

# Architectural Resources in Hinsdale, Illinois

## North Hinsdale Survey Area

### A Summary and Inventory

Prepared for the Village of Hinsdale by  
Granacki Historic Consultants, 2005



# **Architectural Resources in Hinsdale, Illinois: North Hinsdale Survey Area A Summary and Inventory**

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Cover illustration:  
*Bird's Eye View of Hinsdale*, 1882, Published by O. J. Stough  
Portrait of Oliver James Stough in Bakken, p 19

# TABLE OF CONTENTS

Introduction.....	1
The North Hinsdale Survey Area.....	1
Preservation Activities in Hinsdale.....	2
Objectives of the Survey.....	3
History of the North Hinsdale Survey Area.....	5
Map of the Survey Area.....	6
Architecture in the North Hinsdale Survey Area.....	7
Mid-19 <sup>th</sup> Century Development.....	8
Picturesque Styles of the Late 19 <sup>th</sup> Century.....	11
Classical Influence of the 1893 World's Fair.....	16
Early 20 <sup>th</sup> Century High Styles Break with Historic Precedent.....	17
The 1920s through 1940s Bring a Return to Historic Revival Styles.....	21
Later Development.....	24
Conclusion.....	25
Designate More Buildings as Individual Landmarks.....	25
Historic Districts.....	27
Encourage More Historically Appropriate Alterations.....	27
Preserving Through Education.....	28
Bibliography.....	29
Credits.....	32
Appendix A: Evaluation Criteria.....	33
Appendix B: Survey Methodology and Survey Form.....	36
Inventory of Buildings in the North Hinsdale Survey Area.....	39



# INTRODUCTION

North Hinsdale is, simultaneously, one of the oldest sections and one of the newest sections of the village of Hinsdale. It incorporates two subdivisions, Stough's and Ayres' Additions, platted in 1868 and 1869, respectively, and there are homes still standing that date from that founding period in the village's history. At the same time, a very large number of new homes have been constructed over the last 10 years, greatly altering the neighborhood's original historic character. Almost every period in between those 137 years is represented in the area's wide variety of high style architecture and common 19<sup>th</sup> century vernacular and 20<sup>th</sup> century popular types. Many homes display plaques from the Hinsdale Historical Society and have been featured on local architectural walks. Nevertheless, many other historic homes have been lost to demolition or are being obscured by unsympathetic new additions and incompatible renovations. It is hoped that this survey and report will serve to alert community residents to the important architectural and historical resources remaining in the area. The preservation of these resources will allow future residents to more fully appreciate the rich history that has made Hinsdale the community it is today.

Between October and December 2004, Granacki Historic Consultants conducted an intensive field survey of the North Hinsdale area that lies just north of the Metra railroad tracks. Included in this survey is a mostly rectangular section bounded by Burns Field and Ayres Street on the north, Garfield Street on the east, Maple Street west to Grant Street on the south and then Chicago Avenue west to Madison Street also on the south, and finally Madison Street on the west. This survey area contains 24 blocks, encompassing 107 acres. The southern edge of the survey area is up against scattered commercial properties and the Memorial building/library site. Surrounding it on the other three sides are similar residential streets with housing from slightly more recent time periods.

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 NORTH HINSDALE SURVEY AREA

The North Hinsdale survey area is almost wholly residential in character except for four properties. The street pattern is a grid system on a north-south/east-west axis, and many blocks have alleys. Most homes are lined up the length of the blocks, facing either east or west. A few houses on smaller lots are oriented north or south. All streets are lined with mature trees and there are sidewalks, grassy parkways, and curbs and gutters. Some homes have driveways leading to rear garages. Other garages are accessed from the alleys.

The survey area has a total of 294 properties containing 292 principal structures of which 288 are single family residential. There is also a park shelter house, a church with an adjacent structure,

and one commercial property. There are two vacant sites (one of which was demolished while the survey was in progress) that are likely to have new homes built on them. Of the principal structures, 30 or 10% were ranked significant (that is, possessing architectural distinction); 125 or 43% were ranked contributing to the character of a historic district, and 137 or 47% were ranked non-contributing to the character of a historic district (either because they were less than 50 years old or were historic homes that had been too extensively altered). There are 169 secondary structures, mainly garages, but also one coach house, two barns, and one shed. Of these, 27 were ranked contributing and 142 are non-contributing. Of the non-residential structures, two, the Burns Field Shelter House and Unity Church, were ranked significant while the other two structures were ranked non-contributing.

Every principal structure and secondary structure visible from the public right-of-way on each street within this area has been viewed and evaluated by a team of field surveyors. A complete computerized database by property address has been created using Microsoft Access software. The information for each property is printed on an individual data form, with one black-and-white photograph for each principal structure. In some cases, 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 and a Historic Preservation Commission was established. Since its inception, the Commission has sponsored four intensive architectural surveys. They are the *Town of Hinsdale Architectural Resources Survey*, completed in 2001; *Architectural Resources in the Robbins Survey Area*, completed in 2002; *Downtown Hinsdale*, completed in 2003; and this survey of North Hinsdale. Public presentations of these three surveys were given for the information of neighborhood residents. The commission has also initiated a program of landmark designation for individual properties. Since 2001, the Village of Hinsdale has designated 18 properties as local landmarks. Two of these are within the survey area:

- Burns Field Shelter House, 320 N. Vine Street (designated March 6, 2001)
- Oliver J. Stough Speculative House, 319 N. Washington Street (designated June 5, 2001)

The Illinois Historic Sites Survey and Illinois Historic Landmarks Survey are inventories of architecturally and historically significant structures across the State of Illinois that were undertaken in the early 1970s. There are 10 structures in the North 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:

- Gordon Abbott House, 105 N. Grant Street, 1912 Prairie School
- 111 N. Grant Street, c. 1915 Craftsman

- Christian and Lena Dod House, 123 N. Grant Street, 1907 Classical Revival
- Oliver J. Stough House, 306 N. Grant Street, 1867 Italianate
- David L. Perry House, 119 N. Lincoln Street, 1866 Italianate
- 124 N. Lincoln Street, c. 1915 Prairie
- William Day and Ida M. Gates House, 134 N. Lincoln Street, 1894 Chateauesque
- Bush House, 137 N. Lincoln Street, 1868 L-Form
- A. H. Blodgett House, 319 N. Lincoln Street, 1877 Italianate
- 23 W. Walnut Street, c.1875 Italianate

The DuPage County Cultural and Historical Inventory was a countywide survey that was undertaken in 1993 (with a 1996 addendum) by the DuPage County Regional Planning Commission. One property in the survey area is listed in this survey. It is:

- Joel Tiffany House, 133 N. Washington Street, 1870 Italianate

There are two private organizations that have actively and independently promoted an appreciation of Hinsdale's architectural and historic resources. 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 Heritage and Architectural Society is also a membership organization dedicated to researching the architectural and cultural resources of Hinsdale and educating the community about these resources. Each organization sponsors walking tours and other historical and architectural programs. Seventeen properties in the survey area have been included in the walking tours of one or the other of these organizations.

## 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 altered and some have been demolished. 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, definitive actions to preserve the most significant historic structures are needed.

*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 buildings 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 resource when creating educational programming, books, articles, additional walking, bus, and bike tours, and exhibitions.

*To assist individual property owners in maintaining and improving their properties 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. 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 tax incentives.

## HISTORY OF THE NORTH HINSDALE SURVEY AREA

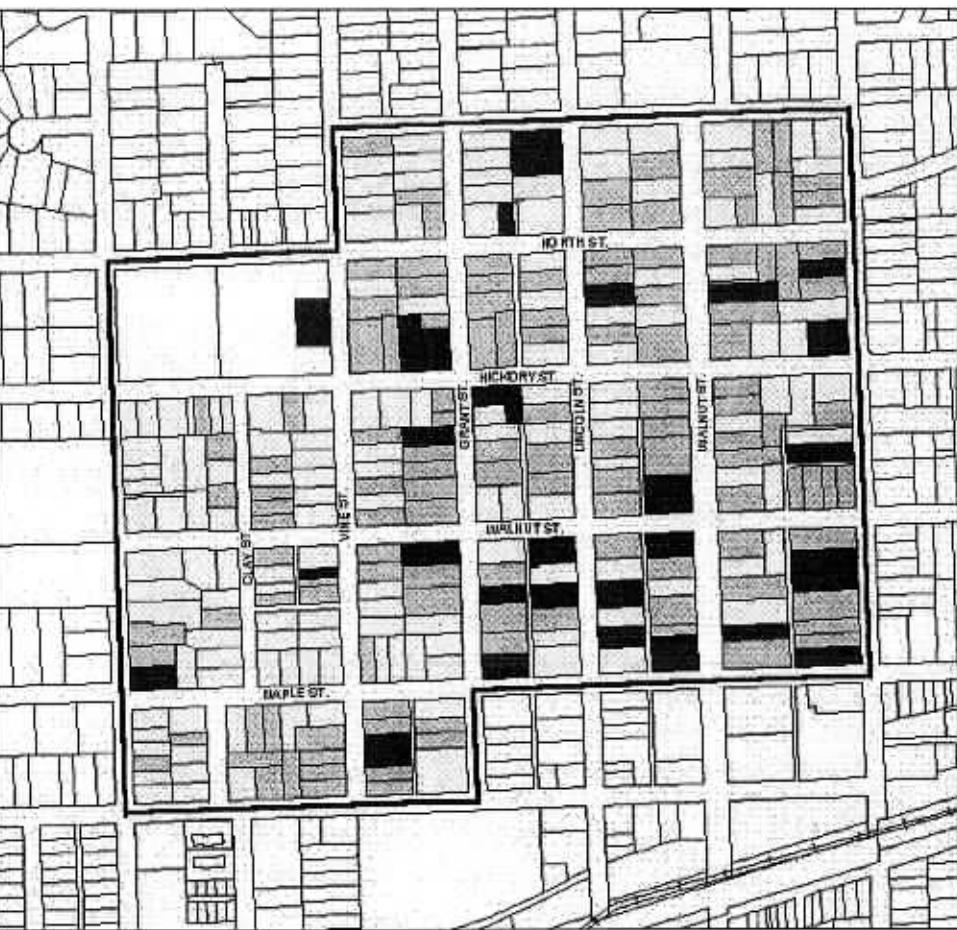
The North Hinsdale survey area encompasses two early subdivisions in Hinsdale: O. J. Stough's Addition of 1868 and Ayer's Addition of 1869. (This was the original spelling of Anson Ayer's name, which he later changed to Ayres.) The original settlement of Hinsdale was founded by William Robbins, who purchased an 800-acre tract of land in 1864 and gave a right-of-way to the Chicago Burlington & Quincy railroad. He soon built his own home a mile southeast of the depot [Chamberlin, p. 418]. By 1866 he had built a stone school, graded streets, laid out several plank walks, and planted trees. The land north of the railroad alignment was held by several large landowners who soon began subdividing their own property for residential development.

While Robbins' development activities concentrated on the south side of the railroad tracks, O. J. Stough was responsible for the early growth and development on the north side of Hinsdale. Although Stough had only arrived in the town in 1866, by 1871 he owned 1200 acres, having bought up many of the area's farms. Stough's Addition to the Town of Hinsdale was the third subdivision in the village, recorded May 29, 1868, and bounded by Chicago Avenue on the south, Madison Street on the west, a line 132 feet south of Hickory Street on the north, and Garfield Street (then known as Main Street) on the east. Anson Ayres, who owned agricultural lands to the north of Stough, recorded his first subdivision on July 21, 1867. It was the seventh to be recorded in the village and was bounded by Stough's addition on the south (132 feet south of Hickory Street), Madison Street on the west, North Street on the north, and Garfield Street on the east. By 1874 there were 24 trains daily to and from Chicago with a fare of 20 cents per ride or \$75 for an annual ticket. Buildable lots were selling for \$10 to \$25 per front foot.

Most blocks in Stough's Addition contained lots 160 feet wide by 160 feet deep, facing north-south streets, and with alleys running north-south mid-block. The ample size of these lots followed Robbins' example, and he planted them with rows of maple and elm [*History of DuPage County*, Bateman, p. 675]. Stough's own home was once situated in the center of a 12-acre parcel in the middle of the subdivision, stretching between Vine and Lincoln, Chicago and Hickory. A description of the property from 1874 states that he had "a plain house... on the summit of a hill...handsomely laid out with gravel roads and concrete walks, and improved by trees and evergreens of every variety" [Chamberlin, p. 419].

The longer blocks between Maple and Walnut and Walnut and Hickory had three 160-foot-wide lots per block on each side of the street. Stough himself built many of the homes, often renting them out for a few years before selling them as owner-occupied residences. By 1898 two homes were beginning to be built per lot, some on formal resubdivisions by others, and some not. By 1933, Sanborn maps show the area fully developed with individual lot sizes varying from 40 to 80 feet wide and 160 feet deep. Over the next 50 years only a few homes were built on scattered parcels throughout the area. But by the mid-1980s, the tear-down phenomenon had come to Hinsdale and many of these older homes were demolished and replaced with newer, larger homes on the same or combined lots. That trend continues unabated today.

## Architecturally and Historically Significant Buildings



### Significance Ratings

- Significant
- Contributing
- Non-Contributing

▲ Survey Area Boundary





labeled these "Neo-Traditional" if they are vaguely reminiscent of historic building traditions. If they are quite literal recreations of a particular historic style, they are labeled after that style, such as Neo-Colonial, Neo-Tudor, or Neo-Queen Anne. A full 34% (99) of the structures in the survey area are non-historic, that is, they date from 1956 or later. Most of those were built since 1985 and, stylistically, fall into one of the "Neo-" categories.

In addition to 288 single-family residential structures, the survey area contains one church, one park field house, and two small commercial structures. There was one vacant lot when the survey began and one home was demolished in the survey area while the survey was in progress. It is presumed that new residential construction will soon occur on these sites.

The pace of tear-downs has accelerated since 1990. Since then, 57 historic homes in the survey area have been demolished and larger ones constructed on the same lot. Ten of these historic homes were considered architecturally significant when an architectural reconnaissance survey was completed for the entire village of Hinsdale in 1999. Although the western part of the survey area has the greatest number of non-historic structures, new buildings are present on every block so that it is no longer possible to designate even a small cluster of historic structures as a historic district. For that reason, this report illustrates and discusses all 30 significant structures with the hope that this will encourage property owners and the Historic Preservation Commission to individually designate some of them as local landmarks. Although integrity has been compromised in some cases, the local process is flexible enough to allow designation even if some historically inappropriate changes have occurred. The structures illustrated below highlight the most architecturally significant homes from the historic periods of development that took place in North Hinsdale. Each of them would make a good candidate for individual local landmark designation. Two are already local landmarks.

## MID-19<sup>th</sup> CENTURY DEVELOPMENT

The earliest period of development represented in the survey area occurred immediately after the Stough subdivision was recorded in 1868. This period was heavily characterized by the Italianate style and the vernacular L- and T-Form types. Stough's own house was built in 1867 in the Italianate style and is still standing, though altered. Italianate was a style popular in the United States from 1840 to 1885. It was based on informal, Italian style villas as a reaction to the formal classical ideals that had dominated art and architecture for about 200 years. Italianate style houses are generally characterized by a full two-story height with low-pitched or flat roof and overhanging eaves with decorative brackets. Tall, narrow windows are usually arched on top and there are often porches supported by slender ornamental turned or square posts.

There are six Italianate homes in the North Hinsdale survey area. The following three are architecturally and/or historically significant and would be good candidates for individual local designation. There are several other good examples of the Italianate style in the other surveys completed to date in Hinsdale. In the Town of Hinsdale survey area there is one Italianate and it was ranked significant; in the Robbins survey area there are five Italianate houses and four were ranked significant; and in the Downtown survey area there are two Italianate houses and both were ranked significant.

### **Oliver J. Stough House, 306 N. Grant Street, 1867**



This Italianate house is Oliver J. Stough's second house in Hinsdale, originally built in 1867 at 122 N. Grant Street and moved to its present location in the 1870s after Stough suffered a financial crisis and sold off much of his land to philanthropist Dr. D. K. Pearson. Despite a large side addition and non-original front porch, it is historically significant for its associations with one of the earliest and most influential real estate developers in Hinsdale.

Important Italianate features include the low-pitched hipped roof with scrolled brackets under the eaves, segmental arched windows with hoods, and front entrance with sidelights. The house is listed on the Illinois Historic Structures Survey, is on the Hinsdale Historic Preservation Commission Map, has been awarded a Hinsdale Historical Society plaque, was featured in an Architectural Walk, and is included in Sterling's *Hinsdale's Historic Homes*, Vol. 1, p. 83.

### **David L. Perry House, 119 N. Lincoln Street, 1866**

Dating from 1866, this is a good example of Italianate residential architecture with many original features. Particularly noteworthy is the double-hipped roof, the segmental arched windows with hoods, and the paired wood panel front doors with transom. David L. Perry, who purchased this house from Stough in 1869 and lived here for a short time, was one of the signers of the petition for incorporation of the village of Hinsdale in 1872, and served as village president in 1882. This house was noted in the Illinois Historic Structures Survey and is included in the Hinsdale Historic Preservation Commission Map.



### **A. H. Blodgett House, 319 N. Lincoln Street, 1877**

This excellent example of Italianate architecture was first owned by A. H. Blodgett, a retired farmer from Vermont who served as a village trustee in 1879. The house has paired brackets under a low-pitched, hipped roof, and a historic wraparound porch with round columns and simple balustrade. Original two-over-two windows with classical hoods and some shutters remain in place, while the front

entrance has paneled wood doors with a leaded glass transom. Blodgett's daughter, Miss Georgia Blodgett, taught first grade at the Maple School for 40 years, and was head of the Infant Department at the Congregational Church. She owned the home from 1918 through 1931. This house is included in the Illinois Historic Structures Survey, was awarded a Hinsdale Historical Society plaque, and was featured on an Architectural Walk. It is also included in Sterling, Vol. 1, p. 98.

Vernacular type homes from the same period were often based on general massing and overall floor plan. L-Form houses have an L-plan as one single integrated whole. They are 2½ stories tall and have gable roofs that intersect at a right angle, with their roof ridges at the same height. T-Form houses are based on a plan shaped like a T with both wings visible from the front.

There are 12 L- or T-Form homes in the North Hinsdale survey area. Only the following three are architecturally and/or historically significant and would be good candidates for individual local designation. There are just a few good examples of this vernacular type in the other surveys completed to date in Hinsdale. It is a type that is underappreciated and disappearing quickly. In the Town of Hinsdale survey area there are seven L- or T-Form houses and only one was ranked potentially significant due to alterations; in the Robbins survey area there are two L or T-Form houses, neither significant, and a third significant L-Form was demolished during that survey.



ornamental verge board and wood shingles. The two-story wing shelters the front door under a shed-roofed entry porch. Historic two-over-two windows with simple wood surrounds and window hoods adorn the façade. This house was awarded a Hinsdale Historical Society plaque and is in Sterling, Vol. 1, p. 171.

#### **Oliver J. Stough speculative house, 319 N. Washington Street, 1870**

Another speculative house built by Oliver Stough is illustrative of the vernacular T-Form, with a front-facing gable roof and a wing on either side, forming a T plan. Some materials are new, such as the clapboard and

#### **Oliver J. Stough speculative house, 132 N. Vine Street, 1882**

This is a speculative house built by Oliver Stough, who owned it until 1887 when it was sold to grocery store owner Edgar F. Davis and his wife, Alice. It is a very good example of what was once a common vernacular type throughout the Midwest – the L-Form – but is now difficult to find in this area. Most of these simple homes have been either demolished or extensively altered. This home has the characteristic front-facing gable with



wood fish scale shingles, but are historically appropriate. Originally a rental property, Sarah Jane and Sanford Hunt purchased the home from Stough in 1874 when it was located at the corner of Hickory and Garfield. According to local historian Mary Sterling, it was moved to its present location sometime between 1891 and 1916. The front porch was enclosed in 1951. This house has been designated a local landmark, is on the Hinsdale Historic Preservation Commission Map, and is included in Sterling, Vol. 2, p. 199.



#### **Dr. Frederick H. Van Liew House, 136 N. Washington Street, 1883**

This house is a very well preserved example of a T-Form vernacular type with separate entrances on each wing, one for the residence and one for the doctor's offices. Most impressive is the full-width front porch with slender columns supporting a low-pitched hipped roof. There are two-over-two historic storms and windows with decorative corner block trim, and decorative verge board in the front and side gables. Besides being a homeopathic physician, the first owner,

Dr. Van Liew, was a president of the Illinois Medical Association and a founding member of the Hinsdale Unitarian Church. The house was awarded a Hinsdale Historical Society plaque, is on the Hinsdale Historic Preservation Commission Map, and was featured on an Architectural Walk. It was included in Sterling, Vol. 1, p. 189.

### **PICTURESQUE STYLES OF THE LATE 19<sup>TH</sup> CENTURY**

The late 19<sup>th</sup> century saw the flowering of the Queen Anne style throughout the country, and this part of Hinsdale was no exception. The Queen Anne style is the most prevalent of several picturesque styles popular in America from about 1880 to 1910, and has roots in styles found during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses.

The Queen Anne style is well represented in Hinsdale. There are 16 Queen Anne style homes in the North Hinsdale survey area. The following four are architecturally and/or historically significant and would be good candidates for individual local designation. There are quite a few good examples of the Queen Anne style in the other surveys completed to date in Hinsdale. In the Town of Hinsdale survey area there are 29 Queen Anne houses, 16 of which were ranked significant; in the Robbins survey area there are 31 Queen Anne style houses and eight were ranked significant, and in the Downtown survey there is one Queen Anne style house.



### Heman and Phebe A. Fox House, 206 N. Washington Street, 1890

The Heman Fox house is an excellent example of the typical exuberance of the Queen Anne style, with its multiple gables, towers, and porches. Its most distinctive feature is probably the round corner tower with bell-shaped roof. Other features include the wood cornice with dentil and rope trim under the eaves, diamond pane window transoms, and corbelled brick

chimneys. A comparison with its illustration in *Hinsdale the Beautiful* p. 13 shows the brick house has not been changed much since 1893, except for extending the front porch around to the north side and simplifying its ornament. The historic coach house is still standing. The first owner, Heman Fox, was in the dry goods business with his brother Charles, in Fullersburg (now a section of north Hinsdale.) In 1875 Fox Brothers moved to a brick building at the southwest corner of Washington and Hinsdale avenues in Hinsdale. The Fox house has been awarded a Hinsdale Historical Society plaque, is on the Hinsdale Historic Preservation Commission Map, and was featured in Architectural Walks and Architectural Gems of Hinsdale. It is included in Sterling, Vol. 1, p. 192. It may be eligible for listing on the National Register of Historic Places under Criterion C for architecture.



### 306 N. Garfield Street, c. 1890

A more restrained example of the Queen Anne style, the house at 306 N. Garfield nonetheless has an irregularity of massing with its projecting bays and wraparound porch, together with some decorative ornamental features, that place it within the Queen Anne style. Noteworthy are the polygonal tower on the southwest corner and polygonal bay on the north elevation, as well as the exposed rafter tails under the eaves and the double door entrance.

### Frank and Ida Temple House, 128 N. Garfield Street, 1892-1895



Among the Queen Anne style homes in the survey area, this distinguished example stands out for its incorporation of Free Classic details. Irregular massing is evident in the multiple projecting bays and corner tower with conical roof. The front bay, beside the impressive wraparound porch, has cutaway corners, and in the gable, a classical, Palladian window. Other classical features include the round porch columns and railing with square balusters, and the dentil cornice and fascia under the eaves. The home is an early design by Elgin

architect W. W. Abell for its first owners, Frank and Ida Temple. William Wright Abell (b. Nov. 7, 1853 -- d. Jan. 23, 1916) arrived in Elgin in 1874 from Massachusetts. After eighteen years as a draftsman with the Elgin National Watch Company, he opened his own architectural practice in 1891. He designed many distinguished churches, commercial structures, public buildings, and residences in Elgin. The home won a Hinsdale Historic Preservation Award in 1993 and is on the Hinsdale Historic Preservation Commission Map.

### 104 N. Garfield Street, c. 1900

There are some homes from the turn of the 19<sup>th</sup> century whose design stands between the picturesque quality of the Queen Anne style and the symmetrical formality of the Colonial Revival style with its classical features. The home at 104 N. Garfield Street suggests the Queen Anne style with its two-story polygonal bay and offset front entry porch. Yet its paired roof brackets, and front porch with square columns and railing, are classical in influence. The hipped roof itself is reflective of the Prairie School that was just developing at this time. Although not a pure example of any one style, this handsome residence has been categorized as a Queen Anne Free Classic.



The Victorian period was a particularly rich time period for home construction in the North Hinsdale survey area. Besides many homes in the Queen Anne style, there are some less common picturesque styles found here that also employ irregularity and variety but have other distinctive characteristics. These include the Stick style, which has applied, spindly-type ornament, and the Shingle style, which is characterized by extensive use of shingles wrapping around corners and bays. Even less common is Chateauesque, a highly elaborate iteration of

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

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



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

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

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

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



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

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

the full width front porch with basket-handle arches supported by round columns with diamond patterns. Originally from Ohio, in 1880 Mr. Gates purchased a farm property with extensive clay deposits that he began fitting with kilns. The terra cotta company he founded eventually had projects executed in 47 states and 967 cities in the U.S. and Canada. Gates himself was an accomplished potter credited with 164 Teco designs.



made possible the development of the skyscraper. He is responsible for the design of many seminal commercial structures. Mundie started as a draftsman in Jenney's office in 1884 and by 1891 had become his partner. The partnership continued to design major commercial structures in the city. The Gates House was recorded in *Inland Architecture and News Record*, 1894, Volume 23, Number 1. It is included in the Illinois Historic Structures Survey and has been included in the Hinsdale Historic Preservation Commission Map, the Hinsdale Historical Society Architectural Walks and the Hinsdale Architectural Society Architectural Gems. This house may be eligible for listing on the National Register of Historic Places under Criterion A, History, for its association with the American Terra Cotta Company, and Criterion C, Architecture.



rusticated limestone facing, with a wide, Roman arch entrance. Other significant features include

The architectural firm responsible for the home's design, Jenney & Mundie, was a prominent local firm with national influence. Jenney & Mundie is the partnership of William LeBaron Jenney (b. 1832 – d. June 1, 1907) and William Mundie (b. April 30, 1863 – d. March 27, 1939) that operated from 1891 through 1903. Jenney is considered one of Chicago's leading architects following the Great Fire of 1871. His 1885 Home Insurance Building in downtown Chicago introduced skeleton frame construction that

#### **Unity Church, 11 W. Maple Street, 1889**

The Unity Church Society of Hinsdale was organized in 1887, as the second Unitarian congregation in the village, after the first one had disbanded. They built this structure in 1889 on a parcel of land Oliver Stough donated together with \$5000 cash for its construction costs [Dugan, p. 172]. It was designed by C. A. Alexander [Hinsdale Historic Preservation Commission Map] in a simplified Richardsonian Romanesque style. Characteristic is the use of

the low-pitched hipped roof with flared eaves on the main section, and the square corner tower with steeply pitched pyramidal roof and flared eaves. Rows of double-hung windows have diamond pane transoms. The church is on the Hinsdale Historic Preservation Commission Map.

## CLASSICAL INFLUENCE OF THE 1893 WORLD'S FAIR

Despite the predominance of Queen Anne and other picturesque styles in the late 19<sup>th</sup> century in Hinsdale, another design theme came to prominence after the classically themed World's Columbian Exposition of 1893. Taking inspiration from classical models, this design theme found its expression in the Colonial and Classical Revival styles. Although the use of similar classical elements such as round columns, pediments, porticos, cornices, and classical trim follows that employed in other time periods, the overall massing of these turn of the 20<sup>th</sup> century Colonial and Classical Revival homes is quite different than the Colonial Revival style that dominates the late 1920s through the 1940s. In this period houses are generally more vertical in appearance, with a hipped roof and symmetrical façade of three bays.

### 428 N. Lincoln Street, c. 1910

This house is a handsome and intact example that is characteristic of the Colonial Revival style of this period. The symmetrical three-bay façade dominated by an entry portico and topped with a hipped roof dormer dates it clearly in the early 1900s. The paneled wood door with sidelights and transom, and the multi-light windows with shutters, are all enduring characteristics of the Colonial Revival style from all time periods.



### Christian and Lena Dod House, 123 N. Grant Street, 1907

This fine Classical Revival home shares many of the same defining features as Colonial Revival homes of the period. What defines it as Classical Revival, however, are the handsome fluted pilasters with ornate capitals on the corner of the front façade. The relatively steeply pitched multi-hipped roof has flared ends and broad overhanging eaves and it is highlighted with a gabled dormer with cornice returns, classical pilasters, and a triple keystone. The full-width front porch has polygonal columns with classical capitals and scrolls under the roof.



Christian Dod was secretary of the Architectural Detailing Company in Chicago, which may explain the attention to decorative features. This house is included in the Illinois Historic Structures Survey and is recognized by the Hinsdale Historical Society. It is included in Sterling, Vol. 2, p. 72.

## EARLY 20<sup>TH</sup> CENTURY HIGH STYLES BREAK WITH HISTORIC PRECEDENT

Development in the North Hinsdale survey area in the first decades of the 20<sup>th</sup> century followed design trends toward the Prairie and Craftsman styles, and their vernacular expressions, the American Foursquare and the Bungalow. At this time architects began designing buildings in styles that bore no reference to prior historical architectural styles but looked to other areas of inspiration for stylistic ideas. With the Prairie School style in particular, there was an intent to have architecture fit more into the rhythm of the surrounding natural landscape. In these styles, the pure expression of materials, without unnecessary ornamentation, was the dominant design feature.

The Prairie School style of architecture is frequently regarded as America's first indigenous residential architectural style because it takes its inspiration from the horizontality of the Midwest's most characteristic natural feature, the prairie. Identifying features of Prairie School 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 School buildings generally have a solid quality, as if rooted to the earth.

There are three Prairie homes in the North Hinsdale survey area. The following two are architecturally significant and would be good candidates for individual local designation. There are not a lot of Prairie School structures in Hinsdale, but there are some noteworthy ones in the other surveys completed to date in Hinsdale. In the Town of Hinsdale survey area there are three Prairie houses, of which two were ranked significant; in the Robbins survey area there are 13 Prairie style houses and 10 of these were ranked significant.

### Gordon Abbott House, 105 N. Grant Street, 1912

The Gordon Abbott House, a 1912 design by William Drummond, a chief draftsman in the studio of Frank Lloyd Wright, is one of the few Prairie School residences in Hinsdale. The Abbott House is a very characteristic example of the Prairie School, with its emphasis on horizontality expressed in the flat roof, dark wood bands



accenting pale stucco walls, and rows of casement windows. The main entrance is under an arcaded porch at the ground level.

William Drummond (b. Mar. 28, 1876 – d. 1946) was a Prairie School architect who joined Frank Lloyd Wright's studio in 1899, finally departing in 1909. Born in New Jersey, his family came to Chicago when he was 10. He attended classes in architecture at the University of Illinois while working as a carpenter. He became acquainted with Wright's work in Oak Park on one of his many long evening walks, applied for a position, and was hired within days. He also worked as a draftsman for Richard Schmidt and D. H. Burnham during the same time. From 1910 to 1915 Drummond partnered with Louis Guenzel, during which time this house was designed. After that Drummond practiced alone, abandoning the Prairie style after World War I. The house is included in the Illinois Historic Structures survey, is on the Hinsdale Historic Preservation Commission Map, and was included among the Hinsdale Architectural Society Architectural Gems. This house may also be eligible for listing on the National Register under Criterion C for architecture.

#### 124 N. Lincoln Street, c. 1915

As the influence of the Prairie School began to be felt on mass housing design and construction for the middle class of the early 20<sup>th</sup> century, a transitional form of the style emerged, commonly called the Prairie Box. With a box-like massing that was popularized in the American Foursquare, this style variant has distinctive Prairie details. The most notable aspect of 124 N. Lincoln is its porch, with low pitched hipped roof whose eaves extend dramatically beyond the paired and tripled square porch supports.

The use of wood shingles along the porch wall, clapboard at the first floor, and stucco at the second offers variety of surface texture. This house is included in the Illinois Historic Structures Survey.



The American Foursquare, an extremely popular early 20<sup>th</sup> century house type, was influenced by these stylistic innovations. It is the second most well represented style or type in the survey area (after the Colonial Revival style). The simple, symmetrical box-like form of the American Foursquare with its hipped roof and full-width front porch owes much to the earth-hugging character of many Prairie School designs. American Foursquare houses are typically square or nearly square in plan with four equal-sized rooms in each corner. The porch has classical or squared-off columns and piers, and there are overhanging eaves and hipped roof dormers. These houses were inexpensive to build since they did not have any of the elaborate features so fashionable in the later 19<sup>th</sup> century, and they became very popular with the middle class. Plan book and catalog companies featured many Foursquare designs between 1900 and 1925.

The North Hinsdale survey area has a relatively large number of American Foursquares compared to the other areas surveyed in Hinsdale to date – 23 examples. These have been well preserved and a number of them retain their historic integrity. The following five are architecturally significant and would be good candidates for individual local designation. Although the other architectural surveys have a number of this vernacular type, few are as well preserved. In the Town of Hinsdale survey area there are 11 American Foursquares and two were ranked significant; in the Robbins survey area there are also 11 American Foursquares and only one was ranked significant, and in the Downtown survey there are two American Foursquares, neither of which was ranked significant.



#### **George E. Wolf House, 235 N. Grant Street, 1905**

This earlier American Foursquare has a taller appearance than the others that follow, showing less of the Prairie School influence that had such an impact on this popular type. It does exhibit the characteristic features in its hipped roof with hipped roof dormer, and full-width front porch with round columns and square balusters. It has been well preserved, with its original clapboard and a historic 1928 bay window addition. The first owner, George E. Wolf, was a

bookkeeper and later a manufacturer at a radiator company. During World War I he served in the motor transport corps of the Home Guard. The house has been in the Ziegweid family since 1921. A son of this family, John Ziegweid, has been an important researcher and contributor to the historical records of Hinsdale. This house is included in *Sterling*, Vol. 1, p. 80.



#### **11 N. Vine Street, c. 1910**

The home at 11 N. Vine Street is an American Foursquare with the broad horizontality that is characteristic of its Prairie School influence. It is a well-preserved example of this type in clapboard, a material that is all too frequently covered with non-historic siding materials. The full-width front porch has square columns and railing and the front hipped-roof dormer is sided with wood shingles.



### 15 N. Vine Street, c. 1910

This house too, at 15 N. Vine Street, has the low-pitched hipped roof and general horizontality of its Prairie School influence. This iteration is in brick, a less common material for this popular type. It is a very well preserved example with few alterations, although an addition is currently under construction in the rear. The full width front porch has square brick columns and brick knee walls with stone caps.



Two examples of the American Foursquare in stucco can be found at **420 N. Lincoln Street** and **117 W. North Street**. Both built c. 1915, they are excellent examples of this style. The home at 420 N. Lincoln Street (above left) has a full-width front porch with round columns and paneled knee walls; 117 W. North Street (above right) has a narrower front entry porch with hipped roof supported by large brackets. Original windows remain in the house, with a distinctive geometric pattern in the upper sash of the double hungs. Although there are American Foursquares to be found in other parts of Hinsdale, these are particularly well preserved and worthy of landmark recognition.

The other important style from the early 20<sup>th</sup> century not based on historic precedent, the Craftsman style, is not well represented in the survey area. There is only one significant example of a Craftsman Bungalow, which combines Craftsman style detailing with the popular Bungalow type. The 1½-story bungalow was built in quantity by contractors/builders and usually includes broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials can be brick with cut stone trim, or frame. There are typically built-in Arts and Crafts features on the interior. When specific Craftsman detailing such as exposed rafter ends and decorative brackets or knee braces under shallow gable roofs are combined with the Bungalow form, these homes are called Craftsman Bungalows.

In the North Hinsdale survey area there is a rather substantial number of Craftsman and Craftsman Bungalow style houses. However, only the following Craftsman Bungalow was

ranked architecturally significant out of 13 Craftsmans and eight Craftsman Bungalows. This house, 326 N. Garfield, would be a good candidate for individual local designation. In the other surveys completed to date there are very few of this style found – only one Craftsman Bungalow in the Town of Hinsdale and three in Robbins, none of which was ranked significant.

### 326 N. Garfield Street, c. 1910

The Craftsman Bungalow at 326 N. Garfield Street features a side gable roof dominated by a large, gable-fronted dormer with wood shingles. The full-width front porch has square, tapered columns resting on block piers and a solid knee wall. There is wide fascia and dentil trim.



## THE 1920S THROUGH 1940S BRING A RETURN TO HISTORIC REVIVAL STYLES

The 1920s were a boom time for construction throughout the country, and many new homes were built in the survey area during that time. Architectural favor returned to historic revival styles that were influenced by classical and other models and this trend continued into the 1940s. One of the most common of the revival styles is Tudor Revival, based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco, and half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.

There are five Tudor Revival style homes in the North Hinsdale survey area. The following two are architecturally significant and would be good candidates for individual local designation. There are some good examples of the Tudor Revival style in the other surveys completed to date in Hinsdale. In the Town of Hinsdale survey area there are three Tudor Revival style houses, all of which were ranked significant; in the Robbins survey area there are nine Tudor Revival houses and four were ranked significant.



### **Christian and Lena Dod House, 138 N. Grant Street, 1921**

This second Hinsdale home for the Dods is a distinguished Tudor Revival cottage designed by noted local architect William Barfield. The 1½ story brick home has multiple gable roofs with broad overhanging eaves and half-timbering in the gable walls. Entry is under a gable-roofed porch on the south side of the house. Decorative features include square corner columns with concrete ornament, concrete flower boxes, and concrete corner blocks at the window sills. William G. Barfield (b. September 19, 1857 – d. April 4, 1945, Hinsdale, IL) was a native of England who came to the U.S. in 1882. He established an architectural practice in Chicago from 1882 to 1935. A longtime resident of Hinsdale, Barfield designed his own home in 1912 at 136 S. Oak Street in the Robbins area, and then lived the latter part of his life at 112 N. Lincoln Street (now demolished). Between 1882 and 1935, Barfield designed several commercial structures in downtown Hinsdale including the Hinsdale State Bank at 101 S. Washington. The home at 138 N. Grant Street is on the Hinsdale Historic Preservation Commission Map.



### **Dr. E. C. Schultz House, 111 N. Washington Street, 1927**

This 1927 brick home is an excellent example of a two-story Tudor Revival. The front gable features half-timbering and arched diamond paned windows. There is a front window bay with copper roof. The main entrance, which is at the side, is surrounded by stone and has a recessed segmental arched front door with diamond lights.

Colonial Revival became the most popular historic revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th-century homes. Most of these buildings are symmetrical and rectangular in plan, generally with a horizontal emphasis. Many front facades have classical – temple-like – entrances with projecting porticos topped by pediments. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters. Other classical elements include columns, pediments, porticos, and multi-light windows, commonly with shutters. The Colonial Revival style dates from the years following the 1876 United States Centennial Exposition held in Philadelphia until the mid-1950s. Its popularity remains strong into the 21<sup>st</sup> century as many of the newly constructed homes today are built in a Neo-Colonial style.

There are 21 Colonial Revival style structures from this time period in the North Hinsdale survey area. The following four are architecturally significant and would be good candidates for individual local designation. This was a very popular style in Hinsdale and there are other good examples in the other surveys completed to date. In the Town of Hinsdale survey area there are 10 historic Colonial Revival style structures and two were rated significant; in the Robbins survey area there are 28 Colonial Revival houses and nine were ranked significant.



### William A. Luthin House, 224 N. Grant Street, 1940

This two-story brick home is a good example of a lean form of Colonial Revival style domestic architecture influenced by modernism, which characterizes the latter part of this style's popularity. The principal façade of this symmetrical, hipped roof structure is dominated by a slightly projecting entry bay. The single front door has a classical surround, and above it, there is an octagonal window. Brick quoins accent the corners of the home, and the multi-paned

and shuttered windows clearly mark it within the Colonial Revival design tradition. The architect of record on the building permit was Julius Floto.



### Frederick Regnery House, 216 N. Garfield Street, 1938

This is one of two Colonial Revival homes in the survey area by Hinsdale architect Philip Duke West. The Regnery House at 216 N. Garfield Street has a side-gabled roof pierced with three regularly spaced, through-the-cornice dormers. The first-floor bays are arranged asymmetrically, with an oriel window to one side, and the front entry to the other. This entry is recessed and has a classical hood and shutters.

### 421 W. Maple Street, 1941

This larger, two-story Colonial Revival home, also designed by Philip Duke West, displays a more traditional, symmetrical façade. Side gabled and three bays wide, the house has a recessed center front entry with a classical surround, six-panel front door, and sidelights. What sets this house apart from other examples of Colonial Revival is the varied use of materials – stone cladding on the first floor and wood shingles on the second. The copper-roofed oriel is also distinctive.



Philip Duke West (b. May 2, 1905 – d. November 16, 1974) was one of Hinsdale's better-known architects during the mid-20<sup>th</sup> century. After receiving his architectural degree from the University of Michigan, he apprenticed with Holabird & Root, Philip Maher, and Schmidt, Garden & Erickson before forming his own firm in 1947. He was active in local civic affairs and served on Hinsdale's Plan Commission for a time. His own home, a 1941 Ranch at 111 N. Madison Street, is also in the survey area.



### **Burns Field Shelter House, 320 N. Vine Street, 1934**

This Colonial Revival style park building was designed by local architect Harold Zook, who is best remembered for his signature residential designs. This diminutive, one-story brick building is dominated by an oversized projecting, front-gabled entry. The precisely executed façade has an impressive entrance with a scrolled broken pediment set off by brick corner quoins. On either side are multi-pane double hung windows that

are visually linked to the entry by a frieze and cornice. The side-gabled building has end chimneys and flat-roofed wings on either side. Balustrades once atop the wings have been removed.

Harold R. Zook. (b. 1889 – d. April 1949) is a recognized Hinsdale architect who employed distinctive design elements including thatched roofs, chamfered beams, and spider-web designs. Educated at the Armour Institute of Technology (now IIT), he worked with Howard Van Doren Shaw until he opened his own practice. Of the 92 buildings that have been authenticated as Zook designs 37 are located in Hinsdale. In the survey area, the Burns Field Shelter House is his only design. Zook served as chairman of the Hinsdale Plan Commission from 1932 until his death. During his tenure a master plan for the village core was adopted. Burns Field is a large urban park that was a project of the federal Civilian Conservation Corps and the shelter was part of that project. This building is a designated local landmark and is on the Hinsdale Historic Preservation Commission Map.

## **LATER DEVELOPMENT**

The scattered construction that occurred throughout the survey area immediately after World War II was typical of the period – Ranches, Raised Ranches, Minimal Traditional, and Split Levels. A few buildings were built in the 1960s of similar popular types. In the 1970s and 1980s, new construction began to accelerate, with 33 homes constructed in those two decades. But it was in the 1990s that full-scale demolition and new construction really took off. Since 1990, 57 new homes have been constructed. One more historic home was lost during the time this survey was under way. As this pace continues, the overall historic character of the neighborhood is rapidly eroding. Any of the structures described here could disappear within the next few years.

## CONCLUSION

The North Hinsdale Survey Area today displays a wide variety of architectural styles and types spanning a time period of over 130 years. Particularly noteworthy are well-preserved 19<sup>th</sup> century homes representing the earliest period of development of the village. However, the spate of new construction in the past 15 years has resulted in the loss of many historic homes, seriously undermining the overall historic character of the area.

There are a total of 294 properties in the survey area. Of these, there are 292 principal structures of which 288 are single-family residences. Four parcels have non-residential structures. It is likely that new homes will be constructed on the two existing vacant lots, bringing the total to 290 single-family homes. Of the 292 principal structures, 30 (10%) have been ranked architecturally or historically significant, 125 (43%) have been ranked contributing to the character of a historic district, and 137 (47%) have been ranked non-contributing. There are 169 secondary structures, mostly garages, and 27 of these were ranked contributing. Almost half of the structures in the survey area are non-historic, and two or more non-historic structures can be found on every block in the survey area. Since the *Hinsdale Reconnaissance Survey* was completed by our predecessor firm in 1999, the following nine identified architecturally and/or historically significant homes in the survey area have been demolished: 314 N. Garfield Street, 221 Madison Street, 112, 225, 303, and 306 N. Lincoln Street, 115 and 205 N. Washington Street, and 123. W. Walnut Street.

## DESIGNATE MORE BUILDINGS AS INDIVIDUAL LANDMARKS

There are two choices for landmark designation: inclusion in the National Register of Historic Places and designation as a local Hinsdale landmark. The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. No protection against alteration or demolition is offered, however, with inclusion on the National Register.

The advantage of local designation is that the city has control over future alterations to a designated property through the permit review process. This can ensure that the character of a historic neighborhood and of individual significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation can prevent demolition of designated structures. These advantages apply whether properties are individually listed as landmarks or are contributing buildings within historic districts.

Both types of designations, National Register and local, allow homeowners to participate in tax incentive programs. Owner-occupants of residential, one- to six-unit, designated landmark buildings or contributing buildings in a historic district may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the Assessor's Fair Market Value on a rehabilitation that meets the Secretary of the Interior Standards for Rehabilitation. Additional information is available from the Tax Incentives Manager at the Illinois Historic Preservation Agency.

There are three structures that could be eligible for individual listing on the National Register of Historic Places. All of them are single-family homes. The current owners should be strongly encouraged to initiate the designation process. These structures are:

**William Day and Ida M. Gates House, 134 N. Lincoln Street**, designed by Jenney and Mundie and built in 1894. Potentially significant under Criterion C, architecture, as an excellent example of an architectural style, Chateauesque, rarely found in the Midwest, by an internationally known architect; and under Criterion A, history, for its associations with the founder of the American Terra Cotta and Ceramic Company, a firm that had an immeasurable influence on building construction in the early part of the 20<sup>th</sup> century.

**Heman and Phebe A. Fox House, 206 N. Washington Street**, built in 1890. Potentially significant under Criterion C, architecture, as an excellent example of the Queen Anne style within the village of Hinsdale.

**Gordon Abbott House, 105 N. Grant Street**, designed by William Drummond and built in 1912. Potentially significant under Criterion C, architecture, as one of the few Prairie School residences in Hinsdale, designed by an associate in the studio of Frank Lloyd Wright.

The North Hinsdale Survey Area has 30 significant rated buildings, of which only two are currently designated local landmarks. To counteract development pressures to tear down historic houses and replace them with new houses, this report recommends an increased program of individual local landmark designations. Any of the 28 buildings ranked significant and not yet designated would be a potential candidate for individual landmark designation. Nine of the buildings not yet designated were identified in the 1970s Illinois Historic Structures Survey. All of them have been illustrated and discussed in this report. They are listed again below:

- 104 N. Garfield Street, c. 1900 Queen Anne Free Classic
- 128 N. Garfield Street, Frank and Ida Temple House, 1892-1895 Queen Anne Free Classic designed by W. W. Abell
- 216 N. Garfield Street, Frederick Regnery House, 1938 Colonial Revival designed by Philip Duke West
- 306 N. Garfield Street, c. 1890 Queen Anne
- 326 N. Garfield Street, c. 1910 Craftsman Bungalow
- 105 N. Grant Street, Gordon Abbott House, 1912 Prairie School designed by William Drummond
- 123 N. Grant Street, Christian and Lena Dod House, 1907 Classical Revival
- 138 N. Grant Street, Christian and Lena Dod House, 1921 Tudor Revival designed by William Barfield
- 224 N. Grant Street, William A. Luthin House, 1940 Colonial Revival designed by Julius Floto
- 235 N. Grant Street, George E. Wolf House, 1905 American Foursquare
- 306 N. Grant Street, Oliver J. Stough House, 1867 Italianate
- 118 W. Hickory Street, Humphrey House, 1888 Stick style
- 111 N. Lincoln Street, George Smith House, 1894 Shingle style
- 119 N. Lincoln Street, David L. Perry House, 1866 Italianate
- 124 N. Lincoln Street, c. 1915 Prairie Box

134 N. Lincoln Street, William Day and Ida M. Gates House, 1894 Chateauesque designed by Jenney and Mundie

319 N. Lincoln Street, A. H. Blodgett House, 1877 Italianate

420 N. Lincoln Street, c. 1915 American Foursquare

428 N. Lincoln Street, c. 1910 Colonial Revival

11 W. Maple Street, Unity Church, 1889 Richardsonian Romanesque designed by C. A. Alexander

421 W. Maple Street, 1941 Colonial Revival designed by Philip Duke West

117 W. North Street, c. 1915 American Foursquare

11 N. Vine Street, c. 1910 American Foursquare

15 N. Vine Street, c. 1910 American Foursquare

132 N. Vine Street, Oliver J. Stough speculative house, L-Form, 1882

111 N. Washington Street, Dr. E. C. Schultz House, 1927 Tudor Revival

136 N. Washington Street, Dr. Frederick H. Van Liew House, T-Form, 1883

206 N. Washington Street, Heman and Phebe A. Fox House, Queen Anne, 1890

## HISTORIC DISTRICTS

It is clearly too late to consider designation of all or part of the survey area as either a National Register or a local historic district. Almost half (47%) of the buildings are non-historic; some blocks, particularly along the western edge of the survey area, have very few historic buildings remaining. Unfortunately, it is not even possible to draw a very tight historic district boundary around some of the blocks on the eastern edge of the survey area. Although the greatest concentration of architecturally significant buildings are located generally along Grant, Lincoln, Washington, and Garfield Streets between Maple and North streets, on every single block in which there are significant buildings, there are also three or more non-contributing buildings. There is not a single block, looking across to both sides of the street, that does not have obtrusive new construction.

## ENCOURAGE MORE HISTORICALLY APPROPRIATE ALTERATIONS

There are many historic structures in the survey area that are potentially significant structures, but have been altered in ways that are incompatible with their original historic character. The individual survey forms are very clear about which existing features are alterations. Some of these houses were photographed as part of the Illinois Historic Structures Survey that was done in the early 1970s. Many of them have been awarded plaques by the Hinsdale Historical Society, indicating that the owners are interested in the historic character of their homes. If at any time the owners of these homes apply for a building permit to do additional work, the Historic Preservation Commission should offer advice to them on what kinds of changes would be more historically sympathetic. The information on the survey forms, together with photos of prior historic features, can be used as a reference. The following houses were recognized in past surveys but have been altered:

1868 L-Form at 137 N. Lincoln Street, IHSS

1870 Italianate at 133 N. Washington Street, DuPage County list

c. 1875 Italianate at 23 W. Walnut Street, IHSS  
c. 1898 L-Form at 31 E. Walnut Street, *Hinsdale the Beautiful*

## PRESERVING THROUGH EDUCATION

Hinsdale is an attractive community to newcomers who may not be aware of, or have an appreciation of, its rich history. Other communities have initiated public education efforts to make historic preservation a local priority. Some suggestions might include:

- Inform realtors of the importance of specific architecturally and historically significant properties, and provide materials on the potential tax benefits that are available to purchasers of those properties so they can use this information in their marketing efforts.
- Counter the tear-down phenomenon by hosting a program and producing printed or web-based material on designing additions that are sensitive to the historic character of buildings.
- Continue to sponsor lectures, publications, exhibits, and house walks on historic architecture, technical topics related to rehabilitation, and incentives for historic preservation.

It will be a difficult challenge to preserve Hinsdale's past under the extreme economic pressure for demolition that is only likely to increase. A wide variety of efforts will be required that embrace regulatory, voluntary, educational, and promotional strategies. However, some action must be taken so that Hinsdale's future does not completely destroy its past.

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## CREDITS

This report was prepared by Granacki Historic 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 located at 19 E. Chicago Avenue, Hinsdale, IL 60521.

Project staff included:

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Jennifer Kenny, Project Assistant

Lara Ramsey, Field Surveyor

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



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P.O. Box 37127  
Washington, D.C. 20013-7127

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Equal Employment Opportunity Officer  
Illinois Historic Preservation Agency  
One Old State Capitol Plaza  
Springfield, IL 62701

## APPENDIX A EVALUATION CRITERIA

All principal buildings in the survey area were evaluated first for local architectural significance using the criteria as stated in the Hinsdale Historic Preservation Ordinance. "S" (significant) indicates that the building has local architectural importance when compared to similar buildings in the community and may be eligible for listing as a local landmark. "C" (contributing) indicates a building that is not architecturally distinctive but has the identifiable characteristics of a historic building and would contribute to the character of a locally designated historic district. "NC" (non-contributing) is a non-historic building or one so altered that it is no longer recognizable as historic.

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, or if it had alterations that were considered irreversible.

Second, the principal 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, to the extent known, 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 local landmark; DCHI, which indicates the building was listed in the *DuPage County Cultural and Historical Inventory*; IHSS, which indicates the building was included in the Illinois Historic Structures Survey, completed by the State Historic Preservation Office in the early 1970s; NRHP, which indicates that the building is individually listed on the National Register of Historic Places. HHS indicates the Hinsdale Historical Society has noted the structure as either architecturally or historically important in some way, and/or has awarded it a historic plaque. ArchWalks is a brochure published by the Hinsdale Historical Society and ArchGems is a brochure published by the Hinsdale Architectural Society. HTB refers to *Hinsdale the Beautiful*, a historic brochure featuring homes and history.

## 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, feeling, 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 unsympathetic and/or overpowering additions. In some cases, buildings with modern siding materials were included if it was determined the siding could be removed.

#### **B. 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. Must at least possess the readily recognizable and distinctive massing of a historic structure.

### C. Non-contributing (NC)

- Age. Buildings less than 50 years old.
- Integrity. Any building over 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 and the structure is no longer recognizable as historic.

## APPENDIX B

### SURVEY METHODOLOGY AND SURVEY FORM

Several ways of collecting information were used to complete the computerized database and data form for each principal structure surveyed. 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. Information from their archives and files was recorded on the back of the forms or on continuation sheets. Other published texts, walking tours, and locally prepared lists were also consulted. All are listed in the bibliography.

Dates of construction and the names of architects and builders in the Village of Hinsdale come from several sources. Many are from building permit records in the village office. Others are from records at the Hinsdale Historical Society or from *Hinsdale's Historic Homes*, a two-volume set by Mary Sterling. In cases where no other information was available, the surveyor estimated a date of construction. 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 (1992). Architectural style and vernacular type names used throughout have been approved for use in previous surveys conducted by our firm for 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 village as a whole. The Hinsdale Historic Preservation Commission also had the opportunity to review the survey forms before they were finalized.

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	<input type="text"/>
DIRECTION	<input type="text"/>
STREET:	<input type="text"/>
ABB	<input type="text"/>
PIN	<input type="text"/>
LOCAL SIGNIFICANCE RATING	<input type="text"/>
POTENTIAL IND NR? (Y or N)	<input type="text"/>
CRITERIA	<input type="text"/>
Contributing to a NR DISTRICT?	<input type="text"/>
Contributing secondary structure?	<input type="text"/>
Listed on existing SURVEY?	<input type="text"/>

### GENERAL INFORMATION

CATEGORY	<input type="text"/>	CURRENT FUNCTION	<input type="text"/>
CONDITION	<input type="text"/>	HISTORIC FUNCTION	<input type="text"/>
INTEGRITY	<input type="text"/>	REASON for SIGNIFICANCE	<input type="text"/>
SECONDARY STRUCTURE	<input type="text"/>	<input type="text"/>	
SECONDARY STRUCTURE	<input type="text"/>	<input type="text"/>	

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text"/>	PLAN	<input type="text"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text"/>
DATE of construction	<input type="text"/>	ROOF TYPE	<input type="text"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text"/>
DATE SOURCE	<input type="text"/>	FOUNDATION	<input type="text"/>
WALL MATERIAL (current)	<input type="text"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL (original)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text"/>
SIGNIFICANT FEATURES	<input type="text"/>		
ALTERATIONS	<input type="text"/>		

GRANACKI HISTORIC CONSULTANTS, 2005



**HISTORIC INFORMATION**

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

<input type="text"/>	
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**HISTORIC INFO**

<input type="text"/>
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**LANDSCAPE**

<input type="text"/>
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**PHOTO INFORMATION**

ROLL1   
FRAMES1   
ROLL2   
FRAMES2   
ROLL3   
FRAMES3   
DIGITAL PHOTO ID

**SURVEY INFORMATION**

PREPARER   
PREPARER ORGANIZATION   
GRANACKI HISTORIC CONSULTANTS  
SURVEYDATE   
SURVEYAREA

GRANACKI HISTORIC CONSULTANTS, 2005

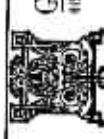


## **INVENTORY OF BUILDINGS IN THE NORTH HINSDALE SURVEY AREA**





STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
20	E	AYRES	ST Dutch Colonial Revival	c. 1925		C			
24	E	AYRES	ST Dutch Colonial Revival	c. 1925		C			
30	E	AYRES	ST Split-Level	1959		NC			
6	W	AYRES	ST Neo-Colonial	1956	Turley House	NC	Schiller, Norman	Kronenburg Construction	
120	W	AYRES	ST Neo-Colonial	1988		NC	Evans, Ryan R.	Thompson, Tim Inc.	
206	W	AYRES	ST No Style	1946	Butler, Dr. Leslie House	NC	Yeretsky, Norman		
211	W	CHICAGO	AV Freestanding Office	1968		NC			
317	W	CHICAGO	AV American Foursquare	1923	Roth, Frank A. House	C	Dawson, Thomas	Dawson, Thomas	
323	W	CHICAGO	AV Craftsman Bungalow	c. 1915		C			
417	W	CHICAGO	AV Cross Gable	c. 1890		NC			
7	N	CLAY	ST Neo-Shingle	2002		NC	Culligan Abraham Construction	Culligan Abraham Construction	
8	N	CLAY	ST Neo-Colonial	1997		NC		Mike's Enterprises	
11	N	CLAY	ST Bungalow	c. 1910		C			
12	N	CLAY	ST Neo-Traditional	1997		NC	Architects Plus Ltd.	Mike's Enterprises	
16	N	CLAY	ST Neo-Colonial	1998		NC	Swanson, Raymond	Mike's Enterprises	
20	N	CLAY	ST Queen Anne	c. 1885		C			
101	N	CLAY	ST Contemporary	1973		NC	Matocha, James		
108	N	CLAY	ST Neo-Traditional	1989		NC	Olson, Steven C.	Dressler Homes, Inc.	
111	N	CLAY	ST Neo-Traditional	1974		NC	Matocha, J.	Matocha, George	



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
116	N	CLAY	ST Neo-Traditional	2001		NC	Javosik, Mark A.	Benson Development Company	
118	N	CLAY	ST Raised Ranch	1953		C	Kronenburg Associates	Kronenburg Construction	
120	N	CLAY	ST Raised Ranch	1952		NC	Kronenburg Associates	Kronenburg Construction	
123	N	CLAY	ST Neo-Traditional	1974		NC	Matocha, James	Matocha, George	
125	N	CLAY	ST Gable Front	c. 1890		C			
127	N	CLAY	ST No Style	c. 1900		NC			
130	N	CLAY	ST Neo-Traditional	1983		NC	Heiman, Maxwin	Sieuler's Construction Company	
133	N	CLAY	ST Neo-Traditional	1994		NC	Deluca, Nicholas & Associates	Prairie View Builders	
137	N	CLAY	ST Gable Front	1883	Stough, Oliver J. (Spec) House	C		HHS/plaque	
201	N	CLAY	ST American Foursquare	c. 1910		C			
206	N	CLAY	ST Minimal Traditional	1950s		NC			
207	N	CLAY	ST Minimal Traditional	1946	Van Lone, Grant House	C	Reinhold, O.		
211	N	CLAY	ST Colonial Revival	1940	Zink, C. W. House	C	Green, M. J.		
212	N	CLAY	ST Ranch	1955	Armstrong, Mrs. Merwin House	C	Smithson, Jr., A. T.	Braun & Loehman	
215	N	CLAY	ST No Style	1924	Wermeister, Albert House	NC	Dahl, A. C.	Hofer, H.	
217	N	CLAY	ST Bungalow	1925	Nielsen, Charles H. House	C		Nielsen, Andrew	

STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
218	N	CLAY	ST Ranch (former)	1955		NC	Nerad & Carlson	Beverly Homes	
224	N	CLAY	ST Ranch	1955		C	Nerad & Carlson	Beverly Homes	
225	N	CLAY	ST Neo-Colonial	1989		NC	Virtanen, Timo	Tim Thompson, Inc.	
104	N	GARFIELD	ST Queen Anne - Free Classic C.	1900		S			
108	N	GARFIELD	ST Gable Front	c. 1900		C			
112	N	GARFIELD	ST American Foursquare	c. 1900		C			
120	N	GARFIELD	ST Queen Anne	1883	Johnston, William & Mary House	C			
128	N	GARFIELD	ST Queen Anne - Free Classic	1892-1895	Temple, Frank & Ida House	S	Abell, W. W.		HHS
138	N	GARFIELD	ST Craftsman	1923	Porter, A. H. House	C	Porter, A. H.		HHS
216	N	GARFIELD	ST Colonial Revival	1938	Regnery, Frederick House	S	West, Philip Duke		
222	N	GARFIELD	ST Neo-Traditional	2001		NC	Parsons Architects	Glazier Corp.	
224	N	GARFIELD	ST Ranch	c. 1945		C			
306	N	GARFIELD	ST Queen Anne	c. 1890		S			
314	N	GARFIELD	ST Neo-French	2001	Johnston House	NC	G.O. Architects	Kenna Builders	
322	N	GARFIELD	ST L-Form	1869		C			HHS/plaque
326	N	GARFIELD	ST Craftsman Bungalow	c. 1910		S			
330	N	GARFIELD	ST Queen Anne	c. 1895		C			
404	N	GARFIELD	ST Craftsman Bungalow	c. 1915		NC			

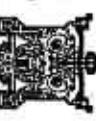
STREET DIR NO	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
408	N GARFIELD	ST Bungalow	c. 1905		C			
414	N GARFIELD	ST Colonial Revival	c. 1920		C			
418	N GARFIELD	ST Craftsman	c. 1915		NC			
424	N GARFIELD	ST Bungalow	c. 1900		NC			
16	N GRANT	ST Cape Cod	1947	Bachman, Mrs. L. House	C		Rohr, Fred	
20	N GRANT	ST American Foursquare	c. 1910		C			
24	N GRANT	ST Neo-Traditional	2002		NC			
105	N GRANT	ST Prairie School	1912	Abbott, Gordon House	S	Drummond, William	IHSS, Arch Gems	
111	N GRANT	ST Craftsman	c. 1915		C			IHSS
112	N GRANT	ST Split-Level	1963	Peterson, Alma House	NC	Eddy, Don	Dressler, Paul	
118	N GRANT	ST Neo-Traditional	1971	Holland, S. B. House	NC	Nemoede, Alfred H.	Paul Dressler, Inc.	
119	N GRANT	ST Greek Revival	1873	Stough House	C		Arch Walks	
122	N GRANT	ST Queen Anne	1886	Pearsons, Daniel K. House	C		HHS; Arch Gems; Arch Walks; HTB	
123	N GRANT	ST Classical Revival	1907	Dod, Christian & Lena House	S		IHSS, HHS	
130	N GRANT	ST Craftsman/Colonial Revival	c. 1920		C			
131	N GRANT	ST Minimal Traditional	1951	Austin, Lloyd House	C	Hetherington, Murray	Erlandson, C. A.	
138	N GRANT	ST Tudor Revival	1921	Dad, Christian & Lena House	S	Barfield, William G.	IDOT	
206	N GRANT	ST Bungalow	1925	Drickhoff, Mary House	C			



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
212	N	GRANT	ST Craftsman	c. 1915		C			
215	N	GRANT	ST No Style	c. 1880		C			
216	N	GRANT	ST Dutch Colonial Revival	c. 1920		C			
220	N	GRANT	ST Colonial Revival	1924	Boller, C. A. House	C		Felde & Rohn	
221	N	GRANT	ST No Style	c. 1910		C			
224	N	GRANT	ST Colonial Revival	1940	Luthin, William A. House	S	Flotz, Julius		
225	N	GRANT	ST Neo-Traditional	1998		NC	Cramer, Richard	Mansell, E.T.	
230	N	GRANT	ST Pyramidal Cottage	c. 1910		C			
231	N	GRANT	ST Neo-Traditional	1992		NC	Bryan Associates, Inc.		
235	N	GRANT	ST American Foursquare	1905	Wolf, George E. House	S			
306	N	GRANT	ST Italianate	1867	Stough, Oliver J. House	S			
316	N	GRANT	ST Queen Anne	1897		C			
319	N	GRANT	ST American Foursquare	c. 1900		C			
320	N	GRANT	ST Neo-Traditional	1989		NC	Tassos & Associates	Reetz Construction	
323	N	GRANT	ST American Foursquare	c. 1900		C			
330	N	GRANT	ST Craftsman	1924	Schmidt, Frank House	C	Architects Sml Houses Service		
411	N	GRANT	ST Colonial Revival	c. 1925		NC			
414	N	GRANT	ST Craftsman Bungalow	c. 1915		C			



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
417	N	GRANT	ST Gable Front	c. 1900		NC			
418	N	GRANT	ST Neo-Traditional	1987		NC	Nemoede, Albert H.	Arco Construction	
421	N	GRANT	ST Neo-Traditional	2003		NC	Mifflin, R. A.	Battaglia Homes	
424	N	GRANT	ST Craftsman Bungalow	1926	Lindling, L. B. House	NC		Anderson, David	
326	N	GRANT	ST Dutch Colonial Revival	c. 1920		C			
15	E	HICKORY	ST Neo-Traditional	2000		NC	Olson, Steven	James McNaughton Builders	
18	E	HICKORY	ST Colonial Revival	c. 1925		NC			
23	E	HICKORY	ST Neo-Traditional	1999		NC	FM Custom Design	Beacon Homes	
26	E	HICKORY	ST Neo-Traditional	1997		NC	Parsons Associates	Northridge Builders, Inc.	
36	E	HICKORY	ST No Style	1953	Ferguson, William House	NC	Lindstrom, G. W.	Oak Park Construction Co.	
20	W	HICKORY	ST Colonial Revival	c. 1950		NC			
106	W	HICKORY	ST Neo-Colonial	1993		NC	Parsons Associates	Dressler Homes	
117	W	HICKORY	ST Craftsman	1923		C			
118	W	HICKORY	ST Stick Style	1888	Humphrey House	S		HHS/plaque	
123	W	HICKORY	ST Shingle Style	1883		C		HHS/plaque	
206	W	HICKORY	ST L-Form	1887		C		HHS/plaque	
210	W	HICKORY	ST Neo-Traditional	2001		NC	Rokita, Bob	Wakefield Construction	
217	W	HICKORY	ST Gabled Ell	1875		C			
218	W	HICKORY	ST No Style	c. 1920		NC			



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
227	W	HICKORY	ST L-Form	c. 1875		C			
312	W	HICKORY	ST Colonial Revival	1954	Ross, George O. House	C	Robbins, Donald B.	Robbins, Donald B.	
320	W	HICKORY	ST Colonial Revival	1954	Brooks, John J. House	NC	Robbins, Donald B.	Robbins, Donald B.	
400	W	HICKORY	ST Neo-Colonial	1978		NC	Peipei, J. K.	MacDiarmid & Palumbo, Inc.	
410	W	HICKORY	ST Gable Front	c. 1895		C			
416	W	HICKORY	ST No Style	1886		NC			HHS/plaque
424	W	HICKORY	ST Neo-Traditional	1987		NC	Bauer, Len & Associates	Design Builders	
430	W	HICKORY	ST Vernacular Revival	2003		NC	Parsons, Dennis	Passero Builders	
108	N	LINCOLN	ST American Foursquare	c. 1905		NC			
111	N	LINCOLN	ST Shingle Style	1894	Smith, George House	S			
112	N	LINCOLN	ST Vernacular Revival	2002		NC	Parsons, Dennis	Passero Builders	
116	N	LINCOLN	ST Gable Front	c. 1900		C			
117	N	LINCOLN	ST No Style	1928	McCandler, W. B. House	NC			Mooney, Ralph
119	N	LINCOLN	ST Italianate	1866	Perry, David L. House	S			IHSS
124	N	LINCOLN	ST Prairie Box	c. 1915		S			IHSS
125	N	LINCOLN	ST Neo-Colonial	1999		NC	Olson, Steven	Phil Dressler & Associates	
128	N	LINCOLN	ST Neo-Traditional	1970		NC	Cramer, R. R.	Kinney Builders	
134	N	LINCOLN	ST Chateauesque	1894	Gates, William Day and Ida M. House	S	Jenney & Mundie	IHSS; Arch Gems; Arch Walks	

STREET NO	DIR STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
137	N LINCOLN	ST L-Form	1868	Bush House	C			IHSS; Arch Gems; Arch Walks
206	N LINCOLN	ST Neo-Traditional	2000		NC	Culligan & Abraham	Tim Thompson Custom Homes	HHS/plaque; Arch Walks
211	N LINCOLN	ST Colonial Revival	1927	Mooney, Ralph R. House	C		Mooney, Ralph R.	
212	N LINCOLN	ST Queen Anne	1886	Stough/Sabin House	C			HHS/plaque
215	N LINCOLN	ST No Style	c. 1900		NC			
219	N LINCOLN	ST Craftsman Bungalow	c. 1915		C			
220	N LINCOLN	ST Colonial Revival	1923	Karlson, E. House	C			
225	N LINCOLN	ST Neo-Traditional	2000		NC		Murphy, Patrick	HHS/plaque; Arch Walks
226	N LINCOLN	ST Neo-Traditional	1994		NC		Tim Thompson Builders	
231	N LINCOLN	ST Neo-Traditional	1987		NC	Grifaine, John R.	Reetz, Inc.	
232	N LINCOLN	ST Gabled Ell	c. 1875		C			
303	N LINCOLN	ST Neo-Queen Anne	2002		NC	Parsons & Associates	Passero Builders	HHS/plaque
306	N LINCOLN	ST Vernacular Revival	2001		NC	Parsons & Associates	Passero Builders	
309	N LINCOLN	ST Side Hall Plan	1885		C			HHS/plaque
310	N LINCOLN	ST American Foursquare	1911		C			HHS
314	N LINCOLN	ST Victorian Gothic	1881	Stough, Oliver (Spec) House	C			HHS/plaque
315	N LINCOLN	ST Colonial Revival	c. 1910		NC			
318	N LINCOLN	ST Neo-Colonial	1988		NC	Montana, Frank	Tim Thompson, Inc.	
319	N LINCOLN	ST Italianate	1877	Blodgett, A. H. House	S			IHSS; HHS/plaque; Arch Walks

STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
325	N	LINCOLN	ST Colonial Revival	1923		C	Gaffin, Frank		
326	N	LINCOLN	ST American Foursquare	c. 1910		C			
329	N	LINCOLN	ST L-Form	1900		C			
330	N	LINCOLN	ST Neo-Traditional	2003		NC	Architects By Design	Murphy, P. J. Builders	
403	N	LINCOLN	ST Colonial Revival	1924		C			
404	N	LINCOLN	ST Neo-Traditional	1999		NC	Olson, Steven	Homann & Gille Phil Dressler & Associates	
411	N	LINCOLN	ST Dutch Colonial Revival	c. 1925		C			
416	N	LINCOLN	ST Neo-Queen Anne	2002		NC	Prisby, Caprio	Legacy Home Builders	
419	N	LINCOLN	ST Colonial Revival (now demolished)			NC			
420	N	LINCOLN	ST American Foursquare	c. 1915		S			
425	N	LINCOLN	ST Dutch Colonial Revival	1922	Price, John W. C. House	NC			
428	N	LINCOLN	ST Colonial Revival	c. 1910		S			
11	N	MADISON	ST No Style	c. 1910		NC			
15	N	MADISON	ST L-Form	c. 1880		C			
19	N	MADISON	ST Gabled Ell	c. 1880		NC			
111	N	MADISON	ST Ranch	1941	West, Phillip D. House	C	West, Phillip D.		
115	N	MADISON	ST Colonial Revival	c. 1940		C			
121	N	MADISON	ST Neo-Traditional	1994		NC	Olson, Steven	James McNaughton Builders	

STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
125	N	MADISON	ST Neo-Traditional	1994		NC	Olson, Steven	James McNaughton Builders	
211	N	MADISON	ST Neo-Traditional	1987		NC	Deluca, Nick	Page Mark Construction Co.	
215	N	MADISON	ST Neo-Colonial	1993		NC	G.O. Architectural Design, Inc.		
221	N	MADISON	ST Neo-Colonial	1999		NC	Prisby, Caprio	McMahon, J. P. Builders	
11	W	MAPLE	ST Richardsonian Romanesque/Church	1889	Unity Church	S	Alexander, C. A.	HTB;	
17	W	MAPLE	ST Contemporary/Church	1961	Unitarian Church of Hinsdale	NC			
205	W	MAPLE	ST Monterey	1963		NC	Eddey, Don	Dressler, Inc.	
215	W	MAPLE	ST Split-Level	1962		NC	Nemoede, Albert	Dressler, Paul	
219	W	MAPLE	ST Neo-Traditional	1996		NC		Coralynn Custom Homes	
223	W	MAPLE	ST No Style	1922	Weidman, Emmanuel	NC		Lochmann, B.	
306	W	MAPLE	ST Neo-Colonial	1977		NC	Nemoede, A.	Matocha, George	
309	W	MAPLE	ST Neo-Tudor	1985		NC		Matocha, George	
315	W	MAPLE	ST Neo-Traditional	1985		NC	Matocha, Jr., George	Matocha, George	
316	W	MAPLE	ST Neo-Traditional	1989		NC	George, Charles V.	Tim Thompson, Inc.	
320	W	MAPLE	ST Colonial Revival	1928	Braum, Frank House	C			
326	W	MAPLE	ST Gable Front	c.		C			
330	W	MAPLE	ST Gable Front	1910		NC			
401	W	MAPLE	ST Neo-Traditional	1976		NC	Matocha, J.	Matocha, George	



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
410	W	MAPLE	ST No Style	c. 1890		NC			
411	W	MAPLE	ST Colonial Revival	1941	Rudd, Albert House	NC	Yeretsky, Norman		
421	W	MAPLE	ST Colonial Revival	1941		S	West, Philip Duke		
422	W	MAPLE	ST Ranch	1960		NC	Nemoede, A. H.	Wilson, Byron	
11	E	NORTH	ST Tudor Revival	1927		C			
17	E	NORTH	ST Neo-Traditional	1998		NC	Robertz Architects	Benson Classic Homes	
18	E	NORTH	ST American Foursquare	c. 1910		C			
22	E	NORTH	ST Craftsman	c.1920		C			
23	E	NORTH	ST American Foursquare	c. 1910		C			
117	W	NORTH	ST American Foursquare	c. 1915		S			
122	W	NORTH	ST Colonial Revival	1941		C	Nory, Joseph J.		
123	W	NORTH	ST Neo-Colonial	1976		NC	Linden, Duane E.	Page, Edward G.	
203	W	NORTH	ST Gable Front	c. 1890		C			
209	W	NORTH	ST Neo-Traditional	1990		NC	Maybirch, James C.	Wakefield Builders	
224	W	NORTH	ST Craftsman	1924		C			
3	N	VINE	ST Bungalow	c. 1915		C		Mann, G. E.	
4	N	VINE	ST American Foursquare	c. 1910		C			
7	N	VINE	ST Bungalow	c. 1915		C			
8	N	VINE	ST Bungalow	1924	Schroeder, Arthur House	C			

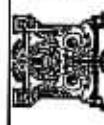


STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
11	N	VINE	ST American Foursquare	c. 1910		S			
12	N	VINE	ST Dutch Colonial Revival	1924		C			
15	N	VINE	ST American Foursquare	c. 1910		S			
18	N	VINE	ST Italianate	c. 1875		C			
19	N	VINE	ST Craftsman	c. 1910		C			
23	N	VINE	ST American Foursquare	c. 1910		C			
102	N	VINE	ST Mansard	1970s		NC			
105	N	VINE	ST Colonial Revival	1930		C			
110	N	VINE	ST Neo-Colonial	1973		NC	Matocha, James		
117	N	VINE	ST Neo-Traditional	1998		NC	Architect By Design	Regal Development	
118	N	VINE	ST Neo-Colonial	1974		NC	Matocha, James	Matocha, George	
123	N	VINE	ST Under Construction	2004		NC	Gross, John	Sebesta Premier Builders	
126	N	VINE	ST American Foursquare	c. 1915		C			
127	N	VINE	ST Colonial Revival	1925		NC			
130	N	VINE	ST Gable Front	c. 1880		C			
131	N	VINE	ST Colonial Revival	c. 1925		C			
132	N	VINE	ST L-Form	1882	Stough Oliver J. (Spec) House	S		HHS/plaque	
136	N	VINE	ST Colonial Revival	c. 1924		NC			



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
203	N	VINE	ST Gable Front	c. 1900		C			
207	N	VINE	ST Neo-Traditional	2002		NC	Parsons & Associates	Passero Builders	
210	N	VINE	ST Neo-Traditional	1999		NC	Mifflin, R. A. & Associates	Donald James Design Builders	
211	N	VINE	ST American Foursquare	c. 1910		C			
216	N	VINE	ST Neo-Traditional	2001		NC	Architect By Design	Regal Development	
217	N	VINE	ST Neo-Traditional	1987		NC	Meissner	Reetz Corp.	
220	N	VINE	ST Neo-Traditional	1989		NC	AES Consultants, Ltd.	Pandhi, Yash N.	
221	N	VINE	ST Neo-Traditional	2000		NC	G.O. Architectural	Kenna Builders	
225	N	VINE	ST Tudor Revival	1940	Covington, Louis House	C	Newhouse & Bernham		
226	N	VINE	ST Neo-Colonial	1990		NC			
235	N	VINE	ST No Style	1952		NC	Benfield, Richard	Rohn, Fred	
236	N	VINE	ST Bungalow	c. 1930		NC			
319	N	VINE	ST Craftsman Bungalow	c. 1915		C			
320	N	VINE	ST Colonial Revival/Fieldhouse	1934	Burns Field Shelter House	S	Zook, R. Harold	Zook list	
323	N	VINE	ST Neo-Traditional	1987		NC	Meissner, J. Michael	Reetz, Inc.	
403	N	VINE	ST Queen Anne	c. 1895		NC			
409	N	VINE	ST Neo-Traditional	2002		NC	George, Charles V.	Legacy Home Builders	
415	N	VINE	ST Neo-Traditional	2002		NC	PPKS	Gammoney Group	

STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
421	N	VINE	ST Neo-Traditional	c. 1985		NC			
427	N	VINE	ST Dutch Colonial Revival	1929		C			
16	E	WALNUT	ST Neo-Traditional	1991		NC	George, Bruce	Thompson, Tim Builders	
17	E	WALNUT	ST Colonial Revival	c. 1940		NC			
21	E	WALNUT	ST Colonial Revival	1941		C	Bebe, Hubert		
27	E	WALNUT	ST Craftsman/Colonial Revival	1923		C			
31	E	WALNUT	ST L-Form	c. 1898	Osgood House	C			
35	E	WALNUT	ST No Style	c. 1900		C			
23	W	WALNUT	ST Italianate	c. 1875		C			
119	W	WALNUT	ST Neo-Tudor	1975		NC	Blaskovich, James D.	Blaskovich Builders	
122	W	WALNUT	ST Neo-Traditional	1993		NC	Olsen, Steven	Dressler, Phil & Assoc.	
123	W	WALNUT	ST Neo-Traditional	2000		NC	Landmark Engineering Co.	William, J. Builders	HHS/plaque; Arch Walks
222	W	WALNUT	ST Ranch	1940		C			
305	W	WALNUT	ST Neo-Traditional	1995		NC	Kramsa, Plusa	Knight, T. R. Builders	
409	W	WALNUT	ST No Style	1990s		NC			
412	W	WALNUT	ST Cross Gable	c. 1910		NC			
413	W	WALNUT	ST Neo-Traditional	1995		NC	Olsen, Steven	McNaughten Builders	
427	W	WALNUT	ST Neo-Traditional	2004		NC			
428	W	WALNUT	ST Neo-Colonial	1989		NC	George, Charles V.	Tim Thompson, Inc	



STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
103	N	WASHINGTON ST	Prairie School	C. 1905		C			
111	N	WASHINGTON ST	Tudor Revival	1927	Schultz, Dr. E. C. House	S		Homann & Gille	
112	N	WASHINGTON ST	American Foursquare	C. 1895		C			
115	N	WASHINGTON ST	Neo-Traditional	2000		NC	Olson, Steven		IHSS
120	N	WASHINGTON ST	L-Form	1884	Stough/Fox House	C			HHS/plaque; Arch Walks; HTB
123	N	WASHINGTON ST	Four over Four	1893		C			HHS/plaque
126	N	WASHINGTON ST	Neo-Traditional	1989		NC			
129	N	WASHINGTON ST	Colonial Revival	1957		NC	Larson, Earl		
130	N	WASHINGTON ST	Colonial Revival	1895	Tallman, Lewis House	C			HHS
133	N	WASHINGTON ST	Italianate	1870	Tiffany, Joel House	C			HHS; Arch Walks; DuPage County
136	N	WASHINGTON ST	T-Form	1883	Van Liew, Dr. Frederick S. H. House	S			HHS/plaque; Arch Walks; HPA
205	N	WASHINGTON ST	Colonial Revival	C. 1910		C			HHS/plaque
206	N	WASHINGTON ST	Queen Anne	1890	Fox, Herman and Phebe A. House	S			HHS/plaque; Arch Gems; Arch Walks; HTB
211	N	WASHINGTON ST	Under Construction	2004		NC	Culligan Abraham Ltd.	Thompson, Tim	IHSS
214	N	WASHINGTON ST	Tudor Revival	1927	Rucktry, George E. House	C			
215	N	WASHINGTON ST	Craftsman	C. 1915		C			
221	N	WASHINGTON ST	Bungalow	C. 1915		C			
224	N	WASHINGTON ST	Craftsman Bungalow	C. 1910		C			

STREET NO	DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
225	N	WASHINGTON ST	Neo-Queen Anne	2004		NC	Prisby, Caprio	Pileggi, Michael	
230	N	WASHINGTON ST	Colonial Revival	c. 1925		C			
231	N	WASHINGTON ST	Craftsman	c. 1910		C			
235	N	WASHINGTON ST	Colonial Revival	1928	Finleyson, M. Howard House	C		Nelson, N. John	
236	N	WASHINGTON ST	Colonial Revival	1924		C		Homann & Gille	
304	N	WASHINGTON ST	Queen Anne	c. 1890	Talmadge/Hawtin House	C		HHS/plaque; Arch Walks; HTB	
305	N	WASHINGTON ST	Queen Anne	1889	Allen House	C		HHS/plaque; Arch Walks	
312	N	WASHINGTON ST	Neo-Traditional	1988		NC		Tim Thompson, Inc.	
313	N	WASHINGTON ST	Queen Anne	1890	Smith, Donald & Christina House	C		HHS/plaque; Arch Walks	
319	N	WASHINGTON ST	T-Form	1870	Stough, Oliver S. (Spec) House	S		HHS	
320	N	WASHINGTON ST	American Foursquare	c. 1910		C			
324	N	WASHINGTON ST	Neo-Traditional	1999		NC	Grimson, Michael J.	Benson Development Corp.	
325	N	WASHINGTON ST	Neo-Traditional	1995		NC		Tim Thompson, Inc.	
329	N	WASHINGTON ST	American Foursquare	c. 1905		C			
330	N	WASHINGTON ST	Queen Anne	c. 1885		C			
403	N	WASHINGTON ST	No Style	c. 1880		NC			
404	N	WASHINGTON ST	Queen Anne	c. 1890		C			
414	N	WASHINGTON ST	Gable Front	1888	Bush, Hattie House	NC		HHS/plaque; Arch Walks	

STREET NO	STREET DIR	STREET	ARCHITECTURAL STYLE	DATE	HISTORIC NAME	RATING	ARCHITECT	BUILDER	SURVEYED?
415	N	WASHINGTON ST	L-Form	c. 1900		C			
420	N	WASHINGTON ST	No Style	1888		C			
425	N	WASHINGTON ST	Neo-Colonial	1997	Estessero, Sergio	NC	Barrett Builders, Inc.	HHS	

