

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

12-14-05

**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 **The Homestead**

other names/site number

**2. Location**

street & number : **1625 Hinman Avenue**

Not for publication

city or town **Evanston**

vicinity

state **Illinois**

code **IL**

county **Cook**

code **031**

zip code

**60201 4570**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Walter L. White, ISHP  
Signature of certifying official

12-13-2005  
Date

Illinois Historic Preservation Agency \_\_\_\_\_  
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

\_\_\_\_\_  
American Indian Tribe

**The Homestead**  
Name of Property

**Cook County, Illinois**  
County and State

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**4. National Park Service Certification**

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I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

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**5. Classification**

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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
<u>  1  </u>	<u>  0  </u> buildings
<u>  0  </u>	<u>  0  </u> sites
<u>  0  </u>	<u>  0  </u> structures
<u>  0  </u>	<u>  0  </u> objects
<u>  1  </u>	<u>  0  </u> Total

Number of contributing resources previously listed in the National Register      N/A

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

N/A

**The Homestead**  
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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**Domestic: multiple dwelling; apartment building**

**Domestic: hotel**

Current Functions (Enter categories from instructions)

**Domestic: multiple dwelling; apartment building**

**Domestic: hotel**

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**7. Description**

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Architectural Classification

(Enter categories from instructions)

**Colonial Revival**

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Cork subsurface with bitumen coating and reflective paint surface**

Walls **Brick**

other

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

See Continuation Sheets

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**8. Statement of Significance**

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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.)

- 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.

Areas of Significance (Enter categories from instructions)

**Architecture**

**Commerce**

Period of Significance      **1927/1928-1955**

Significant Dates          **1928**

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

Cultural Affiliation      **N/A**

Architect/Builder          **Danielson, Philip Arthur, architect**

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

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**9. Major Bibliographical References**

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(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: **Evanston Historical Society**

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**10. Geographical Data**

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Acreage of Property **Less than one acre**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	443926	4654916	3	_____	_____
2	_____	_____	_____	4	_____	_____

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.)



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**The Homestead, Cook County, Illinois**

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**Description**

Summary

The Homestead is an eight-story apartment hotel that opened in 1928. About ten miles north of Chicago's Loop, it is centrally located in east Evanston, two blocks from Lake Michigan, two blocks south of Northwestern University and one block east of the business district. All three points of interest are crucial to clientele of The Homestead who are either visiting the North Shore on business or pleasure or who have connections to the university. Evanston experienced significant population growth in the 1920s, and the apartment hotel tradition reflects the variety of residential offerings to those looking for either an alternative to the single-family home or as accommodations for the overnight traveler. The hotel guest has a choice of rooms while the longer-term tenant can reside in a 2-, 3- or 4-room apartment. Designed in the Colonial Revival style, the building represents the American trend of revivalist architecture in the 1920s. Evanston has a significant collection of buildings in this style, particularly in its apartment houses, and The Homestead contributes to this tradition with a design of more delicate proportions. Designed by Philip Arthur Danielson, the building embodies a coherent design that unifies exterior elevations with the interior spaces. Unlike the other seven apartment hotels in Evanston, The Homestead has a 77-year history of uninterrupted service, as an apartment hotel.

Site

The Homestead is perfectly situated amidst business, retail, recreational and educational venues. It is located on Hinman Avenue midway between Church and Davis Streets. These streets roughly form the north/south boundaries of Evanston's business district which is concentrated on Chicago and Sherman Avenues just west of the apartment hotel. The commercial core is a mixture of newer low-rise buildings and older one- and two-story buildings containing offices, restaurants, retail shops and professional services. There is construction activity on several blocks and the area is active and vital with healthy amounts of pedestrian and vehicular traffic. Less than two blocks in the other direction from The Homestead is Lake Michigan. Since the 1860s, Chicagoans have flocked to it for its cooling summer breezes and bracing winter sports. Centennial Park, north of Church Street, and Dawes Park, south of Church Street, are two lakefront parks that provide public access to the wide sandy beach, walking and biking paths. The two parks effectively preserve the lakefront as an open space for public use. The university offers not only educational opportunities, but is active with a calendar of cultural events open to the public. Both the parks and the University are within walking distance of The Homestead.

The Homestead is located in an R6 zone or General Residential zone (Figure 1). This permits an 85' height that effectively creates the transitional edge of the downtown retail core as it steps down to the residential area between it and the lake. The residential height limitation is 2-1/2 to 3-story structures. Due to its location, The Homestead has an unobstructed view of the lakefront extending north beyond the campus and south to the Chicago's skyline, a feature that encourages use of the hotel's roof.<sup>1</sup>

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**The Homestead, Cook County, Illinois**

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The 1600 block of Hinman Avenue, the block on which The Homestead is located, has a quieter ambiance than the adjacent downtown, although parking pressures ensure that cars line both sides of the street (Figure 3). Thomas Tallmadge (1876-1940), of the architectural firm Tallmadge and Watson, designed the streetlamps. The sidewalk verge has turf and mature deciduous trees forming a significant urban forest. The Homestead is landscaped with a grass-and-shrub-framed street-level setback. A wide concrete sidewalk separates it from the adjacent buildings, which are uniformly set back. The buildings have a variety of uses from retirement homes, apartments and churches to single-family residences. Across the street, on the west side of Hinman, is the First United Methodist Church with its Gothic sanctuary fronting on Hinman and ancillary buildings extending west along Church Street. A four-story apartment building, the John Evans Building, with a central courtyard configuration is just south. On the east side of Hinman, the Mather Gardens retirement home is just south of The Homestead, with a vacant lot between, and three-story apartment buildings extend to the north. The building immediately adjacent, Hinman Apartments, 1629-31 Hinman, is listed in the National Register of Historic Places. Designed in 1904 by Atchison and Edbrooke, it sets the Colonial Revival precedent for The Homestead's design. To the north, south and east there are single-family residences, most privately owned; however, Northwestern owns some and has converted them to office use, such as the School of Continuing Studies on Church and Hinman. The Georgian, originally another apartment hotel, but now a retirement facility, is one-half block south on Davis and Hinman.

The Building

The Homestead is an eight-story building with a T-shaped plan with the stem extending the full depth of the lot. This configuration takes advantage of views of the lakefront (Figure 4). It is constructed with hollow clay tile walls and reinforced concrete. The walls are red brick and the secondary elevations, or the north and south sides, continue with the same brick as on the principal elevation. The side elevations have a pattern of six paneled rectangles formed by brick patterns flush with the wall plane (Figure 5). The principal elevation on Hinman, or the west elevation, has a three-part vertical design, somewhat akin to tripartite divisions common to commercial mid-rise structures. At ground level, continuing the Colonial Revival vocabulary of the Hinman Apartments, is a portico or veranda with eight square, metal columns with Doric capitals surmounted by a roof with a Chippendale railing. The main entrance is centered between six French doors (Figure 6). These are glazed in the top portion, paneled below and topped by fixed glazed transoms (Figure 7). The veranda is surfaced with slate and the original porch furniture is in place. It consists of a slider swing and comb-back chairs, all painted white. Two three-story bays rise above the portico and they have paneled sides. Stone detailing at the cornice level includes a centered pediment, dentiled cornice and raised panels and stringcourses below the eighth floor windows (Figure 8). A raised brick pattern forms the corner quoins. On the principal elevation, the windows are double-hung sashes with six-over-six lights; on the secondary elevations, there are metal casement windows (Figure 9). The roof is flat with a mansard roof portion over the main elevation. The mansard roof is covered with composition shingles. It also contains a storage area. There are two elevator penthouses. Both are square in plan constructed with red brick (Figure 10). Louvered openings are of plaster or white painted wood. The service elevator structure has a balustrade and cupola, the only part that is original.



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A canopy runs the width of the east elevation. It has a wooden pitched roof supported on metal poles and was probably used as a shelter for those enjoying lake views.

The side elevations on the north and south sides of the building show the regular fenestration of paired casement windows with multiple panes alternating with the narrower windows that indicate bathroom locations.<sup>2</sup> The wider casement windows have a fixed glazed transom that is also multi-paned. Windowsills are stone (Figure 11). The rear or alley elevation shows the predictable fenestration of regularly spaced casements, each with multi-paned casement windows and a transom. Chimney flues project from the side elevations at the four corners of the T-form.

The main entrance is centered on the veranda. The Homestead's logo, the Colonial-style silhouette, is to one side of the double doors. The door surround sets the standard for interior door surrounds with framing fluted pilasters, wide entablature and broken pediment. A swaged urn is positioned in the cornice break. The double doors have leaded glass panes with a diamond pattern and the lower half is wood-paneled. The doors lead to a vestibule that has a tiled floor. The palette is reds and browns, each square tile measuring about three inches on a side.

Through the front doors, the wide central hall or lobby is furnished with a chest of drawers, lamp tables and a settee on a residential scale (Figure 12). Walls are papered with beige tone-on-tone papers and carpeting. On either side of the hallway are the living room, or the lounge, a restaurant and the dining room. The reception desk is hidden or unobtrusive, unlike most hotels; it is beyond the lounge and is marked by a framed wall opening that is flush with the wall frame<sup>3</sup> (Figure 13). The hall has 12' ceilings, paneled wainscot and deep ceiling moldings. The settee, plus two more in the lounge, and the glass-fronted breakfront in the elevator lobby are part of the original furnishings. All three settees are in the American Empire style.

The entries to the lounge and dining room are paired doors that are similar to the front entrance, identical in scale although less elaborate in detail (Figure 14). A fireplace is directly opposite the lounge entrance. Wooden molding and fluted pilasters frame the green granite hearth (Figure 15). The fireplace is gas burning. The walls are paneled from floor to ceiling and the ceiling has delicate, Adamesque plaster medallions in the center and smaller vignettes in the four corners (Figure 16). Access to the veranda is through the paired French doors. The central pair is screened. The dining room, presently serving as the Trio restaurant, has a brick fireplace with wide, low proportions that includes a warming oven. The fireplace is flanked by built-in shelves and a storage closet (Figure 17). The spaces between the mock, rough-hewn ceiling beams are draped with fabric which is part of Trio's décor. With the exception of the north wall, all walls have vertical pine paneling which has been white washed. The north wall is wallboard, which covers the original wallpapers.<sup>4</sup> The current flooring is the sub floor or concrete surface. A commercial kitchen extends off the dining area. In 1953-54, an enclosed patio was added to expand the dining room space and kitchen area.

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Just beyond the reception area, three steps up lead to the passenger elevator lobby. The staircase has a curved balustrade and wooden newel posts (Figure 18). Beyond this lobby are a library and lounge where a breakfast buffet is offered; originally it was used as the trunk room. The north wall is paneled with built in open shelves and cabinetry below. On the hallway wall there is a bronze-fronted letter drop box. Beyond the double swinging doors are service rooms, currently for laundry rooms, staff rooms, storage and a service elevator.<sup>5</sup> Originally, they were used as two maids' apartments and the engineer's apartment. The current owner has added some walls; for example the former social room was subdivided to create an area for mail boxes and the storage room was subdivided to create an electrical panel room. Some bathrooms have been removed in the chamber rooms. An enclosed patio has been added to the north side of the building and it expands the kitchen and dining area.

The Homestead has a total of 91 units, 35 hotel rooms and 56 apartments, half of which are one-bedroom apartments, while 21 are studio apartments and seven are one-bedroom apartments with less square footage than those located at the east end. The floor plans on floors two through eight are identical (Figure 19). Generally, the apartments are located at the corners of the plan, that is along the east and west ends of the building. The two-bedroom apartments are on the west side. Apartment spaces have an entry foyer with a coat closet that leads to the living room with bay window and window seat. The room measures 12'9" x 22'6". The three-sided bay window frames have been replaced in the original size and configuration with frames that are slightly narrower while the mullions are slightly wider. The exterior frame surface is painted vinyl while the interior frame and mullions are wood. Originally, there was a Murphy bed in this room. Adjoining the living room is the dining room and kitchen. The wall between the dining area and the kitchen is fitted with built-in shelves above a drawer and cabinet. A scalloped edge outlines the shelving. The original kitchens have wall-hung sinks, gas stoves and refrigerators located above the counter over the service door. Countertop surfaces have drawers below with cabinets above. Kitchens are gradually being updated by replacing the older appliances. On either side of the living room there is a bedroom, each with two closets. Each bedroom has its own tiled bathroom with sink, toilet and tub and/or shower. One bedroom has a connecting doorway from the unit entry that allows the hotelier to separate it as a hotel room.

At the east end of each floor are two one-bedroom apartments with dining rooms and kitchens. There are double casement windows with a lake view and a wood-burning fireplace. All other features are identical to those at the west end although room sizes vary slightly. The southeastern unit can be expanded to a two-bedroom unit because of a connecting doorway between the two chambers.

One-bedroom apartments are situated along the corridor. Adjoining doorways allow for flexibility in unit room counts. The room configurations alternate between studio apartments and hotel rooms. Many can be converted to two-bedroom plans by opening the connecting doorway to the adjacent room. The studio apartments have beds in the living room and the hotel rooms originally had rollaway beds in the bedroom. In the studio and hotel rooms there is a dressing closet that is fitted with both rod space and nine built-in drawers with flush pulls.

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Circulation between floors is by the passenger elevator and stairwell near the west end and the service corridor with a service elevator and fire escape near the east end.

The interior decoration of the rooms continues the Colonial Revival style. The corridor walls are painted with a light-toned green, while the wainscot is off-white with green trim. The room walls are painted in off-whites with a darker tone below the chair rails and in the wainscoting. The west end apartments have a tiled sill or window seat in the bay window which is ceramic tile. The dining room walls have chair rails. Fireplaces are centered on the north and south walls of the east end living rooms. The fireplace surrounds vary; some have bolection moldings around the hearth opening with wooden mantelshelves and brackets. Wainscoting extends from these fireplaces. Flat pilasters, mantel and projecting flue frame others. The hearths are polished granite at floor level. The furnishings are an effective mixture of historic styles and contemporary ones. The former includes upholstered wing back chairs, Colonial headboards, fiddle-back dining and desk chairs. Contemporary pieces include lamp and cocktail Parson tables and loose cushion upholstered love seats and couches.

The typical corridor is a straight run that has wainscot paneling and coved ceiling moldings (Figure 20). The entry doors are wooden with six panels with a fixed, paneled transom. Adjacent to each entry door is a paneled service door that fits within the wainscot pattern. Originally, it was used to remove trash from the kitchen. On the other side, they open to the below-counter space under the refrigerator. The hinges have been removed and the doors are held in place with a molding strip. The corridor is lit with ceiling fixtures that are brass and glass hurricane lamps with metal shades.

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**The Homestead, Cook County, Illinois**

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**Statement of Significance**

Summary

The Homestead designed by architect Philip Arthur Danielson is locally significant under Criterion A for Commerce for its role in the development of the Apartment Hotel industry in Evanston and for Criterion C for its architecture. While continuing Evanston's tradition of Colonial Revival architecture, particularly in apartment buildings, The Homestead represents a more delicate and conservative version of the idiom, as interpreted on an eight-story commercial structure or apartment hotel. The apartment hotel rises as an independent volume behind and above the more personally scaled colonnade. The exterior design is continued on the interiors with a unified set of architectural details in doors and windows and their surrounds, wall surface details, fireplace surrounds, moldings and antique furnishings. All floors remain in their original plan with minor exceptions. The Homestead remains as Evanston's only continuous apartment hotel with its 77-year existence. Its period of significance is 1927/1928, when it was constructed, to 1955, the fifty-year cut off for National Register significance.

The tradition of apartment hotels is one that combines the services of a hotel with the privacy of a home. It is fundamentally social in its nature because it must provide comfort to those away from home for a brief time, as well as meet the requirements of its longer term tenants by offering conveniences and attractiveness. Add to the mix that it must also prove profitable to its investor. In its early history, the apartment hotel consisted of a group of living quarters with disappearing beds, with or without kitchenettes, and one to two furnished rooms. When it first appeared, it was the favored investment over the apartment building. In Evanston, the tradition was instigated by the zoning ordinance that created a buffer residential zone between the business district to the west and the residential district along the lakeshore. The zone allowed seven stories and an 80' height limitation. Eight apartment hotels were built between 1919 and 1929 and The Homestead is the only one still operating as such. The Classical style was favored, particularly those built after the World's Columbian Exposition and extending into the 1920s, because it evoked the desired association with tradition and with home. It was an architectural style that conveyed comfort and refinement, a quiet and assured taste, hospitable in its refined scale. Evanston was a prime location for this phenomenon because of its proximity to Chicago and its reputation, as a city of homes.

Criterion C: Architecture

The Colonial Revival style was popular in Evanston and one of several revival styles applied to apartments and houses in the city. Evanston's apartment tradition is recognized in the National Register of Historic Places multiple property listing "Suburban Apartment Buildings in Evanston, IL." Located next to The Homestead, the Hinman Apartments is an example of Colonial Revival style applied to a three-story apartment building and represents one of the apartments covered by the multiple property listing. Unlike Evanston's other Colonial Revival style apartments and houses, The Homestead is an unusual example of the Colonial Revival and differs in scale, proportion and details.

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The Colonial Revival style enjoyed a long influence on American architecture making its appearance after the Philadelphia Centennial in 1876 with examples appearing as late as the mid-1950s. The style dominated in the first half of the 20<sup>th</sup> century. The Centennial focused attention on the Colonial domestic architecture of the Eastern seaboard, which forms the basis for the revivalist forms. The style is based on a classically inspired vocabulary of orders, columns and entablatures, and pediments from Greco-Roman architecture. In its earliest 19<sup>th</sup> century examples, the stylistic elements were loosely interpreted in their proportion and scale and location on the building. However, architectural publications transmitted the more accurate proportions of the style; these publications dominated the appearance of the Colonial Revival from 1915 to 1935, the time span within which Philip Danielson designed The Homestead.

The Colonial Revival style is identified by specific areas of detail elaboration. Essential details center around the entrance where attention is concentrated. Other areas of attention are the cornice and window surrounds. The entrance is generally centered and embellished with a capping feature such as a pediment or fanlight and the sides are outlined with columns or pilasters and sometimes fanlights. Windows are generally double-hung sashes with multiple panes. Cornices feature dentils or modillions. Danielson concentrated the architectural details of The Homestead on the ground level, within the full-width portico and the front entrance, and on the top floor with a pediment. The Homestead is unique not only because it is sympathetic to these identifying details, particularly on the street elevation, but also because it applies them to an eight-story building. Unlike the Colonial Revival examples on the smaller apartment forms and houses, The Homestead is an unusual merging of the needs of an apartment hotel and Colonial Revival features. The stylistic details have a more delicate scale than the apartment examples; at ground level, they are delicately scaled creating a guest-friendly porch and French doors that communicate between it and the adjacent interior spaces. The Colonial Revival details are focused on the ground floor and around the entry to make this commercial structure seem more residential. In effect, the tripartite classical division is stretched with stylistic details concentrated on the ground and top floor. The portico or veranda conveys a porch-like feel that encourages the visitor to linger. Its scale is more intimate. The French doors offer easy communication between the lounge and dining rooms to the veranda.

Whereas the Colonial Revival details of Evanston's apartment buildings are generally massive Doric columns and entablatures, there is a decided Jeffersonian bent to Danielson's interpretation. The column scale is slim, more restrained and delicate, more akin to the Roman Doric than the heavier Greek idiom. The window/doors that open to the front porch and the Chippendale balustrade are more common in southern Colonial domestic architecture along the eastern seaboard, particularly in Jefferson's designs at the University of Virginia and at Monticello. Just as the second story of each of the pavilions at the University of Virginia rises above the colonnades, The Homestead rises above its porch veranda. The red brick and white wood or plaster trim echo these influences in contrast to the brown and deeper colored bricks of other Evanston buildings in the apartment district.

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Delicacy in other architectural details continues the restrained Colonial revivalism of The Homestead. At the main entry, the broken triangular pediment embellished with an urn and cascading swags sets the theme. Delicate incised rosettes are carved above the pilasters in the two-banded architrave. On the interiors, the doorframes are similar albeit simplified; plaster ceiling medallions continue the delicate theme in an almost Adamesque vein.

Philip Arthur Danielson (Nov. 19, 1892 - Nov. 6, 1980)

Most of Philip Danielson's architectural work dates to the years prior to his design for The Homestead. He claimed it was a project that he wished to design and manage in its early years and then return to his practice. He opened his Evanston offices in 1920 at 1569 Sherman, a two-story building in the commercial core that now has ground floor restaurants with offices on the second floor. In 1920-21, he attended evening classes offered by Northwestern University at the Chicago Loop location near Lake and Dearborn. He earned 14 credits in the School of Commerce, probably taken to increase his business acumen. He was a member of the American Institute of Architects.<sup>6</sup> One of his projects was a subdivision plan for Deere Park, which is along Sheridan Road in the extreme southeastern corner of Highland Park on the lakeshore. It is a secluded area with house lots closely spaced along curving streets. Deep ravines cut the shoreline; a picturesque bridge of rough-cut stone crosses one ravine. Four lampposts with metal and glass lanterns mark the four corners of this one-lane bridge. There is a plaque on one bridge abutment that states it was built in 1928 and since restored. Danielson designed several houses in Deere Park, an area of Tudor Revival residences from the 1920s and post World War II split-levels. He also designed a residence in the Indian Hill subdivision in Wilmette at 1116 Locust Drive. It has Italian Renaissance and Mediterranean details forming an eclectic mixture of a 1920s revivalist residence. The residence dates to 1929 and the contractor was Otto Schulz.

Another project is North Park Covenant Church at 5250 North Christiana Avenue, one block north of North Park College. It is a Gothic Revival church begun in 1929. The church owns Danielson's drawings, which consist of nine pages dated May 7, 1929 and co-signed by Low and Speer. Another project was the Kildeer Country Club in Longrove, now demolished. After selling The Homestead, Danielson retired to Stockton, California where he headed the Midwest program supporting the Westerners' National Foundation. He died at the Community Hospital of Monterey Peninsula, Carmel, California.

**Criterion A: History**

Apartment Hotel Tradition

The concept of the landed gentleman or the wealthy merchant living in a large city with other people appears both in London and in Paris in the early 17<sup>th</sup> century. Whereas, the British tradition saw the development of terrace houses, the Parisian gentleman lived in a detached *hôtel*. In their earliest architectural forms, they featured side courtyards screened from the street with offices and stables in the wings to the left and right. Their plans were symmetrical, some of the first examples being Jules Hardouin-Mansart's *Hôtel de la Vrillière*, begun 1635, and Jean du Cerceau's *Hôtel de Bretonvillers*, begun 1637. Whereas American architects did not slavishly copy these forms, particularly since the need did not arise until the late 19<sup>th</sup> century, it does establish

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the social phenomenon of the upper middle class person or family living in a building with others in an expected surrounding of refinement.

The apartment hotel is a blended building in that two components exist before it: the hotel and the apartment building. In the United States, the hotel appears first while the apartment building is a late 19<sup>th</sup> century phenomenon. The hotel, apartment house and apartment hotel are functionally similar in that they are all multi-family dwellings. The design problem would seem to be identical to each of these three; but they are not because each presents a different type of home to its tenants. The hotel specializes in temporary housing for its guests. The apartment offers permanent housing, while the apartment hotel is somewhere in between offering the qualities of a home combined with the services of a hotel.

The building type is a solution to city congestion; but its form and design are oftentimes pulled apart by the opposing forces of available rentable space sought by the owner and realtor developer and building codes requiring certain amenities, such as a window in every room. At its most basic, the plan relinquishes a measure of the guest or tenant's privacy with the addition of common spaces. The occupant also foregoes individuality. Most apartment houses and hotels have the same or similar plan on each level with little opportunity to customize one's own space. The architect is confronted with how to minimize the lack of privacy, minimize uniformity of design yet maximize the convenience that may be the primary draw of this building type. Some zoning requirements have required setbacks that have permitted terraces or patios which expand the interior space. Since hotels are generally permitted to be taller, the roof becomes a usable surface far above the noise and dust of city streets.

Chicago's apartment building tradition begins in the 1880s and 1890s. Population pressures and construction needs after the fire in 1871 created the need for vertical multiple-family dwellings. Initially connected with unfavorable qualities, such as the loss of privacy and lack of garden space, the building type had to overcome this reputation in order to attract wealthier clientele.<sup>7</sup> As the 19<sup>th</sup> century ended and up to World War I, these drawbacks were overcome with more spacious apartment interiors, sumptuous exterior materials and locations along the lakeshore. At times, these buildings were called hotels, often for legal reasons explained below. Gradually, they hosted some of Chicago's leading families, appealing to those who wished to escape house maintenance. Most were built in a five-year burst of construction energy between 1924-29 and many were designed by notable architects, such as Benjamin Marshall and Howard Van Doren Shaw. The 1920s apartment structure was also much taller. Formerly 10-12 stories, in this decade 20-25 stories became more common. This prompted concern about building materials on the sides and rear as they towered above their neighbors prompting some architects to use facing brick and stone on all sides. Rooftop utilitarian devices were also to be hidden from public view. This phase of apartment design and construction was halted by the 1929 stock market crash and ensuing depression; afterwards the emphasis shifted with the involvement of the federal government, such as the Federal Housing Authority, and the need for public housing.

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The exterior design of apartment hotels in the 1920s was probably the least interesting feature of the building because it gave little hint of the distinctive qualities inside. They were purely of a functional nature oftentimes nodding to a revivalist style. Since some guests were staying permanently, there must be some individuality expressed on the exterior, as well as in the interior treatments. However, there was little opportunity for this because the floor plan was generally repeated on every floor. The design of individual units remained a challenge for architects. The apartment hotel is more than an apartment house with housekeeping services. Food preparation figured into the equation. With the addition of kitchenettes or the provision for meals from a house kitchen, the apartment hotel appealed on another level beyond housekeeping. In the 1920s, the grouping of kitchens and baths into one tall structure was a design challenge. The addition of kitchenettes became permissible with the assurance of fireproof construction. Bathroom ventilation had to be more than a window.

The financing of apartment buildings from the 1880s to the early 1920s was controlled by an Illinois law that forbade the formation of corporations for the purpose of purchasing and building improvements.<sup>8</sup> This was to prevent speculative development after the 1871 fire. By the early 1920s, the law was changed permitting the cooperative apartment development. Although there were several financing options in addition to the cooperative, one type is similar to the development and financing of The Homestead. That is developers and architects would assemble to administer the process through to the end offering the opportunity to purchase shares in the venture. The developers would acquire the land, demolish the existing structures, and hire the designers and builders to construct the building on speculation. Shares of ownership would be advertised and sold to would-be investors. The stockholders would have the responsibility for the mortgage liability. Mortgage companies or banks would issue the mortgage, produce individual bonds with the building as collateral, and publish a prospectus extolling the building's features. The Straus Brothers Company, Chicago, published the prospectus for first mortgage bonds on The Homestead (Figure 26). It states that the bonds were a direct obligation of the Homestead Building Corporation, and that they were further "personally and unconditionally" guaranteed by Danielson and Fred M. Johnson Jr. The latter was connected with Herman Hettler Lumber Company and owned other real estate. The bonds were issued in \$100, \$500 and \$1000 denominations with maturities ranging from 1929 to 1936 netting between 6 - 6-1/2%.

The bonds were not the only feature advertised. Nor did the developers rely solely on newspaper articles and advertisements to announce their buildings. They commissioned designers to produce elegant brochures that included not only photographs and floor plans but also maps and renderings of the exterior or the environs. Equally elaborate rhetorical descriptions accompanied the visual components. Some announced that interior appointments were selected from noted local stores or equipped with the latest in appliances. They were a prospectus for the prospective guest or tenant. The Homestead's presentation brochure measures 6 x 9" and is printed on glossy paper with a saddle binding. It has twelve pages. It contains one exterior photograph and fourteen interior views. It also has a line drawing showing an aerial view of the local attractions and a typical floor plan of an entire floor and of four apartment plans. The text contains captions for the photographs and text that extols the benefits of staying at The Homestead.



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The Apartment Hotel Tradition in Evanston

American apartment hotels may be traced to inns and taverns of earlier centuries. Indeed Evanston's early history is marked by the Buckeye Hotel which offered the stopover for a weary traveler riding between Ft. Dearborn in Chicago and Ft. Howard near Green Bay, Wisconsin. As a hotel, it was a restful haven for the traveling transient; but by the 1920s, it was a unique building type differing from the hotel and the apartment building. Apartment hotels were distinct in their location, their program, exterior appearance and interior design. They offered a permanent residence for tenants along with services that eliminate housekeeping. Rooms were designed to be comfortable, with every feature of home, and in some cases even luxurious. The ground floor usually featured a spacious foyer and lounge with a dining hall because it was here that the guest formed her first impression. The treatment of these rooms was more akin to a private home than a hotel lobby or apartment house. If it was homelike, and not too formal, then it was assumed that the individual rooms followed. In many ways, the traveler guest expected more amenities than their home. For those that were staying longer, say for the winter, the city offered activities along with a more informal, comfortable interior space. It behooved the hostlier, therefore, to know his clientele well and to whom he expected to cater. It would be a challenge to please both.

Evanston's population grew to 19,259 by 1900. It began to experience the potential problems connected with city congestion, such as unhealthy water, waste disposal and land use controversies. Businessmen wanted to move factories within the city limits. For instance, A.J. Rollert requested that his Original Manufacturing Company be permitted on Custer Avenue. The city council debated the issue without a clear resolution. Living spaces were needed for factory workers, and although apartments were first built in the 1880s close to the business district, few workers could afford to live in them. Before 1914, Evanston was issuing building permits for structures with up to 30 units. Neighborhood hostility developed objecting to the congestion and its byproducts. The city responded with limits on the multi-family flats and in 1916 established "restricted residential districts" with 17' front yard setbacks. They also passed an ordinance to control smoke emissions from the apartment buildings. Nonetheless, apartment construction continued at a brisk pace driving up land values which in turn dictated smaller units.<sup>9</sup>

Zoning was the solution designed to control growth and separate disparate land uses into a coherent and rationale land use patterns. In 1919, the Illinois legislature passed enabling legislation permitting zoning ordinances with the authority to regulate land use. On January 19, 1921, Evanston became the first municipality in the state to enact its own zoning ordinance.<sup>10</sup> The 1927 revision shows six land use categories with the "D" designation representing the densest land use creating a combined residential and business district that permitted seven story buildings up to 80' tall (Figure 27). This district contains Evanston's downtown commercial core and an area running south along the railroad corridor. The combined business-residential designation permitted apartment dwellings and, in the decade between the end of World War I and the Depression, the apartment hotels. It functioned as a buffer encouraging the transition from dense, medium rise business and commercial structures, located near the principal transportation routes, to the single-family areas that surrounded them. The

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apartment hotel became one logical solution to providing a denser form of housing that softened the edge between the business district and single-family houses.

The decade between the end of World War I and the Depression illustrates the growth changes that were occurring in Evanston. Land values in the business and commercial areas inflated 500% in 1921. The year 1926 marked the peak of the building boom with the issuance of 1,370 building permits.<sup>11</sup> Evanston's population grew to 37,234 in 1920. Eight hotels were built during this decade, some near the commercial core and others in south Evanston along Main Street. Most take full advantage of the height limitations. Massing varies between C-shaped buildings to simple rectangular forms. Brick is the common construction material with stone detailing. Most decoration is concentrated on the ground floor and at roof level, often in the neoclassical vocabulary. The first was the North Shore Hotel in 1919, a six-story structure located on the northeast corner of Chicago Avenue and Davis Street designed by Robert S. DeGolyer. It is a mixed-use facility with ground-floor retail space and residences above. In 1922, the Library Plaza Hotel and the Evanshire Hotel were built. The former made full use of the height limitation with its seven-story design by George D. Connor. Located at 1637-39 Orrington, it had 71 three-room apartments and featured the Vera McGowan Tea Room. The Evanshire has 128 rooms and was designed by John A. Nyden. It is located at Hinman Avenue and Main Street which features storefronts. The Orrington Hotel opened in 1923. It is a 300-room hotel with 72 apartments and ground-floor shops. It is located on Orrington just south of Church Street and was designed by Frank W. Cauley. As with the Evanshire, the Ridgeview, 1924-26, was built on Main Street and Maple Avenue taking advantage of commuter rail lines that connected Evanston with Chicago's Loop. Architects Rosenberg & Pierce designed it and it is a seven-story brick building with ground floor shops.

At the edge of the "D" district three apartment hotels were built. Although the hotels mentioned above also contained apartments, these facilities did not have ground floor retail spaces making them more suited to the single-family residential area that surround them. The Georgian Hotel was built in 1926 and was designed by Albert S. Hecht. Located at Hinman Avenue and Davis Street, it features 98 suites varying from two to eight rooms each and 42 single room apartments. Opened the same the year as The Homestead in 1928, the Oak Crest was designed by Raymond J. Gregori and is a smaller apartment hotel.

Only The Homestead maintains its original function as an apartment hotel. Both the North Shore Hotel and The Georgian are retirement facilities. The Library Plaza Hotel, The Oak Crest and The Evanshire are apartment rental buildings. The Orrington Hotel is being renovated into a combination hotel and conference center. The Ridgeview is a sheltered care facility.

The Homestead not only exemplifies the changes that the zoning ordinance instigated but it also demonstrates a shift in land use. Prior to the hotel, the lot contained a single-family residence. In February, 1927, the *Economist* announced that Philip A. Danielson and Fred Johnson would erect a seven-story apartment hotel at a cost of approximately \$750,000 on a lot measuring 66-1/3 x 180' which was purchased from Marion Thomaso for \$65,000.<sup>12</sup> The 1926 plat survey, prior to construction, shows the footprint for a frame building and a

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carriage house with a square footprint of 20.6' on a side (Figure 28). The lot has a 66.04' frontage on Hinman and a 66.03' width on the 20' wide concrete paved alley. Lot sides vary between 185.17 and 185.19'. The application for the building permit was issued on 3/2/27 and the permit on 4/11/27 to the Homestead Building Corporation. The drawings show that Danielson made first revisions on December 14, 1926, and the last on April 25, 1927. Construction probably began soon after.<sup>13</sup> Robert W. Hunt & Company of Chicago made extensive tests on the reinforced concrete of The Homestead and the results indicated that the structural strength of the hotel was "greater than that of any similar building in the metropolitan area."

Opening of The Homestead

The opening of The Homestead was announced with a series of advertisements and articles in *The Evanston Review*. They serve a dual function today giving the reader both a glimpse of the marketing acumen in the 1920s, as well as a record of how the building and its interiors appeared in February, 1928.<sup>14</sup> The advertisements featured both photographs of the Hinman elevation and also print drawings of the same elevation and front entry. In the former realm, advertisements appeared regularly prior to and during the first week of operation culminating with an open house on Saturday, February 11, 1928. The reported stated:

From the sweeping white-columned veranda to the trim little tower that surmounts the roof, The Homestead is delightfully and authentically Early American in a myriad of pleasing details. Furniture, walls, carpeting, draperies, lighting, and incidental decorative motifs, true in their delineation of the spirit of days when substantial living was an art most graciously practiced, add a touch of inimitable charm to enhance the enjoyment of today's luxuries.

Here is preserved the very Spirit of Colonial Charm and Hospitality. Here you will find an Atmosphere of quaint hominess which is markedly evident as you cross the threshold and is emphasized with every step as you inspect the well-appointed Early American apartments on the floors above. Here modern luxuries interwoven with true Colonial comforts impress you with the convenience and satisfaction of this new order of living. Here the institution is subordinate to the guest – a rare quality found only where real hospitality is paramount!

From the presentation brochure (Figure 29):

Is there an appeal for you in shaded avenues bordered with broad lawns – sandy beaches – the blue expanse of Lake Michigan? Such is the setting of The Homestead, in Evanston. Would you reach "the city" quickly and easily? North Shore transportation is unexcelled elsewhere in the metropolitan area – all lines have stations at Davis Street. Would you shop in comfort? Dozens of exclusive shops are a block or so away. Would you golf or ride? Links and bridle paths are everywhere. Good schools and churches? Social Life? Assuredly! The Homestead is the center of things worthwhile in suburban life.

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The February 9<sup>th</sup> article extolled the combination of "ultra modern comforts [that are] given [the] setting of Early American beauty and dignity." The reporter described the building's style as the southern Colonial style with its red brick and white trim. The porch was reminiscent of Washington's Mount Vernon with slender, squared white columns supporting a one-story roof above rough, flagged paving stone. A wooden railing surrounds the porch roof and two bay windows extend from the second through the fourth floors. On all floors, solid wooden shutters frame the windows between the bays.

Architect Philip A. Danielson....desired to use a casement type of window that was practical, attractive and convenient and one that would never warp, swell, shrink or rattle and with these requirements in mind he consulted with George P. Clayson, Chicago manager of the Detroit Steel Products company....[H]e decided on the Fenestra Steel casements....[they] have the charm of the fine old windows intimately associated with the history, romance and beauty of European architecture. They have the domestic atmosphere created by the small panes and narrow muntins; the cheerful freedom of wide out-swing leaves; and above all, the practical operating and weathering qualities of the best English casement design.

Rolling copper screens, similar in design to window shades, were installed inside the casement windows. They run in metal slots, enameled to match the painted window openings, and roll up into the window frames.

The reporter describes the feeling when entering: "To pass through the white front door of the Homestead is to pass into a different age. All through the house the Colonial idea has been carried out with as much faithfulness as is possible under the conditions imposed by the proper functioning of the place as a modern hotel."<sup>15</sup>

Furniture extended the full length of the porch inviting guests to linger. The original landscaping was a privet hedge that surrounded grass.

Entrance Hall, Lounge and Tea Room

The 1928 *Evanston Review* articles also described the interiors. Just beyond the doorman, and his red-tiled vestibule, is the main hall or lobby. One of the principal features of the hall is the wallpaper which the reporter describes as a "mellow corn colored scenic paper with a repeat design representing the 'Spirit of '76', Washington's headquarters at Newburg, the Minute Men, Independence Hall, Philadelphia; Valley Forge, Washington crossing the Delaware, Paul Revere and the Boston Tea party." The two maple settees are in the Duncan Phyfe style as are those in the lounge, along with a William and Mary wing chair and floor lamp. Two prism glass chandeliers hang from the hallway ceiling. The two area rugs are Pinkham hooked rugs and restored originals. They cover composition flooring meant to appear as wooden plank flooring. Under the "broken" capitol on the right is the tearoom and on the left, down two steps, is the lounge. At the other end of the hallway, are three steps up to the elevator lobby. Dark-stained newel posts flank the steps and white rails.

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The lounge floor is hardwood with butterfly joints anchored with wooden pegs. More Pinkham rugs are used as area carpets. Lighting fixtures include sconces fashioned as oil lamps with reflectors and tall glass chimneys. Table and floor lamps completed the lighting. Print drapes frame the glass doors. A pair of framed Colonial silhouettes hangs over the fireplace. This image and its tradition have become a symbol of The Homestead. Framed needlepoint also hangs in the lounge. Walls are covered in a paper printed in Alsace specifically for The Homestead. It has a white ground with green figures, a reproduction of the paper in the House of the Seven Gables printed from the original blocks. The lounge is lit with silver candle sconces with tall, unshaded glass chimneys and crystal drops. There are also pewter student floor lamps.

Leaded glass doors looking out on the flagged porch of the Homestead furnish light to the intimate and homelike lounge of the new hotel, which occupies the northwest corner of the building, two steps down from the entrance hallway.

Here the furniture is all Duncan Phyfe and consists of a grand piano, a sofa, three love seats with slip covers, two tip top tables, two wing chairs with chintz covers, one rocker and a large round table. Other minor accessories are placed in advantageous positions. Opposite the doorway is a big white stone fireplace with andirons.

Just beyond the lounge entrance is the clerk's window "masked by a hand-carved, mahogany mirror frame and matched, on the opposite wall, by a real mirror in an identical frame." The door beyond the clerk's window leads to his/her office, switchboard room and the stairway. Back in the main hall, opposite this is a second entrance to the Tea Room.

On the north wall of the Dining Room are the block-printed wallpapers, "Views of North America" by Zuber Cie. They are printed on wood pulp and are not antique papers. They span a width of 49'-4" or 32 widths. They echo the 1920s taste for the Colonial Revival both as a revivalist building style and as interior decoration. The paper extends above the wainscoting which is pine paneling. Ceiling beams are rough-hewn. The south wall is completely paneled with a brick fireplace and adjacent warming oven. The room is lit by sidelights and ceiling fixtures. The sconces simulate pewter whale oil lamps with glass chimneys, reflectors and smoke guards. Larger versions hang from the ceiling, which are fabricated in bronze with top reflectors. A blunderbuss hangs over the tearoom fireplace. It is over 200 years old and belonged to a New England settler. Tearoom serving china is Wedgwood. The display shelves on either side of the fireplace contain rare pieces including a scenic plate, mug, vase and bowl.

#### Apartments and Hotel Rooms

Advertisements for The Homestead, and other Evanston establishments, touted the individuality of the rooms. These were not to be corridors of mass-produced interiors; but rather the hand of the interior designer was to be felt. The designer oversaw the selection of all furnishings, window treatments and color scheme. The interiors rivaled those of the well appointed home with imported pieces, wall hangings. Ruby Danielson, Philip's wife,

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was an interior designer and designed many of the original interiors. Some of the furnishings were imported from Europe including the breakfront in the lounge and the hall settees.<sup>16</sup>

Two hundred rooms are divided into 91 apartments. "Rich simplicity, a home-like atmosphere and livability characterize the Homestead's 91 apartments. No effort has been spared to keep all furnishings and accessories in direct harmony with the colonial architecture of the building." The typical apartment has a living room with twin 'rollaway' beds, dinette, kitchenette and bath. If the tenant requests it, the rollaway beds can be replaced with a built-in bookcase. Larger apartments have a bedroom with standing twin beds and decorated with 'gay, old-time wall papers'. Twenty-one of the single room apartments can be added to adjacent suites.

Apartment living rooms on the east and west sides of the plan measure 22-1/2 x 15'. A distinctive feature of the furnishings was the custom carpeting either woven or braided into eight-inch squares and then assembled to the desired dimensions. The tones were sand, grape and brown. This carpeting was used in all apartments and corridors above the first floor. There is a closet at the entrance for coats and two large closets in each bedroom. Interior furnishings continue the Colonial theme. Opposite the entry in each living room is a kidney-shaped davenport upholstered in Ragner cloth. Wall fixtures are candle sconces with polished brass reflectors and smoke guards. A wrought iron floor lamp lights this area. Near the window is a tip-top table with an electrified oil lamp. A Normandy chair adds to the seating area and it is finished in Swedish gingham. The grouping is completed with an antique coffee table. A Governor Winthrop desk is framed by hanging silhouettes of Washington's profile and comb-back Windsor chairs. The dining room is separated from the living room by folding glass doors and the kitchenette from the dining area by a full-length swinging door. Flanking this doorway are china cupboards with green interiors above a drawer and a cabinets. The dinette is furnished with a drop-leaf refectory table, two cane seat chairs and a bench. Brass ship's lanterns with large reflectors hang from the ceiling. The kitchenette has cabinet and drawer space. There is a white composition sink with drain board, a full size, four-burner Crown gas stove with oven, a unit of the central control mechanical refrigeration system. Garbage is taken out through a kitchenette door below the counter level that connects with the corridor. The linoleum simulates stone flagging with variegated green, brick red and tan. The ventilation system removes all kitchen odors.

The bedrooms have spool beds, a chintz-draped dressing table with a bench and a lowboy. Rectangular mirrors are over the lowboy and the dressing table. A chintz-upholstered chair completes the rooms along with a drop-leaf table and a ladder back chair. A framed Godey print and more silhouettes hang on the wall. An antique metal base holds a cut glass globe for the ceiling fixture. Small kerosene lamps in cut glass are also provided.

On the west side of the building, the bay window wells are tiled with enough depth for plants, books or other objects. Fireplaces and hearthstones are featured in all the east apartments as well as the dining room or tearoom and the lounge.

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Sound-proof walls, deadened floors, controlled ventilation, central control mechanical refrigeration, steam heat generated by an oil burning system, noiseless elevators, fireproof construction, full hotel service, connections or a private telephone in each apartment, scenic and pictorial wall paper unique in the section of the country and distinctive Colonial style lighting fixtures throughout the building are among the many special features....Mandel [B]rothers furnished the Homestead, and each piece was bought under the personal supervision of Mrs. P.A. Danielson, the architect's wife.

Linen, china and silverware are supplied in each apartment. The chinaware is English Derby Spray cottage china that is white with hand-painted designs that attain a "quiet simplicity in keeping with Colonial architecture." The glassware is Green Georgian stemware with a pitcher of Venetian wine color with an emerald green handle. Salt and pepper boats in Quimper ware are also included. In the living room there is a hand-painted Italian pitcher ideal for a flower arrangement.

The bathrooms are set with white tile to a four-foot height bordered with onyx tile. The wall above is painted water green to match the tub and sand and green floor tiles. The pedestal sink has modern fixtures and soap dishes. The towel racks, clothing hooks and soap trays are white composition. Each bathroom has a narrow casement window with deep sill in white tile and hung with glazed chintz. All linens are Dwight and Anchor Irish linen.

Corridors are lit with small hanging brass candlesticks with top reflectors. All corridors and most of the living rooms were canvassed and had wainscot paneling. All woodwork throughout the building, with the exception of the first floor, had five coats of antique ivory paint. Radiators are painted in the same manner.

Additional Services

In the spirit of the recently successful suffrage movement, Evanston's first female hotel manager was employed at The Homestead. Izeta Anderson was previously rental manager at the Orrington before taking this position. The service staff included maids, bellhops and the doorman. The reporter notes their attire:

Their uniform is in keeping with the spirit of the hotel - a Puritan cap embroidered with a small "H," Puritan cross collar woven a Reseda green chambray dress and the waist apron extending to the bottom of the skirt.

The bellhops are attired in a cadet blue uniform with black sleeve braid and brass buttons. The doorman wears a dark blue frock coat with gold braid and brass buttons, following the cut of a Union army uniform, a wing collar and a whipcord vest just showing above the lapel of the knee length coat.

The housekeeper is able to provide additional maid services at the guest's request for a small hourly charge. This service is for washing dishes, childcare by the evening or by the hour, serving at private parties or meal preparation for invalids.

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Conduits carrying extra telephone wires to each apartment were installed during construction. Private telephone service was available with minimum expense and delay. A shower room on the ground floor was available for those returning from the beach. Guests' automobiles are stored in a heated garage for a monthly charge.

Hotel Ownership and Management

During Danielson's ownership and management, The Homestead was half hotel guests and half residents. Since the hotel opened just prior to the 1929 stock market crash, it struggled for several years. As the Depression evolved into a wartime economy, The Homestead returned to profitability. When the 1933 World's Fair closed, Danielson purchased items at auction. He bought asphalt tiles, 3/4" thick, to pave the roof. He used former bus stops and other pipe structures to create a rooftop canopy. He added flower boxes and railings along the parapet wall.

In the mid-1930s, Danielson purchased the lot south of The Homestead to provide some open space around the structure. It contained the Stain residence which was built with Minnesota granite. The granite was removed from the house and used to construct a house for Danielson's sister in Highland Park on Ravinia Court. He covered the carriage house in red brick to match The Homestead. On the then-cleared lot, he offered Continental-style, outdoor dining, a concept he was exposed to on a European trip. For many years, it was the only outdoor dining on the North Shore. In the 1950s, an addition was added to the dining room/kitchen area along the ground floor on the south elevation. He and his wife, Ruby, lived at The Homestead and they managed it until 1957.

Colonel and Mrs. C. Wylie Allen, then living in Wilmette, owned the hotel from 1958-1977. At the sale, the original furnishings remained in the building. In 1961, Allen planned Evanston's first fallout shelter to be built under the lot south of The Homestead. It was to include a parking garage for 50 cars. Although primarily for Homestead residents, Allen said it could house as many cars as possible. In 1965, Allen announced plans for a three-story addition adjacent to the hotel on the south lot. It was to include an underground garage for 50 cars, swimming pool, curling rink and sauna baths. It was to be a private club for use by hotel residents, but was never built.

Advertisements during Allen's ownership touted ten-minute Devotional Services each Sunday morning in the Dining Room. Three meals were prepared each day with a dining room staff of thirty-seven and "all women cooks." Complimentary tea was served each Wednesday from 3:00 to 4:00 p.m. to Homestead guests. Also available to the guests without charge were a fleet of cars including a Rolls Royce, Cadillac Brougham and two new Thunderbirds. A chauffeur was also available without charge. The rooftop featured a geranium garden.

Sheldon Weinstein owned The Homestead from 1977 to 1983. During his tenure, the telephone switchboard operated by hand was removed. He added the fire alarms and carpeted the hallways. In 1979, the corridor doors were modified to make them more fireproof. On the interior, the panel indentations were filled with fire-



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rated drywall and the whole door was covered with a steel panel (Figure 30). The corridor side remained unchanged.

The current owners purchased the property in 1983. David and Holly Reynolds, husband and wife, have now returned to a clientele similar to those in the 1920s, that is the middle class with a mixture of long-term tenant-guests and hotel guests. The average stay in the apartment units is one month. Typically the apartment tenants are visitors to the North Shore, either on business or for pleasure and visiting professors at Northwestern University. During their tenure, most mechanical systems have been replaced or updated at least once. All woodwork in the lounge, lobby and elevator lobby was stripped and repainted. Some areas were repapered and carpeted. The library was created from the original trunk room and also doubles as room where a continental breakfast is served. Apartment renovation is on a seven-year cycle. Approximately thirty-one kitchens need updating.

Conclusion

Of the eight apartment hotels built in Evanston in the 1920s, only The Homestead continues as an apartment hotel. The Homestead is virtually identical to the original plans both in elevation and in floor plan. It is significant that a 1927 floor plan is still functionally suitable to both the overnight hotel guest and the yearlong resident. The rational and logical floor plan separates the apartments from the hotel rooms yet allows for the merging of adjacent spaces. The typical floor plan shows the functional massing of the apartments along Hinman or the west elevation and at the other end or east elevation. At the entrance, room arrangements are similar to those in a home with an entrance foyer leading to the living and dining rooms. In the apartments, Danielson arranged living, dining and food preparation areas separate from the bedrooms. There have been only minor changes on these floors, generally bowing to modernity. Murphy beds are no longer used although their entry doors remain. Some of the kitchens have been updated with newer appliances. The Colonial Revival style Homestead clearly conveys its historic and architectural significance and retains excellent integrity.

Endnotes

1. There are three National Register districts in Evanston: the Evanston Lakeshore, Northeast Evanston and Evanston Ridge Districts. The Homestead is not in any of these; it is on the western boundary of the Lakeshore District. (Figure 2)
2. There is one round-arched window on the eighth floor at the top of the stairwell on the north elevation.
3. The current frame was designed by architect, Thomas Norman Rajkovich in 1998. Beyond the reception office area adjacent to the central hallway, there is a staircase and two more offices used for hotel operations.
4. The sheet rock has been installed to preserve the wallpapers underneath. The wallpapers are by the French firm, Zuber et Cie. They are variously called "Scenic America" and "Views of North America." The papers are printed from wood blocks carved in 1834; they are based on paintings by a French artist done in the 1820s. After printing, some hand coloring added finishing touches. There were a variety of panels to chose from with titles such as New York from Weekhawken, New York; U.S. Military Academy at

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 20

**The Homestead, Cook County, Illinois**

West Point; Boston Harbor; Niagara Falls from the Canadian side; Natural Bridge of Virginia; Winnebago Indians; and Horse drawn rail coach. Depending on the amount of wall space, any combination of scenes could be hung. At The Homestead, the Boston Harbor panel is hanging on the wall adjacent to the west door. These papers also hang in Chicago's Fortnightly Club, 120 East Bellevue Avenue; the Lady's Parlor in the Illinois Executive Mansion, Springfield, Illinois; the central hall, Nightengale-Brown House, Providence, Rhode Island; and in the Diplomatic Reception Room at the White House. The papers were originally intended as instructional tools or lessons in history and botany. Today they are records of American history from the European perspective.

5. A basement extends under the front third of the building and the dining room addition.

6. Danielson was married three times. His first wife was Dorothy Matby, a fellow student at Northwestern. They were divorced when their son, Robert, was five years old. He married Ruby Larson (1893-1977) in c.1926-7. Ruby supervised the interior design of The Homestead, and as a husband and wife team, managed the apartment hotel. After Ruby's death, and his move California, he married Helen in 1973. All of Danielson's papers are now owned by Nancy Danielson, Robert's wife. She lives in Kentfield, California. I have not examined these papers; what information I have is from several telephone calls with her. She is 80 years old. Robert died in 2001. Little is known, therefore, about his architectural office and staff, if there was anyone. However, Gordon Dolphin signed the building permit for The Homestead and he lists himself at Danielson's office address. Perhaps these questions can be answered by someone reviewing Danielson's papers.

7. Harris, 13,14.

8. Ibid, 24.

9. Perkins, 131.

10. *Evanston News-Index*, Jan. 24, 1921, p. 8.

11. Fiske, 17.

12. Tomaso was connected with Theodore Thomas, conductor of the Chicago Symphony.

13. Danielson's original drawings for The Homestead are owned by the current owner, David Reynolds. Copies of plans are also located at IHPA. R.A. Northquist is named on the plans as the structural engineer. The list of sheets is in Appendix I.

14. The following description is based on the 10-page spread on The Homestead's opening that appeared in the February 9, 1928 edition. All quotes capture the reporter's actual words. It is also based on the presentation brochure, *The Homestead, Evanston, Illinois*. It is undated. A copy is included with the nomination.

15. *The Evanston Review*, Feb. 9, 1928, 30.

16. Ruby Danielson studied at the Chicago Academy of Fine Arts and toured many foreign countries where she continued her studies. At the time of The Homestead's opening, she was teaching color and interior decoration at the Evanston Academy of Fine Arts. The Academy was located in the heart of Evanston at 636 Church Street, the Carson Building, "[o]verlooking [the] Northwestern University Campus and Lake Michigan". The faculty consisted of professional artists under the direction of Carl Scheffler. The curriculum included studies in drawing, painting, design, illustration, advertising, crafts, interior[s] and stage art. In April, 1929, it held its annual exhibit of the work of 150 interior design students. The interior design program was a two-year course of study and, at the Academy, enrollment in 1929 had doubled from the previous year.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 21

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**The Homestead, Cook County, Illinois**

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National Park Service

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CONTINUATION SHEET

Section 10 Page 22

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**The Homestead, Cook County, Illinois**

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**Geographical Data**

**Verbal Boundary Description**

Lot 5 in Block 21 in Evanston, in the SE ¼ of Section 18, Township 41 North, Range 14 east of 3<sup>rd</sup> Principal Meridian. According to the plat thereof recorded July 27, 1854, in Book 85 of Maps, Page 42, in Cook County, Illinois. Commonly known as 1625 Hinman Avenue, Evanston, Illinois.

**Boundary Justification**

The nominated property includes the building and the lot historically associated with the property.

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CONTINUATION SHEET

Section Additional Documentation Page 23

The Homestead, Cook County, Illinois

**Appendix I**  
Architectural Drawings Index\*

Front (Hinman) Elevation  
North Elevation  
South and Rear Elevations; Wall Section details  
Longitudinal and Transverse Sections  
Boiler Room Plan  
Ground Floor Plan  
Typical Floor Plan  
Roof Plan  
Casement Window detail; Penthouse Section/Elevation  
Kitchen Cabinetry; Closet details  
Cupola Drawings  
Dining Room Elevation; Window details; Lobby details  
Column and Beam Schedule  
Footing Plan  
Basement Framing Plan  
Roof Framing Plan  
Typical Floor Framing Plan

\*The original plans appear to be drawn on coated linen. Copies of the plans are located at the Illinois Historic Preservation Agency.

**Appendix II**  
Subcontractors, Financing

Bathroom Tile: Edward Pickens Company, Chicago  
Carpentry: Axel G. Johnson, Chicago  
Cement Contractor: Alfred Tharnstrom, Chicago  
Fenestra Steel Casement Windows: Detroit Steel Products Company, Chicago and Detroit  
Financing: Straus Brothers Investment Company, Chicago  
Furnishings: Mandel Brothers, Chicago  
Heating System: E.J. Claffey Company, Chicago  
Heating and Ventilation: Clasen & Hopewell, Chicago  
Lighting Fixtures: Ricklefs & Schuett Company, Evanston  
Mason Contractors: Edwin N. Edlund, Chicago  
Mill Work: George E. Carlson, Chicago  
Painting and Decorating: Theo. Ebert & Company, Evanston

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 24

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**The Homestead, Cook County, Illinois**

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Plastering: Harold I. Sutton, Chicago  
Plumbing Contractor: J. Schiller & Company, Chicago  
Rolling Screens: American Rolling Screen Company, Chicago  
Steel Columns: The Union Metal Manufacturing Company, Chicago  
Wall Hangings: W. H. S. Lloyd Company, Chicago  
Window Shades and Draperies: H.E. Tengwall, Chicago

**Additional Documentation**

Linda Peters took all photographs in May, 2005 and she has the negatives.

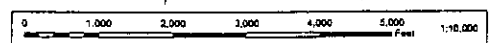
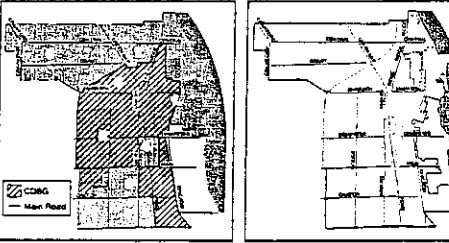
1. City of Evanston zoning map.
2. City of Evanston: historic districts.
3. 1600 block of Hinman looking north.
4. The Homestead: view from the southwest with The Homestead on the right.
5. The Homestead: South elevation: brick patterning
6. The Homestead: Main entrance.
7. The Homestead: Hinman elevation: French door on veranda.
8. The Homestead: Hinman elevation: cornice detail.
9. The Homestead: Typical casement window.
10. The Homestead: Penthouse for the service elevator.
11. The Homestead: South elevation
12. The Homestead: Central hallway looking back towards the main entry.
13. The Homestead: Reception desk detail.
14. The Homestead: Lounge doors.
15. The Homestead: Lounge fireplace.
16. The Homestead: Lounge ceiling medallion.
17. The Homestead: Dining room fireplace elevation.
18. The Homestead: Elevator lobby with staircase.
19. The Homestead: Typical floor plan. This sheet of paper dates from the 1920s.
20. The Homestead: Typical corridor for floors two through seven.
21. "First Mortgage Bonds of 'The Homestead'". Published by the Straus Brothers Company, March 15, 1927.
22. City of Evanston Illinois: Plan Showing Height & Area District Map: 1927 Amendment.
23. 1926 Plat Survey of 1625 Hinman Avenue.
24. Presentation brochure for The Homestead.
25. Drawing showing modifications to corridor doors designed to increase fire safety.

The Homestead:  
Evanston, Cook County, IL  
Figure 1



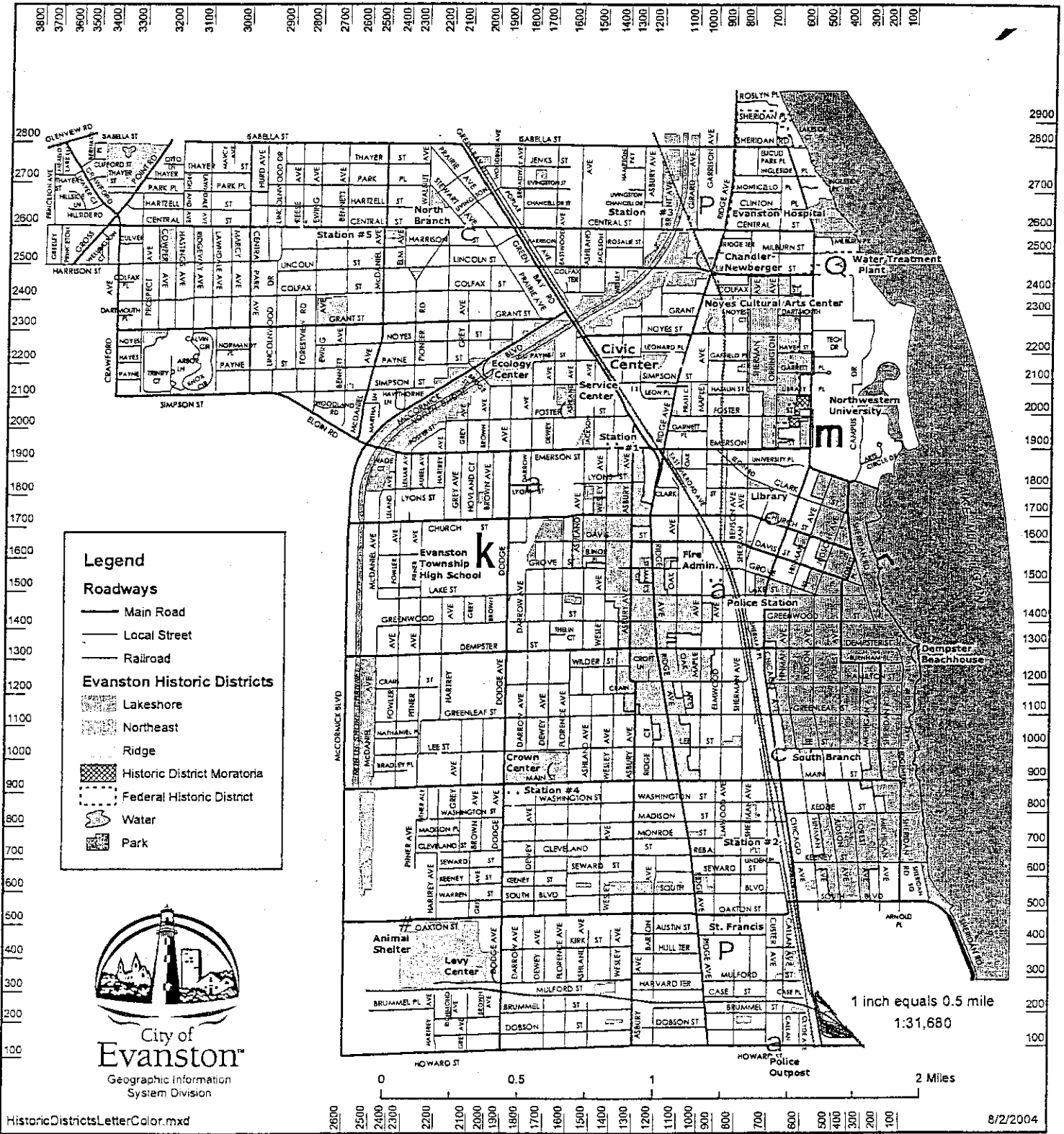
- Sewing
- Tax Parcel
- Water
- Railroad
- Main Road Change
- Evanston Ridge National Register & Local
- Northwest Evanston Local
- Northwest Evanston National Register
- OH - Heritage Overlay
- OHD - Reassessment Overlay
- B1 - Business
- B2 - Business
- B3 - Business
- C1 - Commercial
- C1a - Commercial Mixed-Use
- C2 - Commercial
- C21 - Downtown Plaza
- D2 - Downtown Retail Core
- D3 - Downtown Core Development
- D4 - Downtown Transition
- I1 - Industrial / Office
- I2 - General Industrial
- I3 - General Industrial
- M1 - Transitional Manufacturing
- M2 - Transitional Manufacturing-Employment
- O1 - Office
- OS - Open Space
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Two-Family Residential
- R4 - General Residential
- R5 - General Residential
- R6 - General Residential
- R7 - Research Park
- T1 - Transitional Campus
- T2 - Transitional Campus
- U1 - University Housing
- U1a - University Housing and Parking
- U2 - University Athletic Facilities
- U3 - University Lakeside Campus

Code	Description	Effective Date	Authority
OS	Open Space	11-15-06	Ord. 11-15-06
R1	Single-Family Residential	11-15-06	Ord. 11-15-06
R2	Single-Family Residential	11-15-06	Ord. 11-15-06
R3	Two-Family Residential	11-15-06	Ord. 11-15-06
R4	General Residential	11-15-06	Ord. 11-15-06
R5	General Residential	11-15-06	Ord. 11-15-06
R6	General Residential	11-15-06	Ord. 11-15-06
R7	Research Park	11-15-06	Ord. 11-15-06
T1	Transitional Campus	11-15-06	Ord. 11-15-06
T2	Transitional Campus	11-15-06	Ord. 11-15-06
U1	University Housing	11-15-06	Ord. 11-15-06
U1a	University Housing and Parking	11-15-06	Ord. 11-15-06
U2	University Athletic Facilities	11-15-06	Ord. 11-15-06
U3	University Lakeside Campus	11-15-06	Ord. 11-15-06



Lake Michigan

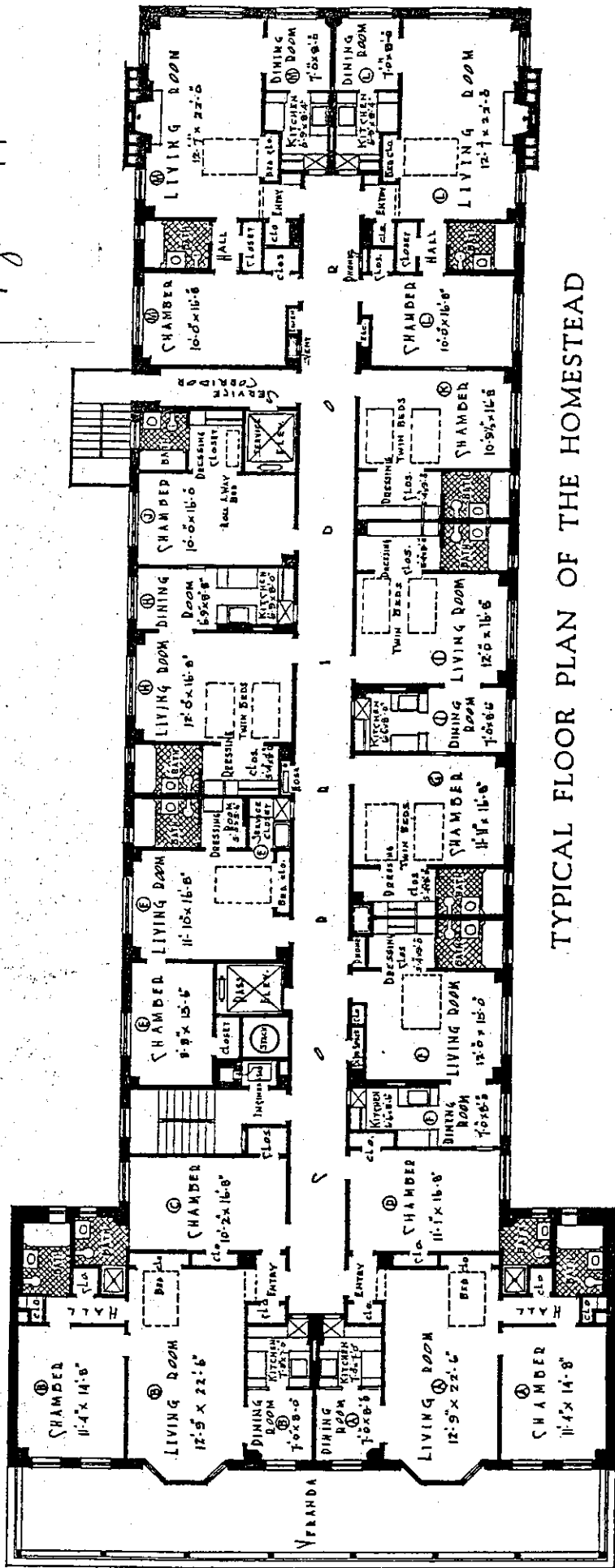
# City of Evanston Historic Districts



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

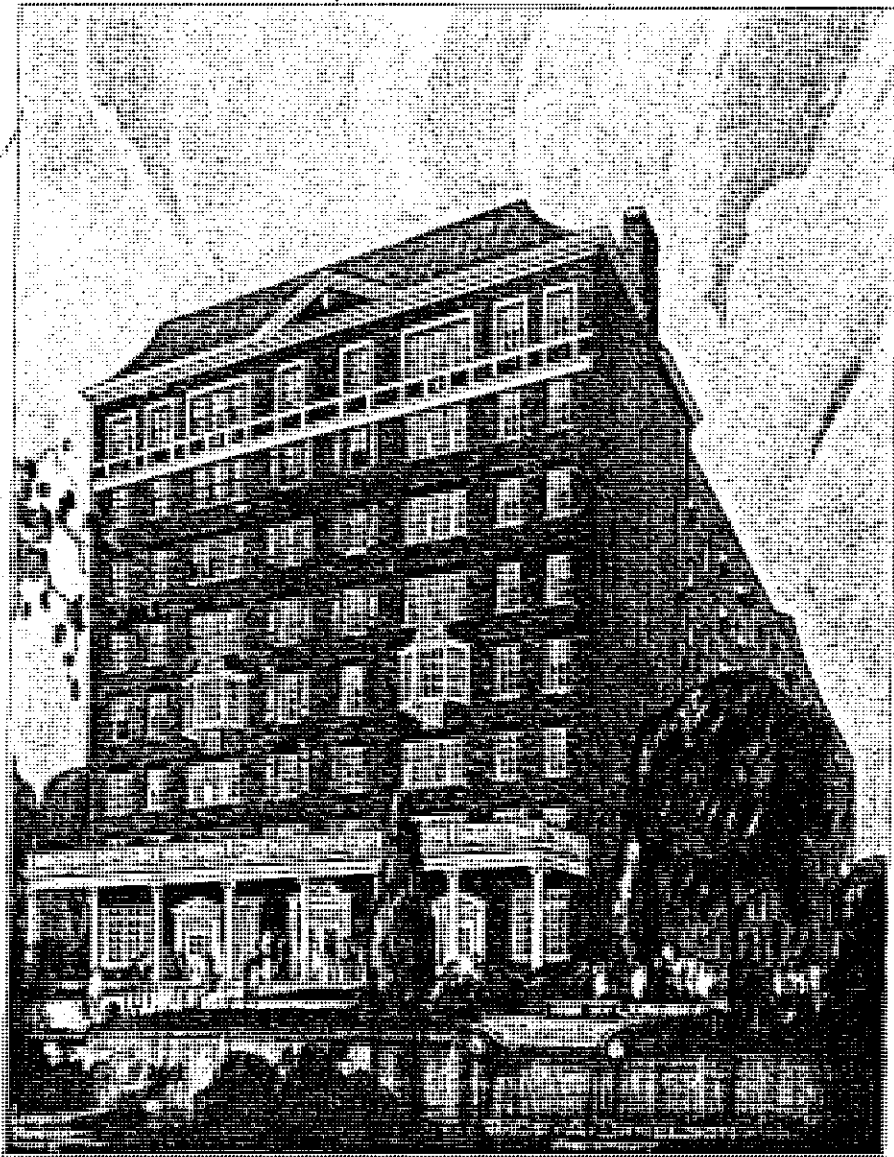


Figure 19



TYPICAL FLOOR PLAN OF THE HOMESTEAD

FIRST MORTGAGE BONDS  
OF  
"The Homestead"



THE  
**STRAUS BROTHERS**  
COMPANY

Founded 1860

Ligonier, Indiana

10 SOUTH LA SALLE STREET, CHICAGO, ILL.  
TELEPHONE FRANKLIN 6220

## The Location—Evanston

**THE SITE:** In an exclusive section of one of the finest residence cities in the country, the site of "The Homestead" has been admirably chosen. On Hinman Avenue—a wide tree-lined street of exclusive apartments and fine residences—between Church and Davis Streets it is in the vicinity of the Georgian, Orrington and Library Plaza Hotels. Less than two blocks east lies Sheridan Road, the main automobile boulevard between Chicago and the North Shore suburbs, the lake front park, beautiful coast line and beaches of Lake Michigan. Two blocks north is the Northwestern University with its beautiful wooded campus grounds by the lake, the series of scholastic buildings, halls, dormitories, library, the Patten Gymnasium and Observatory. Two blocks west is the hub of downtown Evanston where department stores, restaurants, theatres, exclusive style shops and quaint tea rooms serve the needs of the community. Here also are the City Hall, Public Library and other Municipal buildings. Churches of all denominations are conveniently near. An atmosphere of dignified prosperity and restful comfort prevails. It is an ideal location from standpoints of beauty, health, convenience, recreation and pleasure, perfectly appropriate for the project which is being erected.

**EVANSTON:** Evanston, on the shore of Lake Michigan, extends from the northern limits of the city of Chicago to the southern boundary of its neighboring suburb, Wilmette. Residential sections are beautifully laid out; the homes lay back from large, well-kept lawns and avenues of trees shade the streets. A fine filtration plant provides perfectly pure water and the lake breeze, clean sanitary surroundings, and ample recreational facilities insure the most healthful conditions. Evanston has twenty-six parks and playgrounds, with a total area of sixty-three acres and a community golf course of eighteen holes. It supports six golf clubs with the best laid out and most carefully maintained grounds in the country.

It offers unexcelled opportunities for boating, bathing, tennis, golf, motoring, trap shooting, yachting, skating and other outdoor sports. It maintains professional, amateur, scholastic and collegiate baseball, basketball and football teams.

It has fifteen public schools, eight parochial schools, three theological seminaries and two business colleges. The new \$2,000,000 High School is about a mile from "The Homestead." It covers fifty-five acres and accommodates 4,500 pupils.

Evanston is the home of Northwestern University with an enrollment of ten thousand students and a

faculty of 600. Departments housed in Evanston are: Liberal Arts, Graduate School, College of Engineering; School of Education, School of Music, School of Speech, School of Commerce and Medill School of Journalism. The Northwestern University is but five minutes' walk from "The Homestead." It is recognized as one of the foremost educational institutions in America.

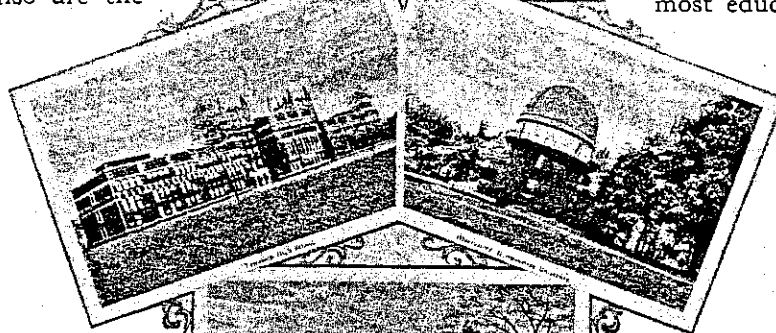
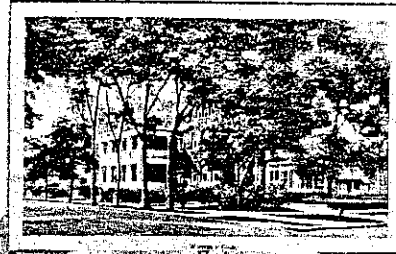
Evanston has three luncheon clubs, the Rotary, Kiwanis and Optimist; thirty-seven lodges and societies and thirty-five social and miscellaneous clubs and associations.

Its abundant advantages are constantly attracting new residents to the city and residential apartments of an exclusive type are in demand.

**TRANSPORTATION:** The Davis Street Station of the Northwestern Elevated Railway is about two and a half blocks from "The Homestead." A 24-hour service to

Chicago's Loop furnishes frequent rapid transportation at reduced rates. Owing to the excellence of the express service it results that one can travel to the Loop from Evanston in 30 minutes—a shorter time than is required to reach the Loop from nearer points in Chicago. At this point on Davis Street are also stations of the Chicago & Northwestern Railroad, which furnishes transportation to downtown Chicago in twenty minutes, and the Chicago & North Shore Line.

Street cars and busses are available for local transportation.



Top—Women's Club  
Left—High School  
Right—Observatory N. U.  
Bottom—Administration Building

\$430,000

# "The Homestead"

1623-1625 Hinman Avenue, Evanston, Illinois

## First Mortgage 6½% Serial Gold Bonds

Dated March 15, 1927. Principal due serially 1929 to 1937. Interest payable semi-annually at the office of The STRAUS BROTHERS Company on March 15, and September 15. Coupon bonds registerable as to principal only. Redeemable at the option of the borrower as a whole or in part, upon any interest payment date in inverse numerical order, upon three weeks' published notice to bondholders at 102 and interest. NORMAL FEDERAL INCOME TAX UP TO 4% PAID BY THE BORROWER.

HERMAN S. STRAUSS (an officer of The Straus Brothers Company), Trustee

APPRAISED VALUATION	}	Land.....	\$ 75,000
		Building.....	635,000
		Total.....	\$710,000

**SECURITY:** These bonds are secured by a First Mortgage on the land—owned in fee simple—and on the building, furniture, furnishings and equipment of "The Homestead," to be erected at 1623-1625 Hinman Avenue, Evanston, Illinois. The property has a frontage of 66 feet on Hinman Avenue with a depth of 185 feet.

**INCOME:** The annual gross income from this property is conservatively estimated at \$170,000, from which \$68,000 has been deducted to cover operating expenses, taxes and depreciation, leaving a net annual income of \$102,000—more than three times the greatest annual interest charge on the bonds.

**INSURANCE:** The Trustee will hold ample fire and other insurance for the benefit of bondholders.

**TITLE:** Title guarantee policy will be issued by the Chicago Title & Trust Company, guaranteeing the mortgagor's title and further guaranteeing the Trust Deed securing the bonds to be a First Mortgage on the property.

**GUARANTEE:** These bonds are the direct obligation of the Homestead Building Corporation. In addition, payment of principal and interest on these bonds has been personally and unconditionally guaranteed by Fred M. Johnson Jr., and Philip A. Danielson—responsible business men who come to us well recommended. Mr. Johnson is connected with Herman Hettler Lumber Co. and owns real estate; Mr. Danielson is a well-known architect who has designed many of the finer homes and apartments in Evanston and North Shore towns.

**BUILDING:** "The Homestead" will be a distinctive high-grade apartment hotel for residents of refinement. It has been designed by Mr. P. A. Danielson in the Georgian Colonial style of architecture. It will be of reinforced concrete construction, fireproof, eight stories high. The exterior will be of brick and stone trim, topped off with a Mansard roof. In front of the hotel will be a gallery with tall pillars and balcony railing, and window shutters on the central tier of windows will complete the desired effect of an old Colonial mansion. There will be 29 apartments of 3 rooms and kitchenette-diner; 21 apartments of 2 rooms and kitchen-diner; 7 apartments of 2 rooms and kitchenette; 35 single rooms with bath and 2 rooms with shower. The single rooms are so arranged that they may be added to the apartments when more space is desired.

The ground floor will contain the hotel lobby, lounge, social room, offices, small public dining room and kitchen, as well as an engineer's apartment and 2 maids' rooms.

The entire scheme of interior decorating, furniture and furnishings will be of a strongly individual character. Each item will be specially designed for this project and the workmanship of every detail supervised by Mrs. P. A. Danielson who is an expert instructor in interior decorating. The unusually harmonious and individual result that will be attained because of this special designing will add considerably to the ease of renting the apartments when completed.

The hotel will be equipped with a refrigerating plant, mechanical ventilation and incinerator as well as freight and passenger elevators.

This information is in accordance with present plans and specifications, subject only to such modifications as may be approved by the Trustee.

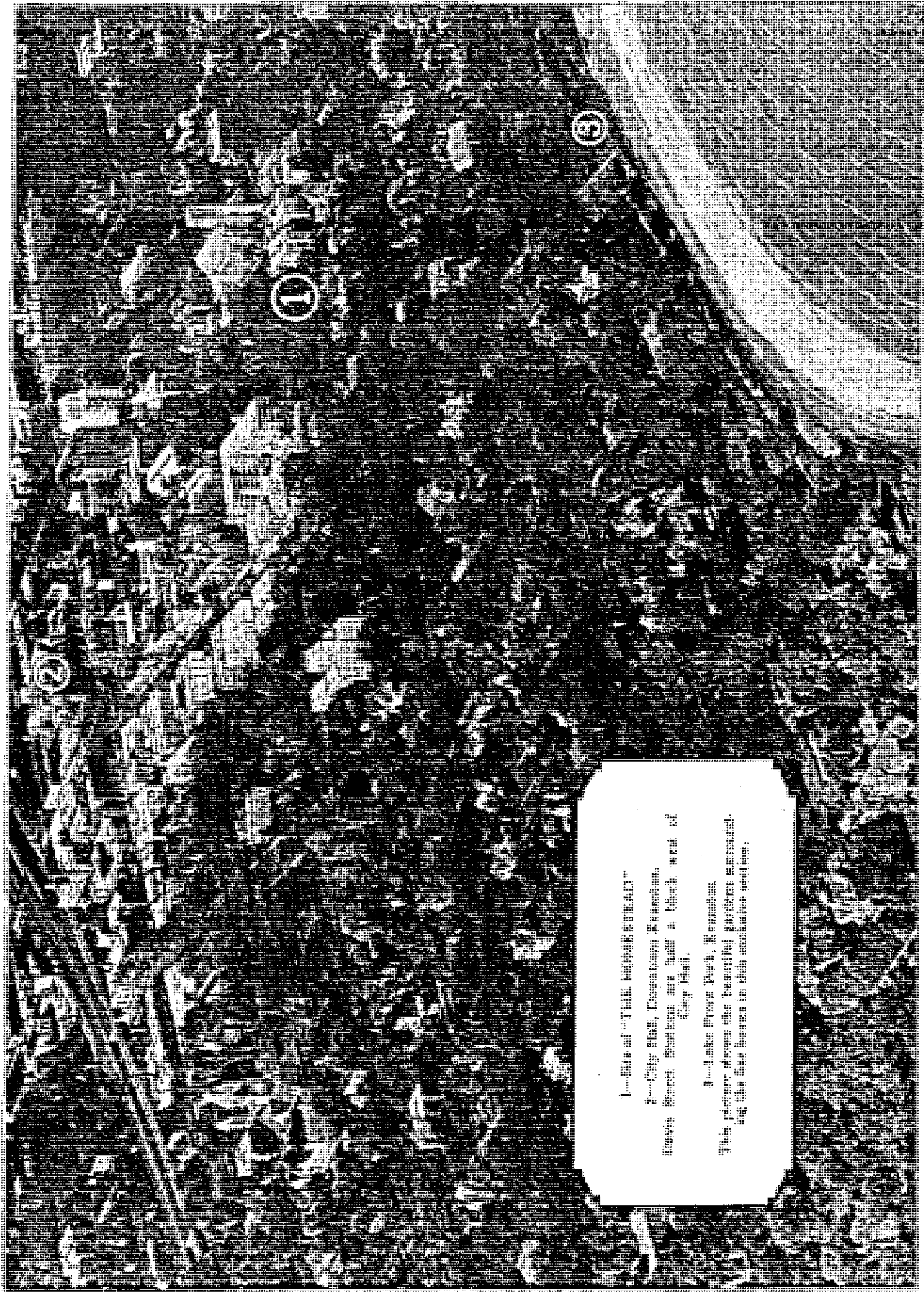
**DENOMINATIONS:** \$1000 and \$500 bonds in all maturities; \$100 bonds in 1937 maturity only. Bonds are offered for sale, when, as and if issued and deliverable by us.

### SERIAL MATURITIES

\$15,000 due March 15, 1929	\$22,500 due March 15, 1933
\$17,500 due March 15, 1930	\$22,500 due March 15, 1934
\$20,000 due March 15, 1931	\$25,000 due March 15, 1935
\$22,500 due March 15, 1932	\$25,000 due March 15, 1936
\$260,000 due March 15, 1937	

Prices: Maturities 1929 and 1930 to net 6%  
Maturities 1931 and 1932 to net 6¼%  
Maturities 1933 to 1937 to net 6½%

*This information herein contained, while not guaranteed, has been carefully gathered from sources which we believe to be accurate and reliable*



1--Site of "THE HOMESTEAD"

2--City Hall, Downtown Evanston,

North West Evanston are built a block west of

City Hall.

3--Lake View Park, Evanston.

This picture shows the beautiful park area surround-

ing the site chosen for this suburban section.

Aerial View of Evanston

The Homestead, Cook Co., ILL.

Figure 21d

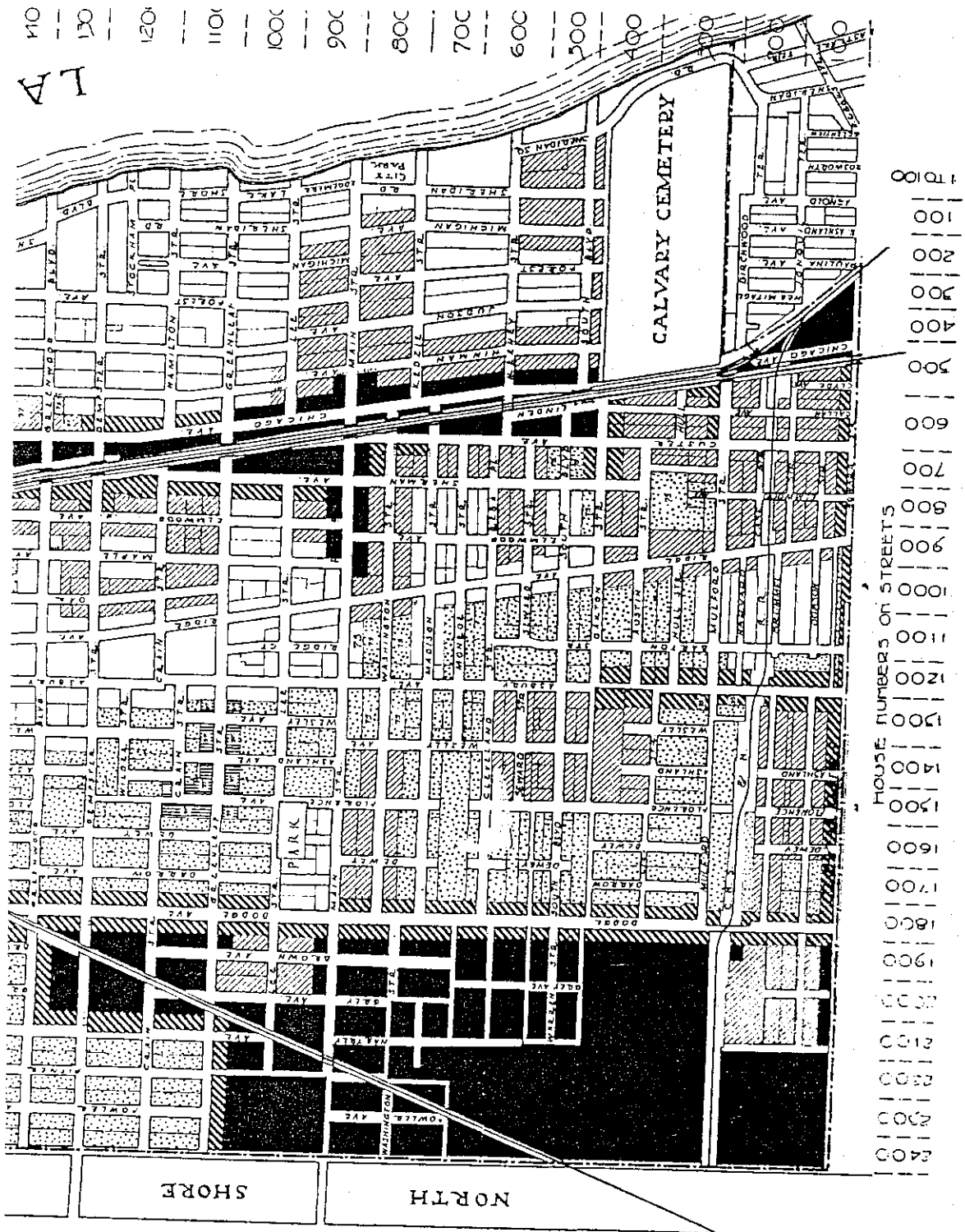
ILLINOIS  
PLAN SHOWING  
HEIGHT & AREA  
DISTRICT MAP

SCALE IN FEET  
0 500 1000  
HARLAND BARTHOLOMEW  
CITY PLANNING ENGINEER  
4-27-21  
1427  
A. J. C. [unclear]

The Homestead  
Evanston, Cook County, IL  
Figure 22

LEGEND

- 45% & 50% AREA - 2000' PER FAMILY - 45'
- 60% & 70% AREA - 450' PER FAMILY - 45'
- "A" H & A DIST. - RES. 9 1/4 - 35'
- "B" H. & A DIST. - RES. 9 1/2 - 35'
- "B" H & A DIST. - BUS. 9 1/4 - 35'
- "C" H & A DIST. - RES. 3 - 45'
- "C" H. & A DIST. - BUS. 4 - 45'
- "D" H. & A DIST. - [RES. 7 - 80']



The Homestead, Cook Co. IL



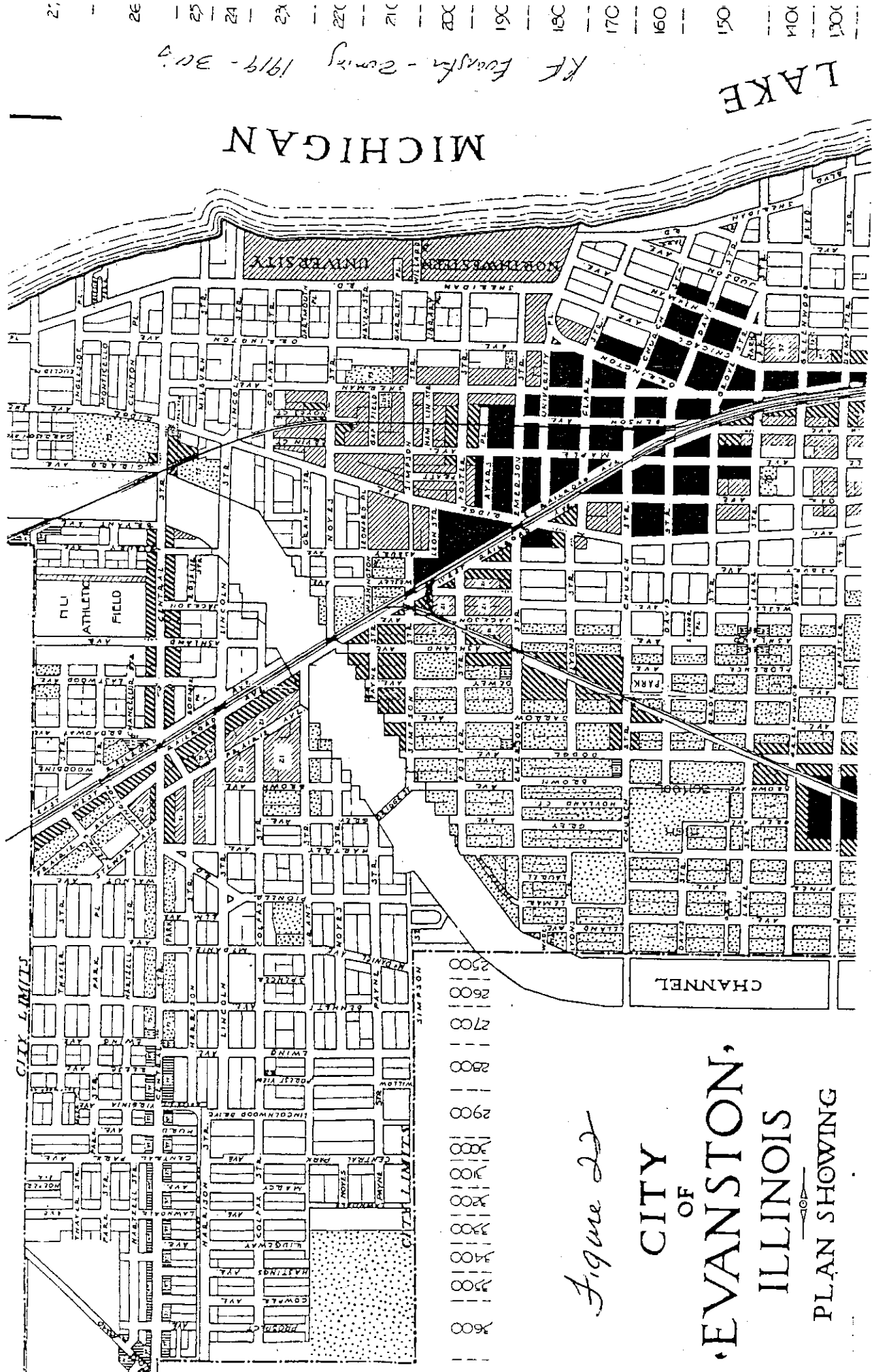


Figure 22

CITY OF  
**EVANSTON,**  
 ILLINOIS  
 PLAN SHOWING

The Ames Road, Cook Co. Ill.

K.F. Evanson - Survey 1919 - 30.0

MICHIGAN

LAKE

1001 1004 1007 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360

CITY LIMITS

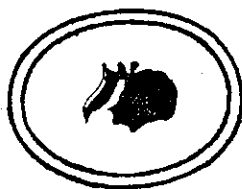
CHANNEL



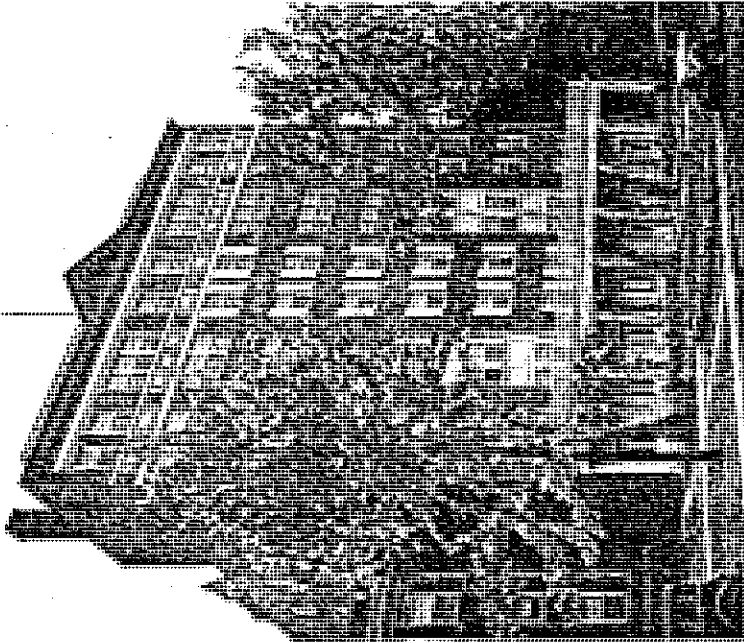


The Homestead  
Evanston, Cook County, IL  
Figure 24 *a*

*The* HOMESTEAD



EVANSTON • ILLINOIS



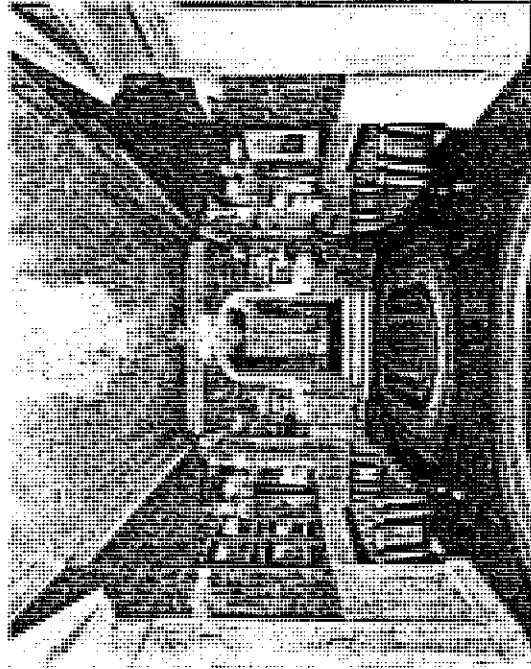
**THE HOMESTEAD**  
1625 Hinman Avenue  
Evanston, Illinois



*Figure 24b*

## Step With Us Across the Homestead Threshold

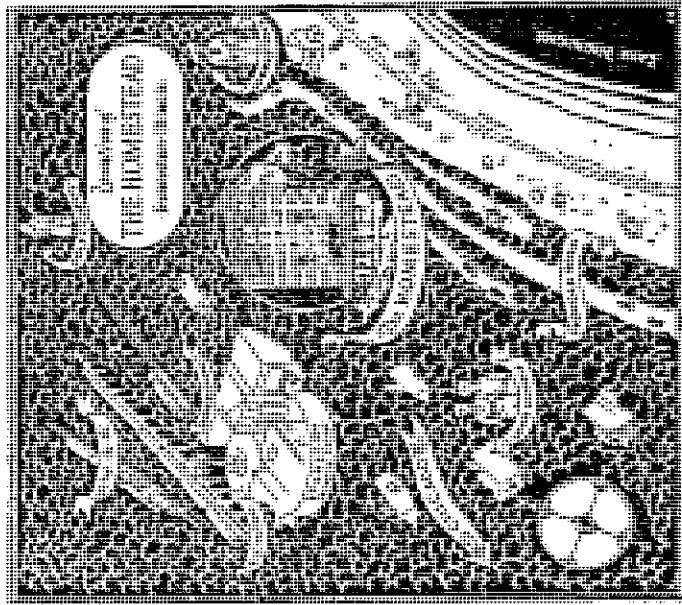
into an atmosphere rarely associated with a modern residential hotel. Your first impression as you enter the lobby is that of a mannerly Colonial home of the eighteenth century. You quickly sense the warm hospitality that was so much a part of early American life. It is this spirit that pervades the Homestead and which may only be fully appreciated by a visit—as words are futile and pictures inadequate to portray in its entirety the mode of living that awaits the home seeker here.



*Hospitality is the keynote here. Truly, there is little to suggest the usual conception of a "lobby" in this delightful approach.*

Three

*Figure 24c*

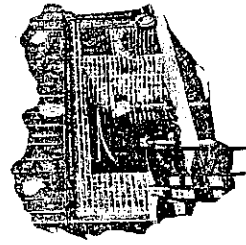


Is THERE an appeal for you in shaded avenues bordered with broad lawns—sandy beaches—the blue expanse of Lake Michigan? Such is the setting of The Homestead, in Evanston. Would you reach "the city" quickly and easily? North Shore transportation is unexcelled elsewhere in the metropolitan area—all lines have stations at Davis Street. Would you shop in comfort? Dozens of exclusive shops are a block or so away. Would you golf or ride? Links and bridle paths are everywhere. Good schools and churches? Social life? Assuredly! The Homestead is at the center of things worth while in suburban life.



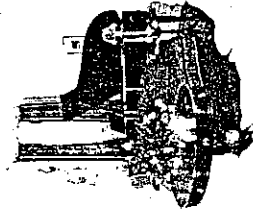
The Tea Room is delightful indeed. The rich, tapestry-like wall paper, depicting Colonial scenes was printed in France from century old wood blocks.

A step from the Entrance Hall and one enters the Tea Room. Fortunate is the hostess with such a charming place at her disposal for the entertainment of friends. The rough-hewn beamed ceiling, the pine-paneled south wall, the spacious fireplace with its warming oven, the soft lighting of old-time ship's lanterns—all are reminiscent of the tavern presided over by "Mine Host" of other days. Hand-pegged chairs and tables, printed hangings, pegged and butterfly joined floors—details such as these complete the interesting picture.



The warming pan and blunderbuss are authentic antiques, the latter dating back 200 years and evidently having proven a nemesis to many wild turkeys.

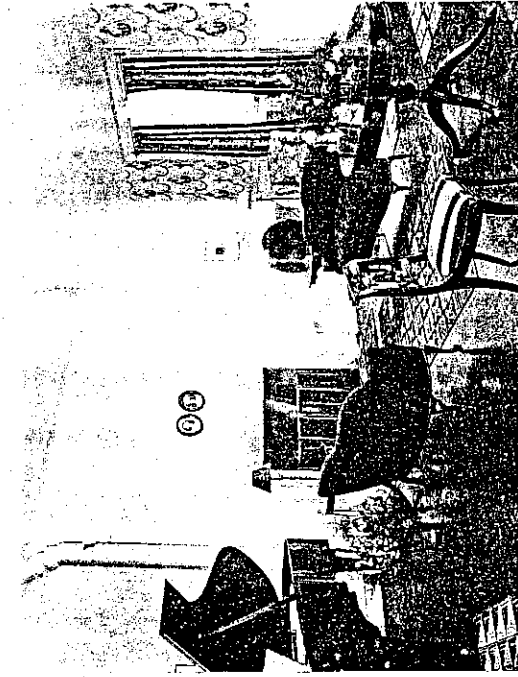
Four



What more charming setting for an informal afternoon or evening musicale?

The Lounge is the scene of enjoyable gatherings of Homestead guests and their friends.

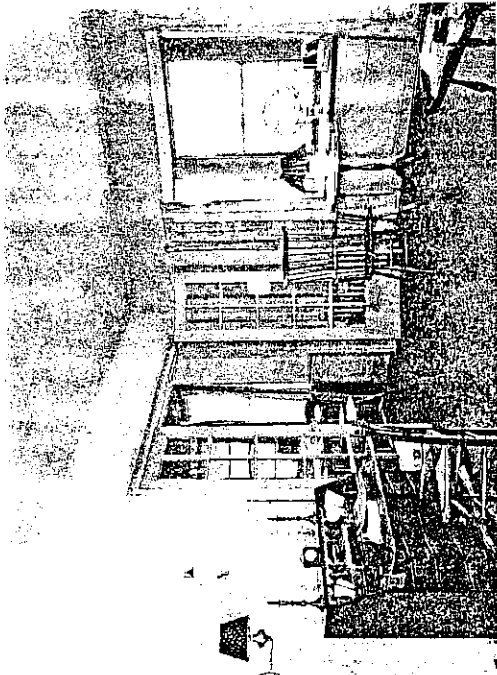
In those other days the master of the manor was most solicitous concerning the appointments of the "best room." For was not his hospitality gauged materially by the comfort he provided for his guests—for the beauty of decoration with which he pleased their eyes? These are made to live again in the intriguing touches of the pilastered fireplace, the random-width plank floor of oak, the Georgian ceiling, hooked rugs and interesting wall prints.



The wall paper in the Lounge is of the identical design of the paper used in the House of Seven Gables, printed, in fact, from the actual blocks of the original designer.

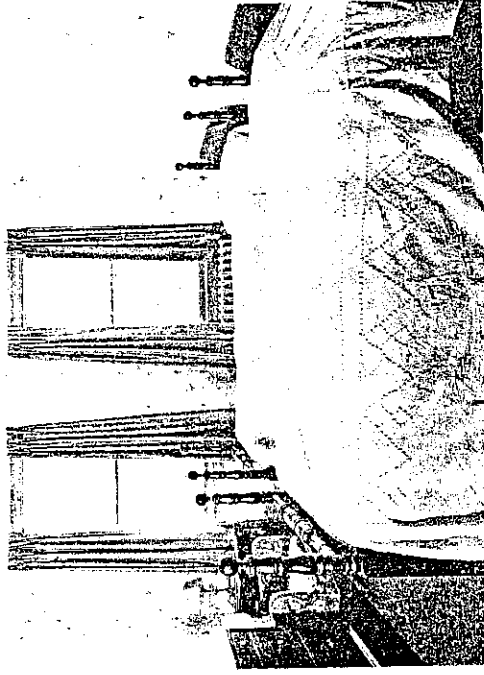
Five

Figure 24d



Note the many details that make this living room so interesting—the Governor Winthrop desk, the sconce lamps, printed hangings and harmonizing incidental motifs.

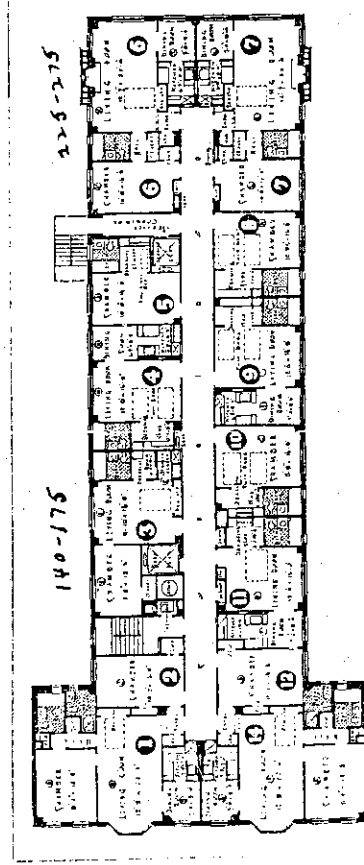
On the seven floors above are apartments such as these, completely furnished in the Early American manner. There are apartments of two, three and four rooms, with dinette and kitchenette. Single rooms with bath are also available. Apartments are so arranged that auxiliary rooms may be added to provide additional space. Interpreting the best of old tradition of substantial hospitality, The Homestead is a happy place of residence for those who derive the most



The deep, refreshing sleep brought by clean lake air is one of the gifts of The Homestead. Note these interesting four-poster beds, and the ample chest of drawers.

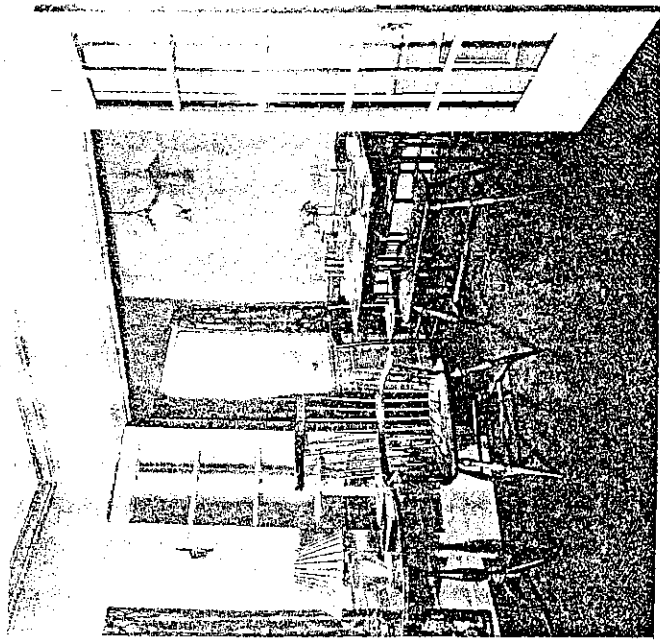
pleasurable appreciation of the luxuries of today when seasoned by those heritages of yesterday that have been found good.

The views on these pages are typical of the cheerful apartments which one may choose at The Homestead. There is light and air on all sides; the orientation of the building is such that it provides the unusual advantage of direct sunlight for every room.



TYPICAL FLOOR PLAN OF THE HOMESTEAD

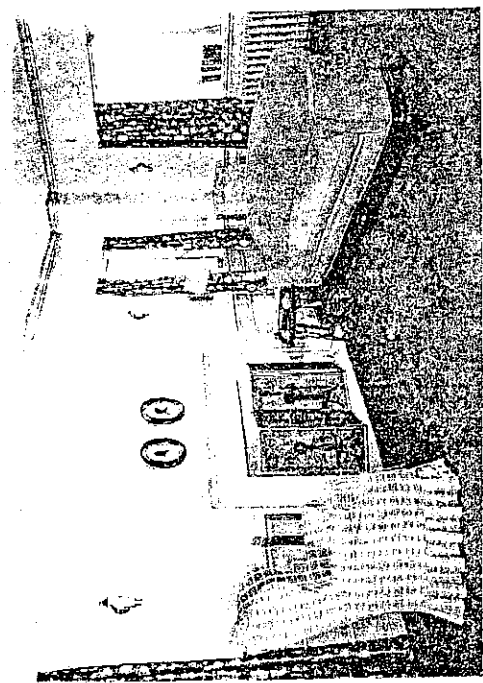
Figure 24c



Green Georgian stoneware of English Derby Spray pattern, English Botanical pattern porcelain, natural Irish Home-spun linen, early American pattern silver—what a joy to entertain your guests at The Homestead!

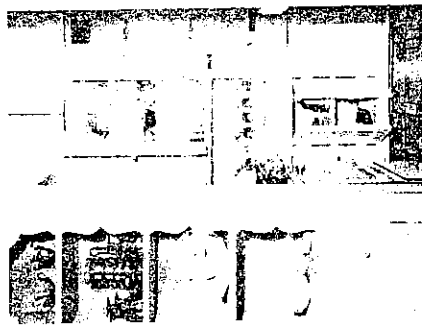
The dinette in the three- and four-room apartments is but a step away from the ultra-efficient kitchenette illustrated at the right and below. A full size stove, copious cupboard space, complete equipment and, of course, mechanical refrigeration make meal preparation a pleasure. There is forced suction ventilation to freshen the air. Guests may secure special maid service to assist in serving and in the kitchen, upon application to the housekeeper. A crackling log fire, the lamps aglow—and a good book. That's the Homestead's recipe for complete enjoyment of a wintry night. When seasons change and sweltering days are here, throw back the wide casement windows and let the cooling Lake winds brisk away memories of the torrid

Eight



Here's comfort! The Normandy Chair, the sofa, the coffee table, the pewter lamp and the rich, plain carpeting provide a composite picture of charm and repose.

loop—don your beach clothes and away to the lake. A shower room is provided on the ground floor for the comfort of returning bathers.

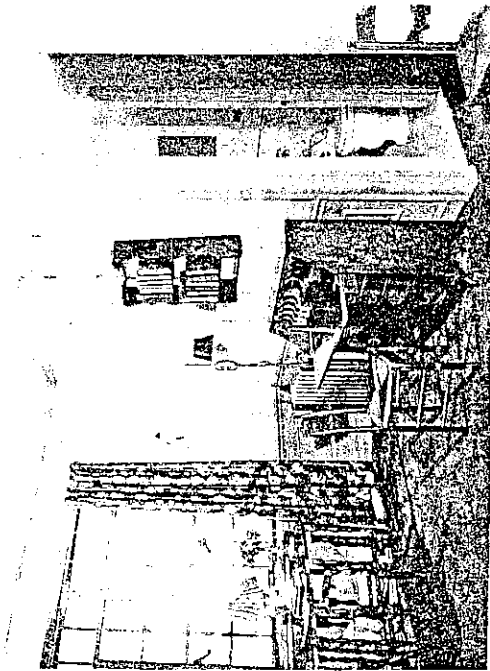


There is compact convenience in this Homestead Kitchenette.

Nine

Figure 24f

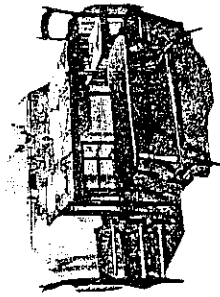
The Homestead & Evanston—Illinois



The kitchenette opens to the right and the bedroom to the left in this typical two-room, Homestead apartment.

Like Guest Rooms in a Colonial Manor  
—these one and two room suites

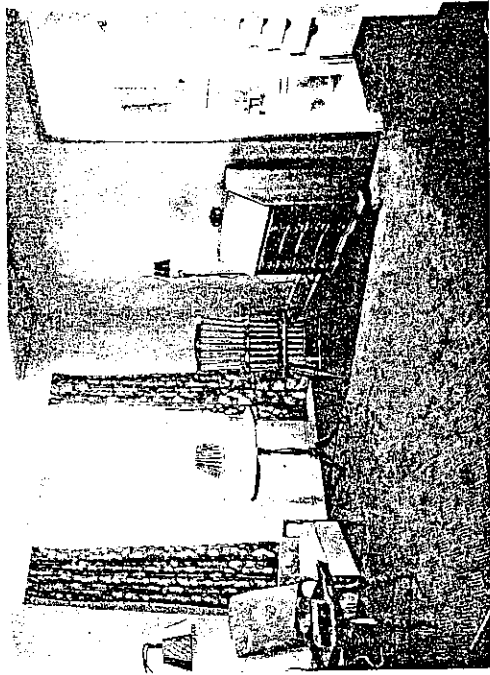
The two-room apartments demonstrate how well the homey spirit is maintained. The Governor Winthrop desk, the Comb-back Windsor Chair, the traditional glass oil lamp, modernized with electricity, the pewter student lamp, suspended book shelves, gay printed hangings—here again is comfort and beauty!



Early American drop leaf maple table with rush-seated chairs and a Colonial bench—perfect ensemble for four with bridge afterwards!

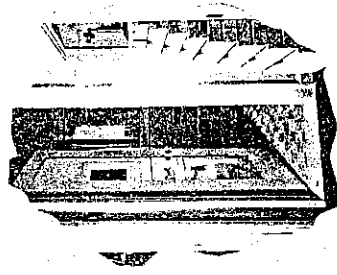
Ten

The Homestead & Evanston—Illinois



Homelike hospitality and cheer dominate this single room. Every detail here is planned for your comfort.

All that has been said of the appointments of good taste and comfort in the larger suites may also be said of this spacious single room for those whose living requirements suggest moderate space with all the cheerfulness that "home" implies.



No shortage of space in this spacious wardrobe by virtue of efficient orderly arrangement—nor is size lacking in any of the white tile porcelain fitted Homestead bathrooms.

Eleven

Figure 249

These Service Advantages Await You  
At The Homestead

Service becomes a reality to the Homestead resident. Leases include linen, silver, china, glassware, cooking utensils, mechanical refrigeration, gas, electricity and courteous maid service—leaving only personal laundry, food and phone tolls to complete the necessities of living.

Your automobile is stored in a most modern heated garage and is called for and delivered when you wish, for the very moderate monthly charge of \$16.00. Cars are available for rental by the hour or by the day.

Private phone lines may be provided for those who prefer this means of service.

Daylight, heated storerooms on the ground floor provide safekeeping for baggage or other personal possessions not needed in the apartment.

The Tea Room extends its service to the apartments above for those who breakfast in bed, for the dainty luncheon or afternoon tea or for the main courses or entire menu of the dinner at night.

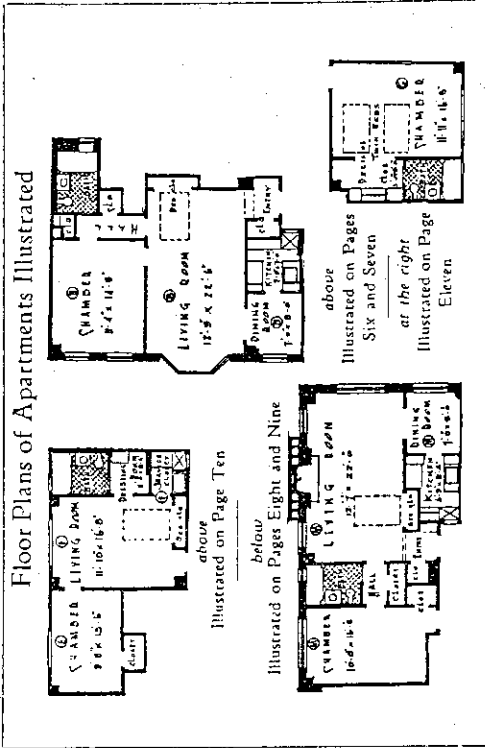
There are five mail collections from the box in the lobby and a morning delivery Sundays and Holidays.

A shower room on the ground floor will be of great convenience to lovers of the lake and the beach.

Valet service is maintained on a four-hour daytime schedule.

The Otis Elevator equipment in the Homestead is of the most modern and safest type.

Modern oil burning boiler equipment eliminates all soot and smoke.



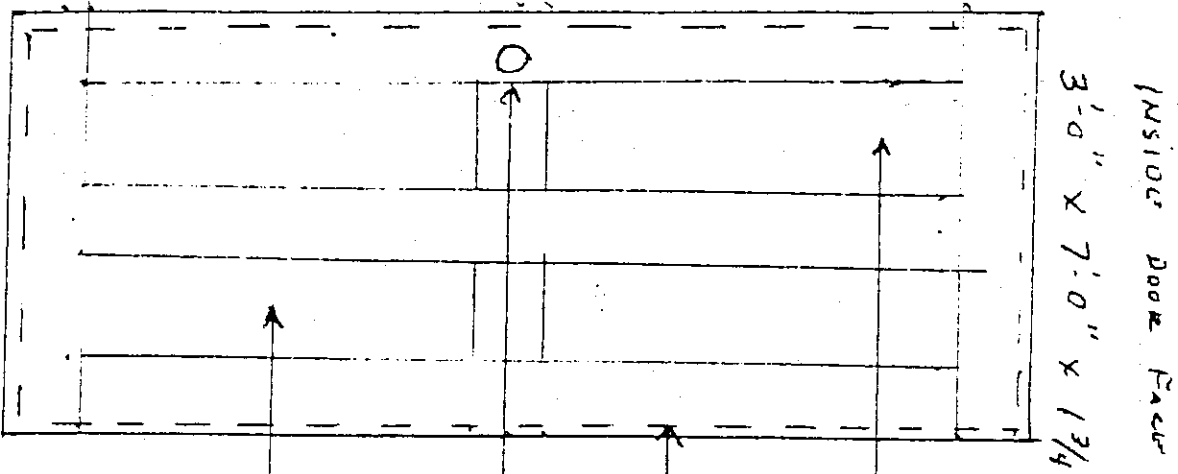
Twelve

Figure 24h



The Homestead  
 Evanston, Cook County, IL  
 Figure 25

HOMESTEAD HOTEL 1625 HUMAN EVANSTON  
 GENERAL CONT # 55-76



INSIDE DOOR FACE  
 3'-0" x 7'-0" x 1 3/4"

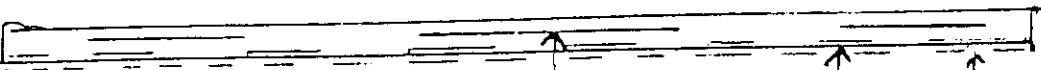
both faces  
 COVER WITH WITH  
 TRANSITE 1/4"

USE "J" CHANNEL  
 ON ALL OUTSIDE EDGE  
 OF INSIDE FACE OF  
 DOOR

DRILL THREE DOOR & TRANSITE  
 FOR DOOR LOCKS

Fill Panels with  
 FIRE RATED D.W.

7'-0" x 3'-0" x 1 3/4"



J CHANNEL

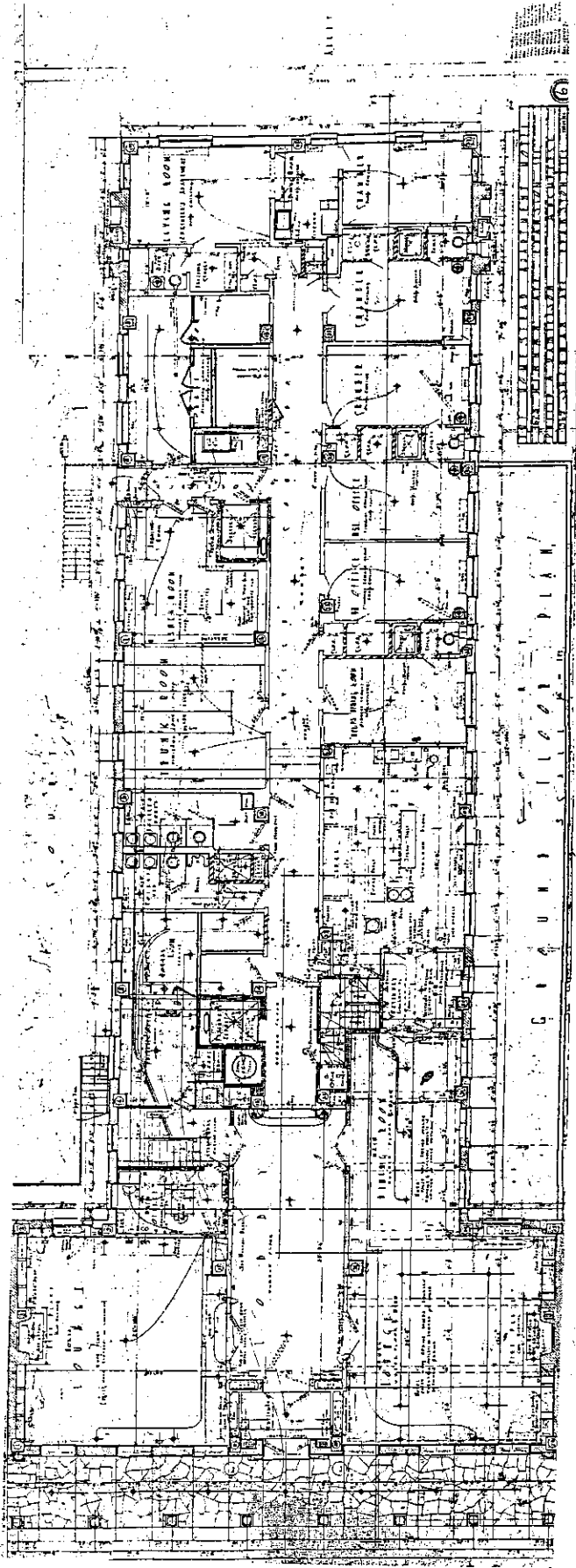
1/4" TRANSITE

Fill Panels in  
 Doors To BRING OUT  
 FLUSH TO DOOR STYLE'S

HALL MARK BIDS

15th LAKEVIEW DR

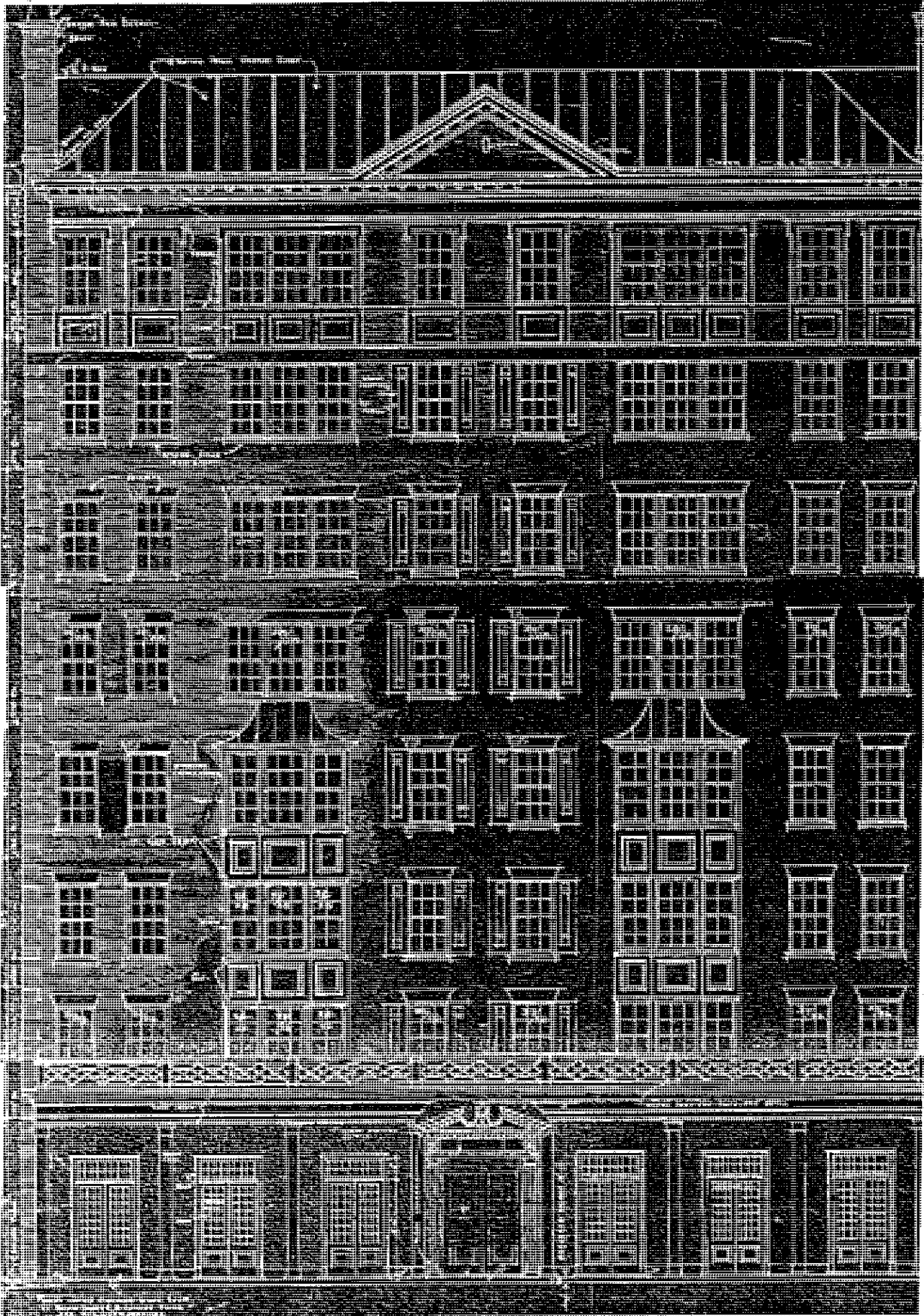
MUNSTER ILL 6060

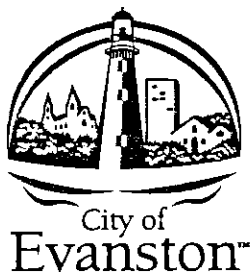


Historic Floor Plan  
First Floor

The Homestead  
Cook Co. Ill.

Historic Elevation The Homestead Cook Co. Ill





2100 Ridge Avenue  
Evanston, Illinois 60201-2798  
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[www.cityofevanston.org](http://www.cityofevanston.org)

November 29, 2005

Tracey A. Sculle  
Survey and National Register Coordinator  
Illinois Historic Preservation Agency  
1 Old Capitol Plaza  
Springfield, IL 62701-1507

SUBJECT: Evanston Preservation Commission Comment/Recommendation Regarding  
1625 Hinman Avenue (The Homestead) Nomination to the National Register  
of Historic Places

Dear Ms. Sculle:

On November 14, 2005 the City of Evanston Council authorized the Evanston Preservation Commission to transmit its recommendation to the Illinois Historic Sites Advisory Council (IHSAC) regarding the nomination of 1625 Hinman Avenue (The Homestead) to the National Register of Historic Places.

Previously, the Commission heard the presentation of David Reynolds, owner, and Linda Peters, architectural historian on October 18, and citizen comments on October 26, 2005. The Commission passed a motion recommending to IHSAC that the nomination of 1625 Hinman Avenue (The Homestead) satisfied the National Register under Criterion C for its local significance as an excellent example of Colonial Revival, as applied to a larger scale apartment hotel. Of the apartment hotels built in Evanston in the 1920s only The Homestead continues to serve its original purpose.

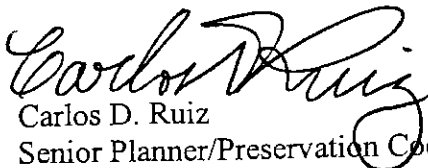
The Commission concluded that The Homestead meets the National Register Criterion C: "The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction." The Commission deliberated on the nomination on October 26, 2005 and determined the following:

- Philip Danielson, the architect, designed The Homestead in 1927-28.

- The Homestead is the only remaining apartment-hotel in Evanston, Illinois still in operation as originally intended.
- The Homestead has excellent integrity because it has retained the original design and materials.
- The exterior design of The Homestead is continued on the interiors with a unified set of architectural details in doors and windows and their surrounds, wall surface details, fireplace surrounds, and moldings.
- The Homestead is an unusual example of the Colonial Revival and differs in scale, proportion and details.
- The Homestead is locally significant under Criterion C for its architecture and it is a good example of the Colonial Revival style in Evanston. Its period of significance is 1927-28, when it was constructed.

If you have any questions regarding this letter contact me at 847-866-2928.

Sincerely,

  
Carlos D. Ruiz  
Senior Planner/Preservation Coordinator



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

[www.illinois-history.gov](http://www.illinois-history.gov)

**MEMORANDUM**

**TO:** Mayor Lorraine H. Morton, City of Evanston  
Carlos Ruiz, Evanston Preservation Commission *TAS*

**FROM:** Tracey A. Sculle, Survey and National Register Coordinator

**DATE:** September 7, 2005

**SUBJECT:** Preliminary Opinion on The Homestead, Evanston, Illinois

The Homestead located at 1625 Hinman Avenue in Evanston meets Criteria C for listing in the National Register of Historic Places. The hotel designed by Evanston architect Philip Arthur Danielson is locally significant as an excellent example of Colonial Revival, as applied to a larger scale apartment hotel. Its period of significance is from 1927-28, when it was constructed. Of the apartment hotels built in Evanston in the 1920s only The Homestead continues to serve its original purpose. While there have been changes over time to the building, its exterior and interior have remained remarkably intact and retains excellent integrity for listing. It is my opinion that The Homestead is a good candidate for inclusion in the National Register of Historic Places.

GEORGIA, COBB COUNTY,  
Butner--Mctyre General Store,  
4455 Marietta St.,  
Powder Springs, 05001593,  
LISTED, 2/01/06

GEORGIA, LEE COUNTY,  
Leesburg High School,  
100 Starkville Ave.,  
Leesburg, 05001595,  
LISTED, 2/01/06

GEORGIA, TROUP COUNTY,  
West Point Commercial Historic District,  
Roughly bounded by 4th Ave., 2nd Ave., W. 9th St., and W. 7th St.,  
West Point, 05001596,  
LISTED, 2/01/06

IDAHO, ADA COUNTY,  
Bell, R.H. and Jessie, House,  
137 E. Pine St.,  
Meridian, 05001599,  
LISTED, 2/01/06

IDAHO, ADA COUNTY,  
Hill, Clara, House,  
1123 N. Main St.,  
Meridian, 05001600,  
LISTED, 2/01/06

IDAHO, CUSTER COUNTY,  
Idaho Mining and Smelter Company Store,  
One Ford St.,  
Clayton, 05001601,  
LISTED, 2/01/06

\* ILLINOIS, COOK COUNTY,  
Homestead, The,  
1625 Hinman Ave.,  
Evanston, 05001607,  
LISTED, 2/01/06

ILLINOIS, COOK COUNTY,  
Maverick Lloyd, Lola, House,  
455 Birch St.,  
Winnetka, 05001606,  
LISTED, 2/01/06

ILLINOIS, COOK COUNTY,  
North Mayfair Bungalow Historic District,  
Roughly bounded by W. Foster Ave., N. Pulaski Rd., N. Kilbourn Ave., and W.  
Lawrence Ave.,  
Chicago, 05001608,  
LISTED, 2/01/06  
(Chicago Bungalows MPS)

ILLINOIS, COOK COUNTY,  
Pilsen Historic District,  
Roughly bounded by W. 16th St., W. Cermak Rd., S. Halsted St. and S. Western  
Ave.,