Sound Insulation for Historical Properties in Norwood Park Historical District

O'Hare Noise Compatibility Commission

Residential Sound Insulation Committee Meeting

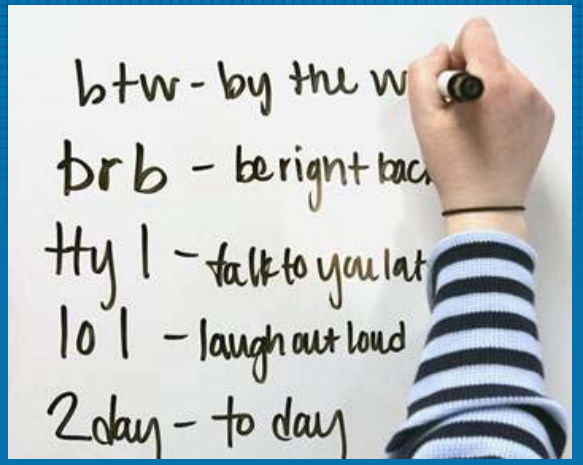
May 21, 2014

Rahm Emanuel
Mayor

Rosemarie S. Andolino
Commissioner

Acronyms

- Chicago Department of Aviation (CDA)
- O'Hare Modernization Program (OMP)
- Federal Aviation Administration (FAA)
- Illinois Historic Preservation Agency (IHPA)
- Residential Sound Insulation Program (RSIP)
- Day/Night Average Sound Level (DNL)
- National Register of Historical Places (National Register)
- Norwood Park Historical District (NPHD)



RSIP and Historical Properties

- Homes within the 65 DNL of the OMP Build-Out Noise Contour are eligible for sound insulation
  - Existing sound insulation treatment package
- Historical homes within the 65 DNL of the OMP Build-Out Noise Contour are eligible for historical sound insulation
  - Existing RSIP options are applicable to historical homes?

A NEED TO:

- Develop RSIP options for Historical Homes
  - **NEW** - Historical Homes Treatment Package Options - recommended guidelines specifically for historical homes

THE PROCESS

- **A historical determination** and eligibility of properties in the contour needed
  - Conduct field surveys
    - Investigate for historical eligibility
    - Documentation
      - Historical Resource Recordation Forms created for homes – Data Cards
- Coordination with FAA and IHPA
- FAA determined eligibility of historical homes and IHPA concurred with findings
- What is the **National Register?** Nation's official list of buildings, districts, sites, structures, and objects important in American history, culture, architecture, or archaeology

Sample Historical Resource Recordation Form (Data Card)

Midwest Archaeological Research Services, Inc.
505 North State Street
Marengo, Illinois 60152
Phone (815) 568- 0680

Historical Resource Recordation Form

Property Name **Historic:** Building not labeled **Common/Current:** Unknown	**Photographs with Captions:** (see also page 3) HARGIS photo of residence (south & west façades, Wings D & C). Current photo of residence (south and east façades, Wings D & C).
Property Address: 262 Hemlock Street, Wood Dale	
HAARGIS Number: 162361	
Present Owner and /or Occupant: Unknown	
Property Use **Historic:** Domestic-Single family **Current:** Domestic-Single family	
Date of Construction: *circa* 1847-1880 **Architect's Name:** Unknown **Builder/Contractor:** Unknown	
Architectural Style: Italianate	
Prepared By: M. C. Bird, J. Guarino, R. Lurie **Photo By:** S. A. Katz (color), HARGIS (B&W) **Date:** 14 December 2012	

Property Description:

Stories: 2.5

This Italianate style residence comprises four wings (labeled A through D, from north to south)— two, one-story wings (A and B) at the north end (unknown foundation) fronting Hemlock Street and two, two-and-a-half-story wings (C and D) at the south end (limestone foundation, wood hopper and glass block windows) fronting Irving Park Road. The residence is clad with original wood clapboard siding. Wing A has a side-gabled roof and originally served as a summer kitchen. Wing B has a side-gabled roof and may be an early residence. Wings C and D have a cross-gable roof (asphalt shingles) with decorative scrolled wood brackets and appear to be subsequent additions. All exterior window openings retain their original wood casings with cornices.

The roofline of Wing B flares outward to shelter the wing's porch, which has slender turned posts. Wing B also retains the original wood paneled door with wood casing and cornice. Fenestration for the summer kitchen (Wing A) comprises one-over-one vinyl replacement windows. Wings C and D (Irving Park Road) retain their original wood sash windows and wraparound porch with squared posts, decorative brackets and dentil molding. Also original to this

Midwest Archaeological Research Services, Inc.
505 North State Street
Marengo, Illinois 60152
Phone (815) 568- 0680

part of the residence are the wood paneled double-door with transom and wood surround with cornice as well as the secondary wood paneled door along the projecting gabled wing.

The interior of the home has retained its original floor plan, wood flooring, wood paneled doors, and window and door casings. The only notable interior alterations have been the conversion of the summer kitchen to a beauty parlor and the modernization of the kitchen.

This is a rare example of a mid-nineteenth century farmhouse in Wood Dale that is associated with one of the community's pioneering families of German descent. The one-story wings may have served as the original *circa* 1847 house and summer kitchen with the two-and-a-half-story Italianate style wings added in the 1870s. It is also an excellent example of the Italianate style and retains very good interior and exterior integrity. The house is individually eligible for listing on the National Register under Criteria A and C.

Structural Survey

Integrity: Unaltered Slight Modification Major Alteration			**Additional Notes/Descriptions** Replacement windows (vinyl)
Condition: Excellent Good Poor			
Additional Alterations:			
Structure Usage Current: NA Historic: NA		**Exterior Wall Surface** Wood clapboard	
Roof Material Asphalt shingles	**Roof Features** None	**Roof Type** Gable	**Doors** Wood paneled
Ornamental Architectural Details Scrolled roof brackets; decorative wood window and door casings with cornices			**Windows** Double-hung (vinyl), hopper, and glass block
Outbuildings (*Number and Description*) Detached multi-car garage.			

Local Landmark	Y N	
National Register Historic Places	Y N	
National Register Historic District	Y N	**Name:**
Individually Eligible: Yes	A B C	**Significance:** This is a rare example of a mid-nineteenth century farmhouse in Wood Dale that is associated with one of the community's pioneering families of German descent.

RSIP and Historical Properties

- Based on a Recommendation from the IHPA, RSIP developed a Pilot Program for Historical Homes
  - Insulate historical homes with approved treatment options
  - 3 Properties chosen as part of the Pilot Program
    - 14 S. York Road, Bensenville (2 dwelling units)
    - 262 N. Hemlock Avenue, Wood Dale
    - 6921 W. Hobart Avenue, Chicago, NPHD

14 S. York Road

262 N. Hemlock Avenue

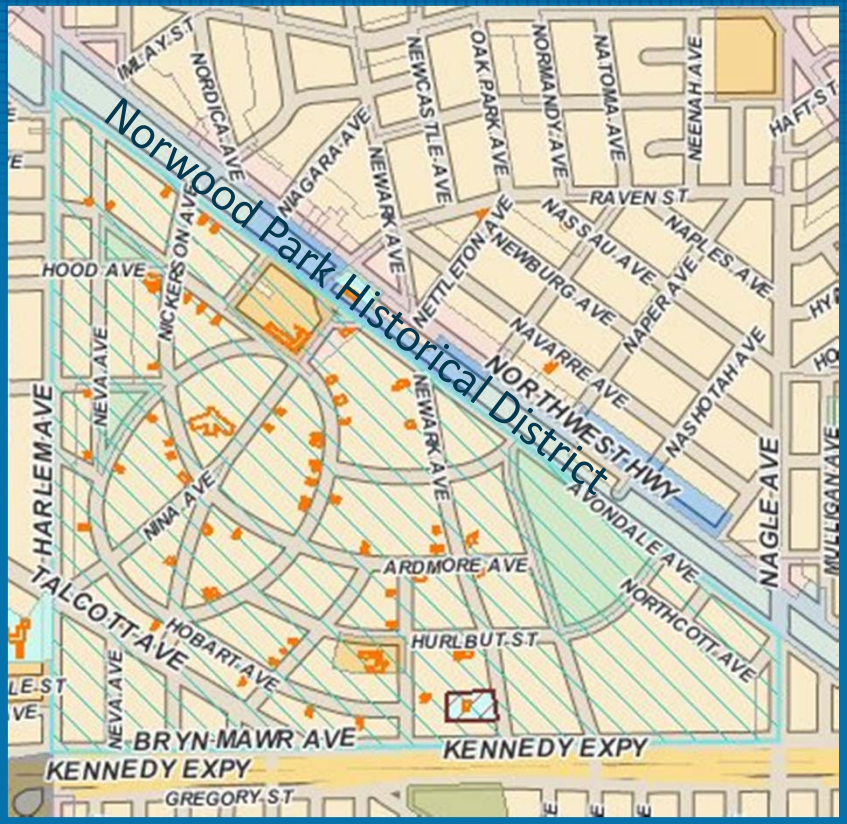
6921 W. Hobart Avenue

- Acoustical Testing to be conducted on Pilot Homes before and after insulation
  - Ensure treatment options provide necessary noise reduction

OUR FOCUS TODAY - NPHD

RSIP and NPHD

- RSIP to include the insulation of eligible historical homes in NPHD
- Listed on the National Register in 2002 under Criterion A (Community Planning and Development) and Criterion C (Architecture)
- Roughly bounded by Harlem Avenue on the west, Nagle Avenue on the east, Bryn Mawr Avenue to the south, and Avondale Street to the north

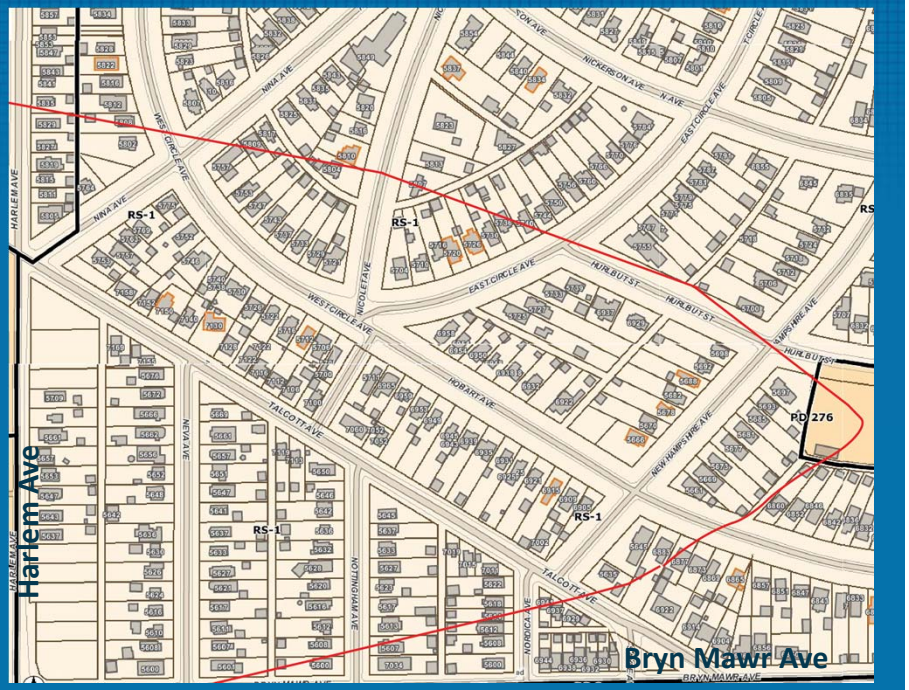


CHICAGO CDA DEPARTMENT OF AVIATION

CONNECTING THE WORLD TO CHICAGO

NPHD

- The area of the NPHD that is located in the 65 DNL noise contour (overlay of red 65 DNL line)
- Southwest portion of NPHD which intersects the 65 DNL noise contour



NPHD

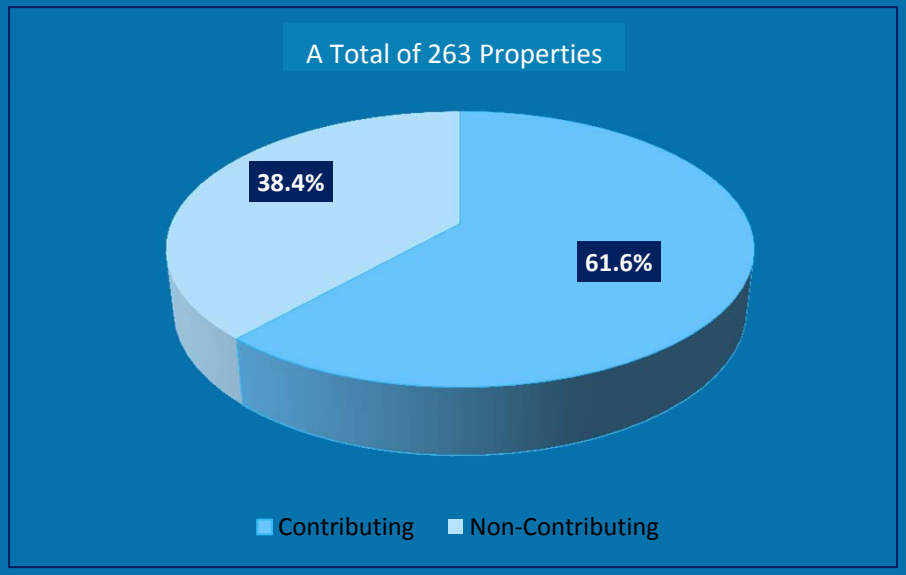
- The historical designation is based on the historical character of the entire district and not based on individual properties
- Phase 17 properties have been identified as “contributing” to the character of the historic district or “non-contributing” to the character of the historic district
- The contributing properties meet less strict standards/criteria than those properties meeting the criteria for being eligible on the National Register, and therefore may or may not meet the criteria for National Register eligibility

Field Survey and National Register Nomination Form

- National Register Nomination Form identified at total of 841 properties in the NPHD
  - Of the 841 properties, a total of 263 properties are located within the 65 DNL in the NPHD and eligible for the RSIP
  - Originally only 189 (of the 263) properties were characterized in the Nomination Form as:
    - 116 contributing (61.4%)
    - 73 non-contributing (38.6%)
    - Of the 263 properties, 74 were missing from the Nomination Form and still needed to be characterized
  - Based on subsequent field survey and the submittal of data cards, the FAA and IHPA determined that the 74 properties were characterized as:
    - 46 contributing (62.2%)
    - 28 non-contributing (37.8%)

NPHD and 65 DNL

- Of the total (263) properties located in the NPHD and 65 DNL, the FAA and IHPA determined the following:
  - 162 contributing (61.6%)
  - 101 non-contributing (38.4%)



Contributing vs. Non-Contributing

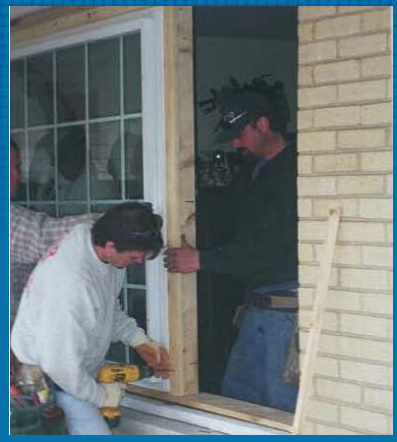
- **Contributing buildings** within NPHD are those built in 1952 or earlier and those that retain sufficient integrity.
- **Non-contributing buildings** within NPHD are those constructed after 1952 and/or those that have been significantly altered (poor integrity).
- **Integrity**: Key issues include retention of original siding, massing, and architectural attributes such as windows, doors, and other details.

Circa 1910, contributing

Circa 1943, non-contributing, altered windows and doors, detracts from original appearance

What does it mean?

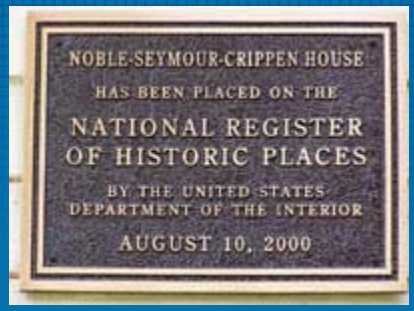
- **Non-contributing properties** will receive the owner's preference for window and door replacement without further consultation from the IHPA (i.e., standard sound insulation treatments) .



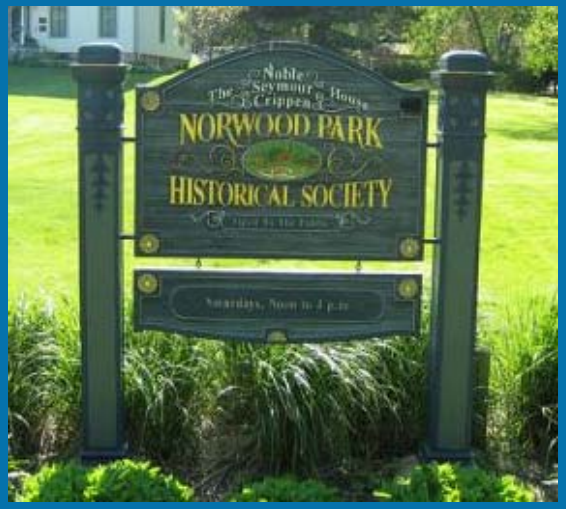
- Replacement windows and doors for **contributing properties** must meet the Secretary of the Interior's standards and be compatible with the style and massing of the property.

Listing on the National Register DOES NOT…

- **Require** private property owners to obtain prior approval to change their property when using private, city, or county funds (unless otherwise directed by local ordinance).



- **Require** private property owners to preserve or restore their registered place.



- **Block** state or federally funded, permitted, or licensed projects when the projects are desired by the owner and shown to be in the public interest.

Benefits of Listing on the National Register

- **Recognition:** Recognizes the significance of a property to the community, state, and/or nation.
- **Tax Incentives:** Allows owners of income-producing properties certain federal tax incentives for substantial rehabilitation and offers a property tax assessment freeze incentive for rehabilitating single family, owner-occupied residences.
- **Protection:** Limited protection from adverse effects of federally assisted projects and limited protection from state actions.
- **Grants:** Eligibility for matching grants, low-interest loans, and other preservation incentives. The Historic Chicago Bungalow Association has assisted bungalow owners with making their homes more energy efficient.

FOR QUESTIONS ON THE BENEFITS OF BEING LISTED ON THE NATIONAL REGISTER CONTACT THE IHPA.