

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

1. Name Waller, William, House

historic Waller, William, House

and or common Palette and Chisel Academy of Fine Arts

2. Location

street & number 1012 N. Dearborn _____ not for publication

city, town Chicago _____ vicinity of 9th congressional district

state Illinois _____ code 012 _____ county Cook _____ code 031

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

4. Owner of Property

name Diana Farran, President -- Palette and Chisel Academy of Fine Arts

street & number 1012 N. Dearborn

city, town Chicago _____ vicinity of _____ state IL 60610

5. Location of Legal Description

courthouse, registry of deeds, etc. Torrens Department, County Building

street & number 118 N. Clark

city, town Chicago _____ state IL

6. Representation in Existing Surveys

title Illinois Historic Structures Survey has this property been determined eligible? _____ yes no

date _____ federal state _____ county _____ local

depository for survey records Illinois Historic Preservation Agency

city, town Springfield _____ state IL

7. Description

Condition		Check one	Check one
<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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The William Waller residence at 1012 North Dearborn Avenue was built as an "Italianate" or "Tuscan Villa" design with a double bay, central hall plan. Even though at the time of its construction on the parcel of ground at the corner of Oak and Dearborn Streets it was designed as a city rather than country villa with the full knowledge that it would soon be part of a line of imposing residences. This is seen in the detailing of the roof where the cornice is carried around the building with a fire wall treatment given to the brick side wall. The exterior, with its grand staircase leading to the imposing entrance doors, its use for the front face of the popular limestone commonly called "Athens marble" but unusual here in its cutting of a "rock face" finish, the carefully studied asymmetrical but balanced, arched openings and deep richly detailed and deeply bracketed frieze and cornice, bespeak of a man of wealth and taste.

The freely flowing plan, an Italianate feature, has a wide vestibule and reception hall. To the right is the double parlor, each with its richly carved marble fireplace and magnificent bay. To the left is the music room, grand staircase and the dining room. Both music and dining rooms also contain splendid carved marble fireplace mantels. The end of the reception hall has a massive door leading to service areas, back stair and a special feature for that time, a large cloak room and powder room, opening off of the side carriage entrance. The woodwork throughout is exceptional. Deep, richly molded surrounds at all the openings with heavily detailed crowns over each are in black walnut and rosewood with ten foot high sliding doors to the parlors and the music room. The grand stair sweeps magnificently from the ground floor where the billiard room and office are located past the first floor to the second floor with its four master bedroom suites. There is a linen room, servants rooms, and the original bath at the end of the hall. At the first floor stair landing is a large oval stained glass window flanked by niches with statuary that at one time had been gas illuminated. Servants were accommodated on the third floor.

A two story ample carriage house provided quarters for coachman and gardener. The long facade of the rectangular brick carriage house faces the rear of the main house, and the buildings are separated by a courtyard. The courtyard facade has brick corbelling at the eaves of the flat roof. A series of 8 double-hung windows are unevenly spaced at the second floor level, and the first floor has 3 doors and seven windows. The central door is accessed by a flight of 4 stairs.

In the main house the characteristically simple but massive hardware, plated silver in all the main first floor rooms, is intact but all of the original gas fixtures have been removed. The parquet floor as well as the strip oak floors are excellent. The building is both structurally and artistically in excellent condition due in large part to the private club which has occupied it since 1921. With a few cosmetic changes the building will be much as it was when William Waller first occupied it.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2 Waller, William, House

The architect and contractor of the main house are unknown, however, the excellence of materials and craftsmanship point strongly to Campbell Brothers Manufacturing Company who acted as both general contractor and millwork house for such imposing residences as were built for the Hill, Bross, Medill and Bullock families at approximately the same time period.

There are two contributing buildings in this nomination.

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/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1875-76 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The William Waller House is eligible for listing in the National Register of Historic Places under Criterion C: the building embodies the distinctive characteristics of Italianate urban house design during the 1870s. The residence is architecturally significant in Chicago because it is an excellent surviving example of popular Italianate residential design in the fashionable Near North area from the period immediately following the 1871 fire.

Italianate styling had dominated high style urban housing in Chicago since the early 1860s. The period following the 1871 fire was a time of massive redevelopment and growth for the city, including the construction of many town houses, rowhouses, and free-standing houses and mansions in the Italianate mode. The Waller House was built in 1875-76 in an area which quickly gained a reputation as an upper class neighborhood, locally known as the Gold Coast. The detached house represented the next step up, economically and socially, from the more common connected housing. Although many Italianate rowhouses survive in the Gold Coast and Near North area (and in older Chicago generally), the detached Waller House is probably one of a handful of free-standing high style Italianate residences of the 1870s that have survived the redevelopment of the area in the early and mid-20th century. Among this group, the William Waller House is eligible for listing due to its excellent integrity. As such, it is an important remnant of the prosperous residential era in central Chicago immediately after the fire.

The Waller House exhibits sophisticated but restrained features associated with the Italianate style in urban areas: a rusticated stone front facade, a wide-projecting cornice with brackets, a prominent two-story bay window and tall flattened arch windows, and interior grained woodworking, marble fireplace mantels, and decorative ceiling plasterwork. The carriage house to the rear of the residence is designed in a more utilitarian fashion with features of the period, including a flat roof with brick corbelling and segmental arch window lintels.

The front facade of the Waller House is an interesting combination of the more formal Renaissance palazzo mode associated with urban house design of the mid-19th century and the more romantic, picturesque Italianate style of rural domestic design. The former is apparent in the plain window openings and the austere use of shallow, horizontal rustication; while the high degree of ornamentation and texture in the cornice and the exaggerated keystones above each window and door is more typical of informal residences. Although nothing is known of William Waller, his residence reflects both a conservative attitude toward the public exhibition of his status in the growing city, and an acceptance and approval of the elaboration and substantial qualities of the Italianate style.

9. Major Bibliographical References

PLEASE SEE THE BIBLIOGRAPHY PAGE APPENDED

10. Geographical Data

Acreege of nominated property Less than one acre

Quadrangle name Chicago Loop, IL

Quadrangle scale 1:24000

UTM References

A

16	44771210	4631871610
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

WEST SIDE OF NORTH DEARBORN, SOUTH OF MAPLE, NORTH OF OAK ST.

(SEE CONTINUATION SHEET)

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

state code county code

state code county code

11. Form Prepared By

1. 4/24/80

1. Dawn R. Goshorn, Glenn Hjort, and Ralph Rabe, and Colonel Frank Chesro
name/title 2. Ann V. Swallow, Asst. National Register Coordinator

1. Palette and Chisel Academy of Fine Art organization 2. IHPA date 1. 4/24/80 2. 2/2/87

street & number 1. 1012 N. Dearborn 2. Old State Capitol telephone 1. (312) 337-9889 2. (217) 785-4512

city or town 1. Chicago 2. Springfield state 1 & 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 National Park Service.

State Historic Preservation Officer signature

title Director

date 2-13-87

For NPS use only

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

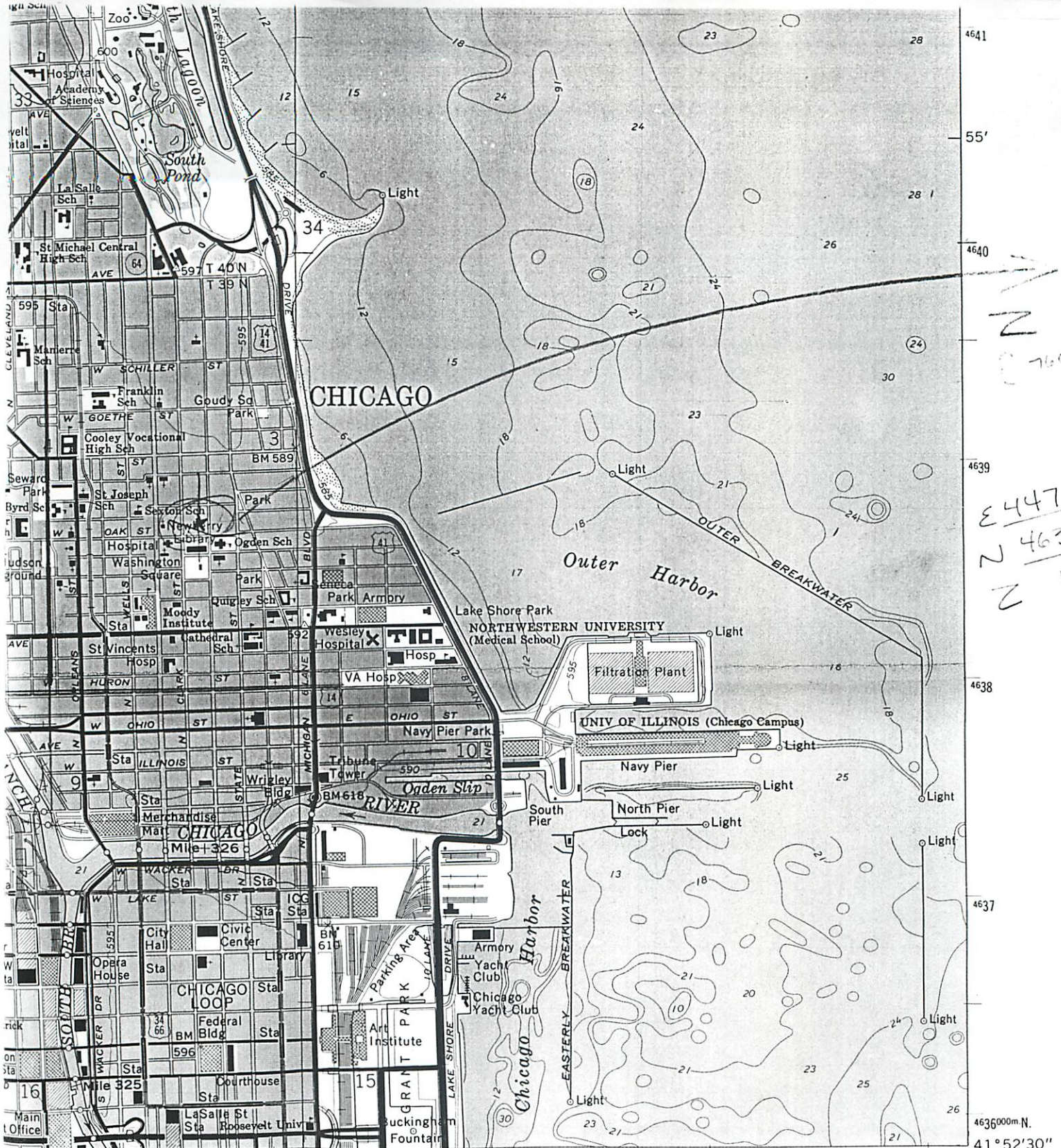
date

Keeper of the National Register

Attest:

Chief of Registration

date



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 76.0
 E 447.7
 N 4638
 N 16

GEOLOGICAL SURVEY WASHINGTON, D. C. — 1973
 UNC. INTERSTATE 90 & 94
 IND. (VIA INTER. 94) 19 MI.
 87° 37' 30" 14 MI. TO INTERSTATE 94
 HAMMOND, IND. 19 MI.

ROAD CLASSIFICATION
 Light-duty
 U.S. Route State Route
 (JACKSON PARK)
 3.467 I SE

CHICAGO LOOP, ILL.
 N4152.5—W8737.5/7.5