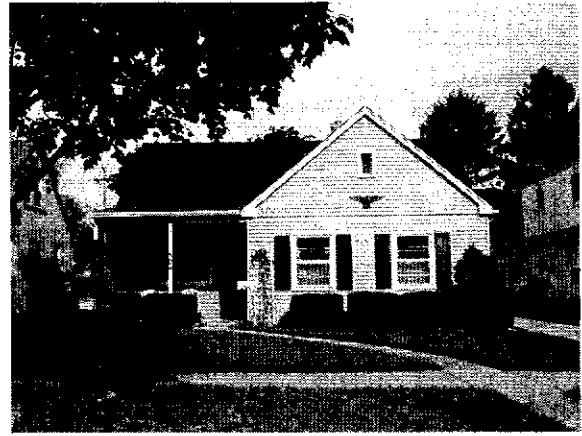


## Minimal Traditional (1935-1950)

With the economic depression of the 1930s came this compromised style which reflects the simplicity of the period. Loosely suggests Tudor cottage with detailing removed. Built in great numbers preceding and following WWII. Often found in tract housing developments.

### Common Characteristics

- Roof pitch low to intermediate
- Eaves and rake are close
- Side gable with one front gable
- One or two stories
- Wood, brick or stone



## Mansard (1960-Present)

A relatively inexpensive way to get a dramatic decorative effect by constructing a slightly sloping upper wall surface covered in shingles. This technique was first used in apartments in Florida and later spread rapidly to houses everywhere.

### Common Characteristics

- Dormer windows on second floor
- Usually no porch
- Building materials on first floor: wood, brick or stucco
- 'Mansard' portion either wood or asphalt shingles



## Commercial Structures

### **Classical Revival Commercial (1880-Present)**

This style dominated a streetscape and was commonly a landmark within a community. The structures are usually large and contain classical details that can be quite elaborate. Many churches were also built using this style.



### **Eclectic Commercial (1895-Present)**

This style was the common style which holds storefronts. It is often made of stone, brick and terracotta with a mixture of details and ornamentations. This style usually became less elaborate as it went higher.



### **Post WWII Commercial (1940-1965)**

This style had its influences from modernists such as Mies van der Rohe and was a contemporary alternative to the tradition building styles that were dominate during the 20<sup>th</sup> century. Emphasis is on using materials such as metal and glass to create a smooth surface and continuous vertical lines. The design called for little or no ornamentation and large windows.



### **Post Modern Commercial (After 1970)**

This style returns to traditional building techniques without elaborate details and ornamentation. The design employs simple shapes and forms that are built out of a variety of materials. A common style used for strip-malls and commercial development.



# Historic Resources Survey of Central Arlington Heights

In Fall 2004, the Village of Arlington Heights requested that the School of the Art Institute of Chicago's Historic Preservation graduate program conduct a historic resources survey, focusing on its oldest areas surrounding the Central Business District.

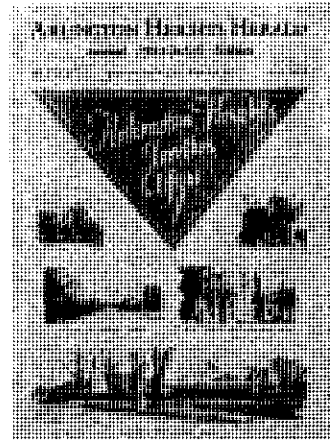
## Reconnaissance Survey

A reconnaissance survey was first conducted on a major portion of central Arlington Heights. Different pairs of students surveyed eight sub-areas. Each area was then re-surveyed by a different two-person team. The reconnoissanced area (see map, next page) was roughly bounded by Oakton to the north, Cleveland to the west, Rockwell to the south, Hickory on the northeast (including Stonegate) and Dryden on the southeast (including Scarsdale.)

The reconnaissance phase of the survey was broad, yet cursory. The main objective was for the students to become familiar with the various issues relating to central Arlington Heights, including architectural styles, development patterns, and neighborhood character. A second objective was to identify which areas should be surveyed in a second, more intensive, building-by-building phase. Other characteristics noted by the surveyors were the locations of garages, setbacks, and significant tree coverage.



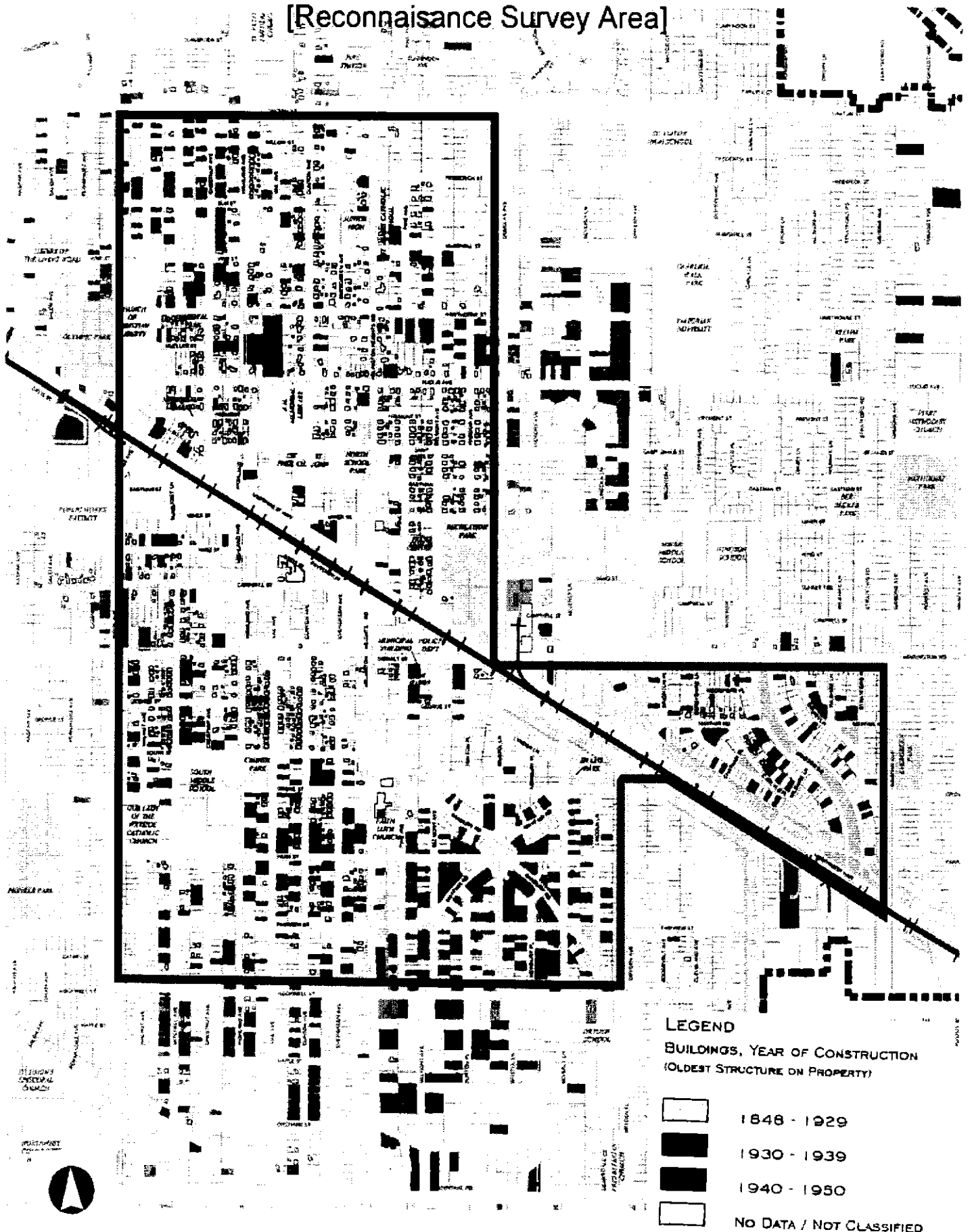
Members of the Art Institute's Preservation Planning Studio, Fall 2004



Arlington Heights Herald Cover, 1929

Survey Form

# DETAIL OF AGE OF STRUCTURES MAP [Reconnaissance Survey Area]



## LEGEND

BUILDINGS, YEAR OF CONSTRUCTION  
(OLDEST STRUCTURE ON PROPERTY)

- 1848 - 1929
- 1930 - 1939
- 1940 - 1950
- NO DATA / NOT CLASSIFIED



## Intensive Survey

Based on findings from the reconnaissance survey, a smaller study area was identified for a detailed building-by-building intensive architectural survey. This area was surveyed by six three-person teams.

The areas were as follows:

Area 1: Bounded by Miller, Hawthorne, Walnut, and Dunton

Area 2: Arlington Heights Road, north of Northwest Highway and south of Oakton

Area 3: Euclid, between Walnut and Douglas

Area 4: Triangle section bounded by Walnut, Euclid and Vail, then south of tracks to Campbell, west to Ridge, and north to Miner

Area 5: Bounded by Euclid, South, Vail and Arlington Heights Road

Area 6: Bounded by Pine, Douglas, Euclid, and Northwest Highway

## Survey Forms

The survey forms developed for this project were based on several that have been used by other communities in Illinois, including Chicago, Elgin, Glen Ellyn, and Urbana. All of these communities are Certified Local Governments (CLGs), which means their local preservation programs have been "certified" by the Illinois Historic Preservation Agency (IHPA). The Arlington Heights forms were customized to include elements unique to the Village, including general construction periods, architectural styles, and details. To assist in filling out the forms, the class developed a photographic style guide, using formal and colloquial descriptions of houses found in Arlington Heights. The survey was designed to include a maximum number of "check-off" boxes to facilitate data entry.

## Evaluation Criteria

After the intensive survey was completed, all of the structures identified in the intensive survey were evaluated by the class and placed into one of four categories. This process was multi-layered. To begin, a team other than the original surveyors examined the structures. Following that analysis, the survey team examined the preliminary results, and added their input. The entire class then looked at those results, with a final review team ratifying the evaluation. The goal was to develop criteria based on those used by the Illinois State Survey (ISS) and a number of other communities.

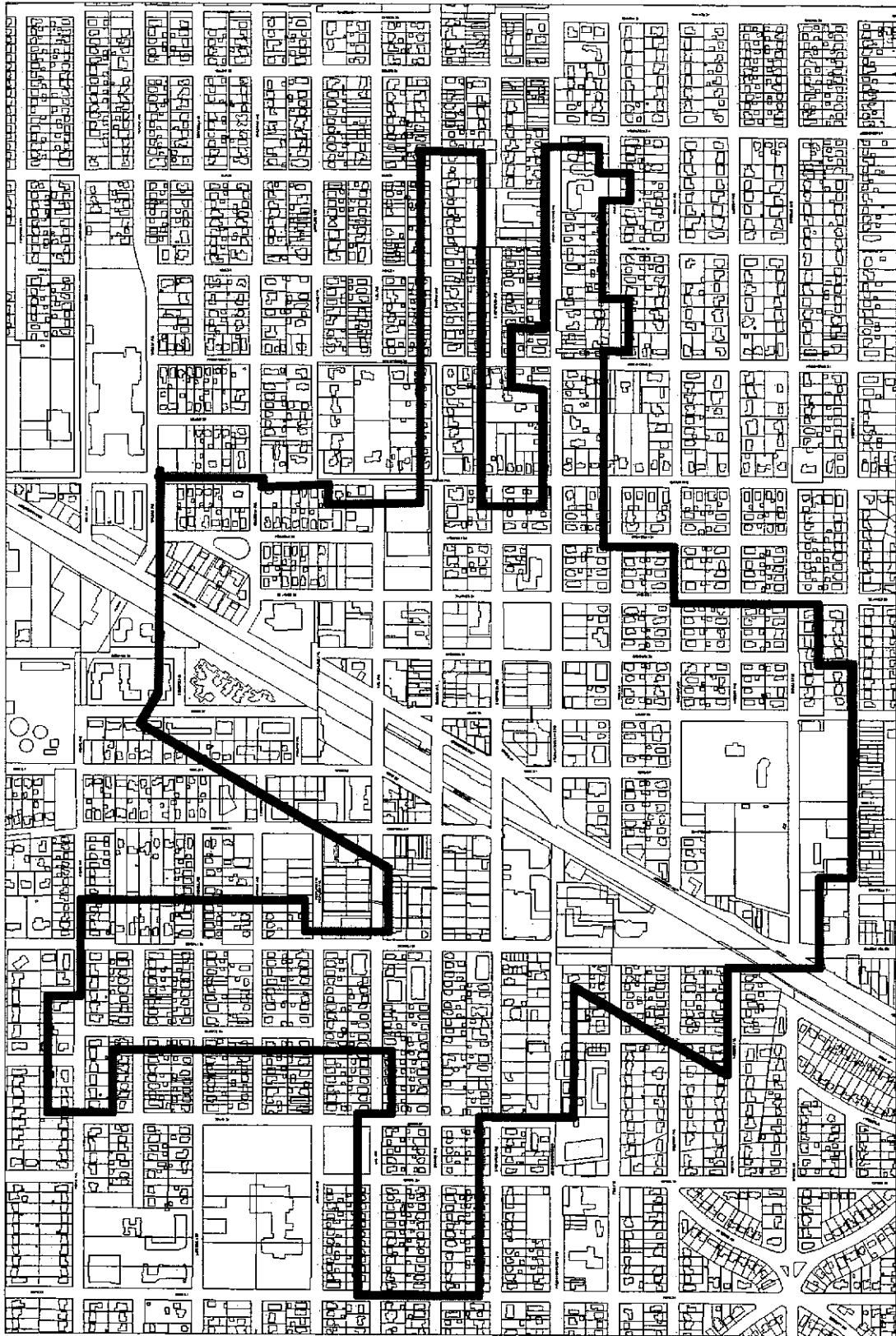
**E:Exceptional**—Properties that surveyors felt were eligible for the National Register of Historic Places (NRHP), either individually or as a part of a thematic district, based on architectural design or known history.

**N:Notable**—Properties that have integrity (little to minor alterations) and strongly contribute to a potential historic or conservation district. They are above average in importance, but not necessarily eligible for individual listing on the NRHP. In some cases, these properties may be the best examples of a style. Additional research may reveal that the property could be eligible for the NRHP.

**C:Contributing**—Properties that contribute to a district but have major alterations or additions (usually irreversible.) They are considered important to community character, but not important enough to stand alone as individual landmarks. However, these properties could be listed in the National Register if they are part of a historic district.

**U:Unrated**—Pre-1970s buildings that are not viewed as individually eligible or contributing to a historic district. These are structures that would not fit into a thematic historic district either because they are not in the character of the neighborhood, have been severely altered, or did not fit into the survey's cut-off date of 1970.

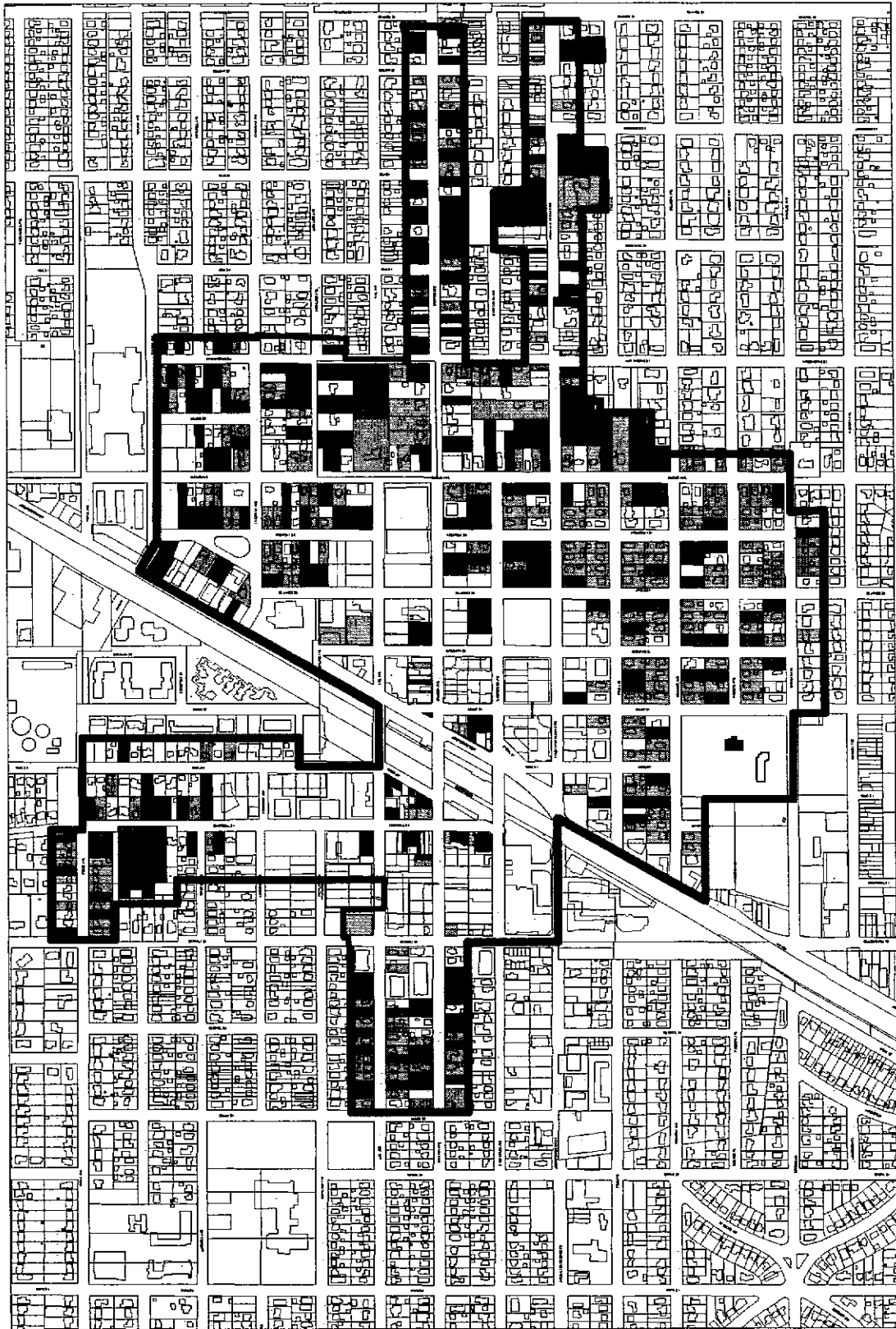
# Intensive Survey Boundaries



Intensive Study Area  
Map Prepared by the Village of Arlington Heights  
Department of Planning and Community Development  
December 3, 2004



# Architectural Survey Results



Survey Code Map  
 Map Courtesy of the Village of Arlington Heights  
 Department of Planning and Community Development  
 Code Designation by Students of the Graduate Program in  
 Historic Preservation at the School of the Art Institute of Chicago  
 December 3, 2004

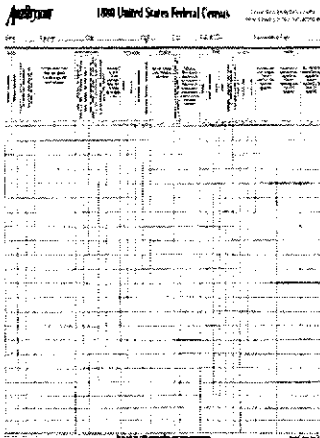
Legend:

	Exceptional		Notable		Contributing
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# Research Guide to Arlington Heights

Since there were no building permits found before 1949, there is no official administrative record of most properties. Research was done using the architecture chapter "From the Ground Up" by Tom Seibert in *Chronicle of a Prairie Town: Arlington Heights, Illinois Its People and Progress. The Pictorial History of Arlington Heights, 1836—1936*, edited by Margot Stimely was also extremely helpful.



1880 Census Form

The class worked to identify sources of information that could be helpful to construct a history of the growth of the community and document its notable structures.

## Building Permits

In an effort to construct a history for the community and help to identify significant structures, the class first attempted to locate historic building permits. Unfortunately, after much investigation, it appears that the village's historic building permits prior to 1949 no longer exist. These records can be very useful to evaluate the significance of a property. They generally include the construction date, the owner, the architect or contractor, the building materials, and the construction cost.

The oldest extant records, which date from 1949 were found at city hall. These permits cover the post-World War II era, one of the greatest period of village development. One possible method of preservation of these records for future research is to transfer them to the Arlington Heights Historical Society.

## Maps

The series of Sanborn Insurance maps available at the Chicago Historical Society were extremely helpful. They are also available at the University of Illinois at Chicago library. These maps provide information not only about extant structures and their construction materials, but also facts about the community, its services and local businesses. The maps available at the University of Illinois at Chicago date from 1894, 1905, 1924, and 1939.

## Census

Census information, valuable in the documentation of a specific property, is available at the Newberry Library in Chicago and provides personal information about the residents of the structure, such as ethnicity, profession, age and citizenship. The Federal censuses are from 1900, 1910, 1920, 1930 and the Illinois state census are from 1855 and 1865.

## Libraries

Both the Arlington Heights Library and the Arlington Heights Historical Society proved to be valuable repositories of information, as both possess a number of resources, particularly in the case of city maps. Among the maps identified were the 1854 map by William Dunton, an 1874 map displaying the locations of several structures, and an 1875 map showing both property ownership and early areas of property division into blocks and lots.

These sites also had historic photographs, census records, city directories, aerial photographs, and period newspaper articles.

Both sites should be consulted in any effort to construct the history of a property.

## Photos and Directories

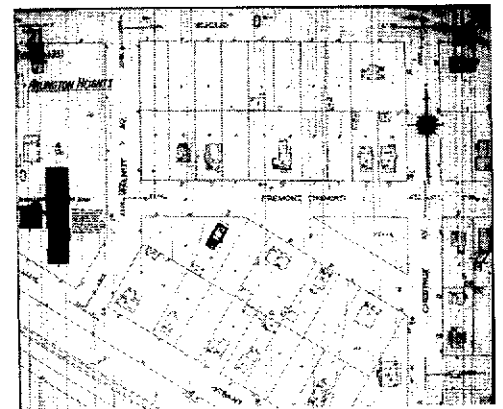
A good deal of information has been made available online by the Arlington Heights Historical Society and can be accessed at [www.digitalpast.org](http://www.digitalpast.org). The information includes historic photographs and city directories.

## Titles

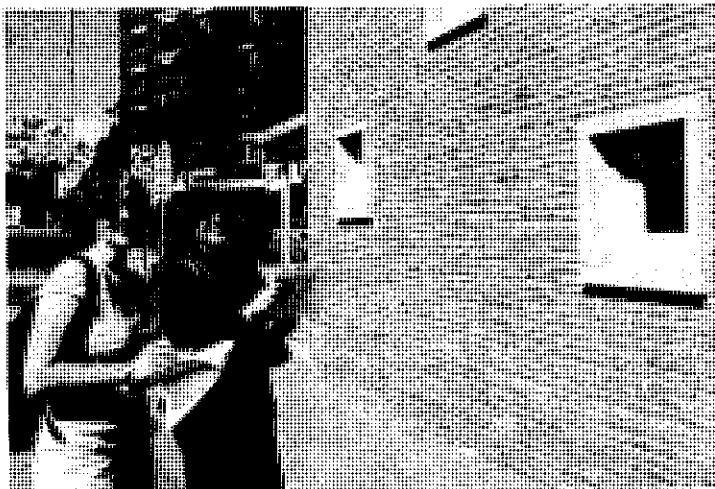
An additional and valuable tool recommended in the documentation of a specific property is the deed record available at the Cook County Recorder of Deeds' office in Chicago.



Kim Barker and Laura Royer during the reconnaissance survey



Sanborn Map of Fremont Street, 1924



Kristin Willison and Arlene Hausman on Northwest Highway

## The Teardown Threat



Site of a proposed teardown



A new home in Arlington Heights

Residential teardowns have become one of the realities of early-21<sup>st</sup> century America. During most of the 20<sup>th</sup> century, suburban development took place exclusively on new development sites—generally agricultural land and other vacant tracts. Today, however, a growing percentage of new residences are being built as “infill” development, often resulting in the demolition of existing, smaller, and older houses.

There certainly are situations in which it is appropriate to tear down and start over. However, communities face a challenge in finding ways to protect their most valuable built heritage from blind demolition. In some cases, those decisions need to be balanced against the physical, social, and environmental “costs” of residential teardowns, which include:

- o Loss of green space caused by removal of trees, paving, and larger homes on small lots
- o Infringement on neighboring buildings
- o Lack of design coherence with existing neighborhood
- o Loss of quality design, construction techniques, and durable materials
- o Front yards are replaced by driveways, altering the once open character of neighborhoods
- o Neighborhood disruption by often speculative developments
- o Diminished economic diversity of residents
- o Loss of affordable housing, caused by escalating home prices as well as increased taxes
- o Noise pollution from construction in established neighborhoods
- o Drainage and sewage problems related to decreased permeable area
- o Finally, building demolition accounts for more than half the available landfill space in the U.S., according to a recent study

Destruction of older buildings not only deprives a community of its history, but it often is costly. On the surface, infill construction seems to benefit the community because higher home values can increase the property tax base. While this is often true, some communities with a high percentage of teardowns are discovering that the costs of new development (school expansion, roads, infrastructure) often can exceed the amount of new income.

Furthermore, preservation of existing buildings often represents a far more efficient use of materials and resources. According to a recent National Park Service study, "existing structures represent energy that has already been expended, materials that have already been mined or harvested, and components that have already been manufactured—the embodied energy of past generations." In addition, building rehabilitation, according to a federal study conducted by Richard Stein and Partners "is a labor-intensive activity rather than an energy intensive one, and with probably lower dollar cost than new work. This supports the desirability of restoration for new adaptive use."

The historic buildings of a town are like a history book, in that they can tell the tale of a community's development. The purpose of a historic resources survey, such as this one for Central Arlington Heights, is to identify as many of the potentially important structures in a town so as to protect them for future generations. These survey results also can help provide a "template" for future neighborhood development, ensuring that building scale will be determined by the original—and existing—buildings of a neighborhood, rather than by the builder of new speculative developments.

### **The Current Situation in Arlington Heights**

Since the Arlington Heights Department of Planning and Community Development began to track teardown statistics in 2002, a definite trend has emerged. There has been a sizeable increase in the number of teardowns each year. In 2002, for example, the number of teardowns was 43, 77 in 2003 and in 2004 was 101.

Another type of construction that has been tracked by the village are building additions, which are defined as projects where the existing building's total square footage has been increased 50% or more. Statistics for the same period show 37 additions in 2002, 54 additions in 2003 and 49 additions in 2004. Taken together with teardowns, the total number of projects is 80 (2002), 131 (2003), and 150 (2004).

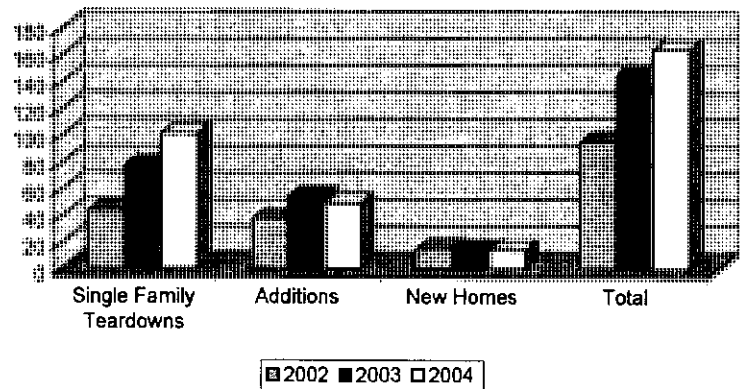


Chart created by the Planning Department of Arlington Heights

The village has enacted several policy changes to address the teardown issue. These include:

- Reducing the Floor to Area Ratios (FAR) for new construction, which has reduced the size of some new construction
- Limiting the amount of Impervious Surface Coverage, which has increased the amount of open space surrounding new construction
- Creating a Design Review Process for new construction, which helps ensure that projects will be evaluated for their consistency with some characteristics of the neighborhood

However, as the next section of this report will point out, we feel that more policies are needed to ensure that the village's most significant historic resources are protected while accommodating necessary new development.



## **PART TWO: RECOMMENDATIONS FOR MANAGING CHANGE**

### **Introduction**

Arlington Heights' significant historic structures have been officially recognized over the years in several different ways. Yet, none of these largely honorific designations provide any long-term protection for these irreplaceable parts of the Village's long history. For example:

#### **Bicentennial Plaques**

As part of the U. S. Bicentennial celebrations of 1976, the Village recognized the importance of six of its earliest surviving buildings by installing an informational metal plaque in front of each of the structures. Most of these "plaqued" structures have strong associations with the Village's early residents and founders. Yet, despite the presence of these plaques, all of these buildings could be torn down if their owners desired to do so, since none of them are protected by a local landmark law. In fact, one of the plaqued buildings (402 N. Evergreen Ave) was demolished earlier this year.

#### **ISS-Survey Properties**

Also during the 1970s, the Illinois Historic Preservation Agency conducted a statewide survey of significant historic structures. This Illinois Historic Structures Survey (ISS) identified 30 properties within Arlington Heights. Copies of the survey photos of these buildings are on file with the Arlington Heights Department of Planning and Community Development; information also can be accessed through <http://www.state.il.us/hpa/ps/haargis.htm> (HAARGIS). Survey listing, however, is largely honorific. An administrative review by the state would be required if any federal funds or permits were used to destroy these buildings. However, there is no other protection and, in fact, at least three of these ISS-surveyed buildings have been demolished in recent years.

#### **National Register of Historic Places**

Several properties in Arlington Heights have been placed on the National Register of Historic Places, which is a list of culturally significant properties maintained by the National Park Service. Anyone can nominate a building, district, site, structure or object to the National Register and nominations are submitted through the Illinois Historic Preservation Agency in Springfield. The criteria include historic significance, association with a significant person,



2 W. Euclid was awarded an honorary plaque in the 1970s.



514 N. Vail was included in the Illinois State Survey in the mid 1970s. (Dept. of Planning and Community Development)



The Muller house (500 N. Vail) is on the National Register of Historic Places. (Dept. of Planning and Community Development)



Although 210 S. Arlington Heights Rd was cited as a significant building on the Illinois State Historic Survey, it lacked legal protection and was demolished. (Dept. of Planning and Community Development)



Another ISS listing, 112 S. Rammer, suffered the same fate: demolition. (Dept. of Planning and Community Development)



636 N. Dunton Ave, as photographed by an ISS team in the 1970s. (Dept. of Planning and Community Development)



A contemporary view of 636 N. Dunton, the historic structure now dwarfed by a large addition. (Dept. of Planning and Community Development)

architectural value, or archeological interest.

The benefits of National Register listing include eligibility for federal income tax benefits and a temporary “freeze” on local property tax hikes if a substantial rehabilitation project is undertaken. However, once again, listing on the National Register does not protect the property from demolition or alteration. It simply requires that a review be made of any federally funded projects that could impact the property, such as a road widening.

### **Recognition, but No Protection**

None of the historic structures in Arlington Heights have any real protection from demolition or alteration. Furthermore, despite local zoning controls and a design review program, there are limited assurances that new development will be compatible with the character of existing historic neighborhoods.

This section of the report details some recommendations that we believe can help to protect the Village’s most significant historic buildings—and areas—while still providing a balance between encouraging new development and maintaining the existing character of Central Arlington Heights.

Managing change in an established community such as Arlington Heights is a difficult balancing act. However, it is only with continued devotion and support that Arlington Heights can implement the vital measures it needs to help protect what we believe is an irreplaceable community heritage.

### **Village Bicentennial Commission Plaqued Buildings**

- 619 N. Arlington Heights Rd
- 609 N. Dunton Ave
- 2 W. Euclid Ave
- 402 N. Evergreen Ave (demolished)
- 505 N. Dunton Ave
- 116 W. Euclid Ave

### **National Register Places in Arlington Heights**

- Nathaniel Moore Banta House (514 N. Vail Ave)
- Muller House (500 N. Vail Ave)
- Wheeler-Magnus Round Barn (811 E. Central Rd)

## Recommendation #1: Enact a Local Preservation Ordinance

Our architectural survey of Central Arlington Heights revealed a number of significant historic resources. Approximately 10% of the buildings we surveyed were rated as "Exceptional," meaning they *potentially* would be eligible for individual listing on the National Register of Historic Places or as an Arlington Heights Landmark.

Unfortunately, Arlington Heights does not have a local ordinance that would enable the Village and its residents to protect their most significant buildings. As earlier chapters in this report have indicated, this means there is no effective way to prevent the demolition of significant properties in Arlington Heights. This, despite the fact that more than 50 communities in Illinois—most of them located in the Chicago metropolitan area—already have local historic preservation legislation to protect their most important historic resources.

### Why a Local Ordinance?

One common misconception is that the National Register of Historic Places, which is administered by the Federal government, offers protection for historic landmarks. To the contrary, local jurisdictions have a much stronger legal authority to protect these types of buildings. National Register listing simply protects a historic property from "adverse actions" undertaken either by the federal government or due to the use of federal funding, such as a street widening or floodplain regulations.

The most significant and effective protection for historic resources takes place at the local level. Generally, local preservation ordinances are authorized to:

- Designate individual buildings that have exceptional significance as landmarks
- Review and regulate any major alterations to the exteriors of those landmark buildings, including demolition
- Designate areas with a high concentration of significant buildings as landmark districts
- Review and regulate alterations to "contributing" buildings in the district, as well as the construction of out-of-scale and out-of-character new construction

Obviously, a local zoning ordinance already helps to

*Images of some potential local landmarks in Arlington Heights*



308 W. Euclid Ave

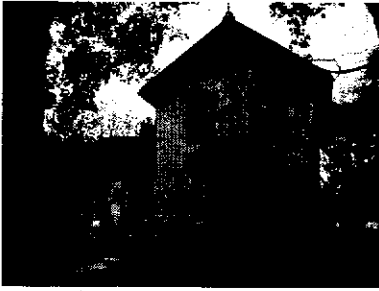


619 N. Arlington Heights Rd



410 N. Arlington Heights Rd

*Images of some potential local landmarks in Arlington Heights*



706 N. Dunton Ave



638 N. Highland Ave



836 N. Dunton Ave



716 N. Dunton Ave

regulate land uses and, to an extent, the density and size of new construction. However, a local zoning ordinance generally is not able to help regulate what happens with existing buildings, such as the significant ones identified in the Central Arlington Heights Historic Resources Survey.

#### **Legal Basis for a Local Ordinance**

Because local landmark designation often raises questions regarding property rights issues, it is important to emphasize that historic preservation has been upheld—both by state and national courts—to be essentially another form of land-use regulation, such as zoning.

The nation's first local landmark ordinances date to the 1930s, when New Orleans and Charleston, S.C., enacted legislation to protect their most historic areas. During the 1960s, numerous other communities began to pass local landmark laws, including Boston, Chicago, New York, and San Antonio. This trend accelerated in the 1980s when literally hundreds of other communities passed local landmark legislation, prompted in part by a 1978 U.S. Supreme Court case that upheld the right of a local community to protect its most significant landmarks (see *Penn Central Transportation Co. v. City of New York*; 438 U.S. 104).

#### **Drafting an Effective Preservation Ordinance**

There are numerous examples of local landmark ordinances in Illinois. Examples are available through the Illinois Historic Preservation Agency, a state government agency located in Springfield. National examples can be researched through the National Association of Preservation Commissions, which is based in Athens, Ga.

The National Trust for Historic Preservation also has prepared a handbook, "Recommended Model Provisions for Preservation Ordinance," derived from various ordinances throughout the United States in order to assist communities in creating an effective preservation ordinance. In addition, the Illinois Association of Historic Preservation Commissions—a network of local preservation commissions—holds periodic workshops on the training of citizen commission members.

#### **Consent of the Owner**

The strength of a local historic preservation ordinance is often related to whether a property owner's approval is required prior to landmark designation. The vast majority of communities in Illinois (75%) do not require owner-consent, according to a recent survey by the Landmarks Preservation Council of Illinois (LPCI).

Many of the communities that do have those types of

provisions have expressed frustration with their inability to save local landmark properties, according to the LPCI study. DeKalb and Galesburg have protected virtually no landmarks in recent years, while Hinsdale and Joliet have been successful only in a few instances.

A far more successful approach, most communities have found, is to not include an owner-consent provision in the ordinance. Instead, this topic is considered as part of the deliberative process. That way, if a very important structure is threatened with demolition—and the owner opposes protection—a city council or village board still will possess the authority to save the structure.

### Staffing Needs

One of the biggest concerns voiced by local governments is that the administration of a preservation ordinance will require additional staffing. Our preliminary review of communities in the Chicago metropolitan area did not find this to be the case. Virtually all of the cities and villages we contacted were able to administer their local landmarks law with an existing staff person.

The only exceptions were the larger cities that had extensive local landmark districts, such as Aurora, Evanston, and Oak Park. In those instances, a fulltime staff person was dedicated to historic preservation, although the person's duties also included public education activities. Communities that principally designated individual landmarks—as opposed to large historic districts—are able to review any changes with existing staff and the participation of a volunteer, citizen-run landmarks commission.

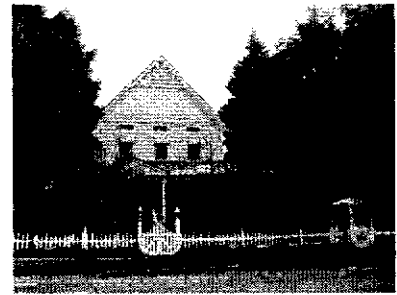
### Economic Benefits

Communities with a local preservation ordinance are eligible to be “certified” by the Illinois Historic Preservation Agency as a Certified Local Government. CLG status generally includes four key requirements:

- Adoption of a local preservation ordinance
- Establishment of a local preservation commission
- Conduct a survey and maintain an inventory of historic resources
- Provide public participation of historic preservation activities

One of those steps—an inventory of historic resources—has been completed by the School of the Art Institute of Chicago in Fall 2004. Suggestions on how to accomplish the fourth step are detailed in Recommendation #4. The other requirements can—and, we feel, should—be pursued by the village of Arlington Heights in the near future. If CLG status is secured, the community can be eligible for several

*Images of some potential local landmarks in Arlington Heights*



407 N. Dunton Ave



116 W. Euclid Ave



300 Fremont



205 S. Drury Lane

*Images of some potential local landmarks in Arlington Heights*



500 Miner St (Parks and Recreation Building)



112 W. Fremont



406 Fremont



208 Fremont

benefits, including:

**Historic Preservation Fund:** Municipalities granted CLG status can receive federal funding for a variety of preservation activities, including surveys and educational programs. Awards are determined by the IHPA (see chart).

Again, to be eligible for these funds, a community:

- Must be a Certified Local Government
- Projects must be conducted by persons who meet professional standards and the rehabilitation guidelines set by the U.S. Secretary of Interior

**Cook County Class "L" Incentive:** This economic incentive, approved by the Cook County Board in 1997, is designed to assist the rehabilitation of commercial, industrial, and residential local landmarks.

Thus far, its application has been principally in the downtown areas of Chicago, Evanston, and Oak Park, where high property taxes have often served as a disincentive for the rehabilitation of older historic structures. In just seven years, more than 30 properties have taken advantage of this nationally innovative program, ranging from a 12-room bed-and-breakfast to a 50-story skyscraper conversion.

Yet, despite its principal use in larger downtowns, we feel this program could offer potential benefits for several historic commercial buildings in Central Arlington Heights.

Here's how it works. Only locally designated landmarks undergoing a substantial rehabilitation project are eligible, including those properties located in a local landmark district. Consequently, only communities with a local preservation ordinance qualify.

However, if a property is eligible for the Class "L" property tax designation (which is set by the Cook County Assessor), that property will be assessed at half the normal rate for a 10-year period following the rehabilitation project. Then, there is an additional two-year period where the tax rate is gradually returned to full assessment. With a Class "L" designation, for example, a commercial property would be assessed at 16% of market value for the first 10 years, 23% in the eleventh year and 30% in the twelfth year. When the term expires the assessment would return to the original 38% percent for commercial properties (or 36% for industrial and 33% for multi-family residential.)

**Eligibility:**

- Property must be used for commercial, industrial, multi-family residential or not-for-profit purposes and individually designated local landmark or contributing to a local landmark district;
- The property must be located within a Certified Local Government.

**Conclusion**

Clearly, there is no better regulatory tool for maintaining and protecting the historic resources of Arlington Heights than enacting a local preservation ordinance. Therefore, we strongly recommend, based on the findings from the Central Arlington Heights Survey, that a local preservation ordinance be adopted by the Village.

*Images of some potential local landmarks in Arlington Heights*



402 W. Campbell

**Typical Elements of a Local Preservation Ordinance**

According to guidelines set forth by the National Park Service, a typical preservation ordinance should have the following provisions in order to be effective:

- **Statement of Public Purpose:** This section serves as guidance for the entire ordinance. It must clearly state what the ordinance seeks to accomplish. Possible public purposes for a preservation ordinance include the promotion of history and culture, education, and the preservation of architectural and historic community resources.
- **Definitions:** This is essential for understanding terms and technical language used in the ordinance.
- **Preservation Commissions:** An ordinance establishes an historic preservation commission that is authorized to administer the ordinance. The commission should be comprised of qualified members from diverse professional backgrounds related to the preservation field, such as architecture, history, law, archaeology, and real estate.
- **Designating Historic Landmarks and Districts:** Preservation commissions should designate individual landmarks and historic districts, conduct surveys, and maintain an inventory of historic resources. Landmarks are designated according to established criteria for landmark designation. Procedures for designation should be outlined in the ordinance, including the evaluation process, steps for owner notification, and public hearings.
- **Review Process for Demolition and Alterations:** Prior to any substantial alteration or addition to a designated landmark, the ordinance must require that the commission, planning department, or city council approve a certificate of appropriateness (or, in some communities, review of already-required building permits). Definitions of activities that fall under this category must be clear to property owners and there should be a way for owners to apply for an economic hardship exception as part of due process proceedings.
- **Demolition:** Commissions should be active participants in the demolition application process. Some ordinances allow commissions to comment only prior to a demolition but others include provisions to deny demolition of a designated historic resource. Most ordinances include delay procedures, which could provide time to find alternatives to demolition.
- **Enforcement and Penalties:** An ordinance must establish penalties for violation in order to ensure that the commission's powers and duties are binding.
- **Appeals/Due Process:** In order to serve a public purpose, the ordinance must include a process for owners to appeal any decision, whether for demolition or designation. This both allows an objecting owner a chance to present his or her case and the ordinance to address property rights concerns.

### Examples of Previous Recipients of Certified Local Government Grants in Illinois

City	Year	Project	Amount
Carbondale	2001	Carbondale Historic Preservation Plan	\$11,646
	2004	Carbondale History and Historic Preservation Exhibit	\$1,146
Elgin	2001	Southwest Area Intensive Survey	\$18,972
	2004	Northwest Neighborhood Intensive Survey	\$17,022
Geneva	2001	Survey of Northwest Geneva Additions	\$10,500
Hinsdale	2004	North Hinsdale Architectural Resources Survey	\$9,603
Lockport	2001	Intensive Survey for Targeted Residential Area, Phase I	\$6,759
	2004	Residential Building Survey	\$4,980
Naperville	2002	Identification and Documentation of Kit Houses Workshop	\$2,000
Normal	2004	Intensive Survey of 541 Properties	\$14,976
Oak Park	2002	Scoville Park National Register Nomination	\$5,100
	2004	Educational Brochures	\$3,000
Peoria	2001	City of Peoria Preservation Plan	\$5,418
Quincy	2002	Quincy Preservation Expo	\$6,780
	2004	Local Landmark and District Brochure	\$5,675
Rock Island	2001	Historic Structures of Augustana College	\$10,000
	2002	Rock Island Neighborhood Brochure and Website Upgrade	\$9,130
	2004	Public Education Video on Local Landmarks and National Register Properties	\$6,390
Rockford	2002	Rockford Historic Preservation Commission Strategic Plan	\$2,502
Wayne	2001	Design and Distribution of Design Guideline Manual	\$1,500
	2002	Resurvey of National Register Districts and Properties	\$3,480

(Illinois Historic Preservation Agency)



## Recommendation #2: Establish Neighborhood Conservation Districts

A Neighborhood Conservation District (NCD) is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods. These neighborhoods, which may or may not be historic, have a unique physical character that merit special land use attention. Although the unique qualities which define a Neighborhood Conservation District vary between jurisdictions, the objective remains constant. The goal of any NCD is to sustain and preserve the neighborhood's character by defining procedures and policies for new construction, streetscape alterations, demolition and additions to existing structures in the district.

Typically, NCDs utilize a hybrid of two planning models: historic preservation and neighborhood planning. The historic preservation model focuses on preserving the physical attributes of a neighborhood by addressing changes, via review commission, that could adversely affect its architectural character. The neighborhood planning model, which also focuses on preserving the 'unique' character, is accomplished through zoning regulations and urging the district to develop and adopt a neighborhood plan. Such a plan can identify both restrictions and the scope of protection desired by the community.

NCDs are similar to and often compared with historic districts but the two are slightly different. Because a Conservation District Ordinance (CDO) does not impose the same level of scrutiny or protection for historic structures in districts as a preservation ordinance does, conservation district programs have been designed to be used congruently.

We believe that the Village of Arlington Heights would greatly benefit from implementing a CDO. Without implementing a NCD, the historic neighborhood character, fabric and setting will disappear as new construction and tear downs increase. A Neighborhood Conservation Ordinance can preserve the defining features of the Village of Arlington Heights, represent specific building eras throughout history and encourage compatible new construction.

In addition to existing zoning regulations, the development of specific guidelines and zoning regulations **would be**

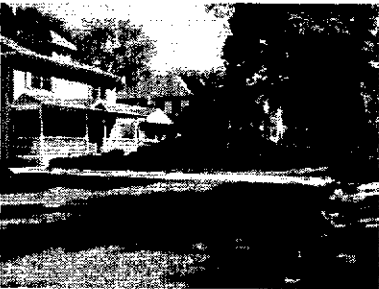


A Neighborhood Conservation District would help maintain the uniform setbacks, spacing and massing characteristics of this street.

*"Increasingly, local jurisdictions are turning to conservation districts in an effort to address neighborhood development concerns-whether mansionization, the proliferation of vacant parcels, and parking lot, disinvestments, or commercial encroachment. Through the use of a preservation-based design review process and/or special planning and zoning controls tailored to address specific development concerns, conservation districts offer an alternative mechanism for protecting older, residential neighborhoods that may not qualify for historic district status." -Paul W. Edmondson, Preservation Law Reporter Jan.-Mar. 2002-03*



Uniform setbacks and tree coverage give this street a distinctive character.



Consistent side driveways add visual interest to this street.

necessary for each individual Neighborhood Conservation District. These guidelines specifically address the characteristics which make a particular neighborhood unique and desirable in an effort to: (1) assure that the identified characteristics remain, (2) protect property values, and (3) promote compatible infill. The development guidelines for NCDs include:

#### Development Standards

- Set back
- Density
- Floor Area Ratio (FAR)
- Height
- Landscaping
- Walkways

#### Architectural standards for new construction and additions

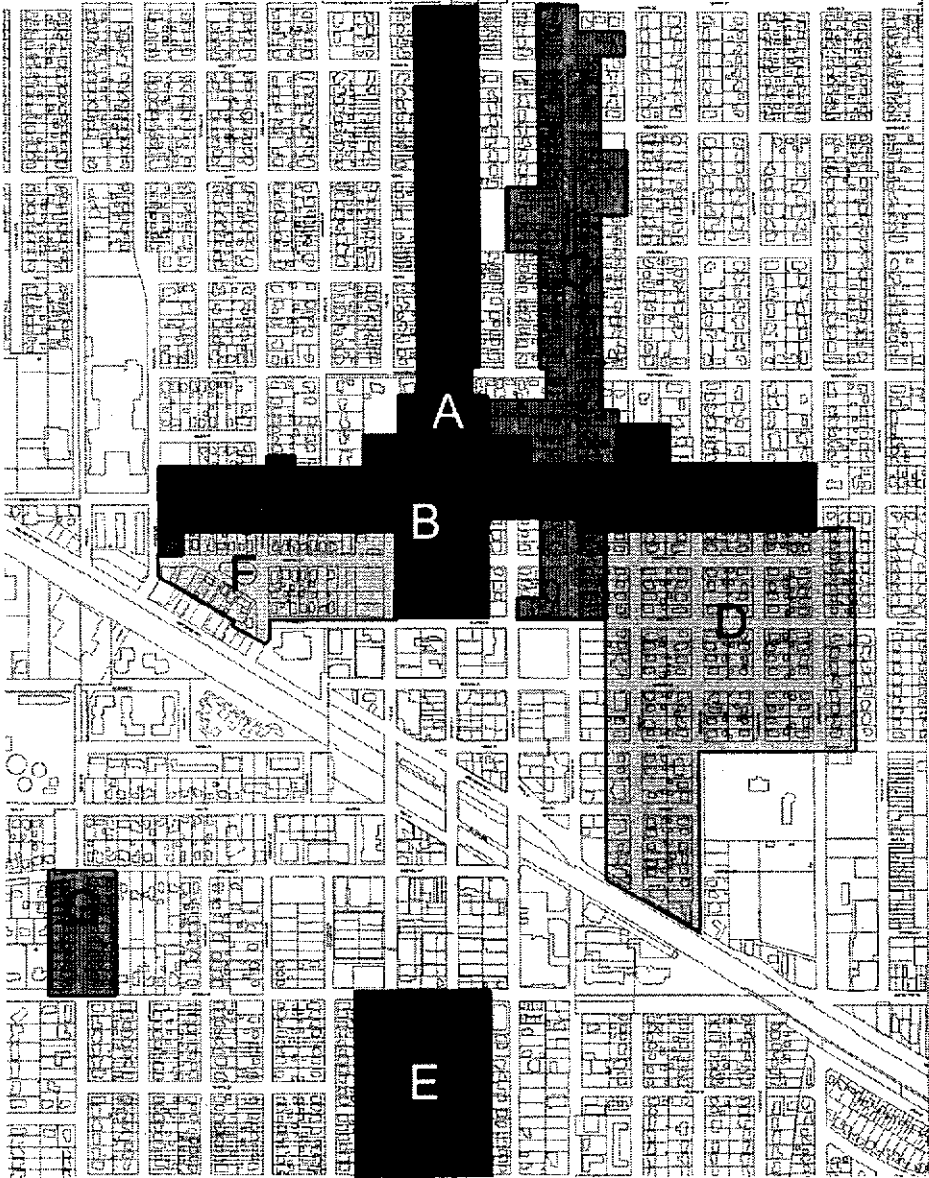
##### Architectural standards for each style found in the NCD

- Applicability (front façade or any portion of structure visible from public right of way and identification of each contributing structure)
- Primary architectural features of the style
- Materials
- Roof (slope and/or shape)
- Windows

By protecting architecture styles, area density, structural height, and setback, a NCD can protect neighborhoods that have significant architectural and historic merit and distinct character but yet do not qualify for historic status or lack integrity from incompatible additions and new development.

The following areas are recommended as potential Neighborhood Conservation Districts because of their unique character and exemplification of Arlington Heights' development pattern.

**Potential Conservation Districts  
(based on Central Arlington Heights Historic Resources Survey)**



Conservation District Map  
Map Prepared by the Village of Arlington Heights  
Department of Planning and Community Development  
December 3, 2004



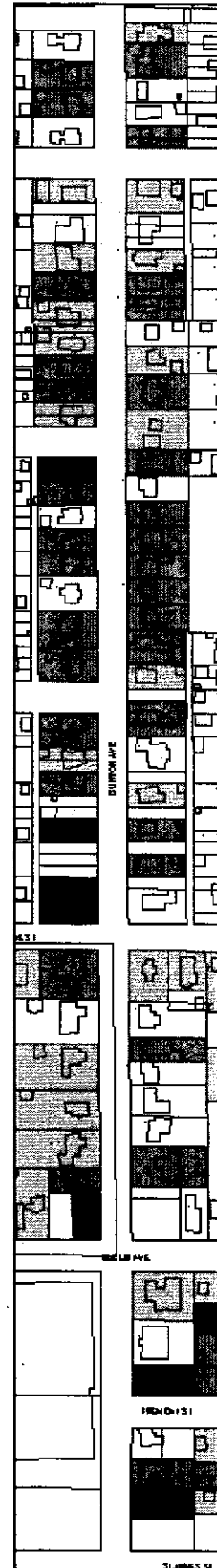
## Area A: North Dunton Avenue (approximately 400-1100N)

This conservation district would include 97 zoned plats, upon which 55 structures exist. This stretch of Dunton Avenue, from Oakton Street on the north to St. James Street on the south, is an eclectic assortment of late-19<sup>th</sup> and early-20<sup>th</sup> century, single-family, residential architecture. The streetscape is characteristic of the types of communities that developed in the Chicago region following construction of the railroad. As a business district grew near the railroad station, residents began building homes north along Dunton (originally named Myrtle Road).

While the northern section of Dunton Avenue is beginning to experience new construction, the southern portion, which has the greatest concentration of older structures, remains the most at risk. As the Central Business District continues to expand, this will pose a further threat to the area's distinctive residential character. Currently, Dunton Avenue exemplifies the growth patterns of an older, established neighborhood. Several significant pre-1890 residences survive, as well as buildings dating to 1890-1930. A Dunton Avenue Conservation District would help to preserve this character, while promoting compatible infill and helping to protect existing property values.

### Recommended Development Standards:

- Determine the average/predominant front yard setbacks in the proposed district. Methods include: (1) an identified setback per block, (2) average of contributing structures in district, and (3) the average of 2 abutting properties.
- Determine the average side yard setback to accommodate rear garages. A per block method should be used throughout the district.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine # of stories per architectural style. one-story for: Spanish eclectic and Ranch, two-stories for: Craftsman, Prairie, National Folk, and 2 1/2 stories for Folk Victorian.
- Determine the building materials that best support



the neighborhood character. These include: brick, stone, wood siding, and stucco.

- Determine appropriate zoning. Dunton Avenue is primarily zoned R-3, with supporting B2, B5, R7, R6 and P-L areas.

Architectural Styles	No.	%
Craftsman	11	22%
National Folk	7	14%
Folk Victorian	6	12%
Queen Anne	5	10%
Colonial Revival	3	6%
Spanish Eclectic	3	6%
Ranch	3	6%
Split Level	3	6%
Bungalow	2	4%
Tudor Revival	2	4%
Other	6	12%
<b>Tot =</b>	<b>51</b>	<b>100%</b>



National Folk



Craftsman

Est. D of C*	No.	%
pre-1890	9	18%
1890-1910	10	20%
1910-1930	23	45%
1930-1950	2	4%
1950-1970	7	14%
<b>Tot =</b>	<b>51</b>	<b>100%</b>

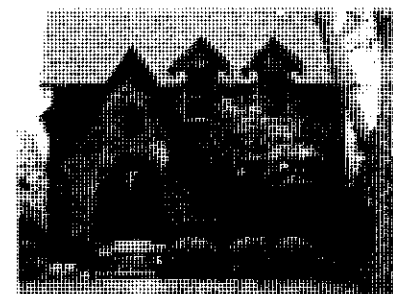


Ranch

\*Estimated Date of Construction based on Intensive Survey Results

**Map Key**

Rating	Color	No.	%
E	(Solid Black)	6	11%
N	(White)	28	51%
C	(Stippled)	17	31%
U	(Horizontal Lines)	4	7%
<b>Tot =</b>		<b>55</b>	<b>100%</b>



Tudor Revival

## Area B: Euclid Avenue (approximately 500W - 600E)

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This proposed conservation district would include 79 zoned plats, upon which 54 structures exist. This portion of Euclid Avenue, which is bounded by Walnut Avenue on the west and Douglas Avenue on the east, contains some of the oldest residences in Arlington Heights. Many of these houses were built in the National Folk, Queen Anne, or Colonial Revival styles of architecture.

One of the identifying features of the district is the primary orientation of the houses facing Euclid Avenue, which creates a strongly residential emphasis for a heavily traveled street (County Road A59). Its excellent collection of early 20<sup>th</sup> century architecture demonstrates the diverse residential styles that were being introduced to American cities.

A Euclid Avenue Conservation District would help to preserve the unique character of the street, while promoting compatible infill and protecting existing property values.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: an average of contributing structures in district.

- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for Euclid Ave.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine # of stories appropriate to each architectural style. Two-stories for: Craftsman, Prairie, National Folk, and one-story for Ranch.
- Determine the building materials that best support the neighborhood character. These include: wood siding, stone, and stucco.
- Determine window and glass requirements consistent with each architectural type: Craftsman, National Folk, Four Square and Colonial Revival.
- Determine appropriate zoning. With the exception of a P-L area, Euclid Ave is zoned R-3, which complements the historic use.



Architectural Styles	No.	%
Craftsman	12	26%
Four Square	8	15%
Colonial Revival	6	13%
Queen Anne	5	9%
National Folk	5	11%
Folk Victorian	3	6%
Classical Revival	3	6%
Minimal traditional	2	4%
Italianate	1	2%
Tudor Revival	1	2%
Other	4	7%
<b>Tot =</b>	<b>47</b>	<b>100%</b>



Colonial Revival



Four Square

Est. D of C*	No.	%
pre-1890	9	19%
1890-1910	9	20%
1910-1930	18	39%
1930-1950	6	13%
1950-1970	5	9%
<b>Tot =</b>	<b>47</b>	<b>100%</b>

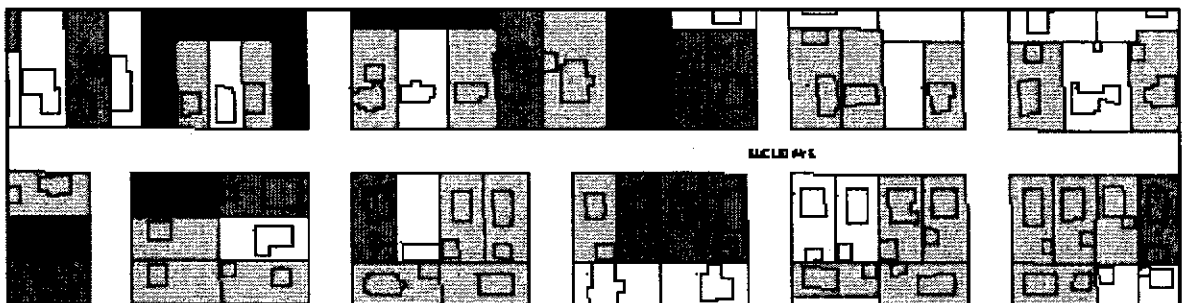
\*Estimated Date of Construction based on Intensive Survey Results



Craftsman

Map Key

Rating	Color	No.	%
E	(Dark Stippled)	8	13%
N	(Medium Stippled)	10	16%
C	(Light Stippled)	29	45%
U	(White)	17	27%
<b>Tot =</b>		<b>64</b>	<b>100%</b>



## Area C: Arlington Heights Road (approximately 400 - 1100N)

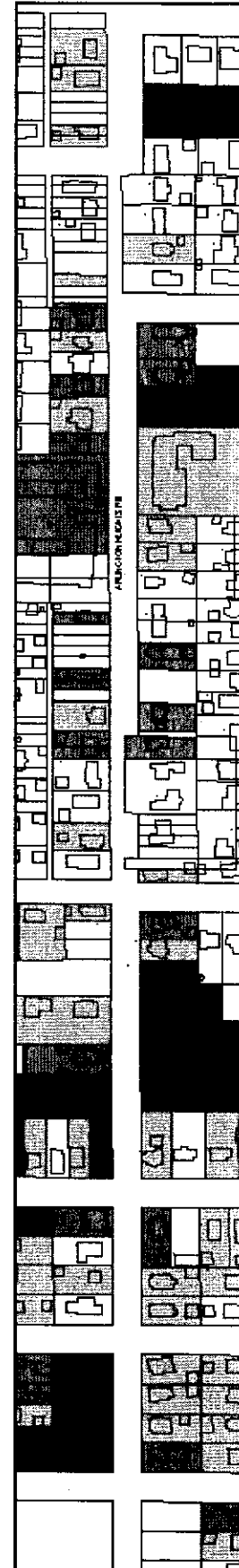
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The proposed conservation district corridor along North Arlington Heights Road would include 97 properties, with 44 structures. This area, bound by Oakton Street on the north and Saint James Street on the south is an eclectic assortment of Craftsman style homes built in the early 1900s. Interspersed along Arlington Heights Road are many National Folk and Folk Victorian style homes, notably the Theodore Preston Kellogg home, built in 1892, and the James Dunton home, built circa 1870. Arlington Heights Road, historically known as Pottawatomie Indian Trail, Dunton's Road, and State Road, has served as a main artery to the Village since the 1830s.

Still serving as a major corridor, Arlington Heights Road is in danger of losing its historic character if overscaled development occurs on vacant or other lots. This is particularly true in the southern half of this corridor where the number of significant structures is very high. A conservation district could help ensure that this corridor develops in accordance with its existing character.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback necessary to accommodate rear detached garages.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine number of stories appropriate to each architectural style. Two-stories for: Craftsman, Prairie, National Folk, and one-story for Ranch.
- Determine the building materials that best support the neighborhood character. These include: wood siding, stone, and stucco.
- Determine window and glass requirements consistent with each architectural type: Craftsman, National Folk, Four Square and Colonial Revival.
- Determine appropriate zoning. With the exception of a P-L area, Euclid Ave is zoned R-3, which complements the historic use.





Architectural Styles	No.	%
Craftsman	11	24%
National Folk	9	20%
Folk Victorian	4	9%
Classical Revival	3	7%
Tudor Revival	2	4%
Bungalow	2	4%
Ranch	2	4%
Cape Cod	2	4%
Dutch Colonial	2	4%
Min. Trad.	2	4%
Four square	1	2%
Other	6	13%
<b>Tot =</b>	<b>46</b>	<b>100%</b>



National Folk



Craftsman



Bungalow



Folk Victorian

Est. D of C*	No.	%
pre-1890	2	4%
1890-1910	9	20%
1910-1930	19	41%
1930-1950	9	20%
1950-1970	7	15%
<b>Tot =</b>	<b>46</b>	<b>100%</b>

\*Estimated Date of Construction based on Intensive Survey Results

**Map Key**

Rating	Color	No.	%
E	(Dark Gray)	7	11%
N	(Medium Gray)	17	27%
C	(Light Gray)	22	34%
U	(White)	18	28%
<b>Tot =</b>		<b>64</b>	<b>100%</b>

## Area D: Craftsman Concentration (roughly bounded by Pine, Douglas, Northwest Highway and Fremont Street)

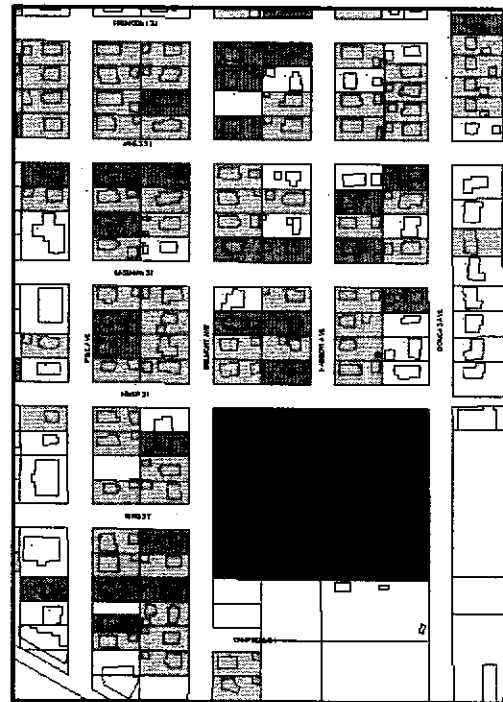
This area, located at the northeast corner of the Central Business District, is an exceptional selection of Craftsman and Four Square style homes. Nearly 60% of the surveyed buildings were in the Craftsman style. The area's consistent scale and character is further reinforced by its uniform lot sizes. Also found in this area are Cape Cod style homes, which not only visually complements the Craftsman style homes, but offer a unique New England-style streetscape to the Midwest.

Area D, bounded by Fremont Street on the north, Northwest Highway on the south, Pine Avenue on the west and Douglas Avenue on the east, contains 155 zoned plats, with 104 existing structures. One of the distinguishing features of this neighborhood is the layout of eight plats per block. However, its proximity to the CBD poses a great threat to a middle-aged neighborhood. A Conservation District would help to preserve the character, while promoting compatible infill and helping to protect existing property values.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for this area.
- Determine typical lot width of contributing structures per block face for consistency throughout district.
- Determine the average lot coverage % per block face.
- Determine number of stories appropriate to each architectural style. Two-stories: Craftsman, Four Square, 1 1/2 stories: Cape Cod.
- Determine the building materials that best support the neighborhood character. These include: brick, aluminum siding, wood siding and shingle.

- Determine appropriate zoning. Area D is comprised of: B-2, R-3, R-4, R-6, R-7. We recommend the area as uniform R-3.



### Map Key

Rating	Color	No.	%
E	(Solid Black)	1	1%
N	(Diagonal Lines)	27	53%
C	(Horizontal Lines)	67	21%
U	(White)	31	25%
		<b>Tot =</b>	<b>126 100%</b>

Architectural Styles	No.	%
Craftsman	61	64%
National Folk	7	7%
Four Square	8	8%
Cape Cod	4	4%
Tudor Revival	3	3%
Colonial Revival	2	2%
French Eclectic	2	2%
Bungalow	2	2%
Folk Victorian	1	1%
Ranch	1	1%
Queen Anne	1	1%
Other	3	3%
<b>Tot. =</b>	<b>95</b>	<b>100%</b>



Cape Cod



Craftsman



Four Square

Est. D of C*	No.	%
pre-1890	2	2%
1890-1910	7	7%
<b>1910-1930</b>	<b>76</b>	<b>80%</b>
1930-1950	5	5%
1950-1970	5	5%
<b>Tot. =</b>	<b>95</b>	<b>100%</b>

\*Estimated Date of Construction based on Intensive Survey Results

*Interested in creating one ordinance for conservation and historic districts? Visit <http://www.nashville.gov/mhc/index.htm> for more information*

## Area E: Vail and Dunton (approximately 100-300S)

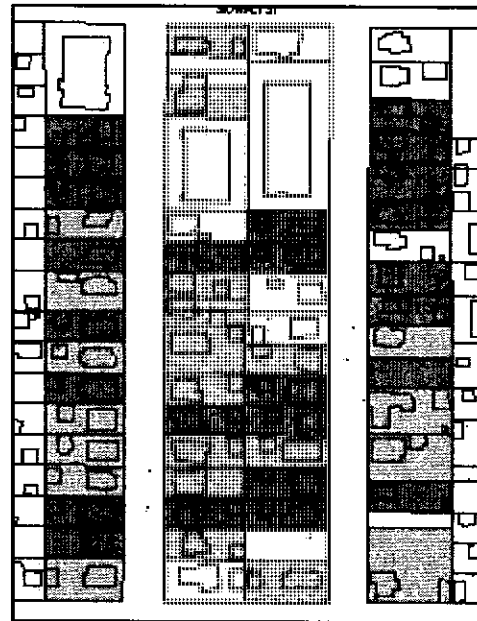
This conservation district, bound by Sigwalt Street on the north and South Street on the south, would include 64 zoned plots, upon which 49 structures exist. These two blocks, south of the CBD, contain an excellent collection of early 20<sup>th</sup> century architecture. This sampling of residential styles exhibits the development patterns found in Arlington Heights.

Fortunately, this area has not experienced many teardowns. The northern properties found on Dunton and Vail Avenues are located in the Central Business District, and bounded by R-6 & R-7 zoning districts. This potentially could greatly alter the character of this neighborhood.

A Conservation District would help to preserve the character, while promoting compatible infill and helping to protect existing property values.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate rear detached garages. A per district method is appropriate for this area.
- Driveways should be located on the side of lot and constructed of any material except asphalt.
- Determine typical lot width of contributing structures, use average of district.
- Determine the average lot coverage %, per district method.
- Determine # of stories appropriate to each architectural style. 2-stories: Craftsman, Four Square, National Folk, Bungalow 1-story: Minimal Traditional.
- Determine the building materials that best support the neighborhood character. These include: brick, stone, wood siding & shingle.
- Determine appropriate zoning. Area E is comprised of: B-2, R-4, R-6, R-7. We recommend the area to be re-zoned R-3.



Map Key

Rating	Color	No.	%
E	(Solid Black)	0	0%
N	(Dotted)	26	44%
C	(Horizontal Lines)	23	39%
U	(Vertical Lines)	10	17%
		<b>Tot =</b>	<b>59 100%</b>

Architectural Styles	No.	%
Craftsman	25	51%
National Folk	14	29%
Folk Victorian	3	6%
Minimal traditional	3	6%
Four Square	1	2%
Bungalow	1	2%
Ranch	2	4%
<b>Tot. =</b>	<b>49</b>	<b>100%</b>

Est. D of C*	No.	%
pre-1890	8	16%
1890-1910	11	22%
1910-1930	22	45%
1930-1950	8	16%
1950-1970	0	0%
<b>Tot. =</b>	<b>49</b>	<b>100%</b>

\*Estimated Date of Construction based on Intensive Survey Results

**Q:** How can the department of planning administer a conservation district?

**A:** Creation of enabling legislature: <http://municipalcodes.lexisnexis.com/codes/annapolis/>

For an interesting approach to corridor conservation districts, visit: [www.ci.cambridge.ma.us/~Historic/districts.html](http://www.ci.cambridge.ma.us/~Historic/districts.html)

While many communities have only recently begun thinking of Conservation Districts, the City of Dallas has been studying their application to neighborhoods since 1976. For more information visit, [http://www.dallascityhall.com/dallas/eng/html/conservation\\_districts.html](http://www.dallascityhall.com/dallas/eng/html/conservation_districts.html)



Craftsman



Craftsman



Craftsman

## Area F: Memorial Park (approximately 100-400W Fremont, St. James, and Park)

This conservation district, located along Fremont and St. James Streets between Vail and Walnut Avenues, would include 47 zoned plots, with 30 existing structures. Area F, characterized by the triangular intersection of streets, includes many older homes of traditional early 20<sup>th</sup> century residential architecture. More than half of the homes in this area were built pre-1910.

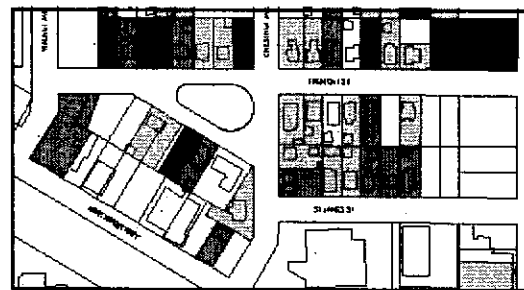
One of the identifying features of the district is the primary orientation of the houses facing Memorial Park, creating a unique residential pocket in the Village.

A Memorial Park Conservation District would help to preserve the unique character of the tri-streets, while promoting compatible infill and protecting existing property values.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures on block face.
- Determine the average side yard setback to accommodate rear detached garages. A per block method is appropriate for this area.
- Driveways should be located on the side of lot and garages located to the rear of the property.
- Determine typical lot width of contributing structures, use average per block face.
- Determine the average lot coverage %, per district method.
- Determine number of stories appropriate to each architectural style. Two-stories: Craftsman, Four Square, National Folk, Bungalow and one-story: Minimal Traditional.
- Determine the building materials that best support the neighborhood character. These include: brick, stone, wood siding and shingle.
- Determine appropriate zoning. Area F is comprised of: P-L, R-3, R-6, R-7. With

exception of the P-L, we recommend the area to be re-zoned uniformly to R-3.



Map Key

Rating	Color	No.	%
E	(Solid Black)	6	18%
N	(Solid Black)	9	27%
C	(Stippled)	15	45%
U	(White)	3	9%
		<b>Tot =</b>	<b>33 100%</b>



Colonial Revival

## Area G: South Ridge (approximately 0 - 100S)

Architectural Styles	No.	%
Craftsman	9	30%
National Folk	4	13%
Folk Victorian	3	10%
Minimal Traditional	3	10%
Four Square	2	7%
Prairie	1	3%
Split-Level	1	3%
French Eclectic	1	3%
Neo-Colonial	1	3%
Four Square	2	7%
Other	3	10%
<b>Tot =</b>	<b>30</b>	<b>100%</b>

Est. D of C*	No.	%
pre-1890	9	30%
1890-1910	7	23%
1910-1930	8	27%
1930-1950	4	13%
1950-1970	2	7%
<b>Tot =</b>	<b>30</b>	<b>100%</b>

\*Estimated Date of Construction based on Intensive Survey Results



Craftsman

This stretch of Ridge Avenue, bound by Campbell Street on the north and Sigwalt Street to the south, contains 24 zoned parcels with 22 existing single family homes. Area G contains excellent examples of a distinctive type of brick residences that were built in Arlington Heights after World War II. The streetscape, unlike any other avenue in the central part of the Village, is comprised of nearly two dozen brick residences.

The style found here, the Post World War II Cube, is a simplified version of a Georgian Revival residence. The Cube style is described as square in plan, two-story structure with a hipped roof. The front façade is comprised of four visual features, with varying placements: a left/right side placed door, large 1<sup>st</sup> story bay window, and a pair of double hung windows. While many Cube homes have similar floor plans, each home is distinguished by an array of details. These include: elaborate Georgian and Moderne style door surrounds, wood shutters, stone quoins (at corners), and brick detailing.

A South Ridge Conservation District would help to preserve the unique character of these Cube style homes, while promoting compatible infill and protecting existing property values.

### Recommended Development Standards:

- Determine the average front yard setback in District. Proposed method: the average of contributing structures in district.
- Determine the average side yard setback to accommodate side attached garages. An average per district method is appropriate for this area.
- Driveways should be located on the side of lot.
- Determine typical lot width of contributing structures; use average per district.
- Determine the average lot coverage %, per district method.
- Determine number of stories appropriate to each architectural style. Two-stories.

## Area G: South Ridge (continued)



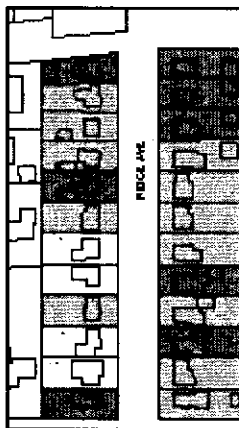
Post WWII Cube

- Determine the building materials that best support the neighborhood character. These include: brick with wood details.
- Determine appropriate zoning. Area G is currently zoned R-3. It should remain R-3.



Post WWII Cube

Architectural Styles	No.	%
Post WWII Cube	18	90%
Neo-Colonial	2	10%
<b>Tot. =</b>	<b>20</b>	<b>100%</b>



Est. D of C*	No.	%
1930-1950	0	0%
1950-1970	20	100%
<b>Tot. =</b>	<b>20</b>	<b>100%</b>

\*Estimated Date of Construction based on Intensive Survey Results

### Map Key

Rating	Color	No.	%
F	(Solid Black)	0	0%
N	(Dark Grey)	8	33%
C	(Medium Grey)	12	50%
U	(Light Grey)	4	17%
<b>Tot. =</b>		<b>24</b>	<b>100%</b>



## **Recommendation #3: Maintain Key Features of Neighborhood Character**

The character of a neighborhood is defined not only by its major structures, but also by its landscape and the features of its streetscape. In the central portion of Arlington Heights, these important elements include trees, sidewalks, and the location of driveways and garages. We believe that the following recommendations will aid in the maintenance and protection of the character of Arlington Heights.

### **Recommendation #3A: Trees and Tree Coverage**

**Conduct a detailed survey of trees and tree coverage.**

**Expand the existing tree ordinance and/or create a tree preservation ordinance**

Our semester-long survey of Central Arlington Heights primarily focused on architecture. Yet, in conducting these reconnaissance and intensive surveys, the survey teams were struck repeatedly by another tremendous asset of the Village's community character: tall-growth trees and the magnificent canopy they provide over neighborhood streets.

Trees provide a tremendous visual addition to a neighborhood. Like significant historic architecture, however, they need to be protected. Some of the key benefits of a healthy landscape of trees and tree coverage are shown on the next page.

While Arlington Heights currently includes a "Protection and Preservation of Existing Trees" section in its Municipal Zoning Regulations, we would recommend that this section be expanded and updated. Furthermore, we would recommend consideration of a Tree Preservation Ordinance.

Most tree preservation ordinances across the country are largely based on the work of Philip J. Hoefler of the Colorado State Forest Service, called Municipal Tree Ordinance Manual. (This publication can be purchased from the International Society of Arboriculture, P.O. Box 908 Urbana, IL 61801).



Mature tree coverage adds to the overall character of many of the neighborhoods in Arlington Heights.



A recently cut tree.

An initial step to expanding the Village's regulations regarding trees and landscaping would be to: conduct a detailed tree survey and create a map of areas where there is significant tree coverage. While our initial reconnaissance Survey of Central Arlington Heights identified a few of these areas, a more detailed tree survey would provide a much better indication of where the Village's most significant trees are located.

If the Village of Arlington Heights decides to write a Municipal Tree Preservation Ordinance, it is recommended that the following be considered for inclusion:

- The appointment of a city forester
- Protection/maintenance of trees on both public and private land
- Designation of Landmark Trees
- License requirements for individuals or companies executing any work on/with trees
- Guidelines for the proper ways to plant, maintain, and remove trees
- The submittal of Tree Preservation Plans before issuing a permit
- Penalties, claims, and appeals
- Mitigation plans

<p><b>Visual Aspects</b></p> <ul style="list-style-type: none"> <li>• Maintains an historic streetscape</li> <li>• Creates a sense of scale and space</li> <li>• Identifies special places, spaces, and memories</li> </ul> <p><b>Environmental Issues</b></p> <ul style="list-style-type: none"> <li>• Protects from soil erosion and stormwater runoff</li> <li>• Controls noise and air pollution</li> <li>• Protects against severe weather</li> <li>• Creates shade during high temperatures</li> <li>• Promotes wildlife diversity &amp; habitat</li> </ul> <p><b>Economic Benefits</b></p> <ul style="list-style-type: none"> <li>• Adds property value</li> </ul>
---

Additional sources of information that could assist in writing a Tree Preservation Ordinance would be:

- Tree City USA Bulletin no. 9 "How to Write a Municipal Tree Ordinance"
- The exemplary tree and landscaping codes of three Illinois municipalities
  - Naperville's "Landscaping, Screening, and Tree Preservation"
  - Warrenville's "Arboricultural and Open Space Manual"
  - Lake Forest's "Tree Preservation and Landscaping"

## **Recommendation #3B: Sidewalks**

**Identify areas where sidewalks are discontinuous.**

**Require construction of sidewalks in neighborhoods where they already exist, but are inconsistent from lot to lot.**

Another observation of the survey teams was that sidewalks were not a consistent feature throughout the existing residential areas in central Arlington Heights. That is not to say they don't exist but, rather, that there does not always appear to be a consistent pattern for their location.

In some cases, for example, a sidewalk will abruptly end at the edge of one lot (i.e., an older residence) and begin again a few houses down. In one case, this sidewalk "gap" occurred in front of two new residences that had been built in the middle of an existing neighborhood. These gaps force pedestrians to either walk across the neighbor's lawn or, worse, in the street. In other cases, a nearly-continuous sidewalk will be located on one side of the street, but a more-discontinuous sidewalk will occur on the opposite side of the street (see photo).

The continuity of sidewalks can greatly assist in the flow of a neighborhood's character. They also can enhance the safety of: school children, other pedestrians, joggers, and bicyclists -- all of whom can be forced into the street in some locations. This also can detract from the Village's increasing emphasis on attracting condominium high-rise residents to the no-car benefits of living in Central Arlington Heights.

The Village of Arlington Heights should focus on filling in the sidewalks on blocks where they are inconsistent from lot to lot. In most cases, it will not be necessary to add sidewalks to streets where they do not currently exist. It is simply recommended that the Village explore this issue further by:

- 1. Obtaining Community Input**

This could be captured by a questionnaire for residents designed to discover what areas, if any, cause concerns. Questions could include: "How often do you take a walk in your neighborhood?", "Do you avoid taking walks because of the lack of sidewalks?" or "Do you feel comfortable walking in the street?"

- 2. Initiating a "Sidewalk Completion Project."**



Without sidewalks, students surveying some neighborhoods were forced to walk in the streets.



A lapse in the sidewalk caused by new residences without front sidewalks.

One way of doing this would be to recruit students, organizations, or volunteers to map areas in the village where sidewalks are inconsistent or non-existent.

### **Recommendation #3C: Driveways and Garages**

**Amend the zoning ordinance to require a larger side yard width in order to permit construction of side driveways.**



A front-load three-car garage changes the character of a neighborhood with existing detached garages.

Garage size and placement appears to be inconsistent throughout Central Arlington Heights. Although most existing historic residences include side driveways and rear garages, many of the newer “infill” residences have abandoned this pattern of development.

As a result, the visual character of many of streets are beginning to be compromised—seriously, we believe—by the placement of huge two-to-three car garages at the front of the property. In addition to the variety of garage styles, the width and location of these wide driveways and garage doors is becoming a visual distraction to the otherwise consistent character of many neighborhoods.

The issue of detached rear garage versus attached front-facing garages is currently addressed in the Village’s Municipal Zoning Regulations through a floor area bonus (Section 6.5-7b) that is offered to new residences that provide a detached garage. While this provides a laudable incentive for the construction of detached garages, we believe this provision needs to be further strengthened.



A side-by-side comparison of a front-loading garage versus a detached garage.

For example, the zoning regulations limit this bonus to new construction on streets where “50% or more of the existing houses that both front on the same side of the street within the block have detached garages.” But how would this impact the character of a street where one side consists almost entirely of detached garages, while the other side features only a few detached garages?

Some of these issues can be addressed through the passage of Conservation Districts, which are discussed in Recommendation #2.

However, because these new overlay districts will take some time to put into effect, we would like to recommend consideration of another zoning revision for existing neighborhoods in Central Arlington Heights.

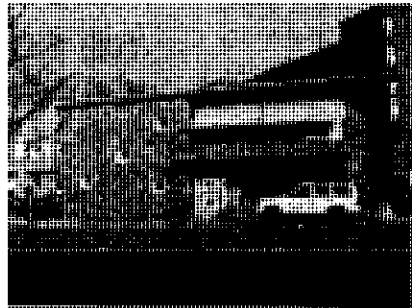
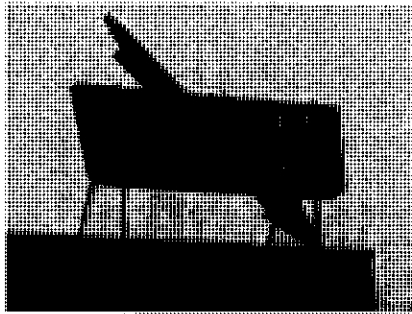
Currently, the required widths of side yards serves as a disincentive to the creation of a side driveway and, consequently, a garage that is located to the rear of the house—whether it is detached or attached to the residence. The zoning ordinance requires a minimum width of 10% of the total lot width. For a 70-foot-wide lot, that means only a seven-foot side yard. Even a 120-foot-wide lot requires only a 12-foot side yard. Neither would seem adequate to provide for a side driveway.

One option would be to amend the zoning ordinance to require a standard side yard width for all new construction—to apply, obviously, on just one side of the lot. A suggested minimum side yard setback on one side of the lot would be 15 feet, which could be increased on lots over a certain width. We believe such a requirement would encourage site plans and development that would be more consistent with the existing pattern of development—and neighborhood character—in much of Central Arlington Heights.

However, because these regulations would pertain to new construction and additions, this is an issue that can be easily re-evaluated by asking a few questions:

- Is the construction project located within a conservation district?
- If so, what are the common design characteristics set forth in this district, and how can a garage and driveway size affect the end result?
- Are the minimum required side yard widths adequate for a project of this size, in this area/district?
- Should the side yard widths be determined by a percentage of the lot size (such as the current minimum width of 10% of total lot width), the garage style, or the common widths characteristic of the neighborhood /district?

One of the unique characteristics of Arlington Heights is the fact that there is a wide array of styles throughout the Village. Therefore, it is recommended that any regulations set forth dealing with garages and driveways vary depending on the architectural style and character as opposed to the typical zoning use district.



A survey of Post World War II commercial structures would be an appropriate follow up to the survey of Central Arlington Heights.

## Recommendation #4: Promote Community Awareness for Heritage Conservation

In order for Arlington Heights to be successful in any of its future efforts to protect its heritage, community residents need to be aware of and interested in these historic resources. In the past, the Arlington Heights Historical Society, along with the Arlington Heights Public Library, have made some good efforts to reach out to the public by sponsoring house walks and creating a “how to” guide for researching the history of your house. While these initiatives should continue, there is an opportunity to do even more to promote a wider understanding of the wealth of historic resources in Arlington Heights.

### Recommendation #4A: Create a local citizens group to promote historic preservation issues

The experience of many communities with successful preservation efforts is that these issues will only be advanced if there is a dedicated organization that is able to take the lead – and direct itself primarily to this goal. Despite the good intentions of existing groups, their missions are principally directed to other tasks.

There are two suggestions for creating a local citizens group focused on preservation:

- Form an “umbrella” group composed of representatives from existing organizations with an interest in preservation issues. This “umbrella” group could have members from the Arlington Heights Historical Society, the Historic Arlington Neighborhood Association (HANA) and the Senior Center.
- Form a separate, nonprofit group composed of residents that would specifically address community issues involving historic preservation. This would be similar to the approach that was taken by the Citizens for Glen Ellyn Preservation, a nonprofit group that deals with issues similar to the ones facing Arlington Heights.



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WE CAN HELP RECONSTRUCTING your home means not only the physical, when you cannot find a contractor who you trust with your money, but also the emotional. Remodeling is a big job.

If you're looking for a contractor, you'll find many. But how do you choose one? The answer is to look for a contractor who has a proven track record of successful projects. You can find out more about a contractor's reputation by asking for references and checking out their portfolio.

It's important to ask for references and check out their portfolio. You can also ask for a list of past clients and contact them to get their feedback. This will help you make a more informed decision.

When you're ready to hire a contractor, make sure you have a clear contract in place. This should outline the scope of work, the timeline, and the budget. It's also a good idea to get a written estimate from the contractor before you sign anything.

Remember, remodeling is a big job, but with the right contractor, it can be a rewarding experience. We can help you find the right contractor for your project.

#### Top Ten Reasons to Control Invasives

1. Invasive species are a major threat to native biodiversity.

2. Invasive species can cause significant economic damage.

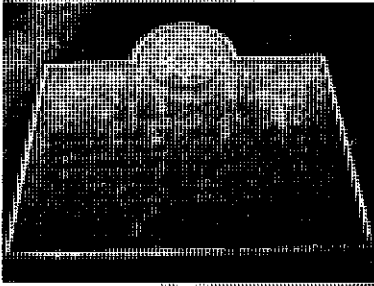
3. Invasive species can alter ecosystems and change the way they function.

4. Invasive species can reduce the quality of life for humans and other animals.

5. Invasive species can spread diseases and other health problems.

Grass-roots preservation groups are a key element in community involvement. (Citizens for Glen Ellyn Preservation)

## **Recommendation #4B: Create programs designed to increase community awareness about preservation issues**



The plaque at 2 W. Euclid Avenue.

The following suggestions to increase community awareness could be sponsored by any number of local organizations such as the Historical Society or perhaps a new local citizens group (see Recommendation #4A):

- Establish a lecture series to promote preservation issues. These lectures could focus on things like the residential architectural styles of Arlington Heights, researching the history of your house, or recent preservation successes from surrounding communities. Graduate students from the School of the Art Institute's Historic Preservation Program (authors of this report) could be engaged to share some of their knowledge.
- Create a series of articles about preservation for the local newspapers to run. These articles could focus on Arlington Heights history, local architectural styles, or specific teardown issues.
- Reactivate the historic plaque program to recognize local landmarks.
- Create programs in the Arlington Heights public school system to educate the younger citizens of the Village about architecture and preservation.
- Create or expand preservation update sections in the local newsletters and websites of organizations like the Historical Society, HANA and the Senior Center.
- Actively promote and expand existing house walks and guided tours.
- Hold special events and consider handing out preservation awards during May – the National Trust for Historic Preservation's annual Preservation Month. Involve youth groups in specific projects, such as the tree survey suggested in Recommendation #3.



Educating youth on preservation efforts is important. ([www.vah.com](http://www.vah.com))



## **Recommendation #5: Additional Options**

### **Recommendation #5A: Preserve and protect Village's historic building permit records**

As part of our research, it was discovered that the building permits from the Village's early years (pre 1949) have been lost or destroyed. However, the permits from 1949 to 1975—coincidentally, one of the greatest building periods in the Village's history—still remain and are currently located in the basement of Village Hall.

Once these records are no longer required for village purposes, we recommend that they be permanently preserved in a safe, secure, and accessible location. One likely repository would be the Arlington Heights Historical Museum, where these records could be properly archived and made available for public research purposes. There will be a growing importance of these records for future generations.

### **Recommendation #5B: Research surveyed buildings**

Due to the lack of historic building permit records (pre 1949), this class was unable to research the construction dates for individual properties. We suggest that this research could be done on an ongoing basis with the use of volunteers trained by the Arlington Heights Historical Society. This could include property deeds, title records, and other historic information.

### **Recommendation #5C: Create an ongoing Historic Resources Survey program**

Expand on this initial survey of Central Arlington Heights conducted by the School of the Art Institute of Chicago's (SAIC) Preservation Planning class in the Fall 2004. The use of current or former students from the SAIC Historic Preservation program could be considered. If Arlington Heights becomes a Certified Local Government (CLG),



Students of the School of the Art Institute of Chicago surveying Arlington Heights.

federal grants from the state are available for survey work. In the interim, the Landmarks Preservation Council of Illinois provides some survey grants for non-profit groups through its Heritage Fund Program.

Additional areas and themes that could be considered for future survey work (listed in alphabetical, not priority, order):

- Commercial Corridors, including significant resources related to early "roadside" development (Rapp's and Elm's Shopping Center sign, etc.) This also could include those International Style buildings that were built as early office buildings
- Post World War II residential resources, with an emphasis on those early subdivisions that are largely intact. This could include areas where there is a large concentration of Post WWII Cube-style residences
- Stonegate Subdivision, particularly the development's early Tudor Revival-style buildings constructed prior to the construction hiatus after the Great Depression

The image shows a sample National Register nomination form. The form is titled "NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM" and includes a "NOMINATION" section at the top right. The form is divided into several sections, each with a heading and a set of fields for information. The sections visible are: NAME, LOCATION, CLASSIFICATION, OWNER OF PROPERTY, and LOCATION OF LEGAL DESCRIPTION. Each section contains various sub-fields for detailed information, such as address, date, and classification codes.

Sample National Register nomination. ([www.rockislandlighthouse.org/nrhp/menu.html](http://www.rockislandlighthouse.org/nrhp/menu.html))

## Recommendation #5D: Pursue National Register listing for Districts

A National Register listing could be pursued for individual buildings as well as some of the areas identified in this report, including but not limited to:

- The larger Conservation Districts
- A potential thematic district for the Tudor Revival style buildings in the Stonegate subdivision
- Post World War II boom neighborhoods as identified by subsequent survey work, especially the Post WWII Cube style residences
- Commercial districts as identified by subsequent survey work

The process of pursuing National Register listings includes survey work for thematic districts, historic research of individual buildings to discover any known information about a property, and submission of a nomination form to the State Historic Preservation Office for review. Additional information on listing a property or district on the National Register of Historic Places, including a downloadable nomination form, can be found on the National Park Service website at <http://www.cr.nps.gov/nr/listing.htm>.

**Recommendation # 5E:  
Enhance house research collections**

Continue to add to the Arlington Heights Memorial Library's research collection, which is located in the Kathrine Shackley Room for Local History and Genealogy. It presently includes reference books, periodicals, newspaper microfilm, maps, marriage and death indexes, and assorted census materials. Similarly, continue to enhance the Arlington Heights Historical Society's collection of building research materials, including historic photos and maps.

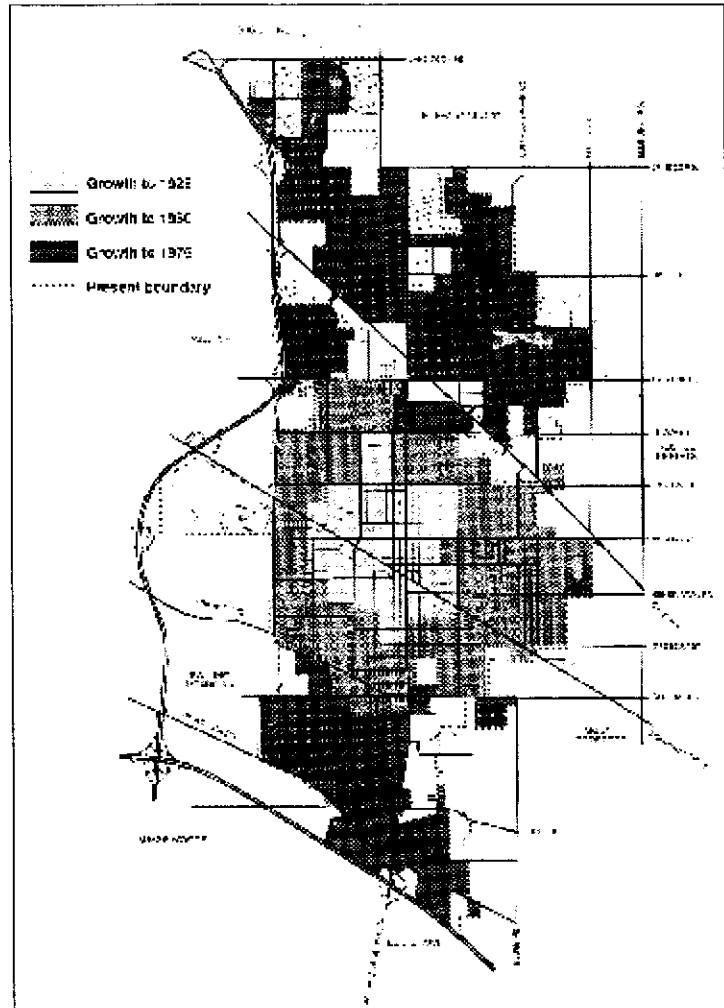
**Recommendation #5F:  
Utilize TIF funding for significant properties**

Explore the use of pre-existing TIF districts to prioritize funding to assist properties identified as historic in the survey. These districts could be used for such things as architectural feasibility studies, rehabilitation, accessibility, and facade restoration.



# APPENDIX

## Arlington Heights History Timeline



Map: (1997 Village of Arlington Heights Comprehensive Plan)  
Growth of Arlington Heights: 1920 - present

### Development Summary

Arlington Heights, like many of Chicago's suburbs, developed because of the vision and expansion efforts of a few entrepreneurial individuals. The town's patterns of growth and development can be seen in four distinct periods. Each period has left its own physical mark on Arlington Heights, giving it its unique suburban character.

#### **1830 – 1900, Railroad Village**

Arlington Heights is founded by the Dunton family. The Dunton family settlement becomes Arlington Heights following the arrival of the railroad. Most building and development during this time period occurs near the rail station.

#### **1900 – 1945, Inter-war**

Arlington Heights sees a major expansion in its religious and educational infrastructure. The developments of Stonegate and Scarsdale are platted as high-end residential communities shortly before the Great

Depression. The beginning of the Depression causes sales to stop and land prices to fall. Most development comes to a halt.

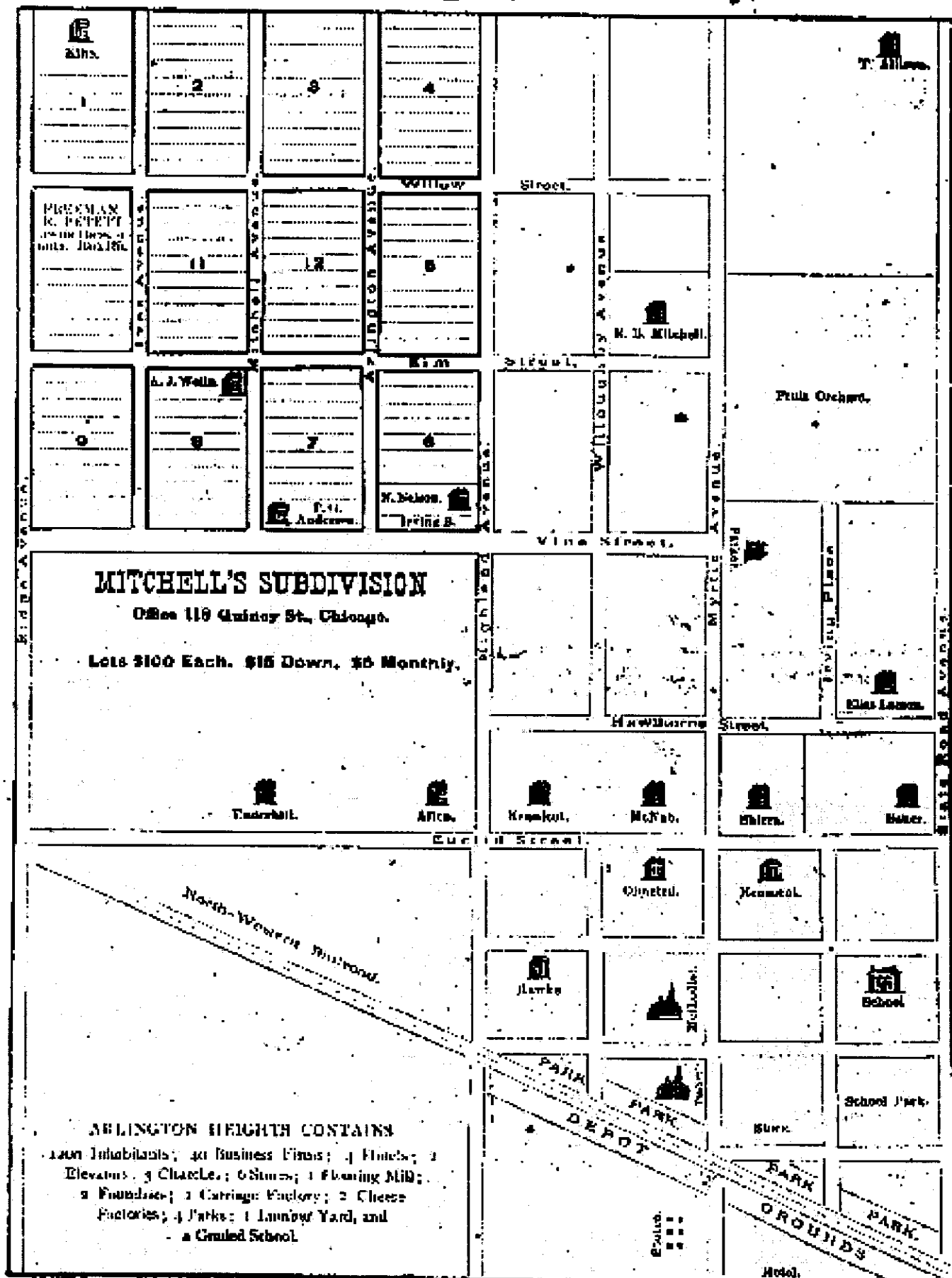
#### **1945 – 1980, Post War Boom**

After World War II, the population of Arlington Heights sees a dramatic increase. As with most of the nation, there is a shortage of housing for the returning military. With the help of the GI Bill, many of these families buy homes, resulting in large post-war housing areas and neighborhoods.

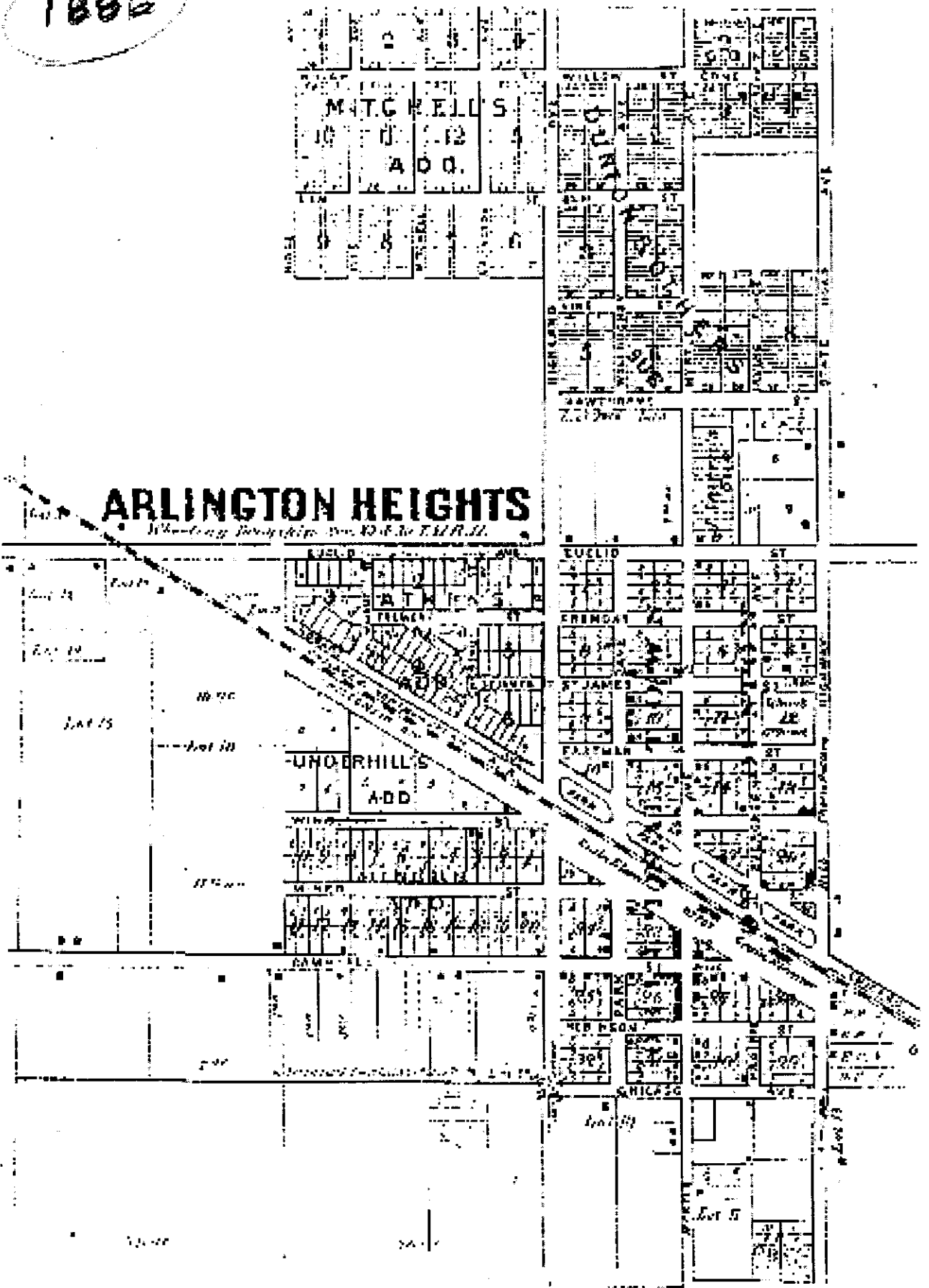
#### **1980 – Present, Downtown Revitalization**

The Village of Arlington Heights increases the livability and pedestrian quality of its central downtown area. Several high rise apartment buildings are built near the railroad depot in order to attract those who work in Chicago. The downtown area is enhanced for pedestrians by the award winning redevelopment of the central shopping district.

# Map of Arlington Heights, Cook County, Illinois.



1886



# ARLINGTON HEIGHTS

*Wholesale Township No. 43 S. 31. N. W. 11.*

1886 Map of Arlington Heights. Note growth and expansion as compared to 1874.

## 1830-1900

**1845**

William Dunton moves into a two story clapboard house he built on what is to become Arlington Heights Road in Arlington Heights. (demolished, 1970's)

**1847**

Asa Dunton, father of William, builds a modest frame house at 612 N. Arlington Heights Rd, with a simple covered front porch on a landscaped site. Still exists on site.

**1849**

A one-room school, on the northwest corner of Miner Street and Evergreen Avenue is built. It is later moved to 212 N. Douglas Avenue, expanded and used as residence (converted between 1910 and 1920) and later demolished.

James Dunton, William's brother, builds a wood frame house at 627 N. State (now Arlington Heights Road). It is demolished in the early 1900's to make way for the Evergreen Sanitarium.

**1854**

William Dunton and other landholders build a railroad depot on the south side of his railroad track, between Myrtle (now Dunton) and Prairie (now Evergreen) Avenues. First called Elk Grove Station, then Dunton Station, and finally Arlington Heights Station.

**1869**

James Dunton builds another house nearby, this one at 619 N. Arlington Heights Road. In 1871, area residents view the Chicago Fire from its roof; it is used as a sanitarium by Arlington Heights' first woman doctor, Janet Gunn, in the early 1900s.

**1872**

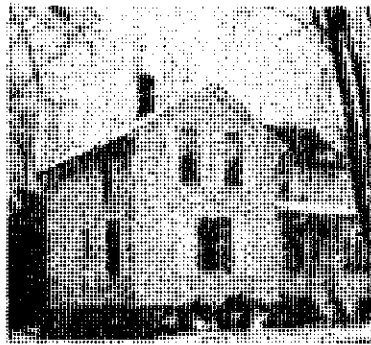
Muller Carbonated Beverage company at 500 N. Vail is open for business until the company is sold to 7-Up in 1944.

**1874**

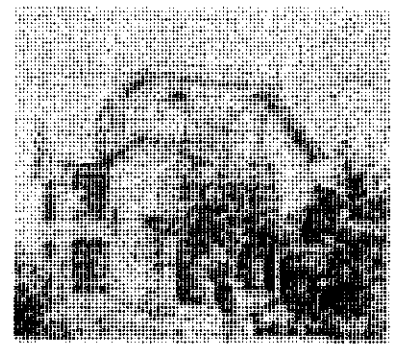
The town of Dunton is renamed West Wheeling and then Arlington Heights.

**1882**

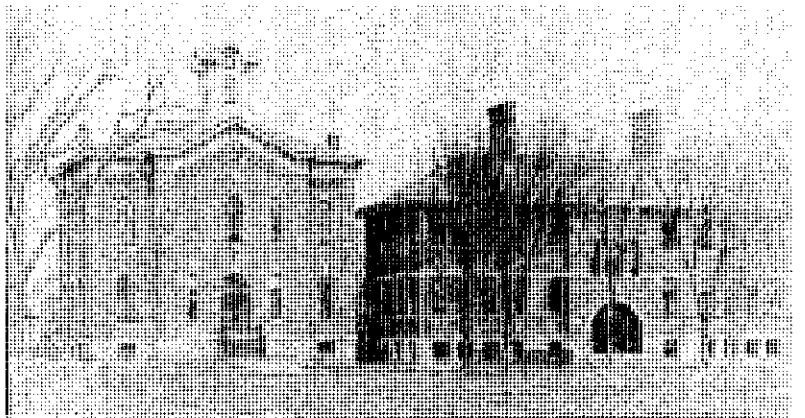
New St. Peter Lutheran Church, Gothic



James Dunton house, 627 N. Arlington Heights Road (demolished).



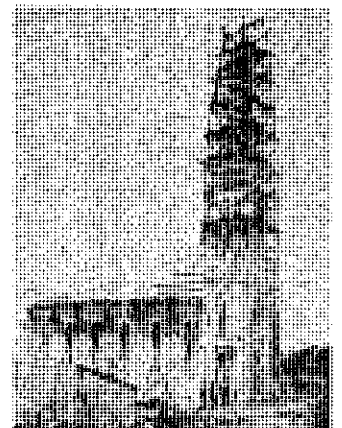
Second James Dunton house, 619 N. Arlington Heights Road



In 1870, the original one-room schoolhouse, situated on the northwest corner of Miner and Evergreen, was replaced by the elementary school on the left. By 1905 an additional building was needed, seen on the right. Both were demolished when North School was completed in 1938.

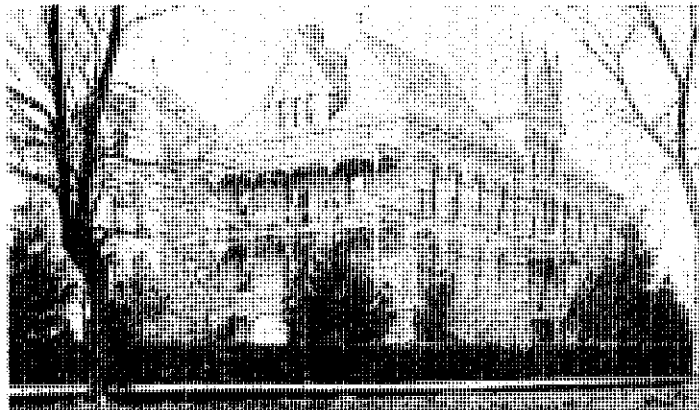


1892 Arlington Heights Railroad Station, pictured in 1915.

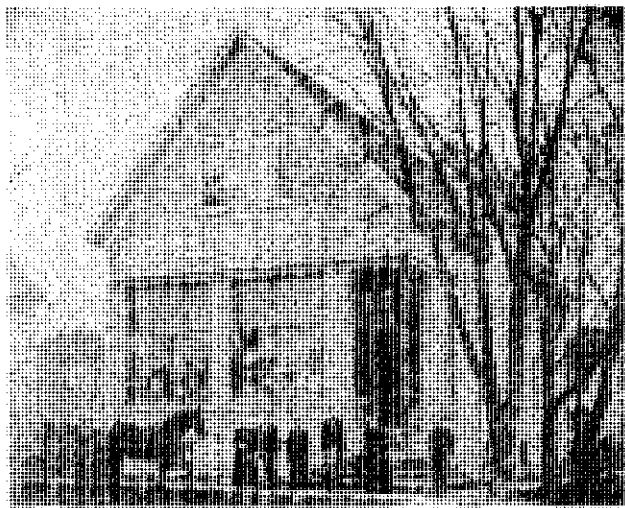


St. Peter's Lutheran Church, under construction in 1881.

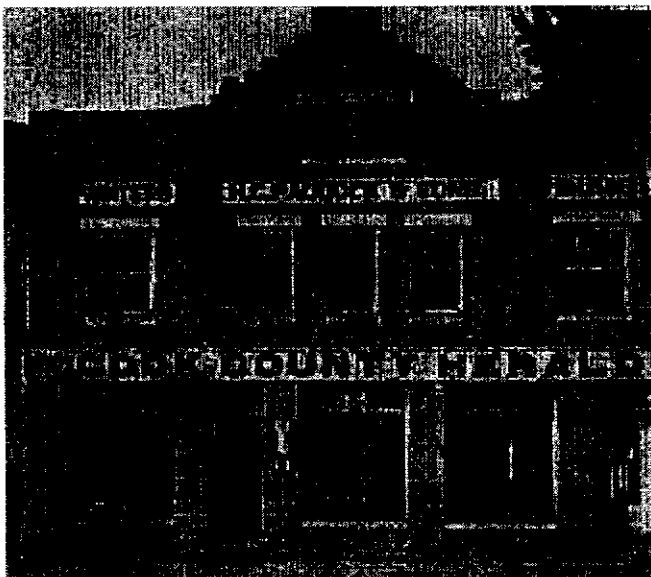




The Altenheim, a Lutheran home for the elderly was built in 1894 where the Elms Shopping Center now stands.



Redeker's Dry Goods, 1 N. Vail. (Now Harry's Restaurant).



The Cook County Herald Building stood at 9 West Davis.

Revival, is completed at 302 N. Highland.

**1887**

Arlington Heights officially incorporates as a village, with a population of 1200 people.

Village hall established at Charles Taae's Hall – 2 N. Dunton Ave. No longer existent.

**1892**

The Altenheim Home for the Aged opens its doors near present day Northwest Highway. It was later incorporated into the Lutheran Home but was demolished.

**1893**

Redeker's Dry Goods Store is built at 1 N. Vail Ave. Building entrance is elevated four feet from street level because of poor drainage, allowing customers to enter the store directly from buggies. Drainage improved and sidewalks were installed in 1902.

**1894**

Library opens in the living room at 310 N. Dunton and is open twice a week. Demolished.

Village organizes a volunteer fire department.

**1899**

Hosea Christian Paddock buys the *Palatine Herald* and the *Cook County Herald*, which become the *Daily Herald* now located at 155 E. Algonquin Rd.

**1900-1945**

**1906**

Muller Carbonated Beverage Company opens new bottling plant at 110-112 W. Fremont.

**1907**

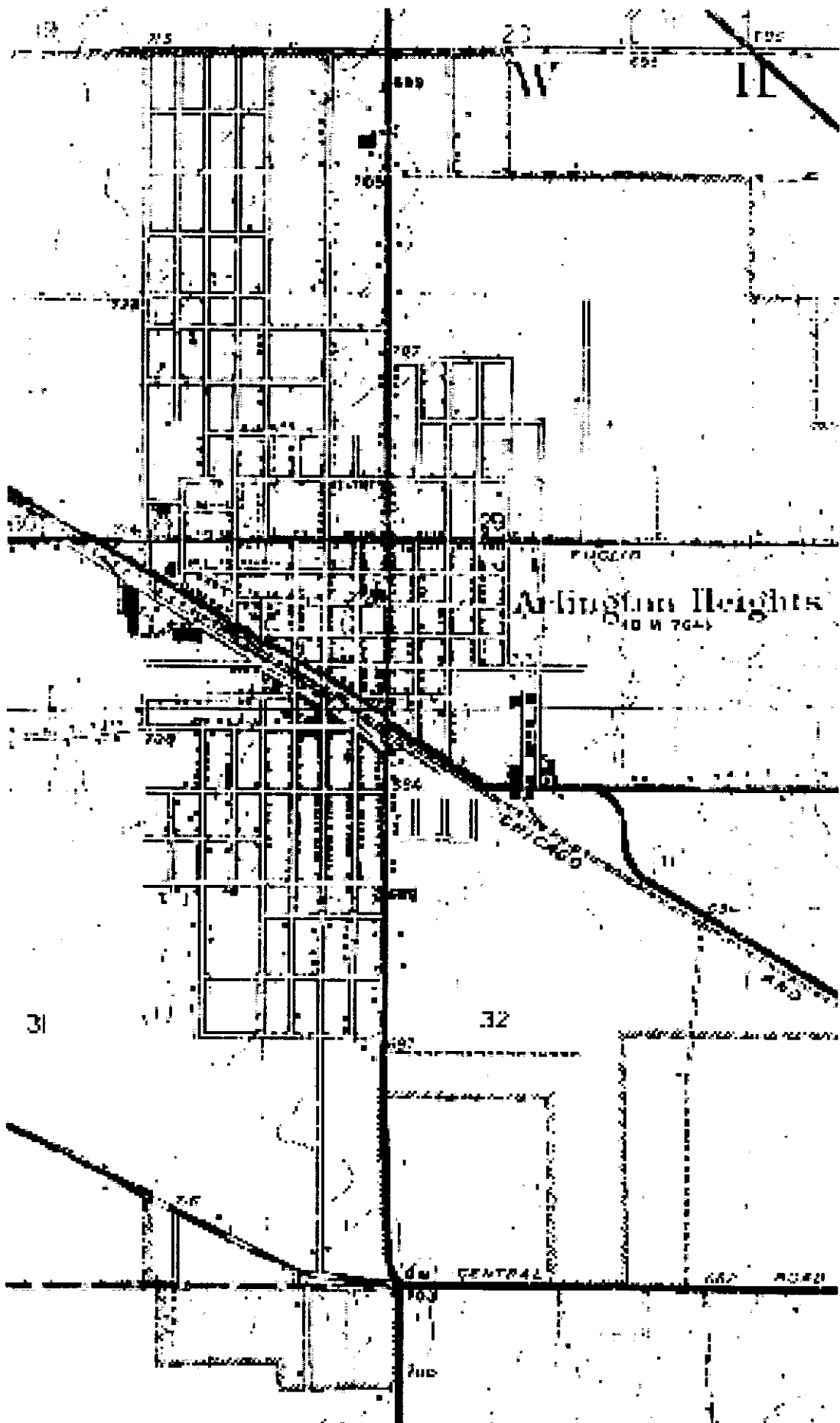
For the first time, Arlington Heights offers high school classes. Classes are held in the grade school building at Miner and Evergreen.

**1908**

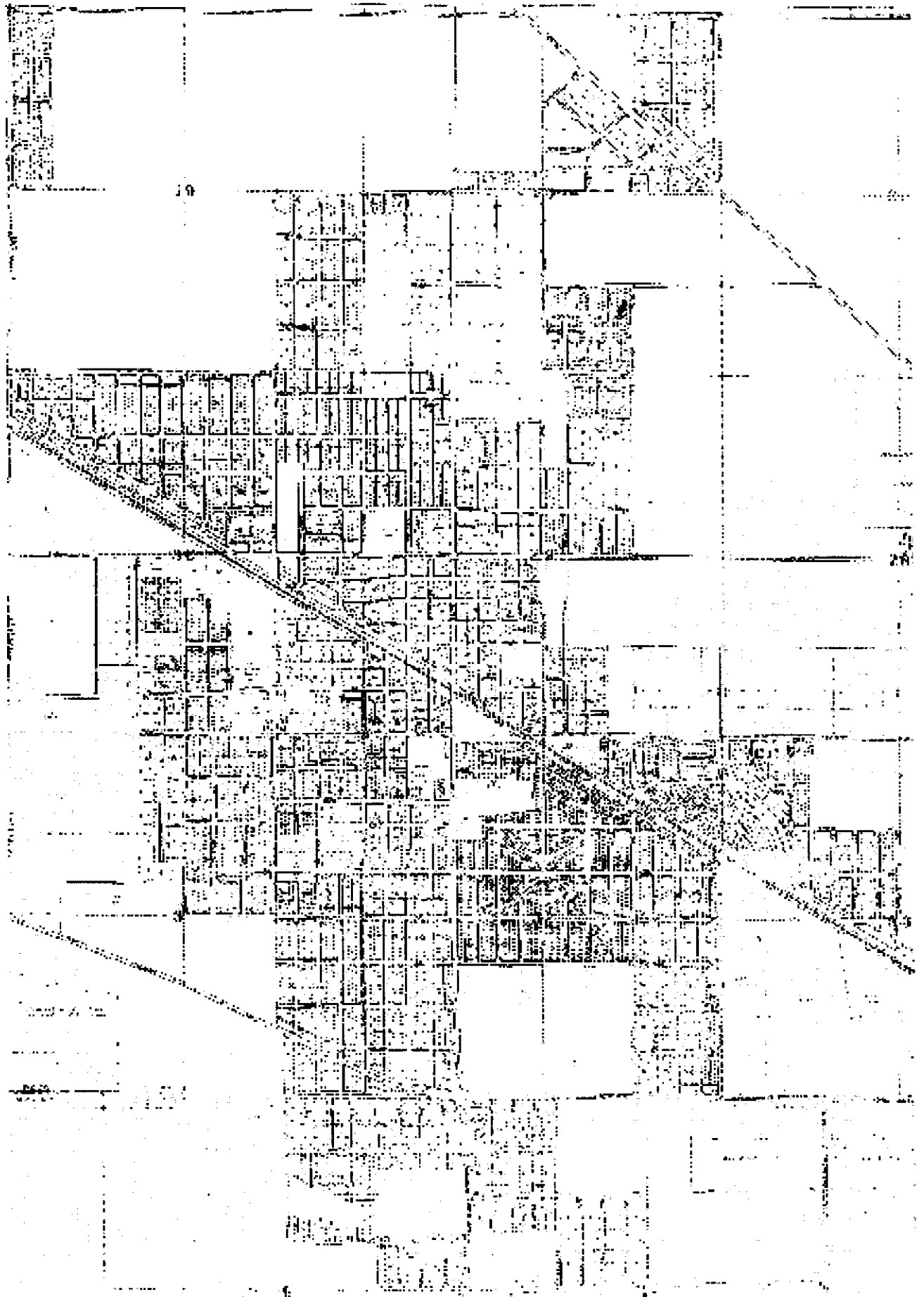
The first architect-designed house in the Village is built for the Banta family 514 N. Vail. This Arts & Crafts style home is now part of the Arlington Heights Historical Museum.

**1913**

Former cheese factory, built in 1861 at 292 N. Arlington Heights Road, is moved to 802 N. Highland Ave. and converted into a residence.



1927 United States Geological Survey of Arlington Heights map of existing structures.



1929 Arlington Heights map showing planned developments, including Scarsdale and Stonegate before the onset of the Great Depression.

**1914**

Women's votes help approve funding for the construction of the first community high school later built in 1922.

**1922**

Work on Illinois Route 14 (Northwest Highway) begins and is completed by 1925.

**1925**

Arlington Heights gets its first movie theater.

**1927**

H.D. "Curley" Brown, an entrepreneur from California, buys 14 farms to build the Arlington Park Racetrack.

**1929**

Scarsdale, Stonegate and Sherwood residential subdivisions constructed. Lots originally sell for \$1,999 to \$3,000. After the stock market crash in October of 1929, lots sell for as low as \$200.

The Tudor style Vail Davis Building is constructed as a prominent downtown commercial and residential building.

**1934**

Works Progress Administration, a New Deal program, begins work on Recreation Park and fieldhouse at 500 E. Miner St.

**1936**

Arlington Park installs an "Eye in the Sky," a high-speed motion picture camera to end disputes at the finish line.

**1939**

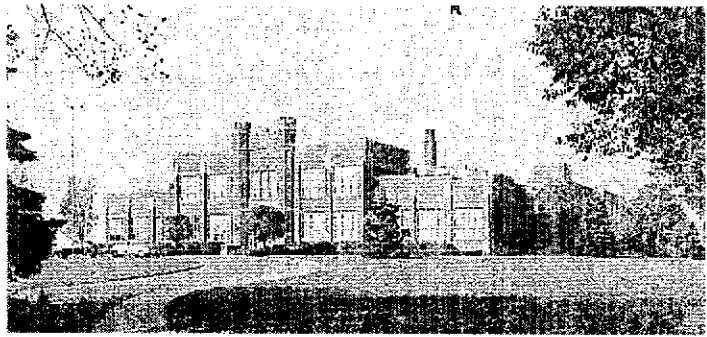
Hawkins & Sawyer families build bomb shelter around 616 S. Burton & 609 S. Belmont.

**1944-47**

A German POW is held in Building H at Navy Airfield, located at Central and Wilke Streets.

**1949**

Building regulations changed for the first time since 1927. The villages adopted the Suburban Building Regulations for Residences.



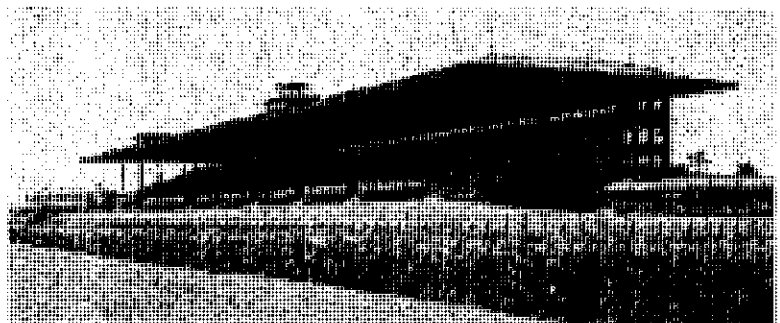
Built in 1922, the Arlington Heights High School closed in 1984 after a contentious battle. It now houses the Arlington Heights Christian School.



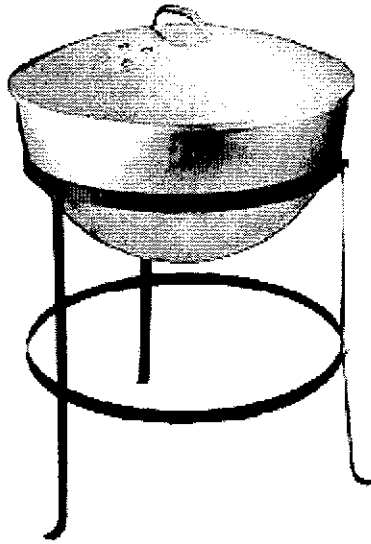
The mixed-use Vail-Davis Building, circa 1928 on the corner of Vail and Davis Sts.



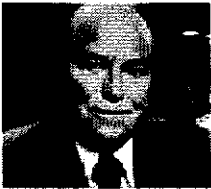
Recreation Fieldhouse was built by the WPA in 1934 and pool installed in 1937.



Arlington Park Racetrack opened in 1928, was severely damaged by fire in 1985 and re-opened after massive rebuilding.



An early Weber Grill, invented in 1951.



Ray Kroc, McDonald's president and the home he resided in at 515 E. Fairview St.



Arlington Heights Municipal Building, completed in 1962.



A growing Arlington Heights builds up, circa 1996.

## 1949

Lustron "kit houses" are approved to be built. Seven lustron homes were built in Arlington Heights, at least three of which remain at 920 N. Vail, 836 N. Dunton and 102 S. Chestnut.

## 1950-Present

### 1950s

Population growth necessitates the construction of eight new schools.

### 1951

George Stephen, Arlington Heights resident and Weber Bros. Metal Works employee invents the Weber Grill. Plant located on N. Hickory St. during this period.

### 1955

Ray Kroc, McDonald's president, lives at at 515 E. Fairview Street in the same year that he opens his first franchise in Des Plaines.

### 1957

A former POW camp is utilized as the Arlington Heights Nike missile site. On October 28, 1960, it is dedicated as the nation's first operational, automatic electronic weapons system.

### 1958

Six blocks of parkland along the railroad tracks is converted to commuter parking.

### 1960

Northwest Tollway opens, opening Arlington Heights onto State Roads.

### 1962

New Village Hall built for \$450,000 at 33 S. Arlington Heights Rd.

### 1967

Largest annexation proposal of 345 acres for 1,400 homes, plus another 40 acres, and 26 acres for parks and schools.

### 1976

Railroad Depot demolished and replaced with new bicentennial depot in the colonial style. Subsequently replaced with depot modeled after original 1892 station.

### 1985

Arlington Park grandstands catch fire and collapse, necessitating massive rebuilding.

## Survey Methodology and Findings

The Historic Resources Survey forms compiled during this class have been incorporated into the Microsoft ACCESS program, as requested by the Arlington Heights Department of Planning and Development. Photographs of the structures surveyed were attached to each record entry for the purposes of further clarification and convenience. The database consists of one table containing 155 fields. These fields include the data generated from the intensive survey and reflect architectural styles and other historic elements.

In the future, this database should be linked with GIS maps to show the location of each structure. Space has been provided on the original survey form for this purpose. This database will continue to grow as future survey projects are undertaken by the Village.

Six teams, each consisting of three graduate students from the School of the Art Institute of Chicago, surveyed selected neighborhoods surrounding the Central Business District of Arlington Heights. Each survey form was assigned a "Form No.," which serves as the primary key. This number applies solely to the database structure and, we hope, will provide for an ability to compare the collected information with other files.

Overall, the vast majority (450) of surveyed buildings were residential properties. Only 34 commercial structures were included. Numerous architectural styles were exhibited within these residential structures. Specifically, the predominant styles were Craftsman at 33%, National Folk at 14%, and Folk Victorian at 8% of the surveyed residential structures. Additionally, the dates of construction vary from pre-1890 through 1970 (the cut off date for surveyed properties). Of all the structures surveyed, 48 structures were recorded as built pre-1890, 83 structures from 1890-1910, 218 structures from 1910-1930, 80 structures from 1930-1950, and 86 structures from 1950-1970.

Each property also was assigned a survey rating code. Thirty-eight of the properties were rated as "Exceptional" (E); 191 properties were rated as "Notable" (N); 242 properties were rated as "Contributing" (C); and 46 properties were "Unranked" (U).

The following spreadsheet delineates survey information by building address, architectural style, date, survey code, listing in the Illinois Historic Structures Survey (ISS), and Arlington Heights Bicentennial Plaque. In addition to this condensed document, a digital copy of the entire database and all necessary links has been given to the village of Arlington Heights. The database has been designed specifically to allow the comparison of data through the examination of field relationships as well as numerical and statistical evaluation. Hard copies of the survey forms are on file with the Arlington Heights Department of Planning and Community Development at the Municipal Building.

# Survey Data Form

<p><b>PHOTO (3"X3")</b></p> <p>GROUP NO. _____</p> <p>ID NO. _____</p>	<p><b>LOCATOR MAP</b></p>	<p>ADDRESS: _____</p> <p>SUBJECT/INITIALS: _____</p> <p>DATE: _____</p> <p>FORM NO. _____</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SURVEY CODE: _____</p>																																			
<p><b>INDIVIDUAL HISTORIC RESOURCE SURVEY</b></p> <p><b>ARLINGTON HEIGHTS, ILLINOIS</b></p>																																					
<p><b>IDENTIFICATION AND DESCRIPTION</b></p> <p>Classification: <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Other _____</p> <p>Historic or Common Name: _____</p> <p>Building Type/Use: <input type="checkbox"/> Single-family residence <input type="checkbox"/> Apartment <input type="checkbox"/> Commercial <input type="checkbox"/> Public building  <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Varnet <input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Check if different from historic use, explain: _____</p> <p>Height (# of stories): _____ Est. Date of Construction: <input type="checkbox"/> pre-1880 <input type="checkbox"/> 1880-1910 <input type="checkbox"/> 1910-1930  <input type="checkbox"/> 1930-1950 <input type="checkbox"/> 1950-1970 <input type="checkbox"/> post 1970</p>																																					
<p><b>Overall Style</b></p> <p><b>Residential</b></p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Stick</td> <td><input type="checkbox"/> Early Victorian</td> <td><input type="checkbox"/> Classical Revival</td> <td><input type="checkbox"/> Monterey</td> <td><input type="checkbox"/> Split-Level</td> </tr> <tr> <td><input type="checkbox"/> Queen Anne</td> <td><input type="checkbox"/> Colonial Revival</td> <td><input type="checkbox"/> Spanish Eclectic</td> <td><input type="checkbox"/> Prairie</td> <td><input type="checkbox"/> Tri-Level</td> </tr> <tr> <td><input type="checkbox"/> Simple</td> <td><input type="checkbox"/> Tudor Revival</td> <td><input type="checkbox"/> French Eclectic</td> <td><input type="checkbox"/> Bungalow</td> <td><input type="checkbox"/> Ranch</td> </tr> <tr> <td><input type="checkbox"/> Post WWII Eclectic</td> <td></td> <td><input type="checkbox"/> Modern</td> <td><input type="checkbox"/> Craftsmen</td> <td><input type="checkbox"/> Other</td> </tr> </table> <p><b>Commercial</b></p> <p><input type="checkbox"/> Colonial Revival <input type="checkbox"/> Classical Revival <input type="checkbox"/> Modern Commercial <input type="checkbox"/> Post WWII  <input type="checkbox"/> Post Modern Commercial <input type="checkbox"/> Other _____</p>			<input type="checkbox"/> Stick	<input type="checkbox"/> Early Victorian	<input type="checkbox"/> Classical Revival	<input type="checkbox"/> Monterey	<input type="checkbox"/> Split-Level	<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Spanish Eclectic	<input type="checkbox"/> Prairie	<input type="checkbox"/> Tri-Level	<input type="checkbox"/> Simple	<input type="checkbox"/> Tudor Revival	<input type="checkbox"/> French Eclectic	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Ranch	<input type="checkbox"/> Post WWII Eclectic		<input type="checkbox"/> Modern	<input type="checkbox"/> Craftsmen	<input type="checkbox"/> Other															
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<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Ornamental Architectural Details (check all that apply)</b></p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> arched</td> <td><input type="checkbox"/> pilasters</td> <td><input type="checkbox"/> columns</td> </tr> <tr> <td><input type="checkbox"/> gables</td> <td><input type="checkbox"/> scrolls</td> <td><input type="checkbox"/> turret or tower</td> </tr> <tr> <td><input type="checkbox"/> quoins</td> <td><input type="checkbox"/> balustrade</td> <td><input type="checkbox"/> half-timber</td> </tr> <tr> <td><input type="checkbox"/> porches</td> <td><input type="checkbox"/> porch</td> <td><input type="checkbox"/> porch-clothes</td> </tr> <tr> <td><input type="checkbox"/> bay window</td> <td><input type="checkbox"/> side window</td> <td><input type="checkbox"/> picture window</td> </tr> <tr> <td><input type="checkbox"/> prominent</td> <td><input type="checkbox"/> chimney</td> <td><input type="checkbox"/> stained glass</td> </tr> <tr> <td><input type="checkbox"/> other: _____</td> <td></td> <td></td> </tr> </table> </td> <td style="width: 50%; 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<p>Alterations/ Additions (indicate type, location on structure, and period of construction, if known)</p> <p>_____</p>																																					
<p>HISTORIC RESOURCES SURVEY          ARLINGTON HEIGHTS, ILLINOIS          2024          1</p>																																					

**Outbuildings**

Garage Location:  Rear  Side  Front  Underground  Other

Garage Description:  Historic  Attached  Detached Number of Cars \_\_\_\_\_

Other Significant Secondary Structures:  Barn  Shed  Cutch House  Other

Tree Coverage (large trees) Number \_\_\_\_\_ Location \_\_\_\_\_

Building Setback:  In line with historic setback line  Not in line with historic setback line

Sidewalks (Y/N):  Yes  No

Describe lot size and other significant landscape features

Additional comments/features

**DOCUMENTATION IN OTHER SERVICES**

Illinois Historic Structures Survey (IHSS):  Yes  No Details \_\_\_\_\_

Arlington Heights Bicentennial Plaque:  Yes  No

**LEGAL DESCRIPTION**

Tax Number: \_\_\_\_\_ Assessor's Parcel Number: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_ Census Tract Number: \_\_\_\_\_

**HISTORICAL INFORMATION**

Original Construction Permit Permit Number: \_\_\_\_\_ File No. \_\_\_\_\_ Block and Page No. \_\_\_\_\_

Date of Permit: \_\_\_\_\_ Final Report: \_\_\_\_\_

Original Owner: \_\_\_\_\_ Subsequent Owners: \_\_\_\_\_

Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

Permit Description: \_\_\_\_\_

**Permits for Alteration and Additions**

**Other Historical Information**

**Sources**

Researcher: \_\_\_\_\_

*(If appropriate, list citation here)*

In the case of potential National Register listing, this property would be:

- Individual Landmark
- Contributing to a District
- Non-contributing, due to:
  - Lack of integrity
  - Property less than 50 years old

HISTORIC ENGINEERING SERVICES  
ARLINGTON HEIGHTS, ILLINOIS  
2014



FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
194	11	N	Arlington Heights	Road	1910-1930	POST WWII COMMERCIAL	C		
195	15	N	Arlington Heights	Road	1950-1970	POST WWII COMMERCIAL	U		
196	201	N	Arlington Heights	Road	1950-1970	POST MODERN COMMERCIAL	N		
198	407	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
223	410	N	Arlington Heights	Road	1890-1910	GOTHIC REVIVAL	E		
199	411	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
200	415	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
201	501	N	Arlington Heights	Road	1930-1950	CRAFTSMAN	C		
202	507	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
222	508	N	Arlington Heights	Road	1950-1970	NEO COLONIAL	C		
221	514	N	Arlington Heights	Road	1910-1930	FOUR SQUARE	N		
224	612	N	Arlington Heights	Road	pre-1890	NATIONAL FOLK	E		
225	616	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	N		
204	619	N	Arlington Heights	Road	pre-1890	ITALIANATE	E	YES	YES
205	621	N	Arlington Heights	Road	1930-1950	DUTCH COLONIAL	E		
206	623	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	E		
226	624	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
207	627	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	E		
208	629	N	Arlington Heights	Road	1910-1930	TUDOR REVIVAL	C		
209	631	N	Arlington Heights	Road	1910-1930	CHICAGO BUNAGLOW	N		YES
227	632	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	C		
210	703	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	C		
228	706	N	Arlington Heights	Road	1930-1950	NATIONAL FOLK	C		
229	712	N	Arlington Heights	Road	1950-1970	SPLIT-LEVEL	U		
230	722	N	Arlington Heights	Road	1930-1950	MINIMAL TRADITIONAL	N		
237	723	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	N		
231	724	N	Arlington Heights	Road	1910-1930	NATIONAL FOLK	C		
248	727	N	Arlington Heights	Road	1950-1970	CAPE COD	N		
232	730	N	Arlington Heights	Road	1890-1910	NATIONAL FOLK	N		
233	737	N	Arlington Heights	Road	1910-1930	CHICAGO BUNAGLOW	N		
234	738	N	Arlington Heights	Road	1910-1930	FOLK VICTORIAN	N		
239	811	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
245	815	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
247	821	N	Arlington Heights	Road	1890-1910	CLASSICAL REVIVAL	C		
240	830	N	Arlington Heights	Road	1930-1950	CAPE COD	N		
255	831	N	Arlington Heights	Road	1890-1910	CLASSICAL REVIVAL (RELIGIOUS)	E		
243	834	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	C		
250	837	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	N		
236	838	N	Arlington Heights	Road	1910-1930	FOLK VICTORIAN	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
251	840	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
235	841	N	Arlington Heights	Road	1930-1950	CLASSICAL REVIVAL	N		
238	842	N	Arlington Heights	Road	1950-1970	RANCH	U		
252	900	N	Arlington Heights	Road	1950-1970	RANCH	N		
246	904	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	C		
244	905	N	Arlington Heights	Road	1910-1930	TUDOR REVIVAL	C		
242	1004	N	Arlington Heights	Road	1930-1950	FOUR SQUARE	C		
254	1005	N	Arlington Heights	Road	1890-1910	FOLK VICTORIAN	E	YES	
241	1030	N	Arlington Heights	Road	1910-1930	CRAFTSMAN	C		
253	1040	N	Arlington Heights	Road	1930-1950	NEO COLONIAL	C		
249	800-820	N	Arlington Heights	Road	1950-1970	ELECTIC COMMERCIAL	N		
203	515	N	Arlington Heights	Road	1910-1930	SPANISH ECLECTIC	N		
460	12	N	Belmont	Avenue	1930-1950	ART DECO	N		
470	15	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
469	17	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
468	18	S	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
467	22	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
466	24	N	Belmont	Avenue	1910-1930	DUTCH COLONIAL	C		
465	28	N	Belmont	Avenue	1910-1930	FRENCH ECLECTIC	N		
464	32	N	Belmont	Avenue	1910-1930	NATIONAL FOLK	C		
463	38	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
462	102	N	Belmont	Avenue	1890-1910	NATIONAL FOLK	C		
461	108	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
459	202	N	Belmont	Avenue	1910-1930	FOUR SQUARE	C		
455	203	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
483	204	N	Belmont	Avenue	pre-1890	COLONIAL REVIVAL	C		
456	207	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
457	211	N	Belmont	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
484	212	N	Belmont	Avenue	1910-1930	COLONIAL REVIVAL	C		
458	216	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
454	303	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
453	307	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
450	308	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
449	310	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
452	311	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
451	315	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
448	316	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
447	402	N	Belmont	Avenue	1910-1930	COLONIAL REVIVAL	C		
446	403	N	Belmont	Avenue	1910-1930	TUDOR REVIVAL	N		
441	408	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
445	411	N	Belmont	Avenue	1910-1930	FRENCH ECLECTIC	N		
442	412	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
444	415	N	Belmont	Avenue	1910-1930	CRAFTSMAN	N		
443	416	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
439	503	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
440	507	N	Belmont	Avenue	1910-1930	CRAFTSMAN	C		
514	13	W	Campbell	Street	1890-1910	CHICAGO COMMERCIAL	C		
501	17	E	Campbell	Street	1950-1970	POST MODERN COMMERCIAL	C		
500	25	E	Campbell	Street	1950-1970	COLONIAL REVIVAL COMMERCIAL	U		
334	302	W	Campbell	Street	1950-1970	ECLECTIC COMMERCIAL	U		
308	307	W	Campbell	Street	1930-1950	MINIMAL TRADITIONAL	U		
282	309	W	Campbell	Street	1890-1910	NATIONAL FOLK	N		
331	320	W	Campbell	Street	1950-1970	POST MODERN	U		
105	402	W	Campbell	Street	1890-1910	QUEEN ANNE	E	YES	
281	405	W	Campbell	Street	1890-1910	NATIONAL FOLK	N		
325	408	W	Campbell	Street	1890-1910	NATIONAL FOLK	C		
332	409	W	Campbell	Street	1950-1970	RANCH	U		
278	411	W	Campbell	Street	1910-1930	CRAFTSMAN	N		
280	412	W	Campbell	Street	1910-1930	NATIONAL FOLK	N		
266	413	W	Campbell	Street	1890-1910	FOLK VICTORIAN	N		
277	414	W	Campbell	Street	1930-1950	CRAFTSMAN	N		
265	417	W	Campbell	Street	1950-1970	RANCH	N		
279	418	W	Campbell	Street	1930-1950	ENGLISH COTTAGE	N		
268	421	W	Campbell	Street	1910-1930	CRAFTSMAN	N		
267	502	W	Campbell	Street	1890-1910	FOLK VICTORIAN	C		
311	508	W	Campbell	Street	1950-1970	NEO COLONIAL	U		
326	512	W	Campbell	Street	1910-1930	CRAFTSMAN	C		
503	1-3	E	Campbell	Street	1930-1950	POST MODERN COMMERCIAL	C		
502	5-13	E	Campbell	Street	1910-1930	ECLECTIC COMMERCIAL	N		
513	9-13	W	Campbell	Street	1930-1950	ECLECTIC COMMERCIAL	N		
515	10-12	W	Campbell	Street	1930-1950				
516	14-16	W	Campbell	Street	1930-1950	CHICAGO COMMERCIAL	C		
314	407	N	Chestnut	Avenue	1910-1930	FOUR SQUARE	C		
014	612	N	Chestnut	Avenue	1910-1930	CRAFTSMAN	N		
075	614	N	Chestnut	Avenue	pre-1890	FOLK VICTORIAN	C		
097	623	N	Chestnut	Avenue	1910-1930	COLONIAL REVIVAL	U		
023	625	N	Chestnut	Avenue	1890-1910	NATIONAL FOLK	N		
021	626	N	Chestnut	Avenue	1890-1910	QUEEN ANNE	E		
091	628	N	Chestnut	Avenue	1910-1930	FOUR SQUARE	C		
092	629	N	Chestnut	Avenue	1910-1930	CRAFTSMAN	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
064	631	N	Chestnut	Avenue	1910-1930	FOLK VICTORIAN	C		
113	635	N	Chestnut	Avenue	pre-1890	FOLK VICTORIAN	N		
315	401-403	N	Chestnut	Avenue	1890-1910	COLONIAL REVIVAL	N		
316	402-404	N	Chestnut	Avenue	pre-1890	COLONIAL REVIVAL	C		
509	25	W	Davis	Street	1910-1930	TUDOR REVIVAL	E		
510	3-7	W	Davis	Street	1910-1930	CHICAGO COMMERCIAL	N		
391	216	N	Douglas	Avenue	1950-1970	NATIONAL FOLK	N		
392	304	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
404	305	N	Douglas	Avenue	1910-1930	NATIONAL FOLK	C		
393	312	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
394	316	N	Douglas	Avenue	1910-1930	CRAFTSMAN	N		
395	402	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
396	404	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
403	409	N	Douglas	Avenue	1950-1970	CAPE COD	C		
397	410	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
402	413	N	Douglas	Avenue	1950-1970	CAPE COD	C		
398	416	N	Douglas	Avenue	1910-1930	CRAFTSMAN	C		
401	419	N	Douglas	Avenue	1950-1970	CAPE COD	C		
400	425	N	Douglas	Avenue	1950-1970	CAPE COD	C		
399	501	N	Douglas	Avenue	1950-1970	MINIMAL TRADITIONAL	N		
511	10	S	Dunton	Avenue	1890-1910	ECLECTIC COMMERCIAL	N		
505	44	S	Dunton	Avenue	1930-1950	COLONIAL REVIVAL COMMERCIAL	U		
320	109	S	Dunton	Avenue	1910-1930	NATIONAL FOLK	N		
120	113	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
143	117	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
149	121	S	Dunton	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
150	122	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
154	125	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
124	125	S	Dunton	Avenue	1930-1950	RANCH	N		
151	126	S	Dunton	Avenue	1910-1930	FOUR SQUARE	N		
152	127	S	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
179	201	S	Dunton	Avenue	pre-1890	FOLK VICTORIAN	C		
178	205	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
186	206	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
185	208	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	U		
176	209	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
130	210	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	N		
153	210	S	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
136	212	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
159	214	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
181	214	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
177	217	S	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
158	218	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		
187	219	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
156	220	N	Dunton	Avenue	1930-1950	POST WWII COMMERCIAL	C		
137	222	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
180	223	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
138	226	S	Dunton	Avenue	1930-1950	CRAFTSMAN	N		
174	234	S	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
175	235	S	Dunton	Avenue	pre-1890	NATIONAL FOLK	C		
122	302	N	Dunton	Avenue	pre-1890	GOthic REVIVAL	E		
116	407	N	Dunton	Avenue	pre-1890	QUEEN ANNE	E	YES	
144	411	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
117	505	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	E	YES	YES
072	608	N	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
219	609	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	N	YES	
079	612	N	Dunton	Avenue	1890-1910	FOLK VICTORIAN	C		
077	616	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	C		
095	617	N	Dunton	Avenue	1910-1930	CRAFTSMAN	U		
069	630	N	Dunton	Avenue	1890-1910	QUEEN ANNE	C		
218	631	N	Dunton	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
035	648	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
006	702	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	E		
001	706	N	Dunton	Avenue	pre-1890	FOLK VICTORIAN	E		
055	711	N	Dunton	Avenue	1890-1910	FOLK VICTORIAN	N		
009	716	N	Dunton	Avenue	pre-1890	ITALIANATE	E	YES	
053	717	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
041	722	N	Dunton	Avenue	pre-1890	NATIONAL FOLK	N		
088	723	N	Dunton	Avenue	1890-1910	CRAFTSMAN	C		
087	726	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	C		
036	728	N	Dunton	Avenue	1910-1930	CHICAGO BUNAGLOW	N		
052	735	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	N		
011	802	N	Dunton	Avenue	1950-1970	RANCH	N		
090	803	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
016	805	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
004	810	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
051	811	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
022	815	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
065	816	N	Dunton	Avenue	1910-1930	FRENCH ECLECTIC	U		
040	820	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY	ISS	BICENTENNIAL PLAQUE
024	823	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
089	824	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
015	827	N	Dunton	Avenue	1910-1930	SPANISH ECLECTIC	N		
076	828	N	Dunton	Avenue	1910-1930	CUBE	U		
220	829	N	Dunton	Avenue	1910-1930	TUDOR REVIVAL	N		
019	830	N	Dunton	Avenue	1910-1930	FRENCH ECLECTIC	N		
003	836	N	Dunton	Avenue	1950-1970	LUSTRON	E		
067	901	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	N		
062	903	N	Dunton	Avenue	1910-1930	COLONIAL REVIVAL	C		
094	904	N	Dunton	Avenue	1890-1910	CRAFTSMAN	C		
034	908	N	Dunton	Avenue	pre-1890	QUEEN ANNE	N		
010	911	N	Dunton	Avenue	1910-1930	CAPE COD	N		
033	912	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
081	915	N	Dunton	Avenue	1910-1930	MINIMAL TRADITIONAL	C		
093	918	N	Dunton	Avenue	1910-1930	FOUR SQUARE	C		
080	921	N	Dunton	Avenue	1950-1970	RANCH	N		
086	922	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	C		
007	923	N	Dunton	Avenue	1910-1930	CRAFTSMAN	N		
085	925	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
102	926	N	Dunton	Avenue	1950-1970	QUEEN ANNE	N		
005	930	N	Dunton	Avenue	1950-1970	SPLIT-LEVEL	C		
013	934	N	Dunton	Avenue	1950-1970	RANCH	U		
045	940	N	Dunton	Avenue	1910-1930	CRAFTSMAN	C		
083	941	N	Dunton	Avenue	1910-1930	COLONIAL REVIVAL	C		
046	1001	W	Dunton	Avenue	1890-1910	FOLK VICTORIAN	N		
498	1007	N	Dunton	Avenue	1930-1950	COLONIAL REVIVAL	U		
012	1008	N	Dunton	Avenue	1950-1970	RANCH	N		
063	1012	N	Dunton	Avenue	1950-1970	RANCH	N		
082	1015	N	Dunton	Avenue	1950-1970	RANCH	N		
098	1018	N	Dunton	Avenue	1950-1970	RANCH	U		
017	1021	N	Dunton	Avenue	1950-1970	RANCH	C		
512	2-8	N	Dunton	Avenue	1950-1970	POST WWII	C		
504	10-12	S.	Dunton	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
506	41-45	S	Dunton	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
068	630-648	N	Dunton	Avenue	1890-1910	QUEEN ANNE	C		
084	915-921	N	Dunton	Avenue	1890-1910	NATIONAL FOLK	C		
312	106	W	Eastman	Street	1950-1970	POST WWII	C		
330	116	W	Eastman	Street	1950-1970	POST MODERN COMMERCIAL	C		
340	2	W	Euclid	Avenue	pre-1890	NATIONAL FOLK	E		YES
369	8	E	Euclid	Avenue	1910-1930	CUBE	U		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
370	8	W	Euclid	Avenue	1910-1930	NATIONAL FOLK	C		
378	14	W	Euclid	Avenue	1950-1970	NEO COLONIAL	C		
363	16	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
355	102	W	Euclid	Avenue	1930-1950	CLASSICAL REVIVAL	C		
337	104	E	Euclid	Avenue	pre-1890	NATIONAL FOLK	E		
361	108	E	Euclid	Avenue	pre-1890	FOUR SQUARE	C		
382	110	E	Euclid	Avenue	pre-1890	FOUR SQUARE	U		
367	112	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
344	114	E	Euclid	Avenue	pre-1890	QUEEN ANNE	E		
385	116	E	Euclid	Avenue	1910-1930	NATIONAL FOLK	N		
336	116	W	Euclid	Avenue	pre-1890	FOLK VICTORIAN	E		YES
343	121	W	Euclid	Avenue	1890-1910	FOUR SQUARE	E		
366	201	W	Euclid	Avenue	1910-1930	FOUR SQUARE	C		
376	202	W	Euclid	Avenue	1910-1930	FOLK VICTORIAN	C		
365	203	W	Euclid	Avenue	1890-1910	FOUR SQUARE	C		
368	204	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
384	205	E	Euclid	Avenue	1950-1970	COLONIAL REVIVAL	U		
339	207	W	Euclid	Avenue	1890-1910	NATIONAL FOLK	N		
387	208	E	Euclid	Avenue	1930-1950	COLONIAL REVIVAL	U		
358	209	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
360	212	E	Euclid	Avenue	1930-1950	COLONIAL REVIVAL	C		
383	215	E	Euclid	Avenue	1930-1950	CRAFTSMAN	C		
359	216	E	Euclid	Avenue	1930-1950	TUDOR REVIVAL	N		
379	300	E	Euclid	Avenue	pre-1890	QUEEN ANNE	C		
375	301	E	Euclid	Avenue	1890-1910	FOUR SQUARE	C		
371	302	W	Euclid	Avenue	1890-1910	QUEEN ANNE	C		
341	304	E	Euclid	Avenue	1890-1910	FOUR SQUARE	E		
354	305	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
350	306	E	Euclid	Avenue	1890-1910	NATIONAL FOLK	N		
357	306	W	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
342	308	W	Euclid	Avenue	pre-1890	SHINGLE	E	YES	
353	309	E	Euclid	Avenue	1890-1910	FOUR SQUARE	N		
381	312	W	Euclid	Avenue	1910-1930	FOLK VICTORIAN	U		
349	315	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
364	315	W	Euclid	Avenue	1930-1950	CAPE COD	C		
345	316	E	Euclid	Avenue	pre-1890	NATIONAL FOLK	N		
388	317	W	Euclid	Avenue	1950-1970	MINIMAL TRADITIONAL	C		
389	321	W	Euclid	Avenue	1950-1970	MINIMAL TRADITIONAL	U		
380	325	W	Euclid	Avenue	1930-1950	CRAFTSMAN	U		
351	331	W	Euclid	Avenue	1910-1930	CRAFTSMAN	N		

FORM #	ADDRESS NUMBER	DIR.	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
347	408	E	Euclid	Avenue	1950-1970	CLASSICAL REVIVAL	C		
374	409	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
352	413	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
348	416	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
362	500	E	Euclid	Avenue	1890-1910	ITALIANATE	C		
373	501	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
346	507	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
372	511	E	Euclid	Avenue	1910-1930	CRAFTSMAN	C		
356	515	E	Euclid	Avenue	1910-1930	CRAFTSMAN	N		
377	516	E	Euclid	Avenue	1910-1930	COLONIAL REVIVAL	C		
338	3-7	E	Euclid	Avenue	pre-1890	CLASSICAL REVIVAL	C		
386	400-402	E	Euclid	Avenue	1890-1910	QUEEN ANNE	C		
145	308	N	Evergreen	Avenue	1950-1970	POST WWII	N		
168	408	N	Evergreen	Avenue	1930-1950	DUTCH COLONIAL REVIVAL	C		
155	409	N	Evergreen	Avenue	1910-1930	FOLK VICTORIAN	C		
140	411	N	Evergreen	Avenue	1890-1910	FOLK VICTORIAN	N	YES	
123	412	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N	YES	
170	414	N	Evergreen	Avenue	pre-1890	FOLK VICTORIAN	C		
121	415	N	Evergreen	Avenue	1890-1910	QUEEN ANNE	N		
147	502	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N		
171	503	N	Evergreen	Avenue	1910-1930	NATIONAL FOLK	C		
169	507	N	Evergreen	Avenue	1910-1930	FOLK VICTORIAN	C		
146	508	N	Evergreen	Avenue	1910-1930	CRAFTSMAN	N		
114	510	N	Evergreen	Avenue	1890-1910	FOLK VICTORIAN	E	YES	
166	511	N	Evergreen	Avenue	1930-1950	CRAFTSMAN	C		
167	514	N	Evergreen	Avenue	1890-1910	NATIONAL FOLK	C		
115	515	N	Evergreen	Avenue	pre-1890	QUEEN ANNE	E		
499	70-90	S	Evergreen	Avenue	1930-1950	POST MODERN COMMERCIAL	U		
184	Park	N	Evergreen	Avenue	POST 1970	PARK	U		
110	110	W	Fremont	Street	pre-1890	ITALIANATE	E		
290	114	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
495	121	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
293	203	W	Fremont	Street	1910-1930	FOUR SQUARE	N		
288	204	W	Fremont	Street	1890-1910	CRAFTSMAN	C		
108	208	W	Fremont	Street	pre-1890	FOLK VICTORIAN	E		
310	209	W	Fremont	Street	1930-1950	SPLIT-LEVEL	U		
328	210	W	Fremont	Street	1950-1970	NEO COLONIAL	U		
107	212	W	Fremont	Street	pre-1890	FOLK VICTORIAN	N		
313	213	W	Fremont	Street	1910-1930	CRAFTSMAN	C		
289	214	W	Fremont	Street	pre-1890	NATIONAL FOLK	C		



FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
497	215	W	Fremont	Street	pre-1890	NATIONAL FOLK	C		
109	216	W	Fremont	Street	pre-1890	FRENCH ECLECTIC	C		
275	300	W	Fremont	Street	1890-1910	CRAFTSMAN	E		
317	306	W	Fremont	Street	1890-1910	COLONIAL REVIVAL	C		
318	310	W	Fremont	Street	1890-1910	ECLECTIC COMMERCIAL	C		
285	316	W	Fremont	Street	1930-1950	MINIMAL TRADITIONAL	N		
104	320	W	Fremont	Street	pre-1890	FOLK VICTORIAN	E	YES	
286	402	W	Fremont	Street	1930-1950	MINIMAL TRADITIONAL	N		
103	406	W	Fremont	Street	pre-1890	QUEEN ANNE	E		
295	205 or 207	W	Fremont	Street	1890-1910	NATIONAL FOLK	C		
417	203	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
410	204	N	Haddow	Avenue	1930-1950	FOUR SQUARE	N		
416	207	N	Haddow	Avenue	1890-1910	FOLK VICTORIAN	C		
411	208	N	Haddow	Avenue	1910-1930	FOUR SQUARE	C		
415	211	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
412	212	N	Haddow	Avenue	1910-1930	DUTCH COLONIAL	N		
414	215	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
413	216	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
409	303	N	Haddow	Avenue	1910-1930	DUTCH COLONIAL	N		
405	304	N	Haddow	Avenue	1910-1930	COLONIAL REVIVAL	N		
407	307	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
406	311	N	Haddow	Avenue	1910-1930	CAPE COD	N		
408	312	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
432	403	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
430	404	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
433	407	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
431	408	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
429	414	N	Haddow	Avenue	1910-1930	CRAFTSMAN	N		
434	415	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
436	502	N	Haddow	Avenue	1910-1930	CRAFTSMAN	N		
437	503	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
435	506	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
438	507	N	Haddow	Avenue	1910-1930	CRAFTSMAN	C		
048	11	W	Hawthorne	Street	1950-1970	RANCH	C		
030	414	W	Hawthorne	Street	1930-1950	CRAFTSMAN	N		
217	3	E	Hawthorne	Street	1890-1910	FOLK VICTORIAN	C		
216	5	E	Hawthorne	Street	1890-1910	NATIONAL FOLK	C		
215	9	E	Hawthorne	Street	1890-1910	FOLK VICTORIAN	C		
214	11	E	Hawthorne	Street	1930-1950	COTTAGE	C		
213	101	E	Hawthorne	Street	1930-1950	TUDOR REVIVAL	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
212	103	E	Hawthorne	Street	1910-1930	CRAFTSMAN	N		
211	105	E	Hawthorne	Street	1910-1930	NATIONAL FOLK	C		
020	107	W	Hawthorne	Street	1950-1970	RANCH	N		
099	108	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	U		
049	202	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	N		
026	212	W	Hawthorne	Street	1910-1930	GARAGE	C		
073	304	W	Hawthorne	Street	1950-1970	MINIMAL TRADITIONAL	C		
071	311	W	Hawthorne	Street	1910-1930	NATIONAL FOLK	C		
042	312	W	Hawthorne	Street	1930-1950	FRENCH ECLECTIC	N		
018	315	W	Hawthorne	Street	1910-1930	TUDOR REVIVAL	N		
050	316	W	Hawthorne	Street	1930-1950	MINIMAL TRADITIONAL	N		
025	319	W	Hawthorne	Street	1910-1930	TUDOR REVIVAL	N		
070	321	W	Hawthorne	Street	1910-1930	CRAFTSMAN	U		
056	403	W	Hawthorne	Street	1910-1930	CHICAGO BUNAGLOW	N		
060	404	W	Hawthorne	Street	1930-1950	COLONIAL REVIVAL	N		
078	405	W	Hawthorne	Street	1930-1950	TUDOR REVIVAL	C		
059	417	W	Hawthorne	Street	1910-1930	CRAFTSMAN	N		
066	421	W	Hawthorne	Street	1890-1910	NATIONAL FOLK	C		
096	612	N	Highland	Avenue	1950-1970	RANCH	U		
057	617	N	Highland	Avenue	1950-1970	RANCH	N		
058	620	N	Highland	Avenue	pre-1890	QUEEN ANNE	N		
101	623	N	Highland	Avenue	1930-1950	NEO COLONIAL	U		
061	624	N	Highland	Avenue	1890-1910	COLONIAL REVIVAL	C		
031	628	N	Highland	Avenue	1910-1930	FOUR SQUARE	N		
032	631	N	Highland	Avenue	1930-1950	RANCH	N		
100	633	N	Highland	Avenue	1950-1970	NEO COLONIAL	U		
002	638	N	Highland	Avenue	pre-1890	QUEEN ANNE	E	YES	
008	642	N	Highland	Avenue	1910-1930	PRAIRIE	N		
054	635	N	Higland	Avenue	1910-1930	FRENCH ECLECTIC	N		
119	13	E	Miner	Street	pre-1890	NATIONAL FOLK	N		
190	15	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
125	17	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
148	19	E	Miner	Street	1930-1950	POST WWII COMMERCIAL	N		
390	500	E	Miner	Street	1930-1950	TUDOR REVIVAL	E		
309	1	S	Mitchell	Avenue	1950-1970	COLONIAL REVIVAL	C		
074	309	N	Mueller	Avenue	1930-1950	MINIMAL TRADITIONAL	C		
037	314	W	Mueller	Avenue	1890-1910	FOLK VICTORIAN	N	YES	
038	315	W	Mueller	Avenue	1950-1970	RANCH	U		
043	318	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
039	319	W	Mueller	Avenue	1930-1950	RANCH	C		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
047	402	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
044	405	W	Mueller	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
027	406	W	Mueller	Avenue	1890-1910	NATIONAL FOLK	N		
028	410	W	Mueller	Avenue	1950-1970	SPLIT-LEVEL	C		
029	414	W	Mueller	Avenue	1930-1950	CLASSICAL REVIVAL	N		
126	12	W	Northwest	Highway	1930-1950	TUDOR REVIVAL	N		
129	26	N	Northwest	Highway	1930-1950	TUDOR REVIVAL	C		
324	132	W	Northwest	Highway	1930-1950	ECLECTIC COMMERCIAL	U		
494	300	E	Northwest	Highway	1930-1950	CLASSICAL REVIVAL COMMERCIAL	U		
291	300	W	Northwest	Highway	1950-1970	POST WWII COMMERCIAL	N		
292	400	W	Northwest	Highway	1930-1950	ECLECTIC COMMERCIAL	N		
517	2-10	W	Northwest	Highway	1930-1950	POST MODERN COMMERCIAL	E		
128	24-20	N	Northwest	Highway	1930-1950	TUDOR REVIVAL	C		
329	303	W	Park	Place	1950-1970	POST WWII ECLECTIC	U		
287	307	W	Park	Place	1910-1930	CRAFTSMAN	N		
106	309	W	Park	Place	pre-1890	FOLK VICTORIAN	E	YES	
276	315-315B	W	Park	Place	1890-1910	MINIMAL TRADITIONAL	C		
424	9	N	Pine	Avenue	1890-1910	CRAFTSMAN	C		
427	10	N	Pine	Avenue	1930-1950	COLONIAL REVIVAL	N		
425	13	N	Pine	Avenue	1910-1930	FOUR SQUARE	N		
426	19	N	Pine	Avenue	1910-1930	FOUR SQUARE	N		
493	23	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
492	25	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
491	103	N	Pine	Avenue	1890-1910	NATIONAL FOLK	C		
489	112	N	Pine	Avenue	1930-1950	MINIMAL TRADITIONAL	U		
490	113	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
482	115	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
488	116	N	Pine	Avenue	1930-1950	CRAFTSMAN	C		
428	202	N	Pine	Avenue	1950-1970	RANCH	U		
487	203	N	Pine	Avenue	pre-1890	NATIONAL FOLK	C		
486	206	N	Pine	Avenue	1890-1910	NATIONAL FOLK	C		
423	207	N	Pine	Avenue	1950-1970	CONTEMPORARY	N		
422	209	N	Pine	Avenue	1890-1910	NATIONAL FOLK	N		
421	215	N	Pine	Avenue	1890-1910	QUEEN ANNE	C		
420	303	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
419	305	N	Pine	Avenue	1910-1930	CRAFTSMAN	N		
485	310	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
418	311	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
472	314	N	Pine	Avenue	1910-1930	CRAFTSMAN	N		
471	315	N	Pine	Avenue	1910-1930	CHICAGO BUNAGLOW	N		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
477	401	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
476	402	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
475	406	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
478	407	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
474	410	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
479	411	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
480	415	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
473	416	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
481	506	N	Pine	Avenue	1910-1930	CRAFTSMAN	C		
269	1	S	Ridge	Avenue	1950-1970	CUBE	N		
304	2	S	Ridge	Avenue	1950-1970	CUBE	N		
270	5	N	Ridge	Avenue	1950-1970	MANSARD	N		
271	5	S	Ridge	Avenue	1950-1970	CUBE	N		
303	6	S	Ridge	Avenue	1950-1970	CUBE	C		
272	9	S	Ridge	Avenue	1950-1970	CUBE	N		
327	10	S	Ridge	Avenue	1950-1970	CUBE	C		
305	13	S	Ridge	Avenue	1950-1970	CUBE	C		
496	14	S	Ridge	Avenue	1950-1970	CUBE	C		
306	17	S	Ridge	Avenue	1950-1970	CUBE	C		
274	18	S	Ridge	Avenue	1950-1970	CUBE	N		
299	21	S	Ridge	Avenue	1950-1970	CUBE	C		
307	22	S	Ridge	Avenue	1950-1970	CUBE	C		
273	25	S	Ridge	Avenue	1950-1970	CUBE	C		
333	26	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
260	29	S	Ridge	Avenue	1950-1970	CUBE	N		
296	30	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
300	33	S	Ridge	Avenue	1950-1970	CUBE	C		
298	34	S	Ridge	Avenue	1950-1970	CUBE	C		
261	37	S	Ridge	Avenue	1950-1970	CUBE	N		
297	38	S	Ridge	Avenue	1950-1970	NEO COLONIAL	U		
263	41	S	Ridge	Avenue	1950-1970	CUBE	C		
262	45	S	Ridge	Avenue	1950-1970	CUBE	C		
264	46	S	Ridge	Avenue	1950-1970	CUBE	N		
284	116	W	St. James	Street	1910-1930	CRAFTSMAN	N		
323	200	W	St. James	Street	1930-1950	CAPE COD	N		
197	204	E	St. James	Street	1930-1950	CRAFTSMAN	N		
283	204	W	St. James	Street	1890-1910	FOUR SQUARE	N		
322	206	W	St. James	Street	1910-1930	CRAFTSMAN	C		
321	208	W	St. James	Street	1910-1930	CRAFTSMAN	C		
112	1	N	Vail	Avenue	pre-1890	FOLK VICTORIAN	E		

FORM #	ADDRESS NUMBER	DIR	STREET NAME	STREET TYPE	EST. DATE	STYLE	SURVEY CODE	ISS	BICENTENNIAL PLAQUE
507	44	S	Vail	Avenue	1950-1970	POST MODERN COMMERCIAL	C		
182	105	S	Vail	Avenue	1890-1910	FOLK VICTORIAN	C		
141	110	S	Vail	Avenue	1890-1910	NATIONAL FOLK	N		
157	111	S	Vail	Avenue	1930-1950	RANCH	C		
118	116	S	Vail	Avenue	1890-1910	FOLK VICTORIAN	N		
142	124	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
161	126	S	Vail	Avenue	1890-1910	NATIONAL FOLK	C		
127	129	S	Vail	Avenue	1910-1930	NATIONAL FOLK	N		
134	130	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
173	132	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
160	133	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
192	135	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
133	202	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
191	206	S	Vail	Avenue	1910-1930	CHICAGO BUNAGLOW	C		
189	207	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
188	209	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
132	210	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
164	213	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
193	214	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
162	218	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
163	224	S	Vail	Avenue	1930-1950	CRAFTSMAN	C		
165	225	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
131	226	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
183	227	S	Vail	Avenue	1930-1950	MINIMAL TRADITIONAL	N		
135	230	S	Vail	Avenue	1910-1930	CRAFTSMAN	N		
139	231	S	Vail	Avenue	1930-1950	MINIMAL TRADITIONAL	C		
172	234	S	Vail	Avenue	1910-1930	CRAFTSMAN	C		
111	500	N	Vail	Avenue	pre-1890	ITALIANATE	E	YES	
508	2-10	S	Vail	Avenue	1890-1910	ECLECTIC COMMERCIAL	N		
294	312	W	Wing	Street	1890-1910	NATIONAL FOLK	C		
258	317	W	Wing	Street	1930-1950	CRAFTSMAN	N		
259	318	W	Wing	Street	1930-1950	NATIONAL FOLK	C		
335	412	W	Wing	Street	1930-1950	MINIMAL TRADITIONAL	U		
257	417	W	Wing	Street	1950-1970	CAPE COD	N		
319	500	W	Wing	Street	1950-1970	MINIMAL TRADITIONAL	U		
256	506	W	Wing	Street	1910-1930	CRAFTSMAN	N		
301	511	W	Wing	Street	1910-1930	CRAFTSMAN	C		
302	512	W	Wing	Street	1930-1950		U		



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