

WASHINGTON

For HCRS use only  
 received  
 date entered

United States Department of the Interior  
 Heritage Conservation and Recreation Service

National Register of Historic Places  
 Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
 Type all entries—complete applicable sections

1. Name

historic Charles E. Swannell House

and/or common N/A

2. Location

street & number 901 South Chicago N/A not for publication

city, town Kankakee N/A vicinity of congressional district 17

state Illinois code 012 county Kankakee code 091

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David H. Schroeder and Clara D. Schroeder

street & number 901 South Chicago

city, town Kankakee N/A vicinity of state Illinois 60901

5. Location of Legal Description

courthouse, registry of deeds, etc. Kankakee County Courthouse

street & number 450 East Court Street

city, town Kankakee state Illinois 60901-1044

6. Representation in Existing Surveys

title None has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Charles E. Swannell house is situated on a lot 100 ft. by 135 ft. on the east side of the Kankakee River in the community of Kankakee. The building faces east with a chimney on the south wall and a detached garage to the rear of the house on the north side. The house is three bays wide and two stories plus an attic, including a massive hipped roof. The exterior walls are gently sloped inward from the base as they rise, a characteristic of many of Tallmadge and Watson's designs. A rectangular open porch projects from the northern two bays of the front, or east, facade. A dormer window is centrally located on the west side of the roof. The roof was recently restored to its original condition. It is sheathed with cedar shingles and metal ridges. (Originally, shingles were stained olive green.) Exterior walls are constructed of ten inch NATCO hollow clay tile, waterproofed and covered with cream colored stucco which has recently been painted a light mint green. The house stands on a concrete foundation with a prominent brick water table. The window sills and a stringcourse below the roof are also made of brick.

The floor plan of the Swannell home forms a modified rectangular shape. A large entrance foyer and intersecting hallway on the ground floor provide access to the individual rooms and create an open plan which is characteristic of Prairie School style houses. The ground floor includes a living room, dining room, den, kitchen, pantry, bath, and stair. A master bedroom suite, two bathrooms, two bedrooms, a sun parlor, and a linen room make up the second floor. The third floor is an open, undivided area.

The interior detailing is virtually intact and in excellent condition. It includes quarter sawn oak banding and trim, display cabinets and book cases with leaded glass doors characteristic of the period. The fireplace is done in roman brick. Windows are wooden casements and some are glazed with leaded glass. Leaded glass windows exposed to the exterior are found above the sideboard in the dining room, above the fireplace mantle in the living room, the front door, and the upstairs bathroom. Interior doors are oak with beveled glass. Walls are plastered and covered with white fabric. The ceilings in the primary rooms are finished in two colors separated by painted ornamental wood banding. Taken as a whole, the interior is a superb example of a Prairie School house designed and built in the early twentieth century.

The Swannell home has been well maintained by various owners and as a result its Prairie Style design has remained essentially intact. Two minor additions were made to the rear facade of the house in the early 1970's. These are a small addition to the west side of the kitchen to provide a breakfast area, and the enlargement of the den also on the west. They are relatively inconspicuous and do not detract visually from the design of the house. The front porch was also modified slightly during the early 1970's, at which time stucco arches were inserted between the corner piers. The roof was not altered and the original shape and profile of the porch are extant. The alteration does change the appearance of the front porch, but in a manner which is in keeping with the original design. The porch alterations are completely reversible, should total restoration be desired by the present or future owners.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1911 designed

**Builder/Architect** Tallmadge and Watson

### Statement of Significance (in one paragraph)

The Charles E. Swannell home is a significant example of "Prairie School" architecture. It was designed in 1911 by Tallmadge and Watson, two architects who emerged from the office of D.H. Burnham and Company. Tallmadge and Watson followed the philosophy of Frank Lloyd Wright and Louis Sullivan and became major figures in the Prairie School of Architecture. They formed their firm in 1905. The firm later became renowned for ecclesiastical architecture. They initially specialized in residential buildings, many of which were built in Evanston and Oak Park, Illinois. The Swannell residence is the only documented Tallmadge and Watson house in Kankakee. It is an excellent example of their mature work which has survived with very little alteration. The present owners have taken great care to restore various elements to original condition when major maintenance has been required.

The massing and detailing of the residence are characteristic of the Prairie School style of architecture and clearly reflect the modern ideals of this distinctive American style. The Prairie School created an American architecture by rejecting imported historical styles and using native materials such as brick, wood, stucco, and stone, to shape new forms which are particularly appropriate in Midwestern states. The Swannell house exemplifies this new style of the American Midwest. It is designed in the spirit of the prairie with broad rectangular planes, a low hipped roof, an expressive horizontal line, and an open plan which maximizes the sense of space. Every feature of the house is simplified, angular and precise. Ornament is understood to be part of the total design and elegance emerges through the play of texture.

The siting of the house on the east side of the Kankakee river on a heavily wooded lot is spectacular. Its location is only about two blocks from two widely published houses by Frank Lloyd Wright, the Hickox and Bradley houses, both of which were built a decade earlier. While the Swannell house must be considered a direct descendant of its Wright-designed neighbors, it is still a fine example of the Prairie School of Architecture as developed by another designer. There are a number of other significant houses of the period in the immediate area, and the Swannell house can and should be seen in context with its neighbors to be fully understood and appreciated. It is a first class residential design.

The current owners of the Swannell home possess blueprints of the plans drawn by Tallmadge and Watson; a rendering of the front facade of the house, dated 1911, which is executed in pencil and watercolor and signed by Tallmadge and Watson; and a 1914 publication entitled, Fireproof Houses of NATCO Hollow Tile, which includes a photograph of the Swannell home. The availability of this data has enabled the present owners to restore various elements of the house in a highly professional manner.

## 9. Major Bibliographical References

Brooks, Allen, Edit. Prairie School Architecture, Studies from 'The Western Architect'. Toronto: University of Toronto Press. 1975.

Brooks, Allen. The Prairie School, Frank Lloyd Wright and His Midwest Contemporaries. Toronto: University of Toronto Press. 1972.

## 10. Geographical Data

Acreage of nominated property 0.31 acre (property is 100ft. x 135ft.)

Quadrangle name Kankakee Quadrangle

Quadrangle scale 1:24000

UMT References

A 16 427740 4551120  
 Zone Easting Northing

B           
 Zone Easting Northing

C         

D         

E         

F         

G         

H         

**Verbal boundary description and justification** Lot 11 in Block 1 of L. Beckman's Resubdivision of Lots 11, 12, 13, 14, 15 and 16 of the Park Subdivision of the City of Kankakee, Kankakee County, Illinois. (See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state    N/A code county code

state code county code

## 11. Form Prepared By

name/title 1. David H. Schroeder  
 2. Susan Horst Mori and Wilbert R. Hasbrouck

organization 1. Owner  
 2. HISTORIC RESOURCES date 18 September 1981

street & number 1. 901 South Chicago  
 2. 711 South Dearborn St. telephone 2. (312) 922-7211

city or town 1. Kankakee  
 2. Chicago state 2. Illinois

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *David...*

title Director date 4/1/82

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet Charles E. Swannell House Item number 10

Page

(CONTINUED FROM #10 - GEOGRAPHICAL DATA)

EXCEPT that part of Lot 11 of Louis E. Beckman's Resubdivision of Lots 11, 12, 13, 14, 15, and 16, Block 1 of the Park Subdivision of the City of Kankakee described as follows: Beginning at the Southeast corner of said Lot 11, thence Westerly along the South line of said Lot 11, 142.5 feet to the Southwest corner thereof, thence in a Northerly direction along the West line of said Lot 11, 11.3 feet to a pipe, thence in an Easterly direction in a direct line to the point of beginning, situated in the County of Kankakee, in the State of Illinois.

COLORADO, Mesa County, Clifton, Clifton Community Center and Church, F and Main St. (06/03/82)  
COLORADO, Montrose County, Montrose, Denver and Rio Grande Depot, 20 N. Rio Grande Ave.  
(06/03/82)

COLORADO, Montrose County, Montrose, Montrose City Hall, 433 S. 1st St. (06/03/82)  
COLORADO, Morgan County, Brush, All Saints Church of Eben Ezer, 120 Hospital Rd. (06/03/82)  
COLORADO, Pueblo County, Pueblo, Galligan House, 501 Colorado Ave. (06/03/82)  
COLORADO, Pueblo County, Pueblo, Gast Mansion, 1801 Greenwood St. (06/03/82)

CONNECTICUT, Fairfield County, Bridgeport, Division Street Historic District, Roughly bounded by  
State St., Iranistan, Black Rock and West Aves. (06/03/82)

CONNECTICUT, New London County, New London, Woodworth, Nathan A., House, 28 Channing St.  
(06/01/82)

CONNECTICUT, Fairfield County, Newton, New York Belting and Packing Co., 45-71 and 79-89 Glen  
Rd. (06/02/82)

DELAWARE, Kent County, Milford vicinity, Archeological Site No. 7K-F-4 and 23, (06/03/82)

GEORGIA, Coweta County, Newnan, Northwest Newnan Residential Historic District, Roughly  
bounded by RR tracks, Jefferson, Cavender, Duncan, and Browns Sts. (05/28/82)

IDAHO, Bannock County, Pocatello, Pocatello Historic District, Roughly bounded by RR tracks, W.  
Fremont, W. Bonneville and Garfield Sts. (06/03/82)

ILLINOIS, Adams County, Quincy, Newcomb, Richard F., House, 301 Maine St. (06/03/82)

ILLINOIS, Coles County, Oakland, Rutherford, Dr. Hiram, Home Office, 14 S. Pike St. (06/03/82)

ILLINOIS, Cook County, Chicago Heights, Bloom Township, 1000 W. 10th St., Dixie Hwy. and  
Chicago Heights St. (06/03/82)

ILLINOIS, Cook County, Chicago, Railway Exchange Building, 80 E. Jackson Blvd. and 224 S. Michigan  
Ave. (06/03/82)

ILLINOIS, Cook County, Chicago, Warner, Seth, House, 631 N. Central Ave. (06/03/82)

ILLINOIS, DuPage County, West Chicago vicinity, McAuley School District No. 27, Roosevelt Rd.  
(06/03/82)

ILLINOIS, Kane County, Aurora, Hotel Aurora, 2 N. Stolp Ave. (06/03/82)

ILLINOIS, Kankakee County, Kankakee, Swannell, Charles E., House, 901 S. Chicago (06/03/82)

ILLINOIS, McHenry County, McHenry, Mount's House, 303 Waukegan (06/03/82)

ILLINOIS, Randolph County, Sparta, Sparta Historic District, S. St. Louis, W. 3rd and S. James Sts.  
(06/03/82)

ILLINOIS, Rock Island County, Rock Island, Rock Island Lines Passenger Station, 3029 5th Ave.  
(06/03/82)

ILLINOIS, Sangamon County, Springfield, Boulton, H. P., House, 1123 S. 2nd St. (06/03/82)

ILLINOIS, Whiteside County, Tampico, Main Street Historic District, S. Main St. (06/03/82)

INDIANA, Allen County, Fort Wayne, Bass, John H., Mansion (Brookside) 2701 Spring St. (06/02/82)

INDIANA, Marion County, Indianapolis, Lombard Building, 22-28 E. Washington St. (06/01/82)

INDIANA, Marion County, Indianapolis, Thompson, William N., House, 4343 N. Meridian St. (06/01/82)

KENTUCKY, Fayette County, Lexington vicinity, McCann, Benjamin, House (Cannon Lawn), Old  
Richmond Pike (06/03/82)

KENTUCKY, Fayette County, Lexington vicinity, McCann, Neal, House, 5364 Todds Rd. (06/03/82)

KENTUCKY, Greenup County, Greenup vicinity, Stuart, Jesse, House, Stuarts Lane off W-Hollow Rd.  
(06/01/82)

KENTUCKY, Woodford County, Archeological Site 15-Wd-61, (06/02/82)

LOUISIANA, Evangeline County, Ville Platte, Dardeau Building, 224 W. Main (06/01/82)