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**APPENDIX A – Context**

Century of Progress Architectural District

- A. HABS Large-Format Photographs
- B. HABS Written Historical and Descriptive Data

**APPENDIX B – Historical Data**

Wieboldt-Rostone House

- A. HABS Large-Format Photographs
- B. HABS Written Historical and Descriptive Data
- C. Reduced Copies of Measured Drawings

**APPENDIX C – National Register Nomination**

**APPENDIX D – Exhibits**

- A. *A Century of Progress*
- B. *The Architectural Forum*, July 1933
- C. *American Home Portfolio*, 1933

**APPENDIX E – Modifications to the HSR**

**REFERENCES**

## **EXECUTIVE SUMMARY**

### ***Statement of Purpose***

The purpose of this document is to present the existing conditions and treatment recommendations for the rehabilitation of the Wieboldt-Rostone House which was constructed for the 1933 Century of Progress Exposition. This report will offer alternative treatments for key issues while proposing treatments that will preserve the building for the use and enjoyment of future generations.

### ***Project Team Members***

Information and Management Assistance:  
Indiana Dunes National Lakeshore (INDU)  
Superintendent Dale B. Engquist  
Chief of Resource Management Bob Daum  
Chief of Maintenance Pete Amodei  
Historian Dori Partsch

Midwest Regional Office (MRWO)  
Chief of Cultural Resources Craig Kenkel  
Historical Architect Alan W. O'Bright

Historic Landmarks Foundation of Indiana (HLFI)  
Northern Regional Office Director Todd Zeiger

### ***Investigative History and Methodology***

The first investigation of the Wieboldt-Rostone House is believed to have been done for the General Management Plan (GMP) of Indiana Dunes National Lakeshore. This plan was completed in February 1980. The GMP addressed each of the Century of Progress houses separately, and stated that, "The main purpose in designing the Rostone House was to experiment with a new building shell material, a synthetic cast-stone created from alkaline earths, shale, and stone chips."<sup>1</sup> The national lakeshore chose, at that time, to continue using the house as the headquarters of the science program and stated that, "If it is threatened by shoreline erosion in the future, it will be relocated within the lakeshore."<sup>2</sup>

In 1985, the Midwest Regional Office completed research on the Century of Progress houses and prepared the National Register nomination for the Beverly Shores Century of Progress Architectural District. See Appendix C.

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<sup>1</sup> General Management Plan, Indiana Dunes National Lakeshore (National Park Service, Department of the Interior, February 1980), 21-22.

<sup>2</sup> General Management Plan, Indiana Dunes National Lakeshore (National Park Service, Department of the Interior, February 1980), 21-22.

Further investigation and research was completed in 1993 when the national lakeshore contracted with the Historic American Buildings Survey (HABS) to complete a set of as-built measured drawings, large-format photographs, and written histories of the Century of Progress homes, including the Wieboldt-Rostone House. See Appendices A and B.

In 1997 the Maintenance Division of the national lakeshore replaced the roof in an effort to protect the structure from further deterioration.<sup>3</sup>

The 1997 General Management Plan, a compilation of management plans covering three distinct areas of the national lakeshore, was completed in August of that year. The stance taken by the national lakeshore was that long-term leases would be sought for each house, requiring strict maintenance of the buildings and occasional tours. It also stated that if the Rostone and Florida Tropical houses were threatened by shoreline erosion they would be moved to the south side of Lake Front Drive.<sup>4</sup>

In 1998 and 1999 this author, with the assistance of Todd Zeiger of Historic Landmarks Foundation of Indiana (HLFI), completed assessments of the building in preparation for the completion of this report.

### ***Use Program***

In an effort to preserve the Century of Progress houses and the integrity of the historic district, the national lakeshore entered into a Memorandum of Understanding (MOU) with HLF. Through this MOU, it is the intent of the national lakeshore and HLF that the Century of Progress houses, including the Wieboldt-Rostone House, be protected and maintained under the auspices of a residential licensing program. It is also the intent of the national lakeshore that these houses be open to the general public, on an annual basis, for visitation. To facilitate this program, the national lakeshore licensed all of the Century of Progress houses, with the exception of the Armco-Ferro-Mayflower House, to HLF for a period of 35 years; in turn, HLF is responsible for recruiting potential lessees for each house. (The Armco-Ferro-Mayflower House will also be licensed to HLF when the Reservation of Use and Occupancy expires in 2005.) The individual houses will be leased to interested parties for a period of 30 years. The lessees will be responsible for completing the recommended treatment within the first 3 years of the lease following the Secretary of the Interior's Standards.

### ***Project Goals***

The goal of this report is to assess the condition of the remaining historic fabric and propose treatment recommendations that will be consistent with the Secretary of the Interior's Standards and the use program, and that will provide serviceable, safe, and enjoyable structures for the occupants and park visitors.

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<sup>3</sup> Maintenance Division files, Indiana Dunes National Lakeshore.

<sup>4</sup> General Management Plan, Indiana Dunes National Lakeshore (National Park Service, Department of the Interior, August 1997), 34.

## DEVELOPMENTAL HISTORY

### *Introduction*

The Wieboldt-Rostone House was originally constructed for the 1933 Century of Progress Exposition. “The . . . Exposition opened in May of 1933 directed by the theme of science and its role in industrial advancement. Within the Home and Industrial Arts Group were model houses which featured modern materials, building methods and innovative home appliances, including the Armco-Ferro-Mayflower, Wieboldt-Rostone and Florida Tropical houses, and the House of Tomorrow. All utilized new techniques of design, construction and prefabrication in an attempt to bring the out-of-date housing industry into line with more efficient manufacturing practices such as those used by the auto industry.”<sup>5</sup>

The Wieboldt-Rostone House was sponsored by Rostone Inc. of West Lafayette, Indiana. “Rostone, a synthetic stone composed primarily of shale and limestone waste, was an experimental building material showcased at the . . . Exposition.”<sup>6</sup> “It was produced in a variety of colors and in slabs, panels and other forms to exact dimensions. Its creators advertised that the new synthetic stone had properties resembling limestone.”<sup>7</sup> A second sponsor, the Indiana Bridge Company, supplied the structural steel used to frame the house.

After the close of the Exposition in 1934, Robert Bartlett, a Northwest Indiana real estate developer, purchased the Wieboldt-Rostone House and moved it, along with several other structures from the Exposition, to his new residential development in Beverly Shores, Indiana. Beginning in 1935, Bartlett rented the house on a seasonal basis for at least several years, perhaps as long as 1946. The house was sold several times between the years of 1946 and 1970 when it came into the possession of Indiana Dunes National Lakeshore. Of the previous owners, most notable were Clifton M. and Frayn Garrick Utley, parents of a prominent reporter featured on a major television network.

### *Statement of Significance*

The Wieboldt-Rostone House is located in the Century of Progress Architectural District, a National Register District.

The National Register nomination, dated October 21, 1985, states, “The Beverly Shores Century of Progress Architectural District is significant because it encompasses houses from the 1933/34 Chicago Century of Progress Exposition that comprised a portion of an exhibit known as the Home and Industrial Arts Group. Many of these structures were innovative and displayed engineering and construction technologies that have become an integral part of modern residential architecture.” The authors of the nomination stated, “In spite of . . . minor changes, all of the structures retain their integrity of design.” The authors focused on changes made to the

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<sup>5</sup> Maria F. Ali, *The Century of Progress Documentation Project* (Washington, D.C.: Historic American Buildings Survey, Department of the Interior, 1994), 1, HABS No. IN-239. Appendix A.

<sup>6</sup> Maria F. Ali, *The Century of Progress Documentation Project* (Washington, D.C.: Historic American Buildings Survey, Department of the Interior, 1994), 1, HABS No. IN-240. Appendix B.

<sup>7</sup> Ali, 4, HABS No. IN-240. Appendix B.

Florida Tropical, Wieboldt-Rostone, and Cypress houses, noting that the Florida Tropical and Wieboldt-Rostone houses had been set on basements due to soil conditions.<sup>8</sup>

Although the National Register nomination states that the significance of the structures is unrelated to their current location, the role of the Century of Progress houses in the development of Beverly Shores has become apparent. A Determination of Eligibility<sup>9</sup> recently completed on a property located in Beverly Shores included a concise history of the development of the town. It stated that Beverly Shores, developed by Frederick and Robert Bartlett of Chicago, was “One of the most ambitious recreational investments in the duneland . . .”<sup>10</sup> area. It was the 1920’s, and the Bartletts envisioned Beverly Shores as a grand resort such as those of Florida.

Beverly Shores was established by Frederick Bartlett in 1927. His “. . . plans proposed construction of two “large and modern hotels to rival the hostelryes of Atlantic City” and a south Shore railroad station.”<sup>11</sup> By 1930, he had built the administration building, the rail road station, and a clubhouse for the golf course. “To attract buyers, Bartlett established the Theater of the Dunes as summer headquarters for Chicago’s Goodman Theater Company.”<sup>12</sup>

Robert Bartlett, Frederick’s younger brother, purchased Frederick’s interest in Beverly Shores in 1933. His purchase brought a second phase of development, with the construction of a large hotel, a beach casino, infrastructure, and extensive landscaping projects along the major thoroughfares. Bartlett utilized aggressive marketing tactics to sell real estate in a Depression-battered market. “Mirroring the wild promotional schemes of the 1920’s real estate boom . . .”<sup>13</sup> he moved the Century of Progress houses to Beverly Shores by barge and truck. Bartlett thought these high-profile structures would attract buyers’ to the development during a harsh business climate.

In 1946, Bartlett sold most of his Beverly Shores real estate holdings, but continued to use his home located there. The residents of Beverly Shores went to the polls in 1946 voting to incorporate as a town. The incorporation was certified on January 2, 1947.

### ***Period of Significance***

The period of significance, as stated in the National Register nomination, was the years of 1933 and 1934, when the Wieboldt-Rostone House was located at the Exposition site in Chicago. Although the Century of Progress homes were moved from their original location, the new setting and spatial relationships of the homes have developed their own significance as cornerstones in the development of the town of Beverly Shores. Thus, the period of significance extends to 1947, including the years when Robert Bartlett was instrumental in the development of Beverly Shores. After the incorporation of Beverly Shores in 1947, Bartlett’s involvement with the town lessened.

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<sup>8</sup> National Register Nomination, Appendix C.

<sup>9</sup> Janice Slupski, *17 West Service Avenue: An Illustration of Dunes Area Recreational Development* (Indiana Dunes National Lakeshore, Department of the Interior, 1997), paraphrased.

<sup>10</sup> Slupski, 4.

<sup>11</sup> Slupski, 5.

<sup>12</sup> Slupski, 5.

<sup>13</sup> Slupski, 7.

***Historic Photographs***

See Appendix D, Exhibit A.

***Drawings***

The first known drawings of the house are the architect's, which were used in brochures for the Exposition. See Appendix D, Exhibit A. A set of as-built measured drawings were completed by the Historic American Buildings Survey (HABS), National Park Service, in the summer of 1993. These drawings included plans, elevations, sections, and details. See Appendix B, Historical Data.

***Century of Progress Architectural District – A Comparison of Integrity***

Of the remaining Century of Progress Exposition buildings, the Wieboldt-Rostone House has seen only a few changes in its design since the Exposition. When it was moved to Beverly Shores it was set on a basement rather than on a flat concrete slab, and in 1950 it went through a major change in appearance when Perma-Stone was installed over the failing original Rostone panels. Since the national lakeshore discontinued use of the house as a science office and vacated it in 1985, it has experienced severe water damage resulting in the deterioration of interior finish materials including Rostone panels, stair treads, and risers.

The Wieboldt-Rostone House, however, retains its most dominant architectural details: its distinct massing and rectilinear lines; the original size and configuration of window and door openings; the configuration of the floor plan, and room relationships; and the interior Rostone detailing, including wall sheathing, floor tiles, and fireplace details. The architect's original design intent has not been altered.

In comparison, the House of Tomorrow has seen the most changes since the houses were moved to Beverly Shores, most notably in interior spatial relationships and replacement of exterior and interior finish materials. These changes, completed between 1935 and the early 1990's, range from removing the fixed glass wall system on the second and third floor, to adding screened enclosures and a carport, to adding and moving interior walls, to significantly changing interior wall finish materials.

The Florida Tropical House was also set on a basement after its move to Beverly Shores, and there were minor changes to the spatial organization of the first floor. The original bar area was modified to include a stair to the basement, a powder room, and a small dining area. In addition, the butler's pantry located adjacent to the kitchen was removed.

The Armco-Ferro-Mayflower House's original garage/display area was enclosed for use as a den, and due to lack of regular maintenance of the flat roof, roof leaks have developed over the years. The leaks have resulted in deterioration of interior plaster finishes on the first and second floor and in deterioration of some of the corrugated steel panels that comprise the structural system.



Finally, the Cypress Log Cabin and Guest House have seen only a few changes since their move to Beverly Shores in 1935, the most prominent being the change in the spatial relationship between the houses and the additions to both houses. Owners of the houses enclosed the original porch area of the main house for use as a bedroom, added a screened porch area, and closed a door between the exhibit room/living room and the display room/kitchen allowing for the addition of the kitchen, all completed prior to 1951.<sup>14</sup> The interior spatial organization of the guesthouse was also modified, prior to 1951, from its original use as a workshop and display area to its Beverly Shores use as a guesthouse, and three additions were constructed.<sup>15</sup>

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<sup>14</sup> Interview with Joel Miller, February 19, 1999.

<sup>15</sup> Interview with Joel Miller, February 19, 1999.

## EVALUATION OF CHARACTER DEFINING FEATURES

### *Spatial Organizations*

#### **External**

The spatial relationships between the Century of Progress homes have remained unchanged since their placement in Beverly Shores in 1935. However, due to natural succession, additions of landscaping features by subsequent owners, and a lack of regular maintenance, the once open lawns between the Cypress Log Cabin, the House of Tomorrow, and the Armco-Ferro-Mayflower House have become overgrown.

The integrity of the cultural landscape of the Century of Progress Architectural District has not yet been evaluated by Historical Landscape Architects. The national lakeshore has requested funding for the evaluation and the completion of a Cultural Landscape Report.

#### **Internal**

The internal spatial relationships of the first floor of the Wieboldt-Rostone House have seen only two changes, one of which resulted from the move to Beverly Shores. Bartlett chose a site for the house on the waterfront and so was unable to place the house on a concrete slab as originally designed. Instead a basement foundation of concrete block was constructed. For internal access to the basement, Bartlett opened up the original entry hall closet and added a stair. The second change, possibly prior to the 1934 fair, was the closure of the door between the kitchen and the west hall, which provided an alcove for the refrigerator. The internal spatial relationships of the basement and second floor have not been modified from their original configurations.

### *Room Function & Appearance*

The following briefly describes the historic, and most recent, room functions and significant features. Alterations made to the spaces prior to 1985, when the national lakeshore vacated the house, can be found within the Existing Conditions and the Treatment Recommendations sections of this report. The intent of these summaries is to assist the reader in developing a mental image of how the rooms appear. Specific information with regard to elements and building materials can also be found within the Existing Conditions and Treatment Recommendations sections of this report. Names given to each room are the most recent and historic use names, respectfully.

#### **Basement**

The house was transported to Beverly Shores by barge on its original slab foundation. It was off-loaded onto a pier and raised via a crib-work of large timbers to street level. It was transferred to its new basement foundation on the last layer of timbers, on which it rests today.<sup>16</sup> These timbers, which range from approximately 14 inches x 14 inches to 20 inches x 20 inches, can still be seen today.

The basement is comprised of seven large rooms with high ceilings. The largest, located under the first floor's entry hall and living room, has an outside door for beach access. Its original use

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<sup>16</sup> Interview with Maria F. Ali, July 1994.

is unknown, however during the national lakeshore's use of the building as a science research facility and offices, the north end of the room was used as offices for Biological Technicians and the south end as the herbarium. The room located under the north bedroom was probably used as a bedroom originally. It was later used as an office for Biological Technicians during the national lakeshore's occupancy. The room located under the south bedroom was utilized, originally and subsequently, as the mechanical room and a  $\frac{3}{4}$  bath. The room located under the dining room was probably used as a bedroom originally. It was later used as an office for the Aquatic Ecologist during the national lakeshore's use of the building. Adjacent to this is a bath, located under the kitchen, equipped with a sink, toilet, wall-mounted shower heads, and a floor drain for rinsing off after coming in from the beach. The original use of the rooms located under the utility room and garage are unknown, however during the national lakeshore's occupancy they were used as water quality testing laboratories.<sup>17</sup>

## **First Floor**

### **Entry Hall**

The entry hall's height rises to the second floor, giving the occupant a feeling of being in a vast open space even though the space is relatively small in square footage. When you enter your eye is drawn either forward through the glass doors of the living room, to the view through the bay window overlooking the lake, or up to the second floor balcony and the radiating light from the solarium's windows. The walls are sheathed in Rostone panels, the floor in Rostone tile, and the stair treads in Rostone panels. The aluminum handrail provides a continuous line running from the first floor to the second.

### **Living Room**

The living room has two focal points, the bay window overlooking the lake, and the fireplace, sheathed in Rostone panels with bookcases on either side, located on the west wall. Both elements, along with the oak-veneered plasterboard and parquet floor, bring a "traditional" feeling to a house designed with the intent to bring the housing industry into line with the automotive industry. During the national lakeshore's use of the building, this was the secretary's office.

### **Dining Room**

The dining room is open to the living room, providing a feeling of spaciousness, and has several windows overlooking the lake. The walls are paneled with oak-veneered plasterboard, and the floor is finished with parquet tiles. During the national lakeshore's use of the building, this was the computer room.

### **Kitchen**

The 1933/34 kitchen, originally designed with doors leading to the dining room, hallway, garage, and outdoors, was an oddity with all electric appliances and built-in cabinetry. It is unclear whether the door leading from the kitchen to the hall was actually built, as the drawings indicate that it was planned, however photographs of the kitchen during the 1934 season indicate the area was used as an alcove for the refrigerator. When the house was moved to Beverly Shores, via barge, the original appliances and cabinets were removed to lighten the load and sold to provide

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<sup>17</sup> Interview with Noel Pavlovic, March 2000.

cash to pay for the move.<sup>18</sup> Sometime during the 1950's, the kitchen was remodeled and the second "generation" of cabinets and appliances were replaced. During the national lakeshore's use of the building, the kitchen was used as the lunch room.

### **North Bedroom**

The north bedroom features an original mirror, with a rose-tone silvering, that hangs between the windows on the north wall. The floor was originally covered with red tile laid in a geometric pattern with a black tile border. Most of these tiles remain. During the national lakeshore's use of the building, this was an office.

### **Full Bath**

The full bath lies between the north and south bedrooms, providing access to both. The fixtures are from the 1930's but are not original; the originals were removed prior to the move to lighten the load.<sup>19</sup> The floor was covered with green tile laid in a geometric pattern. Most of these tiles remain. During the national lakeshore's use of the building, this was referred to as the Executive Restroom due to the interior design and historic fixtures.<sup>20</sup>

### **South Bedroom**

The south bedroom contains an exterior door, with transom, which provided an additional exit during the Exposition. Some of the original parquet flooring is still in place, however the national lakeshore removed most of the floor in 1993, due to buckling, and stored it. The original multi-paned steel frame window in the south wall was replaced, circa 1970's, with an Anderson brand wood frame window. During the national lakeshore's use of the building, this was an office.

### **East Hall**

The short east hall provides access from the entry hall to the bedrooms. The floor was originally surfaced with parquet tile.

### **West Hall**

The longer west hall provides access from the entry hall to the utility room and garage, and originally to the kitchen. The floor is covered with parquet tile.

### **Utility Room & Mechanical Room**

This room is lit by a small rectangular window with a decorative Rostone panel over it on the exterior. The existing asbestos floor tile was possibly laid over parquet tile. During the national lakeshore's use of the building, this was the photocopy room and map storage.

### **¾ Bath**

The existing fixtures are not original, and they are reversed from the original plan. See Appendix B and Appendix D, Exhibit A.

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<sup>18</sup> Interview with Maria F. Ali, July 1994.

<sup>19</sup> Interview with Maria F. Ali, July 1994.

<sup>20</sup> Interview with Noel Pavlovic, March 2000.

**Garage**

The one-car garage is lit by two small windows with decorative Rostone panels over them on the exterior. One window is a hexagon, while the other is rectangular. The structural steel, both beams and wall studs, is exposed. During the last months of the national lakeshore's use of the building, a port-a-john was brought in for employees use due to the loss of the septic system, and it was placed in the garage.<sup>21</sup>

**Second Floor****Solarium/Bedroom**

During the first season of the Exposition this room was decorated as a solarium, and for the second season as a bedroom. After the move to Beverly Shores, it was possibly used as a bedroom. During the national lakeshore's use of the building, it was used as the Chief Scientist's office. During the national lakeshore's occupancy, the large exhaust fan, installed in the south wall, provided ventilation for the building when the second floor became overly warm.<sup>22</sup> The solarium is accessed by a balcony which overlooks the two-story entry hall and stair. The focal points are the expansive windows overlooking the lake and the fireplace. The room was originally lit indirectly by fixtures placed in decorative coves along the north and south walls.

**Roof Decks**

The roof decks are accessed by exterior doors at each end of the balcony and were designed for entertaining. Large Rostone panels were originally used as the finish material on the deck and parapet walls.

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<sup>21</sup> Interview with Noel Pavlovic, March 2000.

<sup>22</sup> Interview with Noel Pavlovic, March 2000.

**EXISTING CONDITIONS***Field Photographs*

TRACT: 53-115\_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive\_\_\_\_\_

Beverly Shores, Indiana\_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999\_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins\_\_\_\_\_

Images:

1. South Elevation, Front Door
2. South Elevation, circa 1970's Window

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

3. South Elevation, circa 1970's Window  
(Perma-Stone separating from Rostone)
4. Southeast Perspective View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

5. Southeast Perspective View
6. East Elevation, ex. Foundation Spalling



TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

7. Northeast Perspective View
8. North Elevation

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

9. North Elevation, East Basement Window  
(Steel Lintel Deterioration)
10. North Elevation, West Basement Window  
(Steel Lintel Deterioration)

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

11. Northwest Perspective View
12. West Elevation, Deterioration of  
Perma-Stone

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

13. West Elevation
14. West Elevation, Deterioration of  
Perma-Stone (before collapse)

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

15. West Elevation, Deterioration of Perma-Stone (after collapse)
16. West Elevation, Deterioration of Perma-Stone (after collapse)

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

17. West Elevation, Deterioration of Perma-Stone (after collapse)
18. West Elevation, Deterioration of Perma-Stone (after collapse)

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

19. Entry Hall, South View
20. Entry Hall, West Wall

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

21. Entry Hall, looking into West Hall
22. Entry Hall, West Wall broken Rostone panels



TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

23. Entry Hall, Closet
24. Entry Hall, looking into Living Room

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

25. Entry Hall, looking into East Hall
26. Entry Hall, missing Rostone panels

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

27. Entry Hall, Stair

28. Entry Hall, Stair

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

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PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

29. Entry Hall, Stairs
30. Living Room, South Interior Elevation

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

31. Living Room, Northeast View
32. Living Room, Bay Window

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

33. Dining Room, Northwest View
34. Dining Room, South Interior Elevation

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 35. Kitchen, Refrigerator Alcove
- 36. Kitchen, Back Door

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

37. Kitchen, West Interior Elevation
38. Kitchen, North Interior Elevation



TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 39. Garage, West View
- 40. Garage, South Interior Elevation (Note extra Rostone panels)

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

41. Garage, East View
42. Garage, Structural System

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 43. Utility Room, North Interior Elevation
- 44. Utility Room, Northwest View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

45. Utility Room, South Interior Elevation
46. Utility Room, Ceiling Deterioration

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

47. Utility Room, Closet

48.  $\frac{3}{4}$  Bath

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

49. East Hall, looking north
50. North Bedroom, Northwest View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

51. North Bedroom, Northeast View
52. North Bedroom, East Interior Elevation

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 53. North Bedroom, South Interior Elevation
- 54. Full Bath, East Interior Elevation



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PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 55. Full Bath, North Interior Elevation
- 56. Full Bath, Northwest View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

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PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

57. Full Bath, South Interior Elevation
58. Full Bath, Ceiling Deterioration

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

- 59. South Bedroom, Northeast View
- 60. South Bedroom, Southeast View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

61. South Bedroom, West Interior Elevation
62. South Bedroom, Ceiling Deterioration

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

63. Second Floor Balcony, Rostone  
Deterioration
64. Second Floor Balcony, Northeast View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

65. Second Floor Balcony, Northeast View
66. Second Floor Balcony, South View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

67. Solarium, Southeast View

68. Solarium, West View

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

69. Basement, Main Room
70. Basement, Main Room Ceiling



TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

71. Basement, East Room
72. Basement, East Room

TRACT: 53-115 \_\_\_\_\_

PHYSICAL ADDRESS:

270 West Lake Front Drive \_\_\_\_\_

Beverly Shores, Indiana \_\_\_\_\_

DATE PHOTOGRAPHED:

Summer 1999 \_\_\_\_\_

PHOTOGRAPHER:

Judith E. Collins \_\_\_\_\_

Images:

73. Basement, West Room
74. Basement, Bathroom off of West Room

## EXISTING CONDITIONS (cont.)

### *Site Features*

#### **Siting**

The house is sited on a dune, on the north side of Lake Front Drive overlooking Lake Michigan, to the west of the Florida Tropical House.

1. Due to the surrounding vegetation, most notably dune grasses, this site is highly flammable.
2. There were, until the fall of 1999, multiple parking spaces west of the house which were used by the public. After completion of a new public parking area at the southwest corner of Lake Front Drive and Dunbar Drive, the national lakeshore remodeled the area adjacent to the house to accommodate two handicapped parking spaces, a ramp to the beach, and three parking spaces for national lakeshore vehicles.

#### **Soils**

“This sand dune area is comprised of Oakville fine sand with slopes of 18 to 40 percent. This type of soil, typically found on lake plains, low sand dunes, and beaches ridges, is deep and well drained. . . . In a typical profile, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsoil is about 30 inches thick. . . . Some areas of this soil are strongly acid in the surface layer and subsoil. . . . This soil has low available water capacity and very rapid permeability. The organic matter content of the surface layer is moderate. Surface runoff is rapid. . . . Most of the acreage of this soil is in woodland. Trees have stabilized the sand movement in these areas. . . . This soil has severe limitations for building sites because of the slope. . . . Foundations and footings should be constructed to provide stability for the structure and may need to be placed on pilings.”<sup>23</sup>

#### **Grade**

The site is relatively flat from the front of the house south to Lake Front Drive. On the southwest end of the house, the site slopes down from the adjacent parking area to Lake Michigan. On the northeast end of the house, a tall retaining wall separates the front and side yard from the beach.

#### **Vegetation**

The area surrounding the site has a thick stand of dune grass and there are several trees and bushes that were planted on site, circa 1955.

1. The trees, circa 1955, located on the north and south sides of the house affect the integrity of the building. They are located too close to the exterior walls causing a build up of moisture, and they potentially allow intruder access to the roof.
2. The bushes, circa 1955, which surround the house, especially those on the south side, are overgrown.

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<sup>23</sup> Department of Agriculture, Soil Conservation Service, and Purdue University, Agricultural Experiment Station, Porter County Soil Survey, n.d.

3. Vines are growing on the house.

**Exterior Furniture**

1. The metal fence, date unknown, surrounding the concrete pad on the west side of the house has rusted.
2. A metal wire fence, date unknown, is located east of the house at the original property line.
3. There is a concrete sidewalk, date unknown, at the base of the east wall of the house.

**Structure****General Building Description**

The level of moisture in the building is too high to begin rehabilitation work.

**Foundations**

1. There is a small section of the foundation on the east elevation that has spalled.
2. The steel lintels over the basement windows on the north elevation are severely deteriorated.
3. The exterior basement wall and retaining walls are peeling and spalling.

**Exterior Walls**

1. The Perma-Stone veneer was installed over the original Rostone panels in 1950 to cover the already deteriorating Rostone. The Perma-Stone was not connected to the steel structural system of the building but rather was attached with anchoring bolts to the already deteriorated and fragile Rostone panels.

The Perma-Stone veneer is now severely deteriorated. There are numerous cracks, previously patched with the wrong color material, and small sections missing on the north and west elevations. There are several areas of Perma-Stone that have pulled away from the building, including the section over the large picture window on the south elevation, a section between the dining room windows on the north elevation, and a section at the northeast corner of the second floor. The west garage wall's veneer of Perma-Stone and original Rostone panels collapsed prior to 1993. The wall was covered with wood siding in an attempt to secure the structure. A large section of Perma-Stone and Rostone adjacent to the exterior kitchen door collapsed during the fall of 1999. The area was covered with plywood to secure the structure. The weight of that section of Perma-Stone and Rostone, which is approximately two and one-half feet wide by five feet high, is estimated to be approximately 400 pounds.

2. The original decorative Rostone panels located in front of the windows on the south elevation are severely deteriorated.
3. The original Rostone panels surrounding the front door have begun to deteriorate and some have broken. There are sections missing from the broken panels.

**Framing**

1. The corrugated steel pan under the second floor concrete slab is deteriorating. There are areas that just have surface rust and there are areas that have rusted through.
2. The wall framing has not been inspected.

**Insulation**

A type of insulation board was installed on the inside of the wall framing when the house was constructed, however, it has deteriorated due to moisture levels and water penetration.

***Exterior Envelope*****Roofing**

1. An EDPM rubber roofing system has already been installed.
2. The door thresholds, at the exterior doors opening from the second floor onto the roof decks, have severely deteriorated, allowing water to enter the building causing severe interior and structural damage.
3. The roof of the bay window is rusting.

**Gutters & Downspouts**

There are no gutters and downspouts on the house, as it was originally designed without them.

**Porch & Stoops**

The concrete stoop located at the front door, date unknown, will have to be protected from damage during the rehabilitation work.

**Windows & Vents**

1. The basement windows need to be repaired and repainted.
2. The original steel frame windows, located on the first and second floor, are deteriorating due to lack of maintenance.
3. Several of the steel frame windows, located on the first and second floor, were replaced with aluminum frame jalousies, date unknown. The jalousies have deteriorated, posing difficulties when opening and closing them. This window type is inherently inefficient, both in operation and insulating qualities. The jalousies are located in the dining room, kitchen, and solarium.
4. There is one boarded window opening in the kitchen.
5. The current aluminum frame bay window in the living room is not original, date unknown. It has been damaged by vandals repeatedly, and the operable sections are inefficient for air circulation.
6. The existing window located in the first floor's south bedroom is not original, circa 1970's.

**Exterior Doors**

1. Most of the exterior doors are in good condition, having received some damage from vandalism and forced entry.
2. The original exterior door and transom located in the first floor's south bedroom (used as an exit during the Exposition) has deteriorated due to numerous acts of vandalism and forced entry and poses a safety hazard.
3. The screen door over the front door is not historic and was probably installed by the national lakeshore when the building was used as an office, circa late 1970's.
4. The aluminum-framed screen door over the kitchen door is not historic, date unknown.
5. The garage door, date unknown, is severely deteriorated.

**Chimney**

See the Fireplace section of this report.

**Miscellaneous**

1. There are several metal window awnings that have been installed over the years that are deteriorating.
2. The metal balcony detail over the front door has rusted.

***Interior*****Partition Framing**

The condition of the framing has not been inspected.

**Stairs**

1. The existing basement stairs, probably original, do not meet codes for riser to tread ratio and present a safety hazard.
2. See the Interior Finish Materials section of this report for information on the entry hall stairs.

**Finishes*****Basement***

1. The surface of the concrete block walls have deteriorated.
2. The original drop ceiling of wood frame and plasterboard, with a scim coat, has deteriorated beyond repair due to moisture levels.

***First Floor***

1. The ceiling and wall finish materials, including drop ceilings, have deteriorated due to numerous water leaks and interior moisture levels. All materials are original except as noted, see the Treatment Recommendations section of this report.

2. Entry Hall - Several Rostone panels are severely deteriorated, broken, or missing due to water leaks and vandalism. There are several layers of paint over the panels which are peeling.
3. Entry Hall Stairs - Most of the treads and risers have broken and/or are severely deteriorated. The deterioration stops at the first landing and was caused by a water leak from the roof drain emptying onto the stairs causing a waterfall effect.
4. West Hall - The finish materials and roof structural system in the west hall, adjacent to the utility room and garage, have severely deteriorated due to water leaks and infiltration. This was caused by the deterioration of the door frame and threshold above, between the second floor balcony and the exterior roof deck. The structural system, a steel pan and concrete floor slab, is gone; the door frame and surrounding Rostone panels are beyond repair.

### *Second Floor*

The ceiling and wall finish materials, including a soffit for indirect lighting, have deteriorated beyond repair due to numerous water leaks and interior moisture levels. All materials are original except as noted, see the Treatment Recommendations section of this report.

### **Interior Trim**

The interior trim appears to be in various stages of deterioration.

### **Floors**

#### *Basement*

The floor is exposed concrete.

#### *First Floor*

There is one layer of carpet over the original asbestos and parquet floor tile in some areas. See the listing of materials in the Treatment Recommendations section of this report.

#### *Second Floor*

There is one layer of carpet over the original asbestos tile.

### **Interior Doors**

1. Several of the original interior doors in the basement have been replaced or are missing.
2. The original first floor interior doors are still in place.

### **Cabinets/Built-in Furniture**

1. The kitchen cabinets, circa 1950's, are deteriorating.
2. The original upper closet doors in the first floor's north bedroom have deteriorated beyond repair.
3. The closet in the first floor's south bedroom was used as storage when the house was used as offices by the national lakeshore. The rods were removed and replaced with shelves.

4. The closet in the first floor's east hall, probably used for linens, has severely deteriorated.
5. A closet was added in the first floor's utility room, date unknown.
6. The bookcases in the first floor's living room are in good condition.

### **Fireplace**

1. The original first floor fireplace, with a veneer of Rostone panels, has deteriorated.
2. The original second floor fireplace, with a wood mantel, has deteriorated.

### **Plumbing Systems**

#### **Water Supply**

The house is currently serviced by a well.

#### **Sanitary Sewer System**

The original septic system was destroyed by erosion of the dune west of the house in November 1984. It was not replaced, resulting in the removal of the national lakeshore's science offices in early 1985. It was thought at the time, by the scientists using the building as offices, that there were two septic tanks servicing the building. One which was thought to be on the east end of the house to service the ¾ bath in the basement and full bath on the first floor, and a second tank which was thought to be on the west end of the house to service the second ¾ bath in the basement and the kitchen and ¾ bath on the first floor.<sup>24</sup>

#### **Plumbing & Fixtures**

1. The plumbing in the basement's bathrooms will require inspection and possible repair and/or replacement. It does not meet current building codes.
2. The plumbing in the first floor's kitchen and bathrooms will require inspection and possible repair and/or replacement. It does not meet current building codes.

### **Heating Systems**

1. The original boiler, which is in pieces, is located in the basement.
2. The original boiler and forced air heating system were replaced with a forced air heating system, date unknown. The ductwork might be reused if cleaned properly.
3. There was a short section of asbestos pipe wrap located in the southwest room of the basement. The removal was completed by the national lakeshore in May 1999.

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<sup>24</sup> Interview with Noel Pavlovic, March 2000.



### ***Electrical Systems***

#### **Power Supply & Distribution**

1. The original electrical service comes into the building on the south, or front, elevation of the house.
2. The electrical wiring and distribution panel do not meet current building codes.

#### **Fixtures and Devices**

The existing light fixtures (date unknown), surface mounted conduit (installed when the house was used by the national lakeshore as a science office), doorbells, and old security systems do not meet current building code.

### ***Kitchen Appliances***

See the Interior Cabinets/Built-in Furniture section of the report.

### ***Furnishings***

There is substantial documentation on the furnishings used at the Century of Progress Exposition. See Appendix D, Exhibit A.

1. The insulated shades installed by the national lakeshore in 1983, on all three floors, have deteriorated.
2. The mirrors, possibly original, located in the north bedroom and full bath are deteriorating.

### ***Accessibility***

At present the house is not accessible due to several factors including grade changes at the stoops, threshold design, insufficient width of interior doors for access to all rooms on the first floor, and lack of an elevator.

### ***Life Safety***

The house was not designed as a private residence but does provide the opportunity for safe and expedient egress in case of fire. The house has three openings leading to the exterior on the first floor, the kitchen door on the west end of the house, the front door on the south side of the house, and a door leading from the south bedroom on the east end of the house. There is also an exterior door leading from the basement to the beach on the north side of the house. It is required under the licensing agreement with HLFPI that residents maintain fire extinguishers in the house.

## ULTIMATE TREATMENT

This author is recommending Rehabilitation as the preferred method of treatment, within the guidelines set forth by the Secretary of the Interior, for the Wieboldt-Rostone House because:

- ◆ the house has retained its most dominant architectural details: its distinct massing and rectilinear lines; the original size and configuration of window and door openings; the configuration of the floor plan and room relationships; and the interior Rostone detailing, including wall sheathing, floor tiles, and fireplace details, thus maintaining the architect's original design intent.

Preservation, as a method of treatment, is not recommended for the following reasons:

- ◆ the severe level of deterioration of exterior finish materials resulting from exposure to adverse environmental conditions (i.e., acid rain), water and moisture.
- ◆ the inherent inefficiencies of Rostone as a finish material, i.e. its inability to withstand acid rain and extreme levels of moisture, and the fact that it is no longer manufactured, eliminates the possibility of replacing it in kind.
- ◆ the weight of Perma-Stone, the existing method of its installation, and the fact that it is no longer manufactured, eliminates the possibility of replacing it in kind.
- ◆ the severe level of deterioration of interior finish materials resulting from exposure to water and moisture.
- ◆ the level of deterioration of structural members resulting from exposure to water and moisture.

Restoration of the house to the period of significance is not recommended for the following reasons:

- ◆ the house was moved from its original location, at the Exposition site in Chicago, to Beverly Shores and has lost its original context.
- ◆ there is little information available concerning the history of the house, including photographs, after the move to Beverly Shores.
- ◆ the integrity of the house has been severely compromised by the improper installation of the Perma-Stone which has resulted in the further deterioration of the Rostone, and in some cases its collapse.
- ◆ most importantly, to provide continuity within the Century of Progress Architectural District, as a rehabilitation project is in progress on the Florida Tropical House, rehabilitation has been recommended for the Cypress Log Cabin and probably will be recommended in a subsequent report for the House of Tomorrow.

## **TREATMENT RECOMMENDATIONS**

### ***Site Features***

#### **Siting**

1. Due to the surrounding vegetation there will be absolutely no smoking allowed on the site, or in adjacent areas, during the rehabilitation work.
2. After completing Section 106 compliance, the national lakeshore has completed the construction of a new parking lot located at the corner of Lake Front Drive and Dunbar Drive that provides for public parking. The existing spaces west of the house were converted to handicapped accessible spaces and national lakeshore vehicle spaces, separated by an area of natural growth. A ramp for beach access was installed adjacent to the accessible parking spaces. The existing stair for beach access which abuts the foundation of the house on the west side shall be removed; the stair for public beach access has already been relocated to the intersection of Lake Front and Dunbar.

#### **Vegetation**

1. Since the trees, circa 1955, are affecting the integrity of the building, and pose a safety hazard, the preferred treatment is to remove them, as per the attached sketch, and replace them in kind allowing proper clearance for air circulation around the building and root growth. The Midwest Region's Historical Landscape Architect will be consulted in all phases of this work.
2. Since the bushes, circa 1955, are overgrown the preferred treatment is to remove them and replace them in kind allowing for proper clearance and maintaining them at an appropriate height. The Midwest Region's Historical Landscape Architect will be consulted in all phases of this work.
3. The vines growing on the house will be removed in preparation for replacing the Perma-Stone and Rostone.

#### **Exterior Furniture**

1. Metal Fence (west of house) - The preferred method of treatment is to scrape, clean, repair and repaint the fence.
2. Metal Wire Fence (east of house)

**Alternative #1 (Preferred):** The preferred treatment is to maintain it as part of the Cultural Landscape.

**Alternative #2:** If it is confirmed during the completion of the Cultural Landscape Report (yet to be funded) that the fence was added by the national lakeshore, the preferred alternative is to permanently remove the fence, after photo documentation, allowing for joint maintenance of the lot between the Wieboldt-Rostone House and the Florida Tropical House by the Lessees.

### 3. Concrete Sidewalk (east of the house)

**Alternative #1 (Preferred):** The preferred treatment is to maintain the sidewalk as part of the Cultural Landscape and explore options for the installation of foundation drains.

**Alternative #2:** If it is confirmed during the completion of the Cultural Landscape Report (yet to be funded) that the sidewalk was added by the national lakeshore, the preferred alternative is to permanently remove the sidewalk and backfill the area with clean topsoil to facilitate drainage away from the foundation. An appropriate fabric would be placed under the topsoil to prevent weed growth and to assist with drainage.

## *Structure*

### **General Building Description**

Due to the level of moisture in the building the preferred method of treatment is to dry it out by completing demolition of deteriorated materials (see detailed material lists), installing a furnace, and opening windows to promote air circulation.

### **Foundations**

1. A small section of the foundation on the east elevation has spalled. The preferred treatment is to clean the area and make subsurface repairs using an approved consolidant or alternative. The area should then be resurfaced with a like material.
2. The steel lintels over the basement windows are severely deteriorated. The preferred method of treatment is to remove the stucco, and possibly several concrete block, above the windows to inspect the lintels and determine a course of action. Due to the level of deterioration, repair is probably not possible, requiring replacement.
3. The exterior basement wall and retaining walls are peeling and spalling. The preferred method of treatment is to scrape, patch and repaint them.

### **Exterior Walls**

1. Due to the level of deterioration of the Perma-Stone veneer and the original Rostone panels, and the weight of the Perma-Stone, the preferred method of treatment is to remove all of the Perma-Stone and Rostone panels down to the structural members. This will allow for the restoration of the character of the exterior of the building to its pre-1950 appearance, noting that the house has retained its most dominant architectural details including its distinct massing and rectilinear lines and the original size and configuration of window and door openings, thus maintaining the architect's original design intent. An improved Rostone type material (that could resist the environmental conditions that caused the original to deteriorate), a cast stone or concrete, or a stucco system could be used to replicate the original design characteristics, including panel size, texture, and colors.
2. Rostone panels (south windows) - Due to the level of deterioration, the preferred treatment is to repair them utilizing an approved consolidant and/or replace them in kind utilizing an improved Rostone or with cast stone or concrete, matching the original in design, texture, and color.

3. Rostone panels (door surround) - Due to the level of deterioration the preferred treatment is to repair them utilizing an approved consolidant and/or replace them in kind with an improved Rostone or with cast stone or concrete, matching the original in design, texture, and colors.

### **Framing**

1. Due to the various levels of deterioration of the corrugated steel pan under the second floor, the preferred method of treatment is to begin with a thorough inspection after the finish materials have been removed. The areas without rust should be cleaned and repainted, matching original colors. The areas that have only surface rust should be cleaned, prepared with a rust consolidant, and repainted. The areas that have additional deterioration should be treated on a case by case basis, first having been inspected by the Historical Architect, as some areas may require extensive replacement of steel and concrete. See references below concerning the steel pan located in the first floor's west hall under the west roof terrace.

2. Because the exterior wall framing has not been inspected, the preferred treatment is to inspect it after the exterior and interior finish materials have been removed, and repair and/or replace all deteriorated structural members in kind.

### **Insulation**

Due to the level of deterioration of the insulation board located in the exterior walls, and its inherent inefficiency, the preferred treatment is to remove it after the exterior and interior finish materials have been removed, and insulate the house in the walls and ceilings utilizing batt insulation. See the Interior Finish Materials section of this report. Noting that this report recommends the removal of the exterior and interior finish materials due to the level of deterioration, and noting that the structural system is steel, the addition of insulation will not affect the integrity of the building's fabric.

## ***Exterior Envelope***

### **Roofing**

1. An EDPM rubber roofing system has already been installed on the roof decks. The preferred method of treatment is to install a walkway pad system over it to protect it from damage by falling debris and punctures from shoes.

2. The door thresholds, at the exterior doors opening from the second floor onto the roof decks, have severely deteriorated allowing water to enter the building causing severe interior and structural damage. The preferred method of treatment would begin by removing the exterior doors and frames at the second floor level and storing them. Pull back the existing EDPM roofing material, remove the insulation material adjacent to the threshold to investigate the condition of the concrete and steel structural system and threshold area, and determine a course of action. The repair work would probably include removing sections of the concrete slab and steel pan, replacing them in kind, and rebuilding the exterior walls under the thresholds. Investigate the possibility of adding additional insulation over the deteriorated area of the roof structure, on the west roof terrace, thus redesigning the slope to provide better drainage.

3. If the alternative for maintaining the existing bay window is chosen, then its roof should be

scraped, cleaned, and repainted matching the original color.

### **Gutters & Downspouts**

Since there are no gutters and downspouts on the house the preferred treatment is to install foundation drains to facilitate drainage away from the building.

### **Porch & Stoops**

Front Stoop - The preferred treatment is to securely store it and protect it from being damaged during the rehabilitation work. It shall be placed on palettes and covered with moisture resistant tarps. The stoop would be replaced in its original location after completion of the rehabilitation project.

### **Windows & Vents**

1. Basement Windows - The preferred method of treatment is to remove the plywood panels and storm windows from the basement windows in preparation for repairs. The windows should then be scraped, sanded, and repaired in preparation for painting. The windows should be re-glazed. The area between the window frames and the block wall should be insulated and caulked.
2. Original steel frame windows (first and second floor) - The preferred method of treatment is to restore the windows, removing them if possible in preparation for the work to be completed. The glass should be removed and stored or protected from damage if the frames are left in place. The frames should be sanded, repaired, and repainted. Reinstall the original glass and re-glaze. The area between the window frames and wall should be insulated and caulked.

**Alternative #1 (Preferred):** Interior storm windows would be installed on all windows to protect the building from extremes in temperature. A window type should be chosen that will not deter from the design of the original windows, and that will protect the steel frames and sashes from a build-up of condensation that could cause deterioration. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** Do not utilize storm windows. The expense of heating the building would be increased.

3. Several of the steel frame windows, located on the first and second floor, were replaced with aluminum frame jalousies, date unknown. The preferred method of treatment is to remove the jalousie windows and replace them, matching the original steel frame windows in design. Please see Appendix E, Modifications to the HSR, for details concerning the kitchen window.
4. There is one boarded opening in the kitchen. The preferred method of treatment is to install a new window, matching the original operable windows in design.
5. The existing aluminum frame bay window in the living room is not original, date unknown.  
**Alternative #1 (Preferred):** The preferred method of treatment is to remove the bay window and replace it with a replica of the original, of which we have photos. Sections of the new window, the east and west sides, should be designed so that they are operable to promote air circulation. This alternative would make the building more attractive to

potential lessees as the existing window does not provide adequate ventilation.

**Alternative #2:** Retain the existing window, replacing the broken glass and deteriorated screening.

6. The existing window in the first floor's south bedroom is not original, circa 1970's.

**Alternative #1 (Preferred):** The preferred method of treatment is to replace the existing window with a replica of the original, of which we have photos, thus accentuating the lines within the design of the elevation.

**Alternative #2:** Retain the existing window and repair it.

### Exterior Doors

1. Exterior Doors - The preferred treatment is to remove them from the structure in preparation for their restoration. The doors and frames should be sanded, repaired, and repainted.

2. Exterior Door and Transom (first floor's south bedroom)

**Alternative #1 (Preferred):** The preferred method of treatment is to repair and refinish the doorframe and door, and replace the transom glass.

**Alternative #2:** Install a non-operable insulated panel in place of the door, retaining the doorframe and transom, to eliminate the possibility of someone gaining access to the building in an area of limited visibility. This alternative will not alter the exterior appearance of the building.

3. Screen Door at Front Door - The preferred method of treatment is to permanently remove the door.

4. Screen Door at Kitchen Door - The preferred method of treatment is to remove the door and replace it with one that will complement the architectural design of the house.

5. Garage Door - The preferred method of treatment is to replace the garage door with one that will complement the architectural design of the house.

### Chimney

See the Fireplace section of this report.

### Miscellaneous

1. Metal Window Awnings - The preferred treatment is to permanently remove them in preparation for replacing the Perma-Stone veneer and Rostone.

2. Metal Balcony - The preferred method of treatment is to scrape, clean, repair, and repaint it.

***Interior*****Partition Framing**

Because the interior wall framing has not been inspected, the preferred treatment is to inspect it after the interior finish materials have been removed, and repair and/or replace all deteriorated structural members in kind.

**Stairs**

1. The existing basement stairs do not meet current building codes.

**Alternative #1 (Preferred):** The preferred option is to retain the existing stairs.

**Alternative #2:** Examine the height between the stairs and the ductwork to determine if it is possible to redesign the stairs to eliminate the safety hazard.

2. See the Interior Finish Materials section of this report for information on the entry hall stairs.

**Finishes*****Basement***

1. The preferred method of treatment is to scrape, clean, patch, and resurface the walls with plaster and/or drywall, and paint. By surfacing the walls with plaster and/or drywall a greater fire resistance will be attained, and the sound resonance will be reduced.

2. The original drop ceiling of wood frame and plasterboard, with a scim coat, has deteriorated beyond repair due to moisture levels. The preferred method of treatment is to remove the plasterboard and wood framing as necessary, noting the original construction details and ceiling height, and replace all materials in kind. During this process, investigate the condition of all wood to masonry connections including structural members. If deterioration is found, determine a course of action. For example, if a wood beam is found to be deteriorated several options are available for repair and/or replacement depending on the level of deterioration. The area could be consolidated utilizing approved materials, replacement material could be spliced in, a steel flich plate could be installed, or the wood beam could be replaced in kind.

***First Floor***

The ceiling and wall finish materials, including drop ceilings, have deteriorated due to numerous water leaks and interior moisture levels. All materials are original except as noted below. The preferred method of treatment is to remove the finish materials on all ceiling and wall surfaces to stud or furring strips, including drop ceiling tiles and framework, except as noted. Retain wood furring that has not deteriorated. Inspect ALL structural members, repair and/or replace in kind. Insulate exterior walls and ceilings utilizing batt insulation. Replace finish materials in kind or as noted below. Match original patterns utilizing historic photographs. See Appendix D, Exhibit A. For example, utilize trim strips and exaggerated joints on ceilings and walls to replicate original patterns.



Original MaterialsCeiling

Entry Hall – ceiling tile (not original)  
 Living Room – ceiling tile (not original)  
 Dining Room – metal frame and ceiling tiles (not original)  
 Kitchen – plasterboard with scim coat  
 Garage – exposed structure  
 Utility Room – drywall with trim strips  
 ¾ Bath – masonite  
 West Hall – plasterboard with scim coat  
 Bedroom Hall – plasterboard with scim coat  
 North Bedroom – plasterboard with scim coat  
 South Bedroom – plasterboard with scim coat  
 South Bedroom Closet – plasterboard with scim coat  
 Full Bath – plasterboard with scim coat

Preferred Replacement MaterialsCeiling

drywall  
 drywall  
 drywall  
 scrape, clean, repair, and repaint  
 exposed structure  
 drywall with trim strips  
 drywall  
 drywall  
 drywall  
 drywall  
 drywall  
 drywall  
 drywall

Original MaterialsWalls

Entry Hall – Rostone panels  
 Living Room – oak-veneered plasterboard  
 Dining Room – oak-veneered plasterboard  
 Kitchen – plasterboard with scim coat  
 Garage – masonite  
 Utility Room – plasterboard with trim strips  
 ¾ Bath – plastic tile over masonite  
 West Hall – wallpaper over drywall  
 Bedroom Hall – plasterboard with scim coat  
 North Bedroom – plasterboard with scim coat  
 South Bedroom – plasterboard with scim coat  
 South Bedroom Closet – masonite  
 Full Bath – painted masonite-type material

Preferred Replacement MaterialsWalls

see note below  
 drywall  
 drywall  
 scrape, clean, repair, and repaint  
 drywall  
 drywall with trim strips  
 drywall  
 drywall  
 drywall  
 drywall  
 drywall  
 drywall  
 repaint if possible or drywall

After the walls have been resurfaced with drywall, they should be painted. The preferred method of treatment is to paint the interior as per the color scheme noted in historic photographs and written documentation. See Appendix D, Exhibit A.

Additional Finish Material Information:Entry Hall

The preferred method of treatment is to scrape and clean all of the Rostone wall panels. Utilize four panels located in the garage to replace the broken panels in the entry hall. Repair spalling and/or cracks with an approved consolidant, matching original color. Replace all other deteriorated panels with an improved Rostone or with cast stone or concrete, matching original size, texture and colors.

Entry Hall Stairs

The preferred method of treatment is to match the original treads and risers in profile, texture, and color utilizing an improved Rostone or a cast stone or concrete.

West Hall

The preferred method of treatment is to remove what is left of the ceiling, wall finish materials, door frame and Rostone panels to determine the extent of damage to the structural system. Repair the structural system, potentially requiring opening up the roofing material above. Refer to the Roof section of the report. Repair the wall framing or replace in kind, and replace the door frame and finish materials in kind.

*Second Floor*

The ceiling and wall finish materials, including a soffit for indirect lighting, have deteriorated beyond repair due to numerous water leaks and interior moisture levels. All materials are original except as noted below. The preferred method of treatment is to remove all of the finish materials on all ceiling and wall surfaces to stud or furring strips, including ceiling tiles. Retain wood furring that has not deteriorated. Inspect ALL structural members, repair and/or replace in kind. Insulate exterior walls and ceilings utilizing batt insulation. Replace finish materials in kind or as noted below. Match original patterns utilizing historic photographs, see Appendix D, Exhibit A. For example, utilize trim strips and exaggerated joints on the ceilings to replicate original patterns.

Original MaterialsCeiling

Entry Hall – tile (not original)

Solarium – plasterboard with scim coat

Preferred Replacement MaterialsCeiling

drywall

drywall

Original MaterialsWall

Entry Hall – Rostone

Solarium – plywood and plasterboard

Preferred Replacement MaterialsWall

see First Floor

drywall

After the walls have been resurfaced with drywall, they should be painted. The preferred method of treatment is to paint the interior as per the color scheme noted in historic photographs and written documentation. See Appendix D, Exhibit A.

**Interior Trim**

The preferred method of treatment is to remove all of the trim, catalog it and store it prior to the beginning of the rehabilitation project. The trim should be scraped, cleaned, repaired, and refinished prior to reinstallation at the completion of the project. Replicate any missing or deteriorated pieces, matching the original in design and materials.

**Floors***Basement*

**Alternative #1 (Preferred):** The preferred method of treatment is to clean the concrete floor and install carpet or vinyl tile. This alternative will help to reduce heating costs and sound resonance, however if a moisture problem develops it will be more difficult to detect. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** Leave the concrete floor exposed and paint with appropriate material.

*First Floor*

1. Repair the Rostone tiles in the entry hall with a consolidant or replace with cast stone or concrete, matching the original in design, texture, and color.
  
2. Asbestos Tile, Parquet, and Other Materials – All materials are original unless noted below. The preferred method of treatment is to remove any non-historic flooring materials and investigate the condition of any underlying historic materials, and repair and/or replace in kind. Remove the asbestos tile, clean the concrete removing the original adhesive, and install new vinyl matching the original in pattern and color. Protect the parquet during the rehabilitation work. Restore the parquet, repairing and/or replacing deteriorated or missing pieces in kind during the final stages of the project. This treatment meets the requirements within the Secretary’s Standards for Rehabilitation.

**Option #1:** After documenting the patterns and colors remove the asbestos tile and parquet (to be stored), and install carpet until the Lessee has time and finances to complete the work. The tile was tested for asbestos content and it was found to be non-friable.

**Option #2:** Temporarily carpet over the asbestos tile and parquet until the Lessee has time and finances to complete the work.

**Option #3:** South Bedroom Closet - Utilize the existing, original, parquet as replacement material for other areas in the house, and install carpet or vinyl in the closet.

Original Materials

Flooring

- Entry Hall – Rostone tiles
- Living Room – carpet (not original) over parquet
- Dining Room – carpet (not original) over parquet
- Kitchen – sheet linoleum (not original)
- Garage – concrete
- Utility Room – vinyl (not original) over parquet
- ¾ Bath – vinyl (not original) over parquet
- West Hall –parquet
- Bedroom Hall – parquet
- North Bedroom – asbestos tile
- South Bedroom – parquet
- South Bedroom Closet – parquet
- Full Bath – asbestos tile

Preferred Replacement Materials

Flooring

- cast stone or concrete
- parquet
- parquet
- vinyl
- concrete
- parquet
- parquet
- parquet
- parquet
- vinyl
- parquet
- parquet
- vinyl

*Second Floor*

1. Repair the Rostone tiles in the entry hall with a consolidant or replace with cast stone or concrete, matching the original in design, texture, and color.

2. Asbestos Tile and Other Materials – All materials are original unless noted below. The preferred method of treatment is to remove any non-historic flooring materials and investigate the condition of any underlying historic materials, and repair and/or replace in kind. Remove the asbestos tile, clean the concrete removing the original adhesive, and install new vinyl matching the original in pattern and color. This treatment meets the requirements within the Secretary's Standards for Rehabilitation.

**Option #1:** After documenting the patterns and colors remove the asbestos tile and install carpet until the Lessee has time and finances to complete the work. The tile was tested for asbestos content and it was found to be non-friable.

**Option #2:** Temporarily carpet over the asbestos tile until the Lessee has time and finances to complete the work.

#### Original Materials

##### Floor

Steps – Rostone  
Landing – Rostone  
Balcony – Rostone  
Solarium – asbestos tile

#### Preferred Replacement Materials

##### Floor

cast stone or concrete  
cast stone or concrete  
cast stone or concrete  
vinyl tile

#### **Interior Doors**

1. Basement Doors - The preferred treatment is to remove the basement doors, circa 1950, and replace them with a style appropriate to the period of construction of the basement (1935) and the architectural style of the house. Please see Appendix E, Modifications to the HSR, for details concerning the installation of a darkroom.
2. Original First Floor Doors - The preferred method of treatment is to remove and store them prior to the beginning of the rehabilitation project. The doors should be cleaned, repaired, refinished and re-hung after the completion of the project.

#### **Cabinets/Built-in Furniture**

1. Kitchen Cabinets (circa 1950's)

**Alternative #1 (Preferred):** The preferred method of treatment is remove the cabinets and appliance, and redesign the kitchen for contemporary use. Please see sketches for proposed design. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** Remove the cabinets and appliance, and replace with that matching the original in design and character. See Appendix D, Exhibit A.

**Alternative #3:** Clean the cabinets, replace the countertop, and repair the existing appliance for reuse.

2. Original Upper Closet Doors (first floor's north bedroom) - The preferred method of treatment is to replace them, matching original in design and materials.

3. Closet (first floor's south bedroom) - The closet was used as storage when the house was used as offices by the national lakeshore. The rods were removed and replaced with shelves. The preferred method of treatment is to permanently remove all the shelves, repair and/or replace finish materials, and reuse as a closet.

4. Closet (first floor's east hall) - The closet, probably used for linens, has severely deteriorated. The preferred method of treatment is to remove all the shelves, repair and/or replace the wall finish materials utilizing drywall, and replace the shelves in kind.

5. Closet (first floor's utility room)

**Alternative #1 (Preferred):** The preferred method of treatment is to remove the closet, restoring the room to its original configuration and usable square footage. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** The closet would be cleaned, repaired and repainted for reuse.

6. Bookcase (first floor's living room) - The preferred method of treatment is to remove the bookcase prior to the beginning of the rehabilitation project. It would be cleaned, repaired, refinished and replaced after completion of the project.

### **Fireplace**

1. First Floor - The preferred method of treatment should begin with an inspection of the flue and chimney. The flue should be cleaned and repaired, or replaced in kind. The chimney and firebox should be repaired and repointed. Prior to repairing the decorative Rostone panels surrounding the firebox, the connectors used to attach them to the chimney should be inspected, as they are beginning to "pop." The connectors may have to be replaced, and the holes and cracks patched utilizing like material or an approved consolidant. The deteriorated Rostone panels should be repaired, utilizing a consolidant, and/or replaced utilizing an improved Rostone-type material or cast stone or concrete, matching original design, texture, and colors.

2. Second Floor - The preferred method of treatment should begin with an inspection of the flue and chimney. The flue should be cleaned and repaired, or replaced in kind. The chimney and firebox should be repaired and repointed. The plywood mantel detailing shall be removed, as required by existing building codes, and replaced with a fireproof material matching the original design in form and color.

### **Plumbing Systems**

#### **Water Supply**

It will be the responsibility of the Lessee to locate the existing well and determine if it is potable. If it is found to be unsatisfactory, the Lessee will be responsible for having a new well dug within the front yard of the building. The Section 106 clearance is in progress.

### **Sanitary Sewer System**

HLFI has received preliminary approval from the Porter County Health Department allowing the Lessee to install a new below-grade septic system. The proposed location would be in the lot between the Wieboldt-Rostone House and the Florida Tropical House. The Section 106 clearance is in progress.

### **Plumbing & Fixtures**

#### 1. Basement Bathrooms

**Alternative #1 (Preferred):** The preferred method of treatment is to remove the existing plumbing and fixtures, and redesign the bathrooms for contemporary use and to meet current building codes. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** Permanently remove all plumbing and fixtures thus eliminating the need for a lift station within the new septic system; however, this alternative reduces the options for reuse of the basement as a living area due to the lack of bathroom facilities.

2. Kitchen and First Floor Bathrooms - The preferred method of treatment is to investigate the condition of the plumbing, and repair or replace in kind. All fixtures in the ¾ bath should be replaced for contemporary use and fixtures in the full bath should be re-glazed if possible or replaced in kind. Please see Appendix E, Modifications to the HSR, for details concerning the installation of a ¾ bath on the second floor.

**Option:** Investigate the possibility of installing a vent for the full bath. If possible, run the vent pipe to the lakeside of the house through the purlin at the exterior wall.

### **Heating Systems**

1. Original Boiler Remnants - The preferred treatment is to permanently remove them.

2. Forced Air Heating System - The preferred method of treatment is to remove the existing furnace and install a new forced air system, utilizing the original ducts. The ducts would be cleaned, relined and repaired as necessary. If it is found that they can not be reused they would be replaced in kind. The new system shall include humidity control to regulate interior moisture levels. Note: two exposed ducts located in the living room would be concealed within the wall when the finish materials are removed. Existing holes in the second floor structural system would be utilized to connect the ducts to existing ductwork above.

### **Electrical Systems**

#### **Power Supply & Distribution**

##### 1. Original Electrical Service

**Alternative #1 (Preferred):** The preferred treatment is to relocate the service to the west elevation of the building, entering into the garage. This alternative will maintain consistency within the Historic District, as a similar alternative has already been

approved for the Florida Tropical House.

**Alternative #2:** The lessee would be given the option of paying the added expense to have the electrical service brought into the building underground. This alternative provides protection to the electrical service during harsh climatic conditions.

**Alternative #3:** Leave the service entrance in its original location.

2. The preferred method of treatment is to rewire and install a new distribution panel to bring up to current building code. Additional outlets will be necessary and would be placed at appropriate heights for their particular use according to the building code.

### **Fixtures and Devices**

**Alternative #1 (Preferred):** The preferred treatment is to remove the existing light fixtures (date unknown), the surface mounted conduit, doorbells, and the existing non-operable security system. The light fixtures would be replaced with replicas of the original or ones that are appropriate to the 1930's and the architectural design. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

**Alternative #2:** The Lessee would be given the option to install fixtures that are not of the period, or that do not reflect the architectural design, with the prior approval of the National Park Service. This alternative meets the requirements within the Secretary's Standards for Rehabilitation.

### ***Kitchen Appliances***

See the Interior Cabinets/Built-in Furniture and Plumbing & Fixtures sections of the report.

### ***Furnishings***

1. The insulated shades would be removed.

2. Mirrors (north bedroom and full bath) - The preferred method of treatment is to remove them and store prior to the beginning of the rehabilitation project, and reinstall them after completion of the project. The mirror from the bedroom has a rose colored tint and should not be altered.

### ***Accessibility***

Because the building will be used as a private residence, with public visitation limited to one day a year, the preferred treatment is to utilize portable ramps to allow limited access during the annual house tour. The entry hall, living room, dining room, kitchen, and bedrooms would be made accessible with the installation of portable ramps. The ramps would be placed at the front door, allowing entry into the house, and at the kitchen door as an exit.

Additional access to the interior of the house would adversely affect the historic integrity and appearance of the house, as the present doors are not wide enough by present standards. To make the interior, including the bathroom, accessible would entail loss of historic fabric and degradation of character. To interpret areas of the houses that are not accessible, photographic displays would be produced and exhibited during the annual house tour.

### ***Life Safety***

The house was not designed as a private residence but does provide the opportunity for safe and expedient egress in case of fire. The house has three openings leading to the exterior on the first floor, the kitchen door on the west end of the house, the front door on the south side of the house, and a door leading from the south bedroom on the east end of the house. There is also an exterior door leading from the basement to the beach on the north side of the house. It is required under the licensing agreement with HLFH that residents maintain fire extinguishers in the house.

This author further recommends:

1. Extinguishers should be placed in the kitchen and each bedroom on the first floor, in each bedroom in the basement, and on the second floor.
2. A security system should be installed that includes a smoke detection system.

*Proposed floor plan for Kitchen*





## **SUMMARY OF TREATMENT RECOMMENDATIONS**

### **Use Program**

Through a Memorandum of Understanding with Historic Landmarks Foundation of Indiana (HLFI), it is the intent of the national lakeshore and HLFI that the Century of Progress houses, including the Wieboldt-Rostone House, be protected under the auspices of a residential licensing program. To facilitate this program, the national lakeshore licensed all of the Century of Progress houses, with the exception of the Armco-Ferro-Mayflower House, to HLFI for a period of 35 years; in-turn, HLFI is responsible for recruiting potential lessees for each house. The individual houses would be leased to interested parties for a period of 30 years. The lessees would be responsible for completing the rehabilitation project within the first 3 years of the lease following the Secretary of the Interior's Standards.

### **Accessibility**

Since the building is to be used as a private residence, and would only be open one day a year for public visitation, accessibility would be accommodated in alternative ways.

Construction of accessible routes to and within the building would adversely affect the historic integrity and appearance of the site and building. The historic front entrance to the site, located on Lake Front Drive, is not accessible and the construction of a sidewalk from Lake Front Drive to the building would adversely affect the cultural landscape. A clear path will be provided, as will the services of a volunteer or staff member, to assist any visitors requiring assistance. Portable ramps will be placed at the entries to provide limited access to the interiors.

To make the building's interiors, including the basement, second floor, and bathrooms, code-accessible would entail the loss of historic fabric and degradation of historic character. The floor plan would have to be severely redesigned to accommodate an elevator and an accessible bathroom. The structural system would have to be altered, and wall, ceiling, and floor fabric, and door trim would be lost. To provide interpretation of the areas that are not accessible, photo displays would be utilized during the tours. To provide for restroom accessibility, port-a-johns would be placed near the site for public use.

### **Fire Suppression**

The building would be protected with a smoke detection system connected to an alarm system. The alarm company, a subsidiary of NIPSCO, would notify the local fire departments including Beverly Shores, of which the national lakeshore currently has a mutual aid agreement. The keypad for the alarm system would be located near the kitchen entry for ease of access. Smoke detectors would be installed in at least the entry hall, kitchen, west hall, and bedroom hall areas.

### **Site Features**

- ◆ Remove vegetation and replace in kind.
- ◆ Remove vines growing on building.
- ◆ Scrape, clean, repair and repaint metal fence west of the building.

**Structure**

- ◆ Repair spalled areas of foundation.
- ◆ Replace steel lintels over basement windows.
- ◆ Scrape, patch, and repaint exterior basement walls.
- ◆ Remove all deteriorating Perma-Stone and Rostone panels and replace with improved Rostone type material, cast stone or concrete, or a stucco system, matching original design, texture, and color. Please see detailed statement in text.
- ◆ Repair decorative Rostone panels over south windows or replace with improved Rostone type material, cast stone or concrete, matching original design, texture, and color.
- ◆ Repair decorative Rostone panels surrounding front door or replace with improved Rostone type material, cast stone or concrete, matching original design, texture, and colors.
- ◆ Repair and/or replace steel structural members, including corrugated steel pan system, columns, and wall studs in kind after inspection.
- ◆ Insulate the ceiling, walls, and floor of the building utilizing batt insulation.

**Exterior Envelope**

- ◆ Install walkway pad system over EDPM rubber roofing system.
- ◆ Repair and/or replace roof structural system over west hall, and door thresholds at west roof deck door. Please see detailed statement in text.
- ◆ Install foundation drains to facilitate drainage away from building.
- ◆ Remove and store concrete stoop during rehabilitation. Return to original location after completion of project.
- ◆ Repair basement windows.
- ◆ Restore all original steel window frames and sashes.
- ◆ Install interior storm windows.
- ◆ Remove existing aluminum jalousie windows on first and second floor, and replace with replicas of original windows, some being operable. Please see detailed statement in text.
- ◆ Remove existing aluminum frame bay window in living room and replace with replica of original, matching original in design.
- ◆ Remove existing circa 1970's wood-frame window in south bedroom and replace with replica of original, matching original in design.
- ◆ Restore exterior doors and frames, including door located in south bedroom.
- ◆ Remove existing screen door at front door.
- ◆ Remove existing screen door at kitchen door and replace with one that will complement the architectural design.
- ◆ Remove existing garage door and replace with one that will complement the architectural design.
- ◆ Remove existing metal window awnings.
- ◆ Scrape, clean, repair and repaint metal balcony detail over front door.

**Interior**

- ◆ Repair and/or replace framing members in kind after inspection.
- ◆ Retain existing stairs from first floor to basement.
- ◆ Scrape, clean, patch, and resurface basement walls with plaster and/or drywall, and paint.
- ◆ Remove basement drop ceiling, of plasterboard and wood frame, and replace in kind. Inspect all wood to masonry connections, and if deterioration is found determine course of action. Please see detailed statement in text.
- ◆ Remove all first floor wall and ceiling finish materials, and replace in kind or as noted in text of report. Please see detailed statement in text.
- ◆ Scrape, clean, and repair interior Rostone panels in entry hall and living room. Replace deteriorated panels with an improved Rostone type material, or cast stone or concrete, matching original size, texture, and colors.
- ◆ Replace original stair treads in entry hall with an improved type Rostone material, or cast stone or concrete, matching size, profile, texture, and color.
- ◆ Remove deteriorated finish materials and door frame between west hall and entry hall for repair of structural system, and replace all materials in kind. Please see detailed statement in text.
- ◆ Remove all second floor wall and ceiling finish materials, and replace in kind or as noted in text of report.
- ◆ Remove all interior trim, catalog and store prior to beginning of project. Clean trim, inspect for damage, and repair and/or replace deteriorated pieces in kind.
- ◆ Clean concrete basement floor and install carpet or vinyl tile.
- ◆ Repair Rostone tiles in first floor entry hall and second floor balcony, or replace with cast stone or concrete, matching design, texture, and color.
- ◆ Remove asbestos tile on first and second floors and install vinyl tile, matching original patterns and colors.
- ◆ Restore parquet tile on first floor, repairing and/or replacing deteriorated or missing pieces in kind.
- ◆ Remove existing interior basement doors and replace with doors appropriate to the architectural style of the building.
- ◆ Remove and store first floor interior doors. Clean, repair, and refinish after completion of project.
- ◆ Remove kitchen cabinets and appliance, and redesign kitchen for contemporary use.
- ◆ Replace upper closet doors in north bedroom, matching design and materials.
- ◆ Remove all shelves in south bedroom closet, repair and/or replace all finish materials, and reuse as closet.
- ◆ Remove all shelves in east hall closet, repair and/or replace all finish materials, and replace shelves in kind.
- ◆ Remove closet in utility room, restoring room to original size and configuration.
- ◆ Remove and store living room bookcases. Clean, repair, and refinish after completion of project.
- ◆ Inspect first floor flue and chimney. Clean, repair and/or replace flue in kind. Repair and repoint chimney and firebox. Repair and/or replace decorative Rostone panels surrounding firebox. Please see detailed statement in text.

- ◆ Inspect second floor flue and chimney. Clean, repair and/or replace flue in kind. Repair and repoint chimney and firebox. Remove wood mantel and replace with fireproof material, matching original in design and color.

### **Plumbing Systems**

- ◆ Install new well (Section 106 compliance is in progress).
- ◆ Install new septic system (Section 106 compliance is in progress).
- ◆ Remove existing basement plumbing and fixtures, and redesign for contemporary use and to meet current building codes.
- ◆ Repair and/or replace first floor kitchen and bathroom plumbing. Replace all fixtures in ¾ bath. Reglaze or replace fixtures in full bath.
- ◆ Install a vent for the full bath through the purlin at the north exterior wall.

### **Heating Systems**

- ◆ Remove remnants of original boiler.
- ◆ Remove existing furnace and install forced air system, utilizing original ducts if possible. Clean, reline, repair and/or replace ducts in kind.

### **Electrical Systems**

- ◆ Relocate service entrance to west elevation of building, entering into garage.
- ◆ Rewire and install new distribution panel. Additional outlets will be necessary.
- ◆ Remove existing light fixtures, surface mounted conduit, doorbells, and non-operable security system. Replace light fixtures with replicas of original or ones that are appropriate to the architectural design.

### **Furnishings**

- ◆ Remove insulated shades.
- ◆ Remove and store mirrors in north bedroom and full bath. Reinstall after completion of project.

**APPENDIX A – Context**

Century of Progress Architectural District

A. HABS Large-Format Photographs

B. HABS Written Historical and Descriptive Data

**APPENDIX B – Historical Data**

Wieboldt-Rostone House

- A. HABS Large-Format Photographs
- B. HABS Written Historical and Descriptive Data
- C. Reduced Copies of Measured Drawings

**APPENDIX C – National Register Nomination**



**APPENDIX D – Exhibits**

- A. *A Century of Progress*
- B. *The Architectural Forum*, July 1933
- C. *American Home Portfolio*, 1933

## APPENDIX E – Modifications to the HSR

### TREATMENT RECOMMENDATIONS

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##### Windows & Vents

3. Several of the steel frame windows, located on the first and second floor, were replaced with aluminum frame jalousies, date unknown. The preferred method of treatment is to remove the jalousie windows and replace them, matching the original steel frame windows in design.

**Modification- Kitchen Window:** The length of the original window located over the kitchen sink was chosen to complement the placement of the original hanging cabinets, or vice versa. The bottom of the cabinets and the bottom of the window opening formed an almost continuous horizontal line. The original cabinets were removed and the original window was replaced, as previously mentioned. The preferred treatment is to lengthen the window opening when replacing the existing window, providing for additional light, ventilation, and visual connection to the exterior. The replacement window will match the original steel frame windows in design.

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##### Interior Doors

1. Basement Doors - The preferred treatment is to remove the basement doors, circa 1950, and replace them with a style appropriate to the period of construction of the basement (1935) and the architectural style of the house.

**Modification- Water Quality Lab:** The preferred treatment is to install a light blocking door with a seal surrounding the door frame so that the room can be utilized by the Lessee as a darkroom.

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##### Plumbing & Fixtures

2. Kitchen and First Floor Bathrooms - The preferred method of treatment is to investigate the condition of the plumbing, and repair or replace in kind. All fixtures in the ¾ bath should be replaced for contemporary use and fixtures in the full bath should be re-glazed if possible or replaced in kind.

**Modification- Second Floor:** The preferred treatment is to install a ¾ bath on the second floor to provide for use of this area as a master bedroom. The fixtures and partition wall/s will appear as freestanding pieces of furniture, rather than as a traditional enclosed bath. The installation of fixtures and partition wall/s will be reversible. All plumbing will be installed within the existing walls after the existing finish materials have been removed for replacement. Fixtures chosen for the bath will complement the existing fixtures on the first floor, and the architectural design of the building. The partition wall/s will not be full height, allowing for air circulation and light penetration throughout the space, thus maintaining the integrity of the overall space.

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