

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

12-14-07

### 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 an 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 Hunter-Hattenburg House

other names/site number \_\_\_\_\_

#### 2. Location

street & number 825 South Chicago Avenue

not for publication

city or town Kankakee

vicinity

state Illinois

code IL

county Kankakee

code 091

zip code 60901

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for 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. Ahern / SHPO  
Signature of certifying official/Title

12-12-07  
Date

\_\_\_\_\_  
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 certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hunter-Hattensburg House  
Name of Property

Kankakee, Illinois  
County and State

**5. Classification**

**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 count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

N/A

**Number of Contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Queen Anne  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Stone: Limestone  
walls Wood: Weatherboard  
Wood: Shingle  
roof Asphalt  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

See Continuation Sheet

8. Statement of Significance

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.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C birthplace or grave of a historical figure of outstanding importance.
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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1898

Significant Dates

1898

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(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:

Hunter-Hattensburg House  
Name of Property

Kankakee, Illinois  
County and State

**10. Geographical Data**

Acreage of Property 0.5

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>427825</u>	<u>4551000</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)  
Kankakee County Assessor Property Index Number: 16-17-05-325-009

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Richard M. Casella  
organization Historic Documentation Company, Inc. date Aug 31, 2007  
street & number 490 Water St. telephone 401.683.3483  
city or town Portsmouth state RI zip code 02871-4229

**Additional Documentation**

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.)

**Property Owner**

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

name The KC-1 Trust c/o Walter and Lisa Sanford  
street & number 825 S. Chicago Avenue telephone             
city or town Kankakee state IL zip code 60901

**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 listing. 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 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 Projects (1024-0018), Washington, DC 20303.

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### DESCRIPTION:

The Hunter-Hattensburg House is a large Queen Anne-style residence located on the east bank of the Kankakee River in the City of Kankakee, Illinois (population 27,491 in 2000) roughly fifty-seven miles south of Chicago. Built in 1898, the 4600 square-foot house sits on a narrow lot measuring 75 feet wide that stretches from South Chicago Avenue 300' down to the river. A massive oak estimated to be over 400 years old (according to the property owner) shades the house. Numerous other large oaks that apparently predate the house are also located on the lot. The surrounding neighborhood, known as Riverview, is entirely residential and populated with many large stylized homes dating from the late nineteenth to the early twentieth century, a period of prosperity for the city. The neighborhood was designated the Riverview Historic District and listed in the National Register in 1986.

In 1898 Kankakee was a small but fast-growing city of 13,500 people. William R. Hunter was a lawyer in partnership with Harry K. Wheeler and the two men operated a successful law firm in Kankakee under the name Wheeler and Hunter. The Riverview neighborhood was the city's finest and it was on a choice waterfront lot that William Hunter chose to build his grand home where he would ultimately live until his death in 1939. The Queen Anne style found some popularity in Kankakee during the 1890s when about a dozen large notable examples of the type were erected in Riverview and other areas of the city (see discussion of Kankakee's other comparable Queen Anne houses in Section 8 –Statement of Significance).

It should be noted at the outset that the house has undergone an extremely careful and comprehensive restoration over the past several years. When purchased by the present owners the house was unaltered, retaining essentially all of its original design and materials with the exception of the roof shingles. Every original architectural element down to the push-button light switches has been retained and carefully restored or reproduced.

The house is two-story with the asymmetric plan, massing and mixture of Classical and English architectural features typical of the late nineteenth and early twentieth century American interpretation of the Queen Anne-style. Exterior materials consist of asphalt roof shingles, wood weatherboard and shingle siding, and a cut stone foundation. The foundation is a notable visual element due to the partly raised full basement and the use of local light-colored quarry-face limestone laid in the random ashlar pattern.

The primary roof mass is a steep asymmetrical side-gable that extends down to the entry porch roof on the front elevation but only to the second floor on the rear. This "saltbox" roof type is more commonly seen on Shingle-style houses and is visually apparent only on the south elevation where the rake is uninterrupted. On the north side the front gable stops at a massive two-story polygonal corner tower with a high twelve-sided pyramidal roof that reaches the height of the main roof. With the exception of the small sections of front roof eave flanking a second-story front balcony (described below), all of the roofs on the house including the tower have flared eaves. The mass and fenestration of the tower make it the dominant visual and character-defining feature of both the front elevation and the house as a whole. The tower is designed as a twelve-sided irregular polygon with four wide primary faces at right angles and eight narrower secondary faces. The tower fenestration on the first floor features a large square fixed window on the front wall face with a large rectangular leaded stained-glass window,

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horizontally oriented, directly above. Tall narrow 1/1 windows flank the main window on the adjacent narrower wall faces. The tower's second floor window layout mimics the first floor except for the absence of the main square window, and the addition of two small rectangular stained glass windows up against the frieze on the next wall faces flanking the 1/1 windows.

Balancing the tower on the front façade is a deep one-story entry porch surmounted by a massive front-gable roof dormer that projects far out over an engaged second floor balcony. The porch, partly engaged under the main roof, extends out under a flat roof to wrap around the south side. Supporting the porch roof is an unusual pairing of round and square columns with Ionic capitals resting on limestone pedestals. A balustrade of narrow turned spindles, closely spaced, hangs between the pedestals, capped with a very heavy top rail suitable for sitting on. The porch is served with two staircases: the primary entrance stairs on the front and a second set on the south side facing the back yard.

The front dormer is also visually imposing due to its size and forward projection on heavy solid brackets. The brackets are shingled, as is the gable wall except the peak, which is fitted with a decorative stucco panel. An oval "Cameo" window centered in the gable wall features leaded tracery and projecting flat trim boards at the four axis points. The dormer shelters two double-hung windows with leaded stained glass upper sash. Between the windows is a solid terra-cotta center panel with raised moldings. In front of the windows is a false balcony defined by a balustrade consisting of a spindle railing supported at each end by heavy shingled posts.

The south side elevation is flat and relatively simple. The wide frieze and cornice of the porch is continued down the south side and around the entire house above the first floor windows to support a flare in the sidewall. Single and paired 1/1 double-hung windows are trimmed simply with flat casings and drip caps. A decorative gable window features a solid terra-cotta center panel with raised moldings capped with a round arch leaded-glass transom window. Fixed leaded and stained glass windows flank the center panel. The peak of the main gable is boxed and shingled on both sides.

The rear (west) elevation is dominated by a two-story rear ell with a hip roof. Four large 1/1 windows mulled together extend across the full width of the ell on both floors.

The north side elevation along the driveway is more complex in plan and decoration than the south side due to the interior layout and a back entrance. The front half of the house projects about six feet from the rear section under a gable roof extension of the main roof. A tall beveled window bay at the second floor level is cantilevered from the first floor wall above two small square windows that light an original bathroom and closet. The bay window lights the landing of the main interior staircase. The smaller upper sash of the three double-hung windows have elaborate leaded and stained-glass lights. Above the bay in the gable wall is a small Palladian window that essentially matches the window on the south elevation except that it has a hung center sash instead of a decorative panel.

The rear section of the north side has a small entry porch with a flat roof. This entrance serves a small back hallway to the kitchen, housekeeper's chamber, back stairs and dining room. Presumably the back entrance would

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have been used mostly by the live-in or day help. A front-gable wall dormer above the porch lights the staircase leading to the attic.

The interior is richly designed and finished with the high quality materials typically used in affluent homes of the period. The front entry door and surround is of varnished white oak with half sidelights and transom window, all with single clear beveled glass lights. The surround is decorated with dentil and egg-and-dart molding and two narrow round columns with Corinthian capitals flanking the door. A small entrance foyer with original tile floor, wainscoting, molded trim, hall seat and secondary entrance door, all in white oak, projects into the main entrance hall. All of the interior doors, casings, trim, staircases, built-in cabinets and bookcases are of varnished hardwoods, primarily white oak.

The sitting room to the left (south) of the main hall is notable for its paneled pocket doors, bookcases, wainscoting, wide frieze molding and carved fireplace surround all in varnished wood identified as Cuban mahogany. The fireplace retains its original bevel glass mirror above the mantle, glazed ceramic tiles with raised Classical motifs, cast-iron coal-firebox insert – also with Classical bossing, and brass fender. As previously stated, the interior retains its original fittings including door and window hardware, wood floors, ceiling and wall lighting fixtures and even the cast iron steam radiators, all carefully restored and reinstalled where necessary. The servant's bathroom located behind the main stairs retains its original plumbing fixtures; the second floor bathrooms also feature original fixtures or period reproductions.

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### STATEMENT OF SIGNIFICANCE

#### Summary

The Hunter-Hattensburg (Hunter) House is eligible under Criterion C as an excellent example of the Queen Anne architectural style. The house provides an exceptionally well-preserved collection of the many varied and distinctive architectural characteristics that define the style. A high degree of architectural and constructional achievement is evident in the plan, details, decoration and workmanship of the house, recently carefully restored to exacting preservation standards. The Hunter House is therefore an important architectural artifact and stylistic benchmark that can be used by historians to compare and understand the development, design and construction of other houses of the type and period in the Kankakee area.

#### Property History

William R. Hunter was born 12 January 1858 in Hamilton, Ontario, Canada. His father, Robert, was eighteen when he immigrated to Ontario from Ireland. William obtained little education during his youth, driving oxen and working as a laborer from age twelve until the age of eighteen when he joined the British Army. In 1879 he moved to the United States and settled in Kankakee where he obtained private schooling from Daniel Dye, pastor of the Baptist Church. He took up the field of stenography and worked as a court reporter for four years while studying law in the office of Judge John W. Orr.<sup>1</sup>

Hunter was admitted to the Illinois bar in 1882 and began a practice of law in Kankakee that spanned fifty-one years. He served a year as City Attorney in Kankakee in 1887, followed by four years as an elected state attorney. In 1892 he formed a law partnership with Harry K. Wheeler and the two men operated a successful law firm in Kankakee under the name Wheeler and Hunter.<sup>2</sup>

Kankakee prospered during the 1890s and business was apparently very good for Wheeler and Hunter as well. In early 1898, the *Kankakee Daily Gazette* reported that Hunter "has paid \$1500 for one of the choicest building spots in Riverview Park and will erect a fourteen room house this season."<sup>3</sup> The article, entitled "A Castle by the Creek, A Well-Known Lawyer's Latest Enterprise," also mentions that the lot is endowed with nine large oak trees "so located that they will not interfere with the building site."

The next year the paper reported on the great number of economic improvements to the City of Kankakee made in 1898 in spite of the general economic depression that was gripping the country at the time. Over \$300,000 in improvements were individually listed with their cost including the new Illinois Central Railroad depot, \$25,000 and the new Schuyler Avenue Bridge, \$3000. The list of the thirty-three new residences built showed houses ranging from \$800 to \$1800 on "the south side," as opposed to an average price of about \$2250 for a house in the

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<sup>1</sup> Don des Lauriers, *Riverview Historic District, 1866-1935* (Kankakee, IL: Kankakee County Historical Society, 1997):78-79.

<sup>2</sup> *Ibid.*

<sup>3</sup> "A Castle by the Creek." *Kankakee Daily Gazette*. circa 1898.



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Riverview Park and surrounding area of the city. Four houses in more affluent area ranged between \$3000-4000, one cost \$4500, and finally the W.R. Hunter house at \$6800, more than three times the average price.<sup>4</sup>

The house was built shortly following Hunter's second marriage in October, 1894, to Zula B. Fry. He was active in civic affairs such as assisting in organizing the Red Cross and YMCA in Kankakee, serving as a chairperson for the Salvation Army, and helping establish the Emergency Hospital, now known as Provena St. Mary's Hospital. Between 1933 and 1939 Hunter served as judge for the Twelfth Judicial Circuit Court. He resigned the court due to illness in January, 1939, and died August 27, 1939.<sup>5</sup>

In 1942 the house was sold to Albert F. Hattensburg (1896-1958) who moved to Kankakee after serving in the medical corps in World War I. Hattensburg completed studies in pharmacy and opened the Hattensburg Pharmacy in the Arcade Building. He served as mayor of Kankakee from 1937 to 1953, a period of extraordinary industrial and population growth for the city.<sup>6</sup> The house was occupied by Hattensburg's daughter, Rita (Hattensburg) Pilotte in 2001, when the present owners, Walter and Lisa Sanford bought the property.

### Historic Context - Architecture

The Queen Anne style originated in mid- nineteenth century England and emerged in the United States in Newport, Rhode Island, in 1874 with the William Watts Sherman House by H.H. Richardson. "The style was more widely introduced at the 1876 Centennial Exposition in Philadelphia, where two brick-and-half-timbered houses were built as quarters for the British exhibitors."<sup>7</sup> Queen Anne became "the dominant style of domestic building during the period from about 1880 until 1900; it persisted with decreasing popularity through the first decade of this [twentieth] century."<sup>8</sup>

The style "emphasized human scale and domestic comfort" with "open, asymmetrical plans" centered around large entrance/stair halls sometimes equipped with fireplaces and sitting nooks.<sup>9</sup> It "frequently incorporated Classical Columns and decorative motifs borrowed from our own Colonial architecture" as well as "patterned shingles, spindles, brackets, and curlicue cutouts; many boasted ample verandas, turrets, and sleeping porches."<sup>10</sup>

From the east coast the style was spread west by "the first architectural magazine, *The American Architect and Building News*" and by the "expanding railroad network that helped popularize the style by making pre-cut architectural details conveniently available through much of the nation."<sup>11</sup>

<sup>4</sup> "Three Hundred Thousand Mark." *Kankakee Daily Gazette*. circa 1898.

<sup>5</sup> des Lauriers, pp. 79-79.

<sup>6</sup> *Ibid.*

<sup>7</sup> Gerald Foster, *American Houses* (New York: Houghton Mifflin Company 2004): 280.

<sup>8</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf 1988): 266.

<sup>9</sup> Rachel Carley, *Visual Dictionary of American Domestic Architecture* (New York: Henry Holt & Co., 1994): 155.

<sup>10</sup> *Ibid.*

<sup>11</sup> Virginia and Lee McAlester, p. 268.

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According to historic building surveys, the Queen Anne emerged in Kankakee about 1890 and flourished for about twenty years.<sup>12</sup> Of twenty-four houses built during that period with sufficient architectural stylization to be classified as Queen Anne in type, five have been demolished and several others no longer retain architectural integrity. The remaining houses provide data on how the style was adopted in Kankakee.

The Hunter House stands out as one of the largest and most elaborately designed and finished Queen Anne houses in the city. The Campbell House at 917 Cobb Blvd., also built in 1898, and the Magruder-Deselm House, built 1895, at 691 S. Chicago Avenue, are of comparable scale, detail and period as the Hunter House. These houses are among the earliest fully developed examples of the style in the city and can be considered to have set the precedent for those that followed. The Campbell House has the same distinctive Colonial Revival porch columns with heavy pedestal bases and enlarged Ionic capitals as the Hunter House, while the Magruder porch has narrow Doric columns supporting a spindled valance. The simpler Doric columns prevailed on all other Queen Anne's up until the period 1906 to 1913 when five houses were built with the same unusually styled Ionic columns.

Several other details found on the Hunter House are mimicked on later Queen Anne examples: the extremely narrow clapboards in conjunction with pattern cut shingles appear on all of the houses studied; the massive shingle encased brackets supporting the dormer are found on two other houses; the rusticated limestone block porch elements are found on six other houses.

By 1913 the Queen Anne-style was becoming even more influenced by Colonial Revival (evidenced by 804 S. Greenwood Avenue, where the plan takes on a center hall and a symmetrical façade with two towers at each corner bracketing the front porch).

### Historic Context – Associated Local History

[Note: the following historical context is taken from the Riverview Historic District National Register Nomination form prepared by River View Historic District, Inc., April 16, 1986.]

About 1680, Rene-Robert Cavalier, Sieur de La Salle set out to discover the outlet of the great Mississippi River. His expedition brought him through the Kankakee River Valley. Among LaSalle's adventurers were Father Louis Hennepin who chronicled much of the journey, and Francois Bourbonnais Sr., whose family name became that of the old French-Canadian settlement two miles north of Kankakee.

By the early 1700's the Pottawatomie Indians, members of the Algonquin family, had migrated to the Kankakee area and established villages. By the terms of the Treaty of Camp Tippecanoe (1832-33), certain lands in the Kankakee River Valley were given to members of the Pottawatomie tribe, including one section at "Soldiers' village" to Catish, wife of Francois Bourbonnais (a descendant of the explorer Francois Bourbonnais Sr.). All of

<sup>12</sup> Surveys conducted in 1971-1975 and 1986, on file at Illinois Historic Preservation Agency Historic Architectural and Archaeology Resources Geographic Information System (HAARGIS) available online at <http://www.illinoishistory.gov/PS/haargis.htm>

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the Riverview Historic District stands on what was a portion of the Catish Bourbonnais Reservation. In 1847 Isaac Elston, an Easterner, acquired by purchase two tracts of Indian land (including a portion of Catish's reservation), on which the City of Kankakee now stands.

The City of Kankakee is situated in the low-lying Kankakee River Valley, much of which is faced by magnificent limestone bluffs. Potter's clay in the Kankakee area has been used for tile and brick manufacturing. Limestone quarries, located particularly to the north and west of the river, provided building materials for stucco and limestone structures in the city.

By 1853 the Illinois Central Railroad line was built through the Kankakee area, and the City of Kankakee, then known as Kankakee Depot, experienced its first rapid growth. By 1858 the population had grown to 5000. Travel along the river and railroad routes made Kankakee a focal point for commercial development.

The history of the Riverview neighborhood is inextricably bound with the fortunes and visions of one man, Emory Cobb (1831-1910). Cobb began as a telegraph operator in 1847 and is credited with inventing the system of "wiring money" and in arranging the merger of three separate companies into Western Union. He retired from that firm in 1866 at age 34 and moved to Kankakee where he became active in business and civic life.

A gentleman farmer, Cobb built his house, still standing, on the southeast corner of River Street and South Chicago Avenue in 1866, at the northern edge of the Riverview Historic District. The land to the south, now the major portion of the Historic District, was Cobb's pasture. His large-scale investments in land led him into banking. Cobb was a majority stockholder and first president of the First National Bank of Kankakee, chartered in 1871. By the end of the century, he had built the city's first streetcar line, its most elegant business building – the Arcade Building in downtown Kankakee, which still stands and included an opera house – and the Riverview Hotel, a major resort hotel. The hotel stood approximately within the triangle now formed by South Chicago Avenue, South Greenwood Avenue and Park Place. It operated for ten years before it was destroyed by fire on November 12, 1897.

After the Riverview Hotel burned, the area began to be subdivided and developed for residential housing. Riverview became the newest "fashionable" neighborhood of Kankakee, and gracious custom homes were built by Kankakee's entrepreneurial class – first and second-generation merchants, bankers, industrialists and lawyers.

During the period 1886-1910, the majority of the land remained in the control of one person, Emory Cobb. In 1904 Cobb deeded ten acres of riverfront property at the south end of the District to the City of Kankakee for use as a city park, subsequently named Riverview Park. After his death in 1910, the undeveloped lots were sold by sealed bid to Louis Beckman who continued to focus on residential development of the neighborhood.

Most of the architectural styles popular in Illinois from the 1890's to the mid-1930's are represented in the Riverview Historic District. The earliest structures reflect Queen Anne, Shingle and Colonial Revival styles. The Prairie style is the pivotal transitional style at the beginning of the twentieth century, either in pure expression or showing other stylistic influences. Craftsman, Mission and Tudor Revival are also represented.

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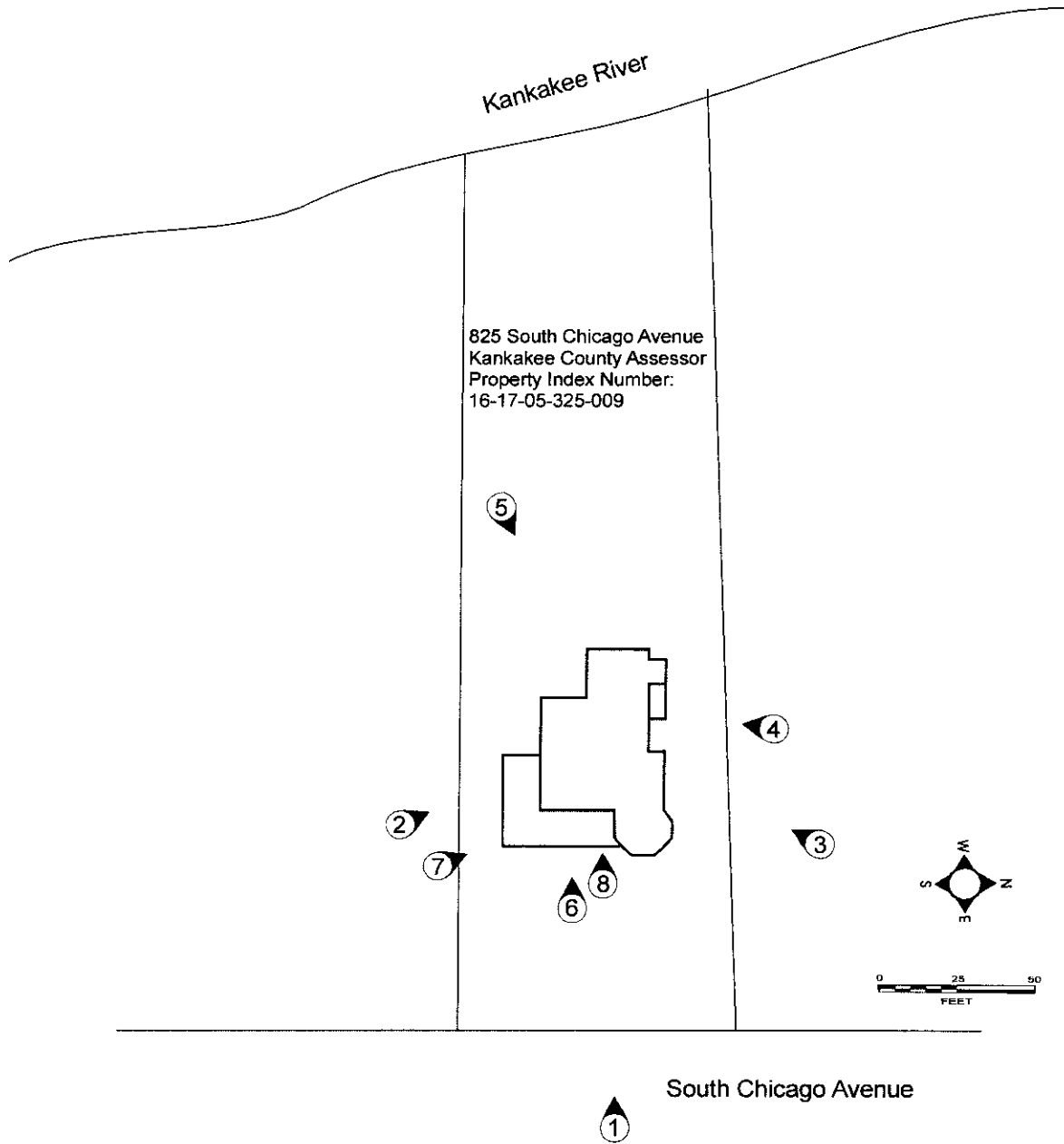
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"Three Hundred Thousand Mark." *Kankakee Daily Gazette*. circa 1898. [undated newspaper clipping in possession of property owner].

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# National Register of Historic Places Continuation Sheet

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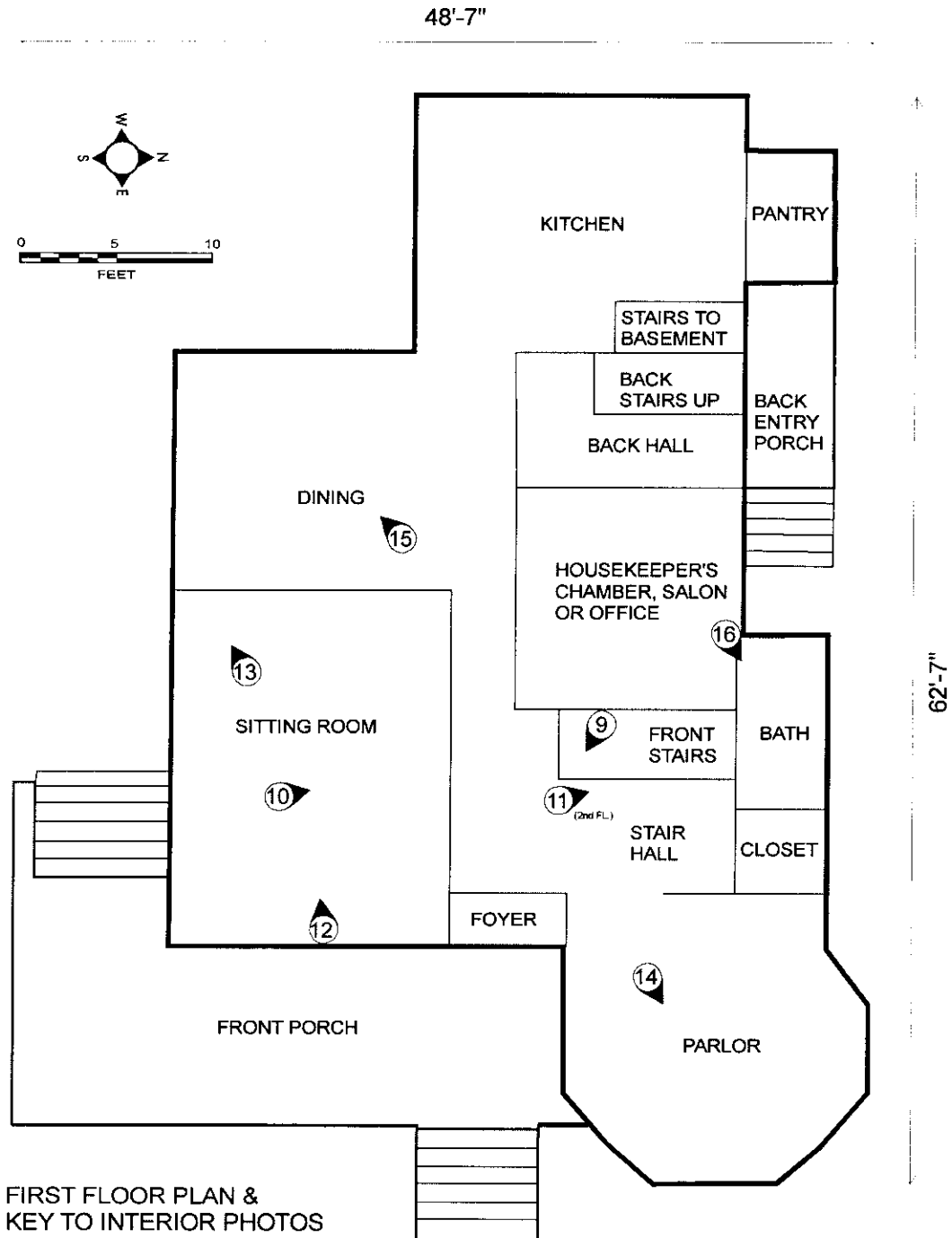


SITE SKETCH &  
KEY TO EXTERIOR PHOTOS

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

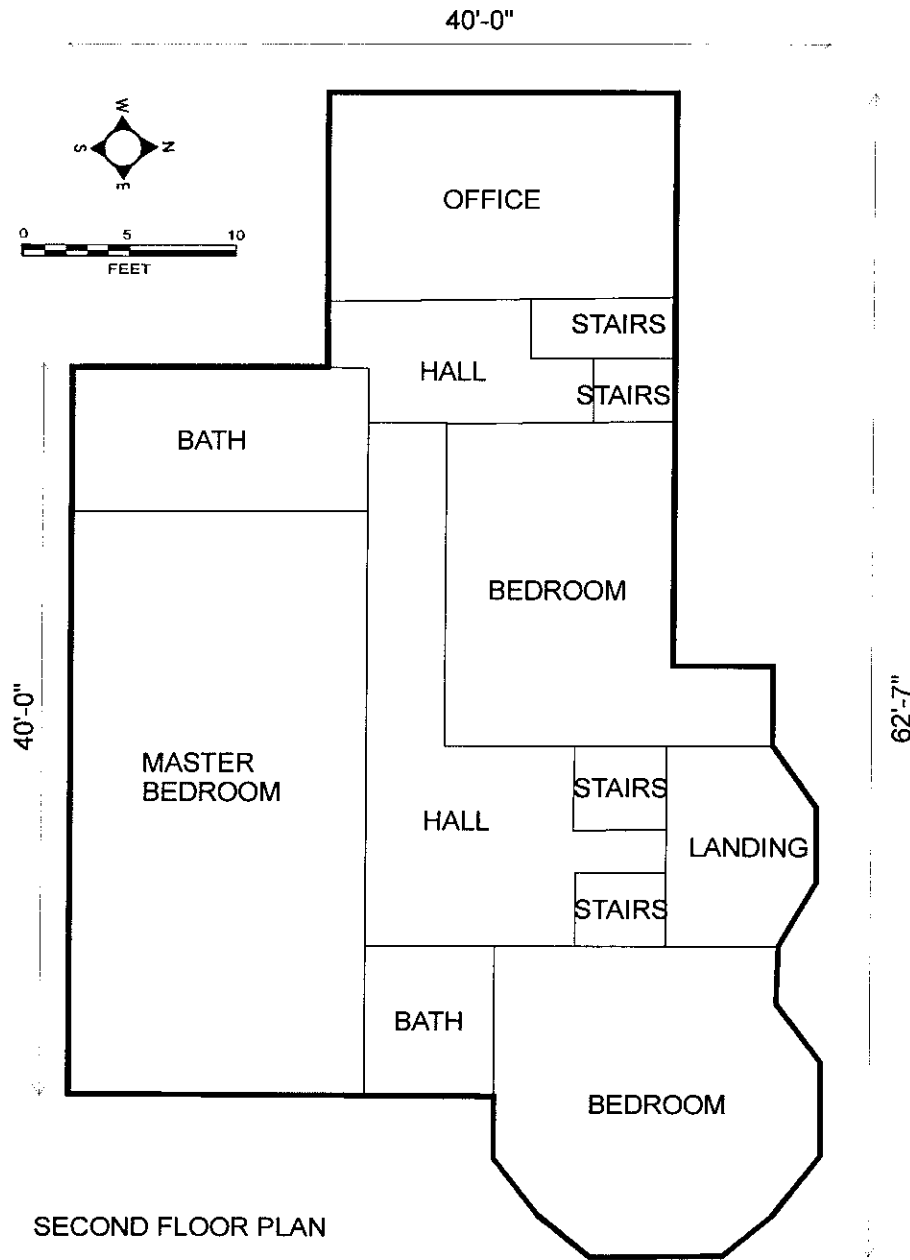
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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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SECOND FLOOR PLAN

**ILLINOIS, KANKAKEE COUNTY,**  
Hunter-Hattenburg House,  
825 S. Chicago Ave.,  
Kankakee, 07001475,  
LISTED, 1/31/08

**ILLINOIS, LAKE COUNTY,**  
Blair, William McCormick, Estate,  
982 Sheridan Rd.,  
Lake Bluff, 07001476,  
LISTED, 1/31/08

**KANSAS, COWLEY COUNTY,**  
Wilmer House,  
1310 E. 9th Ave.,  
Winfield, 07001477,  
LISTED, 1/31/08

**KANSAS, DOUGLAS COUNTY,**  
Breezedale Historic District,  
2301-2401 Massachusetts St.,  
Lawrence, 07001478,  
LISTED, 1/31/08  
(Lawrence, Kansas MPS)

**KANSAS, EDWARDS COUNTY,**  
Kinsley Civil War Monument,  
L Rd., Hillside Cemetery,  
Kinsley, 07001479,  
LISTED, 1/31/08

**KANSAS, FINNEY COUNTY,**  
Buffalo Hotel,  
111-117 Grant Ave.,  
Garden City, 07001480,  
LISTED, 1/31/08

**KANSAS, LABETTE COUNTY,**  
Parsons Katy Hospital,  
400 Katy Ave.,  
Parsons, 07001482,  
LISTED, 1/31/08

**KANSAS, MONTGOMERY COUNTY,**  
Hotel Dale,  
206 W. 8th St.,  
Coffeyville, 07001483,  
LISTED, 1/31/08

**KANSAS, SEDGWICK COUNTY,**  
Eagle's Lodge #132,  
200-202 S. Emporia,