

THE GEORGE H. WILLIAMS HOUSE

IL-HABS NO.
CK-1994-1

Location: 1706 West Jackson Boulevard
Section 18, Township 39 North,
Range 14 East, Lots 21, 22, 23, 24

Present Owner: City of Chicago

Present Occupant: Vacant

Present Use: Vacant

Statement of
Significance: The George H. Williams House is one of the few surviving late nineteenth century upper middle class private homes still standing on the near west side of Chicago. It is distinguished by the integrity of its facades and as an example of the type of construction which was prominent in a once exclusive neighborhood of Chicago.

The Williams House was included in the Illinois Historic Sites Survey (1988) with an "HD" (potential for inclusion in an Historic District) designation. It is also included in the Chicago Historic Resources Survey (1987).

PART I. HISTORICAL INFORMATION

Date of Erection: 1888

Architect: Douglas Seymour Pentecost and A. Pentecost

Historical Narrative:

The Williams House was constructed in 1888 by George H. Williams, a Chicago businessman and restaurant owner. He owned the house at this address for less than one year. At the same time Williams built this building, he also built the two structures immediately

east on the same block.¹ They were party wall buildings. George H. Williams lived in the center building, which was the smallest of the three. The largest building had frontage on both Jackson and Paulina Streets. It was (apparently) a multiple dwelling unit building. Immediately north of the easternmost building was a small, two story, triangular "milk depot" building. The only surviving plan of the entire complex indicates that the facades were variant in detail, with the surviving structure, at 1706, being the most elaborate.² The architect was Douglas Seymour Pentecost (with A. Pentecost, believed to have been his brother), who practiced in Chicago from c.1875 until 1920.

The building had several owners subsequent to Mr. Williams, the most recent private ownership having been a funeral service business in the names of George E. Mrazek and Jerry J. Ross. In the interim, other owners included Frank Abner Hecht and his family, who owned the building from 1889 until Mr. Hecht's death (c.1921). Mrs. Hecht sold the property to Mr. and Mrs. Charles Shiller in 1922, who lived at that address until 1933. Following Mr. Shiller's death in 1933, Mrs. Shiller continued to live in the house and she and her children held title until it was sold to Floyd Hallowell in 1940. Mr. Hallowell lived in the house until

¹ The entire site consists of five "lots" in a triangular configuration described as follows: Section 18, Township 39 North, Range 14 East, Lots 20, 21, 22, 23 and 24 (except that part of said Lot 20 bounded and described as follows: commencing at the most westerly corner of said Lot 20 at the intersection of the easterly line of alley with the north line of Jackson Boulevard; running thence northeasterly on the northwesterly line of said Lot 20, 43.5 feet; thence south to a point in the south line of said Lot 20, 29.5 feet from the place of beginning and thence west to the place of beginning) all in Taylor's resubdivision of Block 18 of Samuel F. Smith's subdivision in the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14, east of the Third Principal Meridian in Cook County, Illinois.

² A plan of the three connected structures and the milk depot building can be found in Volume 7, (frame 23), 1917 Sanborn Insurance Maps, Illinois, Chicago (1790) 1909-1991, Vols 6-10, Reel 12, Illinois. (Deposited at the Harold Washington Library, Chicago, Illinois). A copy of the page including these structures is appended hereto.

1963 when it was sold to George Mrazek and Jerry Ross. In 1992 the title to the property was acquired by the City of Chicago.³

Biographical Information - George H. Williams

George H. Williams was the developer of the property on which the Williams House still stands at 1706 West Jackson Boulevard in Chicago. He also built two party wall structures (now missing) immediately to the east of the surviving building, and a small commercial building in the northeast corner of the triangular property under investigation.⁴ George H. Williams is listed in the Chicago Blue Book for 1891 as a resident at 637 Jackson Boulevard.⁵ The Lakeside Directories list him as follows:

1890: "George H. Williams, (G.H. Williams & Co.), 214 Clark, h. 637 Jackson." The business directory lists the company as a restaurant, under the direction of Williams and Lockwood.

1894: "George H. Williams, (G.H. Williams & Co.), 218 Clark, h. 637 Jackson."

An identical listing appears in the 1895 issue. By 1897 he is no longer listed either at the business or at the residence. The "chain of title" on this property indicates that Williams sold the property at 637 Jackson in 1894.⁶

Biographical Information - Frank Abner Hecht

Frank A. Hecht, and his wife Clara, were the first owner/occupants of the George H. Williams House. They purchased the house from Williams on June 1, 1888, with actual transfer of the deed on May 1, 1889. Thus, the Hecht family were the first actual occupants of the house. It can be assumed that Williams was able to complete construction in the year between purchase and transfer of the deed.

³ The chain of title for Lots 20, 21 and the west half of Lot 22, upon which the house stands, can be found at the office of the Cook County Recorder of Deeds - Book 475A, page 142. The east half of Lot 22 and the west 15 feet of Lot 23 are part of the present property (vacant), but have a separate chain of title on page 145 of Book 475A. The east 5 feet of Lot 23 and all of Lot 24 are on page 147 of the same volume.

⁴ op. cit. Sanborn Insurance Map

⁵ 637 Jackson would be 1704 West Jackson in 1994. This is the address of the property immediately east of the house under consideration.

⁶ op. cit. Chain of Title

Data concerning Frank Abner Hecht is somewhat sparse, but he is listed in Herringshaw's City Blue Book of Biography for 1914 and again in 1919. He is also included in the Book of Chicagoans for 1911 and in Men of Illinois for 1902, where his portrait is printed. There is a brief death notice in Who's Who in Chicago for 1926.

Frank Abner Hecht was born in Fond du Lac, Wisconsin on August 10, 1858. He was one of two sons of John and Rosina (Baltzer) Hecht. He attended high school in Fond du Lac and other private schools before entering the Chicago office of Charles Kaestner and Company in 1879 as a bookkeeper. Charles Kaestner and Company were manufacturers of metal parts used in a variety of assemblies of machines. He was made a partner in 1881, a position he retained until 1893 when he purchased the business and incorporated it as Kaestner and Company, with himself as President. His brother, Edward Frank Hecht, who was five years younger, had joined Kaestner and Company in 1886. Edward eventually became Secretary and Treasurer of the firm, and in 1909, President. Kaestner and Company had offices at 448 South Jefferson Avenue in Chicago until 1915 when they relocated to 500 South Throop Street.

Frank Abner Hecht's business interests were wide ranging. In addition to his interest in Kaestner and Company, he was also vice president of the Hartford Deposit Company, President of the Pressed Steel Wagon Goods Company and served as director of both the Cicero State Bank and the Monroe National Bank, as well as a director of the Imperial Brass Manufacturing Company and other corporations. He was a member of the Chicago Real Estate Board and the National Association of Manufacturers. He belonged to several clubs, including the South Shore Country Club, Illinois Athletic Association, the Wisconsin Society of Chicago, and the Chicago Automobile Club. Mr. Hecht was a Protestant and a Republican who enjoyed golf and fishing. Mr. and Mrs. Hecht resided at 1706 West Jackson Boulevard until c.1912 when they relocated to 1541 Astor Street in Chicago. He died on November 22, 1920 while at that address.⁷ Mrs. Hecht then sold the property at 1706 West Jackson to Mr. and Mrs. Charles Shiller in 1922.⁸

Biographical Information - Douglas S. Pentecost

Douglas Seymour Pentecost practiced architecture in Chicago for at least 32 years. The earliest recorded instance of his work was the building he designed for George H. Williams at 639 West Monroe (Sic) in Chicago.⁹ That notice was published in The Inland

⁷ Biographical data assembled from the publications cited earlier.

⁸ op. cit. Chain of Title.

⁹ The name of this strip of "Monroe" Street was later changed to Jackson Boulevard when the street system of Chicago was simplified c. 1889. Street names on the west

Architect for June of 1888 as follows:

"D.S. & A. Pentecost: For Geo. H. Williams, 2-story and attic and basement resident, 30 X 60 feet, 639 West Monroe; to be built of Anderson special made brick, Lemont stone trimmings, Nathan Cameron, mason; C. Gareau, carpenter."

The Inland Architect reported four commissions for "D.S. and A. Pentacost" in 1888, all on the near west side. During the period 1889-1895, 39 more commissions for "D." or "D.S." Pentacost were reported.¹⁰

Biographical data concerning Douglas Seymour Pentacost has not been found.¹¹ He was not a member of the American Institute of Architects or any of the various organized architectural groups of Chicago.¹² His name was listed in the Handbook for Architects and Builders every year from 1898 through 1920. Between 1898 and 1908 he moved nearly every year. In 1909, he was at 127 North Dearborn, The Unity Building, where he remained until 1917. During 1918 through 1920 he moved each year, and after 1920 he is not longer listed as a practicing architect. D. S. Pentacost is also listed in various business directories of Chicago during this same time period.

Since Pentacost relocated so often, it seems probable that he was either a sole practitioner or had very few employees. As he became more successful, c. 1908, he established a permanent office in the Unity Building on Dearborn Street in Chicago. This was, at that

side of the loop were revised so that streets, which became continuous as they were developed, had the same name over their entire length.

¹⁰ The 6 listings for "D." Pentacost are all in 1889 and are assumed to be by D.S. Pentacost. There are also listings for a "D. L. " Pentacost and an "R.G. Pentacost" during the same time frame. The addresses given for those projects are in a different area of Chicago than the work listed for D. S. Pentacost and are assumed to be by other architects. No further references to "A." Pentacost were found in any of the sources cited.

¹¹ Neither a birthdate nor a death date could be found. Based on his period of practice, however, it can be assumed that he was born c. 1865 and that he died c. 1922.

¹² A search of the membership lists of both the National AIA and the Chicago Chapter AIA revealed no membership for D. S. Pentacost. He was also not included as a member of the Chicago Architects and Businessmen's Association, nor was he a member of The Chicago Architectural Club.

time, a prestigious address for an architect.

A review of Chicago obituaries revealed no evidence of a death date, but a clipping in the files of The Chicago Tribune indicates that D. S. Pentacost was married in 1918.¹³

In addition to the George H. Williams House, D. S. Pentacost is known to have designed a house for Thomas W. Hinde (1892) at 1412 North Astor Street in Chicago and a house at 2955 Logan Boulevard (1908), also in Chicago. Both are still extant and are similar in detail to the Williams House.¹⁴

The meager evidence available regarding D. S. Pentacost indicates that he was a prolific practitioner of residential architecture whose clients were primarily upper middle class or wealthy Chicagoans. The George H. Williams House is an excellent example of his early work.

PART II. ARCHITECTURAL INFORMATION

A. General Information

1. Architectural Merit and Interest: The Williams House is of architectural merit based on its overall integrity. The exterior, except for its window glass, is essentially intact.
2. Condition of Fabric: Fair to Good (Exterior) and Fair to Poor (Interior).
3. Summary Description: The Williams House is a three-story plus raised basement residence. It's principal facade (south) is a flat plane of red brick with limestone base and ornament and a mansard roof clad in slate. Originally the westernmost unit of a group of rowhouses, it now stands alone. The primary facade, on the south, is executed in red pressed brick with buff limestone trim. There are foliate stone details around a massive stone arched entrance. A projecting bay east of the entrance is fitted with large windows on each floor and is capped with a pressed metal ornamental cap.

The east wall was originally a party wall with a shared lightwell at the north. The north facade, including a diagonal plane at the northwest, is common brick with normal fenestration. The west wall was finished in red face brick, with elaborate fenestration and detailing. The interior is organized with the principal living spaces on the first and

¹³ Telephone conversation with Kenan Heise, obituary editor for The Chicago Tribune, on November 21, 1994.

¹⁴ Both are included in Sinkevitch, Alice (ed.), AIA Guide to Chicago, Harcourt Brace and Company, 1993, pp. 151 and 257.

second floors. The third floor includes both servants quarters and guest bedroom space. The basement was a service floor, including a kitchen, laundry, and storage areas.

The integrity of the Williams House is generally intact, but it suffers from severe neglect. It can, and should, be restored and continued in use.

B. Detailed Description of Exterior

1. Foundation: Rusticated limestone above grade on front facade, with concrete at rear. The foundation below grade is a combination of random sized limestone and concrete.
2. Wall Construction: The exterior walls are brick with limestone trim in every case except the bay on the west, which is wood. The front facade is orange red pressed face brick, with extensive limestone detailing. The primary entrance is in the west half of the south facade and is defined by a massive stone arched opening. Immediately to the east of that element is a projecting rectilinear bay situated on a limestone base and capped with an ornamental metal (zinc) cap at the roof. The windows (now boarded up) in the front bay were originally large center panes flanked with double-hung sash and surmounted by a fixed transom. The three second floor windows over the entrance are double-hung sash separated by ornamental limestone columns. There is a single third floor dormer in the room above the entrance.

The principal entrance is set back from the primary facade plane approximately 4'-0". This provides for a permanent, partially enclosed and protected porch with the front door at the right and a window on the left.

The east facade was clearly a party wall. The south half is a blank brick surface, roughly pointed, in fair condition. The north half is set back approximately four feet from the south half. This provided a "light well" between the surviving house and it's now missing neighbor to the east. Several windows were provided in that light well. The north facade is very narrow due to the triangular configuration of the property. No windows are included on the north facade, but a single service door is provided at the northeast corner of the main floor. Access to the basement was provided by a stair starting just south of the north facade along the light well wall.

The west facade includes the perimeter wall at the northwest, which is at a 45 degree angle with the west wall (and the north wall) because of the alley which defines the triangular lot. This facade is punctured by numerous window openings in a variety of sizes. Both the location and size of the windows in the central portion of the west facade are dictated by the location of the monumental interior stair (described below).

In addition to these openings, there are also several "normal" windows in the wall facing the alley noted above. The most distinctive element of the west facade is the bay window located just north of the buttressed south facade corner. This wood bay was cantilevered from the wall and had a curvilinear roof which was sheathed in metal (now missing).

The brickwork on the primary west facade is, like the south facade, beautifully executed in pressed red-orange face brick with an elegant narrow-mortar joint. Window heads are executed in flat or curved brick arches. Window sills are limestone. The south half of the west facade has a mansard roof in slate, which is a continuation of the roof on the front facade. The rear half of the house has a flat roof at the same level as the top of the mansard.

The Williams House is in only fair condition on the exterior, largely as a result of no maintenance being done for many years. There is no evidence of structural distress, but there is a great deal of detail distress. Loose bricks, loose slates, missing glass, etc., all contribute to what has become serious overall deterioration. The great majority of the original elements are, however, present and restoration is feasible.

3. Structural System: Exterior masonry bearing walls and interior balloon frame system.
4. Roof: The front of the Williams House has a mansard roof which extends to the south half of the west facade. It is clad in blue-grey slate. The projecting rectilinear bay on the front originally had a metal clad curved roof. The single dormer on the front was originally clad in slate. The rear half of the house had, and still has, a flat built-up tar and gravel roof with a low cornice wall.

C. Detailed Description of Interior

1. Floor Plans:

- a. First Floor: The primary entrance is at the west side of the south facade from a protected alcove under a massive entry arch. An anteroom provides an "air lock" and space for storing outer garments before entering the grand stair hall. At the left, inside the entry, was a glazed inglenook with built in seat. Just beyond the entry area is a grand stair to the upper floors. A lavatory was located under the stair. At the base of the stair, up three risers, is a musician's balcony.

Immediately to the right of the stair hall is the parlor at the front, and a study in the center of the house, both have fireplaces built into the eastern wall and are accessed through pairs of sliding doors from the stair hall. There is

a similar pair of doors between the two rooms. The dining room is accessed through similar sliding doors at the north end of the stair hall, and has a fireplace built into it's western wall. A serving kitchen and pantry are at the northeast portion of the first floor along with servants stairs to both the basement and second floor. A small service room is located immediately north of the dining room, and could have been connected to the serving kitchen and pantry.

Generally speaking, the first floor of the Williams House has retained its original room configuration. It has suffered badly from vandalism.

- b. Second Floor: The second floor is accessed by the monumental stair from the first floor stair hall. The entire second floor front of the house is a master bedroom suite with drawing room and bath. A guest bedroom is located on the east over the parlor. The north portion of the second floor was primarily servants rooms, with what is believed to have been a children's playroom at the northwest. No evidence of a servants stair to the third floor could be found. Vandalism has been extensive.
 - c. Third Floor: The third floor consists of four principal rooms plus a "lavatory - work area" in the northeast. It is likely that the southernmost area was used for family members or guest quarters. The smaller spaces on the north were almost certainly servants quarters. No evidence of bath facilities other than in the northeast room were found, but logic suggests that a bath would have been located over the master bath on the floor below. The southwest room steps back to the east and reflects the mansard room above this location. Vandalism is extensive on this floor as it is elsewhere.
 - d. Cellar Floor Plan: The cellar plan provided for a service entry, laundry area, and a large kitchen plus storage spaces. The kitchen was located at the southeast corner, which was not especially efficient, but with several servants this was apparently not a problem. The laundry, on the other hand, was conveniently located at the base of the rear stairs. Fireplace cleanouts located in the cellar served first floor fireplaces directly above. The service area had its entry from the light well on the east.
2. Stairways: The main stairway in the entrance hall is in an "ell" shaped configuration on the ground floor, which becomes a "U" as it reaches the second floor. The stair to the third floor continues in a "U" shape, with a lightwell in the center from the first to the third floor.

The detailing of the main staircase was executed in Mahogany. The only surviving elements on the first floor are the newel posts at the base and at the mid-landing. Evidence at the site indicates that spindles and banisters of the main

stairway were all mahogany. The treads and risers are oak (now carpeted).

The rear servants stairs are utilitarian and without decorative elements.

3. Floors: The floors in the principal rooms on the first floor are narrow thinline oak. The second floor primary rooms are done in standard oak flooring. The subsidiary rooms are floored in longleaf yellow pine. The basement floors are concrete. Virtually all of the floors are covered with some type of linoleum, carpeting, etc., sometimes in multiple layers. This, combined with the excessive debris in the house, makes it difficult to accurately define the flooring materials and conditions in the house.
4. Wall and Ceiling Finishes: The first floor stair hall is paneled in mahogany on both the walls and ceiling. The wood is stained a rich reddish brown color with a glossy finish. The wood trim around the windows and doors, and the doors themselves, in the principal rooms of the first floor are all finished in the same manner. Starting on the second floor, most of the surviving wood trim has been painted. Much is missing, however, having been removed by vandals. In the service areas, the trim is painted and apparently has always been painted.

The walls and ceiling of the Williams House were all lath and plaster, except where paneling was installed. There are several ceilings on the first and second floor primary rooms which have central ceiling medallions in ornamental plaster and simple curved coves at the juncture of the wall and ceiling. The basement walls and ceilings were finished in plaster and painted.

A number of the rooms have recently applied plywood "paneling", which is totally out of character with the historic ambiance of the house.

5. Hardware: Most of the original interior hardware has been removed and much of the hardware present is not original
6. HVAC, Electrical and Plumbing: The building originally had a coal fired, gravity, hot air furnace which has long since been removed. Evidence of a later installation of either hot water or steam exists, but the equipment and most of the piping has been vandalized.

The house was originally fitted with gas pipes for lighting and some of these lines are still in situ. It has been wired for electricity and several "generations" of electric wiring are still extant. None is in service.

There was plumbing on all floors of the house originally and elements of the original installation have survived, albeit being abandoned in place.

The HVAC, electrical, and plumbing in the George Williams House is all archaic and obsolete. Restoration of the house would require the installation of all new equipment of this nature.

D. Site and Surroundings

The George Williams House faces south on Jackson Boulevard. Immediately to the west is a branch of the City of Chicago's elevated rail system which is still active and in use. The site is triangular, bounded on the south by Jackson Boulevard, the east by Paulina Street, and on the northwest by an alley which parallels Ogden Avenue about 100 feet away.

The Williams House is the only surviving structure on the lot under study. It is also one of the few houses of its type in the vicinity and, as such, serves as an example of the type of upper middle class dwelling which was prominent in this area of Chicago in the late nineteenth century.

PART III. SOURCES OF PROJECT INFORMATION

The primary sources of information were the house itself and standard municipal and library references. City officials advised that plans call for the demolition of the George Williams House in the spring of 1995. An alternative to demolition is the possibility of moving the house to a new location. A review of the condition of the house indicates that this would be physically feasible. This historical documentation was completed by the firm of Hasbrouck Peterson Zimoch Sirirattumrong in the fall of 1994. This text is one portion of the historical/architectural recordation of the Williams House that also includes photo documentation and preparation of measured drawings of the site and floor plans of the building. The recordation is a Level 3 documentation and conforms with the standards of the Historic American Buildings Survey, U.S. Department of the Interior.

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 15 interior photos (1994)
 4 sketch floor plans (1994)
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Deborah Meeks, Photographer, September 1994
Thomas Yanul, Photographer, November 1994

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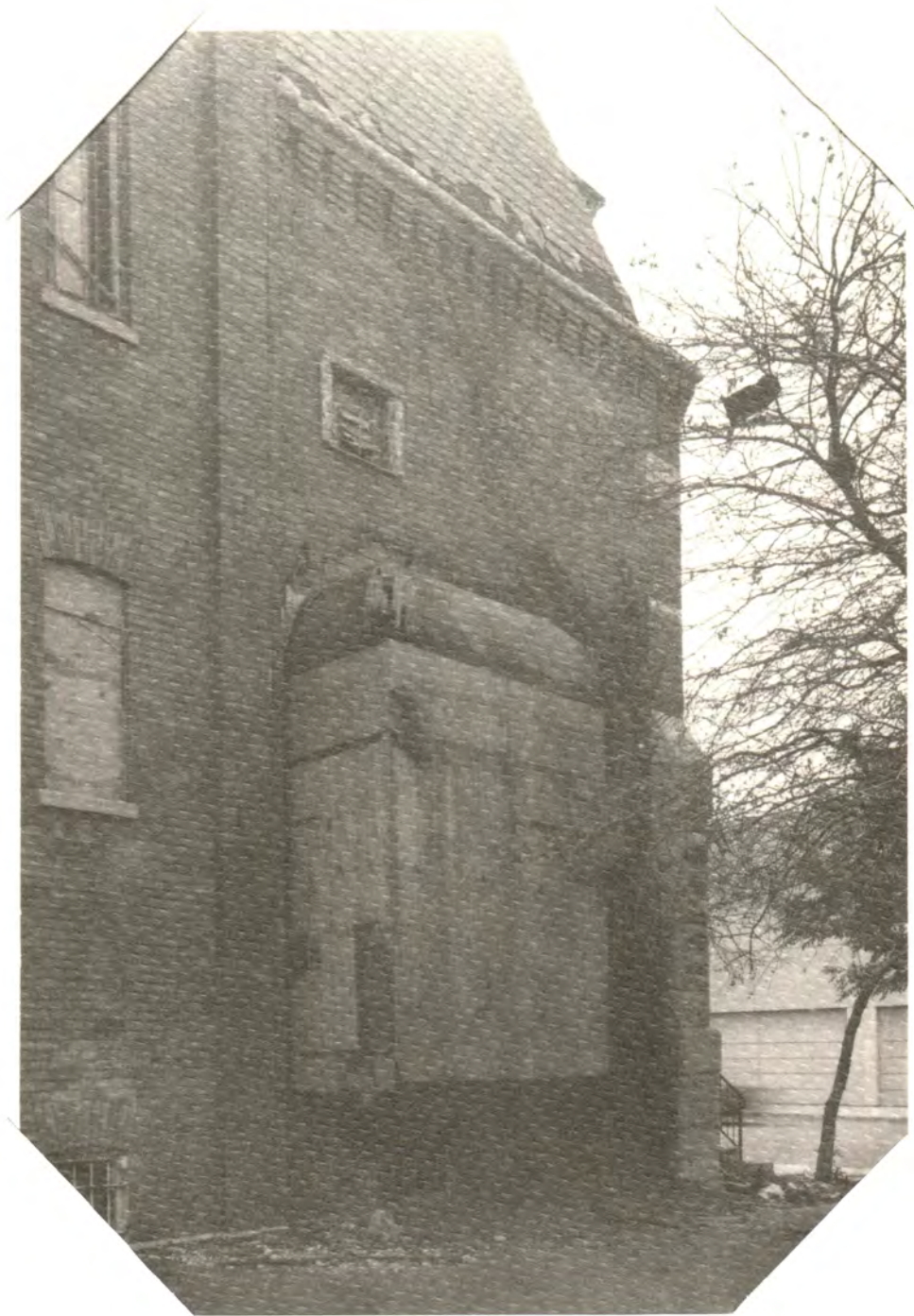
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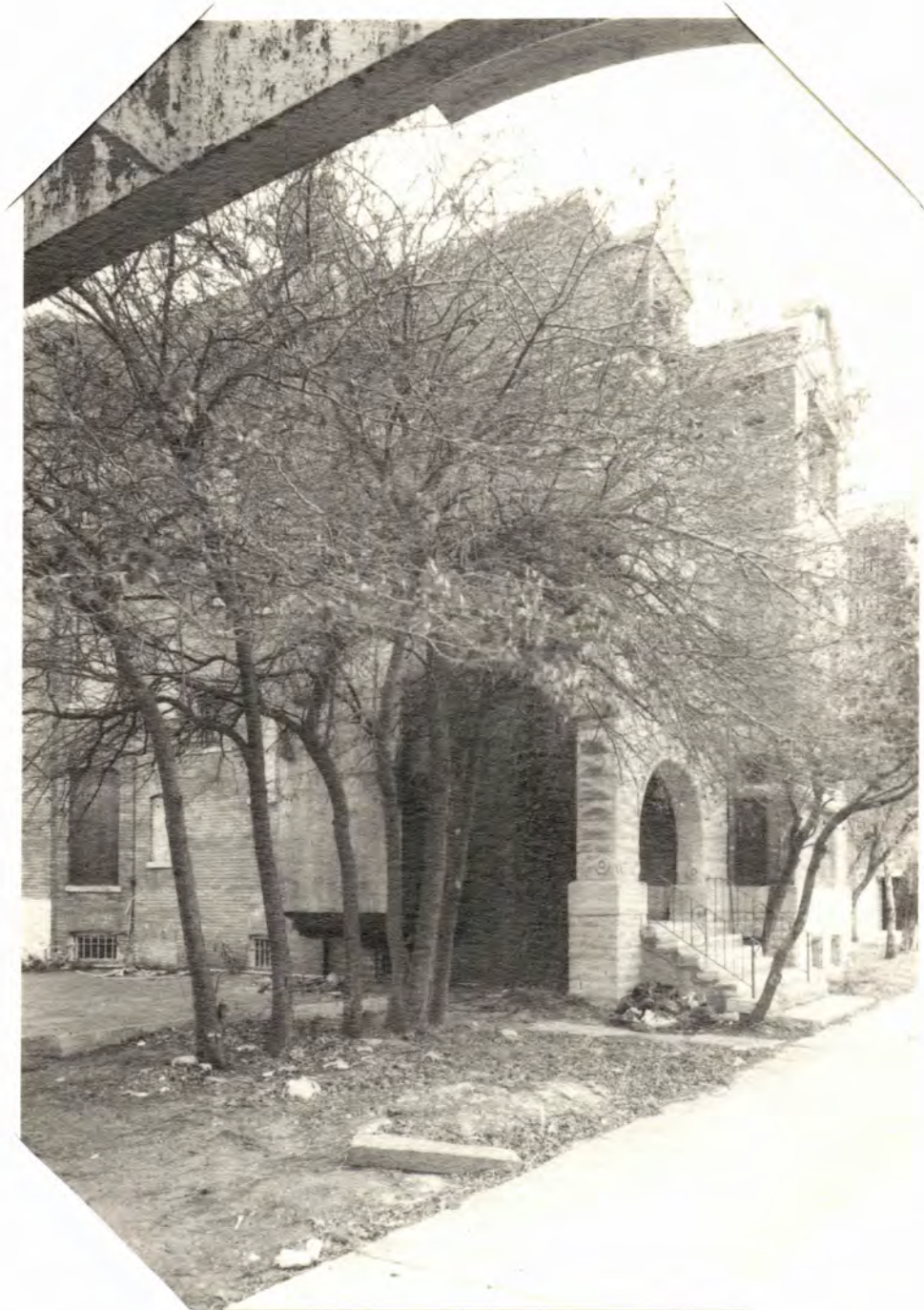




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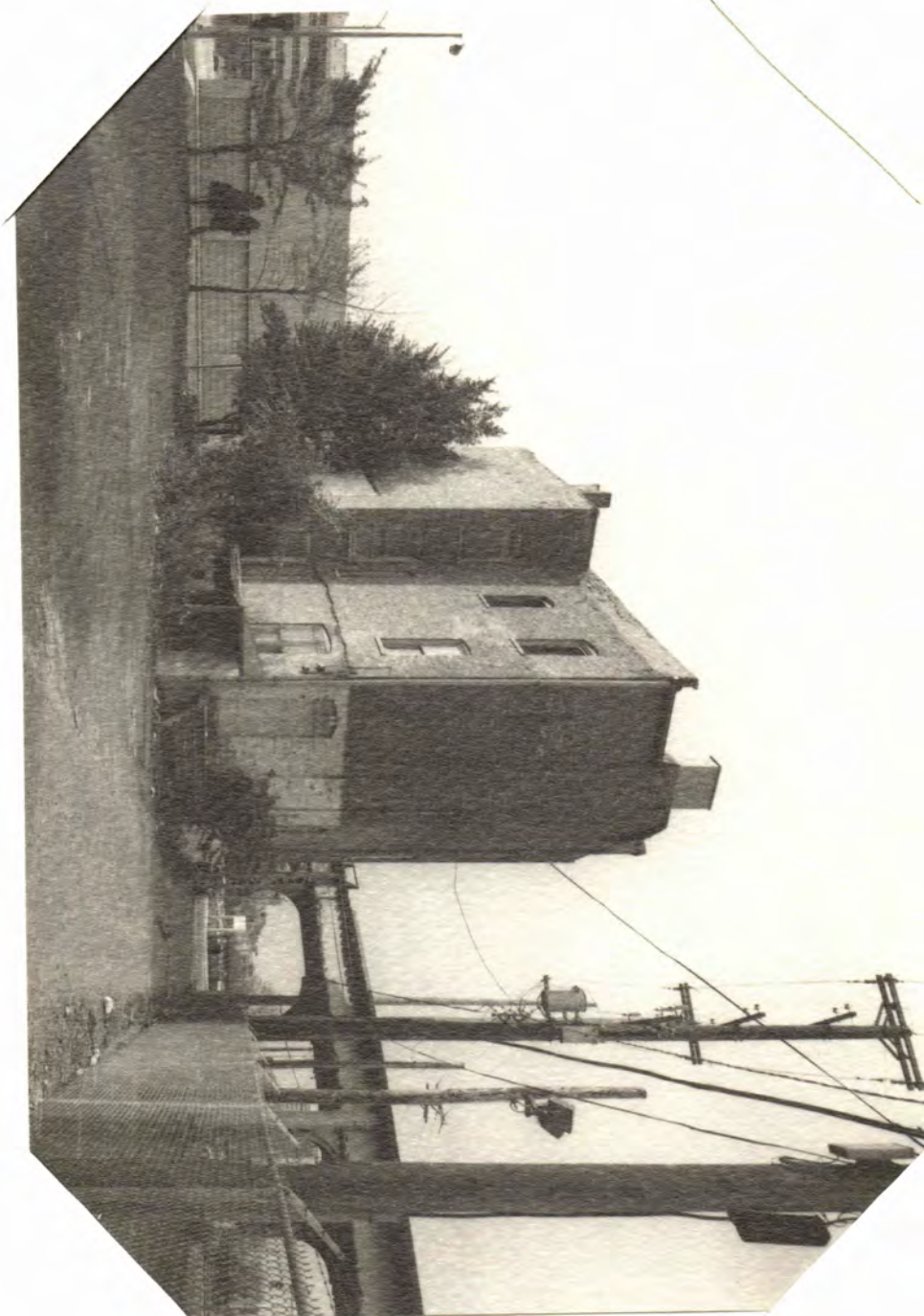


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