

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

3-28-06

**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 **Hibbard, Frank, Estate House-Deerpath Hill Estates**

other names/site number

**2. Location**

street & number **301 North Chiltern Drive**

Not for publication

city or town **Lake Forest**

vicinity

state **Illinois** code **IL** county **Lake** code **097** zip code **60045**

**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 C. Wheeler (SHPO)*  
Signature of certifying official

3-28-2006  
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

Hibbard, Frank, Estate House-Deerpath Hill Estates  
Name of Property

Lake County, Illinois  
County and State

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#### 4. National Park Service Certification

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

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#### 5. Classification

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Ownership of Property  
(Check as many boxes as apply)

- private  
 public-local  
 public-State  
 public-Federal

Category of Property  
(Check only one box)

- building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>  1  </u>	<u>  1  </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>  1  </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.)

Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961

**Hibbard, Frank, Estate House-Deerpath Hill Estates**  
Name of Property

**Lake County, Illinois**  
County and State

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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)

**Spanish Colonial Revival**

Materials (Enter categories from instructions)

Foundation    **brick**

Roof            **terra cotta**

Walls           **stucco over brick**

other            **wrought iron, wood, limestone**

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

**See Continuation Sheets**

Hibbard, Frank, Estate House-Deerpath Hill Estates  
Name of Property

Lake County, Illinois  
County and State

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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)

**Community Planning and Development  
Architecture**

Period of Significance      **1929-1961**      Significant Dates **1929**

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

Cultural Affiliation    **N/A**

Architect/Builder: **Harvey, George Lyon, architect; Anderson, Stanley D., architect; Turnbull, Henry K., developer**

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

Hibbard, Frank, Estate House-Deerpath Hill Estates  
Name of Property

Lake County, Illinois  
County and State

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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 **Griffith, Grant & Lackie Archives, Lake Forest**

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### 10. Geographical Data

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Acreage of Property **1.6 acres**

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	428696	4677407	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

**See Continuation Sheet**

Boundary Justification

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

**See Continuation Sheet**

**Hibbard, Frank, Estate House-Deerpath Hill Estates**  
Name of Property

**Lake County, Illinois**  
County and State

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**11. Form Prepared By**

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name/title **Paul Bergmann**

organization

date **December 17, 2005**

street & number **238 East Woodland Road**

telephone **312 381 7314**

city or town **Lake Bluff** state **Illinois** zip code **60044**

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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 **Kent & Susanne Woloson**

street & number **301 Chiltern Drive**

telephone **847 295 8480**

city or town **Lake Forest** state **Illinois** zip code **60045**

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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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NATIONAL REGISTER OF HISTORIC PLACES  
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Section 7 Page 1

**Frank Hibbard Estate House-Deerpath Hill Estates  
Lake County, Illinois**

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**Property History**

The Frank Hibbard Estate House is located on the south side of Deerpath one block west of the North Shore Skokie Valley Line commuter railroad station. The Hibbard estate is approximately ¼ mile east of the original development of Deerpath Hill Estates in the Second Addition. The original development and the Second Addition are separated by the Cudahy/Norris estate. (The David Adler designed home was built for Charles M. Cudahy and subsequently James Norris occupied the property). Turnbull acquired a strip of land at the rear of the Cudahy/Norris estate and connected the development sections with the extension of Melody Road. Please refer to the "Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961" multiple property documentation form for further information.

The Hibbard estate was originally a 21-acre property consisting of the main house, gardener's cottage, tennis court and tool shed. George Lyon Harvey designed the 14-room main house in 1903 (see the multiple property documentation form for Harvey biographical information). In sales materials from the Griffith, Grant and Lackie archives, the house is described as a "Mediterranean" style house (Griffith Grant & Lackie Archives). John Milnes Baker describes the house style as Spanish Colonial with architectural emphasis on the terra cotta roofs, multiple, large porches and ornamental iron work barriers on windows (Baker 1993:116-117). The interior of the house is different than its exterior would indicate. The interior is described as English Arts and Crafts, with large expanses of quarter-sawn oak paneling, massive fireplaces and lead-glass windowed pocket doors leading from the living room to the raised (three steps) dining room. The house was published in *Western Architect* magazine in 1906 (*Western Architect* January 1906:14).

Hibbard tried to sell his estate for several years during the 1920s. There is copious correspondence between Hibbard and John Griffith, including inventories of all the household items offered for sale with the house (\$500 worth of new drapes, etc.). In 1929, Henry Turnbull bought the estate. There is some evidence that J. P. Luxem owned the estate for a short period of time, but it is likely that Luxem was a middleman for Turnbull.

Turnbull subdivided the property creating the Second Addition to Deerpath Hill Estates. The Second Addition was Turnbull's and Anderson's most ambitious City Beautiful planning concept of the three sections of Deerpath Hill Estates. Turnbull subdivided the property into three different land uses—an estates area, 19 home sites and 20 town home sites. Turnbull built Deerpath Square, Kennington Terrace, Edgecote Lane, Chiltern Drive and Melody Road.

Turnbull subdivided the main house into a 4.13-acre lot in the middle of a road loop comprised of Chiltern Drive on the west, Melody Road on the east, and Kennington Terrace on the north. Within this loop was a second lot, of approximately two acres, that was the 'backyard' of the manor house. This two-acre lot had the tennis courts and tool shed.

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**Frank Hibbard Estate House-Deerpath Hill Estates  
Lake County, Illinois**

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Turnbull and Anderson substantially renovated the Hibbard estate house. They converted the coal furnace to an oil heat system, rewired the house and made other mechanical improvements. They also enclosed the loggia on the east side of the house, installing tall windows and a black and white checkerboard pattern terrazzo floor. Stanley Anderson also designed a Mediterranean-style three-stall garage for the property. The garage door openings had semi-elliptical transoms over the doors. The loft space on the second floor of the garage was subsequently converted into a small apartment. The garage was razed, in 1967, in a subdivision of the property. After alterations by Turnbull, the house was listed for sale at \$100,000. The combined 4.13-acre and two-acre lot behind the main house was offered in a package for sale at \$125,000 (Griffith, Grant & Lackie Archives).

Turnbull created 19 home sites on the outside of the perimeter of the Chiltern Drive, Melody Road and Kennington Terrace road loop. These lots are approximately ½ acre in size with the lots varying in size from .48 to .80 acres. Chiltern Drive is west of Deerpath Square and is the secondary entrance to Second Addition. The only Turnbull-Anderson designed house (380 North Chiltern) built for this section is a French Norman style house located at the southwest corner of Chiltern Drive and Deerpath. The location of this house follows Turnbull's and Anderson's practice of placing an Anderson designed house at each entrance of the Deerpath Hill Estates developments.

The town home section of the Second Addition was planned to be located along Deerpath. The street façade facing Deerpath is defined by Deerpath Square, a U-shaped square that opens on to Deerpath Road. Twenty, narrow, 25' x 100' lots were platted around the square. Four lots on either side of the square faced Deerpath (a total of 8 lots) and the remaining 12 lots, six on each side of the square, faced into the square. Plat drawings show plans for a fountain and landscaping in the greensward of the square. The townhouses were going to be serviced by rear alleys. The greensward of the square still exists, but none of the planned townhouses were built on the square due to the onset of the Great Depression. The town home sites have been resubdivided into single-family residence lots.

**Property Description**

The main façade of the Frank Hibbard Estate house faces north. It has a two and one half-story center mass that is flanked by two-story wings on either side. The house is stucco over brick with a red terra cotta roof over the entire structure. The ridgelines have terra cotta caps and the ridge ends have terra cotta finial caps. The house has a heavy dark-stained wood bargeboard cornice. The bargeboard is further accented with heavy wood brackets at roof junctions and gable ends.

The face of the center mass has three distinct levels with terra cotta covered, shed-porch overhangs on the first and second floors. The large porch overhang on the first floor shelters the main entrance, which has a paneled door and flanking double-hung windows. The door surround is limestone ashlar stonework. The double-hung windows are protected with ornamental iron grille work with finials on top of the upright iron bars. Heavy, sculpted wood brackets support the porch. The second floor has a smaller shed porch that shades a set of three



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**Frank Hibbard Estate House-Deerpath Hill Estates  
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casement windows. The windows are vertically mullioned with each of the four panes topped by a gothic arch. The third floor face has three casement windows with semi-elliptical arched transom windows. The windows have radiant mullions. The architraves have developed bolection mold details. The upper reaches of the main façade, above the third floor windows, have a gable end face with terra cotta roof tiles that roll over the edge of the gable end and give accent to the façade.

The east end of the main façade has two levels the first level is two stories and has two bays; the furthest reach of the façade is the loggia that was converted into a four-season sunroom. The first bay in the two-story section has 6/6 double-hung windows on the first and second floors. The second bay has a front facing gable end wall dormer. The second floor has two 6/6 double-hung windows. Terra cotta roof tiles roll over the edge of the gable to accent the gable face. Beyond the dormer is the loggia/sunroom, one-story, flat-roofed section. The face has two sets of four tall, narrow double hung windows. The west wing is also two stories. The terra cotta roof tiles accent the roofline above the bargeboard. The main façade of the west wing is on a 30-degree angle to the rest of the façade and has regularly spaced casement windows on both floors.

The west façade of the house has a prominent dark-stained wood porch projecting from the second floor. The porch has three bays. Each bay has a wide semi-elliptical arched screen panel. The screen panel is divided into three vertically divided sections below the screened arched transom. Multiple, sculpted, heavy wood brackets support the porch. Below the porch are two sets of French doors that flank the chimney brickwork. The roof of the porch has terra cotta tiles and the rolled terra cotta roof tiles accent the gable end at the roofline.

The south façade, on the first and second floors, is unadorned and has regularly spaced, 6/6 double-hung windows on the second floor and multiple sets of French doors—three sets followed by four sets in the center and then three sets on the far end. The hipped roof has a prominent gable end in the center of the façade. The lower end of the gable has terra cotta tiles and in the face of the gable end there are two multi-pane double-hung windows that are shaded by a small terra cotta tile covered overhang. This façade had a long porch that stretched the length of the building in 1905 that has since been removed.

The east façade of the house had the original loggia covered patio area. Stanley Anderson converted this patio in 1929 into a flat-roofed sunroom. Each of the three sides of the sunroom has sets of tall, narrow casement windows. There are two sets of four casement windows on the north and south sides of the house. The window sets are separated by four French doors that allow access to patios on the north and south sides of the wing. There are six sets of casement windows on the east side of the wing.

The interior of the house is quite different from the exterior. While the outside is Spanish in design, the interior is oak paneled English Arts & Crafts. The entrance vestibule is located in the center mass of the house. It is a plastered room, with access to a powder room directly adjacent to the front door. The entrance vestibule then leads into the stair hall. The stair hall is paneled in quarter-sawn oak in the Arts & Crafts style. The stair has a

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railing and newel post in quarter-sawn oak with rectangular paneled balusters that have rectangular cutouts for decorative trim. The upper level of the stair hall is lit by the row of gothic-mullioned windows.

The stair hall leads into the 29' by 49' living room. The room has a narrow oak plank floor, quarter-sawn oak paneling and carved oak beams. The room has a developed cornice and the cornice and beams are decorated with carved acorns and other wood embellishments. At the east end of the room is a large fireplace and inglenook. There are two, curved, oak benches flanking a dark red brick faced fireplace. The benches open for storage and the fireplace is wood burning.

Behind the fireplace, through French-doors, is the sunroom (originally the loggia and patio). The floor is black and white checkerboard patterned terrazzo. There is a wood burning fireplace that backs up to the living room fireplace.

At the opposite end of the living room, on the west end of the first floor, is the 29' by 30' dining room. The dining room is accessed by three steps up that maintain the grade of the house. The room is paneled in quarter-sawn oak and has a carved oak cornice. The cornice has modillions cut on a 30-degree angle giving the modillion line the illusion of being a twisted or braided line of wood. There are carved acorns and other ornaments in the cornice. In the center of the plaster ceiling is a large plaster medallion in a floral pattern. There is a chandelier hanging from the center of the medallion. The floor is narrow stripped, quarter-sawn oak plank.

The kitchen is located off the dining room. The kitchen is located on the 30-degree angle of the house and is thus angular to the dining room. The kitchen is 20' by 30'. It retains its original butler's pantry casework, but has otherwise been modernized.

There are four bedrooms on the second floor and three baths. The master bedroom is at the east end of the house, over the living room. It has a shallow, cast iron fireplace with basket for burning cannel coal. The floor is narrow, quarter-sawn oak plank. There is a bathroom and dressing area. The dressing area may have once been a separate sitting room. The bathroom retains its original fixtures—tub, toilet and washstand. The floor is original two-inch octagonal tile.

There are two center bedrooms that share a bathroom. The east bedroom has built in wall of wardrobe drawers and cabinets. The western bedroom, now converted to an office, has a shallow fireplace and painted brick mantel. This western bedroom leads onto the screened porch and has a sunset view.

The final bedroom on the second floor is the household staff wing and is on the 30-degree angle portion of the house. A hallway leads to the bedroom. The bedroom in this section of the house was formerly two rooms that have been converted to a single, large bedroom. The hallway also provides access to the bathroom. The bathroom retains its original fixtures and two-inch octagonal tile floor. At the west end of the bedroom is the

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**Frank Hibbard Estate House-Deerpath Hill Estates  
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back stair that leads to the kitchen below. This stair was originally part of the hallway. But the hallway at this end of the house was demolished to add volume to the bedroom.

A narrow stair on the second floor landing of the stair hall accesses the third floor of the house. On the third floor are two bedrooms and a bathroom. The area is used as an apartment within the house. The south bedroom is lit by a row of three sets of casement windows. The north bedroom is lit by a row of semi-elliptical arched windows that form the third floor of the center mass of the front house façade. The bathroom retains its original fixtures and two-inch octagonal tile floor.

The house is in excellent condition. The exterior façade appears unchanged from the Anderson/Turnbull alterations in 1929. The interior of the house has been updated with new kitchen and other modern amenities, but the central rooms of the house have not been altered. A three-stall non-conforming garage was built in 1973, on the resubdivided lot, now 1.6 acres.

The gardener's cottage from the Hibbard estate was also subdivided and is now located on a ½ acre lot at 661 Kennington Terrace. Turnbull and Anderson substantially updated this six-room, one-bath house converting the heat to oil heat, new wiring, fruit tree landscaping and other upgrades. The house is built in the Spanish Mission style—a related style to the Spanish Colonial style. The house was offered for sale in 1929 for \$25,000 (Griffith, Grant and Lackie Archives).

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**Frank Hibbard Estate House  
Lake County, Illinois**

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**Statement of Significance**

The Frank Hibbard Estate House meets the National Register Criteria outlined in the "Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961" Multiple Property Documentation Form. The Estate meets National Register Criterion A for local significance for community planning and development and Criterion C for architecture. The original manor house was built in 1903—during the great estate era of west Lake Forest. The estate was developed in 1929-1930 into the Second Addition of Deerpath Hill Estates. The period of significance for the house is 1929, when the original house was remodeled, to 1961, the last significant build out of the Deerpath Hill Estates development and the end of the period of significance identified by the multiple property documentation form.

**Community Planning and Development**

The development of Deerpath Hill Estates (DHE) represents the continued planned growth of Lake Forest and the first planned growth of the Skokie Valley development beginning in the early 1920s, and continuing through to 1961. Beginning in 1926, developer Henry K Turnbull and his architect, Stanley D. Anderson, developed the first planned subdivision in Lake Forest based on City Beautiful concepts. Their design of curving streets and romantic cul-de-sacs followed the original 1850s plan of east Lake Forest by Almerin Hotchkiss and influenced by Olmstead and Vaux. Deerpath Hill Estates is the first organized and developed subdivision in Lake Forest where the developer controlled all aspects of the development—street design, house placement and design, and landscaping.

Anderson's mentor, Howard van Doren Shaw first utilized City Beautiful planning in a commercial setting in Market Square, Anderson was the first to use the concepts in a planned residential development in Lake Forest. This design is a continuation of the designed community emphasis that typifies the historic design of Lake Forest. Turnbull's DHE Folio demonstrates that both Turnbull and Anderson were attempting to weave their development into the environment of the landed estates that surrounded Deerpath Hill Estates in the 1920s. All three sections attempt to incorporate the changes occurring in the area with the completion of the Skokie Valley extension of the North Shore Railroad while maintaining the country estate ambiance of the landed estates.

Development of the Frank Hibbard Estate into the Second Addition represents the most progressive City Beautiful planning by Turnbull and Anderson. It also represents their biggest failure, due to the beginning of the Great Depression. Turnbull and Anderson created the first multiple-use land development in Lake Forest. They created three land use zones within the 21-acre development. The land closest to the new North Shore Skokie Valley Line was subdivided into an area of higher land use density comprised of Deerpath Square and 20 town home sites. Behind Deerpath Square are two land use areas. Within the drive loop created by Kennington Terrace, Melody Road and Chiltern Drive is an estate area for the original Frank Hibbard house. On the perimeter of the drive are 19 home sites of roughly ½ acre each. Developers in Lake Forest prior to this time had typically subdivided land into home sites without planning for multiple uses. The uniqueness of this development is shown by its proximity to the 200-acre A. B. Dick estate on the north side of Deerpath directly

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**Frank Hibbard Estate House  
Lake County, Illinois**

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across from the Second Addition and the Cudahy/Norris estate between the original development and Second Addition. These estates represent older land uses, while Deerpath Hill Estates represented modern planning practices.

As mentioned above, The Second Addition is also Turnbull's and Anderson's largest failure in City Beautiful planning. After 1930, no houses were built in Deerpath Hill Estates due to the Great Depression and Turnbull's ensuing bankruptcy. The effects of the Great Depression were quite long-lived. There were no new houses built in Deerpath Hill Estates for approximately 20 years, from 1930/1931 to 1950. The Second Addition was ultimately subdivided and resubdivided in the 1950s and 1960s. The properties behind the main house were also resubdivided and many houses of varying styles and quality were built. What remains of the original Second Addition plan is the original estate house at 301 Chiltern Drive, the gardener's cottage at 661 Kennington Terrace, Deerpath Square, and the single Anderson designed house at 380 Chiltern Drive. The Frank Hibbard Estate House represents the large estates of the surrounding area. See the multiple property documentation form for further discussion of the history and development of Deerpath Hill Estates.

### **Architecture**

Deerpath Hill Estates was designed as an elegant upscale development in the midst of huge country estates in west Lake Forest. Turnbull's and Anderson's original 1920s subdivision design—streets, cul-de-sacs, gates and monuments—created the environment for an eclectic mix of late 19<sup>th</sup> Century-early 20<sup>th</sup> Century revivalist homes. The Frank Hibbard Estate predates Anderson's and Turnbull's work and was incorporated by them into the overall plan of eclectic and upscale homes. It (along with its companion gardener's house) is the only Spanish Colonial house in the development. For more information about the architectural styles within Deerpath Hill Estates, please refer to the multiple property documentation form.

At the end of the 19<sup>th</sup> Century the City Beautiful movement for planning growing cities and suburbs became popular in the United States. Simultaneously, the American Garden Movement and the English Garden Movement began to alter the landscaped appearance of cities and suburbs. The architectural historian John Milnes Baker states that popular architecture styles shifted at the same time away from Victorian ideals. The Arts and Crafts Movement had the effect of moving housing styles to simpler, more rustic styles—Shingle style and Prairie style are the two predominant examples. At the same time, there was a countervailing movement towards revivalist styles—English Tudor, French Norman, Spanish Colonial, and American Colonial. These are examples of homebuilders' efforts to provide homes that were considered fashionable and modern and yet still traditional and formal (Baker 1993:116-117). Virginia and Lee McAlester in *A Field Guide to American Houses*, also describe the Arts and Crafts movement and the countervailing revivalist era. They define the revivalist era as the "Eclectic movement," and go on to say that the many styles of the era: Renaissance, Medieval, Tudor, classical, etc., all were relatively pure copies of the original building traditions and that "all the styles vied with one another in friendly competition" (McAlester 2004:319).

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**Frank Hibbard Estate House  
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Turnbull and Anderson embraced the traditional formalism of the revivalist/eclectic styles. They built houses that were architecturally accurate renditions of past styles, but with modern amenities and adaptations. Turnbull and Anderson team did not design the Frank Hibbard house. It was, however fully incorporated into the design plan for Deerpath Hill Estates. The house is larger—three stories, and diverse from the others (the only Spanish house). That they updated the house with modern amenities rather than tear it down is one testament to its design integrity. It was seamlessly incorporated into the development.

In 1926, Henry Turnbull and, Stanley D. Anderson, developed Deerpath Hill Estates in recognition of McAlester's "friendly competition" of design styles. Rather than choosing one style throughout, they took the popularity of the multiple designs styles one step further than most developers by combining many styles in one development. The original, pre-Depression houses and monuments are defined as late 19<sup>th</sup> and 20<sup>th</sup> Century revival houses, however the original houses are all different is design style. Although the houses are similar in scale and mass, no two are identical. The differences are deliberate and were done to provide architectural interest throughout the development. Modern historical references catalog the houses as English Tudor house, Spanish Colonial, French Norman houses, and Colonial/Georgian-style houses. The DHE Folio, the lavishly photographed sales brochure for the development, describes several categories of design in greater detail: "Normandy Provincial," "Cotswold House," "French provincial farmhouse from the South of France," and "Maryland Colonial, in the tradition of southern Atlantic seaboard homes."

The Frank Hibbard Estate House is prominently displayed in 4-5 photographs—more than most of the 'new' houses in the Folio. The house is distinctive and different from the other homes in that it is considerably larger—14-rooms and two and a half stories—than the other homes. It is also the only Spanish Colonial style house in the development. The architectural diversity is one of the strong points of the vibrancy of the DHE development. The Spanish Colonial style of the Frank Hibbard residence fits into the design concept, even though it is the only house of its type.

Frank Hibbard, the original owner of the house, was an executive with Hibbard, Spencer and Bartlett, a prominent hardware manufacturer and distributor. The offices and plant were housed in a 10-story building located at State Street and the Chicago River, in downtown Chicago. A 5-story warehouse was located at 219 East North Water Street. Both of these locations are in the heart of downtown Chicago just west of Michigan Avenue and north of the Loop. The firm's motto, taken from the firm's letterhead is, "Hardware for hard-wear." The company held several patents. Hibbard, Spencer and Bartlett was the predecessor to True Value Hardware stores—the nationally recognized hardware brand.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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**Frank Hibbard Estate House  
Lake County, Illinois**

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**Bibliography**

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Griffith, Grant and Lackie Archives. The Lake Forest-Lake Bluff Historical Society, 361 East Westminster, Lake Forest, Illinois.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred Knopf, New York New York, 2004.

*Western Architect*, January 1906, Volume 9:14.

See also bibliography from the Deerpath Hill Estates: an English Garden development in Lake Forest, Illinois; 1926-1961 multiple property documentation form.

**Geographical Data**

**Boundary Description**

The Frank Hibbard Estate House (301N Chiltern) is located in the Kennington Terrace subdivision, Lot 2 in the southeast quarter of the northwest quarter of the southwest quarter of Section 32, Township 44 North and Range 12 East of the third principal meridian in Lake County, Illinois.

**Boundary Justification**

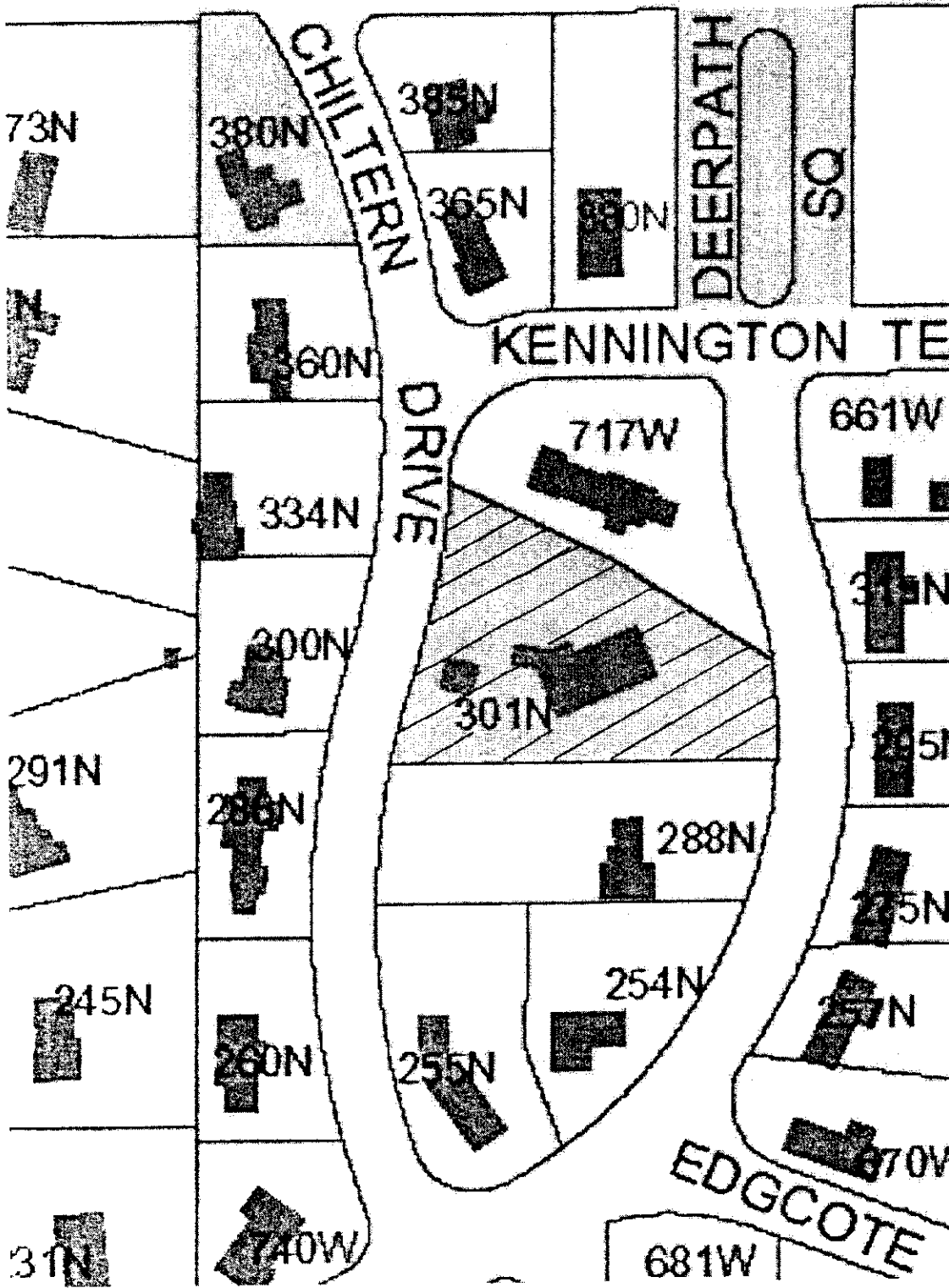
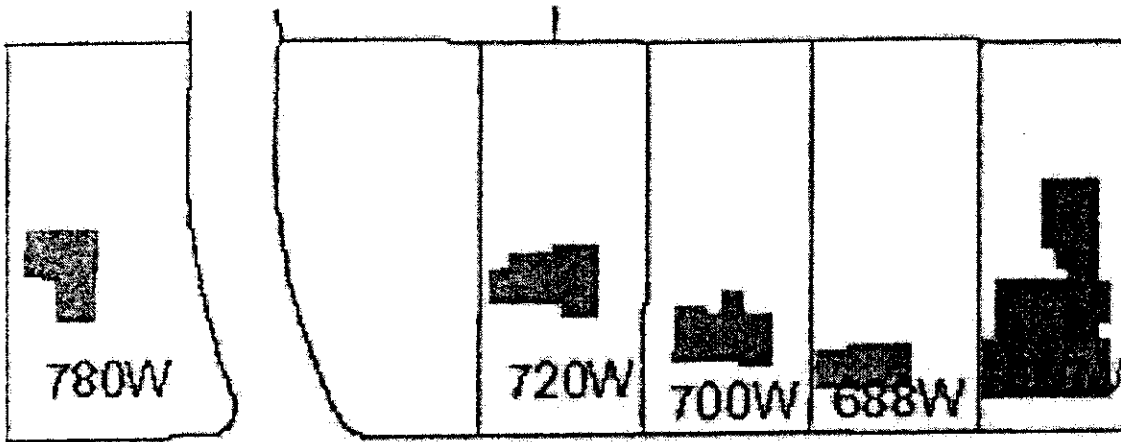
The nominated property includes the house and all of the land currently part of the lot that retains integrity.

**Schedule of Photographs**

Photographer: Paul Bergmann, 12-22-05

Negative Location: Paul Bergmann Archives

1. South view of front façade
2. Detail of front door with ashlar stone entryway and wrought iron window bars.
3. North view of rear façade of house
4. East view of side façade with bracketed second floor porch.
5. Detail of main entrance porch bracket.
6. Entrance hall detail
7. Second floor railing detail
8. Living room, looking east
9. Living room inglenook detail, looking east
10. Dining room view, looking north.
11. Dining room fireplace detail, looking west
12. Dining room carved cornice detail
13. Sunroom, looking west to fireplace



*Frank Hubbard  
Estate House  
Deerpeth Hill  
Estates*

*Lake Forest  
Lake County  
Illinois*









ARKANSAS, JEFFERSON COUNTY,  
Boone-Murphy House,  
714 W. 4th Ave.,  
Pine Bluff, 79000442,  
PROPOSED MOVE APPROVED, 5/03/06

FLORIDA, GADSDEN COUNTY,  
Dezell House,  
328 E. 8th St.,  
Greensboro, 06000358,  
LISTED, 5/10/06

ILLINOIS, COOK COUNTY,  
Bohemian National Cemetery,  
Roughly bounded by Foster Ave., Pulaski Rd., Bryn Mawr Ave., and the approx.  
line of Central Park Ave.,  
Chicago, 06000374,  
LISTED, 5/11/06

ILLINOIS, COOK COUNTY,  
Meekerville Historic District,  
303 Barry Ave., 325,303-341,344 Wellington Ave., 340 Oakdale Ave.,  
Chicago, 06000383,  
LISTED, 5/12/06

\* ILLINOIS, LAKE COUNTY,  
Hibbard, Frank, Estate House--Deerpath Hill Estates,  
301 N. Chiltern Dr.,  
Lake Forest, 06000379,  
LISTED, 5/12/06  
(Deerpath Hill Estates:an English Garden Development in Lake Forest, Illinois  
MPS)

ILLINOIS, LAKE COUNTY,  
House at 380 Chiltern Drive--Deerpath Hill Estates,  
380 Chiltern Dr.,  
Lake Forest, 06000378,  
LISTED, 5/12/06  
(Deerpath Hill Estates:an English Garden Development in Lake Forest, Illinois  
MPS)

ILLINOIS, LAKE COUNTY,  
House at 965 Castlegate Court--Deerpath Hill Estates,  
965 Castlegate Court,  
Lake Forest, 06000382,  
LISTED, 5/12/06  
(Deerpath Hill Estates:an English Garden Development in Lake Forest, Illinois  
MPS)

IOWA, HARRISON COUNTY,  
Harrison County Jail,  
105 S. 1st Ave.,  
Logan, 83004517,  
REMOVED, 5/10/06