



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, February 1, 2023

6:30 p.m.

### MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

*(Tentative & Subject to Change)*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES – January 4, 2023

#### 4. PUBLIC HEARINGS

- a) Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

#### 5. PUBLIC COMMENT

#### 6. NEW BUSINESS

- a) February 27 - 7:00-8:30PM - Hinsdale Library - Community Conversations: Historic Preservation Incentives

#### 7. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Village of Hinsdale 150<sup>th</sup> Anniversary Celebration
- c) Robbins Park Historic District Gateway Signs
- d) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation

#### 8. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, January 4, 2023**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, January 4, 2022 at 6:31 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Alexis Braden, William Haarlow, Jim Prisby and Chairman John Bohnen

**ABSENT:** Commissioners Shannon Weinberger and Frank Gonzalez

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Approval of Minutes – December 7, 2022**

Chairman Bohnen asked for comments on the draft of the December 7, 2022 Historic Preservation Commission meeting minutes.

Commissioner Prisby made a motion, seconded by Commissioner Barclay, to approve the draft meeting minutes of the December 7, 2022 Historic Preservation Commission meeting minutes as submitted. The motion carried with a roll call vote of 5-0 as follows:

**AYES:** Commissioners Barclay, Braden, Haarlow, Prisby and Chairman Bohnen  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioners Weinberger and Gonzalez

**Findings and Recommendations**

**a) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation**

Commissioner Haarlow stated that he had concerns about the ambiguity of landmarking the wing wall that is attached to a structure and is not free standing, but also located on two abutting properties. Commissioner Haarlow asked if anything needed to be said in the findings or in tonight's approval to address these concerns with the wall.

Discussion took place about the ability to landmark a wall that was not fully located on the 701 Taft property. Ms. Salmon suggested amending the ordinance to address the concern of the shared wall rather than amending the Findings and Recommendations of the Commission. Ms. Salmon suggested working with the Village attorney to add clarifying language to the ordinance, perhaps requiring a Certificate of Appropriateness for future changes to the wall.

Further discussion took place about also checking the plat of the abutting property for any type of language about the shared wall, such as an easement. Chairman Bohnen stated that typically language to address issues such as a shared property is addressed at the real estate closing. He suggested obtaining a copy of plat of survey for both properties for a better understanding. Ms. Salmon stated she would work on obtaining the plats for both properties and provide some suggested language to be included in the ordinance that would be recorded at the county.

The Commission discussed the possibility of an easement already in the works or already in existence on the abutting property plat based on comments from the December meeting. Commissioner Haarlow asked if a discussion to follow up on this topic be added to next month's agenda as an item and vote to approve



the Findings for the landmark application at tonight's meeting. Ms. Salmon responded she would follow up on provided plats for the properties, have a discussion with the property owner about any easement language, reach out to the Village Attorney about the appropriate language to include in the ordinance and include the topic on the agenda for next month's meeting. Ms. Salmon also stated that the second reading at the Village Board meeting was scheduled for January 17<sup>th</sup>, providing some additional time to make changes if necessary.

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to approve Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation as submitted. The motion carried with a roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Barclay, Braden, Haarlow, Prisby and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Weinberger and Gonzalez

### **Sign Permit Review**

#### **a) Case A-1-2023 – Sign Permit Review – 50 S. Washington Street, Unit 101 – Caviar & Chevre – Installation of One (1) Permanent Window Sign**

Smreti and Vishal Didwania were present to address the Commission.

The applicant was asked to confirm that the black rectangle shown on the application was not part of the sign. Mr. Didwania stated the black rectangle was included on the application to more clearly show the white font of the window sign and was not part of the proposed sign, which will be installed on a clear glass window.

Commissioner Haarlow stated the sign and name of business were elegant.

Commissioner Braden asked what the store would be selling. Ms. Didwania responded that the business would feature handbags and costume jewelry.

Commissioner Barclay made a motion, seconded by Commissioner Haarlow, to approve Case A-1-2023 – Sign Permit Review – 50 S. Washington Street, Unit 101 – Caviar & Chevre – Installation of One (1) Permanent Window Sign as approved. The motion carried with a roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Barclay, Braden, Haarlow, Prisby and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Weinberger and Gonzalez

#### **b) Case A-2-2023 – Sign Permit Review – 14 W. First Street – Elevare MD – Installation of One (1) Wall Sign and One (1) Projecting Sign**

Shaun O'Brien, of Legacy Sign Group, was present to address the Commission. Mr. O'Brien provided a brief overview of the wall and projecting sign. Mr. O'Brien stated that the application for the wall sign includes a proposal to paint the cornice black and the background white and would consist of installing halo-lit letters for "Elevare". Mr. O'Brien stated the other letters of the "MD" and "Plastic Surgery & Medical Spa" would not be illuminated and the "MD" would be set behind the "Elevare" letters.

Mr. O'Brien stated the proposed projecting sign would be located on the brick to the left of the wall sign, would be non-illuminated, aluminum fabricated, and project about three (3) feet. The sign will measure sixteen inches (16") by twenty-four inches (24") and would contain white and gold font on a black background.

Commissioner Prisby asked for clarification on the difference of sign color of the Board approved sign. Ms. Salmon stated that in the previous Exterior Appearance and Site Plan approval, the proposed wall sign was shown with a black background and tonight's application makes a change from that original rendering to one with a white background.

Commissioner Prisby asked how the reflection of halo light behind the "Elevare" off the gold "MD" letters was addressed. Mr. O'Brien stated that there is three quarters of an inch (3/4") between the letters of the illuminated portion and the non-illuminated portion. A very small amount of light will reach the "MD" and "Plastic Surgery & Medical Spa" portion of the sign but the amount of light would not be significant.

Commissioner Prisby expressed concern of the halo lighting due to an inconsistent background but liked the logo and acknowledged the creativity of it. He asked how and if the Village measures the candle light after installation. Ms. Salmon responded the amount of light is checked on a complaint basis for signs. Dr. Michael DeWolfe, the business owner, stated that this same type of sign is installed on his other business location in Chicago and offered to provide a photograph of the sign in night conditions to eliminate the concerns that the un-illuminated portions of the sign are not really visible. Commissioner Prisby stated that a photograph would be very helpful.

Mr. O'Brien added that this type of sign has been installed frequently by Legacy Sign Group in the past and can be problematic in some instances but did not feel it would be in this case. Mr. O'Brien stated the shade of the halo-lighting might be slightly gold in color in proximity to the "MD" letters but the letters themselves would not be illuminated. Mr. O'Brien described another sign at an airport location and the minor change the inconsistent background caused in the night lighting.

Commissioner Haarlow asked if the finish of the "MD" letters would be matte. Mr. O'Brien stated the letters would have a polish finish on it, which actually helps to absorb the light rather than reflecting it. Mr. O'Brien added that a white diffuser could be added to the back of the illuminated letters if the reflected light is problematic.

Dr. DeWolfe showed the Commission a photograph on his phone of the sign at the other business location to help with the understanding of a night time appearance of this type of sign. Ms. Salmon requested Dr. DeWolfe email a copy of that photograph to her so it can be included in the Plan Commission packet.

Commissioner Barclay asked Commissioner Prisby if his concern was with the appearance of the logo on the sign or the appearance of the streetscape of the Village. Commissioner Prisby responded it was the appearance of the Village streetscape that was his top concern. Commissioner Braden asked if the color of the "MD" letters be changed if the illumination is problematic. Commissioner Barclay stated she was failing to see the issue. Chairman Bohnen added that the problem may not be recognized until after the sign was installed.

Commissioner Braden asked the applicant why the blade sign was requested on a building that was on an alley corner. Dr. DeWolfe explained the blade sign was necessary to add above the secondary entrance to the business, the door the medical patients would be utilizing to gain direct access to the elevator from the spa entrance utilized by retail consumers. Commissioner Braden stated that she believed the blade sign was making the space look a little busy and suggested a window sign be utilized instead.

Mr. O'Brien stated the rendering in the application packet mistakenly shows the location of the proposed blade sign. Mr. O'Brien stated the correct location of the blade sign would be on the opposite side of the building, near the second floor medical patient entrance. The Commission stated that the location of the blade sign near the patient entrance made sense and did not appear to block the view of signs belonging to neighboring businesses. Ms. Salmon requested that Mr. O'Brien provide the revised drawing the next business day to be included in the Plan Commission application.

Mr. O'Brien confirmed that no brick would be painted above the patient door. A panel constructed from material consistent with the sign would be painted black and installed over the unpainted brick. It was also confirmed that the black panel would contain a small amount of crown molding and that the blade sign would project from this panel.

Chairman Bohnen asked if the trim in the background of the sign was included in the calculation of the sign size and if so, was the sign size compliant. Ms. Salmon stated the trim was not included as part of the sign background and can be considered an architectural feature in this case. She went on to state that with the background calculated as part of the sign size, the size would still be compliant with the code requirements.

Commissioner Haarlow summarized the trim and background components and colors of both signs for clarity and stated the need for accurate renderings of the proposal to be submitted to the Village for the Plan Commission meeting.

Commissioner Haarlow made a motion, seconded by Commissioner Prisby, to approve Case A-2-2023 – Sign Permit Review – 14 W. First Street – Elevare MD – Installation of One (1) Wall Sign as submitted. The motion carried with a roll call vote of 4-1 as follows:

<b>AYES:</b>	Commissioners Barclay, Braden, Haarlow, and Chairman Bohnen
<b>NAYS:</b>	Prisby
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Weinberger and Gonzalez

Commissioner Haarlow made a motion, seconded by Commissioner Prisby, to approve Case A-2-2023 – Sign Permit Review – 14 W. First Street – Elevare MD – Installation of One (1) Projecting Sign as amended to the changes discussed and detailed in the meeting minutes. The motion carried with a roll call vote of 5-0 as follows:

<b>AYES:</b>	Commissioners Barclay, Braden, Haarlow, Prisby and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioners Weinberger and Gonzalez

Ms. Salmon asked the applicant and contractor to provide updated renderings of the correct sign colors and locations the next business day. Commissioner Haarlow requested the updated renderings be provided via email to the HPC members.

### **Public Comment**

No public comments were shared.

### **New Business**

No new business items were shared.

## **Old Business**

### **a) Amendments to Title 14 – Status Update**

Ms. Salmon provided a preliminary packet containing the first list of historic properties to be considered for the Overlay District at the public hearing on February 1, 2023 for review by the HPC. She stated that forty-eight (48) property owners have initiated contact with the Village expressing interest in the program. Ms. Salmon stated the packets contain a summary of available information for each property provided by the Historical Society and other sources but noted there were a small number of properties east of County Line Road where a limited amount of information was available.

Ms. Salmon stated that things may change before February but the packet included a summary table, the checklist of criteria and information on each property. She provided the packet to HPC with the intent to provide ample time to preview the large amount of information. A final copy of the information will be provided to the HPC before the February meeting.

Commissioner Braden clarified the process of the HPC members using the packet provided to familiarize themselves with the cases and confirmed that a mass Public Hearing would take place for each property at the next meeting. Ms. Salmon confirmed that would be the optimal course and that the attorney is reviewing the posting for the hearing before sending it to publication.

Commissioner Braden confirmed that each of the properties on next month's list volunteered to be part of the program and she expressed appreciation for including 605 East Third Street. Commissioner Braden asked for clarification on the course of action taken if a Commissioner disagreed with the HPC about the eligibility of a single property because the approval process is designed to include the approval of many properties with one vote.

Ms. Salmon stated that the attorney is working on specifics such as this and what the course of action will be for Commissioners whose homes are on the list avoid any conflicts, and how to structure the motion. Ms. Salmon reminded the HPC that their vote would be a recommendation include the properties on the overlay list and not to provide any specific incentives for each property. It was also noted the final approval vote of the properties on the list would go to the Village Board for a vote.

Ms. Salmon summarized the next steps of written notification to the approved property owners, posting the application for incentives on the website, working with the Village Attorney to develop a notice of inclusion to be recorded for each property, and providing homeowners on the list with information on the process of applying for financial incentives. Ms. Salmon stated she has shared with interested properties owners that the financial incentives will be subject to availability of resources in the fund and that the Board intends to fund the program annually.

Chairman Bohnen asked about the property owner names included on the most recent documents. Ms. Salmon stated the property owner names have been removed at this time, the owners are not technically applicants but a contact person can be requested from her. She added the list for publication would not contain personal information. It was also noted that if the size of the first list is too large to discuss in one meeting, it would be possible to split the recommendation for inclusion on the list over multiple meetings.

Commissioner Haarlow suggested that Commissioners who have properties on the list recuse themselves from voting as long as a quorum could be obtained to avoid any future conflict. Ms. Salmon stated the Village Attorney would be consulted to determine the best method to handle this situation. It was also noted that strong attendance by the Commissioners for the February meeting was needed.

Commissioner Braden asked for clarification on the process for property owners applying for incentives, specifically how it related to the HPC. Ms. Salmon explained that applications for property tax rebates or grants will come to the Historic Preservation Commission acting as a recommending body in a public meeting and the application would move forward to the Village Board. The second type of incentive application, including building permit fee waivers, expedited plan review and zoning relief will come before the HPC for approval with final authority. The path followed for these types of incentives is shorter than the path for tax rebates or grants.

Commissioner Braden asked what will be done to bring a continual stream of requests in the future. Ms. Salmon stated that letters would be sent to specific properties that the Village would like to see be on the list. The Historical Society has a semi-complete plaque list that could be a source of homes to receive the invitation letter as well as a list created by the Village a couple years ago. Commissioner Braden also suggested a possible Q&A to educate homeowners about the process to get on the list. Chairman Bohnen suggested that the Village reach out to realtors with an educational presentation about the program. Ms. Salmon added that specific language to be included in the listing could be shared with agents to encourage them to use it while they market a house that could be or already is eligible for incentives.

Commissioner Haarlow asked about the possibility of including the list on the Village website to assist with the education of the public. Ms. Salmon stated that there is a draft website that is currently in development and that she is open for suggestions. Commissioner Braden asked if the Village can assist with media pushes to promote the program. Ms. Salmon responded that she believed that would be possible. It was also suggested the plaque letter could also include some language about the program and coordination of information between the Village and the Historical Society take place. Commissioner Haarlow suggested the Hinsdalean be approached about writing a story about the program. Ms. Salmon added that her conversations with the homeowners of the 48 properties on the first list are excited about the program and preservation of homes even if they did not have any projects planned in the very near future.

#### **b) Village of Hinsdale 150<sup>th</sup> Anniversary Celebration**

Ms. Salmon reported that the December meeting was cancelled and that she didn't have new information to share. The next meeting is scheduled for January 18<sup>th</sup> at 10:00 a.m.

Commissioner Braden asked if the HPC budget rolls over, it was confirmed that it does not. Commissioner Braden suggested the HPC brainstorm ways to utilize funds, such as providing some funding for the Historical Society's plaque program and the 150<sup>th</sup> exhibit. Commissioner Haarlow suggested funding to restore the railing atop of Memorial Hall. Ms. Salmon stated that funds were included the 2023 Village budget to restore the roof railing and because the building is landmarked, any proposed changes would need to come to the HPC for review.

Commissioner Braden asked if the Zook home at KLM was included on the incentive listed. It was confirmed that it was. It was stated the Historical Society could be the applicant.

Commissioner Braden asked if the educational event at the library about the incentive program was still planned for February. Ms. Salmon confirmed the event is scheduled for February 27<sup>th</sup> and the date is on the Village Community Calendar.

Ms. Salmon stated the February event could be added to New Business for the next HPC meeting. Commissioner Braden requested funding for the plaque program also be added to New Business as well as using snippets from YouTube to push information using social media.

**c) Robbins Park Historic Gateway Signs**

Ms. Salmon stated that there are no updates to share at this time but the next step is to obtain bids which are expected soon. Once the sign plans are developed, Ms. Salmon stated that those would be coming forward for review.

Chairman Bohnen stated that the Christmas Walk event was very well attended and well done.

Commissioner Haarlow stated that he had recently attended some Village Board meetings with the interest of restoring the intersection of Sixth St. and Park to brick instead of asphalt. It was stated that two (2) intersections of Sixth, at Oak and Elm, are brick. Commissioner Haarlow stated that part of what makes the Historic District special are First St. and Sixth St. As part of the master infrastructure plan, Sixth St. is up for bid and the RFP states that the entirety of Sixth Street could be done in concrete or asphalt. Commissioner Haarlow stated that Sixth St. should be redone in brick, despite the high cost, because of the one hundred (100) year life span.

Chairman Bohnen asked if Sixth St. had storm sewers, Commissioner Haarlow responded only at the intersections. It was stated that the storm and sanitary sewers were last done in the 1940s and it is currently a combined system that needs to be separated. Chairman Bohnen stated that the key to the long life span of a brick street is a quality base and it would be appropriate to restore the brick street with the proper base at the time the sewer work begins in 2024. It was stated that now is the time to begin the discussion about preserving the brick. Commissioner Barclay stated that the streets are a part of the Historic District and changes to the material would impact the street scape.

Commissioner Barclay asked Chairman Bohnen to share the nature of the discussions that took place when First St. was redone. Chairman Bohnen stated that the main crux of the discussion was about the impassable condition of the street and the lack of storm sewers with minimum discussion about the project being an opportunity to redo one (1) block of the street in pavers.

Further discussion took place about the streets being Village owned parts of the Historic District and it was difficult to understand why the option to repave the street with bricks was not being considered by the Village Board and the importance about bringing the topic to the forefront.

Chairman Bohnen stated that raising the level of sentimentality early in the process could result in civic action of the owners involved which could influence a decision on road material the board approves. He shared the example of how the neighbors on First St. organized and were prepared to store the brick road pavers during construction and assist in the paver removal and/or replacement.

The HPC discussed beginning a campaign now to make the residents aware that re-installing the brick is not being considered as an option for the Sixth St. construction. It was stated that the residents purchased their homes with the ambiance of the brick and the HPC believed most residents are unaware of the plan not to reuse them. Chairman Bohnen stated that he believed a public hearing should be added to the agenda to allow the organized residents of Sixth St. and others an opportunity to speak on the topic. It was stated that the Village has preserved the pavers of Sixth to date and should continue to do so despite the higher cost or the need to push the project out.

In response to Commissioner Braden's request to be notified of the date of the Board's discussion of the topic, Ms. Salmon stated she would ask the Engineering Department for the time line and include it as part of a follow up email to the HPC. Chairman Bohnen asked Ms. Salmon to communicate to the Engineering Department that replacing the bricks on Sixth St. with concrete or asphalt should be removed from the RFP.

Chairman Bohnen reminded the HPC of the importance to continue to work toward the goals of part two (2) of Title Fourteen and signage in the downtown district.

**Adjournment**

Commissioner Prisby made a motion, seconded by Commissioner Braden, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of January 4, 2023.

The meeting was adjourned at 8:11 p.m. after a unanimous voice vote of 5-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office



## MEMORANDUM

**DATE:** January 27, 2023

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

**RE:** Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing

**FOR:** February 1, 2023 Historic Preservation Commission Meeting

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### Summary

The purpose of this request is to consider approval of various properties for inclusion on the Historically Significant Structures Property List within the Historic Overlay District from the Village of Hinsdale, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code.

A total of forty-seven (47) properties are being brought forward for consideration on the Historically Significant Structures Property List, seven (7) of which are located in Cook County and forty (40) of which are located in DuPage County. All of the properties are located in the established Historic Overlay District (Exhibit 1). Property owners have given consent to be listed on the Historically Significant Structures Property List.

A summary table describing all properties is included in the packet, which lists the address, date of construction, architectural style, architect, historic name, historic significance rating according to past historic surveys completed by the Village, land use, and zoning district. Detailed information for each property is also for review where available. The ratings for historic significance are based on past historic surveys completed by the Village from 1999 to 2007. The definitions and evaluation information for these ratings are included in Exhibit 2.

Per the Village Code, the Historic Preservation Commission shall review the information presented at the public hearing, determine if each property possesses one or more of the criteria set forth in Section 14-7-3(B) listed below and on Exhibit 3, and make a recommendation to the Board of Trustees as to whether each should be included on the Historically Significant Structures Property List. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand the List, or individual properties on the List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

The summary table for all properties is included in Exhibit 4 and the detailed property information sheets are provided in Exhibit 5.

### Background

On September 20, 2022, the Village Board approved the following ordinances establishing a Historic Overlay District to assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village:





## MEMORANDUM

- Ordinance No. 2022-27: Ordinance Creating a New Part II (Historic Overlay District (HOD)) in Article VIII (Overlay Districts) of the Hinsdale Zoning Code to Establish a Historic Preservation Overlay District, making related Zoning Code Changes, and Amending Various Provisions of Title 14 (Historic Preservation) of the Village Code of Hinsdale relative to the Historic Preservation Overlay District
- Ordinance No. 2022-28: Ordinance Amending the Official Zoning Map of the Village of Hinsdale to Create a New Historic Overlay Zoning District

Owners of properties included on the Historically Significant Structures Property List may be eligible for different voluntary preservation incentives to help with exterior improvements, the construction of a building addition, or other historic preservation projects, including:

- Access to flexible alternative zoning regulations that not are afforded to new construction, including the waiving of floor area ratio (FAR) and building height, reduced setbacks, and increased lot coverage
- Permit and application fee waivers
- Expedited processing of applications
- A property tax rebate for the Village portion of a tax bill
- Matching grant funds

### **Evaluation Criteria**

In order to be included on the Historically Significant Structures Property List, a property must be located in the Historic Overlay District and the property or one (1) or more structures on the property must meet one (1) or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of our history
2. It is associated with the lives of persons significant in our past
3. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
4. It yields, or may be likely to yield, information important to history or prehistory
5. It has significance in local, regional, state or national history, architecture, archeology, engineering or culture
6. It is a source of civic pride or identity for the community

### **Review Process**

Pursuant to Chapter 7 of Title 14 of the Village Code, the Historic Preservation Commission shall, using existing Village studies, historical materials and maps, and their own expertise, within one hundred eighty (180) days of approval of the Ordinance creating the Historic Overlay District, compile an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List.

Upon creation of the Initial List, the Historic Preservation Commission shall hold a public hearing or hearings relative to the Initial List pursuant to the procedures set forth in Section 14-1-4(C) of Title 14. Public notice was provided in The Hinsdalean. The Historic Preservation Commission shall determine whether each property on the Initial List possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The review criteria listed in Section 14-7-3(B) is attached for review. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.



## MEMORANDUM

The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Initial List for inclusion on the Historically Significant Structures Property List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Properties may be added or removed from the List at any point in time in accordance with the process listed in Section 14-7-3 of the Village Code. Property owners will be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against the title of each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives offered by the Village. Applying for and utilizing any preservation incentive is completely voluntary.

### **Attachments**

1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Hinsdale Historic Surveys - Evaluation Information / Definitions
3. Exhibit 3 - Review Criteria for Properties on the Historically Significant Structures Property List - Village Code Title 14, Chapter 7, Section 14-7-3(B)
4. Exhibit 4 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
5. Exhibit 5 - Detailed Property Information for Properties to be Considered for Inclusion on the Historically Significant Structures Property List

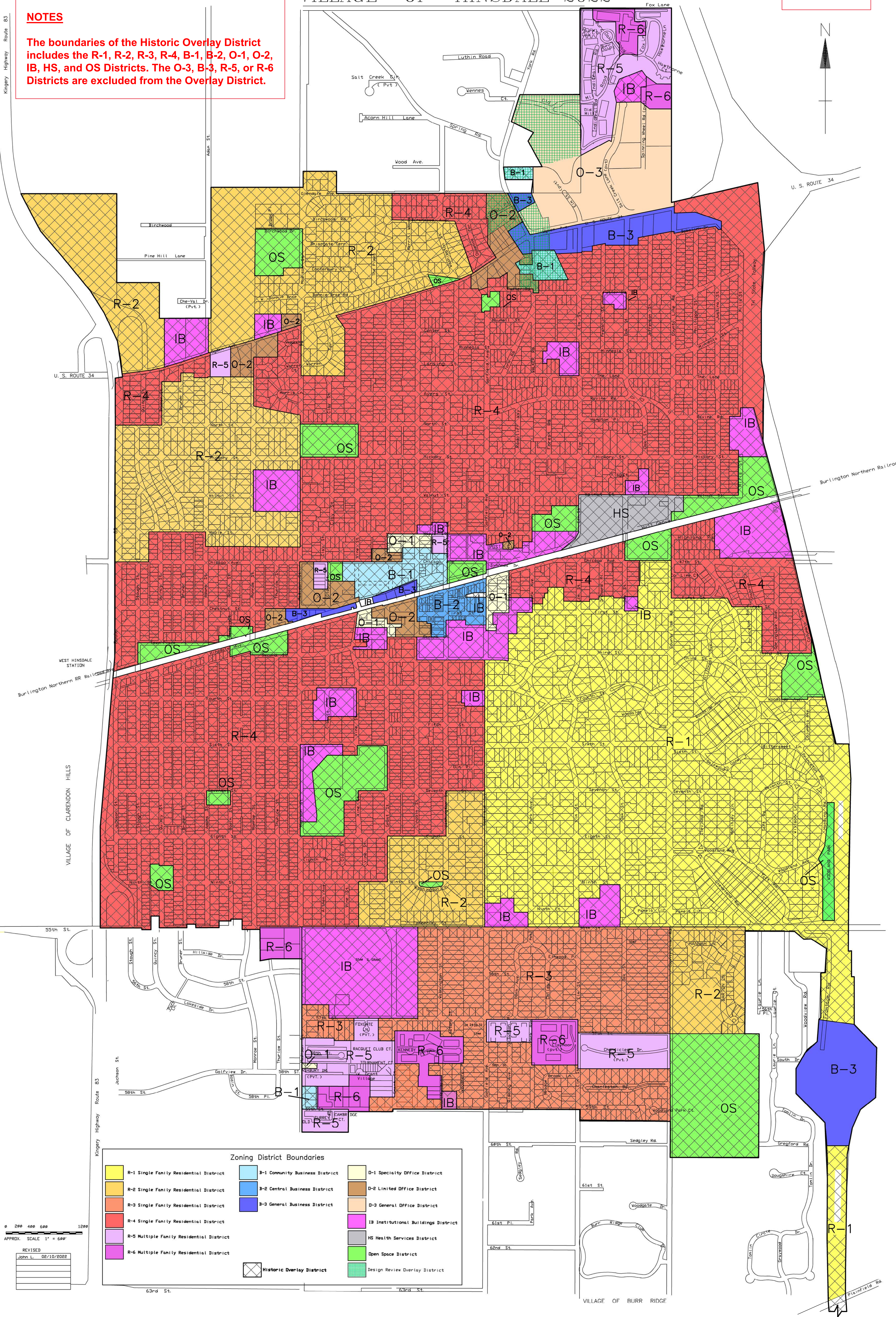


VILLAGE OF HINSDALE 2022

Exhibit 1

NOTES

The boundaries of the Historic Overlay District includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, or R-6 Districts are excluded from the Overlay District.



Zoning District Boundaries			
R-1 Single Family Residential District	B-1 Community Business District	O-1 Specialty Office District	
R-2 Single Family Residential District	B-2 Central Business District	O-2 Limited Office District	
R-3 Single Family Residential District	B-3 General Business District	O-3 General Office District	
R-4 Single Family Residential District		IB Institutional Buildings District	
R-5 Multiple Family Residential District		HS Health Services District	
R-6 Multiple Family Residential District		OS Open Space District	
	Historic Overlay District	Design Review Overlay District	

0 200 400 600 1200  
APPROX. SCALE 1" = 600'  
REVISED  
John L. 02/10/2022



### **Hinsdale Historic Surveys – Evaluation Information & Ratings Definitions**

Selected areas of the community have been surveyed in the past to help determine the historic significance of properties in the Village. These surveys include the Reconnaissance Survey (1999), the Town of Hinsdale Survey (2001), the Robbins Park I Survey (2002), the Downtown Commercial District (2003), the North Hinsdale Survey (2005), the North East Hinsdale Survey (2006), and the Robbins Park II Survey (2007).

If available, information collected from these surveys has been included for the properties being considered for the Historically Significant Structures Property List to determine eligibility for inclusion on the List.

The survey sheets include a data form on each principal structure with such information as the building's use, condition, integrity, architectural style, construction date, architect or builder (if known), architectural features, and alterations. Photographs were taken of the main street façade of the building and any secondary structures on the site. Each building also receives a local rating, described below.

The architectural integrity assesses what alterations to the original historic structure had occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations are those considered by the field surveyor to be reversible. Generally, aluminum, vinyl, or other siding installed over original wood clapboard siding is considered a reversible alteration. Major alterations include irreversible changes and additions. These could include porches and other architectural detailing that have been completely removed and for which there is no actual physical evidence or photo documentation to accurately reproduce them; window changes in which the original window opening size has been altered and there is no evidence of the original sash configuration and material; and large, unsympathetic additions visible from the street that greatly compromise the historic character of a house.

The surveys rate and use various classifications to determine the significance of a structure. The surveys classifies buildings as follows:

- **Local Significance** – Buildings were evaluated based on the criteria for architectural significance as stated in the Hinsdale Historic Preservation Ordinance (Village Code, Title 14, Section 14-3-1) and the factors listed below.
  - **Significant (S)**: Indicates that the building may be eligible for listing as a local landmark and have local architectural importance to the community. Buildings are generally not considered locally significant if it has more than minor alterations, or if it had alterations that were considered irreversible. The following factors determine this rating:
    - **Age**. Must be at least 50 years old.
    - **Architectural Merit**. Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style or type valuable for a study of a period, style, method of construction, or use of indigenous materials; exceptional craftsmanship; work of a master builder or architect.
    - **Integrity**. Must have a high degree of integrity in its design, materials, workmanship, setting, location, feeling, and association, for example, most architectural detailing in place; no historic materials or details covered up; no unsympathetic and/or overpowering additions. In some cases buildings with modern siding materials were included if it was determined the siding could be removed
  - **Contributing (C)**: Indicates that it is considered a contributing building in the locally designated historic district. These building are generally not individually architecturally distinctive by have identifiable characteristics of a historic building and contribute to the character of a locally designated historic district. The following factors determine this rating:
    - **Age**. Must be at least 50 years old.

- Architectural Merit. Does not necessarily possess individual distinction, but is a historic structure with the characteristic design and details of its period.
- Integrity. May have a moderate degree of integrity, but is of a common design with no particular architectural distinction to set it apart from others of its type.
- Non-Contributing (NC): Indicates a non-contributing building in the local historic district. Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. These are generally buildings have are non-historic or have been so altered that they are no longer recognized as historic. The following factors determine this rating:
  - Age. Buildings less than 50 years old.
  - Integrity. Any building at least 50 years old whose integrity is so poor that all historic materials and details are missing or completely covered up and its historic massing and/or roofline cannot be discerned. Poor integrity was present if all these factors were missing: original shape and/or massing; original siding; original windows and window openings; original architectural detail and trim.
- National Register of Historic Places Rating – Buildings were analyzed for potential individual National Register of Historic Places listing in consultation with the National Register Coordinator of the Illinois Historic Preservation Agency. An "N" (no) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. A "Y" (yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register. The sub-ratings are defined as follows:
  - Eligible for Individual Listing (Y or N): Must be a site, building, structure, or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) it is associated with events that have made a significant contribution to the broad patterns of our history; (b) it may be associated with the lives of persons significant in our past; (c) it is architecturally significant, that is, embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association.
  - Contributing to a Historic District (C):
    - Age. Must have been built or standing during the period of historic significance.
    - Integrity. Any building that possesses enough integrity to still be identified as historic.
  - Non-contributing to a Historic District (NC):
    - Age. Any building or secondary structure built after the period of significance or less than 50 years old.
    - Integrity. Any structure that has been so completely altered within the last 50 years that it is no longer recognizable as historic.
- Other Notations: The notations under "listed on existing survey" include IHSS, which indicates the building was included in the Illinois Historic Structures Survey, completed by the State Historic Preservation Office in the early 1970s, or NRHP, which indicates that the building is individually listed on the National Register of Historic Places. There is also a field entitled Landmark List, which includes the following additional notations:
  - Arch Gems: Property noted in "The Village of Hinsdale: Architectural Gems," a 1995 brochure published by the Hinsdale Architectural Society.
  - Arch Walks: Property noted in "The Village of Hinsdale: Architectural Walks," a 1995 brochure published by the Hinsdale Architectural Society.
  - DCHI: Listed in the *DuPage County Cultural and Historical Inventory*.
  - HHS/plaque: Awarded a plaque by the Hinsdale Historical Society.
  - HHSF: Property has an individual file at the Hinsdale Historical Society.
  - HTB: Property mentioned in "Hinsdale the Beautiful," *Campbell's Illustrated Journal*, November 1897.
  - Zook: Listed in an unpublished inventory of homes in Hinsdale built by architect R. Harold Zook.

**VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION  
CHAPTER 7 - HISTORIC OVERLAY DISTRICT**

**14-7-3: HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST:**

B. Review Criteria. In order for a property to be deemed to host a Historically Significant Structure and be included on the Historically Significant Structures Property List, a property must be located within the Historic Overlay District and meet one (1) or more of the following criteria:

1. The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history;
2. The property or one (1) or more structures on the property are associated with the lives of persons significant in our past;
3. One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
4. The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory;
5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture; or
6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community.


Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
122 S. Adams Street	1886	Gable Front			Reconnaissance Survey (1999) - Significant / Historically Significant; Designated Local Landmark (Ord. No. O2001-33)	Single-Family	R-4	09-11-211-012	DuPage
25 E. Ayres Street	1896	Queen Anne		Boetinger House	Reconnaissance Survey (1999) - Significant / Historically Significant	Single-Family	R-4	09-01-305-006	DuPage
309 E. Chicago Avenue	c. 1890	Queen Anne			Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) - Contributing; Significant renovations in 2022-2023	Single-Family	R-4	09-01-420-014	DuPage
46 S. County Line Road	1928	Tudor Revival	R. Harold Zook	S.B. Smith House	Reconnaissance Survey (1999) - Significant / Historically Significant ; Robbins Park I Survey (2002) – Significant	Single-Family	R-1	09-12-206-019	DuPage
121 S. County Line Road	1894	Dutch Colonial	Frank Lloyd Wright	Frederick P. & Grace H. Bagley House	Designated Local Landmark (Ord. No. O2022-13)	Single-Family	R-1	18-07-105-007-0000	Cook
505 S. County Line Road	1902	Classical Revival		L.H. Freer House	Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by Hinsdale Historical Society and representative of owner	Single-Family	R-1	18-07-115-036-0000; 18-07-115-037-0000; 18-07-115-038-0000	Cook
644 S. County Line Road	1928	Colonial Revival	M. Harlow Jr.	George Burnell House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant	Single-Family	R-1	09-12-403-017	DuPage
5901 S. County Line Road	1924	Tudor Revival	R. Harold Zook	R. Harold Zook Home and Studio	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant (Survey sheets when property was located at 327 S. Oak Street)	Vacant - Former Single-Family	OS	18-18-108-001-0000; 18-18-300-001-0000	Cook
24 E. Eighth Street	1929	Colonial Revival	Harford Field	Harford Field House	Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant; Additional information provided by Michael Abraham's office	Single-Family	R-2	09-12-317-003	DuPage
209 N. Elm Street	c. 1910	Colonial Revival			North East Hinsdale Survey (2006) – Contributing	Single-Family	R-4	09-01-412-007	DuPage
425 S. Elm Street	1925	French Eclectic	Paul G. Burt	Paul G. Burt House	Reconnaissance Survey (1999) – Significant / Historically Significant; Robbins Park II (2007) – Significant; Side addition completed in 2022	Single-Family	R-1	09-12-225-019	DuPage
740 S. Elm Street	1940	French Eclectic	Phillip Duke West	George Bunker House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant	Single-Family	R-1	09-12-405-016	DuPage
33 E. Fifth Street	1892	Queen Anne		Charles H. Crossette House / R.F. Shinn	Reconnaissance Survey (1999) - Historically Significant / Potentially Contributing; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing	Single-Family	R-4	09-12-132-021	DuPage
132 E. Fifth Street	1881	No Style (Altered)	Remodeled by R. Harold Zook in 1927	John W. Bushnell House	Reconnaissance Survey (1999) – Potentially Contributing / Historically Significant; Robbins Park II (2007) – Contributing with Alterations	Single-Family	R-1	09-12-223-005	DuPage
145 E. Fifth Street	1925	French Eclectic	Alfred F. Pashley	Ms. K. Besley House	Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) – Significant	Single-Family	R-1	09-12-215-020	DuPage
317 E. First Street	1888	Queen Anne		Charles and Mary Mihm House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) – Contributing	Single-Family	R-1	09-12-204-016	DuPage

Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
131 N. Garfield Avenue	1924	Colonial Revival		F.W. Millington House	Reconnaissance Survey (1999) - Significant; North East Hinsdale Survey (2006) - Significant	Single-Family	R-4	09-01-414-002	DuPage
518 S. Garfield Avenue	c. 1925	French Eclectic			Reconnaissance Survey (1999) - Contributing; Town of Hinsdale Survey (2001) - Significant	Single-Family	R-4	09-12-133-014	DuPage
217 W. Hickory Street	1875	Gabled Ell			Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Contributing	Single-Family	R-4	09-01-311-016	DuPage
111 N. Lincoln Street	1894	Shingle Style		George Smith House	Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Significant	Single-Family	R-4	09-01-325-005	DuPage
510 N. Lincoln Street	1911	Craftsman Bungalow			Reconnaissance Survey (1999) - Significant; Additional information provided by owner	Single-Family	R-4	09-01-303-006	DuPage
307 S. Lincoln Street	1894	Colonial Revival / Queen Anne		Lawrence & Isabel Conover House	Reconnaissance Survey (1999) - Significant / Historically Significant; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing	Single-Family	R-4	09-12-124-001	DuPage
515 S. Lincoln Street	1896	Colonial Revival			Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing	Single-Family	R-4	09-12-126-002	DuPage
833 S. Lincoln Street	1927	Tudor Revival			Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant	Single-Family	R-2	09-12-316-006	DuPage
807 McKinley Lane	1927	Tudor Revival	William G. Barfield		Reconnaissance Survey (1999) - Significant; Building Permits	Single-Family	R-1	18-07-304-008-0000	Cook
23 S. Oak Street	c. 1910	Prairie School			Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) - Significant	Single-Family	R-4	09-12-206-005	DuPage
35 S. Oak Street	c. 1910	Craftsman			Reconnaissance Survey (1999) - Historically Significant / Significant; Robbins Park I Survey (2002) - Significant	Single-Family	R-4	09-12-206-007	DuPage
711 S. Oak Street	1937	Colonial Revival	Frazier & Raftery	Mr. & Mrs. Frank Foss House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant; Information / Website Links on Frank Foss, Gold Medal Winner of the 1920 Summer Olympics for Pole Vaulting, Provided by Property Owner	Single-Family	R-1	09-12-407-014	DuPage
728 S. Oak Street	1927	French Eclectic	F.E. Morency	F.E. Morency House	Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant	Single-Family	R-1	09-12-406-014	DuPage
420 S. Park Avenue	1924	French Eclectic	Alfred F. Pashley	Mrs. Charles Besley House	Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Robbins Park II Survey (2007) - Significant	Single-Family	R-1	09-12-215-018	DuPage
640 S. Park Avenue	c. 1915	Colonial Revival			Reconnaissance Survey (1999) - Contributing; Robbins Park II Survey (2007) - Contributing	Single-Family	R-1	09-12-400-018	DuPage
420 E. Seventh Street	1929	Mediterranean Revival	Kriston	W.M. Hogenson House	Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Robbins Park II Survey (2007) - Significant	Single-Family	R-1	09-12-407-002	DuPage



Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
138 E. Sixth Street	1931	Colonial Revival		H.A. Miller House	Reconnaissance Survey (1999) – Contributing / Historically Significant; Robbins Park II (2007) – Potentially Significant	Single-Family	R-1	09-12-400-006	DuPage
222 E. Sixth Street	1892	Classical Revival		J.C.S. Merrill House	Reconnaissance Survey (1999) – Significant / National Register / Historically Significant; Robbins Park II (2007) – Contributing	Single-Family	R-1	09-12-401-008	DuPage
114 S. Stough Street	1891	Shingle		Raftree Residence	Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by owner	Single-Family	R-4	09-11-208-009; 09-11-208-010	DuPage
701 Taft Road	1959	Modern	George Fred Keck & William Keck – plans in 1959 and 1971 addition by Keck & Keck	Avedisian House	Reconnaissance Survey (1999) - Significant / Non-Contributing due to age at time of survey; Application for local landmark designation in progress	Single-Family	R-1	18-07-305-001-0000	Cook
810 Taft Road	c. 1910	Tudor Revival			Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by Hinsdale Historical Society (Realtor Card 1964)	Single-Family	R-1	18-07-304-017-0000	Cook
148 The Lane	1930	Cape Cod / Colonial Revival Cottage	V.L. Morris	V.L. Morris House	Reconnaissance Survey (1999) - Contributing; North East Hinsdale Survey (2006) - Significant	Single-Family	R-4	09-01-400-009	DuPage
222 E. Third Street	1892	Queen Anne		Thomas and Sallie Phillips House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant	Single-Family	R-1	09-12-212-014	DuPage
417 E. Third Street	1895	Classical Revival	R. Harold Zook (1938 Remodel)	Esther W.J. Barker House	Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant	Single-Family	R-1	09-12-210-011	DuPage
433 E. Third Street	c. 1910	Craftsman			Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant	Single-Family	R-1	09-12-210-013	DuPage
434 E. Third Street	1927 / 1998	Tudor Revival	R. Harold Zook / McCoughey	N. H. Whiteside House	Reconnaissance Survey (1999) - Not Contributing; Robbins Park I Survey (2002) - Not Contributing; Front of house has been significantly altered; rear addition constructed	Single-Family	R-1	09-12-214-006	DuPage
605 E. Third Street	c. 1935	Tudor Revival			Reconnaissance Survey (1999) - Significant; Rear addition to match original house added in 1990s	Single-Family	R-1	18-07-106-004-0000	Cook
132 N. Vine Street	1882	L-Form		Oliver J. Stough House	Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Significant	Single-Family	R-4	09-01-322-006	DuPage
239 E. Walnut Street	1889	Queen Anne	Patton & Fisher	James Ridgeway House	Designated Local Landmark (Ord. No. O2004-28); Reconnaissance Survey (1999) - Significant / Historically Significant; North East Hinsdale Survey (2006) - Significant	Single-Family	R-4	09-01-411-022	DuPage
640 N. Washington Street	c. 1910	Colonial Revival			Reconnaissance Survey (1999) - Significant; Additional information provided by Hinsdale Historical Society	Single-Family	R-4	09-01-119-024	DuPage
711 S. Washington Street	c. 1920	Dutch Colonial Revival			Reconnaissance Survey (1999) - Contributing; Robbins Park II Survey (2007) - Contributing	Single-Family	R-2	09-12-311-019	DuPage

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 122 S. Adams Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-11-211-012	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1886	
<b>Architectural Style</b> Gable Front	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Designated Local Landmark (Ord. No. O2001-33)</li> </ul>	

# 122 South Adams - Private Residence

The Village Board designated the property as a Historic Landmark on July 17, 2001 by adopting Ordinance O2001-33.

This house, built in 1886, is another example of the vernacular ("farmhouse") style that was common in Illinois in the late 19th Century. It displays significant original characteristics such as balloon framing, decorative saw-tooth trim detail at the top of its front (east) gable wall, deep overhanging eaves, many of the original wood windows, wood siding and a stone foundation. An addition to the rear of the building was completed in the 1930's, and an exterior renovation was completed in the mid-1990s. The property is the first landmark designated by the Village to receive approval for an exterior alteration, as required by the Hinsdale Historic Preservation Ordinance.



A two-story addition was completed in 2002 on the north side of the structure in addition to a two-car detached garage at the rear of the property. The Hinsdale Historic Preservation Commission issued the Certificate of Appropriateness for the building addition.



Two story building addition completed in 2003.

Please contact the [Village Planner](#) at (630) 789-7030 with any questions and for assistance in designating your home as a landmark.

Prepared by and  
Return to:  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, IL 60521



**J.P. "RICK" CARNEY**

DUPAGE COUNTY RECORDER

JUL 18, 2001

4:03 PM

OTHER

09-11-211-012

004 PAGES

R2001-147293

**VILLAGE OF HINSDALE**

**ORDINANCE NO. 02001- 33**

**AN ORDINANCE DESIGNATING  
122 S. ADAMS STREET  
AS AN HISTORIC LANDMARK  
(HPC CASE No. 04-2001)**

WHEREAS, the Village is authorized pursuant to Section 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et. seq.* to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale, as amended, provides for a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, Bradley Johnson and Stacey Hasenbalg (the "Applicant"), are the legal owners of, and have filed an application seeking to designate, the building located 122 S. Adams Street and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as a an historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on June 12, 2001 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its June 12, 2001 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 04-2001; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on June 25, 2001, considered the Applicant's Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and determined that it is in the best interest of the Village and its residents to establish the Subject Building as a designated landmark;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated in are made a part of this Ordinance by this reference.

Section 2. Designation as an Historic Landmark. The nomination of the Subject Building as an historic landmark is hereby approved and the Subject Building is hereby designated as an historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as it may be amended from time to time.

Section 3. Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice to the Applicant, as owner of record, and the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4. Recordation. The Village Clerk is directed to promptly cause a copy of this Ordinance be recorded in the office of the DuPage County Recorder of Deeds.

PASSED this 17th day of July, 2001.

AYES: TRUSTEES MILKINT, ELLIS, CICCARONE, LENNOX, AND BLOMQUIST.

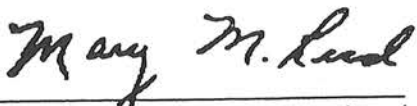
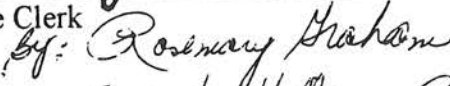
NAYS: NONE

ABSENT: TRUSTEE STEPHENS

APPROVED this 17th day of July, 2001.

  
Village President

ATTEST:

  
Village Clerk  
  
Deputy Village Clerk





## **EXHIBIT A**

### Legal Description

LOTS 9, 10, 11 AND 12 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 2, 3, 4, 5 AND 6 IN STOUGH'S SECOND ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 8, 1984 AS DOCUMENT 18565, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 122 S. Adams Street  
Hinsdale, Illinois 60521

Property Identification Numbers: 09-11-211-012

# **HINSDALE HISTORIC PRESERVATION COMMISSION**

**RE: 122 S. Adams Street (Johnson-Hasenbalg residence)**  
**Designation as Landmark Building - HPC Case 04-2001**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: June 12, 2001**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 25, 2001**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. Bradley Johnson and Stacey Hasenbalg (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the single-family residence located at 122 S. Adams Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The original portion of the Subject Building was constructed in 1886, with an addition made in the 1930's and an exterior renovation completed in the mid-1990s.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it is among the first houses built in the Village, is located in the northwest portion of the Village, is representative of the vernacular style ("farm house") that was commonly built by working-class families in the second half of the 19<sup>th</sup> Century, and was at one time the home of William Gifford, a Hinsdale son killed in battle in World War I and among those memorialized in the Village's Memorial Building.
  - B. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is a fine example of a vernacular style ("farm house") that was common throughout Illinois in the second half of the 19<sup>th</sup> Century, displaying significant original characteristics such as balloon framing, decorative saw-tooth trim detail, at the top of its front (east) gable wall, deep overhanging eaves, many of the original wood windows, wood siding and a stone foundation.



- C. The Subject Building exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3, because the building is a fine example of a vernacular style ("farm house") that was common at the time the Village was founded, and the original portion of the building is largely intact. The front porch, although not original and of undetermined age, complements the house, is not unusual for being added later on this type of house and is of a form typically found on houses of this age and style. The addition at the rear of the house, which was done in the 1930s, is typical and is itself historic.
- D. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the building exemplifies the "farm house" style that was commonly built in the Village's early history, and the portion of the building as it was originally constructed is largely intact.

## II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," zero (0) "Nays," one (1) "Absent," and two (2) "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

### HINSDALE HISTORIC PRESERVATION COMMISSION

By: Robert A. Kelly  
Chairperson

Dated this 23 day of Sept, 2001.

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 25 E. Ayres Street</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-01-305-006</p>	
<p><b>Zoning District</b> R-4 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> Boetinger House</p>	
<p><b>Architect</b> N/A</p>	
<p><b>Date Constructed</b> 1896</p>	
<p><b>Architectural Style</b> Queen Anne</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>Information Provided by Hinsdale Historical Society</li> </ul>	
<p><b>Additional Photos</b></p> <div style="text-align: center;">  </div>	



### Subsequent Owners and Dates of Ownership

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no markings, text, or illustrations on the paper.

Sold 1/2001 \$1.125M  
Sold 10/2015 \$1.2M

Reasons for concluding year in which house built (Refer to worksheets)

Tax records show that in 1894 nothing on the block except the W 75' was assessed at \$250. In 1896 the E 75' was assessed at \$50. In 1897 the E 75' was assessed at \$375 indicating a house was built.

Other information of interest about Owners, changes to property or structure, architectural style, etc.

**HISTORICAL SOCIETY USE**

Society Representative \_\_\_\_\_

Reviewed and accepted by Historic Sites Committee \_\_\_\_\_

Chairman and Date \_\_\_\_\_

Board Approval \_\_\_\_\_

President and date \_\_\_\_\_

Comments if any \_\_\_\_\_

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 309 E. Chicago Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-420-014	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1890	
<b>Architectural Style</b> Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• Robbins Park I Survey (2002) - Contributing</li> <li>• Significant exterior renovations in 2022/2023</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	309
DIRECTION	E
STREET	CHICAGO
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	If not for the stucco siding and side one story addition; this Queen Anne style house would be rated significant.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	rectangular
DETAILS		NO OF STORIES	2
DATE of construction	c. 1890	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Stucco	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	1/1
SIGNIFICANT FEATURES	2 story front bay window; front dormer with conical roof; recessed front entry porch under a cat slide roof		
ALTERATIONS	Stucco cladding; replacement front porch supports; one story east side addition (1981); rebuilt chimney		

### HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	6113; 11360
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



### HISTORIC INFO

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### LANDSCAPE

House is on a busy residential avenue; side driveway; front sidewalks; mature trees

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### PHOTO INFORMATION

ROLL1	6
FRAMES1	27-28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	7/10/02
SURVEYAREA	Robbins







**Photos from Recent Renovation  
Provided by Current Property Owner**





## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 46 S. County Line Road</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-12-206-019</p>	
<p><b>Zoning District</b> R-1 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> S.B. Smith House</p>	
<p><b>Architect</b> R. Harold Zook</p>	
<p><b>Date Constructed</b> 1928</p>	
<p><b>Architectural Style</b> Tudor Revival</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>Robbins Park I Survey (2002) - Significant</li> </ul>	
<p><b>Additional Photos</b></p> <div style="text-align: center;">  </div>	



across a deep ravine from noted landscape architect Jens Jensen's studio. Occasionally they collaborated. Later he practiced in California. His work is typically Prairie School style, characterized by horizontal lines, broad overhangs, and ribbons of windows. Many of his designs are more symmetrical than Wright's. He favored the use of rough-faced limestone. The Harold Klock Residence, 306 S. County Line Road, c. 1940, is Late Prairie in style. It is referenced in Martin Hackl's book, *The Work of John S. Van Bergen, Architect*.

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb, leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

house, and one remodeling within the Robbins Survey area. Three of these residences are exceptional Tudor Revival designs: S. B. Smith House, 46 S. County Line (1928), the Robert P. Lapham House at 430 E. Third Street (1936), and the R. Harold Zook House at 327 S. Oak Street (1924). The fourth Tudor Revival style home, located at 434 E. Third Street, has been extensively remodeled. In 1938, R. Harold Zook remodeled a home built in 1895 located at 417 E. Third Street.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. Within the survey area he built one home at 425 E. Third Street.

steeply pitched cross gable roofs with half-timbering on one gable end and brickwork with random laid rusticated stonework in the other end. There are diamond-light leaded glass windows and wood casement windows throughout. The most distinctive feature of the house, however, is the thatched roof, which rolls over the edges of the gable ends and undulates across the side slopes of the roof itself. The entrance to the house is under a canopy and tucked into the corner of the L formed by the two sections of the house. This house may be eligible for individual listing on the National Register of Historic Places under Criterion C, architecture, for its unique design as well as being the home of a prominent and well-regarded Hinsdale architect.



**Figure 23: Smith House, 46 S. County Line Road**

Another excellent Tudor Revival-style house in the survey area designed by Harold Zook is the Smith House at 46 S. County Line Road. This two-story house has a steeply pitched, side-gambrel roof and a gambrel-roofed projecting front bay that intersects the main section of the house. The base of the house is rusticated stone while the gambrel ends feature half-timbering with brick infill and weeping mortar. The arched front entry is deeply recessed. There are wood and metal multi-light casements of varying size and styles throughout.

## PRAIRIE SCHOOL



**Figure 24: True House, 231 E. Third Street**

The early 20<sup>th</sup> century introduced an indigenous style of architecture not based on any historical precedents. The Prairie School of architecture, practiced by Frank Lloyd Wright, takes inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie houses. Identifying features of Prairie School architecture include low-pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) lined up in horizontal bands, and brick detailing in geometric patterns. Prairie School buildings generally have a massive quality, as if rooted to the earth.

The Prairie School style is represented in the survey area by 13 examples, of which 10 are significant. These are 428 E. First Street built in 1905, the E. P. Welles House at 323 E. Fourth Street designed by Spencer and Powers and built in 1905, the Albert Wison True House at 231 E. Third Street designed by E. E. Roberts and built in 1910, 343 E. First Street built in c. 1910, 23 S. Oak Street built c. 1910, 425 E. First Street built c. 1910, 441

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	46
DIRECTION	S
STREET	COUNTY LINE
ABB	RD
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS; Zook list; Arch Gems



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	not altered	REASON for SIGNIFICANCE	Stunning Tudor Revival house by locally significant architect, R. Harold Zook with excellent integrity. Rated "HD" in Illinois Historic Structures Survey.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

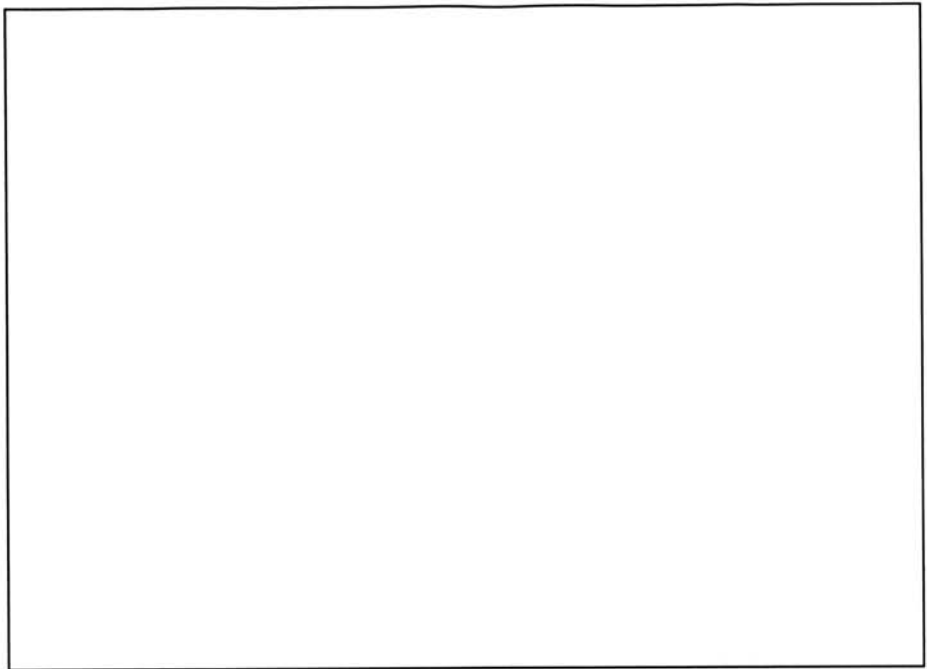
### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	irregular
DETAILS		NO OF STORIES	2
DATE of construction	1928	ROOF TYPE	Gambrel
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	surveyor	FOUNDATION	Stone
WALL MATERIAL (current)	Stone	PORCH	Front entry
WALL MATERIAL 2 (current)	Brick	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Stone	WINDOW MATERIAL	metal
WALL MATERIAL 2 (original)	Brick	WINDOW TYPE	casement
		WINDOW CONFIG	multilight
SIGNIFICANT FEATURES	Slate roof; steeply pitched gambrel roofs; half timbering in gambrels; common brick with weeping mortar; random coursed stone cladding; attached garage with massive wood brackets; quatrefoil wood panels; front entry recessed under arch; iron balcony		
ALTERATIONS			



### HISTORIC INFORMATION

HISTORIC NAME	Smith, S. B. House
COMMON NAME	
PERMIT NO	1374
COST	\$25,000
ARCHITECT	Zook, R. Harold
ARCHITECT2	
BUILDER	Mellbom Bros.
ARCHITECT SOURCE	

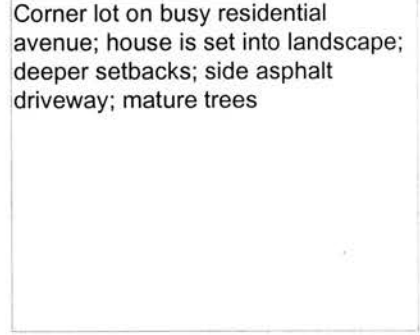


HISTORIC INFO



LANDSCAPE

Corner lot on busy residential avenue; house is set into landscape; deeper setbacks; side asphalt driveway; mature trees



### PHOTO INFORMATION

ROLL1	5
FRAMES1	6
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	7/10/02
SURVEYAREA	Robbins



**Village of Hinsdale**  
**Community Development Department**  
 19 E. Chicago Avenue  
 Hinsdale, Illinois 60521  
 (630) 789-7030

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 121 S. County Line Road	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-105-007-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Frederick P. & Grace H. Bagley House	
<b>Architect</b> Frank Lloyd Wright	
<b>Date Constructed</b> 1894	
<b>Architectural Style</b> Dutch Colonial	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Designated Local Landmark (Ord. No. O2022-13)</li> </ul>	



**VILLAGE OF HINSDALE**

**ORDINANCE NO. O2022-13**

**AN ORDINANCE DESIGNATING 121 S. COUNTY LINE ROAD  
AS A HISTORIC LANDMARK – THE BAGLEY HOUSE**

**WHEREAS**, the Village of Hinsdale ("Village") is authorized pursuant to Article 11, Division 48.2 of the Illinois Municipal Code (65 ILCS 5/11-48.2-1 *et seq.*), to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

**WHEREAS**, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

**WHEREAS**, the Village received an application (the "Application") seeking to have the single-family residence located at 121 S. County Line Road, Hinsdale, Illinois (the "Subject House"), designated as a landmark. The Application was filed by Safina Uberoi and Lucas Ruecker (collectively, the "Applicant"), the legal owners of the Subject House. The property on which the Subject House is located is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on April 6, 2022, to consider the Application; and

**WHEREAS**, the Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested landmark designation; and

**WHEREAS**, the Commission has filed its report of Findings and Recommendation regarding the landmark designation in Case HPC Case No. 02-2022, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Application, the Findings and Recommendation of the Commission, and all of the materials, facts and circumstances related to the Application, and have determined that the Application satisfies the standards set forth in Section 14-3-1 of the Village Code.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the Findings and Recommendation of the Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**SECTION 3: Designation as Historic Landmark.** The nomination of the Subject House as a historic landmark is hereby approved and the Subject House is hereby designated as a historic landmark. The Subject House shall hereafter be subject to the requirements of Title 14 of the Village Code, as amended from time to time.

**SECTION 4: Notice to Owner of Record and Building Commissioner.** The Village Clerk is directed to send notice of the historic landmark designation of the Subject House to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

**SECTION 5: Not Applicable to Other Buildings.** The historic landmark designation approved by this Ordinance applies only to the Subject House and does not apply to any other building on the property at 121 S. County Line Road.

**SECTION 6: Recordation.** The Village Clerk is directed to cause a copy of this Ordinance be recorded promptly in the office of the Cook County Recorder of Deeds.

**SECTION 7: Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 8: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

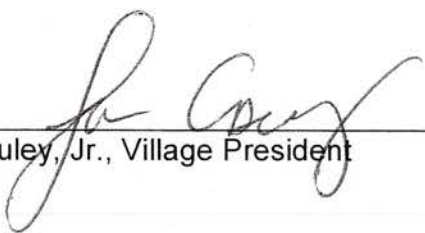
**PASSED** this 14th day of June 2022.

**AYES:** Trustees Posthuma, Haarlow, Stifflear, Fisher, Banke

**NAYS:** None

**ABSENT:** Trustee Byrnes

**APPROVED** by me this 14th day of June 2022 and attested by the Village Clerk this same day.

  
\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President



**ATTEST:**

  
\_\_\_\_\_  
Christine M. Bruton, Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE SOUTH ½ OF LOT 5 AND THE NORTH ½ OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST ¼ OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-07-105-007-0000

Commonly Known As: 121 S. County Line Road, Hinsdale, Illinois.



**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)  
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

**APPLICATION:** Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

**PROPERTY:** 121 S. County Line Road, Hinsdale, IL (PIN: 18-07-105-007)

**APPLICANT:** Safina Uberoi and Lukas Ruecker (the “Applicants”)

**REQUEST:** Local Landmark Designation

**HISTORIC PRESERVATION COMMISSION (HPC) REVIEW:** April 6, 2022

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** May 4, 2022

**SUMMARY OF REQUEST:** The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as “The Bagley House.” The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright’s early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20<sup>th</sup> century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

**PUBLIC HEARING SUMMARY:** A public hearing was held on Wednesday, April 6, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on March 10, 2022. The public hearing notice and transcript are attached.

At the public hearing held on April 6, 2022, Jean Follett, the historic preservation consultant, provided a presentation on the house and answered questions from the Historic Preservation Commission. Lukas Ruecker, one of the owners of record of the property, was also present at the meeting to answer questions from the Commission. No members of the public provided comments at the public hearing.

Ms. Follett provided a brief overview of what Hinsdale was like around the time when the Bagley House was originally constructed. Ms. Follett said this was a time of incredible growth in the Village with a population of 819 people in 1880, and 1,584 people in 1890, and 2,578 people in 1900.



Ms. Follett then explained the significant of the original owners, the Bagleys, who were quite notable even though they only owned the home for several years, constructing it in 1884 and selling it in 1897. Frederick Bagley was a marble merchant and owned a marble yard near where McCormick Place in Chicago is now located. Grace H. Bagley was deeply involved in social reform efforts involving Jane Addams and Hull House in Chicago. She was important in helping establish the first Juvenile Court in the nation in 1899 and was involved in the Women's Suffrage Movement. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.

The Bagleys appeared to have met Frank Lloyd Wright through his uncle, Jenkin Lloyd Jones, who was active in the nearby Unitarian Church. The house is located in the Highlands Subdivision, which was platted in the early 1880s.

Ms. Follett highlighted the architecture and design of the house. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble.

Ms. Follett presented some of the changes to the house, which are believed to have been done early on in the house's history in the early 20<sup>th</sup> century. Changes believed to have been made include the removal of a front screen designed by Frank Lloyd Wright in the front entry hall, changes to the front entry door and sidelights.

Ms. Follett gave an overview of the important features within the interior of the house and the original floor plan. One of the most notable features of the house is the octagonal library, which is similar to other building plans later designed by Frank Lloyd Wright. The shelves are not original, but the ceiling shape and flooring are original. A rear addition was completed in the 1980s. Other changes have been made to the upper floor layout, but a lot of the original plan is the same and original doors and woodwork have been preserved in many rooms.

Ms. Follett then showed other buildings designed by Frank Lloyd Wright around the same time when the Bagley House was constructed, including the Gale House in Oak Park, the Home and Studio in Oak Park, and the Winslow House in River Forest. Frank Lloyd Wright had previously worked under Louis Sullivan and he has not fully developed his iconic Prairie Style. However, buildings during this period showcase early experimentation with elements that would become key components of the Prairie Style.

Ms. Follett then presented original building elevations and historic photos of the home. Some of the original shingles under the horizontal siding. In the future, the roof and siding will be replaced with shingles similar to the original.

Mr. Bohnen then asked for an update on the progress of the house. Mr. Ruecker responded that they have stabilized the house and have chosen an architecture team to assist with future changes to the house. They are working toward planning for changes and construction. Several Commission members expressed excitement and support for the efforts of the homeowners.

The Commission then proceeded to review the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation, which are summarized in detail in the "Findings" section below.

In recommending approval of the Landmark Designation, the Historic Preservation Commission determined that one or more of the criteria set forth in Section 14-3-1 have been met. No members of



the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to recommend approval of the application for Landmark Designation for Case HPC-02-2022 – The Bagley House – 121 S. County Line Road was made by Commissioner Braden and seconded by Commissioner Weinberger. The vote carried by a roll call vote as follows:

<b>AYES:</b>	Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Commissioner Haarlow

**FINDINGS:** In recommending approval of Landmark Designation, the Historic Preservation Commission determined that several criteria set forth in Section 14-3-1 of Title 14 of the Village Code have been met. The following are the summary of Findings of the Historic Preservation Commission and information from the application submitted for consideration, with reference to the significant features in the exterior architectural appearance that should be protected and preserved:

A. General Considerations:

1. *The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.* The Commission found this criteria to be met.
2. *The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The house was designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history and the pioneer for what came to be known as the Prairie School architectural style. The Bagley House has been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.
3. *The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The Bagley House was designed by Frank Lloyd Wright, was constructed in 1894, and is an early example of his designs and experimentation with elements that later been critical components of the Prairie Style. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library.
4. *The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.* The applicant did not check this criteria, but the Commission believed that the octagonal library is a significant feature that is rare and that the Home and Studio in Oak Park was modeled after the design of the Bagley House. The Commission found this criteria to be met.
5. *The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.* Commissioner Braden stated at the meeting that the house is



associated with Ms. Bagley, who is associated with several philanthropic contributions to Hinsdale. In addition to other social reform efforts, Ms. Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale. There was a discussion between Commissioners on if this criteria was applicable. It was determined that the original homeowners were important and the house would be used for future educational efforts as a focal point of history in the Village. The Commission found this criteria to be met.

6. *The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.* The Commission and applicant found this criteria was not applicable and the house did not meet this criteria.

B. Architectural Significance:

1. *The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.* The Commission found this criteria to be met. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The gambrel-roofed Dutch Colonial house has a plan somewhat similar to several other Wright designs of the 1890s.
2. *The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.* The Commission found this criteria to be met. The octagonal library is of exceptional quality and represents elements of design later used by Frank Lloyd Wright in the well-known Prairie Style of architecture. Original interior features, including doors and wood work, have been well-preserved. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Mr. Bagley's business.
3. *The structure, building, site, or area exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.* There was a discussion on if this criteria was met. The Commission found this criteria to be met. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble. It was noted that the first floor is well preserved. Many elements of the house are also well-preserved. The 1983 two-story, glassed addition was completed at the rear of the house and was done appropriately with respect to the original architecture. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house. The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in horizontal siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.
4. *The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.* The Commission did not find this criteria to be met and is not applicable to this case.



C. Historic Significance:

1. *The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.* The Commission found this criteria to be met. Built in 1894, the Bagley House has several architectural elements that point to Wright's developing architectural style. The house is known to be the only example of a Frank Lloyd Wright designed house in the Village.
2. *The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. The house is designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history.
3. *The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. In addition to being associated with Frank Lloyd Wright, the Bagleys were notable in Village history and on a wider scale. Of note, Ms. Bagley was involved in social reform efforts centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.
4. *The structure, building, site, or area is associated with a notable historic event.* The Commission did not find this criteria to be met and is not applicable to this case.
5. *The structure, building, site, or area is associated with an antiquated use due to technological or social advances.* The Commission did not find this criteria to be met and is not applicable to this case.
6. *The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.* The Commission did not find this criteria to be met and is not applicable to this case.

**RECOMMENDATION:** Based on the findings set forth above, the Village of Hinsdale Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation.

Signed:   
John Bohnen, Chair  
Historic Preservation Commission  
Village of Hinsdale

Date: JUNE 1, 2022

## **Hinsdale Application for Local Landmark Designation**

**Address: 121 S. County Line Road**

**P.I.N.: 18-07-105-007**

### **Legal Description:**

The South ½ of Lot 5 and the North ½ of Lot 6 in Block 2 in Highlands, a subdivision of the North West ¼ of the West 800 Feet of the North 144 Feet of the South West ¼ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

## **II. SITE INFORMATION**

1. This Frank Lloyd Wright-designed house was built in 1894 on a 300' deep lot on the east side of South County Line Road. The original house has a 40' x 42' footprint with an octagonal library attached at the front of the north façade. A large addition was built across the rear of the house in 1986, extending the house to the east by 9 feet. An octagonal sunroom, attached by a pergola to the main house, was part of this addition. A 24' x 20' hipped-roof garage, probably from the early 20<sup>th</sup>-century, stands at the northeast corner of the lot. The garage has a 13' deep shed-roofed addition on the back. The lot is wooded and landscaped, with a sunken lawn in the front of the house. A landscaped terrace behind the house leads to another sunken lawn at the rear of the lot.

Description: The Frederick P. and Grace H. Bagley House was built in 1894. It is one of the first designs by Frank Lloyd Wright after he established his independent practice in Chicago. Wright, whose career was both long and prolific, is widely recognized as one of the most important architects in American history. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The house sits on the east side of County Line Road in a subdivision that was platted in 1891. Adolph Froscher, one of Hinsdale's finest homebuilders, was the contractor.

The Bagley House has long been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.

Frederick P. Bagley (1861-1933) was a marble merchant who had arrived in Chicago from his home state of Michigan in 1884. His marble yard, which specialized in marble brought from Georgia, was located near 18th and Canal streets along the railroad tracks. He married Grace Hodges Bagley (1860-1944), a native Illinoisan, in 1885. The Bagleys lived in the fashionable area around Prairie Avenue. They were active members of the nearby Unitarian church led by Jenkin Lloyd Jones, Frank Lloyd Wright's uncle. It seems likely that it was through Jones and their church membership that the Bagleys met the young Wright.

Grace Bagley was deeply involved with the social reform network centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of



Hinsdale. In 1893 she and her husband approached Wright to design a second home for their family in Hinsdale. They would be able to enjoy a bucolic site and to take advantage of easy access into the city from the nearby Highlands railroad station. In January, 1894 Froscher approved Wright's drawings and construction soon began.

The Bagleys built a gambrel-roofed Dutch Colonial house with a plan somewhat similar to several other Wright designs of the 1890s, including his own home in Oak Park. The deep front and rear porches, with access into the main living areas through French doors, gave the family of five ready access to their wooded lot. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Bagley's business. Inside, a spacious entry hall was dominated by a flowing staircase with the simple, screen-like railings that would become one of Wright's signature design features. A large living room spanned the front of the house and opened to a bay-windowed dining room on the rear. An inglenook, set behind marble columns and lined with deep red marble slabs, was set in the interior corner of the living room. The northeast corner of the plan was reserved for service areas: a pantry, a kitchen and rear stairs. Off the first landing of the main staircase was a cozy octagonal library with a band of windows above the bookcases and a domed ceiling. Upstairs, the house had 6 bedrooms and a bathroom arranged around a central hall. The attic held additional living space.

The first floor plan of the main house remains just as Wright designed it, with some minor changes to the woodwork and a picture window in the south wall of the living room that probably dates from the mid-20<sup>th</sup> century. Although the 1894 plan is still in place, in 1983 a large, two-story, glassed addition was constructed across the rear of the house, creating a family eating area off the kitchen and a large family room with a fireplace. With numerous doors opening to the back yard, the addition also has a large central skylight. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house.

Changing fashions and a series of 20<sup>th</sup>-century owners have led to several changes on the second floor. The southeast bedroom is now a closet and bathing area, connecting to a toilet room and sink area. A small secondary hallway passes through this area to the primary bedroom on the southwest corner of the house. The primary bedroom occupies a space that was formerly two bedrooms. The northeast bedroom has been enlarged to the east over the kitchen wing, using several re-purposed windows from nearby bedrooms.

The third floor has a living room, bedroom, bathroom and storage areas. The original dormer window adjacent to the chimney has been expanded to provide additional light and egress.

The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in artificial siding. The original shingle siding remains on the walls, underneath this 20<sup>th</sup>-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.

The Bagleys kept their County Line Road house for just a few years. Labor issues caused Frederick Bagley to close his marble yard in 1904 and the family soon left Illinois to start a new life in Boston. Little is known of subsequent owners prior to World War I, but Mr. and Mrs. Chauncey Lamb owned the house in the 1930s. After World War II the Dezendorf family purchased it from the Lambs. Nelson C. Dezendorf was an executive at the nearby Electro-Motive plant and one of fifteen Electro-Motive managers living in Hinsdale at the time.

The house fell into disrepair in the 1970s and, after a failed rehabilitation attempt, was purchased by Jerry and Jeannette Goldstone in 1977. The Goldstones did a number of renovations over the years, including a major, award-winning addition in 1983. The current, preservation-minded owners purchased the house from the Goldstones in 2021 and expect to rehabilitate it, restoring some of its missing Wright features and bringing it up to 21<sup>st</sup>-century building codes.



FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS



1. Bagley House-Historic Photo c.1895 West facade



2. Bagley House-Historic Photo c.1910 West Façade



FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS



3. Bagley House-West façade & Library



4. Bagley House-Front Porch  
Showing marble columns and  
marble facing on supports

FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS



5. Bagley House—West façade detail



6. Bagley House—South façade



FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS



7. Bagley House—East façade with 1983 addition and gazebo



8. Bagley House—East façade detail  
Second story bedroom expansion and attic dormer

FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS



9. Bagley House-North façade



10. Bagley House—North façade service entrance



FREDERICK P. & GRACE H. BAGLEY HOUSE  
121 S. COUNTY LINE ROAD  
HINSDALE LANDMARK NOMINATION  
PHOTOS





11. Bagley House-Original Shingles



12. Bagley House-Garage looking northeast

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 505 S. County Line Road	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-115-036-0000; 18-07-115-037-0000; 18-07-115-038-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> L.H. Freer House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1902	
<b>Architectural Style</b> Classical Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>History provided by the Hinsdale Historical Society and Representative of Owner</li> </ul>	
<b>Additional Photos</b>	
	





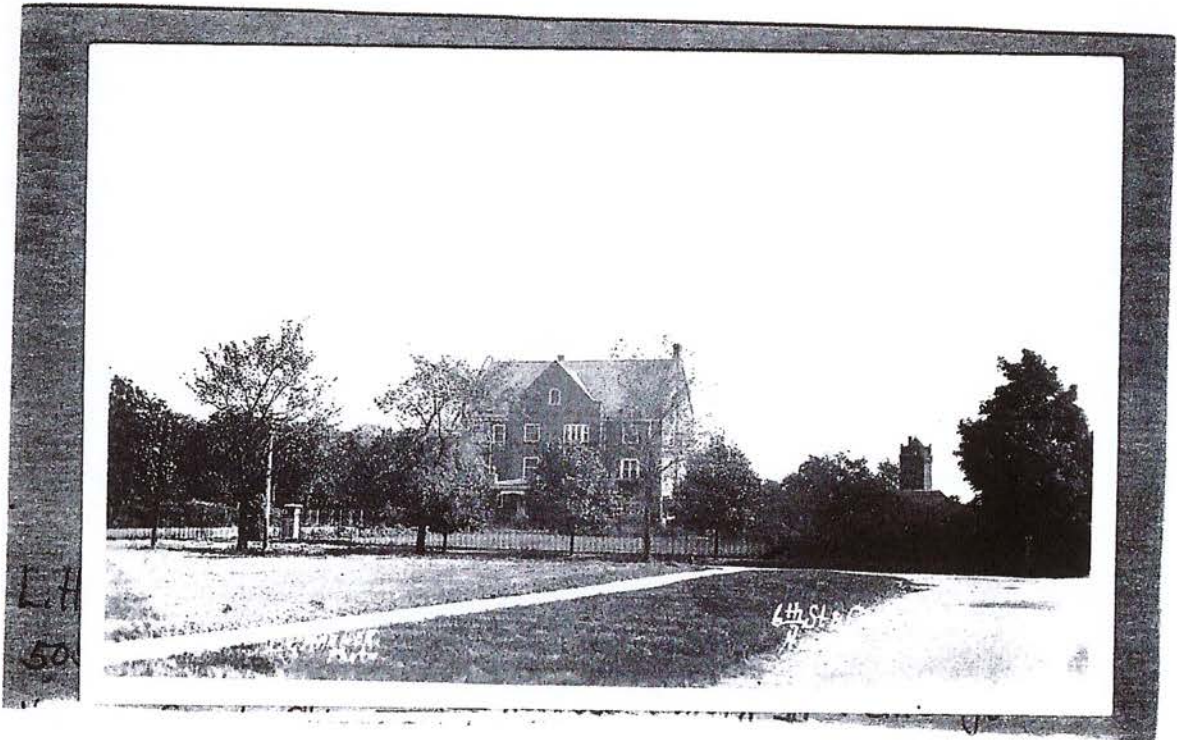
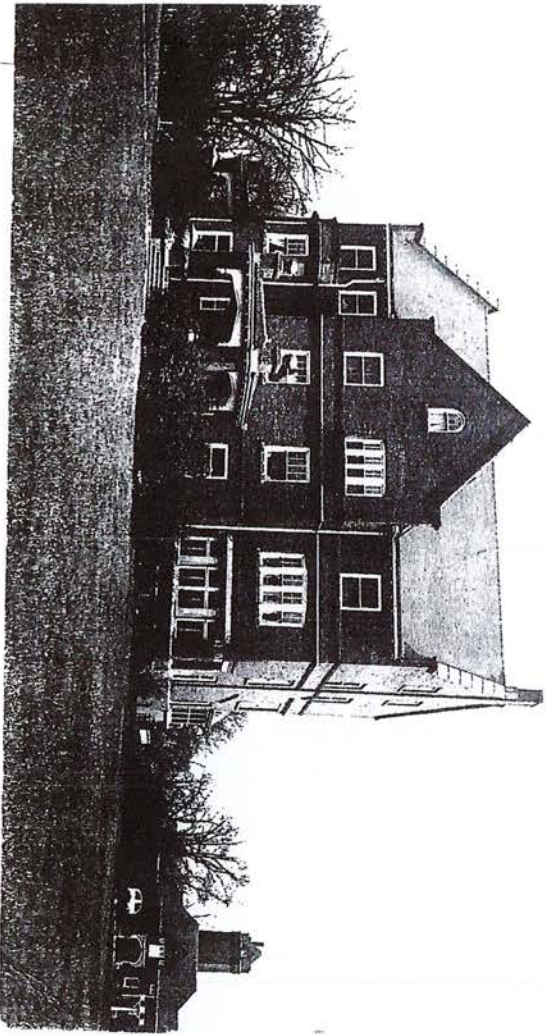
File  
505  
S. County line

Home of Lemuel Hinton Free and Family - built 1901  
505 South County line Road  
Present home of Fred Krehvil Family





ONE OF HINSDALE (N.) SHOW PLACES



Today, the house at 505 South County Line Road completely belies its origins with a hard Tudor Revival design that formerly displayed all the blunt inelegance of late Victorian architecture. Designed by an architect principally associated with institutional buildings, who valued utility over beauty, it was commissioned about 1900 by Lemuel Hinton Freer, the son of a prosperous Chicago lawyer. As built, the structure stood at four storeys over a basement, an awkward and irregular brick mass which, together with a separate stable building and gardener's house, lay at the edge of a large site between Woodside Avenue and East Sixth Street. Freer had first acquired the property in 1897, and after erecting the house he gradually developed the grounds into picturesque gardens with extensive plantings, serpentine walks and a pond; there was also in the grounds a 'hennery,' a building which must have even further contributed to the property the sense of a compact rural idyll. Now both house and its setting have been greatly reduced in scale, the house itself transformed after the two upper floors were removed and its architecture entirely remodeled under the guiding elegance of the Georgian style.

At the time the house was built Hinsdale was less than thirty years old and a place in transition. In the 1860s the entrepreneur William Robbins acquired some 700 acres here in a wooded and hilly region in the valley of the Des Plaines River and its Salt Creek tributary. Having granted rights of way to the Chicago, Burlington and Quincy Railroad, Robbins built himself a house and then, assisted by the landscape designer Horace W.S. Cleveland, laid out the lands south of the railway for development. The town of Hinsdale was eventually incorporated in 1873 and by 1900 it was a steadily expanding railway suburb with a population of about 2,500, with this figure set to double within twenty years.

Lemuel Freer, whose family was well established in the real estate business, was likely to have been first attracted to Hinsdale by its opportunities for development. He was the son of Lemuel Covell Paine Freer (1813 – 1892), a figure who today is remembered principally as leading advocate for the abolition of slavery. The social reformer William Lloyd Garrison stayed with the family in 1865 and he found the elder Freer 'a quiet, thoughtful, sensible man' and the head of a sizeable household, including eight children, then residing at 247 Michigan Avenue in 'handsome style on the most desirable avenue in the city...[with] boundless a sea-view as the Atlantic Ocean.' Freer had by then built his considerable prosperity not on a legal career, but on wise real estate investments in the city, and it was from these that his son eventually benefitted, succeeding to a sizable portion following his father's death in 1892, which ultimately enabled him to build at Hinsdale.

The younger Lemuel, who was born in 1850, had spent much of his early career at the family ranch in Colorado before returning to Chicago in the 1890s, settling first at LaGrange where he was still a resident in 1900, living there with his wife Mary, six children, and two servants – a cook and a coachman. Significantly, in the census of that year he listed his occupation as capitalist, having joined his brother in the family business. By 1910 the Freers had moved to their new house at Hinsdale where they had a larger staff that included an Irish-born chauffeur, James Kinney, and a German-born gardener, William Eggert.



To design the house Freer had chosen Joseph Corson Llewellyn, another resident of nearby La Grange, who had previously been employed on some of the Freers' other building ventures. Born in Philadelphia in 1855, Llewellyn had building in his blood. The son of a carpenter, he had studied architecture at the University of Illinois under Rev. Nathan C. Ricker, who's practical approach, which expounded the virtues of 'good and honest construction', contrasted entirely with the established Beaux Arts tradition with its emphasis on aesthetics and design. Ricker's teaching, however, was influential and corresponded well with Llewellyn's family background in construction and eventually the young graduate became his assistant from 1877 to 1879.

By 1893 Llewellyn had settled near Chicago, setting up his practice in time to witness the creation of the World's Columbian Exposition that year. However, although he acknowledged the rise of American Renaissance architecture in his work, and fused modern and traditional elements, his approach remained consistently conservative, with a preference for safe and solid construction using quality material. This was something that was perfectly suited to industrial buildings and ultimately for the institutional buildings where Llewellyn found his true *métier*. Residential architecture, however, remained a significant part of his output, and Llewellyn's practice flourished, so that at the time he was commissioned to design Freer's house he was head of the Chicago Architectural Club, had just been appointed president of the Architectural League of America and had won the commission to design the new College of Agriculture (Davenport Hall) at his former university.

At Hinsdale Llewellyn used some of the architectural devices that characterized many of his buildings, including his choice of continuous stone string courses to help unify the different facades, and the use of broad, steeply gabled projections which in this instance helped to assert the design's understated Tudor vocabulary. His preference for brick undoubtedly was a reflection of the practical grounding he had received under Ricker, and there is the tradition that in this instance the material had in fact, appropriately enough, been acquired from an old dormitory building at Harvard University.

The design adopts an L-plan, thereby creating two show facades, west and north, each originally given a substantial and boldly detailed open porch at the entrances, with the one on the north side treated as a porte cochere, thus signifying it as the main front. A canted bay window was projected on the corner between the two fronts, and throughout the building the windows were all irregularly disposed, and varied between typical sashes – the upper sashes given glazing bars – and mullioned casements. The strongest architectural treatment was reserved for the living room window on the ground floor of the west front, recessed behind a columnar screen adorned with carved capital and brackets. Inside, the plan was more imaginative, with the rooms on the main floor successfully blending function and architectural interest, most evident in the oval dining room and the octagonal reception room which contributed to the layout a more successful expression of the picturesque idea that had been so earnestly attempted with the exteriors. At basement level the plan provided for a bowling alley, extending under the hall, and a billiard room, as well as staff accommodation and storage. The bedrooms were all distributed across the two upper floors, while the most novel aspect of the interior



was represented by the ballroom, accommodated in the gabled attic storey and an indication perhaps of the ambitious entertainments that were hosted in this era.

The Freers did not enjoy the property for very long, however, and were no longer living there by 1915 when Roger Charles Sullivan (1861 -1920), owner of the Sawyer Biscuit Company and former president of the Ogden Gas Company, became its resident. Sullivan who was the son of Kenmare – born Irish immigrants, had become a leading political figure, the so-called democratic boss of Chicago politics, and had narrowly lost the race for a senate seat in the elections held the previous year. It is unclear precisely how long Sullivan lived in Hinsdale, but within a few years the house had been acquired by Francis Stuyvesant Peabody, who apparently gifted the property to his son as a thirtieth birthday present.

Francis Stuyvesant Peabody (1858 – 1922) was the founder in the 1880s of the Peabody Coal Company, a business which greatly prospered after the First World War to become one of the largest coal companies in the U.S. Following the death of his first wife, Mary Henderson, in 1907, Francis remarried in 1909. His new wife, Mary Gertrude Sullivan was a native of Hinsdale and they moved there in 1911, having acquired the house on the corner of Third and Washington built by George Robbins in 1889. They continued to reside there until 1921, when they moved to Mayslake Hall, a large Tudor Revival house they had built on an 800 acre estate in DuPage County, and it was there that Peabody died just three years later, on horseback, having been stricken by a heart attack in pursuit of the first fox of the season.

By the time he acquired the house, Peabody's only son, Stuyvesant (1888 – 1946), known as Jack, had already succeeded his father as president of the company. He had earlier married Anita Healy, daughter of Patrick J. Healy, a founder in the 1860s of Lyon & Healy of Chicago, the well-known makers of musical instruments and together they employed the rising country house architect David Adler to remodel the interior of their new house.

Adler, who had been a student in the Ecole des Beaux Arts in Paris, returned to Chicago in 1911, having traveled extensively throughout Europe, imbibing its rich architectural traditions. He successfully applied his experience to his work, which was to become almost exclusively devoted to domestic design, ranging from the routine remodeling of older buildings, which formed a considerable part of his work, to ambitious new designs in either French, Italian or English inspired styles. Unlike his predecessor Llewellyn, Adler was less technically minded – in fact, he had avoided the construction concours at the Ecole – and instead devoted himself to the aesthetic challenges of design, and to the merits of symmetry, balance and proportion, to which he also contributed an inherent sense of good taste.

At Hinsdale, while Adler's role was limited, if not curtailed, its impact was transformative, achieved simply by his introduction of greater elegance and order, applied externally simply by replacing the cumbersome Victorian porches with classical porticoes, the introduction of uniform and handsomely

proportioned Georgian-style sashes and the remodeling of the main entrance with a pleasing pedimented and fanlit doorcase. Inside, the living room was enlarged, but his major contribution involved the creation of a library, formed out of the music room, which was enlarged by extending it into the former west hallway. The walls of the new library were lined with timber paneling, decorated with niches, and incorporated antique pine brought from England. Similar interiors recur in many of Adler's houses and reflect his association at this period with the busy trans-Atlantic trade in dismantled Georgian interiors. The Hinsdale library was furnished with a collection that reflected Jack Peabody's interest in sports – undoubtedly an inherited passion, for his father had been a member of many of Chicago's sporting clubs. There were books on fishing, cricket, and sailing but most were devoted to field sports, and in particular to horses (Peabody also owned a 450 – acre stud farm at Romeoville where he bred racehorses) and fox hunting (including the works of the Irish writers Somerville and Ross) – the sport in which his father was engaged when he died. When Jack Peabody died in 1946, his widow donated his library to DePaul University, where it now forms the Stuyvesant Sports Collection.

It is understood that it was Adler's intention to remodel the upper floors, but for reasons that are not known this was never carried out and so the rooms remained largely untouched. The Peabodys continued to use the Freers' ballroom, thought entertainments here were centered, not on the dance floor, but on a boxing ring which had been formed in the space, yet another indication of the family's keenness for sports. It is therefore unclear when precisely the upper floors were removed, although they were apparently still in existence into the early 1930s. Ultimately, however, the two unwieldy upper floors with their forbidding gables were taken off, the brick sold, and so the material was twice recycled, used to build a house in the city (itself since demolished). The house was owned for about thirty years by the Duncan family and their daughter Wilma Castle.

When the house was bought in 1974 it still retained some elements of the old house, including the maids' bedrooms, and cedar-lined room sized closets, but these were gradually altered as the house was upgraded and restored. Extensive works were carried out in the 1980s which included a bowed sun room extending from the south gable; off the east gable a garage was added, and over it a guest apartment. These were part of improvements overseen by the architect Thomas Beeby, a partner in the Chicago firm of Hammond, Beeby and Babka who was then dean of the Yale school of architecture and who was later employed at 1260 Lake Shore Drive. The interior decoration was under taken by Imogen Taylor of Colefax and Fowler, a firm whose understanding of historic interiors and celebrated interpretation of the English country house style was perfectly complementary to David Adler's vision and tastes; in some ways their achievements may be considered to have helped to realize some of the architect's unfulfilled ambitions for the house. For example, the introduction in the dining room of an eighteenth-century, richly carved timber chimneypiece and overmantel seems entirely worthy of Adler's Georgian sensibilities, while throughout the house the sophisticated use of colors and fabrics helps to draw out the architectural qualities of the interior while adding an atmosphere of comfort and warmth that make this a perfect family home.



**Hinsdale Center for the Arts  
2007 Holiday House Tour  
505 County Line Road**

**Entry /Port-Cochere:**

A conservatory style entry way compliments the oval lawn to the left. The home was built in the early 1900's. When the current owners purchased the residence both the home and the grounds needed TLC. Once you are inside the home, if you can tear yourself away from the wonderful interior design, look out the windows to appreciate the gardens and the vistas. We are pleased to share this home with you today, and want to thank you for coming out to support Hinsdale Center for the Arts.

**Great Hall:**

The Great Hall is the heart of the home and offers a point of entry into all of the main rooms on the homes first floor. A grand staircase leads to the private rooms above. Mirror on landing is from the 18<sup>th</sup> Century by Petsch. The grand piano anchors the space which is filled with Asian influenced antiques and artifacts. The screen behind the piano is an 18<sup>th</sup> century Chinese wallpaper motif on a modern screen frame. The hall reflects many of the themes that are carried out throughout the first floor interior design. Walls are covered in a damask fabric. Upon entry guests are treated to the beginning of a private art collection that will be reflected throughout the home. The large scale paintings on the walls are 18<sup>th</sup> century Russian. The furniture; sofa and chairs are attributed to Chippendale.

**Drawing Room**

The Lady's drawing room evokes a French charm. The oval room features a French chandelier, Needlepoint pictures. A French clock is set into a niche in the wall. The chandelier is French and the mirror on the east wall is 18<sup>th</sup> century Chippendale.

**Library:**

This warm and inviting room offers a glimpse into the noble world of literature. Antique books and objet d'art are the main interest of this room. Surrounded on all sides by books of numerous subject and age, the room is furnished comfortably inviting guests to relax and read. Equestrian themed paintings invoke an Irish Manor sentiment. The panel walls were imported from England in 1919 by David Adler when he was undertook an early remodeling of the home. Notice the two doors on the north wall. They once lead to rooms on the other side of the original home they were built for. Objects of interest are the 17<sup>th</sup> century Italian model of a tower. The French bronze and ormolu lamps are early 19<sup>th</sup> century. All the books have been passed down through the generations by the owner's grandparents and parents in addition to the extensive collection of books that the owner has collected himself.

**Living room:**

The focal point of the living room is the ornate fireplace mantle. All the wood work in this room is majestic. Notice the dentil and egg and dart work featured in the crown molding. The room features wide plank hard wood floors covered by a delicate needle point carpet. The colors are warm and buttery shades of yellow. The furniture is refined with its soft textures and fringed skirts. The room is divided into two sections with different sitting areas and is filled with treasures. A French impressionist painting depicting a salon scene hangs over the fireplace. The gilt chairs are attributed to Chippendale as are the Mirrors and side cabinet in the corner. Of special interest in the room is the green pine cone on the sofa table and the family photos which the owners count as their most treasured possessions.

**Trellis Room:**

This large and inviting room serves as an entry into the outdoor rooms of the home. It is called the trellis room due to the ornate trellis work that is fastened to the walls and ceiling of the room. Filled with plants and antique urns the room is warm and inviting. Books make up the main collection of the room, indicating that the space is used for quiet reflection and reading. The travertine floor marks a transition from the formal rooms of the home to the less formal yet hardly less grand rooms.

Notice the 18<sup>th</sup> century painted Italian cabinet.



**Sun Porch:**

This Semi-circular room radiates off of the living room and Trellis room. The beamed ceiling provides an uplifting volume to the room as do the marbled painted floors. Here we are offered the best view of the boxwood rose garden. The meticulous nature of the garden is reflected in the furnishings of the room. Wicker furniture carries on the trellis theme seen in the previous room. Topiaries anchor the south windows while the north walls portray painted topiaries. Regal sea shell urns provide balance and interest to the room. A 19<sup>th</sup> century bird house and boat models add to the décor and ambiance of the room. The large scale painting on the north wall is a 21<sup>st</sup> cent Chinese/French oil. The model sailing vessels are replicas of boats the owner has raced in the past.

**Dining room:**

The oval dining room features a one of a kind crystal chandelier an oval 18<sup>th</sup> century French dining table. The chairs are modern and were created to match the décor of the room. The Chandelier is Russian and still uses candle light. The side tables are 17<sup>th</sup> century Chinese. Tromp d'oeil blue Chinese urns decorate the walls.

**Breakfast Room:**

The coral walls are capped with a fabric festooned border. An Empire dining table rests upon a needlepoint carpet. The ornate Empire sideboard displays a magnificent collection of china. The room is lit by a bronze chandelier and ormolu sconces. The lace tablecloth is Italian and the family Christmas china is displayed on the table.

**Guest Quarters:**

Painted marble floors welcome you. Shell covered ornaments are set into niches in the wall. A hidden kitchen is located at the entry and is adorned by a wall of Austrian China. Chinese screens flank the windows which look out over the neo-classical pool. A fireplace provides the perfect setting for the tufted and fringed furniture. Roman busts and antique purses reflect the classical nature of the room. This symmetry is further evidenced in the sleeping quarters. Books again provide a main source of ornamentation and welcome you into the homeowner's world. Hospitality and old world allure resound in this magnificent home.

---

## 505 South County Line Road

Built in 1902 for the Lemuel Freer family by Adolph Froscher. Architect, if any, unknown. Hinsdale resident, Katherine Froscher Hall, verified the fact that her grandfather built this house as well as the coach house (still standing, though remodeled, on the east side of the principle structure) and two additional homes on ~~either side~~ of 505 South County Line Road. These two homes were wedding gifts from Lemuel Freer to his daughters ~~and son~~.

*the south side*

Mrs. Hall stated that Adolph Froscher was a carpenter and general contractor. He was often employed to build circular stairs for church steeples throughout the area, possibly the only individual capable to do such work. He had no academic training as an architect or engineer but apparently was very accomplished. Other buildings credited to Adolph Froscher include the Hinsdale Club, Barth Pharmacy, 318 South Garfield, 104 East Fourth, 333 South Park, 222 East Sixth, 106 East Eighth, 8 East Third (see *Hinsdale the Beautiful*).

John T. Ziegweid<sup>(\*)</sup> provided the following ownership/other information:

1902 - Lemuel Freer

1914 - Francis Stuyvesant Peabody, passing to his son,

Stuyvesant (Jack) Peabody and his wife, Anita Healy Peabody (Anita of Lyon & Healy music family, later to inherit the L&H building in Chicago that she donated to DePaul University who still uses it today.) Mrs. Hall thought that Jack used the home only in the summers and recalled dog kennels at the rear of the property where Jack Peabody bred/kept/raised Boston Bulldogs as a hobby.

1916 - Highlands, the area boarded by County Line, roughly the tollway, Chicago Avenue and Sixth Street, became part of Hinsdale. Prior to this time, this area was part of Western Springs.

1934/5 - William Thompson. Thompson never lived in the house but rented it to wealthy families, most notably the Phelps family.

Late 1930's? - C.D. Duncan, owner of the now closed Spinning Wheel restaurant on Ogden Avenue in Hinsdale (currently Hinsdale Hospital auxiliary building). Duncan's daughter Wilma inherited the business and the house. Wilma married Fred Castle and their family continued living in the house until selling it to

1974 ~~1980?~~ - Fred Krehbiel, possibly passing to one additional owner between Castle and Krehbiel.

It was believed that the Duncans removed the top floor of the home (containing a ball room) in the late 1930's (see photographs in green book #2 and photo file).

*John T. Ziegweid*

Courtesy of Hinsdale  
Historical Society

*(\*) Mr. Ziegweid privately researched this home*



## **Information on 505 S. County Line Road**

Parcel ID#: 18-07-115-006-0000

Lot size: 800' x 144'

House square footage: 10765

Built: 1903

## **Research results - May 5, 1998 at Cook County Building, 118 N. Clark Street, Chicago (312-443-5050)**

### **Book 22G - Page 34 - Block 4 - Lots 1-16 - Record Date: November 16, 1891**

- Henry Phipps Jr. sold to Lemuel H. Freer on March 15, 1901
- Lemuel Freer provided a warranty deed to Katherine F. Lynne on April 30, 1915
- Katherine Lynne signed a quit claim dated May 1, 1915 to Francis Peabody, filed on March 20, 1919
- Francis Peabody signed a quit claim to Stuyvestant Peabody, dated July 23, 1919
- Stuyvestant Peabody provided a warranty deed to William W. Thompson, dated April 18, 1934

### **Lots 1- 8**

- William Thompson sold lots 1-8 to Joseph Gross on February 26, 1936
  - Property deed for lots 1-8 was returned to William Thompson on May 18, 1943
- William Thompson subdivided lots 4 & 5 into three lots on May 12, 1943
  - Thompson sold new lot 2 to Albert Yort on June 14, 1943
  - Thompson sold new lot 3 to John Cermak on July 10, 1945
  - Thompson sold new lot 1 to Fred Daniel on May 12, 1951
- William Thompson sold lots 7 & 8 to Vacia Duncan on May 22, 1944 (\$20,000)
  - Charles Duncan took out a loan with Chicago Title & Trust on May 22, 1944
  - Back taxes were paid to T.H. Clifton, Collector of Hinsdale on July 19, 1944
  - Chicago Title & Trust showed the loan was repaid in full by April 22, 1945
- William Thompson sold lot 6 to Vacia Duncan on April 16, 1945 (\$10,000)
- Vacia Duncan signed a quit claim for lots 6-8 to Wilma Castle on February 28, 1961
- Wilma Castle sold lots 6-8 to Fred Krehbiel on August 21, 1974 (\$250,000)

### **Lot 9**

- William Thompson sold lot 9 to Evelyn Lundberg on December 8, 1939
- Evelyn :Lundberg sold lot 9 to Robert Brinker on July 25, 1961
- Fred Krehbiel bought lot 9 in 1996 from Robert Brinker

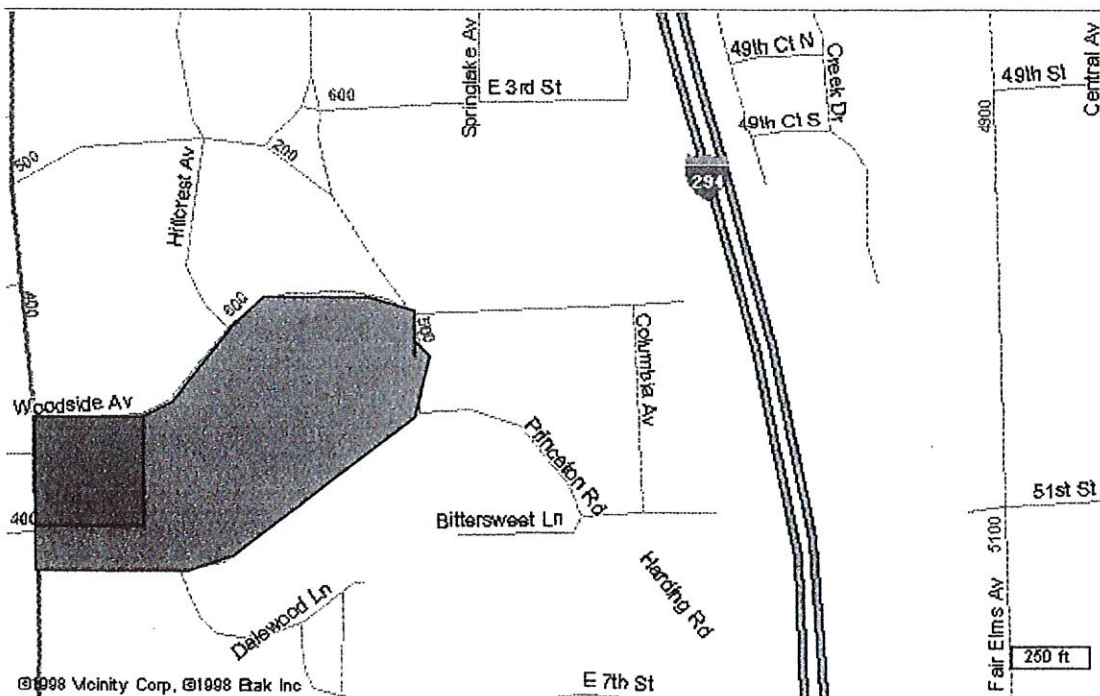
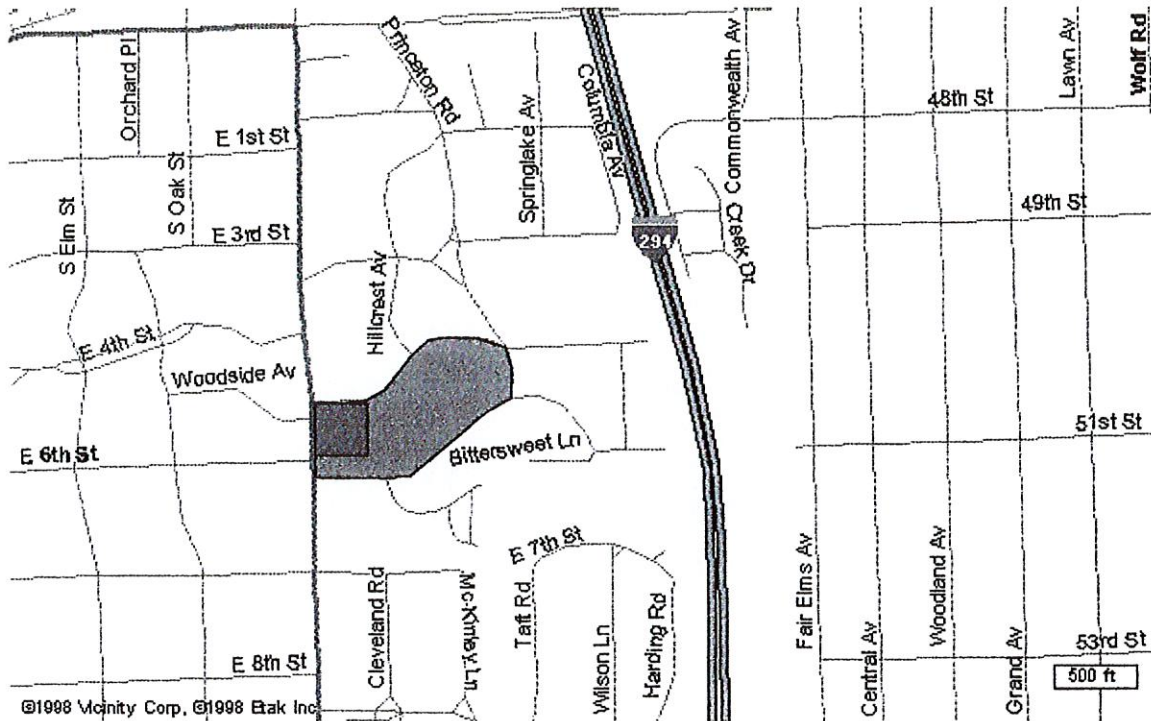
### **Lots 10-16**

- William Thompson sold Lot 11 to Raymond Soukup on September 7, 1937
- William Thompson sold Lots 10, 12 to 16 to Raymond Soukup on July 15, 1944

# 505 South County Line Road, Hinsdale, Illinois

Light green = Original lot

Dark green = Lot in 1974





1 The cost would be approximately . . .

### 2 FREER HOME PURCHASED

3 A real estate transaction of much interest has  
4 been recently closed wherein Mrs. L. H. Freer  
5 sells her County Line home to Ralph G. Ar-  
6 nold. The Freer home has been considered one  
7 of the handsomest and most artistic in Hinsdale.  
8 its beautiful grounds overlooking the rolling  
9 Woodlands to the south and east, are beautiful-  
0 ly landscaped with trees and shrubs of the  
1 choicest varieties. . . . 3-20-26

2 Garden Club of Illinois

### Old Estate Shows Result Of Expert Modernization

When W. W. Thompson of Hinsdale purchased the property, originally the caretaker's residence on the former estate of Stuyvesant Peabody on County Line road, the building was definitely outmoded, faced the wrong way, and although well built was covered with the dust of decades of disuse.

The story of how Mr. Thompson, with the co-operation of Architect Harford Field of Hinsdale, remodeled the house and made it into a livable and comfortable home, was told in the Chicago Tribune last Sunday.

Enduring red brick walls were thoroughly cleaned and a new asphalt shingle roof was laid. The interior of the house was changed from a maze of 19th century nooks and cubbyholes to a modern, well-lighted and spacious home. Partitions were ripped out and the old room arrangement gave way to the new; in which the living quarters are in seclusion at the rear of the house, a modern idea being seen more and more in new homes.

4-30-36



# ECHOES

of the

## PAST

(TWENTY YEARS AGO)

Saturday, April 17, 1915

IN \$100,000 HOME

Roger C. Sullivan, leader of the Illinois Democracy, has turned country gentleman.

On May 1st, Mr. Sullivan and his family will move to the splendid suburban home and baronial estate of L. R. Freer, just outside Hinsdale, but across the County Line road.

There has been much mystery in the deal, as a result of which Mr. Sullivan becomes lord of the \$100,000 Freer manor of twenty acres, and of the Freer mansion of forty rooms. It is not yet quite finished. Three months ago Francis S. Peabody, chairman of the board of the Consumer's company and one of Mr. Sullivan's most intimate friends, secured an option on the property. Later, he arranged the purchase.

• • •

BOB

4-18-35





### 505 South County Line Road

(Information compiled by John T. Ziegweid)

Lemuel H. Freer purchased the property from Phipps in April, 1901.\*\* JTZ has copied the transfer papers. It is surmised the home was built during that same year.

Francis S. Peabody purchased the property from Freer

The next owners of record are Stuyvesant "Jack" Peabody and his wife, Anita Healy (Lyon & Healy family) Peabody, recorded in 1919.

The Peabodys sold to William W. Thompson\* and his wife, Florence, in 1934. While the Thompsons owned the home, it was rented by the Phelps family. The Phelps family had previously rented the 'Hallmark House' at 142 East First Street. They left 505 South County Line Road when they purchased and moved to the Mitchell house on First Street.

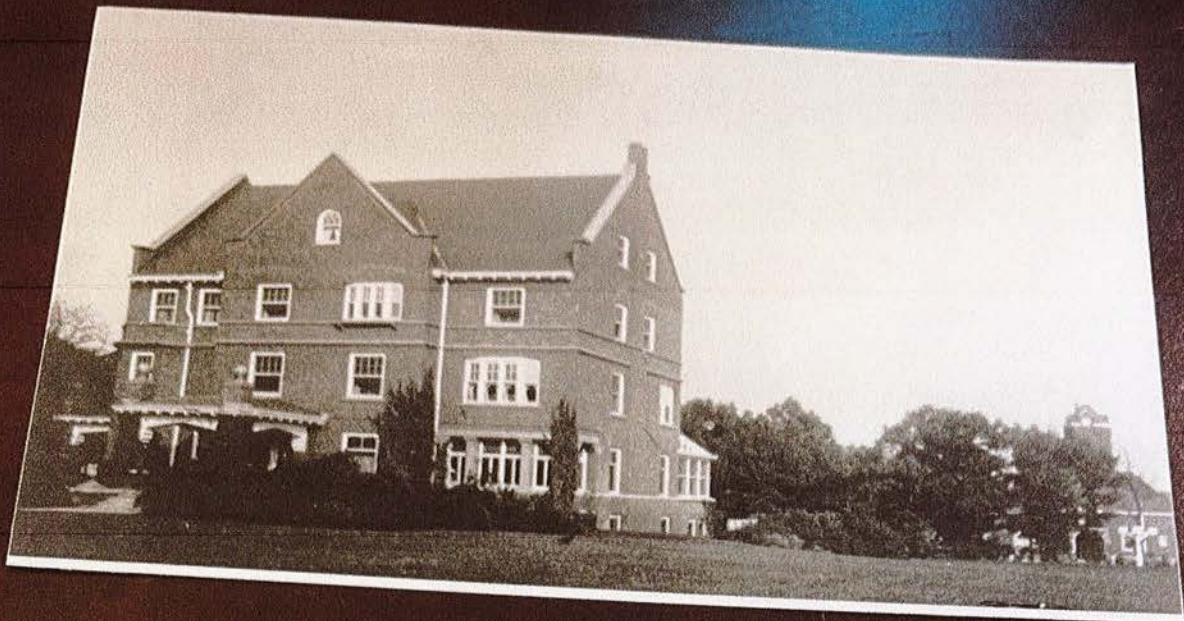
In 1944, the property was transferred to Vacia (Mrs. C. D.) Duncan. The Duncans lived here until their death, upon which the property was transferred to their daughter, Wilma Duncan Castle, who may have been living in the house at the time. Vacia and her husband had started the Spinning Wheel Restaurant on land they owned north of Ogden Avenue. The restaurant business was later sold to Fred Harvey.

The property was sold by the Castles to Fred Krehbiel.

\*not the same William Thompson who lived at the southwest corner of First and Elm.  
\*\**Village on the County Line* indicates the property was purchased in 1897.

JTZ 986-5607






L. H. FREER RESIDENCE.

HINSDALE, ILL.



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 644 S. County Line Road	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-403-017	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> George Burnell House	
<b>Architect</b> M. Harlow Jr.	
<b>Date Constructed</b> 1928	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / Historically Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	644
DIRECTION	S
STREET:	County Line
ABB	RD
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS (HD)



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Despite addition, this remains an excellent example of mid-1920s Colonial Revival architecture.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1928	ROOF TYPE	Side gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/pivot/fixed
		WINDOW CONFIG	8/8; 1-light
SIGNIFICANT FEATURES	Side gable roof with cornice returns & dentil trim; front entry portico with round columns; 3 front dormers with triangular pediments; historic 8/8 wood windows with blind round arches above on 1st story		
ALTERATIONS	1.5 story north side addition (1994)		



### HISTORIC INFORMATION

HISTORIC NAME	Burnell, George House
COMMON NAME	
PERMIT NO	1453
COST	
ARCHITECT	Harlow, M. Jr.
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



### HISTORIC INFO

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### LANDSCAPE

Northwest corner of Seventh and County Line Road; front sidewalk; circular front and rear driveways; similar setbacks; mature trees


### PHOTO INFORMATION

ROLL1	11
FRAMES1	11, 10
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\CountyLine\inesouth644.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/2/2006
SURVEYAREA	ROBBINS II

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 5901 S. County Line Road	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-18-108-001-0000; 18-18-300-001-0000	
<b>Zoning District</b> OS Open Space Zoning District	
<b>Land Use</b> Vacant – Former Single Family Home Moved from 327 S. Oak Street; Located in the Village of Hinsdale KLM Katherine Legge Memorial Park	
<b>Historic Name</b> R. Harold Zook Home and Studio	
<b>Architect</b> R. Harold Zook	
<b>Date Constructed</b> 1924	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Robbins Park I Survey (2002) - Significant</li> <li>• Survey sheets from when property was located at 327 S. Oak Street</li> </ul>	



across a deep ravine from noted landscape architect Jens Jensen's studio. Occasionally they collaborated. Later he practiced in California. His work is typically Prairie School style, characterized by horizontal lines, broad overhangs, and ribbons of windows. Many of his designs are more symmetrical than Wright's. He favored the use of rough-faced limestone. The Harold Klock Residence, 306 S. County Line Road, c. 1940, is Late Prairie in style. It is referenced in Martin Hackl's book, *The Work of John S. Van Bergen, Architect*.

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb, leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

house, and one remodeling within the Robbins Survey area. Three of these residences are exceptional Tudor Revival designs: S. B. Smith House, 46 S. County Line (1928), the Robert P. Lapham House at 430 E. Third Street (1936), and the R. Harold Zook House at 327 S. Oak Street (1924). The fourth Tudor Revival style home, located at 434 E. Third Street, has been extensively remodeled. In 1938, R. Harold Zook remodeled a home built in 1895 located at 417 E. Third Street.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. Within the survey area he built one home at 425 E. Third Street.



**Figure 21: Hasbrook House, 125 S. Elm Street**

roof pierced by three gable-roofed dormers. The single front entry door is surrounded by pilasters and flanked with small diamond light windows. There are multi-light bay windows on either side of the door. Other typical features of the style are the six-over-six double-hung sash and the dentil trim at the frieze. Cape Cod houses frequently have one-car garages attached to the house by a breezeway, both set back from the front façade of the house itself. The only visible alteration to this house is the addition of a front storm door.

## **TUDOR REVIVAL**

The Tudor Revival style is based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and 1930s. Associated with the country's early English settlers, it was second in popularity only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes

with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys. Tudor Revival houses tend to have an irregularly shaped footprint.

There are nine Tudor Revival houses and one school in the survey area. Of these, four houses are ranked locally significant, and three were designed by Hinsdale architect R. Harold Zook. The three Zook houses include his own home at 327 S. Oak Street built in 1924, the S. B. Smith House at 46 S. County Line Road built in 1928, and the Robert P. Lapham House at 430 E. Third Street built in 1936. The fourth significant house is the Frank C. Johnson House at 212 E. First Street built in 1924. All but Zook's own home were also included in the Illinois Historic Sites Survey.



**Figure 22: Zook House, 327 S. Oak Street**

Zook's home at 327 S. Oak Street is a unique design that displays Tudor Revival style elements as well as some of Zook's own signature elements. This one-story cottage has



steeply pitched cross gable roofs with half-timbering on one gable end and brickwork with random laid rusticated stonework in the other end. There are diamond-light leaded glass windows and wood casement windows throughout. The most distinctive feature of the house, however, is the thatched roof, which rolls over the edges of the gable ends and undulates across the side slopes of the roof itself. The entrance to the house is under a canopy and tucked into the corner of the L formed by the two sections of the house. This house may be eligible for individual listing on the National Register of Historic Places under Criterion C, architecture, for its unique design as well as being the home of a prominent and well-regarded Hinsdale architect.



**Figure 23: Smith House, 46 S. County Line Road**

Another excellent Tudor Revival-style house in the survey area designed by Harold Zook is the Smith House at 46 S. County Line Road. This two-story house has a steeply pitched, side-gambrel roof and a gambrel-roofed projecting front bay that intersects the main section of the house. The base of the house is rusticated stone while the gambrel ends feature half-timbering with brick infill and weeping mortar. The arched front entry is deeply recessed. There are wood and metal multi-light casements of varying size and styles throughout.

## PRAIRIE SCHOOL



**Figure 24: True House, 231 E. Third Street**

The early 20<sup>th</sup> century introduced an indigenous style of architecture not based on any historical precedents. The Prairie School of architecture, practiced by Frank Lloyd Wright, takes inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie houses. Identifying features of Prairie School architecture include low-pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) lined up in horizontal bands, and brick detailing in geometric patterns. Prairie School buildings generally have a massive quality, as if rooted to the earth.

The Prairie School style is represented in the survey area by 13 examples, of which 10 are significant. These are 428 E. First Street built in 1905, the E. P. Welles House at 323 E. Fourth Street designed by Spencer and Powers and built in 1905, the Albert Wilson True House at 231 E. Third Street designed by E. E. Roberts and built in 1910, 343 E. First Street built in c. 1910, 23 S. Oak Street built c. 1910, 425 E. First Street built c. 1910, 441

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 24 E. Eighth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-317-003	
<b>Zoning District</b> R-2 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Harford Field House	
<b>Architect</b> Harford Field	
<b>Date Constructed</b> 1929	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Robbins Park II Survey (2007) – Significant</li> <li>• Additional information provided by Michael Abraham's office</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET:

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations"/>	REASON for SIGNIFICANCE	<input type="text" value="This 1920s Colonial Revival was the home of local architect Harford Field."/>
SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	PLAN	<input type="text" value="Rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1929"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
		WINDOW CONFIG	<input type="text" value="6/6; 10/15"/>
SIGNIFICANT FEATURES	<input type="text" value="Overhanging 2nd story clad in wood shingles; pendants in overhang; brick first story; historic 6/6 and 10/15 wood windows; attached garage; west side sun porch"/>		
ALTERATIONS	<input type="text" value="Wrought iron railing at front entry; balustrade on top of sun porch"/>		

### HISTORIC INFORMATION

HISTORIC NAME	Field, Harford House
COMMON NAME	
PERMIT NO	1613
COST	17000
ARCHITECT	Field, Harford
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



HISTORIC INFO	Harford Field was an architect with offices in Hinsdale.
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LANDSCAPE	Midblock on south side of residential street; side driveway; similar setbacks; mature trees
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### PHOTO INFORMATION

ROLL1	5
FRAMES1	5, 4
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Eighthast24.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/16/2006
SURVEYAREA	ROBBINS II



SURPRISE !!

24 East Eighth Street Hinsdale, Ill.

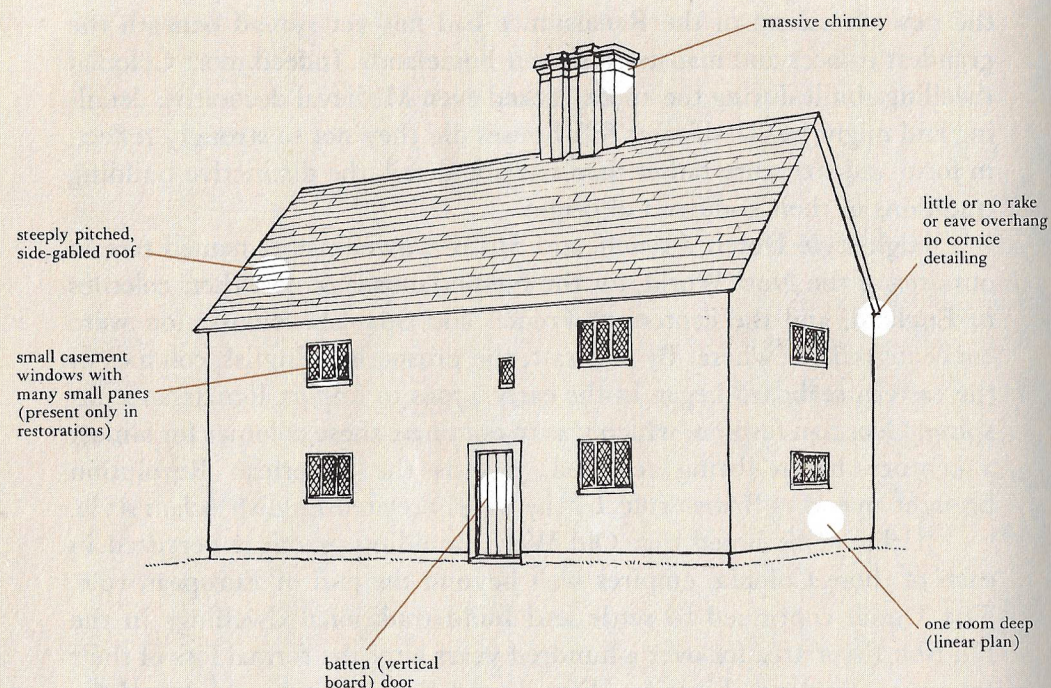
Built about 50 or 52 years ago by Harford Field, a well known and respected architect locally. He built the house for his own home, but after about two years had to sell and move to a one story house because of his wife's illness. It was sold to Maurice + Ruth Witt - Maurice was an executive with Swift + Co. Think they lived there about 12 years, then sold the house on May 14, 1947 to Charles and Shirley Bridges - he was President of Libby, McNeill + Libby. In 1961 Mr. Bridges died and in 1971 Mrs. Bridges sold the home to James and Beverly Gelwich. From there I do not know owners.

Wortmans, Linda + John  
Mahaney, Gail + Bob



## Postmedieval English

1600–1700; locally to ca. 1740



## IDENTIFYING FEATURES

Steeply pitched, side-gabled roof with little or no rake or eave overhang and no cornice detailing; massive central or end chimneys of brick or stone, often formed into decorative shapes; small windows, originally with narrow surrounds and fixed or casement sashes having many diamond-shaped panes (these were universally replaced by larger double-hung sashes during the 18th and 19th centuries; when the earlier type windows are present today, they are modern restorations); most were originally one room deep (linear plan) with batten (vertical board) doors.

## PRINCIPAL SUBTYPES

Two distinct traditions became established in the 17th-century English colonies:

**NORTHERN TRADITION**—In the northern colonies wood-frame walls covered with weather-board or wood shingles were the dominant mode of construction. These houses most commonly had two stories and a single large central chimney.

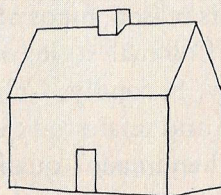
**SOUTHERN TRADITION**—Separated from the northern colonies by the Dutch in New York and New Jersey, the southern English colonies emphasized one-story forms with paired end chimneys. Most surviving examples have brick walls.

## VARIANTS AND DETAILS

In Massachusetts and Connecticut a characteristic second-floor wall overhang is commonly present on the front facade; this is sometimes ornamented with decorative brackets or pendants. Similar wall overhangs at attic level are common beneath the end gables. Full-height cross gables were frequently used on the steeply pitched roofs to add space and light to the tall attic (few of these have escaped later roof modifications). In Rhode Island, stone end walls and chimneys were common on timber-frame houses; few of these stone-enders survive. In one-story southern examples, small dormers were sometimes used to provide attic light (many seen today are later additions).

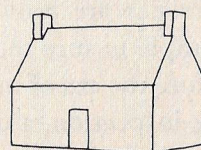
Originally most Postmedieval houses were one room deep and symmetrical from front to back; later, lean-to rear projections were added to increase first-floor space. By around 1700 these rear additions were usually included under a single main roof in new construction, or under reframed and lowered roofs on earlier houses, to give the familiar saltbox roof form (see page 29). In all colonies, both timber-frame and masonry examples sometimes showed small, projecting wings or towers centered on the front or rear facades. In front, these typically served as entry areas, with a bedroom above; in the rear,

NORTHERN TRADITION  
wood, usually two stories,  
central chimney



pages 108–09

SOUTHERN TRADITION  
brick, usually one story,  
end chimneys



pages 110–11



they housed the stairway. When both were present, they gave the house a characteristic cross-shaped plan; few of these projections survive except in restorations.

### OCCURRENCE

This was the only style in the English colonies from their founding (1607–20) to about 1700, when their population had grown to 220,000 and occupied the areas shown on the map. Only a few hundred houses remain of the many thousands built in this period. Most are in Massachusetts and Connecticut, where about a hundred are preserved as museum houses and at least that many more are in private hands. Fewer examples survive in Maryland, Virginia, and the middle colonies. After 1700, early Georgian houses with less steep roof slopes, smaller chimneys, large double-hung windows having one fixed and one movable sash, and classical door surrounds rapidly replaced this style throughout the English colonies. Postmedieval houses survived longest in the South, where scattered examples with Postmedieval details were built throughout the 18th century.

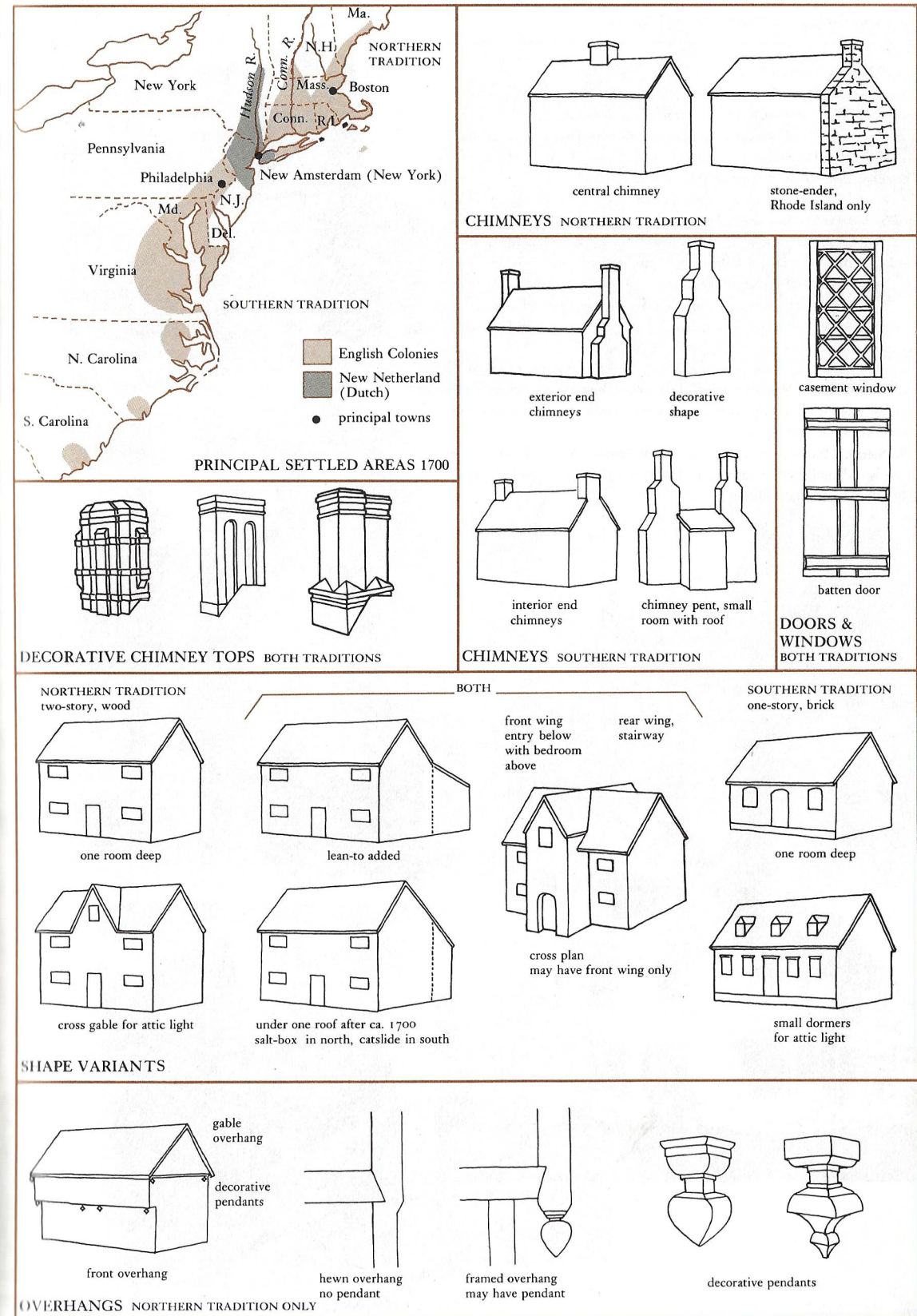
### COMMENTS

These earliest English Colonial houses are New World adaptations of modest English domestic buildings which, in the decades immediately preceding colonization, had begun to undergo a transition from Medieval to Renaissance structural details. The steeply pitched roofs were a surviving Medieval development for thatch covering, which must be steep to shed water. In America the earliest roofs were also of thatch, but the ice, snow, thunderstorms, and high winds of the more severe New World climate soon made wooden shingles the preferred roofing material. The high pitch, now without function for relatively impervious shingle roofs, persisted for nearly a century. The roof pitch has been lowered in later alterations of most examples, including many restorations.

The chimney stack, replacing the open fire of Medieval vernacular houses, was the crucial Postmedieval improvement. Attic space, formerly unenclosed so that smoke could escape through roof openings, could be floored over to provide sleeping rooms. In the New World, large chimneys were used on all but the most modest 17th-century houses. In the northern colonies, central chimney placement was preferred, probably to conserve heat during the severe winters. In the southern colonies, the end chimneys may have helped to dissipate the heat of cooking fires during the oppressively hot summers.

Although only a few Postmedieval timber-frame houses survive in the southern colonies, they were probably far more common originally. With the growth of the southern plantation economy in the 18th century, many early wooden houses were converted to slave quarters or storage; most were ultimately abandoned and razed. As a result, the houses that survived were primarily early masonry examples. Most of these have also been lost due to indifference and neglect, some in only the past few decades.

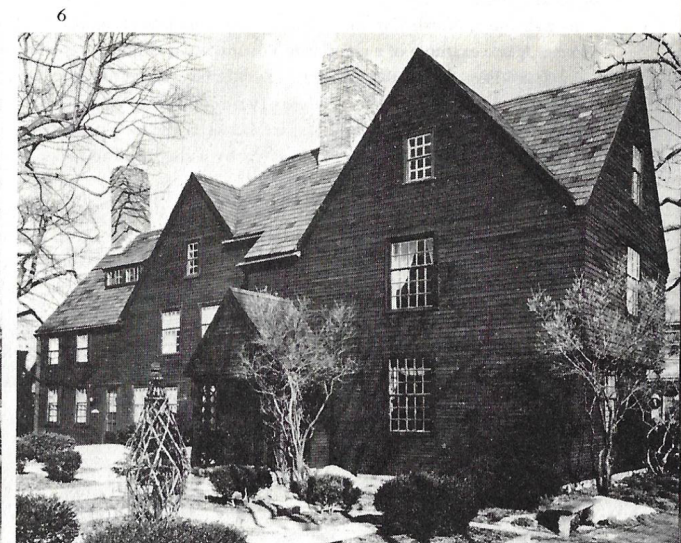
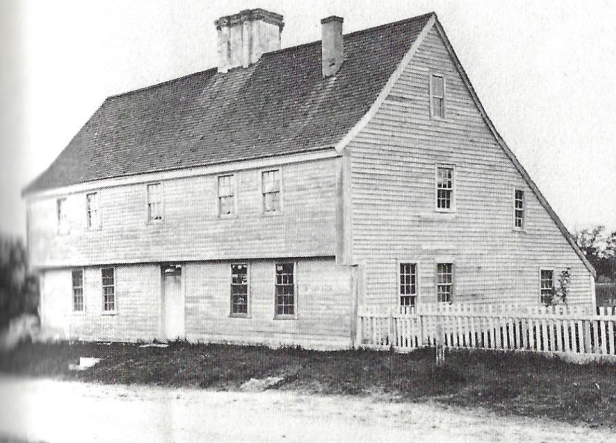
The few surviving Postmedieval houses have generally been in continuous use for almost 300 years. During this long period they have been modified, improved, remodeled, and rebuilt, with the result that few reached this century in anything approaching their original form. Beginning about 1900, concern for our earliest colonial heritage led to modern restoration of many examples. When based on precise architectural and historical research, these restored houses closely approach the appearance of the 17th-century originals. When less carefully done, such restoration has produced bastard buildings with combinations of features that never existed.





NORTHERN TRADITION

1. Medfield, Massachusetts; late 17th century. Peak House (restoration). One of the few surviving northern one-story examples.
2. Watertown, Massachusetts; 1694–1701. Browne House (restoration).
3. Topsfield, Massachusetts; 1683. Parson Capen House (restoration). The original windows were probably smaller casements.
4. Lincoln, Rhode Island; ca. 1687. Arnold House (restoration). A typical Rhode Island stone-ender.
5. Saugus, Massachusetts; ca. 1686. Boardman House. The saltbox rearward extension was added before 1696; the double-hung sash windows were probably added in the 18th century.
6. Salem, Massachusetts; ca. 1668. Turner House (The House of the Seven Gables, restoration). The original windows were probably smaller casements.
- 7., 8. Saugus, Massachusetts; ca. 1680. Appleton House (Ironworks House, restoration). Figure 7, taken about 1900, shows the house after 200 years of modifications. Figure 8 shows a later restoration to its probable 17th-century cross-plan form.
9. Salem, Massachusetts; ca. 1698, Hunt House. An early photo; the house was demolished in 1863. The double-hung sash windows are probably an 18th-century addition.





**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 209 N. Elm Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-412-007	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• North East Hinsdale Survey (2006) - Contributing</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	209
DIRECTION	N
STREET:	Elm
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Irregular
DETAILS		NO OF STORIES	2
DATE of construction	c. 1910	ROOF TYPE	Side gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Wood	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/fixed
		WINDOW CONFIG	6/6; 9/9; 1-light; multi-light
SIGNIFICANT FEATURES	Side gable roof; historic double hung wood windows		
ALTERATIONS	Garage addition; front entry alteration; enclosed porch; large 2 story rear addition; 3-sided front bay addition (according to Sanborn Maps, after 1947)		

North East Hinsdale Survey (2006)



### HISTORIC INFORMATION

HISTORIC  
NAME

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE


--

HISTORIC  
INFO

--

LANDSCAPE

Midblock on east side of residential  
street; front sidewalk; front driveway;  
similar setbacks; mature trees

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### PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

07
24
\\images\elm209n.jpg

### SURVEY INFORMATION

PREPARER


PREPARER  
ORGANIZATION

SURVEYDATE

SURVEYAREA

Lara Ramsey
GRANACKI HISTORIC CONSULTANTS
10/31/2005
NE HINSDALE

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 425 S. Elm Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-225-019	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Paul G. Burt House	
<b>Architect</b> Paul G. Burt	
<b>Date Constructed</b> 1925	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / Historically Significant</li> <li>• Robbins Park II (2007) – Significant</li> <li>• Side addition completed in 2022</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	425
DIRECTION	S
STREET:	Elm
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	IHSS (O)



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Despite alterations, this 1920s French Eclectic house is an excellent example of the style.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	French Eclectic	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1925	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Wood
WALL MATERIAL 2 (original)		WINDOW TYPE	Casement
		WINDOW CONFIG	2-light; multi-light
SIGNIFICANT FEATURES	Hipped slate roof with imposing front end chimney; multi-toned brick exterior; recessed front entry with round arch; historic wood casement and storm windows		
ALTERATIONS	2 story rear addition (2000); replacement copper canopy over front entry; 1 story rear porch addition (1978)		

### HISTORIC INFORMATION

HISTORIC NAME	Burt, Paul G. House
COMMON NAME	
PERMIT NO	767
COST	12000
ARCHITECT	Burt, Paul G.
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



HISTORIC  
INFO

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LANDSCAPE

Midblock on east side of residential street; front sidewalk; lot slopes to north; side driveway; hedges at front sidewalk; similar setbacks; mature trees

### PHOTO INFORMATION



ROLL1	10
FRAMES1	35, 34
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Elmsouth425.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/31/2006
SURVEYAREA	ROBBINS II



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 740 S. Elm Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-405-016	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> George Bunker House	
<b>Architect</b> Phillip Duke West	
<b>Date Constructed</b> 1940	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / Historically Significant</li> <li>• Robbins Park II (2007) – Significant</li> </ul>	
<b>Additional Photos</b> 	



House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

**Philip Duke West** (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street

In 1950, Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the International Style professional office building at 111 S. Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); **the George Bunker House at 740 S. Elm Street (1940);** and the John N. Nelson House at 430 E. Seventh Street (1938).

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have





405 E. Seventh Street

This house is also listed on the Illinois Historic Structures Survey.

### FRENCH ECLECTIC

While not as popular as the Tudor Revival, the French Eclectic style was also fashionable during the 1920s. Many Americans who had served in France during the First World War returned with first-hand familiarity with French architectural prototypes. At the same time, numerous American architects were receiving training at the Ecole de Beaux Arts, and were eager to apply what they had learned. A number of photographic studies of modest French homes were also published during this time, both in architectural journals and popular magazines. These studies provided architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is rectangular and usually symmetrical. In this type, the massive roof with its ridge running parallel to the front of the house is the dominant feature, and the front and rear elevations are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in

plan, with a doorway frequently located in a prominent cylindrical tower topped by a steep conical roof and set in the corner formed by the L. Sometimes these homes, patterned after rural Norman farmhouses, contain half timbering. Stylistic features common to both subtypes include stucco or brick masonry walls and tall, steeply pitched hipped or mansard roofs. Through-the-cornice dormers are also common. There are 18 French Eclectic style houses in the Robbins II survey area, 13 of which are rated significant.

The Besley House at 420 S. Park Avenue is a grand example of the symmetrical sub-type of



420 S. Park Avenue

the French Eclectic style. Designed by Chicago architect Alfred Pashley and built in 1924, the house features a steeply pitched, flared hipped roof that is interrupted on the front façade by an engaged tower. This tower is centered over the front entry, which is marked by a polygonal bay of rusticated stone with a round arch opening. The house is listed on the Illinois Historic Structures Survey and may be eligible for listing on the National Register.

The Bauer House at 706 S. Park is a charming illustration of the more informal model of French Eclectic residential design that is



reminiscent of Medieval English house styles.



706 S. Park Avenue

The variation of wall materials, the broad hipped roof and the decorative half timbering are all hallmarks of this subtype. The house is listed on the Illinois Historic Structures Survey and is potentially eligible for the National Register.

Beginning in the late 1920s and early 1930s, architects began to create designs that combined historic revival styles like the French Eclectic style with more modern styles like Art Deco, Art Moderne, and the International Style. Taking cues from the streamlined, minimalist approach of modern designers, architects developed simplified, modernized versions of revival styles. Decorative elements were downplayed or removed altogether, and more emphasis was placed on the massing of the house. This practice of modernizing historic revival styles continued to evolve into the 1940s.

An excellent illustration of this practice of modernizing can be seen in the George Bunker House at 740 S. Elm Street, which is a fusion of traditional French Eclectic style residential architecture with Art Deco and Art Moderne design. The general massing of the house, with its boxy main section and low

pitched hipped roof with segmental arch dormers is characteristically French Eclectic, as is the flared roof window bay on the north (front) and south elevations. However, the unusual raised parapet wall that makes the



740 S. Elm Street

roof appear sunken, the round, geometric dormer windows, the corner windows along the west end of the house, and the asymmetrical placement of the window bay on the front façade are all modern design elements.

## ITALIAN RENAISSANCE

The Italian Renaissance style, like the Tudor Revival and French Eclectic styles, was based on an historic European architectural model. By the late 19<sup>th</sup> century, many American architects, as well as their clients, had visited Italy, and were inspired by the architecture. Initially, most examples of the style were architect designed and located in urban areas. After World War I, improved techniques in masonry veneering allowed vernacular versions of Italian Renaissance houses to spread throughout the country. The style reached its peak in the 1920s and declined through the 1930s.

Identifying features of the Italian Renaissance style include a low-pitched hipped roof



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	740
DIRECTION	S
STREET:	Elm
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Not altered	REASON for SIGNIFICANCE	Unusual, modern interpretation of the French Eclectic style designed by noted Hinsdale architect Philip Duke West.
SECONDARY STRUCTURE	Pool house		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	French Eclectic	PLAN	Irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1940	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	-
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Metal
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement/fixd
		WINDOW CONFIG	4/4; 2/2; 1-light; multi-light

SIGNIFICANT FEATURES	See continuation sheet.
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ALTERATIONS	swimming pool (1941)
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Robbins Park II Survey (2007)

### HISTORIC INFORMATION

HISTORIC NAME	Bunker, George House
COMMON NAME	
PERMIT NO	2436
COST	80000
ARCHITECT	West, Philip Duke
ARCHITECT2	
BUILDER	Nelson, John
ARCHITECT SOURCE	Permit



HISTORIC INFO Featured in HINSDALE'S HISTORIC HOMES, VOLUME 1 (pp. 18-24).

LANDSCAPE Northwest corner of Elm and Eighth, with front façade facing north; front and east sidewalks; rear driveway; similar setbacks; mature trees; rear swimming pool

### PHOTO INFORMATION

ROLL1	10
FRAMES1	17, 16
ROLL2	13
FRAMES2	16
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Elmsouth740.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/31/2006
SURVEYAREA	ROBBINS II



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 740

STREET S. Elm Street

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*

Low lying hipped roof w/ 2 large chimneys & concrete lip; 4/4 wood double hung windows & metal casement windows; center recessed entry; full height 3-sided front window bay with brick base and flared hipped roof; two segmental arch front dormers; recessed round windows with geometric configuration in dormers



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 33 E. Fifth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-132-021	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Charles H. Crossette House / R.F. Shinn	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1892	
<b>Architectural Style</b> Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Historically Significant / Potentially Contributing</li> <li>• Town of Hinsdale Survey (2001) - Potentially Significant / Contributing</li> <li>• Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.</li> </ul>	



Although Hinsdale founder William Robbins built his residence outside the Town of Hinsdale, his son, George B. Robbins, lived within the original Town of Hinsdale. George, one of William's three children, built the house at 8 E. Third Street now known as the Peabody House. His wife, Minnie Louise Hinds, was a Hinsdale native. George Robbins eventually became President of the Armour Car Lines and served as President of the Village of Hinsdale from 1900 to 1901. His sister, Isabel, became the wife of William H. Knight and resided in another section of Hinsdale.



Historic Photo of 33 E. Fifth Street taken from *Hinsdale the Beautiful*, p. 15.

Charles H. Crossette, a native of New Hampshire, came to Hinsdale in 1885. He had the house at 33 E. Fifth Street built in 1892 for himself and his family. Mr. Crossette was in the neck-wear manufacturing business and became the senior executive of Cutter & Crossette [HTB, 13]. Unfortunately, this house has experienced many alterations and additions over the years.

Judge Linus C. Ruth resided at 402 S. Washington Street from 1881 to 1904. The house was originally built in 1868. Ruth was a member of the Board of Trustees of the Village of Hinsdale in 1886, and its Corporation Counsel in 1890. He was also a founder of the Hinsdale Building and Loan Association. Ruth was elected a DuPage county judge in 1902 and then appointed to 16<sup>th</sup> Illinois Circuit Court in 1904. He died shortly after that appointment, in 1904 [HTB, 13].

Charles H. Cushing founded the *Hinsdale Beacon* in 1888 and was President of the Cushing Printing Company. Through his columns in the *Beacon* he fought for and obtained many public improvements for the village. He lived at 16 W. Fifth Street, built c. 1895 [HTB, 24].



Historic Photo of 16 W. Fifth Street taken from *Hinsdale the Beautiful*, p. 26.

The oldest business structure still standing in the village is located at 210 S. Clay Street. Constructed as a drugstore at 41 S. Washington in 1872, it was moved to Lincoln in 1898, and then to Clay Street. The building was the home of Hinsdale's first resident physician and druggist, J.C. Merrick, M.D. Unfortunately, there are no longer any historic features visible on this structure [HHSF].

The known homes of other notable Hinsdale residents include:

Nelson and Mary McLain House at 210 S. Lincoln Street built in 1894. He was a former newspaper editor of the *Chicago Daily News*.



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 33  
DIRECTION E  
STREET Fifth  
ABB ST  
PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?  
(C or NC)

Contributing secondary structure?  
(C or NC)

LISTED ON EXISTING SURVEY?  
(IHSS, NR, etc.)



### GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)





### RESEARCH INFORMATION

HIST NAME Shinn, R. F./Crossette House

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST IHSS; HHS/plaque; Arch Walks; HTB; HHSF

COST  OLD SIGNIFICANCE RATING PC

#### ADDITIONAL INFORMATION:

1892 construction may have been a massive alteration of 1867 home [Chicago Magazine 12/2000], or a separate home was constructed immediately adjacent to earlier home [Notes of Barbara Cox Diller, October 1990/HHSF]

SURVEY AREA TOWN OF HINSDALE

#### LANDSCAPE FEATURES

Corner lot on residential street; side driveway on each street; brick sidewalk to front door; small foundation plantings and at edge of lot; mature trees on parkway

#### PHOTOGRAPHIC INFO

ROLL NO. 15 FRAME NO. 03-04

ROLL NO. 9 FRAME NO. 24,25-27

ROLL NO.  FRAME NO.

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 6/5/2001

33 E Fifth ST

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 33

STREET E FIFTH ST

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### ADDITIONAL PHOTOS OR INFORMATION





# **Village of HINSDALE**

## **ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET**

**STREET #**     33

**STREET**     E Fifth ST

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### **ADDITIONAL PHOTOS OR INFORMATION**

Reason for Significance:

Monumental example of the Queen Anne style with elaborate detailing. Also, historically significant as the home of early Hinsdale leaders, C. Crossette and Burr ridge Butler [Arch Walks].

# Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY  
CONTINUATION SHEET

STREET # 33

STREET E FIFTH ST

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## ADDITIONAL PHOTOS OR INFORMATION

Historic photograph c. 1897.

"Hinsdale the Beautiful: Gem of Chicago Suburbs." *Campbell's Illustrated Journal*, November, 1897. Westmont, IL: Rainbow Press, Inc., First Reprinting 1984, Second Reprinting 1989.



Residence of CHARLES H. CROSSETTE.



## 54. 33 E. Fifth

The huge Colonial Revival styled home at 33 E. Fifth St. was originally built in 1867 for R.F. Shinn.

Butler Terrill bought the house in 1868. We know there was a B.E. Terrill in the area from the 1870 census, which lists him as a 46-year-old gardener living with his wife, Henrietta, 30. We don't know if this is the same "Terrill." B.E. lists real estate as a major portion of his assets. Also, he had a 21-year-old servant, so perhaps this is the same person. A house that large would seem to call for a housemaid. Perhaps "gardener" then meant something more than a man who tended gardens. He would have to earn a substantial amount of money to support the house, even though it was smaller then, and his wife and a servant.

In 1872 Gordon Hubbard became the proud owner of this house for two years. John and Emily Yale bought the house in 1874. In "Cushing's Comments," a wonderful mailer which Otis Cushing sent to his insurance clients, Cushing quoted the Chicago Evening Journal: "In October, 1883 Mr. and Mrs. J.A. Yale went to Chicago for the winter." Those must have been the days when it was "safe" to tell the world where you would be and not worry about a looted house to greet your return!

Charles Crossette bought the house in 1886. The researcher of this house, Betsy Miller of the Historic Sites Committee of the Hinsdale Historical Society, noted that there was definitely a house there since 1867. However, in 1892, during Crossette's ownership, there was a major improvement or replacement of the existing structure. "Hinsdale the Beautiful" credits Crossette with building the actual house, but this isn't shown by the tax records. Perhaps he made substantial changes to the structure. More extensive changes to the house we enjoy today were done later.

The 1900 census lists Charles H. Crossette, a 51-year-old shirt manufacturer originally from New Hampshire, living on Garfield Avenue with his 50-year-old wife, Mary, from New Jersey. With them are their children — Robert, 21; Murray, 19; Aurelia, 18, all "at school;" two female servants; and a coachman. The house, now with a Fifth Street address, at that time had a Garfield Avenue address.

Crossette was a member of the firm of Cutter & Crossette, shirt manufacturers. He had come to Hinsdale in 1885, and bought this house for his family to enjoy. He served as president of The Hinsdale Club 1903-1905.

Timothy Bakken's book, "Hinsdale," tells the story of the first subscription of the Hinsdale Doings being sold by Daniel H. Merrill, a young



man with an itch to publish, to Crossette while they stood at the corner of Garfield Avenue and Fifth Street.

Crossette was obviously a man who loved the written word — he served on or headed the Library Board for 26 years beginning in 1893. Also an avid golfer, he was a charter member of the Hinsdale Golf Club beginning in 1898. He was also a member of the Hinsdale school board in 1909.

There is a story about Crossette's St. Bernard dog. It seems the dog had a trick of lying down in the middle of the street, forcing horse-drawn vehicles to go around him. Unfortunately, he tried this same trick on the CB&Q tracks with sad results. This was reported in "Cushing's Comments" in his reminiscences of village happenings.

In 1922 Rufus Chapin bought the house, selling it two years later to Ina Butler, the wife of powerhouse publisher Burrige Davenal Butler.

The story of Burrige Butler reads like the original American dream story. He was born in Louisville, Ky. in 1868, the son of Reverend Thomas Davenal and Mrs. Butler. He attended Blackburn College for his M.A. Later he received an honorary Doctor of Law degree from

Blackburn, one of his many philanthropies. He married Ina Hamilton Busey in 1906.

One of Butler's first jobs was a street car conductor in Louisville. He was a large, well-built fellow.

While still a teenager, he became a rod man in a steel mill. He yearned for the written word and soon became a reporter. One of his first assignments was the story of the Johnstown Flood for Associated Press. He was often associated with newspapers, sometimes as reporter but more often as publisher and owner. At various times he had owned 15 different newspapers, all of which prospered under his direction. His touch was felt at Grand Rapids, Mich.; St. Paul, Mn.; Kansas City, Mo.; Omaha, Neb.; and Des Moines, Iowa.

Butler's plan was to retire at the age of 40 and take time to travel and write. As he and Ina had no children, the plan sounded reasonable. Instead, he bought "Prairie Farmer" in 1908 and continued his career. In 1928 he bought radio station WLS and owned it until his death in 1948. He expanded its power from 5,000 to 50,000 watts.

Butler's obituary records that his "career was characterized by bold disregard to precedent and a constant determination to serve the public." He was such a firm believer in truth that he was ruthless toward any advertiser who didn't live up to his claims. He was the first to establish a guarantee of all advertising, quite a bold step!

His later winters were spent in Arizona where he died at the age of 80. Since he didn't have any descendants, his entire estate, less annuities for Mrs. Butler and others, was given to charity. One of his greatest interests was rural children and he made specific arrangements for money to go to children's orphanages outside Chicago.

He was also well known as a student of Abraham Lincoln, and had a famous collection of Lincolniana.

Three years after his death, Ina Butler sold the house to John Baker who kept it for nine years, selling in 1960 to O.F. Bates. In 1975 Nancy Whitehurst purchased the house and raised five children in it.

Some interesting features of the house are its original hardwood floors, and an arched ceiling in the spectacular entryway with picture-frame molding. The living room boasts a huge fireplace, with the mantel-piece more than five feet tall, with fascinating detailing. In the dining room are a corner fireplace and a bay window. Curved molding around the ceiling adds to the beauty of the house.

The first floor sitting room is located in the turret visible from the outside. Its curved walls are delightful. The graceful stairway is brightened



by leaded glass windows overhead.

You might notice this home was very Victorian when it was featured in "Hinsdale the Beautiful" published in 1897. But, in the best tradition of "keeping up with the Jones" it was modernized to its current style.

—September 21, 1990

Update: Barbara Cox Diller who now lives in Fairfax, Va., wrote a wonderful letter. She is the granddaughter of Charles and Mary Ann Crossette, daughter of Aurelia Crossette Cox. "When 'Grandpa' Crossette went to look at it (Hinsdale), he reported back to Grandma that he wouldn't move there if they gave him the place." However, a diphtheria epidemic scared them since they had four children, and they moved to Hinsdale to escape it.

"They bought the house on Fifth and Garfield, but didn't consider it adequate. They built the current house while still living in the old one. The houses were so close that my mother said the movers moved some of the furniture out of the second floor windows of the old house into the new house second floor windows." Her letter goes on with more stories of their grandfather and his exploits in his Hinsdale home.

Mr. Fred Bates, now of Florida, wrote about their ownership of the house from 1960 to 1975 while they raised their four children there. The Bates family would have two or three huge dinners, for 24 people, each year and loved to entertain on a grand scale. What wonderful times they had in that wonderful house!

Drs. Don and Laurel Dettore purchased this grand house and have wonderful plans to restore it to its Victorian grandeur.

Restoring the Victorian front, removing the Colonial influence, and replacing the now-truncated tower are but some of their plans. We will eagerly watch their progress! ■

Mary Sterling, *Our Old House: An Inside Look At Hinsdale's Historic Homes*, 1992.

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 132 E. Fifth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-223-005	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> John W. Bushnell House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1881	
<b>Architectural Style</b> No Style (Altered)	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Potentially Contributing / Historically Significant</li> <li>• Robbins Park II (2007) – Contributing with Alterations</li> </ul>	



House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

**Philip Duke West** (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street

In 1950, Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the International Style professional office building at 111 S. Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); the George Bunker House at 740 S. Elm Street (1940); and the John N. Nelson House at 430 E. Seventh Street (1938).

**R. Harold Zook (1889-1949)** was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have

survived, 92 buildings spread over several communities have been authenticated as Zook designs, among them, 80 homes and 12 municipal/commercial structures.

Zook designed four homes in the Robbins II Survey Area. Three of these residences are exceptional Tudor Revival designs: the W. W. Thompson House at 325 E. Eighth Street (1928); the Marshall Keig House at 444 E. Fourth Street (1929); and the Houston Hiatt House at 405 E. Seventh Street (1927). All three of these houses may also be potentially eligible for the National Register. In 1927, Zook remodelled the house at 132 E. Fifth Street, originally built in 1881.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. There are four houses built by Adolph Froscher in the Robbins II survey area: the Matthews House at 106 E. Eighth Street (1888); the Collins House at 513 S. Garfield Street (1887); the J. C. S. Merrill House at 222 E. Sixth Street (1892); and William Robbins' "Woodside" at 425 E. Sixth Street (1864).



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 132  
DIRECTION E  
STREET: Fifth  
ABB ST  
PIN  
LOCAL SIGNIFICANCE RATING C/A  
POTENTIAL IND NR? (Y or N) N  
CRITERIA  
Contributing to a NR DISTRICT? NC  
Contributing secondary structure? NC  
Listed on existing SURVEY? HHS/plaque; Arch Walks



### GENERAL INFORMATION

CATEGORY Building CURRENT FUNCTION Domestic - single dwelling  
CONDITION Excellent HISTORIC FUNCTION Domestic - single dwelling  
INTEGRITY Major alterations and/or addition(s) REASON for SIGNIFICANCE  
SECONDARY STRUCTURE Detached garage  
SECONDARY STRUCTURE Shed (NC)

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION No Style (altered) PLAN Irregular  
DETAILS NO OF STORIES 2  
DATE of construction 1881 ROOF TYPE Hipped  
OTHER YEAR 1927/2006 ROOF MATERIAL Asphalt - shingle  
DATESOURCE HHS/Surveyor FOUNDATION Parged  
WALL MATERIAL (current) Stucco PORCH Front  
WALL MATERIAL 2 (current) WINDOW MATERIAL Aluminum  
WALL MATERIAL (original) Stucco WINDOW MATERIAL  
WALL MATERIAL 2 (original) WINDOW TYPE Casement  
WINDOW CONFIG Multi-light

SIGNIFICANT FEATURES two 2-story, hipped roof sections appear to be the original house

ALTERATIONS See continuation sheet.

### HISTORIC INFORMATION

HISTORIC NAME	Bushnell, John W. House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC  
INFO

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LANDSCAPE

Midblock on south side; house on rise; front sidewalk; side driveway; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1	2
FRAMES1	30, 29, 28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Fiftheast 132.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/1/2006
SURVEYAREA	ROBBINS II





Many past residents of the house at 132 E. Fifth, Hinsdale, have stopped by to reminisce about happy times spent in the house. (Photo for The Doings by Steve Bittinger)

**Photograph from 1993 article by Mary Sterling in THE DOINGS**



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 132

STREET E. Fifth Street

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Historic Information*

According to the Hinsdale Historical Society, the house was constructed in several stages:

“East wing—original structure, fieldstone foundation, 6” pine board floors, old tall windows, ‘lift-off’ door hinges

West wing—said to be bar moved to and attached to original home around 1900. Basement shows clearly a separate structure. Attic roof is shallow and may date from his period, as it appears too shallow for typical 1881 style.

South wing and porch—added in 1927. Dining room contains woodwork typical of Zook, who is by tradition the architect.

Entire exterior reworked by Zook at same time as addition of south wing, door casings, window crowns are replaced.

Kitchen—substantially remodeled in 1936 after a major fire.”



#### *Recent Alterations*

Front porch altered (round arch arcade replaced); replacement windows; stucco wall at front



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 145 E. Fifth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-215-020	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Ms. K. Besley House	
<b>Architect</b> Alfred F. Pashley	
<b>Date Constructed</b> 1925	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) – Significant</li> <li>Robbins Park II Survey (2007) - Significant</li> </ul>	
<b>Additional Photos</b> <div style="height: 250px; text-align: center;">  </div>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	145
DIRECTION	E
STREET:	Fifth
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Handsome French Eclectic-style residence with hallmark steeply pitched hipped roof and corner quoins.
SECONDARY STRUCTURE	Shed		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	French Eclectic	PLAN	Irregular
DETAILS		NO OF STORIES	1.5
DATE of construction	1925	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	Permit	FOUNDATION	Parged
WALL MATERIAL (current)	Stucco	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	6/6; 3-light
SIGNIFICANT FEATURES	Multi-hipped slate roof; stucco w/ false corner quoins; hipped inset dormer windows; wood casement windows		
ALTERATIONS	rear and north side additions (1997/1988)		

Robbins Park II Survey (2007)



### HISTORIC INFORMATION

HISTORIC NAME	Besley, Mrs. K. House
COMMON NAME	
PERMIT NO	1571
COST	2000
ARCHITECT	Pashley, Alfred F.
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



### HISTORIC INFO

Copy of original blueprint (east elevation and plan only) in house file at Hinsdale Historical Society. Building was constructed for a relative of the owners of the house at 420 S. Park

### LANDSCAPE

Midblock on north side of residential street; front sidewalk; shared side driveway; similar setbacks; mature trees

### PHOTO INFORMATION



ROLL1	2
FRAMES1	32, 31
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Fiftheast 145.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/1/2006
SURVEYAREA	ROBBINS II

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 317 E. First Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-204-016	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Charles and Mary Mihm House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1888	
<b>Architectural Style</b> Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>Robbins Park I Survey (2002) - Contributing</li> </ul>	
<b>Additional Photos</b> <div style="text-align: center; margin-top: 10px;">  </div>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	317
DIRECTION	E
STREET	FIRST
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	HHS/plaque; Arch Walks



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	Almost NC.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1888	ROOF TYPE	Gable on hip
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 2, p. 49	FOUNDATION	Limestone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	2/1; 2/2
SIGNIFICANT FEATURES	One 2/2 wood double hung window remains on east side façade; full height bay window on east side		
ALTERATIONS	The removal of historic materials has compromised the architectural integrity of this house. All new wood and single siding; rebuilt wrap around porch; all replacement windows in original openings with different configuration; rear one story addition		

### HISTORIC INFORMATION

HISTORIC NAME	Mihm, Charles and Mary House
COMMON NAME	
PERMIT NO	13915; 5087
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



**HISTORIC INFO** Charles and Mary Mihm owned the house from 1888 until 1897. Charles Mihm once was the proprietor of Stoll & Mihm Monuments.

**LANDSCAPE** Corner lot on residential street; brick paved street; house faces south; front sidewalks; mature trees; corner landscaping

### PHOTO INFORMATION

ROLL1	4
FRAMES1	34-36
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/13/02
SURVEYAREA	Robbins



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 131 N. Garfield Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-414-002	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> F.W. Millington House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1924	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• North East Hinsdale Survey (2006) - Significant</li> </ul>	

## THE 1920S BRING A RETURN TO HISTORIC REVIVAL STYLES

The 1920s were a boom time for construction in Hinsdale and throughout the country, and the creation of Walker's Second Subdivision in 1923 opened up new land to this thriving development. Architectural favor returned to historic revival styles that were influenced by classical and other models. By far the most common of the revival styles in the survey area is Colonial Revival. Colonial Revival became the most popular historic revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Most of these buildings are symmetrical and rectangular in plan, generally with a horizontal emphasis. Many front facades have classical – temple-like – entrances with projecting porticos topped by pediments. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multipane double-hung windows with shutters. Other classical elements include columns, pediments, porticos, and multilight windows, commonly with shutters. The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia until the mid-1950s. Its popularity remains strong into the 21<sup>st</sup> century as many of the newly constructed homes today are built in a Neo-Colonial style.

There are 41 Colonial Revival style structures in the survey area that date from the 20<sup>th</sup> century, 13 of which were built before 1930 (one Colonial Revival house is an earlier example of the style that dates from the 19<sup>th</sup> century). Of these 41, six are ranked architecturally significant and would be good candidates for individual local designation. Two are ranked potentially significant. This was a very popular style in Hinsdale and there are other good examples in the



**131 N. Garfield Street**

other surveys completed to date. In the Town of Hinsdale survey area there are 10 historic Colonial Revival style structures and two were rated significant; in the Robbins survey area there are 28 Colonial Revival houses and nine were ranked significant; and in the North Hinsdale survey area there are 21 Colonial Revival houses and four are architecturally significant.

### **131 N. Garfield Street, 1924**

**An example of the Colonial**

**Revival style from the 1920s is the F. W. Millington Residence at 131**

**N. Garfield Street, built in 1924. This handsome example has the typical symmetry with a dominant front entry porch in the center. The porch has round columns and the front door is surrounded by multi-light sidelights and transom. Pairs of historic six-over-one double-hung**



windows with shutters accent the front entry. The wide eaves of the hipped roof mark this as a 1920s design, in strong contrast to the following example.

Closely related to Colonial Revival is the Classical Revival style, typically distinguished by a two-story high front porch with its roof supported by classical columns and topped by a pediment. Its façade is symmetrical, with a center entrance. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which had a classical theme. As a result, the revival of classical styles became fashionable throughout the country into the 1920s. This style is far less common than Colonial Revival, with only one example in the survey area and none in the neighboring North Hinsdale survey area.

#### **344 Radcliffe Way, 1927**

This imposing Classical Revival style home is dominated by a rounded, full-height portico with Ionic columns. The classical entry surround has a round arched panel under a triangular pediment and square pilasters. There are also multilight oval windows flanking the entry. The side-gabled roof features three gable-front dormers. Windows throughout are six-over-six or six-over-nine wood double-hung sash with shutters. The architect on the permit is S. W. Wilkins but no information is known about him.



**344 Radcliffe Way**

Another common revival style within the survey area is Tudor Revival, based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco, and half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.

There are 16 Tudor Revival style homes in the Northeast Hinsdale survey area, of which six are ranked significant and five are ranked potentially significant. Nine of the 16 houses were built between 1920 and 1929. Two of the significant-rated houses are Harold Zook designs. There are some good examples of the Tudor Revival style in the other surveys completed to date in Hinsdale. In the North Hinsdale survey area there are five Tudor Revival style homes with two ranked significant; in the Town of Hinsdale survey area there are three Tudor Revival style



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	131
DIRECTION	N
STREET:	Garfield
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	Handsome example of 1920s Colonial Revival architecture, with classical front entry.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS	Prairie	NO OF STORIES	2
DATE of construction	1924	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Building permit	FOUNDATION	Parged
WALL MATERIAL (current)	Brick	PORCH	Front entry
WALL MATERIAL 2 (current)	Wood - vertical board	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	6/1; 6-light
SIGNIFICANT FEATURES	Hipped roof with broad, overhanging eaves and copper gutters; center entry with shallow front porch with round columns; 4-light transom & 5-light sidelights; historic double hung and casement windows		
ALTERATIONS	2 and 1 story rear additions (permit #10317--1978); rear deck		



### HISTORIC INFORMATION

HISTORIC  
NAME

Millington, F. W. House

COMMON  
NAME

PERMIT NO

452

COST

\$12,000

ARCHITECT

ARCHITECT2

BUILDER

Mooney, R.R.

ARCHITECT  
SOURCE

permit

HISTORIC  
INFO



### LANDSCAPE

Midblock on east side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1

03

FRAMES1

09

ROLL2

07

FRAMES2

01

ROLL3

08

FRAMES3

34

DIGITAL  
PHOTO ID

\\images\garfield1  
31n.jpg

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS




SURVEYDATE

10/18/2005

SURVEYAREA

NE HINSDALE

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 518 S. Garfield Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-133-014	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1925	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Contributing</li> <li>• Town of Hinsdale Survey (2001) - Significant</li> </ul>	
<b>Additional Photos</b> <div>   </div>	



ranked potentially significant in this survey due to vinyl replacement windows. This house is believed to have been the coach house for 8 E. Third Street. Built in c. 1925, this house is an excellent and well proportioned example of the Dutch Colonial Revival style. It has a cross gambrel roof and prominent front entry. Significant features on this shingled house include the circular bay on the east facade, circular attic windows on the front gambrel, cornice returns, and wood frieze with dentil trim.

## FRENCH ECLECTIC

Although not always a popular style, there are four French Eclectic style homes in the survey area. The style was fashionable in the 1920s when many Americans who had served in France during World War I returned with first hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s were also a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.



13 E. Sixth Street

There are two sub-types of French Eclectic architecture and both are represented in the survey area. The first is usually rectangular and symmetrical, often with wings. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a center entry. French classical manor houses provide the prototype. Three houses are of this sub-type, and one, at 518 S. Garfield Avenue, is ranked locally significant. The second, more common, sub-type

is asymmetrical, usually L-shaped in plan, with an off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep, conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering. One house, at 13 E. Sixth Street, is of this sub-type and is ranked locally significant.

13 E. Sixth Street, built c. 1925, is a striking example of the Norman French sub-type. It has a recessed corner, cylindrical entry tower with stone arched entry. There is a steeply pitched roof, random stonework, and wood casement windows.

## TUDOR REVIVAL

The Tudor Revival style is based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and 1930s. Associated with the country's early English settlers, it was



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 518

DIRECTION S

STREET Garfield

ABB AV

PIN

LOCAL SIGNIFICANCE RATING ☒ S

POTENTIAL IND NR? (Y OR N) ☒ N

Criteria

CONTRIBUTING to a NR district?  
(C or NC) ☒ C

Contributing secondary structure?  
(C or NC) ☒ C

LISTED ON EXISTING SURVEY?  
(IHSS, NR, etc.) ☐



### GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

OVERALL SHAPE OR PLAN

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES

ORIGINAL CONSTRUCTION DATE

WINDOW MATERIAL, TYPE(S)

DATE SOURCE

EXTERIOR WALLS (current)

PORCH

ROOF (type and materials)

EXTERIOR WALLS (original)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)





### RESEARCH INFORMATION

HIST NAME

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST

COST  OLD SIGNIFICANCE RATING

#### ADDITIONAL INFORMATION:

Reason for Significance: Notable and formal small scale residence in the French Eclectic style with elegant simplicity in detailing.

SURVEY   
AREA

#### LANDSCAPE FEATURES

Corner lot on residential avenue; wrought iron fencing; rear driveway; front sidewalks

#### PHOTOGRAPHIC INFO

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.


PREPARER

ORGANIZATION

DATE

518 S Garfield AV

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 217 W. Hickory Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-311-016	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1875	
<b>Architectural Style</b> Gabled Ell	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• North Hinsdale Survey (2005) - Contributing</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 217  
DIRECTION W  
STREET: HICKORY  
ABB ST  
PIN  
LOCAL SIGNIFICANCE RATING C  
POTENTIAL IND NR? (Y or N) N  
CRITERIA  
Contributing to a NR DISTRICT? C  
Contributing secondary structure? NC  
Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

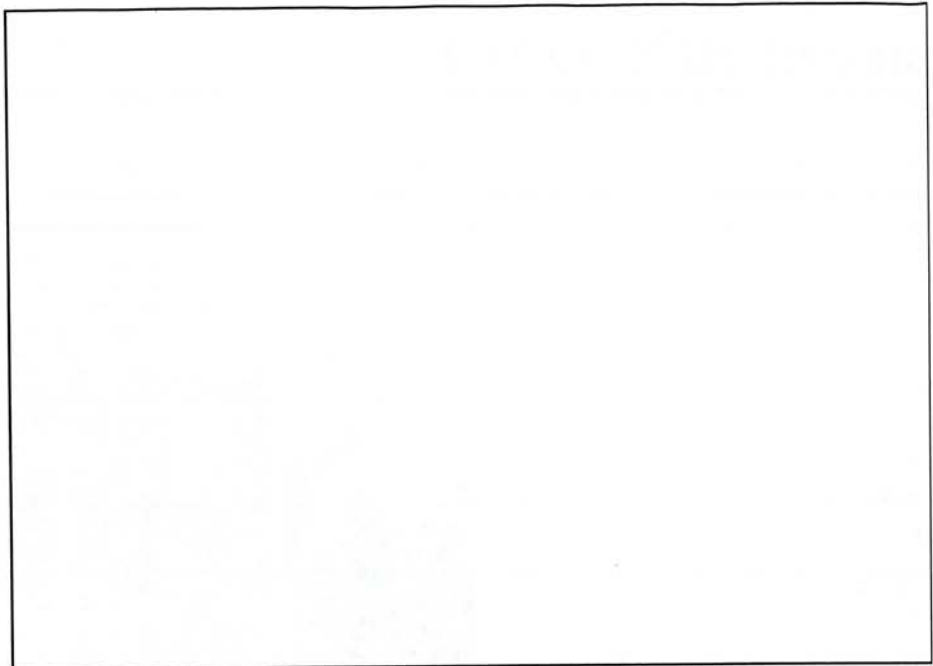
ARCHITECTURAL CLASSIFICATION	Gabled Ell	PLAN	irregular
DETAILS		NO OF STORIES	2
DATE of construction	1875	ROOF TYPE	Cross
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	1/1

SIGNIFICANT FEATURES Front facing gable with east/west cross gable


ALTERATIONS two story rear addition with east side porch; historic front porch with alterations, including steps, columns, and railing; windows replaced in original openings

### HISTORIC INFORMATION

HISTORIC NAME   
COMMON NAME   
PERMIT NO   
COST   
ARCHITECT   
ARCHITECT2   
BUILDER   
ARCHITECT SOURCE

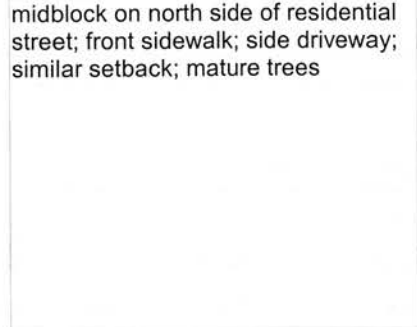


HISTORIC INFO



LANDSCAPE

midblock on north side of residential street; front sidewalk; side driveway; similar setback; mature trees



### PHOTO INFORMATION

ROLL1   
FRAMES1   
ROLL2   
FRAMES2   
ROLL3   
FRAMES3   
DIGITAL PHOTO ID

### SURVEY INFORMATION

PREPARER   
PREPARER ORGANIZATION   
SURVEYDATE   
SURVEYAREA



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 111 N. Lincoln Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-325-005	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> George Smith House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1894	
<b>Architectural Style</b> Shingle Style	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• North Hinsdale Survey (2005) - Significant</li> </ul>	

French chateau with dormers, pinnacles, and peaks, and Richardsonian Romanesque, often expressed in stone and displaying rounded arches typical of Romanesque cathedrals.

There is only one example each of the Stick style, Chateausque, and Richardsonian Romanesque in the North Hinsdale survey area, and two examples of the Shingle style. These styles are also rare in the other survey areas completed to date. There is only one Shingle style house in the Town of Hinsdale, and one in Robbins, both of which were ranked significant. The single Romanesque Revival style house in Robbins was also ranked significant.



**Humphrey House, 118 W. Hickory Street, 1888**

The Humphrey House is a fine example of a Stick style residence. The use of clapboard and various types of wood shingles to vary the surface texture is also characteristic of the Queen Anne style. What distinguishes the home as the Stick style is the patterned woodwork and the decorative trusswork in the gable ends. This home was awarded a Hinsdale Historical Society plaque.

**George Smith House, 111 N. Lincoln Street, 1894**

Distinguishing Shingle style features on this distinctive home include the varied use of shingles in the gable end and around the front porch knee wall. Particularly characteristic is the way the shingles wrap into the attic window recess, as well as the circular pattern they form in the peak of the gable. This home is in the files of the Hinsdale Historical Society.



**William Day and Ida M. Gates House, 134 N. Lincoln Street, 1894**

The house at 134 N. Lincoln Street was designed in 1894 for William Day Gates, founder of the American Terra Cotta and Ceramic Company. It is an exceptionally distinguished example of the Chateausque style, a style rarely found in Chicago's suburbs. Not surprising considering its owner's business, the exterior walls are completely clad in terra cotta. The most prominent significant feature may be the wall dormers with ogee arches decorated with crockets that rise about a steeply pitched belcast roof with arch and rope designs on its cornice. Also noteworthy is



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET:

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY  CURRENT FUNCTION

CONDITION  HISTORIC FUNCTION

INTEGRITY  REASON for SIGNIFICANCE

SECONDARY STRUCTURE

SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

DATE of construction

OTHER YEAR

DATESOURCE

WALL MATERIAL (current)

WALL MATERIAL 2 (current)

WALL MATERIAL (original)

WALL MATERIAL 2 (original)

PLAN

NO OF STORIES

ROOF TYPE

ROOF MATERIAL

FOUNDATION

PORCH

WINDOW MATERIAL

WINDOW MATERIAL

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

### HISTORIC INFORMATION

HISTORIC  
NAME

Smith, George House

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

Architect William G. Barfield claimed that the first person to live in the house was George Smith. Smith worked with Marshall Fields. (Interview with William G. Barfield, located in the file for 111 N. Lincoln at the Hinsdale Historical Society).

LANDSCAPE

Midblock on east side of residential street; front sidewalk; similar setback; rear alley; mature trees

### PHOTO INFORMATION

ROLL1

02

FRAMES1

6

ROLL2

03

FRAMES2

34

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

e:\lincoln111n.jp  
g

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

11/3/04

SURVEYAREA

NORTH HINSDALE



## HISTORIC SITES RESEARCH FINDING SHEET

Street Address: 111 North Lincoln

Current Owners: Eloise M. and Lawrence LaPalio

Date of Report: December 1995

Researcher: Jean S. Johnson

Research Supervisor: Wendell Link, Chairman Historic Sites Committee

### Legal description of property:

Lot 4 (except the South 90 feet) in Block 5 in Stough's Addition to the town of Hinsdale, being a subdivision of the South half of the Southwest Quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 29, 1968, as Document 9593 in DuPage County, Illinois.

**Year in which house is believed to have been built: 1894**

**Reason for concluding that the house was built in 1894:**

(See the attached Property Transaction and Property Tax Worksheets for details.)

In determining the age of the house, we have relied heavily on the tax records. Lot 4 of Block 5 of Stough's 1<sup>st</sup> Addition was valued at \$160 from 1885 through 1888. The valuation jumped slightly, to \$225 and then to \$250, in the years 1890 through 1894. In the summer of 1894, Sarah Smith bought the north 75 feet of the Lot, and in the next year the tax valuation on her property jumped to \$650. Since the tax valuation of 1895 most likely reflects an assessment of the property's value at the end of 1894, we conclude that Sarah Smith built the house in the summer and fall of 1894.

This conclusion agrees with the homeowners' prior research and knowledge of the structure of the house. It is in line with the architectural style of the house and the age of other houses in the vicinity.

HINSDALE HISTORICAL SOCIETY -- PROPERTY TRANSACTIONS

111 NORTH LINCOLN

LEGAL DESCRIPTION:

Lot 4 (except the South 90 feet) in Block 5 of Stough's Addition to Hinsdale

DATE COMPLETED:

December-95

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	INSTRUMENT	DATES: 1. INSTRUMENT 2. FILING	CONS.	BOOK/ PAGE	PROPERTY DESCRIPTION
R83 063396	LaPalio, Eloise M. and Lawrence R.	First National Bank of Hinsdale	Trustee's Deed	August 9, 1983 September 7, 1983	\$ 10		Lot 4 (except the South 90 feet) in Stough's Addition to Hinsdale
R80 036337	First National Bank of Hinsdale	Darre, Robert J.	Deed in Trust	June 12, 1980 June 25, 1980	\$ 10		Lot 4 (except the South 90 feet) in Stough's Addition to Hinsdale
R78 032674	Darre, Robert J.	LaGrange State Bank	Deed	March 10, 1978 April 19, 1978	\$ 10		Lot 4 (except the South 90 feet) in Stough's Addition to Hinsdale
R75 4575	LaGrange State Bank	Thorson, Robert M.	01	January 24, 1975 January 29, 1975	\$ 10		Pt. Lot 4 B5 Stough Add. Hinsdale 38-11
R64 26949	Thorson, Robert M.	Hack, Bertram N.	WD	June 16, 1964 July 24, 1964	\$ 10		Lot 4 Block 5 except South 90 ft/ Stough's Addition Hinsdale
R62 40555	Hack, Bertram N.	Ratcliff, Randall V.	WD	June 7, 1960 November 13, 1962	\$ 10		Lot 4 Block 5 except South 90 ft/ Stough's Addition Hinsdale
597609	Ratcliff, Randall V.	Comb, Worrell Van	WD	June 5, 1950 July 7, 1950	\$ 10	606/ 286	Lot 4 Block 5 Stough's Addition Hinsdale
505526	Combs, Worrell Van A.	Clancy, William C.	WD	July 13, 1946 August 29, 1946	\$ 10	488/ 277	Lot 4 Block 5 Stough's Addition Hinsdale
223778	Clancy, William C.	Arnold, Ralph G.	WD	October 22, 1926 October 26, 1926	\$ 10	190/ 52	Part of Lot 4 Block 5 Stough's Addition Hinsdale



HINSDALE HISTORICAL SOCIETY -- PROPERTY TRANSACTIONS

111 NORTH LINCOLN

LEGAL DESCRIPTION:

Lot 4 (except the South 90 feet) in Block 5 of Stough's Addition to Hinsdale

DATE COMPLETED:

December-95

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	INSTRUMENT	DATES: 1. INSTR. 2. FILING	CONS.	BOOK/ PAGE	PROPERTY DESCRIPTION
143648	Arnold, Ralph G.	Smith, Sarah	WD	July 27, 1920 August 3, 1920	\$ 10	131/ 461	North 75 feet Lot 4 Block 5 Stough's Addition Hinsdale
55864	Smith, Sarah	Lewis, Elizabeth M. and Hattie V.	WD	June 13, 1894 June 30, 1894	\$ 750	74/ 173	Undv. 2/3 N. 75 ft. L4 B5 Stough's Addition Hinsdale
38642	Lewis, Elizabeth M.	Lewis, Edward B.	WD	December 31, 1887 January 3, 1888	\$ 1,200		Pt. Lot 4 B5 Stough's 1st Add. Hinsdale
34720	Lewis, Walter E.	Browning, George	WD	May 23, 1885 July 3, 1885	\$ 1,200	57/ 542.00	Lot 4 B5 Stough's Addition Hinsdale
30426	Browning, Anna F.	Browning, Maurice	QCD	April 18, 1882 May 13. 1882	\$ 2,000	54/ 294	Und. 1/3 Lots 3, 4 Blk 3 and Lot 4 Blk 5 Stough's 1st Add. Hinsdale
26051	Browning, George and Maurice	Bodin (sic), Edward L.	QCD	December 30, 1878 January 24, 1879	\$ 1	52/ 180	Lots 3,4 Blk 3 and Lot 4 Blk 4 (sic) Stough's Add. to Hinsdale
26050	Bodine, Edward L.	Bruner, Charles E.	WD	May 4, 1876 January 24, 1879	\$ 16,000	47/ 350	Lots 3,4 Blk 3 and Lot 4 Blk 4 (sic) Stough's Add. to Hinsdale
17184	Bruner, Charles E.	Stough, Oliver J.	WD	November 1, 1873 December 8, 1873	\$ 70,000	43/ 161	E 1/2 SE 1/4 38-11 Lots 3,4 Blk 3 and Lot 4 Blk 5 Stough's Add. to Hinsdale

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 510 N. Lincoln Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-303-006	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1911	
<b>Architectural Style</b> Craftsman Bungalow	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Additional information provided by owner</li> </ul>	



# HISTORIC SITES RESEARCH PROGRAM FINDINGS SHEET

Current Resident/Owner Dr. Robert E. Damptz and wife Sharon M. Damptz

Street Address 510 North Lincoln St., Hinsdale, Ill. Date Submitted October 28, 1989

Legal Description of Property Block 10, Ayres' Second Addition to Hinsdale, except the North 75 ft., except the West 155 ft., except the East 66 ft., and except the South 75 ft.  
Year in which home believed built 1911 Year enclosed picture was taken 1912

First Owner Mr. Ezra G. Herr and wife Elizabeth Herr

## Subsequent Owners and Dates of Ownership

Mr. Earl J. Drinkall and wife Nella B.C. Drinkall Feb. 18, 1921 - Jun. 28, 1926

Mr. Charles W. Resso and wife Minnie M. Resso Jun. 28, 1926 - death of Mr. Resso on Jan. 4, 1947

Mrs. Minnie M. Resso, widow Jan. 4, 1947 - her death on Jan. 15, 1951

Ethel Resso Anderson, widow, and other heirs Jan. 15, 1951 - Dec. 7, 1956

Mrs. Ethel Resso Anderson Dec. 7 - 13, 1956

Mr. John D. King and wife Helen E. King Dec. 13, 1956 - Jun. 16, 1961

Harris Trust & Savings Bank, under Trust #30347 Jun. 16 - July 31, 1961

Mr. Louis H. Butterworth and wife Shirley M. Butterworth July 31, 1961 - Jun. 10, 1969

Mr. Kenneth K. Shroeder and wife Margaret L. Shroeder Jun. 10, 1969 - July 23, 1973

Dr. Robert E. Damptz and wife Sharon M. Damptz July 23, 1973 - present

Note: Information regarding the dates of death of Mr. and Mrs. Charles W. Resso, and the ownership of their heirs, was obtained from files #13653 and #15166, Probate Court of Du Page County at the Old Courthouse.

Reasons for concluding year in which house built (Refer to worksheets)

First, a photograph of subject house (hereinafter reproduced) appears in a book published in the year 1912, indicating thereby that the house was built not later than 1912. Second, Mr. and Mrs. Herr purchased, by deed dated October 10, 1910 and recorded June 7, 1911 (see Property Transaction Worksheet By Grantor in this report), the land on which the house stands. Third, the researcher of this report talked on October 17, 1989, with Mr. John H. Krehbiel, Sr., whom the researcher met in 1921 when Mr. Krehbiel was a student at the Hinsdale High School. Mr. Krehbiel, who was born in 1906 and who grew up next door to subject house, stated that the house was built for Mr. Herr.

Other information of interest about Owners, changes to property or structure, architectural style, etc.

This house is an excellent example of the American Bungalow, which became very popular during the 1920s. Its construction is unique in ruggedness, with a plenitude of steel beams and stanchions to astound the viewer! The bearing walls too are very unusual, consisting as they do of three layers of brick instead of the customary two layers found in the so-called "solid brick" house. The roof line is magnificent, being perfectly proportional to the perimeter.

This house is truly a remarkable and lovely addition to Hinsdale's inventory of gorgeous residences.

**HISTORICAL SOCIETY USE**

Society Representative John T. Ziegweid, Researcher.

Reviewed and accepted by Historic Sites Committee \_\_\_\_\_

Chairman and Date

Board Approval \_\_\_\_\_

President and date

Comments if any \_\_\_\_\_



# PROPERTY TRANSACTION WORKSHEET BY GRANTOR

Legal Description of Property \_\_\_\_\_

Date Completed October 10, 198

Document Number	Grantor (Seller)	Grantee (Buyer)	Instrument	1. Date of Instrument 2. Date of filing	Consideration	Book/ Page No.	Property Description
61192	HEIRS OF ANSON AYRES	VILLAGE OF HINSDALE	QUIT CLAIM DEED [Q.C.D.]	MARCH 10, 1896 MARCH 26, 1896	\$1 <sup>00</sup> etc.	79/194A	EAST 66 FT. OF BLOCK 10
62233	MARY J. AND FRANCIS E. AYRES	MARY LOUISE AYRES CARLETON	Q.C.D.	AUG. 17, 1896 AUG. 19, 1896	\$1 <sup>00</sup>	79/295D	SOUTH 1/2 OF BLOCK 10
62234	MARY LOUISE AYRES CARLETON AND WELBY B. CARLETON, her hus. + MARY J. AYRES, widow	FRANCIS E. AYRES	Q.C.D.	AUG. 17, 1896 AUG. 19, 1896	\$1 <sup>00</sup>	79/296A	NORTH 1/2 OF BLOCK 10
104462	MARY LOUISE AYRES CARLETON, widow; FRANCIS E. AYRES + his wife; FRANCES J. AYRES	EZRA G. HERR + wife ELIZABETH HERR	WARRANTY DEED [W.D.]	OCT. 10, 1910 JUNE 7, 1911	\$2500 <sup>00</sup>	105/582D	WEST 176.55 FT. EAST 242.55 FT. NORTH 157.32 FT. (BY METES AND BOUNDS) OF BLOCK 10
146590	EZRA G. HERR + wife ELIZABETH HERR	EARL J. DRINKALL + wife NELLA B.C. DRINKALL	W.D.	FEB. 18, 1921 FEB. 19, 1921	\$10 <sup>00</sup>	133/359D	W. 176.55 FT. [EXCEPT S. 75 FT.] AND N. 157.32 FT. W. 176.55 FT. E. 242.55 FT. (BY METES AND BOUNDS) OF BLOCK 10
216625	EARL J. DRINKALL AND wife NELLA B.C. DRINKALL	CHARLES W. ROSSOW + wife MINNIE M. ROSSOW	W.D.	JUNE 28, 1926 JUNE 29, 1926	\$10 <sup>00</sup>	183/532D	BLOCK 10 (EXCEPT S. 76.16 FT. + EXCEPT E. 66 FT.)
827066	CAROLING R. de HAAN + husband RICHARD de HAAN	ETHEL R. ANDERSON, A WIDOW	Q.C.D.	DEC. 7, 1956 DEC. 17, 1956	\$10 <sup>00</sup> etc.	862/492A	BLOCK 10 (EXCEPT W. 155 FT.; EXCEPT E. 66 FT. + EXCEPT S. 76.16 FT.)
827067	ALFRED W. BITHER, A WIDOWER	ETHEL R. ANDERSON, A WIDOW	Q.C.D.	DEC. 7, 1956 DEC. 17, 1956	\$10 <sup>00</sup> etc.	862/493A	SAME AS ABOVE
827615	DOROTHY R. HELLG + husband W. LORREN	ETHEL R. ANDERSON	Q.C.D.	DEC. 7, 1956	\$10 <sup>00</sup> etc.	863/...A	CHIEF

Date Completed October 10, 1989

Date Completed October 10, 1989

[illegible]



## PROPERTY TAX WORKSHEET

Legal Description of Property \_\_\_\_\_

Date Completed October 10, 1989

Year	Person In Whose Name Assessed	Property Description			Valuation	Total Tax	Remarks
		SubDivision of Lot	Lot	Block			
1896	ANSON AYRES			10	\$ 120 <sup>00</sup>	\$ 10 <sup>15</sup>	
1906	ANSON AYRES			10	\$ 120 <sup>00</sup>	\$ 9 <sup>36</sup>	Pd by F.E. AYRES
1910	ANSON AYRES	EXCEPT SOUTH 75 FT.		10	\$ 90 <sup>00</sup>	\$ 4 <sup>95</sup>	Pd by F.E. AYRES
	FRED KREHBIEL	SOUTH 75 FT.		10	\$ 125 <sup>00</sup>	\$ 6 <sup>88</sup>	
1911	ANSON AYRES' ESTATE	N 1/2 EXCEPT SOUTH 75 FT.		10	\$ 105 <sup>00</sup>	\$ 5 <sup>99</sup>	Pd by FRED KREHBIEL AND F.E. AYRES
1913	EZRA G. HERR	N. 157.32 FT. OF W 176.55 FT. N 1/2		10	\$ 105 <sup>00</sup>	\$ 6 <sup>64</sup>	Pd by E.G. HERR, HINSDALE
1916	EZRA G. HERR	N. 157.32 FT. OF W. 176.55 FT. N 1/2		10	\$ 105 <sup>00</sup>	\$ 9 <sup>47</sup>	Pd by E.G. HERR
1921	EZRA G. HERR	SAME		10	\$ 155 <sup>00</sup>	\$ 14 <sup>28</sup>	Pd by E.J. DRINKALL HINSDALE, ILL.
1922	EARL J. DRINKALL	THAT PART DESCRIBED IN BOOK 133 OF DEEDS, PAGE 359		10	\$ 155 <sup>00</sup>	\$ 14 <sup>90</sup>	SAME
1923	EARL J. DRINKALL	SAME		10	\$ 155 <sup>00</sup>	\$ 15 <sup>85</sup>	SAME
1925	EARL J. DRINKALL	SAME		10	\$ 155 <sup>00</sup>		
1926	EARL J. DRINKALL	SAME		10	\$ 155 <sup>00</sup>	\$ 18 <sup>71</sup>	Pd by C.W. ROSSOW, 194 N. LINCOLN ST., HINSDALE, ILL.
1927	CHARLES W. ROSSOW	(EXCEPT SOUTH 76.16 FT.) & (EXCEPT EAST 66 FT.)		10	LAND OR LOTS \$ 2960 <sup>00</sup> IMPROVEMENTS \$ 4620 <sup>00</sup>	\$ 444 <sup>19</sup>	SAME
	LUCILE KREHBIEL	SOUTH 75 FT.		10	LAND OR LOTS \$ 1500 <sup>00</sup> IMPROVEMENTS \$ 3500 <sup>00</sup>	\$ 293 <sup>00</sup>	Pd by FRED A. KREHBIEL HINSDALE, ILL.

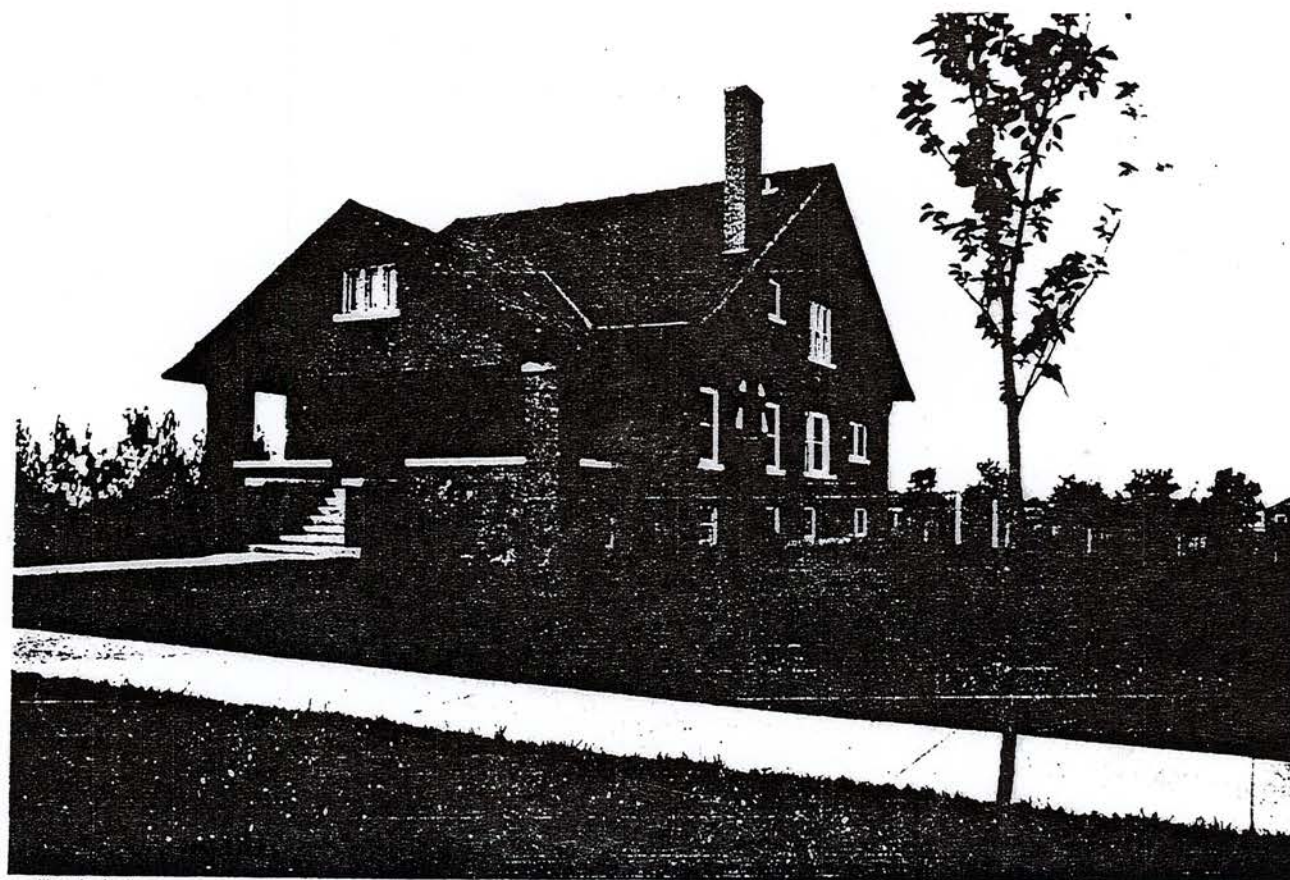


Photo by Benn

HOME OF MR. E. G. HERR  
194 North Lincoln St., Hinsdale, Ill.

Page eighty-one

(This page is a photocopy of Page eighty-one of "Book of the Western Suburbs", written by Marian A. White and published by J. Harrison White, Chicago, Illinois, 1912)



# Craftsman-style Hinsdale home boasts original oak woodwork, stained glass

The stately brick Craftsman-style house at 510 North Lincoln St. in Hinsdale was built in 1911, the same year that Ray Harroun won the first Indianapolis 500 with an average speed of 4.59 mph.

The house was built for Ezra G. Herr and his wife, Elizabeth. Most of what we now know about Herr comes from the 1912 Hinsdale Directory. In those days phone directories not only listed an occupant's name and telephone number, but his occupation and sometimes the location of his job as well.

In Herr's case we learn that he worked at the Thiel Detective Service in Chicago at 223 W. Jackson Blvd.

Although it is possible that he rode a desk as part owner of the service, it is also highly likely that Herr was a private-eye engaged in risky investigations by day only to return to the peace and serenity of his Hinsdale home at night.

The only thing we know for sure is that the present owners found a 1920 policeman's badge in the walls of the house as well as a campaign button from an election long ago.

Take the time to see this house and enjoy its style. Built in 1911 when the Craftsman-style was in its heyday, this house features a wonderful cross-gabled roof as well as a full-width front porch.

There are quite a few Craftsman houses around Hinsdale, but this one is an excellent example of a solid brick model. In fact, built three bricks thick with steel beams for extra support, this is a very solid house indeed.

The Craftsman style features wide, enclosed eave overhangs. Two California brothers, Charles Sumner Greene and Henry Mather Greene, are credited with inspiring this style while they worked together in Pasadena from 1893-1914.

Back to the history of this house. In 1921 Earl J. Drinkall, an osteopath with an office in Chicago, and his wife, Nella B. Clarke Drinkall, bought the house.

Charles W. Rossow and his wife, Minnie, purchased the house in June of 1926, moving there from their former house at 22 Laine Street. They had four daughters: Ethel, Elvira, Dorothy and Caroline.

Rossow, who died at the age of 70 in 1947, had lived in Hinsdale for 40 years. After his death, Mrs. Rossow continued to live in the same house until her death in 1951.

Before his retirement, Rossow was vice

president of the Petersen Oven Co. In 1938 he is listed as vice-president of the Hinsdale Federal Savings and Loan Association.

Hinsdale Federal began back in 1934 at 102 S. Washington St., when, to build its capital, 38 people pledged 360 shares at \$100 a piece. Twenty years later the Savings & Loan established its headquarters at Grant Square Shopping Center where in 1981 they built a fine, two-story building in the colonial style.

When Rossow was vice-president, Hinsdale Federal was only 4 years old. After Mrs. Rossow's death in 1951, her four daughters continued to own the house until 1956 when they sold it to John D. King and his wife, Helen.

In 1961 Louis and Shirley Butterworth became its new owners, selling in 1969 to Kenneth and Margaret Schroeder. In 1973 the present owners purchased it and began making improvements.



## Historical Hinsdale

By Mary Sterling

In 1996 the old windows had to be replaced, but the sills were in good enough condition to remain. The bath sink was original to the house but needed work and was sent out to be replumbed.

The interior of the house still boasts its original oak woodwork with geometric patterns set into the design. It also has lovely stained glass windows.

The kitchen had been remodeled by the Butterworths with lots of cabinets. They also removed the pantry. The chimney is in the kitchen but there is no fireplace.

When the current owners bought the house they found a cedar toilet tank and a three-tub laundry sink in the basement. The sink was connected to a cistern located under what is now the patio. It took two dump trucks filled with rocks to fill in that cistern.

The basement also had an octopus oil or gas furnace as well as the old coal cellars from days gone by. Hexagon tiles in jade-green and rust decorate the floor of the front entry.

An old mirror was found in the root or wine cellar under the porch. The current owners had it resilvered and put it back into the house. A table was made from



510 N. Lincoln St.

pieces of the original floor moldings, which were also found.

Remnants of a smoke house are still evident behind the garage. Also, shards were found there indicating that perhaps this was a place where things were dumped or burned before the current clean air laws were enacted. Pieces of an old fireplace were found in the yard.

The original garage, with brick that matched the house, could only hold one car. After trying to reconfigure it, the owners hired an architect to design the present garage to match the house while still giving them enough room for two cars and a work area for tools.

They were careful to find bricks that matched the wonderful red of their house. In keeping with the Craftsman-style, the present owners added a beamed roof over the side entry enabling visitors to stay dry in the rain when using that entrance to the front porch.

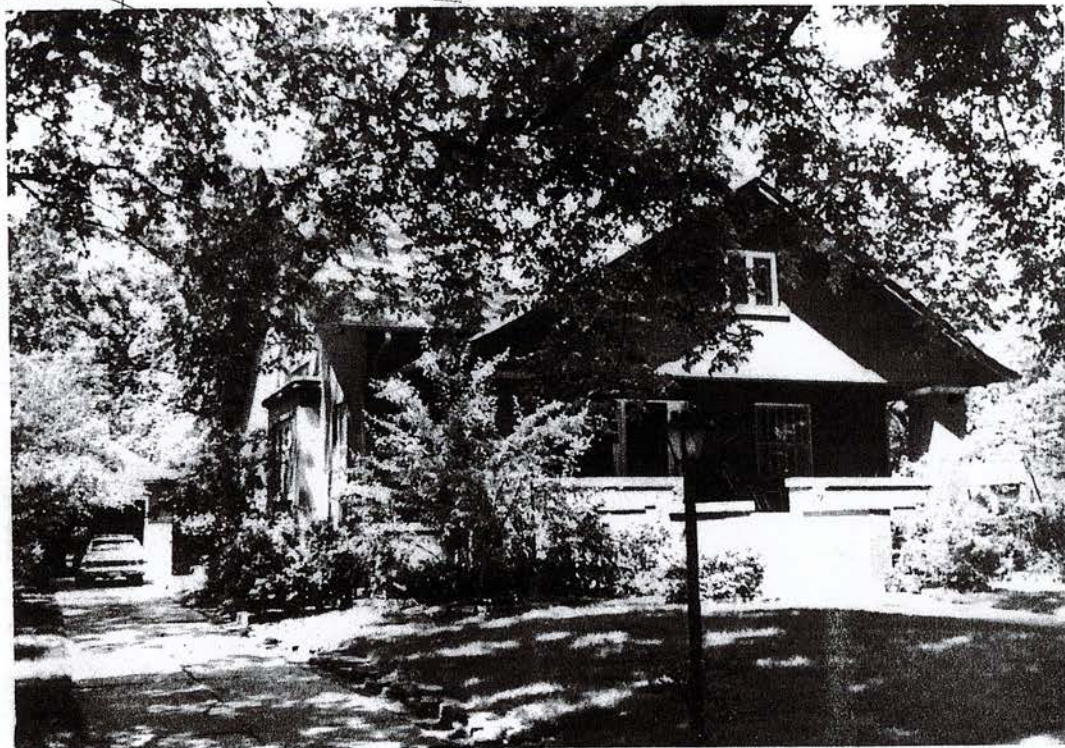
The yard had five large elm trees that have since been lost to disease, but the owners have reforested the back of the house, adding a lovely perennial garden along the driveway.

An orchard was discovered in back of the house, and the owners have always wondered who planted it.

Anyone having additional information about this house or its former owners may send it to Mary Sterling, 735 S. Oak St., Hinsdale. Anyone who wants to learn more about his or her Hinsdale house may contact the Historical Sites Committee of the Hinsdale Historical Society. My thanks to John T. Ziegweid for his original research in 1989 on this wonderful Hinsdale home. Sterling is a member of the board of the Hinsdale Historical Society.

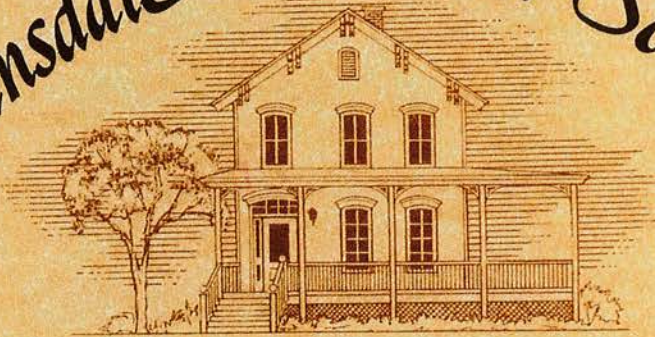


1973





# *Hinsdale Historical Society*



*has Registered the Residence at*  
**510 North Lincoln**  
*as being built in the year*  
**1911**

*Based on research submitted to the*  
*Historic Sites Committee*  
*and a review thereof, by vote of*  
*the Board of Directors on*  
**November 6, 1989**

*Robert M. Dunham*  
CHAIRMAN, HISTORIC SITES COMMITTEE

*Sandra Williams*  
PRESIDENT



# Hinsdale parks tell history

Hinsdale today has many familiar sites like Robbins Park, Stough Park, Fullersburg Woods and Ruth Lake, but where did the town get these names?

These sites and others were named after people who helped to develop the town and make it what it is today.

In 1862, the founding father of Hinsdale, William Robbins, purchased 800 acres of land in DuPage County. He began to plan his town and granted the Burlington Northern Railroad permission to go through his property. Robbins Park, near Madison Street, was dedicated to him.

Robbins recognized the importance for businessman and farmers to have trains coming in and going out of the town and the high real estate prices it would bring. He completed the Hinsdale village plat in 1865 and the village became incorporated on April 3, 1873.

Robbins also contributed to the planting of thousands of elm and maple trees, which can be seen throughout the village. He envisioned the trees outlining roads that were not built yet to produce a canopy effect when the trees were fully grown.

Robbins also named several of the town's streets, including Grant, Washington and Lincoln streets, named after national heroes, Gen. Ulysses S. Grant and U.S. presidents, George Washington and Abraham Lincoln. Robbins also served as trustee on the first Village Board in the 1870s.

O.J. Stough developed most of the northwest portion of the village and Stough Park, off of Chestnut Street, was named after him.



O.J. Stough was one of the founders of Hinsdale.

In 1872 he erected Stough Hall at 11 N. Lincoln Ave, where many holiday dances and fancy parties were held. The building also served as a hall for civic assemblies, other social functions and private school classes. The building was used as a church from 1904 to 1954 and was torn down in 1955.

In 1935, Benjamin Fuller founded Brush Hill, later called Fullersburg. The area, which is near Ogden Avenue and York Road, was settled mostly by Germans.

The area is now called Fullersburg Woods and there is also a Fuller Road in the northern part of the village. Fuller served as postmaster, innkeeper, landowner, farmer and storekeeper. He also opened the saloon called The Farmers' Home. Now it is called York Tavern.

In 1882, Linus Ruth moved

to Hinsdale. He served as village trustee for three years, and in 1890 he was named the first village attorney. During World War I, Ruth's son, Linus Ruth Jr., was killed, so Ruth Lake, in the southern part of the village near 58th Street, was named after him.

History fills Hinsdale everywhere. Almost every street, building and park has been dedicated to someone in the village who contributed a part of him or herself.

The 1-acre Ehret Park was given to Hinsdale by the Ehret family, whose son was killed in the fire that destroyed their house in the 1960s.

Burns Field was named after village president Randall W. Burns, who served on the board from 1919 to 1924. Peirce Park was named after Ralph S. Peirce, one of the founders of the extinct community group, The Village League. Founded in 1910, the group was dedicated to planting trees in the community, a priority for many people in Hinsdale's history.



Brook Park was named after Herbert Brook, who was village president from 1969 to 1973. The 52-acre Katherine Legge Memorial Park was given to the village by her husband after she died in the early 1970s.

Although he did not have a park or street named after him, Judge Joel was a prominent person. He was the first president of Hinsdale in 1873. At that time, presidents served for only one year. He was also a lawyer and the author of several works on law and religion.



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 307 S. Lincoln Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-124-001	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Lawrence & Isabel Conover House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1894	
<b>Architectural Style</b> Colonial Revival / Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>Town of Hinsdale Survey (2001) - Potentially Significant / Contributing</li> <li>Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.</li> </ul>	
<b>Additional Photos</b> <div style="text-align: center;">  </div>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 307

DIRECTION S

STREET Lincoln

ABB ST

PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

CONTRIBUTING to a NR district?  
(C or NC) C

Contributing secondary structure?  
(C or NC) C

LISTED ON EXISTING SURVEY?  
(IHSS, NR, etc.)



### GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY minor alterations and  
addition(s)

SECONDARY STRUCTURE detached  
garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival

ARCHITECTURAL CLASSIFICATION2 Queen Anne

ORIGINAL CONSTRUCTION DATE 1894

DATE SOURCE HHS

EXTERIOR WALLS (current) wood clapboard

EXTERIOR WALLS (original) wood clapboard

OVERALL SHAPE OR PLAN irregular

NO. OF STORIES 2.5

WINDOW MATERIAL, TYPE(S)

wood

double hung 1/1; decorative/1

PORCH front

ROOF (type and materials) hipped

asphalt shingle

FOUNDATION limestone

SIGNIFICANT FEATURES gabled dormers with pediments with inset wreath ornamentation, engaged pilasters, dentil trim, and windows with decorative muntins; full height corner tower bay; full height south side bay; dentiled frieze; brackets in eaves; classical window moldings

ALTERATION(S) Removed balustrade above front porch (double balcony doors remain at 2nd floor); rear south side addition (historic) with replacement windows and deck (non-historic); screened in front porch; rear one story addition





### RESEARCH INFORMATION

HIST NAME

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST

COST  OLD SIGNIFICANCE RATING

#### ADDITIONAL INFORMATION:

Sign features (cont): front porch with wood columns and balustrade, dentil trim and frieze; side porch with same features as front porch; stained glass windows on north side; Reason for Significance: Beautifully detailed roofline and dormers.

SURVEY AREA

#### LANDSCAPE FEATURES

#### PHOTOGRAPHIC INFO

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

ROLL NO.  FRAME NO.

PREPARER

ORGANIZATION

DATE

307 S Lincoln ST

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 307

STREET S LINCOLN ST

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### ADDITIONAL PHOTOS OR INFORMATION





## 61. 307 S. Lincoln

The beautiful house of Martin and Elizabeth Miller at 307 S. Lincoln St. has quite a history.

The 1867 tax records indicate that Joseph and Jane Blanchard built a two-story frame house on the site of another building that was either torn or burned down in the late 1880s. The land was shown as vacant in 1891.

The present structure was built in 1894 by Lawrence and Isabel Conover, who lived there more than 19 years. Lawrence Conover practiced law in an office that now has been converted into a dining room.

The next owners stayed a short 11 months, but the subsequent owners, William T. and Edith Bruckner, enjoyed residence for 47 years. Their daughter, Charlotte Bruckner Schmitt, was born and married there. She tells of the many family adventures, including her father's love of horses. He would join his friends each day riding about town, which in those days was more open and had many fields to enjoy. They would all meet from different homes in town, ride around the countryside and still be in Chicago ready to work at 9 a.m. On Saturday and Sunday the riders would meet in what is now Oak Brook and ride in the country atmosphere. The first one to fall off his horse was obliged to throw a party for all the others. Charlotte tells of a prank the children played on their father, bringing up a favorite Shetland pony to his bedroom only to find it refused to go back down the stairway. It had to be taken out in a sling via the porch by the fire department.

Structurally this house remains virtually the same as built in 1894, retaining three stained glass windows going up the stairway and the original flooring and woodwork. It's a lovely home with a warm history.

—November 20, 1986

Update: Herb Bruckner told the Millers a few stories that happened when his family owned the house. Mrs. Bruckner, one of the founders of the Hinsdale Humane Society, had a favorite German Shepard dog who was very smart. Every now and then he would come into the house with a ball. This continued until one day when the local hardware store sent Mrs. Bruckner a bill which she didn't understand. It seems the dog would go into the shop, take a ball from a barrel of balls and leave with it. The shop counted those he had taken and billed her for them. Needless to say, the dog's credit line was cut off.

Mrs. Brucker is also a lady of great patience. One day when she was



giving a luncheon, a fire was started by the painters stripping the paint. She refused to interrupt the luncheon and the fire department put out the fire while the luncheon continued.

It is strange to note that the Millers experienced fire damage themselves from painters stripping paint. But there wasn't a luncheon at the time so there was no problem. ■

Mary Sterling, Our  
Old House: An Inside  
Look At Hinsdale's  
Historic Homes, 1992.



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 515 S. Lincoln Street</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-12-126-002</p>	
<p><b>Zoning District</b> R-4 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> N/A</p>	
<p><b>Architect</b> N/A</p>	
<p><b>Date Constructed</b> 1896</p>	
<p><b>Architectural Style</b> Colonial Revival</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) – Significant</li> <li>Town of Hinsdale Survey (2001) - Potentially Significant / Contributing</li> </ul>	
<p><b>Additional Photos</b></p> <div style="text-align: center;">  </div>	



Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan; some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition. Many front facades have classical – temple-like – entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

There are thirteen Colonial Revival structures in the survey area, of which twelve are residential and one is a funeral home. Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any other style. The earliest Colonial Revival house in the survey area dates from 1894, while the most recent is from the 1980s. Eight of the thirteen structures are historic (built before 1950). Two of these are ranked potentially significant.



Garry W. Munson House, 515 S. Lincoln Street

The Garry W. Munson House at 515 S. Lincoln Street is a handsome example of early Colonial Revival style architecture at the turn of the century, with symmetry and elaborate detailing. It is ranked potentially significant because it has aluminum siding. Built in 1896, the symmetrical facade features a full front porch (new but historically compatible), a central Palladian window at the second floor, gabled front dormers, and paired roof brackets. There are classical window surrounds.

## DUTCH COLONIAL REVIVAL

The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18<sup>th</sup> century. Dutch Colonial Revival houses were built over



20 E. Third Street

a long period, as were other Colonial Revival homes -- from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel end facing the street tend to be earlier, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There is one Dutch Colonial Revival house in the survey area, at 20 E. Third Street. It was included in the Illinois Historic Resources survey but has been



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 515

DIRECTION S

STREET Lincoln

ABB ST

PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

CONTRIBUTING to a NR district?  
(C or NC) C

Contributing secondary structure?  
(C or NC) NC

LISTED ON EXISTING SURVEY?  
(IHSS, NR, etc.)



### GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY minor alterations

SECONDARY STRUCTURE detached  
garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival

OVERALL SHAPE OR PLAN rectangular

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES 2.5

ORIGINAL CONSTRUCTION DATE 1896

WINDOW MATERIAL, TYPE(S)

DATE SOURCE HHS

wood

EXTERIOR WALLS (current) aluminum siding

double hung 1/1; 6/1

EXTERIOR WALLS (original) wood

PORCH full front

ROOF (type and materials) hipped

asphalt shingle

FOUNDATION stone

SIGNIFICANT FEATURES Gabled front dormers; paired roof brackets; central Palladian window on front facade; classical window surrounds; cornice board; chimney

ALTERATION(S) Aluminum siding; entirely new porch [1998]



### RESEARCH INFORMATION

HIST NAME Munson, Garry W. House  
ARCHITECT \_\_\_\_\_

COMMON NAME \_\_\_\_\_  
BUILDER \_\_\_\_\_  
LANDMARK LIST HHSF

COST \_\_\_\_\_ OLD SIGNIFICANCE RATING S

#### ADDITIONAL INFORMATION:

Garry W. Munson, who worked in typewriter sales, was the first owner of this house. [HHSF]

Reason for Significance: Although sided, this house is a handsome example of early Colonial Revival style architecture at the turn of the century with symmetry and elaborate detailing.

SURVEY Addition  
AREA \_\_\_\_\_

#### LANDSCAPE FEATURES

Corner lot on residential avenue; front sidewalks; small narrow street to south; mature tree lined parkway; large side fence

#### PHOTOGRAPHIC INFO

ROLL NO. 10 FRAME NO. 14  
ROLL NO. 11 FRAME NO. 20-21  
ROLL NO. \_\_\_\_\_ FRAME NO. \_\_\_\_\_

PREPARER Jennifer Kenny  
ORGANIZATION Historic Certification Consultants  
DATE 6/20/2001

515 S Lincoln ST





**Village of Hinsdale**  
**Community Development Department**  
 19 E. Chicago Avenue  
 Hinsdale, Illinois 60521  
 (630) 789-7030

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 833 S. Lincoln Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-316-006	
<b>Zoning District</b> R-2 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1927	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) – Significant</li> <li>Robbins Park II Survey (2007) - Significant</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	833
DIRECTION	S
STREET:	Lincoln
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Notable as a Sears Roebuck catalog design-- "Lynnhaven."
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	1.5
DATE of construction	1927	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Stone/stucco	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Stone/stucco	WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	6/1; 8-light
SIGNIFICANT FEATURES	Side jerkinhead roof; steeply pitched, slightly projecting front entry bay; shale entry surround with segmental arch; shed dormer on front façade w/ half timbering; historic wood double hung & casement windows		
ALTERATIONS	1 story south side addition (historic --1935)		

Robbins Park II Survey (2007)



### HISTORIC INFORMATION

HISTORIC  
NAME

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

LANDSCAPE

Midblock on east side of residential street; front sidewalk; plantings at sidewalk; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

\\images\Lincolns  
outh833.JPG

### SURVEY INFORMATION

PREPARER

PREPARER  
ORGANIZATION

SURVEYDATE

10/25/2006

SURVEYAREA

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 807 McKinley Lane	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-304-008-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> William G. Barfield	
<b>Date Constructed</b> 1927	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Building Permits</li> </ul>	



Permit No. 1118

# VILLAGE OF HINSDALE

## Application for Building Permit

407 McKinley Lane

Hinsdale, Ill.

Mar 21 1927

To the Commissioner of Buildings of the Village of Hinsdale, Illinois:

The undersigned hereby make application for the issuance of a Building Permit in accordance with the ordinances of the Village of Hinsdale, and the information furnished below is in compliance with the rules governing applications for such permit:

Name of Owner Wm W. Williamson  
 Location 323 McKinley Lane  
 Taxable Description St 8 - Stk 6 - The Woodlands  
 Use Zone A  
 Purpose of Building Residence + garage  
 Story 2 Length 33' 3" Width 32' 6" Height 38' 30"  
 Number of Rooms 11 Height 9' 1 1/2" 8' 9" 2nd  
 Basement 7' Attic 16'  
 System of Heating Hot water  
 Type of Construction Std. Brick

Total Cost of Work \$ 39,000.00  
 Name of General Contractor Ang. C. Cameron  
 Name of Mason Contractor Wm Jones  
 Name of Plumber Austin E. H.  
 Name of Electrician not set  
 Name of Architect Wm. Banfield

### AGREEMENT:

Sec. 245; Chap. 22, Village Ordinances.

"Said application shall also contain an agreement to be signed by the owner, his agent or architect, conditioned that he will, if granted the permit sought, construct the work in accordance with the description set forth in application, plans and specifications aforesaid; and that all general and detail work connected with such erection, construction, alteration or repair of any such building, structure, or part thereof, as the case may be, shall be done in strict compliance with the ordinances of said village and the provisions of such permit."

Approved,

R. S. Hopkins


Building Commissioner.

Signed

Ang. C. Cameron  
 Owner or Contractor.

March 21 1927

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 23 S. Oak Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-206-005	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Prairie School	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• Robbins Park I Survey (2002) - Significant</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	23
DIRECTION	S
STREET	OAK
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Notable local example of a Prairie School design with Craftsman detailing.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Prairie School	PLAN	rectangular
DETAILS	Craftsman	NO OF STORIES	1.5
DATE of construction	c. 1910	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Stucco	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/casement
		WINDOW CONFIG	5 light; 7 light; 9/1
SIGNIFICANT FEATURES	Knee braces and rafter tails; ribbon, wood casement windows; brick chimney; half timbering in gable; horizontal banding; gabled side dormers; entry porch at corner; 9/1 wood double hung windows; front oriel window in gable with shed roof and brackets		
ALTERATIONS	One car garage added in northeast corner and sun room behind it (historic alterations); large rear addition (non-historic); shed roof side entry addition with skylights (non-historic); 1984 permit for garage		

### HISTORIC INFORMATION

HISTORIC  
NAME

COMMON  
NAME

PERMIT NO 11947

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

LANDSCAPE

House on quiet residential street; lot rise to south; stone retaining walls and concrete steps at front sidewalks; mature trees; sunken side driveway with brick pavers; similar setbacks and lot sizes

### PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

### SURVEY INFORMATION

PREPARER


PREPARER  
ORGANIZATION

SURVEYDATE

SURVEYAREA



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 35 S. Oak Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-206-007	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Craftsman	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Historically Significant / Significant</li> <li>• Robbins Park I Survey (2002) - Significant</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	35
DIRECTION	S
STREET	OAK
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Interesting local example that combines the Craftsman style with Prairie School detailing, including siding, windows & trim. Rated "HD" in Illinois Historic Structures Survey.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Craftsman	PLAN	L
DETAILS	Prairie School	NO OF STORIES	2.5
DATE of construction	c. 1910	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Parged
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	geometric
SIGNIFICANT FEATURES	Horizontal board and batten siding; wood double hung windows with geometric glazing; very broad overhanging eaves; massive wood brackets		
ALTERATIONS	Rear one story addition (1983 permit for family room addition, non-historic); enclosed first floor sun porch in wing with casement windows		



## A black and white photograph of a dark, gabled garage. A basketball hoop is mounted in the gable above the garage door. A dark sedan is parked inside the garage, and the rear of a pickup truck is visible on the right. Bare trees are in the background.


11865

House on quiet residential street;  
slightly raised lot; side driveway;  
mature trees; similar setbacks and  
lot sizes; concrete retaining walls;  
mature trees

ROLL1	5
FRAMES1	31-32
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

<b>PREPARER</b>	Jennifer Kenny
<b>PREPARER ORGANIZATION</b>	Historic Certification Consultants
<b>SURVEYDATE</b>	7/18/02
<b>SURVEYAREA</b>	Robbins

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 711 S. Oak Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-407-014	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Mr. & Mrs. Frank Foss House	
<b>Architect</b> Frazier & Raftery	
<b>Date Constructed</b> 1937	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• Robbins Park I Survey (2002) – Significant</li> <li>• Information / Website Links on Frank Foss, Gold Medal Winner of the 1920 Summer Olympics for Pole Vaulting, Provided by Property Owner</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	711
DIRECTION	S
STREET:	Oak
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS (O)



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	Fine example of 1930s Colonial Revival architecture, with rusticated stone exterior and L-shaped porch.
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	L
DETAILS		NO OF STORIES	2
DATE of construction	1937	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	Permit	FOUNDATION	Concrete - parged
WALL MATERIAL (current)	Stone	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stone	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung
		WINDOW CONFIG	6/6
SIGNIFICANT FEATURES	Broad front gable bay w/ side gable entry bay at rear; rusticated stone exterior; north side porch w/ square posts; historic wood windows; French doors		
ALTERATIONS	1 story rear (south) side addition		

Robbins Park II Survey (2007)

### HISTORIC INFORMATION

HISTORIC NAME Foss, Mr. & Mrs. Frank House  
COMMON NAME  
PERMIT NO 2116  
COST 36300  
ARCHITECT Frazier & Raftery  
ARCHITECT2  
BUILDER  
ARCHITECT SOURCE Permit

PERMITINFO: #2116 (7/27/1937)--2 story stone veneer SFR

HISTORIC INFO

LANDSCAPE

Southeast corner of Seventh & Oak; front sidewalk; wooded lot; similar setbacks; circular driveway connecting Oak and Seventh; mature trees

### PHOTO INFORMATION

ROLL1 10  
FRAMES1 3  
ROLL2  
FRAMES2  
ROLL3  
FRAMES3  
DIGITAL PHOTO ID \\images\Oaksouth711.JPG

### SURVEY INFORMATION

PREPARER Lara Ramsey  
PREPARER ORGANIZATION GRANACKI HISTORIC CONSULTANTS  
SURVEYDATE 11/2/2006  
SURVEYAREA ROBBINS II



# Frank Foss (athlete)

**Frank Kent Foss** (May 9, 1895 – April 5, 1989) was an American pole vaulter. He won a gold medal at the 1920 Summer Olympics, while breaking his own unofficial world record.<sup>[1]</sup>

Foss grew up in Oak Park, Illinois. After the Olympics, he worked in the meat packing industry, including spending time in Argentina. After returning to the United States, he lived in Hinsdale, Illinois.

Foss graduated from Cornell University in 1917, where he was also a member of the Quill and Dagger society. He was the IC4A Champion in 1916 after tying for the first the year before.<sup>[2]</sup> He was the AAU champion in 1919 and 1920.<sup>[3]</sup>

## See also

- World record progression pole vault men

## References

- "Frank Foss" (<https://www.olympedia.org/athletes/78408>). *Olympedia*. Retrieved July 19, 2021.
- "Frank Foss Biography and Olympic Results | Olympics at" (<https://web.archive.org/web/20121216064021/http://www.sports-reference.com/olympics/athletes/fo/frank-foss-1.html>). Sports-reference.com. April 5, 1989. Archived from the original (<https://www.sports-reference.com/olympics/athletes/fo/frank-foss-1.html>) on December 16, 2012. Retrieved September 7, 2012.
- "Statistics – USA Outdoor Track & Field Champions" (<https://web.archive.org/web/20070421184810/http://www.usatf.org/statistics/champions/USAOOutdoorTF/men/mPV.asp>). USATF. Archived from the original (<http://www.usatf.org/statistics/champions/USAOOutdoorTF/men/mPV.asp>) on April 21, 2007. Retrieved September 7, 2012.

## External links

- profile (<https://web.archive.org/web/20101126124140/http://databaseolympics.com/players/playerpage.htm?ilkid=FOSSFRA01>)

Frank Foss



Frank Foss at the 1920 Antwerp Olympic Games

Personal information	
<b>Born</b>	May 9, 1895 <div>Chicago, Illinois, United States</div>
<b>Died</b>	April 5, 1989 (aged 93) <div>Hinsdale, Illinois, United States</div>
<b>Height</b>	1.72 m (5 <span> </span> ft 8 <span> </span> in)
<b>Weight</b>	66 kg (146 <span> </span> lb)
Sport	
<b>Sport</b>	Athletics
<b>Event(s)</b>	Pole vault
<b>Club</b>	Chicago AA
Achievements and titles	
<b>Personal best(s)</b>	4.09 m (1920)
Medal record	
Representing the <span><span><span></span></span><span> </span></span> United States	
<b><span><span><span></span></span><span> </span></span>Olympic Games</b>	
<span><span><span></span></span><span> </span></span> G <span><span><span></span></span><span> </span></span> 1920 Antwerp	<span><span><span></span></span><span> </span></span> Pole vault

Retrieved from "https://en.wikipedia.org/w/index.php?title=Frank\_Foss\_(athlete)&oldid=1054497069"



## Photo 8 of 9

[Previous](#) | [Next](#)

Full Size

Add Photos

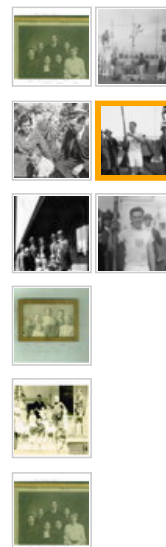


**In This Photo:** [Frank Kent Foss](#)  
**Event:** [Olympic Games](#)  
**Date:** 1920  
**Location:** Antwerp, Antwerp, Flanders, Belgium  
**Uploaded on:** March 16, 2016 at 10:52 PM

From the album [Nancy Eileen Eckert's photos](#) by Private User

## Photos of Frank Kent Foss

Back to [Frank Kent Foss's Profile](#)



[Report As Inappropriate](#)





1920 Olympic Games - Pole Vaulter Frank Foss

Frank Foss of the USA, gold medal winner in the pole vault, in action at the Olympic Games in Antwerp, circa August 1920. His vault, a world record, produced a 15-1/2 inch margin of victory, the largest in Olympic history. (Popperfoto via Getty Images/Getty Images)



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**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 728 S. Oak Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-406-014	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> F.E. Morency House	
<b>Architect</b> F.E. Morency	
<b>Date Constructed</b> 1927	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET:

ABB

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations and addition(s)"/>	REASON for SIGNIFICANCE	<input type="text" value="The round corner tower anchors this notable local residential example of the French Eclectic style."/>
SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="French Eclectic"/>	PLAN	<input type="text" value="Irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1927"/>	ROOF TYPE	<input type="text" value="Side jerkinhead"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Stone"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Stone"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixed"/>
		WINDOW CONFIG	<input type="text" value="6/1; multi-light"/>
SIGNIFICANT FEATURES	<input type="text" value="Side jerkinhead roof w/ lower asymmetrical front gable bay at north end of front façade; 2 story round entry tower w/ conical roof; front entrance w/ conical entry canopy; eyebrow dormers"/>		
ALTERATIONS	<input type="text" value="2 story rear addition (1978); replacement windows in original openings"/>		

### HISTORIC INFORMATION

HISTORIC NAME	Morency, F. E. House
COMMON NAME	
PERMIT NO	1160
COST	20000
ARCHITECT	Morency, F. E. (owner)
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



### HISTORIC INFO

--

### LANDSCAPE

Midblock on west side of residential street; front sidewalk; circular front & side driveways; similar setbacks; mature trees

### PHOTO INFORMATION



ROLL1	10
FRAMES1	10, 9
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Oaksouth728.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/2/2006
SURVEYAREA	ROBBINS II



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 420 S. Park Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-215-018	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Mrs. Charles Besley House	
<b>Architect</b> Alfred F. Pashley	
<b>Date Constructed</b> 1924	
<b>Architectural Style</b> French Eclectic	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / National Register / Historically Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> </ul>	
<b>Additional Photos</b> 	



Eastman Street and a single family residence in 1908 at 5521 S. Woodlawn Avenue in Chicago's Hyde Park neighborhood. Barfield designed his own home in 1912 at 136 S. Oak (located within the 2002 Robbins Survey) in the Craftsman style. He was a long time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago*, 1936, 59]. The two houses in the Robbins II survey area designed by Barfield are the Walter Smith House, a 1923 Tudor Revival style residence at 735 S. Garfield Street, and a 1916 Craftsman style house at 739 S. Washington Street.

**Alfred Foster Pashley (1856-1932)** was born in Lodi, Wisconsin on September 22, 1856 and was educated in the Chicago Public Schools. He began practicing architecture in Chicago in 1885 and was a fellow of the American Institute of Architects and member of the Illinois Chapter of the American Institute of Architects. For many years he resided at his home, "Hillcrest," located in Palos Park, IL, a southwest suburb of Chicago [*Who's Who in Chicago*, 1926, p. 675]. Pashley designed two French Eclectic style houses for members of the Besley family in the Robbins II area—the first was built in 1924 at 420 S. Park Avenue; the second in 1925 at 145 E. Fifth Street.

#### **Schmidt, Garden, & Erickson**

The firm of Schmidt, Garden & Erickson had its roots in an earlier partnership between Richard Ernest Schmidt and Hugh Macki Gordon Garden. Richard Schmidt (b. 1865 - d. 1958) emigrated from Bavaria to Chicago with his family while still an infant. After studying at the Massachusetts Institute of Technology for two years, he returned to Chicago and worked under several architecture firms before forming a practice

with Adolph A. Cudell.

Hugh Garden (b. 1873 - d. 1961) was born in Toronto, Ontario. In 1887, he moved to Minneapolis, Minnesota and found work as a draftsman. Garden left Minnesota for Chicago a few years later, and gained experience under several prestigious architectural firms, including Shepley, Rutan and Coolidge, Howard Van Doren Shaw, and Frank Lloyd Wright. Garden became a member of the Chicago Architectural Club, which was closely associated with the development of the Prairie School of architecture, in 1892.

In 1895, after the dissolution of his partnership with Cudell, Richard Schmidt invited Hugh Garden to be chief designer and partner in a new firm. The partnership between Schmidt, who worked primarily as an engineer, and Garden, a skilled designer, was ideal. The firm of Schmidt & Garden specialized in commercial, public and institutional buildings. The firm was best known for its hospital designs—during their time together, Schmidt and Garden produced over 300 plans for hospital buildings.

In 1906, Schmidt and Garden added a third partner, Edgar Martin. When Martin left the firm to become a partner in Pond, Pond, Martin and Lloyd, Carl A. Erickson replaced him, and the final incarnation of the firm, Schmidt, Garden & Erickson. Erickson, a graduate of the University of Pennsylvania, had been an employee of Schmidt, Garden, and Martin since 1913. The firm continued with all three principals through the mid-1950s.

The two Colonial Revival residences in the Robbins II survey area designed by Schmidt, Garden & Erickson are the N. J. Allbright





405 E. Seventh Street

This house is also listed on the Illinois Historic Structures Survey.

### FRENCH ECLECTIC

While not as popular as the Tudor Revival, the French Eclectic style was also fashionable during the 1920s. Many Americans who had served in France during the First World War returned with first-hand familiarity with French architectural prototypes. At the same time, numerous American architects were receiving training at the Ecole de Beaux Arts, and were eager to apply what they had learned. A number of photographic studies of modest French homes were also published during this time, both in architectural journals and popular magazines. These studies provided architects and builders with many models to draw from.

There are two subtypes of French Eclectic architecture. The first is rectangular and usually symmetrical. In this type, the massive roof with its ridge running parallel to the front of the house is the dominant feature, and the front and rear elevations are symmetrical with a central entry. Frequently, wings are added to the sides of the main block. French classical manor houses provided the prototype. The second, more common subtype is asymmetrical, usually L-shaped in

plan, with a doorway frequently located in a prominent cylindrical tower topped by a steep conical roof and set in the corner formed by the L. Sometimes these homes, patterned after rural Norman farmhouses, contain half timbering. Stylistic features common to both subtypes include stucco or brick masonry walls and tall, steeply pitched hipped or mansard roofs. Through-the-cornice dormers are also common. There are 18 French Eclectic style houses in the Robbins II survey area, 13 of which are rated significant.

The Besley House at 420 S. Park Avenue is a grand example of the symmetrical sub-type of



420 S. Park Avenue

the French Eclectic style. Designed by Chicago architect Alfred Pashley and built in 1924, the house features a steeply pitched, flared hipped roof that is interrupted on the front façade by an engaged tower. This tower is centered over the front entry, which is marked by a polygonal bay of rusticated stone with a round arch opening. The house is listed on the Illinois Historic Structures Survey and may be eligible for listing on the National Register.

The Bauer House at 706 S. Park is a charming illustration of the more informal model of French Eclectic residential design that is

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	420
DIRECTION	S
STREET:	Park
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS (HD); Arch Gems, IDOT



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Not altered	REASON for SIGNIFICANCE	Grand 1920s French Eclectic with impressive stone entry bay.
SECONDARY STRUCTURE	Coach House		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	French Eclectic	PLAN	Rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1924	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Stucco	PORCH	
WALL MATERIAL 2 (current)	Stone	WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Stone	WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	
SIGNIFICANT FEATURES	See continuation sheet		
ALTERATIONS			

Robbins Park II Survey (2007)



### HISTORIC INFORMATION

**HISTORIC NAME**   
**COMMON NAME**   
**PERMIT NO**   
**COST**   
**ARCHITECT**   
**ARCHITECT2**   
**BUILDER**   
**ARCHITECT SOURCE**

**PERMITINFO:** #304 (10/10/1923)--4 room residence (27x18x12); #586 (1924)--stucco and frame garage

**HISTORIC INFO**

**LANDSCAPE**

Northwest corner of Park and Fifth; front and south sidewalks; rear driveway; mature trees

### PHOTO INFORMATION

**ROLL1**   
**FRAMES1**   
**ROLL2**   
**FRAMES2**   
**ROLL3**   
**FRAMES3**   
**DIGITAL PHOTO ID**

### SURVEY INFORMATION

**PREPARER**   
**PREPARER ORGANIZATION**   
**SURVEYDATE**   
**SURVEYAREA**

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 420

STREET S. Park Avenue

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*



Steeply pitched hipped slate roof; front center bay with four sided, pointed roof and pediment wall dormer; stucco exterior with stone corner quoins; 1 story front stone entry bay; balcony on roof of entry bay with segmental arch 2<sup>nd</sup> story entry; front hipped inset dormers; original wood and metal casement and double hung windows set in vertical channels; wrought iron balconets on first story of façade; wrought iron entry door





## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 640 S. Park Avenue</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-12-400-018</p>	
<p><b>Zoning District</b> R-1 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> N/A</p>	
<p><b>Architect</b> N/A</p>	
<p><b>Date Constructed</b> c. 1915</p>	
<p><b>Architectural Style</b> Colonial Revival</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Contributing</li> <li>Robbins Park II Survey (2007) - Contributing</li> </ul>	
<p><b>Additional Photos</b></p> <div style="height: 250px;">  </div>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	640
DIRECTION	S
STREET:	Park
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	c. 1915	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Not visible
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	8/1; 6-light
SIGNIFICANT FEATURES	Hipped roof with overhanging eaves; front entry porch with triangular pediment & round columns; multi-light sidelights & 6-light fanlight; historic double hung & casement windows; hipped front dormer		
ALTERATIONS	South side sun porch addition (1927); rear 2nd story addition (1994)		

Robbins Park II Survey (2007)



### HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



### HISTORIC INFO

According to information in the street files of the Hinsdale Historical Society, the house was owned at one time by William Veeck, president of the Chicago Cubs in the early decades of the 20th century.

### LANDSCAPE

Northwest corner of Seventh and Park; front and south sidewalks; circular front and side driveways; hedges at front

### PHOTO INFORMATION

ROLL1	9
FRAMES1	22, 21
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Parksouth640.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/31/2006
SURVEYAREA	ROBBINS II

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 420 E. Seventh Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-407-002	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> W.M. Hogenson House	
<b>Architect</b> Kriston	
<b>Date Constructed</b> 1929	
<b>Architectural Style</b> Mediterranean Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / National Register / Historically Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	420
DIRECTION	E
STREET:	Seventh
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS (P)



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Elegant Mediterranean residence with elaborate front entry.
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Mediterranean Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1929	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Terra Cotta	WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Terra Cotta	WINDOW TYPE	Casement
		WINDOW CONFIG	Multi-light
SIGNIFICANT FEATURES	See continuation sheet.		
ALTERATIONS	1 story rear addition and small 1 story southeast corner addition (1995)		

Robbins Park II Survey (2007)

**HISTORIC INFORMATION**

HISTORIC NAME	Hogenson, W. M. House
COMMON NAME	
PERMIT NO	1552
COST	40000
ARCHITECT	Kriston
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

**PERMITINFO:**

\*\*\*recon date is 1927\*\*\*#1552 (5/17/1929)--2 story brick residence; B9506239 (1995)-1 story 3 room add and alterations (\$265,000);

**HISTORIC INFO**

FOR SALE

**LANDSCAPE**

Midblock on south side of residential street; side driveway; similar setbacks; mature trees

**PHOTO INFORMATION**

ROLL1	5
FRAMES1	13
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Seventh east420.JPG

**SURVEY INFORMATION**

PREPARER	
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/23/2006
SURVEYAREA	ROBBINS II



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 420

STREET E. Seventh Street

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*

Low hipped roof with ceramic clay tile, overhanging eaves with curved rafter tails; blonde brick exterior with terra cotta detailing around entry, at corners of facades and entry bay; and around windows; 2 story front entry bay with elaborate copper gutters, terra cotta trim, round arch 2<sup>nd</sup> story windows with terra cotta blind arches; round arch front entry with terra cotta surround (doors may be replacement); 2 story east side wing with 2<sup>nd</sup> story balcony; stepped garden wall at west end of front façade with round arch entry

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 138 E. Sixth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-400-006	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> H.A. Miller House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1931	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"><li>• Reconnaissance Survey (1999) – Contributing / Historically Significant</li><li>• Robbins Park II (2007) – Potentially Significant</li></ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	138
DIRECTION	E
STREET:	Sixth
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	PS
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS (O)



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	If not for east side additions that are visible from the street, this Colonial Revival residence would be rated significant.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Irregular
DETAILS		NO OF STORIES	2
DATE of construction	1931	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Parged
WALL MATERIAL (current)	Brick	PORCH	Front entry
WALL MATERIAL 2 (current)	Stucco	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/single hung
		WINDOW CONFIG	6/6; 6/12
SIGNIFICANT FEATURES	Hipped roof with overhanging eaves; dentiled brick stringcourse above 2nd story windows; historic wood double hung windows; arched fanlight over front doorway; round arch fanlight dormer on west elevation		
ALTERATIONS	1 story rear (east side) addition (1990); 2nd story south side addition (1950); alterations to front entry porch (appears that roofline of porch has been raised)		

Robbins Park II Survey (2007)

### HISTORIC INFORMATION

HISTORIC NAME	Miller, H. A. House
COMMON NAME	
PERMIT NO	1794
COST	20000
ARCHITECT	
ARCHITECT2	
BUILDER	Hellstrom, Gust
ARCHITECT SOURCE	



HISTORIC INFO

### LANDSCAPE

Midblock on south side of residential street, with front façade facing west; front sidewalk; wood picket fencing at front corners of lot; side driveway; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1	3
FRAMES1	5
ROLL2	13
FRAMES2	18
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\\Sixtheas t138.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/23/2006
SURVEYAREA	ROBBINS II



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 222 E. Sixth Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-401-008	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> J.C.S. Merrill House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1892	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant / National Register / Historically Significant</li> <li>• Robbins Park II (2007) – Contributing</li> </ul>	

survived, 92 buildings spread over several communities have been authenticated as Zook designs, among them, 80 homes and 12 municipal/commercial structures.

Zook designed four homes in the Robbins II Survey Area. Three of these residences are exceptional Tudor Revival designs: the W. W. Thompson House at 325 E. Eighth Street (1928); the Marshall Keig House at 444 E. Fourth Street (1929); and the Houston Hiatt House at 405 E. Seventh Street (1927). All three of these houses may also be potentially eligible for the National Register. In 1927, Zook remodelled the house at 132 E. Fifth Street, originally built in 1881.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. **Adolph Froscher** was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. There are four houses built by Adolph Froscher in the Robbins II survey area: the Matthews House at 106 E. Eighth Street (1888); the Collins House at 513 S. Garfield Street (1887); **the J. C. S. Merrill House at 222 E. Sixth Street (1892);** and William Robbins' "Woodside" at 425 E. Sixth Street (1864).



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	222
DIRECTION	E
STREET:	Sixth
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	IHSS (O); IHHS; Arch Walks; HTB



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	House was home to Village President J. C. F. Merrill, but no physical evidence of the house as it appeared when Merrill lived there exists.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Classical Revival	PLAN	T
DETAILS		NO OF STORIES	2
DATE of construction	1892	ROOF TYPE	Side gable
OTHER YEAR	c. 1945	ROOF MATERIAL	Asphalt - shingle
DATESOURCE	HTB/Sterling	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Aluminum
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement/fixe
		WINDOW CONFIG	8/12; 8/8; multi-light
SIGNIFICANT FEATURES	See continuation sheet.		
ALTERATIONS	See continuation sheet.		

### HISTORIC INFORMATION

HISTORIC NAME	Merrill, J.C.S. House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	Froscher, Adolph
ARCHITECT SOURCE	

PERMITINFO: #14143 (1987)--1 story 3 room addition and alterations (\$150,000); #10923 (1980)--convert 2nd story sun porch to bath and closet (\$10,000); #9647 (1976)--repair steps, replace garage doors, repair rear entry

HISTORIC INFO Former Village President and President of Chicago Board of Trade. Photograph of original house on page 26 of HINSDALE THE BEAUTIFUL.

### LANDSCAPE

Southwest corner of Elm and Sixth; circular front and side driveways; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1	3
FRAMES1	16
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\\Sixtheas t222.JPG

### SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/23/2006
SURVEYAREA	ROBBINS II



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 222

STREET E. Sixth Street

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Alterations*

Photograph of original house on page 26 of HINSDALE THE BEAUTIFUL shows a Shingle style house with a broad, round corner tower, inset front entry porch, and overhanging side gable roof. The original house has been altered beyond recognition, probably some time in the 1940s. According to Mary Sterling, the house was altered to its present form in 1945, by new owners Lawrence Morrell Gross: "They removed both the turret on the northeast corner and the portecochere on the west, enclosed the back porch, and tore down the huge carriage house to the rear of the property." (HINSDALE'S HISTORIC HOMES, VOL. 2, p. 154). Most of the features on the present house (including front portico and entry, side sun porch, etc.) would be considered historic alterations. Other non-historic alterations include----1 story rear addition (1987); alterations to 2nd story sun porch (1980); 1 story attached garage addition on west side; replacement windows in original openings





Residence of J. C. F. MERRILL.

Photograph of original house from HINSDALE THE BEAUTIFUL



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 114 S. Stough Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-11-208-009; 09-11-208-010	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Raftree Residence	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1891	
<b>Architectural Style</b> Shingle Style	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Additional information provided by property owner</li> </ul>	
<b>Additional Photos</b> 	

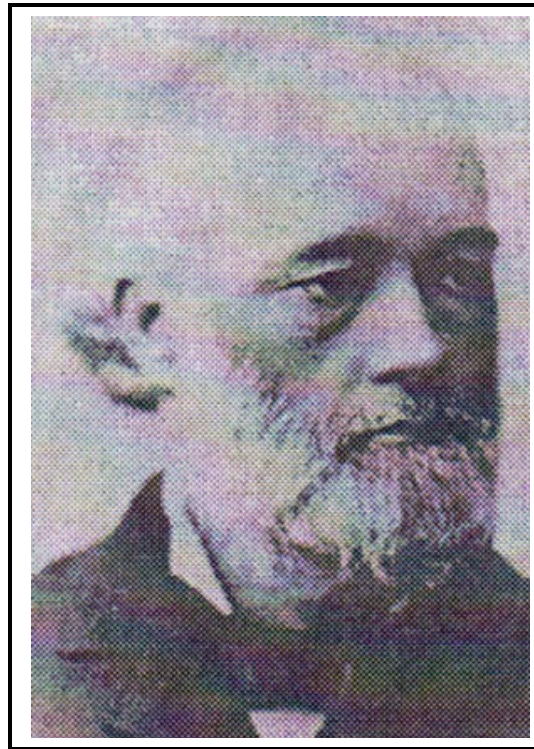
# **A Partial History of 114 S. Stough St., Hinsdale, Illinois And Its Residents**

By Dale E. Kleber,  
© 2007

Stough Street is named after Oliver James Stough (rhymes with “cow”), one of early Hinsdale’s leading citizens, who was born in Ohio in 1828. Stough is, perhaps more than any other single individual, responsible for the early growth of Hinsdale and in creating the upscale image of the Village which remains today. He purchased a substantial tract of land in northwest Hinsdale in 1868 and began developing real estate and building homes. At one point he owned over 1200 acres of present day Hinsdale, including the current site of the Village Hall.

Stough was an effective promoter of Hinsdale and a benefactor of numerous social institutions, supporting the construction of a meeting hall, churches, parks, and a school, as well as the planting of numerous elm and maple trees throughout the Village. He was active in Hinsdale affairs in the 1870s and 1880s, and served briefly as a Village Trustee. Stough published the well-known 1882 map of Hinsdale (“A Bird’s Eye View of Hinsdale”) to give prospective home-buyers a hand-drawn aerial perspective of the growing town.

After deciding the main Hinsdale station was too far from his new subdivision, Stough built the original West Hinsdale train station, (demolished in 1969) and convinced the Chicago, Burlington & Quincy Railroad to begin making stops there. Stough moved to San Diego in 1888 and began developing suburbs of San Diego (Pacific Beach) and Los Angeles (Burbank) California, where he owned a large farm.



**Oliver James Stough**

The house at 114 S. Stough St. (originally 46 N. Stough St.) was built in 1891 for Matthias L. Raftree, who was a prominent Chicago and Hinsdale attorney, active in Illinois Republican Party politics and a member of the Hinsdale Golf Club. Although there is little available information about Raftree, he was apparently a good storyteller, as it has been recorded that his “colorful career in the practice of law has been the source of many



pleasurable anecdotes concerning his appearances before juries and public gatherings.” Raftree died in 1934 and, along with his wife Maria, is buried in nearby Bronswood Cemetery.

It appears that Raftree acquired the land, presumably from Stough in 1885, but the house was not built until six years later. The substantial home was one of approximately 50 prominent Hinsdale residences pictured in a lengthy 1897 profile of Hinsdale entitled “Hinsdale the Beautiful – Gem of the Chicago Suburbs,” which was published in Campbell’s Illustrated Journal in November, 1897.

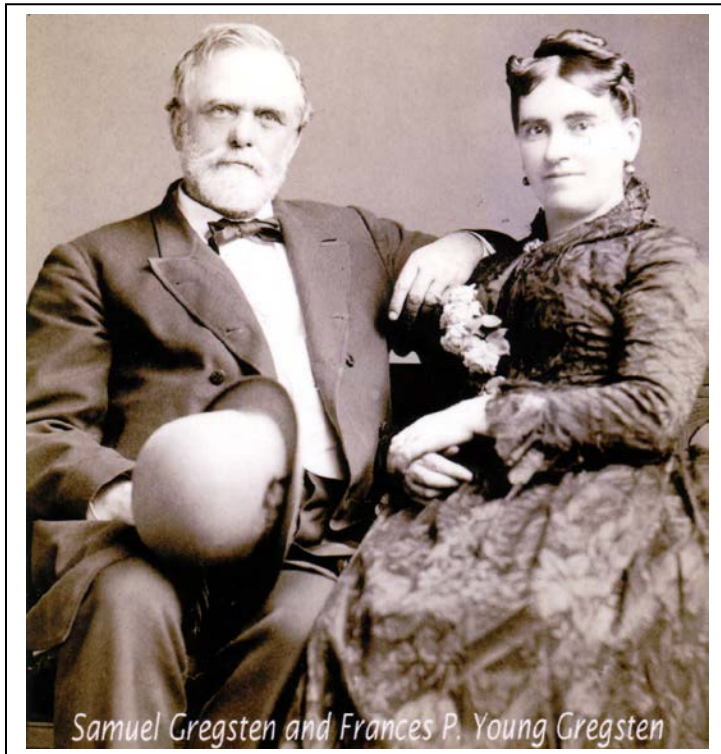


**RESIDENCE OF MATTHIAS L. RAFTREE**

Several years thereafter, in 1901, the home at 114 S. Stough was purchased by Samuel and Frances Gregsten, who moved to Hinsdale from Chicago. Originally born in Ireland, Gregsten located to Chicago, shortly after the Second Great Chicago Fire of 1874. Prior to then he owned a line of steamboats on the Ohio and Mississippi Rivers. Family history suggests Gregsten was involved in running Union blockades and some of his boats were seized.

In Chicago, he became connected with the Board of Trade and was an early Chicago meat packer (probably pork), preceding Swift and Armour. After the Second Chicago Fire, Gregsten built the Windsor Hotel on Dearborn Street between Monroe and Madison. The Windsor Hotel was said to be the only “European” hotel in Chicago. No alcohol was served on

the premises, and the hotel was favored by people from small towns and rural areas visiting downtown Chicago.



**Samuel and Frances Gregsten, mid-1880s**

Around the same time Gregsten purchased 114 S. Stough Street (1901), he also acquired the Clifton House having sold the Windsor Hotel. The Clifton House was a 155 room hotel located at the northwest corner of Wabash and Monroe Streets, kitty-cornered from the Palmer House. Gregsten owned the Windsor-Clifton for about eight years, selling it in 1908 just two years before his death. (Interestingly, Abraham Lincoln's son, Tad, died in the Clifton House in 1871 probably from tuberculosis at the age of 18, after returning to Chicago from a European trip with his mother Mary.)

Samuel Gregsten died on May 14, 1910. His obituary in *The Hotel World* states "Death was caused by pneumonia which resulted from a drive about Hinsdale the day previous to his death." Gregsten's obituary in the *Chicago Daily Journal* noted that "he was rated as a millionaire several time over." (A dollar in 1900 was the equivalent of approximately \$25-30 dollars today.) Samuel Gregsten was buried in Chicago's Graceland Cemetery, as was his wife and certain other members of his family.

Frances Gregsten was his Samuel's second wife and 16 years younger than her husband. They had two daughters, Grace and Adelaide. Frances was the holder of the title to 114 S. Stough; she presided over the house and operated the family's small farm, even buying cows in her name from the Union Stock Yards. On occasion she would purchase chickens and other small farm animals in downtown Chicago, and bring them home with her on the train, which was conveniently located at the foot of her property. While living at 114 S Stough, the Gregsten's owned the property between the railroad tracks and Chicago Avenue, including the land underlying Route 83.

They also rented farm land to the north between present day Route 83 and Adams Street, and Chicago Avenue and Ogden Avenue. Fresh milk from the family's Guernsey cows was delivered to the 4 o'clock train and served in the hotels. Field corn for the cows winter feed was delivered to Graue Mill to be ground into meal.





**Dairy Cows at 114 S. Stough Street**

There is an interesting and humorous series of letters between Frances Gregsten from Oliver J. Stough. The descendants of Frances still possess the letters written by "O.J." Stough, as he was known to his friends. The letters, dated 1914-1915, describe a friendly negotiation between Frances and Stough over the price of 20 nearby lots which Frances wished to purchase.



**114 S. Stough Street, 1913 – A dirt road**

Stough, who claimed he was 97 at the time he typed the letters (exaggerating his age by 11 years) still had many friends and business connections in Hinsdale, even though he had moved to San Diego years prior.

Frances Gregsten made an initial offer to purchase the lots for \$500. Stough countered with an offer to sell the lots for \$2000, and even offered to take back a note at 6% interest until Frances could sell the lots for \$3000. To justify the higher value Stough placed on the lots, Stough wrote:

*The great trouble about Hinsdale is, that there is no live real estate man there, building small homes and selling them on monthly payments.*

*I think that I could go there & very easy locate 50 to 100 families each year.*

*I don't think that one hundred dollars has been spent in advertising Hinsdale, in Chicago papers, in the last 26 years, the time that I have been away.*

*Some day, & not very far off, one or two live men will go to work in Hinsdale & astonish some of the old fogies there. It is the most beautiful spot for a suburban home & the time must come for people in the city to be shown what can be done there.*

Ultimately, Stough agreed to sell Frances the 20 lots for \$1500, a price of \$75 per lot. It is unclear if the negotiated transaction was ever consummated.



**114 S. Stough St. – Circa 1920s**



The Gregsten's oldest daughter, Grace Louise, who was born in 1874, married Frederick G. Allen. He was one of four sons and two daughters of Charles Allen whose family lived at 305 North Washington Street [in Hinsdale](#). Fred and Grace were likely married in 1903, and in 1906 they purchased and moved into the house at 111 S. Stough (then 41 N. Stough), which is still standing, and moved directly across the street from Frances. They started a family of four children. (Frederick Jr., Gregsten, William H., and Eleanor Frances a/k/a "Susie").

In 1914, after an aunt who was living with Frances died, the Allen family [moved](#) into 114 S. Stough, to live with their grandmother in the large, virtually empty house. Frederick G. Allen, Sr., worked at an automobile supplies dealer in downtown Chicago.



**114 S. Stough Street – Early Automobile Parked in Porte Cochere, 1915?**

It is, however, uncertain how long Frederick, Sr. resided at 114 S. Stough St. There may have been some form of estrangement between Frederick and Grace because in the late 1920s only Grace and her mother, Frances are listed in the Hinsdale Directory as living at 114 S. Stough. William H. Allen told his granddaughter that his parents divorced about 1930. (Plus, in a 1986 interview with the Hinsdale Historic Society, Gregsten Allen indicated that his grandmother, mother and his siblings spent the winters of 1913-1918 in Monrovia, California, east of Los Angeles, where his grandmother and mother both owned houses, but there is no mention of his father being with the family. The same interview mentions that Frederick Sr. was drafted into the Army in 1917, but never saw any action in World War I.) A genealogy compiled by the granddaughter of William H. Allen's wife (Aileen Bloomgren) indicates that Frederick G. Allen, Sr. died in 1963 in Ventura, California, northwest of Los Angeles.

Frances Gregsten passed away at the age of 88 in September, 1930. Her obituary in the Hinsdale Doings noted that “She was always ready and willing to give generously of her time and strength wherever the need might be.” A year before Frances passed away, ownership of the 114 S. Stough was transferred to her three Allen grandsons, Frederick Jr., Gregsten and William.

Grace Gregsten Allen, continued to live at 114 S. Stough Street after her mother’s death. In the book, Hinsdale’s Historic Homes (Vol. 2), it is reported that Grace was an avid golfer. A story is told that Grace practiced her tee shots by teeing off from the yard of 114 S. Stough Street, aiming at a putting green that was at the bottom of the hill near the train tracks, presumably in the current location of Stough Park.

Grace Gregsten Allen passed away in 1968 at the age of 96. She lived in the house for virtually all of her life. Shortly, thereafter the land was placed in trust and portions of it were subdivided.

In 1971, 114 S. Stough was sold to Paul and Catherine Shultz.  
To be continued . . .

In May of 2005, 114 S. Stough was sold to Dale E. and Margaret H. Kleber.  
To be continued . . .

## Other Items of Note Regarding 114 S. Stough Street, Hinsdale, Illinois:

- Pictured in “*Hinsdale the Beautiful*,” a Special supplement in Campbell’s Illustrated Journal, Vol. 6, No. 5, p. 43, November, 1897
- Listed in Inventory of Historic Structures in Hinsdale, DuPage County prepared by the Illinois Historic Structures Survey, Illinois Department of Conservation
- Discussed in Hinsdale’s Historic Homes (Vol. 2), Mary Sterling, 1997, pp 163 – 166.
- Winner of the first Hinsdale Historic Preservation Award, May 1988, sponsored by Hinsdale Historical Society and The Hinsdale Doings (one of three residences selected out to 71 nominations.)



## Research Notes:

The foregoing narrative was prepared by Dale E. Kleber in early 2007. He relied on the following materials and sources:

- 1.) Original documents given to him by Paul and Catherine Shultz when he purchased 114 S. Stough Street;
- 2.) *Hinsdale The Beautiful* (1897);
- 3.) *Village on the County Line* (1949);
- 4.) *Hinsdale* (Tim Bakken, circa 1970? Published by The Hinsdale Doings);
- 5.) Several books on Hinsdale and its Historic Homes written by Mary Sterling who wrote a regular column for the Hinsdale Doings;
- 6.) Background files maintained by the Hinsdale Historical Society; and
- 7.) The extensive Gregsten/Allen family records, history and photographs complied by Aileen Blomgren of Normal, Illinois (whose grandmother, Mildred R. Murphy, married William H. Allen, and resided on Windmill Hill in Clarendon Hills, Illinois.)

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 701 Taft Road	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-305-001-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Avedisian House	
<b>Architect</b> George Fred Keck and William Keck	
<b>Date Constructed</b> 1959 / 1971 Addition (Keck & Keck)	
<b>Architectural Style</b> Modern	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Non-Contributing due to age of structure at time of survey</li> <li>• Application for local landmark designation in progress</li> </ul>	
<b>Additional Photos</b> 	



# Application for Historic Designation

## Description of Proposed Local Landmark 701 Taft Road Hinsdale Il

Carl M. Curry & Cynthia M. Curry- Owners

### Legal Description :

LOT 1 IN BLOCK 5 IN "THE WOODLANDS" HINSDALE, ILLINOIS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 1312.4 FEET OF 718.2 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 701 TAFT ROAD, HINSDALE, ILLINOIS  
PERMANENT INDEX NO: 18-07-305-001-0000

Submitting for your consideration the home at 701 Taft Road built for Armen and Dorothy Avedisian, by Chicago Architects George Fred Keck & William Keck.

The Kecks, who earned renown in 1933 for their House of Tomorrow (which they designed and built for Chicago's, A Century of Progress world's fair), virtually pioneered the concepts that would inform passive solar home design, focusing on what they referred to as the six pillars of their solar program: Orientation, shading, Thermopane, ventilation, plant and rooftop pools.

The House of Tomorrow was moved to Indiana after the Fair and is now undergoing massive renovation.

### THE HOUSE

The Avedisian House was project # 597 for the Keck's, constructed in 1958-59 and remodeled by them in 1970. The home was photographed by Hedrich Blessing and is now in the archives of Chicago Historical Society as well as the State of Wisconsin Historical Society where the architects were born.

The Home was designed and built in the Midcentury style of the period and is comprised of smooth light colored brick laid in an English Bond pattern, vertical clear cedar, large clear Thermopane glass and aluminum louvered vents. The front porte-cochere is adorned with a large distinct panel of breeze block.

The interior space walls are plaster, brick and clear cedar and includes a large living room, dining room, office/study/bedroom, kitchen and family room as well as three additional bedrooms and bathrooms, one being a larger Primary. Two large free standing cabinets divide the living room, dining room and front hall and are all original.

All the bed rooms also have original built in wardrobes. The family room has two large sliding doors that open to the back or (south elevation) of the property.

The lower level includes a large living space (which was originally a three car garage), a powder room, laundry room, additional bedroom/bath and furnace room.

The 1970 renovation by the architects repurposed the garage into a studio for the owners and built a new attached garage further east under the kitchen windows. Their plan also called for a second floor deck above the garage as well as a circular stair connecting the living room and lower level, neither of which were ever built.

The current owners have renovated the structure to its original glory including adding the second floor walk out patio and the addition of the circular stair between the levels as envisioned by the architects. The stair was sourced from a similar period penthouse on Michigan Avenue in Chicago.

#### THE ORIGINAL OWNERS

ARMEN AVEDISION was a successful entrepreneur; his legacy is an enduring testament to the power of the immigrant story. Appointed by President Ronald Regan to the Statue of Liberty-Ellis Island Centennial Commission and Foundation. In 1986, President Regan named Avedision to head the commission replacing Chrysler Corporation Chairman Lee Iacocca.

DOROTHY DONIAN AVEDISION, a classically trained opera singer and fine artist raised funds to bring the musical arts to the area school as well as Lake Geneva. She was a cofounder of the Lake Geneva Floating Opera, a world-renowned, one night a summer, aboard The Lady of the Lake with proceeds given to area children to access touring opera companies. The program ran for over two decades. Dorothy along with her husband were also major benefactors of Chicagos Lyric Opera.

#### CURRENT OWNERS STATEMENT

To our knowledge 701 Taft is the only Keck & Keck home in the Village of Hinsdale. We are the third owners of the property with no changes made by the second owners.

Please see the attachments for more information on the significance of the house as well as the original owners.



# Architectural Significance

701 Taft

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The revolutionary design pioneered by the the architects George Fred Keck & William Keck were first presented at Chicago's Century of Progress Worlds Fair. They are showcased in the only home of its kind in the Village of Hinsdale, project #597, The Avedision. The cutting edge concepts that created the first passive solar homes were built on what they referred to as, "The Six Pillars" of their solar vision, Orientation, Shading, Thermopane, Ventilation, Roof Top Planting and Pools are all present in the home they designed and built at 701 Taft road.

## Orientation

The house is perfectly situated in the Woodlands taking advantage of the hilly terrain; cutting into the topography of the site giving the appearance of a single story to the West and a two story structure to the North. Morning sunrises in the bedrooms and evening sunsets in the living room.

## Shading

Nestled in five mature oak trees the house stayed cool without the need for air conditioning; although added later. Two patio areas, one to the North and the second to the South create comfortable outdoor enjoyment with both sun and shade throughout the day.

## Thermopane

Cutting edge at the time, all the oversized original windows in the house were Thermopane for heat retention and maximum sized to bring in the outdoor environment. Broken seals necessitating replacement have been performed to the original specifications.

## Ventilation

Uniquely designed by Keck & Keck, all of the large windows in the house are flanked with exterior louvers which are operated from the interior living spaces. Cabinet doors open to reveal levers that operate the screened louvers to create airflow throughout the house.

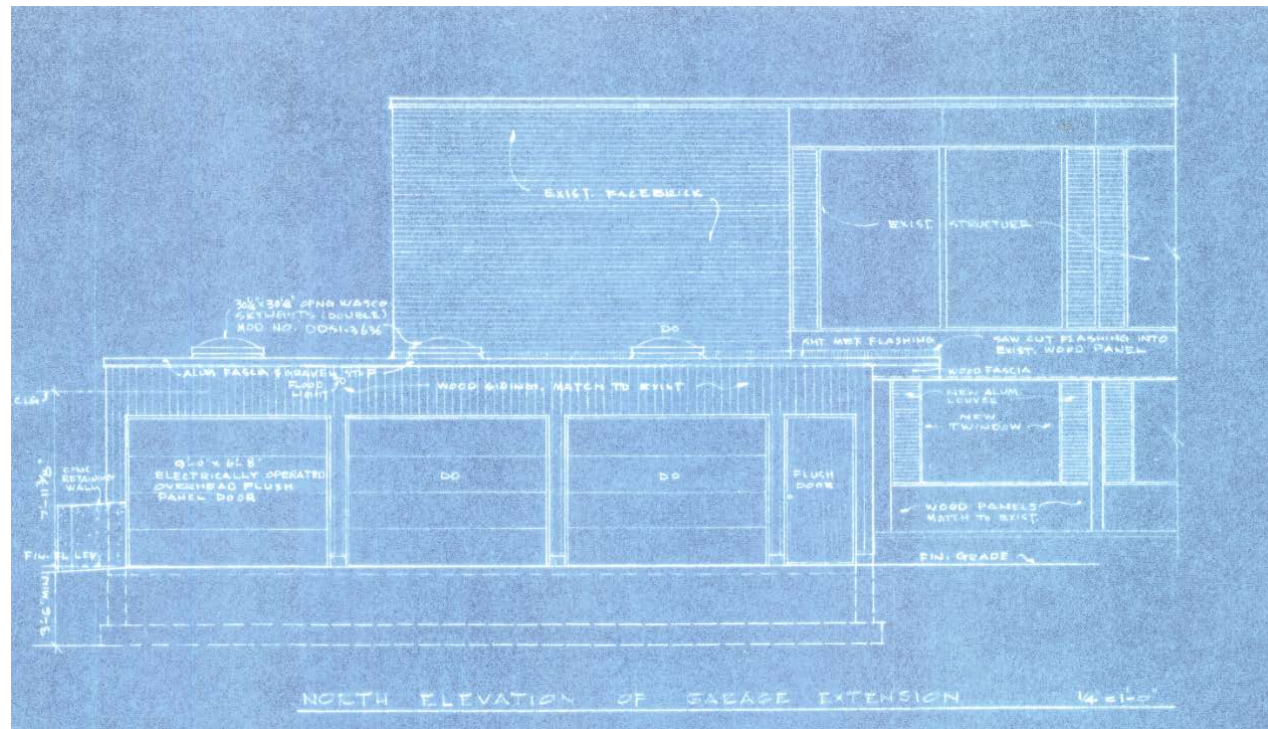
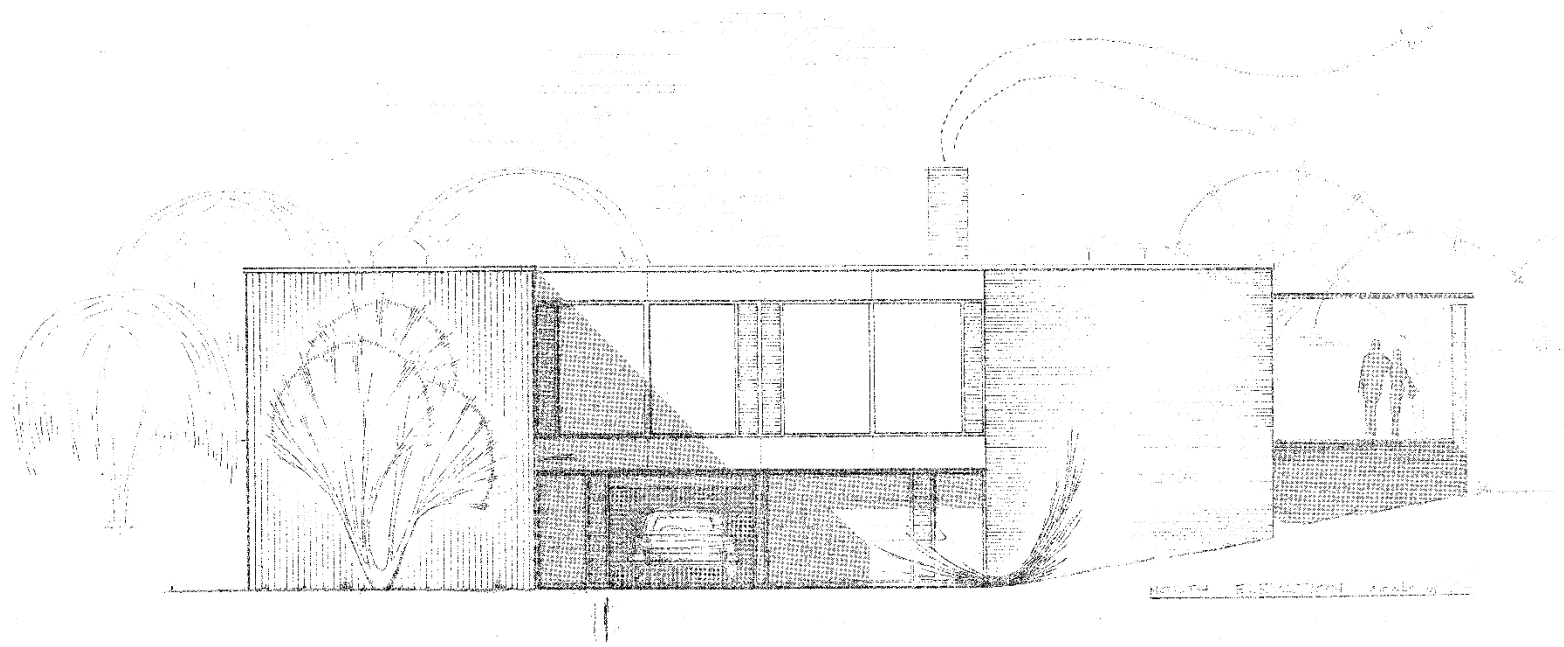
## Roof Top Planting

The roof top patio which was planned for the house by the architects was never built by choice of the owners. We followed the original plans and completed it as intended.





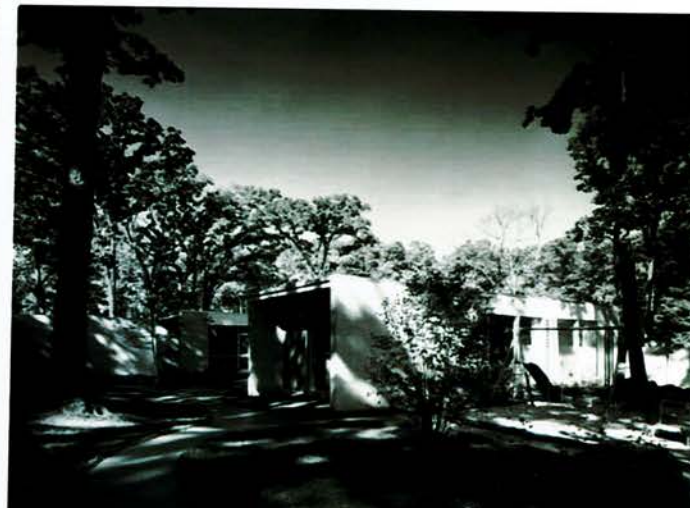




North Elevation – 1958 Design / 1970 Garage Addition



1958-59  
Hedrick  
Blessing  
(Photographer)





## Photos – 701 Taft Road

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View from Taft Road





Front Portico





View from Seventh Street





Courtyard View




**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 810 Taft Road	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-304-017-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Additional information provided by Hinsdale Historical Society (Realtor Card 1964)</li> </ul>	

Fran & Jane		Open		RICH PORT, REALTOR		3/26/64	
Owner(s) MILLS, Bertrand & Marjorie				Address 810 Taft Road, Hinsdale		Ph. FA 5-0486	
Tenant				Address		Ph.	
Title		Taxes 1380		Legal		Spec. Asmt	
Mtg. Commit.		By		Pres. Mtg.		By	
Living Rm. 20 x 32						Fpl. Yes	
Dining Rm. 14 x 16				Family Rm.			
Kitchen Long & Narrow - Fair eating rm - dishwasher, disposal-new.							
Bfst. Rm.				Sun Rm. or Porch			
Den 10 x 15 off living rm.				Rec. Room		Sold by Dixon - price? 8/31	
Baths (3)				Powder Room		64	
Bedrooms (5)		15 x 18 w/dressing rm., 15 x 16, 11 x 13, 9 x 10				Closets Excellent	
Sq. Ft. Liv. Area		Builder		Utility Rm.			
Basement Partial w/crawl		Heat Gas		Heat Cost 300-wiring		Water Heater	
Storms		Screens		Insulation in conduit		Landscaping 2 car det. plus studio	
Inter. Finish				Garage			
Remarks & Inclusions: Large sleeping porch off dressing rm. on 2 nd flr. Slate roof. 9 x 11 bedroom on 1st flr. off kitchen. Full walk-up attic. Carpeting & drapes throughout home. Call for appointment..							
Key							
Age 35		Lot 100 x 200		Style English		Motive Moving	
Date June 15, 1964						Price 74000	
Rms.		Br's.		Baths		Construction	
5		3 1/2		White brick		Name & Address MILLS	
				(74000)		810 Taft Road, Hinsdale	



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 148 The Lane	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-400-009	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> V.L. Morris House	
<b>Architect</b> V.L. Morris	
<b>Date Constructed</b> 1930	
<b>Architectural Style</b> Cape Cod / Colonial Revival Cottage	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Contributing</li> <li>• North East Hinsdale Survey (2006) - Significant</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 148  
DIRECTION  
STREET: The Lane  
ABB  
PIN  
LOCAL SIGNIFICANCE RATING S  
POTENTIAL IND NR? (Y or N) N  
CRITERIA  
Contributing to a NR DISTRICT? C  
Contributing secondary structure? C  
Listed on existing SURVEY?



### GENERAL INFORMATION

CATEGORY Building CURRENT FUNCTION Domestic - single dwelling  
CONDITION Excellent HISTORIC FUNCTION Domestic - single dwelling  
INTEGRITY Addition(s) REASON for SIGNIFICANCE Excellent example of Cape Cod, with symmetrical façade, center entry with classical surround, and three front dormers with pediments.  
SECONDARY STRUCTURE Detached garage  
SECONDARY STRUCTURE

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Cape Cod PLAN Irregular  
DETAILS NO OF STORIES 1.5  
DATE of construction 1930 ROOF TYPE Side gable  
OTHER YEAR ROOF MATERIAL Asphalt - rolled  
DATESOURCE Building permit FOUNDATION Parged  
WALL MATERIAL (current) Wood PORCH  
WALL MATERIAL 2 (current) WINDOW MATERIAL Wood  
WALL MATERIAL (original) Wood WINDOW MATERIAL  
WALL MATERIAL 2 (original) WINDOW TYPE Double hung  
WINDOW CONFIG 6/6

SIGNIFICANT FEATURES Side gable roof with 3 front gable dormers; center entry with decorative glass transom; historic 6/6 wood windows with simple wood lintels and sills

ALTERATIONS 1 story rear addition (permit #13172--1987)



## HISTORIC INFORMATION

HISTORIC  
NAME

Morris, V. L. House

COMMON  
NAME

PERMIT NO

1650

COST

\$12,000

ARCHITECT

owner (V.L. Morris)

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE

permit



HISTORIC  
INFO

LANDSCAPE

Midblock on south side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

## PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

01

26-27

10

22

\\images\thelane1  
48.jpg

## SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

10/10/2005

SURVEYAREA

NE HINSDALE

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 148

STREET THE LANE


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### ADDITIONAL PHOTOS OR INFORMATION





**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 222 E. Third Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-212-014	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Thomas and Sallie Phillips House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1892	
<b>Architectural Style</b> Queen Anne	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Robbins Park I Survey (2002) – Significant</li> <li>• Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 222  
DIRECTION E  
STREET THIRD  
ABB ST  
PIN  
LOCAL SIGNIFICANCE RATING S  
POTENTIAL IND NR? (Y or N) N  
CRITERIA  
Contributing to a NR DISTRICT? C  
Contributing secondary structure? C  
Listed on existing SURVEY? HHS/plaque; Arch Walks; HT



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Notable Queen Anne house with two corner towers.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

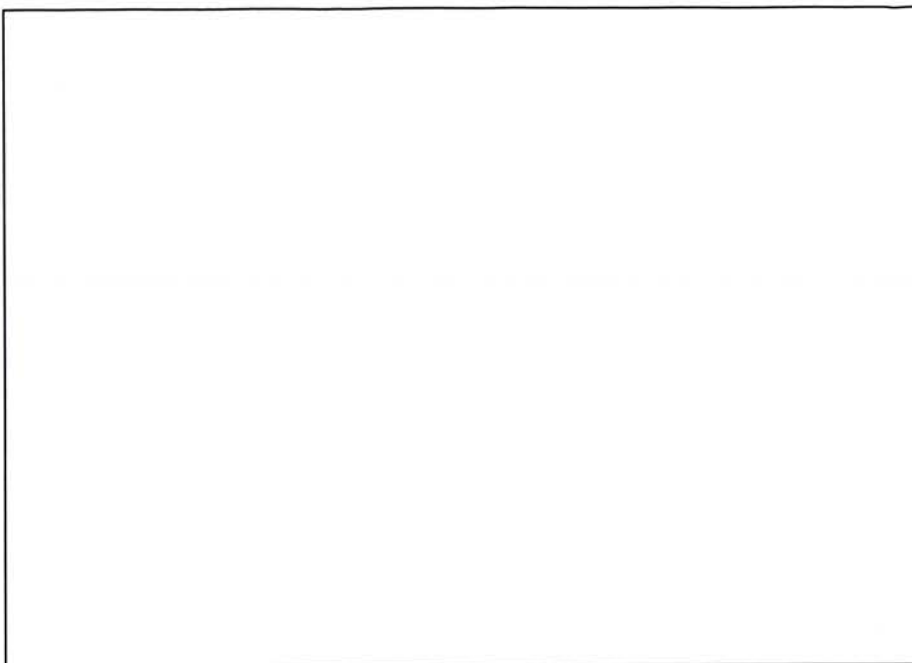
### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1892	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 1	FOUNDATION	Limestone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)	Wood - shingle	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Wood - shingle	WINDOW TYPE	double hung
		WINDOW CONFIG	1/1
SIGNIFICANT FEATURES	Two corner towers, one full height with conical roof and a two story; wrap around front porch; hipped dormer at front; wood shingle and wood clapboard siding; steeply pitched hipped roof		
ALTERATIONS	1976 plans for south (rear) one story addition; 1984 permit for alterations and additions (\$45,000); 1992 permit for alterations and additions (major - including new tower); rebuilt wrap around porch		



### HISTORIC INFORMATION

HISTORIC NAME	Phillips, Thomas and Sallie House
COMMON NAME	
PERMIT NO	3574; 11952
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



**HISTORIC INFO** Thomas P. Phillips (b. 1846) was a manufacturer and a banker. He arrived in Chicago in 1882. Founder of the 1st National Bank of Naperville, the Chicago and Naperville Stone Company, Federal Trust and Savings Bank of Chicago, and Hinsdale State Bank.

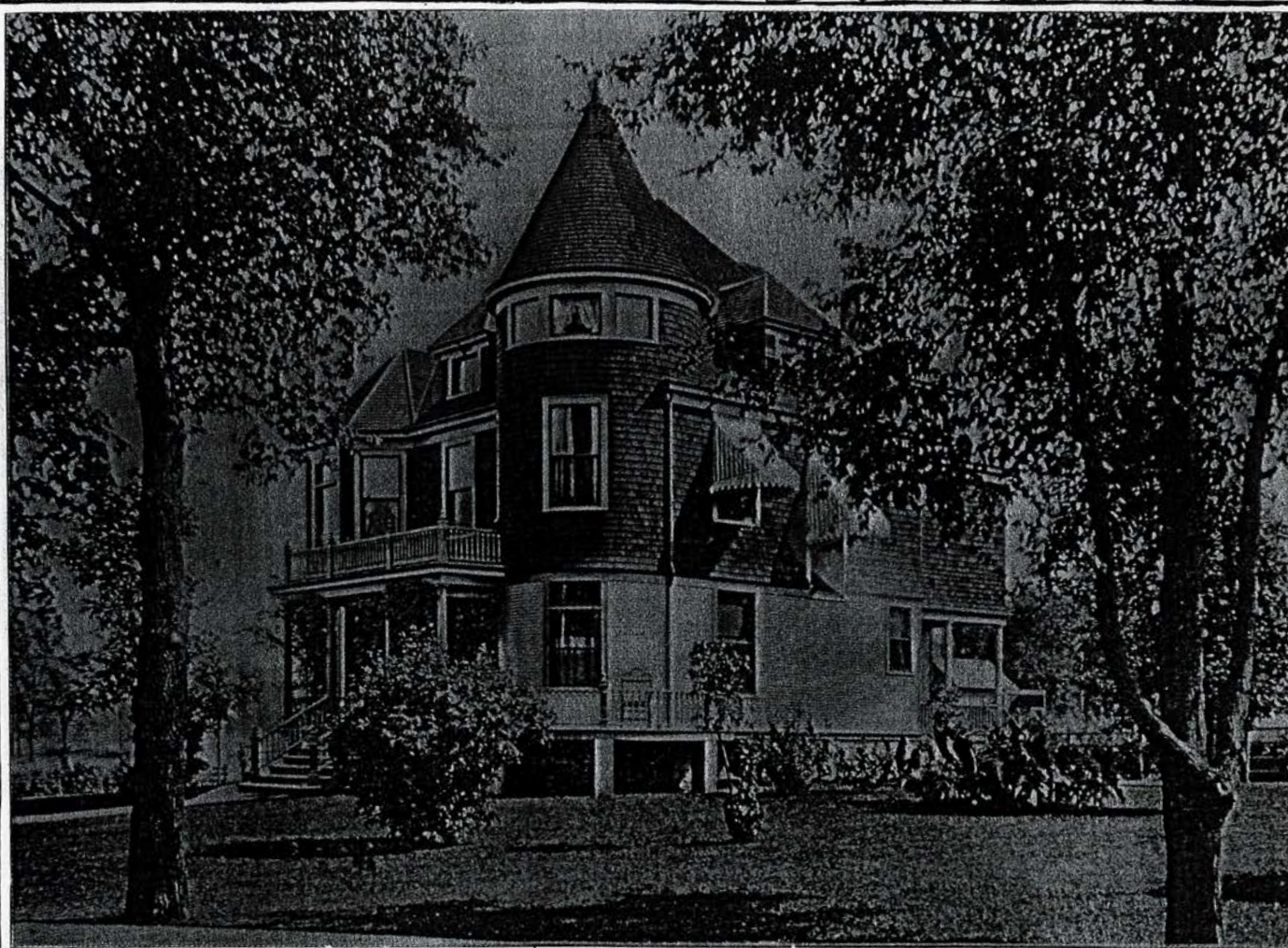
**LANDSCAPE** Midblock on curving residential street; side driveway; front sidewalks; mature trees; house is angled on lot; larger lot

### PHOTO INFORMATION

ROLL1	1
FRAMES1	23
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/28/02
SURVEYAREA	Robbins



Residence of F. S. CABLE.

222 E. THIRD  
Hinsdale The Beautiful, p. 8







## 43. 222 E. Third

The large gray Victorian home of James and Jane Haugh at 222 E. Third St. was built in 1892 by Thomas and Sallie Phillips.

Phillips, born in Ohio in 1846, moved to Chicago in 1882. He founded the First National Bank of Naperville in 1885. That same year he organized the Chicago and Naperville Stone Company, operating quarries in Naperville. Two years later, he bought Dolese & Shepard Company. Later, in 1902, he founded the Federal Trust and Savings Bank of Chicago, with capital of \$2,000,000 and surplus of \$500,000.

In that same year he helped to found the Hinsdale State Bank and became its first president. In early June 1902, the bank building at the southeast corner of First and Washington streets opened for business. This structure was replaced in 1927 with a newer, larger building on the same site which is now known, appropriately, as the "Left Bank" building and houses quaint shops.

Fayette S. Cable and his wife, Kate, bought the home in 1896. They and their four daughters lived there for 54 years!

F.S. Cable is a well-known name in Hinsdale's history. In September 1898, he, as a director, and two others called a meeting to acquire lands and building for The Hinsdale Club, which then had been meeting at the Heineman Building in downtown Hinsdale. The land was acquired and Adolph Froscher agreed to construct on it the large wooden building for \$10,350! The building was completed and opened October 1, 1899. The following year, 1900, the club had a very grand New Year's Dance which established it as "the" place to be.

F.S. Cable, listed in the Men of Illinois book, was born in 1855 in Cannonsville, N.Y. He moved to Chicago in 1879 and was elected secretary of the Cable Piano Company in 1891. In March 1899 he became president of the company to succeed the late Hermon D. Cable.

The 1900 census shows him to be 45 years old, married for 21 of those years to Kate, aged 43, also from New York. They had four daughters: Anna (later Anna Cable Powell), 19, born in Michigan and listed as being at school; Rachel (later Rachel Cable Hensch), 14, at school; Gladys, 11, at school; and Dorothy Roselle, 7, still at home. They also listed others living in their home as a servant, Cicily, aged 28 and a German coachman, P. Dournback, aged 35.

Gladys Cable was well-known in the war effort for helping equip the music rooms at Vaughan and Hines Veterans Hospitals, while Dorothy is cited for "doing considerable good work in Chicago canteens" for service-





men away from home.

Reynold Bjorek bought the home in 1950 and lived there six years before selling to Herbert Brooks, a well-known village president. In 1974 James and Jane Haugh bought the home and live there with their four children, Betsy, Suzy, Ellen and Patrick.

The Bjoreks altered the home substantially, even changing the entry to have it face Park Avenue when it used to front Third Street.

The setting is as pretty as the house, with a lovely curved lot seeming to match the rounded turret of the home. The house has a shingle top with frame bottom, and the gray color is offset with white trim.

Original hardwood floors remain throughout the home, and they have the usual square nails in the floors.

The Haughs do not know the use of the dumbwaiter between the second and first floors. Any information you might have would be appreciated.

— June 8, 1988

Update: Jane Haugh was delighted by the visit of Helen Hensch Jones, Kay Hensch Whitney and Fay Hensch Johnson, who brought photos of the inside of her home as they knew it when their mother, Rachel Cabel Hensch, lived in it.

They brought so many delightful memories to share with her. ■

Mary Sterling, *Our Old House: An Inside Look At Hinsdale's Historic Homes*, 1992.

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 417 E. Third Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-210-011	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Esther W.J. Barker House	
<b>Architect</b> R. Harold Zook (1938 Remodel)	
<b>Date Constructed</b> 1895	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"><li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li><li>• Robbins Park I Survey (2002) - Significant</li></ul>	



across a deep ravine from noted landscape architect Jens Jensen's studio. Occasionally they collaborated. Later he practiced in California. His work is typically Prairie School style, characterized by horizontal lines, broad overhangs, and ribbons of windows. Many of his designs are more symmetrical than Wright's. He favored the use of rough-faced limestone. The Harold Klock Residence, 306 S. County Line Road, c. 1940, is Late Prairie in style. It is referenced in Martin Hackl's book, *The Work of John S. Van Bergen, Architect*.

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb, leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

house, and one remodeling within the Robbins Survey area. Three of these residences are exceptional Tudor Revival designs: S. B. Smith House, 46 S. County Line (1928), the Robert P. Lapham House at 430 E. Third Street (1936), and the R. Harold Zook House at 327 S. Oak Street (1924). The fourth Tudor Revival style home, located at 434 E. Third Street, has been extensively remodeled. In 1938, R. Harold Zook remodeled a home built in 1895 located at 417 E. Third Street.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. Within the survey area he built one home at 425 E. Third Street.

has a broken pediment. Other Colonial features include the brick quoins on the corners of the projecting wings and the multi-light windows throughout.



**Figure 18: First Church of Christ, Scientist, 405 E. First Street**

## DUTCH COLONIAL REVIVAL

The Dutch Colonial Revival style is a subtype of the Colonial Revival style, marked by a gambrel roof. Generally faced in wood clapboard or shingles, it is derived from early Dutch houses built in the northeastern United States in the 18<sup>th</sup> century. Dutch Colonial Revival houses were built over a long period, as were other Colonial Revival homes—from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel end facing the street tend to be earlier, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, while those with side-facing gambrels and a broad front dormer were very popular during the 1920s.

There are seven Dutch Colonial Revival houses in the survey area, representing both subtypes. Of these, three have been ranked locally significant, including the J. H. Nold House at 219 E. First Street designed by W. G. Barnsfield and built in 1924, the Lawrence Reginald Capes House at 330 S. County Line

Road designed by Alfred F. Pashley and built in 1925, and 316 E. First Street built in c. 1895. The first two of these were also included on the Illinois Historic Sites Survey.



**Figure 19: Capes House, 330 S. County Line Road**

The Capes House is an impressive version of the Dutch Colonial Revival style with large, paired, front-facing gambrel-roofed, projecting bays that intersect with a long, side gambrel roof. These projecting bays have first-floor hexagonal bay windows and second-floor Palladian windows. The front entry is in the center of the façade, between these projecting bays, and the front door has sidelights and a transom, a typical Colonial feature. Also of interest are the ox-eye vents in the side gambrels. The house was noted as outstanding on the State survey.

## CLASSICAL REVIVAL

The Classical Revival-style building is typically characterized by a full-height porch with its roof supported by classical columns and topped by a pediment. Its façade is symmetrical, with a center entrance. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which was attended by hundreds of thousands of visitors. The fair's planners mandated a classical theme, and when built,



the fair's buildings and public spaces were widely photographed. As a result, the revival of classical styles became fashionable throughout the country into the 1920s. The architects who had received training at the Ecole des Beaux Arts in Paris contributed to the influence of this style.

Because of the style's monumental nature, it was more typically used for public buildings such as banks and museums. There are, however three residential structures of this style in the survey area, and all three are ranked locally significant. They include the Mitchell Coach House, now a separate house at 120 S. Elm Street, designed by Shepley, Rutan and Coolidge and built in 1893, the Esther W. J. Barker House at 417 E. Third Street built in 1895, and 348 E. Third Street built c. 1925. The first two were also included in the Illinois Historic Sites Survey.



**Figure 20: Barker House, 417 E. Third Street**

The Barker House at 417 E. Third Street is an 1895 house that was remodeled into the Classical Revival style in 1938 by noted local architect Harold Zook. Although Zook is better known in Hinsdale for highly personal expressions of historic revival styles such as Tudor Revival, this house displays very typical characteristics of the Classical Revival style. Most distinctive is the two-story front

porch with colossal Ionic columns, frieze, dentils, and brackets. The front entry has a fanlight transom and diamond patterned sidelights. There is a gabled front dormer with pediment and fluted pilaster surrounds.

## CAPE COD

The Cape Cod-style house offered homebuyers a smaller but still traditional alternative to the typical two-story Colonial Revival-style house. Loosely patterned after early wooden folk houses of eastern Massachusetts, the Cape Cod house is a 1 ½-story version of the Colonial Revival style. It is characterized by a rectangular plan with a side gable roof, a central front entrance, and generally two or sometimes three front-facing dormers. There is frequently some classical detailing such as multi-light windows and classical door and window surrounds. Those found in the Midwest were typically built in the 1930s and 1940s. There are three houses in the survey area in the Cape Cod style and one is ranked locally significant, the Robert Hasbrook House at 125 S. Elm Street designed by Robert Trou and built in 1941.

The Hasbrook House is a handsome example of a modest Cape Cod-style house with excellent integrity. It faithfully displays the style with its symmetrical façade surrounding a center entrance, and its steep, side-gabled

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	417
DIRECTION	E
STREET	THIRD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS; IHLS; HHS



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	Significant example of late 1930s Classical Revival architecture that was remodeled by noted local architect R. Harold Zook.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Classical Revival	PLAN	rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1895	ROOF TYPE	Hipped
OTHER YEAR	1938	ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 2, p. 179	FOUNDATION	Not visible
WALL MATERIAL (current)	Wood	PORCH	Full front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/casement
		WINDOW CONFIG	8/12; 8/8; 8 light
SIGNIFICANT FEATURES	Full front portico with colossal ionic columns, frieze, dentils and brackets; gabled front dormer with pediment, fluted pilaster surrounds, frieze and dentils; front entry with fanlight transom and diamond sidelights; porte cochere		
ALTERATIONS	1938 remodeling into the Classical Revival style; 1973 plans for alterations ("lounge, dining, bath, master bedroom") including new widow's walk and skylight; 1981 permit for family room and porch addition (\$35,000)		



## This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

HISTORIC NAME	Barker, Esther W. J. House
COMMON NAME	
PERMIT NO	11267
COST	
ARCHITECT	Zook, R. Harold (1938 remodel)
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

## HISTORIC INFO

## LANDSCAPE


Midblock on residential street; house on raised lot; side driveway with stone retaining wall; front sidewalks; brick steps at front; house faces south

### SURVEY INFORMATION

ROLL1	2
FRAMES1	30
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

<b>PREPARER</b>	Jennifer Kenny
<b>PREPARER ORGANIZATION</b>	Historic Certification Consultants
<b>SURVEYDATE</b>	8/27/02
<b>SURVEYAREA</b>	Robbins

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 433 E. Third Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-210-013	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Craftsman	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• Robbins Park I Survey (2002) - Significant</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	433
DIRECTION	E
STREET	THIRD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS



### GENERAL INFORMATION

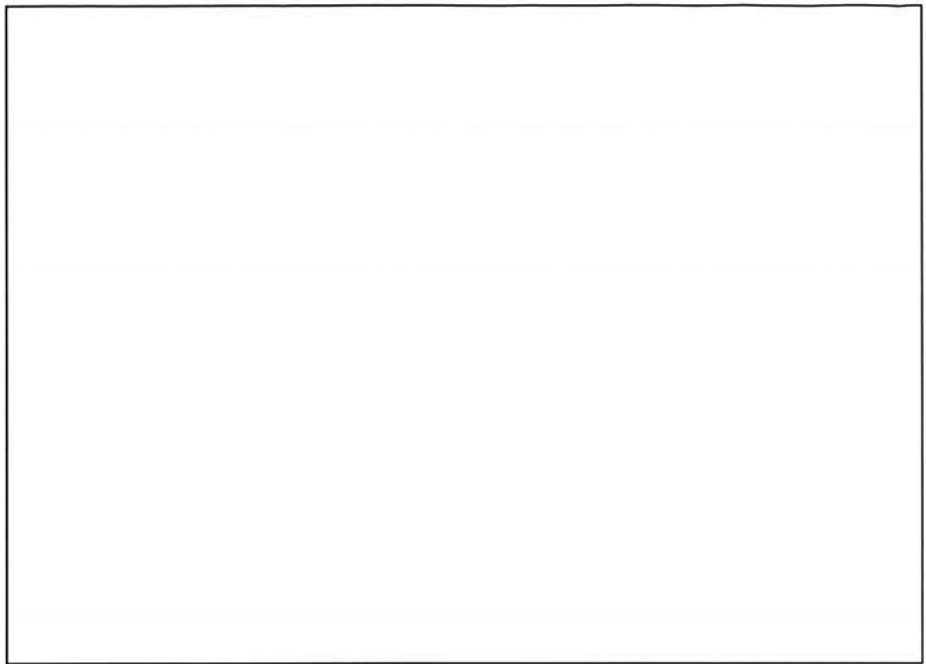
CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Notable local example of Craftsman style architecture with half timbering detailing. Rated "HD" in Illinois Historic Structures Survey.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

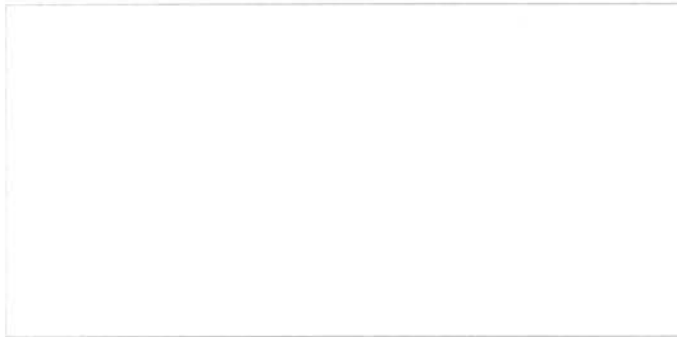
ARCHITECTURAL CLASSIFICATION	Craftsman	PLAN	rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	c. 1910	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Stucco	PORCH	Front
WALL MATERIAL 2 (current)	Brick	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Brick	WINDOW TYPE	casement
		WINDOW CONFIG	1 light
SIGNIFICANT FEATURES	Symmetrical front façade with projecting front gable bays; half timbering in front gables and at 2nd floor; rafter tails and broad eaves; front porch with wood square columns on brick piers; diamond light casements and porch window; gabled dormers		
ALTERATIONS	1993 permit for playroom & laundry room addition (\$6000); some replacement windows on front façade; brick front porch deck (extended porch to west), balustrade and steps		

### HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO	B9312611
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>



### HISTORIC INFO



### LANDSCAPE

Midblock on residential street; front sidewalks; side driveway; house on raised lot; mature trees; house faces south; similar setbacks



### PHOTO INFORMATION

ROLL1	2
FRAMES1	24
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>


### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/27/02
SURVEYAREA	Robbins



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 434 E. Third Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-214-006	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N. H. Whiteside House	
<b>Architect</b> R. Harold Zook / McCoughey	
<b>Date Constructed</b> 1927 / 1998	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Not Contributing</li> <li>• Robbins Park I Survey (2002) - Not Contributing</li> <li>• Front of house has been significantly altered; rear addition constructed in late 1990s</li> </ul>	

across a deep ravine from noted landscape architect Jens Jensen's studio. Occasionally they collaborated. Later he practiced in California. His work is typically Prairie School style, characterized by horizontal lines, broad overhangs, and ribbons of windows. Many of his designs are more symmetrical than Wright's. He favored the use of rough-faced limestone. The Harold Klock Residence, 306 S. County Line Road, c. 1940, is Late Prairie in style. It is referenced in Martin Hackl's book, *The Work of John S. Van Bergen, Architect*.

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb, leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

house, and one remodeling within the Robbins Survey area. Three of these residences are exceptional Tudor Revival designs: S. B. Smith House, 46 S. County Line (1928), the Robert P. Lapham House at 430 E. Third Street (1936), and the R. Harold Zook House at 327 S. Oak Street (1924). **The fourth Tudor Revival style home, located at 434 E. Third Street, has been extensively remodeled.** In 1938, R. Harold Zook remodeled a home built in 1895 located at 417 E. Third Street.

## LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. Within the survey area he built one home at 425 E. Third Street.



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	434
DIRECTION	E
STREET	THIRD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	NC
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	NC
Contributing secondary structure?	-
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	Although a design by noted local architect, R. Harold Zook, the front façade and roof line have been extensively altered. This has compromised the home's architectural integrity.
SECONDARY STRUCTURE	-		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1927	ROOF TYPE	Multi-gable
OTHER YEAR	1986	ROOF MATERIAL	Wood - shingle
DATESOURCE	building permit	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Brick	PORCH	Front entry
WALL MATERIAL 2 (current)	Stone; Stucco	WINDOW MATERIAL	wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Stone; Stucco	WINDOW TYPE	casement
		WINDOW CONFIG	6 and 8 light
SIGNIFICANT FEATURES	Diamond light casement windows; projecting front bay with stone cladding, bay window with mansard roof, and recessed front entry; stone sills		
ALTERATIONS	3rd story addition with front gable (1986) that raised front roofline; 1985 permit for garage; 1986 permit for addition (\$40,000)		

### HISTORIC INFORMATION

HISTORIC NAME	Whiteside, N. H. House
COMMON NAME	
PERMIT NO	1305; 12502
COST	\$18,000
ARCHITECT	Zook, R. Harold & McCoughey
ARCHITECT2	
BUILDER	Soltwich, William
ARCHITECT SOURCE	

### HISTORIC INFO

### LANDSCAPE

Midblock on residential street; circular front drive and side driveways; no front sidewalks; house faces north

### PHOTO INFORMATION

ROLL1	2
FRAMES1	25
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

### SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/27/02
SURVEYAREA	Robbins



434 East Third



These copper-steel casements encourage  
*a variety of* interesting treatments

**T**alent is much closer to the appeal of copper than to the appeal of gold. As pointed out by Laporte, due to the fact that these penicillins were on the scene in English factories in the time of good German food. The fact is true, like any statement of common sense that is evidently right—like a well-proportioned book, for example—Laporte's concerns lead themselves to as many interesting treatments as there are interesting alternatives.

If you do not attend work, there are excellent opportunities for you to continue the diversified study of Laporte Resident Centers with an intensive study in law and business. And the planners of such Laporte Centers truly do their utmost to create an environment of the kind that is the most productive and best-suited to the needs of the individual. All the requirements of a modern education and a modern environment

[illegible]

EQUIDILIBRIUM'S SCALING THEORY

2000-01 Allgemeine Deutsche Bibliographie

DAVID L. LUTON & SONS COMPANY 120 E. 42nd Street, Philadelphia

**Lupton Windows**

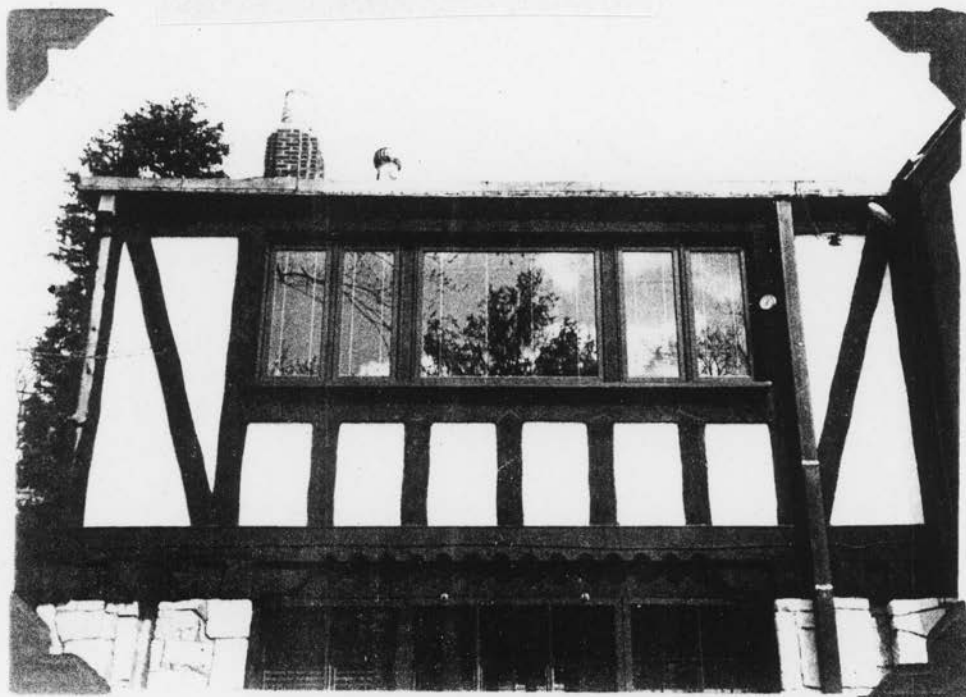
Courtesy of the Hinsdale Historical Society.  
Reproduction and reuse restrictions apply.

1928 magazine advertisement  
"Whiteside Home"

built in 1926




Courtesy of the Hinsdale Historical Society.  
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**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 605 E. Third Street	
<b>County</b> Cook	
<b>PIN / Parcel Number</b> 18-07-106-004-0000	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1935	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Rear addition to match original house added in 1990s</li> </ul>	

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 132 N. Vine Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-322-006	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> Oliver J. Stough House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1882	
<b>Architectural Style</b> L-Form	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>• North Hinsdale Survey (2005) – Significant</li> <li>• Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	132
DIRECTION	N
STREET:	VINE
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	HHS/plaque



### GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and/or addition(s)	REASON for SIGNIFICANCE	Uncommon example of vernacular type house with few alterations.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	L-Form	PLAN	rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1882	ROOF TYPE	Multi-gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 1, p. 171	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	vinyl
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/fixed
		WINDOW CONFIG	2/2; 3 light
SIGNIFICANT FEATURES	Front facing gable with ornamental verge board and wood shingles; some historic 2/2 wood windows with simple wood surrounds and window hoods		
ALTERATIONS	porch replaced--compatible with historic fabric (1978); historic one story rear shed addition (1940); some vinyl replacement windows in original openings		

### HISTORIC INFORMATION

HISTORIC  
NAME

Stough, Oliver J. (Spec) House

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

For Sale; Built for Oliver J. Stough on speculation (Sterling,  
Vol. 1, p. 171).

LANDSCAPE

midblock on west side of residential  
street; front sidewalk; rear alley;  
similar setback; mature trees

### PHOTO INFORMATION

ROLL1

07

FRAMES1

18-23

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

e:\vine132n.jpg

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

11/17/04

SURVEYAREA

Scattered Sites



## 6. 132 N. Vine

The charming house at 132 N. Vine St., now owned by Joseph and Theresa Cummings, was built in 1882 by Oliver J. Stough, an early name in Hinsdale's real estate and building circles.

Stough and his wife built the home, probably on speculation, and owned it until 1887 when it was sold to Alice Davis. Alice was the wife of Edgar F. Davis, a local store owner. The 1900 census shows them having been married 20 years. He was a 42-year-old grocer from Minnesota and she was a 38 year old from Illinois.

Davis was well known in the village for his thriftiness, earning him the nickname, "Foxy Davis." He went into business with Heman Fox from 1892-1911 at the Hinsdale Cash Store, better known as Fox and Davis, catering to the many Germans in Hinsdale. Then Davis went to the CB&Q as a clerk after his days at the store. From a story in Timothy Bakken's "Hinsdale" we know he had a new Ford automobile. He was seen learning to drive one week, and the next week an ad was placed by him in the local paper "Family horse, phaetom, surrey, harness for \$75." Living up to his nickname, Davis added that the "Horse is worth \$100."

It is interesting to notice that the following week the newspaper listed "E.F. Davis and family took an auto trip to Rochelle, New York."

Fox and Davis did more than run a grocery. They also had an "employment bureau" at their store trying to find jobs for the many tramps who came to town in the 1890s. He was also the justice of the peace in 1910 and in the 1912 directory he is listed as the justice of the peace at 152 S. Washington St.

In the history of Hinsdale we find many times that the wives of successful men, such as Davis, would buy and sell land on speculation. Such was the case of Alice Davis. She owned this property until her death in 1940 when Edgar A. Berlin (her grandson) and his wife, Lilibell, bought it. The Berlin family was also well known for speculation, having learned it from the matriarch of the family (Edgar's mother) Mabel A. Berlin. She was a well-known real estate dealer who gained title to the property in 1947. She died in 1970, Edgar died in 1982 and Lilibell is still alive.

In further support of our belief that the house was let during its early years, we find the listing in the 1938 telephone directory of Wayne Locey and his wife, Margaret A. He is listed as working at Stewart Nelson in Chicago. We couldn't ascertain other residents as they aren't listed on the tax rolls. To make matters more difficult, remember that all the addresses in Hinsdale were changed in November/December of 1932, so we can't



find the listings under address before that date since they're not the same as 132 N. Vine St.

The following eight owners were: Rathke, Youngblood, Paul, Gabler, a trust, Scarpino, Fraser, Anthony and Gabriele Harvey, and now the Cummings.

The Cummings have painted the house a lovely beige, with burgandy and ivory trim highlighting the delightful little porch in the front from which they can enjoy the summer breezes as did people long ago.

They believe the kitchen and dining room were the original sections of the house, with other parts added over the years. The original flooring was found in both rooms and refinished in the dining room. In their work they found old bottles in the attic, along with other treasures they haven't yet had time to investigate. They put wonderful stained glass in the front door and oak floors throughout the house. They were told that the house to the south is a sister house to theirs. About ten years ago, the owners lived next door to this house and, for a college project, their son rewired and replaced all the plumbing in the house.

At the same time he installed molding to each room which suited the

house perfectly, making it blend into its 1882 time period despite later additions.

Joseph and Theresa Cummings have appreciated the research of the Harveys, who lived there before them.




— *June 6, 1990*

Update: Peter and Tory Mortimer are the new owners of this quaint house. ■



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<p><b>Address</b> 239 E. Walnut Street</p>	
<p><b>County</b> DuPage</p>	
<p><b>PIN / Parcel Number</b> 09-01-411-022</p>	
<p><b>Zoning District</b> R-4 Single Family Zoning District</p>	
<p><b>Land Use</b> Single Family</p>	
<p><b>Historic Name</b> James Ridgeway House</p>	
<p><b>Architect</b> Patton &amp; Fisher</p>	
<p><b>Date Constructed</b> 1889</p>	
<p><b>Architectural Style</b> Queen Anne</p>	
<p><b>Past Historic Surveys / Historic Significance</b></p> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant / Historically Significant</li> <li>North East Hinsdale Survey (2006) - Significant</li> <li>Designated Local Landmark (Ord. No. O2004-28)</li> <li>Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.</li> </ul>	
<p><b>Additional Photos</b></p> <div style="display: flex; justify-content: space-around;">   </div>	



Of the 19<sup>th</sup>-century housing in the Northeast Hinsdale survey area, the Queen Anne style is the most represented. The late 19<sup>th</sup>-century saw the flowering of the Queen Anne style throughout the country, and this part of Hinsdale was no exception. There are quite a few good examples of the Queen Anne style in the other surveys completed to date in Hinsdale: in the Town of Hinsdale survey area there are 29 Queen Anne houses, 16 of which were ranked significant; in the Robbins survey area there are 31 Queen Anne style houses and eight were ranked significant; in the North Hinsdale survey there are 16 Queen Anne style houses and four were ranked significant; and in the Downtown survey there is one Queen Anne style house.

The Queen Anne style was the most prevalent of several picturesque styles popular in America from about 1880 to 1910, and has roots in styles found during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses. There are 10 Queen Anne style homes in the Northeast Hinsdale survey area, three of which are significant, two of which are potentially significant.

#### **239 E. Walnut Street, 1889**

The James Ridgeway House at 239 E. Walnut Street is an impressive Queen Anne style residence designed by noted architects Patton & Fisher and built in 1889. Although sporting a symmetrical front façade with hipped roof, the home features a fanciful porch with turned columns and a dominant projecting front gable with elaborate decorative detailing. The house has wood siding, wood shingles, brackets, and leaded glass transoms. It is a local Hinsdale landmark and was featured in the 1893 publication, *Hinsdale the*



**239 E. Walnut Street**

*Beautiful*. It may also be eligible for individual listing on the National Register of Historic Places for its architecture. The architectural firm of Patton & Fisher operated from 1885 to 1899. Its name partner, Normand S. Patton, a fellow of the American Institute of Architects, designed many notable public and institutional buildings including Carnegie libraries, schools, and collegiate buildings throughout the country. The first owner of the home, James Ridgeway, was a jewelry manufacturer.



There are six structures that could be eligible for listing on the National Register of Historic Places, two of which are single-family homes. The current owners should be strongly encouraged to initiate the designation process. These structures are as follows:

**James Ridgeway House, 239 E. Walnut Street**, designed by Patton, Fisher, and Mundie and built in 1889. Potentially significant under Criterion C, architecture, as a more restrained iteration of the Queen Anne style by a well-regarded local architectural partnership. With additional research it could also be found to be eligible under Criterion A, history, for its associations with jewelry manufacturer James Ridgeway.

**H. A. Golumbeck House, 300 Forest Road**, designed by noted architect R. Harold Zook and built in 1938. Potentially significant under Criterion C, architecture, as a unique modern interpretation of the Tudor Revival style by Hinsdale's most revered local architect.

**Hinsdale Water Softening and Pumping Plant/Well House Number 2/Well House Number 3, Symonds Drive**. Potentially significant under Criterion C, architecture, as a group of finely detailed Classical Revival buildings, and under Criterion A, history, for its associations with water engineering in the Village. Although Well House Number 3 is now located across Symonds Drive from the plant and Well House Number 2, Sanborn maps indicate that Symonds Drive did not exist at the time the plant and well houses were constructed, and that the buildings were originally on a single parcel of land [Sanborn Fire Insurance Company Maps, 1933, sheet 12, corrected to 1947].

**Seventh Day Adventist Church, 135 N. Oak Street**. Potentially eligible under Criterion C, architecture, as an excellent example of Gothic Revival church architecture from the mid-20<sup>th</sup> century.

The Northeast Hinsdale Survey Area has 37 significant rated buildings, of which only two are currently designated local landmarks. These buildings are illustrated in Appendix C. To counteract development pressures to tear down historic houses and replace them with new houses, this report recommends an increased program of individual local landmark designations. Any of the 35 buildings ranked significant and not yet designated would be a potential candidate for individual landmark designation. The significant rated buildings are listed below:

- 338 N. Elm Street, Summy-Baab House, 1925, Craftsman (local landmark)
- 345 N. Elm Street, A.T. Chameroy House, 1938, Colonial Revival
- 347 N. Elm Street, Arthur M. Fischer House, 1935, Tudor Revival
- 300 Forest Road, H.A. Golumbeck House, 1938, Tudor Revival
- 331 Forest Road, R.E. Granquist House, 1927, Colonial Revival Cottage
- 354 Forest Road, 1927, Mediterranean Revival
- 417 Forest Road, c. 1925, Renaissance Revival
- 131 N. Garfield Street, F.W. Millington House, 1924, Colonial Revival
- 223 N. Garfield Street, c. 1895, Queen Anne
- 315 Hampton Place, Theodore H. Krumvielde House, 1947, Cape Cod
- 323 Hampton Place, Julian M. Mavity House, 1941, Colonial Revival
- 327 Hampton Place, Harpold House, 1927, Tudor Revival





# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	239
DIRECTION	E
STREET:	Walnut
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	Local Landmark; HHS; HTB; Sterling



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Impressive 1889 Queen Anne residence designed by noted architects Patton & Fisher, with elaborate decorative detailing.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE	Playhouse		

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	Irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1889	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt -shingle
DATESOURCE	HHS	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front
WALL MATERIAL 2 (current)	Wood - shingle	WINDOW MATERIAL	Wood/lead glass
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	Stained glass
WALL MATERIAL 2 (original)	Wood - shingle	WINDOW TYPE	Double hung/casement/fixed
		WINDOW CONFIG	1/1; 9 & 7-light
SIGNIFICANT FEATURES	See continuation sheet.		
ALTERATIONS	Replacement entry porch (historic addition--1925); restoration work on porch; 1 story right side entry addition (2nd story 3-sided window bay with stained glass windows may be later addition)		



## HISTORIC INFORMATION

HISTORIC  
NAME

Ridgeway, James House

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

Patton & Fisher

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE

HHS



HISTORIC  
INFO

The house was built for James Ridgeway, a jewelry manufacturer (Sterling, vol. 1, p. 177). Historic photograph and drawings for 1925 replacement front porch are in the building files of the Hinsdale Historical Society.

LANDSCAPE

Northwest corner of Elm and Walnut; house faces corner; large lot; front and east sidewalks; rear circular driveway; mature trees

## PHOTO INFORMATION

ROLL1

03

FRAMES1

04

ROLL2

04

FRAMES2

10-12

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

\\images\walnut2  
39e.jpg

## SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

10/31/2005

SURVEYAREA

NE HINSDALE

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 239

STREET E. Walnut Street

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### ADDITIONAL PHOTOS OR INFORMATION

#### *Significant Features*

Hipped roof with flared ends; front and side triangular pediments with wood shingles and pent enclosure supported by curved brackets; front porch with hipped roof and center triangular pediment; 1 story left rounded window bay; 1 story right side polygonal window bay; historic wood double hung windows with leaded glass or single light transoms; leaded glass casement windows flanking front entry







**J.P. "RICK" CARNEY**

**DUPAGE COUNTY RECORDER**

**JUN.02,2004**

**11:54 AM**

**OTHER**

**09-01-411-022**

**005 PAGES**

**R2004-146124**

**VILLAGE OF HINSDALE**

**ORDINANCE NO. O2004-28**

**AN ORDINANCE DESIGNATING 239 EAST WALNUT STREET  
AS A HISTORIC LANDMARK  
(HPC CASE No. 01-2004)**

WHEREAS, the Village is authorized pursuant to Division 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et seq.*, to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, Joel and Shannon Weinberger (the "Applicant"), are the legal owners of the building located 239 East Walnut Street in the Village and legally described in Exhibit A

attached to and made part of this Ordinance by this reference (the "Subject Building"), and they have filed an application seeking to designate the Subject Building, as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on May 11, 2004, to consider the Application; and

WHEREAS, after review of all information presented at the May 11, 2004, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 01-2004; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on May 24, 2004, considered the Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and of the Zoning and Public Safety Committee and determined that it is in the best interests of the Village and its residents to establish the Subject Building as a designated landmark;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by this reference.

Section 2. Designation as Historic Landmark. The nomination of the Subject Building as a historic landmark is hereby approved and the Subject Building is hereby designated as a historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as amended from time to time.



Section 3.     Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice of the historic designation of the Subject Building to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4.     Recordation. The Village Clerk is directed cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds.

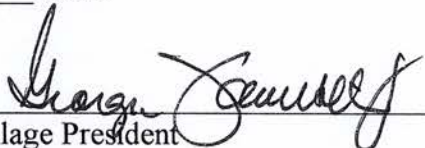
PASSED this 1st day of June 2004.

AYES: TRUSTEES LENNOX, WILLIAMS, BLOMQUIST, JOHNSON AND ELLIS.


NAYS: NONE

ABSENT: TRUSTEE WOERNER

APPROVED this 1st day of June 2004.

  
Village President

ATTEST:

  
Village Clerk



Psdata/ord&res/hpc2004/239ewalnut-hpc-01-2004.doc

# **EXHIBIT A**

## **Legal Description**

THE EAST 200 FEET OF LOT 3 AND SOUTH 35 FEET OF THE EAST 200 FEET OF LOT 2 IN BLOCK 3 IN ALFRED WALKERS ADDITION TO HINSDALE, IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 239 East Walnut Street, Hinsdale, Illinois 60521

Property Identification Number: 09-01-411-022



## **HINSDALE HISTORIC PRESERVATION COMMISSION**

**RE: 239 East Walnut Street (Joel and Shannon Weinberger)  
Designation as Landmark Building - HPC Case 01-2004**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: May 11, 2004**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: May 24, 2004**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Joel and Shannon Weinberger (the "Applicants") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 1889 structure located at 239 East Walnut Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in 1889, with the detached garage constructed approximately ten years ago.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it is representative of a Queen Anne "Free Classic" style.
  - B. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located prominently at the top of a hill on a corner.
  - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is a fine example of the Queen Anne "Free Classic" style and displays significant original characteristics such as a steeply pitched main roof, a variety of rooflines and roof types, a dominant front-facing gable, bay and transom windows, contrasting wall surfaces and a one-story front porch, which originally spanned the front wall.

- D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains the high quality detail elements noted above, as well as a prominent frieze band encircling the house atop the second-story windows, curved brackets beneath the eaves formed by the projecting gable wall of the large dormers on three sides of the house, patterned/cut shingles, molding on dormers, beneath eaves and at the mid-point of each wall, and a geometric design in the front porch roof's small gable wall.
- E. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code, because the Subject Building as stated above retains most of its original design elements.
- F. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the building exemplifies the Queen Anne architectural style that was commonly built in the Village's early history, the building is largely intact.
- G. The Subject Building is associated with the life or activities of a person who has significantly contributed to or participated in historic events associated with the Village, as set forth in Section 14-3-1-C3 of the Village Code, because the building's original owner Mrs. Gertrude M. Ridgway, was among the founders of the Hinsdale Women's Club, which was formed for educational, social, civic and philanthropic purposes. The building was then given to the Ridgway's daughter, Helen, as a wedding gift when she married Heinrich Adolph Weidig in 1896. Mr. Weidig served as an assistant conductor of the Chicago Symphony Orchestra under CSO founder and principal conductor Theodore Thomas.

## II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," one (1) "Absent," and one (1) "Recusing" recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: *Jean A. Follett*  
Chairperson

Dated this 8<sup>th</sup> day of June 2004.



### 239 East Walnut Street



On June 1, 2004, the Board of Trustees designated 239 East Walnut as an historic landmark. The house is located prominently at the top of a hill on a corner. This Queen Anne "Free Classic" style house was built in 1889 and displays significant original characteristics such as a steeply pitched main roof, a variety of rooflines and roof types, a dominant front-facing gable, bay and transom windows, contrasting wall surfaces and a one-story front porch, which originally spanned the entire front wall.

The building also contains high quality details such as the prominent frieze band encircling the house atop the second-story windows, curved brackets beneath the projecting gables on three sides of the house, patterned/cut shingles, heavy moldings on the dormers and beneath eaves, and a geometric design in the front porch roof's small gable.

The building's original owner, Mrs. Gertrude M. Ridgway, was among the founders of the Hinsdale Women's Club, which was formed for educational, social, civic and philanthropic purposes. The building was later given to the Ridgway's daughter, Helen, as a wedding gift when she married Heinrich Adolph Weidig in 1896. Mr. Weidig served as an assistant conductor of the Chicago Symphony Orchestra under CSO founder and principal conductor Theodore Thomas. The Weidigs hosted many musical gatherings at the house during their lengthy residency.



c. 1900-1910



House painted 2005



## 30. 239 E. Walnut

On December 1, 1888, Mr. and Mrs. James V. Ridgway purchased the land at 239 E. Walnut St. from Leonard Kimball. The beautiful house now owned by David and Marjorie Farr was built by the Ridgways.

The land had originally been part of the Alfred Walker property and had changed hands several times before Ridgway built his house there in 1889.

James Ridgway was born in October 1854 in New York and was only 35 at the time he built the house. He and his wife, Gertrude, 29, also from New York, had been married eleven years by then with children, Philip, 6, Lawrence, 2, and Helen, 10 years of age. The 1900 census listed Ridgway as a manufacturer of jewelry and his son, Philip, age 16, a salesman of bicycles.

Ridgway was a member of the school board of directors. Shortly after they moved into the house, his wife, Gertrude, became very active in the Woman's Club, helping to draft its constitution and by-laws. She gave illustrated art lectures and travel talks for the ladies of the village. Gertrude often took her children and maid to Europe on steamships.

On June 29, 1896, the Ridgways gave the house to their daughter, Helen, as a wedding gift and they returned to live in Chicago. Helen married Professor Heinrich A. Adolph Weidig, who listed himself as a "musician." He had come to America from his native Germany in 1892 at the age of 25, just four years before marrying Helen. She was only 17 at that time. He had studied under the most famous music teachers in Europe and had many well-known, influential friends in the musical field of the day.

Professor Weidig and his wife were very active in musical circles in Chicago. In "Village on the County Line" he is listed as assistant conductor of the Chicago Symphony Orchestra under Theodore Thomas. Also, he was very active in the America Conservatory of Music.

The Helen Ridgway-H. Weidig wedding received acclaim in the local newspaper. "It was held at 9:30 Monday morning in the home of the bride's parents. The pastor of the Grace Church officiated and the house was tastefully decorated with roses, daisies and smylax and the scene which was presented was a beautiful one. Many elegant presents were received by the bridal couple and wedding cake was distributed to the guests with the souvenir card of the bride and groom," read a clipping dated 1896.

After the professor died, Helen Weidig returned to Chicago and rented the house through the school board to two superintendents of the Hinsdale

Mary Sterling, Our Old House: An Inside Look At Hinsdale's Historic Homes, 1992.



school system before selling it to Thomas and Margaret Drake Farr in 1946.

The link between owners is a marvelous coincidence. Mrs. Farr was in conversation one day with Mrs. Weidig when they discovered the connection they shared. Mrs. Farr's father, Earl R. Drake, was a fine violinist, the only violinist asked to solo at the Columbian Exposition. He also organized the Drake School of Music occupying the entire sixth floor of the Auditorium on Michigan Avenue, Chicago. It turned out that through their conversation they learned that Weidig and Drake had been good friends and since Mrs. Farr was in the process of looking for a new house and Mrs. Weidig had this one to sell, Mrs. Weidig virtually insisted that Mrs. Farr buy it.

The Farrs lived in the home with their sons until 1961, when they moved to Clarendon Hills. One of their sons, David Drake Farr and his wife, Marjorie Ann Farr, moved into the house and raised their now-grown children. Coincidentally, David and Marjorie had had their wedding reception in the same house in 1950.

Thomas and his son, David Farr, founded the Hinsdale Auto Parts

store in 1946.

A former neighbor told Dave that Professor Weidig's father came and stayed with them for long visits. The Weidigs never had any children. The house must have been terribly large for two people.

There have been some changes to the house over the years. It originally had a full front porch for catching the summer breezes. The porch was replaced with a smaller porch at the entrance. The house's unusual location on the lot emphasizes its place at the top of the hill looking out over the surrounding area. The west side of the house has a solarium to catch the sun, but its bowed glass roof has been replaced with a more practical shingle roof.

The interior of the home is remarkably preserved with leaded beveled glass windows throughout the first floor and entry and featured on the landing at the second floor. Even the original oak pocket doors from floor to ceiling are in use.

The entry and living room boast 36-inch oak panels lining the rooms. The original hardwood floors remain on the main floor and the second floor has hard maple. In addition, the house has five woodburning fireplaces!

Keeping in the family tradition is the hallmark of this beautiful house — it has known only two families, and those were connected by friendship, in its glorious 99 years of history.

— August 24, 1988

Update: Still in "keeping in the family" the new owners of this glorious house are Jim and Mar Gee Farr, the son and daughter-in-law of the last owners. Mar Gee is the owner of The Garden Collection, a store in Hinsdale.

They've started the second hundred years of the house by adding a new kitchen and renovating the downstairs. They are now working upstairs updating but keeping in the tradition of the fine house by hunting for old fixtures to use throughout the house. Their back garden is an inspiration which is probably why Mar Gee began a shop featuring wonderful garden accessories. ■

Mary Sterling, *Our Old House: An Inside Look At Hinsdale's Historic Homes*, 1992.



## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 640 N. Washington Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-119-024	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1910	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) – Significant</li> <li>• Additional information provided by Hinsdale Historical Society</li> </ul>	

HISTORIC SITES COMMITTEE  
RESEARCH RECORD

Name: Bruce and Joyce Berbach  
Address: 640 N. Washington  
Phone 654 5516 Parcel Number 09 - 01 - 119 - 024  
Legal Description: Part of Lot 2, Leff's Resub, Hamble Add.  
Researcher: Jim Bryant and Mike Johnson  
Paid Date  
Research Kit? No Paid  
Research Completed: March 15, 1993 Year Built: 1872  
Board Approved 8/5/93  
Certificate Requested Delivered  
Plaque Requested Ordered Delivered  
Documents Delivered 4/13/93  
Contribution Received:  
Documents filed in Archives  
Member of Historical Society?



HISTORIC SITES RESEARCH REPORT  
February 1993

Current Owner: Mr. and Mrs. Bruce Berbach

Address: 640 North Washington

Legal Description of Property: Lot 2 excepting therefrom that part of Lot 2 lying Southerly of the following described line, commencing at the South East corner of said lot 2; thence Westerly 85.29 feet to a point lying 1.50 feet northerly of a point that is 85.30 feet Westerly of the South East Corner of and on the South Line of said Lot 2; thence continuing Westerly to the South west corner of said lot 2; in Leff's Resubdivision of Lot "A" Hamble's Addition to Hinsdale being a subdivision in the North West 1/4 of Section 1, Township 38 North Range 11 East of the Third P.M., according to the Plat of said resubdivision recorded October 3, 1977 as document R77-89421, in DuPage County, Illinois.

Year in which house believed built; 1872

The attached Property Tax Worksheet shows the assessed valuation of the 1.42 acres of this property to be \$179 in 1872 and this appears to be consistent with the values for undeveloped property in Hinsdale at that time. In 1873 the assessed value was \$850. The assessed values were for the preceding year, and therefore it appears from the increase in value that a building was erected on the property in 1872.

Prior history of the property includes The Patent from the US Land Office dated October 1, 1839 which includes the following:  
"The United States of America, To all to whom these Present shall come, Greeting: WHEREAS Walter L. Newberry of Cook County, Illinois, has deposited in the General Land office of the United States a certificate of the Register of the Land Office at Chicago whereby it appears that full payment has been made by the said Walter L. Newberry, according to the provision of the Act of Congress of the 24th of April, 1820 entitled "An Act making further provision for the sale of Public Lands," for the northwest quarter of section one, in Township thirty-eight North, of Range Eleven East in the District of Lands subject to sale at Chicago, Illinois, containing one hundred and fifty-seven acres and forty-three hundredths of an acre, according to the official plat of the survey of the said lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said Walter L. Newberry. NOW KNOW YE, that the United States of America, \* \* \* do give and grant unto the said Walter L. Newberry and to his heirs, the said tract. (patent signed by M Van Buren, Jr. Sec'y. Patent was issued in 1839 and filed December 9, 1911.)

On December 5, 1870 a deed transferring property to Herman Fox described the property: Part of the NW 1/4 of Section 1-38-11 commencing at a mark buried in the ground at a point where the North and South center line of Section 1 aforesaid intersects the South line of Main Street in the Plat of Fullersburg, thence running south 227 chains to stake in center of Old Plank Road for a place of beginning, thence south for 2.24 chains, thence West 3.37 Chains then to the North to the center of Old Plank Road, thence Northeasterly along the center of said Old Plank Road to the place of beginning \*

On November 7, 1911 the property described became "Lot A" of Hamble's addition to Hinsdale.

On October 3, 1979, "Lot A" of Hambles addition to Hinsdale was subdivided and the property became "Lot 2" of Leff's Resubdivision of "Lot A." The December 12, 1985 deed refers to Lot 2. Copies of the Plats of these subdivisions are available in the Hinsdale Historical Society file for this property.

First Owner of the House: Herman Fox.

Owners and dates of ownership, including references to the two subdivisions are listed in the attached Property Transactions Worksheet.

Records in the Hinsdale Historical Society show that owners Henry Fulton operated the Hinsdale Poultry Company, William B. Davis was a lawyer in Chicago, and Charles Leff was a doctor with an office on W. First Street in Hinsdale.



640 N. Washington

09-01-119-024

# PROPERTY TRANSACTION WORKSHEET BY GRANTOR

Courtesy of the Hinsdale Historical Society.  
Reproduction and reuse restrictions

Tot 2 in Jeffs Result of Tot A of

Legal Description of Property 1/4 miles addition to Hinsdale NW 1/4 Sec 1-38-11 Date Completed \_\_\_\_\_

Document Number	Grantor (Seller)	Grantee (Buyer)	Instrument	1. Date of Instrument 2. Date of filing	Consideration	Book/ Page No.	Property Description
106470	USA	Wm L Newberg	Pat	10/1/1839 12/9/1911		B107 P572	NW 1/4 Sec 1-38-11
6345	Wm L Newberg	Marvin Fox	D	8/16/1852	\$ 1,259.44	B13 P195	11
16643	Marvin Fox e Wife	Herman Fox	WD	12/5/1870 8/4/1873	\$ 284.00	B41 P397	Part of NW 1/4 1-38-11
4359L	Herman Fox	Henry A Fulton	WD	9/25/1889 9/30/1889	\$ 3,500.00	B64 P528	11
155589	Angelina M. Fulton (widow of Herman)	Wm B Davis	WD	5/1/1922	\$ 10 +	B138 P589	Tot A Hambles add
678365	Joseph B Davis	Charles 2 Jeff	WD	3/6/53 4/12/53	\$ 10 +	B696 P502	11
77-103643	Charles 2 Jeff	J Hennemann	WD	10/3/77? 11/9/77	\$ 10 +		Tot 2 in Jeffs Result
82-47705	Lloyd Hennemann	1st National Bk of Hinsdale	Deed in Trust	9/13/82 10/18/82	\$ 10 +		11
85-109254	Harris Bk of Hinsdale formally	Bruce & Joyce Burbach	Trust Deed	11/14/85 12/12/85	\$ 10 +		11
	1st Nat Bk of Hinsdale						
			Plots				
106048	Plot of Hambles addition to Hinsdale			11/7/1911		B7 P16A	
6421	Plot of Jeff's Result of Tot A in Hambles			10/3/77		B82 P7	

PROPERTY TAX WORKSHEET  
640 North Washington

Legal Description of Property: See page 1 of Historic Sites Research Report, 1.42 acres.

Date of Research of tax econrds: February, 1993

YEAR	NAME of Person assessed	VALUATION
1872	Herman M. Fox was	\$179
1873	owner 1870-1889	850
1874	to 1878	500
1879	to 1884	600
1887	to 1892	525
1891	Henry Fulton was	525
1895	owner 1895-1922	625
1900		410
1904		420
1910		700

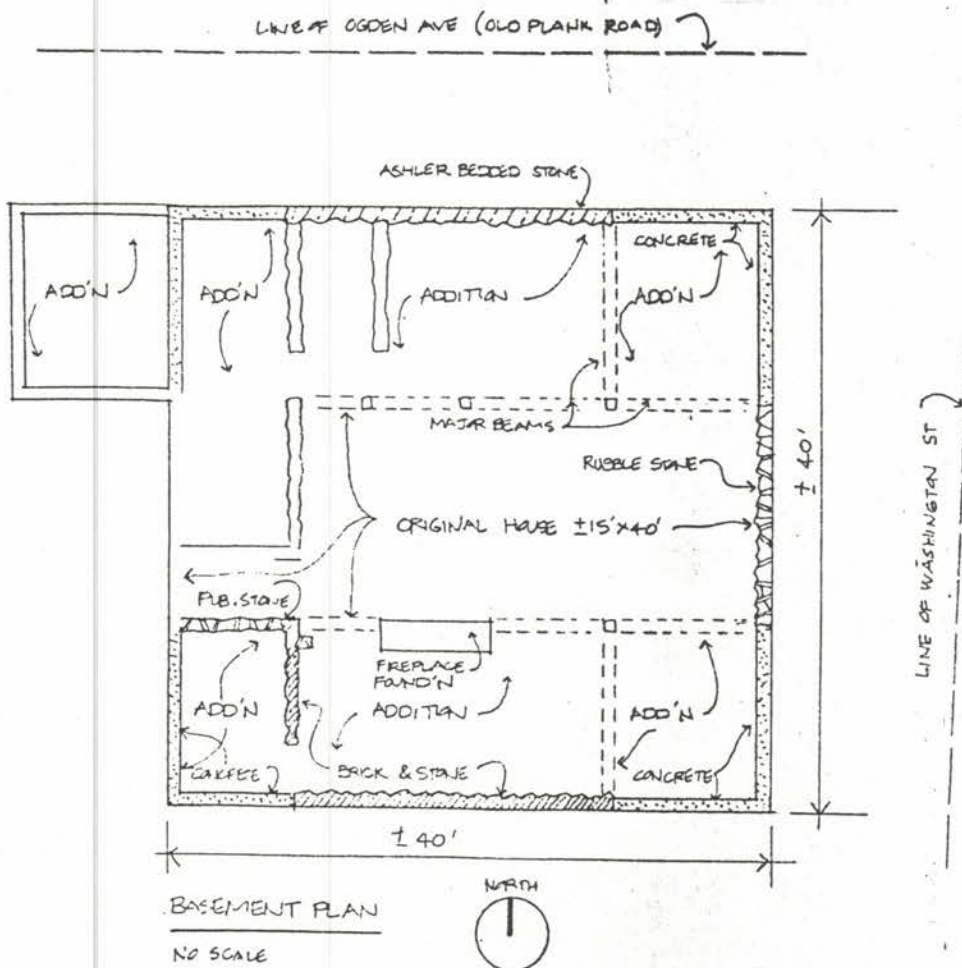
Figures for all years are available in County Records. Those listed were considered sufficient to document year in which a building was erected. Assessed values are for preceding year.



The foundation and first floor framing reveal graphic evidence of an original house about 40' X 15' in the central, east/west oriented area of the existing, approximately 40' X 40', house, with a northwest wing. The rubble stone foundation walls and timbered framing define the original construction along with several fireplace foundations. Additions to the north, south and each corner are of different means consisting of ashlar bedded stone, stone and brick, and concrete. Differences to floor framing also occur to distinguish the additions from the original.

The original 40' X 15' proportion tells us the plan was most likely one room wide with a layout possibly consisting of kitchen, hall and living room with a second floor sleeping area.

Finally, why is the existing house and its entry askew to the Washington Street building line? A probable answer is that the earliest entry faced north to the Plank Road, about 100' north, with the house oriented perpendicular to the Plank Road street line.



**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 711 S. Washington Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-311-019	
<b>Zoning District</b> R-2 Single Family Zoning District	
<b>Land Use</b> Single Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c. 1920	
<b>Architectural Style</b> Dutch Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Contributing</li> <li>• Robbins Park II Survey (2007) - Contributing</li> </ul>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	711
DIRECTION	S
STREET:	Washington
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Dutch Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	c. 1920	ROOF TYPE	Side gambrel
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Concrete
WALL MATERIAL (current)	Aluminum	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/casement
		WINDOW CONFIG	
SIGNIFICANT FEATURES	Side gambrel roof with shed roof front dormer; grouped wood double hung windows; center front entry with leaded glass sidelights		
ALTERATIONS	2 story north side addition (1996); replacement windows in south side 1st story sun room; replacement siding		

Robbins Park II Survey (2007)

### HISTORIC INFORMATION

HISTORIC  
NAME

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

LANDSCAPE

Midblock on east side of residential  
street; front sidewalk; similar  
setbacks; mature trees; side driveway

### PHOTO INFORMATION

ROLL1

8

FRAMES1

35, 34

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL  
PHOTO ID

\\images\\Washin  
gtonsouth711.JP

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

10/24/2006

SURVEYAREA

ROBBINS II