



123 Madison Street, Oak Park, Illinois 60302

HISTORIC LANDMARK NOMINATION REPORT



JAMES T. HAYDEN HOUSE 209 Forest Avenue

Preliminary Determination of Eligibility by the
Historic Preservation Commission on April 13, 2017

Recommendation for Landmark Designation made by the
Historic Preservation Commission on

Village Landmark Ordinance approved by the
Village Board of Trustees on

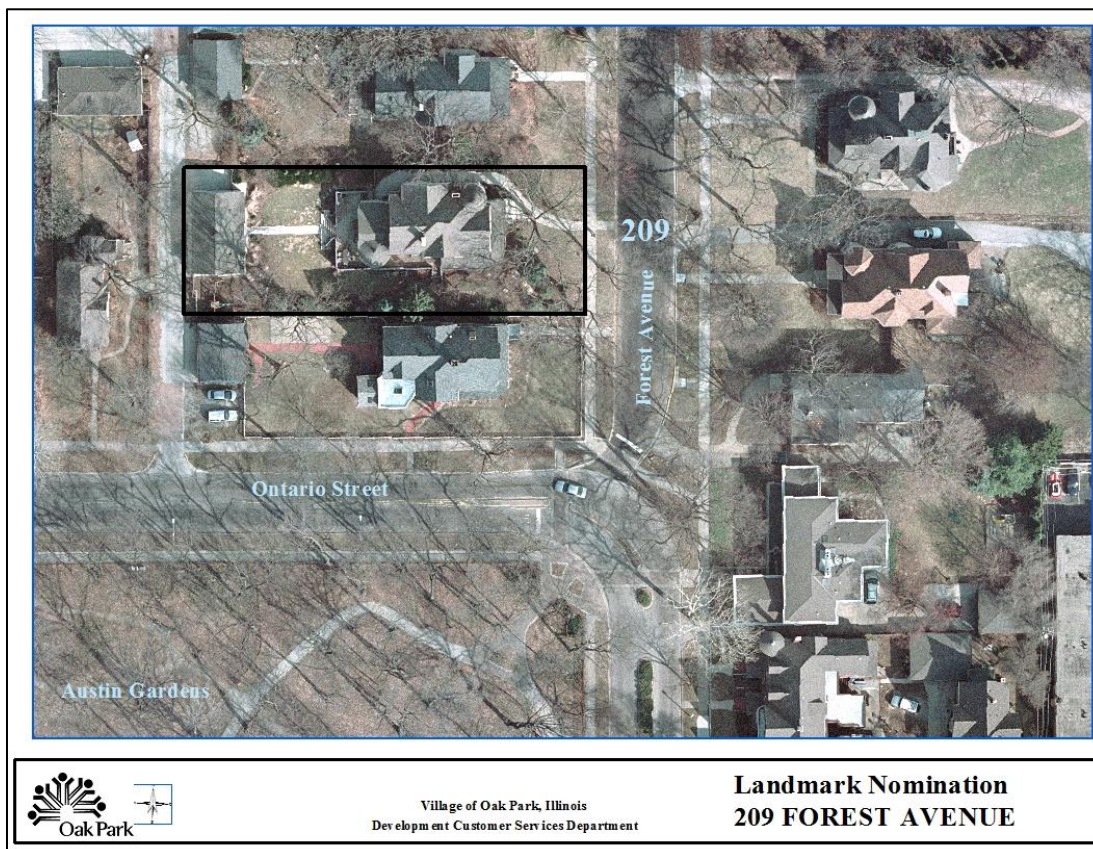
James T. Hayden House

209 Forest Avenue

Built: 1893
Architect: William K. Johnston

The James T. Hayden House was built in 1893 on a lot purchased in Helen M. Hayden's name in 1892. The realtor, Anson Hemingway, grandfather of the writer Ernest Hemingway, was involved in the financial arrangement for the property.¹ The original address of the property was 309 Forest Avenue. The architect submitted the following description to the Inland Architect of April 1893: "For J. T. Hayden, at Oak Park, a two-story frame residence, 34 x 48 feet in size; to have a stone basement, hardwood interior and mantels, brick veneer for the first story, all the sanitary plumbing, electric light, heating apparatus, cost, \$7,000." It was not an inexpensive house for the time.²

The house is located on the west side of Forest Avenue, on the first block north of the estate of Henry Austin, which later became Austin Gardens. The surrounding houses on the block were at the time a mixture of Stick style, Italianate, Queen Anne or Gothic Revival styles. The Hayden House was one of the first to be built on Forest Avenue in a more flamboyant Queen Anne style.



¹ Title documents, Cook County Recorder of Deeds.

² The figure of \$7,000 quoted in the Inland Architect, Vol. XXI, No. 3, April 1893, p. 41. The project was also reported in the Oak Park Reporter, but \$7,500 was listed in Construction News of 1893, quoted in the Steiner Index, Oak Park Public Library.

The House

The Hayden House sits on a very slight rise, and has an east-west orientation, with the front façade facing east. The house is built with a combination of different materials. But where the typical Queen Anne house displays a variety of surface materials through varying shingle styles or patterned brick, here are three different materials used: there is a rustic stone base, the first story is brick veneer and the rest of the building is shingled. Between the brick and shingles is another course of stonework. The rusticated base flares out slightly toward the ground. On the northeast corner is a round tower with a conical roof, topped with a finial. There is an extensive curved porch, beginning left of the tower, which wraps around the southeast corner and continues on the south side. The strong vertical of the tower is balanced by the sweeping horizontal line of the porch. The three-story house is essentially an L-shaped balloon frame with the tower and central stair hall in the corner of the L; the irregular roof line features a center hipped roof, steeply pitched cross-gabled roofs with four gables, which have flared eaves, all these elements conforming to the Queen Anne vocabulary.



The front (east) façade



The east and north facades

The rooms on the first and second floors have shallow bay windows, with overhanging gables on the third floor. The gable overhang on the front (east) façade seems almost to float, due to a small recessed balcony between the bay window, left, and the tower, right. A single column supports the gable on the right. The exposed structural members underneath add a decorative statement. The color of the shingles was originally somewhat darker, as seen in a photograph below of the early 1900s. Queen Anne style houses usually displayed a rich color scheme.



Source: Historical Society of Oak Park & River Forest

Façade decoration has been kept to a minimum. There is a single row of patterned shingles above the third-floor gable window and above the second-floor tower windows. The porch has simple Doric-style single columns on a high stone base. Another classical element is the row of dentils under the cornices of gables, porch roof, and tower roof. The wood sash windows are plain on the first floor, but on the second floor they feature a simple geometric design, of a vaguely “oriental” inspiration. The windows of the third floor gables and tower have shingled columnettes, which in the tower portion give the illusion of an open colonnade. The windows here are more deeply set in the façade.



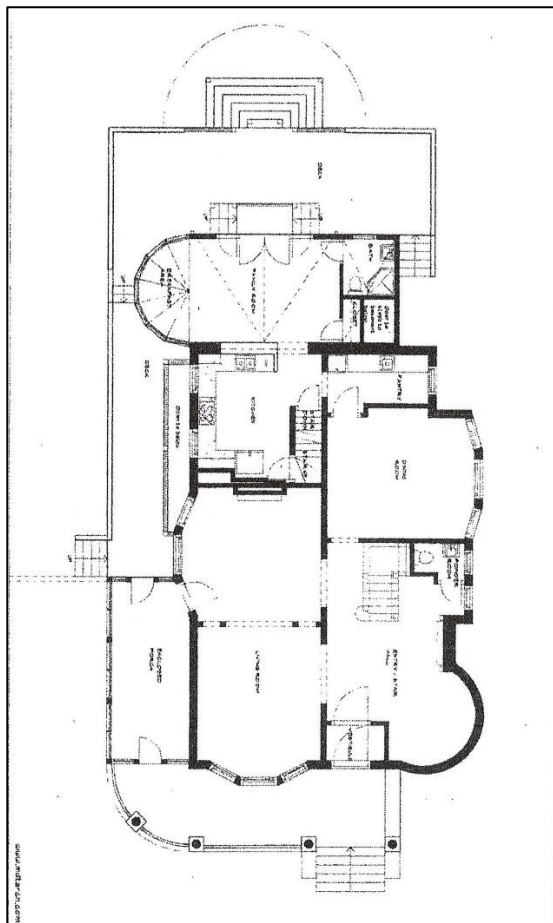
The third floor gable, the windows with geometric design, façade decoration

The interior displays the typical Queen Anne arrangement of rooms clustered around a central hall. The front door gives access to a vestibule, after which the space opens up into a large hall with an

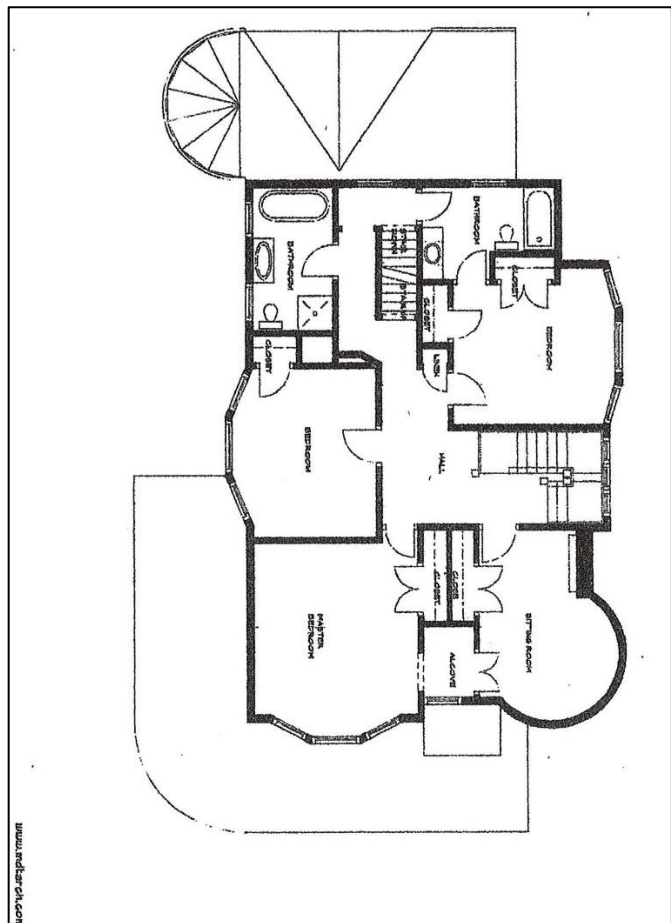
open stairway in the northwest corner and a fireplace on the north wall. Opposite are two wide openings into a double parlor on an east-west axis. Beyond this central hall is a dining room with a north-south orientation; kitchen and butler's pantry are at the rear. A back stairway was tucked into the northeast corner of the kitchen.

Decorative detailing has been kept to a minimum, just as on the exterior. The newel posts of the stairway have rows of vertical molding and are terminated in a simple foliage design. Windows on the north side with extensive hardwood framing provide abundant light to the stairway.

The upstairs rooms are centered around the open staircase landing: in the front, on the east side, were originally two bedrooms, one of these in the tower space, which now has become a sitting room. In addition, there are two other bedrooms, one opposite the landing and one west of it. Beyond the south bedroom were originally two bath rooms side by side. At the rear of the house was the maid's room. The back stairs leading down to the kitchen or up to the third floor are opposite the bathroom.



First Floor Plan (www.mdtarch.com)



Second Floor Plan (www.mdtarch.com)

Changes to the Interior

There have been many changes to the house; most are recent. In 1981 a one-story addition was built on the rear (west) façade of the house.³ The current owners tore down this addition and have rebuilt it in an architectural style that matches the Queen Anne house. They added a small tower on the southwest corner of this addition echoing the tower on the front façade. The west wall of the kitchen was removed; thus kitchen and family room addition form one open space. The kitchen and butler's pantry were renovated with cabinets to match the rest of the décor.

Extensive alterations also took place in the rest of the interior of the house. In the vestibule the current owners added a mosaic floor. The fireplace surround in the hall is not original to the house, but a period piece installed by the current owners. A closet under the stairway on the west side of the hall was converted into a powder room. The current owners also added ceiling medallions in the hall and dining room. The decoration of the original ceilings is unknown. The available historical photographs unfortunately do not show the ceilings.

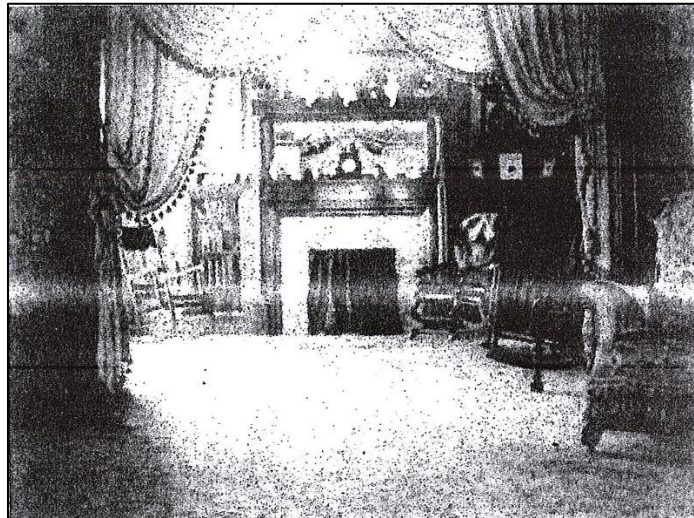
In the double parlor the current owners added four square pillars with acanthus capitals as dividers, but it is possible there were pocket doors (see historic photos on next page). Previous owners installed a marble fireplace in the west parlor. The original fireplace as seen in the historic photograph featured a wood surround, possibly tiled. Later owners substituted a marble fireplace. The south wall of the east parlor originally contained two sash windows, but these were covered up by subsequent owners for unknown reasons, possibly to provide more wall space.

The current owners added period lighting fixtures throughout the first-floor rooms. The sconces next to the marble fireplace in the west parlor are thought to be original to the house. All wood flooring was replaced with new oak floors. The old radiator heating system was replaced with a forced-air system. It is possible that originally the house was connected to the Yaryan heating system, which was installed in portions of Oak Park in 1901. Homer T. Yaryan was an Ohio entrepreneur, who operated steam and electric neighborhood plants in a number of communities in the Midwest, including Chicago and Evanston; waste steam from the steam engines, which generated electricity, was used to heat water, which was then piped into radiators in homes. This system was discontinued in the 1950s.

On the second floor the current owners combined the two small baths into a master bathroom and they converted the maid's room into an additional bath. The fireplace of the south bedroom was covered at some point by previous owners and remains so. The tower room, originally a bedroom, has been converted by the current owners into a sitting room for the adjacent master bedroom, with new closet space added. The fireplace surround is probably not original, but the tiles could be original to the house. There are currently three working fireplaces: two on the first floor and one on the second.

The third floor has been extensively renovated; it is now an open loft-style apartment with bathroom located at the rear (west) wall. All renovation undertaken by the current owners were designed to match the original Queen Anne house.

³ Building permit no. 3705 dated November 6, 1981, Oak Park Village Hall.



These photographs date from around 1900 and show the parlors with heavy draperies.
Source: Historical Society of Oak Park & River Forest

Changes to the Exterior

This stately Queen Anne has undergone extensive restoration by its current owners. Careful attention to detail was of paramount importance during this entire process to maintain historic accuracy. Rotted wood shingles were replaced throughout the exterior with identical material. The front cement steps and stone piers had collapsed with time and were replaced with similar size, while the original stone was reassembled to recreate the piers.

South and east windows on the enclosed front porch were replaced with identical millwork. On the interior of the porch, the location of the original window was located and replaced to exact

dimensions and geometric mullions. The muntins in the second-floor windows were replaced by the current owners with faithful replicas, because the originals had deteriorated. Address numbers were carefully documented and replaced with gold leaf as were the original.

Rotted boxed gutters on the front porch were replaced and the gutters were relined with copper.

A concrete walkway on the north side was removed and replaced to exact configuration.

The front gardens are planted to compliment the façade.

A new frame garage replaced the original, which was not visible from the street, with design sensitivity to its historic location.

The owners received an award from the Village of Oak Park in 2001 in recognition of their respectful restoration.



Significance

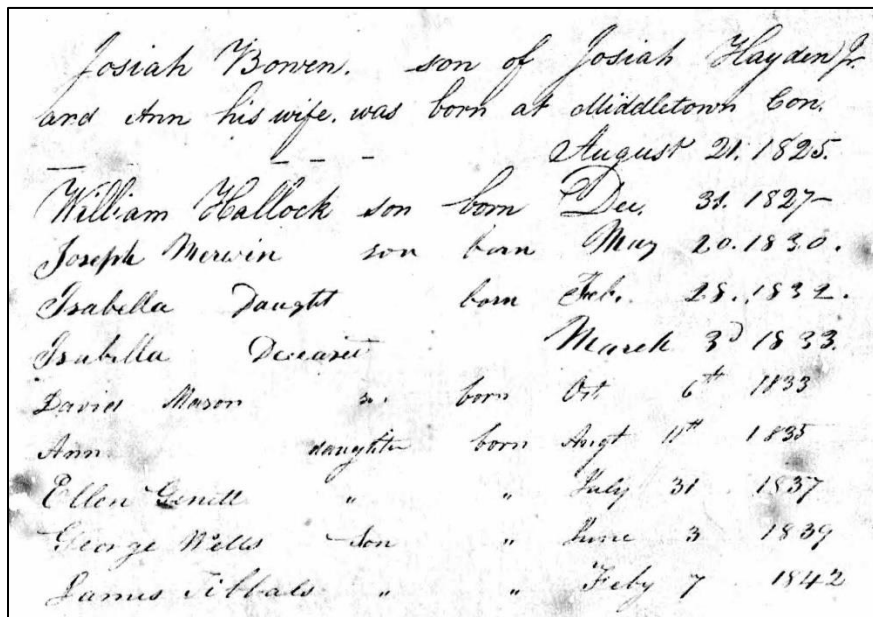
On April 2, 1892 James and Helen Hayden purchased the south 35 feet of Lot 6 and the north 40 feet of Lot 7 from Sophia E. Furbeck and husband. The Haydens hired architect William K. Johnston to design their new home, which was completed in 1893 in the Queen Anne style. James T. Hayden was an executive with the Crane Company, a manufacturer of steam powered engines and elevators headquartered in Chicago.⁴ The James T. Hayden House is an excellent example of the Queen Anne style built at the height of the style's popularity. The well-designed house provides a counterpoint to

⁴ Obituary – Helen Hayden, Chicago Tribune, November 14, 1929, p. 35.

the surrounding houses of the same era, particularly other Queen Anne style houses. The Hayden House differs significantly from these other houses in the variety of materials used, its asymmetrical massing, and avoidance of flat wall surfaces. The curvaceous lines of the wrap-around porch and round tower make a bold statement. The home is also significant as the only major known work of architect William K. Johnston in Oak Park.

The Hayden Family

The family that bought the property on Forest Avenue and built the house was originally from Cambridge, Massachusetts. James T. (Tibbals) Hayden was born on February 7, 1842 in Williamsburg, Massachusetts.⁵ He was the youngest of ten children of Josiah M. Hayden and Ann Lewis and was raised in the town of Haydenville, part of Williamsburg, Massachusetts. Haydenville was named after his father, who manufactured the first bone button and the first steel pen that were made in America.⁶



A photograph of a handwritten document listing the birth records of the children of Josiah and Ann Hayden. The text is written in cursive and includes the names of the children, their birth dates, and their birth locations. The children listed are Josiah Bowen, William Wallock, Joseph Merwin, Isabella Taught, Isabella Decatur, David Mason, Ann, Ellen Conitt, George Wells, and James Tibbals.

Name	Relationship	Birth Date	Birth Location
Josiah Bowen	son of Josiah Hayden Jr. and Ann his wife	August 21, 1825	Middleton Conn.
William Wallock	son	Dec. 31, 1827	
Joseph Merwin	son	May 20, 1830	
Isabella Taught	daughter	Feb. 18, 1832	
Isabella Decatur	daughter	March 3, 1833	
David Mason	son	Oct. 6, 1833	
Ann	daughter	Aug. 11, 1835	
Ellen Conitt	daughter	July 31, 1837	
George Wells	son	June 3, 1839	
James Tibbals	son	Feb. 7, 1842	

The children of Josiah and Ann Hayden
Massachusetts Town and Vital Records, 1620-1988, Ancestry.com

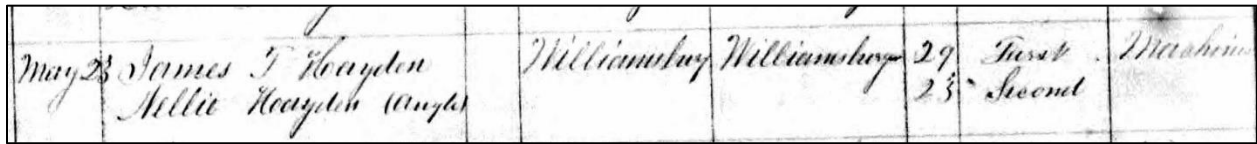
James was a machinist by trade, as was his father. He began to learn the trade at the age of thirteen with the cutlery firm of Lamson & Goodnow in Shelburn Falls, Massachusetts. According to the 1870 Census he was living with his parents in Williamsburg at the age of 28, still one year away from marriage, and working as a machinist. Interestingly, his future bride, Helen M. Angle, was living with the family at the time. They were married on May 23, 1871, and it was listed as her second marriage.⁷ She was only 23. As it was her second marriage and she was already living with the

⁵ James T. Hayden, Cook County, Illinois, Deaths Index, 1878-1922. Ancestry.com, Ancestry.com Operations, Inc., 2011, Provo, UT, USA.

⁶ "A Man of Genius, James T. Hayden," *The Valve World*, December, 1911, p. 714.

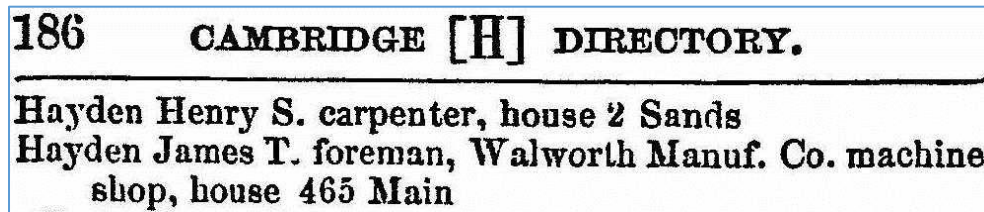
⁷ James T. Hayden, Massachusetts, Town and Vital Records, 1620-1988. Ancestry.com, Ancestry.com Operations, Inc., 2011, Provo, UT, USA.

family, and her name is listed on the marriage registry as Hayden, she may have already been married to a brother who died.

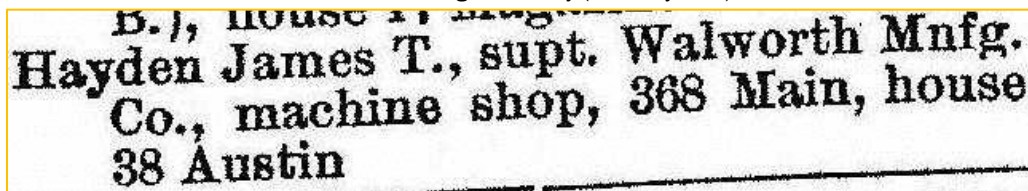


1871 Massachusetts marriage registry for James T. Hayden and Helen Hayden (Angle)

James served as a captain in the Civil War with the 31st Ohio Volunteer Infantry.⁸ Following his marriage in 1871 he and Helen moved to Cambridge, Massachusetts, where James worked as the Foreman at the Walworth Manufacturing Company machine shop. He first shows up in the 1873 Cambridge Directory listed as foreman, but by 1881 he is the Superintendent. The last record that shows up for him in Cambridge is in 1882. When his second son James is born in 1873, his occupation is listed in the registry as “brassfinisher,” which likely relates to the Walworth Manufacturing Company.



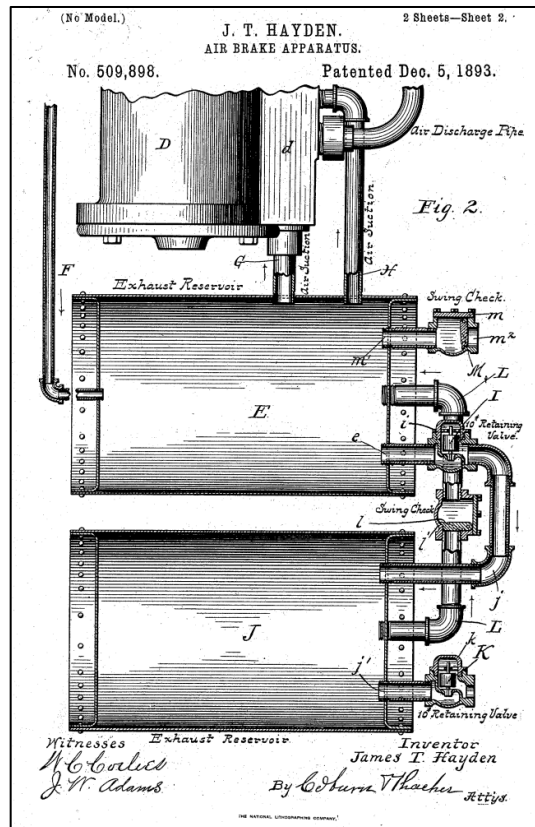
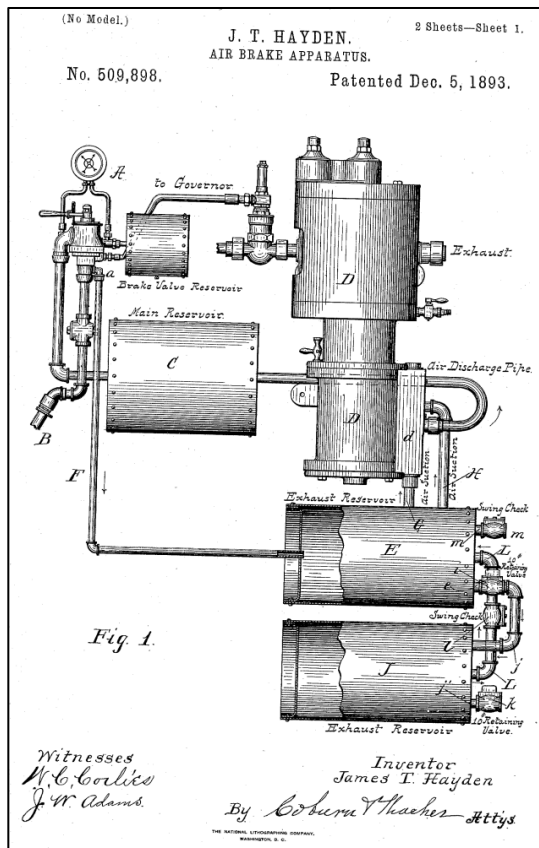
1873 Cambridge Directory (Ancestry.com)



1882 Cambridge Directory (Ancestry.com)

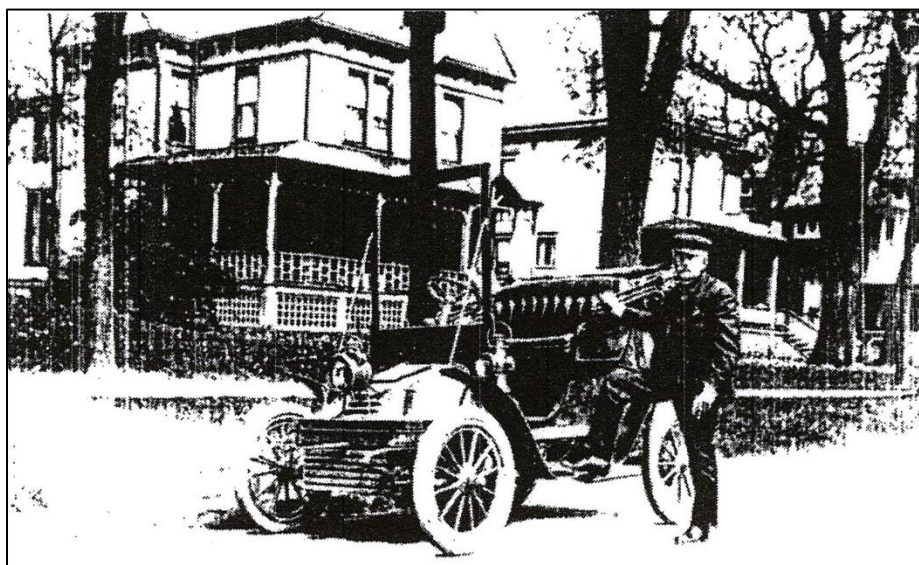
The 1880 census records show him with four children by this time two sons – George and James, and two daughters – Grace and Helen. Sometime in the mid-1880s he and his family moved to Chicago, where he joined the Crane Company. Eventually he became superintendent of the Chicago plant. The Crane Company, which still exists, was engaged in steel and iron manufacturing, and built elevators. James Hayden is described in his obituary as being an inventor. During his tenure with the Crane Company, between 1886 and 1905, he took out numerous patents for the firm. His inventions were of a very technical nature, such as valve mechanisms, couplings, and air brakes. In the late 1890s he began to take out patents together with his elder son George, who also worked for the Crane Company for a number of years.

⁸ James T. Hayden, U.S., Find A Grave Index, 1600s-Current. Ancestry.com, Ancestry.com Operations, Inc., 2012, Provo, UT, USA.



U.S. Patent No. 509,898 by James T. Hayden – Air Brake Apparatus (for use on passenger train railway cars)

The Haydens prospered. They were able to buy property and build a house in Oak Park in 1893 for the then-considerable sum of \$7,000. The family was listed in Oak Park's social register for many years. James was an owner of one of the first automobiles in Oak Park, and is proudly photographed next to it.



James T. Hayden and his automobile on Forest Avenue

George W. Hayden, the elder of James Hayden's sons, also became a prominent citizen of Oak Park. As already mentioned, he worked for the Crane Company for a number of years and was an inventor as well. He lived in a large house on Euclid Avenue in Oak Park. The younger son, James Tibbles (who went by Guy), lived for a while with his wife Mary at the Hayden house on Forest Avenue before moving to the Newark, New Jersey area.

James T. Hayden died on November 27, 1911. His prominence in Oak Park was reflected in his obituary in the Oak Park Reporter of December 2, 1911:

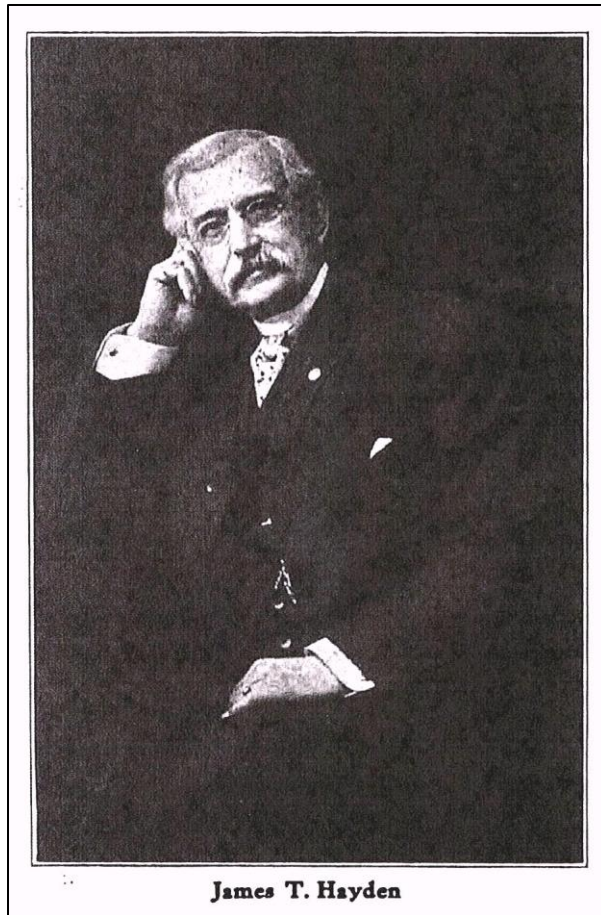
Useful Man Gone: James T. Hayden, Old Resident, Inventor and Soldier Dies – Interment at Haydenville, Mass.

James T. Hayden, a resident of Oak Park for longer than 20 years, died Monday evening at his Oak Park home at 309 Forest Avenue. His life was one intimately connected with affairs on which this epoch of history has rested. He was an inventor, and for more than a quarter of a century was with the Crane Company. As inventor and experimenter he aided greatly in promoting and improving the use of iron and steel. This is the iron age, machines are the instruments of progress, and mean happiness and a higher civilization. Mr. Hayden took a man's part in this industry and his contributions will be useful for many years.

In his youth he served in the civil war. It was inevitable; a man of his type was sure to take part in that historic conflict. He enlisted in the Thirty-first Ohio volunteers, September 18, 1861. He remained in the service until the war was over, and returned to civil life with the title of captain.

He was born at Haydenville, Mass., February 7, 1842. His young days were spend in the east. After the war he came west and began his work as inventor in which he was conspicuously successful. Five years ago he retired and traveled extensively. He had been in feeble health for several months prior to his last illness which began about four weeks ago.

He is survived by two sons, Captain George W. Hayden, also a soldier, inventor, and successful manufacturer, now living in Hartford, Conn., and Guy Hayden of Oak Park. Mrs. E. M. Blose, his only daughter, lives in South Bend, Ind. He also leaves three grandchildren. Short funeral services were held Tuesday afternoon at the residence, Dr. W. E. Barton officiating. Interment to the place at his boyhood home, Haydenville, Mass.



December 1911, The Valve World, Crane Company

Subsequent Owners

The Yager family purchased the house in 1917. They had already lived in the house for two years before they bought the property. Charles M. Yager was born in 1874 in Illinois. His father had emigrated from Germany. Charles Yager's wife Kathryn was originally from Wales. They had four children, three sons – William, Charles and Richard – and a daughter Kathryn. Charles was editor and publisher of the Modern Miller, based in Chicago, and one of the founding members of the Millers' National Federation. He was an expert on grain and milling issues, and was quoted on this subject in a Chicago Tribune article in 1931. Charles Yager also entertained interesting people, as can be seen from a 1922 item in the Oak Leaves. Apparently he entertained Rudolph Valentino, the famous film star from "The Sheik," at a dinner he gave at 209 Forest Avenue.⁹

Census data indicate that for a number of years Yager's mother-in-law and sister-in-law lived with the family at 209 Forest Avenue. Charles Yager survived until 1955, still living at the 209 Forest Avenue address. He was pre-deceased in death by his wife.

After Charles Yager's death the house probably was rented for a while. The Charles Yager estate sold the property in 1966 to Alan W. Kramer and Ethel M. Kramer. They owned the house only for two years.

⁹ Oak Leaves, Saturday, January 14, 1922: "Rudolph Valentino, who played the title role in the picture drama "The Sheik" was a guest at the house of Mr. and Mrs. Charles Yager for dinner on Wednesday evening."

In 1968 Ethel M. Kramer sold the house to Leonard A. and Sara J. Stann. The Stann family lived there for 30 years. In 1998 Sara J. Stann sold the house to the current owners.

**YAGER TELLS OF SOVIET
PLAN TO MODERNIZE
MILLING INDUSTRY**

Speaking before the Grain Market Analysts' club last night, Charles M. Yager, editor of Modern Miller, told of wheat mills and the milling program of Russia. He said:

"Russia, up to the time of the soviet régime, has had very few commercial flour mills and its scattered population depended upon mills of very small capacity and mostly primitive. The number of such mills in Russia was 240,000.

"Russia proposes now to modernize its entire milling industry. American milling engineers have completed two large commercial mills of 1,000 barrels capacity and another in Leningrad of 3,500 barrels capacity. They plan to build at least 1,000 commercial mills throughout the empire and modernize some of the remote small type mills so as to better provide modern efficiency to supply flour to Russia. They have decided on American equipment.

"There are no official figures now on the wheat production in Russia in 1930 and the so-called official estimates are doubtful. The Russian milling engineers who have been visiting this country for the last six months estimate that it will require a billion dollars to modernize flour milling in the U. S. S. R. The engineers estimated their requirements at 1,000 large flour mills with a combined capacity for grinding one billion 300 million bushels of wheat and rye [for cities and industrial centers] and also a minimum of 10,000 small mills with a capacity to grind one billion 800 million bushels annually for the village population which, up to the present time, has been using primitive windmills and watermills.

"Russia's consumption of food is greatly reduced because of lack of transportation and distribution. With proper distribution, cereal consumption would increase enormously so that enlargement of agricultural production will be substantially offset by enlarged Russian consumption.

"No doubt, wheat exports from Russia will be enlarged in future years, but this will be modified by the plans for distributing flour from modern mills equipped for that purpose."

Chicago Tribune, June 22, 1931

Ser. No. 163,639. (CLASS 38. PRINTS AND PUBLICATIONS.) THE MODERN MILLER COMPANY, Chicago, Ill.
Filed May 10, 1922.

Modern Miller

Particular description of goods.—Trade Publication
Printed at Given Intervals During the Year.
Claims use since 1878.

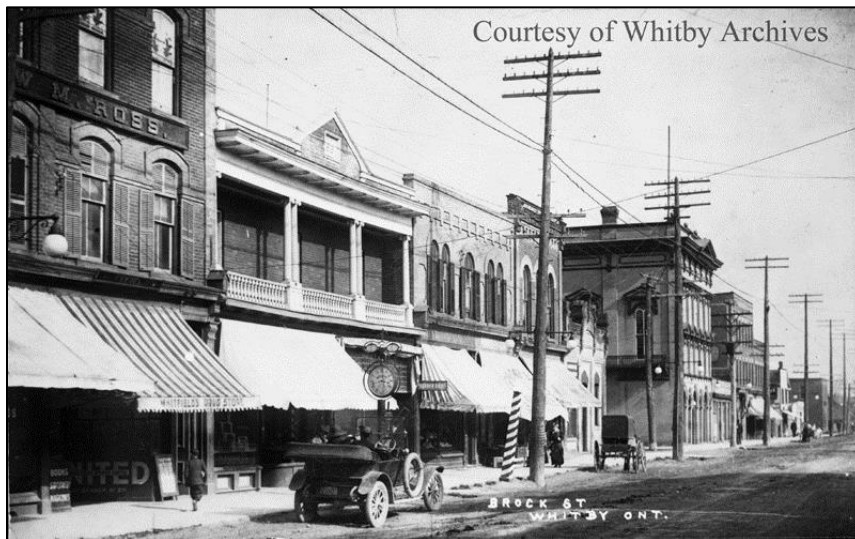
Official Gazette of the U.S. Patent Office, October 10, 1922, p. 375

Architect William K. Johnston

William K. Johnston was born on October 4, 1854 in Ontario, Canada to James Johnston and Agnes Kelly. James and Agnes were Scottish immigrants who had settled in the town of Whitby near Toronto. Scotland was in the midst of high unemployment and a deep economic depression by the 1840s, and many highlanders were being forced off the land by landlords. During this time the

government and landlords were providing assistance to emigrants to leave the country. It was claimed that 20,000 highlanders had emigrated from Scotland to Canada during the 1840s alone.¹⁰ In 1841 the British government, following years of unrest between the British and French colonies, formed the Province of Canada, and it was in 1841 that James Johnston emigrated to Canada.

James was a builder by trade, and he settled in the town of Whitby, just east of Toronto. His and his wife Agnes, who had emigrated from Scotland in 1842, began their new life in a newly formed province with many opportunities. William would be the first of their six children, two sons and four daughters. Both sons would follow in their father's footsteps. It is likely that William learned the building trade from James, rather than through a formal education. In the 1871 Canadian census, at the age of 16, his occupation is listed as a farm laborer, most likely to help out with the family financially.¹¹ However, by 1877 he is listed as a carpenter on his marriage license, a much more suitable trade to support his new bride, Annie Moire Till, whom he marries on his birthday, October 4, 1877.¹² Annie is also from Whitby, and so they likely had known each other for some time.



Whitby, Ontario, c. 1918 (<http://beyondins.net/our-home-page-history>)

On July 8, 1878 William and Annie welcomed the birth of their first child, Sarah Caroline. Their son Ralph James was born on April 7, 1881. Their youngest child Mary Marguerite was born on August 27, 1888. During this time little is known about William's professional life. He and his family were living in Whitby, and it is presumed that he was working in the building trade, honing his skill towards becoming an architect.

William emigrated to the United States in 1884 according to his naturalization papers, but he does not show up in the Chicago city directories until 1892, nor does it seem as though his family ever came with him. The year 1892 is when we see the beginning of his activity in Chicago and in Michigan. William authored a book of plans for the design of houses which he promoted in numerous

¹⁰ Marjory Harper, *Crossing Borders: Scottish Emigration to Canada*, University of Aberdeen, <https://www.history.ac.uk/ihr/Focus/Migration/articles/harper.html>

¹¹ 1871 Census of Canada, Ancestry.com and The Church of Jesus Christ of Latter-day Saints, Ancestry.com Operations Inc, 2009, Provo, UT, USA.

¹² Ontario, Canada, Marriages, 1801-1928, 1933-1934, Ancestry.com and Genealogical Research Library (Brampton, Ontario, Canada), Ancestry.com Operations Inc, 2010, Provo, UT, USA.

popular magazines of the day, such as The Ladies Home Journal, Scribners, Harpers New Monthly, and The Century Illustrated Monthly, as well as in trade publications such as Brickbuilder and Scientific American.

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40 designs of homes costing from \$8,000 to \$700, with full description, estimates and floor plans. Book 9 x 12, bound in half cloth. Price \$1.00. Delivered by mail to any address, postage prepaid.

W. K. JOHNSTON, ARCHITECT,
611 "The Temple," Woman's Temperance Building,
CHICAGO, ILL.

Century Illustrated Magazine, 1892

The book included plans for 40 houses that ranged in cost from \$700 to \$8,000, which covered a huge range in size and type. According to the ad, the book included full descriptions, cost estimates and floor plans, and would be mailed directly to you for the cost of \$1. Architectural plan books were extremely popular in the late nineteenth century.

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W. K. JOHNSTON, Architect,
610 "The Temple," Woman's Temperance Building,
CHICAGO, ILL.

Scribners Magazine, 1892

Many architects of this period engaged in the plan book business. For instance, the architect J. Lyman Silsbee, for whom Frank Lloyd Wright briefly worked at the beginning of his career, was engaged in this practice.¹³

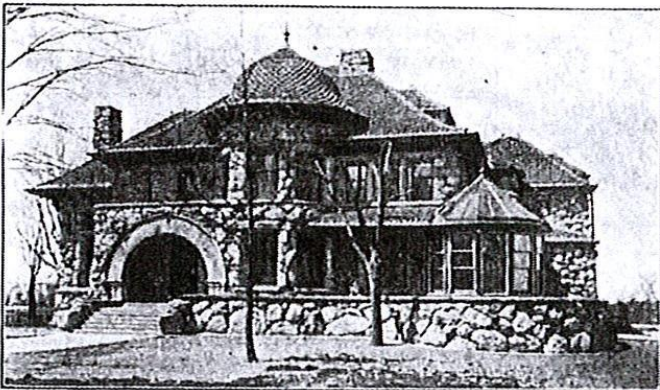
The rapid growth of the suburb in the late 19th century fueled the demand for good architectural designs that were also affordable. Thus the spread of Queen Anne style houses came partially about through the use of pattern books and plan books, which could be purchased by mail. It is important to make a distinction between the two concurrent categories of plan books and pattern books. Pattern books (the older method) were large-scale substantial books published by architects or builders with very detailed descriptions and illustrations of architectural elements, which enabled builder/contractors and their clients to cobble a house together from these illustrations, without the services of an architect.

¹³ Frank Lloyd Wright, An Autobiography (New York: Duell, Sloan & Pierce, 1943), 140, quoted in James L. Garvin, "Mail-Order House Plans and American Victorian Architecture," Winterthur Portfolio, Vol. 16, No. 4 (Winter, 1981), 329.

Plan books, on the other hand, were cheaply published by architects with a selection of simple sketches or renderings and tiny floor plans of various size houses at various price levels with descriptions. Essentially they were advertisements. One could never build a house from these descriptions alone; clients were obliged to purchase the detailed drawings and designs, frequently by mail, from the architect. Of course, the architects also could alter the designs if a client did not like the ready-made plans or supply original designs. The architects also advised prospective clients on plumbing, heating or kitchen designs.

The first large mail-order-plan business began with the publication of the book Palliser's Model Homes for the People by George Palliser in 1876.¹⁴ Rivals soon appeared, such as Robert W. Shoppell of New York or Frank L. Smith of Boston. Initially these plan-book architects were prevalent on the East Coast, but other areas soon caught on. One such area was the Midwest, notably Michigan with its prosperous mill and lumber towns, where enterprising architects published plan books.

William K. Johnston published three editions of his plan book Johnston's Modern Homes; the first one possibly c. 1890, the two other editions in 1893 and 1898. The first edition was a modest book with 40 designs. By the final edition it had grown to three volumes with 150 design. Johnston also supplied photographs of finished houses in his plan-book. This was a further enticement to prospective clients and at the same time proof that his plans could and would actually be built.



Before Building send for

JOHNSTON'S MODERN HOMES

Latest Edition. 150 Designs. In Three Volumes, \$2.00, or \$1.00 each. Book 9x12. Vol. I, \$600 to \$2500; Vol. II, \$2500 to \$5000. Volume III, \$5000 and over. Descriptive folder free.

W. K. JOHNSTON, Architect.
430 and 440 Calumet Building,
CHICAGO.

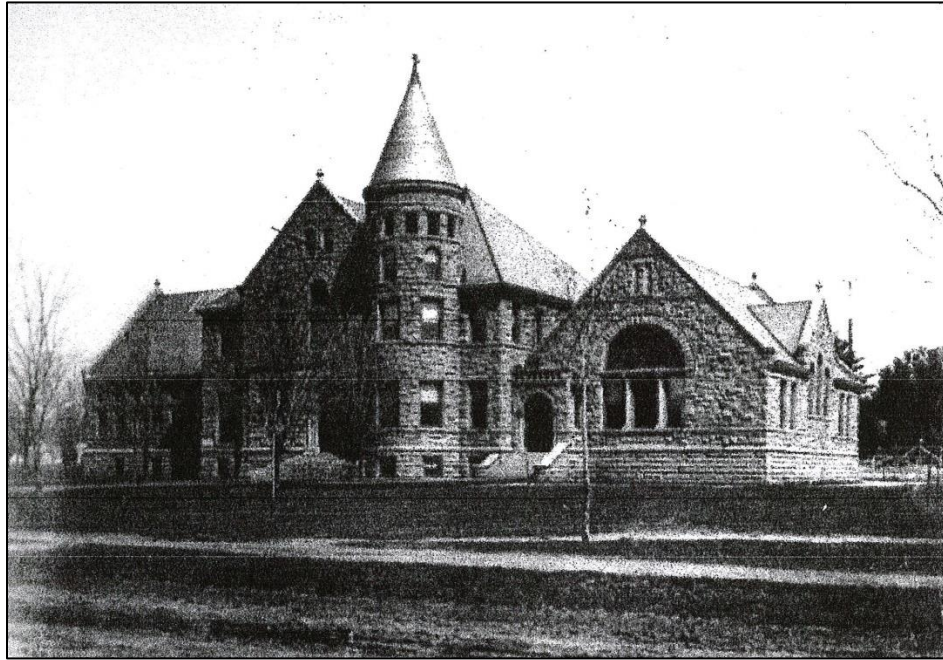
Scientific American, 1900

Only one of these books has been located and unfortunately it is incomplete.¹⁵ Thus, it is not possible to conclude that the Hayden House was actually built according to a design from a plan book. However, the plans of one of the designs in Johnston's plan book are remarkably similar to the Hayden House plan. In addition, a photograph of a stairway in one of the houses built according to a plan book design shows a distinct similarity to the one in the Hayden House.

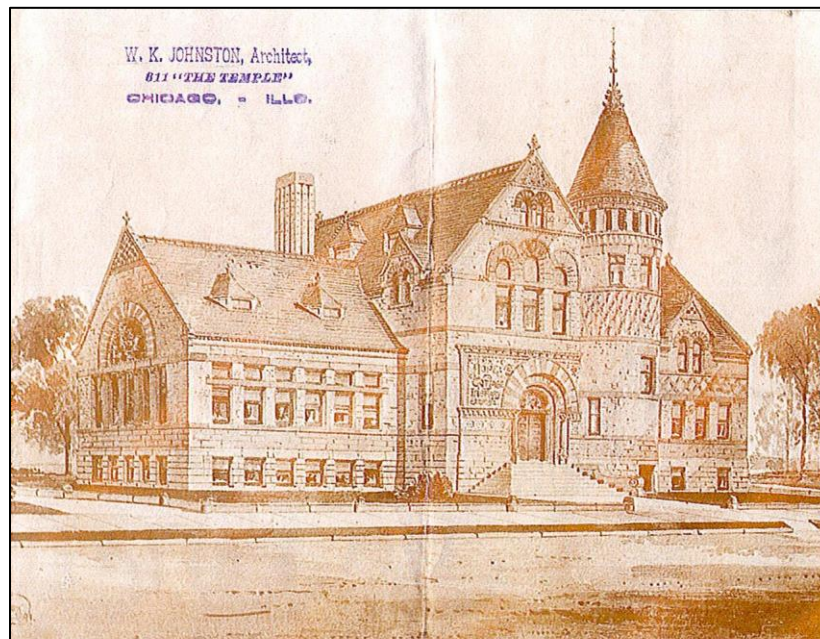
¹⁴ James L. Garvin, "Mail-Order House Plans and American Victorian Architecture," Winterthur Portfolio, Vol. 16, No. 4 (Winter, 1981), 309-334.

¹⁵ The second edition of Johnston's Modern Homes is available in several libraries; the copy consulted in the Kohler Library of the University of Wisconsin at Madison unfortunately had designs 49 and 50 missing.

William K. Johnston designed a number of houses in the Chicago area. Two more have identified in Oak Park, and one in Evanston. He also built a number of houses in Michigan. His best-known works are on the campus of Hope College in Holland, Michigan, where he built a college hall (Graves Hall/Winants Chapel) in a Romanesque or Richardsonian manner, and a chapel (Dimnent Memorial Chapel, 1927-1929), in the Gothic Revival style. He built a number of non-residential buildings as well.

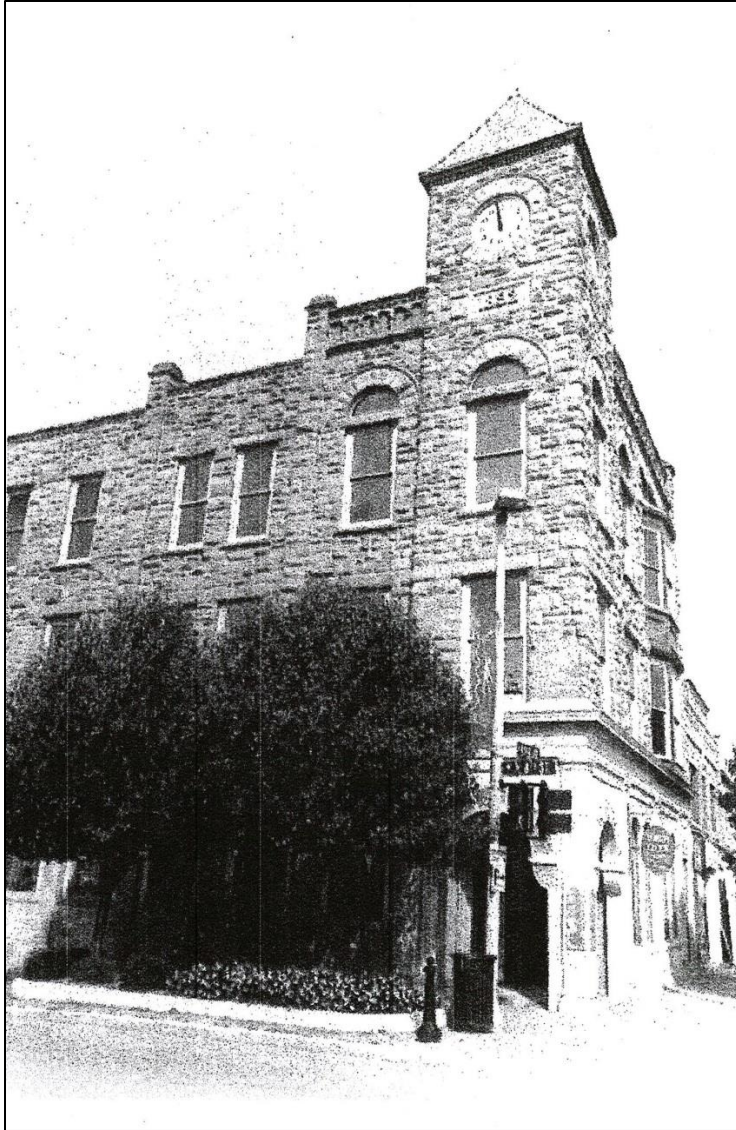


Graves Hall/Winants Chapel, Hope College, (1892-1894)

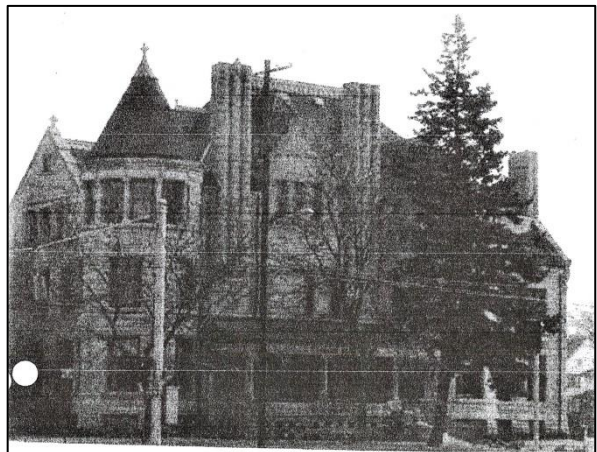
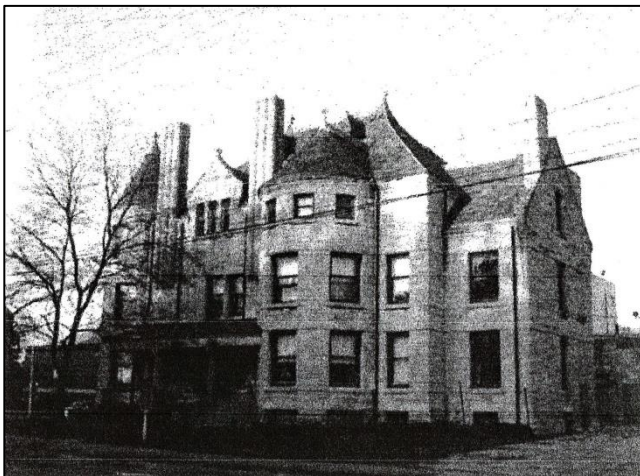


W. K. Johnston's c.1892 drawing of Graves Hall/Winants Chapel recovered from original cornerstone in 2006

The Joint Archives of Holland History Research Center, Hope College, 2007



Holland City State Bank (Clock Tower Building), Holland, Michigan (1892)



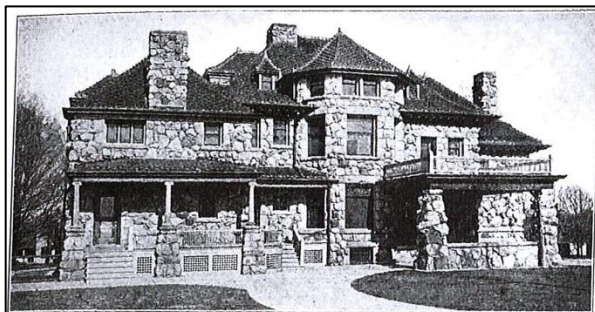
John Torrent House, Muskegon, Michigan (1892)



Ottawa County Court House, Grand Haven, Michigan (1893)

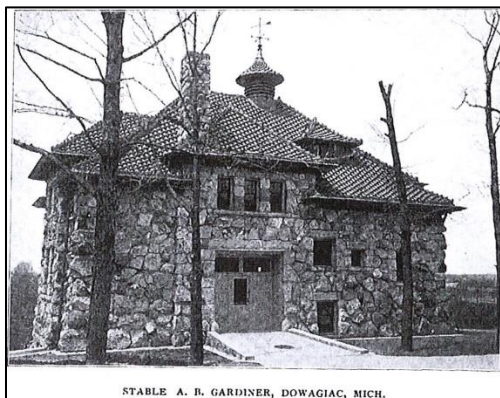


RESIDENCE OF A. B. GARDINER, DOWAGIAC, MICH.
W. K. Johnston, Architect, Chicago.
Roofed with 8 in. Conosera Tile, made by Celadon Terra-Cotta Company.



RESIDENCE OF A. B. GARDINER, DOWAGIAC, MICH.
W. K. Johnston, Architect, Chicago.
Roofed with 8 in. Conosera Tile, made by Celadon Terra-Cotta Company.

Archie B. Gardiner House and Coach House, "The Maples," Dowagiac, Michigan (1897)



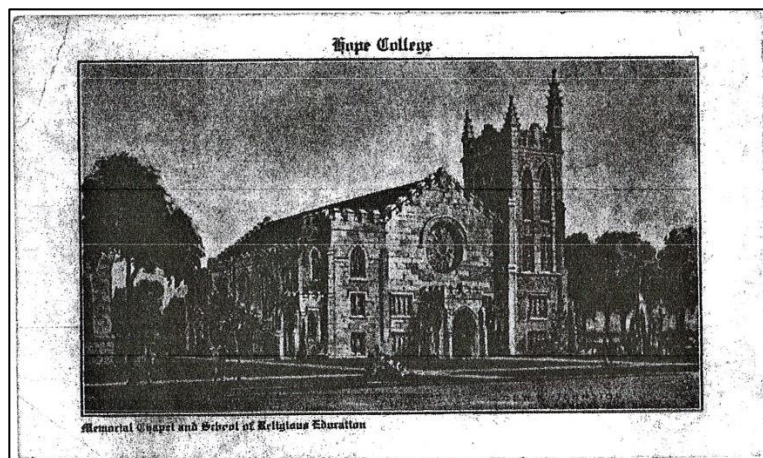
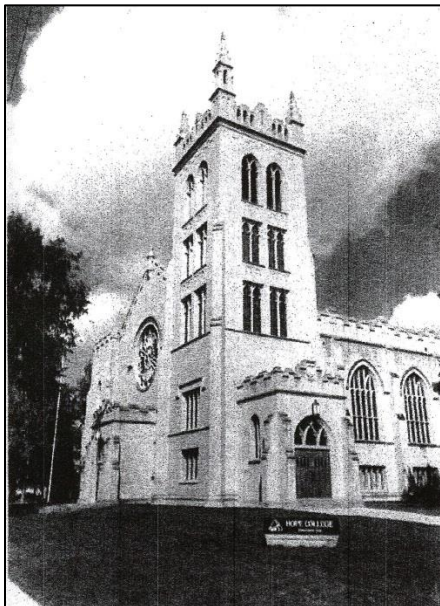
STABLE A. B. GARDINER, DOWAGIAC, MICH.



1104 Michigan Avenue, Evanston, Illinois (1895)



Dimnent Memorial Chapel, Hope College, Holland, Michigan (1927-1929)



Although William K. Johnston and Frank Lloyd Wright were contemporaries (with Johnston being 12 years older), there is no evidence that their paths ever crossed. Johnston died on February 9, 1945 in Chicago and was buried on February 12 in Holland, Michigan.¹⁶ Judging from his extant works, William K. Johnston was a talented architect well-versed in using a variety of styles. His sense of proportion and skillful massing provide his buildings with a sense of dignity, even grandeur. His work deserves more study, so he can be better placed in the architectural history of the Midwest in the late 19th and early 20th centuries.

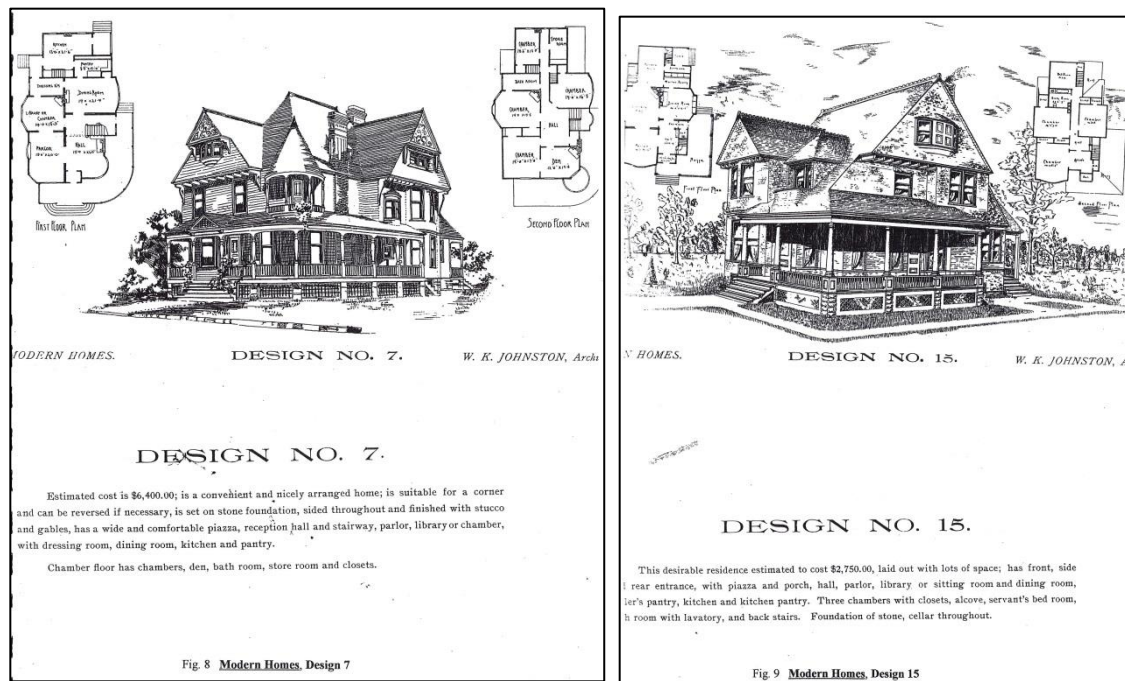


Pilgrim Home Cemetery, Holland, Michigan
(www.FindAGrave.com)

The following is a chronology of Johnston's works, based on currently available sources:

- 1891-92: John and Caroline Honner Torrent House, Muskegon, Michigan
Holland City State Bank (Clock Tower Building), Holland, Michigan
- 1892-94: Graves Hall/Winants Chapel, Hope College, Holland, Michigan
- 1893: James T. Hayden House, 209 Forest, Oak Park, Illinois
George H. Coffin House, 233 Linden, Oak Park, Illinois (demolished)
Mrs. Smyth House, Austin, Illinois (Chicago)
G. W. Stradtman House, Morgan Park, Illinois (Chicago)
A. S. Montgomery House, Muskegon, Michigan
Mrs. Dr. Jennie Dobson House, Muskegon, Michigan
J. L. Emerson House, Titusville, Pennsylvania
Thatcher M. Adams House, New York
Dr. George N. Kreider House, Chicago, Illinois
Macatawa Park Auditorium, Holland, Michigan
Ottawa County Court House, Grand Haven, Michigan
House in Sault Ste. Marie, Michigan
- 1895: 1104 Michigan Avenue, Evanston, Illinois
Two Houses for Paese & Higgins, Elmhurst, Illinois
James House, Highland Park, Illinois
- 1895-97: Archie B. Gardner House, Dowagiac, Michigan
- 1902: Waukazoo Inn, Holland, Michigan (demolished)
- 1912: William M. Johnson House, 1012 S. Cuyler, Oak Park, Illinois
- 1923: Nichols House, Holland, Michigan
- 1927-29: Dimnent Memorial Chapel, Hope College, Holland, Michigan

¹⁶ William K. Johnston. Cook County, Illinois Death Index, 1908-1988. Ancestry.com, Ancestry.com Operations, Inc., 2008. Provo, UT, USA.



Johnston's Modern Homes, Second Edition, 1893

Queen Anne Style

The James T. Hayden House has many elements that characterize the Queen Anne style, such as a cross-gabled roof, wrap-around porch, battered porch supports, the use of stone, brick and shingles, eave brackets and multiple bays and corner tower. Over half of Queen Anne homes have hipped roof with lower cross gables. This roof form is a distinct characteristic of the style and occurs in examples ranging from modest cottages to high-style landmarks.¹⁷ The Queen Anne style uses wall surfaces as primary decorative elements by avoiding flat wall surfaces and using multiple materials. The Hayden House accomplishes this by incorporating bays, overhangs, insets and towers into the design, and by using three exterior wall materials.

Towers are a common feature in the Queen Anne style, especially when placed at a front façade corner, and may be round, square or polygonal and vary in height.¹⁸ Queen Anne houses frequently incorporate bay windows and towers, as well as use wall insets, such as a balcony, or projections, such as bay windows, which provide a change in the wall plane. Particularly characteristic features are roof gables that overhang bay windows shaped into the wall below (cutaway bay windows). These occur in over half of all Queen Anne houses. In high-style examples entire gables or second stories are sometimes cantilevered out beyond the plane of the walls below.¹⁹ This exactly describes the front and side third-floor gables on

¹⁷ Virginia & Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013, p. 345.

¹⁸ *Ibid.*, p. 348.

¹⁹ *Ibid.*, p. 348.

the Hayden House, which cantilever out over cutaway bays. These gables have simple decorative features, such as brackets and dentils.

The Queen Anne style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name had little to do with Queen Anne of England or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras. The spindlework and Free Classic subtypes are American interpretations of the work of Shaw and his colleagues in England.²⁰

Spurred on by architectural books, the style then took off across America. In one form or another, its popularity stretched from the late 1870s through the first decade of the 20th century.²¹ The style could be adapted to houses of all sizes. It worked in the city on narrow lots, and in the country on farms and estates. It worked in wood or masonry. Floor plans could be individualized almost endlessly, with porches and verandahs and towers and bays added at will.²²

Criteria for Designation

According to Section 7-9-6(B) of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission must make a preliminary determination of eligibility after receiving a nomination. A determination of preliminary eligibility must be based upon a finding that there is a likelihood that a nominated historic landmark will meet one or more of the "Criteria for Designation" set forth in Section [7-9-5](#) of this Article.

The James T. Hayden House was nominated under the following criteria:

Criterion 3: Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States.

James T. Hayden was a prominent citizen of Oak Park who was a machinist and inventor who worked for the Crane Company in Chicago and filed numerous mechanical patents during his lifetime. He was born in Massachusetts in 1842, served for four years in the Ohio 31st Volunteers in the Civil War, and married Helen Angle, also of Massachusetts. The couple had four children, three who lived to adulthood.

Criterion 5: Embodiment of those distinguishing characteristics of a significant architectural style.

The house at 209 Forest Avenue is an excellent example of the Queen Anne style of architecture. The design is asymmetrical in nature, with multiple materials including stone, brick and wood shingles. The design includes a variety of wall surfaces and features such as bays windows, inset balcony, and large roof gables that overhang the cutaway bay windows. A tall corner tower with turret sits at the northeast corner of the façade. The roof has a central hip with cross gables. Combined together these elements form an exuberant and high-style example of the Queen Anne style not typically found in Oak Park.

²⁰ Ibid., p. 350.

²¹ James Massey & Shirley Maxwell, House Styles in America, New York: Penguin Group, 1996, p. 128.

²² Ibid., p. 131.

Criterion 6: Identification as the work of an architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois and the United States;

William K. Johnston is a Chicago architect who was originally from Canada. His father was a builder, and he was raised as a builder rather than trained as an architect. He is thought to have designed two other houses in Oak Park, one demolished, and the other a humbler Craftsman bungalow. Johnston is not a well-known architect, but those buildings that he is known for are well-designed, high-style masonry and frame buildings mainly in the Victorian styles such as Queen Anne, Richardsonian Romanesque, and Gothic Revival. The Hayden House is the only high-style house in Oak Park by Johnston, and his work at Hope College and elsewhere marks him as an excellent and experienced builder and designer.

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