



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

Date: June 1, 2011

To: Historic Preservation Commission

From: Jon Branham, City Planner *JB*

Subject: Historic Landmark Designation, Case: LD-11-02
424 Talcott Place

Introduction

Felix and Jean Addante, applicants, request a review for historic landmark designation for 424 Talcott Place, in accordance with the landmark designation review provisions in Article 23 of the Municipal Code.

The application was prepared by the owners of the property. The owners have also provided consent.

Notification requirements for this application have been satisfied. A legal notice was published in the *Park Ridge Herald-Advocate*.

Information Submitted by the Applicant

The applicant requests historic landmark designation for 424 Talcott Place. The applicant submitted materials that satisfy the minimum filing requirements for landmark designation (Section 23-2-1 of the Municipal Code), including a statement on how the nomination would satisfy the landmark designation standards.

According to research provided, 424 Talcott Place is significant in respect to an architectural style, a notable architect, and artistic heritage of Park Ridge. The single family home was constructed in the 1920s. The developer was Durchslag Real Estate Development Corporation and the architect was Benedict J. Bruns. Mr. Durchslag was inspired by a trip to Cuba which introduced him to Spanish Colonial architecture and neoclassical elements. The architect was a resident of Park Ridge and worked on many historic bungalows in the Chicaogland area, including several historically recognized properties. The home features strong Spanish and Mediterranean influences. Twelve similar homes were built in the area, all with similar architecture, constructed of masonry block and brick, finished with textured stucco, and feature clay tiled roofs. The area is known as "Spanish Town" in Park Ridge. Originally, the plans for "Spanish Town" included concepts for sixty-three homes, a two-story commercial building, seventeen apartments, and offices. Though not fully realized, "Spanish Town" is unique and presents a distinct character and charm to the southern area of Park Ridge.

Staff Analysis

Landmark Designation Review

The applicant appears to meet several criteria of the landmark designation standards (Section 23-3-1 of the Municipal Code), which include:

- The site's significance with respect to the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.
- The site's significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.
- The site's association with an important person or event in national, state, or local history.
- The site's identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.
- The site's identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- Criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.
- The preference of the owner.
- The economic and functional potentials of the site.

The applicant has provided a statement of landmark designation and historical background. Staff is satisfied that the applicant meets the designation standards. The Commission should consider the landmark designation standards and determine if it is satisfied with the application.

Commission Action

If the Commission decides to recommend approval of the historic landmark designation, the proposed motion would be as follows:

Recommend City Council approval of historic landmark designation for 424 Talcott Place, Case Number LD-11-02, as submitted.

The Commission shall make a decision in writing and shall include findings of fact (Section 23-2-4-B-1).

Attachments



Landmark Designation Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068
Phone: (847) 318-5291 . Fax: (847) 318-6411 . www.parkridge.us

Case Number: LD-11-02

Subject Property Information:

Address: 424 Talcott Place Zoning District: R-2

Legal Description (can attach separate sheet): Lot 17 in Block 1 in Kinsey's
Talcott Road Subdivision in the Northeast 1/4 of Section 2,
East of the 3rd Principal Meridian, in Cook County, Illinois.

Applicant Information:

Name: Felix & Jean Addante Phone: 847-692-5747

Address: 424 Talcott Place E-mail: jeanaddante@aol.com
Park Ridge, IL. 60068

Owner of Record Information:

Name: Felix M. & Jean B. Addante Phone: 847-692-5747

Address: 424 Talcott Place
Park Ridge, IL. 60068

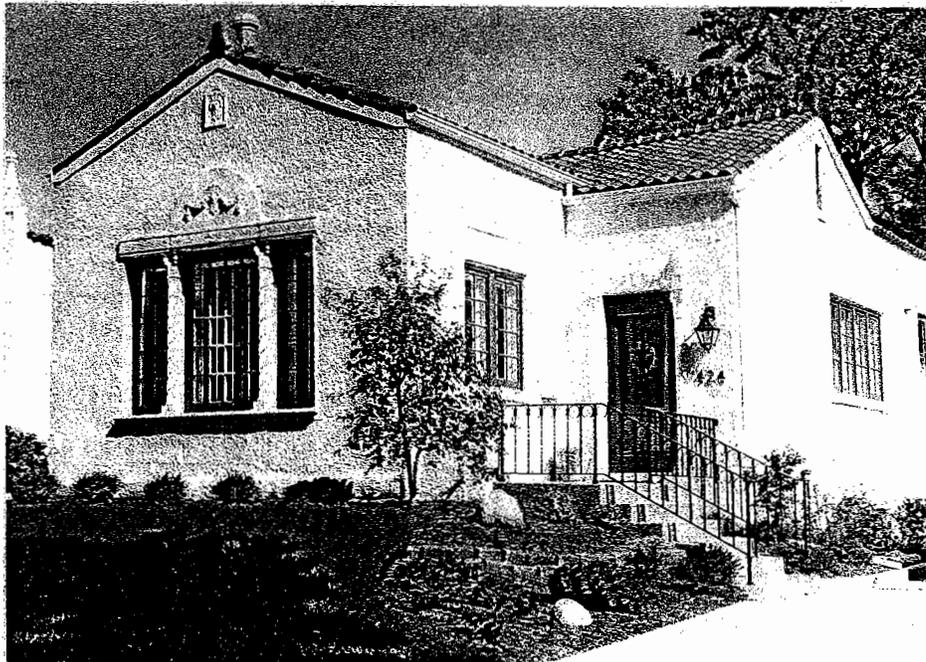
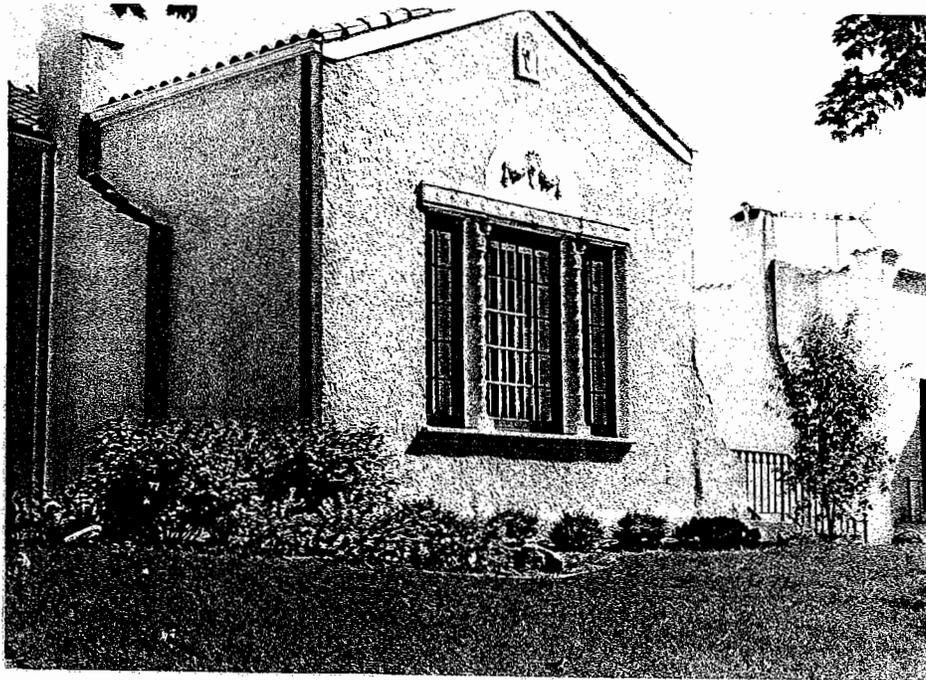
Summary of Nomination (may attached additional pages) :

Spanish Villa, tile roofed residence built in 1927, with old
world charm. Interior features marble floors, sunken living
room, arched doorways, stucco walls inside and out. Screened
porch overlooks private yard.

I hereby certify, as the undersigned applicant, that the above statements and attached documentation are true and correct to the best of my knowledge.

Felix M. Addante
Jean B. Addante
Signature of Applicant

March 14, 2011
Date





COOK COUNTY ASSESSOR'S OFFICE

Property Search Results

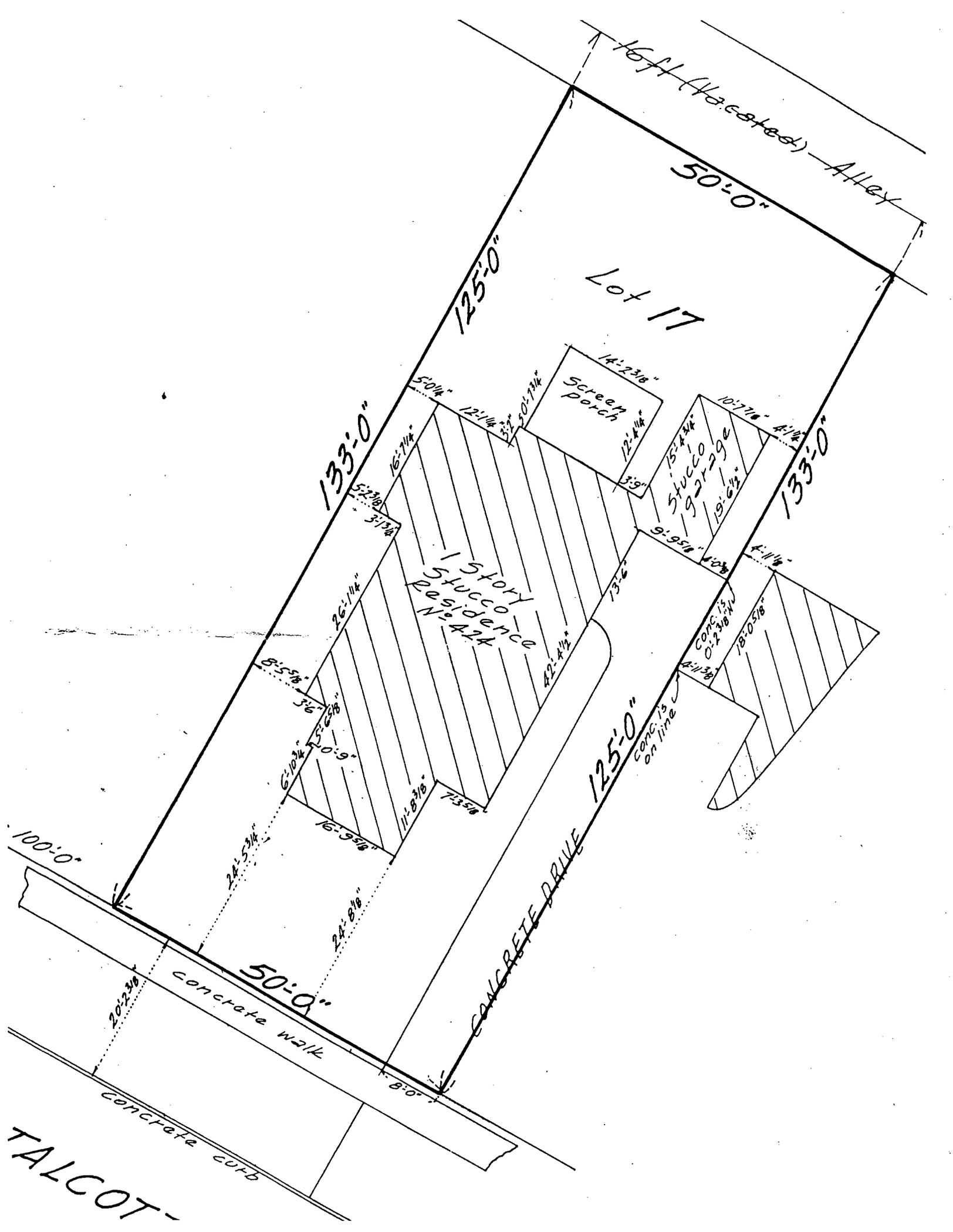
Property Index Number: 12-02-208-016-0000

Address: 424 Talcott Pl

CITY: Park Ridge



12022080160000 05/23/2007



Northwest Suburban Board Multiple Listing Service

This information is considered accurate but we accept no liability for errors. All sizes given are approximate.

Type 13 Spanish		Address 424 Talcott Place, Park Ridge			M.L. No. 27931			
Grid	2 7 8 8	1 6 6 6	Lot Size	50x125	Faces S.	Corner No		
Subdivision			Rooms	6	Bedrooms	3		
Owner	Bruce M. Slagg and Nancy A.		Phone	698-2321		PRICE		
<input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Built-in O/R <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Storms/Screens <input checked="" type="checkbox"/> Carpeting <input checked="" type="checkbox"/> Drapes <input checked="" type="checkbox"/> Curtains Shuttters <input type="checkbox"/> Central Air <input type="checkbox"/> W. Softener O <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> F.A. <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Oil		Age Older Const. Stucco Poses. 11/8/75 Taxes \$958.48 Bldr. R to Sell Relocating		<input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Well <input checked="" type="checkbox"/> Full Bas. <input type="checkbox"/> Partial Bas. <input type="checkbox"/> Crawl <input type="checkbox"/> Slab <input type="checkbox"/> Sub Basmt. <input type="checkbox"/> Patio <input checked="" type="checkbox"/> Porch <input type="checkbox"/> Car Garage Att(<input checked="" type="checkbox"/>) Det()		Public Schools: Grade Merrill Jr. High Lincoln High Maine South Catholic	LR 17.3x15 DR 16.3x13.3 Comb. () L () Sep. (<input checked="" type="checkbox"/>) Kit 12x10 ¹ / ₂ BR 15x12 BR 13.3x12.10 BR 11x10.3 BR Office 12.6x11 down Family Rm. Rec. Rm. 26x11 Utility Rm.	\$62,000 Master Bedroo Bath () Vacant () L.B. () Key (<input checked="" type="checkbox"/>)
COMMENTS SPANISH VILLA Tile roofed residence with Old World charm plus modern appointments. Interior features marble floors, sunken living room, arched doorways. Office intercom to kitchen. Screened porch overlooks private yard.			Mtg. Bal. P.I.T.I. Mortgagee Rate % Term Yrs. V.A. FHA Conv. Assumable Service Charge Title Form C.T.&T.					
Directions:								

Office FRED I. GILLICK COMPANY
 Address 122 MAIN ST., PARK RIDGE

Salesman CAROL FRITZ
 Phone 823-4144 Home 825-2333

STATEMENT OF LANDMARK DESIGNATION

The residence at 424 Talcott Place, Park Ridge, Illinois, was built by a California Builder in 1927, with a definite Mediterranean influence both inside and out. He had a dream to bring this Spanish style architecture to this area. Thus, twelve homes were built in this area, all with similar architecture. The homes have been constructed of masonry block and brick, finished with textured stucco outside and inside. All have clay tiled roofs to some degree. Marble floors in Living Room and Entry Hall, hardwood and stone in other areas. Arched doorways throughout, with vaulted ceilings. All of these features are unique and represent the characteristics of the time. We have tried to upgrade and replace with similar products used at the time of construction.

424 TALCOTT PLACE:

Presently the home and business location of Associates in Design, interior design services.

This structure is of the Spanish Eclectic style and was built in 1923. The design is asymmetrical, with neoclassic and Mission accents. Some of the distinct details include: a single shaped pier that mimics parapets identified with the Mission style, spiral columns, neoclassic relief plaques, Moorish door, low pitched roof with no eave overhang, red tile roof covering, arches above door and principal window, and unique plaque and urn reliefs.

SPANISH TOWN:

This unique Spanish Eclectic home is part of an early 1920s project of scattered site residences called Spanish Town in Park Ridge. The development was in the southern part of the city, bounded by Devon Ave and Higgins Road. Plans were made for sixty-three individually designed Spanish Eclectic homes, a two-story commercial building that would contain seven stores, seventeen apartments, and three doctor offices, all planned for a high quality of life with adequate services and transportation.

This charming collection of homes adds a distinct character to the southern area of Park Ridge. All one-of-a-kind designs of exotic styles that add to the character that Park Ridge is known for – a variety of housing styles, rarely repeating, with high visual appeal. The Spanish Town homes are highly noticeable and are often cited as a person's first realization and appreciation of the appeal of historic residential structures, often leading an interest in preservation and/or local history.

THE ARCHITECT:

Benedict J. Bruns

Bruns is one of the notable architects that designed homes for the expanding population of the Chicago area. He specialized in middle class bungalows with an attention to detail and sensitivity to design. He incorporated distinctive characteristics as he experimented with form and stylistic detailing to create homes that were truly unique to the larger Chicago area. Bruns lived in Park Ridge.

Bruns was the primary architect in the Rogers Park Manor area now a Chicago historic district, and on the National Register of Historic Places. Bruns built a large percentage of the historic bungalows in the Chicago and

the surrounding area including Norwood Park, Rogers Park, and Park Ridge. In 1920, Bruns designed 'Independence Park Bungalow', 3945 N Springfield Ave, Chicago, which was recommended by the Illinois Historic Sites Advisory Committee for designation to the National Register of Historic Places in 2008.

THE DEVELOPER:

It was the vision of Mr. Durchslag of the Durchslag Real Estate Development Corporation to develop a section of Park Ridge with the charm of an old world Spanish community. The project was inspired by a trip to Cuba where he was exposed to Spanish Colonial architecture and the unique flavor of Cuba's cathedrals and monumental buildings that used neoclassic embellishments. To realize his vision, Durchslag hired architect Benedict J. Burns to design each of the sixty-three homes.

SPANISH TOWN BEING ERECTED AT PARK RIDGE

11 Homes Nearly Done; 63 More Contemplated.

An interesting home building project is under way at Park Ridge, where the Durchslag Real Estate Development corporation has one unit of residences nearing completion and proposes to start work in a month or so on sixty-three more. The development is located in the southern part of the village between Devon avenue and Higgins road.

Reminiscent of a town in Spain, or at any rate of the Cuban or Californian conception of one, are the homes of the first unit. Mr. Durchslag recently was in Cuba where he got his idea for the Spanish style.

So we find colored tile roofs, stucco over brick, balconies and many of the other details favored by our Spanish friends. The interiors of the residences, too, follow out the Spanish motif. The living rooms are finished in rough plaster work, some of them have balconies at the head of the stairs and all have marble floors which, apparently, are something new in these parts.

Five to Six Rooms.

These residences have from five to six rooms and range in price from \$17,000 to \$20,000. They are located along Crescent avenue. Benedict J. Bruns is the architect.

The second group is to be located in the district bounded by Cortland boulevard, Devon and Prospect avenues and Talcott road. While some of the residences in this development will be of Spanish design, some of the other nations will be represented, so we'll have a few English houses and perhaps others.

A Commercial Building.

To serve the appetites and other needs of this locality, which a year or so ago was almost the far off country but now is building up rapidly, Mr. Durchslag is erecting a two story commercial building on a triangular site bounded by Devon, Talcott and Cortland. This building will be of English architecture, with half timber work, gables and the other properties.

It's to contain seven stores, seventeen four and five room apartments, and three doctors' offices. Work is already under way on it and it will be completed about Oct. 1. The cost is a reported \$200,000.

BELL TELEPHONE LEASE.

The Illinois Bell Telephone company has leased the major portion of the second floor of the new F. & W. Grand building at the northeast corner of Michigan avenue and 113th street, Roseland, where it will establish a local office. Tenings Brothers & Co. were brokers.

Grennan Heights—Chicago's Model Home Community

Where Millions Are Now Being Spent on Street Improvements,
Model Homes and Physical Adornment

By R. S. JENNINGS

PEOPLE desiring to buy property with a view to eventually owning their own homes, want to know the answer to four important questions:

1. Is the price within our means?
2. Will we be able to meet the monthly terms?
3. Will we have the right kind of neighbors?
4. Will the property increase in value?

If the property in question is in Grennan Heights, we know the answer is yes in each case.

Here is located, in an ideal setting, the development known as "Chicago's Model Home Community." That it deserves this description will be realized when attention is called to its distinctive features. It is in the splendid Park Ridge district, adjoining a built up section where more than one hundred fine homes, all of which cost twenty-five thousand dollars or more, help make the immediate territory noted for its beauty as well as its value.

Nothing is lacking, either in natural advantages or human enterprise, to make Park Ridge the ideal suburban home community. As a result, it occupies a high place among the suburbs of the Greater Chicago district; no other can quite equal it as a place to live and bring up your family. Wise planning has produced excellent results. The beautiful Park Ridge Country Club lies almost contiguous to Grennan Heights and is right in the center of the city, not miles away. About the Country Club are found many of the handsome homes and estates of Park Ridge, each within a few minutes' walk of the business section and station. This golf course is one of the world's finest. Good schools, churches, banks and shopping centers supply the city's needs along these lines.

As would be expected, with these



R. S. Jennings

many favoring features, the community has proven a great success to all who have invested in it. Within seven years property values in the section adjacent to Grennan Heights have advanced in many cases 400% and more, profits equalled only in the most thickly populated parts of Chicago. This district, close to the Chicago Loop on express transportation, is today the finest suburban section in the whole northwest Chicago area.

Grennan Heights, which adjoins the Park Ridge residential district, and is part of it, should repeat this wonderful story of success.

We have done everything required to assure for Grennan Heights a future on a par with that of the finest in the Park Ridge district. To this end, the property is being developed so that each building will be a model in architecture and construction—the very best obtainable for the price. Cheap houses, flats, unsightly structures of any kind can not be built in Grennan Heights under the restrictions imposed. Everything has been done to produce a pleasing harmony in

"Chicago's Model Home Community."

We have already spent more than a million dollars on improvements which provide 12 miles of sewers, 14 miles of water mains, 11 miles of gas mains, 18 miles of sidewalks and 4 miles of reinforced concrete paving curbs, with trees and shrubs planted in parkways and at street intersections.

Twenty superb examples of modern homes form part of our model building program. Many of these are already completed; others are being built. They were designed by one of America's leading home architects, Mr. B. J. Bruns, A. I. A., himself a resident of Park Ridge. That Mr. Bruns has specialized in designing homes in the Park Ridge district means much for the harmonious construction for which we are striving in Grennan Heights.

Purchasers of property in Grennan Heights—those who wish to own their own homes—will always find the K. L. Grennan Realty Trust behind them. The vast sums already spent are an evidence of our intention to protect their interests, carrying out not only the letter but the entire spirit of our contracts with purchasers. On long time easy terms, we will carry builders so that they can pay for their homes, just like rent.

That you will have the right kind of neighbors is evident from the foregoing description of the Park Ridge district. That the property will increase in value seems a certainty.

Anyone who is now paying rent of \$60 or more per month and who would like to have a home of their own should see Grennan Heights. A study of its liberal home-building contract will be convincing proof that this is the ideal spot for their home and that it will become a continually increasing and valuable asset.

Illinois Historic Sites Advisory Committee Recommends Independence Park to National Register

Release Date: 09/26/08

The Illinois Historic Sites Advisory Committee has officially recommended that Independence Park be designated to the National Register of Historic Places, the official federal list of historic places worthy of preservation.

"Chicago's historic parks are an important part of the story of each neighborhood," said Julia Bachrach, Chicago Park District Historian. "It is exciting to discover how much historic fabric properties such as Independence Park retain, and to have them federally recognized by the National Register of Historic Places."

Independence Park is significant because of an early 20th century movement to create breathing spaces with recreational facilities on Chicago's northwest side. During the early 1900s, members of the Irving Park community began holding large and festive Independence Day celebrations in an open area near Irving Park Blvd. (later renamed Irving Park Rd.) and N. Springfield Ave. These early residents soon began efforts to establish a permanent public park for their growing middle-class neighborhood.

In 1910, local residents formed the Irving Park District, one of the first independent park commissions on Chicago's northwest side. After acquiring the Fourth of July grounds, the Irving Park District hired architects Hatzfeld and Knox to design a handsome brick field house for the park.

In 1929, the park commissioners enlarged the park through land acquisition, and an existing brick bungalow designed by architect Benedict Bruns was retained as the park's Women's Club Building, which was utilized by weavers and loomers at the time. Today the brick bungalow still provides a haven for many park programs, community organizations and groups meetings. Even the weavers and loomers are still utilizing the historic building today. The Park District will be renovating the bungalow with dedicated community support from the Independence Park Bungalow Renovation Project, formed by the Independence Park Advisory Council. While keeping the historic integrity of the building, environmentally conscious improvements will be incorporated into the renovation process.

Overall, improvements to the entire park and significant events in the property's social history continued after the consolidation of the Irving Park District into the Chicago Park District in 1934.

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

Contact Phone: 312.742.7529

Chicago Park District • Organized 1934 • Hortus in Urbe

Bruns bungalow
converted into park building
