

ILLINOIS HISTORIC AMERICAN BUILDING SURVEY

IL HABS No. DU-2016-1

SEVEN GABLES FARM (aka Loretto Convent property)

- Location: Seven Gables Farm (aka Loretto Center property) is located at 1600 Somerset Lane, in Wheaton, Illinois. The property is situated on Lot 85 in the Marywood Subdivision, being a subdivision of the south half of the north half of Section 29, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County (Milton Township). The project area is bounded by the Chicago Golf Club on the north, a strip of houses and Brighton Drive to the south; Seven Gables Park and two residential properties to the east; and the Marywood Subdivision to the west.
- USGS Quadrangle: Wheaton
- Present Owner: Institute of the Blessed Virgin Mary
- Present Use: Dormitory and meeting center
- Significance: The present-day 15.7-acre Loretto Convent property with its Tudor Revival style mansion and outbuildings is significant for its association with Seven Gables Farm, an 80-acre country estate created in the 1890s that symbolized a period known as the Gilded Age. During this era, wealthy families built country houses as seasonal residences as a means to escape from the ills of city life and pursue greater social status with their peers at nearby country clubs and resort areas. The property's mansion is a well-preserved residence by Jarvis Hunt, a noted Chicago-based architect with a national practice who also designed the clubhouse of the adjacent Chicago Golf Club as well as several of the surrounding houses that comprised part of the Club's Wheaton Colony. These seasonal residences, including the House of Seven Gables, were occupied by club members during the spring and summer months and were host to the glittering array of social activities from the spring to early fall. Since 1946, the property has played a significant role as the United States headquarters of the Institute of the Blessed Virgin Mary, a Catholic order of teaching nuns based in Toronto, Canada. The mansion was used as a novitiate, while the Loretto Chapel (1952) and Mary Ward House of Studies Building (1964) served the educational needs of the sisters and later, residents of Wheaton and nearby suburbs.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Dates of construction¹:

House of Seven Gables, Ice House, Pump House: 1896-97
Pool and two Poolhouses; Coachhouse; Greenhouse and Planting Room;
Toolhouse: ca. 1900
Loretto Chapel: 1950-52
Mary Ward House of Studies: 1962-64

2. Architect²:

House of Seven Gables, Ice House, Pump House: Jarvis Hunt
Coachhouse; Greenhouse and Planting Room; Toolhouse: unknown
Pool and two Poolhouses: Little and Brown (Boston)
Loretto Chapel: Barry and Kay (Chicago)
Mary Ward House of Studies: Olsen and Urbain (Chicago)

3. Contractor/Builders:

A local contractor by the name of Samuel D. Welden was identified as the builder of the House of Seven Gables in a 2007 paper on the residence written by local historians Bob Goldsborough and Chip Krueger.³ An undated drawing for “structural work in connection with garden and swimming pool for Mr. A.C. Ely, Wheaton, IL,” identified the C. Everett Clark Company of Chicago as contractor. The contractors/builders for the other buildings on Seven Gables Farm/Loretto Convent property are unknown.

¹ The House of Seven Gables’ construction date was ascertained from the following article that described its appearance as it was nearing completion: “Houses of Golfers at Wheaton: New Residences near the grounds of the Chicago Golf Club,” *Chicago Tribune* (Feb. 21, 1897). The associated Ice House, and Pump House were presumably built at the same time as the main house. The pool and two bathhouses were constructed for Arthur C. Ely, according to an undated drawing for work connected with both the garden and swimming pool, which shows elevation drawings of the bathhouses. Since Ely’s association with Seven Gables Farm lasted from 1896 to about 1906, the pool complex was likely installed ca. 1900. As a garden was mentioned in this early drawing, it is surmised that the greenhouse was also constructed ca. 1900. The original portion of the Coach House as well as the Greenhouse’s Planting Room and Toolhouse all feature the same wood shingle siding and are therefore assumed to have been constructed at about the same time in the early twentieth-century. All of these outbuildings are shown on a 1928 topographical map of the original 80-acre estate prepared for then-owner Frank O. Wetmore.

² The House of Seven Gables’ architect was ascertained from a basement plan and drawing of the residence published in the *Chicago Tribune* (Feb. 21, 1897), both of which are signed by Jarvis Hunt. The associated Ice House and Pump house were presumably designed at the same time by Hunt. The identification of architects for the Pool and two Bathhouses, Loretto Chapel, and the Mary Ward House of Studies were ascertained by original drawings on file at the Loretto Convent in Wheaton.

³ Bob Goldsborough and Chip Krueger, “The House of Seven Gables, 1600 Somerset Lane, Wheaton, Illinois,” 2007.

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4. Original and subsequent owners:

The Public Doman records indicate that on October 14, 1896 Michael and Philomena Kuhn sold 80 acres of land in Section 29, Milton Township, to Jay C. Morse, which included the present-day 15-acre Loretto Convent property. Mr. Morse died on August 22, 1906 and ownership of this parcel was transferred to his daughter, Carolyn Morse Ely, on December 20, 1906. Mrs. Ely sold the 80-acre tract to Will H. Lyford January 13, 1914. Mr. Lyford sold the property to Marie Louise Wetmore (wife of Frank O. Wetmore) on October 1, 1928. After the death of Mrs. Wetmore on January 9, 1946, ownership of this parcel was transferred to her son, Horace O. Wetmore. On July 5, 1946, Wetmore sold 10 acres of the original 80-acre Seven Gables Farm property to the Ladies of Loretto. This 10-acre tract contained the House of Seven Gables, Ice House, Pump House, Coach House, Greenhouse, Pool and Bathhouse Complex, and Toolhouse. On November 29, 1957, Horace Wetmore sold an additional 42 acres of the original 80-acre Seven Gables Farm property to the Ladies of Loretto, increasing their holdings to 52 acres. In 1989, the Ladies of Loretto sold 35 acres to developer Joe Keim, who created the Marywood subdivision. The remaining 15.7 acres is still owned by the IBVM.⁴

5. Original plans and construction:

The House of Seven Gables was constructed in 1896-97 as a two-and-a-half-story Tudor style single-family residence near the northern periphery of an 80-acre rural parcel of land that was accessed via present-day Hawthorne Lane. The building faced north toward the Chicago Golf Club and featured orange-brown brick walls, a rectangular footprint with projecting pavilions, a multi-gabled roof covered with slate tiles, two gabled dormers on the south elevation, and two exterior brick chimneys on the east and west elevations. The second and attic floors featured interlocking diamond patterns created by brown header bricks. Fenestration was mainly comprised of double-hung wood-sash windows with multi-paned glazing. The front door and the group of three lancet windows directly above were both topped by terra-cotta drip molds, the latter in the shape of a Tudor arch. A raised concrete terrace covered with clay tiles featuring quatrefoil motifs wrapped around the northwest corner of the house. The west side of the rear (south) elevation

⁴ DuPage County Recorder of Deeds Grantor-Grantee and Grantee-Grantor Records: Document 62599 dated Oct. 14, 1896, Book 79, p. 338; Document 89566 dated Dec. 20, 1906, Book 96, p. 622; Document 114817 dated Jan. 13, 1914, Book 117, p. 138; Document 266865 dated Oct. 1, 1928, Book 225, p. 238; Document 501421 dated July 5, 1946, Book 482, p. 500. Wetmore's Resubdivision of Lot A of Wetmore's Assessment Plat of the South ½ of the Northeast ¼ of Section 29, Milton Township, DuPage County Document no. 87202, filed Feb. 18, 1958. Wayne Baker, "Wheaton Oks 1-road subdivision," *Chicago Tribune* (Sept. 20, 1989).

featured an expansive porch that was either open or screened-in and had wood posts ornamented with pilasters.

The first floor was arranged around a formal entrance hall that was entirely finished in oak and had a reverse-flight staircase with balustrades featuring cut-out tracery motifs. The flanking formal parlor and its inglenook with stone fireplace had oak-beamed plaster ceilings. The formal dining room had marble fireplace, plaster walls and ceiling all detailed with elaborate foliate and curvilinear motifs. Walls and ceilings throughout the house were plaster and flooring was mainly pine. The interior featured wood paneled doors, baseboard molding, crown ceiling molding, and door and window casings. Secondary staircases were situated at the end and west ends of the house: the former ran from the basement to the attic level and the latter ran between the second floor and attic level.

6. Alterations and additions:

The exterior of the House of Seven Gables has excellent integrity, retaining its original brick cladding, doors, fenestration, gabled roofline and roof covering, dormers and chimneys. The major exterior change resulted from the 1950-52 construction of the adjacent Loretto Chapel Building, which enclosed the west elevation of the building within a link building. The raised terrace along the front (north) elevation was rebuilt at that time and its clay tiles removed, except for one row along its north perimeter. The rear (south) elevation's porch was enclosed with glass at an unknown date. The east elevation's original side porch was replaced by the present metal and glass porch at an unknown date.

The formal entrance hall, parlor, inglenook, original dining room and library also have excellent integrity and are virtually unchanged from their original appearance. The primary alteration to the first floor consists of the reconfiguration of its secondary spaces flanking the service hallway. For example, the original kitchen has been converted to two sitting rooms, and a new kitchen created in an adjacent space. Original wood flooring in these spaces has been covered with wall-to-wall carpeting or tile and plaster ceilings covered with acoustical tiles. The second floor master bedroom (now a common room) retains its original fireplace but the rooms on this floor have been reconfigured. For example, former bedroom spaces have been converted to a dining room and kitchen.

B. Historical Context:

1. Establishment of the Chicago Golf Club and its Wheaton Colony

The essence of the game we know today as golf is generally considered to be a product of Scotland, where a course on a stretch of dunes alongside St. Andrews Bay existed as early as the 12th century and in 1754 became the site of the Royal and Ancient Club of St. Andrews. Golf came to America as a product of the private club and was initially considered a leisure activity for the affluent. Many of the game's earliest players and promoters in the United States were transplanted Scotsmen, such as John Reid, often called "the father of American golf." In 1888, Reid and four of his friends established the St. Andrews Golf Club in Yonkers New York, which is generally considered the first modern golf club in the United States.⁵

Golf flourished in the United States during the 1890s as private clubs sprang up simultaneously in various parts of the country, especially in the Northeast. Among the earliest golf clubs were those built for the exclusive colonies of Tuxedo Park, New York (1889) and Brenton's Point, Rhode Island (1890; later, Newport Golf Club). In 1891, William K. Vanderbilt and some associates commissioned Scottish golf professional Willie Dunn to design a 12-hole course on Long Island, New York and established the Shinnecock Hills Golf Club, which boasted a handsome clubhouse by noted architect Stanford White. Golf clubs were also organized in Philadelphia, Baltimore, and Washington, among other cities, during the 1890s.⁶ Each club conducted tournaments and other affairs independently.

The Chicago area also became an important golfing center during the 1890s thanks in large part to stockbroker Charles Blair Macdonald (1856-1939), a second-generation Scottish American who had learned the game in the early 1870s while a student at St. Andrews University in Scotland. Macdonald laid out a tiny seven-hole course on the estate of Charles B. Farwell in Lake Forest in 1892. In the same year, he persuaded thirty friends from the Chicago Club to fund a nine-hole golf course of his design on the A. Haddow Smith farm in Belmont, Illinois (now Downers Grove), located about 20 miles west of the city and accessible via a stop on the Chicago, Burlington and Quincy Railroad. The Chicago Golf Club was officially chartered on July 18, 1893, the year in which Macdonald created the nation's first 18-hole course by adding nine

⁵ The game of golf was played in various places in America as early as the 1770s, but these courses and clubs quickly faded away. The St. Andrews Golf Club moved several times after its founding, settling on its present site in Hastings-on-Hudson in 1897. Richard J. Moss, *Golf and the American Country Club* (Urbana: University of Illinois Press, 2001) 44. George B. Kirsh, *Golf in America* (Urbana: University of Illinois Press, 2009) 4.

⁶ George Peper (ed), *Golf in America: The First One Hundred Years* (NY: Harry Abrams Inc. 1988) 24.

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additional holes to the course on the leased Belmont farm. Macdonald was the first president of the exclusive club, whose members featured Chicago's most prominent bankers, industrialists and businessmen.⁷

In 1894, the Chicago Golf Club purchased the 200-acre Hiram B. Patrick farm in nearby Milton Township for the purpose of building a new and improved 18-hole course designed by Charles Macdonald. The expansive site was located in an unincorporated area one mile south of Wheaton, about 25 miles west of Chicago and accessible via the Chicago and Northwestern Railroad. According to Macdonald: "not more than two-thirds of it had ever been plowed so [we] were assured by Patrick, being virgin land, consequently very little of the golf course had to be sown. The property was bought for \$28,000 in the spring of 1894, and the plowed parts, which the course was to go over, were duly seeded."⁸

The new 18-hole Chicago Golf Course near Wheaton was widely acknowledged as an outstanding layout comparable to the finest inland courses of Great Britain. The old Patrick farmhouse, a two-story Italianate style brick building, was converted to a clubhouse. One writer described the site upon its completion in the spring of 1895:

"With rolling hills and pleasant valleys, cooling groups of large trees, surrounded by long stretches of the finest farms ever found by man, the place is a model retreat for an outing. The farm house, perched on a hill with a long tree-filled campus leading down to the road, has been remodeled into as convenient and commodious a club house as a cheerful architect could devise. A generous porch extends nearly around it, where full 500 people can easily sit and be fed. ...The red barn, which in former days overflowed with the grains of a thousand acres and more owned by pioneer Wheaton has been made over into a dressing room with lockers for the members, shower baths, and a small gymnasium."⁹

Increasing membership spurred the club to renovate and considerably expand its original clubhouse with a two-story addition in 1896 that featured guest rooms, a large dining room, and a dressing room with lockers for each

⁷ "Instructed in Golf: Lessons in the Ancient Game Given at Belmont," *Chicago Tribune* (April 16, 1894). *Chicago Golf Club, 1892-1992* (Wheaton, Ill: Chicago Golf Club, 1991) 7-8. Herbert Warren Wind, *The Story of American Golf: Volume One 1888-1941* (New York: Callaway Editions, 2000) 41-42.

⁸ *Chicago Golf Club* (Wheaton, Ill: Chicago Golf Club, 1991) 12. Wind, 42.

⁹ "Chicago Golf Club: Its Members have fine links in the Village of Wheaton," *Chicago Tribune* (June 24, 1895).

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member. A spacious veranda “wide enough for either dancing or luncheon,” wrapped around the north, east and west sides of the building.¹⁰

The Chicago Golf Club was the site of many important championships for both men and women that were overseen by the United States Golf Association (USGA; originally called the Amateur Golf Association of the United States). This organization was established in 1894 by members of the Chicago Golf and four other elite clubs and exercised an important influence over the development of American golf. It’s also noteworthy that women were allowed to play at most of the other pioneering clubs such as the Chicago Golf.¹¹ The *Chicago Tribune* noted in 1896 that Mrs. Arthur Ely, who resided at Seven Gables Farm, was among the group of women “whom are rapidly improving and practice assiduously.”¹² According to golf historian George B. Kirsh: “Golf became an attractive and popular sport for many upper class American women in the 1890s and early 1900s because of its health and social attributes and especially because it was more appealing to them than the alternative pastimes favored by Victorian females. Both the bicycling craze and golf provided healthy exercise and excitement for girls and women, and liberated them from restrictive, uncomfortable clothing.”¹³

The Chicago Golf was one of twenty-six such clubs operating in the Chicago metropolitan area by 1900. It was also one of the most prestigious, with members that included Robert Todd Lincoln and the chief executives of the city’s largest banks, industries, and merchandise houses, such as John B. Forgan, Robert H. McCormick, Joseph Leiter, and Arthur Ryerson. Other exclusive Chicago area golf clubs included the Onwentsia in Lake Forest (1895), Exmoor (1896); Glenview (1897); Skokie (1897); Midlothian (1898) and Flossmoor (1899).¹⁴ The Midlothian Club near Blue Island southwest of Chicago was by 1907 the largest country club in America, featuring four 18-hole courses, a huge clubhouse, swimming pool, and an on-site cottage colony that accommodated 100 summer residents.¹⁵

¹⁰ “Home for the Chicago Golf Club: Extensive Improvements Being Made for that Organization,” *Chicago Tribune* (March 1, 1896). “Many Improvements at Wheaton,” *Chicago Tribune* (June 8, 1896).

¹¹ The other four clubs that helped establish the USGA were: St. Andrews in New York; The Country Club of Brookline, Massachusetts; Newport, Rhode Island; and Shinnecock Hills of Southampton, New York. George B. Kirsh, *Golf in America* (Urbana: University of Illinois Press, 2009) 7.

¹² “Many Improvements at Wheaton: Golf Players in Constant Practice for Coming Matches,” *Chicago Tribune* (June 8, 1896).

¹³ Kirsh, 15.

¹⁴ Herbert Warren Wind, *The Story of American Golf: Vol. 1: 1888-1941* (New York: Callaway Editions, 2000) 43.

¹⁵ “Where the Millionaires Play: Midlothian: Largest Country Club in America,” *Chicago Tribune* (Aug. 4, 1907).

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The Chicago Golf Club was another “colony” club serving the needs of members who moved from the city to Wheaton during the spring and summer months to enjoy the game of golf as well as ongoing social activities. Members rented rooms in the clubhouse itself or stayed in one of the two-story attached rental cottages built on the club grounds in the early 1900s. These included several shingle style cottages as well as a brick residence that served as a small dormitory for bachelors. Maid service was provided for tenants and meals provided in the clubhouse.¹⁶ One writer described these club cottages and their location on the club grounds in 1948:

“The Howard Ellis’s spend their summers in one of the eight pretty brown shingled cottages which overlook the first tee and also the huge formal garden which seems actually to illuminate with color the foreground of the almost stage set like picture which one sees from the clubhouse....a newer Brick Cottage as it is called has eight rooms dedicated more to bachelors than to family life. Rooms in the clubhouse take care of other members and are always filled even after the cottages are closed and the club officially ends its season with a big harvest hoe party about Oct. 20 each year.”¹⁷

The club cottages were likely designed by Jarvis Hunt, who one writer referred to in 1916 as “the Chicago Golf Club’s patron saint, architect philosopher, and friend.”¹⁸ Hunt, a noted Chicago architect and a member of the club since its inception, designed a number of seasonal houses in a range of architectural styles on private property overlooking the golf course. Among his earliest designs were houses built in 1896-97 for club members Charles Blair Macdonald, Edward Worthington, and Arthur C. Ely. Macdonald and Worthington were brothers-in-law and their two houses were situated next to each other on the west side of the golf course and accessible through a Hunt-designed gatehouse on Plamondon Road.¹⁹ The Tudor Revival brick house built for Mrs. and Mrs. Arthur Ely was located just south of the golf course, on the 80-acre Seven Gables Farm.

Jarvis Hunt bought a two-acre parcel just east of the golf course in 1898, the year he built a Spanish Revival style summer house for his own family (1S671 Hawthorne Lane; razed 1984). Hunt expanded his Hawthorne Lane holdings to 29 acres in 1902 and the following year he built a two-and-a-half-story

¹⁶ The early 20th-century rental cottages built on the Chicago Golf Club grounds were razed in the 1970s and later.

¹⁷ “Chicagoans Proud of U.S.’s Oldest 18 Hole Golf Links,” *Chicago Tribune* (Sept. 12, 1948).

¹⁸ “Cottages Go Up at Chicago Golf Club,” *Chicago Tribune* (May 6, 1916).

¹⁹ “Houses of Golfers at Wheaton: New Residences of Golfers at Wheaton,” *Chicago Tribune* (Feb. 21, 1897).

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stucco-clad seasonal house at 1S631 Hawthorne Lane (razed 2013), which he initially rented to Chicago Golf Club member Alan Reid. In 1916, Hunt built two additional two-story stucco-clad houses on his property, both in the Prairie style idiom: 1S617 Hawthorne Lane and 1S751 Hawthorne Lane. The former was intended for “bachelor occupancy” and initially occupied by Col. Harvey C. Carbaugh, while the latter was built for occupancy by the Glidden Osborne family.²⁰ Other private houses were built on nearby Plamondon Road and Golf Lane that were rented by Chicago Golf Club members, some of which may have been designed by Hunt.

The Chicago Golf Clubhouse, its cottages, and the seasonal private houses rented by club members were host to an ongoing array of lunches, dinner parties and dances from the spring until the early fall each year, when the club closed for the season. One writer described the social scene in 1902: “The morning and part of the afternoon were spent on the links by the men. In the afternoon there was music on the clubhouse veranda, and in the evening there was dancing. Ninety persons took luncheon at the club and in the evening a number of small dinner parties were given by club members.”²¹ In 1928, another writer noted: “Most of the [Chicago Golf] community members have house parties over the weekend, and every other Saturday evening the club’s dinner dances are gay attractions.”²²

On August 24, 1912, a devastating fire destroyed the Chicago Golf Club’s clubhouse. By year’s end, Jarvis Hunt was commissioned to design a new clubhouse on the site of the old building and \$75,000 was allocated to cover the cost of construction and furnishings. The new three-story stucco- and brick-clad Tudor Revival style clubhouse was completed in 1913. The first floor featured the men’s locker room, women’s dressing room, showers and storerooms. The dining room, ballroom, women’s living room, kitchen and the office of the club were located on the second floor. The top floor housed twelve bedrooms and a library.²³

²⁰ Information on Hunt’s purchase of 29 acres on Hawthorne Lane, the construction date of 1S631 Hawthorne Lane, and Col. Harvey Carbaugh was obtained from phone conversations and email correspondence with local historians Chip Krueger and Bob Goldsborough who have conducted extensive research on Hunt’s designs in Wheaton and deed research pertaining to Hawthorne Lane. Some of this information is contained in the following unpublished paper: Bob Goldsborough, “The History of 1S631 Hawthorne Lane, Wheaton, Illinois,” 2011. The following 1916 article mentions two houses that Jarvis Hunt was designing on his Wheaton property at that time: “Cottages Go Up at Chicago Golf Club,” *Chicago Tribune* (May 6, 1916).

²¹ “In the Society World: County Clubs Attract Thousands of People,” *Chicago Tribune* (May 31, 1902).

²² “Wheaton’s Smart Colony Broadcasts Charms of Suburb,” *Chicago Tribune* (June 7, 1928).

²³ “Chicago Golfers Vote New House,” *Chicago Tribune* (Dec. 21, 1912). “Golf Club at Wheaton to Be Made Spot of Beauty,” *Chicago Tribune* (Dec. 24, 1912). “New Clubhouse Open at Wheaton,” *Chicago Tribune* (October 19, 1913).

Today, the Chicago Golf Club remains in active use with approximately 100 members. Its golf course, which was redesigned in 1923, has experienced minimal changes since that time and its Hunt-designed clubhouse retains excellent integrity. The Ely and Macdonald houses to the south and west of the club are extant, although the Worthington house has been razed in recent years, as have two of the Hunt-designed houses on Hawthorne Lane. Portions of Seven Gables Farm and the Jarvis Hunt property to the south and east of the Chicago Golf Club, respectively, were developed as the Marywood and Hunter's Glen subdivisions in the early- to mid-1990s.

2. History of Seven Gables Farm: 1896-1946

DuPage County was established on February 9, 1839 as one of the counties detached from Cook. Joseph Naper was the driving force behind the creation of DuPage County, and the new county seat was located in his town of Naperville. In 1847, the Galena and Chicago Union Railroad approached Naper with a request for land for the county's first railroad line. Naper refused, fearing the monetary loss the railroad would mean for the plank road to Chicago that he owned. The railroad's request for land was instead granted by the brothers Jesse and Warren Wheaton and the completed line ran through their extensive land holdings of 650 acres to the north of Naperville in 1849.²⁴

In 1850, the Wheaton brothers platted 12 blocks of their farmland in anticipation of a town growing around the railroad station. The new village of Wheaton was incorporated in 1853 and it quickly leapt to prominence over rival Naperville to the south. Also in 1850, DuPage County created a township form of government with nine townships, one of which was Milton, which included Wheaton. In 1867, a referendum to relocate the DuPage County seat from Naperville to the central and rail-served town of Wheaton was narrowly passed with a margin of just 50 votes (1,686 to 1,635).²⁵

Residential and commercial development in Wheaton arose near the railroad station and the growing town was surrounded by a thriving farming community that included numerous German immigrants. The 1874 Atlas Map of Milton Township shows that the present-day Loretto Convent property was then part of a 160-acre tract of land in Section 29 owned by D.W. Dyer. The

²⁴ Jean Moore and Hiawatha Bray, *DuPage At 150 and Those Who Shaped Our World* (Wheaton, Illinois: The DuPage County Sesquicentennial Steering Committee, 1989) 200, 205, 207.

²⁵ Richard A. Thompson, ed., *DuPage Roots* (Wheaton, Illinois: DuPage County Historical Society, 1985) 42.

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parcel included two buildings—likely a farmhouse and a barn—near its northern border with H.B. Patrick’s 200 acre farm.²⁶

In March 1880, Dyer sold the north 80 acres of his land to Michael Kuhn (b. 1854), a native of Bavaria who was educated in Germany and trained as a farmer. He came to the United States in 1870 and initially worked on the Milton Township farm of his uncle, John Kuhn, later farming independently on leased land. In November 1879 Kuhn married Philomena Sittler, a native of Milton Township, and the couple eventually had eight children. The 1913 *History of DuPage County* provided this description of Michael Kuhn, who was living on a 172-acre tract in Section 21 of Milton Township at that time: “He carries on general farming and has a dairy herd of 20 cows. He is independent in politics, and although he is interested in the welfare of the community, he takes no active part in public affairs. He is an industrious and successful farmer and has a good standing with his neighbors.”²⁷

The Chicago Golf Club purchased the 200-acre Hiram B. Patrick farm to the north of Michael Kuhn’s 80-acre farm in the spring of 1894. Within a year, an 18-hole course was completed on the property and the Patrick farmhouse was converted to a clubhouse. The club’s widely admired links and its accompanying social activities during the summer months attracted some of Chicago’s most prominent businessmen and industrialists, including Jay C. Morse and his son-in-law Arthur C. Ely, both of whom were members in 1895.²⁸

On October 14, 1896, Jay C. Morse (1838-1906) purchased Michael Kuhn’s 80-acre farm for \$12,000.²⁹ Morse had retired the previous year from the presidency of the Illinois Steel Company, one of the largest steel concerns in the world. Jay Morse was born in Painesville, Ohio where his father was a cattle dealer and a substantial land owner. He moved to Cleveland at the age of twenty and soon began working for the Cleveland Ironing Mining Company, which sent him to Marquette, Michigan as an agent to its mines in that district.

²⁶ *Combination Atlas Map of DuPage County, Illinois* (Elgin, Illinois: Thompson Brothers & Burr, 1874).

²⁷ Newton Bateman and Paul Selby, editors. *Historical Encyclopedia of Illinois and History of DuPage County, Vol. II* (Chicago: Munsell Publishing Company, 1913) 936.

²⁸ “Chicago Golf Club: Its members have fine links in the Village of Wheaton,” *Chicago Tribune* (June 24, 1895).

²⁹ DuPage County Recorder of Deeds Grantor-Grantee and Grantee-Grantor Records: Document 62599 dated Oct. 14, 1896, Book 79, p. 338 (Warranty Deed for Michael and Philomena Kuhn’s sale of 80 acres in Section 29 of Milton Township to Jay C. Morse for \$12,000)

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Morse married his first wife at an unknown date and his only child Carolyn was born in 1867 in Marquette.³⁰

Jay Morse returned to Cleveland in 1882 as vice president of the Cleveland Iron Mining Company and in 1885 he moved to Chicago as president of the Union Steel Company. His first wife died in 1886 and in 1888 his daughter Carolyn Morse (1867-1954) married Arthur C. Ely (b. 1861), a young Chicago businessman who was also born in Marquette, Michigan. Ely was educated at Cornell University and involved in the mining industry, serving at one point in his career as vice president of Southwest Coal & Coke Company. The young couple's only child, Jay Morse Ely, was born in 1889. Also in 1889, Union Steel Company consolidated with both the North Chicago Rolling Mill Company and the Joliet Steel Company, which resulted in the formation of the Illinois Steel Company. Morse became president of Illinois Steel in 1890.³¹

Jay C. Morse resided with his daughter's family from at least 1892 until 1897 in a house at 297 Ontario Street, located in an upscale neighborhood on Chicago's Near North Side.³² His 1896 purchase of an 80-acre parcel overlooking the links in Wheaton was clearly intended as a gift for his daughter and son-in-law who were avid golfers. Morse resigned from the presidency of Illinois Steel in 1896, a decision that was reportedly the result of ill health, which "forced him to retire from active work." After leaving Illinois Steel, Morse purchased a house in Thomasville, Georgia where he spent a considerable amount of time. He divided the remainder of his time between Chicago and Cleveland, where he had a Jarvis Hunt-designed house.³³

Either Morse or Ely commissioned fellow Chicago Golf Club member Jarvis Hunt to design a country house on their parcel overlooking the golf course, work on which began immediately as noted in February 21, 1897 *Chicago Tribune* article:

"Several houses are in course of construction on the small hills adjacent to the Chicago Golf Club grounds at Wheaton by various members of the club. The plans for the buildings were made by Jarvis Hunt....Arthur Ely's new house is in the center of a 200-acre tract of land and

³⁰ "Obituary: Jay C. Morse," *The Iron Age* (August 30, 1906) 554. "Death of Jay C. Morse," *The Iron Trade Review*, Vol. 39, Issue 2 (1906) 13.

³¹ "Jay C. Morse," *Encyclopedia of Biography of Illinois, Vol. 1* (Chicago: Century Publishing Co., 1892) 277-278. "Jay C. Morse Becomes President," *Chicago Tribune* (April 1, 1890). "Mrs. Carolyn Morse Ely," *Chicago Tribune* (July 25, 1954). Martha Thorne, ed. *David Adler, Architect: The Elements of Style* (New Haven: Yale University Press, 2002) 71. *A Record of the Members of the Kappa Alpha Fraternity* (privately published, 1892). Mortimer Proctor, compiler. *History of the Class of 1912, Yale College*, Vol. 1 (New Haven: Yale University, 1912).

³² Society-Amusements, *Chicago Tribune* (March 22, 1895). *Chicago Blue Book*, 1897.

³³ "Obituary: Jay C. Morse," *The Iron Age* (August 30, 1906) 554.

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is approached from the east of the golf course by a broad avenue ordered with trees. The house is built of brick and terra cotta, and is surrounded on the south and west sides by a flagged terrace.”³⁴

This article was accompanied by an elevation drawing of Ely’s sprawling Tudor Revival style house that was signed by architect Jarvis Hunt and labeled, “Seven Gables Farm at Wheaton Ill.” The name Seven Gables Farm remained associated with the estate for the next half-century, with the main residence referred to in contemporary newspaper articles and local histories as the “House of Seven Gables.” The broad avenue referred to in the Chicago Tribune article above is present-day Hawthorne Lane and the pair of brick gateposts that once flanked the primary entrance to Seven Gables Farm from this roadway are extant. The estate also had direct access into the golf course via a meandering north-south lane that bisected the club grounds. Another pair of brick gateposts that marked the entrance to Seven Gables Farm from the golf course are extant, although currently hidden by shrubbery.³⁵

Carolyn and Arthur Ely presumably resided at their Wheaton estate during the summer months as articles in the society pages of the Chicago Tribune reported on the dinners and other social events that they hosted, both at the clubhouse and at their residence. One article from 1896 noted that Mrs. Ely was one of a group of women golfers who were “rapidly improving and practice assiduously.”³⁶

Jay Morse died on August 22, 1906, and on December 20, 1906 his estate transferred ownership of Seven Gables Farm to his daughter Carolyn Morse Ely via a quit claim deed.³⁷ Arthur and Carolyn Ely were divorced at some point between 1906 and 1908. In May 1908, Arthur Ely eloped to Milwaukee with Edna Palmer, who he had met two years earlier “on the golf links” after a “courtship by mail.” Edna Palmer was the daughter of Joseph Palmer of 401 Elm Street in Chicago and the marriage occurred after Ely “overcame parental objections to the match by his whirlwind courtship.” An article published on the couple’s elopement described Ely as a “golf player of note” and a “Mexican miner” who owned several mines in the vicinity of Durango, Mexico.³⁸

³⁴ “Houses of Golfers at Wheaton,” *Chicago Tribune* (Feb. 21, 1897).

³⁵ This lane is shown in a diagram of the Chicago Golf Course published in the *Chicago Tribune* (Oct. 1, 1900).

³⁶ “Many improvements at Wheaton: Golf Players in Constant Practice for Coming Matches,” *Chicago Tribune* (June 8, 1896); “In the Society World,” *Chicago Tribune* (May 26, 1906); “In the Society World,” *Chicago Tribune* (March 23, 1906).

³⁷ Document 89566 dated Dec. 20, 1906, Book 96, p. 622 (Quit Claim Deed from the Estate of Jay C. Morse (deceased) to his daughter Carolyn M. Ely for 80 acres in Section 29 of Milton Township.)

³⁸ “Arthur Ely and Girl Elope After Courtship by Mail,” *Chicago Tribune* (May 3, 1908).

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Carolyn Morse Ely retained Seven Gables Farm for a number of years following her divorce, although it is unknown whether she occupied the house during the summer months or rented it to golf club members. In 1914 she hired noted architect David Adler to design an estate house on property she had purchased in Lake Bluff, one of Chicago's fashionable North Shore suburbs.³⁹ On January 13, 1914, Mrs. Ely sold Seven Gables Farm to Will H. and Mary Lyford for \$45,000.⁴⁰ The Lyfords had previously rented the House of Seven Gables, which was the site of their daughter Gertrude's wedding in October 1913.⁴¹ Will and Mary Lyford were married in 1886 and also had a son, whose name was Calhoun, likely named after Mr. Lyford's good friend and law partner William J. Calhoun, who served as a U.S. Minister to China from 1909-13.

Will H. Lyford (1858-1934) was born in Waterville, Maine, a descendant of Colonial ancestors, one of whom signed the charter for Harvard University. After graduating from Colby College of Waterville in 1879 he became a civil engineer for the Chicago and Eastern Illinois Railroad, of which his father was a vice president. Shortly afterward he studied law and entered the railroad's legal department, where he later became general counsel, remaining with the railroad continuously for 55 years. Lyford was also a partner in the law firm Calhoun, Lyford and Sheean from at least 1906 until 1914, and maintained an office in the Rookery Building in Chicago's Loop. He was a member of the Chicago Golf Club and of many other prestigious clubs in the city, including the University, South Shore, Chicago Athletic and Union League.⁴²

Will Lyford married Mary MacComas of Nebraska City, Nebraska in 1886. Mary Lyford (1864-1931) founded the Wheaton Garden Club and was an active member of the Chicago Plant, Flower and Fruit guild, which saw "that flowers from thousands of gardens near Chicago contribute their surplus to crippled, sick, and needy of the city." Mrs. Lyford was also active in the Chicago Women's Club and was one of the organizers of the Woman's Athletic Club, helping that organization build its own clubhouse at 626 N. Michigan Avenue in 1929.⁴³

³⁹ Martha Thorne, ed. *David Adler, Architect: The Elements of Style* (New Haven: Yale University Press, 2002) 71.

⁴⁰ Document 114817 dated Jan. 13, 1914, Book 117, p. 138 (Deed for Carrie Morse Ely's sale of 80 acres in 29 of Milton Township to Will H. Lyford for \$45,000.)

⁴¹ *Chicago Tribune* (Oct. 6, 1913).

⁴² Albert N. Marquis, *Who's Who in Chicago: The Book of Chicagoans* (Chicago: A.N. Marquis Co., 1926) 548. "Will H. Lyford, C. & E.I. Officer, Dies in Hospital," *Chicago Tribune* (May 17, 1934).

⁴³ "Private Funeral Rites Today for Mary L. Lyford," *Chicago Tribune* (July 22, 1931).

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The Lyfords rented the House of Seven Gables to William Calhoun and his wife Lucy Monroe Calhoun in the summer of 1915. A *Chicago Tribune* writer described the appearance of the gardens in July of that year, when Mrs. Calhoun hosted a Wheaton Garden Club party:

“There was a garden party yesterday given by Mrs. William J. Calhoun, who has taken the House of Seven Gables. Her guests were the members of the Wheaton Garden Club, organized by Mrs. James Keeley...The gardens, which are in their prime at present, have a number of interesting features. From the western veranda of the low lying house of red brick extends a sunken garden, about which is a grass path lined with trimly cut box hedge. At the western end of the sunken garden is a swimming pool and two charmingly planned bath houses, with latticed windows and covered with growing vines. On each side of these are blooming gardens, one filled with blue flowers, including phlox, little blue star, snap dragons, corn flowers and larkspur, and all the many beds are edged about with miniature hedges.”⁴⁴

An elaborate formal landscape garden plan was prepared for the “Estate of W.H. Lyford” in 1917 and signed by “Giffino, landscape gardener.” Oral history indicates that a formal garden was once located in the vicinity of the present-day caretaker’s house, near the greenhouse, while the sunken green was a grassy area lined with low box hedges.⁴⁵

Will and Mary Lyford may have lived in the House of Seven Gables full-time in the 1920s as a biography of Mr. Lyford in the 1926 edition of *Who’s Who in Chicago and Vicinity* listed Wheaton as his residence.

On October 1, 1928, the Lyfords sold Seven Gable Farm to Frank O. and Marie Louise Wetmore at a price “in the neighborhood of \$100,000.”⁴⁶ The new owners relocated from their twelve-acre estate known as “Orchard Farm” at Plamondon station on the Chicago, Aurora and Elgin electric line, located northwest of the Chicago Golf Club grounds. An article announcing the purchase noted that Wetmore “intends to make Seven Gables his year-round home.” At the time of his purchase, Frank Wetmore was Co-Chairman of the First National Bank of Chicago, one of the nation’s largest financial institutions.⁴⁷

⁴⁴ “Polo is Feature at Chicago Golf Club,” *Chicago Tribune* (July 28, 1915).

⁴⁵ Information on the original location of the formal garden was obtained from conversations between Andrew Wells, the Loretto Center’s caretaker, with a son of Max Welz, who was the Wetmore family’s groundskeeper.

⁴⁶ Document 266865 dated Oct. 1, 1928, Book 225, p. 238 (Warranty Deed for Will H. and Mary Lee Lyford’s sale of 80 acres in Section 29 of Milton Township to M. Louise Wetmore.). Al Chase, “Frank Wetmore buys William Lyford Estate,” *Chicago Tribune* (September 27, 1928).

⁴⁷ Al Chase, “Frank Wetmore buys William Lyford Estate,” *Chicago Tribune* (September 27, 1928).

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Frank O. Wetmore (1867-1930) was born in Kalamazoo, Michigan and educated in public schools. He began his long 44-year career at First National Bank in 1886 as an errand boy and messenger and married Marie Louise Barlow of Chicago on April 22, 1890. The couple had two sons, Orville, who died in 1918 while serving in the U.S. Navy, and Horace O. (b. 1902). Wetmore moved through the ranks of the First National Bank, eventually serving as president from 1916-25 and then as chairman. In terms of civic service, he was chairman of the finance committee of the Red Cross during World War One. An avid golfer, Mr. Wetmore was a long-time member of the Chicago Golf Club and served as Club president from 1919-20. In 1926, he was elected a member of the federal advisory board of the Federal Reserve representing the seventh district.⁴⁸

The Wetmores evidently lease a large portion of their 80-acre Wheaton estate to a tenant farmer who grew corn. An undated topographic map prepared for the F.O. Wetmore Estate likely prepared ca. 1928 shows a cluster of agricultural structures located on the present-day site of Seven Gables Park, which comprised the southwest corner of Seven Gables Farm at that time. These included a chicken house with pens, a farm house, barn, windmill, corn crib and machinery shed. Corn was probably grown on the property during the ownership of the previously owners as well. The residence/garage currently located just south of the greenhouse was identified as a tool house on this map. Today's Seven Gables Park also features a small lake, which an unpublished paper based on oral history states was created by Frank Wetmore.⁴⁹

Banker Frank O. Wetmore died unexpectedly of a heart attack in the House of Seven Gables on August 26, 1930, almost a year after the 1929 stock market crash. The bulk of his estate, estimated at \$1,000,000, was left in trust to his widow. The unpublished paper based on oral history mentioned above states that Mrs. Wetmore built a spacious guest house on the property ca. 1930 following Mr. Wetmore's death and resided there with her son Horace and his family while renting out the main house. Horace O. Wetmore and his wife Pauline were married in 1923 and had two sons: Horace Jr. (b. 1926) and Frank O. II (b. 1929). It is likely that Seven Gables Farm was the full-time residence for the young family as the obituary for Horace Jr. noted that he grew up in Wheaton.⁵⁰

⁴⁸ "F.O. Wetmore, Banker, Dies," *Chicago Tribune*, Aug. 27, 1930. Marquis, p. 925. *Chicago Golf Club, 1892-1992* (Wheaton, Ill: Chicago Golf Club, 1991) 137.

⁴⁹ Topographical Map of the F.O. Wetmore Estate, 1928. Megan McManus, unpublished paper on the history of Seven Gables Farm, 1989.

⁵⁰ "Wetmore's Will Puts Estate in Trust for Widow," *Chicago Tribune*, Sept.30, 1930. Mrs. Wetmore, Wife of Chicago Banker, is Dead," *Chicago Tribune* (June 26, 1944). "Horace O. Wetmore," *Chicago Tribune* (Aug. 9,

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Horace O. Wetmore was educated at Culver Military Academy and the University of Chicago. He worked at First National Bank starting in 1921, leaving in 1935 to become treasurer of Marshall Field & Co. In 1937 he was elected a director and vice president of Blyth & Co., an investment house, and by the mid-1940s he was vice president of First National Bank.⁵¹

Horace Wetmore's wife Pauline died in June 1944 and her obituary noted that "The Wetmore home is on Hawthorne lane, Wheaton."⁵² In July 1945, Wetmore married Mrs. Kemper Spencer in the House of Seven Gables. An article on the small ceremony stated that the bride "has become one of Chicago's best known young career women in the last few years." The writer reported:

"Mr. Wetmore and his bride will be at home this winter in her Schiller St. apartment. They will spend the weekends with his mother at Seven Gables Farm, Wheaton. Young Frank Wetmore is a student in the Groton school. His elder brother, Horace Wetmore Jr., is serving in the naval reserve stationed on Pelellu Island. Their mother was the late Pauline Ambrose Wetmore."⁵³

Mrs. Frank O. Wetmore died in January 1946 and in April of that year, Horace Wetmore sold ten acres of Seven Gables Farm to the Ladies of Loretto, a Catholic Order of teaching nuns, for \$75,000.⁵⁴ The parcel included the main house, pool complex, coach house, greenhouse, and tool house. The sale included a perpetual easement to twenty feet across Wetmore's driveway to provide the Sisters with access to their landlocked property from Hawthorne Lane. Horace Wetmore reportedly had the ca. 1930 guest house moved from this ten-acre parcel to land he retained on Hawthorne Lane beyond the brick entrance gateposts to the original estate. A 1948 *Chicago Tribune* article on the Chicago Golf Club reported that the Horace Wetmores "moved their pretty white Normandylike house some distance from the senior Wetmores big place and remodeled it."⁵⁵ The Sisters aimed to convert the House of Seven Gables into a convent, thus ending its historic role as a single family residence.

1988). Kenan Heise, "Frank O. Wetmore II, Chicago lawyer for more than 30 years," *Chicago Tribune* (July 19, 1989).

⁵¹ "H.O. Wetmore Made Official of Blyth & Co.," *Chicago Tribune* (Feb. 18, 1937).

⁵² "Mrs. Wetmore, Wife of Chicago Banker, is Dead," *Chicago Tribune* (June 26, 1944).

⁵³ Judith Cass, "Mrs. Spencer is Married to H.O. Wetmore," *Chicago Tribune* (July 28, 1945).

⁵⁴ "Mrs. Marie Louise Wetmore," *Chicago Tribune* (Jan. 10, 1946). Document 501421 dated July 5, 1946, Book 482, p. 500 (Warranty Deed for Horace O. Wetmore's sale of 10 acre parcel within Section 29 of Milton Township to the Ladies of Loretto for \$75,000.)

⁵⁵ Information on the construction of the ca. 1930 guesthouse on the Seven Gables Farm property and its 1946 removal to Hawthorne Lane outside the brick gateposts was obtained from the following two sources: Megan

3. Architect Jarvis Hunt

Jarvis Hunt (1863-1941) was a prominent Chicago-based architect with a national practice. He was born in Wethersfield, Vermont, the son of Colonel Leavitt Hunt and Katherine Jarvis Hunt. Both the Hunts and Jarvises were well-established and distinguished New England families and the Hunts were among Vermont's largest landowners. His most notable relatives were Richard Morris Hunt and William Morris Hunt, his father's brothers. Richard Morris Hunt was one of America's leading architects of the late 19th-century. Together with Frederick Law Olmsted he designed the immense Biltmore Estate near Asheville, North Carolina (completed 1895) for George Washington Vanderbilt, which remains one of the nation's most important architectural and landscape ensembles. William Morris Hunt was an important muralist and sculptor who studied in Dusseldorf, Germany, and in Paris.

Jarvis Hunt received his early education at St. Mark's School in Southborough, Massachusetts. He attended Harvard University and studied architecture at the Massachusetts Institute of Technology from 1883-84. Jarvis's uncle, Richard Morris Hunt, was among a group of prominent East Coast architects who assisted Daniel Burnham with planning the World's Columbian Exposition held in Chicago's Jackson Park in 1893. The elder Hunt designed the domed Administration Building on the Court of Honor, which was the most visually prominent on the fairgrounds. It was this fair that brought Jarvis Hunt to Chicago as he was selected to design the Classically-styled State of Vermont Building, his first significant commission.⁵⁶

Hunt established an architectural practice in Chicago following the 1893 Fair with offices in the Monadnock Building at 53 W. Jackson Boulevard. He traveled in prominent social circles and maintained memberships at several exclusive downtown clubs as well as the Chicago Golf Club in Wheaton, which was a source of some of his earliest commissions. In 1896, Hunt was hired to design stately summer houses overlooking the Wheaton links for fellow members Arthur Ely, Charles Blair MacDonald, and Edward Worthington. The Ely and Macdonald houses were designed in the Tudor Revival and Classical Revival styles. He also designed a Romanesque Revival

McManus, unpublished oral history paper, 1989. "Chicagoans Proud of U.S.'s Oldest 18 Hole Golf Links," *Chicago Tribune*, Sept. 12, 1948.

⁵⁶ Eleanor L. Boyne, *Brick Row: A Brief History and Comments on the Officers' Quarters at the U.S. Naval Training Center, Great Lakes, Illinois* (Great Lakes, Privately Published, 1984) 7-8.

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style gatehouse on Plamondon Road, which accessed the adjacent Macdonald and Worthington properties.⁵⁷

Between 1898 and 1902, Hunt assembled a 29-acre tract across the road from the Chicago Golf Club on Hawthorne Lane, where he built a Spanish Revival style summer house for himself in 1898 (razed 1980s). He later built three seasonal houses on this property that he rented to club members: 1S631 Hawthorne Lane (1903; razed), 1S631 Hawthorne Lane, and 1S761 Hawthorne Lane. The latter two are extant and reflect Prairie style influence. The house at 1S617 Hawthorne was intended for “bachelor occupancy” and initially occupied by Col. Harvey C. Carbaugh, while the other was built for occupancy by the Glidden Osborne family. The house at 1S785 Hawthorne Lane was also located on Hunt’s property but may have been built prior to his ownership.⁵⁸

On August 24, 1912, a devastating fire destroyed the Chicago Golf Club’s original clubhouse. Hunt designed a new three-story brick-clad Tudor Revival style clubhouse, which was completed in 1913. Hunt likely designed other seasonal houses on nearby Golf Lane for Chicago Golf Club members, although no definitive documentation linking him to other Wheaton houses exists. Also in Wheaton, in 1910 Hunt proposed to reconstruct the Italianate facades of its downtown buildings on Front Street to provide them with a unified, picturesque appearance reminiscent of an English medieval village. Although his proposal to the Wheaton Commercial Club was never executed, it received much attention in newspapers and architectural journals at the time.⁵⁹

Hunt’s designs in Wheaton and his buildings elsewhere show that he was an eclectic designer, drawing inspiration from a range of historic and contemporary styles, including the Classical Revival, Beaux Arts, Tudor Revival, and Craftsman. Hunt’s important country estate houses included Loramoor (1900) in Lake Geneva, Wisconsin, for Judge Moore of Diamond

⁵⁷ “Houses of Golfers at Wheaton,” *Chicago Tribune* (Feb. 21, 1897).

⁵⁸ Information on Hunt’s purchase of 29 acres on Hawthorne Lane and on Col. Harvey Carbaugh was obtained from phone conversations and email correspondence with local historians Chip Krueger and Bob Goldsborough who have conducted extensive research on Hunt’s designs in Wheaton and deed research pertaining to Hawthorne Lane. Some of this information is contained in the following unpublished paper: Bob Goldsborough, “The History of 1S631 Hawthorne Lane, Wheaton, Illinois,” 2011. The following 1916 article mentions two houses that Jarvis Hunt was designing on his Wheaton property at that time: “Cottages Go Up at Chicago Golf Club,” *Chicago Tribune* (May 6, 1916). Hunt’s 29-acre tract on Hawthorne Lane is also referenced in: Leone Schmidt, A Vermonter Looking for Something to do,” *DuPage History*, Vol. 2, (1994) 6-15.

⁵⁹ “Stratford in DuPage,” *Chicago Tribune* (March 3, 1910); “Reconstruction of Village Street Projected by Jarvis Hunt,” *The Western Architect* (June 1910) 58; “Wheaton to Mask Its Face: Architect Hunt proposes plaster fronts for buildings,” *Chicago Tribune* (March 2, 1910); “New Front Project Temporarily Abandoned,” *Wheaton Illinoian* (July 1, 1910).

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Match fame. This Tudor Revival style house is reminiscent of the House of Seven Gables that Hunt designed for Mr. and Mrs. Arthur Ely in Wheaton. He also designed the first two sections of Joy Morton's Thornhill estate house in Lisle, Illinois and an Italian villa style house for Chicago Edison Company founder Frank Gorton in Warrenville, Illinois, among others."⁶⁰

One of Hunt's largest commissions was for the original group of buildings at the Great Lakes Naval Training Station in Lake Bluff, Illinois. The campus-like complex included an officers' quarters known as Brick Row, which faced the bluff overlooking Lake Michigan, as well as six red-brick dormitories trimmed with terra cotta.⁶¹ Other important Chicago commissions by Hunt include the Saddle and Cycle Club (1898); Lake Shore Athletic Club (1924), and the 900 North Michigan Avenue Building (1927), an early experiment in cooperative apartment living. Both Hunt and Bohasseck owned units in this building, which included upscale ground floor shops. Outstanding works by Hunt outside Chicago include the Kansas City Union Terminal (1914); Dallas Union Terminal (1916); Joliet Union Terminal; the Newark (New Jersey) Museum(1923); and Bamberger's Department Store in Newark New Jersey (1921).⁶²

In 1899, Hunt married Louise Coleman, a descendent of an early Chicago family and granddaughter of millionaire Silas Cobb. The guest list to their wedding included members of some of Chicago's most prominent families, including the Potter Palmers, the Arthur Ryersons, the John Glessners, and various Blairs and McCormicks.⁶³ The couple had two children, Jarvis Jr. (b. 1900) and Louse (b. 1901), and in addition to their Wheaton summer house they maintained residences at various upscale addresses in Chicago. Louise Hunt was an expert horsewoman who regularly won awards at various horse shows and the Hunt's Wheaton property included a grand stable occupied by thoroughbreds and riding ring. The marriage ended in divorce in 1909.⁶⁴

In later years, Jarvis Hunt established a partnership with Charles Bohasseck and their offices were located in the Hunt-designed Boulevard Building at 30 North Michigan Avenue (1914). Hunt retired in 1927 and in 1935 he built a

⁶⁰ "James H. Moore's Country Residence on the East Shore of Lake Geneva, Wisconsin," *Chicago Tribune* (Sept. 23, 1900). "Beautiful Gorton Home Dismantled," *Chicago Tribune* (June 11 1911).

⁶¹ Cynthia A. Fuener, "Great Lakes Naval Training Station," *Historic Illinois*, Vol. 11, No. 5 (Feb. 1989) 4-6.

⁶² "Jarvis Hunt Dies on Florida Visit; Noted Architect," *Chicago Tribune* (June 17, 1941). Schmidt, 6-15.

⁶³ "Wedding of Miss Louise Coleman and Mr. Jarvis Hunt," *Chicago Tribune* (Nov. 16, 1899).

⁶⁴ "Mrs. Jarvis Hunt Divorces Husband," *Chicago Tribune* (October 7, 1909).

Spanish style adobe house in Phoenix, Arizona.⁶⁵ He died in 1941 in St. Peterburg, Florida and is buried in his native state of Vermont in the town of his birth, Wethersfield.

4. Country Estate Movement and the Tudor Revival Style

America's great country estate era of 1870 to 1920, a period known as the Gilded Age, featured palatial homes furnished in the richest manner with exquisitely landscaped grounds often totaling hundreds, and sometimes thousands, of acres. The practice of escaping to country estates was historically common among the landed English gentry and wealthy Italians of the fifteenth and sixteenth centuries who built summer homes outside of Rome, Florence and Venice. In Italy, the lavishly elegant and Classically-inspired sixteenth-century villas of Andrea Palladio in the countryside around Vincenza were built for wealthy landowners who lived in town but kept a country estate as a pleasurable retreat. However, they also included income-producing farms and were designed with the agrarian activities of their owners in mind. In contrast, American country estates were primarily intended for leisure pursuits or the attainment of social status, as the landscape was no longer viewed as an economic resource.

The explosion of country estates in the late nineteenth-century reflected a great increase in the wealth of large numbers of Americans and the creation of a new leisure class. During this period, wealthy families increasingly built country homes as seasonal residences in which to sporadically escape from the ills of city life and enjoy nearby country clubs and resort areas. The estates themselves featured various leisure diversions, sporting pursuits, and other manifestations of rural gentility.⁶⁶ It can also be argued that the large numbers of country estates built during the Gilded Age reflected their owners' desire for social acceptance. A sense of cultural competitiveness with Europe, especially on the East Coast, spurred development of a "genteel tradition" based on standards and tastes meant to assert America's moral and cultural superiority.⁶⁷ The most spectacular of the nation's country estates was Biltmore in Asheville, North Carolina, where George Washington Vanderbilt II spent millions to erect a massive limestone chateau surrounded by more than one hundred thousand acres.

⁶⁵ "Arcadia Home is deemed Typically Arizonian," *Arizona Republic* (Feb. 24, 1935).

⁶⁶ Mark Alan Hewitt, *The Architect and the American Country House, 1890-1940* (New Haven & London: Yale University Press, 1990) 14.

⁶⁷ Karen M. Genskow, "The Country Estate in Illinois," *Historic Illinois* (February 1988) 2.

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Starting in the late 1890s, a large concentration of country estates were built in Lake Forest, Chicago's North Shore retreat for the very rich and fashionable. Prior to that time, the suburb's notable estates and educational institutions were clustered between the Northwestern railroad tracks to the west and the ravines and bluffs of Lake Michigan to the east. Settlement began to quickly shift beyond the original town plat in the late 1890s, however, following the opening of the exclusive Onwentsia Country Club west of town on Green Bay Road. In 1896, the club purchased the 175-acre farmstead of noted architect Henry Ives Cobb, using his sprawling Shingle style summer place as a club house. This spurred the subsequent development of Green Bay Road as the ideal place for country estates, such as Westleigh, the estate of wealthy meatpacker Louis F. Swift. Swift collected hundreds of acres of real estate in what eventually became western Lake Forest, and his estate—boasting an 1898 Georgian Revival mansion with an equally large 1916 wing by Howard Van Doren Shaw—symbolized the westward expansion of Lake Forest at the turn of the 20th century.

As Mark Alan Hewitt noted in his book, *The Architect and the American Country House, 1890-1940*, “The ideal of recapturing a lost country life coalesced in fin de siècle America around the country estate and the country club.”⁶⁸ The Onwenstia, which “drew more and more of the Chicago social elite into an orbit not unlike that of Versailles in the era of the Sun King,”⁶⁹ attracted the town's first summer visitors, many of whom soon built extravagant country estates nearby. The club offered a range of British aristocratic sports, such as golf, polo, steeplechase races and fox hunting. Its annual horse show was a glittering social event, where all ages paraded and competed, and where everyone came to see and be seen. The combination of an exclusive country club, a beautiful site, and convenient train transportation made Lake Forest an attractive escape for Chicago's most affluent businessman, merchants, and industrialists. The town experienced its greatest period of growth after such prominent families as the Swifts, Armours, Piries, and McCormicks arrived.

In Chicago's western suburbs, the Chicago Golf Club in Wheaton attracted equally prestigious members, many of whom also built large summer estate houses on sprawling acreage in the vicinity. One such wealthy landowner was Chicago Edison Company founder Frank Gorton who was a member of the Chicago Golf Club in 1895. Gorton maintained a city residence at 2120 Prairie

⁶⁸ Hewitt, 13.

⁶⁹ Arthur M. Miller and Shirley M. Paddock, *Lake Forest: Estates, People, and Culture* (Chicago: Arcadia, 2000) 56.

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Avenue—Chicago’s most exclusive residential district—as well as their sprawling Gretna Farm in DuPage County, at the northern edge of Milton Township, where he became a prominent horse breeder and helped organize the Gentlemen’s Driving Club. In 1903, the Gortons relocated to a new 203-acre farm in the vicinity of nearby Warrenville (Winfield Township), developing the property into a magnificent country estate with an impressive Italian villa style mansion designed by society architect and fellow Chicago Golf Club member Jarvis Hunt.⁷⁰

By 1920 the Frank Gorton estate was owned by Chauncey and Marion (Deering) McCormick, who renamed it St. James Farm and eventually expanded its holdings to approximately 600 acres. The couple’s respective families had founded the McCormick Reaper Company and the Deering Harvester Company, which merged in 1902 to form International Harvester, the world’s largest manufacturer of agricultural products. Chauncey’s cousin, legendary Chicago Tribune publisher Colonel Robert R. McCormick, owned the next estate to the north, called Cantigny, which also consisted of several hundred acres. The Chauncey McCormicks lived in Chicago’s fashionable Near North Side during the week and indulged their love of farming and equine sports on the weekends at their Warrenville estate. In 1928, Chauncey and Robert R. McCormick organized the DuPage Riding and Hunt Club (later renamed the DuPage Hunt), inviting friends to ride with them over jumps they had installed on their adjacent estates, which together totaled about 1,000 acres. Mrs. Horace O. Wetmore, an avid horsewoman, was a member of the DuPage Hunt in 1933.⁷¹

Other large country estates in DuPage County included Thornhill in Lisle, which featured a mansion designed by Jarvis Hunt for Joy Morton, founder of the Morton Salt Company. Coal baron Francis Stuyvesant Peabody’s 800-acre Mayslake Estate in present-day Oak Brook had a magnificent Tudor Revival style mansion designed by the Chicago firm Marshall and Fox. Although some country estates in DuPage County and in the Lake Forest were working farms, most were purely showcases built to signify a genteel, aristocratic way of life to accompany the economic status of their nouveau riche owners. Country estates were typically quite private, their lavish mansions and flanking gardens accessible to other members of the social elite via private drives.

⁷⁰ “Chicago Golf Club: Its members have fine links in the Village of Wheaton,” *Chicago Tribune* (June 24, 1895). “Frank S. Gorton Dies,” *Naperville Clarion* (Dec. 21, 1910). “Beautiful Gorton Home Dismantled,” *Chicago Tribune* (June 11, 1911).

⁷¹ Leone Schmidt, *In and Around Historic Warrenville* (Warrenville, Ill.: Warrenville Historical Society, 1982) 91. Robert Sirotek, *The Wayne-DuPage Hunt: A Chronicle of Events, 1928-1980* (Broadview, Ill.: The Wayne-DuPage Hunt, 1980) 6. Judith Cass, “DuPage Hunt Rides,” *Chicago Tribune* (Nov. 13, 1933).

Architects who designed for the wealthy looked to the past for inspiration, designing estate houses in such Classically-inspired styles as the Georgian, Italian Renaissance, and French Renaissance that were in fashion at the time. Especially popular was the picturesque Tudor Revival style, as the English manor house was considered by many to be the epitome of gentility and status. Tudor Revival style country estate houses were regularly featured in the architectural journals as well as such popular magazines as *House Beautiful* and *Country Life*. Characteristics of this style included steeply-pitched gabled roofs; red-brick masonry walls with stone trim; stucco cladding; decorative half-timbering; groups of tall, narrow windows; and large, elaborate ornamental chimneys.

Like many country estate houses of the time, the House of the Seven Gables was surrounded by a terrace that could be used for seasonal entertaining and featured artfully designed formal gardens and a greenhouse. Especially notable was the southward vista from the mansion across the sunken hedge-bordered garden to the Classically-inspired pool complex with its carved head of Bacchus centered on a red brick wall flanked by two pyramidal-roofed vine-covered wood poolhouses.

The House of Seven Gables is an excellent and well-preserved example of a Tudor Revival style country estate house in brick, featuring asymmetrical massing, a multi-gabled roof with parapeted gables, exterior brick chimneys, massive oak front door with elaborate strapwork hinges, several diamond-paned leaded glass casement windows, and an attic floor that originally housed servants' quarters. The house also displays such Gothic Revival elements such as a group of tall lancet windows, dripmolds, and a battlemented brick wall connecting the mansion to the Ice House. Inside, the formal entrance hall, library, parlor and inglenook display the appearance of a medieval English manor house with their oak wall paneling and doors detailed with ogee arches, oak beamed ceilings, and staircase balustrades featuring cut-out tracery motifs. In contrast, the formal dining room features a lighter Rococo appearance with its white-painted plaster walls and ceiling as well as its white marble fireplace detailed with Classical, curvilinear and foliate motifs.

5. The Loretto Convent in Wheaton: 1946 to 2016

The Loretto Convent in Wheaton (formally known as the Institute of the Blessed Virgin Mary) is part of a community of religious women established in Flanders (present-day Belgium) in 1609 by English founder Mary Ward, who envisioned a more active role for Catholic women in the church, outside the cloister. This teaching order spread to other areas of the world, including

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Toronto, Canada, where a motherhouse was established in 1847, and to Joliet, Illinois in 1880. In 1891, the Joliet community sent a group of nuns to Chicago, where they taught in the parish school of St. Bernard's Church and established the all-girls Loretto High School at 6535 Stewart Avenue for that parish in the present-day Englewood neighborhood on the city's South Side. In 1906, the sisters established Loretto Academy, an all-girls Catholic grade and high school, at 1447 E. 65th Street in the present-day Woodlawn neighborhood (demolished). At these and other Chicago parish schools, the sisters—known as the Ladies of Loretto—established a reputation for teaching excellence.⁷²

Loretto Academy in Woodlawn initially played a dual role as a school and a novitiate or convent, a place where its graduates could prepare to enter the religious order as nuns. By the mid-1940s, the Loretto in Chicago deemed it advantageous to move the novitiate from this densely-built urban neighborhood to a quiet, rural location with room to expand. To this end, on July 5, 1946 they purchased 10 acres of Horace O. Wetmore's 80-acre Seven Gables Farm in Wheaton for \$75,000.⁷³ Their parcel included the estate's 1897 Tudor Revival style brick mansion, which was adapted as a novitiate with the parlor serving as a chapel. Young women newly graduated from Loretto Academy and Loretto High School entered as postulants, learning about religious life by living in its atmosphere for a year, after which they took their first vows. They spent their second year at the teaching order's motherhouse in Toronto, Canada, after which they returned to live and study at the Wheaton convent for another year. The sister's college studies were undertaken in affiliation with St. Procopius College (now Benedictine College) in Wheaton.⁷⁴

The Ladies of Loretto soon recognized the need to build a separate chapel building, which was intended to include space to house the Wheaton area's only Catholic kindergarten. Architects Barry and Kay of Chicago designed the new chapel, which was built from 1950-52. Fundraising for the \$275,000 Loretto Chapel was spearheaded by alumni of Loretto Academy in Woodlawn and Loretto High School in Englewood. The Gothic Revival style edifice was

⁷² Loretto High School in Englewood closed in 1962 due to declining enrollment and its students sent to Loretto Academy, which itself was closed in 1972 when it merged with Mercy High School to form Unity High School. Irene Powers, "Loretto Chapel Benefit to Be Held Saturday," *Chicago Tribune* (Feb. 3, 1952). Suellen M. Hoy, "No Color Line at Loretto Academy: Catholic Sisters and African Americans on Chicago's East Side," *Journal of Women's History*, Vol. 14, No. 1 (Spring 2004) 10-11, 18, 25.

⁷³ Document 501421 dated July 5, 1946, Book 482, p. 500 (Warranty Deed for Horace O. Wetmore's sale of 10 acre parcel within Section 29 of Milton Township for \$75,000.)

⁷⁴ Interview with Sister Betty Crotty, May 26, 2016. "Loretto Grads Train as Nuns in Old Mansion," *Chicago Tribune* (Feb. 18, 1954).

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adjoined to the west end of the mansion and emulated its brick detailing with interlocking diamond motifs. The Loretto Kindergarten operated in one of the chapel's two spacious basement classrooms starting in 1952, serving children from Wheaton as well as nearby Glen Ellyn and Naperville.⁷⁵ In 1957, the kindergarten served 46 children each day who were picked up for school in a station wagon driven by one of the nuns. The chapel's basement also included an apartment for a priest (later used as an office for the Early Childhood Center) and a classroom for novices.⁷⁶

In 1961, the Ladies of Loretto announced long-established plans to build a teachers college/dormitory building on their Wheaton campus, which was intended for the residence and education of sisters of the Institute of the Blessed Virgin Mary. It was to be built adjacent to the existing convent-chapel complex and situated on part of a 42-acre tract that the sisters had purchased from Horace O. Wetmore in 1957. The expansive new parcel was then-occupied largely by cornfields and situated to the west of the Loretto Sister's original 10-acre site. It allowed for the construction of the east-west Loretto Lane, which was in place by 1965 and connected their property to the north-south Orchard Road. Prior to the construction of Loretto Lane, the only access to Loretto Convent's land-locked property was via Hawthorne Road and over Wetmore's private driveway through which he had given them an easement in 1946.⁷⁷

The ambitious plans to build a teachers college/dormitory building was spurred in large part by overcrowding in the convent, as the number of sisters living in the mansion increased from seven to 43 between 1946 and 1961.⁷⁸ Additionally, there was a great nationwide shortage of teachers in Catholic schools run or staffed by sisters of the IBVM, necessitating a central facility dedicated to providing nuns with higher education to fulfill that need. One writer noted in 1961:

⁷⁵ "Begin Construction of Loretto Convent Chapel on Saturday," *Chicago Tribune* (August 3, 1950). Irene Powers, "Loretto Chapel Benefit to Be Held Saturday," *Chicago Tribune* (Feb. 3, 1952).

⁷⁶ Ginny Gates, "All in a Day's Program at Loretto Kindergarten," *Wheaton Leader* (April 11, 1957). After the Mary Ward House of Studies Building was completed in 1964, Loretto Chapel's second basement classroom was also used for the kindergarten.

⁷⁷ "Nuns Plan College in Wheaton," *Chicago Tribune* (July 9, 1961). In 1966, Horace Wetmore initiated litigation involved regarding the use of the 20-foot easement over his driveway, which connected the convent property to Hawthorne Lane as he claimed that the newly built Mary Ward House of Studies attracted increased traffic to that roadway: *Wetmore v. Ladies of Loretto, Wheaton, Appellate Court of Illinois, 1966*.

⁷⁸ Unpublished and undated list showing the number of sisters living in the mansion in varying years. Source: Loretto Convent archive.

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“In the school year just ended, 122 Loretto nuns taught 4,500 pupils, a situation which meant classes ranged from 35 to 60 pupils. The order hopes to relieve the teacher shortage by staffing the college with its own veteran educators. ... The order now staffs Loretto Academy, 1447 E. 65th st., and Loretto High School, 6535 Stewart ave., and four parish elementary schools in Chicago. They also staff St. John Vianny parish school in Northlake, and St. John of the Cross parochial school, Western Springs.

When the college is completed, and its complete six year teacher training program is in progress, the convent will be able to increase by 150 percent the number of its teaching nuns in the United States. Among other cities in which the order operates elementary and high schools are Detroit, Sault Ste. Marie, Michigan, Phoenix, Arizona, and Sacramento, California.”⁷⁹

A private sector group of forty businessmen was formed in 1961 to organize a fundraising campaign for the \$1.5 million teachers college/dormitory building. Sufficient funds were raised to begin construction in January 1962 and the new Mary Ward House of Studies officially opened on May 3, 1964. Designed by the Chicago firm of Olsen and Urbain, the U-shaped two-story building was joined to the existing convent-chapel complex by a covered passageway. Its two long north-south wings were used as dormitories for novices and postulants and as an infirmary for the older nuns. The central wing was used for administrative offices and classrooms and also featured a kitchen, dining room and an additional chapel.⁸⁰

With completion of the Mary Ward House of Studies, the 52-acre Wheaton campus became the administrative headquarters of the IBVM in the United States. Now sisters of the order could receive their bachelor and master’s degrees on-site, whereas previously their advanced studies were undertaken in partnership with other schools in the region, such as St. Procopius in Wheaton or Rosary College in River Forest. The mansion remained in use as novitiate, where young women received training to become nuns.

Although Loretto High School in Chicago’s Englewood neighborhood closed in 1962 due to declining enrollment, sisters of the IBVM remained busy in the 1960s teaching at eight parish schools, including five in Chicago: Loretto Academy, 1447 E. 65th Street St.; St. Adrian, 7920 Washtenaw Ave.; St. Bernard, 6547 Stewart Ave.; St. Bride, 7757 Coles Ave.; and St. Cyril, 6358 Blackstone Ave., all elementary schools. Nuns of the order also taught at St.

⁷⁹ “Nuns Plan College in Wheaton,” *Chicago Tribune* (July 9, 1961).

⁸⁰ “Begin Drive for College in Wheaton,” *Chicago Tribune* (July 9, 1961). Irene Powers, “Loretto to Break Ground Jan. 23 for New Facility,” *Chicago Tribune* (Jan. 12, 1962). “Study House for Loretto Nuns Begun,” *Chicago Tribune* (Oct. 8, 1962). “Nuns to Hold Dedication of Studies Site,” *Chicago Tribune* (April 26, 1964). “Catholic Nuns Open Facility in Wheaton,” *Chicago Tribune* (May 4, 1964).

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Francis High School in Wheaton and at schools in Northlake and Western Springs.⁸¹

The sisters established the Loretto Extension Service in 1965, offering high school courses by correspondence, as well as individual tutoring to students from primary grades to college. Some of the sisters also taught piano lessons at the Wheaton campus. As the years passed and the number of sisters living on-site began to decline, the large Mary Ward House of Studies Building and the convent's spacious grounds were made available to community groups to lease for meetings, conferences, and other activities, while individuals also made use of available dormitory rooms. One writer reported on the services available to the community in 1974:

“A great variety of persons and groups are welcomed to the facilities at Loretto convent. Many groups of the area have availed themselves of the meeting rooms, chapel, living accommodations and garden, as well as the meals. A swimming pool and tennis courts offer recreation. Churches of various denominations have sponsored study days there; other church groups have held a variety of religious worship services. Educational groups, from citywide school boards to local PTA organizations, have held both business and social events in the convent. Other groups have spent week-long periods in business planning, employee orientation and training, faculty workshops religious-renewal seminars, and seminarians' prayer periods.”⁸²

According to a 1976 article, the Loretto sisters in Wheaton were retired from full-time teaching as urban and suburban parish schools at that time. However, the sisters remained busy running the kindergarten, the correspondence school which served 300 students in 1976, the extensive tutoring program they offered to elementary and high school students, and offering piano lessons.⁸³ As public and parochial elementary schools began to incorporate kindergarten into their programs, Loretto later switched its focus to preschool. In 1984, the Loretto Kindergarten became the Loretto Early Childhood Center, accepting three- and four-year-olds. Like the kindergarten, it was a fully accredited educational program staffed by the sisters of the IBVM.

In 1989, the Loretto sisters sold 35 acres of undeveloped to the west to their building complex to developer Joe Keim, who created the Marywood subdivision with 82 single family houses. The proceeds were intended to help fund the sisters' retirement.⁸⁴ The infirmary in the Mary Ward Building closed

⁸¹ “Nuns to Hold Dedication of Studies Site,” *Chicago Tribune* (April 26, 1964).

⁸² “Loretto Convent Finds New Use,” *The Sunday Journal* (August 25, 1974).

⁸³ Marylea Carr, “Loretto Convent purchased by Sisters in 1946,” *The Daily Journal* (Sept. 28, 1976).

⁸⁴ Wayne Baker, “Wheaton Ok's 1-road subdivision,” *Chicago Tribune* (Sept. 20, 1989).

upon the completion in 2000 of Presence Resurrection Life Center on Chicago's North Side as a nursing home for members of the religious community. The Loretto Early Childhood Center closed in 2014 due to declining enrollment. The Loretto convent in Wheaton currently (Spring 2016) remains the center for order of the IBVM in the United States, although it has only twelve resident nuns. Facilities at the Mary Ward Building continue to be leased to various local groups for conferences, workshops, classes and retreats.

PART II. ARCHITECTURAL INFORMATION

- A. General Statement: The House of Seven Gables is a two-and-a-half-story Tudor style residence with Gothic Revival detailing that includes lancet windows and drip molds on the front elevation. The building faces north toward the Chicago Golf Club and features orange-brown brick walls, a rectangular footprint with projecting pavilions, a multi-gabled roof covered with slate tiles, two gabled dormers on the south elevation, and two exterior brick chimneys on the east and west elevations. The second and attic floors feature interlocking diamond patterns created by brown header bricks. The massive oak front door has strapwork hinges, a lion's head door knocker, and Tudor arch infilled with terra-cotta ornament. Fenestration is mainly comprised of double-hung wood-sash windows with multi-paned glazing. The west side of the front and rear elevations are spanned by a raised concrete veranda and a glass-enclosed porch, respectively. The first floor features a formal entrance hall entirely finished in oak, a formal parlor with fireplace inglenook with oak-beamed plaster ceilings, and a formal dining room with marble fireplace, plaster walls and ceiling all detailed with elaborate foliate and curvilinear motifs. The house is internally connected to the adjacent Loretto Chapel via a passageway.
- B. Description of Exterior
1. Over-all dimensions: The House of Seven Gables has a total length of approximately 111'-0" (east-west), and a total width of 36'-0" (north-south).
 2. Foundations: Poured concrete.
 3. Walls: Walls are clad with orange-brown colored dressed brick laid in a running bond, and its second and attic floors feature interlocking diamond patterns created by brown header bricks. Jack-arch lintels are situated above most windows. The front door opening and the group of three lancet windows directly above are each topped by a terra-cotta drip mold, the latter in the shape of a flat arch. The front (north) elevation has a wide projecting pavilion with two parapeted gables as well as a wall dormer with parapeted gable. The

rear (south) elevation has two projecting pavilions, each with a parapeted gable. All parapeted gables have terra-cotta coping. A battlemented brick wall with door opening extends from the east end of the front (north) elevation to the adjacent Ice House.

4. Structural system: Load-bearing brick walls.
5. Porches/Canopies: The west side of the front (north) elevation has an elevated concrete veranda that is bordered with clay tiles exhibiting a quatrefoil motif and accessed by a flight of concrete steps. Its front door is sheltered by a flat-roofed wood canopy with two scrolled wood brackets. The east elevation has a projecting, one-story flat-roofed glass-enclosed metal porch that is accessed via a flight of concrete steps.

The west side of the rear (south) elevation is spanned by a projecting one-story flat-roofed porch with wood knee-arches beneath the overhanging eaves of its pent-roof projection. The glass panels that enclose this porch are interspersed with simple wood posts detailed with pilaster motifs. The porch flooring is comprised of clay tiles exhibiting a quatrefoil motif and the ceiling is acoustical tile.

6. Chimneys: Two tall exterior brick chimneys are situated on the east and west elevations, both of which are detailed with vertical strips of projecting bricks. The lower portion of the west chimney is enclosed within the passageway that connects the House of Seven Gables to the adjacent Loretto Chapel Building.
7. Openings:

- a. Doorways and doors: The front (north) elevation features a massive oak front door with decorative strapwork hinges, a lion's head door knocker, original knob and decorative faceplate, and a strip of four lights across the top. Its transom has a Tudor arch infilled with terra-cotta tracery.

The east elevation has two metal framed glass doors that access its metal and glass-enclosed porch. Within this porch, the brick east wall of the house has two wood paneled doors that open onto a sitting room and its secondary staircase. On the second story, a wood paneled door opens onto a bedroom.

The rear (south) elevation has a glass door that opens onto the glass-enclosed porch. Within this porch, the brick south wall of the house features three sets of French doors with multiple lights and one wood-

paneled door with nine-lights: three of these doors open onto the front stair hall and the fourth is set into the porch's reentrant angle and opens onto the dining room. The second floor of the south elevation has a pair of wood double-doors with multiple light in its reentrant angle that opens onto the original master bedroom.

- b. Windows: Fenestration is comprised of double-hung wood-sash windows within wood frames. The front (north) elevation has twelve windows on the first floor, thirteen on the second floor, and four on the attic level. Two of these windows are located in the reentrant angles of its projecting gabled pavilion. Windows on the front elevation are mainly six-over-six although there are four three-over-three windows on its east end. Especially distinctive are a group of three eight-over-six lancet windows above the main entrance; a one-over-one window with diamond-shaped leaded glass on the first floor; and an adjacent three-sided squared wood window bay featuring three six-over-six front windows and two four-over-four side windows.

The south (rear) elevation has seven windows on the first floor, twelve windows on the second floor, and eight windows on the attic level. Most of these windows are six-over-six with the exception of a one-over-one window with diamond-shaped leaded glass on the first floor, two ten-over-ten windows on the second floor; and six four-over-four windows on the attic level.

The east elevation has a series of single-pane glass windows on the first floor that surround its metal porch and a single six-over-six window on the second floor.

8. Roof

- a. Shape, covering: The cross-gabled roof has a total of seven gables and is covered with slate tiles. The south (rear) elevation has two gabled dormers, one clad with wood shingles and the other with aluminum siding.

- C. Description of Interior: The first floor library was reserved for private use at the time that this HABS survey was undertaken and thus was inaccessible for viewing and photographs. Likewise, the second and third floors of the mansion were both occupied by residents and also inaccessible to viewing and photographs. As a result, only the first floor is described in detail below.

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1. Floor plans: The first floor plan is arranged around a large, formal entrance hall, which is accessed from the front door via a small vestibule. The east wall of the entrance hall opens onto two bathrooms. To the west of the stairhall is the formal parlor that spans the width of the building and opens onto a broad inglenook with fireplace. A library and the original formal dining room are located to the east of the entrance hall, separated by a hallway that leads to a kitchen, three small sitting rooms, a small storage room, and a secondary staircase on the east side of the house.

The second floor plan has a main stairhall on its north side and secondary staircases to the east and west. The west staircase runs between the second and attic floors only while the east staircase runs from the basement to the attic level. This floor has a long east-west hallway, three bedrooms, a dining room, kitchen, office, common room, storage room and two full bathrooms.

The attic level is spanned by a long east-west hallway that terminates at stairways on either end as well as four bedrooms, a common room, a full bathroom and four storage rooms.

2. Stairways: The formal entrance hall features a grand oak reverse-flight staircase with turned newell post and balustrades featuring cut-out tracery motifs that leads to the second floor only. Its mezzanine landing is illuminated by a ground of three tall lancet windows situated directly above the front door. A narrow, carpeted secondary staircase located on the east end of the house extends from the basement to the attic level. A third, also narrow and carpeted, is located on the west end of the house and extends from the second floor to the attic level, which originally housed the servants' quarters. It exhibits a plain, squared wood newell post and straight railings.
3. Flooring: On the first floor, pine flooring is used in the entrance hall, parlor, dining room and library. Roman brick flooring is used in the parlor's inglenook. Linoleum tile is used in the two bathrooms and kitchen. The service hallway and sitting rooms on the east side of the first floor are carpeted.
4. Wall and ceiling finish: The front entrance hall features paneled oak wainscoting detailed with ogee arches. One wall of the library is paneled in oak. All other interior walls are finished with plaster. The front entrance hall has an oak-covered ceiling with oak beams. The parlor and its inglenook have oak-beamed plaster ceilings. The parlor's ceiling beams feature various painted designs that resemble medieval crests. The first floor hallway, kitchen and sitting rooms have acoustical tile ceilings. Ceilings in the first floor

dining room and throughout the second and attic floors are plaster. The dining room walls are paneled in plaster and have a frieze band detailed with curvilinear motifs. Its plaster ceiling is bordered with Classical, curvilinear and foliate motifs.

5. Openings:
 - a. Doorways and doors: Typical interior doors are paneled wood with wood frames. Oak doors in the entrance hall have vertical panels detailed with ogee arches. The two doors that open from the entrance hall into the library and formal dining room are sliding, rather than hinged. All other doors in the first floor service section and on throughout the second and attic floor are wood paneled painted white. All doorways are wood.
 - b. Windows: Two pairs of diamond-paned leaded glass casement windows flank the fireplace in the parlor inglenook. In 1952, these original exterior windows were enclosed upon completion of the passage connecting the House of Seven Gables and the newly constructed Loretto Chapel Building.
6. Decorative features and trim: The parlor's inglenook features a massive stone fireplace with oak mantel. The dining room has a marble fireplace with decorative pilasters on either side and is extensively detailed with foliate ornament. The oak casings surrounding the parlor and inglenook openings as well as the parlor's bay window are detailed with slender fluted pilasters. The first floor service hallway and adjacent sitting rooms feature wood baseboard moldings and door and window casings painted white, as do the hallways on the second and attic floors.
7. Hardware: Exterior double-hung windows have standard sash locks and two bar sash lifts. Casement windows have latches. Interior doors have standard hinges and knobs in nickel or brass.
8. Mechanical equipment:
 - a. Heating: Steam heat with radiators.
 - b. Lighting: Original three-pronged metal wall sconces with electric bulbs are situated throughout the formal entrance hall, parlor, and inglenook. Exterior wall sconces flank the front door and the doors of the rear (south) porch.

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- c. Plumbing: The mansion's two half-bathrooms on the first floor each have a toilet and sink.

D. Site:

1. General setting and orientation:

The present-day Loretto Center property (part of the former Seven Gables Farm) is situated on a 15.7-acre site that is bounded by the Chicago Golf Club on the north, a strip of houses and Brighton Drive (Stonehenge subdivision) to the south; Seven Gables Park and two residential properties to the east; and the Marywood Subdivision to the west. The property is accessed via Somerset Drive and consists of an 1897 Tudor Revival style mansion (Loretto Convent/House of Seven Gables) and nine contributing outbuildings: an Ice House (1897); Pump House (1897); Coach House (ca. 1900); Greenhouse and Planting Room (ca. 1900); Toolhouse (ca. 1900); two Poolhouses that flank an in-ground pool (ca. 1900); Loretto Chapel Building (1952) and the Mary Ward House of Studies Building (1964). The Garage and Caretaker's House are non-contributing resources on the property.

The property's entrance from Somerset Drive open onto a parking lot that spans the length of the adjacent House of Studies Building. A concrete drive encircles the entire perimeter of the property and concrete parking areas are situated in front the mansion and on the west side of the coach house. Concrete pavement that once comprised the site of tennis courts is situated just south of the House of Studies Building.

The House of Studies Building is located on the west half of the property and all other buildings are located on the east half of the property. Much of the northern portion of the property features grassy lawn, and tall shrubbery obscures views into the adjacent Chicago Golf Club's golf course.

A grassy lawn separates the House of Seven Gables from the elevated pool complex to the south, which is accessed via flights of concrete stairs on its east and west sides and features a pool surrounded by stone pavement with two small poolhouses that face each other at either end. The property also includes two pairs of original brick gateposts: one marked the original entrance to Seven Gables Farm from Hawthorne Lane and the other marked the entrance to the estate from the Chicago Golf Course. The pair on Hawthorne Lane is readily visible; the other pair is hidden within the extensive shrubbery that divides the Loretto property from the Chicago Golf Course.

2. Historic landscape design:

The Loretto Convent property was once part of an 80-acre estate called Seven Gables Farm that included cornfields. The estate was originally accessed via Hawthorne Lane and its entrance was marked by two brick gateposts with iron gates. It featured a multi-gabled Tudor Revival style brick mansion called the House of Seven Gables that faced north to the Chicago Golf Club. The golf course was bisected by a meandering north-south lane that terminated at a secondary entrance to Seven Gables Farm, which was also marked by two gateposts.

The mansion originally featured small brick ice house and an equally small pumphouse, which provided access to underground water tanks. A historic photo depicted in an unpublished history of the House of Seven Gables shows that a wood water tower was once located on the east side of the house. The dates in which this water tower was installed and taken down are unknown.

In the early 20th-century the area around the mansion also included a coachhouse, a greenhouse, a toolhouse. There was also a pool complex, which terminated the southward vista from the mansion across a grassy lawn that featured a sunken garden that was bordered by low hedges. The elevated pool complex was about 98 feet in length and accessible via flights of concrete stairs on either end. It featured two poolhouses that faced each other across a stone pathway and was bordered to the south by a low brick wall with the head of Bacchus which originally spouted water from its mouth.

The estate also featured very elaborate formal gardens as evidenced by an elaborate landscape garden plan prepared for the Lyford family in 1928 by a gardener by the last name of Giffino. It was divided into geometrically-planned planting beds separated by grassy walks. It featured a rose garden, lily garden, gladiolas garden and a rose arbor. Oral history indicates that the formal garden was once located in the vicinity of the present-day caretaker's house, near the greenhouse.⁸⁵ A *Chicago Tribune* writer described the appearance of the gardens in July 1915, when the estate was host to a Wheaton Garden Club party:

“The gardens, which are in their prime at present, have a number of interesting features. From the western veranda of the low lying house of red brick extends a sunken garden, about which is a grass path lined with trimly cut box hedge. At the western end of the sunken garden is a swimming pool and two charmingly planned bath houses, with latticed windows and covered with growing vines. On each side of these are blooming gardens, one filled with

⁸⁵ Information on the original location of the formal garden was obtained from conversations between Andrew Wells, the Loretto Center's caretaker, with a son of Max Welz, who was the Wetmore family's groundskeeper.

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blue flowers, including phlox, little blue star, snap dragons, corn flowers and larkspur, and all the many beds are edged about with miniature hedges.”⁸⁶

It appears from oral history that the estate’s elaborate gardens no longer existed when the Ladies of Loretto acquired their first 10-acre parcel although it still retained a rose arbor.

Additionally, the southeast corner of the property housed a variety of agricultural structures as shown in a topographical map prepared for Frank O. Wetmore in 1928. They included a farmhouse, windmill, barn, corn crib, machinery shed, and a chicken house with pens. This corner of the property is now part of present-day Seven Gables Park and its buildings were razed at an unknown date.

3. Outbuildings:

Ice House, 1896-97

The Ice House is located just north of the Pump House and is connected to the east elevation of the mansion via a battlemented brick wall. This small one-story L-shaped two-room structure has brick walls laid in a running bond. The east room has a gable roof covered with asphalt tiles, gable dormer, and a small wood cupola with louvers on its ridgeline. The west room had a shed roof covered with asphalt tiles. Each room is accessed by a wood door with strapwork hinges: one faces west and the other faces south. Both of these door openings are topped by flat arches. The interior has concrete flooring, walls of brick or covered with wood, and wood ceilings.

Pump House, 1896-97

The Pump House is adjacent to the east elevation of the mansion and just south of the Ice House. This small, one-story, north-facing, octagonal structure has brick walls laid in a running bond, a wood frieze band, and a conical roof covered with asphalt shingles. Its wood door features two strapwork hinges and a small window with louvers. Fenestration is comprised of three pairs of multi-paned casement windows located on its east, west, and south elevations. The interior has brick walls, a wood ceiling and a large opening in the middle of its concrete flooring through which a ladder provides access to the underground area that once housed the water tank.

Coach House, ca. 1900 with later alterations

⁸⁶ “Polo is Feature at Chicago Golf Club,” *Chicago Tribune* (July 28, 1915).

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The highly deteriorated Coach House is a north-facing frame building comprised of two sections: a one-and-a-half-story house and an attached, two-car garage. The house has a cross-gabled roof covered with asphalt shingles and a brick chimney situated on the east roof slope. The house was originally clad with wood shingles, most of which was covered with rolled asphalt brick siding, possibly in 1939 when the house interior was remodeled, according to oral history information obtained from Loretto Convent caretaker Andrew Wells. However, original wood shingles are visible in the gabled attic story of the house's front (north) elevation and in the first floor of its west elevation, which is enclosed by the garage. The gabled attic story of the house's west elevation and the west elevation of the garage are clad with wood siding, vertically laid. The wood paneled front door is recessed within a non-original porch projection flanked by two wood pilasters and covered by a pent-roof. A secondary door opening is located along the south elevation.

The flat-roofed garage has two overhead wood-paneled garage doors on its north elevation. It is clad with wood siding, vertically laid on its west elevation and rolled asphalt brick siding on its south elevation. Fenestration on both the house and garage is mainly comprised of double-hung wood-sash windows with varying numbers of lights divided by wood muntins within wood frames.

The interior plan of the house has been reconfigured over the years and now consists of one large room with a plaster-covered wood-burning fireplace and two small secondary rooms on the first floor; two bedrooms and a small closet on the second floor; and a wood staircase along its west wall. It has plaster walls and ceilings and wood flooring. The garage has brick floor and wood ceiling.

Poolhouses, ca. 1900

The two poolhouses are situated at either end of an elevated pool complex that is about 98 feet on length and accessed from its east and west ends by flights of concrete steps. The poolhouses face each other across a stone-covered walkway and the single entrance to each is accessed via four concrete steps. Both structures are placed upon a brick-clad concrete base about six feet in height. The poolhouses are square in plan; clad in board-and-batten siding vertically laid; and have pyramidal roofs covered with asphalt shingles, round-arched wood double-doors and round-arched window openings infilled with wood. The interior of each poolhouse has wood flooring, wood ceilings, and board-and-batten walls.

Greenhouse and Planting Room, ca. 1900

The Greenhouse is situated in a north-south direction, has a rectangular footprint, and a non-original metal gable roof that was installed in recent years. The structure's east and west elevations each have a high concrete base; walls of upright and curving glass. The south elevation's wall and its tall double-door are comprised of the same vertically laid wood.

The Greenhouse has concrete flooring and its north end is internally connected to the adjacent Planting Room by a paneled wood door with a four-light window. The shed-roofed Planting Room spans the width of the Greenhouse, is clad with wood shingles, and has a brick exterior chimney in its southeast corner. Its west elevation has a metal door and a one-over-one wood-sash window. Its north elevation has two two-over-two wood-sash windows, one of which is enclosed within a non-original L-shaped shed-roofed frame structure that wraps around the northeast corner of the Planting Room. The interior of the Planting Room is entirely finished in wood (flooring, ceiling and walls) and has a wood staircase that descends to a basement.

Toolhouse, ca. 1900

The Gothic Revival style Toolhouse is a one-and-a-half-story frame building that faces east. It has a rectangular footprint, painted wood shingle cladding, a steeply-pitched side-gable roof covered with asphalt shingles, and a small brick chimney on the ridgeline of the roof. Fenestration is comprised of one-over-one wood-sash windows within wood frames, some of which have multiple lighted divided by wood muntins. The front (east) elevation has three gabled wall dormers; two wood doors; five windows; and one window with louvers in the central gable. The north elevation has an overhead metal garage door and one window in the gable. The south elevation has three windows, one of which is situated in the gable. The west elevation has two windows.

The Toolhouse is divided into two sections: a two-car garage in its north end and a residence in its south end. The floor plan of the residence features a combined kitchen/living room, a small bedroom, full bathroom, a closet, small utility room, and an art studio. It has wood paneled doors and is finished with plaster walls, acoustical tile and plaster ceilings, and tile flooring.

Loretto Chapel, 1950-52

The Gothic Revival style Loretto Chapel measures 104'-2" in length, 48'-5" in depth, and consists of two primary sections: a three-story gable-roofed chapel and a two-story flat-roofed Sacristy wing. The building's walls are

clad with orange-brown colored dressed brick laid in a running bond. The Chapel roof is covered with slate tiles and its parapeted gables have terra-cotta coping. Fenestration on the floors above the basement level of the Chapel features stone surrounds as do the building's three door openings. The building's north elevation features a projecting, three-story battlemented tower, which visually separates the Chapel from the Sacristy wing. It has metal-framed glass door, paired lancet openings with wood louvers, and is ornamented with brick buttresses, stone finials, and a statue of Jesus. The north elevation also has a secondary metal-framed glass door in the Sacristy wing.

The Chapel's main entrance on its east elevation shares the same concrete veranda that also fronts the main entrance to the House of Seven Gables. It features wood double-doors with squared, sunken panels and four square lights, each infilled with stained glass. The entrance is flanked by two original lighting sconces and is topped by a stone drip mold. Its stone tympanum displays the crest of the Institute of the Blessed Virgin Mary and has curvilinear foliate motifs as do the entrance spandrels. Above the main entrance is a circular window with quatrefoil motif in stone that is infilled with stained glass. The Chapel's east elevation wall has an interlocking diamond pattern created by brown header bricks that mimics the design found on the second and attic floors of the mansion.

The raised basement level of the Chapel's north and south elevations both feature a series of metal, multi-paned casement paired casement windows. The upper walls of these two elevations each have four pairs of stained glass windows with flattened arches surrounded by stone blocks. Both floors of the west elevation have a series of metal, multi-paned, paired casement windows with stone sills.

Loretto Chapel's tower has a staircase that provides access from the basement to the upper floors. A secondary staircase in the narthex provides access to the choir loft. The first floor plan includes a narthex, a large nave, sanctuary with altar, and the priest's Sacristy. The nave features an oak-beam vaulted ceiling finished with acoustical tiles that display colored patterns and hanging pendant lights. Walls feature paired stained glass windows with lead comes and are finished with plaster. The narthex and nave have terrazzo flooring and the altar has marble flooring. The original pews, altar rails and altar were removed by 2000. Some of the marble that comprised the original altar were used to fabricate the current baptismal font.

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The building's basement has a coatroom; two large classrooms, one of which is spanned by a stage; and a three rooms once used as an apartment for priests and later used as office space. The Loretto Chapel Building is attached on its east end to a one-story hall that connects to the House of Seven Gables and has a staircase that descends to the Chapel basement.

Mary Ward House of Studies, 1962-64

The Mary Ward House of Studies Building has a rectangular, hollow-square plan with open air courtyard in the center. The two-story building has a raised basement and walls that are primarily clad with orange brick laid in a running bond. Corner pavilions feature interlocking diamond patterns created by brown header bricks that mimic the design found on the second and attic floors of the mansion. It has a flat roof with a surrounding pent roof covered with asphalt-shingles that was added in the 1970s. A glass-walled gable-roofed passageway connects the east wing of this building to the Loretto Chapel-Mansion complex.

The east and west wings are both flanked on either end by projecting staircase pavilions with glass entrance doors and large single-pane windows. The northern pavilion on the east wing serves as the building's main entrance. The elevations of both the east and west wings feature alternating brick- and concrete-clad bays, the former of which feature a series of paired single-pane casement windows on the first and second floors and single-paned hopper windows in the basement. The central portion of the north wing is clad in concrete and features a series of grouped windows: one central fixed pane flanked by a single-paned casement on either side. The north wing's projecting corner pavilions are clad in brick. The south wing was added in 2000 and has six overhead garage doors on the ground level and a series of paired, single-pane metal casement windows on its two upper floors.

The first floor of the north wing features a kitchen, dining room, and small auditorium and its upper floor has a double-loaded corridor with offices. The east and west wings have double-loaded corridors with bedrooms on either side. The south wing has single-loaded corridors with offices, a library, and a small chapel. Terrazzo flooring is used in the lobby, first floor hallway of the administrative (north) wing, and in the dining room. Stairways have flooring in linoleum tile or terrazzo. Flooring in the other hallways, bedrooms, and other spaces of the east, west and south wings is mainly comprised of wall-to-wall carpet or linoleum tile. Walls are drywall and ceilings are mainly comprised of acoustical tile.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

Jarvis Hunt, undated basement plan for Arthur C. Ely House.

C. Everett Clark Co. of Chicago for Little and Brown, architect, Boston,
“Structural work in connection with garden and swimming pool for Mr. A.C. Ely,
Wheaton, IL,” n.d.

Giffino, landscape gardener, “Garden, W.H. Lyford Estate,” 1917. A PDF of this
drawing is on the CD-ROM disc attached to this report.

Barry and Kay, Sections, Elevations and Floor Plans for Loretto Chapel Building,
dated May 9, 1950.

Olsen and Urbain, 5 S. Wabash, Chicago. Elevations, Sections and Floor Plans
for the Mary Ward House of Studies, dated Dec. 11, 1961.

Environs, sketch floor plans of Loretto Convent Building (House of Seven
Gables) and associated Ice House, Pump House, and Loretto Chapel, 2000.

Environs, floor plans for the Mary Ward House of Studies, 2000. A PDF of these
drawings is on the CD-ROM disc attached to this report.

B. Maps:

Topographical Map of the F.O. Wetmore Estate, 1928. A PDF of this map is on
the CD-ROM disc attached to this report.

Plat of Survey of Parcel ‘X’ ordered by Horace O. Wetmore, April 22, 1946. A
PDF of this map is on the CD-ROM disc attached to this report.

Wetmore’s Resubdivision of Lot A of Wetmore’s Assessment Plat of the South ½
of the Northeast ¼ of Section 29, Milton Township, DuPage County Document
no. 87202, filed Feb. 18, 1958. A PDF of this map is on the CD-ROM disc
attached to this report.

Krisch Land Surveying, Land Title Survey of Loretto Convent property, April 5,
2016. A PDF of this map is on the CD-ROM disc attached to this report.

C. Interviews

Sister Betty Crotty, archivist at Loretto Center, interviewed May 20, 2016.

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Andrew Wells, caretaker at Loretto Center, interviewed on May 20, 2016 and June 20, 2016.

Robert Jacobsen, owner of Jarvis Hunt-built house at 1S617 Hawthorne Lane, interviewed on June 2, 2016 and June 14, 2016.

Bob Goldsborough, owner of the Jarvis Hunt-designed house at 1S761 Hawthorne Lane, interviewed on June 24, 2016.

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Cass, Judith, “Mrs. Spencer is Married to H.O. Wetmore,” *Chicago Tribune*, July 28, 1945.

Chase, Al, “Frank Wetmore Buys William Lyford Estate,” *Chicago Tribune*,

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Chicago Tribune, June 24, 1895.

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Sept. 12, 1948.

“Clock of Time Turns Back Ten Years for Wedding Anniversary,” *Chicago
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Thompson Brothers & Burr, 1874.

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“Diagram of Chicago Golf Club’s Course,” *Chicago Tribune*, October 1,
1900.

DuPage County Recorder of Deeds Grantor-Grantee and Grantee-Grantor
Records:

Document 62599 dated Oct. 14, 1896, Book 79, p. 338 (Warranty Deed
for Michael and Philomena Kuhn’s sale of 80 acres in Section 29 of
Milton Township to Jay C. Morse for \$12,000)

Document 89566 dated Dec. 20, 1906, Book 96, p. 622 (Quit Claim Deed
from the Estate of Jay C. Morse (deceased) to his daughter Carolyn M. Ely
for 80 acres in Section 29 of Milton Township.)

Document 114817 dated Jan. 13, 1914, Book 117, p. 138 (Deed for Carrie
Morse Ely’s sale of 80 acres in 29 of Milton Township to Will H. Lyford
for \$45,000.)

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Document 266865 dated Oct. 1, 1928, Book 225, p. 238 (Warranty Deed for Will H. and Mary Lee Lyford's sale of 80 acres in Section 29 of Milton Township to M. Louise Wetmore.)

Document 501420 dated July 5, 1946, Book 482, p. 496 (Quit Claim Deed and perpetual easement from the Estate of Marie Louise Wetmore for a 10 acre parcel within Section 29 of Milton Township.)

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“In the Society World,” *Chicago Tribune*, Aug. 8, 1906.

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- E. Likely Sources Not Yet Investigated: The archive maintained by the Wheaton Center for History, run by the Wheaton Historic Preservation Council, is currently inaccessible to researchers and could not be reviewed for this report. The Morton Arboretum's archive may have material on Jarvis Hunt as he designed Joy Morton's Thornhill Estate House. The Weathersfield (Vermont) Historical Society may have information on Hunt as well, as his family was very prominent in the area.
- F. Sketch Plans: The following sketch plans and architectural drawings are attached to this report:
Current Site Plan of Loretto Convent Property.
- Environs, Basement plan of Loretto Chapel and House of Seven Gables, 2000.
- Environs, First Floor Plan of Loretto Chapel, House of Seven Gables, Ice House and Pump House, 2000
- Environs, second floor plan of Loretto Chapel and House of Seven Gables, 2000.
- Environs, third floor plan of the House of Seven Gables, 2000.
- Environs, first floor plan of Mary Ward Building prior to addition of south wing, 2000.
- Environs, second and third floor plans of Mary Ward Building's north wing, 2000.
- Environs, second and third floor plans of Mary Ward Building's east wing, 2000.
- Environs, second and third floor plans of Mary Ward Building's west wing, 2000.
- Environs, first and second floor plans of Mary Ward Building's south wing, 2000.
- Environs, third floor plan of Mary Ward Building's south wing, 2000.
- G. Supplemental Material: The following materials are attached to this report:
Combination Atlas Map of DuPage County, Illinois. Elgin, Illinois:
Thompson Brothers & Burr, 1874.

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“New Residence of Arthur Ely at Wheaton.” Front elevation drawing by Jarvis Hunt that was published in the *Chicago Tribune*, Feb. 21, 1897.

“Diagram of Chicago Golf Club’s Course,” *Chicago Tribune*, Oct. 1, 1900.

Photograph of the Chicago Golf Club at 25W253 Plamondon Road in Wheaton (1913), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.

Undated postcard image of Chicago Golf Club cottages (razed 1970s). Private collection of Robert Jacobsen.

Undated image of Chicago Golf Club’s Brick Cottage (razed 2000s). Private collection of Robert Jacobsen.

Photograph of the Charles Blair Macdonald House at 25W447 Plamondon Road in Wheaton (1896-97), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.

Photograph of the house at 1S617 Hawthorne Lane (1916), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.

Photograph of the house at 1S671 Hawthorne Lane (1916), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.

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Undated photo of Jarvis Hunt from Chicago History Museum. Ichi: 31692

Photo of the House of Seven Gables’ west elevation in 1950, prior to construction of the Loretto Chapel Building.

Photo of Loretto sisters and kindergarten children outside the House of Seven Gables (Loretto Convent) in Wheaton, ca. 1952.

North elevation of Loretto Chapel and corner of Mary Ward House of Studies Building under construction, 1962.

Photo of the Mary Ward House of Studies Building's courtyard, ca. 1965.

Aerial photo of IBVM property in Wheaton, ca. 1965.

USGS Quadrangle Map – Wheaton, Illinois Quadrangle – DuPage County, Illinois (2013) 7.5 Minute Series. Shows location of the present-day Loretto Convent property.

Krisch Land Surveying, Land Title Survey of Loretto Convent property, April 5, 2016.

PART IV. METHODOLOGY OF RESEARCH

- A. Research Strategy: The research strategy was to conduct interviews and review a variety of primary and secondary sources, including title records, books, newspaper and journal articles, maps, and historic photos, in order to develop a thorough history of the Seven Gables Farm/Loretto Convent Property and evaluate its significance. Site visits to the contributing buildings were also planned, in order to develop interior and exterior descriptions.
- B. Actual Research Process: Site-specific documentary research began at the Wheaton Public Library and included a review of county histories and historical plats, in order to obtain contextual information on the development of Milton Township. A research request on varying persons/topics related to Seven Gables Farm and Jarvis Hunt was submitted to the DuPage County Historical Museum as this repository has closed stacks. Their archive contains some information on Jarvis Hunt and the Chicago Golf Club but no historic photos or materials related to Seven Gables Farm and its owners, nor do they have issues of the Wheaton Illinoisan from 1897 that may have contained construction notices on Arthur Ely's Seven Gables Farm.

The grantor-grantee and grantee-grantor books were reviewed at the DuPage County Recorder of Deeds' Office, in order to ascertain a chain of title on the property. Sister Betty Crotty, archivist for the Loretto Convent who joined this community in the 1960s, was interviewed for this report, as was Andrew Wells, long-time caretaker for the convent. Research was conducted at the Loretto Archive, which contains some news clippings on the convent as well some photos of Loretto Chapel, the Mary Ward House of Studies under construction, and a ca. 1965 aerial photo of the site.

Robert Jacobsen, an owner of a house at 1S617 Hawthorne Lane likely designed by Jarvis Hunt, was interviewed regarding his research on Hunt and other houses

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that he may have designed in Wheaton. John Moran at the Chicago Golf Club was contacted regarding materials in that organization's archive associated with Jarvis Hunt and Seven Gables Farm. No documentation was found pertaining to the club's on-site cottages or nearby houses that Hunt may have designed for early Club members, such as Jay C. Morse/Arthur Ely, nor do they have historic photos of the adjacent Seven Gables Farm.

The online catalogs of the Chicago History Museum (CHM) and Burnham and Ryerson Libraries were searched for holdings related to Seven Gables Farm, its early owners, architect, and the Chicago Golf Club. Neither repository had extensive information related to these topics. Information on Hunt was mainly limited to marketing brochures and city landmark designation reports on his various downtown Chicago buildings. Burnham and Ryerson's Historic Architecture and Landscape image collection includes images of a few Hunt-designed buildings, although none of Seven Gables mansion in Wheaton.

The architects' binders on file at CHM included only a few items on Jarvis Hunt. The early owners and architect of Seven Gables Farm were also researched in Chicago Blue Books and City of Chicago directories on file at CHM in order to ascertain their addresses and club affiliations in varying years.

An extensive search of Jarvis Hunt's name in the Avery Index revealed numerous citations for journal articles related to his wide-ranging works, many of which were reviewed for this report, as were a variety of contextual books and articles on the history of golf, the Chicago Golf Club, and country estates. The Chicago Tribune's Historical Archive was also extensively searched for articles related to Seven Gables Farm, its original owners, architect, the Loretto (IBVM) order in the Chicago area, resulting in a great deal of information.

The *Chicago Historic Resources Survey* and AIA Guide to Chicago were also reviewed for the names of buildings designed by Jarvis Hunt.

- C. Archives and Repositories Used: DuPage County Historical Museum, Wheaton; Wheaton Public Library; DuPage County Recorder of Deeds Office, Wheaton; Loretto Convent Archive; Chicago Golf Club Archive; Chicago History Museum; University of Illinois at Chicago; Burnham and Ryerson Libraries.
- D. Research Staff:
1. Primary Preparer: All aspects of this project were undertaken by Jean L. Guarino, Ph.D., architectural historian, 1176 S. Oak Park Ave., Oak Park,

Illinois. Dr. Guarino performed the photography and researched and wrote the IL HABS Outline Report.

PART V. PROJECT INFORMATION

This IL HABS documentation project was undertaken to mitigate the adverse effects of the Pulte Homes Development Project on cultural resources within the project area. The terms of the mitigation were agreed upon and executed to ensure compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420).

PHOTOGRAPHIC IDENTIFICATION SHEET

Photographer: Jean L. Guarino
Photos taken in June 2016

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House of Seven Gables, front elevation, view looking southwest.

IL HABS No. DU-2016-1.2

House of Seven Gables, front elevation, view looking south.

IL HABS No. DU-2016-1.3

House of Seven Gables, front door.

IL HABS No. DU-2016-1.4

House of Seven Gables, front elevation, view looking southeast.

IL HABS No. DU-2016-1.5

House of Seven Gables, rear elevation, view looking north.

IL HABS No. DU-2016-1.6

House of Seven Gables, east elevation with Pump House (left) and Ice House (right) in foreground, view looking west.

IL HABS No. DU-2016-1.7

Photo no. 7: House of Seven Gables, battlemented wall and Ice House, view looking northeast.

IL HABS No. DU-2016-1.8

House of Seven Gables, front entrance hall.

IL HABS No. DU-2016-1.9

House of Seven Gables, view into parlor from front entrance hall.

IL HABS No. DU-2016-1.10

House of Seven Gables, parlor.

IL HABS No. DU-2016-1.11

House of Seven Gables, view looking west from parlor into inglenook.

IL HABS No. DU-2016-1.12

House of Seven Gables, inglenook with fireplace and built-in bench.

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IL HABS No. DU-2016-1.13

House of Seven Gables, dining room, view looking southeast.

IL HABS No. DU-2016-1.14

House of Seven Gables, marble fireplace in dining room.

IL HABS No. DU-2016-1.15

House of Seven Gables, glass-enclosed porch along rear (south elevation).

IL HABS No. DU-2016-1.16

View looking south from House of Seven Gables to pool complex.

IL HABS No. DU-2016-1.17

West Poolhouse.

IL HABS No. DU-2016-1.18

Pool, red brick wall with head of Bacchus, and west Poolhouse, view looking southwest.

IL HABS No. DU-2016-1.19

Toolhouse, view looking west.

IL HABS No. DU-2016-1.20

Greenhouse, view looking northwest.

IL HABS No. DU-2016-1.21

Coachhouse, view looing southeast.

IL HABS No. DU-2016-1.22

Front elevations of House of Seven Gables and Loretto Chapel, view looking west.

IL HABS No. DU-2016-1.23

Loretto Chapel and Mary Ward House of Studies (right), view looking southwest.

IL HABS No. DU-2016-1.24

Loretto Chapel nave, view looking west.

IL HABS No. DU-2016-1.25

Loretto Chapel nave, pair of stained glass windows.

IL HABS No. DU-2016-1.26

Loretto Chapel, basement classroom that served as Loretto Kindergarten, view looking west.

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IL HABS No. DU-2016-1.27

North wing of Mary Ward House of Studies Building (foreground) with Loretto Chapel in distance, view looking southeast.

IL HABS No. DU-2016-1.28

Mary Ward House of Studies Building, north wing, view looking southwest.

IL HABS No. DU-2016-1.29

Mary Ward House of Studies Building, west wing, view looking southeast.

IL HABS No. DU-2016-1.30

Mary Ward House of Studies Building, entrance to first floor auditorium in north wing.

IL HABS No. DU-2016-1.1 IL HABS No. DU-2016-1.31

Mary Ward House of Studies Building, public sitting room on first floor of north wing.

IL HABS No. DU-2016-1.1 IL HABS No. DU-2016-1.32

Mary Ward House of Studies Building, dining room on first floor of north wing.

IL HABS No. DU-2016-1.33

Brick gateposts at original entrance to Seven Gables Farm from Hawthorne Lane.

IL HABS No. DU-2016-1.34

One of two extant gateposts at north border of property that originally marked the entrance to Seven Gables Farm from a path that bisected the Chicago Golf Course.

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IL HABS No. DU-2016-1.1: House of Seven Gables, front elevation, view looking southwest.



IL HABS No. DU-2016-1.2: House of Seven Gables, front elevation, view looking south.

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IL HABS No. DU-2016-1.3: House of Seven Gables, front door.



IL HABS No. DU-2016-1.4: House of Seven Gables, front elevation, view looking southeast.

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IL HABS No. DU-2016-1.5: House of Seven Gables, rear elevation, view looking north.



IL HABS No. DU-2016-1.6: House of Seven Gables, east elevation with Pump House (left) and Ice House (right) in foreground, view looking west.

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IL HABS No. DU-2016-1.7: House of Seven Gables, battlemented wall and Ice House, view looking northeast.



IL HABS No. DU-2016-1.8: House of Seven Gables, front entrance hall.

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IL HABS No. DU-2016-1.9: House of Seven Gables, view into parlor from front entrance hall.



IL HABS No. DU-2016-1.10: House of Seven Gables, parlor.

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IL HABS No. DU-2016-1.11: House of Seven Gables, view looking west from parlor into inglenook.



IL HABS No. DU-2016-1.12: House of Seven Gables, inglenook with fireplace and built-in bench.

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IL HABS No. DU-2016-1.13: House of Seven Gables, dining room, view looking southeast.



IL HABS No. DU-2016-1.14: House of Seven Gables, marble fireplace in dining room.

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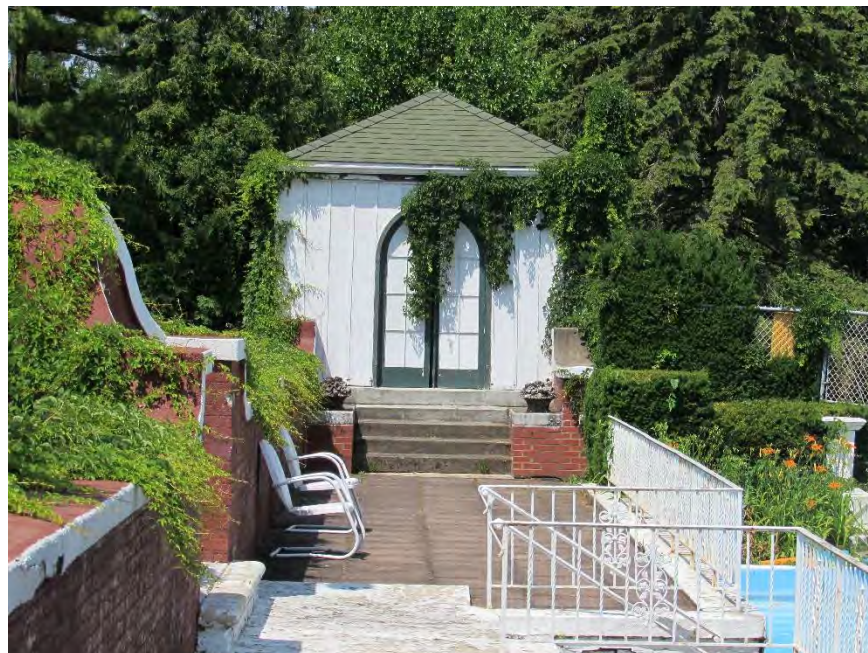


IL HABS No. DU-2016-1.15: House of Seven Gables, glass-enclosed porch along rear (south elevation).



IL HABS No. DU-2016-1.16: View looking south from House of Seven Gables to pool complex.

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IL HABS No. DU-2016-1.17: West Poolhouse.



IL HABS No. DU-2016-1.18: Pool, red brick wall with head of Bacchus, and west Poolhouse, view looking southwest.

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IL HABS No. DU-2016-1.19: Toolhouse, view looking west.



IL HABS No. DU-2016-1.20: Greenhouse, view looking northwest.

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IL HABS No. DU-2016-1.21: Coachhouse, view looking southeast.



IL HABS No. DU-2016-1.22: Front elevations of House of Seven Gables and Loretto Chapel, view looking west.

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IL HABS No. DU-2016-1.23: Loretto Chapel and Mary Ward House of Studies (right), view looking southwest.



IL HABS No. DU-2016-1.24: Loretto Chapel nave, view looking west.

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IL HABS No. DU-2016-1.25: Loretto Chapel nave, pair of stained glass windows.



IL HABS No. DU-2016-1.26: Loretto Chapel, basement classroom that served as Loretto Kindergarten, view looking west.

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IL HABS No. DU-2016-1.27: North wing of Mary Ward House of Studies Building (foreground) with Loretto Chapel in distance, view looking southeast.

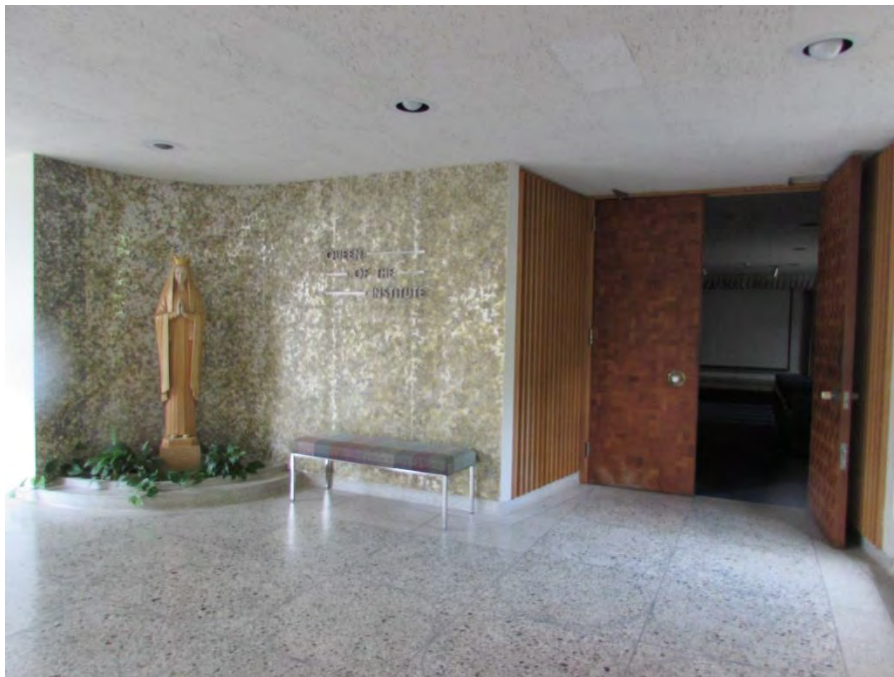


IL HABS No. DU-2016-1.28: Mary Ward House of Studies Building, north wing, view looking southwest.

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IL HABS No. DU-2016-1.29: May Ward House of Studies Building, west wing, view looking southeast.



IL HABS No. DU-2016-1.30: Mary Ward House of Studies Building, entrance to first floor auditorium in north wing.

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IL HABS No. DU-2016-1.31: Mary Ward House of Studies Building, public sitting room on first floor of north wing.



IL HABS No. DU-2016-1.32 Mary Ward House of Studies Building, dining room on first floor of north wing.

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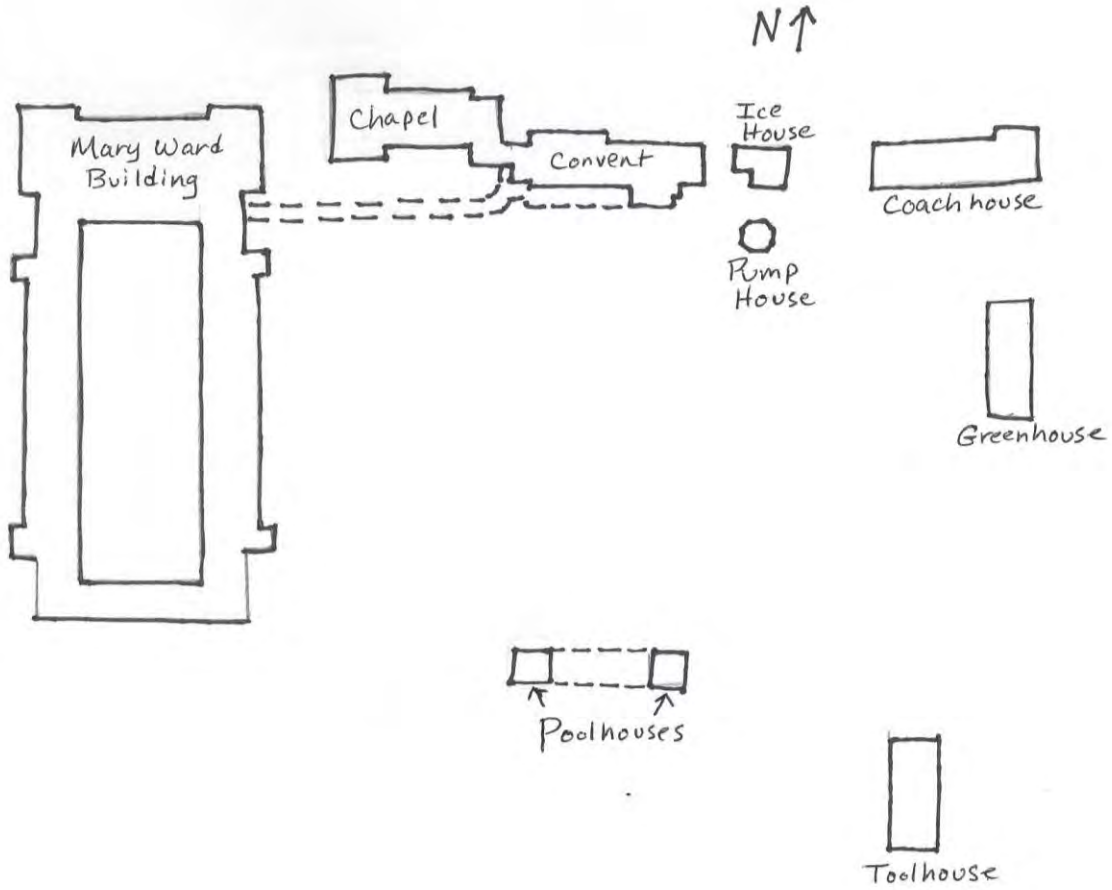


IL HABS No. DU-2016-1.33: Brick gateposts at original entrance to Seven Gables Farm from Hawthorne Lane.



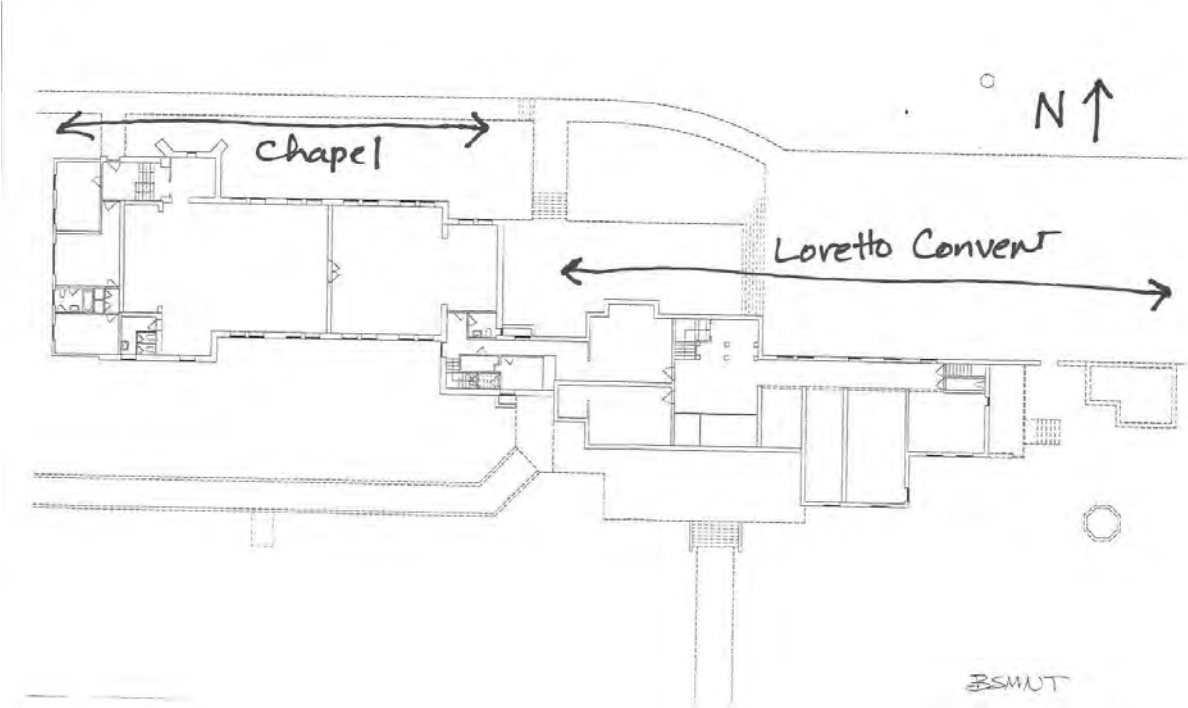
IL HABS No. DU-2016-1.34: One of two extant gateposts at north border of property that originally marked the entrance to Seven Gables Farm from a path that bisected the Chicago Golf Course.

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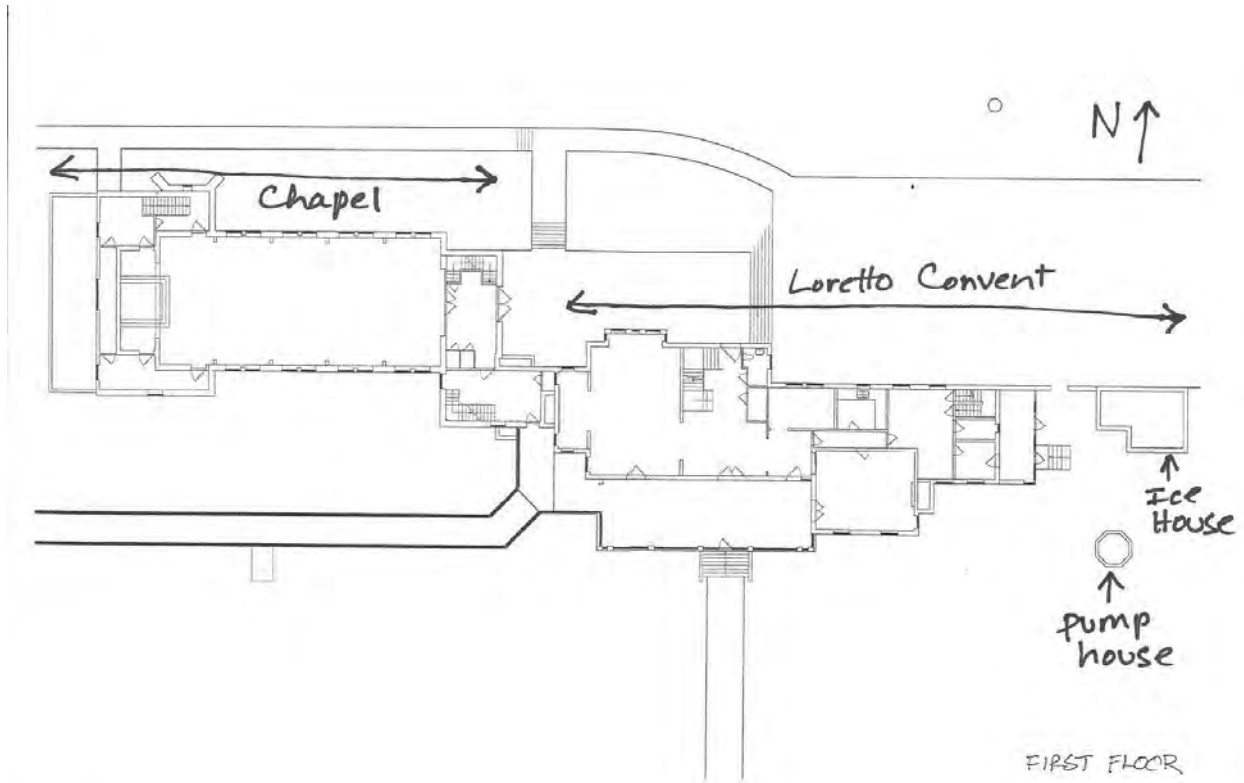
Loretto Convent Site Plan

SEVEN GABLES FARM (aka Loretto Convent Property)
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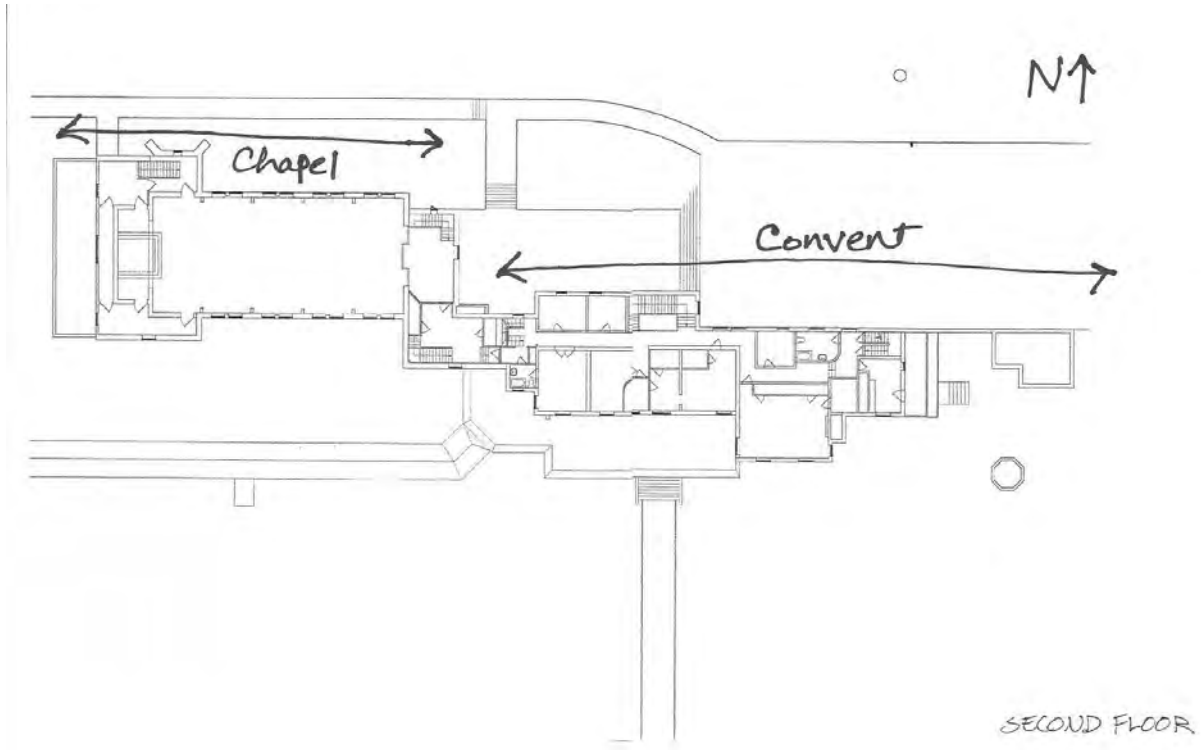
Environs, Basement plan of the Chapel and House of Seven Gables, 2000.

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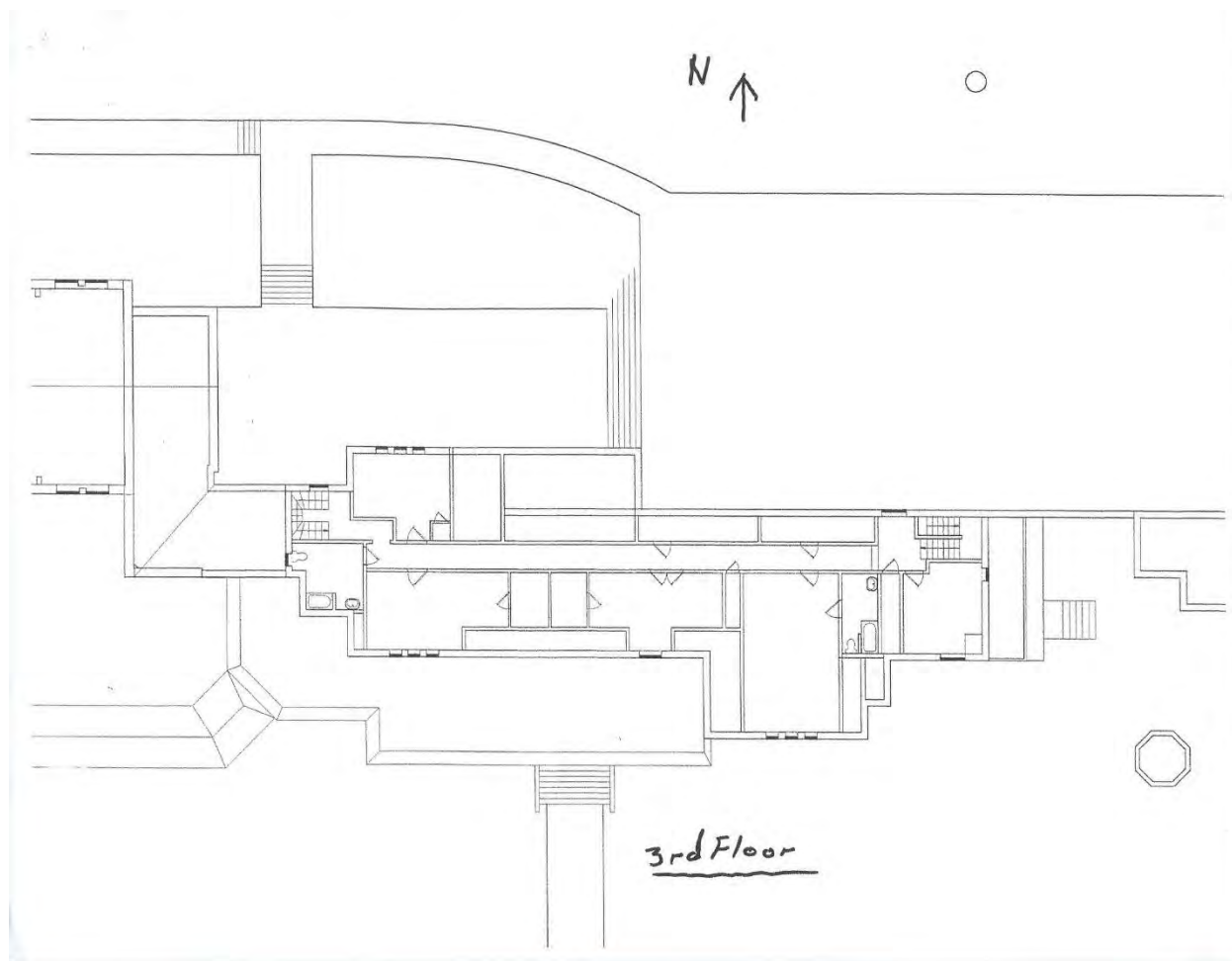
Environs, First Floor Plan of the Chapel (left) and House of Seven Gables, showing Ice House and Pump House on the right, 2000.

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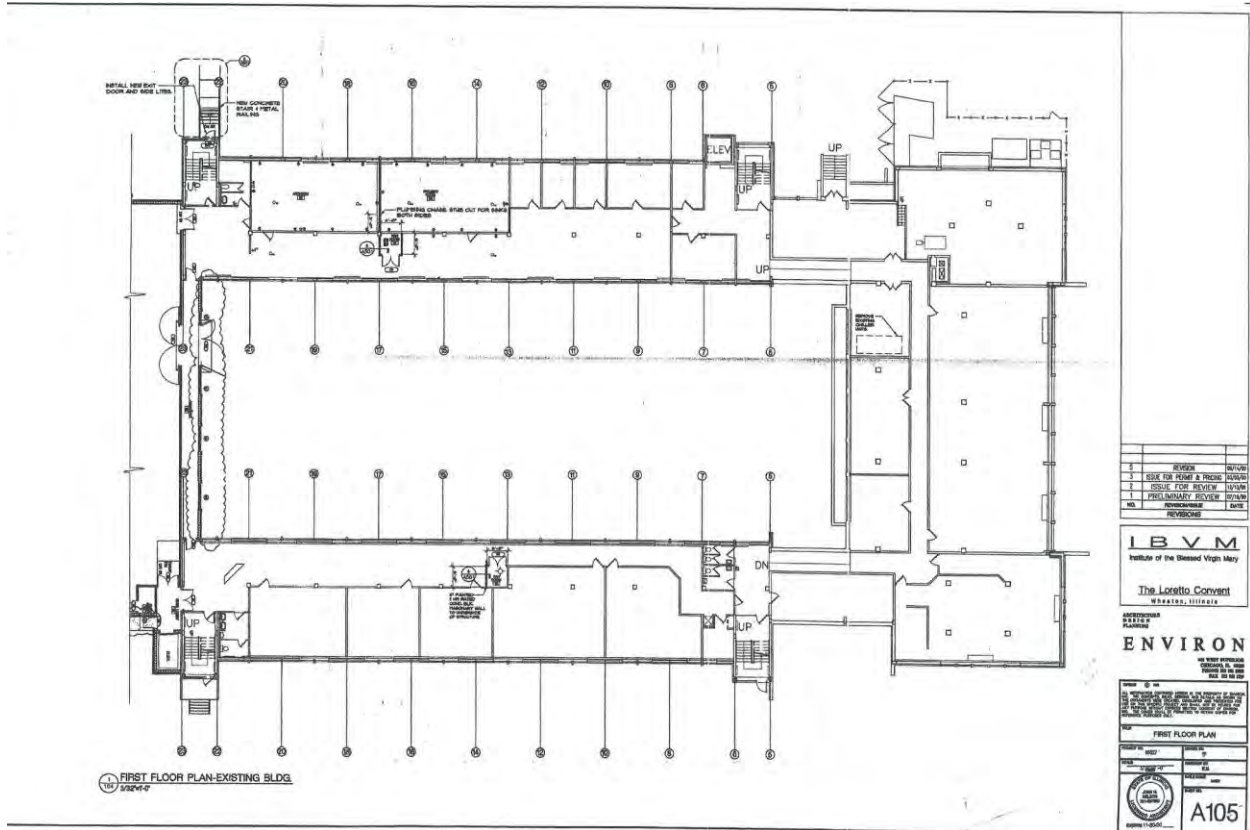
Environs, second floor plan of the Chapel (left) and House of Seven Gables, 2000.

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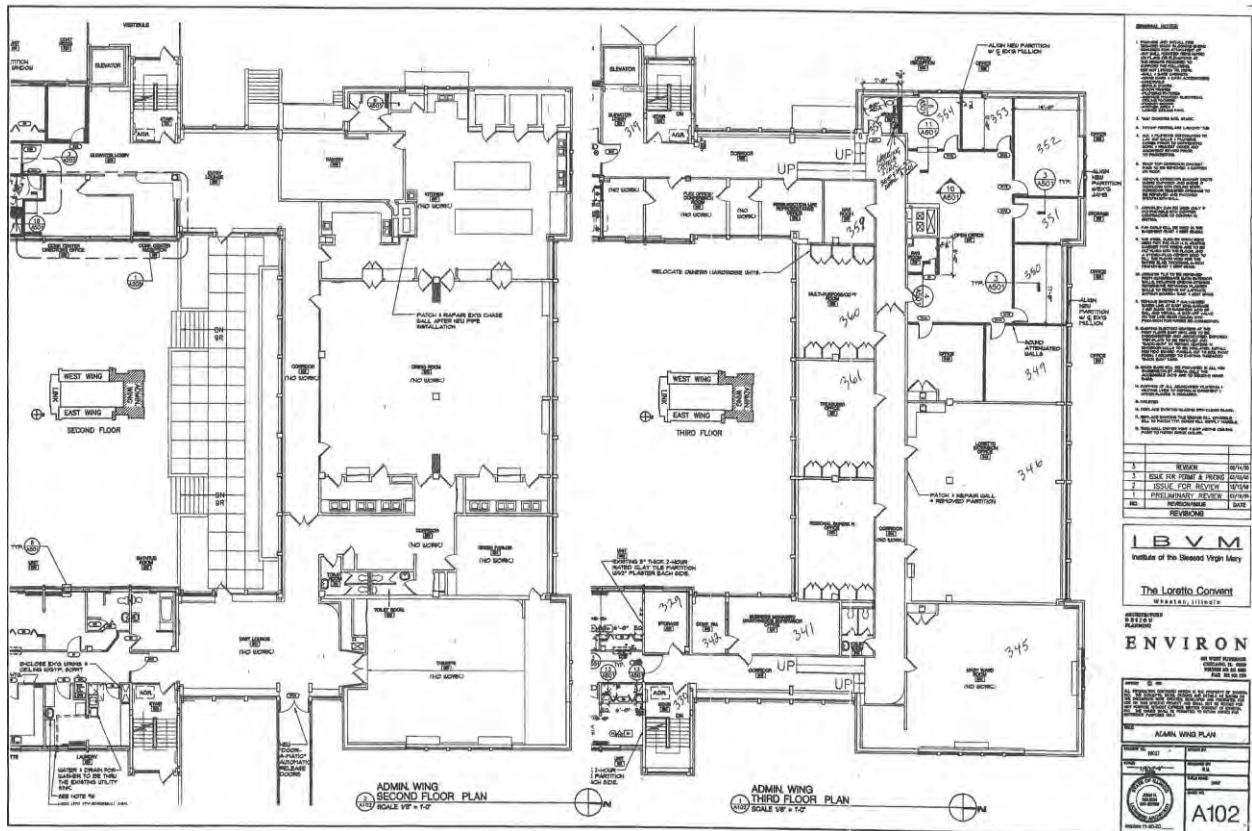
Environs, third floor plan of the House of Seven Gables, 2000.

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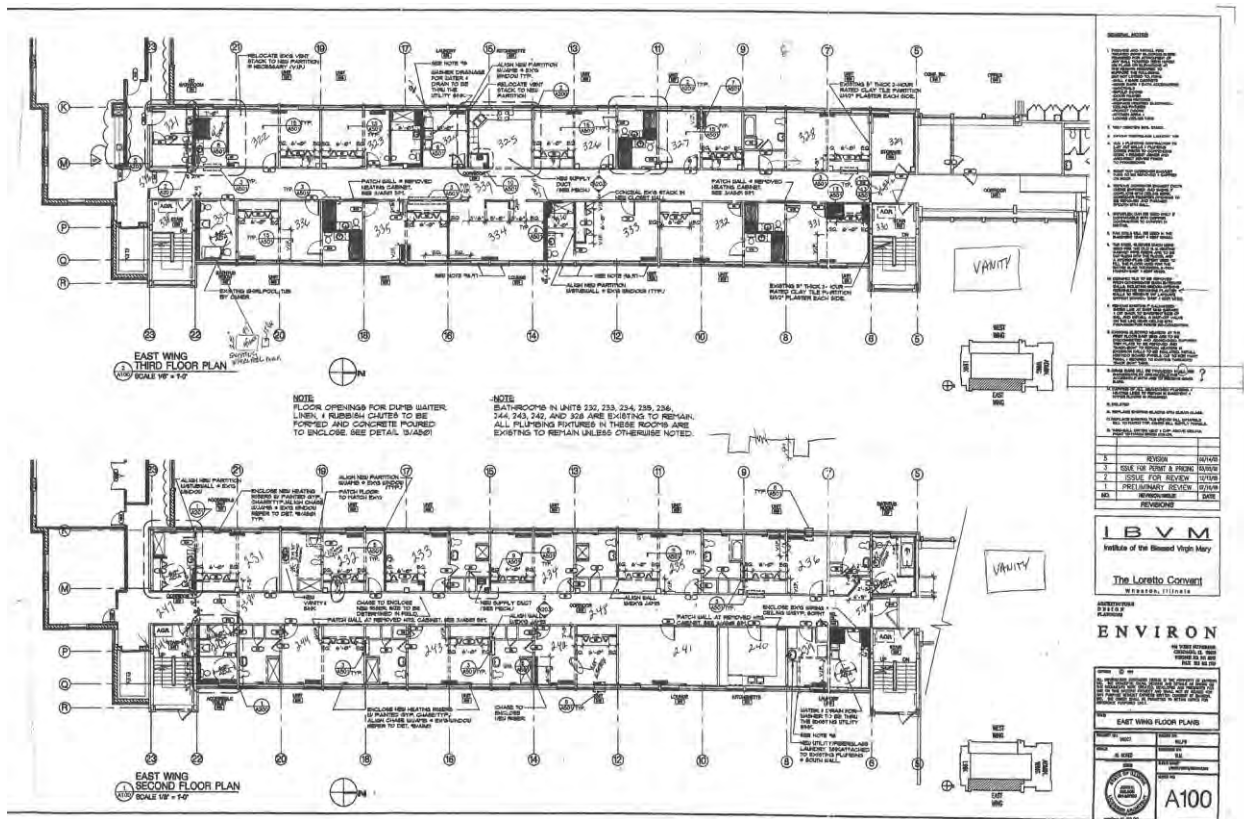
Environs, first floor plan of Mary Ward Building prior to addition of south wing, 2000.

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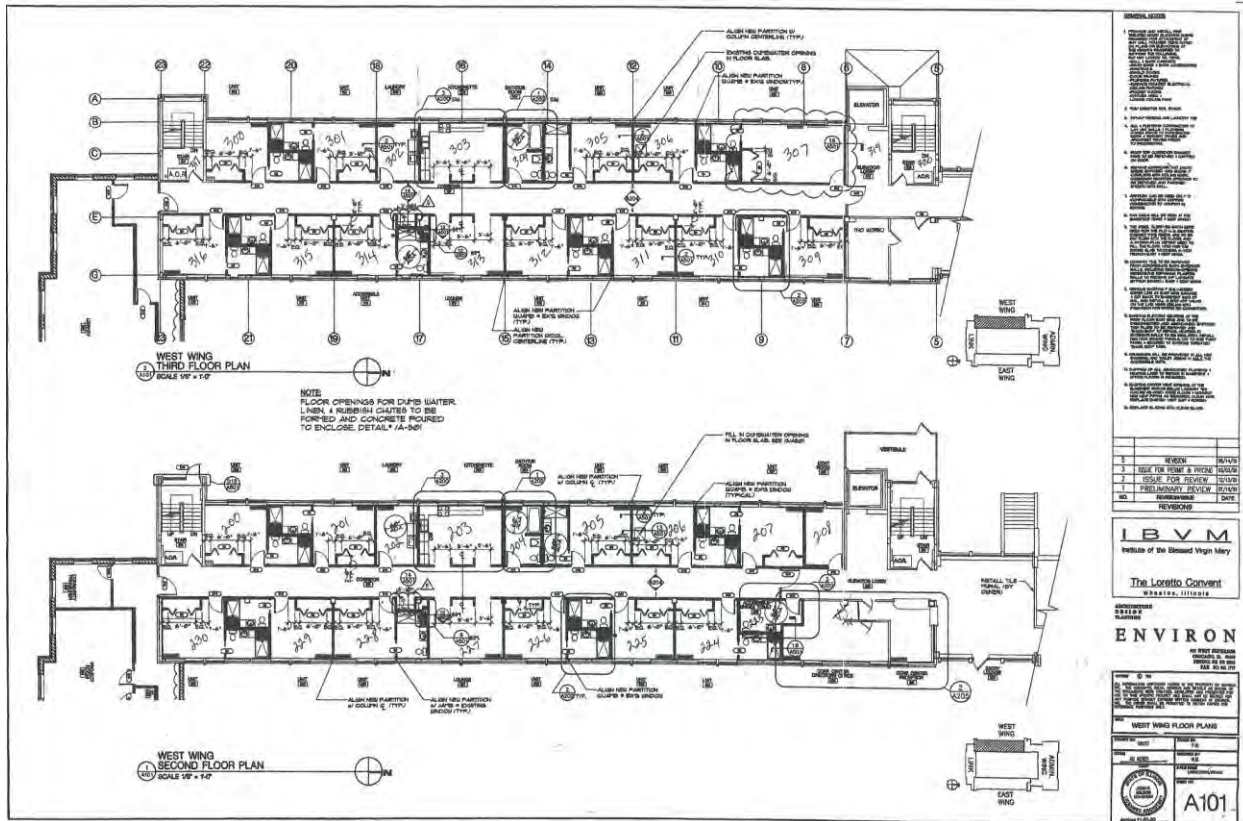
Environs, second and third floor plans of Mary Ward Building's north wing, 2000.

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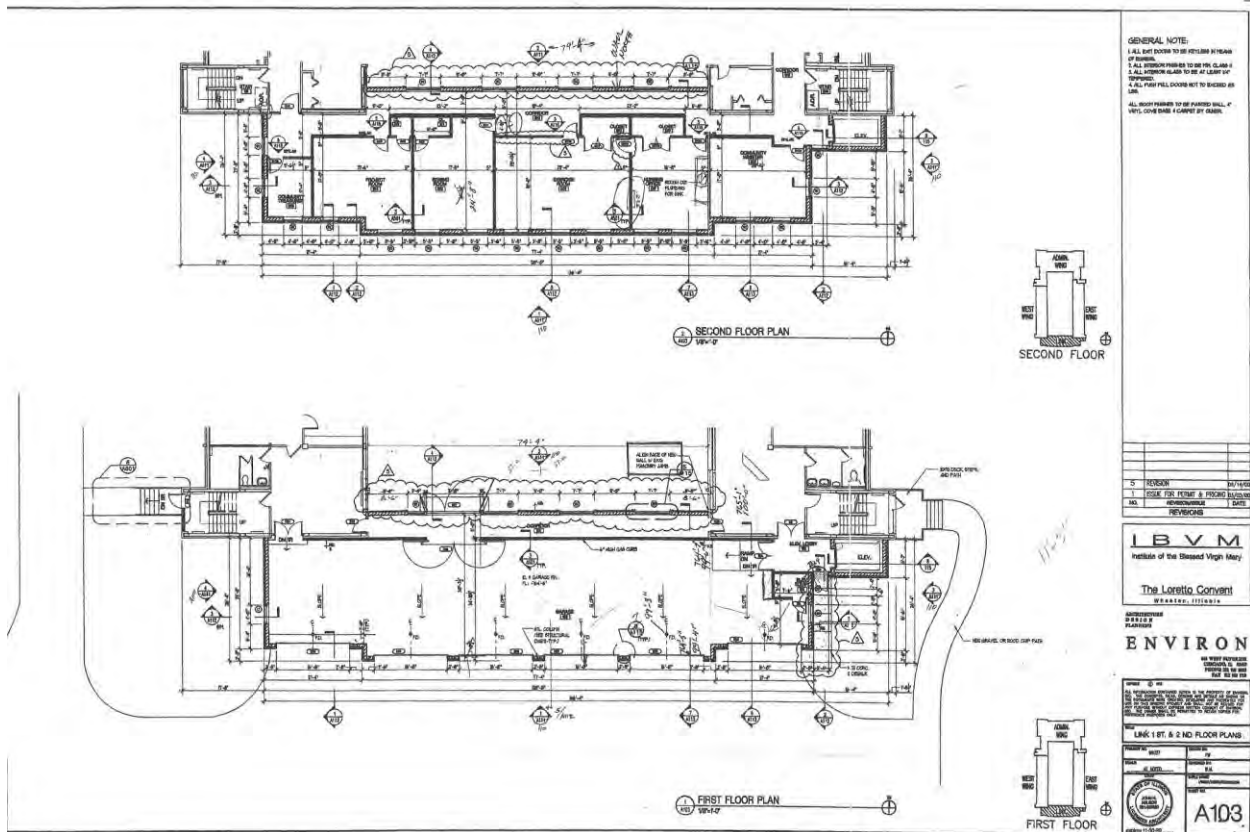
Environs, second and third floor plans of Mary Ward Building's east wing, 2000.

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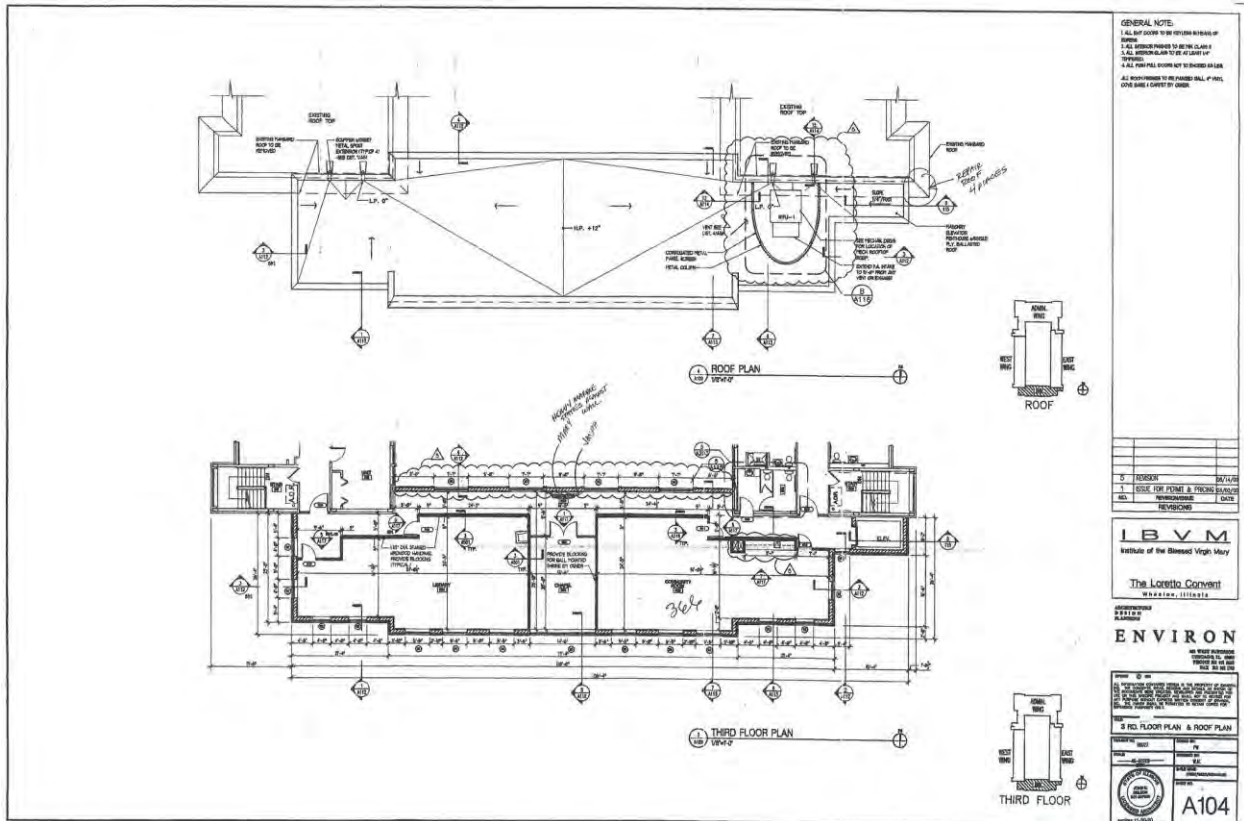
Environs, second and third floor plans of Mary Ward Building's west wing, 2000.

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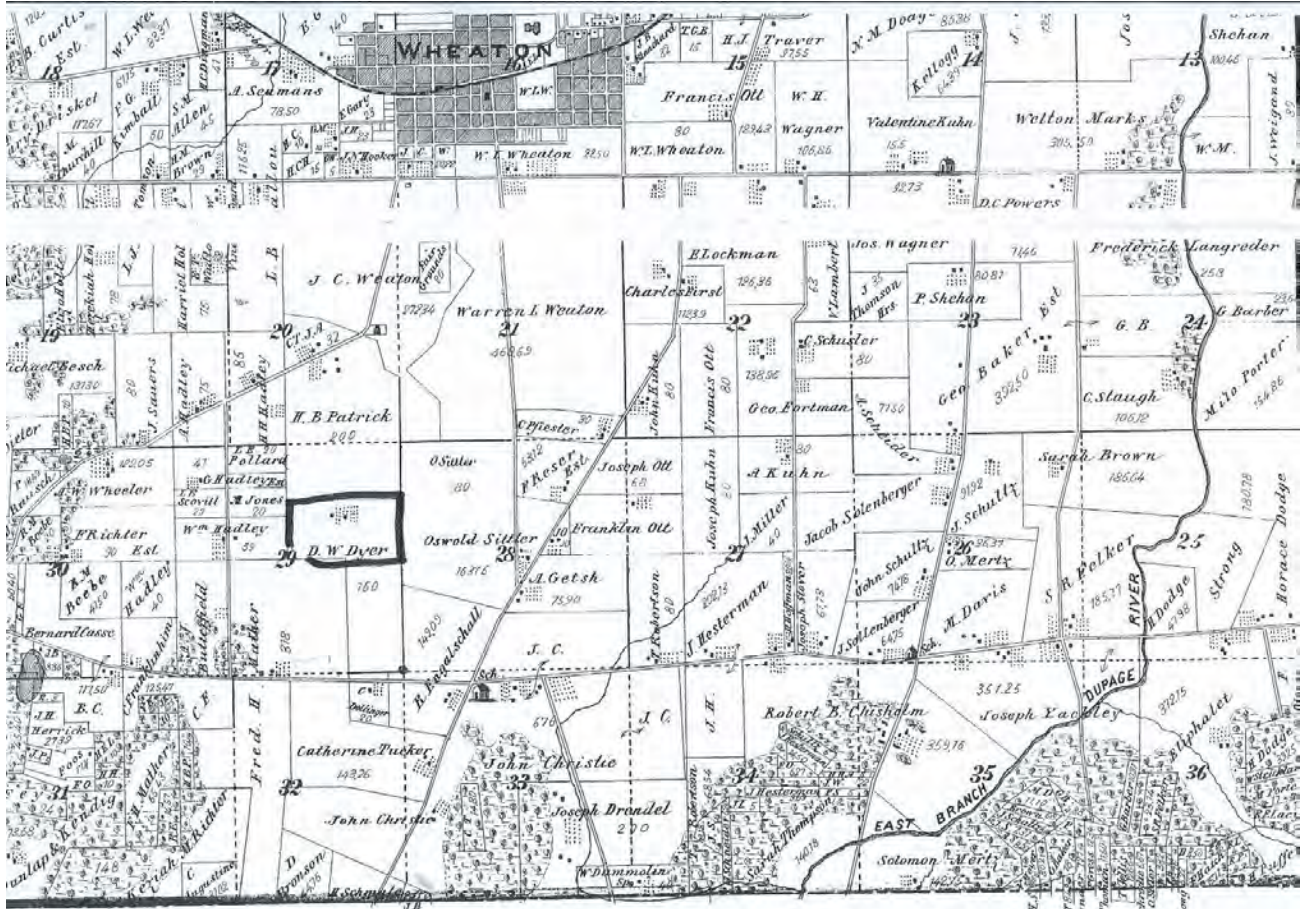
Environs, first and second floor plans of Mary Ward Building's south wing, 2000.

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Environs, third floor plan of Mary Ward Building's south wing, 2000.

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Combination Atlas Map of DuPage County, Illinois. Elgin, Illinois: Thompson Brothers & Burr, 1874.

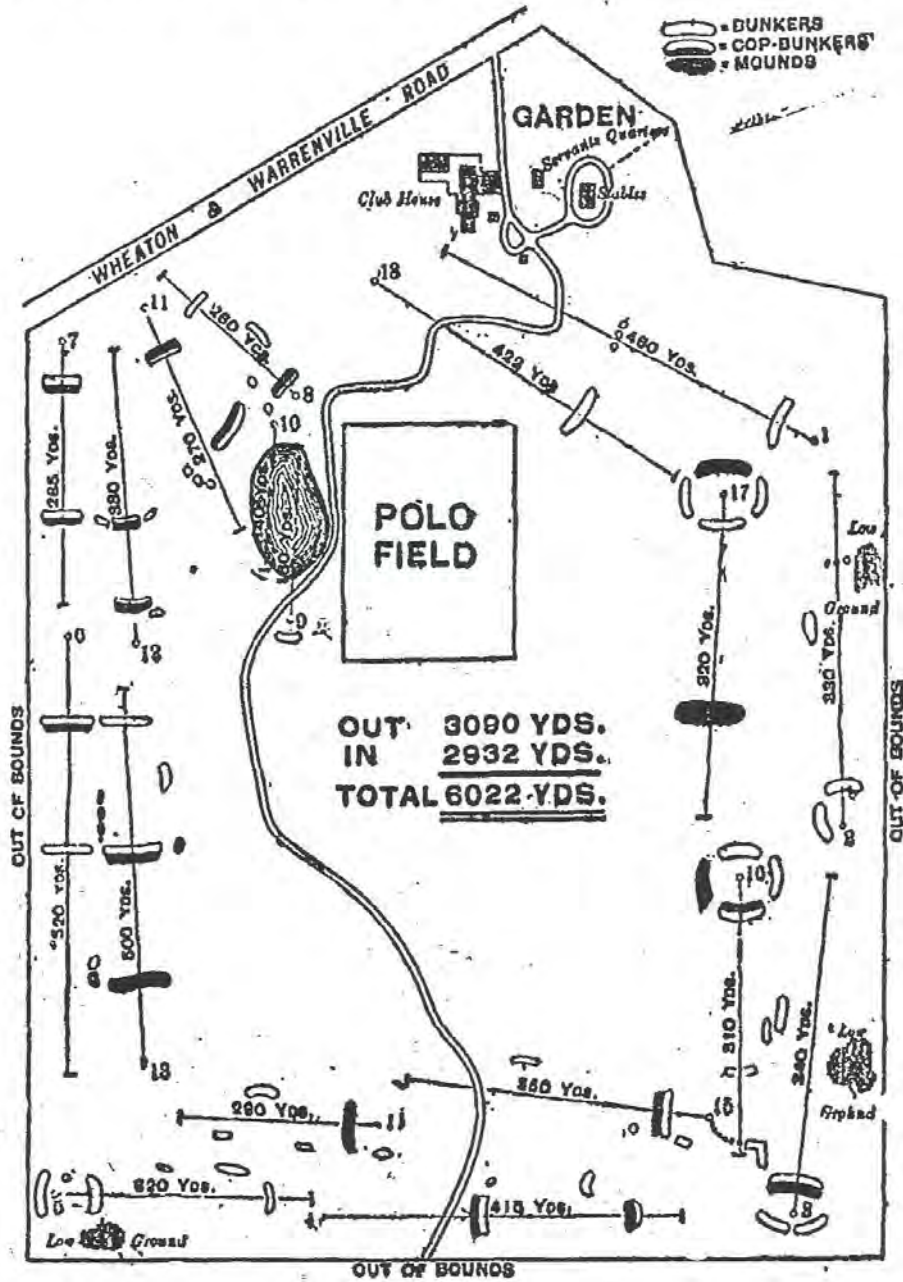
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NEW RESIDENCE OF ARTHUR ELY AT WHEATON.

"New Residence of Arthur Ely at Wheaton." Front elevation drawing by Jarvis Hunt that was published in the *Chicago Tribune*, Feb. 21, 1897.

DIAGRAM OF CHICAGO GOLF CLUB'S COURSE.



“Diagram of Chicago Golf Club’s Course,” *Chicago Tribune*, Oct. 1, 1900.

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Photograph of the Chicago Golf Club at 25W253 Plamondon Road in Wheaton (1913), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.



Chicago Golf Club, Wheaton, Ill.
Undated postcard image of Chicago Golf Club cottages (razed 1970s). Private collection of Robert Jacobsen.

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Undated image of Chicago Golf Club's Brick Cottage (razed 2000s). Private collection of Robert Jacobsen.



Photograph of the Charles Blair Macdonald House (Ballyshear) at 25W447 Plamondon Road in Wheaton (1896-97), designed by Jarvis Hunt, June 2016. Photographer: Jean L. Guarino.

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Photograph of the house at 1S617 Hawthorne Lane (1916), designed by Jarvis Hunt, June 2016.
Photographer: Jean L. Guarino.



Photograph of the house at 1S671 Hawthorne Lane (1916), designed by Jarvis Hunt, June 2016.
Photographer: Jean L. Guarino.

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20th Century Atlas of DuPage County, Illinois, Chicago: Middle-West Publishing Co., 1904. Map shows J.C. Morse parcel beneath Chicago Golf Club property.

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Undated photo of Jarvis Hunt from Chicago History Museum. Ichi: 31692

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Photo of the House of Seven Gables' west elevation in 1950, prior to construction of the Loretto Chapel Building. Source: Loretto Convent Archive, Wheaton, Illinois.



Photo of Loretto sisters and kindergarten children outside the House of Seven Gables (Loretto Convent) in Wheaton, ca. 1952. Source: Loretto Convent Archive, Wheaton, Illinois.

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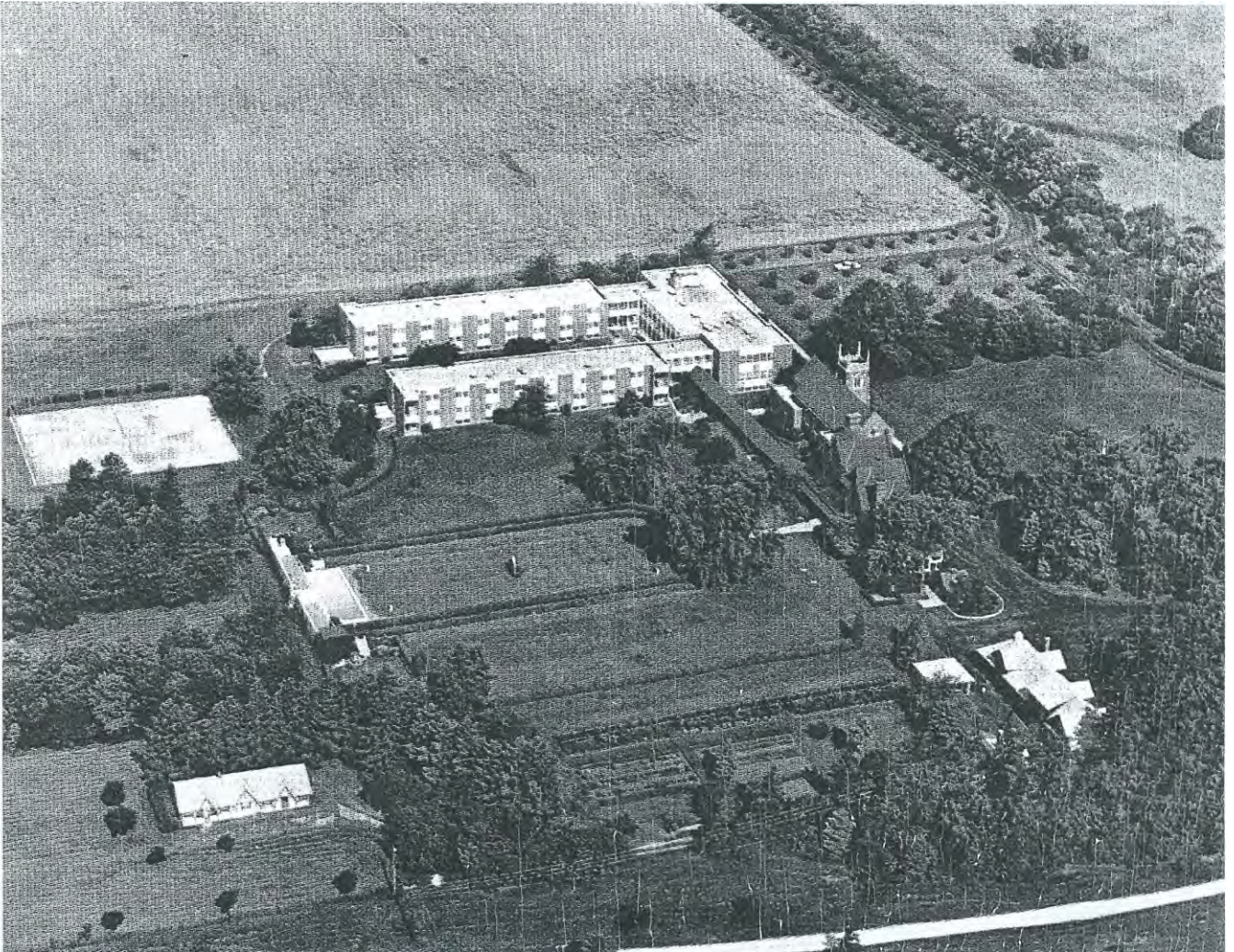
North elevation of Loretto Chapel and corner of Mary Ward House of Studies Building under construction, 1962. Source: Loretto Convent Archive, Wheaton, Illinois.

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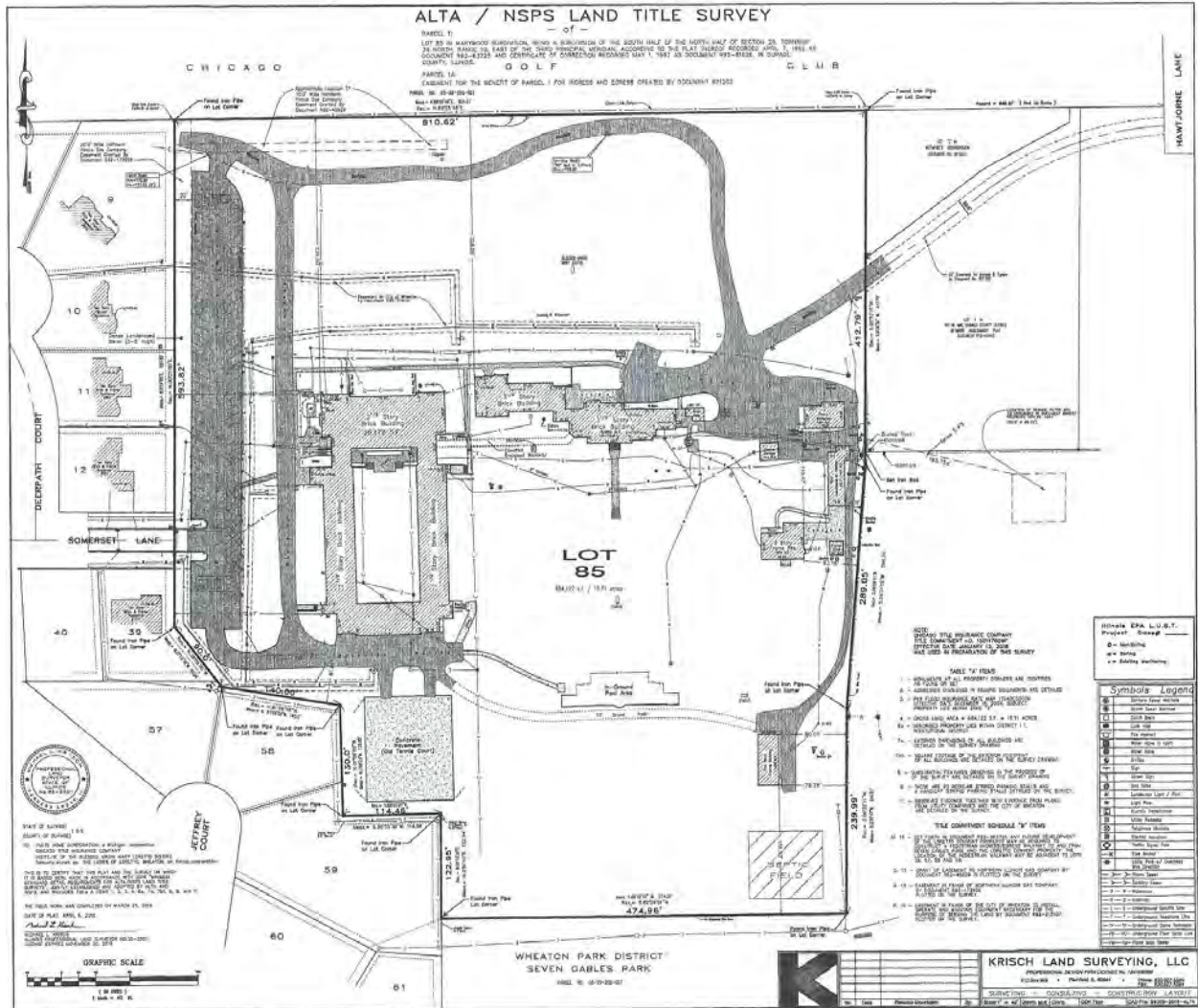
Photo of the Mary Ward House of Studies Building's courtyard, ca. 1965. Source: Loretto Convent Archive, Wheaton, Illinois.

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Aerial photo of IBVM property in Wheaton, ca. 1965. Source: Loretto Convent Archive, Wheaton, Illinois.

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Krisch Land Surveying, Land Title Survey of Loretto Convent Property, April 5, 2016.