

Architectural Resources in the Town of Hinsdale Hinsdale, Illinois A Summary and Inventory

Village of Hinsdale, Illinois

19 East Chicago
Hinsdale, Illinois 60521

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Bohdan Proczko, Village Manager

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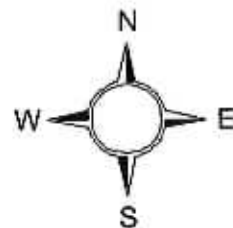
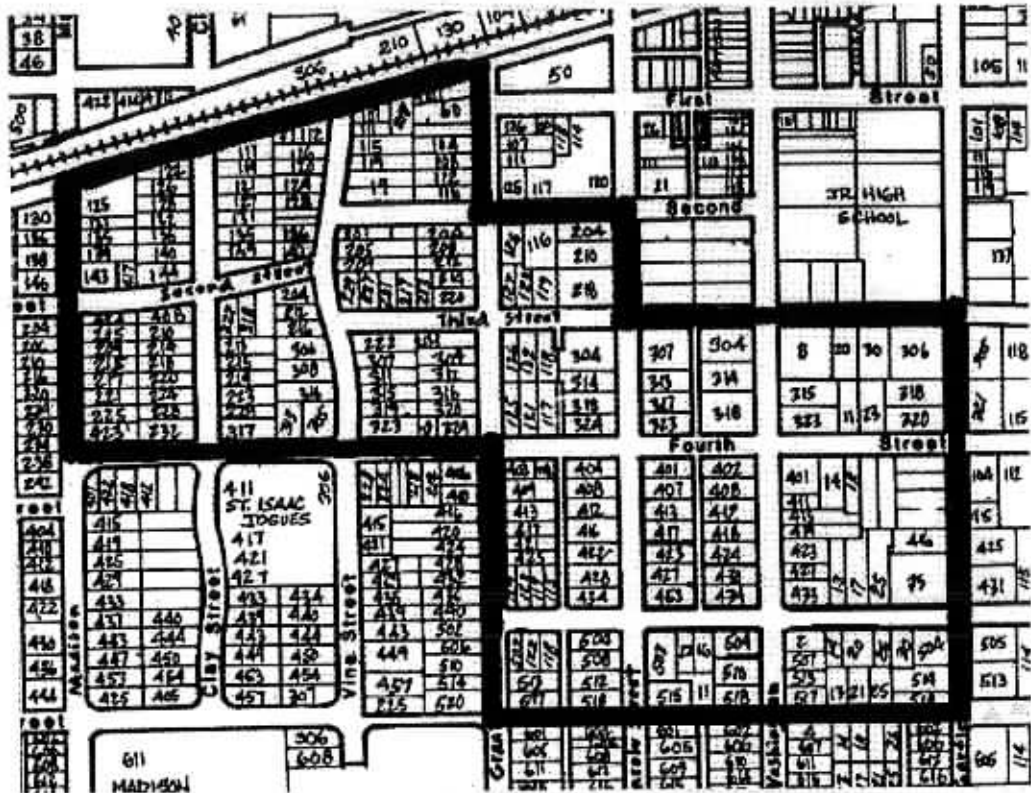
Kristen Gunderson, Village Planner and Staff Liaison

Prepared for the Village of Hinsdale by:
Historic Certification Consultants
1105 West Chicago Avenue, Suite 201
Chicago, IL 60622

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Town of Hinsdale Survey Area



INTRODUCTION

The Town of Hinsdale survey area encompasses the first subdivided section of the Village of Hinsdale. It was recorded by Hinsdale founder, William Robbins, in 1866. The survey area contains some of the oldest housing in the village, representing a wide range of architectural styles and vernacular and popular types spanning over 130 years. The architectural legacy is rich, with architecturally significant buildings, both grand and modest, spread throughout the area. Yet the popularity of the community, with its choice location, tree lined streets, and high quality housing, has created strong pressure to demolish existing properties and build new, much larger, more elaborate homes. This “tear-down” phenomenon has touched every part of Hinsdale and the survey area is no exception. In the last ten years, 20% of the existing housing stock was demolished and replaced with new construction.

Because of these pressures, Historic Certification Consultants was retained in 1999 to conduct a Reconnaissance survey of every structure within the corporate limits of the Village of Hinsdale. The objective of that survey was to identify all architecturally significant and historically significant (to the extent known in available published resources) buildings in order to determine which individual buildings and which potential historic districts merited more detailed and intensive survey. Since the Reconnaissance survey was completed, the Village of Hinsdale passed a Historic Preservation Ordinance and established a Historic Preservation Commission. The commission has targeted the Town of Hinsdale survey area as the first area of intensive study.

Between May 2001 and June 2001, Historic Certification Consultants conducted an intensive field survey of the Town of Hinsdale survey area. The survey area is irregularly bounded, lying south of the Burlington Northern railroad tracks, and generally between Madison Street on the west, Sixth Street on the south, and Garfield Avenue on the east. This area includes the residential section of the original town of Hinsdale located south of downtown, together with one of the earliest additions.

The purpose of the architectural resources survey is to identify, document, and evaluate historic structures for their architectural significance, and to make recommendations for landmark designations. The project consists of photographs and written documentation for each building in the survey area, together with this report, which summarizes and evaluates the findings of the survey and makes recommendations. This information can assist in making decisions that impact the long-term preservation of the village’s architectural and historic resources.

THE TOWN OF HINSDALE SURVEY

The Town of Hinsdale survey area is almost wholly residential in character, with most structures originally constructed as single-family homes. A few homes nearest the downtown area, on Grant and Vine streets, are used as commercial office space but retain their residential appearance. The Elliston Funeral Home, built in the 1960s, is also on this block. The area contains three churches

and one school, interspersed throughout the residential area. The survey area is irregularly bounded on the west by Madison Street from Hinsdale Avenue to Fourth Street and by Grant Street from Fourth Street to Sixth Street; on the north by Hinsdale Avenue from Madison Street to Grant Street, by Second Street from Grant Street to Lincoln Street, and by Third Street from Lincoln Street to Garfield Avenue; on the east, by Grant Street from Hinsdale Avenue to Second Street, by Lincoln Street from Second Street to Third Street, and by Garfield Avenue from Third Street to Sixth Street; and on the south by Fourth Street from Grant Street to Madison Street and by Sixth Street from Garfield Avenue to Grant Street. It includes blocks 8, 9, 10, 11, 12, 13, and 14 in the original Town of Hinsdale subdivision of 1866, and blocks 3, 4, 5, 6, 7, 8, 9, and 10 in Case's Addition of 1872.

The street pattern is generally a grid system with the north-south streets running perpendicular to east-west streets, except for Hinsdale Avenue which follows the Burlington Northern railroad tracks on a southwest-northeast diagonal. Vine Street, in the western portion of the survey area, and Second Street, where it meets Vine, are gently curving, disrupting the rigidity of the orthogonal grid.

The survey area contains seventeen whole blocks, for a total of 42 acres. On these blocks there are 206 properties containing 201 principal structures. Of these, 192 are currently single family residential homes. There are also 139 secondary structures, most of which are garages. There are five properties which are vacant and/or under construction.

Residential lots are mostly rectangular, varying slightly in width, with 40 to 50 foot lots generally in the western portion. The two blocks between Washington Street and Garfield Avenue, and between Third Street and Sixth Street are much larger, from 60 to 130 feet wide and were intended for much larger homes. General characteristics of properties include uniform setbacks, sidewalks, parkways, and curbs. Some blocks have alleys with garage access off the alley, while other blocks have side driveways. There are some slightly raised lots. Very few properties have fencing. There are many larger, mature deciduous trees throughout the survey area. Due to the affluence within the community, changes to historic properties within the survey area have involved large additions. Demolition and new construction is also frequent.

Every principal structure and most secondary structures on every street within this area have been viewed and evaluated by a team of field surveyors. A complete computerized database by property address has been created using Paradox software. The information for each property is printed on an individual data form, with one black and white photograph for each principal structure and one for each secondary structure in the survey area attached. In some cases where a principal structure has architecturally interesting secondary elevations, additional photos were taken. The computerized database and individual data form for each property include the following information: use, condition integrity, architectural style, construction date, architect or builder when known, prominent owners, architectural features, alterations, and a significance rating. These forms are archived at the Village of Hinsdale municipal offices. This report is a summary of that information.

PRESERVATION ACTIVITIES IN HINSDALE

The Village Board of Hinsdale adopted a preservation ordinance in April of 2000. Prior to the adoption of this ordinance, Hinsdale had no direct municipal involvement in historic preservation. There have been, however, two private organizations actively and independently promoting the appreciation of Hinsdale's architectural and historic resources in the absence of municipal preservation activity. They have continued to do so since the adoption of the local ordinance. The Hinsdale Historical Society, founded in 1975, is a local membership organization that maintains a museum, archives, and research library at 15 S. Clay Street. The Hinsdale Architectural Society is also a membership organization dedicated to researching the architectural and cultural resources of Hinsdale and the education of the community about these resources. Each sponsors walking tours and other historical and architectural programs.

The community as a whole has been well represented in previous surveys by others, including the Illinois Historic Sites Survey and Illinois Historic Landmarks Survey which noted 148 buildings of architectural merit, and the DuPage County Cultural and Historical Inventory which noted eleven buildings. There are four structures in Hinsdale that have been listed on the National Register of Historic Places, and three are located in the Town of Hinsdale survey area:

- Robert A. and Mary Childs House, 318 S. Garfield Avenue
- Immanuel Evangelical Church, 302 S. Grant Street
- Francis Stuyvesant Peabody House, 8 E. Third Street

The Illinois Historic Sites Survey and Illinois Historic Landmarks survey is an inventory of architecturally and historically significant structures across the State of Illinois that was undertaken in the early 1970s. There are eleven structures in the Town of Hinsdale survey area that are listed in the Illinois Historic Sites Survey. These structures were considered "of special interest because of their aesthetic and/or technological characteristics." They are:

- 4 E. Fifth Street
- 20 E. Fifth Street
- 33 E. Fifth Street
- 306 S. Garfield Avenue
- 514 S. Garfield Avenue
- 304 S. Lincoln Street
- 20 E. Third Street
- 318 S. Washington Street
- 323 S. Washington Street
- 402 S. Washington Street
- 408 S. Washington Street

The DuPage County Cultural and Historical Inventory was a countywide survey undertaken in 1993 (with a 1996 addendum) by the DuPage County Regional Planning Commission. Three properties in the Town of Hinsdale survey area are listed in this survey. They are:

- 306 S. Garfield Avenue
- 8 E. Third Street
- 402 S. Washington Street

In 1999, the Village Board appointed a Preservation Task Force to investigate the need for a local preservation ordinance. Historic Certification Consultants (HCC) was hired to conduct a Reconnaissance Survey of the village and produced an inventory of the architectural and historic resources in the village. HCC identified 549 architecturally significant structures within the village. It was the opinion of HCC that although new construction is unfortunately interspersed among the village's historic neighborhoods, there are still a significant number of architecturally and historically significant buildings to warrant a proactive preservation program. The Task Force reported the findings of the survey to the Plan Commission, who then recommended to the Village Board that a formal ordinance be adopted by the village for the purpose of identifying and preserving Hinsdale's most valuable historic resources.

OBJECTIVES OF THE SURVEY

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The following are the principal objectives of this survey.

To ensure the preservation of architecturally and historically significant structures

Many historic structures in Hinsdale have been demolished to construct new, larger homes on the same lot. Some of these were architecturally and/or historically significant. If this trend continues unabated, the character and historic quality of the community will be irreversibly altered. For the many residents who believe that historic buildings are part of what makes Hinsdale an attractive place to live, serious attempts to preserve the most significant historic structures are long overdue.

To heighten public awareness of the richness of the historic architectural resources in Hinsdale

Residents can appreciate how their community has contributed to the overall development of the Village of Hinsdale and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant homes around them—the architectural styles, prominent architects' work, dates of construction, prominent local historical figures residing in the area, and the general patterns of community growth. Documentation of the community's architectural and historic heritage can be, and already has been, used in a variety

of ways. The material gathered in this survey can be a valuable addition in creating educational programming, books, articles, walking, bus and bike tours, and exhibitions.

To assist individual property owners in maintaining and improving their homes and to provide economic incentives for preservation

Many owners of historic properties may not realize the historic features that make their buildings special. In some cases this has led to inappropriate modernizations that remove or cover up character-defining features, or unsympathetic additions that overpower or obscure the original character of the house. This survey will assist property owners in identifying and preserving their building's critical features. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for property tax incentives.

SURVEY METHODOLOGY

Several ways of collecting information were used to complete the database and data form for each principal structure surveyed. (See sample survey form in Appendix A.) The surveyor recorded most items based on observation in the field — use, architectural style, description of architectural features, and any alterations. The surveyor also estimated a date of construction and indicated it with a "c." This estimate was based on prevalent architectural styles and building types and when they commonly appeared in Illinois. Available building history information at the Hinsdale Historical Society was used to verify construction and alteration dates as was information collected by the Hinsdale Architectural Society. Information from their archives and files was recorded on the back of the forms. Other published texts, walking tours, and locally prepared lists were also consulted. These are listed in the bibliography.

It was difficult to pinpoint exact dates of construction or the names of architects and builders in the Village of Hinsdale. There are no extant building permits or certificates of occupancy in municipal records. Although subdivision plat dates are available, buildings may or may not have necessarily been built right after an area was platted. Some owners may have retained a property for a number of years before actually improving upon it. Title searches have been performed by volunteers of the Hinsdale Historical Society for many structures in the survey area, but county property records can also be inconclusive since they only document the date of a transfer of title or mortgage, not when any improvement was made. Another problem is that Hinsdale repositories do not have a succession of city directories to verify when an address appears, a clue as to when a property was built and occupied. In any case, a combination of sources did help to narrow down an era of construction for certain buildings within the survey area. It should be noted that the inventory is a working document, and further research may help to identify exact dates of construction, architects and builders at a later time.

The main sources used to determine architectural styles were *A Field Guide to American Houses* by Virginia and Lee McAlester (1991) for high-style architecture and *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* by John A. Jakle, Robert W. Bastian, and Douglas K. Meyer (1989) for vernacular building types. Descriptions of specific architectural features relied on the *Old-House Dictionary* by Steven J. Phillips (1989). Architectural style and vernacular type names used throughout have been approved by Tracey Sculle, National Register and Survey Coordinator of the Illinois Historic Preservation Agency.

In the field, the surveyor made a judgment on the integrity and the significance of each structure based on specific evaluation criteria. The survey forms were later reviewed in the office so that an individual building could be evaluated within the context of the city as a whole. The Hinsdale Historic Preservation Commission also had the opportunity to review the survey forms before they were finalized.

EVALUATION CRITERIA

All principal buildings in the survey area were evaluated first for local architectural significance using the criteria for architectural significance as stated in the Hinsdale Historic Preservation Ordinance. An "S" (significant) indicates that the building may be eligible for listing as a local landmark. A "PS" (potentially significant) indicates that it would potentially be eligible for listing as a local landmark if incompatible alterations were removed. A "C" (contributing) indicates that it is considered a contributing building in the locally designated historic district. A "PC" (potentially contributing) indicates that it would be a contributing building in a locally designated historic district if incompatible alterations were removed. A "NC" (non-contributing) is 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. No building was considered locally significant if it had more than minor alterations.

Second, the principal and secondary 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. A "Y" (yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register. An "N" (no) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B," which refer to historical events and persons, were also considered, although it is possible that additional historic research at a later date could reveal new information to add to the historic significance of a building.

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.

Architectural integrity was evaluated by assessing what alterations to the original historic structure had occurred. Structures were considered unaltered if all or almost all of their historic features and materials are 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 has 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.

NATIONAL REGISTER RATINGS

A. 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, feelings, and association.

B. 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.

C. 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.

LOCAL SIGNIFICANCE RATINGS

A. Significant (S)

- **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 modern siding materials; no unsympathetic and/or overpowering additions. Only minor porch alterations permitted.

B. Potentially Significant (PS)

- **Age.** Must be at least 50 years old.
- **Architectural Merit.** Must possess distinction in one of the following when compared with other buildings of its type: an architectural style or type valuable for a study of a period, style, method of construction, or use of indigenous materials or craftsmanship; the work of a master builder or architect.

- Integrity. Must have a moderate degree of integrity. If it has been altered, it must be in ways that can be reversed, for example, some architectural detailing in place so that missing exceptional features can be recreated; porch alterations and window changes should be reversible; no large, unsympathetic additions permitted. If the alterations are reversed (for example, aluminum siding is removed, or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

C. Contributing (C)

- 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.

D. Potentially Contributing (PC)

- Age. Must be at least 50 years old.
- Integrity. May have sub-standard integrity, that is, it may have been greatly altered. Even if some features are determined to have been significantly altered, there should be some historic characteristics or features remaining that make the building potentially contributing. Should possess at least one of the following: original wall treatment; original windows; interesting architectural detail; readily recognizable and distinctive historic massing. Alterations should generally be reversible so that it is still possible to restore some of the original historic character.

E. Non-contributing (NC)

- 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.

between Washington Street and Garfield Avenue, were divided into just four lots each for very large home sites. The southernmost block, 14, was not developed as originally subdivided, and was re-subdivided later in the same east-west orientation as the original town.

In 1871, Case's Addition was laid out to the west of the original town on Out Lot #2, owned by Nelson Lay. Exclusively intended for residential development, the blocks east of Vine Street are 50 foot lots while those west of Vine were drawn slightly smaller. Jerome I. Case, a farm machinery manufacturer from Racine, Wisconsin, had originally intended to build a villa on this property but he never did [Bakken]. The housing that came to be built here is generally 19th century vernacular types of a more modest scale than that to the east.

By 1873, when the village was incorporated, much of the community, on both the north and south sides of the rail line, was platted for housing development, and many residences had already been constructed. There were stores and a post office, a hotel, a large stone schoolhouse, and Baptist and Congregational churches. Population numbered 1500 [Chamberlin, 418]. As the town grew, Robbins continued to subdivide his land, his last addition being Robbins Park, laid out by noted landscape gardener W. S. Cleveland. The village continued to develop with homes representing a wide range of architectural styles and vernacular types spanning over 130 years.

The 1890s saw an era of extensive improvements in the village. Bonds were issued for a waterworks (1890), drainage system (1891), and electrical lines (1896). Streets were paved beginning in 1892 and cement sidewalks replaced the old wood plank walks in 1904 [Bateman, 676-677]. The *Hinsdale Doings*, a newspaper that continues publication to this day, began in 1894. Hinsdale came to be regarded as one of the most beautiful and desirable middle class suburbs. Its status was enhanced by the publication of an article entitled, "Hinsdale the Beautiful" in the November 1897, issue of *Campbell's Illustrated Journal*. This journal focused on household affairs and interior decoration of the period. Nearly 50 of Hinsdale most impressive homes were illustrated in that issue, including the following in the survey area:

Charles H. Crossette House at 33 E. Fifth Street, built in 1892.

Charles Cushing House at 16 W. Fifth Street, built c. 1895.

Robert A. and Mary Childs House at 318 S. Garfield Avenue, built in 1888.

Francis Stuyvesant Peabody House at 8 E. Third Street, built in 1889 by George Robbins. Later occupied by Alexander Legge

Adolph and Dortha Froscher House, 314 S. Washington Street, built in 1888

W. H. Edwards House at 315 S. Washington Street, built c. 1890

T. H. Linsley House at 323 S. Washington Street, built c. 1870.

A number of Protestant congregations were founded and churches were built throughout the village in its early years. The first to be established was the Union Congregational Church in 1866, which held its services in the old railway depot. Others included Grace Episcopal, Unity Church and the Presbyterian Church.

The three churches founded in the survey area in the late 1800s all originated as immigrant churches. Two were German and one Swedish. The first Lutheran congregation, Zion Lutheran, was founded in 1888 by German families who had been meeting loosely since 1886. They purchased a lot at Second and Vine streets that same year and constructed their first church. The congregation affiliated with the Missouri Lutheran Synod in 1891 and began offering services in English in 1908. In 1911, the lot at 204 S. Grant Street was purchased, and the existing church was completed in 1915. William Soltwisch is cited as the builder [Bakken, 105], as is elder and local carpenter, Fred Huenke. Huenke lived nearby at 135 S. Madison Street, a house he also built. The church was enlarged and remodeled in the west end in 1952. With the continued growth of the congregation, the present Zion Lutheran School was built at 125 S. Vine Street in 1931, while the old church building was moved to the rear of the lot. An addition was built to the school in the 1960s and it continues to operate today as one of only three private schools in the village.

Other German immigrants, particularly those from the province of Hanover, where Low German was spoken, chose to join another congregation, St. John's Evangelical Church in Fullersburg. After a dispute among members of this congregation, some of the Hinsdale members organized in 1898 as the "Deutsch Evangelisch Lutherische Immanuel's Germeinde." In 1900 they began construction of the Immanuel Evangelical Church at 302 S. Grant Street. William Vornsand was the general contractor and other members of the congregation worked as carpenters. In 1908 a two-story frame house was built behind the church as a parsonage and meeting hall, and in the 1950s a one-story brick building was constructed on the lot immediately south. The church merged with the Congregational Church in 1947 and became the United Church of Christ. The result was a congregation too large for the historic building in a congested area. The congregation relocated and sold the property to the Illinois Conference of the United Church of Christ in 1964. It was later bought and occupied by the Montessori School of Hinsdale from 1982 through 1999. Threatened with demolition, the property was purchased by the Village of Hinsdale in 1999 with the intention of deeding it to the Hinsdale Historical Society for public use. The parsonage and religious education building were demolished and the church structure was listed on the National Register of Historic Places in 2000 [NR nomination, 12-14].

The third church existing today in the Town of Hinsdale survey area is the Evangelical Mission Covenant Church (now Hinsdale Evangelical Covenant Church). It was founded on February 6, 1892 as the Swedish Evangelical Bethel Church to serve a Swedish immigrant congregation. Shortly after, in November 1892, the congregation built a frame church at 18 E. Fourth Street that was commonly referred to as the "Swede's Church." Services were held in Swedish until 1935, and the church became a center for Scandinavian families within Hinsdale in the early 20th century. Many of its early members were in the construction trades or served as domestics in the homes of prosperous business and professional people. The Swedish Evangelical Bethel Church became the Evangelical Mission Covenant Church of Hinsdale in 1922, soon after affiliating itself with the Covenant Church in America. In the same year, the congregation purchased the corner lot at Fourth and Garfield Street, the site of their present church. The current church was built in 1930 at 412 S. Garfield Avenue at a cost of \$41,414, and was dedicated on March 15, 1931. In 1972 the preschool was built

adjacent to the church along Fourth Street. The church, now in its second century, remains as a reminder of its early ethnic associations [A Century of Growth, 7].

PROMINENT EARLY RESIDENTS OF THE TOWN OF HINSDALE

The Town of Hinsdale was the place of residence for some prominent early residents of the community. Two of these, the Robert A. and Mary Childs House at 318 S. Garfield Avenue, and the Francis Stuyvesant Peabody House at 8 E. Third Street, are listed on the National Register of Historic Places. The Childs House is listed for its architectural significance, while the Peabody House is listed for its association with a historically significant person.

The Peabody House at 8 E. Third Street was built in 1889 by George Robbins. Francis Stuyvesant Peabody, founder of Peabody Coal Company, lived here from 1911 through 1921, at the peak of his career. Peabody Coal formed an alliance with the Chicago Edison Company (later Commonwealth Edison) in 1903 and became the leading Illinois supplier of coal to electrical power generating plants. This house is the remaining building most closely associated with Peabody [NR, 15]. Alexander Legge, president of International Harvester, also lived here from 1922 until his death in 1933. The house next door at 20 E. Third, now a separate residence, is believed to have been the former barn or coach house to the Peabody estate.



Historic photo of 8 E. Third Street/Peabody House taken from *Hinsdale the Beautiful*, p. 16.



Historic photo of 318 S. Garfield Avenue taken from *Hinsdale the Beautiful*, p. 23.

The Robert A. and Mary Childs House at 318 S. Garfield Avenue is an expansive and elaborate Queen Anne style home built c.1888. Robert was an attorney who served in the U.S. House of Representatives from 1883 through 1895. Both he and his wife were deeply involved in community work and made important contributions to improving community life. Robert was president of the Hinsdale School Board, founder and president of the Hinsdale Club, and founder of the Hinsdale Trust and Savings Bank. In addition to raising five sons, Mary was a founder and director of the Hinsdale Library Association, board member of Presbyterian Hospital in Hinsdale, and founder of the Hinsdale Women's Club [NR, 20-21].

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 16th 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*.

Garry W. Munson House at 515 S. Lincoln built in 1896. He worked in typewriter sales.

James McClintock House at 118 W. Third Street built 1890. He was a town supervisor who also had a real estate, loan, and insurance agency.

Julian Hulanski House at 304 S. Washington Street, built in 1872. He was the chief clerk at the CB & Q railroad freight office.

Dr. R. P. Hench House at 20 E. Fifth Street built in 1865. Dr. Hench and his wife resided here for thirty years.

T. H. Linsley House at 323 S. Washington Street built in c. 1870. Mr. Linsley came to Hinsdale in 1889 and purchased the Fox Brothers building and general merchandise store with E.H. Ditzler [HTB, 44].

PROMINENT ARCHITECTS AND BUILDERS IN THE TOWN OF HINSDALE

Apart from two prominent architects and one prolific builder, few others have been linked to the design and construction of the houses in the Town of Hinsdale. George Washington Maher, one of the "Prairie School" architects, designed the William Coffeen House at 306 S. Garfield Avenue. An important local architect working throughout Hinsdale was R. Harold Zook who designed two houses in the Town of Hinsdale: 514 S. Garfield Avenue, a Tudor Revival style house built in 1928, and the Frank D. Danielson House at 4 E. Fifth Street, built 1922. Adolph Froscher, a Hinsdale resident and local builder, worked throughout the community and is known to have built the Childs House at 318 S. Garfield Avenue, as well as his own house at 314 S. Washington Street.

George Washington Maher (1864-1926) was one of the "Prairie School" architects, a group working in the Chicago area between 1890 and 1917, who produced an original style of architecture. They believed that new buildings should not refer to historic styles but rather should reflect the spirit of their own time and place. Frank Lloyd Wright was the style's originator while Maher was one of its most prominent practitioners.

Maher was born in West Virginia and educated in New Albany, Indiana. He began his architectural training in 1878 as an apprentice in the Chicago firm of Bauer & Hill. He finished his training in the office of Joseph L. Silsbee where Wright had also worked. From 1888 to 1893 Maher practiced in partnership with Charles Corwin. After a year of study in Europe, he returned to Chicago and practiced alone until 1921 when he was joined by his son, Philip [Sprague, 92]. Maher had a long association with the Village of Hinsdale, having drawn its master plan which determined the location for the village hall and other public buildings.

The one house in the Town of Hinsdale survey area designed by Maher is the William Coffeen House at 306 S. Garfield Avenue. Built in 1899, this house is modeled after the 1897 Farson Home in Oak Park [*Hinsdale Doings*, 3/3/1923]. This design sets the direction for the simplicity and quiet restraint of Maher's later work. The house was built by local masons, Ostrum & Drallmeir, for Coffeen, a LaSalle Street broker.

Hinsdale resident, R. Harold Zook (1889-1949), 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, spider-web, v-shaped windows which 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 Harold 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 twelve municipal/commercial structures.



Historic Photo of 314 S. Washington Street taken from *Hinsdale the Beautiful*, p. 19.

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 (1843-?) 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 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].

A large number of other homes and structures in Hinsdale may have been built by the German and Swedish immigrants who resided in the area. The builders of the two German churches in the Town of Hinsdale, for example, were Germans. Further research may determine if this link is more prevalent.

ARCHITECTURE IN THE TOWN OF HINSDALE

The Town of Hinsdale survey area incorporates the oldest subdivision in the village, and contains some of the oldest housing in the village. Many of the most common types of residential high style architecture and 19th and 20th century vernacular types commonly found in northeastern Illinois over the last 140 years are represented here. There are 145 historic buildings in the survey area (buildings built before 1950), 72 from the 19th century, and 73 from the 20th century. The new housing construction activity seen throughout Hinsdale in the past ten years has occurred here as well. Of the 56 non-historic buildings, 43, or 21% of all structures in the survey area, have been built since 1990. The vast majority of these imitate some of the historic styles found in the community. At the time of the field survey in June, there were also five sites that were vacant or under construction. When construction is completed on these properties, over 23% of the structures in the survey area will have been built in the last ten years.

The buildings that have been surveyed can be placed into the following groups: high-style architecture, and vernacular and popular house types. High-style architecture can be described as well-defined and commonly illustrated stylistic categories that are based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be identified in a building. High-style buildings may be architect-designed, but even if no professional architect was involved, these homes display a conscious attempt to incorporate common architectural characteristics in fashion during the time they were built. Of the 201 buildings in the survey area, 74 can be classified as high-style residential buildings. This includes six non-historic buildings that are Colonial Revival in style. An additional 40 buildings are considered Neo-Traditional. They are newly constructed buildings whose design is based on historic high-style categories.

Vernacular and popular house types are generally non-stylistic and include 19th century vernacular types whose design depends on a builder's experience and knowledge, as well as later 20th century popular types that were typically constructed according to widely available published plans. In this survey, those buildings not defined as high-style are considered either vernacular or popular in type. Nineteenth century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for overall design and floor layout. Availability and locale determined the types of structural systems, materials, and millwork found in vernacular buildings. Because of this, vernacular buildings are most easily classified by their general shape, roof style, or floor plan. Although these types were first built in the 19th century, there continued to be examples built into the early 20th century. There are 54 19th century vernacular type houses in the survey area.

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20th century popular house types was the American Foursquare, which some art historians suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1910. Bungalows of various sorts were built throughout the country until

1930. After 1930, during the modern period, popular house types included the Ranch, Minimal Traditional, and the Split Level. There are 26 20th century popular house types within the survey area.

If the survey area were to be designated a historic district, 70% (145) of the 206 properties would be considered contributing to its character. Among those, 49 structures (24% of the total properties in the survey area) are rated as architecturally significant (26 structures), or potentially significant (23 structures) due to some alterations. When construction underway is completed, 30% of the structures (61) will be non-contributing to the historic character of the area.

The following sections describe the high-style architecture, 19th century vernacular house types, and 20th century popular house types represented in the Town of Hinsdale survey area. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant. In some cases it was not possible to illustrate all the significant-ranked buildings in a particular style because there were several. In a few other cases a building with less integrity had to be chosen because it was the only surviving example of a particular style.

PROMINENT HIGH-STYLE ARCHITECTURE

The survey area contains a mix of high-style buildings dating from the late 19th and early part of the 20th centuries. Of the 201 buildings surveyed, 74, or 37%, can be categorized as high-style architecture. The survey area is most well represented by the Queen Anne style (29), followed by Colonial Revival (13), and Craftsman (12). Other styles include Italianate (1), Gothic Revival (6), Shingle Style (1), Prairie Style (3), Dutch Colonial Revival (1), Tudor Revival (3), French Eclectic (4), and Cape Cod (1).

ITALIANATE

The Italianate style was popular in the Midwest from 1860 to 1885, when designers were interpreting architectural precedents in a romantic rather than a literal way. The style was loosely based on the Italian country villa and grew as a reaction to the formal classical ideals that had dominated art and architecture for 150 years. Italianate houses are generally a full two stories topped by low pitched roofs. They have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. One principal urban sub-type found in large cities is a frame or brick style with a gable roof and Italianate details.

There is one Italianate house in the survey area and it has been ranked locally significant for its historical associations and some original historic features. The home of Judge Ruth, at 402 S. Washington Street, was built in 1868 and has been featured on Hinsdale Architectural Walks and is also on the state survey. Significant features include two front oriels with wood panels below the tall windows, panel trim in the gable end and panel trim with small vents in the other eaves. There have been alterations to the original house over the years, including the bricking in of the original front door on the west facade, and the relocation of the main entrance to the north elevation, with a classical entry portico. There is a 1980s addition on the rear.



Judge Ruth House, 402 S. Washington Street

GOTHIC REVIVAL

There are two variations of Gothic Revival style in the survey area, early Victorian Gothic Revival, popular in the Chicago area from about 1860 to 1880, and Late Gothic Revival, used from the late 19th century through the 1920s. Both types can be found in the survey area.

The Victorian Gothic Revival style takes its inspiration from Europe's great medieval cathedrals, which were characterized by verticality, structural expression, and richly carved stonework. The



213 S. Clay Street

relationship, however, is more sentimental than literal. In Gothic Revival houses, steeply pitched gable roofs are often decorated with crisply cut ornamental barge board (commonly called gingerbread) or stickwork to suggest the home's underlying framework. Windows are tall and narrow and frequently have pointed arches. Built by local craftsmen, when these homes were constructed of wood they were sometimes called "Carpenter Gothic." The two buildings in the survey area that are Victorian Gothic Revival are both houses from the 1870s. They are the c.1870 frame house at 213 S. Clay Street and the 1875 brick house at 304 S.

Lincoln Street. Both are ranked locally significant and 304 S. Lincoln Street was noted on the Illinois Historic Structures Survey.

213 S. Clay Street is an excellent example of a simple house in the Gothic Revival style combined with Italianate features. The steeply pitched gable roofs with brackets are characteristic of Gothic Revival style, while the tall, segmental arched windows and doors, with hoods, are typical Italianate features. The house retains its historic wood siding. Integrity is good with the only alterations being replacement porch supports on the wraparound front porch, and some window replacements in a compatible historic style.

The James S. Shannon House at 304 S. Lincoln Street, larger and more elaborate, is another example of the Gothic Revival style. Built in 1875 and noted in the Illinois Historic Structures Survey, this brick house has a symmetrical front facade with a projecting three story bay with balcony. There are brackets and stickwork in the gable. Gabled dormers have fanlight windows and there is a pedimented front porch with turned columns and spindlework frieze. This house was identified as potentially eligible for individual listing in the National Register of Historic Places in the previous reconnaissance survey. This eligibility may have been jeopardized, however by the large addition now under construction in the rear, but highly visible from the side street.



James S. Shannon House, 304 S. Lincoln Street

As distinguished from early Victorian Gothic Revival architecture, Late Gothic Revival style was popularly used for North American universities and other institutional buildings including churches. It is typically characterized by towers and battlements with engaged buttresses and crenelations.

Windows and door openings have Gothic (pointed) or Tudor (flattened) arches; some may have drip molds. Institutional buildings are frequently masonry: ashlar stone, or brick with stone trim, string courses, and window surrounds.

Of the four Late Gothic Revival style buildings in the survey area, three are churches and one school. The three churches, Evangelical Covenant Church at 412 S. Garfield Street, Zion Lutheran Church at 204 S. Grant Street, and the Immanuel Evangelical Church at 302 S. Grant Street, are all ranked locally significant. The Immanuel Evangelical Church was listed on the National Register in 2000.



Zion Lutheran Church, 204 S. Grant Street

Zion Lutheran Church, built in 1914, is typical of the Late Gothic Revival style. Its rectangular mass is accented by square, corner towers, one with a prominent bell tower. The tower has a crenelated parapet and a steeple topped with a cross. There are Gothic (pointed) arched, stained glass windows, some with tracery. Decorative contrasting brickwork gives the facade a lively appearance. There is brick corbeling, stone string courses, and engaged buttresses. Zion Lutheran School at 125 S. Vine Street, also in the Late Gothic Revival style, is ranked potentially significant because it has many non-historic replacement windows.

QUEEN ANNE

Queen Anne style houses were built all over the country from 1880 until approximately 1910. The style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. Its name, however, is peculiarly inappropriate since the stylistic characteristics have little to do with the Queen Anne period or the formal Renaissance architecture that dominated during her reign (1702-1714). Roots for the style are found in styles prevalent during the Elizabethan and Jacobean periods in England. It is characterized by asymmetry and irregularity in overall shape, facades, and roofs. The Queen Anne house often has gables, dormers, round or polygonal towers, and wings with full or wrap-around porches. A variety of materials and patterns are used to break up the surface of the walls. Shingles and clapboard are often combined, sometimes with brick masonry. The simpler examples, built after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago), frequently have classical columns and square columns. These later examples are sometimes referred to as Free Classic Queen Anne style houses.

There are 29 houses in the survey area in the Queen Anne style which reflects the popularity of this style as well as its many variations. Of these 29, seven are ranked significant and nine are potentially significant. The significant structures include the Robert A. Childs House at 318 S. Garfield Avenue, 316 S. Grant Street, the Nelson and Mary McLain House at 210 S. Lincoln Street, the Henrietta Irish



Robert A. Childs House, 318 S. Garfield Avenue

House at 218 S. Lincoln Street, the Francis Stuyvesant Peabody House at 8 E. Third Street, 107 S. Vine Street, and the Adolph Froscher House at 314 S. Washington Street. Both the Childs House and the Peabody House are listed on the National Register of Historic Places.

The Robert A. Childs House at 318 S. Garfield Avenue was built in 1888 by Adolph Froscher. Listed on the National Register of Historic Places and cited in the Illinois Historic Structures Survey, it is a textbook example of an elaborate and ornate Queen Anne style house with many significant features. Its massing is irregular, with a projecting front bay, cross gable roofs, and full height corner

tower with conical roof. Wall surfaces display different types of wood siding and shingles. The wrap around porch has a spindlework frieze and railing and an eyebrow pediment over the front steps. There are leaded glass windows with decorative window moldings, bulls-eye block string courses, and ornament in the gable ends. The house was featured in *Hinsdale the Beautiful*.

Adolph Froscher's own house, at 314 S. Washington, is a smaller and somewhat simpler example of a Queen Anne style house. Built in 1888 by a German immigrant who built several of the largest homes in Hinsdale, the Adolph and Dorthea Froscher House has Free Classic details that were added after its original construction. The Queen Anne style porch illustrated in *Hinsdale the Beautiful* was replaced by a full width front porch with classical columns and balustrade and a pediment over the front steps. Other features include shingled gable ends and a shingled canopy over the second floor window, verge board, and stained glass transom.



Adolph & Dorthea Froscher House, 314 S. Washington Street

SHINGLE STYLE

The Shingle Style, popular between 1880 and 1900, is a variable style that borrows characteristics from several other styles. Many are closely related to the Queen Anne style with a facade that is usually asymmetrical, with irregular, steeply pitched roof lines having cross-gables and multi-level eaves. Others have Colonial Revival or Dutch Colonial style features such as gambrel roofs, classical columns, and Palladian windows. Large porches are also common. The distinguishing feature that



W. H. Edwards House, 315 S. Washington Street

sets this style apart is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. Shingled walls may curve into recessed windows. Sometimes even porches and stair rails are covered with shingles. There is one Shingle Style house in the survey area, the W. H. Edwards House at 315 S. Washington Street, and it is ranked locally significant.

The W. H. Edwards House was built in c. 1890. It has a beautifully proportioned overall design with its exterior walls wrapped in a combination of clapboard and wood shingles. There is a projecting

front central bay with a tower and conical roof. The large wrap around porch has replacement columns, balustrade, spindle work frieze and brackets done in a historically compatible style.

PRAIRIE STYLE

The early 20th century introduced an indigenous style of architecture not based on any historical precedents. The Prairie Style 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 Style architecture include low pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) clustered in horizontal bands, and brick detailing in geometric patterns. Prairie Style buildings generally have a massive quality, as if rooted to the earth. The Prairie Style is represented in the survey area by three examples, two of which are ranked locally significant. They are 306 S. Garfield Avenue and 434 S. Washington Street.

The William Coffeen House at 306 S. Garfield Avenue is an outstanding Prairie Style house by well-known Prairie School architect, George W. Maher. Built in 1899 and noted in the Illinois Historic Structures Survey, it was modeled after the Farson Home in Oak Park. Typical Prairie Style features include the low pitched hipped roof and full width front porch with heavy brick piers and decorative frieze. The roof is punctuated with barrel roofed dormers, and there are multicolored stained glass windows with Sullivan-esque surrounds just below the dormer on the front facade. It is believed the stucco was a later (but historic) alteration. This house may



William Coffeen House, 306 S. Garfield Avenue

be eligible for individual listing on the National Register of Historic Places under criterion c, architecture.

CRAFTSMAN

The Craftsman style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form, and Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and twenties. Unlike the Italianate, Victorian Gothic Revival, and Queen Anne structures that preceded them, these homes were designed for households without servants and had simple detailing. Craftsman houses often share similar characteristics with Tudor Revival style houses. Both styles have English roots, with the Craftsman style growing out of the Arts and Crafts Movement. Although they were built into the 1920s, Craftsman homes were particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

There are eleven Craftsman style houses and one Craftsman Bungalow in the survey area, of which two are ranked locally significant and one is ranked potentially significant. The significant Craftsman style houses are 318 and 408 S. Washington Street, and both are included in the Illinois Historic Structures Survey.

The Robert L. Woodcock House built c. 1910 at 318 S. Washington Street, is a handsome example of the Craftsman style. It features an entry canopy on the front and side doors with brackets, wide overhanging eaves with brackets, and exposed rafter tails. There are multi light casement windows throughout, some with transoms.



Robert L. Woodcock House, 318 S. Washington Street

COLONIAL REVIVAL

The Colonial Revival style dates from the 1876 centennial celebration until the mid-1950s and became the most popular historical 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. Whether derived from stately red brick

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.

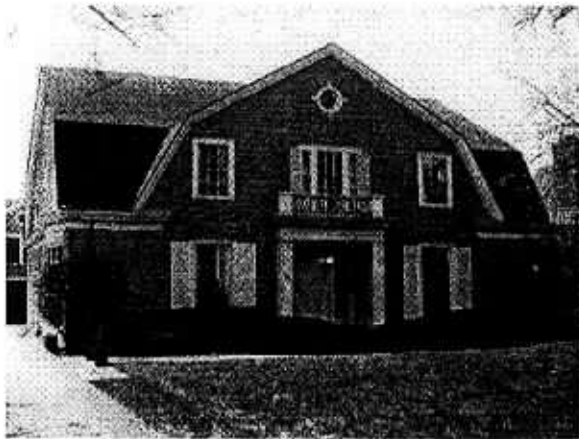


Garry W. Munson House, 515 S. Lincoln Street

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 18th century. Dutch Colonial Revival houses were built over



20 E. Third Street

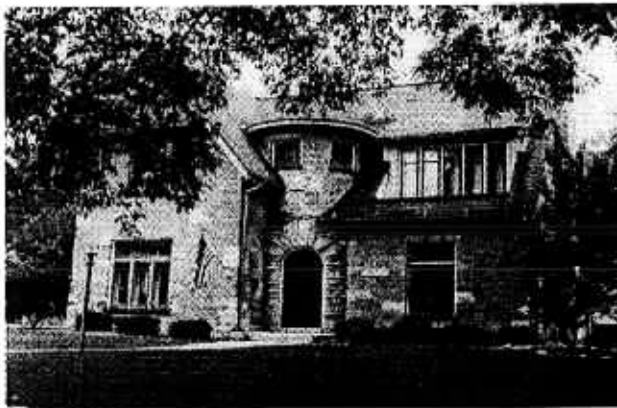
a long period, as were other Colonial Revival homes -- from the 1880s through the 1950s. Most have a symmetrical front facade and a classical entry portico. Those with the gambrel end facing the street tend to be earlier, dating from the late 19th and early 20th centuries, while those with side-facing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

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

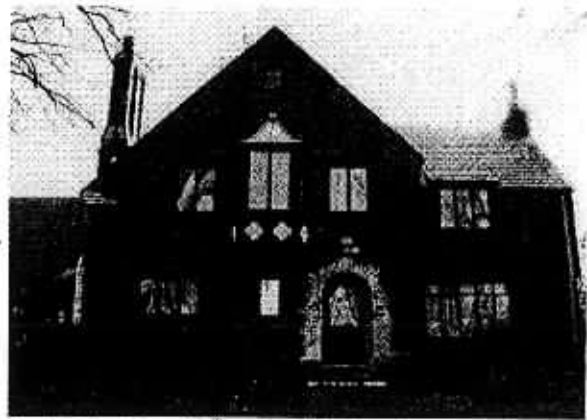
off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep, conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering. One house, at 13 E. Sixth Street, is of this sub-type and is ranked locally significant.

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 16th 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.



Frank D. Danielson House, 4 E. Fifth Street

There are three Tudor Revival houses in the survey area and all are ranked locally significant. They include the Frank D. Danielson House, at 4 E. Fifth Street and 514 S. Garfield Avenue, both designed by R. Harold Zook and noted in the Illinois Historic Resources survey, and 140 S. Vine Street, a more modest, but distinctive example of the style.

The Danielson House at 4 E. Fifth is a unique variation of the Tudor Revival style by a noted local architect. There is a prominent oriel window with quatrefoil panels on the front facing gable section of the house. The front entry has an arched, rusticated stone surround. There are brick end chimneys with chimney pots, a slate roof, and leaded glass casement windows.



Catalog House, 504 S. Lincoln Street

PLAN BOOK AND PRE-CUT CATALOG HOUSES

The introduction of plan book and pre-cut catalog homes brought new opportunities to home buyers who wanted the latest home styles and trends but could not afford an architect to design their new home. Builders or owners could purchase designs from a number of mail order companies who produced plans and designs, and pre-cut catalog companies provided the materials necessary for building the house. These houses were appealing to buyers: the houses could be chosen out of a catalog, were reasonably priced, and

could be built on any site. Pre-cut catalog houses could be constructed rapidly since the materials were produced and sized at the catalog company's mills and shipped to the site. Some of the early 20th century companies included Sears Roebuck & Company, Gordon Van Tine, Aladdin, Montgomery Ward, and Lewis and Sterling.

There are a number of homes in the survey area that may possibly be catalog homes. Many of these modest homes were built between 1910 and 1940 in the Colonial Revival, Tudor Revival, and Craftsman styles, or were of the American Foursquare or Bungalow types. One house at 504 S. Lincoln Street has typical early 20th century catalog home features and is likely a catalog house, possibly from Sears. Comparison with catalog plans would confirm this as well as investigating interior joists, hardware and other interior features for identifying marks.

19TH CENTURY VERNACULAR HOUSE TYPES

Just over one quarter of the structures in the survey area (54) can be defined as 19th century vernacular types. Gable Front houses and cottages, which generally date from the second half of the 19th century and the beginning of the 20th century, are the most well-represented vernacular house type in the survey area, accounting for 74% of the total. Other 19th century vernacular house types found in the survey area include early, mid-century types such as New England One and a Half (3), Four over Four (1), Side Gable (1), Side Hall (1), Gabled Ell (1), and Upright and Wing (1). Some others are based on general massing and overall floor plan such as L-Form (5) and T-Form (2). A large number of the 19th century vernacular types appear in the western part of the survey area.

Because 19th century vernacular types are generally simple in plan and were originally built with little stylistic ornamentation, they are frequently underappreciated. Changes over the years tend to obscure their original character. For that reason, only a small number of these have been ranked locally significant. Determining significance in a vernacular structure is usually based on integrity, that is, the presence of original, historic configuration and materials, with few alterations. Only nine of the 19th century vernacular type houses have been ranked locally significant. These include one Gable Front house at 323 S. Washington Street, and one Four over Four house at 304 S. Washington Street. In addition, four other Gable Front houses and one Gable Front cottage, a T-Form house, and an Upright and Wing house were ranked potentially significant, generally due to minor alterations.

GABLE FRONT

The Gable Front house is a vernacular house type from the late 19th and early 20th centuries characterized by roof shape. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house the gable end faces the street and forms the front of the house. These were built as working-class homes, usually frame, with a rectangular plan, minimal projections on the front facade, and front entry on the open end of the gable. Often a porch extends the full width of the front of the house. The Gable Front house is commonly found in Midwestern towns because it was a simple type for local builders to construct and could fit on narrow lots. There are 37 Gable Front houses and three Gable Front cottages in the survey area.

The T. H. Linsley House at 323 S. Washington Street is an excellent example of a Gable Front house, retaining much of its original integrity. Built c. 1870, it was noted in the Illinois Historic Resources Survey. The house has its original clapboard siding, two over two wood double hung windows with classical moldings, and Italianate style double front entry doors. There is a one-story bay window on the south side with decorative panels. The full width front porch was probably rebuilt in the early 1900s. A photo of the house in *Hinsdale the Beautiful* shows a more ornate, Italianate-style porch. At the time of the survey, it appeared that this house was about to be demolished.



T. H. Linsley House, 323 S. Washington Street

FOUR OVER FOUR

The Four over Four is a two-story, rectangular house with a central hall and rooms on either side of that hall. It is called Four over Four because each floor consists of four principal rooms. This house type is generally larger than many of the other 19th century vernacular types, and was prevalent in the Midwest in the middle of the century.



Julian Hulanski House, 304 S. Washington Street

The Julian Hulanski House, at 304 S. Washington Street, is a pure example of this vernacular type. Built in 1872, this house features a hipped roof with hipped roof dormers, and a full front porch with Tuscan columns, classical balustrade, and tin roof. It has a side bay and retains its original clapboard siding. It is the only Four over Four in the survey area.

OTHER 19TH CENTURY VERNACULAR TYPES

The oldest house in the survey area is the 1865 Dr. R. P. Hench House at 20 E. Fifth. This T-Form house is visible on the Bird's Eye map of Hinsdale and was noted in the Illinois Historic Resources Survey. The Hench House was ranked potentially significant because, although it was considered important due to its age, it has many alterations. T-Form houses, like L-Form houses, are based on general massing and overall floor plan. There are two T-Form and five L-Form houses in the survey area.

The Upright and Wing house type has two separate house sections, a gable front section of 2 to 2 ½-stories, with a 1-story wing section. The lone Upright and Wing type in the survey area, 411 S. Washington Street, built c.1880, was ranked potentially significant due to alterations.

20TH CENTURY POPULAR HOUSE TYPES

20th century popular types are not very prevalent in the survey area. Just twenty buildings (10%) are of the historic types common in the first half of the century, while another six are non-historic types from the second half of the century. The early types include the American Foursquare (11), the Classic Box (2), and the Bungalow (7). Post 1950s types include the Minimal Traditional (1), the Ranch (3), and the Split Level (2).

AMERICAN FOURSQUARE



212 S. Grant Street

American Foursquare houses are simple, usually symmetrical houses that began to appear at the turn of the century. The house is typically square or nearly square in plan with four equal-sized rooms (an entrance hall, living room, dining room, and kitchen) in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. These houses were inexpensive to build since they did not have any of the elaborate features such as turrets and turned ornaments that were fashionable in late 19th century Queen Anne houses. The Foursquare is usually 2 to 2 ½-stories tall, two to

three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns, and piers and overhanging eaves. Plan book and catalog companies such as the Aladdin Company, the Radford Architectural Company, the Architects Small House Service Bureau, Sears Roebuck & Company, and Montgomery Ward and Company featured many Foursquare designs between 1900 and 1925. There are eleven American Foursquares in the survey area. Of these, one has been ranked significant and one potentially significant.

The American Foursquare at 212 S. Grant Street has been ranked locally significant because it is a basic, unaltered example of this type. Built c. 1910, it is brick, 2 ½ stories, with a hipped roof and hipped roof dormer. The full front porch has simple box columns and square balusters. There is a leaded glass transom in the front window which is a typical embellishment.

BUNGALOW

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. It became so popular after 1905 that it was often built in quantity by contractor/builders. Bungalows are 1-, 1½-, or sometimes 2-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials are often brick with cut stone trim, or they can be frame with built-in Arts and Crafts features on the interior. There are seven Bungalows in the survey area and one has been ranked potentially significant due to aluminum siding and soffits.

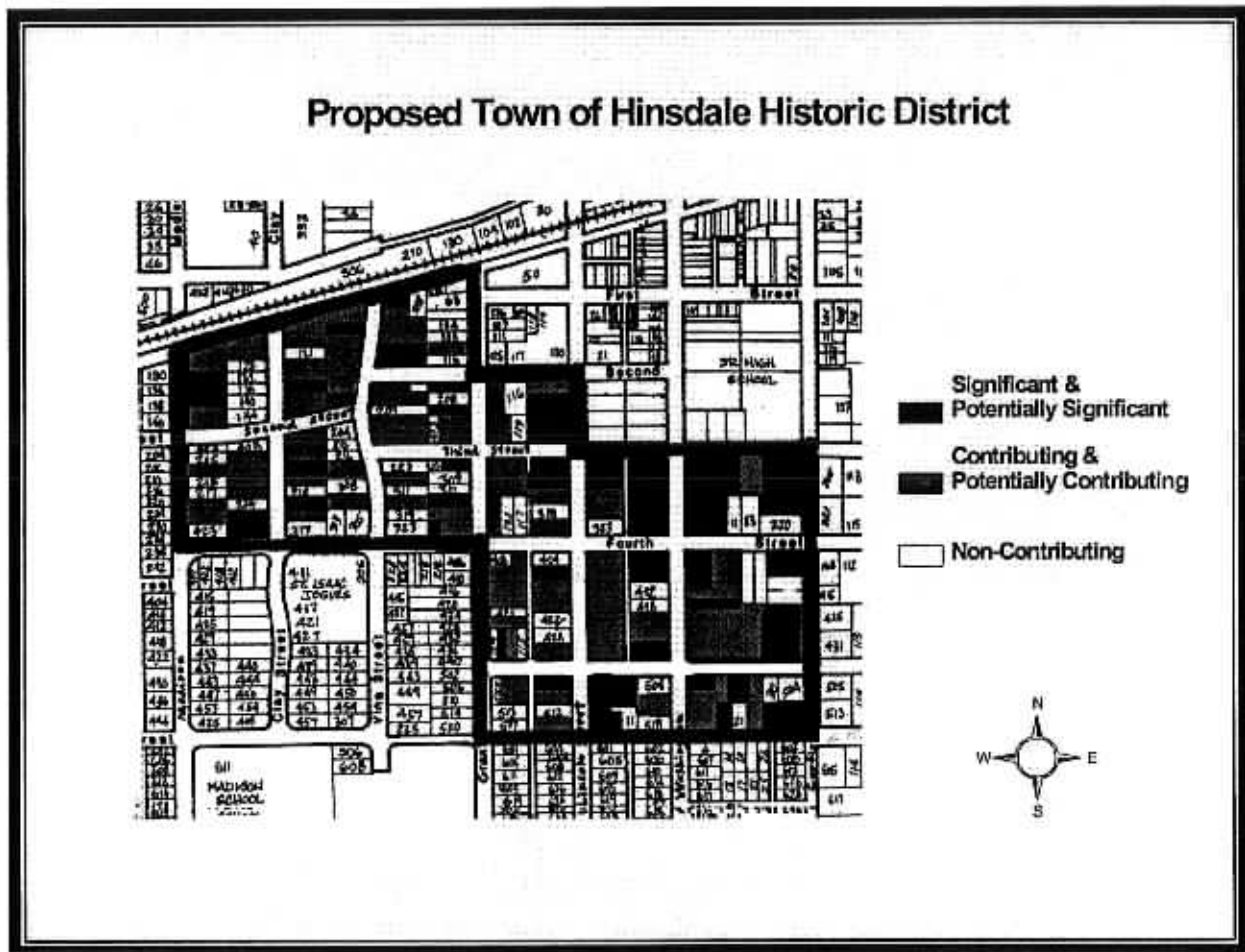
OTHER POPULAR TYPES

There are two Classic Box types, a type similar to an American Foursquare but generally wider, with a central entry. Of the later 20th century types, there is one Minimal Traditional house, three Ranch houses, and two Split Level houses. None of these are ranked significant or potentially significant.

Also in the survey area are four residential structures for which no style or type could be determined. Two of these are historic. There is one commercial structure, classified as a One-Part Commercial Block. There are five vacant lots, presumably all of which will have new houses constructed on those sites.

CONCLUSION

The establishment of a Historic Preservation Commission in Hinsdale was an important step in fostering an official role for historic preservation in the community. The tide of demolition has been great in recent years, and although there have long been volunteer preservation organizations in town, they lacked the regulatory power to preserve buildings. The most important tool at the hands of the commission today is the ability to designate buildings as local landmarks, whether individual structures or districts with concentrations of historic buildings. To be effective in saving the architectural heritage of Hinsdale, the commission should actively encourage local landmark designation.



The question arises whether individual designations or designation of an entire area as a historic district would be more appropriate for the Town of Hinsdale. There are many structures in the survey area that would clearly qualify for individual designation and owners of these properties should be encouraged to apply. Whether the entire area would qualify as a district is less clear. Most historic structures were built between 1865 and c. 1925. However, any structure built in 1950 or earlier (over fifty years old) is considered contributing to the character of a historic district. 24% (49) of the properties in the district are ranked either significant or potentially significant. However, only 70% are considered contributing, that is, constructed within the historic time period. That is because of the extensive amount of new construction that has occurred in the past few years. A full 21% of the existing housing stock (43 structures) has been built since 1990. If the survey area had been proposed for historic district designation ten years ago, it is estimated that 94% of the buildings would have been considered contributing. The high number of non-historic buildings in the survey area might lead one to conclude that there are too many obtrusive structures to warrant an historic district. However, if the goal of the commission is to build a preservation ethic in town, the Town of Hinsdale survey area is a good place to begin. It is likely that other areas of the community may have just as many non-historic buildings, and delaying any further in the creation of historic districts will only permit this trend to continue.

The Town of Hinsdale is a good candidate for the community's first historic district because it encompasses the first subdivision, dating from 1866, and some of the earliest architecture of the community. It contains a broad mix of high style architecture as well as 19th century vernacular and 20th century popular building types representing different socio-economic groups in Hinsdale's history. Furthermore, additional research may link buildings in the area to Hinsdale's earliest immigrant groups. The three church buildings in the survey area remain as representatives of the early German and Swedish communities in the village, and a number of the homes may have been built by members of those ethnic groups. There are also a few exceptionally noteworthy individual structures. Although the percentage of contributing buildings in the proposed district is low for National Register eligibility, there is more latitude with a locally designated district. If the community feels designation of an entire district, despite a large number of non-historic structures, will better protect the historic structures that remain as well as the general historic character of the larger area, then it has the discretion to recommend district designation.

With local designation, the Historic Preservation Commission has the ability to review and comment on exterior changes and additions to historic structures. The commission can develop design guidelines that clearly illustrate what kinds of treatments are appropriate to historic buildings. These guidelines can also have provisions for new construction that include specifications for such things as scale, height, massing, and orientation of a building on the lot, permitted building materials, location of driveways, parking areas, garages, and other secondary structures. The commission could seek their adoption by the Village Board as a binding part of the building permit application and review process.

Property owners who are required to follow preservation standards in the maintenance and rehabilitation of their properties may be eligible for certain tax incentives. Owner occupants of one- to six-unit residential structures may be eligible for a freeze on the assessed value of their property for up to 12 years when completing a rehabilitation that follows the Secretary of the Interior's Standards for Rehabilitation. Owners of multi-family properties may be eligible for a one-time federal income tax credit equal to 20% of the amount spent on the qualified rehabilitation. The Hinsdale Historic Preservation Ordinance must be certified with the Illinois Historic Preservation Agency in Springfield, to verify that Hinsdale homeowners can qualify for these programs.

Beyond local designations, there may be a couple of individual structures that are eligible for individual listing on the National Register of Historic Places under criterion c, architectural significance. The new addition on the Shannon House, however, may jeopardize its eligibility. These include:

- William Coffeen House, 306 S. Garfield Avenue
- James S. Shannon House, 304 S. Lincoln Avenue

The information in this survey can be used for a variety of different educational programs. The Historic Preservation Commission can work with other groups in the community to sponsor lectures, tours, and publications promoting the rich architectural heritage of Hinsdale. Using this survey as a base, the opportunity should be taken to inform owners of the importance of historic materials and the appropriate kinds of repair or replacement materials.

Hinsdale is at a turning point. It has the opportunity to begin the serious work of preserving some of its significant historic resources. For the first time, tools are available to foster preservation. This survey is the initial step. Actions should be taken now. The wealth of resources in the community is great but they are being destroyed daily. Landmark designation can establish an appreciation for the historic resources that have given the community its unique character.

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CREDITS

This report was prepared by Historic Certification Consultants, 1105 West Chicago Ave., Chicago, IL 60622, under contract for the Village of Hinsdale. The individual data forms for each building surveyed are in binders on file with the Hinsdale Historic Preservation Commission and the Hinsdale Public Library, both located at 19 E. Chicago Street, Hinsdale, IL 60521.

Project staff included:

Victoria Granacki, Project Director and Field Surveyor
Jennifer Kenny, Project Assistant and Field Surveyor
Kristin Martin, Researcher and Administrative Assistant

Many thanks to all the members of the Hinsdale Historic Preservation Commission; to Kristen Gunderson, the staff liaison; and to Sandra L. Williams, Archives Chairman, Hinsdale Historical Society. Special thanks to Jean Follett, Vice Chairman, Hinsdale Historic Preservation Commission.

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # _____
DIRECTION _____
STREET _____
AB _____
PI _____
LOCAL SIGNIFICANCE RATING _____
POTENTIAL IND NR? _____
Criteria _____
CONTRIBUTING to an NR District
(C or NC) _____
Contributing secondary structure?
(C or NC) _____
LISTED ON EXISTING SURVEY
(IHSS, NR, etc.) _____

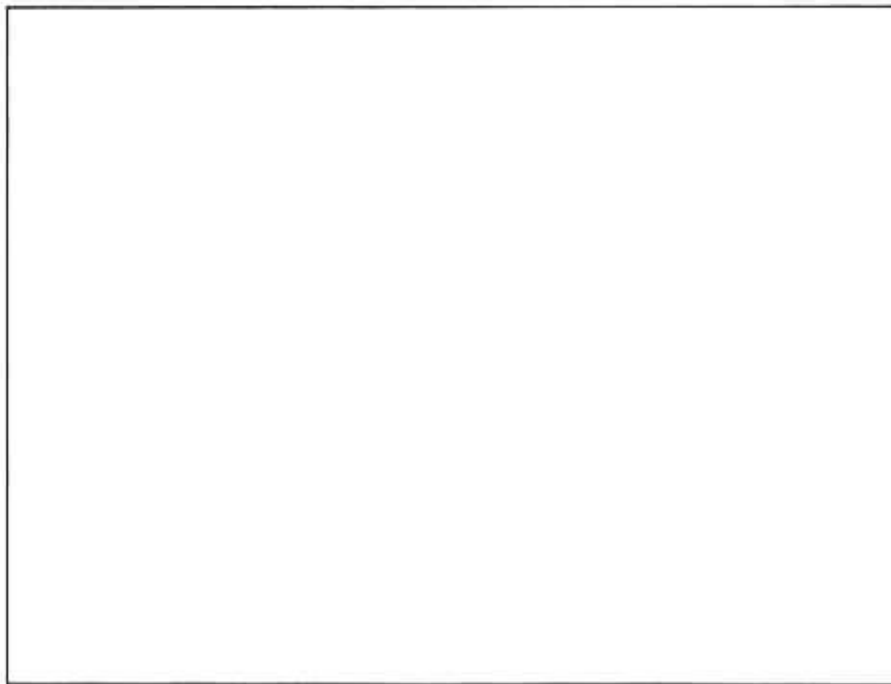
GENERAL INFORMATION

CATEGORY _____ CURRENT FUNCTION _____
CONDITION _____
INTEGRITY _____ HISTORIC FUNCTION _____
SECONDARY STRUCTURE 1 _____
SECONDARY STRUCTURE 2 _____

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION _____ OVERALL SHAPE OR PLAN _____
ARCHITECTURAL CLASSIFICATION _____ NO. OF STORIES _____
ORIGINAL CONSTRUCTION DATE _____ WINDOWS MATERIAL, TYPE(S) _____
DATE SOURCE _____ PORCH _____
EXTERIOR WALLS _____ ROOF _____

SIGNIFICANT FEATURE(S) _____
ALTERATION(S) _____



RESEARCH INFORMATION

HIST NAME _____

COMMON NAME _____

ARCHITECT _____

BUILDER _____

LANDMARK LIST _____

COST _____ OLD SIGNIFICANCE RATING _____

ADDITIONAL INFORMATION:

SURVEY
AREA _____

LANDSCAPE FEATURES _____

PHOTOGRAPHIC INFO

ROLL NO. _____ FRAME NO. _____

PREPARER _____

ROLL NO. _____ FRAME NO. _____

ORGANIZATION _____

ROLL NO. _____ FRAME NO. _____

DATE _____

Town of Hinsdale - Inventory of Survey Area

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-RICT	PREVIOUSLY SURVEYED
117	S	Clay	c. 1890	Gable Front Cottage			C	N	C	
119	S	Clay	c. 1890	No Style			PC	N	C	
121	S	Clay	1960s	Ranch			NC	N	NC	
122	S	Clay	c. 1900	Gable Front			C	N	C	
126	S	Clay	c. 1890	Gable Front			C	N	C	
127	S	Clay	c. 1900	Gable Front			C	N	C	
128	S	Clay	2001	under construction			NC	N	NC	
131	S	Clay	c. 1900	Queen Anne	Free Classic		C	N	C	
132	S	Clay	c. 2000	Neo-Traditional			NC	N	NC	
135	S	Clay	c. 1900	Gable Front			PS	N	C	
136	S	Clay	1960s	Split Level			NC	N	NC	
139	S	Clay	c. 1900	Gable Front			C	N	C	
140	S	Clay	1990s	Neo-Traditional			NC	N	NC	
144	S	Clay	1990s	Neo-Traditional			NC	N	NC	
210	S	Clay	1872	Gable Front	Gable Front		C	N	NC	
213	S	Clay	c. 1870	Gothic Revival	Italianate		S	N	C	
214	S	Clay	c. 1910	American Foursquare			C	N	C	
215	S	Clay	c. 1890	L-Form			C	N	C	
218	S	Clay	c. 1910	Craftsman			C	N	C	
219	S	Clay	1990s	Post Modern			NC	N	NC	
220	S	Clay	c. 1895	Gable Front			C	N	C	
223	S	Clay	c. 1890	Queen Anne			PS	N	C	

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DISTRICT	PREVIOUSLY SURVEYED
224	S	Clay	1990s	Neo-Traditional			NC	N	NC	
228	S	Clay	c. 1900	Gable Front	Craftsman		PS	N	C	
229	S	Clay	c. 1900	Gable Front			C	N	C	
232	S	Clay	c. 1915	American Foursquare			PS	N	C	
4	E	Fifth	1922	Tudor Revival		Zook, R. Harold	S	N	C	IHSS
13	E	Fifth	c. 1925	Cape Cod			C	N	C	
14	E	Fifth	c. 1910	Prairie			C	N	C	
17	E	Fifth	1872	American Foursquare			PC	N	C	
20	E	Fifth	1865	T-Form	Gothic Revival		PS	N	C	IHSS
25	E	Fifth	c. 1925	Colonial Revival			C	N	C	
26	E	Fifth	c. 1915	Craftsman Bungalow			C	N	C	
30	E	Fifth	1990s	Neo-Traditional			NC	N	NC	
33	E	Fifth	1892	Queen Anne	Free Classic		PS	N	C	IHSS
16	W	Fifth	c. 1895	Queen Anne			PS	N	C	
22	W	Fifth	c. 1885	Queen Anne			PS	N	C	
115	W	Fifth	c. 2000	Neo-Traditional			NC	N	NC	
118	W	Fifth	c. 1915	Bungalow			C	N	C	
119	W	Fifth	c. 1890	Queen Anne			C	N	C	
122	W	Fifth	c. 1890	Gable Front			C	N	C	
123	W	Fifth	c. 1890	Gable Front Cottage	Queen Anne		PS	N	C	
127	W	Fifth	1990s	Gable Front			NC	N	NC	

Architectural Resources in the Town of Hinsdale
Historic Certification Consultants, 2001

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-RICT	PREVIOUSLY SURVEYED
11	E	Fourth	1990s	Neo-Traditional			NC	N	NC	
14	E	Fourth	c. 1925	French Eclectic			C	N	C	
18	E	Fourth	c. 1920	Bungalow			C	N	C	
23	E	Fourth	1990s	Neo-Traditional			NC	N	NC	
117	W	Fourth	c. 2000	Neo-Traditional			NC	N	NC	
118	W	Fourth	c. 1915	Craftsman			C	N	C	
121	W	Fourth	1990s	Neo-Traditional			NC	N	NC	
125	W	Fourth	c. 1900	American Foursquare			C	N	C	
211	W	Fourth	c. 1900	Queen Anne	Free Classic		PS	N	C	
305	W	Fourth	1990s	Neo-Traditional			NC	N	NC	
313	W	Fourth	1980s	Colonial Revival			NC	N	NC	
317	W	Fourth	1990s	Neo-Traditional			NC	N	NC	
423	W	Fourth	1990s	Neo-Traditional			NC	N	NC	
306	S	Garfield	1899	Prairie		Maier, George W.	S	Y	C	IHSS
318	S	Garfield	1888	Queen Anne			S	Y	C	NRHP [Listed 4/3/00]; IHSS
320	S	Garfield	1950s	Colonial Revival			NC	N	NC	
412	S	Garfield	1930	Gothic Revival / Church	English		S	N	C	
424	S	Garfield	1990s	Neo-Traditional			NC	N	NC	
504	S	Garfield	1960s	No Style			NC	N	NC	
514	S	Garfield	1928	Tudor Revival		Zook, R. Harold	S	N	C	IHSS
518	S	Garfield	c. 1925	French Eclectic			S	N	C	

Architectural Resources in the Town of Hinsdale
Historic Certification Consultants, 2001

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-RJCT	PREVIOUSLY SURVEYED
60	S	Grant	1960s	Colonial Revival			NC	N	NC	
112	S	Grant	c. 1895	Gable Front			C	N	C	
116	S	Grant	1960s	Colonial Revival			NC	N	NC	
204	S	Grant	1914	Gothic Revival / Church			S	N	C	
212	S	Grant	c. 1910	American Foursquare			S	N	C	
214	S	Grant	c. 1890	Gable Front			C	N	C	
220	S	Grant	c. 1895	Gable Front			C	N	C	
304	S	Grant	2001	Vacant			NC	N	NC	
312	S	Grant	2000	Neo-Traditional			NC	N	NC	
316	S	Grant	c. 1895	Queen Anne	Free Classic		S	N	C	
320	S	Grant	c. 1895	Queen Anne	Free Classic		C	N	C	
324	S	Grant	c. 1900	No Style			C	N	C	
403	S	Grant	1990s	Neo-Traditional			NC	N	NC	
409	S	Grant	c. 1890	Gable Front			C	N	C	
417	S	Grant	c. 1875	Gable Front			C	N	C	
421	S	Grant	c. 2000	Neo-Traditional			NC	N	NC	
425	S	Grant	c. 1900	Gable Front			C	N	C	
503	S	Grant	c. 2000	Neo-Traditional			NC	N	NC	
513	S	Grant	1960s	Colonial Revival			NC	N	NC	
517	S	Grant	1990s	Neo-Traditional			NC	N	NC	
302	S	Grant	1900	Gothic Revival / Church			S	Y	C	

Architectural Resources in the Town of Hinsdale
Historic Certification Consultants, 2001

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-RICT	PREVIOUSLY SURVEYED
302	S	Grant	1900	Gothic Revival / Church			S	Y	C	NRHP [Listed 12/29/00]
413	S	Grant	c. 1915	American Foursquare			PC	N	C	
314	W	Hinsdale	c. 1920	One Part Commercial Block	Gable Front		C	N	C	
204	S	Lincoln	c. 1910	Craftsman			C	N	C	
210	S	Lincoln	1894	Queen Anne	Free Classic		S	N	C	
218	S	Lincoln	1884	Queen Anne			S	N	C	
304	S	Lincoln	1875	Gothic Revival			S	N	C	THSS
307	S	Lincoln	1894	Colonial Revival	Queen Anne		PS	N	C	
313	S	Lincoln	1874	T-Form			C	N	C	
314	S	Lincoln	c. 1880	Classic Box			PC	N	C	
317	S	Lincoln	1970s	Colonial Revival			NC	N	NC	
318	S	Lincoln	1990s	No Style			NC	N	NC	
323	S	Lincoln	1998	Neo-Traditional			NC	N	NC	
324	S	Lincoln	c. 1895	Queen Anne			PC	N	C	
401	S	Lincoln	c. 1910	American Foursquare	Colonial Revival		C	N	C	
404	S	Lincoln	2000	Neo-Traditional			NC	N	NC	
407	S	Lincoln	c. 1935	Colonial Revival			C	N	C	
408	S	Lincoln	c. 1915	Bungalow			PS	N	C	
412	S	Lincoln	c. 1910	American Foursquare			C	N	C	
413	S	Lincoln	c. 1870	L-Form			PC	N	C	
416	S	Lincoln	c. 1915	Craftsman			C	N	C	

Architectural Resources in the Town of Hinsdale
Historic Certification Consultants, 2001

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-RICT	PREVIOUSLY SURVEYED
417	S	Lincoln	c. 1915	Colonial Revival	Craftsman		C	N	C	
422	S	Lincoln	1980s	Neo-Traditional			NC	N	NC	
423	S	Lincoln	c. 1910	Craftsman			C	N	C	
427	S	Lincoln	c. 1910	American Foursquare			C	N	C	
428	S	Lincoln	1990s	Neo-Traditional			NC	N	NC	
433	S	Lincoln	c. 1910	Craftsman			C	N	C	
434	S	Lincoln	c. 1900	Gable Front			PC	N	C	
504	S	Lincoln	c. 1910	Craftsman			PS	N	C	
508	S	Lincoln	c. 1910	American Foursquare			C	N	C	
512	S	Lincoln	c. 2000	Neo-Traditional			NC	N	NC	
515	S	Lincoln	1896	Colonial Revival			PS	N	C	
518	S	Lincoln	c. 1910	Bungalow			C	N	C	
125	S	Madison	c. 1900	Queen Anne			C	N	C	
131	S	Madison	c. 1890	Gable Front			PS	N	C	
135	S	Madison	1895	Gable Front			PS	N	C	
139	S	Madison	c. 1890	Queen Anne			PS	N	C	
143	S	Madison	c. 1885	Gable Front			C	N	C	
205	S	Madison	1950s	Split Level			NC	N	NC	
209	S	Madison	c. 1920	Bungalow			C	N	C	
215	S	Madison	1990s	Neo-Traditional			NC	N	NC	
217	S	Madison	1950s	Minimal Traditional			NC	N	NC	

Architectural Resources in the Town of Hinsdale
Historic Certification Consultants, 2001

STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-DISTRICT	PREVIOUSLY SURVEYED
221	S	Madison	c. 1900	Gable Front			C	N	C	
225	S	Madison	c. 1900	Queen Anne			C	N	C	
116	W	Second	1990s	Neo-Traditional			NC	N	NC	
126	W	Second	c. 1910	Gable Front	Craftsman		C	N	C	
314	W	Second	1876	Gabled Ell	Italianate:Colonial Revival		C	N	C	
318	W	Second	c. 1870	New England One and a Half			PC	N	C	
322	W	Second	1890	Gable Front			C	N	C	
408	W	Second	1990s	Neo-Traditional			NC	N	NC	
417	W	Second	c. 1910	Craftsman			C	N	C	
424	W	Second	1950s	Ranch			NC	N	NC	
13	E	Sixth	c. 1925	French Eclectic			S	N	C	
21	E	Sixth	1990s	Neo-Traditional			NC	N	NC	
25	E	Sixth	c. 1880	L-Form			PC	N	C	
11	W	Sixth	1990s	Neo-Traditional			NC	N	NC	
8	E	Third	1889	Queen Anne			S	Y	C	NRHP [Listed 9/29/00]
20	E	Third	c. 1925	Dutch Colonial Revival			PS	N	C	IHSS
30	E	Third	c. 1940	French Eclectic			C	N	C	
118	W	Third	1890	New England One and a Half			C	N	C	
119	W	Third	1990s	Neo-Traditional			NC	N	NC	
122	W	Third	c. 1870	New England One and a Half			C	N	C	
123	W	Third	1885	Gable Front			C	N	C	

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STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-DICT	PREVIOUSLY SURVEYED
126	W	Third	c. 1890	Queen Anne			PC	N	C	
127	W	Third	c. 1895	Gable Front			C	N	C	
212	W	Third		Vacant			NC	N	NC	
213	W	Third	1990s	Neo-Traditional			NC	N	NC	
217	W	Third	c. 1900	Queen Anne			PC	N	C	
221	W	Third	c. 1900	Gable Front	Queen Anne		C	N	C	
222	W	Third	1990s	Neo-Traditional			NC	N	NC	
227	W	Third	c. 1900	Gable Front			C	N	C	
229	W	Third	c. 1900	Classic Box			C	N	C	
107	S	Vine	c. 1895	Queen Anne			S	N	C	
111	S	Vine	1905	Gable Front			C	N	C	
112	S	Vine	c. 1880	Gable Front			C	N	C	
115	S	Vine	c. 1890	Queen Anne			C	N	C	
116	S	Vine	c. 1890	Queen Anne			PS	N	C	
119	S	Vine	c. 1895	L-Form			PC	N	C	
120	S	Vine	c. 1910	Bungalow			PC	N	C	
124	S	Vine	c. 1890	Gable Front			PC	N	C	
125	S	Vine	1931	Gothic Revival / School			PS	N	C	
128	S	Vine	c. 1885	Queen Anne			C	N	C	
136	S	Vine	c. 1900	Queen Anne	Free Classic		PC	N	C	
140	S	Vine	c. 1925	Tudor Revival			S	N	C	

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STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND.NR?	NR. DIST. RICT	PREVIOUSLY SURVEYED
201	S	Vine	c. 1890	Gable Front			C	N	C	
204	S	Vine	1990s	Neo-Traditional			NC	N	NC	
205	S	Vine	c. 1910	Craftsman			C	N	C	
210	S	Vine	c. 1955	Ranch			NC	N	NC	
216	S	Vine	1990s	Neo-Traditional			NC	N	NC	
306	S	Vine	c. 1875	Side Hall			C	N	C	
307	S	Vine	c. 1895	Side Gable			C	N	C	
308	S	Vine	1990s	Neo-Traditional			NC	N	NC	
311	S	Vine	1990s	Neo-Traditional			NC	N	NC	
315	S	Vine	c. 1900	Gable Front	Colonial Revival		C	N	C	
316	S	Vine	c. 1910	American Foursquare			C	N	C	
319	S	Vine		Vacant			NC	N	NC	
323	S	Vine		Vacant			NC	N	NC	
304	S	Washington	1872	Four over Four			S	N	C	
314	S	Washington	1888	Queen Anne	Free Classic		S	N	C	
315	S	Washington	c. 1890	Shingle Style			S	N	C	
318	S	Washington	c. 1910	Craftsman			S	N	C	IHSS
323	S	Washington	c. 1870	Gable Front	Italianate		S	N	C	IHSS
401	S	Washington	1885	Queen Anne			PS	N	C	
504	S	Washington	1990s	Neo-Traditional			NC	N	NC	
507	S	Washington	c. 1915	Colonial Revival			C	N	C	

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STREET #	DIR	STREET	DATE	ARCHITECTURAL CLASS/TYPE	DETAILS	ARCHITECT	RATING	IND NR?	NR DIST-DISTRICT	PREVIOUSLY SURVEYED
510	S	Washington	1896	Queen Anne			C	N	C	
513	S	Washington	c. 1900	Gable Front			C	N	C	
517	S	Washington	c. 1870	Gable Front Cottage			C	N	C	
518	S	Washington	c. 2000	Neo-Traditional			NC	N	NC	
402	S	Washington	1868	Italianate			S	N	C	IHSS
408	S	Washington	c. 1910	Craftsman			S	N	C	IHSS
411	S	Washington	c. 1880	Upright and Wing			PS	N	C	
412	S	Washington	c. 2000	Neo-Traditional	L-Form-demolished		NC	N	NC	
415	S	Washington	c. 1880	Gable Front			C	N	C	
418	S	Washington	1990s	Neo-Traditional			NC	N	NC	
419	S	Washington	1892	Queen Anne			PS	N	C	
423	S	Washington	1889	Gable Front			PC	N	C	
424	S	Washington	1874	I-Form			C	N	C	
427	S	Washington	c. 1910	Bungalow			PC	N	C	
430	S	Washington	1940	Colonial Revival		Bebb, Hubert	C	N	C	
433	S	Washington	1889	Queen Anne			C	N	C	
434	S	Washington	1913	Prairie			S	N	C	