

PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a *Regular Meeting* of the **Historic Preservation Commission** of the City of Highland Park is scheduled to be held at the hour of 7:30 p.m., Thursday, August 9, 2012, at Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which meeting there will be a discussion of the following:

City of Highland Park
Historic Preservation Commission
Thursday, August 9, 2012
1707 St. Johns Avenue, City Hall
7:30 p.m.

REGULAR MEETING AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
 - A. July 12, 2012
- IV. **Scheduled Business**
 - A. Determination of Significance – 1427 Waverly Road – *Continued*
 - B. Certificate of Economic Hardship – 434 Marshman Road
- V. **Discussion Items**
- VI. **Business From the Public**
- VII. **Other Business**
 - A. Next meeting scheduled for September 13, 2012
- VIII. **Adjournment**

**City of Highland Park
Historic Preservation Commission
Minutes of July 12, 2012
7:30 p.m.**

I. Call to Order

Chairwoman Sogin called to order the Regular Meeting of the Historic Preservation Commission at 7:30 p.m. in the City Hall Pre-Session Room at 1707 St. Johns Avenue, Highland Park, IL.

II. Roll Call

Members Present: Sogin, Becker, Temkin, Rotholz, Fradin, Curran, Bramson

Members Absent: None

City Staff Present: Cross, Sloan

Ex-Officio Members Present: Susan Benjamin, Leah Axelrod

Others Present: Jeff Golman, Sidney Golman, Steve Kanal (1427 Waverly), Joel Unruch, James Fraerman (112 Maple Ave), Neil Fortunado (1474 McDaniels)

III. Approval of Minutes

Chairwoman Sogin asked for approval of the minutes of the June 14, 2012 HPC Meeting. Commissioner Becker made a motion to approve the minutes as submitted. Commissioner Temkin seconded the motion. The motion was approved by a unanimous vote (7-0).

IV. Scheduled Business

A. Determination of Significance – 1474 McDaniels Avenue

Staff gave a brief presentation about the history of the property. Ex-Officio member Axelrod indicated there are some special brick houses in this part of town, but this house was not one of them. Applicant Neil Fortunado was present at the meeting.

- Motion by Commissioner Rotholz that the structure at 1474 McDaniels Avenue does not satisfy any landmark criteria.
- Second by Commissioner Becker
- Vote: 7-0 Motion passes

B. Certificate of Appropriateness – 112 Maple Avenue

Staff introduced the petition, noting the house is a Contributing structure within the Vine/Maple/Linden Historic District and a Certificate of Appropriateness is required for any modifications to the exterior of the house. Architect Jim Fraerman spoke on behalf of the petition and asked that the Commission's approval include modifications to the third floor windows as needed. Further design work on the house has revealed that additional replacement windows may be needed on the third level, but all windows will match the make and models presented in the application materials.

- Motion by Commissioner Fradin to approve the modifications to 112 Maple Avenue as proposed, including the request that windows on the third floor can also be replaced as needed.
- Second by Commissioner Rotholz
- Vote: 7-0 Motion passes.

C. Certificate of Appropriateness – 2417 Waverly Road

Staff provided historical research about the house and the Loeb family. The City's architectural survey states that the house was designed by Arthur Heun, but original building permits and architectural drawings list Walcott & Work as the architects of the house. Chairwoman Sogin indicated that Jens Jensen is commonly credited with the landscape design around both 1425 and 1427 Waverly Road, but research had only verified his work at 1425 Waverly at this point.

The owners of 1427 Waverly, Jeff and Sidney Golman, addressed the Commission with a prepared statement providing background and context for the demolition application.

Commissioner Curran asked if the contract to purchase the house is contingent on the house receiving approval for demolition. The applicants indicated it was not. The contract for purchase only required that an application for demolition be submitted.

Mr. Scott Canel, 1086 Saxon Drive, introduced himself as the buyer of the property and offered some introductory comments about his plans for the house and his involvement in Highland Park.

Chairwoman Sogin commented on the architects Walcott & Work, noting that they have historical significance in their own right, despite the fact that 1427 Waverly has historically been credited to Arthur Heun. Ex-Officio Member Benjamin agreed, noting that Work had a strong association with David Adler and this house exhibits characteristics of Adler's work as a stunning example of Georgian Revival architecture.

Carl Schwartzel, architect and resident of Highland Park, asked about the recent pool house addition and how it would be handled from a preservation standpoint. He also indicated that an inspection revealed that work was needed on the slate roof and all the windows, and significant structural work on the house would also be required.

Commissioner Sogin indicated that modifications to historic homes may not detract from their overall historic significance, so the pool house may not be a significant issue in the Commission's discussion.

Commissioner Rotholz initiated a discussion about the Landmark Criteria. Commissioner Fradin indicated that Criterion #6 applied. Commissioner Rotholz agreed and also suggested that Criterion #4 is satisfied by the house. Chairwoman Sogin suggested #3 because of the association with Allen Loeb. Commissioner Becker indicated she felt #5 may apply based on the input from Ex-Officio member Benjamin.

Chairwoman Sogin addressed the question about whether Walcott and Work's architecture satisfied Criterion #5, which says it must have influenced the development of the City, county, state, or country. The fact that there is only one example of their work in Highland Park does not impact whether their work may have impacted development in the wider region or nationally.

Home owner Sidney Golman asked the Commission how their home can enhance the beauty of the neighborhood and surrounding community when nobody can see it from the street. Planning Manager Linda Sloan addressed the Commission and indicated that there are other examples of historic properties in Highland Park that are not immediately visible from the street. The house's obstructed view from the public right-of-way does not decrease its historical significance. Chairwoman Sogin indicated that the house's secluded location may prohibit it from satisfying Landmark Standard #7.

Chairwoman Sogin related the case history of 65 Vine Avenue when the architect who designed the house was not found to satisfy Criterion #5 because research did not uncover any other historically significant work, nor evidence that his work had any notable influence in the City or region or its architects. This may contrast with the current case of Walcott & Work, where their influence and other influential architectural works have been supported by research.

- Motion by Commissioner Fradin finding that the structure at 1427 Waverly Road satisfies landmark standard #6.
- Second by Commissioner Temkin
- Vote: 7-0 Motion passes.

Commissioner Fradin indicated that the difference between how the house meets #6 and how it meets #4 should be clarified. Chairwoman Sogin stated that Criterion #6 doesn't address the house's style or the time period when the house was built, but Criterion #4 does.

- Motion by Commissioner Temkin finding that the structure at 1427 Waverly Road satisfies landmark standard #4
- Second by Commissioner Becker
- Vote: 7-0 Motion passes.

Chairwoman Sogin asked the Commission to consider Criterion #3 and whether Allen Loeb had enough historical significance associated with his family's name to satisfy this standard. She suggested that the Loeb's moved to Highland Park to seek privacy following the media attention that followed the murder of Bobby Franks, so associating Landmark Criterion #3 with them may not be appropriate.

The Commission discussed Landmark Criterion #5.

- Motion by Commissioner Temkin finding that the structure at 1427 Waverly Road satisfies landmark standard #5 based on the association with Walcott & Work.

Commissioner Fradin indicated that additional research and findings on these architects would be helpful before a positive finding is made for this standard. In particular, it would be helpful to have information about their specific influence in the City, state, and county. If other houses and architectural works were derivative of Walcott & Work, then they can be said to have influenced the development in other areas. Ex-Officio member Benjamin shared a list of Walcott & Work projects from research by Arthur Miller, an architectural historian and author.

Home owner Jeff Golman indicated that discussion about Walcott & Work's architectural work outside of Highland Park represented an arbitrary and capricious exercise of the Commission's authority. He noted that the City's architectural surveys do not mention Walcott & Work. He indicated he felt the discussion about Walcott & Work should be focused on their work within the City. He reiterated that houses by notable architects on Waverly Road have already been demolished.

Chairwoman Sogin informed the Commission that she and Mr. Golman have been friends for over 20 years, but made clear that the HPC is mandated to work within the language in Article 24 included in the City Code. She empathized with the financial hardship described by the petitioners and reiterated her intent to keep the Commission's dialogue limited to the historic significance of the house in the most narrowly-focused and unambiguous way possible.

Commissioner Rotholz indicated that the eight-year long partnership of Walcott & Work appears short, so a discussion about the influence they had outside of Highland Park would be helpful in understanding their overall impact.

Ex-Officio member Benjamin indicated that additional scholarship about architects takes time. There is a body of work by this team, but their influence is broad it it takes a long time for their influence to be recognized.

Commissioner Sogin summarized the relevance of Landmark Standards #2 and #5 relating to non-owner-consent landmark processes. Planning Manager Sloan contributed procedural information, indicating that the Commission could make a motion to continue discussion on Landmark Criterion 5 until a future meeting pending further research.

Planner Cross discussed the appeals process in the event a one-year demolition delay was enacted by the HPC: A letter must be submitted to the City Manager indicating the intent to appeal the Commission's findings to the City Council within a specific period of time following the meeting where the HPC's decision was rendered.

- Motion continuing the discussion about Landmark Standard #5 to the August 9, 2012 HPC Meeting: Commissioner Temkin
- Second: Commissioner Curran
- Vote: 6-1 Motion passes.
 - Commissioner Rotholz voted Nay.

Steve Canel asked staff to clarify the process of demolition delays and the landmark designation process.

IV. Discussion Items

- 1) The 2012 Realtor Workshop was discussed.

V. Business from the Public

VI. Other Business

VII. Adjournment

Chairwoman Sogin adjourned the meeting at 9:45 pm.

Historic Preservation Commission

1427 Waverly Road - Demolition Review

To: Historic Preservation Commission
 From: Andy Cross, Planner II
 Date: 8/9/2012

<i>Historical Name:</i>	Oakcliffe - Allen Loeb House
<i>Year Built:</i>	1929
<i>Style:</i>	Georgian Revival
<i>Historical Status:</i>	S – Significant
<i>Size:</i>	10,198 square feet
<i>Original Owner:</i>	Allen Loeb
<i>Architect:</i>	Russell Walcott and Robert Work
<i>Original Cost:</i>	\$96,000
<i>Significant Features:</i>	<ul style="list-style-type: none"> • Slate roof • Roman brick • Front parking court • Brick built-in planter wall
<i>Staff Opinion:</i>	Staff recommends that the Commission discuss the structure at 1427 Waverly Road and how it may satisfy landmark criterion #5.



The owners of 1427 Waverly Road have applied for a demolition permit. The house, built in 1929 for Allen Loeb, was featured on the Historical Society’s 2011 walking tour, but is not a local landmark or on the National Register of Historic Places. The house is a stately 10,200 square foot Georgian Revival with a brick driveway and parking court in the front built. City records indicate Jens Jensen designed the landscape around this property and the adjacent Ernest Loeb house at 1425 Waverly (which is listed on the National Register), though little of the original design remains. Verification of the original design is possible through examination of a known drawing in the University of Michigan Library archive.

Historic Preservation Commission

Previous Consideration

The Historic Preservation Commission discussed this demolition application at the previous meeting on July 12, 2012. The Commission found that the structure satisfied Landmark Criteria 4 and 6 and enacted a six-month delay on the demolition. Further discussion at the meeting focused on whether Landmark Criterion #5 was also applicable to this house:

“[The Structure] is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City, county, state, or country.

The applicability of this standard is important for two reasons:

- 1) If a third landmark criterion is satisfied by the house at 1427 Waverly Road, the HPC will be authorized to enact a one-year demolition delay.
- 2) Finding that Landmark Criterion 5 is satisfied allows the possibility of designating the structure as a local landmark without the owner’s consent.

The Historic Preservation Commission voted to continue the discussion on the applicability of Landmark Criterion #5 to allow for more research on Russell Walcott and Robert Work. The research will help determine whether their work “*has influenced the development of the City, county, state, or country.*”

Walcott & Work

The following brief biographical information was provided to the Commission at the previous meeting:

The partnership of Russell Walcott and Robert Work began in 1928 and lasted until 1936. As prominent area architects, they did extensive work on the North Shore and had housing designs featured in national publications, including the Russell Kelly house in Lake Forest that was photographed in a November, 1931 edition of *House & Garden*.

Robert Work worked under Robert Van Shaw as his first employee and was later a partner of noted architect David Adlerⁱ until he joined Walcott in 1928.

Russell Walcott was identified in the *Who’s Who in Chicago* in 1931. According to the write-up, he was born in 1889, graduated from Evanston High School in 1908, and later from Princeton in 1912. He worked in Chicago with various partners until opening a business under his own name in 1922. According to information from Ball State University’s College of Architecture and Planning, several of his designs for houses in the northern suburbs of Chicago were published between 1923 and 1927 in *American Architect* and *Architectural Record*. In 1928 he partnered with Robert Work, which would last until he moved out of state in 1936. Their office was on Wacker Drive in downtown Chicago.

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Additional research has been undertaken over the last three weeks to collect new information about Russell Walcott & Robert Work. While more time would have allowed for more thorough research and fact-finding, the following information will help the Commission have a more informed discussion about the architects.

A second house by Walcott & Work in Highland Park was identified at 2340 Egandale Road. The French Eclectic-style house was built for Harold Marks in 1929 and is still standing. It was nominated for local landmark designation in 1991 based on landmark criteria 4, 5, and 6, but the process was not completed. The landmark nomination form is included in the attachments to this memo. Minutes from the meeting do not reveal any dialogue about the landmark criteria, but indicated a unanimous vote in favor of the nomination.

There are five houses by Walcott in Lake Forest's historic district from the mid-1920's:

- 1100 N. Edgewood, 1928, Ronald Boardman House, Colonial Revival
- 155 N. Mayflower, 1924, David Dangler House, Tudor Revival
- 301 N. Sheridan Road, 1925, Charles Glore House, Tudor Revival
- 142 S. Stonegate, 1926, H. T. Millett House, French Eclectic
- 771 N. Washington, 1926, George Richardson House, Colonial Revival

Additional Walcott & Work homes in the region are included in a photographic collection at Ball State University. The houses in the collection include:

- The W.T. Bacon House, 860 Auburn Road, Winnetka
- The A.J. Bowman House, 585 Ingleside Avenue, Evanston
- The C. Donald Dallas House, 655 Sheridan Road, Winnetka
- The Alfred Ettlinger House, Cary, Illinois
- The Max Frieman House, Fish Creek, Wisconsin
- The Owen B. James House, Lake Forest
- The Russell Kelley House, Lake Forest
- The Clifford Off House, 40 Indian Hill Road, Winnetka
- The Arthur Wheeler House, Sterling, Illinois

Most of the photographs are of interior design work, but several are exteriors and are included in the attachments to this memo. The photos show a variety of scale in the homes and demonstrate how the Walcott & Work partnership created large, stately homes in classical styles.

The Chicago History Museum has a collection of documents for nearly seventy Walcott & Work projects from their time working separately, as well as during their partnership. The inventory shows drawings for projects across the Midwest, including residences in Minnesota, Iowa, and Wisconsin. The majority are around Illinois, including the homes of Russell Walcott Robert Work around Barrington.

The partnership broke up in 1936 when Russell Walcott retired and moved to Tyron, North Carolina. He continued practicing, first alone, then with the partnership of Walcott & Meriwether from 1939 – 1942. During this time Walcott designed the Mill Farm Inn in Tyron, NC, which is currently on the

Historic Preservation Commission

National Register of Historic Places. Walcott's architectural legacy continues in North Carolina within the practice of Holland Brady in Tyron. The Special Collections Research Center at North Carolina State University has cataloged the history of the practice, which began with Russell Walcott in 1937. He was joined by Shannon Meriwether in 1939, then the firm continued as follows: Walcott & Meriwether, Architects, (1939-1942); Shannon Meriwether, Architect (1942 -1953); Meriwether & Brady, Architects (1953-1965); Brady & Brannon, Architects (1970-1986); Holland Brady, AIA, Architect (1965-1970, 1986- present). The firm has retained sketches, renderings, and construction drawings dating from Walcott's time in 1937.

Staff data gathering established that Russell Walcott worked with or had collegial relationships with significant architects including Paul Schweikher, Edward Humrich, and William Keck. Edward Humrich worked as a draftsman at the Chester Walcott firm (Russell's older brother) and gained a traditional influence that carried into his early career. Humrich was a self-taught architect who worked with Walcott following the Second World War. He moved on and started his own firm shortly afterward, specializing on modestly-scaled homes in the northern suburbs. He is credited with designing over a dozen homes in Highland Park and many more in cities around the region.

In 2001, in the City University of New York Journal of the PhD Program in Art History, Loretta Lorance, who later wrote *Becoming Bucky Fuller*, wrote an essay titled "Buckminster Fuller - Dialogue With Modernism" in which she documents Russell Walcott as the person who introduced Le Corbusier to Fuller:

"The great revolutionist in architectural design whose book should be read in conjunction with my 4D. My own reading of Corbusier's "Towards a New Architecture", at the time when I was writing my own, nearly stunned me by the almost identical phraseology of his telegraphic style of notion with the notations of my own set down completely from my own intuitive searching and reasoning and unaware even of the existence of such a man as Corbusier. Corusier [sic] was first called to my attention by Russell Walcott, the best of residential designers in Chicago, when I was explaining my principles to him last November."

Paul Schweikher ran a highly-regarded architectural office in Chicago in the 1930's and 40's. Once the chairman of the Department of Architecture at Yale and later at Carnegie Melon University in Pittsburgh, Schweikher talked about his time working with David Adler in the mid-1920's. He credits his time in the firm with teaching him Adler's eye for proportion and incorporating the relationship of human use into the scale of things within his designs. Schweikher references Russell Walcott in discussions about the International Style and how Walcott had respect for the movement as it began to replace the French Beaux Arts system that was popular in academic circles at the time. Schweikher is known to have designed one house in Highland Park, 166 Park Avenue, that he designed in 1950 and which is ranked S – Significant in the City's architectural survey.

Robert Work partnered with Walcott for eight years. Before that, he worked with David Adler from 1917 to 1928. Work was a licensed architect and provided the authority to approve final plans when Adler was operating without a professional license. Adler worked independently in Chicago for most of his career, save for his partnership with Robert Work. Adler had a love for symmetry, including even designing false doors to balance a functioning door. His career spanned four decades, during

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which time he undertook commissions for about 200 projects, the majority of them single-family residences which are located in 15 states, from Massachusetts to Hawaii, along with one in British Columbia.ⁱⁱ

Their work as a team was located all around the country. The Art Institute of Chicago contains photographs of an Adler & Work building known as the Stanley Field Residence on 70th Street in New York. They also designed the house at 366 Summit Avenue in St. Paul, Minnesota, the Boeckmann House, built in 1928 in the Georgian Revival in style.ⁱⁱⁱ Photographs of these works are included in the attachments to this report.

Robert Work was an associate of Howard Van Doren Shaw before he partnered with David Adler. Arthur Miller, the Archivist and Librarian for Special Collections at Lake Forest College and expert on Walcott and Work, shared the following information about Robert Work:

“ Robert Work was the main on-site fixer for Shaw on Market Square, the first shopping center and one of the major 20th century architectural innovations, and key to that project--leaving only after that to join Adler [in 1917] for over a decade with many of the great houses under his signature. Not unlike Daniel Burnham, Work enabled great designers like Shaw and Adler, who defined the North Shore surely, to excel and gain national attention: Burnham was the boss, but Work did this as chief draftsman/office mgr. “

As a point of interest, Robert Work's application for membership into the National Chapter of the American Institute for Architects (AIA), completed in 1930, was signed by Bertram Weber. Weber was a Highland Park architect and designed several local buildings, including the Karger Recreation Center and the American Legion Building at 1957 Sheridan Road.

Recommended Action

The Commission is asked to discuss Landmark Criterion #5 and whether it is satisfied by the subject property at 1427 Waverly Road. The Criterion is as follows:

- 5) [The Structure] is identifiable as the work of a notable builder, designer, architect, artist, or landscape architect whose individual work has influenced the development of the City.

If the Commission finds that the criterion is satisfied, a 365-day demolition delay may be enacted. The delay will commence from the date that a completed application was submitted to the Department of Community Development, which was June 18, 2012.

Attachments

- Trowbridge Photos of Walcott & Work Houses
- Photos of two Adler & Work Designs:
 - 366 Summit Avenue, St. Paul, MN
 - Stanley Field Residence on 70th Street in New York
- National Register Nomination for the Russell Walcott's Mill Farm Inn, 1938, Tyron, North Carolina

Historic Preservation Commission

- Highland Park Historic Survey Entry for 2340 Egandale Road
- 1991 Landmark Nomination Form for 2340 Egandale Road

ⁱ Cohen, Benjamin, “North Shore Chicago, Houses of the Lakefront Suburbs 1890-1940”, Acanthus Press, New York, 2004

ⁱⁱ Thursday Night Hikes: Architecture Notes - St. Paul Architects 1859-1903, Lawrence A. Martin Minneapolis, Minnesota, August 10, 2001

ⁱⁱⁱ Ibid

Arthur Wheeler House, Sterling, IL



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Alfred Ettlenger House, Cary, IL



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F.W. Morf House, Barrington, IL



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F.W. Morf House, Barrington, IL



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Russell Kelley House, Lake Forest, IL



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Lewis Mercer House, Chicago Area



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David Adler & Robert Rock
Associate Architects.
Date, April 14, 1927

FIELD ASSURANCE
4-6-8 East 70th Street,
New York City.

THE FRICK CO.
FRICK
No. 10, St.

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mill Farm Inn

Tryon, Polk County, PL0057, Listed 1/22/2009

Nomination by Clay Griffith

Photographs by Clay Griffith, April 2008



Facade view



Rear view

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mill Farm Inn
other names/site number _____

2. Location

street & number 701 Harmon Field Road not for publication N/A
city or town Tryon vicinity X
state North Carolina code NC county Polk code 149 zip code 28782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination/____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide X locally. (____ See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
____ entered in the National Register ____ See continuation sheet.	_____	_____
____ determined eligible for the National Register ____ See continuation sheet.	_____	_____
____ determined not eligible for the National Register	_____	_____
____ removed from the National Register	_____	_____
____ other (explain): _____ _____		

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	1	structures
0	0	objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
In the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation Stone/granite

roof Asphalt
walls Stone/granite
Wood/rough-cut siding
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture _____
 Entertainment/Recreation _____

Period of Significance
1939 – 1958

Significant Dates
1939

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Walcott, Russell S. - architect

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS):**
- ___ preliminary determination of individual listing (36 CFR 67) has been requested.
 - ___ previously listed in the National Register
 - ___ previously determined eligible by the National Register
 - ___ designated a National Historic Landmark
 - ___ recorded by Historic American Buildings Survey # _____
 - ___ recorded by Historic American Engineering Record # _____

- Primary Location of Additional Data**
- State Historic Preservation Office
 - ___ Other State agency
 - ___ Federal agency
 - ___ Local government
 - ___ University
 - Other
- Name of repository:
 Polk County Public Library, Columbus, NC
 Polk County Historical Museum, Tryon, NC

Mill Farm Inn
Name of Property

Polk County, North Carolina
County and State

10. Geographical Data

Acreage of Property 3.75 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>387070</u>	<u>3898450</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
					<u> </u>	<u> </u>	<u> </u>

 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services LLC date September 2, 2008

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Gary W. Corn and James R. Blanton

street & number 701 Harmon Field Road telephone 864-590-7410 / 828-817-0215

city or town Tryon state NC zip code 28782

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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Section 7. Narrative Description

(*N.B.* The Mill Farm Inn is oriented to the southeast, but for the ease of reading herein the façade is identified as the south elevation. Similarly, the two ends are referred to as the east and west elevations, and the rear is designated as the north elevation.)

Designed by architect Russell S. Walcott and completed in 1939, the Mill Farm Inn is located at the intersection of three important roads in southern Polk County. The Mill Farm property lies a short distance north of the Tryon town limits on North Carolina Highway 108 (Lynn Road), which connects Tryon to the small village of Lynn and the county seat of Columbus, approximately three miles to the northeast. Mill Farm Inn occupies a 3.75-acre site that is bound by Harmon Field Road (SR 1121) to the south, Howard Gap Road (SR 1122) to the east, Pacolet River to the north and northwest, and adjacent property lines to the west. The inn sits in the southwest section of the property, facing southeast and overlooking the intersection of Highway 108, Howard Gap Road, and Harmon Field Road. The property is bordered by mature vegetation between the inn and the roads, and along the west and far north property lines. A semi-circular, gravel driveway enters the property from Harmon Field Road, with parking areas at the southwest end of the main building. Two square, stone pillars mark the entrance walkway from the driveway to the front of the inn, and a manicured lawn and garden area lies directly in front of the building, framed by hedges and tall trees. A small creek runs through the property on the east side of the inn, flowing roughly north to the Pacolet River. The property is also accessed from the east, off Howard Gap Road, by a gravel driveway that serves an eight-bay frame garage built around 1988. A wood gazebo, erected around 1990, is located to the northwest of the inn. An open, grass lawn extends north and northeast from the inn to the banks of the Pacolet River.

Mill Farm Inn, 1937-1939; ca. 1985. Contributing building

Exterior

The Mill Farm Inn, designed by Chicago architect Russell Walcott and completed in 1939, is a two-story, Colonial Revival-style, stone building topped by an asphalt-shingle side-gable roof with exposed rafter ends. The building is constructed of irregularly coursed granite quarried near the Green River in northern Polk County. The symmetrical façade is six bays wide with a central entrance bay on the first story and an interior stone chimney rising from the center of the roof's ridge line. Windows across the façade are single eight-over-eight double-hung wood sash except for a square, four-light wood casement to the side of the front entry. Articulated granite keystones and voussoirs form flat-arch lintels above the window openings, which are also framed with granite block sills. The single-leaf entry contains a glazed-and-paneled wood door topped by a flat-arch lintel and framed by decorative wood shutters. The entrance bay and granite stoop are sheltered by a gable-roof porch supported by square wood posts, with weatherboard siding and exposed rafter ends in the gable end. The current owners replaced the porch posts in 2007 with oak timbers sawn to match the original posts.

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The four-bay west elevation of the building is relatively plain with single eight-over-eight double-hung windows on both stories and a rectangular, louvered vent in the gable end. The east elevation, which was originally obscured by a one-story shed-roof sleeping porch, displays only two eight-over-eight windows (instead of four) on the second story and a rectangular vent in the gable end. The first- and lower-story exterior walls are now covered by an apartment addition, built to replace the sleeping porch in the late 1980s following a local ordinance requiring that the innkeeper live on-site. The lower story of the building is exposed at the east end due to the slope of the site, allowing the two-story addition to appear subordinate to the main building. The addition features rough-cut wood siding, paired one-over-one windows, and entry porches on the south and east sides. Both porches, which shelter single-leaf glazed-and-paneled wood doors, consist of a gable roof supported on slender wood posts and feature exposed rafter ends and weatherboards in the gable end. A wood walkway wraps around the corner of the building and connects to a modern wood deck projecting to the southeast. At the north (rear) end of the addition, the upper-story wall projects beyond the rear wall of the inn and the overhang is supported by thick, carved brackets.¹

The north elevation of the building offers a similar appearance to the façade but lacks its strong symmetry. Eight bays wide on the first story and six bays on the second story, an extra first-story window located on the east side of the elevation provides additional light to the dining room at the northeast corner of the building. A flat-roof porch supported by decorative iron posts and brackets shelters the single-leaf glazed rear entry door. Ghostmarks at the second story on the east side of the elevation indicate the location of a suspended walkway, now removed, that connected an exterior stair from the original end porch to a balcony located atop the rear porch roof. The exterior stair, which provided access for to Ms. Williams' apartment on the second floor at the northeast corner, was likely removed by the Hedrick family in the 1960s or 1970s.

Interior

The Mill Farm Inn is entered through a transverse foyer with a half bath located to the east and the main stair rising against the north wall. A narrow hall to the east provides access to the basement stairs, the wood closet beneath the main stair, and to the kitchen. A passageway at the west end of the foyer continues through to the large living room on the north side of the building, as well as a hallway to the bedrooms located at the west end of the building. The interior is generally finished with chestnut floors in the main living rooms, oak floors in the hallways, six-panel doors with brass hardware, tall baseboard moldings, and picture moldings. The flat window and door surrounds of the main public rooms (foyer, living, and dining) are differentiated by a narrow outer band. The walls and ceilings are composed of wall board covered with a thin coat of plaster for texture.

¹ James Blanton and Gary Corn, owners of Mill Farm Inn since 2006, have gathered information about the inn from conversations with Frank Albrecht, grandson of Frances Williams; Rena Hubl, granddaughter of Russell Walcott; and the previous owners, Chip and Penny Kessler. Some of these details, which have subsequently been incorporated into the written description, were communicated to the author by the owners on April 16, 2008.

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The living room measures fourteen feet by twenty-eight feet and is punctuated by a fireplace on the south wall and a beamed ceiling. The restrained mantel features fluted pilasters framing the fireplace and supporting a tall architrave and mantel shelf. Glazed tiles originally framed the fireplace opening, but the tiles were removed by a previous owner, who painted the exposed brick. A solid wood door accented with iron strap hinges to the east of the fireplace accesses the wood closet that was added sometime after 1960. The decorative wood beams were also added to the room sometime after 1960. A partition wall added in the 1980s to the west end of the living room shortened its original length but created an additional guest bathroom and office for the inn (now a closet). An open doorway at the east end of the living room leads into the dining room, where the current owners added built-in bookshelves against the east wall in 2007. At the south end of the dining room, a small butler's pantry connects back to the kitchen and features a swinging wood door and built-in shelves and cabinets. The kitchen displays a linoleum tile floor in angled checkerboard pattern, pine paneled cabinets from the 1950s, and breakfast nook. The current owners installed tile counter tops and backsplashes in 2007. At the west end of the first floor, a narrow hallway leads from the foyer to two bedrooms, each with a private bathroom. Access to the bathroom on the south side of the hall was altered by removing the doorway from the hall and opening a new doorway from inside the bedroom.

The stairs from the foyer open onto a small sitting area on the second story, with two suites of rooms located to the east and west. Each suite consists of two bedrooms, two bathrooms, and a kitchen. The two kitchens were created in the 1980s from a large common room originally located above the first-story living room. The second-story interior is generally finished in the same manner as the first story with chestnut floors, six-panel doors with brass hardware, flat window and door surrounds, tall baseboard moldings, and picture moldings. However, the two bedrooms at the east end are carpeted. Original walls and ceilings are composed of wall board covered with a thin coat of plaster for texture, while the kitchen partition walls are painted wood paneling. In the east kitchen, a doorway originally opened onto the rear porch roof deck, but the previous owners replaced the door in the 1980s with a one-over-one window.

Garage, ca. 1988. Non-contributing building

In the late 1980s, the Kesslers built a freestanding, eight-bay, frame garage to the east of the inn to house their family's numerous automobiles. The Kesslers attempted to visually mitigate the size the building by designing it to look like a barn with rough-cut wood siding, asphalt-shingle side-gable roof, and false barn doors on the south side. The garage is a long, rectangular structure with four bays on either side of a blind center bay, and each open bay contains a metal roll-up door. Carved brackets support the eaves at the four corners, and louvered vents are located in the gable ends. Two eight-over-eight double-hung windows are located on the west elevation of the building facing the inn, and two pairs of decorative wood shutters are located on the east elevation. A square cupola is positioned at the center of the roofline and features a pyramidal roof and latticed openings. On the south (rear) elevation, the false "barn" doors consist of plywood panels painted red with applied decorative rails and stiles painted white. Two sets of paired shutters

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flank the false doors on the south elevation. The Kesslers also planted a row of hemlock trees to screen the building from Highway 108 and Harmon Field Road. A second gravel driveway was laid from Howard Gap Road to access the garage. The current owners rent out the garage bays as individual storage units.

Gazebo, ca. 1990. Non-contributing structure

Built around 1990, the gazebo is a large, octagonal, wood structure with wood posts, wood deck flooring, screened sides, and diagonally braced rails. The asphalt shingle roof is topped by a short, solid cupola with a ball finial. The structure stands to the northwest of the inn, accessed by a short walkway from the rear porch and entered through a single-leaf screen door.

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Section 8. Statement of Significance

Summary

Completed in 1939, Mill Farm Inn is a two-story Colonial Revival-style inn constructed of local blue granite and located at 701 Harmon Field Road near the town of Tryon, North Carolina. Proprietress Frances Williams, a divorcee, had run a boarding house in Cambridge, Massachusetts and lived in France prior to coming to Tryon, where she operated the inn for the literary and artistically minded visitors that frequented the area. Ms. Williams commissioned architect Russell S. Walcott to design the country inn, a rare surviving example of expressly designed tourist accommodations in Tryon. Mill Farm Inn meets National Register Criterion A in the area of Entertainment/Recreation as a domestic guest accommodation common to Tryon and Polk County. Mill Farm Inn also meets National Register Criterion C as an intact Colonial Revival-style inn designed by Chicago architect Russell Walcott, who retired to Tryon in 1936. Upon relocating to Tryon, Walcott's work evolved from the popular revival styles that he frequently employed during his career toward a more modern aesthetic. The inn represents a vernacular expression of the popular Colonial Revival style. The period of significance for the Mill Farm Inn, which remains in operation, extends from the construction of the main building in 1939 to 1958; the years after 1958 do not meet Criteria Consideration G for exceptional significance.

Historical Background

The small mountain town of Tryon, North Carolina, lies in the far southern section of Polk County, just north of the North Carolina/South Carolina state line. Polk County is relatively small in area, covering only 237 square miles, and ranges in elevation from 750 feet above sea level in the south to 3,238 feet above sea level at its highest point in the northwest. The crest of the Blue Ridge Mountains forms the northern boundary of the county, which is drained by the Pacolet and Green rivers. Lying on the southern slopes of the Blue Ridge, Polk County enjoys characteristics of both the mountain and piedmont regions. Thermal belts occurring in the county provide frost-free areas that allow farmers to grow a wide range of crops. The variety and influence of geography in Polk County is manifested in the two towns of Tryon, a popular winter resort, and Saluda, a summer resort only eight miles to the north.²

² D. William Bennett, ed., *Polk County, North Carolina, History* (Tryon, NC: Polk County Historical Association, Inc., 1983), 5. Bill Sharpe, *A New Geography of North Carolina*, Volume III (Raleigh, NC: Sharpe Publishing Company, 1961), 1536-1538. Elizabeth Doubleday Frost, *Tryon Memories* (Tryon, NC: Polk County Historical Association and Tryon Publishing Company, Inc., 1995), 7-10, 27-28.

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Located approximately three miles southwest of Columbus, the county seat, which was formed in 1855, the town of Tryon remained a modest settlement through much of the nineteenth century. The community began to take its present shape following the arrival of the Asheville-Spartanburg Railroad, which reached Tryon in 1877. Built with the intention of connecting South Carolina ports and markets with people and resources in North Carolina, Tennessee, and the Ohio Valley, the railroad had a dramatic impact on the economic and social development of Tryon in the late nineteenth century as the trains between South Carolina and Asheville began to expose a wide range of visitors to the community. Located at the base of the Saluda Grade, the steepest mainline railroad grade in the country, Tryon became a frequent stopping place as northbound trains prepared for the grueling climb and southbound trains cooled their wheel bearings and brakes. As a result, a hotel was erected and boarding houses were opened to accommodate the accidental tourists and Tryon's reputation as a pleasant resort quickly grew.³

Following its incorporation in 1885, Tryon was laid out in a circle around the railroad depot, which was located on the east side of the tracks near their intersection with South Trade Street (roughly opposite the current Tryon Theatre). Trade Street, the town's original commercial street, ran parallel to the railroad tracks on the east and northeast side and was the location of T. T. Ballenger's dry goods store and his blacksmith shop. Ballenger, who was one of the town's most prominent citizens and its first mayor, built Oak Hall (originally known as the Tryon City Hotel), the first building constructed specifically as a hotel for visitors to Tryon, with John Garrison in 1882. The hotel, a local landmark until its demolition in 1979, was a large frame structure with Italianate and Queen Anne ornamentation that was restrained yet stylish for its day.⁴

Early visitors to Tryon were also served by the McAboy House, a popular inn located north of town near the community of Lynn. Dr. L. R. McAboy, a Presbyterian minister from Pittsburgh, Pennsylvania, purchased the Dr. Columbus Mills House in the 1870s, added a third story, and converted it into an inn that became popular among visitors from the north. McAboy House attracted many guests seeking a cure for respiratory ailments, especially tuberculosis, in the late nineteenth century. Asheville had become renowned for its sanitoriums, but Tryon began to attract patients who were disillusioned with Asheville's unpredictable weather and looking for a more relaxed environment in which to convalesce. The poet Sidney Lanier (1842-1881) transferred from Asheville to McAboy House in 1881, as he was dying of tuberculosis. Lanier's widow and two sons moved to Tryon after his death, and contributed to the town's reputation in literary and cultural circles. In 1889, several new Tryon residents saw the need for a public library and formed a club of community members to promote a library and provide a focus for intellectual and cultural activities. Club

³ Diane E. Lea and Claudia Roberts, *An Architectural and Historical Survey of Tryon, North Carolina* (Raleigh, NC: North Carolina Department of Cultural Resources, Division of Archives and History, 1979), 1-3. Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 186-188.

⁴ Lea and Roberts, 9. Frost, 20-21.

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members decided to name the group in honor of Sidney Lanier, and Mrs. Lanier responded by donating two volumes of her husband's poems for the library, known today as the Lanier Library. In addition to founding the library, the Lanier Club worked to establish the town cemetery, educate people about tuberculosis, and beautify the depot. The club also hosted popular fundraising events, which often featured dramatic or musical performances.⁵

David Stearns later purchased the McAboy House, which he extensively remodeled, modernized, and renamed Mimosa Inn. To the old structure Stearns added an elevator, running water, steam heat, gaslights, and a casino at the rear. The Mimosa Inn burned in 1914, but a new building, which continues to operate today, was erected on the same site and utilized portions of the casino structure. Stearns, along with partner Aaron French, also operated the Skyuka Hotel, a popular lodge built near Tryon on White Oak Mountain in the 1890s (no longer standing).⁶

Whether visitors to Tryon arrived by accident or came specifically for the salubrious climate, a substantial number became enchanted with the community and decided to buy property for seasonal or year-round use. Many of these new residents came from the North or upper Midwest regions of the country and infused the small town with their own diverse interests. In addition to Sidney Lanier's association with Tryon, William Gillette, the renowned New York stage actor, General Ulysses Doubleday, and industrialist Charles E. Erskine of Wisconsin, all helped to solidify and spread Tryon's reputation as a first class resort town in the early twentieth century. Many of the individuals who adopted Tryon as their home contributed generously to its institutions and organizations.⁷

One of the most important individuals to make their home in Tryon was Carter Brown, who owned and managed the Castle Park Hotel in Michigan and came to Tryon in search of a new resort property to develop. He settled on a lodge and several cottages that had been built for a tuberculosis sanatorium in 1906. Brown acquired the property in 1917, erected some additional buildings, and operated it as the Pine Crest Inn (NR, 1982) from October to May. The inn quickly gained notice for its hospitality, good food, and rustic charm. The Pine Crest Inn exemplified the unpretentious comfort that made Tryon so popular among its well-to-do clientele. Brown became an important promoter of Tryon, especially with the formation of the Tryon Riding and Hunt Club in the 1920s. He worked to rehabilitate the Block House, an eighteenth-century trading post near Tryon, establish riding trails, and organize the annual horse and hound shows and steeplechase. Brown's efforts to popularize equestrian activities in the area have contributed to Tryon's strong association with these pursuits that continues to this day.⁸

While Carter Brown was often the most visible of Tryon's proponents in the second quarter of the twentieth century, the town also gained recognition from other sources, including the Lanier Library, a

⁵ Lea and Roberts, 2 and 4-5.

⁶ Ibid., 5.

⁷ Ibid., 4-6.

⁸ Claudia P. Roberts, Pine Crest Inn National Register of Historic Places Nomination (1980). Lea and Roberts, 6-7.

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subscription library organized in 1890. The library, which established its permanent home in 1905, served for many years as the principal cultural center in town. At 5½ inches by 8½ inches and only four pages in length, the *Tryon Daily Bulletin*, a local newspaper organized in 1928 by Seth Vining Sr., was touted as the world's smallest daily newspaper. Eleanor Vance and Charlotte Yale, who had formed Biltmore Industries in Asheville, relocated to Tryon and organized the Tryon Toy Makers and Wood Carvers in 1915. The Tryon Toy Makers helped initiate a crafts revival in Polk County that led to the formation of other groups such as the Blue Ridge Weavers, a crafts guild organized in 1922 for the production and promotion of local handicrafts including textiles, basket weaving, and ceramics.

Before coming to Tryon in the mid-1930s, Frances Nevins Williams, a Kentucky native, grew up in Nashville, Tennessee and married Mason Williams of North Carolina. Mr. Williams eventually became the District Attorney of San Antonio, Texas. Around 1900, however, the Williams' divorced and Frances Williams moved to Cambridge, Massachusetts, where she ran a boarding house for Harvard professors. After her children were grown, she moved to Grasse, France, a village in the hills of Provence, where she intended to spend the rest of her life. She eventually returned to the United States, as her financial situation worsened following the stock market crash in October 1929, and purchased the Mill Farm property from J. J. and Flossie Cantrell in September 1936. At the time, Mill Farm contained a farmhouse and grist mill, which was located near the alignment of present-day Harmon Field Road and alongside the small creek that runs through the property. Williams commissioned Chicago architect Russell Walcott, who retired to Tryon in 1936, to design a two-story stone country inn on the site of the existing farmhouse, which was torn down to make room for the new building. Williams reportedly envisioned the inn as French farmhouse similar to examples she remembered from her time in France. She received a loan from the Bank of Tryon and began construction of the inn. The blue granite for the building came from a quarry on the Green River in northern Polk County, near property owned by the Walcotts. Frances Williams welcomed the first guests to Mill Farm Inn in July 1939. Ms. Williams lived in a second-floor apartment at the northeast corner of the inn.⁹

At the time of its construction, Mill Farm Inn surely seemed to be a moderately risky investment. Nationwide economic conditions, coupled with improving highway systems, forced many local establishments to close their doors. With the notable exception of Oak Hall, the majority of tourist accommodations in Tryon were simply large private residences that had been opened to guests. Mill Farm Inn differed significantly in that it was architect-designed and built specifically as an inn, although clearly domestic in scale. Many of Tryon's inns and guest houses catered to visitors making extended stays during the summer or winter seasons, but automobile tourism increasingly challenged this type of business by allowing easier access to destinations farther afield and shorter stays. Williams persisted, however, and catered to the well-to-do literary and artistically-minded visitors that helped to make Tryon's reputation as a

⁹ Frank Albrecht, letter to Gary Corn, September 14, 2006. Polk County Register of Deeds Book, 60, page 583. James Blanton and Gary Corn, personal communication.

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resort area. Considered a stern businesswoman, Williams reportedly advertised the inn exclusively in the *New York Times Book Review* and expected her guests to discuss their current book choices in the evenings. Requiring that guests of the inn stay for at least a month, Williams preferred that guests reserve their room for the entire season. Meals were served for guests of the inn and included in the room fare. The inn had no public restaurant, but Tryon residents were occasionally invited to join guests for Sunday lunch in the dining room. Though invited, diners were expected to pay for their meal.

Frances Williams operated Mill Farm Inn with the assistance of three employees: housekeeper, groundskeeper, and cook. Williams maintained the inn from 1939 to 1948, when she suffered a stroke and was no longer able to run the business. She built a house, known as the Pink House, immediately west of the inn overlooking the Pacolet River, where she lived until her death. Williams sold the inn to Paul and Natalie Lower on March 1, 1948 (89/114), who ran it for just two years before selling the property to Ethel Sturgis in 1951 (94/247). Ms. Sturgis operated the inn for several years and produced a promotional brochure describing its amenities at the time. Elliott and Lula Ranney purchased the inn from Sturgis in 1954 (100/200), and after the death of his wife, Elliott Ranney sold the property to Gordon and Jeanette Hedrick in 1961 (120/65). The Hedricks converted the building into a single-family dwelling where they raised their two children.¹⁰

In October 1981, Chip and Penny Kessler purchased the old inn from the Hedricks and set about returning the building to use as an inn. The Kesslers, Chicago transplants, came to Tryon in 1977 and the following year purchased Auberge, an upscale European-influenced inn from the 1940s that they remodeled and converted into guest accommodations after several years of use as apartments. With the demise of the Thousand Pines Inn, Mimosa Inn, and Oak Hall, the Kesslers recognized a market for guest rooms in Tryon and refurnished the building's seven apartments for daily, weekly, or monthly accommodations. After completing work on Auberge, the Kesslers purchased the old Mill Farm Inn to offer additional rooms. The Kesslers made several changes to the building before it reopened as an inn in 1982, including enclosing the end porch for innkeepers' quarters and adding the garage and gazebo to the grounds. The Kesslers continued to operate the inn until 2006, when it was sold to the current owners, James Blanton and Gary Corn.¹¹

Architecture Context

Prominent Chicago architect Russell Smith Walcott (1889-1959), who retired to Tryon in 1936, designed the Mill Farm Inn for Frances Williams. Born in Evanston, Illinois, a suburb of Chicago, Walcott studied architecture at Princeton University, where he graduated with high honors, and following graduation, he travelled to Europe. Upon his return, Walcott started his career in the office of Howard Van Doren Shaw, a renowned architect to Chicago's leading families. In 1917, Walcott married Eugenia Buffington, and

¹⁰ Polk County Register of Deeds Office.

¹¹ Bennett, 95 and 235. Polk County Register of Deeds Office.

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together they raised two adopted children. After a stint in the armed forces during World War I, Walcott joined his older brother, Chester Walcott, in a partnership with Edwin H. Clark from 1919 to 1922. Walter T. Stockton, a former employee of the Clark and Walcott office, recalled that Russell Walcott was not heavily involved in the firm's work and started his own practice in 1922. Based in Chicago, Walcott specialized in residential architecture influenced by English and French architectural models.¹²

Walcott enjoyed a successful private practice in the 1920s, designing large houses and estates along Chicago's North Shore. His designs were typically executed in the Colonial Revival, Tudor Revival, or Normanesque styles, with pleasant proportions and fine craftsmanship but lacking excessive ornament. The renowned designer Buckminster Fuller credited Walcott with introducing him to the influential writings of French architect Le Corbusier. Fuller considered Walcott among "the best of residential designers in Chicago...." Walcott appears to have been influenced by the Country House movement popular among the nation's leading industrial and business families during the first part of the twentieth century, although he worked on that scale less frequently than some of his contemporaries. Situated on generous, private grounds, country houses were usually designed as a family's principal residence that was close to urban centers or transportation lines and spacious enough to allow for leisurely recreation and elaborate entertaining. New York architect Harrie T. Lindeberg (1880-1959), a leading proponent of the Country House movement in the United States, designed several North Shore estates at the same time Walcott was establishing his practice. Lindeberg frequently drew on a vocabulary of forms and details influenced by Medieval-, Tudor-, and English Arts and Crafts-style houses, and he felt that the key compositional element of a building was its roof, which served to unite the whole structure.¹³

In 1928 Walcott teamed with Robert J. Work, and the new firm continued to design imposing suburban houses and country estates for Chicago's elite families. Examples of Walcott's work portray his clear understanding of the popular revival styles that were dominating residential architecture at the time. Walcott and Work also completed projects outside of Chicago, including the Normanesque Ben Alexander House in Wausau, Wisconsin, built in 1932, and Canterbury in Fauquier County, Virginia. Completed in 1933 for Col. and Mrs. Albert E. Pierce of Chicago, Canterbury is a grand Georgian Revival-style house with an imposing three-story central block flanked by symmetrical two-story wings and projecting pavilions.¹⁴

¹² "Interview with Walter T. Stockton" (rev. ed.), interviewed by Betty J. Blum, Chicago Architects Oral History Project (The Art Institute of Chicago, Chicago, IL, 2005), 1-5, 7. Vital records, Polk County Register of Deeds.

¹³ Fuller quoted in *Your Private Sky: R. Buckminster Fuller: Discourse*, Joachim Krausse and Claude Lichtenstein, eds. (Springer, 1999), 80. Mark Alan Hewitt, *The Architect and the American Country House, 1880-1940* (New Haven, CT: Yale University Press, 1990), 53-55, 278. Lindeberg is known to have designed two buildings in western North Carolina: the rambling, Norman-style Grove Park Country Club clubhouse (1924) in Asheville and Ellsleigh (1927), a large Colonial Revival-style stone dwelling in Biltmore Forest. See Clay Griffith, "Grove Park Country Club Clubhouse Local Landmark Designation Report," Asheville, NC, June 14, 2002.

¹⁴ Trowbridge & Beals Collection, Drawings and Document Archive, Ball State University Architecture Library, Muncie, IN. Joan Evanich, "House of the Season: 'The 1928 Vernon Welsh Home,'" Winnetka Historical Society website

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In addition to his architectural practice Walcott was active in finance, and together with seven other men founded the First Federal Savings and Loan of Barrington, Illinois. Walcott served on the board of directors of the bank, which opened in March 1934 with approximately \$1,800 beginning capital. Twenty years after its organization the bank's assets had grown to \$2.5 million. The success of his architectural practice and other investment ventures allowed Walcott to leave Chicago in 1936, intent on retiring at the relatively young age of forty-seven, to Tryon, North Carolina.¹⁵

Russell and Eugenia Walcott purchased a large tract of land from Dr. and Mrs. Marion C. Palmer in March 1936. Dr. Palmer acquired the property off Howard Gap Road at the foot of Warrior Mountain and began work on a log house. During the Depression Dr. Palmer's patients who were unemployed and unable to pay would work on the property in exchange for medical services. Walcott later expanded the property, now known as Walcott Farm, and enlarged the cabin. His decision to come to Tryon was based, in part, on being diagnosed with diabetes, and at the time a doctor in Spartanburg, South Carolina was having success with new insulin treatments for the disease. From his home near Tryon, Walcott could take the train to Spartanburg, receive his treatment, and return home all in the same day.¹⁶

Walcott was unable to stay away from architectural practice completely after arriving in Tryon, and he undertook a select number of commissions. He designed Mill Farm Inn for Frances Williams, a neighbor of sorts, who lived a few miles south on Howard Gap Road. In 1938, he designed the main house at the large hunt country estate known as "Cotton Patch," located on South River Road (SR 1516) east of Tryon. Walcott served as the local architect on the Art Deco-style Tryon Theatre, which was built according to designs by Hendersonville architect Erle Stillwell in 1938. In 1940, Walcott also designed Auberge, an upscale European-influenced inn located on Melrose Avenue in Tryon known for its four-star restaurant. The distinctive two-story, U-shaped stucco building sits slightly below grade with engaged portico, second-story balconies, curving exterior stairs, and plain square posts framing the entrance. The austere exterior finish and blocky massing suggests the introduction of modern architectural influences in Walcott's work, possibly dating from his collaboration with Stillwell on the Tryon Theatre design.¹⁷

Among the several residences that Walcott designed in Tryon, he appears to move away from the strict use of revival styles into a more modern aesthetic, combining rambling one-story plans with rough-cut wood siding and informal stone work. Designs for the Washburn House, Holt-Webster House, and Turck House in Tryon mark a departure from Walcott's more traditional application of revival styles. The Holt-

(http://www.winnetkahistory.org/gazette/homes/1180_westmoor.html - accessed April 3, 2008). Springs Valley Rural Historic District National Register of Historic Places Nomination, Warrenton, VA, 2006.

¹⁵ From Arnett C. Lines, *A History of Barrington, Illinois* (1977), which is reprinted on the Barrington Area Library website (<http://www.barringtonarealibrary.org/LocalHistory/LinesHistory/part4.htm>).

¹⁶ Polk County Register of Deeds Book 68, page 74. Bennett, 276. James Blanton and Gary Corn, personal communication.

¹⁷ Holland Brady, "Architects in the Life of Tryon," manuscript, Holland Brady, AIA, Architect, Tryon, NC (February 17, 2004; updated October 2007).

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Mill Farm Inn, Polk County, NC

Webster House on Overlook Circle, which was chosen as the House Beautiful House of the Year in 1941, still stands and features a ten-foot high dry-stacked stone wall supporting a terrace “that extends about eighty feet along the south side of Little Piney Mountain.”¹⁸

Beyond the small number of buildings that he designed in Tryon, Walcott quietly influenced the life of the community in a number of other ways. He served on the Board of Trustees of St. Luke’s Hospital in Tryon and drew the first plans for the hospital’s expansion program. He also served as an advisor to the Tryon School Board during its building campaign of the late 1940s and early 1950s. Around 1938, Walcott formed a partnership with architect Shannon Meriwether that lasted until 1942. Walcott may have also influenced architect Ernst Benkert to come to Tryon. Benkert, architect of the Tryon Fine Arts Center (1967-1969), had worked for various architects in Chicago during the 1920s and was a good friend of Walcott. Walcott died at his farm off Howard Gap Road in 1959. His wife, Eugenia, continued to live at Walcott Farm until her death in 1994, at the age of 104.¹⁹

Frances Williams reportedly approached Walcott about designing the Mill Farm Inn to evoke a sense of a provincial French farmhouse. Williams lived in south France for a while before returning to the United States and settling in Polk County. Walcott, who had also travelled in France and designed a number of residences in the Normanesque style, was good choice as architect for the project. Although the building lacks any specific references to the French architecture that Ms. Williams envisioned, the vernacular Colonial Revival style effectively captures some of the spirit that she desired. Beginning in the 1930s, the popularity of the Colonial Revival style started to wane as changing fashions and economic conditions led to a simplification of the style, and the Mill Farm Inn’s stone construction, simple forms, and restrained details fit within the characteristics of the style while also standing apart from the more common frame dwellings in the area.²⁰

As an architectural style, Colonial Revival represented a broad rebirth of interest in the early English and Dutch houses of the Atlantic coast states. The 1876 Centennial Exhibition in Philadelphia is commonly cited as the first awakening of interest in the nation’s colonial architectural heritage. The nationally prominent architectural firm of McKim, Mead and White popularized colonial architectural precedents through a widely publicized tour of New England to study original Georgian- and Federal-style buildings. However, the firm’s work in the late nineteenth century contributed to the often eclectic nature of early Colonial Revival-style buildings, which were rarely historically correct copies of colonial precedents. Across

¹⁸ Jeffrey A. Byrd, ed., *A Sense of Heritage: A Pictorial History of the Thermal Belt Area* (Tryon, NC: Tryon Chamber of Commerce, 1991), 311-312. *Tryon Daily Bulletin* (July 17, 1939). See also Brady.

¹⁹ *Tryon Daily Bulletin* (May 7, 1959 and October 17, 1994) and Brady. Holland Brady, a Tryon native, worked for a while for Paul Schweikher in Chicago before eventually returning to Tryon in 1951. Schweikher had worked in Russell Walcott’s office in the 1920s. Upon returning to Tryon, Brady joined Shannon Meriwether’s office, and eventually the two became partners in 1953. Mr. Brady continues to practice architecture in Tryon.

²⁰ James Blanton and Gary Corn, personal communication.

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the country, Colonial Revival was the dominant style for domestic architecture in first half of the twentieth century. A renewed emphasis on symmetry and a central portico, along with classicized embellishments around entrances, cornices, and windows, are hallmarks of the style. Beginning in the mid-1910s the style shifted toward more carefully studied designs with correct proportions and details influenced, in part, by new published sources of information including the *White Pine Series of Architectural Monographs* (1915-1928). These widely available publications contributed to a greater understanding of the original buildings, and from 1915 to 1935 Colonial Revival-style houses more closely reflected the early prototypes. From the mid-1930s through World War II changing fashions and economic conditions led to a simplification of the style before it lost favor.²¹

In North Carolina the Colonial Revival style entered residential architecture at the turn of the twentieth century with classicized adornments grafted onto Queen Anne forms. As the Colonial Revival style became accepted in the state, it grew to represent the architecture of Anglo-Saxon heritage and encompassed not only seventeenth- and eighteenth-century precedents but also examples from the early nineteenth century. A “Southern Colonial” variant of the Colonial Revival style emerged with a central portico of colossal order and one-story porches extending out to the sides as its principal feature. The symmetrical form returned to a double-pile, central-passage plan familiar in antebellum architecture of the southern states. Although the Southern Colonial model frequently appeared in towns and rural areas across the Piedmont and coastal regions of North Carolina, it found less favor in the western mountain region where the associations with idealized antebellum society and values were not as strong.²²

In western North Carolina—especially outside of Asheville—the Colonial Revival style commonly appears as classicized embellishments applied to transitional Queen Anne or vernacular house forms. In the sparsely populated rural areas of Polk County examples of Colonial Revival-style buildings are less common than in the resort towns of Saluda and Tryon, which contain an eclectic mix of architectural styles. Early examples of the Colonial Revival style often continued the commodious, rambling forms of the Queen Anne with classicized elaborations at the entrances, cornices, and windows. Variations of the style, exemplified by the symmetrical, red brick and white trim Georgian model, did not appear in these resort communities. Originally built as a tuberculosis sanatorium in 1906, the Pine Crest Inn in Tryon, a two-story frame building and three detached cottages with simple Colonial Revival detail—pedimented gables, wide cornice boards, and Tuscan porch columns—captures the informality typical of the area.²³

²¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 321-326.

²² Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 416-423.

²³ Lea and Roberts, 10-11.

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Mill Farm Inn, Polk County, NC

At Mill Farm Inn the symmetrical arrangement of the exterior elevations exhibits the typical formality of the Colonial Revival style, although it is not so rigid as to disallow subtle variations between the front and rear and the two end elevations. The stone construction, simple forms, and restrained details fit within the general tenets of the style, while at the same time convey a relaxed, vernacular character appropriate for a country inn. On the interior, the spacious main living room, narrow halls, chestnut floors, plaster walls, and tasteful moldings help to express the casual elegance of Ms. Williams' establishment. Although the building has been altered as it has changed functions over the years, the overall form and character of the building remain intact, with most of the changes occurring on the second story of the interior and the addition at the northeast end for innkeeper's quarters. The two additional structures—an eight-bay garage and a gazebo—added to the property in the late 1980s and early 1990s also do not diminish the historic integrity of the Mill Farm Inn.

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Mill Farm Inn, Polk County, NC

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Mill Farm Inn, Polk County, NC

Section 10. Geographical Data

Verbal Boundary Description

The nominated property for the Mill Farm Inn contains the full extent of Polk County tax parcel P48-127. The boundary is shown by a heavy line on the accompanying tax map.

Boundary Justification

The nominated property includes the residual parcel historically associated with the Mill Farm Inn. Frances N. Williams acquired the property from J.J. and Lottie Cantrell in 1936. The 3.75-acre tract contains all of the buildings, structures, driveways, parking areas, and landscape features associated with the inn. The property is described in Polk County Deed Book 343, page 99.

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Mill Farm Inn, Polk County, NC

Photograph Index

All photographs of Mill Farm Inn at 701 Harmon Field Road in Polk County, North Carolina by Clay Griffith of Acme Preservation Services, on April 16, 2008. Digital images kept at the Survey and Planning Branch of the North Carolina Historic Preservation Office in Raleigh, North Carolina.

1. Oblique view from Harmon Field Road, looking north
2. Facade, looking northwest
3. Oblique view of northeast side elevation, looking southwest
4. Rear elevation, looking southeast
5. Interior – foyer, looking west
6. Interior – living room fireplace, looking east
7. Interior – 1st story bedroom (northwest corner), looking east
8. Interior – 2nd story bedroom (northwest corner), looking west
9. Garage, main elevation, looking southeast (non-contributing)
10. Gazebo, looking west (non-contributing)

City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 2340

DIRECTION

STREET EGANDALE

ABB RD

PIN 1623203027

LOCAL SIGNIFICANCE RATING S

POTENTIAL IND NR? (Y or N) N

CRITERIA -

Contributing to a NR DISTRICT? C

Contributing secondary structure? -

Listed on existing SURVEY? IHSS



GENERAL INFORMATION

CATEGORY building

CONDITION good

INTEGRITY minor alterations and addition(s)

SECONDARY STRUCTURE -

SECONDARY STRUCTURE

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

REASON for SIGNIFICANCE Rated "O" on the IHSS Survey. Notable local example of the French Eclectic style by local architects Wolcott & Work.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION French Eclectic

DETAILS

DATE of construction 1929

OTHER YEAR 1931

DATESOURCE building permit

WALL MATERIAL (current) Brick

WALL MATERIAL 2 (current)

WALL MATERIAL (original) Brick

WALL MATERIAL 2 (original)

PLAN irregular

NO OF STORIES 2.5

ROOF TYPE Hipped

ROOF MATERIAL Wood - shingle

FOUNDATION Brick

PORCH Front

WINDOW MATERIAL Wood

WINDOW MATERIAL

WINDOW TYPE double hung

WINDOW CONFIG 8/12; 8/8; 4/6; 4/4; 6/6

SIGNIFICANT FEATURES Wood double hung windows with various configurations; three story tower with pyramidal roof; plastered entrance surround; projecting wings; full height wing bay with conical roof

ALTERATIONS Garage and porch addition; replacement siding in tower; rear northwest side addition

HISTORIC INFORMATION

HISTORIC NAME	Marks, Harold M. House
COMMON NAME	
PERMIT NO	2260; 2385
COST	\$72,000
ARCHITECT	Wolcott & Work
ARCHITECT2	
BUILDER	Gorey, Thomas
ARCHITECT SOURCE	building permit



HISTORIC INFO

LANDSCAPE

Mid-block on curving residential driveway; front iron diamond patterned fence; front circular driveway; foundation bushes; bushes lining fence; rear ravine overlook; mature trees

PHOTO INFORMATION

ROLL1	1
FRAMES1	6, 11, 14
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	4/4/02
SURVEYAREA	Northeast Survey Area

City of HIGHLAND PARK
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 2340

STREET EGANDALE RD

ADDITIONAL PHOTOS OR INFORMATION



Date 9-24 1929



Building Permit No. 2260

Location of Building—No. 454 Street Eggandale Rd.

W. Elc...
central 2438
sent application to
H... 20 Aug 1931

Name of Owner Harold M. Marks

Present Address 341 N. Linden Ave Phone 319

Type of Construction brick Remodeling

General Contractor Thos. Gorey Address 1463 Maple Ave Univ. 5898 Phone

Permit issued to Owner to construct a single family dwell. + gar.

building on Lot 4, 7, 8 Blk. 32 Sub'n. HP

Builder's estimate \$12,000⁰⁰ Permit fee \$241⁰⁰

Location on Lot verified 192 by

Other inspections

Deposits Sidewalks planked

Remarks

Job completed Receipt for returned plans Owner

Hentle 135st. Trib Town. Chgo -
Sep 5381
43144 Mich.

Electrical Contractor Kordick Address _____
Wiring Permit No. 1616 Issued 1-22-30 Fixture Permit No. 1913 Issued _____
1st Inspection _____ 192 by _____
2nd Inspection _____ 192 by _____
Size of main wire _____ Size of branch wire _____ System _____
No. of Openings _____ No. Sockets _____ No. Circuits _____ No. Motors _____ No. Ranges _____
Certificate of Inspection Issued _____ 192 No. _____
Date of Public Service Tap _____ Remarks _____

Plumbing Contractor Jacob G Weber Co Address _____
Water Tap No. 2757 Sewer Tap No. 2356 Job Order No. 1431 Issued _____ Paid _____
Inspected Feb 5 192 30 by LDR
Inspected _____ 192 by _____
No. Catch Basins 05 No. Lavatories 9 No. Toilets 8
No. Baths 4 No. Sinks 2 2 4 slp No. Laundry Tubs 1
No. Shower Baths 2 stalls No. Stacks 7 Other Items 4
Certificate of Inspection Issued Ravin 8 192 No. _____
Downspouts connected to Ravins
Kind of Heat Oil Name of Burner Mclvaine

Tank Inspection _____
John H Miller
Ground 1/9

AM
11-9-1929

Date 4-22 1930 Building Permit No. 2385

Location of Building—No. 434 Street Egandale Rd.

Name of Owner H.M. Marks

Present Address 434 Egandale Rd HP Phone _____

Type of Construction frame Remodeling _____

General Contractor Owner Address _____ Phone _____

Permit issued to " to construct a chicken coop

building on Lot 4, 7, 8 Blk. 32 Sub'n HP

Builder's estimate \$100.00 Permit fee \$133 166

Location on Lot verified _____ 192 _____ by _____

Other inspections _____

Deposits _____ Sidewalks planked _____

Remarks _____

Job completed _____ Receipt for returned plans _____ Owner

Electrical Contractor Address

Wiring Permit No..... Issued..... Fixture Permit No..... Issued.....

1st Inspection 192 by.....

2nd Inspection 192 by.....

Size of main wire..... Size of branch wire..... System.....

No. of Openings..... No. Sockets..... No. Circuits..... No. Motors..... No. Ranges.....

Certificate of Inspection Issued 192 No.....

Date of Public Service Tap..... Remarks

Plumbing Contractor Address.....

Water Tap No..... Sewer Tap No..... Job Order No..... Issued..... Paid.....

Inspected 192 by.....

Inspected 192 by.....

No. Catch Basins..... No. Lavatories..... No. Toilets.....

No. Baths..... No. Sinks..... No. Laundry Tubs.....

No. Shower Baths..... No. Stacks..... Other Items.....

Certificate of Inspection Issued..... 192 No.....

Downspouts connected to.....

Kind of Heat..... Name of Burner.....

Tank Inspection

.....

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Landmark Nomination Form

Date: September 19, 1991

1) Name of Property (original if known): Harold Marks House

2) Street Address: 2340 Egandale Road, Highland Park, IL 60035

3) Legal description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): 16-23-203-017

4) Name and Address of Property Owner(s) (From Assessor's Office): American National Bank and Trust Company - Trust No. 50797 312-661-5000

33 North LaSalle, Chicago, IL 60690

5) Present Use: Residential 6) Past Use: Residential

7) Architect: Wolcott & Work 8) Date of Construction: 1929

9) Written statement describing property and setting forth reasons it is eligible for Landmark designation:

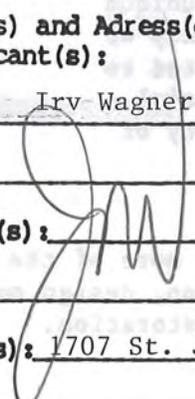
Built very much in the French Estate style of David Adler; this house was designed by Robert Work, who once worked for Howard Van Doren Shaw and was Adler's partner from 1917 to 1929.

10) This structure is eligible for designation on the basis of the following criteria (see reverse page):

4, 5, 6

11) Name(s) and Address(es) of Applicant(s):

Name(s): Irv Wagner

Signature(s): 

Address(es): 1707 St. Johns Ave



12) Affiliation (Commission Member, Owner, City Council, Preservation Organization): Historic Preservation Commission Chairman

Please complete and return this form to the Highland Park Preservation Commission 1707 St. Johns Avenue, Highland Park, Illinois 60035

Historic Preservation Commission

Certificate of Economic Hardship – 434 Marshman Street

To: Historic Preservation Commission
From: Andy Cross, Planner II
Date: August 9, 2012

Application Summary

The owners of the house at 434 Marshman have applied for a Certificate of Economic Hardship. The intent of the Certificate of Economic Hardship process is to give the property owners the opportunity to demonstrate that their locally-landmarked house cannot be put to a reasonable beneficial use or that the owners cannot obtain a reasonable economic return from the house without the issuance of a Certificate of Appropriateness for a specific Regulated Activity. In the case of 434 Marshman, the Regulated Activity is the demolition of the house.

Previous Consideration

Gerard and Sabina Brown, the owners of 434 Marshman Street, approached the Historic Preservation Commission in May, 2011 with a request to remove the landmark status on their home. The house was landmarked in 1992 based on Landmark Criteria 4 and 6:

(4) It embodies distinguishing characteristics of an architectural and/or landscape style valuable for the study of a specific time period, type, method of construction or use or indigenous materials;

(6) It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative;

In order to remove the landmark status, the Historic Preservation Commission was required to find that these standards were no longer appropriate on the property. After much discussion, the Commission did not make a recommendation to the City Council that the standards no longer applied to the house. As a result, the landmark status on the house is still in place.

As a local landmark, the house is considered a “Regulated Structure.” Any modification, addition, or the demolition of the house is considered a Regulated Activity and a Certificate of Appropriateness is required from the HPC. The owners of 434 Marshman applied for a Certificate of Appropriateness in May, 2012 to allow the demolition of the house. The Commission found that the request did not satisfy the standards for a Certificate of Appropriateness and denied the petition.

Certificate of Economic Hardship (CEH)

Following the denial of the COA, the owners submitted an application for a Certificate of Economic Hardship to allow the performance of a Regulated Activity for which a Certificate of

Historic Preservation Commission

Appropriateness has been denied. Section 24.035 of the City Code establishes the minimum application requirements for a CEH to assist the Commission in making its determination on the application. The full section of Code is included in the attachments to this memo, and the requirements are addressed individually below:

Sec. 24.035 (B): State Assistance: Applicants claiming economic hardship shall be required to apply to the State Historic Preservation Agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the Commission in making its decision.

The applicants have not provided any documentation that State assistance has been requested, in part because they have not indicated an intent to renovate or restore the house at this point. State assistance for the restoration or renovation of historic structures is typically sought in the form of Tax Assessment Freezes. Grants to rehabilitate or restore owner-occupied single-family homes are not currently offered by the State.

Sec. 24.035(C)(1): Purchase Information: The amount paid for the Property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the Owner and the person from whom the Property was purchased).

The current owners purchased the property on November 19, 2001 from Janet Steinberg for \$699,000.

Sec. 24.035(C)(2): The assessed value of the Property and its improvements according to the two most recent assessments.

*Assessed Value on 2010 Tax Bill: \$254,446
Assessed Value on 2011 Tax Bill: \$203,620*

Sec. 24.035(C)(3): Real estate taxes for the last two years.

*Real estate taxes paid in 2010: \$14,457.75
Real estate taxes paid in 2011: \$12,736.61*

Sec. 24.035(C)(4): Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.

There is no balance remaining on the mortgage.

Sec. 24.035(C)(5): All appraisals obtained within the previous two years by the Owner or Applicant or their lenders in connection with this purchase, financing, or ownership of the Property.

Historic Preservation Commission

The owners have not obtained any appraisals in the last two years.

Sec. 24.035(C)(6): Any listing of the Property for sale or rent, price asked, and offers received, if any.

The owners' real estate agent, Ms. Wilma Korn of Baird & Warner, has provided the MLS Listing of the house, as well as a summary of the sales efforts. These are included as Exhibits C and D in the application materials attached to this memo.

Sec. 24.035(C)(7): Any consideration by the Owner as to profitable adaptive uses and/or reuses for the Property.

The owners are not considering any adaptive uses or reuses for the single-family residence.

Sec. 24.035(C)(8): If the Property is income-producing, the annual gross income from the Property for the previous two years, itemized operating and maintenance expenses for the previous two years.

This is not applicable to the current owners. The single-family house is owner-occupied and not considered income-producing.

Sec. 24.035(C)(9): Form of ownership or operation of the Property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

The property is owner-occupied.

Sec. 24.035(C)(10): Evidence, if any, of any substantial decrease in the fair market value of the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

The applicants have provided information detailing the financial impact that the landmark status has had on their property and the resulting inability to demolish it. The information is summarized in their cover letter and within Exhibit B in their application materials. Based on the calculations, the landmark status designation on the house has devalued the property by \$225,000.

The Commission may wish to discuss Item 5 in the applicant's explanation. An estimated value of the land and building with the landmark status is given at \$425,000, but no indication is given as to how this figure was arrived at.

Sec. 24.035(C)(11): Any substantial decrease in the pre-tax or after-tax return to the Owner(s) or other investors in the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

Historic Preservation Commission

The applicants indicated this is not applicable to their application. This means that the denial of the COA to demolish the house has not substantially decreased the owners' tax return.

Sec. 24.035(C)(12): Any additional cost of work necessary to comply with the standards and criteria for the issuance of a Certificate of Appropriateness as set forth in Subsections 24.040(C) and (D) of this Chapter, as the case may be.

This may not be applicable because cost was not a point of discussion when the Commission discussed the applicant's compliance with the COA standards relating to their application to demolish the house at 434 Marshman. COA Standard Number 12 prohibits the destruction or alteration of the historic features of a local landmark. The petition to demolish the house conflicted with this standard and the COA was denied.

Sec. 24.035(C)(13): In the case of a proposed Demolition, the economic feasibility of Rehabilitation or reuse of the Landmark or Contributing Regulated Structure on its present site or elsewhere.

The owners have assembled an estimate of the services and costs related to the rehabilitation of 434 Marshman. To bring the house up to current marketable standards, the projected cost is over \$600,000. An itemized list of the required upgrades is included as Exhibit E in the application materials. The cost is roughly the same as the estimated fair market value of the land and house, which would make the rehabilitation of the house unfeasible.

Sec. 24.035(C)(14): Any other relevant information, including, without limitation, income tax bracket of the Owner, Applicant, or principal investors in the Landmark or Contributing Regulated Structure, reasonably necessary for a determination as to whether the Landmark or Contributing Regulated Structure can be reasonably sold or yield a reasonable return to present or future Owners.

The applicants offered the following in their application materials: "The owner has a yearly income of \$38,000 and can no longer afford to live in Highland Park. The property has been for sale for three years. The owner cannot sell the property at the fair market value because of the landmark status. The owner has made every effort to sell the property, even lowering the sales price \$135,000 below the fair market value determined by the Lake County Assessor. At this point, as presented in the cover letter, the property is worth more as a vacant empty lot."

Study Period

Historic Preservation Commission

Article 24 of the City Code identifies the next steps for the Historic Preservation Commission following the discussion of the Certificate of Economic Hardship:

- **Section 24.035(E) Study Period:** If the Commission finds that without the approval of the proposed Regulated Activity (in this case a demolition), the Landmark Structure cannot be put to a reasonable beneficial use, or the Landmark Structure cannot obtain a reasonable economic return from the use, then the application shall be delayed for a period not to exceed 60 days.

During this period of delay, the Commission shall investigate plans and make recommendations to the City Council to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the Landmark. Such plans and recommendations may include, without limitation, a relaxation of the provisions of this Chapter, a reduction in real property taxes, financial assistance, building code modifications, or relief from zoning regulations.

- **Section 24.035(F) Decision:** If, by the end of this 60-day period, the Commission has found that without approval of the proposed Regulated Activity, *the Landmark cannot be put to a reasonable beneficial use, or the Owner cannot obtain a reasonable economic return from the use*, then the Commission shall issue a Certificate of Economic Hardship approving the proposed Regulated Activity (in this case a demolition) and allowing the applicant to obtain the applicable permits under the City Code. If the Commission find otherwise, it shall deny the application for a Certificate of Economic Hardship and the commission shall so notify the applicant in writing.

[Recommended Action](#)

The Commission is asked to discuss the application for a Certificate of Economic Hardship for 434 Marshman. Specifically, the Commission is asked to discuss whether the house at 434 Marshman could be put to a reasonable use or whether the house can provide a reasonable economic return if the Certificate of Appropriateness for the demolition is not granted.

Attachments

Certificate of Economic Hardship Application for 434 Marshman Street, dated July 30, 2012

**Gerard M. Brown
434 Marshman Street
Highland Park, Illinois**

July 30, 2012

Highland Park Historic Preservation Commission
1707 St. Johns Avenue
Highland Park, Illinois 60035

Dear Commissioners:

We have come before you to request a Certificate of Economic Hardship to allow for the demolition of the house located at 434 Marshman Avenue, Highland Park, Illinois.

As you are aware, I have been trying to sell my house for three years. I retired earlier this year, I live on a pension of \$38,000 per year and I can no longer afford to live in Highland Park. I would like to move but I am not able to because I cannot sell my house. The reason we cannot sell the house is because of its landmark status.

We initially came before the Historic Preservation Commission and requested that you remove the landmark status on our house. We did this because we received a number of offers to purchase our home but all offers were contingent upon the landmark status being removed. Over this three year period the sales price has been reduced in an effort to sell the house. At this point the value of the building and land is less than the value of a vacant piece of land.

The initial and current sales price, and property values based on offers received, public records, and actual sales prices of homes in the immediate area are as follows:

1. The initial sales price was \$699,000
2. The current sales price is \$475,000.
3. The fair market value of the land and building per the Lake County Assessor is \$610,000.
4. The fair market value of the land and building, without landmark status, is \$650,000. This value is based on the average sales price per square foot of other properties sold within the same neighborhood over the past year, see Exhibit A.
5. The current estimated value of the land and building, with landmark status, is \$425,000.
6. The value of the land alone, without a building, is \$550,000.

**Gerard M. Brown
434 Marshman Street
Highland Park, Illinois**

Based on the information above, the landmark status designation on the building has devalued the fair market value of the property \$225,000 (4-5). The land alone is worth \$125,000 more than the land and building combined (6-5).

Per your instructions we have answered the questions that are listed in Section 24.035, subsection C, of the Highland Park Historic Preservation Ordinance. The document is attached to this letter as Exhibit B, dated July 30, 2012.

Once again we would appreciate you approving this request for a Certificate of Economic Hardship to allow for the demolition of the house located at 434 Marshman Avenue, Highland Park, Illinois.

If you should have any questions please call.

Respectfully submitted,

Gerard and Sabina Brown.

July 4, 2012

1. The amount paid for the Property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the Owner and the person from whom the Property was purchased).

Amount paid for the property was \$360,000.

Date of purchase was 11/19/2001.

Property was purchased from Janet Steinberg (No relation to Gerard or Sabina Brown).

2. The assessed value of the Property and its improvements according to the two most recent assessments.

For Tax year 2009 reported on 2010 tax bill:

Assessed Value of Property was \$254,446

Fair Market Value of Property was \$736,338

For Tax year 2010 reported on 2011 tax bill:

Assessed Value of Property was \$203,620

Fair Market Value of Property was \$610,860

3. Real estate taxes for the previous two years.

Real Estate Taxes for 2009 paid 2010 was \$14,457.75.

Real Estate Taxes for 2010 paid 2011 was \$12,736.61.

4. Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.

Remaining balance on mortgage - \$0.

5. All appraisals obtained within the previous two years by the Owner or Applicant or their lenders in connection with this purchase, financing, or ownership of the Property.

The Owner has not obtained any appraisals in the past two years.

6. Any listing of the Property for sale or rent, price asked, and offers received, if any.

See the current property listing, Exhibit C, copy attached.

Multiple offers have been received see the letter from Wilma Korn dated 07-05-12, Exhibit D, copy attached.

July 4, 2012

7. Any consideration by the Owner as to profitable adaptive uses and/or reuses for the Property.

Not Applicable.

8. If the Property is income-producing, the annual gross income from the Property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow before and after debt service, if any, during the same period.

Not Applicable.

9. Form of ownership or operation of the Property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

Applicant owns the property.

10. Evidence, if any, of any substantial decrease in the fair market value of the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

See cover letter.

The initial and current sales price, and property values based on offers received, public records, and actual sales prices of homes in the immediate area are as follows:

1. The initial sales price was \$699,000
2. The current sales price is \$475,000.
3. The fair market value of the land and building per the Lake County Assessor is \$610,000.
4. The fair market value of the land and building, without landmark status, is \$650,000. This value is based on the average sales price per square foot of other properties sold within the same neighborhood over the past year, see Exhibit A.
5. The current estimated value of the land and building, with landmark status, is \$425,000.
6. The value of the land alone, without a building, is \$550,000.

Based on the information above, the landmark status designation on the building has devalued the property \$225,000. The land alone is worth \$125,000 more than the land and building combined.

July 4, 2012

11. Any substantial decrease in the pre-tax or the after-tax return to the Owner(s) or other investors in the Landmark or Contributing Regulated Structure as a result of the denial of a Certificate of Appropriateness.

Not Applicable

12. Any additional cost of work necessary to comply with the standards and criteria for the issuance of a Certificate of Appropriateness as set forth in Subsections 24.040(C) and (D) of this Chapter, as the case may be.

Demolition costs of \$12,000.

13. In the case of the proposed Demolition, the economic feasibility of Rehabilitation or reuse of the Landmark or Contributing Regulated Structure on its present site or elsewhere.

It does not make sense to rehabilitate or renovate this house. The cost to update this house to today's standards exceeds \$600,000, see the attached estimate, Exhibit E. There are three reasons why it does not make sense to renovate this house. The first reason is if you tried to update the existing kitchen, bathrooms, bedrooms, and utility spaces there is no space within the existing footprint of the house to accommodate an updated design. The second reason is you cannot add a significant addition to the house because of the buildings location on the site, and all expansion possibilities are extremely limited and or not allowed because of landmark restrictions. Purchasers are not interested in purchasing the property with the hope of adding an addition because they do not want to deal with the restrictions and limitations imposed by the landmark status. The third reason is the cost of renovation. It is way too expensive to renovate a house and be restricted by the landmark status. Not only does the house have to be functional updated to today's standards but the structural, mechanical and electrical systems need to updated and or replaced. Exterior storm sewer and grading work is also required. It just doesn't make sense to renovate. I would also like to point out that I am not looking to do construction; I simply want to sell my property at the fair market value of other homes and properties in the area.

14. Any other relevant information, including, without limitation, income tax bracket of the Owner, Applicant, or principal investors in the Landmark or Contributing Regulated Structure, reasonably necessary for a determination as to whether the Landmark or Contributing Regulated Structure can be reasonably sold or yield a reasonable return to present or future Owners.

The Owner has a yearly income of \$38,000 and can no longer afford to live in Highland Park.

The property has been for sale for three years. The Owner cannot sell the property at the fair market value because of the landmark status. The Owner has made every effort to sell the property, even lowering the sales price 135,000 below the fair market value determined by the Lake County Assessor. At this point, as presented in the cover letter, the property is worth more as a vacant empty lot.

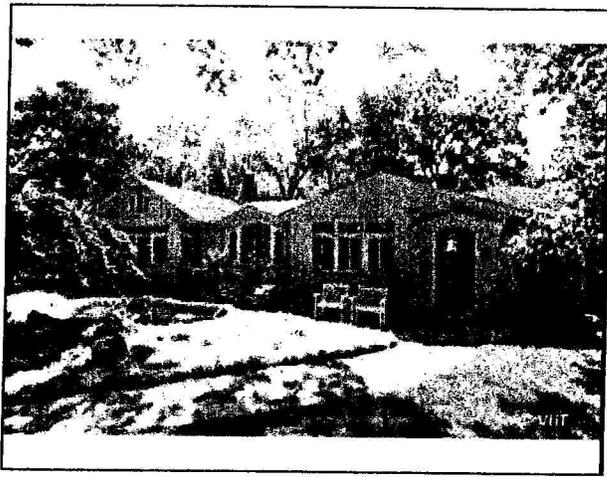


EXHIBIT C

Detached Single
 Status: **ACTV**
 Area: **35**
 Address: **434 Marshman Ave , Highland Park, Illinois 60035**
 Directions: **Roger Williams to St Johns, North to Marshman, East to 434 Marshman**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1927**
 Dimensions: **100 X 145**
 Ownership: **Fee Simple**
 Corp Limits: **Highland Park**
 Coordinates: **N:21 W:7**
 Rooms: **7**
 Bedrooms: **3**
 Basement: **Partial**

MLS #: **07939703**
 List Date: **11/07/2011**
 List Dt Rec: **11/07/2011**
 Contract:
 Financing:
 Bit Before 78: **Yes**
 Subdivision:
 Township: **Moraine**
 Bathrooms **2 / 0**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

List Price: **\$475,000**
 Orig List Price: **\$500,000**
 Sold Price:
 Lst. Mkt. Time: **217**
 Points:
 Contingency:
 Curr. Leased:
 Model:
 County: **Lake**
 # Fireplaces: **1**
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl.
 In Price:

Remarks: **Beautiful historic landmark home in east Highland Park. Leaded stained glass inlay windows & interior panels throughout. Hardwood floors, arched beamed ceilings in living room & dining room. Huge stone fireplace in L/R. Kitchen with stainless steel appliances. M/L laundry room. Stone patio. Iron fenced gate enclosing perfectly landscaped grounds with tall trees & Koi fountain.**

School Data		Assessments		Tax		Miscellaneous			
Elementary: Ravinia (112)		Amount: \$0		Amount: \$13,495		Waterfront: No			
Junior High: Edgewood (112)		Frequency: Not Applicable		PIN: 16253150010000 (Map)		Appx SF: 0			
High School: Highland Park (113)		Special Assessments: No		Mult PINs:		SF Source: Not Reported			
Other:		Special Service Area: No		Tax Year: 2011		Acres: 0			
		Master Association: No		Tax Exmps:					
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X23	Main Level	Hardwood		Master Bedroom	16X19	Main Level	Hardwood	
Dining Room	13X14	Main Level	Hardwood		2nd Bedroom	17X15	Main Level	Hardwood	
Kitchen	16X9	Main Level	Ceramic Tile		3rd Bedroom	14X12	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Mud Room	7X8	Main Level	Ceramic Tile	
Eating Area	12X9	Main Level	Ceramic Tile						
Foyer	11X6	Main Level	Ceramic Tile						

Interior Property Features:
 Exterior Property Features:

Age: **81-90 Years**
 Type: **1 Story**
 Style: **Other**
 Exterior: **Frame**
 Air Cond: **Central Air**
 Heating: **Gas, Hot Water/Steam**
 Kitchen: **Eating Area-Table Space**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator**
 Dining: **Separate**
 Attic: **Pull Down Stair, Unfinished**
 Basement Details: **Unfinished**
 Bath Amn:
 Fireplace Details: **Wood Burning**
 Fireplace Location: **Living Room**
 Electricity: **Circuit Breakers**
 Equipment: **Ceiling Fan, Sump Pump**

Additional Rooms: **Eating Area, Foyer, Mud Room**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway:
 Foundation:
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure:
 Lot Size: **.25-.49 Acre**
 Lot Desc: **Fenced Yard**

Roof: **Asphalt/Glass (Rolled)**
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **None**
 Amenities:
 Asmt Incl: **None**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing, Immediate**
 Occ Date:
Walk Score@: 62 - Somewhat Walkable

Agent Remarks: **2nd BR with bath was orig. MBR. Builders, re-habbers call for info.**

Internet Listing: **All**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5%-250 (on Net SP)**
 Showing Inst: **CALL 855-746-9100**
 Mgmt. Co:
 Owner: **OOR**
 Broker: **Baird & Warner (3104)**
 List Agent: **Wilma Korn (39781)**
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Holds Earnest Money: **Yes**
 Addl. Sales Info.: **None**
 Expiration Date:
 Contact Name:
 Ph #:
 Ph #: **(847) 432-0500**
 Ph #: **(847) 370-2063**
 Ph #:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Phone:
 Agent Owned/Interest: **No**
 Team:
 Email: **wasbad@aol.com**
 More Agent Contact Info:



Exhibit D

July 6, 2012

To Whom It May Concern:

My name is Wilma Korn and I am a Real Estate Broker with Baird & Warner Real Estate in Highland Park. I was hired by Sabina and Gerard Brown to market and sell their home at 434 Marshman, Highland Park.

I originally put their home on the market on 08/04/2009. The house has been marketed for sale for 3 years as of now. We began our listing price at \$699,000 as this is a great east Highland Park location and were competitive in price to other listings at the time. Three years later, we are still on the market and at a reduced price of \$475,000 hoping to sell it to a buyer. Through the course of the listing we have had multiple offers. Some as high as \$550,000, all contingent on the landmark status being removed. These offers have been from builders, rehabbers and buyers. All offers were always contingent upon landmark status being removed, so we were never able to bring these offers to closing.

If you should require any further information, please feel free to contact me at my office,

At 847-432-0500.

Sincerely,

Wilma Korn/Real Estate Broker

1920 Sheridan Road
Highland Park, Illinois 60035-4124
847.432.0500 fax 847.432.2431
highland@bairdwarner.com
www.bairdwarner.com



Brown + Associates, Inc.				Exhibit E	
6600 N. Le Mai Ave.					
Lincolnwood, Illinois					
				Brown Residence	
April 15, 2012				Order of Magnitude Estimate	
1	2	3	4	5	6
#	Description	Quantity	Unit	Unit Cost	Total
1	Site Work:				
2	Repitch paving for proper site drainage:				
3	Remove cracked concrete paving	756	sf	1.50	1,134.00
4	Fill subgrade	42	cy	20.00	840.00
5	Install storm sewer	60	lf	55.00	3,300.00
6	Stone backfill for sewer	26	cy	35.00	910.00
7	Stone backfill for slab	30	cy	35.00	1,050.00
8	New concrete slab	810	sf	4.00	3,240.00
9	Subtotal				10,474.00
10					
11	Garage:				
12	Demolition	1	allow	1,500.00	1,500.00
13	Excavate for footings	105	cy	18.00	1,890.00
14	Excavate for slab	29	cy	18.00	522.00
15	Concrete footings	20	cy	150.00	3,000.00
16	Concrete foundation wall	17	cy	250.00	4,250.00
17	Stone backfill	90	cy	35.00	3,150.00
18	Concrete slab	800	sf	4.00	3,200.00
19	Exterior walls	1,026	sf	5.00	5,130.00
20	Roof framing	960	sf	5.00	4,800.00
21	Sheeting	1,986	sf	1.50	2,979.00
22	Siding	1,026	sf	8.00	8,208.00
23	Insulation	1,826	sf	4.00	7,304.00
24	Windows	4	each	600.00	2,400.00
25	Heating	1	allow	800.00	800.00
26	Man door	1	each	300.00	300.00
27	Garage door	1	each	1,100.00	1,100.00
28	Asphalt roof	960	sf	4.00	3,840.00
29	Paint	1,026	sf	0.50	513.00
30	Subtotal				54,886.00
31					
32	Building Exterior:				
33	Remove and replace roof	2,277	sf	5.00	11,385.00
34	Remove north east entrance	1	allow	900.00	900.00
35	Remove exterior siding	4	md	600.00	2,400.00
36	Insulate exterior walls	1,488	sf	4.00	5,952.00
37	Install new siding	1,488	sf	8.00	11,904.00
38	Install energy efficient windows	54	each	1,000.00	54,000.00
39	Install energy efficient doors	3	each	1,500.00	4,500.00
40	Paint house exterior at completion	1,488	sf	0.50	744.00
41	Subtotal				91,785.00
42					
43	Upgrade building mechanical and electrical systems				
44	Upgrade existing plumbing system:				
45	Remove existing plumbing	8	md	720.00	5,760.00
46	Install sanitary sewer	102	lf	80.00	8,160.00
47	Install waste piping	120	lf	30.00	3,600.00
48	Install vent piping	80	lf	30.00	2,400.00
49	Install cold water piping	170	lf	15.00	2,550.00

Brown + Associates, Inc.				Exhibit E	
6600 N. Le Mai Ave.					
Lincolnwood, Illinois					
				Brown Residence	
April 15, 2012				Order of Magnitude Estimate	
1	2	3	4	5	6
#	Description	Quantity	Unit	Unit Cost	Total
50	Install hot water piping	170	lf	15.00	2,550.00
51	Valves and fixtures	1	allow	1,500.00	1,500.00
52	Trim	4	md	720.00	2,880.00
53	Upgrade existing hvac system:				
54	Remove existing hvac system	4	md	480.00	1,920.00
55	New furnace	1	each	1,800.00	1,800.00
56	Air cooled condenser	1	each	3,000.00	3,000.00
57	Ductwork	124	sf	70.00	8,680.00
58	Registers and grilles	22	each	175.00	3,850.00
59	Trim	2	md	720.00	1,440.00
60	Upgrade existing electric system:				
61	Remove existing electric	4	md	800.00	3,200.00
62	Service	1	allow	2,500.00	2,500.00
63	Panels	2	each	1,500.00	3,000.00
64	Branch circuits - power	270	lf	15.00	4,050.00
65	Branch circuits - lighting	210	lf	15.00	3,150.00
66	Devices	1	allow	1,500.00	1,500.00
67	Fixtures	25	each	300.00	7,500.00
68	Trim	6	md	800.00	4,800.00
69					79,790.00
70					
71	Renovate Bathroom #1				
72	Demolition	2	md	480.00	960.00
73	Floor joist repair	200	sf	10.00	2,000.00
74	Install subfloor	200	sf	10.00	2,000.00
75	Wall studs	540	sf	8.00	4,320.00
76	Modify ceiling joist	200	sf	8.00	1,600.00
77	Plumbing rough in				
78	Labor	4	md	720.00	2,880.00
79	Material	1	allow	2,500.00	2,500.00
80	Electric rough in				
81	Labor	4	md	800.00	3,200.00
82	Material	1	allow	1,800.00	1,800.00
83	Hvac rough in				
84	Labor	2	md	720.00	1,440.00
85	Material	1	allow	850.00	850.00
86	Drywall				
87	Walls	540	sf	2.00	1,080.00
88	Ceiling	200	sf	2.00	400.00
89	Tile walls	540	sf	15.00	8,100.00
90	Heat matt	150	sf	15.00	2,250.00
91	Tile floor	200	sf	30.00	6,000.00
92	Base cabinets	16	lf	350.00	5,600.00
93	Counter tops	40	sf	60.00	2,400.00
94	Plumbing fixtures	1	allow	8,000.00	8,000.00
95	Plumbing trim	2	md	720.00	1,440.00
96	Electric trim	2	md	800.00	1,600.00
97	Hvac trim	1	md	720.00	720.00
98	Subtotal				61,140.00
99					

Brown + Associates, Inc.				Exhibit E	
6600 N. Le Mai Ave.					
Lincolnwood, Illinois					
				Brown Residence	
April 15, 2012				Order of Magnitude Estimate	
1	2	3	4	5	6
#	Description	Quantity	Unit	Unit Cost	Total
100					
101	Renovate Bathroom #2				
102	Demolition	2	md	480.00	960.00
103	Floor joist repair	200	sf	10.00	2,000.00
104	Install subfloor	200	sf	10.00	2,000.00
105	Wall studs	540	sf	8.00	4,320.00
106	Modify ceiling joist	200	sf	8.00	1,600.00
107	Plumbing rough in				
108	Labor	4	md	720.00	2,880.00
109	Material	1	allow	2,500.00	2,500.00
110	Electric rough in				
111	Labor	4	md	800.00	3,200.00
112	Material	1	allow	1,800.00	1,800.00
113	Hvac rough in				
114	Labor	2	md	720.00	1,440.00
115	Material	1	allow	850.00	850.00
116	Drywall				
117	Walls	540	sf	2.00	1,080.00
118	Ceiling	200	sf	2.00	400.00
119	Tile walls	540	sf	15.00	8,100.00
120	Heat matt	150	sf	15.00	2,250.00
121	Tile floor	200	sf	30.00	6,000.00
122	Base cabinets	16	lf	350.00	5,600.00
123	Counter tops	40	sf	60.00	2,400.00
124	Plumbing fixtures	1	allow	8,000.00	8,000.00
125	Plumbing trim	2	md	720.00	1,440.00
126	Electric trim	2	md	800.00	1,600.00
127	Hvac trim	1	md	720.00	720.00
128					61,140.00
129	Renovate Kitchen				
130	Demolition	4	md	480.00	1,920.00
131	Floor joist repair	375	sf	10.00	3,750.00
132	Install subfloor	375	sf	10.00	3,750.00
133	Wall studs	720	sf	8.00	5,760.00
134	Modify ceiling joist	375	sf	8.00	3,000.00
135	Plumbing rough in				
136	Labor	6	md	720.00	4,320.00
137	Material	1	allow	2,000.00	2,000.00
138	Electric rough in				
139	Labor	6	md	800.00	4,800.00
140	Material	1	allow	1,200.00	1,200.00
141	Hvac rough in				
142	Labor	2	md	720.00	1,440.00
143	Material	1	allow	1,500.00	1,500.00
144	Drywall				
145	Walls	720	sf	2.00	1,440.00
146	Ceiling	375	sf	2.00	750.00
147	Cabinets				
148	Wall	50	lf	150.00	7,500.00
149	Base	50	lf	350.00	17,500.00

Brown + Associates, Inc.					Exhibit E
6600 N. Le Mai Ave.					
Lincolnwood, Illinois					
					Brown Residence
April 15, 2012					Order of Magnitude Estimate
1	2	3	4	5	6
#	Description	Quantity	Unit	Unit Cost	Total
150	Center Island	24	lf	350.00	8,400.00
151	Wall finishes	240	sf	10.00	2,400.00
152	Floor finishes	220	sf	60.00	13,200.00
153	Counter tops	125	sf	60.00	7,500.00
154	Appliances	1	allow	25,000.00	25,000.00
155	Plumbing fixtures	1	allow	4,000.00	4,000.00
156	Plumbing trim	4	md	720.00	2,880.00
157	Electric trim	2	md	800.00	1,600.00
158	Hvac trim	2	md	720.00	1,440.00
159	Subtotal				127,050.00
160					
161	Construction Cost				486,265.00
162					
163	General Conditions	486,265	percent	0.05	24,313.25
164	Design and Construction Contingency	486,265	percent	0.05	24,313.25
165	Subtotal				48,626.50
166					
167	Architect Fee	486,265	percent	0.08	38,901.20
168	Construction Management Fee	486,265	percent	0.08	38,901.20
169	Subtotal Fees				77,802.40
170					
171					
172	Total Construction Cost				612,693.90
173					
174					
175					
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178					
179					
180					
181					
182					
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Memorandum

To: Andy Cross
From: Scott Canel
Date: August 6, 2012
Re: 8/9/12 Meeting of the Historic Preservation Commission

The demolition permit application for 1427 Waverly Road will once again be on the agenda of the Historic Preservation Commission at its August 9th meeting. As I understand it, the specific issue to be addressed at the meeting is whether Landmark Criteria Number 5 applies to 1427 Waverly.

Landmark Criteria Number 5 from the City Code states:

“It (1427 Waverly) is identifiable as the work of a notable builder, designer, architect (Walcott and Work) or landscape architect whose individual work has influenced the development of the City, County, State, or Country.”
(parentheticals added)

In order to address whether Walcott and Work were architects who influenced the development of Highland Park or Lake County or Illinois, I made inquiries at the Art Institute of Chicago, which contains the Burnham Library, one of the most comprehensive libraries of architecture in the nation. I asked that the library pull and photocopy all articles within its collections, including microfiche, which made mention of Walcott and/or Work. Mary Woolever, chief librarian for the Burnham Library, reviewed the requested assignment and instructed her Circulation Assistant and Independent Researcher, Bryce Dwyer, to fulfill my research request.

Attached are the results of Mr. Dwyer’s search under Ms. Woolever’s direction. They include Mr. Dwyer’s cover letter and bibliography, and 16 articles which mention either Mr. Walcott, Mr. Work, or both of them.

With respect to the 16 articles that Mr. Dwyer discovered, the following should be noted:

1. Two of the articles (#1 and #4) relate to the William McCormick Blair House in Lake Forest that was designed by David Adler with assistance from Work, who was then Adler’s employee.
2. Six of the articles (#6, #8, #10, #11, #12, and #13) are from House and Garden Magazine.
3. Three of the articles (#3, #4, and #5) are from the magazine Country Life.
4. Two of the articles (#9 and #11) are from House Beautiful Magazine.

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5. One of the articles (#16), from 1941, constitutes the sole listing for both Mr. Walcott and Mr. Work in Who's Who in Chicago – it was obviously outdated by the time it was published.
6. One of the articles (#15) refers to Walcott and Work's only other house in Highland Park (which preceded 1427 Waverly). This is a one page set of plans for the Nathan Klee home which was published in the Architectural Record, a journal to which Walcott appears to have made two contributions.
7. Walcott's second contribution to the Architectural Record (#2) is a fascinating article written in 1936, before he dissolved his partnership with Work and moved to North Carolina, entitled "Facadism". Facadism is both a criticism of his profession and a self-criticism.

On page 389 of Facadism (the final page of the article), Walcott writes:

"Instead of designing a scene for some engineer to figure later, as I used to, I was surprised to find that I was working from the first at a structural solution to the space arrangement I had in mind." . . . "The freedom of the process is astonishing to one who has worked all his life within the confinements of a style. This is what evolved." . . . "I present it not with the slightest idea that it is perfect or even "good" architecture, but because it seems to me to show that progress is possible even in a facadist's mind." . . . "Can any one define the thing which makes such varied forms as the Taj Mahal, the Parthenon, Hagia Sophia, Chartres, the Carnavalet and, yes, the Washington Monument and even the San Francisco bridges accepted by different yet knowing eyes as being types of beauty? All we know is that the spirit in them can be felt. But we also ought to know by this time that we cannot copy the inspiration that makes one of these forms beautiful to you and another more beautiful to me. We can copy the form of it but we can never steal its spirit. Somehow it isn't possible. And yet, how hard we have tried!"

Making reference to contemporary experiments in architecture, Walcott concludes:

"... if we keep on learning facts and working honestly to express those facts it is not impossible that some day, somehow, some inspired genius will use the results of our crude and wishful experiments to achieve that beauty which we were never near."

I believe it would be useful if you circulated this information to the Commission before the meeting this Thursday. Please let me know if you will circulate this material in advance or whether I should bring separate photocopied sets for each Commission member.

SIC/lo

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August 1st, 2012

Dear Scott,

Summarized below are the results of my research into the architects Russell Walcott and Robert Work. To locate information on Walcott and Work, I utilized resources and academic databases available through the Ryerson & Burnham Libraries at the Art Institute of Chicago. These resources are:

1. The Ryerson & Burnham Libraries online catalog - <http://ryerson.artic.edu/>
2. The Avery Index to Architectural Periodicals
3. The Burnham Index to Architectural Literature
4. The Chicago Tribune Archive
5. Worldcat
6. State of Illinois Historic Preservation Agency - <http://gis.hpa.state.il.us/hargis/>
7. Commission on Chicago Landmarks Historic Structures Survey - <http://webapps.cityofchicago.org/landmarkswweb/search/home.htm>
8. Historic American Buildings Survey - <http://www.loc.gov/pictures/collection/hh/>
9. National Register of Historic Places - <http://nrhp.focus.nps.gov/natregadvancedsearch.do?searchtype=natregadvanced>

The only one of these resources that returned significant information was the Avery Index. The Avery Index returned 16 relevant articles on Walcott and/or Work. All of these articles have been photocopied and included with this report. A full bibliography accompanies them.

Fourteen of these articles were brief magazine profiles of houses designed by Walcott and Work. They include buildings built when Walcott and Work were in partnership as well as buildings designed previous to their partnership. Another of the articles is a longer profile of a house designed by David Adler and Robert Work.¹ The final article was written by Russell Walcott and is a critical self-reflection on his architectural practice through the 1920s and the first half of the 1930s.² See the attached bibliography for full references.

For comparison, I searched the Ryerson & Burnham Libraries catalog as well as the Avery Index for results on two Chicago-area architects contemporary with Walcott and Wood who also built houses. The architects are David Adler and Howard Van Doren Shaw. The summarized results were as follows:

¹ Matlack Price. "House of William McCormick Blair, esq., Lake Forest, Ill." *Architectural Forum* 50 (Jan 1929): 53-87, pl. 17-32.

² Russell Walcott. "Facadism." *Architectural Record* 80 (Nov 1936): 385-389.

David Adler

Books: 7 books on Adler and his practice

Archives: The David Adler Collection is comprised of two groups of materials. The first a set of photographs documenting the construction and built environments of several notable Adler residence projects. The second group of materials consists of black and white photographs, color transparencies, correspondence, and photocopies relating to the life and work of Adler and his sister, interior designer Frances Elkins.

Articles: 58 results (Avery Index to Architectural Periodicals)

Howard Van Doren Shaw

Books: 11 books on Shaw and buildings he constructed

Archives: The Archives at the Ryerson and Burnham Libraries hold a collection of archival material on Shaw that includes biographical material, notebooks, sketch books, business letters, scrapbooks and photo albums pertaining to his life and work.

Articles: 152 results (Avery Index to Architectural Periodicals)

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I also searched the following volumes for information on Walcott and Work and 1427 Waverly Road with no substantial returns.

1. *A Comprehensive Master Plan: City of Highland Park, Illinois*. (Highland Park, 1976).
2. Philip Berger, ed. *Highland Park: American suburb at its best, an architectural and historical survey*. (Highland Park, IL: Highland Park Landmark Preservation Committee, 1982).
3. R.R. Bowker, ed. *American Architects Directory*. (New York: American Institute of Architects, 1955).
4. Adolf K Placzek, ed. *Macmillan encyclopedia of architects*. (London: Collier Macmillan, 1982).
5. Paul E. Sprague, survey director. *Inventory of architecture before W.W.II in Highland Park & Lake Forest, Lake County: interim report*. (Chicago: Illinois Historic Structures Survey, 1974).
6. Henry F. Withey and Elsie Rathburn Withey. *Biographical dictionary of American Architects (deceased)*. (Los Angeles: Hennessey and Ingalls, 1970).

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Please do not hesitate to be in touch about any clarifications I can make on the research process.

Sincerely,



Bryce Dwyer

Independent Researcher

Circulation Assistant, Ryerson and Burnham Libraries

Bibliography of Articles in the Ryerson & Burnham Libraries (photocopies attached)

1. Price, Matlack. "House of William McCormick Blair, Lake Forest, Illinois." *Architectural Forum* 50, (1929): 53-87, pl. 17-32.
2. Walcott, Russell. "Facadism." *Architectural Record* 80, (1936): 385-389.
3. "An architect's home in Illinois That Might Well Be a Bit of Normandy: Home of Russell Walcott, archt." *Country Life* (New York) 43 (Apr 1923): 69.
4. "The Brick House: Residence of Horton E. Olson, Beverly Hills, IL." *Country Life* (New York) 56, (1929): 45-45.
5. "Home of Mr. David Dangler, Lake Forest, Ill." *Country Life* (New York) 53, (1927): 56-57.
6. "Home of Oswald Douglas." *House and Garden* 50, (1926): 104-105.
7. "House Beautiful's 13th Annual Small House Competition" *House Beautiful* 83, (1941): 18-[29].
8. "House of Mr. Arthur Wheeler, Sterling, Ill." *House and Garden* 72, (1938): 53.
9. "The House of William McCormick Blair, Esq. in Lake Forest, Illinois." *House Beautiful* 65, (1929): 469-476.
10. "In the Normandy Manner." *House and Garden* 52, (1927): 112-113.
11. "The Mellowness of Age Reproduced in a House of Colonial Character." *House and Garden* 59 (Feb 1931): 86-87.
12. "Northern Italian design from an Illinois setting." *House and Garden* 60 (Nov 1931): 66-67.
13. "Planned for a Lot: The Home of Mr. Arthur Wheeler, in Sterling, Illinois" *House and Garden* 73, (1938): 53.
14. "Residence of Charles B. Pike ... Lake Forest :David Adler and Robert Work, Archts." *Architectural Record* 52, (1922): 289-291.
15. "Residence of Nathan Klee, Esq., Highland Park, Ill." *Architectural Record* 62, (1927): 387.
16. "Russell Walcott" and "Robert Work." *Who's Who in Chicago*. (Chicago: A.N Marquis & Co., 1941).