

**VILLAGE OF ORLAND PARK  
RESIDENTIAL AREA INTENSIVE SURVEY**

**PREPARED FOR  
THE VILLAGE OF ORLAND PARK**

**BY  
MCGUIRE IGLESKI & ASSOCIATES, INC.**

**July 03, 2008**

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## **Acknowledgment of Federal Assistance and Nondiscrimination Statement**

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## **Introduction**

The Village of Orland Park, in conducting an intensive survey of the locally designated Old Orland Historic District and adjacent properties, selected McGuire Iglecki & Associates, Inc. (MIA) to carry out the study. The purpose of the survey is to expand on a limited architectural survey of Old Orland conducted in 2005, where a select 43 properties were surveyed. The current survey comprehensively documents buildings in Old Orland by creating an inventory of building survey forms for all properties within the subject area and evaluating them for local and National Register landmark status. Research was compiled on the history of the development of the Village, local architecture and significant styles. A summary of this information for all of the buildings within the survey area is included in this report.

This survey has been funded in part by the Illinois Historic Preservation Agency's Certified Local Government grant program. The grant period was August 2006 to September 2007 with an extension to September 2008. This study is being conducted to satisfy the Village's need for an accurate, current and comprehensive survey. The on-site survey was conducted between March 1 and March 31 of 2008. The survey and report will be used as a community planning resource and guide for future development and to deepen the understanding of the connection between the Village's historic resources and its overall identity.

Other surveys completed for the Village of Orland Park include:

- "Survey for the Creation of an Old Orland Park Historic District of Local Significance" prepared by Charles E. Gregersen, AIA and Melvyn A. Skvarla, 1984.
- "Village of Orland Park Historic Building Survey" completed by A. McGuire, AIA and J. Hoerner, 1991.
- "Orland Rural History Survey" completed by Anne McGuire & Associates, 1995.
- "Village of Orland Park, Illinois Historic Buildings Survey" completed by McGuire Iglecki & Associates, Inc., 2005.

## **Description of Survey Area**

The Village of Orland Park is located 30 miles southwest of downtown Chicago, in Cook County and Will County, Illinois. Bordering communities include: Palos Park to the north (Cook County), Tinley Park to the east (Cook and Will Counties), Oak Forest to the east (Cook County), Orland Hills to the south and east (Cook County), Mokena to the south (Will County), and Homer Glen to the west (Will County). The survey area includes the existing locally designated Old Orland Historic District and adjacent properties to the west and south.

To complete this study, a survey was conducted to identify and document every property within the study area. Forty three properties within the current survey area were

surveyed in 2005. These 43 properties were not re-surveyed unless there had been significant alterations to the property since 2005. All of the 185 properties within the survey area (the 142 properties of the current survey and the 43 of the 2005 survey) were evaluated for historic significance and to provide a comprehensive and accurate tally of properties by style, date of construction, and evaluation of potential landmark status.

The survey area is bounded on the north by 143<sup>rd</sup> Street, on the south by Humphrey Woods, on the east by Beacon Avenue and on the west by West Avenue. The survey area is bisected in a northeast / southwest direction by the Norfolk Southern Railroad. The survey area encompasses approximately 34 acres, 13 full blocks, 7 half blocks, nets 185 properties, 176 primary buildings, 1 landscape and 8 vacant lots, primarily due to teardowns. Particularly severe winter weather delayed the commencement of the on-site survey by 2 months. Weather notwithstanding, the survey was completed without problems.

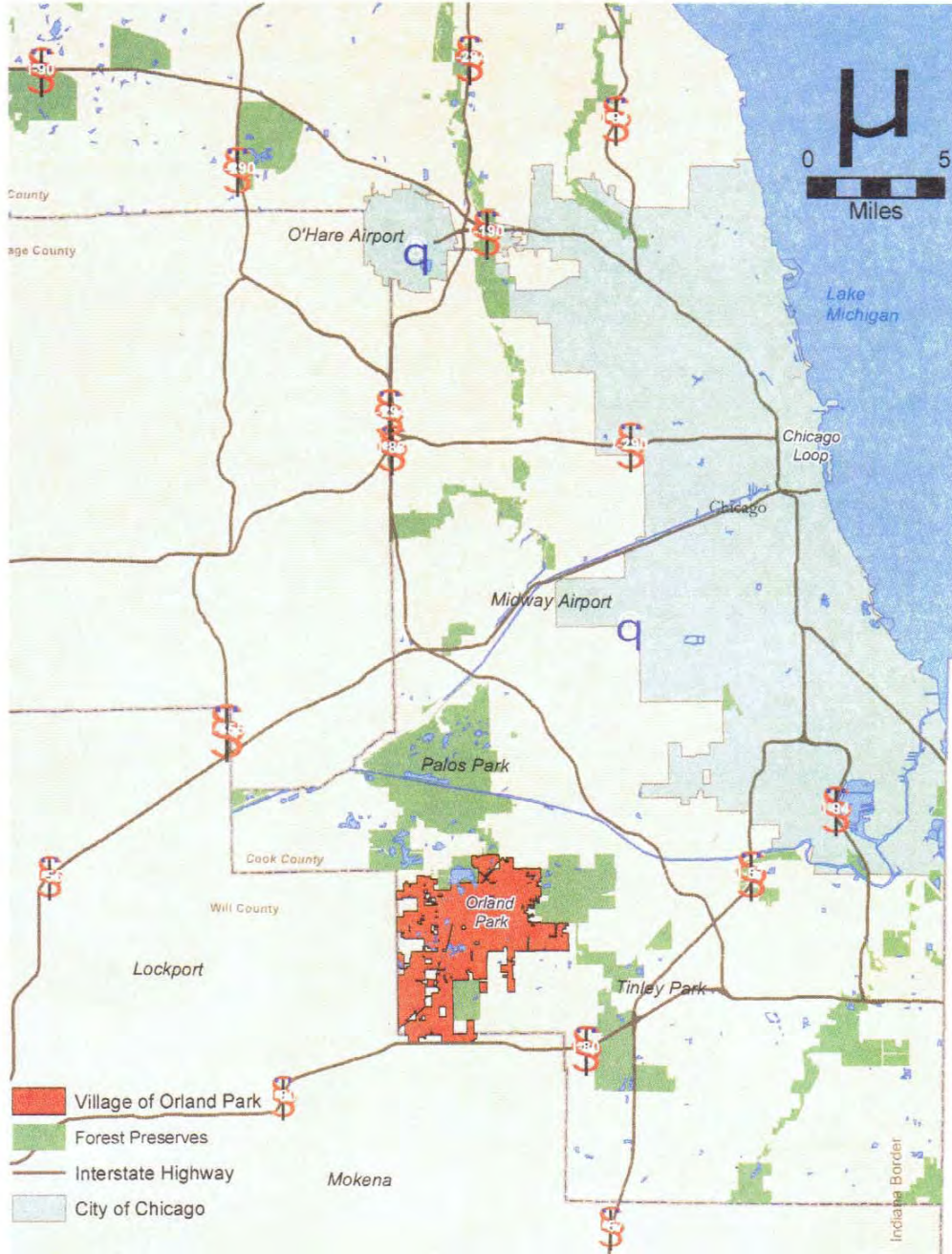
The composition of this study area is predominantly residential with some public and commercial buildings. The study area is made up of 75.5% residential buildings, 10% commercial buildings, 2% religious buildings, ½ % educational and 1% municipal buildings. A location map of Orland Park and a survey area boundary map follow.

### **Orland Park Local Historic District**

In 1984, the Village Board of Trustees established the Historic Preservation Review Commission to promote the economic, educational, and cultural well-being of the community through the preservation and maintenance of the buildings in Old Orland. It was also at this time that a local historic district was created. The Village's only locally designated historic district is known as the Old Orland Historic District and is bounded by 143<sup>rd</sup> Street to the north, 144<sup>th</sup> Place to the south, Beacon Avenue to the east and West Avenue to the west. A boundary map for this district follows.

# Location Map

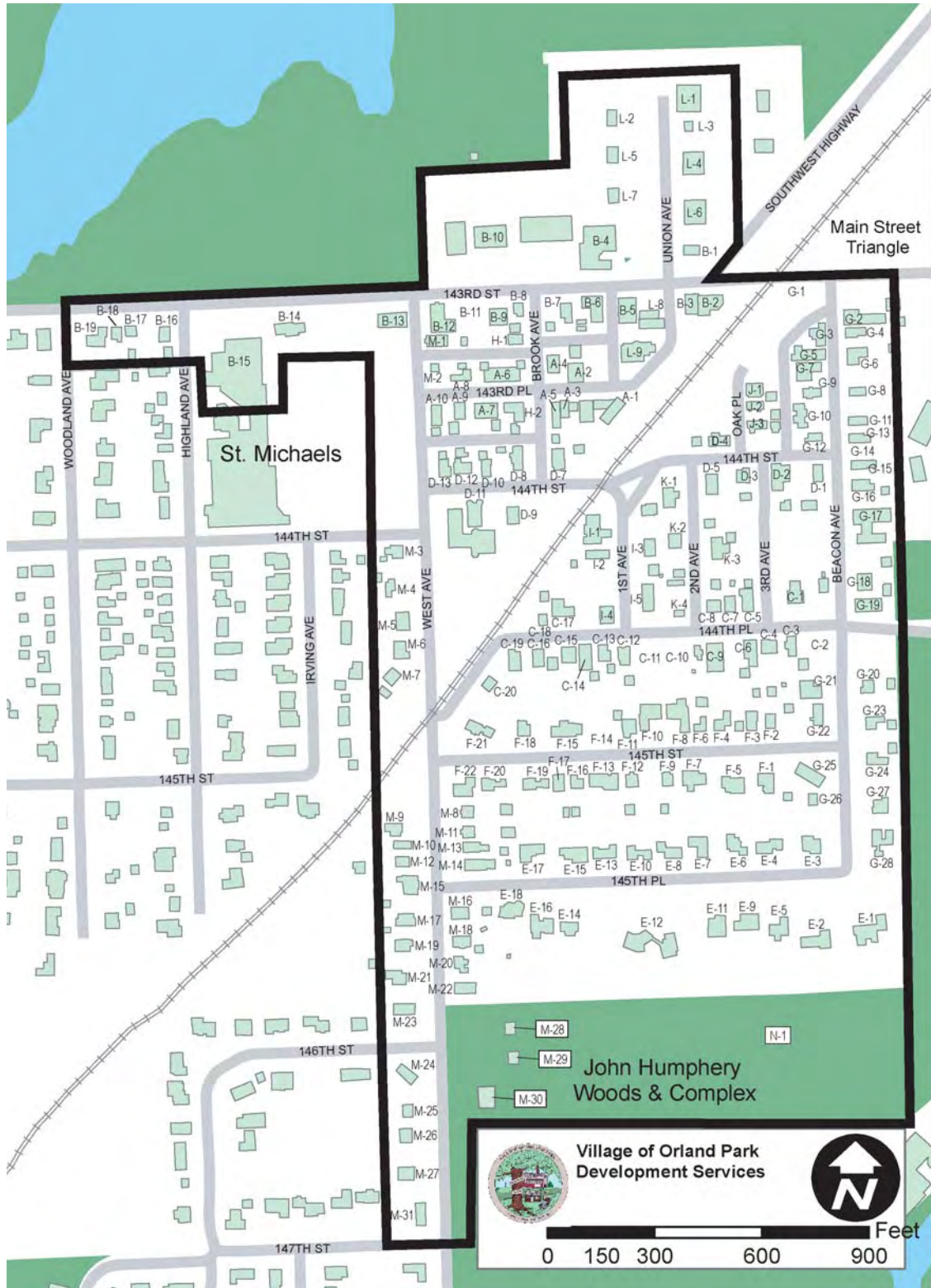
## Village of Orland Park



Village of Orland Park, Planning Department

Last Updated on 6/10/05

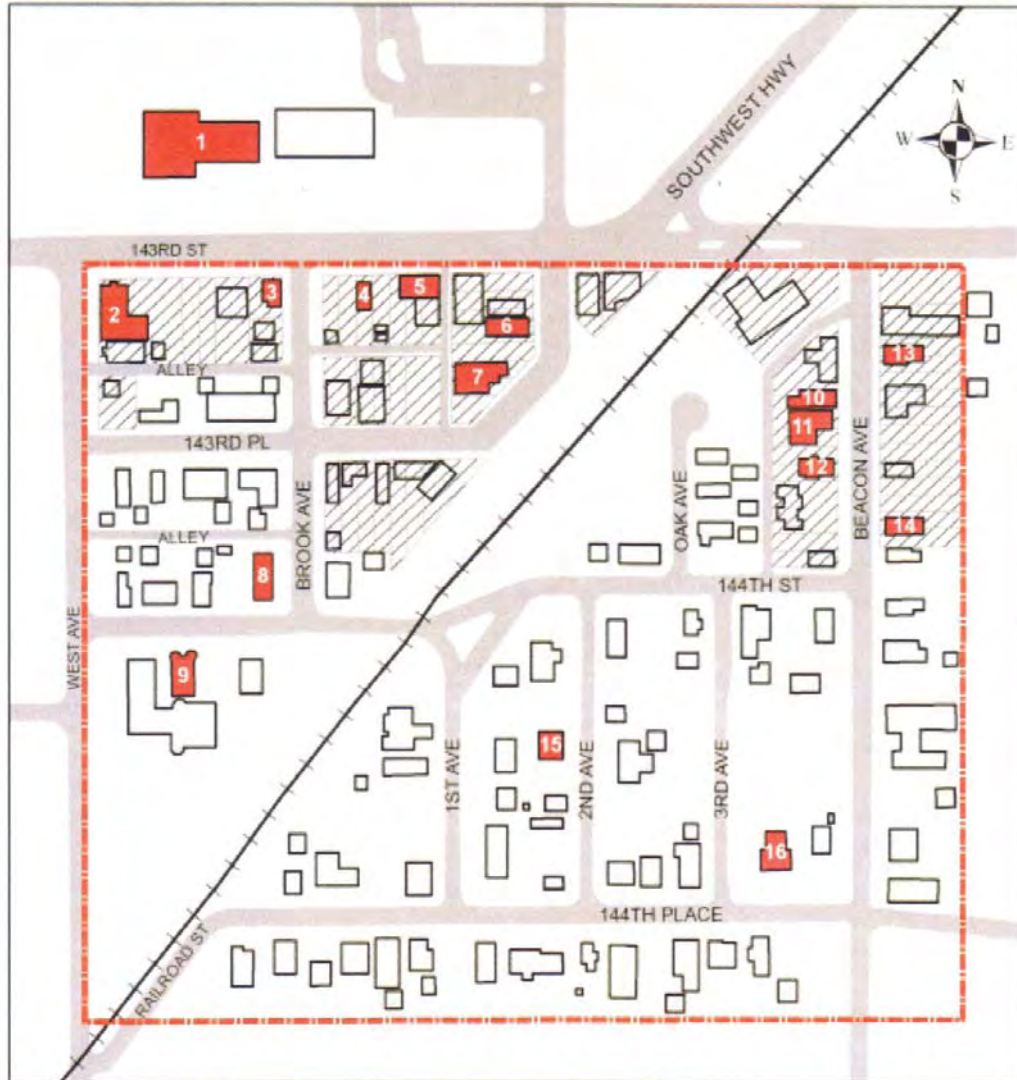
# Survey Area Boundary Map & Map Key



# Orland Park Local Historic District Map

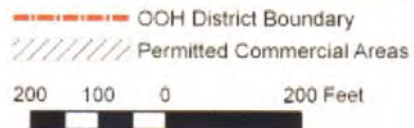
Land Development Code

**Map 1: OOH District Boundary Map showing Contributing Structures**



**Contributing Structures**

- |                         |                           |
|-------------------------|---------------------------|
| 1 9960 143rd Street**   | 9 9967 144th Street*      |
| 2 9999 W. 143rd Street  | 10 14316 Beacon Avenue    |
| 3 9953 W. 143rd Street  | 11 14320-24 Beacon Avenue |
| 4 9925 W. 143rd Street  | 12 14330 Beacon Avenue    |
| 5 9917 W. 143rd Street  | 13 14315 Beacon Avenue    |
| 6 14306-10 Union Avenue | 14 14339 Beacon Avenue    |
| 7 14314 Union Avenue    | 15 14420 2nd Avenue       |
| 8 9952 144th Street     | 16 9830 144th Place*      |



\*Buildings 9 and 16 are on the National Register of Historic Places.

\*\*While not in the OOH District Boundary, Building 1 is considered a contributing structure and should be protected.



## **Survey Methodology**

A survey form was developed for the Village of Orland Park for the 2005 survey. The same survey form was used for this survey. The Village of Orland Park provided a .PDF map of the survey area and a list of addresses. Sites were surveyed from adjacent public property, walkways, or roads. Data was entered in the field, one form per property, with only that information that could be field gathered. All forms are keyed by street address. Each primary building was photographed with a digital camera.

Research for additional information about the current study area was conducted as the survey progressed. McGuire Iglecki & Associates, Inc. identified source materials for research at the following locations: the Orland Historical Society, the Orland Park Public Library, the Evanston Public Library, Northwestern University Government Documents Collection and the Orland Park Village Hall. Materials included local histories, pamphlets and clippings, maps, survey plats, Sanborn maps, and photographs. Discussion with individual homeowners also provided information about some individual buildings in the survey area. Limited discussion with homeowners was spontaneous; there was no organized plan to interview homeowners.

After completion of the field survey, buildings within the survey area were researched with plats, Sanborn Maps, and at additional resource sites listed above where applicable. The Village of Orland Park provided limited data on construction dates for new construction from their internal permit database. When a definitive date of construction could not be located, buildings were circa dated based on maps, style/type, materials and field observation.

Architect/Builder, Dates and Style/Type were entered onto the forms along with information about associative people, events and dates when this type of information could be located. The finalized survey data and a digital image of each property were entered into a FileMaker Pro database.

After all the survey forms had been completed with field and research information, they were evaluated individually, in comparison to the other sites surveyed and in comparison to buildings from the 2005 survey. Based on the integrity and condition, as well as the criteria for landmark eligibility described under Evaluation Criteria below, the sites were evaluated for potential landmark status. Properties were evaluated considering their overall integrity specifically for location, setting, design, and materials.

## **Historic Context**

### **Geologic and Prehistoric Period**

Geologic and prehistoric histories of the area now known as Orland Park describe an area profoundly impacted by glacial activity, subsequently supporting populations of

hunter/gatherers and herds of animals including elk, mastodons and mammoths, and later deer and bison. Limited farming was also developed which supplemented, but did not replace, hunting and foraging. The geologic history that formed the current geography of the area begins with the massive glacier which covered the region from 25,000 B.C. to 14,000B.C. In approximately 14,000B.C., the glacier began to recede so that by 11,000B.C., a landscape somewhat familiar to us today began to emerge. The gouging and scraping of the advancing, then receding, glacier and the ice it left behind developed into the rivers and lakes that are now familiar: the Cal-Sag (Saganashkee) River, the Des Plaines River, and Lake Michigan and associative basin swamps and sloughs. The area is headwater for six streams, and glacial lakes evolved into marshes and sloughs: McGinnis, Tampier, Skunk Hollow, and Beemsterboer Lakes. These features, "...provided a very rich mixture of topography and drainage patterns, which resulted in a complex landscape of wetlands, woodlands, savannahs, prairies, streams, perched lakes, glacial backwaters, kettlehole lakes, and a broad variety of soil types."<sup>1</sup> The land now ranges from flat to rolling hills with woodlands which originally included forests of oak, hickory and walnut.

### Pre Euro-American Settlement

Farming in the area has been traced back to prehistoric people and later to Native American inhabitants and have been described and summarized by Ders Anderson in his chapter of "The Orland Story: Chapter One, Prehistory to 1830". The distinct cultural periods which existed in the Orland area include:

1. The Paleo period of glacial ice and large mammals from approximately 11,000B.C. to 8,000B.C.
2. The Archaic period when prairie replaced spruce forests and a well-developed tradition of hunting and gathering lasted from 8,000B.C. to 2,000B.C.
3. The Woodland period noted for the evolution and development of simple farming, pottery, and the bow and arrow, which lasted from 2,000B.C. to 1,000A.D.
4. The Mississippian period of stronger dependency on agriculture and semi-permanent villages from 1000A.D. to 1650A.D. Although native inhabitants of this period are known to have engaged in limited farming, there is yet to be confirmation that they farmed in the Orland area.
5. The Winnebago, Illini and Potawatomi are local tribes with names applied to them by early European explorers. The Proto-Historic Period (1630s to 1673) is characterized by the introduction of French-Canadian trade goods into the culture of these people by means of extensive trade networks. The native inhabitants were familiar with these trade goods before the appearance of French-Canadian explorers to the area.
6. The French Period begins with the exploration of Marquette and Joliet in 1673. This period marks the first time (1673-1760) local indigenous people encountered European-Americans.
7. The British and Early American Period (1760 to 1830s) marks the era when control of the Orland area moved away from the native inhabitants.

During the period from 1760 to 1830 native tribes lost control of their traditional territories. Tribes in this area were, more often than not, friendly with the European explorers and later, settlers; however, with the ever-encroaching European settlement that threatened Native American survival, violence occasionally broke out. In an 1816 treaty, the Potawatomi, Ottawa and Chippewa Tribes were removed to the West after ceding their land to the United States Government. In 1832, after the Black Hawk War, Native Americans were completely forced out of Illinois, to areas west of the Mississippi River, clearing the way for more aggressive European white settlement.

## Nineteenth Century Settlement

Orland Park's nineteenth century developmental history is heavily influenced by farming and the railroad, both of which framed its progress. Illinois became a state in 1818; however, it wasn't until 1834 that the United States General Land Office surveyed the area. According to the survey, no residents or inhabitants (squatters) were recorded in Orland Township. (See 1834 Plat map below). The earliest American pioneer settlers arrived in the Orland area in the second half of the 1830s. These early settlers formed a cluster of families referred to as the "English Settlement" and established farms in the vicinity of 151<sup>st</sup> Street and 94<sup>th</sup> Avenue. These families included Henry Taylor (who arrived in 1834) and Thomas Hardy (who arrived in 1836). Two of the most well documented early settlers in Orland Township were Bernard and Jacob Hostert, brothers originally from Germany who arrived in 1842 and established farms in the vicinity of Will-Cook Road: Jacob, east of Will-Cook on 143<sup>rd</sup> Street and Bernard, ½ mile west of Will-Cook on the north side of 159<sup>th</sup> Street. Perhaps Orland Park's best known early resident, John Humphrey, arrived at the English Settlement, at the age of 10, in 1848 with his family.

In 1850, Orland Township was formed. The 1850 census and an 1851 plat map both record the population to be 504 people. (See 1851 Plat map below). The 1850 agricultural census recorded 78 farms on 3,530 acres, or 15% of the township area.

This documentation shows that from the earliest settlement Orland Township was developed as an agricultural settlement. Census records describe farms as typically having: two horses, milk cows, two oxen, swine, and 'other cattle'. A few farms had as many as four or six horses and four oxen. Some farms also had sheep. Produce consisted of a mix of grain crops, potatoes, and butter. Those with sheep produced wool and a few farms produced honey.

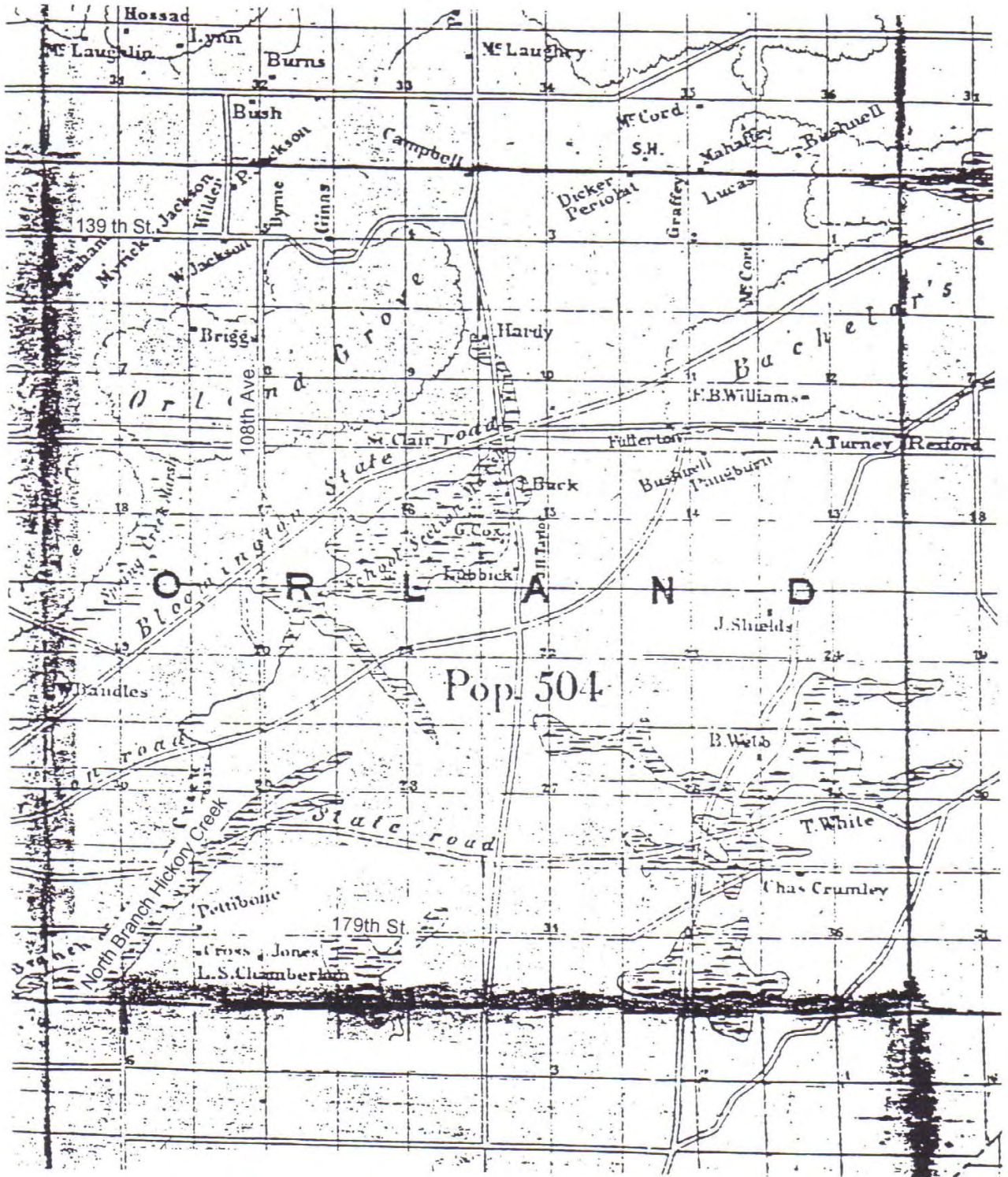
The 1860 Agricultural Census and the 1861 plat map paint a picture of the developing farm community. The population of Orland Township in 1860 had doubled to 1,049. The number of farms increased to 160 in the township with approximately 8,127 improved acres or 30% of the township area.<sup>2</sup>

While a population increase to 1,208 and an increase in the number of farms to 210 as recorded in the 1880 Agricultural Census appear modest, these numbers show that Orland Township continued to grow as an agricultural area. The year 1880 however would mark a shift in the development of the area with the introduction of the St. Louis and Pacific Railroad (now the Norfolk Southern Railroad) and the first plat made for the subdivision of a town.

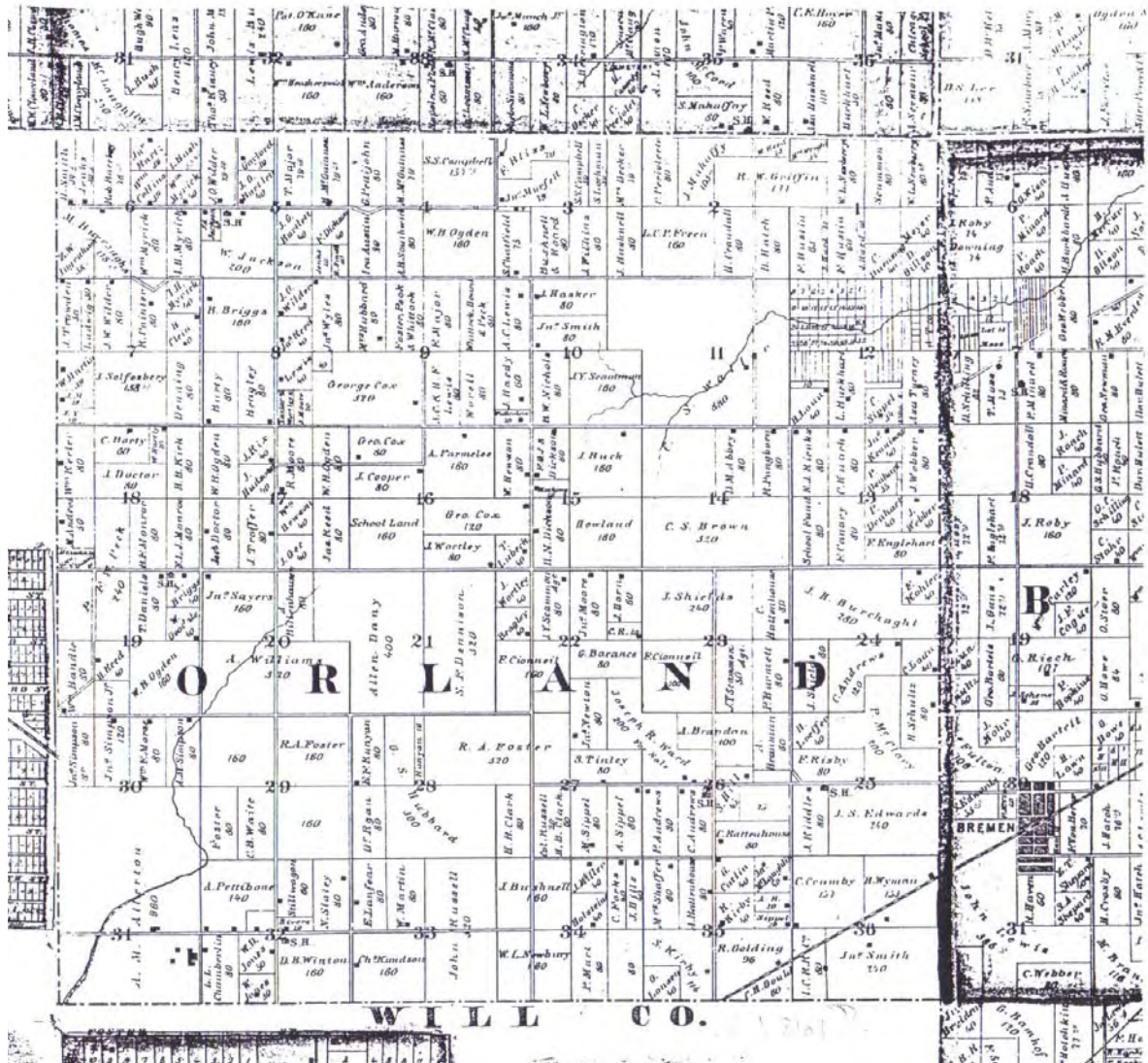
### 1834 Plat Map



1851 Plat Map



1861 Plat Map



MAPS  
1861

## Railroad and Town Development

In 1880 the Wabash, St. Louis & Pacific Railroad extended a line through Orland to complete a connection between Chicago and St. Louis. The accompanying new train station provided the incentive to subdivide the adjacent land for the development of a town. The railroad served two purposes: the first was to provide a new way for farmers to get products to markets; the second was to provide a commuter train for travel between Orland and Chicago. In fulfillment of these purposes, Orland became a town providing farming support services while simultaneously evolving as a residential commuter suburb to the city of Chicago. While it has been well-documented that John Humphrey commuted on the train to his office in downtown Chicago he was in the minority in Orland Park at the time. Orland Park's fruition as a commuter suburb of Chicago did not occur until the second half of the twentieth century. As the number of in-town residents increased, services and commercial businesses expanded to support the populations of farmers and the in-town populace.

In 1880, a railroad station was constructed on 143<sup>rd</sup> Street located between Sections 4 and 9 and named Sedgewick; a second station, Alpine, was located at Section 20. That same year, "...Colonel Fawcett Plum had the first plat of the town made".<sup>3</sup> In the northeast corner of Section 9, 20 acres were platted into nearly 200 lots. This plat was named Sedgewick corresponding to the station name. Two months later John Humphrey laid out an addition directly south of the Sedgewick plat (see 1886 Plat map below). In 1881, the station name was changed to Orland. The new town was incorporated as Orland Park in 1892. Currently the train station for the Metra commuter line is located north of the historic district boundary; however, the original train station was located on Union Avenue within what is now the historic district. The historic core of the Village grew up on the blocks around the train station which served the Village residents until 1960 when it was demolished.

The beneficial impact the new train service had on the farming population in Orland Township was significant. Until this time, to transfer their products to market, farmers had to either haul them by wagon to Lockport or haul the wagon all the way to Chicago. The advantage held by Lockport was the I & M Canal which opened in 1848. The canal established a water transportation corridor from Chicago to the Illinois River with access to the Mississippi River. The canal opened northern Illinois to trade and the farmers of Orland Township benefited from this improved access to markets for their products. Traveling 12 miles to Lockport was a more convenient trip than going by wagon 30 miles to Chicago.

However, when railroad service was established in Orland, this provided farmers a more direct and convenient vehicle to market. Soon after, Grosskopf's grain elevator opened northeast of the train depot and in 1884 there were, "...two general stores, a furniture store, wagon shop, blacksmith, creamery, and two saloons, one across the street from the railroad station."<sup>4</sup> In 1894 there was a local fire department. By 1897 there were, "...





Other businesses from the 1880-90s include Orland's first general store at 14314 Union Avenue, the first hotel at 14306-10 Union Avenue, and Kruspe's Saloon at 9911 143<sup>rd</sup> Place at the corner of Union Avenue. Orland's first general store was constructed prior to 1879 as a stagecoach stop located approximately four miles away. It was moved to its present site in 1879 and used as a general store. In 1897, brothers Albert and John Loebe purchased the store and re-opened in 1898 as "Loebe Brothers". They ran the general store and expanded to include lumber, material and coal yards. A warehouse was constructed adjacent to the building in 1904 and stored grain and sugar. The building was expanded multiple times to accommodate the growing business. The business was a mainstay in Orland Park until it closed in 1969. The building remains extant on its 1879 site. A house associated with the Loebe family is also located in the existing historic district on 144<sup>th</sup> Street.

The Orland Hotel was constructed in approximately 1885, the Village's only hotel, strategically located across the street from the train depot. The building housed a saloon and restaurant on the first floor; accommodations were on the second floor with an outdoor privy at the back. At the rear of the building was a one-story wing with a single-lane 10-pin bowling alley. At the corner of Union Avenue and 143<sup>rd</sup> Place (formerly Middle Street), Kruspe's Saloon operated from a building constructed in the 1880s with a two-story main building and a one-story wing that was a dance hall, drug store and gym. There was a bake shop on 143<sup>rd</sup> Place (formerly Middle Street) which burned in 1909.

The commercial area which centered on Union Avenue/143<sup>rd</sup> Place was supplemented with a second commercial area on Beacon Avenue, the eastern boundary of the survey area. This street had a mix of residential, commercial, and municipal uses; this historically mixed-use character has been retained to the present. From pre-1900, 14319 Beacon Avenue was the home and professional offices of Dr. Walter R. Schussler; 14415 Beacon Avenue was the site of the original Village Hall and firehouse; and a blacksmith's shop, and livery and feed shop were known to be located on the street. After 1900 there was a barber shop; 14300 Beacon was the site of Orland's first automobile dealership in 1920 (since demolished); 14314 Beacon housed a grocery store and post office; 14316 Beacon was the site of the Schmadeke General Store which burned and was replaced in 1920 with the Orland State Bank; 14320 Beacon is an early commercial building (original use unknown); 14403 Beacon was a residential building used as the Winterberg Photography Studio since before 1904; and other stores on Beacon Avenue included Beck & Sons, and the J.M. Kott Store. Jim Creer's General Store and Butcher Shop has been alternately referenced as being on Union Avenue and 143<sup>rd</sup> Street.<sup>6</sup>

The local Catholic, Lutheran and Methodist congregations constructed church buildings in town. These churches served the outlying farming community as well as the in-town residents. The oldest extant church building in Orland Park is the Christ Evangelical Lutheran Church. Constructed in late 1897/early 1898 in the Gothic Revival style, it was dedicated in February 1898. The building remains at the corner of 143<sup>rd</sup> Street and West Avenue; however it no longer serves a religious congregation. Later that year, the Orland

Methodist Church was constructed at the corner of West Avenue and 144<sup>th</sup> Street. Designed with distinctive Queen Anne style octagonal towers, the building is known locally as the Twin Towers Church. The historic sanctuary has been restored and is only used for ceremonial purposes as the congregation now meets in the new sanctuary constructed in 1961. Both churches are contributing buildings within the local historic district; the Twin Towers Church is listed in the National Register of Historic Places. St. Michael's Catholic Church has been serving the Orland area since 1867, although its current church, which faces 143<sup>rd</sup> Street, was constructed in 1969.

These commercial areas and religious institutions served the Township's farming community, and simultaneously served the growing in-town residential community. In town residents were shopkeepers and other business owners, teachers and clergy, doctors and bankers, as well as professional men who commuted by rail to Chicago from their homes in Orland Park.

According to research by the Village and the Orland Historical Society, the first house constructed in town was the Cox House. Built in 1880, the house is a National style Side Gable with distinctive bay windows at the first floor. The house is at its original location at 14420 Second Avenue and is a contributing building within the local historic district. In 2007 a complete rehabilitation altered the historic integrity of the house. All of the original building materials were removed including limestone foundation, wood clapboard siding, wood architectural ornament and wood windows. These elements were replaced with new to match the original materials.

The second house built in town was the home of John Humphrey, constructed in 1881. The house is a National style Four-over-Four with a two-story wing at the rear creating a T-form. The house stands at its original location at 9830 144<sup>th</sup> Place, is a contributing building within the local historic district and is listed in the National Register of Historic Places.

John Humphrey and his home represent the history of Orland Park as an early commuter suburb. Humphrey was an attorney with a law office in downtown Chicago and commuted from his home to his Chicago office daily using the new train service. "Commuter settlement became increasingly common around Chicago after the Civil War. ... Newspaper articles by the end of the Civil War were describing areas over forty miles from downtown Chicago as "suburban" because of their railroad link to the city."<sup>7</sup> As communities in the city became more expensive and congested, railroads were simultaneously expanding their lines away from the city. The logic and appeal of new suburban communities on commuter rails became apparent. Developers aggressively purchased and platted land adjacent to train stops and advertised their respective new residential communities to prospective buyers. Often the cost of commutation tickets (rail passes) was advertised by the developers as being no more expensive than the cost of riding horse cars in the city.

Some new commuter suburbs were successful, others were not. Often those in closer proximity to Chicago fared better than those that were both further away and retained farming as the primary economic base. According to Ann Durkin Keating author of “Building Chicago Suburban Developers & the Creation of a Divided Metropolis”, Orland Park matched that latter description. The town engaged in basic market functions which reflected its entrenchment in an agricultural economy and exhibited an early inability to attract a large commuter population.<sup>8</sup> Census information bears this out: even by 1920, the population of the Village was only 340 people. While some did take advantage of the rail line to Chicago, the train station did not attract an overwhelming population boom of Chicago urbanites moving to Orland. John Humphrey therefore holds minority status as a suburban commuter in 1880 but nonetheless, is an example of this developmental dichotomy.

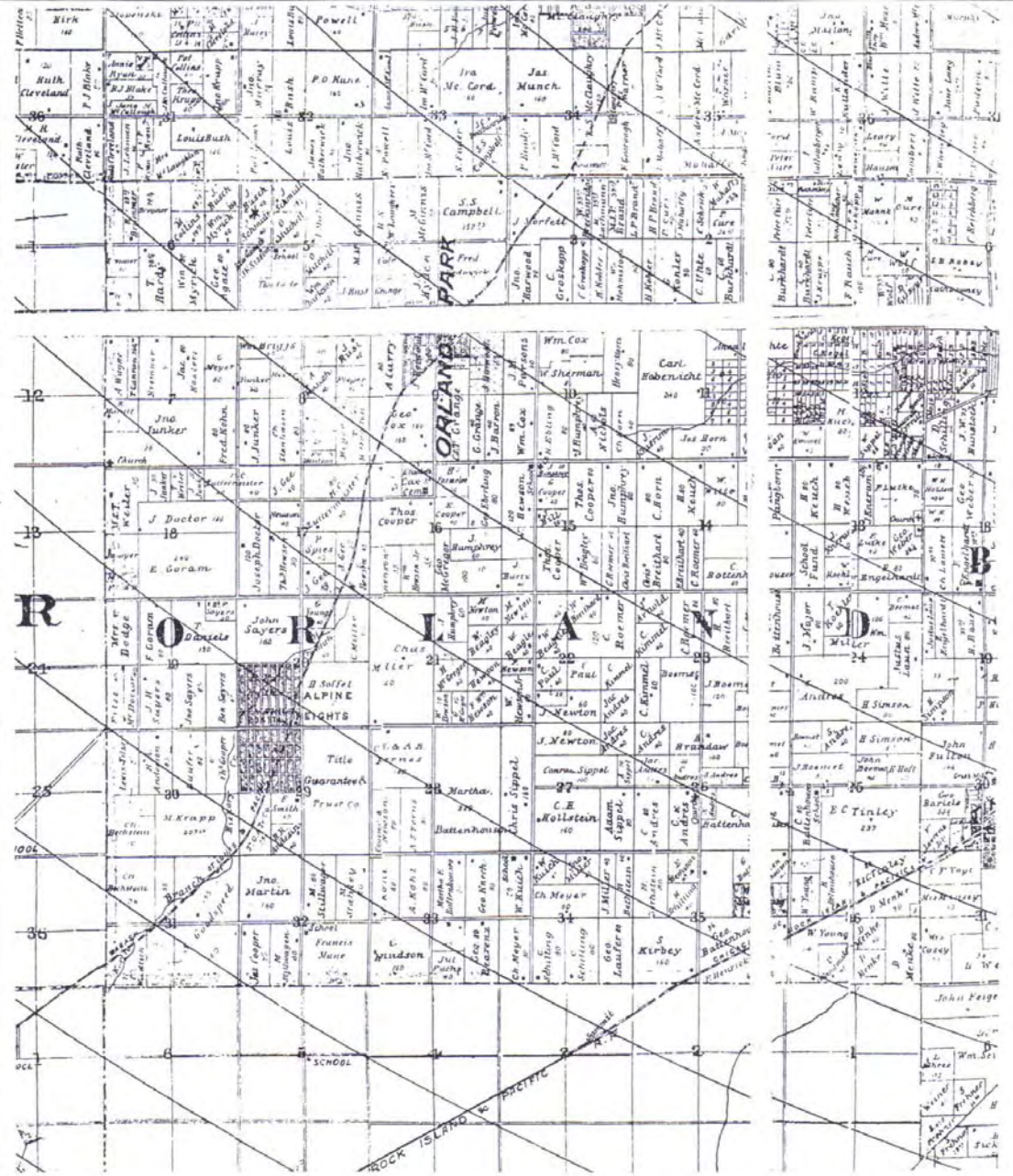
While Humphrey is a well known Orland Park resident who commuted to work in Chicago, this was not a common scenario. Orland Park was at the outer edges of the commuter zone and while Humphrey saw Orland as a Chicago suburb, the majority of Orland Park residents viewed it as a rural village. To them, the value of the railroad was to transport goods to market. Humphrey was a successful lawyer, elected to the Illinois General Assembly serving from 1870 to 1886. He was elected to the State Senate serving from 1886 to 1910 and he was the first Village President serving from 1892 until 1914. His career made him Orland Park’s most significant resident and his work on behalf of suburban villages in Cook County influenced the development of his home town. His life and work may have been unusual for the typical Orland Park resident but he was nonetheless inextricably linked to them.

### Early Twentieth Century

Change came slowly to Orland Park. At the turn of the century more people lived outside of the village limits than within them, confirming the agricultural character of the area. Although farm development peaked in the 1880s it remained constant for many decades thereafter. As late as 1949, over 15.5 thousand acres were being farmed in Orland Township. Census data bears out the image of a quiet rural village: in 1920 the population was 340; in 1930 the population was 450, and in 1940 the population was still only 630 people. Although Orland Park remained a mostly rural village, municipal management was progressive.

After the turn of the century, Orland Park had a municipal water supply, and the Chicago Telephone Company completed lines into the Village. By 1914, Orland Park was the only village between Chicago and Joliet with a municipal water supply, cement sidewalks and gas street lamps.<sup>9</sup> In 1918, the first high school was organized. Despite these advances, “In 1920, Orland had no electricity, no paved roads, few automobiles and few farm tractors. It was still the age of the horse and wagon, kerosene lamps...The village had three blacksmith shops and a livery stable.”<sup>10</sup> Despite the slow pace, change did occur: electricity came to the Village in 1922, and in 1929 143<sup>rd</sup> Street was paved.

# 1904 Plat Map

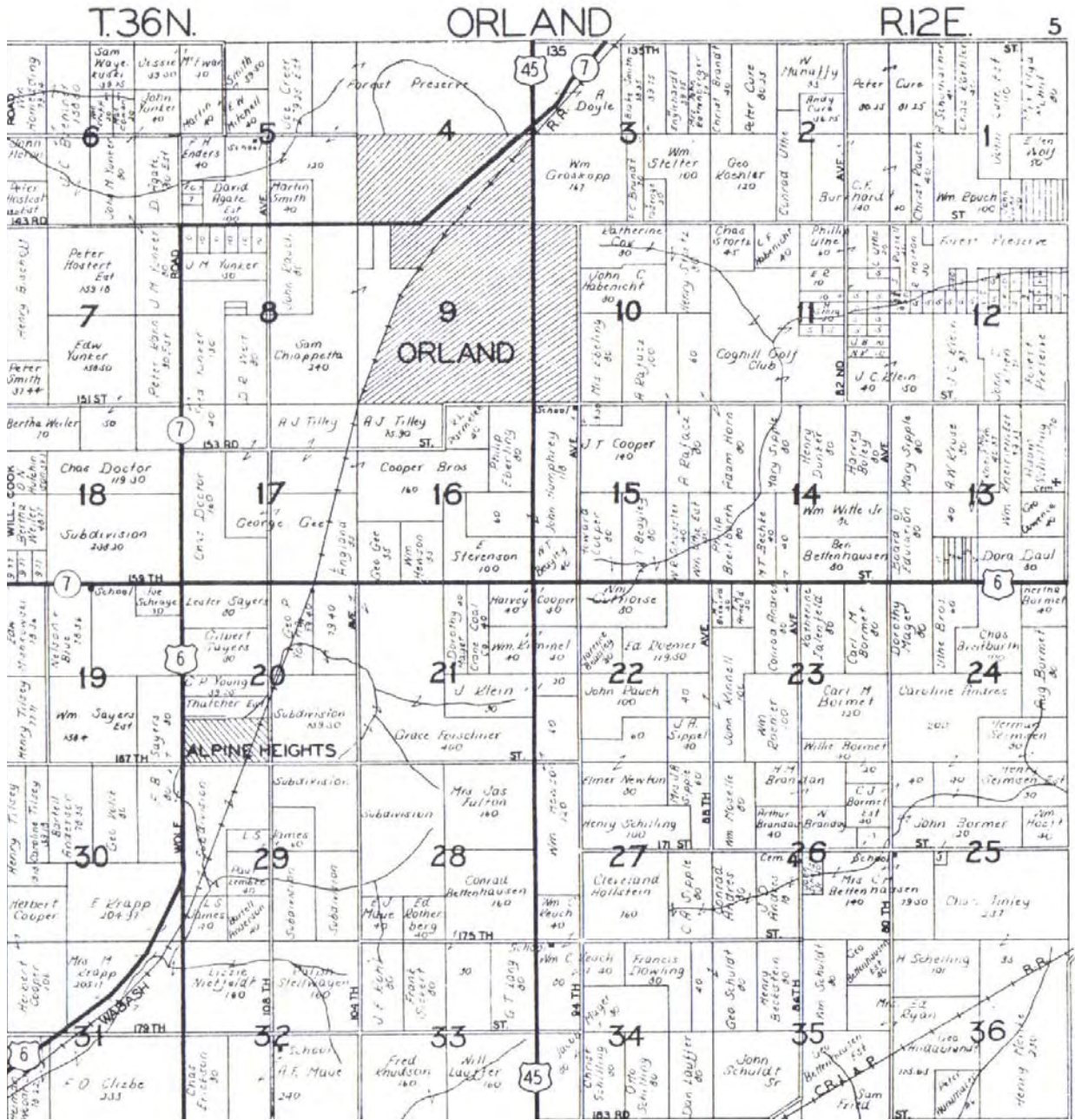


As the Great Depression enveloped the country in 1929, Orland Park was minimally impacted. As a rural village, there was little wealth to lose and the community provided for each other as best they could when necessary. Despite the bleak outlook nationally, the progressive programs of the Roosevelt Administration benefited the community during the 1930s. Simultaneously, a renewed energy toward commercial enterprise boosted the community and precipitated its expansion about 20 years later. It is interesting to note that in Orland Park in the 1930s, new businesses were opening and established businesses were growing.

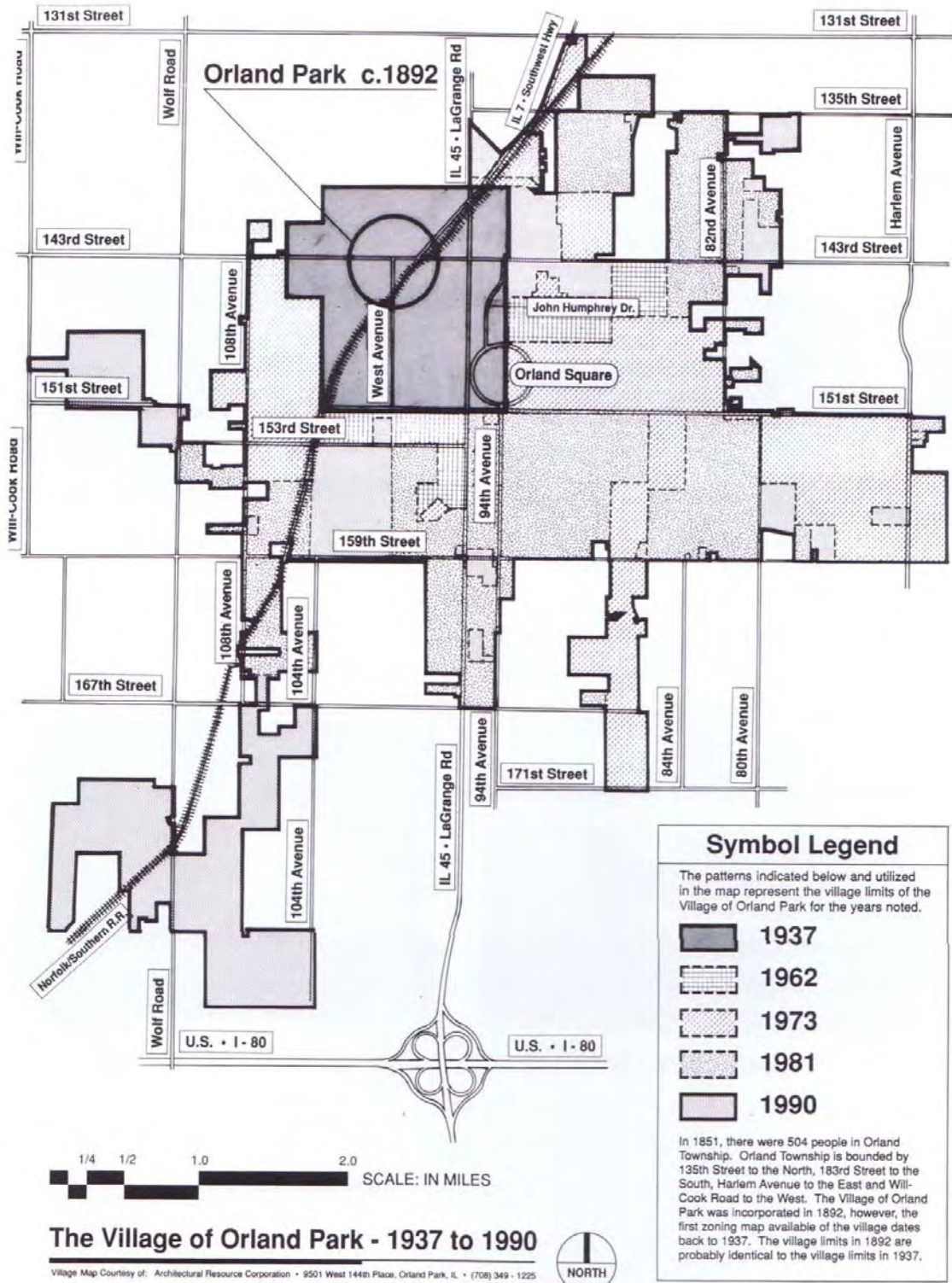
Merrill Cooper opened a radio and electrical shop in 1933. Roy Loebe sold electric refrigerators and other appliances in the Orland Electric Shop; Orland's first drugstore opened in 1934; and Orland Motor Sales opened in 1934. J.F. Schmaedeke became a local dealer for the new McCormick-Deering combine and other implements; T.H. Davison & Co. offered coal and building materials; and Schmaedeke Funeral Home opened in 1932. The Orland State Bank grew steadily again during the decade. ...Orland gained its own newspaper in the 1930s...the Orland Herald.<sup>11</sup>

In 1930, the population of the Village was 450 people, an 80% increase from the previous decade. As the population continued to grow, houses were constructed within the subject survey area. Therefore, buildings from this era represent the early growth of the neighborhood while the historic character of the community was retained – that of a small rural village.

# 1940 Plat Map

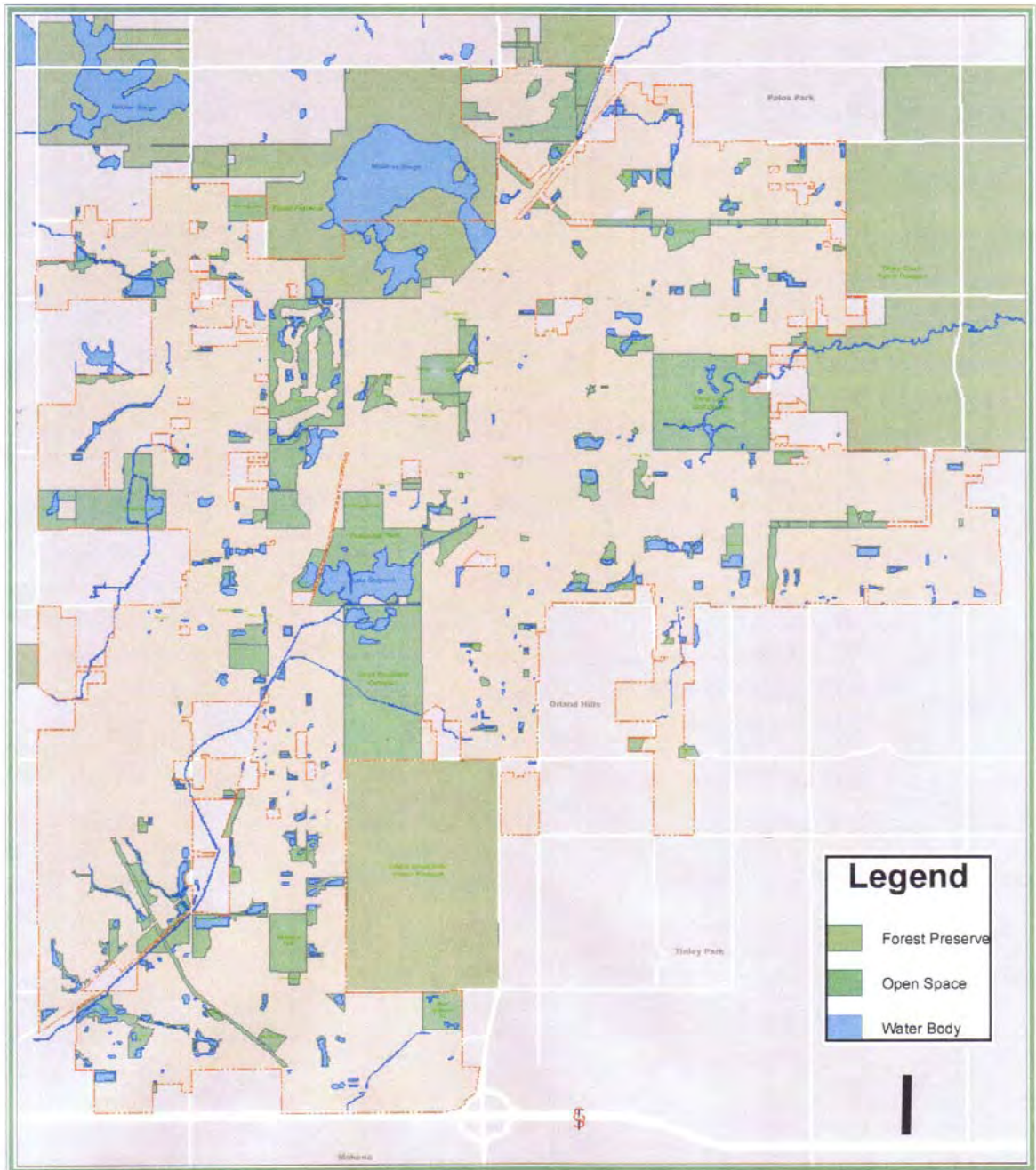


# 1990 Municipal Boundaries Map



Map Source: Published in "The Orland Story"

# 2008 Municipal Boundaries Map



Last Updated on June 2008

 **VILLAGE OF ORLAND PARK**  
Development Services Department

0 0.2 0.4 0.6 0.8 Miles  
Development Services Department, Village of Orland Park



## Suburban Emergence

Orland Park had a population of 450 people in 1930, 640 people in 1940 (a 42% increase from the previous decade), 850 people in 1950 (a 33% increase from the previous decade), and had 2,592 people in 1960 – a 200% increase from the previous decade. Walter Schussler was the Mayor from 1941 through 1965 during this period of growth. He aggressively pursued municipal improvements, especially to the water and sewer systems, that combined with abundant land for residential subdivisions and convenient transportation infrastructure, made Orland Park an appealing location for residential developers. As land values rose, it became more profitable for farmers to sell their land than to continue cultivating it. For these reasons, the overall character of the Village shifted to that of a burgeoning suburb.

Growth continued during the Mayoral term of Melvyn Doogan (1965 to 1985). The boundaries of the incorporated village continued to grow as did the population. Between 1960 and 1970 the population rose to 7,300 people, an increase of 180% within the decade. In 1980 the population was 23,045 (a 215% increase from the previous decade), and in 1990 the population was 34,391 (a 49% increase from the previous decade). The latest census, reported that in 2000, the population of Orland Park was 51,077 (a 48.5% increase from the previous decade). The growth in these decades was supported by numerous industries that moved to Orland Park and the continued redevelopment of farm land into residential communities to provide homes for the rising population.

Manufacturing, service, construction and leisure industries contributed to the growth of Orland Park. In 1953 the Andrew Corporation moved their entire communications equipment business to Orland Park which included the construction of a 15,000 SF manufacturing plant and a separate corporate headquarters building. Apple Knoll Industrial Park opened in 1980. In 1976 the Village secured the registered trademark for the name “Golf Center of the World”. As of 1991 there were 63 private and public golf courses within 15 miles of Orland Park. Orland Park has also become a center of retail consumerism supporting multiple large shopping centers: Orland Square (1976), Orland Park Place (1981) and Orland Village Center (1989) to name a few.

Because most of this growth occurred outside of the subject survey area, the impact on the character of the historic center of Orland Park has been somewhat limited. Nonetheless, the subject survey area has, and still is, experiencing development pressures as people demolish existing houses that represent the historic character of the area to construct new, larger, homes on the in-town lots.

## Summary

Early Sanborn Fire Insurance maps from 1897, 1911, and 1949 were studied. Sanborn maps are fire insurance maps, created for assessing liability, that were produced from 1867 to 1970. The maps were created for urbanized areas (including small towns) in the

United States and were detailed with town and building information. The maps contain an abundance of information including, but not limited to, property boundaries, street names and building numbers, street and sidewalk widths, footprints of primary buildings and outbuildings, building use, construction materials including framing, flooring and roofing, the location of windows and doors, fire walls, natural features, railroad corridors, the strength of the local fire department, and the location of water mains, towers and hydrants. The Sanborn maps for Old Orland show the subject survey area divided into irregular sized blocks and lots; some were spacious, other lots were very narrow. Unfortunately these historic maps represent a small portion of the survey area and cover only three years; therefore, historical data on the development of the built environment in the survey area is limited.

The people who built houses and businesses in Orland Park were generally not wealthy. As residents of a rural village, they constructed modest buildings; the occasional larger, high style homes were constructed by prosperous business owners. The Village's rural heritage is reflected in the large numbers of National style buildings. Vernacular housing types including the Gable-Front, Side Gable, Hipped, Gabled Ell, and Folk Victorian are commonly found in the survey area. Although there are a few Queen Anne and Italianate homes mixed into the neighborhood these styles do not dominate. Even John Humphrey, an attorney, State Senator, and Village Mayor built his house in a vernacular form: Four-over-Four. The growth of the early part of the twentieth century is well represented in the extant group of Bungalows, Craftsman, Prairie, and Colonial and Tudor Revival houses. This mix of houses and commercial buildings from these two early developmental periods reflect the early expansion of the community.

Often there is little information about the people who designed and built buildings within a community and this is especially true when a community has a preponderance of National style and folk forms. These buildings were constructed by local builders, not trained architects. This bears true in the subject survey area as very few references to architects were located. The few references to architects which emerged from research include Alfred E. Pashley, James Pomeroy and William Arthur Bennett.

Alfred F. Pashley was the architect who designed the brick school building at 9960 143<sup>rd</sup> Street, historically known as the Orland Park School. Pashley and architect James R. Willett entered into partnership in the late 1870s. They maintained an office in Chicago until Willett's death in 1907. Notable work from the firm includes the Hospital for the Insane in Kankakee, IL in 1891 designed in the "cottage plan", and additional similar hospitals elsewhere in the Midwest. They were retained by Catholic Archbishop Feehan of Chicago for the Cathedral of the Holy Name (Chicago 1893), multiple homes for the Archbishop as well as numerous churches and institutional buildings in the Diocese. Later works include the Times Building (Chicago), the Chicago College of Dental Surgery, and many business blocks and residences. Pashley continued to work in professional practice until approximately 1930.<sup>12</sup>

James Pomeroy was the architect for the 1937 Library remodel (9917 143<sup>rd</sup> Street) and for the 1940 limestone addition to the Orland Park School (9960 143<sup>rd</sup> Street). Little information was located about him except that he was a local architect. William Arthur Bennett was the architect for the 1898 Twin Towers Church (9967 144<sup>th</sup> Street), listed in the National Register of Historic Places. According to the National Register nomination form, Bennett later achieved recognition for his work in the Prairie style in the 1910s.<sup>13</sup>

An intensive survey generally will not gather all of the descriptive, contextual and ownership information on every property. These data gaps can sometimes be filled from additional research, which can include searching a property's chain of title, finding architectural plans from historic archives, searching residential directories, archived newspaper articles, ads, announcements and obituaries from the newspaper, and reviewing unpublished manuscripts and oral histories. This is not an exhaustive list of research sources but suggestions for potential sources of information.

The subject survey area including Old Orland and adjacent streets retains evidence of the building styles popular from all eras of its development. Approximately 20% of the buildings date from 1850 to 1899, to the period of Orland Park's earliest development. Many of these buildings have been altered over time; however, their overall presence conveys and reflects this earlier time period. Later buildings, particularly from the early 20<sup>th</sup> century, continue this pattern. Approximately 26% of the buildings date from 1900 to 1940, illustrating the next historic period in the community's development. And finally, the newer homes in the survey area reflect the mid-century and current tastes of modern homeowners. This unique environment allows residents to experience the history of Orland Park from many different eras, and illustrates the architectural heritage that is extant beyond the borders of the established Old Orland Historic District. It is important for historic buildings outside of the district to be recognized, appreciated and preserved by being valued by individual owners and the community at large.

The subject area has a mix of building types including commercial, educational, religious and municipal along with residential. The presence of buildings for different uses is not uncommon for older neighborhoods. Historically, those who settled in a neighborhood built schools, churches and businesses within walking distances of their homes – a necessity before the age of automobile transportation. This low-density pattern of mixed uses is present within the study area.

## **Recommendations**

### National Register of Historic Places: Individual Listing

Two properties, in addition to the two existing National Register listed properties, were found to meet National Register Criteria B or C and are potentially eligible for individual NR Listing.

- Criteria B: Property is associated with lives of persons significant to our past.
- Criteria C: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

These individual properties are:

<u>Map Key No.</u>	<u>Street Address</u>	<u>Historic Name (if known)</u>
M-28	14661 West Avenue	Jacob Hostert Log Cabin
M-29	14663 West Avenue	Bernard Hostert Log Cabin

#### National Register of Historic Places or Local District Potential

Survey findings do not support the creation of an historic district (local or national), nor the extension of the boundaries of the existing local district.

#### Individual Local Landmark Potential

The Village of Orland Park has a particularly strong representation of National style, or Folk Form, houses. Sense of place is not solely defined by high style, architect designed buildings. Orland Park prospered because of the contributions of farmers, shop keepers, blacksmiths, laborers, and teachers, among others. Their contribution to Orland Park's growth and physical character is partially represented in their homes and commercial buildings, often Vernacular styles, which in turn contribute to the area's unique character. These homes and buildings, if restored, will more strongly represent the important historic and unique character of Orland Park. Property owners should be encouraged to remove non-original siding and restore the exterior (including windows) to the original material and decorative detail, if applicable.

Twenty buildings (including the two above), and one historic landscape were found to meet local landmark criteria. These buildings are located outside of the existing Old Orland Historic District.

These individual properties are:

<u>Map Key No.</u>	<u>Street Address</u>	<u>Property Type</u>
B-17	10117 143 <sup>rd</sup> Street	Residential
E-1	9809 145 <sup>th</sup> Place	Residential
E-2	9827 145 <sup>th</sup> Place	Residential
E-8	9876 145 <sup>th</sup> Place	Residential
E-9	9877 145 <sup>th</sup> Place	Residential
E12	9901 145 <sup>th</sup> Place	Residential
E-14	9907 145 <sup>th</sup> Place	Residential

F-18	9926 145 <sup>th</sup> Street	Residential
G-26	14512 Beacon Avenue	Residential
M-4	14412 West Avenue	Residential
M-13	14525 West Avenue	Residential
M-16	14557 West Avenue	Residential
M-17	14558 West Avenue	Residential
M-18	14561 West Avenue	Residential
M-21	14572 West Avenue	Residential
M-23	14576 West Avenue	Residential
M-27	14632 West Avenue	Residential
M-28	14661 West Avenue	Museum
M-29	14663 West Avenue	Museum
N-1	Humphrey Woods	Landscape

#### Established Historic Districts

The Old Orland Historic District currently has 16 buildings designated as local landmarks/contributing to the District. They are:

<u>Map Key No.</u>	<u>Street Address</u>	<u>Property Type</u>
B-6	9917 143 <sup>rd</sup> Street	Commercial
B-7	9925 143 <sup>rd</sup> Street	Residential (now Commercial use)
B-8	9953 143 <sup>rd</sup> Street	Residential (now Commercial use)
B-10	9960 143 <sup>rd</sup> Street	School
B-12	9999 143 <sup>rd</sup> Street	Religious (now Commercial use)
C-1	9830 144 <sup>th</sup> Place	Residential (now Museum use)
D-8	9953 144 <sup>th</sup> Street	Residential
D-11	9967 144 <sup>th</sup> Street	Religious
G-4	14315 Beacon Avenue	Residential (now Commercial use)
G-5	14316 Beacon Avenue	Commercial
G-7	14320-24 Beacon Avenue	Commercial
G-9	14330 Beacon Avenue	Residential (now Commercial use)
G-11	14339 Beacon Avenue	Residential
K-2	14420 Second Avenue	Residential (Integrity Compromised)
L-8	14306-10 Union Avenue	Commercial
L-9	14314 Union Avenue	Commercial

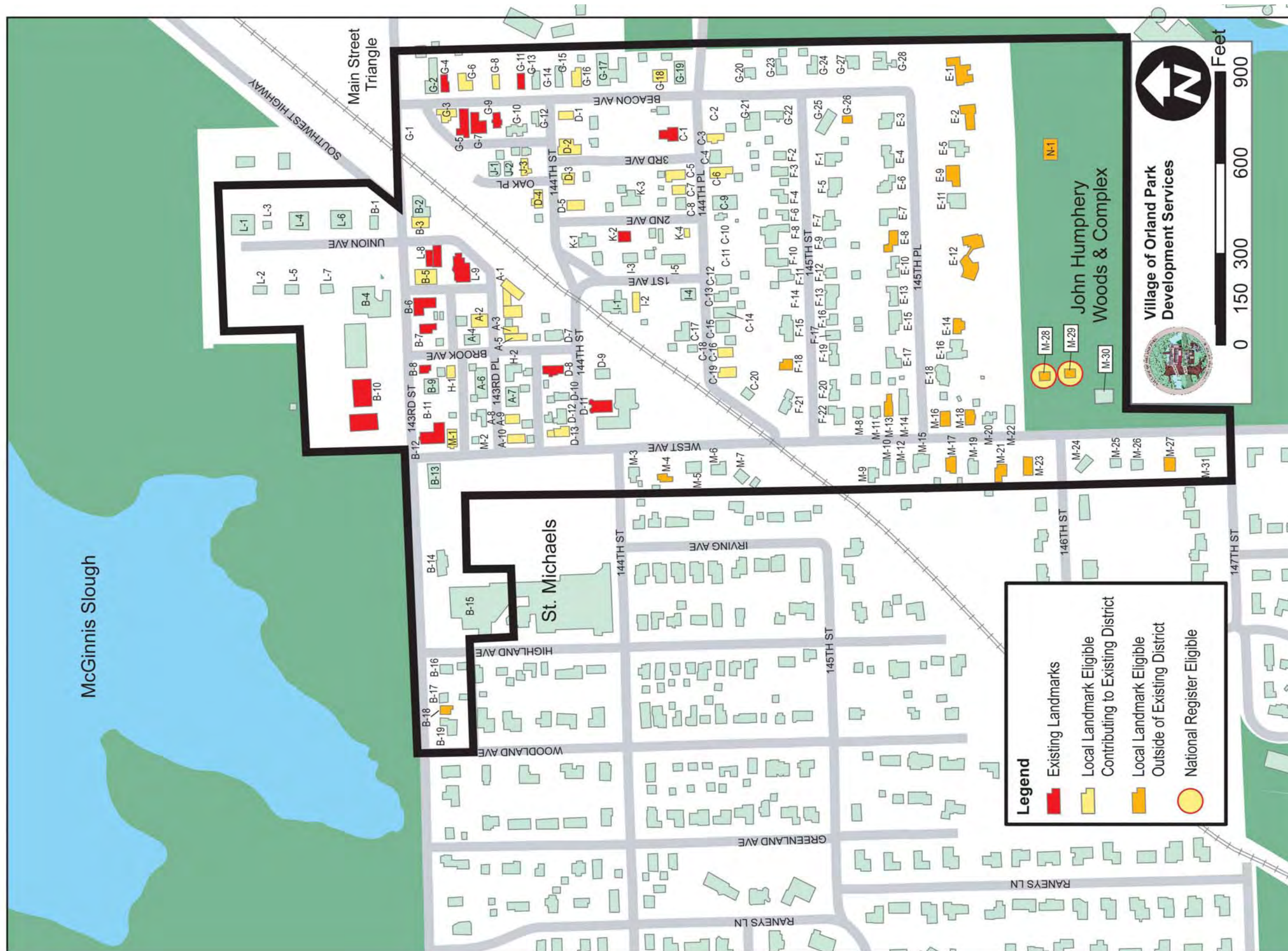
Many buildings were determined eligible to be contributing buildings within the existing local Historic District. These buildings all represent the earliest developmental period in Orland Park and often have associative significance. Many of these buildings have medium integrity because they are covered with synthetic siding. Nonetheless, they have been determined to be contributing because taken as a whole they are a strong representation of the significance and history of the community. Additionally, precedence has been set within the existing historic district to allow synthetic siding on

contributing buildings. For this reason, it is reasonable not to exclude historic resources due to non-original siding.

Thirty additional buildings located within the Old Orland Historic District that have been identified as contributing are:

<u>Map Key No.</u>	<u>Street Address</u>	<u>Property Type</u>
A-1	9911 143 <sup>rd</sup> Place	Commercial
A-2	9924-26 143 <sup>rd</sup> Place	Commercial
A-3	9931 143 <sup>rd</sup> Place	Residential
A-5	9933 143 <sup>rd</sup> Place	Residential
A-9	9971 143 <sup>rd</sup> Place	Residential
A-10	9979 143 <sup>rd</sup> Place	Residential
B-3	9875 143 <sup>rd</sup> Street	Residential
B-5	9911 143 <sup>rd</sup> Street	Residential
C-3	9833 144 <sup>th</sup> Place	Residential
C-5	9852 144 <sup>th</sup> Place	Residential
C-6	9853 144 <sup>th</sup> Place	Residential
C-7	9856 144 <sup>th</sup> Place	Residential
C-16	9915 144 <sup>th</sup> Place	Residential
C-19	9923 144 <sup>th</sup> Place	Residential
D-1	9825 144 <sup>th</sup> Street	Residential
D-2	9835 144 <sup>th</sup> Street	Residential
D-3	9855 144 <sup>th</sup> Street	Residential
D-4	9860 144 <sup>th</sup> Street	Residential
D-5	9865 144 <sup>th</sup> Street	Residential
D-13	9976 144 <sup>th</sup> Street	Residential
G-3	14314 Beacon Avenue	Retail
G-6	14319 Beacon Avenue	Residential
G-8	14329 Beacon Avenue	Residential
G-16	14407 Beacon Avenue	Residential
G-18	14435 Beacon Avenue	Residential
H-1	14310 Brook Avenue	Residential
I-2	14420 First Avenue	Residential
J-3	14335 Oak Place	Residential
K-4	14438 Second Avenue	Residential
M-1	14301 West Avenue	Commercial

Map of Survey Area: Landmark Eligible Properties



## Tabulated Results

The total number of properties researched, surveyed and included in the data collection is 185, 43 from the 2005 survey and 142 from the current survey. The data for these two surveys have been combined and of those surveyed, the results show the following:

Architectural Style:	
19 <sup>th</sup> Century Commercial/Storefront	6
20 <sup>th</sup> Century Commercial	9
Bungalow	9
Colonial Revival	3
Contemporary	4
Craftsman	5
Dutch Colonial	3
Folk Victorian	8
Gothic Revival	1
Italianate	1
Midland Tradition Log Cabin	2
Modern	
Minimal Traditional	10
Ranch	23
Split Level	6
NeoEclectic	
Neo-Colonial	4
Neo-Mansard	3
Neo-Traditional	7
Neo-Tudor	1
Neo-Victorian	2
Prairie	2
Queen Anne	3
Tudor Revival	4
Vernacular / National	
Four-over-Four	1
Gable-Front	25
Gabled Ell	6
Gable-on-Hip	1
Hipped/ Pyramidal	7
Side Gable	17
Upright-and-Wing	3
Vacant Lots	8
Historic Landscape	1
<b>Total</b>	<b>185</b>



Construction period: (Note: for buildings that have been dated as having been built between two dates, this tabulation uses the first date indicated.)

c1850-1859	2
c1880-1889	9
c1890-1899	24
c1900-1909	13
c1910-1919	16
c1920-1929	16
c1930-1939	4
c1940-1949	14
c1950-1959	28
c1960-1969	17
c1970-1979	13
c1980-1989	7
c1990-1999	5
2000-present	8
Vacant lots	8
Landscape	1
<b>Total</b>	<b>185</b>

## **Survey Form Terms**

**Street Address:** Street address of the property.

**Map Key Number:** Identification of a building by number, which corresponds to a building on the Location Map.

**Common Name:** Owner's name as recorded in the tax records.

**Historic Name:** Name from historic records.

**Current Use:** For most buildings the use was evident, however, some structures have undergone a change in use and this was noted on the survey form.

**Historic Use:** The use for which the building was originally constructed.

**Integrity:** Determination of integrity follows a rating system of High, Medium, or Low. This system is based on a composite evaluation based on the seven qualities as recommended by National Register guidelines. Further detail is provided below.

**Condition:** Based on the appearance of the exterior, to the extent it was visible, the condition of the building was evaluated. The classifications of Excellent, Good, Fair and Poor are described in further detail below.

**Local Landmark and National Register Evaluation:** All buildings were evaluated for potential local landmark and National Register status based on the survey of the structure and the context of the survey area. Buildings constructed after 1952 (the fifty year cutoff date for the National Register) were not considered for historic designation. This evaluation is an indication of potential historic designation, which is subject to change as more information is collected, or as the integrity or significance of the building is altered. Potential inclusion is noted by "N" for No and "Y" for Yes.

**Individual:** Indication that the historic designation applies to an individual building as noted by "N" for No and "Y" for Yes.

**District:** Indication that the historic designation applies to a district, as noted by "N" for No and "Y" for Yes. If a District was identified, it was also noted here if the building is either Non-Contributing (NC), Contributing (C), or Significant (S) to the defined district.

**Criteria:** The criteria used to evaluate the individual buildings or properties are those subscribed to by the National Register of Historic Places and the Village of Orland Park as further described below.

Style/Type: For each building the architectural style, or for buildings not associated with a style, the building type was noted. The various architectural styles and building types identified in the survey area are described below. The dates in parenthesis indicate the time period during which the style was most popular nationally. Because of the varying speeds in which popular tastes spread across the country, as well as the dominance of local tastes, dates may differ for local examples.

Number of Stories: Description of the number of full floors below a roof or attic. The windows of a floor must be outside the roof area including the gable to be considered a full floor.

Materials: Exterior building materials which could be identified and recorded. Any material, which could not be determined, was so indicated. Materials identified in the survey were:

Foundation:

- Brick
- Concrete block
- Concrete block – formed
- Concrete: poured
- Limestone
- Rubble stone

Walls:

- Brick
- Clapboard: beveled wood horizontal board siding also called lap board
- Composition Siding
- Concrete Block
- Enameled Metal Panels
- Field Stone
- Lannon Stone
- Limestone
- Logs
- Stucco
- Synthetic Siding: siding of aluminum or vinyl fabricated to imitate wood horizontal board siding and shingles
- Vertical Wood Siding
- Wood Shingles

Roof:

- Asphalt shingle: Asphalt impregnated felts covered with a layer of ceramic granules fabricated to resemble shingles
- Built-up: For flat and bow truss roofs, a layer of felts and bituminous coatings

Roof type: Indicates roof configurations. Those identified were:

- Complex
- Cross Gable
- Deck (flat-topped, hipped)
- Flat
- Gable (front and side gables)
- Gambrel
- Hipped / Pyramidal
- Mansard
- Shed

Alterations: Additions to the building as well as the removal of wings, porches, or other architectural features.

Architect/Builder: The name, if known, of the architect or builder responsible for a building was indicated. Unless historic records indicated an architect or builder, this space was left blank.

Date: Date or dates bracketing the construction were indicated. When the historic information was insufficient, a circa date was used. Circa dates were typically based on the architectural style or type, or materials common for a period.

Associated Events & People: Information on associated events and people based on research was indicated.

Surveyor/Date: Initials of the survey team and the date of the field survey.

Sources: Historic data sources used to supply specific data for the structure or site were indicated. The List of Resources at the end of this report contains all reference materials.

### **Evaluation Criteria**

Each individual property is described on a survey form, rated for condition and integrity, and evaluated for local and National Register eligibility. In rating and evaluating the properties the following guidelines based on the National Register criteria were used.

#### Condition

Based on the appearance of the exterior, to the extent visible, the condition of the building was rated as follows:

- EXCELLENT Those structures that appear to have no physical

- GOOD            changes/alterations. Those structures that appear to have only minor changes/alterations, typically corrected by maintenance.
- FAIR            Those structures that appear to require substantial repair.
- POOR           Those structures that appear to require substantial structural repair.

Integrity

The integrity was determined as HIGH, MEDIUM, or LOW based on the description of the integrity as discussed in the National Register Bulletin No. 16: Guidelines for Completing the National Register Nomination Form, 1991 which states: integrity must be evident through historic qualities including location, materials, workmanship, feeling or association. Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. Historic integrity is the composite of seven qualities:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period of significance. All seven qualities do not need to be present for eligibility as long as the overall sense of a past time and place is evident.

In Orland Park, the determination of integrity was highly influenced by the presence of inappropriate synthetic siding. Especially in the consideration of Folk Form houses, where applied architectural decoration is minimal, the presence of original wood siding becomes a key factor in evaluating the level of integrity.

National Register Criteria

The criteria for National Register eligibility are categorized as A, B, C, or D. An explanation of this rating system follows:

- A: Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B: Property is associated with lives of persons significant to our past.

- C: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D: Property has yielded, or is likely to yield, information important in prehistory or history.

### Village of Orland Park Landmark Evaluation Criteria

The Village of Orland Park has a Historic Preservation ordinance, administered by the Planning and Engineering Division at the Village and the Historic Preservation Review Commission, with final decisions made by the Village Board of Trustees. “The Village Board established the Old Orland Area of Historical and Cultural Significance on October 22, 1984 based on the Survey for the Creation of an Old Orland Park Historic District of Local Significance.”<sup>14</sup> The Village of Orland Park Ordinance number 1517 lists the following criteria for evaluating historic buildings; Ordinance 1517 was passed March 31, 1986.

The Historic Preservation Review Commission criteria are enumerated as follows:

1. That it exemplifies or reflects the cultural, political, economic or social history of the nation, state or community.
2. That it is associated with or identified with an historic person or with important event(s) in national, state, or local history.
3. That it embodies the distinguishing characteristics of an architectural type inherently valuable for a study for a period, style, method of construction, or use of indigenous materials or craftsmanship.
4. That it represents the notable work of a builder, designer, or architect whose individual creativity has provided unique structures, improvements, or objects to the local area.
5. That it is a building, structure, improvement, object or site embodying all or part of the above characteristics, which is subject to encroachment of detrimental influences.
6. That it is a building, structure, improvement, object or site of historical, architectural, archaeological or cultural significance, which may or may not be threatened with alteration or demolition by public or private action.

## Local Architectural Styles

The dates in parenthesis indicate the time period during which the style was most popular nationally. Because of the varying speeds in which popular architectural fashions spread across the country, the entrenchment of local building traditions, as well as the dominance of local tastes, dates may differ for local examples.<sup>15</sup>

### 19<sup>th</sup> Century Commercial/Storefront (1850 - 1900)

Early commercial buildings in the late 1800s often appear as a one-part commercial block, a one or two-story box with ornamented façade or false-front façade. The façade is comprised of plate glass windows, an entry and a cornice or tall parapet above. The false-front arrangement is often seen on smaller buildings of wood frame construction, built during that later half of the 19<sup>th</sup> century to “create the commercial core of new towns during their initial period of development”.<sup>16</sup>

### 20<sup>th</sup> Century Commercial (1900- 1999)

Later Commercial Vernacular Style buildings are referred to as 20<sup>th</sup> Century Commercial Style. These buildings are identified by their form, not their architectural style, although they may have some decorative features and detailing taken from architectural styles and may have some high style features. Common characteristics of 20<sup>th</sup> Century Commercial are:

- Street facades abutting one another and defining the property’s edge
- Buildings in relative scale with adjacent commercial vernacular buildings
- Facades that adhere to the basic composition with variations depending on use and time period

### Bungalow (1900-1930)

The Bungalow, derived from the small-scale, one-story, Queen Anne cottages so popular at the end of the 19<sup>th</sup> century and the emerging Arts and Crafts movement of the early 20<sup>th</sup> century, combined to create a very popular and affordable house. Common characteristics are:

- 1-1/2 story with low-pitched roof
- Wide, open eaves
- Porches, either full or partial width; porch piers are often battered
- Chimneys
- Exterior finishes are wood shingle, stucco or brick; shingles usually stained in earth-tone colors
- Exposed rafters or knee-braces under eaves
- Windows creating a horizontal emphasis; can be either sash or casement

### Colonial Revival (1890-1945)

Generally larger than those buildings of the earlier Colonial styles, the Colonial Revival Style embodies several of the classical details and elements of the earlier period showing an interest in early English (Georgian or Adam Styles) and Dutch (Dutch Colonial) houses. Common characteristics are:

- Symmetrical facades, often with side porches
- Red brick or wood clapboard walls
- Accentuated entrances with classical detailing and decorated with fanlights, sidelights, transoms, columns, and pediments
- Either hipped or gable roofs, often with dormers
- The Dutch subtype has a gambrel roof
- Porch, if any, is in the form of a portico with classical column supports
- Symmetrical, double-hung windows

### Contemporary (1940-1980)

This style was the favorite for architect-designed houses built during the period from about 1950 to 1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, heavy piers may support gables, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent.<sup>17</sup>

### Craftsman (1905-1930)

Craftsman was the dominant style for smaller houses built across the country during the period between 1905 through the mid- 1920s. The style quickly spread throughout the country by pattern books and popular magazines. By the end of the 1920s, the style was fading from popularity and few were built after 1930. Common characteristics are:

- Low pitched, gabled or hipped roof with wide, unenclosed eave overhang
- Exposed roof rafters
- Decorative beams or knee braces under gable
- Porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material
- Dormers often have exposed rafter ends and knee braces; usually shed or gable roof
- Windows designed with a horizontal emphasis

### Dutch Colonial (1880-1955)

See Colonial Revival, above.



### Folk Victorian (1870-1910)

Folk Victorian houses are defined by the mergence of vernacular, or folk form houses and Victorian exterior ornament. The location of this ornament is typically at the porch and cornice and commonly takes the form of Italianate or Queen Anne decorative detail. The expansion of the railroad facilitated the availability of pre-cut detailing and/or the machinery for local mills to produce this type of ornament inexpensively. Builders and owners applied this ornament to traditional folk forms familiar to local builders or to pre-existing houses. Often this was used as an inexpensive way to update older folk houses.

Common characteristics are:

- Porches with spindlework detailing
- Turned spindles, lace-like spandrels
- Flat jigsaw cut trim
- Ornamented friezes suspended from the porch ceiling
- Symmetrical façade
- Cornice line brackets

### Gothic Revival (1840-1880)

The Gothic Revival style, based on English precedents, was widely popularized by Andrew Jackson Downing who published pattern books of stylistic details and championed the use of the style. It was promoted as an ideal picturesque rural style, suitable for residential use. The style was losing popularity for residential designs by the late 1860s, but resurgence during the 1870s occurred in applying the style to public and religious buildings. Common characteristics are:

- Steeply pitched roof, usually with steep cross gables
- Gables commonly have decorated vergeboards
- Wall surface extends into gable without break
- Windows commonly extend into gable, frequently having pointed-arch shape (Gothic arch); other window shapes include the clover-like foil with three, four or five lobes
- Doors often have pointed-arch and/or heavy hood ornament
- Roof peaks are often topped with pinnacles

### Italianate (1840-1885)

A popular 19th-century style, the Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three story buildings. Varying forms include a cube with low pitched hipped roof, rectangular plan with front gable roof, or asymmetrical plan with cross hip or cross gable roof. Often this style included a cupola. In the study area several Italianate Style houses have Greek Revival features such as entrance surrounds.

Common characteristics are:

- Vertical proportions
- Tall, curved or arched topped windows and doors with hooded molds
- Stone trim with incised foliated ornament
- Wide eaves and cornices
- Large brackets, sometimes paired
- Intricate wood or pressed metal cornices
- Porches, both small entry and full width, of single-story height
- Paired and single doors are common with large-pane glazing in the door itself

### Modern (1935-present)

Unlike historical styles popular before WWII, modern style buildings have simplified facades with a low roof pitch. The Modern Style in housing includes several sub-types such as Minimal Traditional, Ranch and Split-Level, discussed in further detail below. Modern was also used for nonresidential building types.

#### Minimal Traditional (1935-1950)

The economic Depression of the 1930s brought this compromise style, reflecting the form of traditional houses but lacking in their decorative detail. These houses were built in great numbers immediately before and following World War II.

Common characteristics are:

- Lower pitch roofs with no overhang at the eaves and rake
- Some have a large chimney and one front-facing gable
- Small, one-story; occasionally two-story
- Built of wood, brick, stone or a combination of these materials
- Irregular shape and placement of windows

#### Ranch (1935-1975)

This style originated in California, gained popularity during the 1940s and became the dominant style throughout the country in the 1950s and 1960s. This new style reflected the increasing dependence on the automobile. New suburbs were now accessible by car and therefore, compact houses were replaced by sprawling houses on larger lots. The Ranch style epitomizes this new land use sensibility by maximizing façade width and including built-in garages. Common characteristics are:

- Asymmetrical; one-story with low-pitched roof
- Roof shapes can be hipped, cross-gabled or side-gabled
- Moderate or wide eave overhang
- Wood and brick cladding
- Decorative iron or wooden porch supports, decorative shutters
- Ribbon windows and large picture windows in the living room

- Attached, integrated two-car garage

#### Split Level (1955-1975)

The Split Level Style became popular in the 1950s as a multi-story modification to the dominant one-story Ranch house. It retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. Common characteristics are:

- Lower level with an integrated garage
- Wide variety of wall cladding, often mixed in a single house
- Hipped, gabled or cross-gabled roof forms
- Picture window in the living room
- Horizontal emphasis on upper level windows
- Some detailing, vaguely colonial in inspiration

#### Neoelectic (c1950-present)

The Neoelectic movement was initiated by residential builders responding to public interest in traditional designs at a time when the architectural profession was relatively focused on experimental, modern styles. Neoelectic describes buildings that take stylistic cues, freely borrowing from but not copying older styles. Architectural shapes and detailing tend to refer to traditional rather than modern influences. Typically, features of a historic style were either exaggerated or diminished, rarely precise in imitating its prototype, creating a new look which is reminiscent of a previously known style.

#### Neo-Colonial (c1950-present)

Sometimes referred to as Neo-Colonial Revival, this term describes buildings that resemble or are a loose extension of the Colonial Revival style but shows less concern for precisely copying Colonial prototypes. Little attempt is made to closely mimic original Georgian or Adam detailing. Instead, free interpretations of colonial door surrounds, entry porches and dentiled cornices are used. Roof pitches are either steeper or lower than the Colonial Revival; facades lack the regularly spaced patterns of window placement. The materials used are often metal (windows) and synthetic siding, which were never found with the original style.

#### Neo-Mansard (c1960-present)

Builders in the early 1960s initiated the use of large, dramatic, slightly sloping upper wall surfaces covered with shingles or other decorative roofing materials. These roofs are applied to houses or commercial buildings that have no stylistic connection, proportions or design similarities to Second Empire style houses. In

particular, the roof shape of local examples is not a true Mansard but a Deck with sloping walls and a flat top.

#### Neo-Traditional (c1990-present)

This term describes buildings with variations of traditional building forms and decorative details. Roof forms are often complex with multiple gables or compound hips. Other characteristics include but are not limited to details such as gable end returns, quoins, belt courses, pilasters and keystones, sidelights, transom windows, window hoods, and bay windows.

#### Neo-Tudor (c1965-present)

These buildings are characterized by applying Tudor-inspired details to modern house forms in a loose interpretation of the original style. While dominant gables, steeply pitched roofs and decorative half-timbering are used, their application bears little resemblance to the Tudor style.

#### Neo-Victorian (c1975-present)

This term describes buildings which employ imitative features and details of the traditional 19<sup>th</sup> –century Queen Anne style. The massing and scale of Queen Anne features are freely interpreted and are seldom true to the original. Neo-Victorian characteristics include but are not limited to wood porches with brackets, and an abundance of spindlework.

#### Prairie (1900-1920)

An American style of architecture that originated with the Prairie School, especially popular in the Midwest from about 1900 to 1930, is characterized by low-pitched roof, widely overhanging eaves, and details which emphasize horizontal lines. Typically a two-story house having one-story wings and/or porches, integrated with its site to provide a low-to-the-ground horizontal appearance. Common characteristics are:

- Broad, low-pitched roof, usually hipped
- Eaves with a very wide overhang
- Exterior wall are commonly light-colored stucco, brick or concrete block
- Contrasting wood trim between stories
- Porte cochere or porch supported by heavy columns that are either square in cross section or have slanted sides
- Sullivanesque ornamentation such as friezes and/or door surrounds
- Prominent, large, relatively low rectangular chimney
- Ribbon windows below roof overhang, emphasizing the horizontal plane

### Queen Anne (1880-1910)

This very popular style of the 1880s and 1890s has asymmetrical shapes characterized by projecting bays and prominent, compound roof shapes. A one-story porch along the front sometimes wraps around the side. These buildings were clad in a variety of materials and with multiple textures including patterned shingles. Common characteristics are:

- An abundance of decoration
- Varied and rich contrasting materials, shapes, and textures
- Expansive, encircling porches
- Pressed metal bays
- Turrets or conical towers
- Irregular roofline with many dormers and chimneys
- Some may have half-timbering with windows grouped three or more
- Some may have classical columns as porch supports, Palladian windows, and cornice-line dentils

### Tudor Revival (1890-1940)

A popular romantic revival style from the first half of the 20<sup>th</sup> century, Tudor Revival was a romantic inspiration based on English Medieval buildings. The style is recognized by the use of a steeply pitched side gable or hipped roof, with one or more front facing, asymmetrically placed gables.

- Walls of masonry, brick, stucco and half-timbering most commonly used in a mixture
- Mullions, transoms, and trim of stone are typical, as are rounded Tudor arch door openings
- Tall, narrow windows, double hung or casement, often with leaded glass
- Multiple and overlapping dormers
- Multi-colored slate on the roof
- Massive chimneys, often stone or stucco with stone ornament

### Pre-Railroad Folk Architecture (pre- c1850-1890)

This folk architecture was constructed by European colonists during the earliest periods of settlement in the United States. Built of locally available materials these homes had strong massive walls and were often unadorned.

#### Midland Tradition Log House

Using techniques that immigrants from heavily wooded areas of Europe carried with them, early houses were built of logs hewn square, placed horizontally to make a solid wall. The logs were secured by notching and interlocking the logs at

the corners of the buildings. The logs were chinked with mud and clay to make them weatherproof. These simple houses often had one room, or “pen” and a loft area above for sleeping.

### Vernacular (1850-present)

Vernacular is the term given to indigenous forms of building construction. Some refer to vernacular buildings as National Style. Buildings continued to be constructed according to the earlier traditional folk forms, but with widely available lumber (mill-sawn lumber was available after 1850) and, in the case of Orland Park with limestone widely available in the area, some new shape innovations occurred. Folk form, or vernacular buildings, are typically of frame construction and covered with wood siding. Some may have details taken from high styles such as Greek Revival or Colonial Revival; others may have later high style modifications. Some of the many variants of the vernacular identified in the survey area are:

#### Four-over-Four

This two-story side gable house form is characterized by its massed plan; the exterior reflective of the interior arrangement of rooms. The interior plan is two rooms wide with a center hall, and two rooms deep. The plan of the second floor mirrors the first floor.

#### Gable-Front

During the Greek Revival movement in the period between 1830 and 1850, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the 20<sup>th</sup> century. Part of its staying power reflected the fact that gable-front houses were well suited for narrow urban lots which were found in many rapidly developing cities.

#### Gabled Ell

This house form also descended from styled Greek Revival houses and the gable-front form. This variant shows an additional side-gabled wing added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape with uniform roof height. A shed-roofed porch was typically placed within the L made by the two wings. This form is also commonly known as Gable-Front-and-Wing.

### Gable-on-Hip

A massed plan house with a roof form that combines a hip and a gable. Typically, the bulk of the roof is hipped topped with a small gable at the roof ridge.

### Hipped/ Pyramidal

This house form is square or nearly square with a hipped or pyramidal roof. It may be one or two stories high. The two story hipped form was dominant in the early 20<sup>th</sup> century.

### Side Gable

This house form, with a side gable and massed-plan – more than one room deep – was very popular after lightweight lumber became widely available by the railroads. Simpler methods of light roof framing led to these massed-plan houses which had larger and more flexible interior plans, therefore, eventually replacing the traditional one room deep Hall-and-Parlor and I-House forms.

### Upright-and-Wing

This house form is similar to the Gabled Ell. It is usually a one and a half to two story front gable house with a one to one and a half story wing at right angles of lesser height. A porch was often placed in the area formed by the gable front and wing. Some Upright-and-Wing houses may have started out as a Front Gable to which a wing was added.

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### ***Maps***

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Plat Map, 1851

Plat Map of Orland, 1861.

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## End Notes

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- <sup>1</sup> Anderson, Ders. The Orland Story From Prairie to Pavement. Chapter 1. Orland park: Orland Heritage Book Association, Inc., 1991, p 3.
- <sup>2</sup> Anne McGuire & Associates, "Orland Rural History Survey", p7.
- <sup>3</sup> McBride, Anita. The Orland Story. Chapter 2. p51.
- <sup>4</sup> McBride, Anita. The Orland Story, p53.
- <sup>5</sup> Lamb, John. The Orland Story. Chapter 3. p72-73.
- <sup>6</sup> Beck & Sons store and the J.M. Kott Store are identified in historic photographs with captions indicating they were on Beacon Avenue but without an address. The Creer Store photograph was captioned as being on 143<sup>rd</sup> Street. These photographs are from the Orland Historical Society.
- <sup>7</sup> Keating, Ann Durkin. Building Chicago, Suburban Developers and the Creation of a Divided Metropolis. Columbus; Ohio State University Press, 1988, p 16.
- <sup>8</sup> Keating, Ann Durkin. Building Chicago. p30 & Map #3.
- <sup>9</sup> Lamb, John. The Orland Story, p76.
- <sup>10</sup> Lahti, Michael. The Orland Story, Chapter 4, p 88.
- <sup>11</sup> Lahti, Michael. The Orland Story, p110-11.
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- <sup>13</sup> National Register Nomination Form "Twin Towers Sanctuary". Washington D.C.: National Park Service, 1988, p 5.
- <sup>14</sup> As quoted in paragraph 2 of the preamble of Ordinance number 1517, Village of Orland Park.
- <sup>15</sup> Unless otherwise noted, A Field Guide to American Houses and The Buildings of Main Street are referenced to inform architectural descriptions within this section. McAlester, Virginia & Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990. Longstreth, Richard. The Buildings of Main Street, A Guide to American Commercial Architecture. Walnut Creek: Alta Mira Press, 2000.
- <sup>16</sup> Longstreth, Richard. The Buildings of Main Street, pg 55.
- <sup>17</sup> McAlester, Virginia & Lee McAlester. A Field Guide to American Houses, p482.