

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

10-4-00

**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 **Peabody, Francis Stuyvesant, House**

other names/site number **N/A**

**2. Location**

street & number **8 East Third Street** \_\_\_\_\_ Not for publication

city or town **Hinsdale** \_\_\_\_\_ vicinity

state **Illinois** code **IL** county **DuPage** code **043** zip code **60521**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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.)

William L. Wheeler / SHPO  
Signature of certifying official

9-29-00  
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

**Francis Stuyvesant Peabody House**  
Name of Property

**DuPage County, Illinois**  
County/Illinois

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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 <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> 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**

**Francis Stuyvesant Peabody House**  
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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**Domestic/Single Dwelling**

Current Functions (Enter categories from instructions)

**Domestic/Single Dwelling**

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**7. Description**

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Architectural Classification  
(Enter categories from instructions)

**Queen Anne**

Materials (Enter categories from instructions)

Foundation **Limestone**

Roof **Asphalt**

Walls **Wood**

other **Concrete**  
**Brick**

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

**Commerce**

Period of Significance      **1911-1921**      Significant Dates    **N/A**

Significant Person (Complete if Criterion B is marked above)  
**Peabody, Francis Stuyvesant**

Cultural Affiliation      Architect/Builder  
**N/A**      **Unknown**

Narrative Statement of Significance (Explain the significance of the property on one or more 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

**Hinsdale Historical Society**  
**Chicago Historical Society**  
**Northwestern University Libraries**

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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	422830	4627730	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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**11. Form Prepared By**

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name/title **Betsy Gurlacz, House History Writer**

organization

date **June 3, 2000**

street & number **4365 Central Avenue**

telephone **708/784-1274**

city or town **Western Springs** state **Illinois**

zip code **60558**

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**Additional Documentation**

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Submit the following items with the completed form:  
Continuation Sheets

**Maps**

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

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

**Photographs**

Representative black and white photographs of the property.

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

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**Property Owner**

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

name **Vernon and Pam Stisser**

street & number **8 East Third Street** telephone **630/323-4840**

city or town **Hinsdale** state **Illinois** zip code **60521**

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Francis Stuyvesant Peabody House**

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SECTION 7

EXTERIOR DESCRIPTION

The Francis Stuyvesant Peabody House is located at 8 East Third Street, in Hinsdale in DuPage County, Illinois on the southwest corner of Third and Washington streets in a residential area just two blocks south of First Street, the main shopping and business street of the village of Hinsdale. The home to the east on Third Street is believed to be the former barn or garage associated with the Peabody House. Around the corner on Washington is a large Queen Anne style home. Directly across the street to the north are the sports fields of the Hinsdale Middle School.

The home's principal façade, the north elevation, faces Third Street. There is a circular concrete driveway that leads past the house and garage addition. A simple black steel fence surrounds the north and west sides of the property. This is punctuated by limestone posts each topped with a pineapple-shaped finial. The fence is part of the circa 1980 additions and does not impede the view of the house from the street. A wood stockade fence, 6' high, surrounds the east and south sides of the property and also extends from the west end of the home to the south line of the property. An in-ground swimming pool is within this wood fence and cannot be seen from the street. The pool is surrounded by concrete and trees.

There are several mature trees on the parkways and in the yard, as well as some small flower gardens. There is lawn on the west side of the home and within the circular driveway as well. The nomination consists of one contributing building.

GENERAL REMARKS

Narrow clapboards, painted light tan, with a beveled lower edge cover the exterior walls, unless otherwise noted. A strip of molding, painted darker tan divides the clapboards on the first and second story. All windows are wooden 1/1 double-hung, unless otherwise noted. The windows have aluminum storm windows that mimic the sash pattern of the window beneath, with a few exceptions. A simple molded wood trim, painted dark tan, frames the windows. A few details are painted dark red. The foundation is rough-faced ashlar limestone with mortar troweled in a convex shape. The foundation is painted off-white.

The original home was added to four times. According to tax records found by a researcher with the Hinsdale Historical Society, the original house was built in 1889. Based on a photo taken

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circa 1890 and an 1891 Sanborn Fire Insurance map, the original home consisted of the present parlor and tower, the front hall with its staircase, the foyer, the northern two-thirds of the library, the western part of the kitchen, and the western half of the present dining room. The cut-off angle on the northwestern corner of the house and the curved wall of the staircase are visible on the Sanborn map. There were porches on the north, east, and south sides of the home, and a wood deck on the west side. The home appeared to have a wood shingle roof.

First addition to the house occurred circa 1897. Major changes were made to the home sometime between 1891 when it is depicted on the Sanborn map and a photo in the 1897 publication *Hinsdale the Beautiful*. These changes also appear on the 1898 Sanborn map. The southern and western walls of the home were extended, a limestone-walled deck replaced the wood deck on the western side of the home, a third-floor dormer window was added to the tower, the hexagonal porch was added to the northwest corner of the house, on the north elevation a room on the second and third floors was added over the front porch, and the porte-cochère was added east of this porch. Only the west wall of the house, with its distinctive Palladian window on the third floor, remained relatively unchanged (and remains so today).

The second addition occurred sometime between circa 1909 -- 1919 and may be associated with the Francis Stuyvesant Peabody occupation of the property. The 1909 Sanborn map shows no changes made to the home since the 1898 map. The 1919 Sanborn map shows that the south side of the home has been extended again stretching from the tower east. There are no known photos from this time period.

The third addition was built in 1940. Based on a 1940 building permit (the earliest one for this home) a detached two-car garage was built east of the home. The Sanborn map dated 1933 and updated to 1947 shows this addition. In 1940, the lot was resubdivided as a portion of the east side of the property was split off. (It is believed that the barn or garage for the 8 East Third Street home was moved from the back of the property to its current location east of the Peabody House where it was converted into a residence.) In the 1970s, a walkway was built to connect the 8 East Third Street home to the garage.

Fourth addition took place circa 1980 when the east end of the house was extended by adding the back hall with elevator tower, the 1940's garage and the 1970's walkway were replaced with a family room and an underground four-car garage. An in-ground pool was also added on the south side of the property.



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NORTH ELEVATION—ENTRANCE FACADE

The most prominent feature of this façade is a two-story wing that includes the entrance porch. The circa 1980 addition (elevator tower, family room, and underground garage) is set back from the main body of the house on the east side.

The gable roof over the 1889 portion of the home stretches from east to west. Extending east of this is another slightly lower gable roof over the circa 1897 addition. The hexagonal elevator tower is the highest part of the home. It is centered on the east end of the circa 1897 portion of the home and is set back from the main façade. Two chimneys are visible above these roofs - one on the west side of the home and one on the south side of the home. The gable roof over the two-story wing runs north-south. The bay contains the only third-floor windows on this elevation. The three side-by-side windows are each topped with a fixed-sash stained-glass window with a floral decoration and surrounded by fluted pilasters. Above these is a broken-scroll pediment with diamond-butt shingles above it under the gable peak. There are small dentils on the cornice beneath the windows.

On the second floor, the bay contains a bay window with a large fixed pane in the center and a fixed-sash stained glass window with simple geometric design above. Beside this are two smaller windows. To the east of the bay is a fixed-sash window. There are two windows in the circa 1897 portion of the home on the second floor. This portion of the north elevation is set back slightly from the 1889 portion of the home. There are no windows in the elevator tower on the second floor. East of the tower, and also set back from the main façade, is the cross-gable roof over the back hall and family room. The front-facing gable contains two fixed sash windows topped by a broken-scroll pediment, similar to that on the two-story bay. There are diamond-butt shingles above the pediment and beneath the gable peak. There is a chimney on the east side of the family room.

On the first floor, the hexagonal screened porch topped by a finial anchors the west end of the north elevation. This porch opens to the front porch. This porch stretches from the screened porch eastwards to the porte-cochère. The two main doors of the home appear to be original as do the ornate brass door knobs. The varnished sash doors each contain a single pane and are ornamented with reeding. There is a fixed-sash single-pane window east of the door. The floor of the porch is varnished wood. Four wood steps lead down to the circular driveway. Horizontally tooled limestone blocks form a shallow arch supported by double posts. Egg and dart molding, with a leaf ornament at its center, runs above the arch. V-shaped vertical molding runs along each

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post. This limestone is painted tan. The posts sit atop ashlar limestone blocks similar to those used in the foundation. Small leaf carvings accent the corners of the limestone on the porch and porte-cochère.

The porte-cochère leads away from the front porch at an angle. Its low-pitch hipped roof is supported by wood columns atop limestone piers. Four wood steps lead to the concrete drive beneath the porte-cochère. The drive does not extend past the east side of the porte-cochère.

East of the porte-cochère is a bowed casement window in the home's curved wall and a bay window with a large fixed sash window in the center and two smaller windows flanking it. In front of the elevator tower, a small porch with a gabled roof and wood steps lead down to the driveway. The door contains a stained-glass window with a floral design. East of this porch is another porch that runs along the north side of the family room. Narrow wood columns support the porch roof. These are connected by a handrail atop wood balusters. Beneath the porch roof is a bay window with a large fixed-sash window flanked by two smaller windows. Double French doors are located on either side of the bay.

Beneath the family room porch is a double concrete driveway that leads to the underground garage. The foundation beneath the family room and small porch is concrete.

#### WEST ELEVATION

A two-story bay over the front porch on the north side of the house can be seen. A one-story hexagonal porch occupies the northwest corner, and the home's three-story tower anchors the southwest corner. The northwest corner of the main part of the house is angled.

A corbelled brick chimney rises out of the peak in the home's gable roof. The roof is black asphalt composition shingles. The triangular area beneath the gable is covered with wood shingles, some with scalloped edges, some with pointed edges. In the center of these is a large Palladian-like window, whose main opening is covered with shingles because the chimney runs just behind it. There is a semi-circular wooden sunburst decoration on top of the window and two windows on either side. The only other third-floor window on this elevation is a small window in a gabled dormer on the tower roof.

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On the second floor, from north to south, there is a window in the bay, one in the angled northwest corner, one on the north end of the main body of the house, and two windows can be seen in the tower.

On the first floor, on the same limestone foundation as the house, the one-story hexagonal screened porch is located on the northwest corner. There is a small finial on the top of the porch roof. Six simple wood columns support the roof. There is a window on the angled northwest corner of the house that is not visible from the yard, and two more windows in the main part of the house. There are two windows visible in the tower. In the sun lounge, to the south of the tower, there are three single-sash casement windows. These have aluminum storm windows that appear to be double-hung.

#### SOUTH ELEVATION

Three chimneys are visible: one on the west end of the house, one in the center of the house, and one on the east end of the house. Two air-conditioning units are located in the center of the roof above this elevation. There is a conical roof of the tower, a gable roof running east-west on the 1889 portion of the house, and a section of roof over the circa 1897 addition that is hipped on its west end and gabled on its east end. Two gabled dormers project from this roof: the western dormer holds two side-by-side windows, the eastern dormer holds three. Each of the dormers has a broken-scroll pediment above it topped by diamond-butt shingles. These are the same style as the dormer above the front porch on the north elevation. The hexagonal elevator adjoins the main part of the house east of these. On the east side of the gable, a small window can be seen.

On the second floor, a window in the tower can be seen, and four in the main body of the house, one of which is a fixed-sash stained-glass window with a simple Craftsman-style floral design. The cross-gable roof over the family room can be seen. Beneath its gable, there are diamond-butt shingles atop a broken-scroll pediment that is identical to one on the north side of this addition. Both of these are slightly different from the circa 1897 pediments. There are two fixed-sash single-pane windows under the pediment. Around on the east side of the main body of the house, there are two windows - one is smaller.

On the first floor, the circa 1909-1919 additions are visible. On the west end, there is a flat-roofed sun-lounge with double French doors surrounded by single-pane casement windows. The aluminum storm windows on this room appear to be double-hung. There is a deck with wood baluster and handrail leading down to the ground. Further east is the flat-roofed addition to the

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library. There is a short parapet with two rectangular scuppers. Beneath it are five single-pane casement windows each with a smaller single-pane fixed-sash window above. East of this is the flat-roofed addition to the kitchen that houses the breakfast room. This contains three windows each with a stained-glass window above with fleur-de-lis patterns.

Moving along to the east, a wood deck with wood balusters and handrail stretches from the breakfast room to the family room. Steps lead down to the pool area. Wood lattice reaches from the bottom of the deck to the ground. Above the deck is a large single-pane fixed-sash window with a fixed-sash stained-glass window above with a simple floral design. There is a room air-conditioner next to the window. East of this is a larger fixed-sash stained-glass window with a Craftsman-style floral design. This window is identical to the one on the third floor on this elevation. At the east end of the deck is a pair of French doors each with 15 panes. Further east is the family room addition with five single-pane casement windows.

The foundation under the family room and French doors is concrete. There is a sash door to the basement a few steps below ground level beneath the doors.

#### EAST ELEVATION

The newest portion of the home forms this elevation. A chimney rises from the east end of the gable roof over the circa 1980 family room. There are no windows on this portion of the home. The foundation is cement. There are only about 15 feet of property between the east wall of the house and the fence on the east side of the property.

#### INTERIOR DESCRIPTION, GENERAL REMARKS

Unless otherwise noted, ceilings are 10' high, floors are 2" wide oak, walls and ceilings are plaster, baseboards measure 9", and windows are 1/1 double-hung.

#### FOYER

The main doors of the home lead to the rectangular foyer (3'7" x 6') on the north side of the home. This room is part of the 1889 home. There is high cove molding on the ceiling. The floor

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is glazed ceramic tile dating to the late 1900s. On the south side of this room is a pair of single-sash doors, each with a large pane of beveled glass, leading to the entry hall.

#### ENTRY HALL

South of the foyer, the large entry hall measures 18'4" by 20'4". Doorways lead to the foyer, the parlor, the library, the dining room, and the powder room under the stairs. The main staircase is located on the north side of this room. Double-sash doors lead to the foyer, double eight-panel pocket doors lead to the parlor, double single-panel doors lead to the library. There are no doors between the entry hall and dining room. An eight-panel door leads to the powder room. The only windows in this room, one on each of the two stair landings, are single-pane fixed-sash. There is pane molding on the walls. The entry hall is dominated by the large staircase that leads up to the second floor. Two massive carved oak newel posts anchor four steps that lead up to the first landing. The balusters are oak spindles, and the steps and risers are oak. The wall under the staircase contains the same kind of paneling as the dining room. This room is part of the 1889 house.

#### POWDER ROOM

A small L-shaped powder room fits under the main staircase on the northeast corner of the entry hall. It holds a small toilet and sink. The ceramic tile on the floor dates to the late 1900s. The ceiling is 6' high. The only window is a casement window that fits into the home's curved wall. This space is part of the 1889 home, but it was probably converted to its present use later.

#### PARLOR

Extending along most of the west wall of the home, the parlor measures 15'6" by 31'. It includes the tower on its south end. The northwest corner of the room is angled. The ceiling measures 10'11" high. The baseboard is 6" high. The wood ceiling molding is 18" high. Two eight-panel pocket doors lead to the entry hall. Two French doors with 12 panes each lead to the library. A large fireplace is centered on the west wall. Walnut columns with Corinthian capitals support the walnut mantel. Off-white glazed ceramic tiles (3" x 6") surround the firebox and form the hearth. There is a window in the angled wall, and one south of the fireplace. The fireplace breast is 8' wide and extends 1'10" into the room. A dado 2'1" high surrounds all sides of the room. The tower portion of the room is 9' across and contains two windows. The parlor is part of the 1889 home.

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### SUN LOUNGE

This room, which measures 16'3" by 17'2", was added to the home between 1909 and 1919. There is a mahogany bar on the north end of the room with a mirrored wall behind it. A pair of French doors, each with 12 panes of glass, leads to the library, and an identical pair leads to the deck on the south side of the room. Five windows on the west and south walls each contain a pair of single-sash casement windows with a fixed sash above.

### LIBRARY

Doors lead into this room from the entry hall, the parlor, and the sun lounge. The room measures 16' by 32'. The northern two-thirds of the library dates to 1889, the remainder is part of the circa 1909 - 1919 addition. This room probably functioned as the original dining room. The ceiling is 10'10" high, with a wood molding 18" high. Walnut panels with built-in bookcases line the west, north, and east sides. A 7'11"-wide fireplace on the east wall contains 6"-square brown glazed ceramic tiles around the firebox and on the hearth. The fireplace breast extends 1'10" into the room. The mantel and fireplace chimney piece are also walnut. The baseboard molding is 6" high, and is identical to that in the parlor. Five single-pane casement windows line the south wall.

### DINING ROOM

The eastern half of this room is part of the circa 1897 addition. It measures 14' by 23'8". There is a doorway leading to the entry hall, and an eight-panel door leading to the butler's pantry. The only windows are a large bay window on the north wall with a large fixed sash in the center, and a single sash casement window on either side. The walls are covered with a simple 4'7"-high painted wood-panel wainscot with a 6" baseboard. Simple pilasters in the corners join the wainscot with the wood ceiling molding. A simple 2'-wide medallion composed of concentric circles is centered on the ceiling.

### BUTLER'S PANTRY

This room lies between the dining room and the kitchen, and measures 7'8" x 25'. Its eastern half is part of the circa 1897 addition. The ceiling is 9'5" high. The floor is 2-1/4" maple boards with a simple 4" baseboard. An eight-panel door leads to the dining room, and a pocket door leads to the back hall. The swinging door to the kitchen is missing. There is a small closet in

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the southeast corner of the room. There are built-in cabinets with drawers and glass doors on three sides of the room. The cabinets on the south wall appear newer than the other cabinets. There is a section of a brick wall, just east of the dining room door, that was probably the eastern wall of the 1889 portion of the home.

#### KITCHEN

The western portion of the kitchen is part of the 1889 house, but the remainder probably dates to circa 1897. It measures 12' by 14'8". The ceiling, 9'5" high, contains three coffered beams made of unpainted barn boards over sheetrock. The walls are covered with barn boards. The floor is 1-1/4" maple boards. There is a large island in the center of the room. A doorway leads to the butler's pantry, and a five-panel door leads to the basement stairs. A narrow stairway in the southwest corner of the kitchen leads upstairs. On the south wall, there is a large single-pane fixed-sash window with fixed stained-glass window with a floral design above it. A large opening leads to the breakfast room on the south side of the kitchen.

#### BREAKFAST ROOM

This room is part of the circa 1909 - 1919 addition to the south side of the home. It measures 9'8" by 10'6". The ceiling, walls, and flooring materials are identical to those in the kitchen. A large opening leads to the kitchen, and a pair of French doors, each with 10 panes, with a single-pane fixed-sash window above, lead to the deck on the east. The south wall contains three windows with fixed-sash stained-glass windows with fleur-de-lis patterns above each one. The west wall of the breakfast room has floor-to-ceiling built-in cabinets with glass doors.

#### BACK HALL

This hall was added to the home circa 1980. It measures 16'1" by 32' and stretches from the north side of the home to the south side. The ceiling height is 9'. The floor is carpeted, probably over plywood. A pine sash door with stained-glass window with a floral design leads to a small porch on the home's north side, a pair of pine six-panel doors leads to the family room and another leads to the back bathroom. A single pocket door opens to the butler's pantry. A pair of French doors, each with 15 panes, leads to the deck on the south. The northern part of the back hall contains an elevator shaft with a door, and a closet. There is also a stairway along the west wall leading down to the basement. The only window is on the east wall near the northern end of the hall. It is a finely detailed fixed-sash stained-glass window with an arched top.

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### BACK HALL BATHROOM

Located off the southwest corner of the back hall, this small (5'8" x 8'2") room contains a toilet, sink, and shower. It is part of the circa 1897 addition, but may have been converted to its present use later. The ceiling is 9'4" high. The floor is random-width oak boards. A six-panel pine door leads to the back hall. The room's one window, a fixed-sash stained-glass window, has a simple Craftsman-style flower design.

### FAMILY ROOM

This is the largest room in the home, measuring 21' by 32'. It forms the easternmost room on the first floor. This is part of the circa 1980 addition. It sits above a four-stall double tandem underground garage. The gabled 20'-high ceiling stretches along the length of the room, with four coffered beams and horizontal braces. Walls and ceiling are sheetrock. The floor is carpeted, probably over plywood. A limestone fireplace is centered on the east wall. The baseboard is 6" high. There are three doorways - two lead to a porch on the north side, the third leads to the back hall. The porch doors are double-sash doors each with a single pane of glass. The hall doors are double six-panel pine doors. There is a bay window on the north wall consisting of one large fixed-sash flanked by two windows. The south wall contains five single-pane casement windows. Above these are two fixed-sash windows.

### SECOND FLOOR, GENERAL REMARKS

The second floor covers a smaller area than the first floor because the home's porches are one-story, and there is no second floor over the family room. The second-floor office is over the front porch - this is part of the 1897 addition. The second floor rooms date to 1889 and circa 1897.

### FRONT HALL

This irregularly-shaped room measures 17'4" by 21'6". The staircase leading up from the first floor and continuing up to the third floor is on the north side of this hall. There are six oak newel posts, similar in style, but smaller than those on the first floor. The ceiling is 9'2" high. There is picture-frame molding on the walls. The baseboard is 8" high. Five doorways lead to the



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office, master bedroom, hall bathroom, and back hall, and north bedroom. The only window is on the staircase landing that leads up to the third floor. It is a single-pane fixed-sash window.

#### OFFICE

This 12'4" by 18' room is located in a bay that was added above the front porch circa 1897. The ceiling is 9'3" high, and the baseboard is 6" high. The room's only door (five panels) leads to the front hall. There is also a small closet with a mirrored door on the south wall. The east and west walls each contain one window. The north wall contains a bay window with a large fixed-sash window in the center and windows on either side. The east wall holds some built-in bookcases.

#### MASTER BEDROOM

Part of the 1889 portion of the home, this room is above the parlor and is the same size (15'6" x 31'). The northwest corner of the room is angled, and the tower forms the southwest corner of the room. The ceiling is 9'3" high and the baseboard is 6" high. A five-panel door leads to the front hall and another leads to the master bathroom. There is a window in the angled wall and three in the tower. A fireplace, almost identical to the one in the parlor, is centered on the west wall.

#### MASTER BATHROOM AND CLOSET

Opening onto the southeast corner of the master bedroom are three small rooms containing: a main room with a Jacuzzi, a sink and toilet in a small room to the east, and a walk-in closet on the north side. These rooms are part of the circa 1897 addition. Walls and ceiling are sheetrock, the baseboard is simple. The floor is carpeted. The ceiling is 8'4" high. There are two windows in the main room. In the room with the toilet and sink is a fixed-sash stained glass window identical to the window in the back hall bathroom on the first floor.

#### HALL BATHROOM

This irregularly-shaped room measures 6'3" by 9'1" and is part of the 1889 home. The ceiling is 11' high. The lower 6' of the walls are clad with white glazed ceramic tiles. The bathroom contains a sink, toilet, and bathtub. A narrow five-panel door on the west side opens to a shallow linen closet. A similar door leads to the front hall.

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### NORTH BEDROOM

Measuring 12'4" by 18'8", this bedroom above the dining room occupies the northeast corner of the circa 1897 portion of the home. The ceiling is 9'3" high, and the baseboard is 8" high. Four doorways open to: the front hall, the elevator on the east side of this room, the elevator mechanicals, and the east bathroom. Most of the doors contain five panels, the door to the elevator is plain hollow-core door, and the door to the bathroom contains a mirror. There is also a closet in the northwest corner, and two windows on the north wall.

### EAST BATHROOM

This bathroom measuring 8'6" by 10'6" looks little changed since it was built circa 19-teens. Small unglazed white hexagonal tiles cover the floor, and white rectangular glazed ceramic tiles line the wall up to the 6' mark. The ceiling is 8'6" high. The room contains a sink, toilet, and tub. There is one window on the east wall, a five-panel door opening to the north bedroom and another opening to the southeast bedroom. This room is part of the circa 1897 portion of the home.

### SOUTHEAST BEDROOM

Located at the southeast corner of the circa 1897 addition, this room measures 12'4" by 14'10", with a ceiling height of 9'2". The baseboard is 10" high. A five-panel door leads to the east bathroom, and a mirrored door leads to the hall. There is a window on the east side and the south side of the room.

### LAUNDRY ROOM

This room is on the south side of the circa 1897 portion of the home, but was remodeled into its present use in the 1970s. It measures 6' by 12'2", with an 8'4" ceiling height. It contains a washer and dryer. The floor is covered with sheet vinyl. There is one window on the south side, and a five-panel door on the north side opening to the back hall.

### BACK HALL

This small area is lined with five doors, each containing five panels. These doors lead to the front hall, the back stairs that lead up from the second floor, the small hall with closet outside

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the south bedroom, the laundry room, and the back stairs that lead up from the kitchen on the first floor.

### THIRD FLOOR, GENERAL REMARKS

This floor occupies the same area as the second floor, i.e., the 1889 and circa 1897 portions of the home.

#### HALL

This irregularly shaped space stretches from the elevator on the east to the play room on the west -- about 36'. The ceiling is 9'7" high. The main staircase from the second floor is located on the north side of this space. The southern end of the hall accesses the back stairs that lead down to the second floor. East of the stairs are some built-in closets.

#### PLAY ROOM

This room is on the west side of the home, above the master bedroom and the parlor in the 1889 portion of the house, and includes the tower space. The room is somewhat irregular in shape, but roughly measures 21'6" by 23'9". The sheetrock ceiling is 8'9" high at its highest point - it slopes down on the north and south sides. A five-panel door leads to the north bedroom. The only other door in the room is to a closet on the south wall. The fireplace breast on the west wall extends 1'10" into the room, but there is no fireplace. There are two windows on either side of this, and one smaller window in the southeast side of the tower portion of the room. The ceiling in the tower room follows the conical shape of the roof above it.

#### NORTH BEDROOM

This room is above the second-floor office and is part of the circa 1897 addition. It measures 12'8" by 16', and has a ceiling 8'9" high. The ceiling slopes on the east and west sides. There is a five-panel door leading to the play room, and there are three closets with doors. Built-in cabinets with room for a bed line the west wall. There are three windows on the north wall, the upper pane of each is stained-glass with a floral design.

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### SOUTH BEDROOM

Part of this room dates to 1889, and it was expanded to the south circa 1897. It measures 13'8" by 19'3". The sheetrock ceiling is 8'10" high and is sloped on either side of the double windows in the south wall dormer. There are two built-in beds along the room's west wall. The room's three five-panel doors lead to the closet on the north wall, the hall, and a small bathroom off the room's northeast corner.

### SOUTH BATHROOM

This bathroom connects to the south bedroom by a five-panel door. There is a sink, tub, and toilet in this 4'11" by 9'5" room. The simple baseboard is 2" high. The floor is carpeted.

### SOUTHEAST BEDROOM

This 15'7" by 18'2" room is located in the southeast portion of the circa 1897 addition. The ceiling is 8'10" high, and slopes on either side of the windows. The baseboard is 10" high. A five-panel door leads to the hall and the back stairs that lead to the second floor and the kitchen. There is a closet on the west side of the room with an identical door. The south wall contains three windows.

### HALL BATHROOM

This 5'7" by 7'2" room is on the eastern edge of the circa 1897 part of the house. The ceiling is 8'11" high, and slopes down on the south side. The room contains a sink, toilet, and shower. Late 20th-century tile covers the floor. There is a single-pane casement window on the east wall, and a five-panel door that leads to the hall.

### BASEMENT

The basement is located under the entire house. The east end of the basement dates to circa 1980 and contains a four-car double tandem garage that leads up to the north side of the home. There is no evidence of the age of the home in the basement. The floor is concrete and the walls and ceiling are plaster and lath. The basement is divided into several rooms, one of which contains four large white porcelain laundry sinks dating to the early decades of the 20th century.

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SECTION 8

STATEMENT OF SIGNIFICANCE

The Francis Stuyvesant Peabody House meets the National Register Criterion B for a property associated with the lives of persons significant in our past. Francis Stuyvesant Peabody, the founder of the Peabody Coal Company, played a significant role in the development of the coal mining industry in the State of Illinois. He owned and resided at 8 East Third Street in Hinsdale during the apex of his career. The home was his primary residence for some of these years and his summer residence for the remainder of that time. The period of significance for this property is from 1911 when the house was purchased by F.S. Peabody until 1921, when the newly constructed Francis Stuyvesant Peabody Estate (Mayslake) in Oak Brook was completed. He only resided at his new estate until 1922 when he unexpectedly died. The house at 8 East Third Street is the remaining building (residential or commercial) that is most closely associated with Peabody's productive life. While Peabody resided in this house, he signed the company's first 25-year contract with Commonwealth Electric in 1913, and in 1920 he agreed that nearly all of the output of his mines would be sold to this electrical-power generating company.

Since 1903, when the Peabody Coal Company formed an alliance with the Chicago Edison Company (later the Commonwealth Edison Company), Peabody Coal was the major supplier of coal to Illinois' leading supplier of electricity. F.S. Peabody's decision to specialize in supplying coal for electrical power generation led to the company's survival during the 20th century when most other industries switched to oil or gas. Although coal is no longer "king" as it was in Peabody's day, the company he founded entered the 21st century at the top of its class. The Peabody Group, an outgrowth of the Peabody Coal Company, is the largest coal company in the world. It supplies more than 9 percent of the electricity for the United States, and 2.5 percent of the world's electricity.

ILLINOIS COAL BEFORE PEABODY

"Illinois has more coal resources than any other state: coal lies under about two-thirds of its area." Small wonder then that it was during their 1673 sojourn in Illinois that Louis Jolliet and Jacques Marquette reported seeing "cole pits" along the Illinois River. This was the first recorded

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sighting of coal by Europeans in the United States. A few years later, in 1679, Robert Cavelier, Sieur de la Salle also sighted coal on the ground in Illinois.<sup>1</sup>

More than a century later, however, wood and charcoal were still the main sources of fuel in the state. Coal was used only in a very limited fashion. "It is probable that coal was grubbed out of the ground [in Illinois] by early settlers, but it had little use outside the blacksmith shop. Wood was plentiful, easier to obtain, and simpler to ignite. It is possible that farmers used coal to heat the stones for the hog-scalding vats or to maintain at a boil the huge open-air kettles used in butchering."<sup>2</sup>

As the Industrial Revolution spread to the United States in the 1800s, coal provided steam power for manufacturing. This in turn increased the need for improved transportation. Railroads carried coal from the mines to the factories, and were themselves powered by coal-fired steam engines.

Coal mining in Illinois began circa 1810 in Jackson County. In 1823, the first shipments of Illinois coal reached St. Louis and grew each year.<sup>3</sup> Initially coal was found along rivers in Illinois. As settlers dug wells, they realized the extent of Illinois' coal beds.<sup>4</sup> In 1833, 6,000 tons of coal were hauled from mines in St. Clair County to St. Louis.<sup>5</sup>

Coal was especially important in such a relatively treeless state as Illinois. An 1838 Ottawa publication commented, "Bituminous coal is valuable in every part of our country; but to a rich prairie section, where climate in winter is severe, and where wood is scarcely abundant enough to supply materials for fencing and building, its importance is almost incapable of being exaggerated."<sup>6</sup>

As railroads ricocheted around the state, coal consumption skyrocketed. "For forty years after 1840; increasing railroad mileage [in Illinois] was a principal factor leading to increased coal production, with a generous assist from new industries such as agricultural machinery in the late fifties. Coal replaced wood as fuel for railroad engines, and rails transported coal from the mines to cities at a low cost."<sup>7</sup> In 1846, the first macadam road in the state was built from Belleville to St. Louis. Most of the traffic on this road was coal.<sup>8</sup>

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As early as 1841, coal from Ottawa mines was being shipped to Chicago.<sup>9</sup> As the city of Chicago grew, so did its need for coal. In 1853, the city consumed 36,000 tons of coal.<sup>10</sup>

The coal supplies of Southern Illinois, first discovered in the 1850s by geologists of the Illinois Central Railroad, made possible Chicago's fantastic industrial growth between 1860 and 1890, when the number of workers employed in the city's industries rose at least thirty fold. ...Coal for generating plants ... allowed Chicago to make the transition from gas to electric lighting after 1880, the year Thomas Edison's incandescent lightbulb was demonstrated in Chicago and the year strip mining - with a recovery rate twice that of deep mining - was begun in southern Illinois.<sup>11</sup>

In 1881, almost 7.5 million tons of coal were produced in Illinois.<sup>12</sup> Such was the scene when Francis Stuyvesant Peabody entered the business world in Chicago in 1881.

#### THE PEABODY COAL COMPANY

Francis Stuyvesant Peabody had been born in Chicago in 1859. His father was a successful attorney who sent his son to Yale University. F.S. returned in 1881 and worked for two years as a bank messenger. In 1883, he formed a partnership with Edwin F. Daniels to create Peabody, Daniels & Company, which sold coal, wood, and coke - both retail and wholesale. Two years later, in 1885, F.S. bought out his partner and became the sole proprietor of Peabody & Company. In 1890, the company incorporated and obtained its first major coal contract to supply coal to a steamer named Dahlia.<sup>13</sup> The company bought its first coal mine in 1895 in Williamson County, Illinois. More mines were acquired in 1897, 1899, and 1901.

In 1900, the United States surpassed Great Britain as the world's leading producer of coal, and the U.S. stayed on top for the next half century. But 1900 also marked the beginning of a tortuous decline in the country's use of coal, as gas and oil began to replace many of coal's former markets. Perhaps it was luck, maybe it was foresight, but in the early years of the 20th century, F.S. decided to concentrate on supplying coal for the production of electricity. Thereafter, the fortunes of the Peabody Coal Company were spurred by its close relationship with the Chicago Edison Company, which evolved into the Commonwealth Edison Company in 1907, Illinois' foremost electrical power-generating company. Samuel Insull became the president of this company in 1892.

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According to Insull, he and Peabody first formed an informal partnership some time after Insull arrived in Chicago to head Chicago Edison.

Mr. Peabody had placed at my disposal his knowledge of the coal business, and had pointed out to me the means of getting fuel at the lowest possible cost for the Chicago central station companies; and I, in return helped him when he wanted to start in the acquisition of coal properties. From the time I came to Chicago, up to the time of Mr. Frank S. Peabody's death, he was my chief advisor in connection with all matters that came up as to coal.<sup>14</sup>

Peabody's relationship with Insull was instrumental in the decision that was made in 1903. Insull continued, "...I finally recommended [to] the board of directors of the Chicago Edison Company that they should purchase, in conjunction with the Peabody Coal Company, some coal mines and some coal lands on which mines could be developed."<sup>15</sup>

In 1903 and 1904, some 40,000 acres of coal lands were acquired by the Illinois Midland Coal Company in Christian and Sangamon counties in Illinois, and in Vigo County, Indiana. This company was jointly owned by the Peabody Coal Company and the Chicago Edison Company. The Peabody Coal Company signed a 10-year contract which gave the Chicago Edison Company half of the coal that would be produced. The Peabody Coal Company sold the remainder to other users. Insull wrote that these mines "...were operated by the Peabody Coal Company, who had a very fine operating organization, and this was the most economical way for the Chicago Edison Company to get cheap fuel."<sup>16</sup>

The growing demand for electricity fueled the demand for coal. In 1904, the year that the Peabody Coal Company and the Chicago Edison Company formed a joint company, Chicago Edison consumed 301,104 tons of coal. Just nine years later (in 1913), annual consumption had risen to 1,256,058 tons - an increase of more than 400 percent.<sup>17</sup>

In 1913, the Peabody Coal Company and the Chicago Edison Company formed the Midland Counties Coal Company, and the Peabody Coal Company signed a 25-year contract to supply 1,000,000 tons of coal a year to Chicago Edison.<sup>18</sup> This was the first of several long-term coal-supply agreements between the two companies.<sup>19</sup>

As demand for electricity accelerated beyond the 1913 expectations, the Peabody Coal Company continued to expand its relationship with the power company. "The coal consumption of the Edison Company continued to increase and in 1920 totaled 2,304,371 tons. In order to increase



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the shipments to it, a supplemental contract was made with the Peabody Company under which the entire output of these mines, excepting a certain tonnage which was under contract by the Peabody Company, was sold to the Edison Company."<sup>20</sup>

The growth and expansion of the coal mining industry revealed the need for better working conditions for laborers. Coal miners worked long hours in hazardous conditions. The coal mining industry provided numerous jobs in rural areas of Illinois during Peabody's decades in the business, but compensation and working conditions were far from ideal. According to Foster Rhea Dulles in his book, *Labor in America: A History*:

The pay was low by any standard, the ten hours of work a day were hard and dangerous, and frequent lay-offs cut down average earnings to less than \$300 a year [in 1902]. Accidents were common, ...and the mine owners did nothing whatsoever either to insure greater safety or to compensate their employees for injuries. But even more galling to the workers than low wages and poor working conditions was the rigid feudal system maintained by the operators through their control over the company towns.

Workers often were paid with coupons that could only be redeemed at high-priced company-owned stores or used to pay the rent of company-owned housing.

The United Mine Workers of America (UMWA) was established in January of 1890. Both the American Federation of Labor and the Knights of Labor had a coal miners' union. The merging of these two separate unions to form the UMWA ended fifty years of conflict for union dominance. However, the formation of the UMWA was not the end of the struggle, as the union sought to organize at various coal mining operations around the nation. These organizational efforts often resulted in "mine wars," where miners sympathetic to the unions were shot, jailed, blacklisted and evicted from company housing. The election of John L. Lewis, as president of the United Mine Workers of America in 1920, signaled a change in union effectiveness. Lewis served as president until his retirement in 1960. During his tenure, the UMWA achieved an eight hour work day, a national wage agreement and safety legislation. Despite these major successes, safer working conditions for coal miners usually came as a result of a serious mining disaster and subsequent congressional hearings and legislation.

In addition to attending to his rapidly growing businesses, Francis Stuyvesant Peabody was active in the Democratic Party. In 1894, he lost a close race as the Democratic candidate for Chicago sheriff.<sup>21</sup> In 1908, he actively supported the movement to nominate Adlai E. Stevenson

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for Illinois governor. This was not successful either, although it probably led to F.S. being considered as a candidate for vice-president of the United States in 1912. "One of the most popular Democrats in Illinois is Francis Stuyvesant Peabody."<sup>22</sup> During World War I, F.S. was appointed chairman of the Coal Production Committee of the Council of National Defense, and also served as assistant to the director of the Bureau of Mines.

On the personal side, F.S. married May Henderson in 1887, and she bore him a son named Stuyvesant the next year. May died in 1907, and two years later, F.S. married Mary Gertrude Sullivan (also known as Maria Bryant). His second wife was a Hinsdale resident and was probably the reason why the Peabodys bought the home at 8 East Third Street in 1911.

In 1919, when F.S. turned 60, he stepped down as president of the company in favor of his son Stuyvesant Peabody. F.S. continued as chairman of the board. During this same year he purchased about 800 acres in Oak Brook and hired Benjamin H. Marshall, a Chicago architect, to design his new home. The construction was completed in 1921.<sup>23</sup> When he died suddenly in 1922, F.S. was a major figure in the U.S. coal industry. "At the time of his death Mr. Peabody was considered the leading figure in the national coal industry. He was president of the Peabody Coal company, chairman of the executive committee and a director in the Consumers company of Chicago, and had large interests in the United Distributing company, which controls the coal fields of Wyoming, the Springfield district, and numerous other organizations."<sup>24</sup>

The most detailed account of his business ventures is listed in a 1905 edition of the Book of Chicagoans. F.S. was president and director of 10 companies:

- Peabody Mining Company
- Southern Illinois Coal Mining and Manufacturing Company
- Union County Power and Traction Company
- Central Illinois Construction Company
- Coal Belt Electric Railway Company
- Egyptian Powder Company
- Investor's Audit Company
- Marion District Coal Association
- North Branch Warehouse Company

This same publication listed another 10 companies of which F.S. was the director:

- Brazil Coal Company
- Busse-Reynolds Coal Company

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Evanston Elevator and Coal Company  
Fassiz and Perine Ice Company  
Federal Coal Company  
Job's Ohio Hocking Coal Company  
New Pittsburgh Coal and Coke Company  
Pawnee Railroad Company  
J.S. Suffern Coal Company  
Victor Coal Company

In the opening years of the 20th century, coal was the main fuel used to heat America's homes and to power its railroads and industry. In the first half of the century, gas and oil began to replace coal in many industries. One of the few industries that required increasing amounts of coal in Illinois was Chicago Edison (Commonwealth Edison). F.S. Peabody's decision to provide coal for this company led to the survival of the Peabody Coal Company through the 20th century and into the next.

Even Peabody's death did not deter a continuing close relationship between the company he founded and Commonwealth Edison. In 1928, the Peabody Coal Company, then headed by Peabody's son Stuyvesant Peabody, signed a 30-year contract to supply 90 percent of the coal needed by the Edison Company.<sup>25</sup> F.S.'s grandson, Stuyvesant Peabody, Jr. followed in his father's and grandfather's footsteps at the helm of the company until he retired in 1955.

In 1968, the Kennecott Copper Corporation bought the Peabody Coal Company. But after eight years, in 1976, the Federal Trade Commission prevailed in its antitrust litigation and ordered Kennecott to divest itself of Peabody Coal Company.<sup>26</sup>

Peabody Coal Company is now part of the Peabody Holding Company, Inc. of St. Louis, Missouri. Peabody is the world's largest coal company and fuels more than nine percent of the electric power in the United States and 2.5 percent of the world's electricity.<sup>27</sup> "Peabody operates 27 coal mines in the United States and Australia, serving more than 150 coal customers in 17 countries."<sup>28</sup> The company still operates a mine in Illinois near Marissa in Randolph County.<sup>29</sup>

Today, more than 40 million tons of coal is mined each year in 32 mines in 17 counties in Illinois. The state ranks sixth among coal-producing states. Illinois coal is chiefly used to power electrical generating companies that supply power in Illinois, and other states in the Midwest and Southeast.<sup>30</sup>

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### THE HOMES OF F.S. PEABODY

Francis Stuyvesant Peabody returned to Chicago in 1881 when he finished his degree at Yale University. City directories, phone directories, and social directories of Chicago, Evanston, and Hinsdale show that he occupied more than 15 different addresses between 1881 and his death in 1922, although there are a few discrepancies among the sundry directories. Street names have changed since that time, as has the house numbering system in Chicago, which changed in 1908. In the following descriptions, the current addresses are in parenthesis. Two unpublished manuscripts aided in the process of translating these old addresses into current addresses.<sup>31</sup> All locations were visually inspected in May 2000.

F.S. Peabody was not listed in the Chicago city directory in 1881. From 1882 to 1887 and from 1908 to 1909, Peabody is listed at his parents' home at 426 Dearborn (1204 Dearborn St.), Chicago. A Walgreen's Pharmacy occupies this location.

In 1888, Peabody lived at 447 Elm (no present address), Chicago. The directory does not mention whether this is a street, avenue, boulevard, etc. There were 11 different thoroughfares named in Chicago formerly named Elm, so this address could not be checked.

From 1889 to 1890, F.S. lived at 11 Ritchie Place (1313 Ritchie Court), Chicago. A high-rise condominium occupies the whole block where this house once sat.

Chicago directories show Peabody in Evanston during most of the 1890s. Evanston city directories from 1891 to 1895 and again in 1897 show the Peabodys at 1144 Asbury Avenue, Evanston. This house still exists. Sanborn Fire Insurance maps show that when the family lived in the home, it sat alone on the northwest corner of a large lot with the street along the east side of the lot. Sometime in the early 1900s, a house was built on the southwest corner of the lot. In the 1990s, three town homes were built along the east side of the property blocking all but a glimpse of the former Peabody house. This house is only accessible from the alley.

The 1895 directories for Chicago and Evanston do not agree. The Chicago directory shows the Peabodys at 1784 Wrightwood Avenue (612 Wrightwood Avenue), Chicago. A one-story brick store now sits at this address. The Evanston directory shows the Peabodys still living in Evanston that year at the Asbury Avenue address. Again in 1896, the two directories differ. The Chicago

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city directory shows Peabody living at 514 North Avenue, Chicago (no present address). The Evanston city directory of 1896 does not contain a listing for the Peabodys. The manuscript that compares house numbers before and after the 1908 citywide conversion in Chicago, shows no listing for 514 North Avenue. It is assumed that this dwelling was demolished by 1908.

In 1898, the Peabodys are shown living at The Plaza in Chicago. This building was not visited because the Peabodys would have occupied only one suite in the building (probably a residential hotel). In 1899, the Peabody family had their address in the Chicago Athletic Club. As with the Plaza, this building was not visited for the same reason.

From 1900 until 1905, F.S. Peabody and his family lived at 186 Lincoln Park Boulevard (844 Michigan Avenue), Chicago. The Water Tower Shopping Center now occupies this block. The family lived nearby at 190 Lincoln Park Boulevard (850 Michigan Avenue), Chicago from 1905 to 1906. The Water Tower Shopping Center also occupies this location. In 1907, the Peabodys lived at 196 Lincoln Park Boulevard (no present address), Chicago. This building number was not included in the 1908 conversion document. It is assumed that the building did not exist by 1908. Judging from this address's proximity to the two previous address, it would have been on the same block now occupied by the shopping center.

F.S. Peabody lived at his parents' address (previously mentioned) in 1908 and 1909 (his first wife died in 1907, and he remarried in 1909.) In 1910, Peabody and his second wife lived at 1200 Dearborn Parkway. (1200 Dearborn St.), Chicago near his parents' home. This location is also occupied by the same Walgreen's Pharmacy.

The year 1911 shows the Peabodys living at 850 Lincoln Parkway. (850 Michigan Avenue), Chicago. This is the same place that the family lived in 1905 and 1906. The Water Tower Shopping Center covers this entire block now. There are no surviving copies of the 1911 Hinsdale village directory.

In 1912, both the Chicago city directory and the Blue Book (a social directory) show the Peabody family living in Hinsdale. (The family bought the 8 East Third Street home in Hinsdale in May 1911.) The 1912-13 Hinsdale village directory lists the Peabodys at the corner of Third and Washington. This is the location of the 8 East Third Street house.

The Chicago telephone directory shows the Peabodys living at 199 Lakeshore Drive, Chicago from 1913 until 1920. This address no longer exists. The Chicago city directories for

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1916 and 1917 shows the Peabodys living in Hinsdale. The Blue Book shows the family living in Hinsdale in 1913. In 1914, 1915, and 1916, the Blue Book indicates that the Peabodys live at 199 Lakeshore Drive with Hinsdale listed as their summer residence. Telephone directories for Hinsdale in 1912 and 1913 show the Peabodys living at Third and Washington. (There are also phone numbers for their garage on the same corner, as well as a guesthouse near Washington and Fourth streets.) No further Hinsdale directories exist until 1924, after Peabody's death.

In 1917, the Blue Book show the Peabodys living in Hinsdale. The 1917 Book of Chicagoans, however, shows the family living at 417 Barry Avenue, Chicago. A circa 1960's courtyard building occupies this location.

#### THE FORMER CORPORATE OFFICES OF THE PEABODY COAL COMPANY

The former offices of the Peabody Coal Company either occupied buildings that no longer exist, or occupied only a portion of existing buildings. Chicago city directories in the 1880s and 1890s show the Peabody Coal Company's offices at 103 Dearborn. (After the building numbers were changed in 1908, this address became 539 Dearborn Street). This location is now a parking lot. In the early years of the 1900s, the company occupied suite 501 at 215 Dearborn Street. By 1908, the company occupied the 18th floor at 125 Monroe Street. From 1912 to 1917, Chicago telephone directories show the Peabody Coal Company listed at suite 1615 at 332 South Michigan Avenue. Later telephone directories simply list the company at 332 South Michigan. This building still exists. It is the McCormick Building and was built 1910 & 1912. The Peabody Coal Company occupied only a small portion of the building.

The Francis Stuyvesant Peabody House in Hinsdale looks much the same as it did when Peabody owned it. The changes that have been made to the house after Peabody (the elevator tower, family room, and garage) are set back from the main façade and do not detract from the home as Peabody knew it. The home still occupies its commanding position on the same corner in the heart of the village of Hinsdale. This house is the remaining property most closely associated with the productive life and significance of Francis Stuyvesant Peabody that still retains its historic integrity.

#### HISTORY OF HINSDALE AND THE HOME

The Hinsdale area contained scattered farms until 1864 when the Chicago, Burlington & Quincy (CB&Q) Railroad linked the area to Chicago. In 1862, William Robbins, the founder of

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Hinsdale, bought much of the land in this area and subdivided it. In 1863, Robbins bought the property on which the Francis Stuyvesant Peabody House would later be built. The Great Chicago Fire of 1871 prompted many people to look to suburban railroad towns for a safer place to live. Hinsdale is one of the highest towns on the CB&Q line and began to attract successful businessmen. In 1873, Hinsdale incorporated as a village.

Robbins sold the property in 1882 to Fred J. Schuyler. Two years later (in 1884), Schuyler sold the property back to Robbins. That same year, Robbins conveyed the property (most likely a wedding present) to Minnie L. Hinds, the day before she married his son George B. Robbins. George Robbins was the president of Armour Car Lines.

The property taxes rose dramatically in 1890, indicating that the 8 East Third Street home was probably built the previous year - 1889. Sanborn maps and photos indicate that the Robbins made major additions to the home circa 1897. The Robbins owned the home until 1911 when F.S. and Mary S. Peabody bought the home. The south side of the home was extended between 1909 and 1919, according to Sanborn maps. This was probably done during the Peabody's ownership. F.S. died in 1922. Two years later (in 1924), the Peabody family sold the home to Alexander and Katherine Legge. Legge was the president of the International Harvester Company, and the chairman of the Federal Farm Board under President Herbert Hoover. He donated the land for Katherine Legge Memorial Park, the largest park in Hinsdale, in memory of his wife. After he died in 1934, the house was sold to A. Gordon Anderson and his wife Edith in 1936.

The Andersons owned the home for only four years. In 1940, they subdivided the property, splitting off a portion of the east side onto which the old barn or garage was moved and converted into a residence, they also built a detached garage east of the house, according to building permits on file in the Hinsdale village offices. The Francis Stuyvesant Peabody House was then home to Henry B. and Charlotte B. Arthur. The Arthurs owned the home for 20 years (1940 - 1960) until they sold it to Joseph H. and Janet L. Myers. After only three years, the Myers sold the home to J. Michael and Suzanne Fitzsimmons in 1974. The Fitzsimmons made a number of updates to the kitchen and bathrooms. Circa 1980, they added elevator and back hall, and replaced the garage and walkway with a family room over an underground garage. They also installed the pool in the backyard on the south side of the home.

The home has been owned since 1984 by Vernon and Pam Stisser. The Stissers have made no major changes to the home and are seeking to have their home listed on the National Register of Historic Places in order to donate a preservation easement to the Landmarks Preservation Council

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of Illinois. The home is for sale as of this writing. The Stissers are empty nesters - their seven children are grown and live elsewhere.

(The information about the property owners was researched by members of the Hinsdale Historical Society's Historic Sites Research Committee.)



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<sup>2</sup>Clayton, John. *The Illinois Fact Book and Historical Almanac 1673 - 1968*. Carbondale, IL: Southern Illinois University Press, 1970. p. 393.

<sup>3</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 288.

<sup>4</sup>Clayton, John. *The Illinois Fact Book and Historical Almanac 1673 - 1968*. Carbondale, IL: Southern Illinois University Press, 1970. p.393.

<sup>5</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 288.

<sup>6</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 289.

<sup>7</sup>Clayton, John. *The Illinois Fact Book and Historical Almanac 1673 - 1968*. Carbondale, IL: Southern Illinois University Press, 1970. p. 393.

<sup>8</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 290.

<sup>9</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 290.

<sup>10</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 291.

<sup>11</sup>Miller, Donald L. *City of the Century: The Epic of Chicago and the Making of America*. New York: Simon & Schuster, 1997. p. 243.

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<sup>12</sup>Eavenson, Howard N. *The First Century and a Quarter of American Coal Industry*. Pittsburgh, PA: Privately Printed, 1942. p. 535.

<sup>13</sup>*Peabody Coal: The First One Hundred Years*. St. Louis, MO: Peabody Coal Company, 1983. p. 3.

<sup>14</sup>Plachno, Larry. *The Memoirs of Samuel Insull: An Autobiography*. Polo, IL: Transportation Trails, 1992. p. 67.

<sup>15</sup>Plachno, Larry. *The Memoirs of Samuel Insull: An Autobiography*. Polo, IL: Transportation Trails, 1992. p. 68.

<sup>16</sup>Plachno, Larry. *The Memoirs of Samuel Insull: An Autobiography*. Polo, IL: Transportation Trails, 1992. p. 68.

<sup>17</sup>*History of Commonwealth Edison Company and Predecessor Companies 1887 - 1934*. Prepared for submission as a company exhibit in connection with formal rate hearings before the Illinois Commerce Commission. Unpublished manuscript in Harold Washington Library, Chicago. 2nd edition. October, 1934. p. 68.

<sup>18</sup>*History of Commonwealth Edison Company and Predecessor Companies 1887 - 1934*. Prepared for submission as a company exhibit in connection with formal rate hearings before the Illinois Commerce Commission. 2nd edition. Unpublished manuscript in Harold Washington Library, Chicago. October, 1934. p. 68.

<sup>19</sup>*Peabody Coal: The First One Hundred Years*. St. Louis, MO: Peabody Coal Company, 1983. p. 7.

<sup>20</sup>*History of Commonwealth Edison Company and Predecessor Companies 1887 - 1934*. Prepared for submission as a company exhibit in connection with formal rate hearings before the Illinois Commerce Commission. 2nd edition. Unpublished manuscript in Harold Washington Library, Chicago. October, 1934. p. 68-69.

<sup>21</sup>*Peabody Coal: The First One Hundred Years*. St. Louis, MO: Peabody Coal Company, 1983. p. 4.

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<sup>22</sup>*The Doings*, Hinsdale, IL, May 18, 1912, quoting from *The Chicago Eagle*.

<sup>23</sup>Muschler, Audrey, Susan Benjamin and Bjorn Green. *Francis Stuyvesant Peabody Estate National Register of Historic Places Registration Form*, 1993, p. 12-13.

<sup>24</sup>*The Doings*, Hinsdale, IL., September 2, 1922.

<sup>25</sup>*History of Commonwealth Edison Company and Predecessor Companies 1887 - 1934*. Prepared for submission as a company exhibit in connection with formal rate hearings before the Illinois Commerce Commission. 2nd edition. Unpublished manuscript in Harold Washington Library, Chicago .October, 1934. p. 70.

<sup>26</sup>[www.peabodygroup.com](http://www.peabodygroup.com)

<sup>27</sup>[www.peabodygroup.com](http://www.peabodygroup.com)

<sup>28</sup>[www.peabodygroup.com](http://www.peabodygroup.com)

<sup>29</sup>[www.peabodygroup.com](http://www.peabodygroup.com)

<sup>30</sup>[www.commerce.state.il.us/resource\\_efficiency/coal/facts.htm](http://www.commerce.state.il.us/resource_efficiency/coal/facts.htm)

<sup>31</sup>These two publications, housed at the research library of the Chicago Historical Society, are: *Chicago Street Nomenclature: An Alphabetical Cross Index List of Chicago Street Names Including Both "Present" and "Former" (Old) Names with their Number Locations, and New and Old House - Numbers. City of Chicago*, compiled under WPA Project # 675, Bureau of Maps and Plats, Department of Public Works.

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SECTION 10

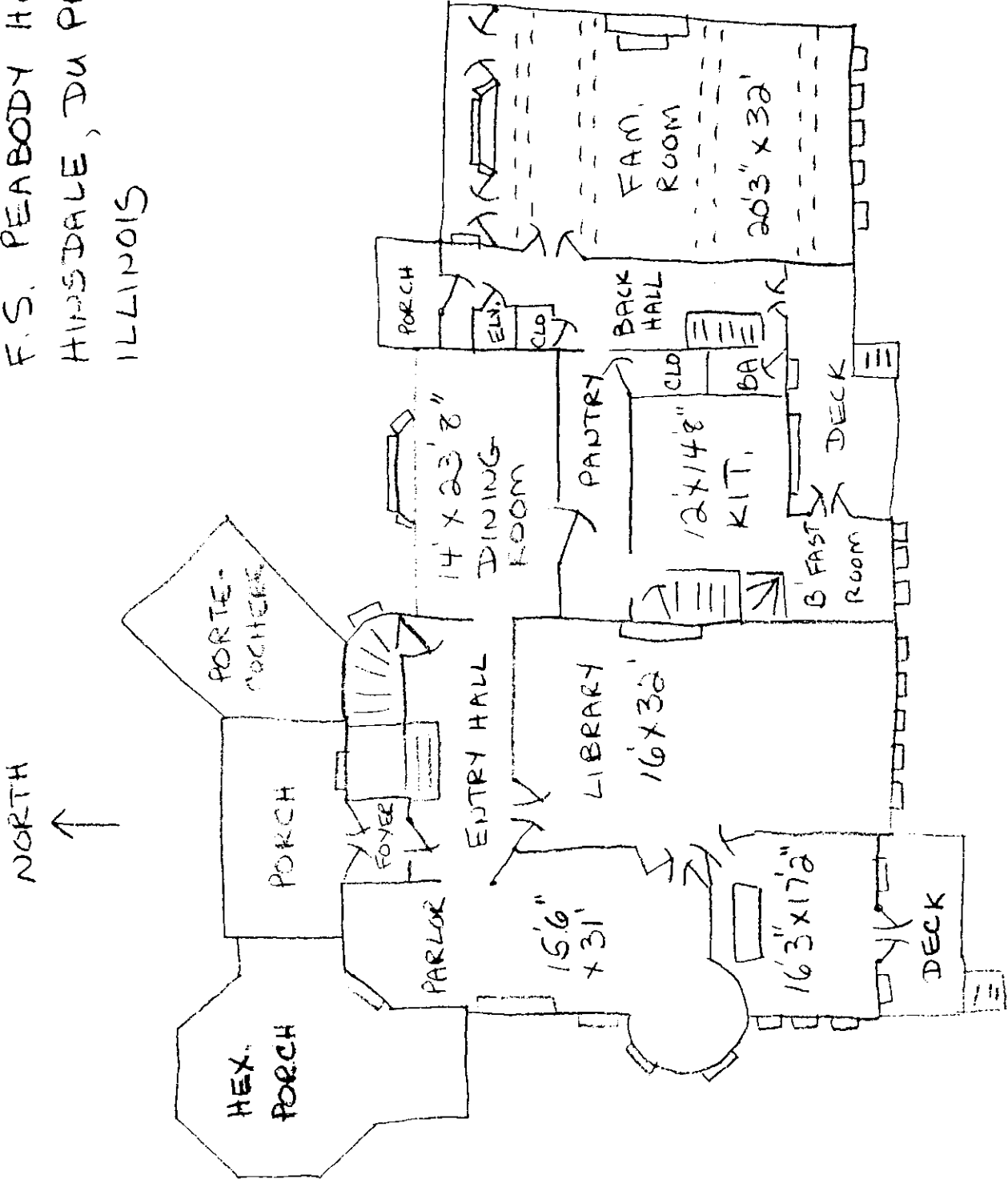
VERBAL BOUNDARY DESCRIPTION

Lot 2 in Anderson's Resubdivision of Lot 2 in Block 10 of the Plat of the Town of Hinsdale, a subdivision of part of the Northwest quarter of Section 12, Township 38 North, Range 11, according to the Plat of Said Resubdivision recorded September 25, 1940 as Document 415400.

BOUNDARY JUSTIFICATION

The nominated property includes only the Francis Stuyvesant Peabody House and the surrounding land legally associated with the building.

FIRST FLOOR  
 F.S. PEABODY HOUSE  
 HINDSDALE, DU PAGE COUNTY  
 ILLINOIS

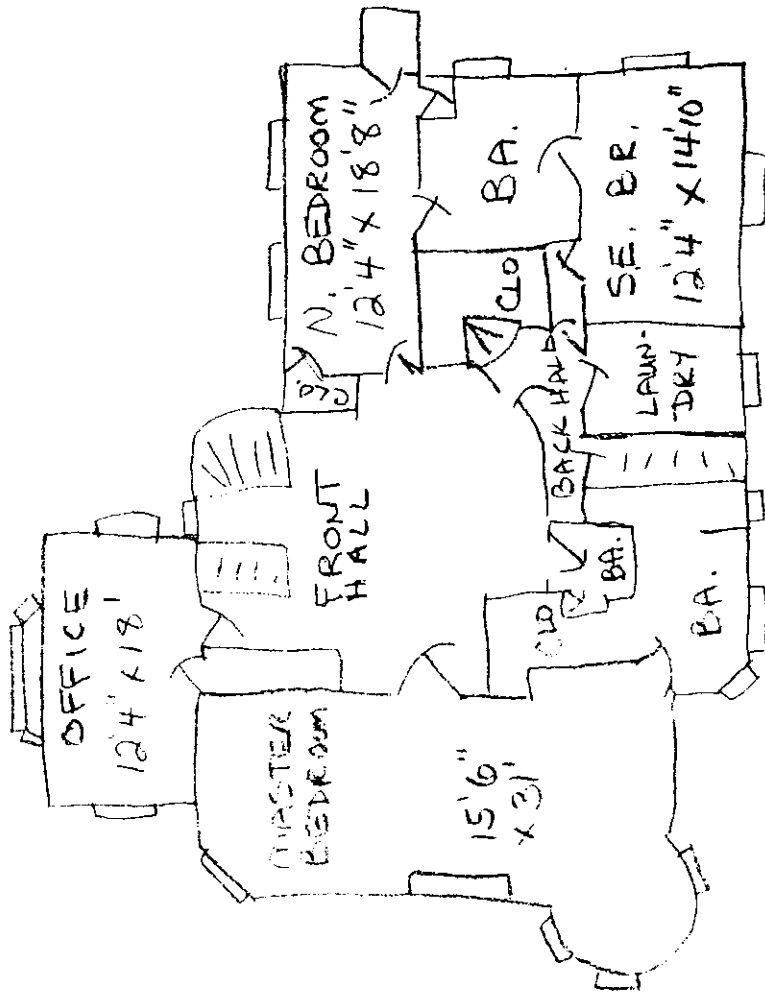


NOT DRAWN TO SCALE



SECOND FLOOR  
F.S. PEABODY HOUSE  
HINSDALE, DU PAGE COUNTY  
ILLINOIS

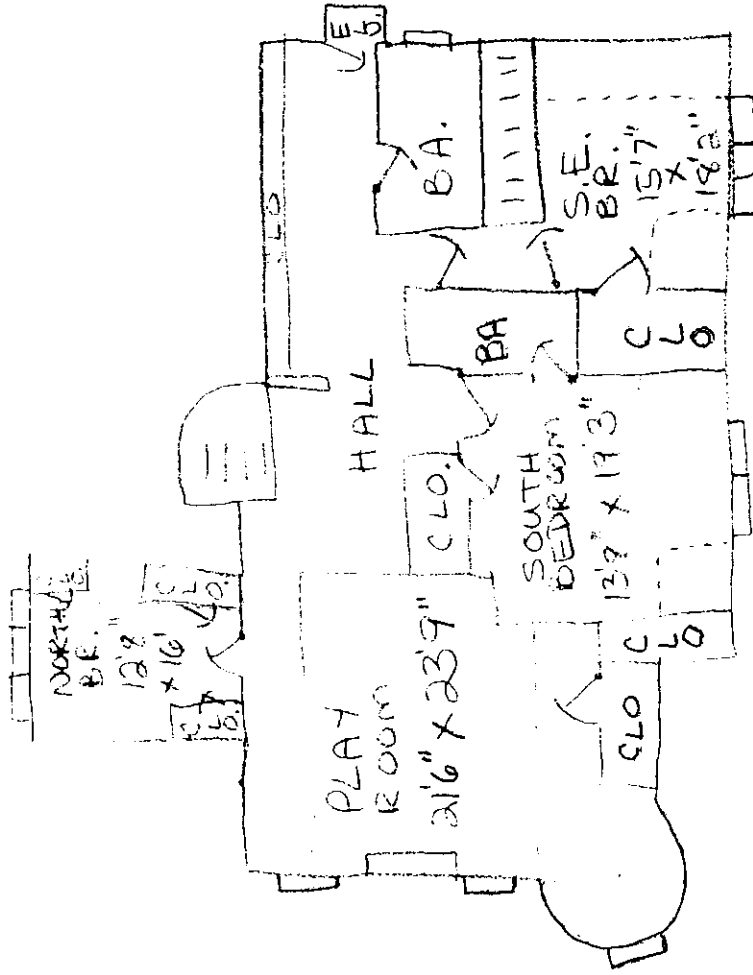
NORTH  
↑



NOT DRAWN TO SCALE

THIRD FLOOR  
F.S. PEABODY HOUSE  
HINDSDALE, DU PAGE COUNTY  
ILLINOIS

NORTH  
↑



NOT DRAWN TO SCALE



RESIDENCE OF GEORGE B. ROBBINS.

linquishing this hazardous life, he embarked in the general merchandise business in California, the firm being Bull, Baker & Robbins, with stores and warehouses in San Francisco, San Jose, and other cities. He died June 20, 1897.

1854 to Marie Steele, of Hartford, Conn. Three children were born—Isabel, who became the wife of William H. Knight; John S. and George B. He died June 20, 1897.

has patiently and diplomatically striven to secure a new depot for Hinsdale and it now seems that his efficient work has borne fruit and the depot would be built.

FRANCIS STUYVESANT PEABODY HOUSE "HINSDALE THE BEAUTIFUL" 1897



FRANCIS  
STUYVESANT  
PEABODY HOUSE

SOUTH ELEVATION "PICTURESQUE HINSDALE" C 1890



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or e-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

Visit our award winning web site: [www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

NOV 17 2000

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/06/00 THROUGH 11/10/00

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY, Irving School, 155 N. Center St., Mesa, 00001323, LISTED, 11/08/00  
ARIZONA, MARICOPA COUNTY, Temple Historic District, Roughly bet. Mesa Dr., Broadway Rd., Hobson and Main Sts., Mesa, 00001321, LISTED, 11/08/00  
CALIFORNIA, MARIN COUNTY, Lyford, Benjamin and Hilarita, House, 376 Greenwood Beach Rd., Tiburon, 00001268, LISTED, 11/10/00  
FLORIDA, ORANGE COUNTY, Palm Cottage Gardens, 2267 Hempel Ave., Gotha vicinity, 00000982, LISTED, 11/07/00  
GEORGIA, FULTON COUNTY, Western Electric Company Building, 820 Ralph McGill Blvd., Atlanta, 00001329, LISTED, 11/08/00  
ILLINOIS, CHAMPAIGN COUNTY, Alpha Delta Pi Sorority House, 1202 W. Nevada St., Urbana, 00001333, LISTED, 11/09/00  
(Fraternity and Sorority Houses at the Urbana--Champaign Campus of the University of Illinois MPS)  
ILLINOIS, COOK COUNTY, Roche, Martin--John Tait House, 3614 S. Martin Luther King Dr., Chicago, 00001338, LISTED, 11/08/00  
ILLINOIS, COOK COUNTY, Uptown Square Historic District, Roughly along Lawrence Ave., and Broadway, Chicago, 00001336, LISTED, 11/08/00  
ILLINOIS, DU PAGE COUNTY, Peabody, Francis Stuyvesant, House, 8 E. Third St., Hinsdale, 00001330, LISTED, 11/08/00  
ILLINOIS, JACKSON COUNTY, Hennessy, Cornelius, Building, 1023 Chestnut St., Murphysboro, 00001331, LISTED, 11/08/00  
ILLINOIS, LAKE COUNTY, Ely, Mrs. C. Morse, House, 111 Moffett Rd., Lake Bluff, 00001339, LISTED, 11/08/00  
ILLINOIS, MERCER COUNTY, Ives, Gideon, House, 408 E. Jefferson St., New Boston, 00001332, LISTED, 11/08/00  
ILLINOIS, VERMILION COUNTY, Building at 210-212 West North Street, 210-212 West North St., Danville, 00001334, LISTED, 11/08/00  
ILLINOIS, VERMILION COUNTY, First National Bank Building, 2-4 N. Vermilion St., Danville, 00001335, LISTED, 11/08/00  
ILLINOIS, WOODFORD COUNTY, El Paso Public Library, 149 W. First St., El Paso, 94000972, ADDITIONAL DOCUMENTATION APPROVED, 11/07/00 (Illinois Carnegie Libraries MPS)  
MASSACHUSETTS, WORCESTER COUNTY, Worcester Bleach and Dye Works, 60 Fremont St., Worcester, 00001343, LISTED, 11/08/00  
NEW MEXICO, EDDY COUNTY, Last Chance Canyon Apache--Cavalry Battle Site: LISTED DATE CORRECTION, Address Restricted, Queen vicinity, 00001230, LISTED, 10/24/00  
PENNSYLVANIA, ALLEGHENY COUNTY, Consolidated Ice Company Factory No. 2, 100 43rd St., Pittsburgh, 00001348, LISTED, 11/08/00  
PENNSYLVANIA, CHESTER COUNTY, Goshenville Historic District, Mainly along N. Chester Rd., jct. with Paoli Pike, East Goshen, 00001347, LISTED, 11/08/00  
PENNSYLVANIA, MONTGOMERY COUNTY, Knipe--Johnson Farm, 606 DeKalb Pike, Upper Gwynedd Township, 00001346, LISTED, 11/08/00  
PENNSYLVANIA, YORK COUNTY, McCalls Ferry Farm, 447 McCalls Ferry Rd., Lower Chanceford Township, 00001344, LISTED, 11/08/00  
SOUTH CAROLINA, HAMPTON COUNTY, American Legion Hut, Jct. of Hoover St. and Jackson Ave., Hampton, 00001235, LISTED, 10/27/00  
SOUTH CAROLINA, JASPER COUNTY, White Hall Plantation House Ruins and Oak Avenue, Address Restricted, Ridgeland vicinity, 98000423, LISTED, 10/27/00  
SOUTH DAKOTA, AURORA COUNTY, Hilton House, Main St., White Lake, 00001352, LISTED, 11/08/00  
SOUTH DAKOTA, MINNEHAHA COUNTY, Glidden--Martin Hall, 1101 W. 22nd Ave., Sioux Falls, 00001350, LISTED, 11/08/00  
SOUTH DAKOTA, MINNEHAHA COUNTY, Jorden Hall, 1101 W. 22nd St., Sioux Falls, 00001349, LISTED, 11/08/00  
TENNESSEE, KNOX COUNTY, Gibbs Drive Historic District, Gibbs Dr., Knoxville, 00001354, LISTED, 11/08/00 (Knoxville and Knox County MPS)  
TENNESSEE, RUTHERFORD COUNTY, Providence Primitive Baptist Church, 256 Central Valley Rd., Walter Hill vicinity, 00001357, LISTED, 11/08/00  
TENNESSEE, WILSON COUNTY, Spring Creek Presbyterian Church, Cainsville, Doaks Crossroads vicinity, 00001356, LISTED, 11/08/00  
TENNESSEE, WILSON COUNTY, Watertown Commercial Historic District, Roughly along Main St., Depot Ave., and Public Square, Watertown, 00001353, LISTED, 11/08/00  
TEXAS, MILLS COUNTY, Mills County Courthouse, 1011 Fourth St., Goldthwaite, 00001359, LISTED, 11/08/00  
TEXAS, TRAVIS COUNTY, Austin Daily Tribune Building, 920 Colorado, Austin, 00001358, LISTED, 11/08/00  
UTAH, SALT LAKE COUNTY, Cushing, Arthur and Ellen, House, 123 E. Pioneer, Sandy, 00001304, LISTED, 11/06/00 (Sandy City MPS)  
UTAH, SALT LAKE COUNTY, Dowding, Hannah Nash, House, 8830 S 60 E, Sandy, 00001305, LISTED, 11/06/00 (Sandy City MPS)  
UTAH, SALT LAKE COUNTY, Dowding--Rasmussen House, 98 E. Main St., Sandy, 00001306, LISTED, 11/06/00 (Sandy City MPS)  
UTAH, SALT LAKE COUNTY, Jensen, Amos and Ida, House, 387 E 8800 S, Sandy, 00001307, LISTED, 11/06/00 (Sandy City MPS)