

HINCHLIFF HOUSE

Location: The Hinchliff House is located at 2418 Park Place, Evanston, Illinois. The brick two-story Italianate style house is located on the south side of Park Place between McDaniel Avenue to the west and Walnut Avenue to the east. It is located at latitude: 42.066341°N; longitude: 87.707279°W (Google Earth, WGS84). The house is set in one of the more unique settings in Evanston along Park Place – known for its expansive parkway and mature shade trees. This portion of the city was near the westernmost terminus of the streetcar system, which significantly aided in the viability for residential, commercial, and institutional growth at the turn of the century. The neighborhood north of Central Street and east of Ewing Avenue was largely developed beginning in the early 1900s onward. Although no historic district was ever formed, much of Northwest Evanston contains a significant concentration of individual Landmarks – a testament to its architectural heritage and significant built environment including a prominent street network and a purposeful system of expansive parkways (Park Place to the north and Lincoln Street to the south) and public parks (Independence Park, Howell Park, Dwight Perkins Woods, Quinian Park, Ellingwood Park, Ackerman Park), connecting various merchant districts and institutional resources. This portion of Northwest Evanston was identified in the Commissions earliest proposed survey areas and remains the only original survey area not designed as a District.

Significance: The structure was listed in the 1972 State Survey of significant structures and was designated an Evanston Landmark in 1978. 2418 Park Place was constructed in 1865 and is one of the older remaining homes in what was formerly the Village of North Evanston. In many ways the home epitomizes the Italianate Style with brick façade, decorative, heavy brackets under wide eaves, narrow, tall rectangular single-pane windows with decorative stone hooded arches, double front entry door with transom and hooded arch, and full height bay and tower roof.

Alexander Jackson Downing's pattern books popularized the Italianate style, which was loosely modeled after the grand villas of northern Italy. Italianate homes first began to appear in most eastern and Midwestern states in the 1840s but declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed. Italianate homes in Evanston, including 2418 Park Place, are typically constructed in wood clapboard or masonry, two to three stories in height, and L-shaped, asymmetrical or gable-fronted in form. Its most recognizable features include an elaborate roof-line cornice with decorative brackets and tall, narrow double

hung windows that are often arched at the top and crowned with a hood mold made of brick or stone.

Description: The Hinchliff house is a painted brick, two-story Italianate house located on the south side of Park Place between McDaniel Avenue to the west and Walnut Avenue to the east. The home was constructed in 1865 by William Hinchliff on a 7,519 square foot lot. Its effective year build in 1964 reflects the updated condition of the house after it was converted to a two-family dwelling. A real estate listing from 1975 describes the property best:

“This unique ‘General Grant’ residence (legally converted to two apartments) has been designated by the Illinois Historic Structure Society as one of Evanston’s most unique older buildings. Priced at \$105,000.00 it has 12’ ceilings, natural woodwork, and all the charm and elegance of a building that has stood since 1865. It has two separate heating systems, screened porches, and a new brick two-car garage with automatic door openers, a partially enclosed brick patio with fountain and small pool. Property is extensively landscaped. A broad parkway provides an excellent setting for the property. Contains the original shutters and stained-glass windows. First floor has a wood burning fireplace with Italian marble. Floors are hardwood. Second floor is rented for \$300 per month to April 30, 1977. Possession of first floor apartment is flexible. Please qualify your prospects carefully. Taxes are \$1,061.00. Excluded: Chandeliers in Living room and Kitchen.”¹

In an interview with Jack Lerman who has owned the property at 2412 Park Place next to the Hinchliff House for many years, he recalls the back porch being replaced with stairs back in the 1970s. Pointing out the location where the two-story circular stair once stood, one can also see some semblance of accessing the building from the rear by stairs that remain and lead to and from a walkout basement. [Interview notes, April 2024]

... “As you can see,” Lerman says, “the house was originally red brick and was painted over in some color I don’t remember but was apparently awful. The next person that lived in the house had it painted over this gray color, which is what you see today... And the garden is gorgeous, and right there, there was a swimming pool for fish. But there were

¹ Evanston-North Shore Multiple Listing Corporation, Evanston, Illinois, July 10, 1975

raccoons, and they would have a trip! Oh, yeah, they would come from the trees. They'd come down there and go fishing. Oh, my gosh they would eat the fish." [Interview notes, April 2024]

History:

The Hinchliff House was built in 1865 by mason and contractor William Hinchliff who would later build twin houses in the same Italianate style on 2329 Hartzell Street and 2018 Park Place in Evanston. According to Kris Hartzell, writer for the Evanston History Center's House Walk publication who also leads architectural walking tours, Hinchliff had built the 2329 Hartzell Street House for Frederick A. Root and Root's wife, Jeanette Hinchliff in 1875. It is not known how Jeanette and William were related.²

In an interview with Suzanne Farrand, Research Room Archivist for the Evanston History Center, she stated that during the time that Hinchliff and others would have come to Evanston, there were just empty plots of land. "They were pioneers." [Interview notes, May 2024]

William Hinchliff's son, George Hinchliff was cited in an article in McClure's Magazine in 1903 written by a well-known muckraking journalist Ray Stannard Baker. Baker had written an expose entitled, "Capital and Labor Hunt Together, Chicago the Victim of the New Industrial Conspiracy." In the expose, Baker wrote of Hinchliff as an independent bricklayer and brickyard owner who was caught between two powerful unions and should not have been "trying to ride two horses."³ Brick manufacturing at that time was a new and growing industry in the region and the costs and difficulties in shipping large quantities of brick kept usage low and prices high until local clay deposits could be located and nearby brick yards could be operational.

George Hinchliff lived in the 1865 house of his father's design from 1885-1898 after which ownership was passed to Edward H. Ryan (Clara L.) and Frank W. Staehle (Emily H.) in 1909. Edward Ryan was an architectural draughtsman who worked at the Schiller Building in Chicago, Illinois. Frank W. Staehle was a salesman for Hussy Leaf Tobacco Company in Chicago, Illinois. In 1918, N. A. Booz, secretary (Julia) and L. R. Wernecke, chemist (Ethel) purchased the house. Ownership passed to Harold T. Doyle in 1927.⁴ According to memoranda of

² Evanston History Center, *40th Annual Mother's Day House Walk*, pg. 15, May 10, 2015

³ *Ibid.*, 15

⁴ Evanston History Center, Research & Collections, Evanston, Illinois

applications for permits,⁵ ownership may have been transferred to Dr. Hugh A. McGuigan in 1942, passing to his daughter Jane McGuigan in 1963.

Jack Lerman tells of his encounter with Jane McGuigan who lived next door to him in the Hinchliff House and was the sister-in-law of the Evanston Mayor at that time. Lerman who was an artist, said McGuigan approached him and said “Jack, we need you at the school—we need you to be an art teacher at Haven Middle School.” Lerman revealed that he took the job as art teacher, and that it was his first job. [Interview notes, May 2024]

Dr. McGuigan had applied for a certificate of use and occupancy and on July 27, 1961, a certificate for lawful non-conforming use of the building was issued. The certificate allowed the building to be used as a two-family dwelling located in an R1 Single Family Residence District.⁶

Jane McGuigan rented the building to Helen Maloney before transferring ownership to Evan Jones (Martha J.) on March 7, 1967. Robert E. and Rita I. Jones lived on the premises. In 1970, Jack W. Kirkby and Robert E. Palmer took ownership of the property and in 1976 were granted permission to make alterations to the building by replacing the back porch with stairs and interior remodeling. They transferred ownership of the house to Jack D. Connelly and Elaine R. Lockett in May 1990⁷ after which Lockett transferred the property out of trust to Sebastian Koziura and wife Karla Tennes Koziura in March 2020. The house was purchased a few months later in May 2020 by Patrick Jean-Jacques (Annette Jeter).⁸

Patrick Jean-Jacques gives his account of the history of the house as being built during a time when blacks couldn't own property in that part of Evanston—the 6th ward. “Redlining in the 1940s was used to evict black people out of their homes so that they could demolish and rebuild the homes, and then resell them.” [Interview notes, April 2024]

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ City of Evanston, Preservation Commission, Evanston, Illinois

John D. Emery, an alderman of Evanston's 6th ward and his wife, Anne McGuigan Emery, a well-known author of books for juveniles, lived on the second floor of the Hinchliff House from 1943 to 1947.⁹

While living in the Hinchliff house, John Emery entertained thoughts of a council-manager form of government. Under this system, the city manager serves as a professional urban administrator, carrying out policies and objectives determined by the City Council. This proposed system was eventually adopted by referendum and took effect in 1954. John Emery would later become Mayor of Evanston presiding from 1962-1970. A resident of Evanston, Illinois for 40 years, John Emery died August 22, 1993, in Los Altos, California.¹⁰

Anne McGuigan Emery, daughter of Dr. and Mrs. Hugh McGuigan and sister of Jane McGuigan, began writing books in the early 1940s while living in the Hinchliff House.

The following is a newspaper article written about Emery:

According to a report in the Pacific Citizen, Emery was inspired to take action by an incident in Evanston when neighbors sought to oust a Nisei family who had rented the home of a Northwestern University professor. She decided to write a children's book as a contribution to the cause of democratic treatment for the newcomers.

Emery reflected on writing and her routine in caring for the house and family in Evanston. "My routine for ninety days," she later claimed, "was to snatch 15 minutes at the typewriter after putting one child to bed or between feedings. I was able to get in twenty minutes after sending the two oldest off to school in the morning, and another half hour or so while the [younger] kids slept after lunch."

Despite the hurried (and harried) setup, Emery managed to finish the manuscript rapidly, and sold it to the Vanguard Press, a one-time left-wing publisher who had taken up literary publishing (including children's books by such celebrated figures as Dr. Seuss [Theodore Geisel]). The book, entitled "Tradition," was published in late 1946.¹¹

⁹ Evanston History Center, Research & Collections, Evanston, Illinois

¹⁰ Pioneer Press, Obituaries, Chicago, Illinois, September 2, 1993

¹¹ Nichi Bei News, "Anne Emery's novel reflected her 'deep sympathy' for JA camp survivors," Greg Robinson,

Inquiring further about Emery:

Suzanne Farrand states that she was familiar with some of Emery's books for teens. She laughs, "I still remember the argyle sweater that a character wore in one of her books."
[Interview notes, May 2024]

Anne McGuigan Emery's book "Going Steady" [published January 1, 1950, by Image Cascade Publishing, New York, NY] is about life lessons learned as the main character discovers the world does not stop for a couple in love.

Emery was later commissioned to write a biography on former U.S. President Herbert Hoover. In 1969, she published "American Friend: Herbert Hoover." Anne McGuigan Emery died on July 4, 1987, in Menlo Park, California after having been a resident of Evanston, Illinois for over 50 years.¹²

The Hinchliff House holds important memories of those who lived there, but just as important is the single known story of William Hinchliff the mason, contractor, and brickyard owner—a pioneer who came to Evanston and built a house that became a home for families over a span of 159 years.

The year of construction in 1865 was a turning point in American history: End of the Civil War on April 9, 1865; Assassination of President Abraham Lincoln on April 14, 1865; Thirteenth Amendment to the U.S. Constitution which abolished slavery in the United States on December 6, 1865, and Andrew Johnson's Presidency following Abraham Lincoln's assassination on April 15, 1865.

These events marked a transition from the Civil War to the era of Reconstruction which aimed to rebuild the nation and integrate formerly enslaved people into American society. Today, the Hinchliff House in Evanston, Illinois is home to Black American owners Patrick and Annette Jeter Jean-Jacques who will continue the preservation of this significant, and distinguishable single-family house in the 6th ward that they can call home.

Sources: Evanston-North Shore Multiple Listing Corporation, Evanston, Illinois
Evanston History Center, *40th Annual Mother's Day House Walk, pg. 15*, May 10, 2015
Evanston History Center, Research & Collections, Evanston, Illinois

San Francisco, California, January 1, 2023

¹² Evanston Review, Obituaries, July 23, 1987, Evanston, Illinois

City of Evanston, Preservation Commission, Evanston, Illinois

Pioneer Press, Obituaries, Chicago, Illinois, September 2, 1993

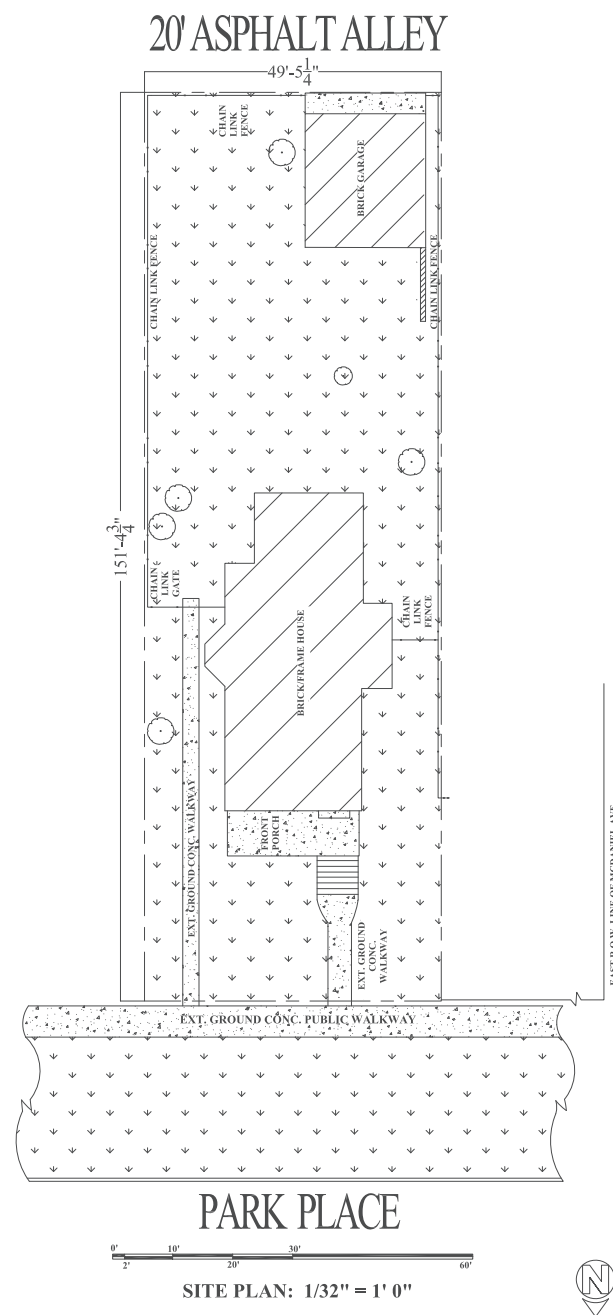
Nichi Bei News, "*Anne Emery's novel reflected her 'deep sympathy' for JA camp survivors,*" Greg Robinson, San Francisco, California, January 1, 2023

Evanston Review, Obituaries, Evanston, Illinois, July 23, 1987

Historian: Elise De Salle, Bachelor of Architectural Studies student, University of Illinois at Chicago.

Credits: In the preparation of this historical report, I would like to thank Tanya Washington for her invaluable contributions. Her support and dedication were essential to the completion of this work.

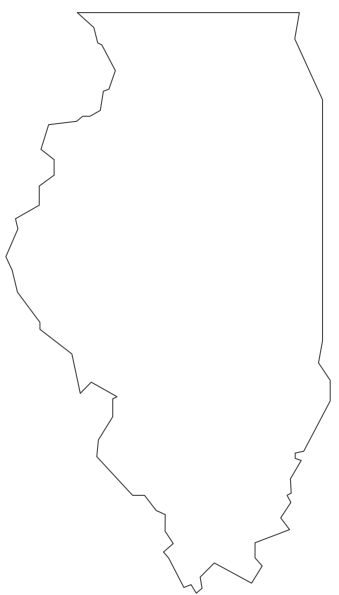
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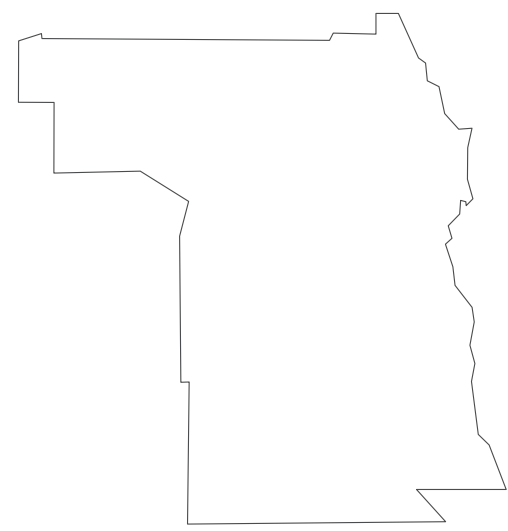
HINCHLIFF HOUSE EVANSTON, ILLINOIS

Constructed in 1865 by mason and contractor William Hinchliff, the Hinchliff House stands as an example of Italianate architecture in Evanston, Illinois. Recognized in the 1972 State Survey of Significant Structures and designated an Evanston Landmark in 1978, the brick, two-story home is representative of the Italianate style with its distinctive features, including decorative brackets, narrow, tall rectangular windows with stone hooded arches, and an ornate roof-line cornice. The year of its construction, 1865, coincides with pivotal moments in American history: the end of the Civil War, the assassination of President Abraham Lincoln, the ratification of the Thirteenth Amendment abolishing slavery, and the era of Reconstruction. This historical context adds an element of significance to the house, reflecting a transitional period in American society.

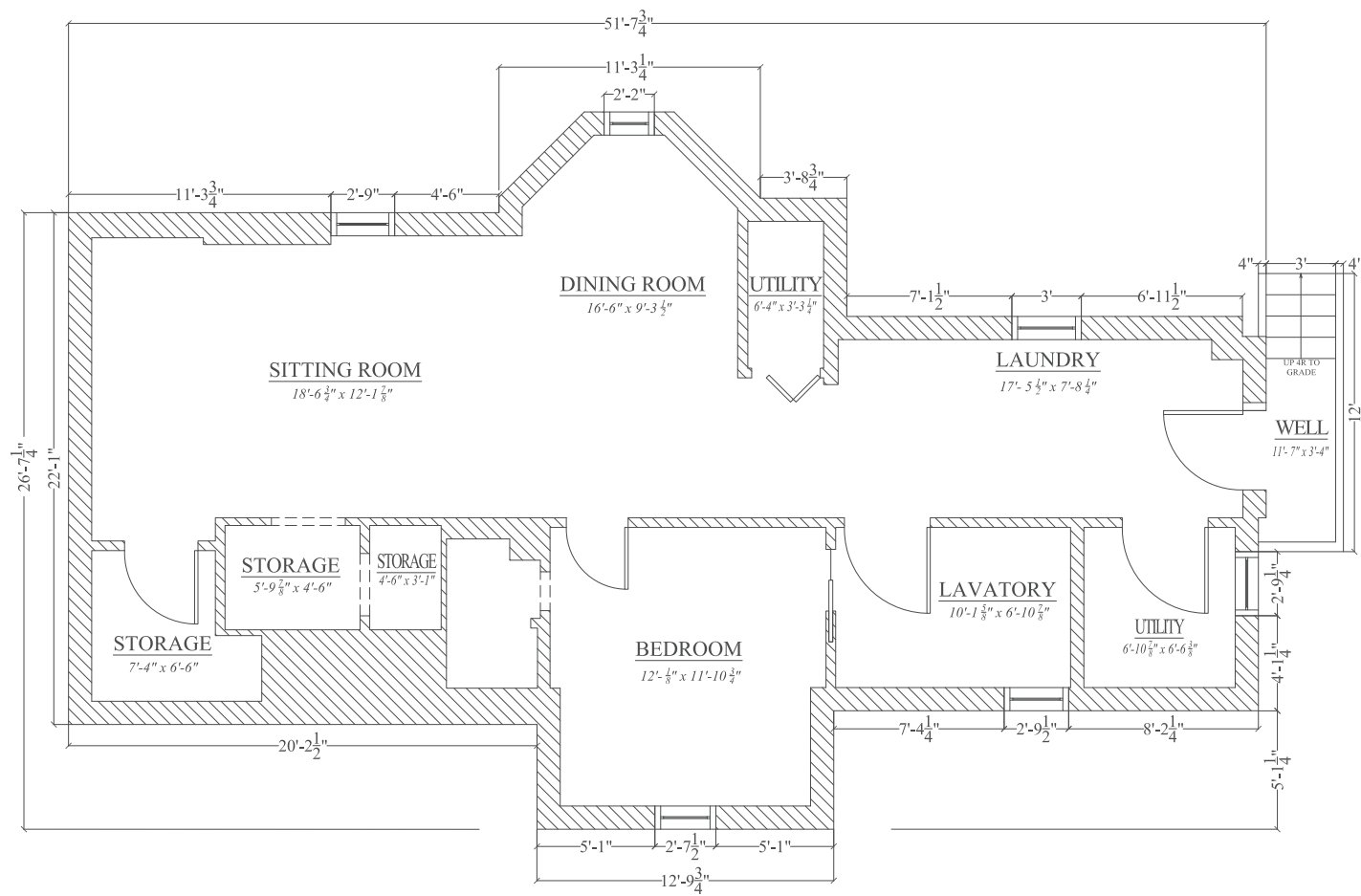
Throughout its over 150-year history, the Hinchliff House has been a residence for influential figures, including John D. Emery, an alderman and mayor of Evanston, and Anne McGuigan Emery, a notable author. Today, under the ownership of Patrick and Annette Jeter Jean-Jacques, the Hinchliff House continues to serve as a living testament to its historical significance and architectural heritage. Its preservation contributes to the ongoing story of Illinois' rich history.



ILLINOIS MAP

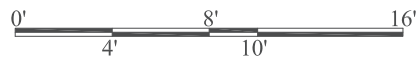


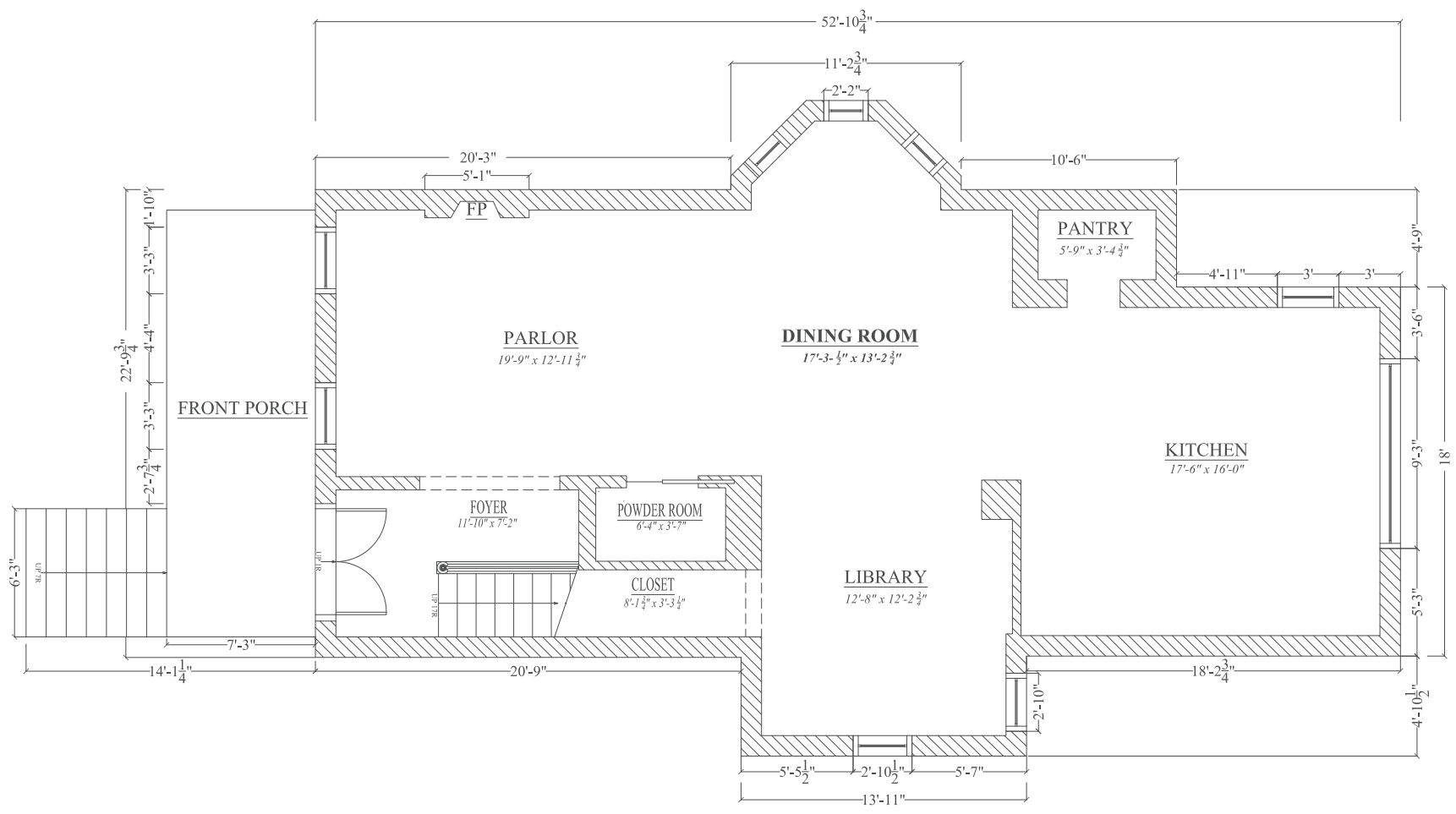
EVANSTON MAP



BASEMENT PLAN

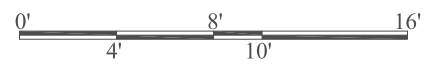
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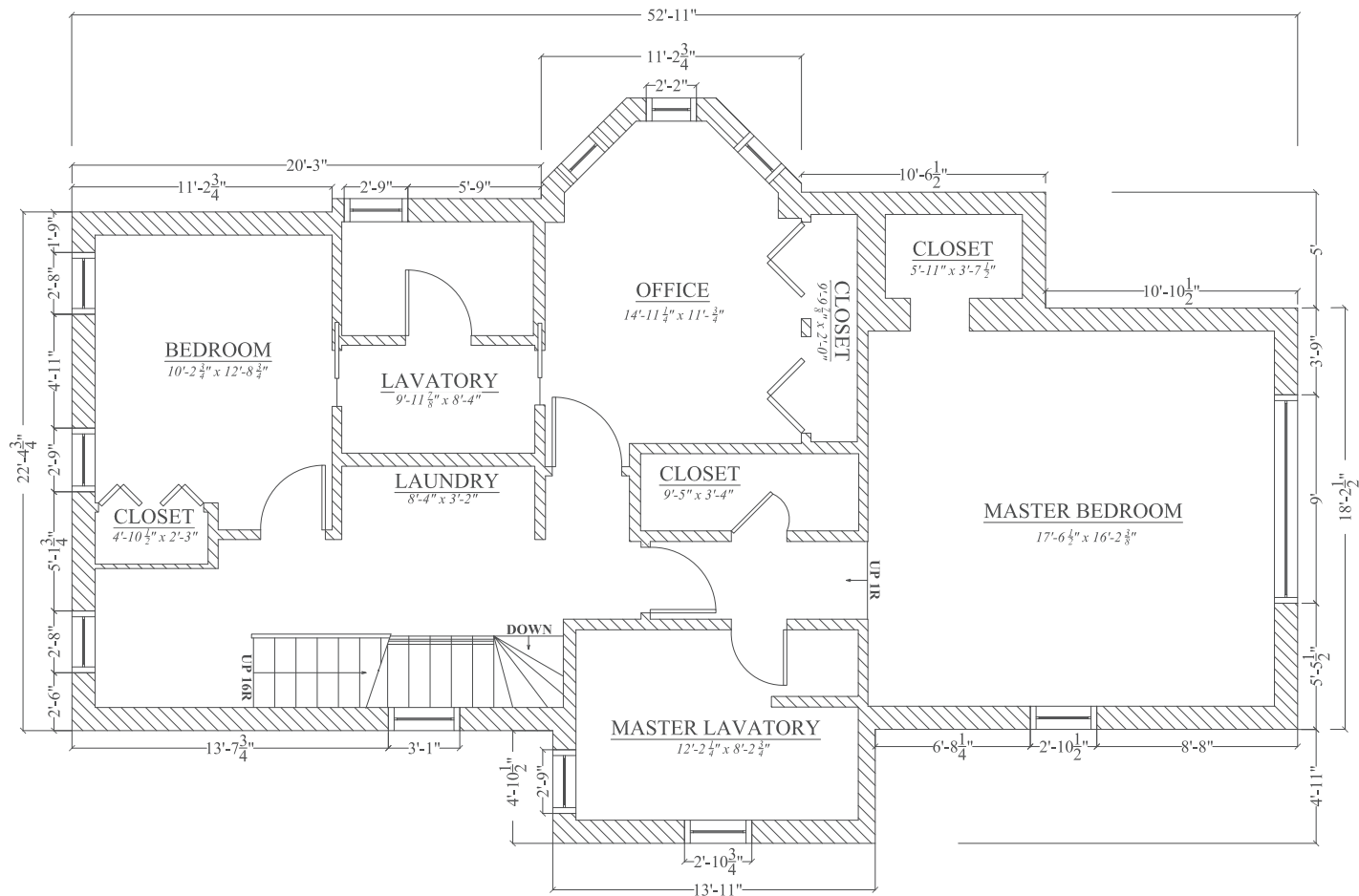


MAIN FLOOR PLAN

SCALE: 1/8" = 1' 0"



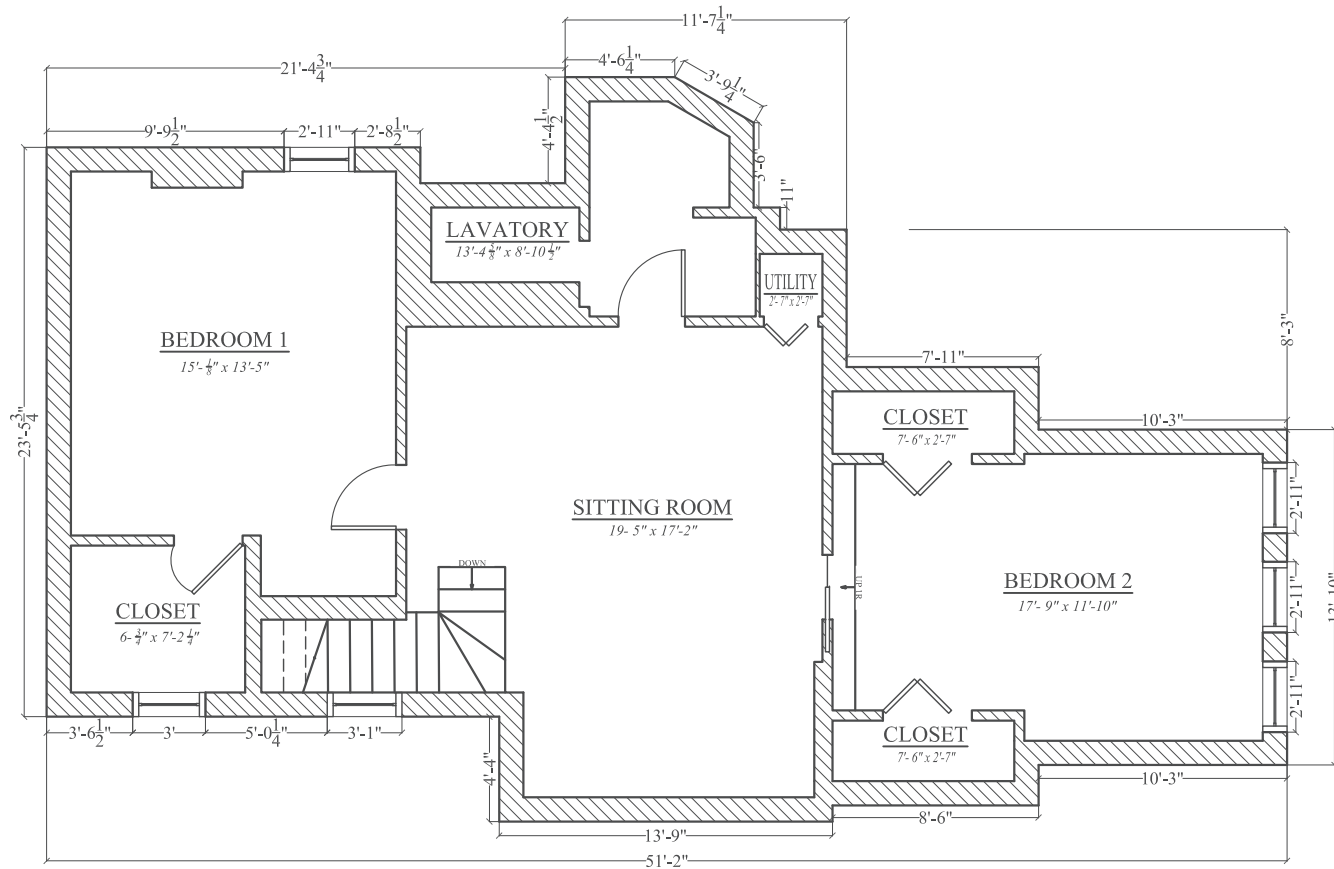
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SECOND FLOOR PLAN

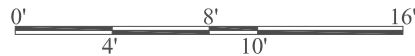
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THIRD FLOOR PLAN

SCALE: 1/8" = 1' 0"






EAST ELEVATION

SCALE: $3/32'' = 1' 0''$



NORTH ELEVATION

SCALE: 3/16" = 1' 0" 

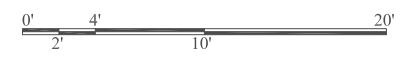


35'-10 $\frac{1}{2}$ "



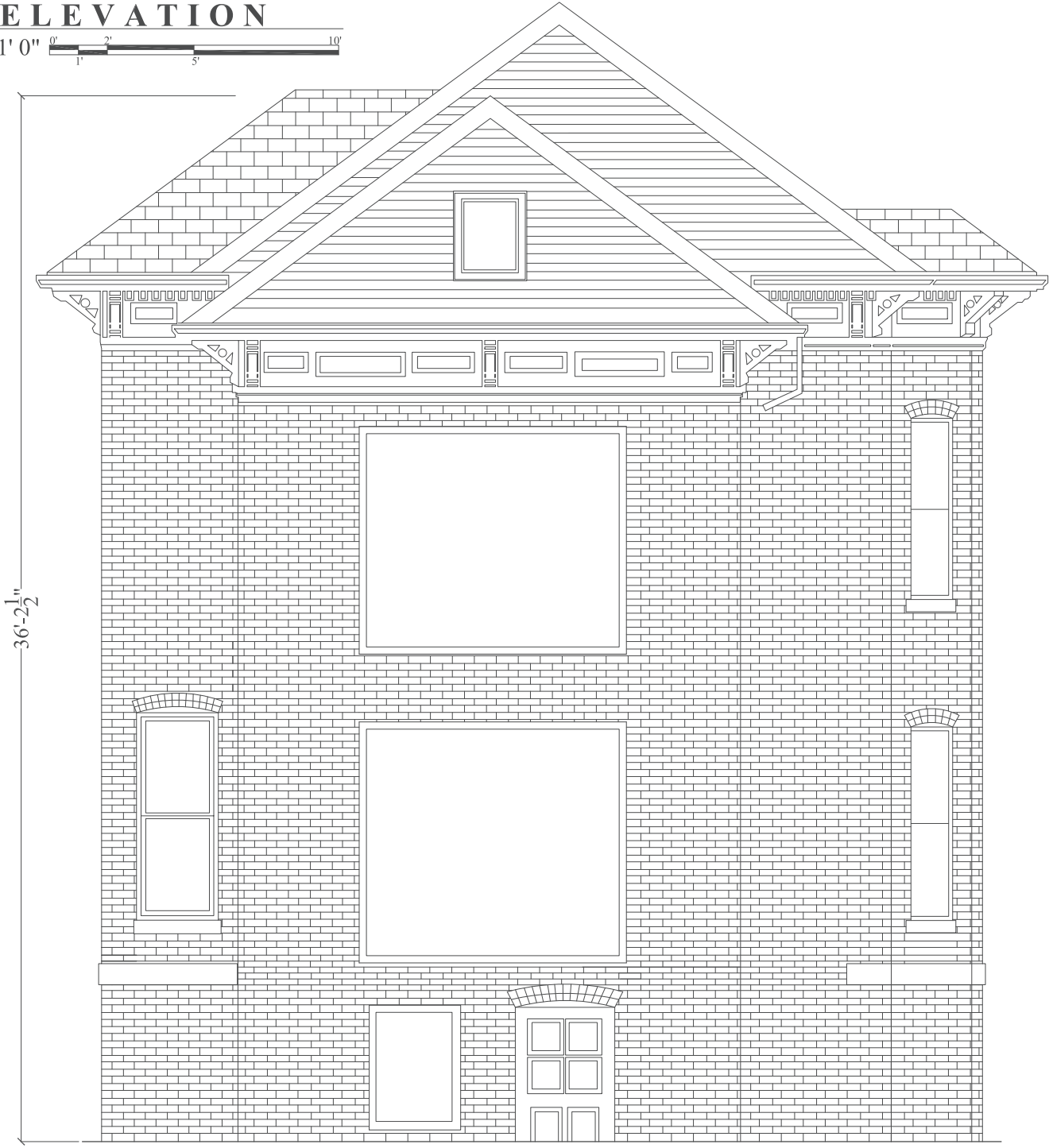
WEST ELEVATION

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SOUTH ELEVATION

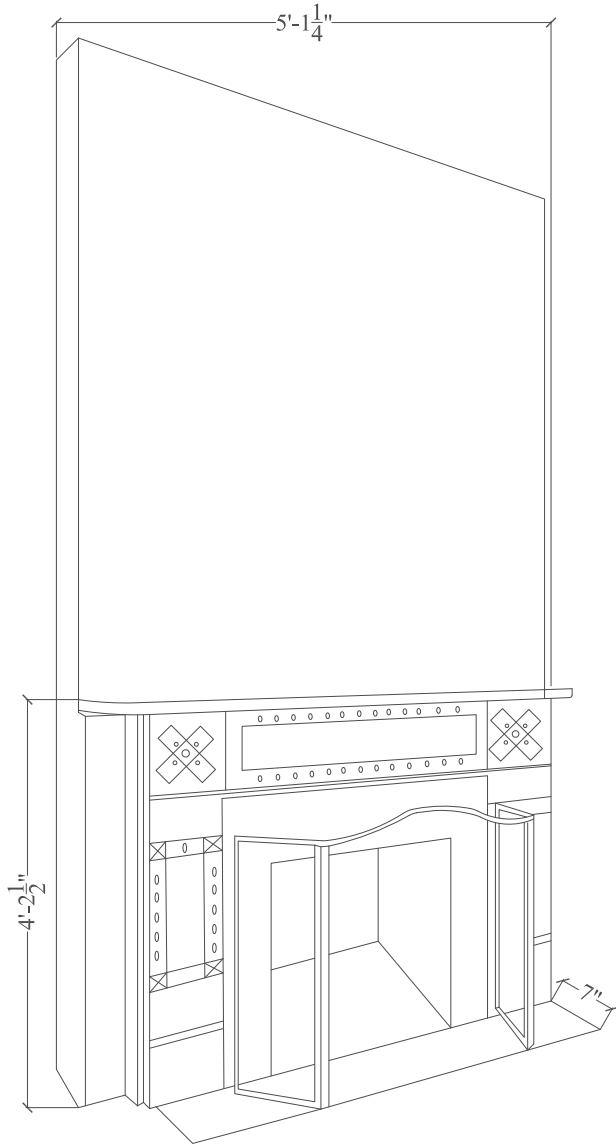
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36'-2 1/2"

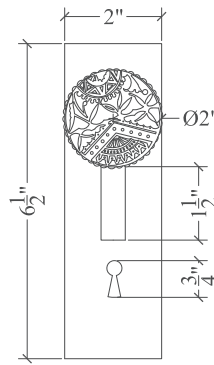
FIREPLACE

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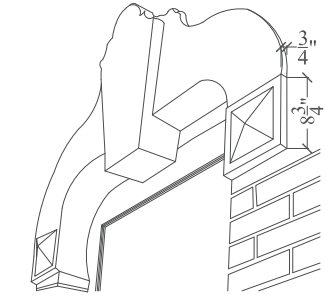
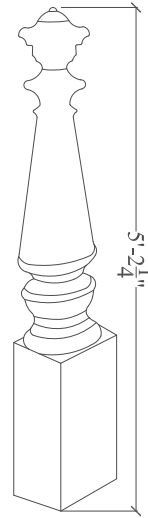
KNOB

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BALUSTER

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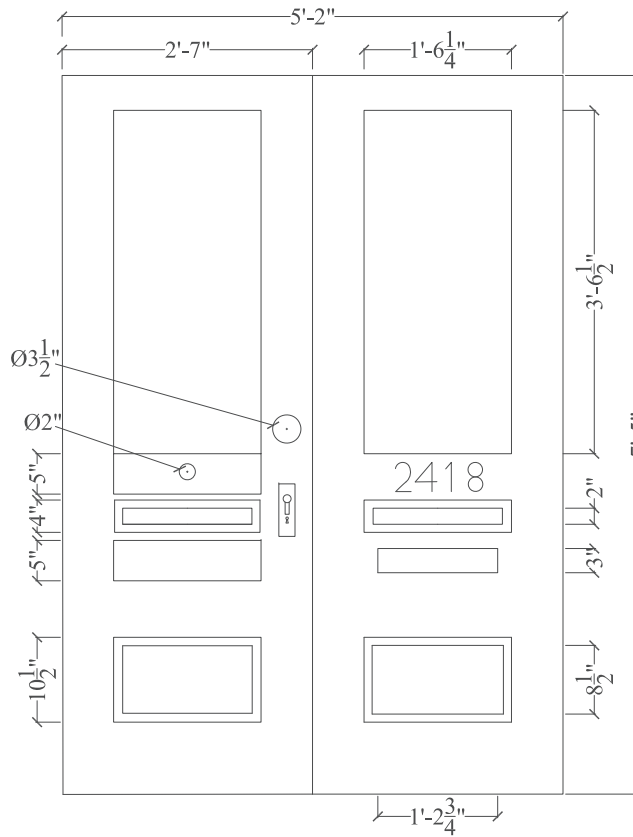


WINDOW-PEDIMENT

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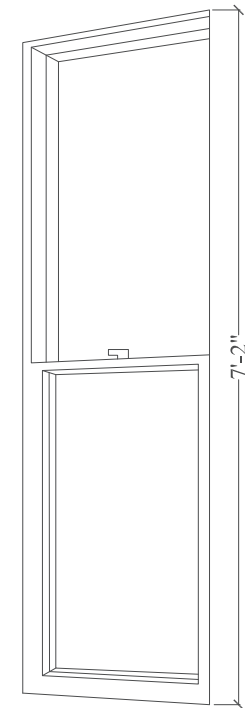
DOOR-MAIN ENTRANCE

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WINDOW-BAY

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