

Hoffman Estates hopes private investor saves Bergman farmhouse

Hoffman Estates officials made it clear this week that while they're willing to take more time to find a buyer for the historic Bergman farmhouse at the corner of Algonquin and Ela roads, they're not interested in buying it themselves. "We're not going to sink village money into this," Mayor William McLeod said Monday.

The house occupied by four generations of the Bergman family -- until 99-year-old Harold Bergman's retirement earlier this year -- has some historic value, though.

Because it stayed in the same hands without any significant changes, it would be a strong contender for listing on the National Historic Register, a study by Benjamin Historic Certifications in Highland Park concluded.

But a lack of major improvements -- and, indeed, general upkeep -- work against the house's value.

The assessment of a Palatine architect was that the house would require \$307,000 of basic repairs just to make it habitable.

Any interest in turning the house into a public amenity based on its historic value would require at least a couple hundred thousand dollars more, said Peter Gugliotta, Hoffman Estates director of planning, building and code enforcement.

He added that there isn't much availability of public funds for anything right now, much less a project like that.

The village had previously asked developer M/I Homes to spare the farmhouse while it began preparing the rest of the property's 37 acres for the construction of 81 new homes.

As recently as the spring, Harold Bergman was still farming hay on the site for nearby horse farms and Arlington Park. Village trustees agreed to take another two months to look for a private buyer or partnership interested in preserving the house before giving M/I Homes a final answer on either demolishing the structure or extending utilities out to it.

A couple of Hoffman Estates residents, including village historian Pat Barch, agreed with officials' approach.

While Barch said she'd like to see someone save the house, she understood as a resident the difficulties in the village buying the house itself. She's suggested that if demolition does occur, the Hoffman Estates Park District name the park at the corner after Georgia Bergman, a family member born in the house.

Robert Steinberg, a local podiatrist, said the farmhouse's uniqueness in the region -- not just the village -- should be determined before putting any great efforts into preserving it.

"Please be practical about this," Steinberg told the village board Monday. "Don't make this a feel-good project. Make sure it means something to someone."

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road

MEETING DATE: August 3, 2015

COMMITTEE: Planning, Building & Zoning

FROM: Peter Gugliotta

REQUEST: Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.

BACKGROUND: As part of the final plat for the Bergman subdivision, an outlot was created for the existing farmhouse and M/I Homes has agreed to donate that parcel to the Village once the Village determines whether long term preservation is desirable and practical. To assist the Village decision, M/I Homes funded consultant reports on the historic value of the house and the basic physical improvements necessary for preservation. The following information is attached:

Historic Resource Assessment - Benjamin Historic Certifications, LLC

This assessment finds that the Bergman farmhouse is significant both for its history and its architecture, and recommends retention and rehabilitation. It suggests this house could be a strong candidate for listing on the National Historic Register. Factors leading to this recommendation include the fact that there are few examples of this type of farmhouse left in the area and the integrity of the house design has not been compromised by changes over the years. Further, the fact that this house remained under the same family's ownership from the time it was built until this year is very unusual. This report does not comment on renovation or ongoing maintenance costs.

Existing Conditions Report & Estimated Repair Costs - Paul R. Orzeske, Architects, Ltd.

This report identifies the basic minimum building repair/upgrades that would be necessary for use of the house as a typical residence in the future. This report indicates that all mechanical, electrical, and plumbing systems would require full upgrade/replacement; the roof, siding, and windows would need to be replaced; structural foundation walls and floors would need to be repaired/replaced (including further investigation as to the cause of deterioration); and much of the existing plaster and possibly some of the wood studs would need to be repaired; and the entire house would require insulation be added/replaced. The rough cost estimate for these basic repairs is \$307,010.

BACKGROUND: (Continued)

It is important to note this cost estimate does not consider the expense of restoring the house in an architecturally accurate manner, nor to meet requirements for accessibility, fire suppression, asbestos remediation, or other items needed for this to be used as a public facility, an office, or for any purpose other than a residence.

DISCUSSION:

Since the Bergman subdivision has been approved and M/I Homes has begun site work, a decision will need to be made by the Village regarding the demolition or preservation of the Bergman Farmhouse. While there is no specific timeframe for when this decision must be made, it would be beneficial to work toward an answer as soon as it is reasonable. The first occupancy permits could be issued early in 2016, and it is likely buyers will likely want to know the plans for the farmhouse soon. Further, while M/I has agreed to secure the farmhouse while they begin development of the subdivision, the longer it sits vacant, the more it will further deteriorate.

The Village's 2007 Comprehensive Plan identified the Bergman Farmhouse as one of the few vintage farmsteads remaining in the community and suggested preservation as a goal, but also acknowledged that it would be dependent on having a viable plan for reuse and a financial plan for implementation. In keeping with this goal, it is appropriate to explore preservation as a first option to see if it may be practical and viable. If analysis determines that there is no practical or financial means to restore and preserve the house, it would be appropriate to proceed with demolition. If demolition becomes the only practical option, there may be other less costly alternatives to preserve and honor the history of farming in the area, such as an on-site memorial, a written/photographed or filmed documentary, or other ideas. These ideas can be further pursued if the first option of preservation is determined unfeasible.

Preservation Information

A key decision that should be made early in conjunction with any effort to evaluate preservation is to define the goal(s) for preservation. Possible goals might include retaining the historic farmhouse structure, honoring the legacy of farming in the community, creating a museum or other public space, creating new leasable building space, etc., or some combination of these. Without a stated goal, it can be difficult to define the benefits and measure them against the costs of preservation.

Once preservation goal(s) are established, the planned future use of the building can be better defined. This is important because the use can significantly impact renovation and maintenance costs. If the use would be for offices, events, a museum, etc., remodeling would need to include a number of elements not typical for a residence. For example, Federal and State laws very clearly require that any publically used facility must comply with current accessibility requirements.

If there is a desire to seek approval for this structure to be included on the National Register of Historic Places, the necessary repairs to the structure will likely need to focus on restoration with historically appropriate materials, rather than using more common (and economical) modern materials. For example, rather than installing typical modern windows, it may be necessary to use custom windows that replicate the original style. The custom approach would likely increase the initial costs above the estimate included in the packet. Further, design requirements, such as dimensions within a bathroom, also differ greatly for a house as compared to a non-residential use.

DISCUSSION: (Continued)

Because this structure has been used historically as a residence, restoration would need to be consistent with that general use type and may preclude alterations that might accommodate other uses such as a non-profit office or business use. Upgrading the bathrooms, electrical system, adding fire suppression, and changing other elements of the building to an appropriate public use or commercial design could decrease the historic value of the structure as a four-square farmhouse since the lack of such upgrades in the past is one of the key reasons this house has value.

Funding

To determine a more specific cost estimate for the initial renovation, options need be defined regarding preservation goals and possible future uses. However, it is clear from the current house condition that *any* preservation effort will require several hundred thousand dollars as an initial investment in the structure. If there is a desire to pursue listing of this house on the National Historic Register, there would be additional costs involved in that process. Under a preservation scenario, costs involved in securing the structure and addressing immediately maintenance items during the period prior to renovation work to actually starting would need to be considered. Since time would be needed for preservation plans to be developed, it could feasibly be a year or more before actual renovation work would begin.

If there is a solution identified for the funding of a major renovation to the house, consideration would be needed for ongoing future maintenance. If the ultimate solution would involve deeding ownership to a non-Village entity, then possibly that group would assume all future maintenance costs. But in the event the Village were to remain involved in the ownership and/or operation of some future use, these costs would need to be considered carefully since it is very unlikely that any future use would bring any type of new revenue stream to the Village.

The Village does not currently have any funds specifically budgeted for further preservation analysis (such as an architectural consultant) or renovation work at the Bergman Farmhouse. If there is a desire to consider dedicating funds toward this property, the issue should be considered as part of the budget process to fairly balance the decision against other funding needs.

Some research has been done to try and identify any available grants or other programs that could assist with the expenses involved in a preservation effort. Unfortunately, the typical grant opportunities that apply to historic structures are generally limited to tax credits which would only be applicable if the structure was owned *privately* as a residence or a business. Additional research can be done, but it is unlikely funding options will be easily found.

As a reminder, in addition to funding the initial studies, M/I Homes has posted a security deposit to fund the cost of demolition of the house and restoration of the property as open space, or alternatively, to install water and sewer service to the house in the event the Village decides it should be preserved. M/I has also retained some furniture and artifacts from the Bergman family and is prepared to donate those to the Village upon request.

BACKGROUND: (Continued)

The following suggestions are offered to assist with possible direction the Committee might choose to provide at this meeting.

Demolition Option

- ◆ Direct staff to instruct M/I Homes to proceed with demolition of the house. This may be justified based on the expectation that *any* preservation effort will require a substantial amount of up-front expense, as well as ongoing maintenance costs and presently no such funding sources have been identified.
- ◆ As an additional measure, prior to demolition, staff could be directed to explore alternative ways to document and recognize the historical importance of farming in the area. A plan for such an effort would likely include visual documentation of the existing farmhouse prior to it being demolished.

Preservation Option (Continued Analysis)

- ◆ Direct staff to seek input from parties who may be interested in restoring and/or occupying the farmhouse. Questions regarding use and funding would need to be addressed as part of any proposal and the responses could be brought back to a future Committee meeting for consideration. If there are interested parties, they *might* be able to help address the up-front renovation cost issue or ongoing maintenance.
- ◆ Direct staff to perform additional research regarding the costs and requirements associated with preservation of the house. This would include the need to retain (and pay for) the services of an architectural consultant since the next level of work will require expertise not available on staff. In order to take any further steps in this direction, it will be necessary for input to be provided on preservation goals and possible future uses that should be considered (this could include multiple scenarios). If the Village decides to seek input from interested parties, it would be best to complete that step prior to engaging a consultant.
- ◆ Direct staff to further research grant or other funding sources. Preliminary research has found very few possible sources beyond tax credits for privately owned structures, other than a minor grant possibility (less than \$3,000) that could assist with some further study work.
- ◆ This discussion could be continued to an upcoming meeting if the Committee desires to have additional time to consider options and/or if there is additional information requested from staff.

RECOMMENDATION

Material is presented for discussion purposes and possibly to facilitate Committee direction on what next steps should be taken by staff on this matter.

Attachments

2150 Algonquin Road

Estimated Construction Cost

6/28/2015

	Estimated Construction Cost	Comments
Mechanical	20,000.00	Replacement of the existing steam boiler and radiator system.
Electrical	29,500.00	The cost is inclusive of a new service. Drop location at municipal location will need to be determined.
Plumbing	18,000.00	New interior rough/ finished plumbing with connection to city sewer and water services.
Structural	10,800.00	Depending on the scope of work some structural rework will need to be performed on the existing foundation wall.
Life Safety	8,500.00	The estimated cost is based on anticipated life safety requirements for a commercial use.
Fire Sprinklers	15,000.00	The estimated cost is based on anticipated life safety requirements for a commercial use.
Remediation	25,000.00	Removal of existing wood siding/ interior plaster/walls/ interior piping insulation.
Concrete Foundation/ Slab	40,000.00	Replacement of existing concrete slab and repair of existing foundation walls as required.
Windows	25,000.00	Wood replacement windows at existing locations and configuration.
Masonry	8,300.00	Minor repair work for the front porch.
Roofing	29,000.00	Replacement of all roofing areas.
Carpentry	35,000.00	Lump sum for carpentry scope of work. This will need to be revised based on final scope of work.
Plaster/ Drywall Repair	15,000.00	Interior repairs.
Contingency @ 10%	27,910.00	
Estimated Total	307,010.00	The estimated construction cost as indicated is based on the configuration of the existing structure. The estimate provided does not include parking areas, site accessibility, landscaping and any related site improvements.



BENJAMIN
HISTORIC CERTIFICATIONS

Benjamin Historic Certifications, LLC
711 Marion Avenue
Highland Park, IL 60035
847-432-1865
847-432-1829 fax
www.benjaminhistoric.com

Historic Resource Assessment

The Bergman Farmhouse, 2150 W. Algonquin Road, Hoffman Estates



Statement of Significance and Recommendation:

The Bergman Farmhouse is significant both for its history and its architecture. It is historically significant; there are relatively few examples of farmhouses left in area that was once devoted to farming. Miraculously, it has been in the same family since it was constructed c. 1900 by Daniel Bergman, Sr. His grandson, Harold Bergman, age 98, is a treasure trove of information and shared his memories, which were substantiated by written documentation. The house is also architecturally significant as a fine example of a "Foursquare"--with both Victorian era and Arts & Crafts detailing that is largely intact. Unlike most farmhouses, there have been almost no changes that compromise the integrity of the Bergman home. It is recommended that the farmhouse, which is prominently sited on Algonquin Road, be retained and rehabilitated. Largely intact, it requires little restoration to preserve its significance, mainly repair.

Early Farm history

The settlement of land in the area began in the 1830s, after the Native American population had left. On May 28, 1830, President Andrew Jackson signed the "Indian Removal Act" into law. Although this law only gave the right to negotiate for their withdrawal from lands east of the Mississippi River to lands west, and the relocation was supposed to be voluntary--all the tribal leaders agreed after Jackson's landslide victory in 1832 to the law.¹

Once the land became available, many hundreds of thousands of German immigrants came to America. A potato blight caused significant famine for the country's staple crop in the 1840s and 1850s. In addition, German princes sponsored societies in the 1830s and 1840s that provided the poor with one-way tickets abroad--figuring it was cheaper in the long run than long-term subsidies. Young men left to escape conscription in the Prussian army.²

Germans came to the area that is today Hoffman Estates to find a better life, generally as farmers. Some found work on the Illinois & Michigan Canal, which began construction in 1836, but many came from an agricultural background and became farmers in the New World. With open prairie, rich soil and a good water supply, and an excellent transportation network, the Chicago area was a logical place establish farms. Many Germans settled in Palatine and Schaumburg Townships. A plat, the "Township Land Owners in 1886", in the collection of the Chicago Historical Museum, shows that many of the Palatine Township settlers had German surnames: Berlin, Dierker, Hartz, Theis, Scheideman, are but a few. Graves in the church cemetery at the southwest corner of Ela and Algonquin Roads contain markers written in German.

¹ <http://www.historynet.com/indian-removal-act>

² <http://www.energyofanation.org/4e667f77-c302-4c1a-9d2e-178a0ca31a32.html?NodeId=>



Minnie and Daniel Bergman, Sr.

The Bergman Family

Members of the Bergman Family have farmed the land adjacent to the farmhouse at 2150 W. Algonquin Road for over 150 years. All other early farming families have moved on. The Bergman home symbolizes the area's important farm history. Residential subdivisions have taken the place of farmland, and today there are few local reminders left.

Harold Bergman's grandfather, Daniel H. Bergmann, Sr. (1850-built the farmhouse. He came from Kuhr Hassen Kassel in Alsace Lorraine (Germany) to America at age 2, in 1854,³ with his parents, Louis (1818-1912) and Margaret (Maggie) Bergmann (1822-1914). He married Minnie Schroeder Bergmann.⁴ Harold Bergman's father was Daniel Bergmann, Jr. His mother was

³ 1900 Census records, available from Ancestry.com, indicate that the year of immigration for Daniel Bergmann, Sr. and his parents was 1854.

⁴ The 1880 Census records indicate that Daniel, Sr., was born, "ab 1852" He is listed as 28, and a "farmer." His wife, Minnie, age 19, is listed as "keeping house.". Both are noted as "from Prussia" His parents Louis (age 62) and "Maggie" (age 59), lived with them and are noted respectively as "farmer" and "keeping house." The marriage index, also available on Ancestry.com, indicates that Daniel, Sr. and his wife, Minnie Schroeder, were married

Matilda Schaeffer Bergmann. The Bergmanns often spelled their name with two n's, until Harold Bergman was baptized in 1916. Mr. Bergman notes that his great grandparents were French speaking.⁵



Matilda and Daniel Bergman, Jr.

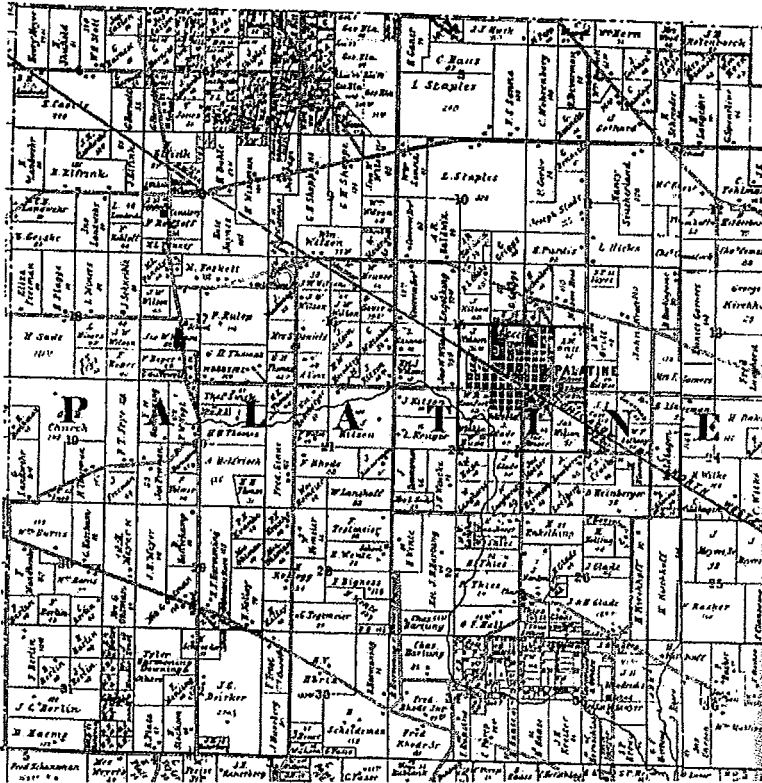
Harold Bergman, who was born June 1, 1916, recalls that when his family settled in the area in the 1850s, they came to Palatine Township and leased land from Mrs. G. Oatman. Her name is on the land shown on the map, "Township Land Owners in 1886"; it is the land that the Bergmann's subsequently purchased.⁶

April 29, 1880. In the various census tracts, Louis is also known as "Lewis" (1910) and "John L." (1870, 1900) Perhaps he took the name John L. because Louis wished to Anglicize it.

⁵ Much of the information is taken from an interview Susan Benjamin made with Harold Bergman, April 11, 2014. The area of **Alsace-Lorraine**, German Elsass-lothringen, consists of the area comprising the present French *départements* of Haut-Rhin, Bas-Rhin, and Moselle. Alsace-Lorraine was the name given to the 5,067 square miles (13,123 square km) of territory that was ceded by France to Germany in 1871 after the Franco-German War. This territory was ceded back to France in 1919 after World War I, was ceded again to Germany in 1940 during World War II, and was again ceded back to France in 1945.

⁶ The plat showing "Township Land Owners in 1886" is in the collection of the Chicago Historical Museum.

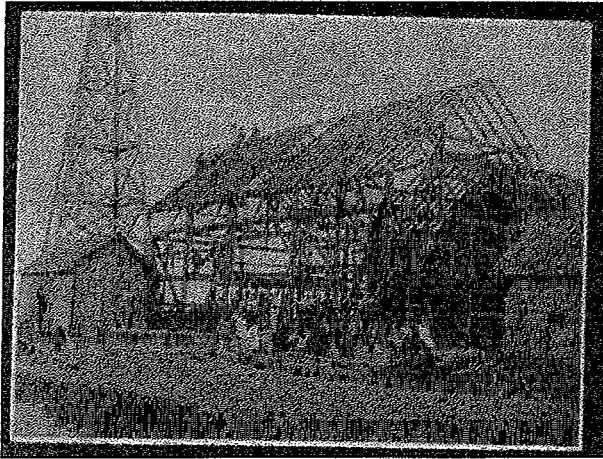
TOWNSHIP LAND OWNERS IN 1886



1886 Plat, showing land owned by Mrs. Oatman and purchased by Daniel Bergmann, Sr.

Although the Foursquare house with simple Arts & Crafts geometric detailing on the porch reflects that the Bergmann farmhouse was built ca. 1900, it is not known exactly when it was constructed. Mr. Bergman speculates it may have been around the time that his family purchased their land from Mrs. Oatman. The property consisted of approximately 194 acres, of which roughly 150 were located across from the house, on the south side of Algonquin Road. Old photos indicate that there was a barn and windmill on that parcel. The parcel on the north side of Algonquin Road today consists of about 38 acres. Algonquin Road wasn't paved until 1932; it became four lanes in 1995. "The Plat Book of Cook County, Illinois", sponsored by the Cook County Farm Bureau and published by W. W. Hixson & Company, Rockford, shows that "Dan Bergman" owned the entire acreage.⁷ It extended to Ela Road.

⁷ This plat book is owned by Harold Bergman. It is not dated.



Barn and windmill on the south side of Algonquin Road, 1903

Daniel Bergmann, Sr., Harold's grandfather, farmed the land, but also worked for the county as an engineer. Harold believes that he then had enough money to buy the land and build his house. They lived downstairs, where there are two bedrooms in addition to the two parlors, dining room and kitchen. When Harold's father, Daniel Bergmann, Jr. (1881-1980)-, got married to Matilda Schaefer (1885-1954) in 1908, they lived upstairs. Harold recalls that when he was in 8th grade, in 1928-29, Daniel Sr. moved to Slade Street and Plum Grove in Palatine and his parents moved into the entire house.

Daniel H. Bergman, Jr. was honored at age 88 as a lifelong resident of Palatine Township and 25 year member (1921-1947) of the High School Dist. 211 School Board. He was again honored at age 94. An article on him notes that when the high school was built, construction came to a standstill and "it was Bergman who went to a nursery in Antioch to obtain the needed trees and shrubs and supervised their planting at the school." It also notes that he had been active in local farm bureaus and dairy cooperatives as well as in the school district. His obituary states that he was one of the organizers of the Cook County Farm Bureau and the first director of the mutual County Fires Insurance Co. of Mount Prospect. During the years that Daniel ran the farm it consisted of about 35 heads of milking Holstein cattle as well as chickens and pigs. Daniel H. Bergman died at age 98. He and his wife are buried in Mt. Hope Cemetery.⁸

⁸ "Daniel H. Bergman" Obituary. Clipping in the collection of Pat Barch, Hoffman Estates historian.



Highland Dairy Farm Barn, South of Algonquin Rd., Daniel Bergman, Jr. 1970

Harold Bergman

Harold Bergman continues to live in the family farmstead. He was born June 1, 1916, on the property, which was once called "Highland Dairy Farm," a name prominently displayed on the barn that was located across Algonquin Road.

Harold attended the University of Illinois, where he studied biology and where he met his wife, Elsie. Harold recalls that after graduation he taught high school, for four years, in Chili, Indiana. Harold came back to the farm to help his father. There began his community service. He helped World War II veterans study to get their high school equivalency diplomas and taught some education classes.⁹ Over the years, the couple raised their children, Steve and Georgia (deceased) in what was then rural and, in 1959, became incorporated Hoffman Estates. He said "Steve had pigs and Georgia kept chickens, and that they received many awards in 4-H competitions."

The property was a dairy farm until 1966, when Federal funds became available and the Cook County Forest Preserve bought the 150 acres to the south, across Algonquin Road, for open space.¹⁰ Grain crops grown on the 38 acres, on the north side of Algonquin Road, adjacent to the farm house included wheat, oats, hay, barley, corn and soybeans.

June 30, 2013, was officially named "Mr. Harold Bergman Day" in the Village of Hoffman Estates. In the proclamation it was noted that Mr. Bergman is "the oldest living farm operator in

⁹ Sue Patterson. "Last of the hay barbers: Farmer maintains fields despite urbanization", Clipping dated September 30, 2004, in collection of Pat Barch, Hoffman Estates historian.

¹⁰ *Ibid.*

Cook County Illinois and is one of the few hay farmers in an area heavily populated with horses."¹¹ It stated that he continues to bail hay and sell it to the Arlington Race Track.

ChicagolandEXTRA

Chicago Tribune FRIDAY, JULY 3, 2009 | SECTION 4



Over the course of his career, Mr. Bergman became a champion of soil and water conservation and began growing hay on the land partly as a means to cut down on wind and water erosion. He was instrumental in organizing the North Cook Soil and Water Conservation District.¹² During the time when there were still farms in the area, in the 1970s and 1980s, he served as a Director, working with developers on land use. He noted in an interview, April 11, 2014, that he published guidelines for developers on the prevention of soil erosion when farmland is transferred to residential property that continues to be used today. The guidelines that got set up in Cook County were disseminated through conservation districts throughout the state.¹³ Mr. Bergman also helped establish a rural fire district, evolving from a volunteer effort to a public agency that could raise taxes. He served as one of three commissioners/treasurer.

¹¹ Proclamation declaring "Mr. Harold Bergman Day" provided by Emily.Kerous@Hoffmanestates.org.

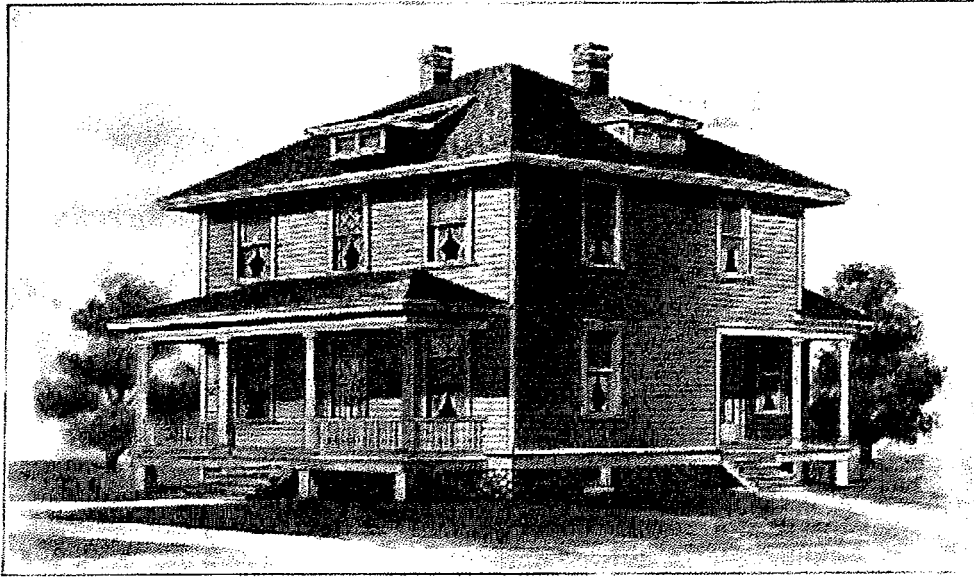
¹² *Ibid.*

¹³ Interview Susan Benjamin with Harold Bergman, April 11, 2014.

The proclamation celebrating "Mr. Harold Bergman Day" concludes, "we are grateful for Mr. Bergman's many fine contributions to our Village and for the wonderful legacy of hard work, spirit and determination that Mr. Bergman and his Farm History."



Mr. Harold Bergman Day Ceremony



Typical Foursquare

Architecture: The Foursquare

The Bergman House is an excellent example of a Foursquare, also known as an "American Foursquare". It is a simple residential building type that stands two stories, has a square footprint and is topped by a hipped roof with a central front dormer and sometimes side dormers. A wide porch, extending across the entire front of the house is characteristic. The type was one of the most popular in both rural and suburban American from the late 1890s into the 1920s. The Bergman House is an early example, with a remnant characteristic of the Victorian period architecture that preceded it. The remnant is a side porch that has turned spindles and highly ornamental wrought iron cresting and railings that are vastly different in style from the simpler Foursquares, with geometric Arts & Crafts detailing that were becoming popular in the early 1900s. The home's front porch, sheathed in stucco, with simple geometric trim resembles many front porches found on Foursquares. The design of the Foursquare rose in response to dissatisfaction with the formality of Victorian life and architecture, as seen in the highly individualized and excessively ornamented designs of earlier Queen Anne style residences.

Foursquare houses were popularized as examples of the 'comfortable house'. One of the earliest examples of a Foursquare surfaced with the publication, in 1891, of Denver architect, Frank E. Kidder's, design for his own residence in the magazine *Architecture and Building*.¹⁴

¹⁴ Thomas W. Hanchett, "The Foursquare House Type in the United States." pg. 53.

Because the architect was educated on the East Coast and did work nationally, his plan was picked up by other publications. By the turn of the century, all publications that dealt with home life, from ladies' magazines to architectural journals, to carpentry and building magazines and mail order books (including those published by Sears), were advocating extreme simplification resulting in acceptance of the style through all economic levels.¹⁵

Homeowners, through trade catalogs or mail order companies, could purchase complete plans for Foursquare residences. Contractors or builders could then either build as specified or adjust the plans on-site to meet the needs of the homeowner. The sheer number and availability of these publications, advances in the standardization of windows, doorways, millwork, and balloon frame construction, combined with an extensive national train network that could carry precut lumber and finishes throughout the country, permitted the successful construction of sound and stylish residences without the assistance of a trained architect.¹⁶

Foursquare houses shared five design principles that shaped their appearance: (1) the house was simple in form and ornament both on the exterior and interior, (2) square footage was reduced and the floor plan became more open as extra rooms and partitions were removed, (3) houses were more alike in form and ornament as individuality became less important (4) the technological systems, such as controlled heating, plumbing or electricity, were more complex, expensive and integral to design, All floors of a Foursquare, would be designed with a focus on comfort and up-to-date technology, such as indoor plumbing, water closets, and central heating.¹⁷ and (5) the kitchen became a central focus for the designer.¹⁸ In addition, the desire for superfluous ornament was reexamined following the national economic depression of 1893.¹⁹ Foursquare houses were far simpler, departing radically in arrangement and exterior shape from their Victorian predecessors.

The name Foursquare is generally derived from the predominant interior floor plan arrangement, consisting of four rooms on the first floor and four rooms on the second. The Bergman House, however, was personalized to initially accommodate two families, with two parlors, a dining room, a large accessible kitchen and two bedrooms off the dining room. The shape proved to be the most economic as it provides the most house area while requiring the

¹⁵ Gwendolyn Wright. *Moralism and the Model Home: Domestic Architecture and Cultural Conflict in Chicago, 1873-1913*. Chicago: The University of Chicago Press, 1980, p. 231.

¹⁶ Alan Gowans. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, Massachusetts: The MIT Press, 1986, p. 41.

¹⁷ *Ibid*, pg. 32.

¹⁸ Wright, pages 234-235.

¹⁹ Clifford Edward Clark. *The American Family Home, 1800-1960*. Chapel Hill: The University of North Carolina Press, 1986, pg. 135.

least ground area. On the interior, the plan of Foursquares was designed to be fairly open. In the Bergman House, broad pocket doors open the parlors to one another and a pair of doors connect the east parlor and the dining room. These can be left open or partitioned to provide privacy.

One of the most defining features of a Foursquare is the inclusion of a one-story raised porch, accessed via steps of wood, brick or concrete, that would most often run across the entire facade of the residence. Large porches were desirable on Foursquares to provide additional living space with the porch, often acting as a three-season living/reception room, used to greet visitors and neighbors.²⁰ Unlike the gingerbread Victorian porches, the Foursquare porch was often designed with simple boxed posts that impart a sense of massiveness.²¹ The ornament on the Bergman's stuccoed porch is Spartan and simple. Exterior ornamentation on Foursquares was limited to window treatments. Ornament on the Bergmann House consists of hoodmolds over the windows--practically conceived, to deflect rainwater. Windows have a simple 1/1 configuration with the only large windows in the house opening from the porch into the two front parlors; as public spaces, it was desirable for these rooms to receive substantial light. Deep eaves were designed to extend over and protect the front porch. This design feature aids in creating a sense of solidity and rootedness.

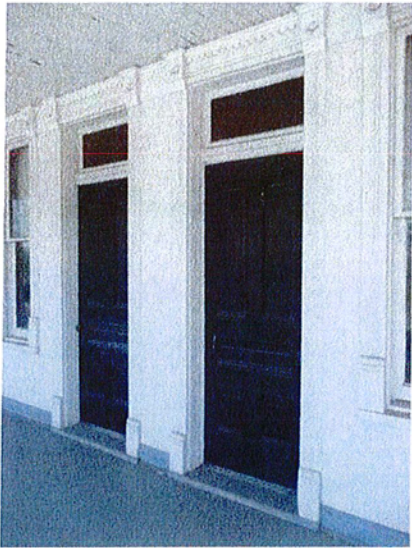
The interior arrangement of many large Foursquares tended to be flexible in their room layout and would usually contain a large stairhall and three rooms: living room, dining room, and kitchen. This level of the house would feature a more open plan arrangement with communication between rooms occurring through large openings that may or may not have been partitioned by pocket doors. The flexibility of a more open floor plan allowed greater passage of light within the house as well as minimized the visibility of smaller room sizes.²² This flexibility is evident in the Bergman House, with its pocket doors and broad openings.

Interior features shared by all sizes of the Foursquare include customized built-ins. Handsome built-in woodwork, consisting of shelves and drawers, is found in the Bergman House dining room. The built-ins were useful to maximize floor space by removing the need for separate cabinets.

²⁰ Gowans, p. 28.

²¹ Poore, Patricia. "The American Foursquare." *Old House Journal*, November 1987, vol. 15, no. 6, pg. 29.

²² Wright, p. 246.



The Two Front Doors

The Bergman House has two identical entrances opening onto the front porch. At first glance this seems like a puzzle, but begins to make sense when the entire floorplan is examined. The entrance to the west opens into a parlor that has no connection to the rooms to the north--where, behind a wall, a stair and two bedrooms are located. This was a necessity since when the house was built two families were going to be living in the house. The entrance to the east opens into the dining room, the two bedrooms, the kitchen and bath and a stair to the second floor. The two front parlors are connected by a pocket door. When asked how the west parlor was used, Harold responded that it was reserved for special occasions (such as when the pastor visited). There are other possibilities since the west parlor was separate from the house. It could have been used for meetings with people that did not need to enter the house--with farmhands or businessmen conducting related activities. This, however, is speculation The Old House Web explores several possibilities but one reinforces Harold's explanation. It states that one of the reasons for two doors involves using one door for daily, domestic use while reserving the other for formal functions and receiving guests.²³

Research on the Internet indicates that older farmhouses with two front entrances were unusual, but they indeed exist. They were quite common in Pennsylvania. Interestingly, the "two front door" house was frequently found in Pennsylvania German family farms. William Kibbel III, a restoration consultant writing for the Old House Web comments that some historians suggest the origin and use of double entry doors is exclusively Pennsylvania German and found in houses dating from 1800-1870, his experience shows that double doors are found elsewhere and that the PA Germans are mostly responsible for the style spreading to the West and South in the late 19th

²³ <http://www.oldhouseweb.com/how-to-advice/two-front-doors.shtml>

Century.²⁴ There is no established connection between the Germans in Pennsylvania and the Bergman family, who were Germans, but some connection can't be discounted. German immigrants seem to have originated the concept of constructing houses with two front doors.

Farmhouse Architecture

A farmhouse can be defined in many ways. It is basically defined by function; simply put, it was built on agricultural land--to house and protect the inhabitants who worked or owned the land. But it was much more. It was a prominent building, facing the road, as does the Bergman House. Once railroads traveled cross country in the mid-late 19th Century, materials could be transferred from elsewhere. It could be built of lumber. It could also be built in a popular style, like the Foursquare. Depending on the wealth of the owner, it could have ornamental treatments, like the ironwork on the roof of the side porch of the Bergman House--commonly called "cresting." Harold Bergman recalls that it also surrounded the upper part of the main roof of the house. Farmhouses typically contained functional porches--transitional spaces where muddy boots and equipment could be left. The front of the house contained formal spaces with the more functional areas (bedrooms, kitchen) to the rear. Finally, it was above all a work space, a place where, during what has been called the Golden Age of Agriculture, women tended to all aspects of rural life--cleaning, ironing, baking, mending, preserving fruits and vegetables, childcare, and much more. The Bergman women's occupation in Census records was, not surprisingly, described as "keeping house."

Hoffman Estate Farmhouses

Prior to the 1950s, the area that became Hoffman Estates remained a rural farming community. Then, in 1954, a local farmer sold his 160-acre farm to Sam and Jack Hoffman, owners of the Father and Son Construction Company, for a subdivision in Cook County. The first homeowners moved into the new subdivision in late 1955. In September, 1959, residents voted to incorporate as the Village of Hoffman Estates.

Since the mid 1830s, Palatine Township had been home to hundreds of farms worked by thousands of farmers. The first farmer was George Ela, who plowed a large field at what later became Lake Cook Road and Quentin Road. Today Harold Bergman, just west of Ela Road, is the last farmer. Other farms included Atlasta Farms, Deer Grove Turkey Farm, Fair Acres,

²⁴ *Ibid.*

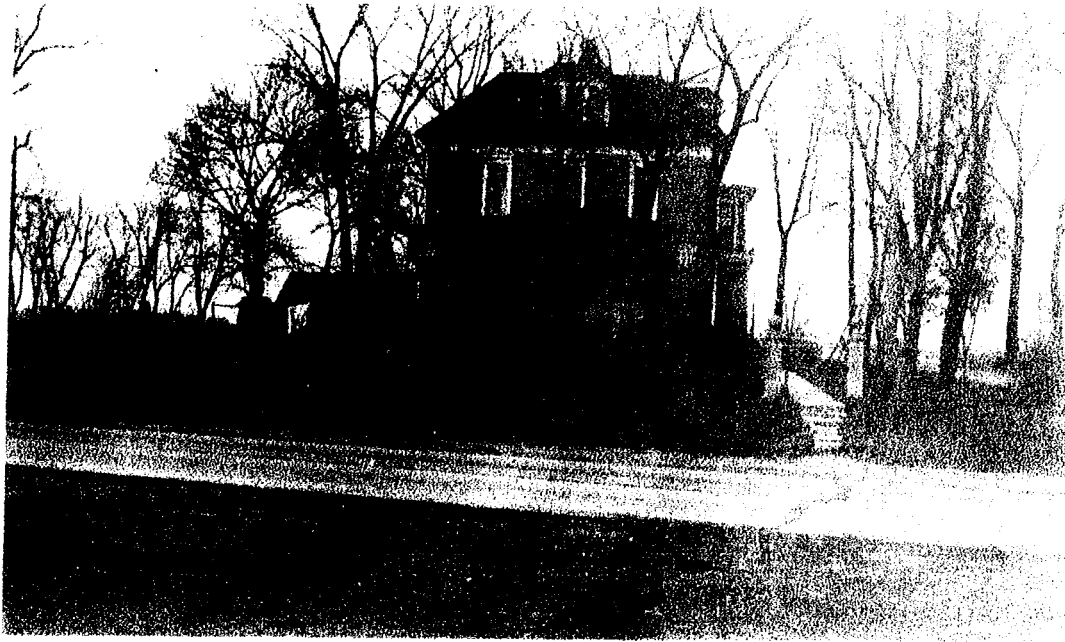
Fleetwing Farm, Golden Yolk Dairy Farm, Maple Grove Farm, May Day Farm, Plum Grove Farm, Walnut Tree Farm--and there were many, many others²⁵

Today there are a handful of farmhouses, but none quite like the Bergman's. These include the Gieske Farm House, later sold to Mr. and Mrs. Arthur Hammerstein, who raised prize cattle. It is a wood clapboard building that appears to date from the mid 19th Century has undergone many changes over the years. Once a small farmhouse, it grew to serve many uses including a sales office for the surrounding subdivision, Hoffman Estate's first Village Hall and a variety of social service agencies. The Sunderlage Farmhouse, owned by the Village, was built in 1856. It is an Italianate style building--with a form sometimes described as an "upright and wing". It is not a Foursquare and considerably different architecturally from the Bergman Farmhouse. The smokehouse in back is listed on the National Register of Historic Places, but the house was not deemed eligible for listing. Another farmhouse, which historically belonged to the Freye family, appears to have been built in the 1850s. The later Mayor O'Malley lived there. It has been considerably remodeled. There is one other former farmhouse, which belonged to a Mrs. Christianson and is currently owned by the Hoffman Estates Park District. It is a large building constructed of concrete block. Its central block resembles the Foursquare shape of the Bergman House, but it has a side wing and a substantial rear addition.²⁶

The Bergman House has undergone few changes and these are at the rear of the house. Mr. Bergman recalls that they occurred in 1908, so the changes themselves are considered historic. A second story was added over the northeast wing, where the kitchen is located, and a two story section was added in the northwest corner of the house. It encloses the stairway to the basement and a staircase to the second floor. The ornamental ironwork around the upper roofline of the hipped roof was removed when the roofing was changed. This is the only alteration, and some of it has been saved and is stored under the side porch.

²⁵ <http://palatinehistoricalsociety.com/farms/>. There is a lengthy list compiled by the Palatine Historical Society.

²⁶ Pat Barch, Hoffman Estates Historian, took Susan Benjamin on a tour of these farm buildings and provided background historical information.



Bergman Farmstead, C. 1930, showing cresting on roof

Conclusion

Preserving the Bergman Farmhouse will express the rich agricultural heritage of Hoffman Estates. It could be rehabilitated as a single family house or it could serve as a "clubhouse" for surrounding residential development.

Because of its historical and architectural significance, it is highly likely that the farmhouse would be eligible for listing on the National Register of Historic Places. It is historically significant as the last farmhouse in Hoffman Estates, one that has served as a functioning farmhouse, for the same family, for over 100 years. It is architecturally significant as an excellent example of Foursquare, that because it has been changed so little, has excellent integrity.

Should the house be listed on the National Register, it would be eligible for tax benefits. If it remains a single family house, once rehabilitated following preservation guidelines (The Secretary of the Interior's Standards for Rehabilitation), the purchaser would receive a freeze on

his/her property tax assessment for 12 years. If it becomes an income producing property, the owner who rehabilitates the building would be eligible for a historic tax credit. Preserving and rehabilitating the house has the potential of being a "win-win" situation.

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FRONT PORCH



ENTRANCES FROM PORCH TO TWO FRONT PARLORS



EAST SIDE OF HOUSE



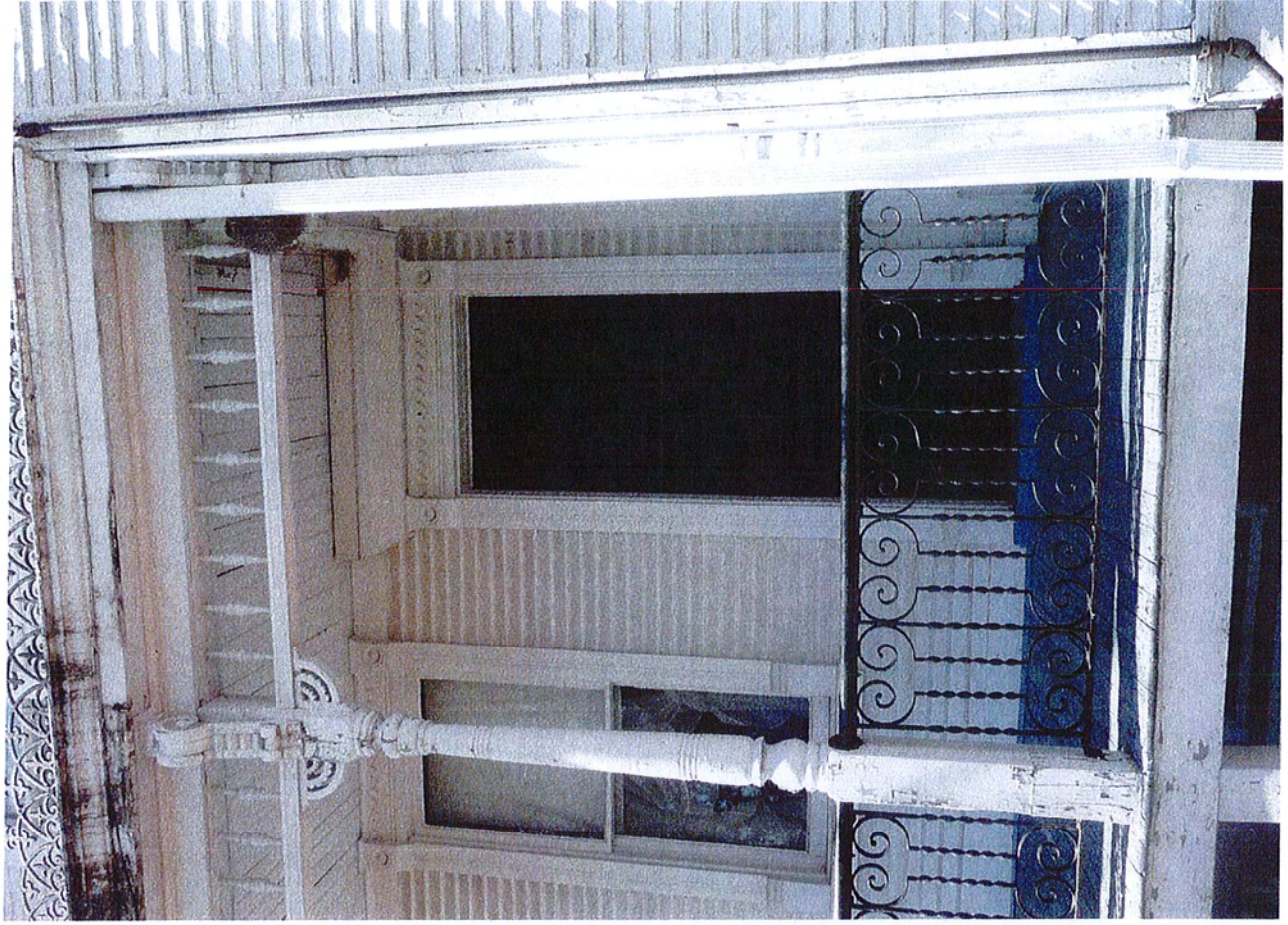
DETAIL EAST SIDE OF HOUSE



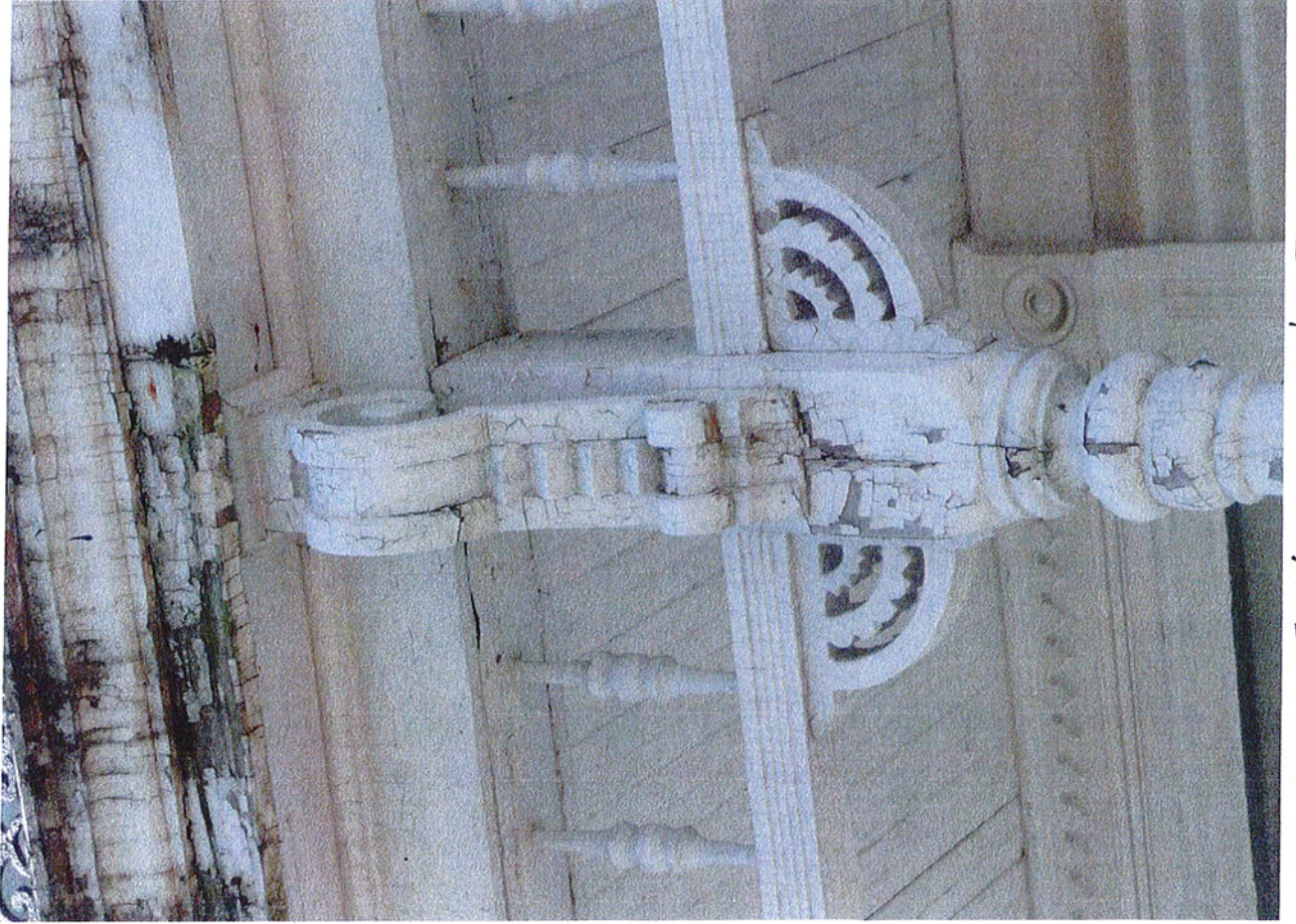
PORCH, EAST SIDE OF HOUSE



METAL CASTING FROM ROOF STAVED UNDER PORCH



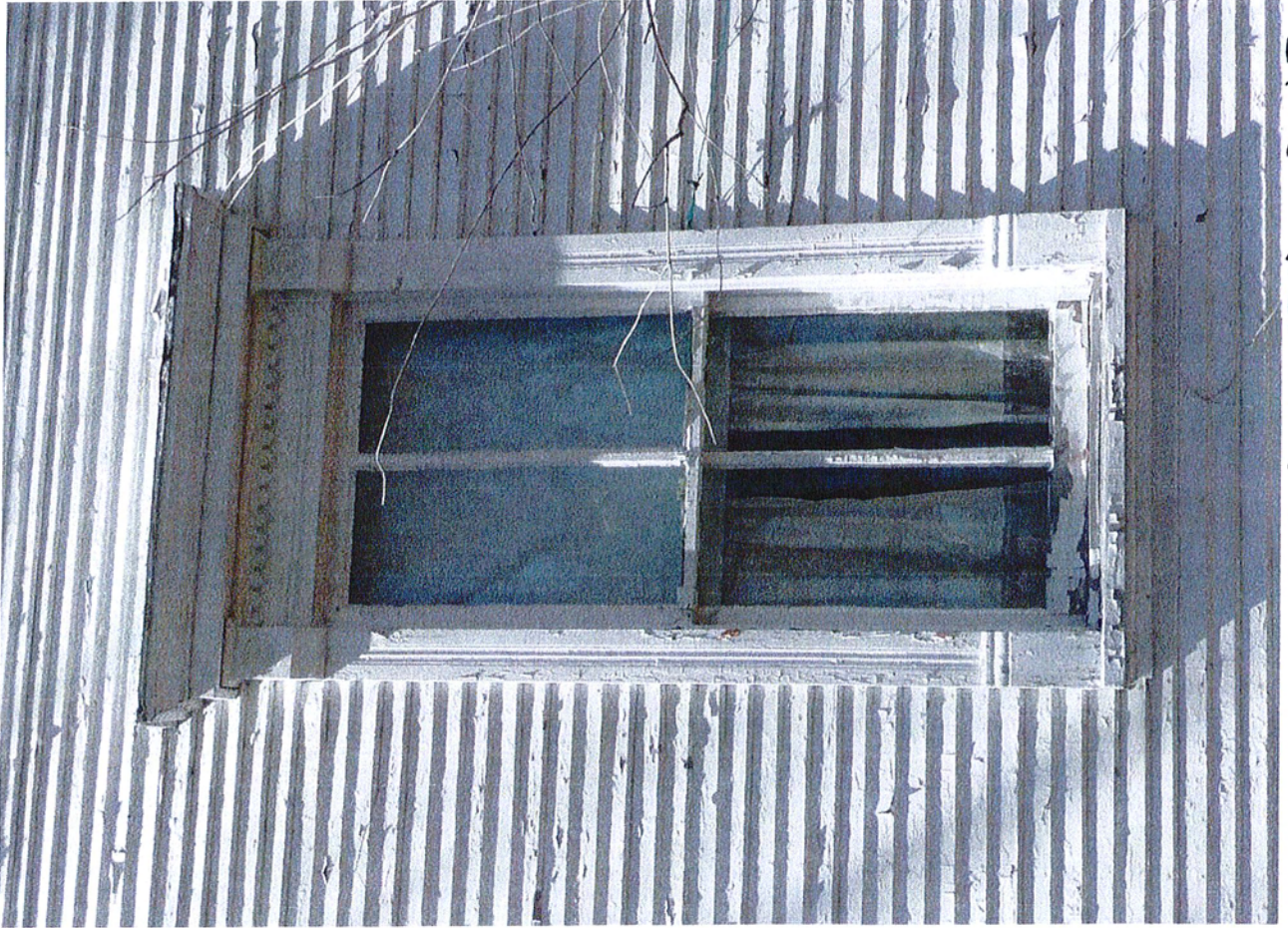
ENTRANCE TO DINING ROOM
FROM EAST PORCH



DECORATIVE VICTORIAN-STYLE
WOODWORK, EAST PORCH



NORTH END OF EAST SIDE OF HOUSE; 2ND FLOOR ADDITION



1ST FLOOR WINDOW - NORTH END OF EAST SIDE OF HOUSE



WEST SIDE OF HOUSE; REAR 2-STORY ADDITION



REAR OF HOUSE



REAR ENTRANCE



POCKET DOORS BETWEEN TWO
FRONT PARLORS; HAROLD BERGMAN



WEST FRONT ENTRANCE



DINING ROOM
DOORS BETWEEN DINING ROOM + EAST PARLOR





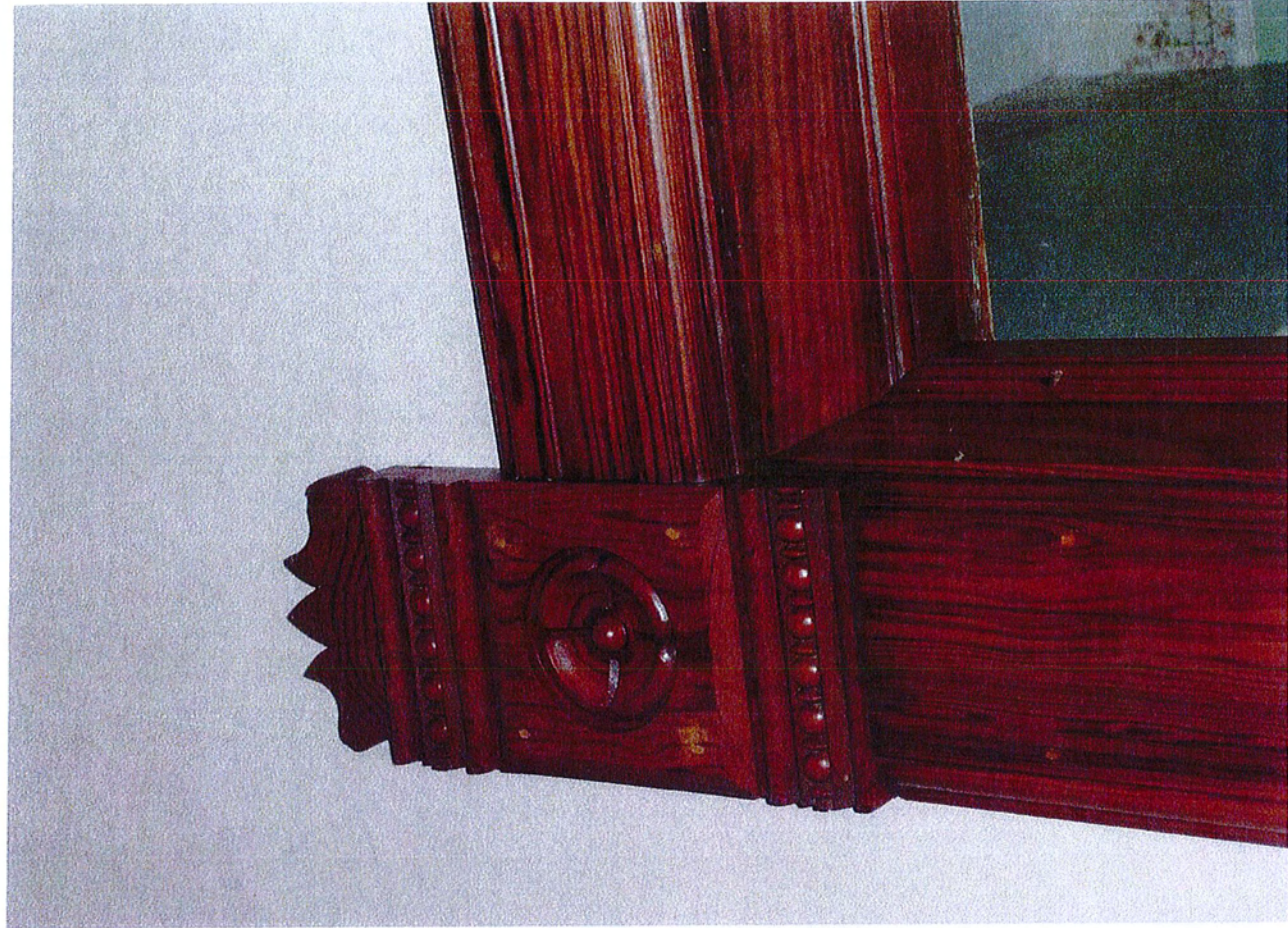
DETAIL, DINING ROOM BUFFET



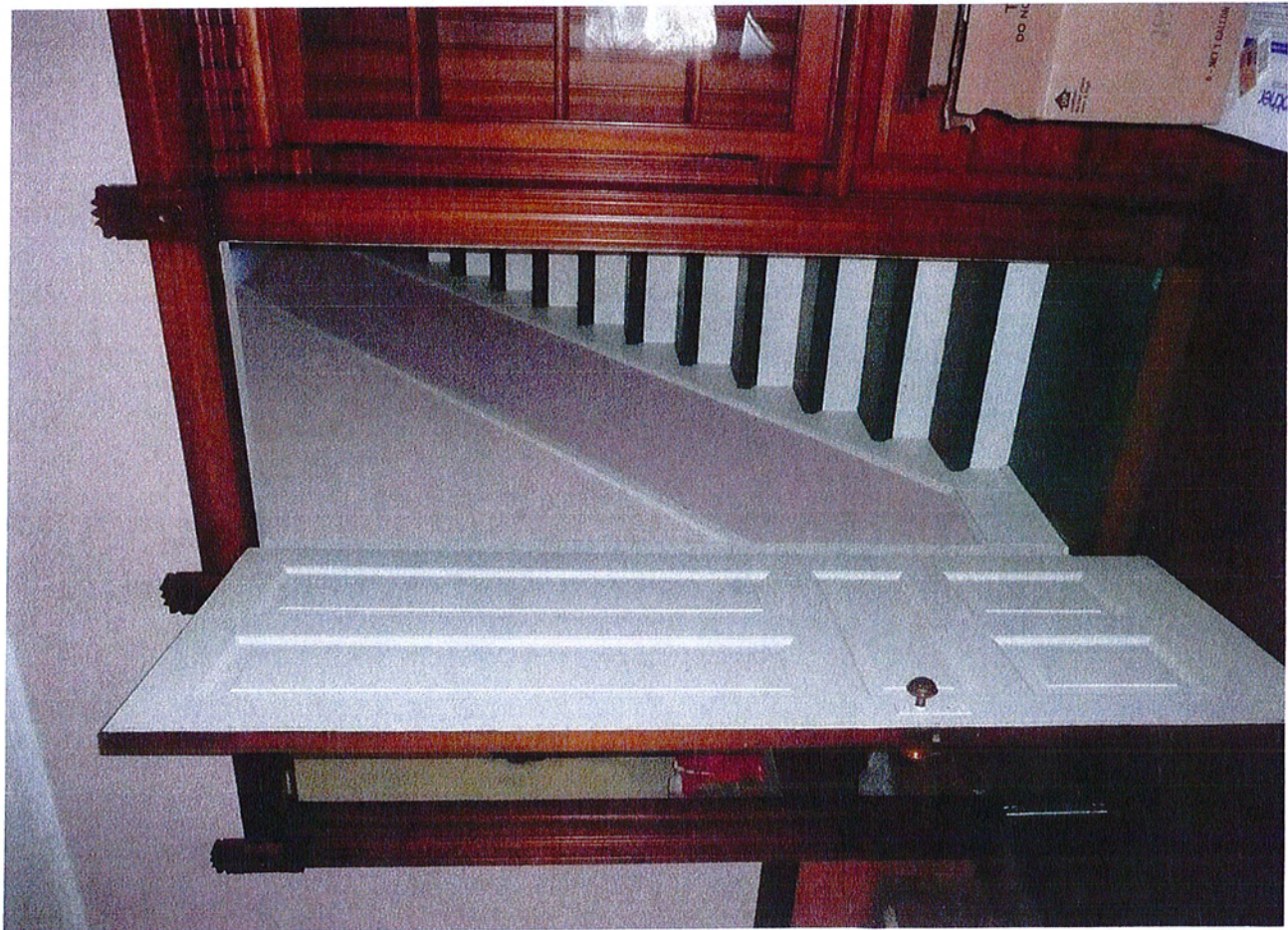
DOOR HARDWARE, DINING ROOM



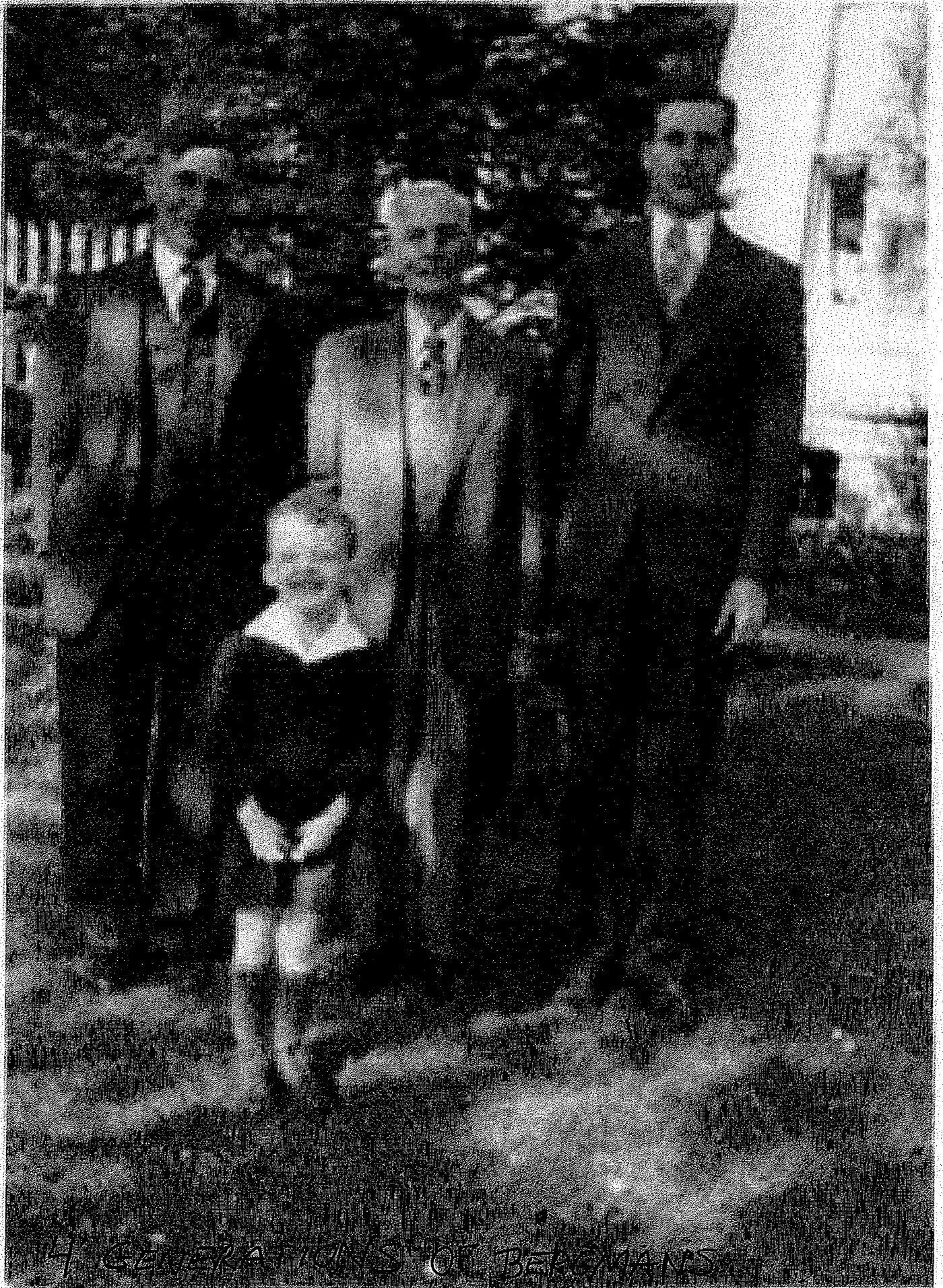
DOOR IN DINING ROOM



DETAIL OF DOOR CORNER BLOCK
DINING ROOM



STAIRWAY FROM DINING ROOM TO
2ND FLOOR



4 GENERATIONS OF BERGMANS

DAVID TO DAVID TO DAVID TO DAVID

November 5, 2014

EXISTING CONDITIONS REPORT

Bergmann Residence
2150 Algonquin Road
Hoffman Estates, Illinois

BUILDING EXTERIOR:

- A. The main house, a Georgian Revival inspired design, and the addition are wrapped in a painted 4" hardwood clapboard siding. There are numerous areas where the siding shows some level of dry rot this is most prevalent in the northwest corner, adjacent of the rear entry for the first and second floors. It is not known if the deterioration of the painted finish is due to water damage, the quality of paint used and the preparation of the wood siding at the time of installation or a combination of all the above.
- B. The exception to a wood siding is the front entry deck/ porch enclosing knee walls and support columns which are constructed of a smooth cementations parge coating which we suspect had a painted finish at one time. The finish existing on the exposed public side of the porch and the interior, private face are the same. There are numerous areas that have spider cracks and some areas that are open with exposed metal lath that has deteriorated. This areas of exposed lath will need to be remove and replaced with similar construction to match the existing finishes. There are limited areas that have been repaired in the past. Given the age of the building and the seasonal temperature changes the masonry finish can be repaired and retained but will continue to be a maintenance issue.
- C. The front deck joist and decking material are showing settlement to the northwest corner of the front porch. The front porch area is open to the environment, the use of knee walls on two sides with the perimeter wall of the house on the third and the absence of any drainage scuppers from the deck area, by design, will retain water at the lowest point of the deck. There is also evidence that roof above the porch area is adding to the problem evidenced by the deterioration of the bead board ceiling that is peeling paint. Since there were no visual access doors to the underside of the deck we did not attempt create one from the basement exterior or

the interior of the south wall of the basement. The assumption is the deck framing will need to be replaced due to water damage.

- D. Currently there are stone caps to the two knee walls (south and west) that have a centered metal spine that extends about $\frac{3}{4}$ " of an from each stone cap the full length of each run of the limestone. The spine aligns with the centerline of a recessed wood track that runs under the bulkhead of the roof. This is also typical for the east side where the stairs are located. The combination of the spine and track was designed for removable screens and possible storm windows that would offer the owner a "three season" room. Both spine and track look to be in good condition. There were some storm windows located in the basement, we did not confirm if the windows were design for the front porch.
- E. The south perimeter wall of the house or the north wall of the front porch has a rough plaster painted finish. This is the only area of the actual original four square main section of the house that uses a different cladding material other than the wood siding. Another unusual aspect of the main entry façade is the double door entry and the overall symmetrical design. We assume, at one time, the west parlor with its own entry may have been the office of the farm allowing for customers and vendors to enter the public section of the house. What further presents this possibility is the pocket doors between the existing west and east parlors on the interior of the house. During the week when business was being conducted the pocket doors were closed offering the privacy both to the house and the office and during the evenings and weekends the doors were opened and the living room (parlor) was double in size.
- F. Within the same section of wall there are symmetrical sets of windows that flank each entry door. Both doors and windows are capped with ornate painted wood work that is a standard motif for the house. The pair of the windows consist of a centered fixed unit with a fix unit with colored glass directly above. Both units are bookend with two double hung windows. This is typical for both sets of windows. All windows are single pane floated glass that offer no insulation value. Both doors also have operable transom above their location. It would seem that there was an attempt to reduce the amount of solar gain during the summer months with the wide a deep porch and allow for the maximum amount of natural light and ventilation into the house. I would also guess that during the depths of summer the installation of the screens at the front porch allow the occupants the advantage of sleeping outside when the house was to warm.
- G. Both entry doors are five panel painted solid core wood doors. Both are decorative but neither are insulated and devoid of any weather stripping. Due to the location of furniture at the time of our inspection we were not able to open either to confirm if each were operational.
- H. The west façade, similar to the east, north and a portion of the south façade employs the original wood clapboard 4" painted siding. The portion of the

original four square house is quite distinguishable given the massing of the original section with the double hipped roof. The formal placement of the windows and alignment (vertically) follow through on the original section as does the detailing of the heads and sills. The detailing of the heads and sills on the additional does not follow the same formal placement of the windows or the same details. Due to the age and the failure of the paint finish there are numerous areas of the wood siding that are rotted and loose from the wood framing behind. I would assume that there are some areas of the actual framing of the house that will need to be repaired or replaced. It is also evident at the perimeter of the original house the current rain gutter systems was installed with the anchor straps of the gutters mounted on the exterior face of the roof shingles, which due to the method of installation, has increased the amount of water entering the top section of all the perimeter walls. This is one of the causes of the deterioration of the wood siding.

- I. The north façade is the most used and functional portion of the house for the current resident with access to the basement, first and second floors all in a close proximity. At some point in time there was an effort to create two residents from the single family home with the incorporation of what we have designated as the rear vestibule. Prior to the construction of the addition, this area was all exterior and not enclosed. The exterior façade and placement of the windows again is less formal than the methodology used for the original portion of the house. Unfortunately, similar to all areas of the exterior envelope, there are numerous areas of dry rot on the façade. The double hung single pane glass windows are original to the construction of this portion of the house and are well past their useful and function life cycle. The two windows, one at the first floor kitchen the other at the first floor bathroom are newer but again need to be replaced. The two entry doors a solid core wood panel doors that are not insulated or thermally broken.
- J. The roof over the rear addition is a flat roof which provides an active pitch northward away from the main house and utilizes a rain gutter at the perimeter of the section of house. We assume that although from a distance the roof seems to be pitched in one direction the use of gutters at the perimeter of the roof area would suggest that there may be a hip to this roof. Since there were no access points to the roof area we were no able to confirm the roof configuration.
- K. The east façade of the addition is the more formal of any section of the addition given the formality of the original house and the decorative nature of the formal entry porch on this façade. We assume the east entry was the formal entry to the house were the south façade was the business/ office entry with a sleeping porch, the north entry to the house was more utilitarian for everyday use and the operation of the farm. Needless to say the numerous access points and interior stairs greatly reduced the functionality and efficiency of the house.

- L. The east entry has suffered the same fate of the remainder of the exterior section of the house given age and water damage. The deck and floor joist are spongy in most locations. From a distance the roof seems to be pitched away from the second floor of the house but due to the mold and rot occurring on the front (east) fascia above the porch, we believe the roof maybe back pitched and the gutter maybe retaining water. Given the location of the mature trees and their proximity to the house I would also assume the down spouts along with the gutter may need to be cleaned for proper drainage. We believe that the framing members for both the roof and deck of the house will need to be repaired or replaced completely prior to the repair of any of the decorative woodworking found on the east porch.

BUILDING INTERIOR:

BASEMENT:

- A. The entire basement area is unfinished and is used purely for mechanical purposes with some ancillary storage. There most likely has been minimal revisions to the basement area over the years except for the replacement of boilers, gas lines and plumbing lines.
- B. The existing floor joist (first floor) seems to be in good shape although we were not able to visual review all the joist due to some fabric covering in Basement Area I. Any replacement or repair would be minimal.
- C. The existing concrete floor has movement and has failed in all of the rooms in the basement. I would believe there has been several floods over the years which may have shifted the underlying fill beneath the current slab. The masonry bearing that runs east/ west also has an area of settlement at the east door location. We believe that the movement of the concrete slab and possible undersized footing below the bearing wall may have been insufficient for the loading. It also maybe the case that there isn't a footing or thicken slab which may have lead the bearing wall to punch through the slab.
- D. The original house utilizes a combination foundation wall of stone which is below grade level and a brick masonry wall above. Both walls are approximately 1'-0" thick with the masonry wall being three wythes in thickness. There seems to be little settlement in the perimeter masonry wall of the original house with only several location of water infiltration based on what we believe to be hydrostatic pressure. There is no evidence of a perimeter area drain that would alleviate some of the water infiltration through the floor and walls. A brick "shelf" exist on the east wall of Basement Area I and II for no apparent function.

- E. All of the windows in the basement are awning style windows that use a fixed storm window for winter months. There was no evidence of any replacement screens for the summer months. Due to the size and function of the current windows none will meet code requirement for natural light and vent or means of emergency egress.
- F. There are several electrical outlet sporadically placed throughout the basement but most power is taken from ceiling junction boxes none of which have any GFCI function.
- G. Lighting is provided through surface mounted porcelain pull chain light fixture with a bare bulb incandescent lamps.
- H. The area which we designated as the Mechanical Room is part of the addition to the original house and uses a concrete poured in place below grade foundation wall with a brick masonry wall that matches the original masonry wall. The condition of the concrete wall is not in good condition and it seems that concrete wall has not held up as well as the stone foundation wall. The amount of severe deterioration of the concrete wall can be seen of the north section of the Mechanical Room where the wall has started to fracture and crumble (photos # 18 & 19). There was no evidence of any in-wall steel reinforcement. In conjunction with the lack of in-wall steel reinforcing there is a cast iron (not original) 4" waste line that leads to the septic field. Directly above this area in the basement is the first floor bathroom that has a partially blocked-in opening in the north wall that most likely is not water tight. Through the years a combination of all three factor probably have contributed to the deterioration of the foundation wall.

FIRST FLOOR;

- A. The design and construction of the first floor and for that matter the entire house was based on the factors of what was needed at the time and to make room for the requirements of an expanding family. The outcome of this type of adding or revising house plans came with a lack of anything on paper that would lend itself to an overall plan for the house instead of the adding of "rooms" when necessary on an ad-hoc basis. This design concept can be seen on the first floor with the double parlors, the break-up of the four square plan with smaller bedrooms and an interior and exterior stairs that breaks up the plan consistency on both the first and second levels.
- B. Given the utilitarian nature of a farmhouse there are some details that were afforded on the public or formal level of the house. All windows, window skirts, doors, baseboards and a wood flooring are designed with a clean elegance and well crafted. The utilitarian thought process also extended to the functional use of each room especially with the double parlor configuration.

- C. All windows are double hung units that are original to the house with single pane glass and fixed storm windows. The size of the windows will meet the code required natural light minimums but will not meet the standards with the fixed storm windows for natural ventilation. The function of the windows is somewhat suspect given that some of the chains for the counterbalancing weight had been replaced with rope which has rotted away. All windows on this level will need to be replaced.
- D. The kitchen has vintage 1950's, 1960's era metal cabinets that are in pretty good shape and required some minimum repair and a good cleaning. The kitchen range was missing and the refrigerator was a 1950's era unit which was not operational.
- E. The first floor has a three fixture bathroom that is not original, I would imagine the fixture are late 60's early 70's vintage. Adjacent to the water closet is what looks like a recessed area for a radiator which occurs directly over the area in the mechanical room that has severe deterioration within the north foundation wall.
- F. We believe at one time the rear vestibule area was actually outside of the house and at some point in time, most likely when the additional was added the rear vestibule was built. Again, the reasoning on why the house was added onto at any given time was most likely a function of necessity. I would add that the additional of the rear vestibule was also a function of a larger family with the need for a separate entry for the second floor.

SECOND FLOOR;

- A. The second floor is similar to the first floor with the same original four square plan and the back addition. There are currently three stairs for ingress and egress to the first floor and attic level which reduces the efficiency of the floor plan. The current level is broken up into four bedrooms and has a separate owner's apartment. The footprint is divided up into several smaller rooms that were needed by the family at a given time. With some of the room configurations as they are the rooms are functionally obsolescent.
- B. The finishes on the second floor are more utilitarian than the first since this level of the house was mainly for family members. The need for the formalities of detailed wood trim was not required. The current rooms all have some level of water incursion and deterioration at the ceiling and walls. There is also some mold on the walls and ceiling in the Living Room No. # 209. Even with the water incursion in numerous locations the floor structure seems intact with little or no movement noticeable.

- C. The bathroom and the kitchen are all passed any functional life cycle and are only being used by the current occupant. The only heating system for the occupied area of the second floor is a free standing gas space heater with an ad-hoc flue that is attached to a masonry chimney.

ATTIC LEVEL:

- A. The attic level is completely unfinished and not insulated. The majority of the roof rafters are in good shape even with the temporary roof installed to stop the water entering the entire house. We suspect that although there are numerous water stains on every roof rafter the large volume and the open exposure from the roof acted as a wonderful means of ventilating and drying out any of the framing members. We also suspect that just the opposite has occurred with the wall framing which is covered on the exterior with the clapboard siding and the plaster finish of the interior rooms. We did not find any deterioration of any exposed floor sheathing members.
- B. The windows at this level are in the same condition as the windows on the first and second floors, all of which need to be replaced.
- C. We did not find any electrical outlets at this level.
- D. The entire attic level is not heated.

EXECUTIVE SUMMARY:

The existing original section of the residence was constructed in the early nineteenth hundreds with an original four square design typical for the time frame and the agrarian owner. The four square design provided for a compact and efficient design that lent itself well for the owner which used the house mostly for sleeping and as an eating area in the morning and evening. The function and operation of the farm was preeminent, any comforts afforded by the house were of a secondary nature. As the family grew so did the house with the dividing of existing rooms into smaller rooms as required for family members and required function normal for the operation of the farm. If the need arose for additional area rooms were most likely added on one room at a time basis. The one by one addition, on an as-is needed basis worked well for limited budgets, unfortunately the succession of rooms that made up the house decreased the original intent of a compact and efficient dwelling.

The same thought process can be seen in the current configuration of the property which is the focus of the assessment. Each floor which was used for dwelling purposes has been chopped up or added based on the requirements of the family at any specific time frame. Although the process was inventive and economical the overall function of the house required the user to adapt as opposed to adapting the floor plan with the minimum inconvenience to the user.

Given the age of the house and the materials used, our summation is as follows:

1. The current electrical, mechanical and plumbing systems are well beyond any true functional life span. The house currently has only an 80 amp service with screw fuses which will not meet current building codes or the needs of a modern day family. Most of the wiring does not meet code require minimum standards. The current mechanical system is a boiler located in the basement that services the basement and first floor levels. At the time of our walk through the boiler was not functional. The second floor heat source was a stand-alone space heater operating within the occupied areas of the former owner. The remaining rooms on the second floor not use by the owner were not heated. ALL MEP SYSTEMS NEED TO BE REPLACED.
2. The current shingled roof on the original portion of the house needs to be removed in its entirety. There has been some minor stop gap repair work performed, this is not the final answer to the roof repair required. The flat roof above the addition was not accessible at the time of our inspection. We will assume, based on the water stains on the interior of the house, the roof for this area will need to be replaced in its entirety.
3. The entire building envelope will most likely need to be replaced due to the amount of water damage and the dry rot that has developed due to differed maintenance of the existing wood siding. We also caution that sections of the

exterior wall framing will need to be replaced from water damage. At the time of our walk through no exploratory openings were made.

4. All windows are original and may not be function given the age of the units. We would advise that the windows be replaced to a new thermal insulated unit which would be in line with the minimum energy requirement.
5. There will need to be some structural repairs made to the masonry bearing wall and sections of the concrete foundation walls in the basement. There is no need additional testing since the displacement of walls and floor are extremely apparent.
6. The entire concrete floor slab at the basement level will need to be removed, new compacted fill provided and a new 4" concrete slab with steel reinforcing be installed. There is a concern as to what the underlying cause of the deterioration of the support elements such as a broken plumbing line or lack of basis structural reinforcing over a lengthy period of time has caused displacement.
7. Depending on the proposed use of the first and second floors there are numerous areas of plaster which will need to be repaired. A cost comparative analysis of the removing all plaster down to the wood studs may need to be considered if there are numerous areas of the perimeter walls that need to be repaired due to water damage. We also assume that all the existing walls are not insulated, and given the age of the building, any insulated installed has deteriorated to a level of being non-effective.
8. No review of the well and septic field was performed. It is assumed that water and sewer are available at Algonquin. Pending the final use of the building a determination to tap into city water and sewer will need to be made.

This report is made on the visual walk through performed at all levels of the building. No exploratory openings, material samples, air quality samples, structural testing on materials from the building, soil testing, water sample and testing or hazard material testing were performed by POA or any sub-contractor retained by POA.

Paul R. Orzeske

Date

EXISTING CONDITIONS REPORT

2150 ALGONQUIN ROAD
HOFFMAN ESTATE, ILLINOIS

Mr. Matthew J. Pagoria
Vice President Land Acquisition
M/I Homes Chicago, LLC
400 East Diehl Road, Suite 230
Naperville, Illinois 60563

AERIAL VIEW

BASEMENT LEVEL

FIRST FLOOR

SECOND FLOOR

ATTIC LEVEL

EXTERIOR ELEVATIONS