

REQUEST FOR PROPOSALS

FOR

THE RELOCATION AND PRESERVATION

OF

STRUCTURES

CITY OF HIGHLAND PARK, ILLINOIS

December 17, 2018

TABLE OF CONTENTS

1. Objectives
2. Timeline
3. Background
4. Scope of Work
5. Site Visits
6. Submittal Requirements
7. Professional Services Criteria
8. Terms and Conditions

Attachment A - Historic Preservation Commission (HPC) Demolition Review Staff Reports for 444 and 466 Laurel Avenue, 2017 and 2018, respectively.

Attachment B – Historic photographs and a newspaper article on the relocation of the Firehouse structure in 1976.

1. OBJECTIVES

Through this Request for Proposals ("RFP"), the City of Highland Park, Illinois ("City"), requests proposals from qualified entities to purchase and relocate up to three structures currently located at:

- **1830 Green Bay Road**, Highland Park, IL - Known as the Firehouse Youth Center (a 1920s fire station) that formerly hosted the Highland Park Youth Center (accessed at 1850 Green Bay Road). The structure must be completely relocated on or before May 1, 2019.
- **444 and 466 Laurel Avenue**, Highland Park, IL - Two 19th Century residential buildings adjacent to the Highland Park Public Library. The structures must be completely relocated by July 1, 2019.

(The structures located at 1830 Green Bay Road, 444 Laurel Avenue, and 466 Laurel Avenue are each a "Structure" and collectively, the "Structures".) Although the main focus of this RFP is the relocation of the Structures, the City's overarching goal is to preserve the Structures in an architecturally and historically sensitive manner.

The selected proposer ("Project Sponsor") will be invited to enter into an agreement with the City ("Agreement"), in a form provided by the City to purchase and relocate the Structure(s). The City Council has the ultimate authority to approve any proposal and to authorize the execution of an Agreement.

2. TIMELINE

City issues RFP:	12/14/2018
Pre-Proposal Meeting/Site Visits (Optional):	1/3/2018, 9:00 AM
Deadline for questions:	1/8/2019
Q&A posted:	1/11/2019
Proposals due:	1/18/2019, 4:00 PM
Interviews (if necessary):	Week of 1/21/2019
Contract Award:	January, 2019
Start Project:	Winter-Spring, 2019

3. BACKGROUND

A. Project Context & General Description:

The City of Highland Park is seeking a Project Sponsor to purchase and relocate one or all of the Structures. The purchase and relocation of the Structure(s) includes the Project Sponsor providing the planning, engineering, and construction work required to relocate any, or all, of the Structures.

The City owns all three Structures. The Structure(s) will be demolished in 2019 unless a Project Sponsor(s) purchases and completes the relocation of the Structure(s) by the following dates.

- The 1830 Green Bay Road Structure (firehouse) must be completely relocated by May 1, 2019.
- The 444 and 466 Laurel Avenue Structures (houses) must be completely relocated by July 1, 2019.

(Collectively, the “Relocation Deadlines”.)

Selected Project Sponsors will need to work with the City and affected property owners to ensure the Structures are relocated prior to the Relocation Deadlines.

B. Property Backgrounds & Context:

Two different catalysts are contributing to the conditions that necessitate the potential relocation of the Structures. A brief overview of each Structure is provided below, as well as the context necessitating the need to relocate the Structures.

- ***The 1830 Green Bay Rd. Firehouse Structure*** – The City has owned the 2.6 acre property located on Green Bay Road since 1949, when it was deeded from the Park District of Highland Park. The property is immediately adjacent to Sunset Woods Park. The Karger Center was built on the adjacent property shortly after and has been operated on the site as a community center and public space ever since. The Karger Center is now closing. A municipal water tower and a Lake County Health Center are also located near the property.

The City managed a RFP process in 2017 to select a purchaser and developer for the Karger Center property, and the City awarded a contract to Albion Jacobs Highland Park, LLC – a joint venture of Albion Residential and the Jacobs Companies. Its proposal to construct a five-story, multi-family housing project on the Karger Center parcel is currently under review by the City’s Plan & Design Commission.

The City operated the Firehouse Youth Center on the property in the Firehouse Building, using it for after-school programming and other youth engagement activities, but it is now vacant and no longer used for public purposes. The Firehouse Structure was constructed in the 1920s on Green Bay Road as a municipal fire station. The Firehouse Structure is two-stories tall and features three apparatus bays. The Structure was relocated to its present location in 1976. Historic photographs and some additional information is available in Attachment B.

444 and 466 Laurel Avenue Structures – The City has acquired these two 19th Century homes as part of a long-term strategic land acquisition plan aimed at facilitating an expansion of the Highland Park Public Library. This expansion is part of the City’s 10-year capital improvement plan (“CIP”). The City intends to restore the lots to a useable open-space condition once the Structures on the properties are relocated or demolished. These properties will be improved with landscaping and benches while the library considers programming options for the properties.

A brief summary of each Structure is provided here, by address (more information can be found in Attachment A):

- *444 Laurel Avenue* – Built in 1900-01, #444 is a 3,209-square-foot, 2.5-story brick single-family residential structure, which best exemplifies the American Foursquare style. 444 Laurel Avenue is located within Highland Park’s 1999 Central East survey area, and was determined to be of “Significant” status. In 1999, the integrity of the Structure was “unaltered”, with reference to aluminum soffits. The survey notes significant features as: gable roof dormers with casements; side oriel; overhanging eaves with dentil and cornice board; segmental arched windows throughout; full front porch with columns and offset entry and balustrade. The house was described as square shaped with a pyramidal asphalt shingle roof and window types including wood double hung and awning. Since then, the Structure has undergone an enclosed room addition with porch (deck), and a new detached garage replacement.
- *466 Laurel Avenue* – Built between 1870 and 1890, #466 is a 3,012-square-foot, 2-story brick single-family residential structure, which best exemplifies the Italianate style. 466 Laurel Avenue is located within Highland Park’s 1999 Central East survey area, and it attributed the house a “C – Contributing historical status”. This is the middle of three historical designations (between NC – Not Contributing, and S – Significant), which indicates that the house would contribute to an official Historical District if one were created within the neighborhood. However, it also indicates that the house was not found to have sufficient historical significance to warrant its own landmark designation. The exterior appearance of the original house was modified in 1937 as part of remodeling activities. An addition on the south side of the house impacted some of the classic design characteristics as it was of a different style than the original architecture. The City of Highland Park Building Division records indicate that a detached garage was also constructed in 1974.

4. SITE VISITS

Opportunities to view the interior of one or all the Structures can be provided by appointment. These tours may be group scheduled, so viewing times may include additional parties interested in submitting proposals to this RFP. Please contact Drew Awsumb, Deputy Director of Community Development, at (847) 926-1612 or dawsumb@cityhpil.com, to schedule an appointment.

5. SUBMITTAL REQUIREMENTS

Submittals should include four hard copies of the proposal, and one electronic copy in PDF format, submitted on a USB thumb drive to the following address:

**Attention: Drew Awsumb, Deputy Director of Community Development
Public Services Building
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035**

Proposals are due on or before 4:00 PM on Friday, January 18, 2018.

Failure to submit four hard copies and USB drive to the City by the due date specified above may be deemed to be non-responsive and may result in disqualification from the RFP process.

Specify "THE RELOCATION AND PRESERVATION OF STRUCTURES" on the exterior of the envelope.

Proposals will not be opened publicly. Proposals submitted after due date and time will be returned unopened. No oral, telephone, email, or fax proposals will be considered.

The following should be included in all proposals, in the order listed below:

A. Overview of the Firm

1. Provide a brief overview of your firm, including the location of headquarter office, number of branch locations, designated business hours, years of industry experience, number of full time and part time employees etc. Describe any significant change in organizational structure, ownership or management during the past three years.
2. Describe past performance in relocating and preserving similar structures. For each project, please provide the following:
 - a. Project description, including completion date;
 - b. Name of project lead firm, and additional consulting team members;
 - c. Actual project cost vs. initial estimated cost; and
 - d. Contact information for client.
3. Include a description of your business practices and ability to maintain a successful working relationship with your clients and their customers.

B. Approach to Project

1. Identify which of the Structures your firm is proposing to purchase and relocate.
2. Describe ability to purchase any or all of the Structures and to effectively and efficiently relocate the Structure(s) in accordance with the requirements of City, State and Federal code/regulations.
3. Identify the location of where your firm proposes to relocate the Structure(s).
4. Describe the financial ability of your firm to purchase and relocate the Structure(s), including the intended source of funds and an indication of what type of surety will be provided to ensure completion.
5. Provide a proposed schedule for the relocation of the Structure(s).
6. Provide a narrative describing the intended future uses of the Structure(s).

C. References

Provide at least three general client references that may be contacted for verification of the experience and qualifications indicated in the proposal.

D. Pricing

The City will consider any and all price offerings for any or all of the Structures.

E. Answers to questions

Proposals should include responses to these specific questions or provide information in response to the following:

- a. How does your firm intend to involve key City and community stakeholders in planning and implementing this project?
- b. Outline your approach to communication with the City during the project.
- c. State your firm's interest, mission, and values associated with preserving any or all of these structures via relocation and rehabilitation (if applicable).

F. Other Information

Provide any other relevant information that the Proposer would like to include.

G. Alternative Scope of Work

Proposers may suggest changes to the scope of work based on the firm's understanding of the proposed work, past experience, and professional expertise. The City is open to ideas that align with contemporary best practices and emerging innovation in historic preservation by structural relocation.

Proposers are encouraged to register with Drew Awsumb by emailing their contact information to dawsumb@cityhpil.com.

All questions regarding the RFP shall be directed in writing to Drew Awsumb at dawsumb@cityhpil.com. All questions and responses will be compiled and submitted to all respondents electronically who have

registered with Drew Awsumb in one general response memorandum and posted on the City's website by the date specified in Section 2 of this RFP.

6. PROFESSIONAL SERVICES SELECTION CRITERIA

A review and selection committee ("Selection Committee") consisting of representatives of the City will review and evaluate all proposals. As part of the selection process, the Selection Committee may interview none, some, or all of the proposers for the Agreement. The Selection Committee will then make a recommendation to the City Council as to which proposer should be awarded the Agreement.

The following criteria shall aid the Selection Committee in recommending which proposer should be awarded:

- A.** The proposer's understanding of the project to be performed and a description of the technical approach to be taken to accomplish the project.
- B.** The proposer's technical competencies as evidenced by the professional qualifications and related work experience of the firm. Specific professional qualifications, training, and experience of the assigned and committed personnel for the satisfactory performance of this work.
- C.** The readiness of the proposed relocation site to accept the Structure(s), or other temporary storage plans for the Structure(s).
- D.** The proposer's plans for preserving the structure(s) in an architecturally and historically sensitive manner, once relocated.
- E.** The proposer's price offer for the Structure(s).
- F.** The proposer's references.

7. TERMS AND CONDITIONS

- A.** The City reserves the right, at its sole discretion, to terminate this process at any time, or reject any and all proposals without penalty, prior to the execution of the Agreement. Following the review by the City, the final selection, if any, will be based on the proposal which best meets the requirements set forth in the RFP and is in the best interest of the Parties.
- B.** The City reserves the right to award the contract to the next most qualified firm if the successful firm does not execute a contract within 30 days after the award of the Agreement.
- C.** The City reserves the right to request clarification of information submitted and to request additional information of one or more proposers.

- D.** Any proposal may be withdrawn up until the date and time set above for the opening of proposals by written request to the City Manager. Any proposals not so withdrawn shall constitute an irrevocable offer, for a period of 90 days, to provide the Services to the City, or until one or more of the proposals have been approved by the City, whichever occurs first.
- E.** Any agreement or contract resulting from the acceptance of a proposal shall be on forms supplied or approved by the City. The City reserves the right to reject any agreement that does not conform to the RFP and the City's requirements for agreements and contracts.
- F.** Proposals submitted are offers only, and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the firms submitting proposals. Issuance of this RFP does not obligate the City to pay any costs incurred by a respondent in its submission of a proposal or making any necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this RFP.
- G.** The City reserves the right to accept the proposal that is, in its judgment, the best and most favorable to the interests of the City and to the public; to reject the low price proposal; to accept any item of any proposal; to reject any and all proposals; and to waive irregularities and informalities in any proposal submitted or in the RFP process; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Firms should not rely upon, or anticipate, such waivers in submitting their proposal.
- H.** The City reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether the proposal is selected.

ATTACHMENT A

Historic Preservation Commission (HPC) Demolition Review Staff Reports for 444 and 466 Laurel Avenue, 2017 and 2018, respectively.

Historic Preservation Commission

444 Laurel Avenue Demolition Review

To: Historic Preservation Commission
 From: Lori Kosmatka, Planner
 Date: 8/3/2018

<i>Year Built:</i>	1900-1901
<i>Style:</i>	American Foursquare / Prairie Box
<i>Petitioner:</i>	City of Highland Park
<i>Size:</i>	3,209 square feet (above ground)
<i>Original Owner:</i>	Mrs. Elisha Gray (built for rental)
<i>Architect:</i>	Unknown
<i>Original Cost:</i>	Unknown
<i>Historical Status:</i>	S - Significant
<i>Alterations:</i>	<ul style="list-style-type: none"> • 3 Season Screened Porch / Room Addition & Deck (2004) • Garage (2012) • Aluminum soffits
<i>Staff Opinion:</i>	Staff has determined the house was not constructed by the Highland Park Building Company and is only peripherally associated with Mrs. Elisha Gray.



Figure 1: Location Map (see larger map Attachment 01)

A demolition application has been submitted for the single-family residence at **444 Laurel Avenue**. 444 Laurel Avenue is located within Highland Park’s 1999 Central East survey area, and was determined to be of **“Significant”** status. The Lake County Tax Assessor’s data indicates the house was built in 1917, and the architectural survey estimates the built year circa 1905, however, the structure was likely built around 1900-1901 per information provided by Library Liaison Julia Johnas. Real estate transfer records date to 1883,

and an announcement of the home’s construction was mentioned in the Sheridan Road Newsletter dated November 2, 1900 (see Attachment 06).

Ms. Johnas also notes the assessment rolls in the local newspaper show it as a vacant lot in 1899-1900. The City of Highland Park Building Division does not have an original building permit on file, however, does have building permits noting a porch (deck) and screened room (porch) addition as well as a new garage. (see Attachment 02). A 2012 Plat of Survey showing the proposed garage is provided (see Attachment 05).

Previous Consideration

The Historic Preservation Commission informally discussed this property during the January 12, 2017 Determination of Historical Significance for the neighboring property at *466 Laurel Avenue*. At that time

Historic Preservation Commission

the Commission felt the house may be an original from the Highland Park Building Company. As explained in more detail later in this report, research by City Staff has confirmed the house is not affiliated with the Highland Park Building Company.

Future Plans for the Property

The City of Highland Park owns the 444 Laurel Avenue property. It was purchased to facilitate an expansion of the Highland Park Public Library, which is part of the City's 10-year capital improvement plan (CIP).

The City intends to demolish the structures and restore the lots to a useable open-space condition. They'll be improved with landscaping and benches while the library considers programming options for the site.

Architectural Analysis

The 2 ½ story brick single-family residential structure at 444 Laurel Avenue best exemplifies the American Foursquare or Prairie Box styles.

A Field Guide to American Houses (McAlester 1995) describes architectural features of the American Foursquare (or Prairie Box) shape as the "Hipped Roof, Symmetrical, With Front Entry" subtype of the Prairie Eclectic style. This subtype is described in following manner:

"This subtype, which is sometimes called the Prairie Box or American Foursquare, has a simple square or rectangular plan, low-pitched hipped roof, and symmetrical façade. One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the façade. This was the earliest Prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common, as are full-width, single-story front porches and double-hung sash windows. Many show Mission or Italian Renaissance secondary details, such as tiled roofs or cornice-line brackets."

The Prairie Style was a distinctly American architectural style very popular around the turn of the century. Frank Lloyd Wright is immediately associated with the style, but many architects of the period practiced within it. There is no indication that Wright designed this house and it doesn't reflect his strict adherence to Prairie style tenets.

444 Laurel has a symmetrical design with a front-facing full-width single-story porch entrance. The hipped roof has dormers that are uniquely gabled in a way that mirrors the roof's design. The window forms and placement around the second floor exhibit careful thought and planning.

The 1999 Central East Survey (*see Attachment 04*) considers the house as the American Foursquare style, and provides information on significant features and alterations. In 1999, the integrity of the structure was "unaltered", with reference to aluminum soffits. The survey notes significant features as: gable roof dormers with casements; side oriel; overhanging eaves with dentil and cornice board; segmental arched windows throughout; full front porch with columns and offset entry and balustrade. The house was

Historic Preservation Commission

described as square shaped with a pyramidal asphalt shingle roof and window types including wood double hung and awning.

Since then, the property has undergone an enclosed room addition with porch (deck), and a new detached garage replacement. City building permit records note that an enclosed three season room addition (“screened porch”) and adjacent large porch consisting of cedar decking was approved in 2004. These are located at the south side of the structure. City building permit records also note that the new detached garage was approved in 2012. The garage is located at the southwest edge of the property. The 2012 plat of survey was provided with the then proposed new garage (see Attachment 05).

According to the Lake County Assessor (see Attachment 03), square footage approximations are provided for certain features of the property. The porch and room addition are approximately 252 sq. ft., and 382 sq. ft. respectively, the detached garage is approximately 546 sq. ft., and the basement is approximately 1,433 sq. ft.

Current site photographs of the property will be shared at the upcoming public hearing.

Architect Information

The original architect of 444 Laurel is unknown. Julia Johnas noted the house was not constructed by the Highland Park Building Company. That firm went out of business in the late 1870s. The house was built



Figure 2: Looking South on Laurel, captured ca. 1999 by the 1999 Central East Survey



Figure 3: Looking South on Laurel, captured November 2017 by Google Streetview

Historic Preservation Commission

in 1900-1901. The Sheridan Road Newsletter noted that work contracts were given to Henry Ditmer as the mason and Julius Zienmer as the carpenter.

Ownership Information

According to biographical information provided by Library Liaison Julia Johnas, the estate was transferred in 1883 from Isabella Hull to Elisha Gray, followed by the Sheridan Road Newsletter (dated Nov. 2, 1900) noting Mrs. Prof. Elisha Gray was beginning the construction of a new home at the site. Her husband, inventor Elisha Gray, is a historical figure of significance (Alexander Bell narrowly beat him to the patent office for the telephone patent). But the link to Gray is peripheral. The home was likely a rental since the article noted it would be “ready for renting next season” (*see Attachment 06*). The Grays had their own residence elsewhere that is designated a historic local landmark, and according to Ms. Johnas, Mr. Gray also had a working laboratory elsewhere in town.

Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.
- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Historic Preservation Commission

Recommended Action

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

- (1) Four or more of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, and has sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then a mandatory 365-day Review Period commencing on the Application Completion date will be in effect.
- (2) Three or two of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations, and has sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, then a mandatory 180-day Review Period commencing on the Application Completion date will be in effect,
- (3) One or None of the Landmark Criteria within Section 24.015 of the Historic Preservation Regulations are met, or does not have sufficient integrity of location, design, materials, or workmanship to make it worthy of preservation or Rehabilitation, in which case the Application for Demolition shall be processed.

Attachments

- Location Map
- Building Permit Applications (2004 and 2012)
- County Assessor Data
- Architectural Survey Entry
- Parcel Plat of Survey (Surveyed 2012 Provided as attachment to building permit)
- Ownership (Real Estate Publication) and Biographical Information provided by Julia Johnas
- McAlester, Virginia & Lee. A Field Guide To American Houses. Page 439. Published by Alfred A. Knopff, Inc. 1995.

Historic Preservation Commission

466 Laurel Avenue Demolition Review

To: Historic Preservation Commission
 From: Nusrat Jahan, Planner
 Date: 1/12/2017

Year Built:	c.1870 (1901, per Lake County Tax Assessor)
Style:	Italianate
Petitioner:	City of Highland Park
Size:	3,012 square feet
Original Owner:	Original Owner (<i>Unknown</i>), Mrs. J.A. Leach (1897)
Architect:	Unknown
Original Cost:	Unknown
Significant Features:	<ul style="list-style-type: none"> Decorative window crowns, Brackets under eaves
Alterations:	<ul style="list-style-type: none"> Remodel in 1937 Siding added, fixed-pane window in center bay Enclosed entry porch
Staff Opinion:	Staff recommends that the Commission discuss the structure at 466 Laurel Avenue and how it may satisfy any of the landmark criteria identified in Chapter 24.



Figure 1: Front View -466 Laurel Avenue



Figure 2: Location Map -466 Laurel Avenue

Historic Preservation Commission

The City of Highland Park has submitted a demolition application for the house at 466 Laurel Avenue. The City purchased this property, which is adjacent to the Highland Park Public Library, as the City is considering Library expansion to better meet the community demand for space.

The 1999 Architectural Resource Survey contains much of the historical information available for 466 Laurel Avenue. The survey indicates that the original house was built in 1870. However, historical research performed by Julia Johnas, the HPC's Library Liaison, shows that the house was owned by J. A. Leach in 1899. It is not certain whether she was the original owner. According to tax assessment rolls, Ms. Leach purchased the house in 1887 though City Directories show her as living on Drexel Avenue in Chicago in 1897.

From various research it can be assumed that the correct date for her purchase of the home at 466 Laurel Avenue was in 1897 and that the house had already been constructed when purchased. From this evidence, it may be safe to conclude that the original house was constructed between 1870 and 1890.¹ Ms. Leach's 1901 obituary is attached to the report.

The exterior appearance of the original house was modified in 1937 as part of remodeling activities. An addition on the south side of the house impacted some of the classic design characteristics as it was of a different style than the original architecture. The large single-pane bay window, for instance, is not loyal to the house's original Italianate style. Original design elements are still visible, however, including tall narrow window forms, crowns on top of the window openings, and brackets under the eaves along the roofline. Other elements of the original construction may remain, such as original cladding underneath the newer siding, though that is unknown without a closer inspection of the property.

The architectural survey attributed the house a C – Contributing historical status. This is the middle of three historical designations (between *NC – Not Contributing* and *S – Significant*) which indicates that the house would contribute to a Historical District if one were created within the neighborhood. However, it also indicates that the house was not found to have sufficient historical significance to warrant its own landmark designation.

The City of Highland Park Building Division records indicate that a detached garage was constructed in 1974. Plans of the garage are available on microfilm.

Architectural Analysis

The 1999 Architectural Resources in Highland Park Central East and Central Avenue /Deerfield Road Areas Survey describes the Italianate style of homes and the historic fabric in Highland Park as the following:

“There are classic pattern book Gothic Revival and Italianate houses by the Highland Park Building Company as well as simple Gable Front and other working class vernacular housing types that contribute to the historic fabric of the community. However, as the

¹ Based on 1999 architectural resource survey of Central East area, Julia Johns Research and Lake County Tax Assessor records

Historic Preservation Commission

business district continues to expand, much of the small, vernacular housing stock surrounding it is being replaced by tall, rectangular condominium blocks.

.....The Italianate style was popular in the Midwest at approximately the same time as the Gothic Revival, from 1860 to 1880, when designers were interpreting architectural precedents in a romantic Italianate by decorative lintels are common. Most Italianate homes have broad front porches that sometimes wrap around the corner. One principal urban sub-type found in large cities is a frame or brick style with a gable roof and Italianate details. There are 12 Italianate houses in the Central East survey area. Of these, the following eight are ranked locally significant: 274, 288, and 326 Central Avenue, 1870 Dale Avenue, 1569 Forest Avenue, 217 Laurel Avenue, 325 Prospect Avenue, and 530 Ravine Drive. 326 Central Avenue is one of the individual structures listed on the National Register as part of the Multiple Property listing, and is a Highland Park local landmark.”

Biographical Information

Julia Johnas of the Highland Park Library was consulted for biographical information on the original ownership of the property. The original owner of the home is unknown. However, a subsequent owner, Mrs. Julia Ranney Leach, was born in New York in 1842, and she and her two children moved to Highland Park in 1895. Mrs. Leach died in Chicago in 1901 and her remains brought back to her own home in Highland Park where the funeral was held. The subsequent owners of 466 Laurel Avenue were:

- Fred H. Babcock owned the home in the 1910s and worked at the Board of Trade.
- Dr. Lloyd M. Bergen then bought the house, who used to live next door.
- Dr. Bergen's son-in-law, Charles I. Mansur purchased the house in 1931.
- Mrs. Lucille Hilborn acquired the home in 1937.

Landmark Criteria

Below are the landmark criteria from the City Code:

- 1) It demonstrates character, interest, or value as part of the development, heritage, or cultural characteristics of the City, county, state, or country.
- 2) It is the site of a significant local, county, state, or national event.
- 3) It is associated with a person or persons who significantly contributed to the development of the City, County, State, or Country.
- 4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction, or use of indigenous materials.
- 5) It is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, County, State, or Country.

Historic Preservation Commission

- 6) It embodies, overall, elements of design, details, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative.
- 7) It has a unique location or it possesses or exhibits singular physical and/or aesthetic characteristics that make it an established or familiar visual feature.
- 8) It is a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity and/or architectural, cultural, historical, and/or community significance.
- 9) It possesses or exhibits significant historical and/or archaeological qualities.

Recommended Action

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

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

Attachments

- Location Map
- Site Photos
- Old Building Permit
- Architectural Survey Entry
- County Assessor Data
- Mrs. Leach Obituary

ATTACHMENT B

Historic photographs and a newspaper article on the relocation of the firehouse Structure in 1976.

Firehouse Youth Center a place for supervised individual development

Center seeks high school volunteers

JAMIE BRADLEY, Editor

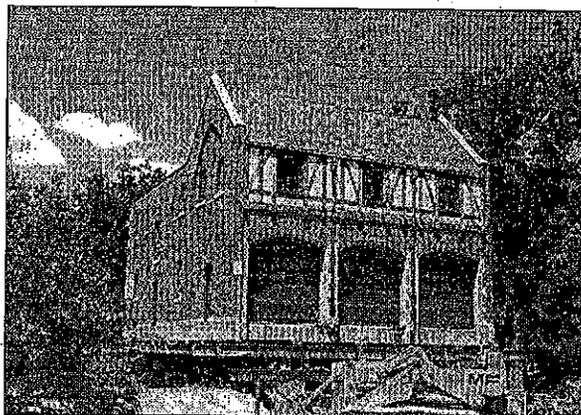
Until the mid 1970s, the building that is today Highland Park's Firehouse Youth Center, located at 1830 Green Bay Road, was an actual, functioning firehouse.

Stationed just to the north of what is now Sunset Foods on Green Bay Road, the three-stall Fire station was, by the 1970s, beginning to find itself too small to handle the larger, more modern emergency vehicles required, said Don Miner, youth and senior services manager. Thus, with the station out of use, the property was purchased by the Cortesi family, who owns the neighboring Sunset Foods.

"At the same time, a lot of our leaders in the community said, 'We need a youth center,'" Miner said. "Somebody came up with this really incredible idea of, this is a great building and Cortesi said it's yours, you just gotta get it out of here. So there was a campaign to raise money and the City Council matched it ... and they busted it off its foundation and moved it."

The building was lifted with an ingenious hydraulic system and rolled back about a thousand feet to where it currently sits, tucked behind the stone water tower along Green Bay Road. After a full renovation, The Firehouse Youth Center opened in 1978.

Since then, the model



The Firehouse is pictured after its move was completed in the 1970s.

for the center has remained relatively the same, with, of course, a few minor changes here and there. Initially focusing on high school students in need of after-school activities, the center is now geared toward middle schoolers, and includes both drop-in and regular memberships.

Loaded with kid-friendly amenities, The Firehouse has ample study space for those who choose to participate in the one-hour, after-school homework session option available to them, as well as a plethora of video games, arcade games, board games, pool tables and other entertainment options.

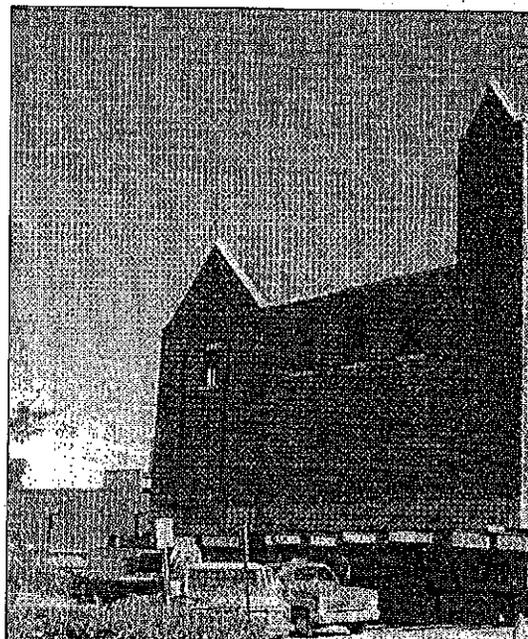
With so many entertainment options available to the children at The Firehouse, Miner said he and his staff do their best to keep the time after the daily homework session entirely unstructured, letting the children participate in or engage in whatever activities they want.

"It's a developmental milestone at this age to

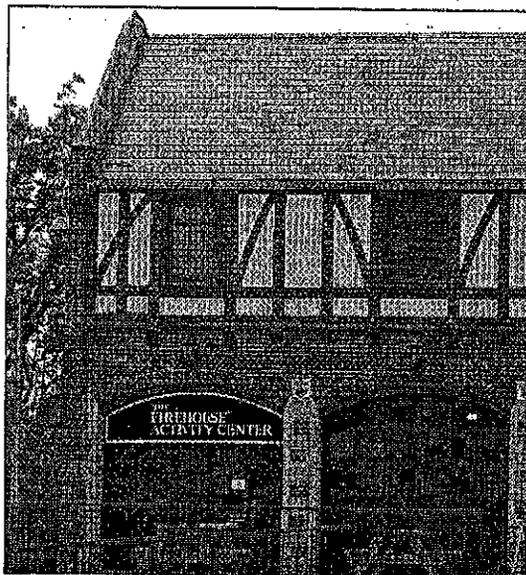
[learn] how to deal with unstructured down time, to learn how to constructively deal with boredom," Miner said. "In the past I have worked in drug rehabs ... and adults and even teenagers who are getting sober say, 'I'm bored. I don't know what to do.'

"And so I see this as a preventative model ... This is a wonderful community to raise kids, but a lot of the kids are very highly structured. So we try to work in downtime. It's free time, and if a kid comes up to me and says, 'I'm bored,' I don't take that as an insult. I see this as a wonderful window for learning. Let's learn what you like to do."

That type of individual development is something that's important to Miner and his staff at The Firehouse, and something that's become a focus of what they do. The philosophy works its way into every aspect of The Firehouse, including the inevitable instances of con-



Pictured is The Firehouse Youth Center being moved from Green Bay Road in the late 1970s. PHOTOS SUBMITTED



The Firehouse Youth Center is pictured in its present location.

licts between students.

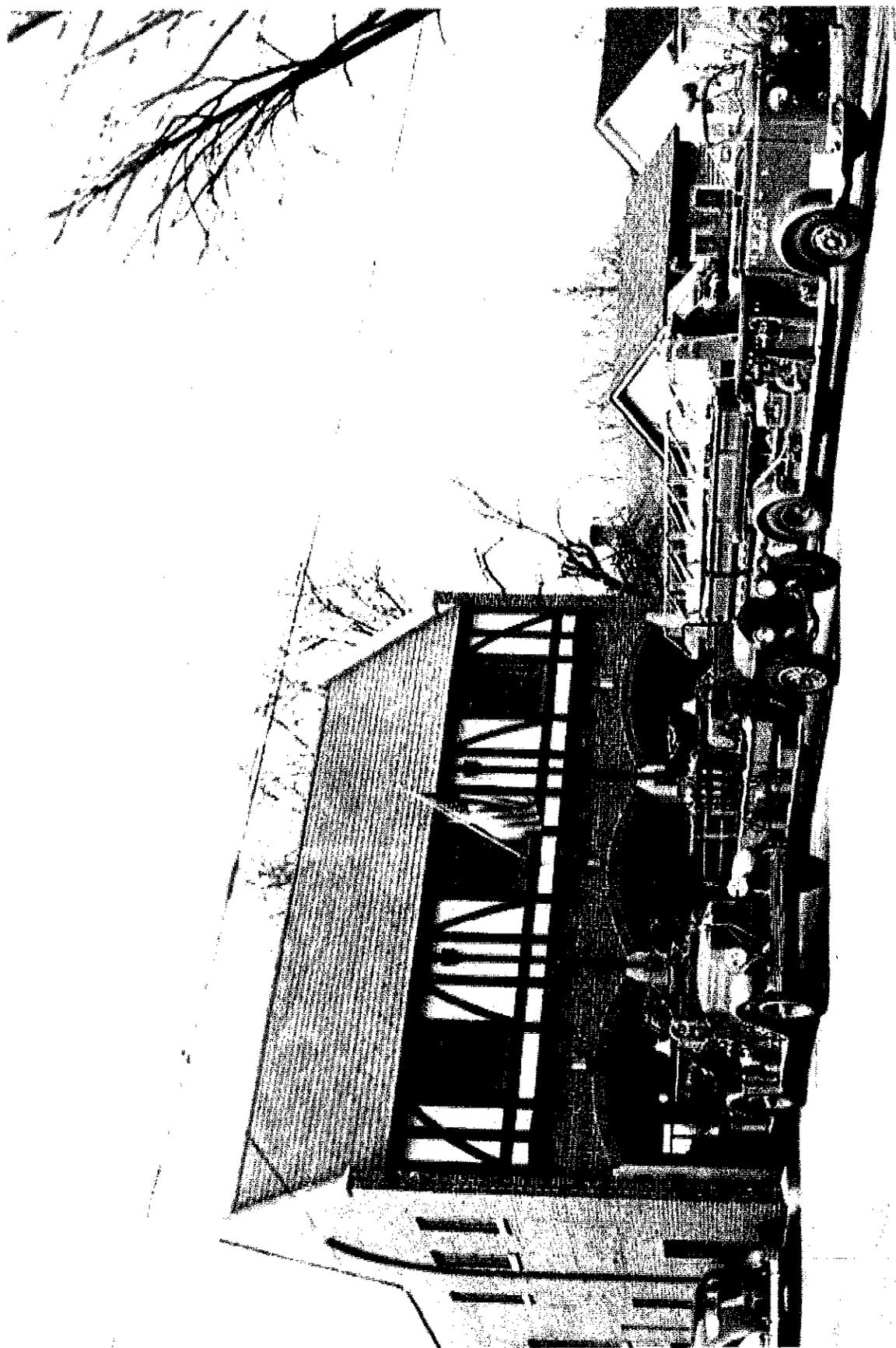
When students come to Miner and his staff with such conflicts, they of course help the student, but attempt in the process to have the student take care of the situation on their own.

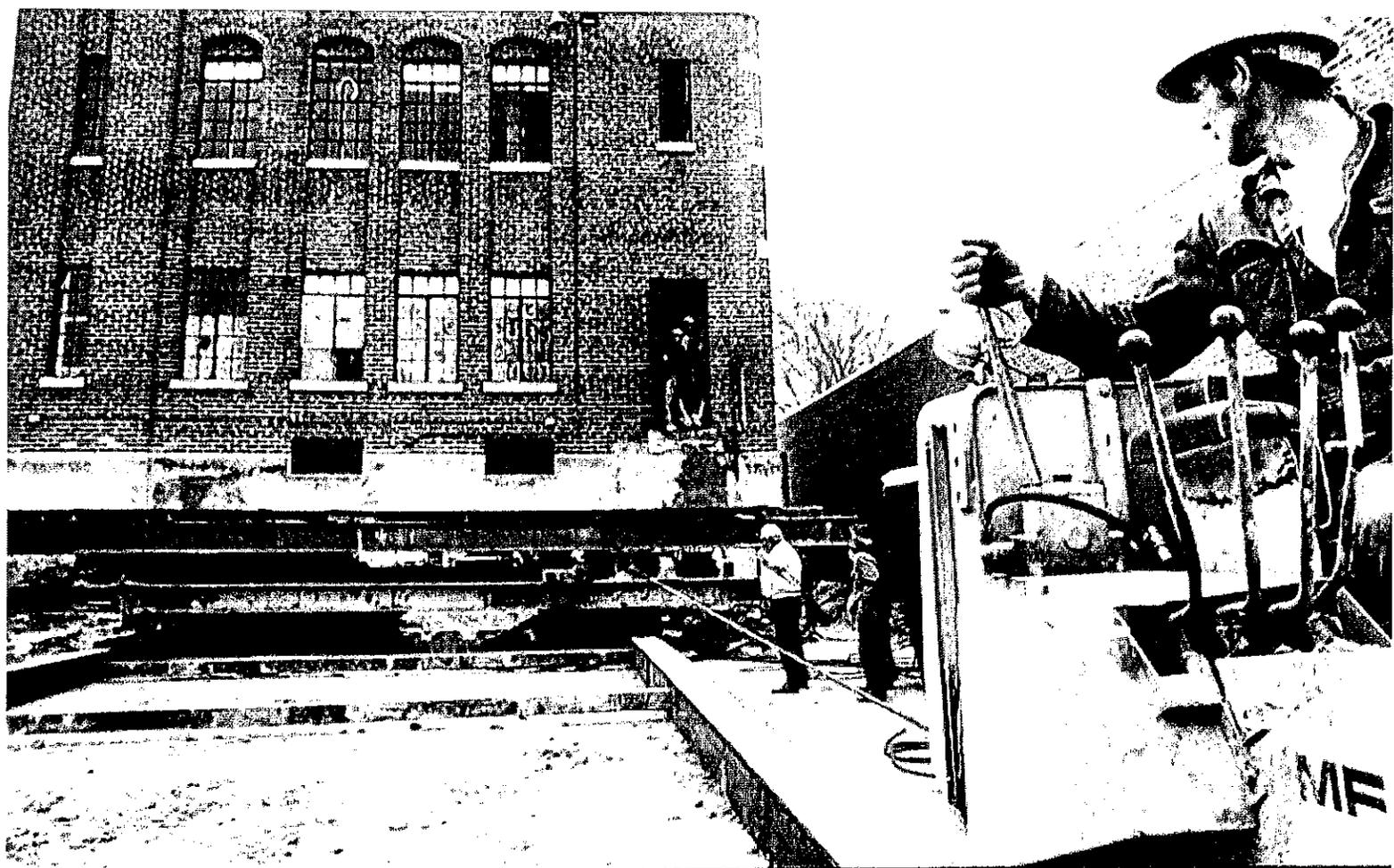
"We'll pull them both in, but we really want the kid to do the talking," Miner said. "And learn that skill of standing up for yourself and being assertive, and be-

ing independent. You know we aren't always going there, mom and dad are always going to be there.

Another key benefit of The Firehouse, Miner said, is that the youth center utilizes high school volunteers.

These volunteers, in addition to assisting the staff at the center, are a great resource for the middle school students who are curious about the transition to high school.





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April 30, 1976: An unidentified man uses a bulldozer to help move the 570-ton former Highland Park fire station so it could be converted into a youth center. Photo taken April 30, 1976. — *Walker Kale, Chicago Tribune*

