



## CITY OF PARK RIDGE

505 BUTLER PLACE  
PARK RIDGE, IL 60068

TEL: 847/ 318-5291

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URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

**Date:** December 2, 2011  
**To:** Historic Preservation Commission  
**From:** Jon Branham, City Planner   
**Subject:** Historic Landmark Designation, Case: LD-11-05  
201 Grand Boulevard

### Introduction

Terry and Nageen Wilson, and Preservation Real Estate Advisors, applicants, request a review for historic landmark designation for 201 Grand Boulevard, in accordance with the landmark designation review provisions in Article 23 of the Municipal Code.

The application was prepared by the owner of the property. The owner has provided consent.

Notification requirements for this application have been satisfied. A legal notice was published in the *Park Ridge Herald-Advocate*.

### Information Submitted by the Applicant

The applicants request historic landmark designation for the property located at 201 Grand Boulevard. The applicant submitted materials that satisfy the minimum filing requirements for landmark designation (Section 23-2-1 of the Municipal Code), including a statement on how the nomination would satisfy the landmark designation standards.

According to research provided, 201 Grand Boulevard is significant with respect to several of the criteria as required by the landmark designation standards in Section 23-3-1 of the Municipal Code, including: an architectural style, association with notable architects, the site's association with an important person in local history, and the historic, artistic, and social heritage of Park Ridge.

The single family residence was home to William H. Malone, the second mayor of Park Ridge. Malone served as mayor from 1912 to 1914.

The original frame home at 201 Grand Boulevard was constructed circa 1850. It is noted that "Brickton" brick was utilized from the historic local brickyard in Park Ridge for the original foundation. There was a substantial 1926 two-story addition, which included new exteriors and a redesign of the main entryway. It was constructed by noted architects R.H. Zook and William F. McCaughey and was completed in the Classical Revival style of architecture. The north side terrace featuring four columns with Ionic capitals, a pediment and a slanted cornice is the most prominent feature of the home. Other original Zook and McCaughey designs at the home include the nature-designed wood-cut out shutters.

Locally, Malone was an advocate of the arts and commissioned the construction of the Pickwick Theater Building in 1928, which was eventually designed by Zook and Alfonso Iannelli, with whom he maintained close friendships. He was also associated with many other artists of the Park Ridge Arts Colony, including McCaughey, Barry Byrne, and John Paulding.

Malone also hired Zook and McCaughey to design a block of storefronts along Northwest Highway known as the “Malone Block” on land that Malone had donated. Malone’s idea to add a small park with a drinking fountain still remains at the west end of the block.

Cedar Court, a five-house development in a crescent shaped layout, is also a touchstone of Malone’s contributions to Park Ridge. Barry Byrne was contacted by Iannelli through Malone to design the residential development. Malone is listed as the developer/builder of Cedar Court.

There are additional homes on Cedar Street that were commissioned by Malone, which feature significant Tudor Revival-Style designs of Zook and McCaughey.

Malone lived in the home from 1916 until his death in 1956. Malone’s body is buried at the Town of Maine Cemetery.

The single family residence at 201 Grand Boulevard is a noted Tudor Revival Style house, and its history and associations add to the unique local heritage of Park Ridge.

### **Staff Analysis**

#### *Landmark Designation Review*

The applicant appears to meet several criteria of the landmark designation standards (Section 23-3-1 of the Municipal Code), which include:

- The site’s significance with respect to the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.
- The site’s significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.
- The site’s association with an important person or event in national, state, or local history.
- The site’s identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.
- The site’s identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- Criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.
- The preference of the owner.
- The economic and functional potentials of the site.

The applicant has provided a statement of landmark designation and historical background information. Staff is satisfied that the applicant meets the designation standards. The Commission should consider the landmark designation standards and determine if it is satisfied with the application.

**Commission Action**

If the Commission decides to recommend approval of the historic landmark designation, the proposed motion would be as follows:

Recommend City Council approval of historic landmark designation for 201 Grand Boulevard, Case Number LD-11-05, as submitted.

The Commission shall make a decision in writing and shall include findings of fact (Section 23-2-4-B-1).

Attachments



# Landmark Designation Application

City of Park Ridge

Community Preservation and Development Department . 505 Butler Place . Park Ridge, IL . 60068  
Phone: (847) 318-5291 . Fax: (847) 318-6411 . www.parkridge.us

Case Number: LD-11-05

**Subject Property Information:**

Address: 201 Grand Blvd., Park Ridge, Illinois Zoning District: R-2 Single Family Residential  
Legal Description (can attach separate sheet): see nomination

**Applicant Information:**

Name: Terry and Nageen Wilson Phone: 773/220-4244  
Address: 201 Grand Blvd., Park Ridge, Illinois E-mail: N/A

**Owner Information:**

Name: Terry and Nageen Wilson Phone: 773/220-4244  
Address: 201 Grand Blvd., Park Ridge, Illinois

Summary of Nomination (may attached additional pages) : \_\_\_\_\_

I hereby certify, as the undersigned applicant, that the above statements and attached documentation are true and correct to the best of my knowledge.

Terry S Wil  
Signature of Applicant

11/30/11  
Date

**Applicant Disclosure Statement (Section 2-24-1)**

Name of Applicant: Terrence S. Wilson

Subject Property Information:  
Address: 201 Grand Blvd  
Park Ridge IL 60068

P.I.N.: \_\_\_\_\_

Name and business address of any and all current holders of legal or beneficial title to the subject property (attach additional sheets if necessary):

Nageen S. Wilson (wife) - same address

If there is a pending contract for the sale of the subject property, list the purchasing party's name:

N.A.

List any entities, other than a natural person, that hold legal or beneficial title and that have a greater than 3% interest in the entity:

N.A.

For each entity listed above that, list every director, officer and manager of the entity:

N.A.

For each entity listed above that is a limited partnership or limited liability company, list the name of every limited or general partner or member:

N.A.

For each limited partner or general partner that is a corporate entity, list the name of every person who holds a greater than 3% interest in the corporation:

N.A.

I acknowledge that I have read and understand the requirements of Article 2, Chapter 24 of the Park Ridge Municipal Code ("Code"). I understand that as the applicant, I am required to keep all of the information on this form current and updated until the City Council takes final action on my request. I also understand that if I fail to comply with this requirement, the City Council may declare the action it has taken with respect to my request null and void. In addition, the City Council may direct the initiation of legal action for a violation of the Code and may seek the penalties set forth in Section 2-24-4 of the Code, including daily monetary fines. I understand that this disclosure statement will be open for public inspection and posted on the City's website prior to any meeting when my request will be acted upon. I understand that if the subject property is assigned, transferred or if an agreement is entered into to transfer any right, interest, or permit within one year of the City Council's final action, there will be a rebuttable presumption that the assignee or transferee had constructive control of the subject property at the time of my application. The penalty discussed above will be imposed for any failure to disclose any such assignee or transferee.

I, the undersigned applicant, hereby certify that above statements are true and correct to the best of my knowledge.

Terrence S. Wilson  
Signature of Applicant

12/1/11  
Date

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF C O O K     )

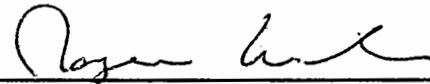
**AFFIDAVIT**

The undersigned, Terry Wilson and Nageen Wilson ("Affiants"), being first duly sworn on oath state:

1. Affiants state that they are the legal owners of the property located at 201 Grand Boulevard, Park Ridge, Illinois.
  
2. Affiants also state that they have applied to the City of Park Ridge, under case number LD-11-05 for landmark designation for the property located at 201 Grand Boulevard, Park Ridge, Illinois as required by the Park Ridge Historic Preservation Ordinance.
  
3. Further affiants sayeth not.

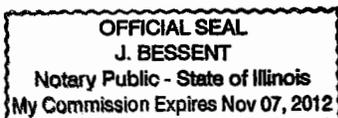
**IN WITNESS WHEREOF**, the undersigned have executed this Affidavit this 1<sup>st</sup> day of December, 2011.

  
\_\_\_\_\_  
Terry Wilson

  
\_\_\_\_\_  
Nageen Wilson

**SUBSCRIBED and SWORN to**  
before me this 1<sup>st</sup> day of  
December, 2011.

  
\_\_\_\_\_  
Notary Public



# WARRANTY DEED

MAIL TO:

Tim Doody  
Weis & DuBrock  
1 N. LaSalle  
Suite 1300  
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Terrence & Nageen Wilson  
201 N. Grand Blvd.  
Park Ridge, IL ~~60614~~ 60068

THE GRANTOR(s), ROBERT HRADISKY BUILDERS, INC., a corporation created and existing under and by virtue of the Laws of the State of Illinois and authorized to transact business in the State of Illinois, of 6246 N. Newark, Chicago, IL 60631,, CONCEPT ONE DEVELOPMENT COMPANY, LLC, an Illinois Limited Liability Company, of 1030 S. Peale, Park Ridge, IL 60068, by and through its Sole Manager, PAULA LABREE, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) to TERRENCE WILSON and NAGEEN WILSON, Husband and Wife, not as joint tenants nor as tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN GRAND BOULEVARD RESUBDIVISION BEING A SUBDIVISION OF LOT 2 IN SIRVINSKAS RESUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property as to Paula LaBree.

Permanent Real Estate Index Number: 09-36-300-008-0000  
Property Address: 201 Grand Blvd, Park Ridge, IL 60068

Dated this 1st day of JUNE, 2005



CONCEPT ONE DEVELOPMENT COMPANY, LLC  
An Illinois Limited Liability Company

By: Paula Labree, Sole Mgr. (Seal)  
PAULA LABREE, its Sole Member

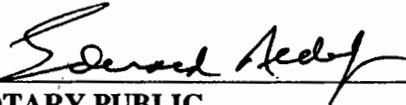
ROBERT HRADISKY BUILDERS, INC.,  
An Illinois Corporation

By: Robert Hradisky (Seal)  
ROBERT HRADISKY, President & Secretary

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Robert Hradisky, as President and Secretary of ROBERT HRADISKY BUILDERS, INC., an Illinois Corporation and Paula LaBree, Sole Member of CONCEPT ONE DEVELOPMENT COMPANY, LLC. , An Illinois Limited Liability Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1<sup>st</sup> day of JUNE, 2005

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 2/25/09



\_\_\_\_\_  
COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Edward Reda  
Reda, Ciprian, Magnone, LLC  
8501 W. Higgins  
Suite 440  
Chicago, Illinois 60631



# BILL OF SALE

Sellers, **Robert Hradisky Builders, Inc. and Concept One Development Company LLC**, for and in consideration of TEN AND NO/100 dollars, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to Buyers **Terrence Wilson & Nageen Wilson**, the following described personal property to-wit:

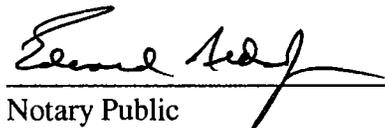
**All personal property contained in the real estate sales contract dated the 15th day of April, 2005 between Robert Hradisky Builders, Inc. and Concept One Development Company LLC and Terrence Wilson & Nageen Wilson for the property located at 201 N. Grand Blvd., Park Ridge, IL 60068, Park Ridge, IL 60068.**

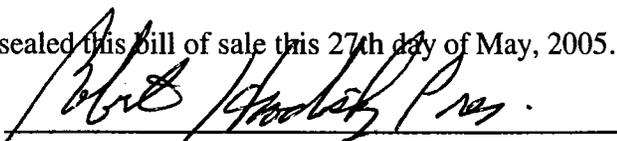
Sellers hereby represent and warrant to Buyers that Sellers are the absolute owners of said property, that said property is free and clear of all liens, charges and encumbrances, and that Sellers have full right, power and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness, and merchantability are hereby excluded.*

As this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Sellers have signed and sealed this bill of sale this 27<sup>th</sup> day of May, 2005.

Subscribed and Sworn to before me  
this 1<sup>st</sup> day of JUNE, 2005

  
\_\_\_\_\_  
Notary Public

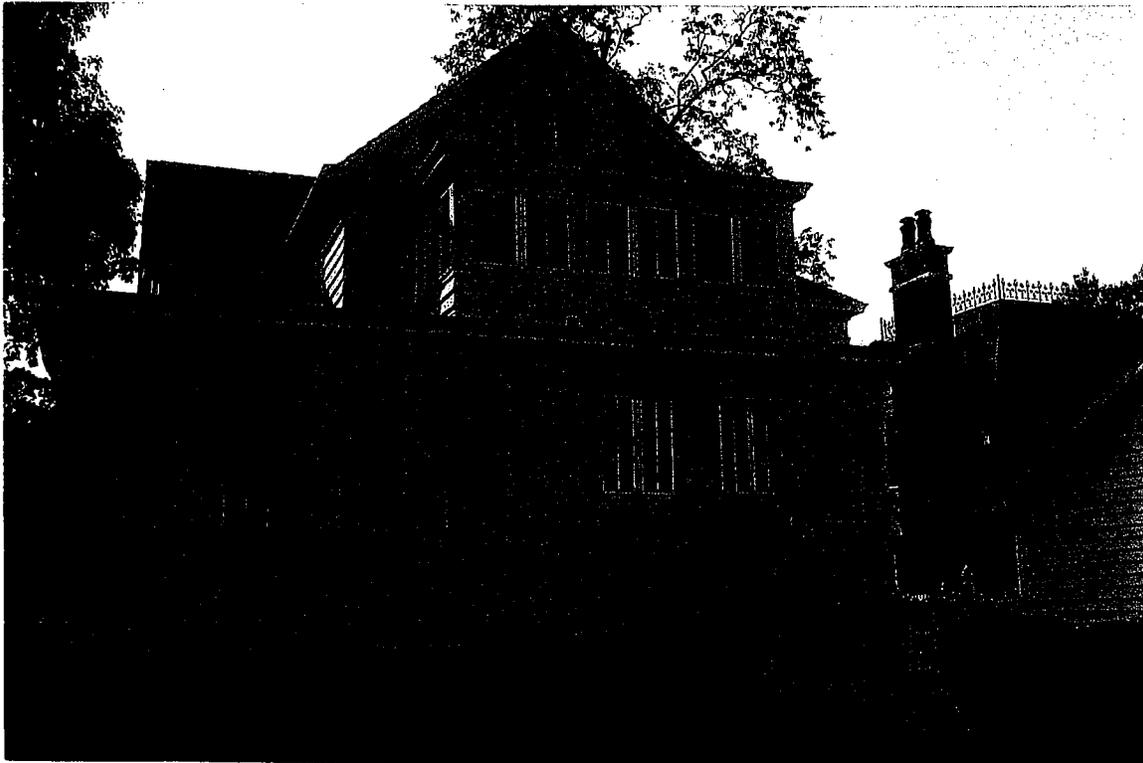
  
\_\_\_\_\_  
**Robert Hradisky Builders, Inc. by Robert Hradisky  
President and Secretary**

  
\_\_\_\_\_  
**Concept One Development Company LLC  
by Paula LaBree, its Sole Member**

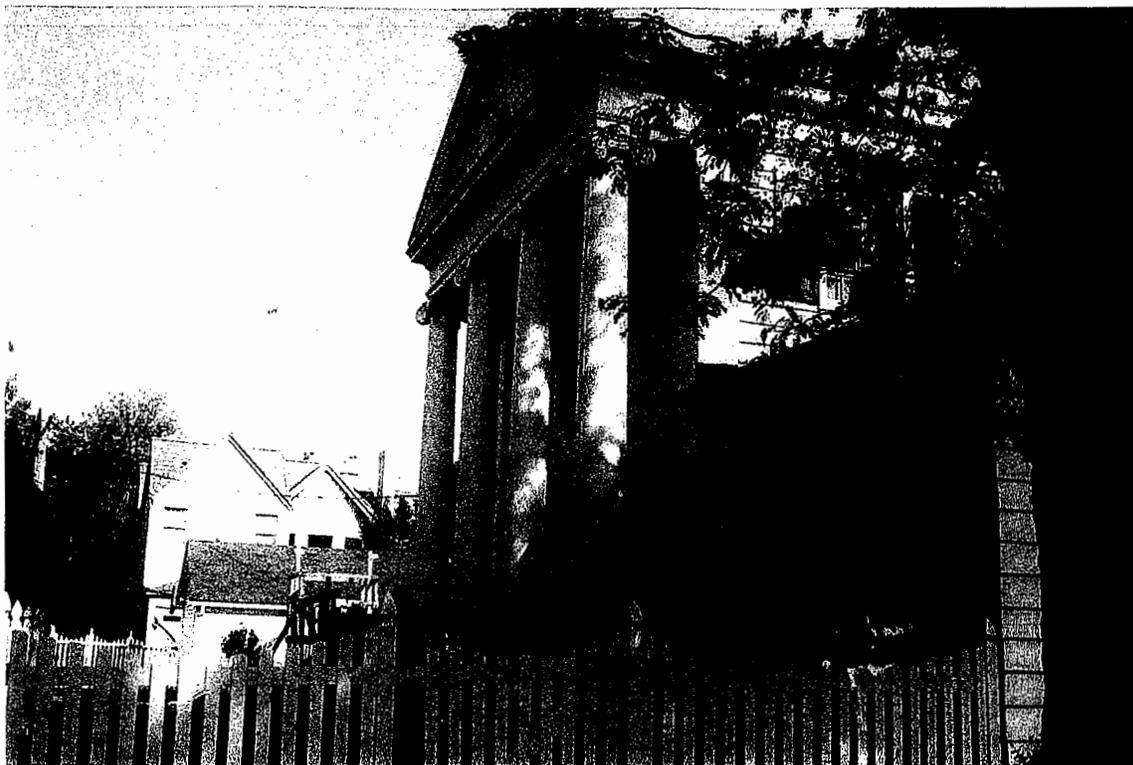




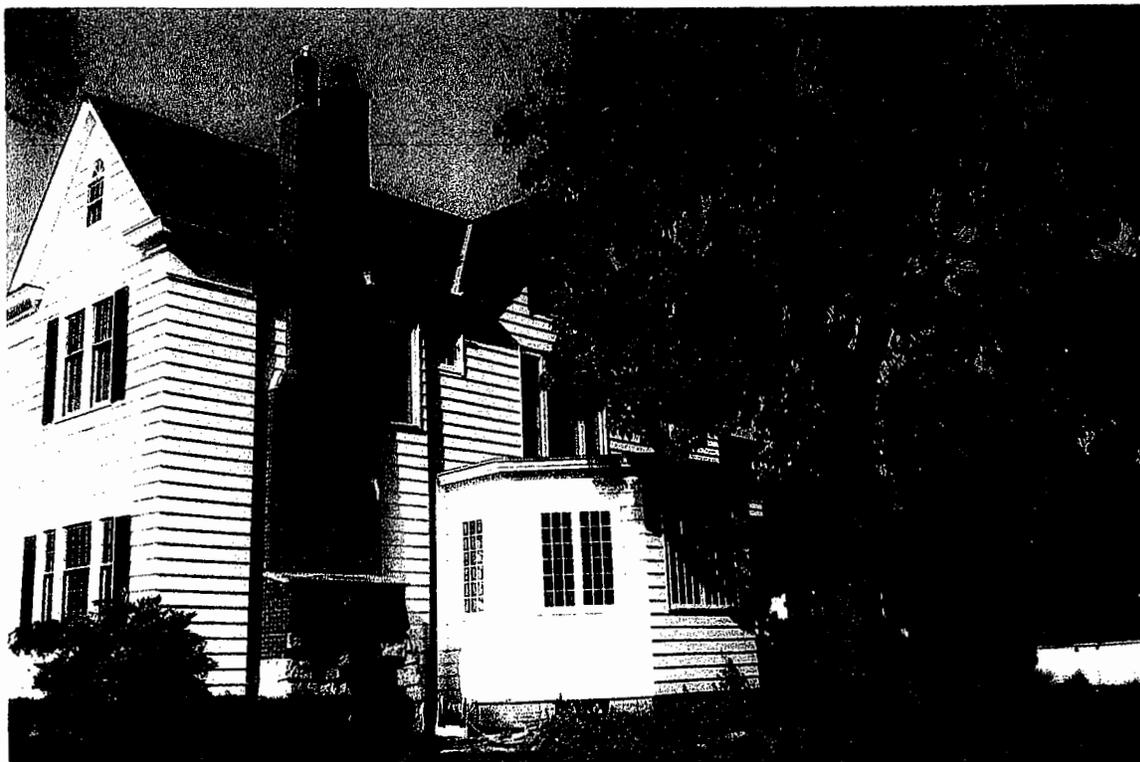
**West Elevation; 201 Grand Blvd.**



**East Elevation; 201 Grand Blvd.**



**North Elevation; 201 Grand Blvd.**



**South Elevation; 201 Grand Blvd.**

## Nomination for Landmark Designation

Property Address: 201 Grand Blvd; Park Ridge, Illinois

Ownership: Terry and Nageen Wilson

Date Built: Circa 1850

Dates of Historic Significance: 1916-1956

Date of Architectural Significance: 1926

Legal Description: See Exhibit F

Plat of Survey: See Exhibit G

West and East Elevations: See Exhibit H

North and South Elevations: See Exhibit I

Written and Prepared by: Margaret S. Guzek/Preservation Real Estate Advisors

Summary of Applicable Nomination Criteria (categories from the Park Ridge Preservation Ordinance)

***a. The site's significance with respect to the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or community.***

201 Grand Blvd. is significant to the historic heritage of the community because it was the home of William H. Malone, the second mayor of Park Ridge. Malone lived in the home from 1916 to 1956.

In addition, the home is significant to the artistic and social heritage of the community because it is from this home that Malone nurtured many of his relationships with noted architects and artists in Park Ridge and became their patron for local buildings and art.

***b. The site's significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.***

An addition, representative of the Classical Revival style, was built at 201 Grand Blvd. in 1926. The distinguishing characteristic is the terrace on the north side featuring four columns with Ionic capitals, a pediment and slanted cornice.

***c. The site's association with an important person or event in national, state or local history.***

William H. Malone lived at 201 Grand Blvd. for forty years. Many of the events and achievements that contributed to his political and real estate legacy occurred while he lived in the home.

***d. The site's identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.***

Roscoe Harold Zook and William F. McCaughey, noted architects of the Pickwick Theatre Building as well as other local buildings and homes, designed the two-story addition and exterior renovation. This is considered a historical addition, and today, the exterior of the home remains relatively unchanged.

***g. The preference of the owner.***

Terry and Nageen Wilson are aware of the application and are in full support of 201 Grand Blvd. receiving local landmark designation.

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<b>Exhibit A</b>	<b><i>The Chicago Architectural Exhibition Index of Exhibits</i></b>
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<b>Exhibit C</b>	<b><i>Chicago Daily Tribune, June 5, 1936, pg. 5</i></b>
<b>Exhibit D</b>	<b><i>Chicago Daily Tribune, March 25, 1939, pg. 14</i></b>
<b>Exhibit E</b>	<b><i>Chicago Daily Tribune, August 16, 1956, pg. C2</i></b>
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## **Part I – Description**

### *a. Historical Background*

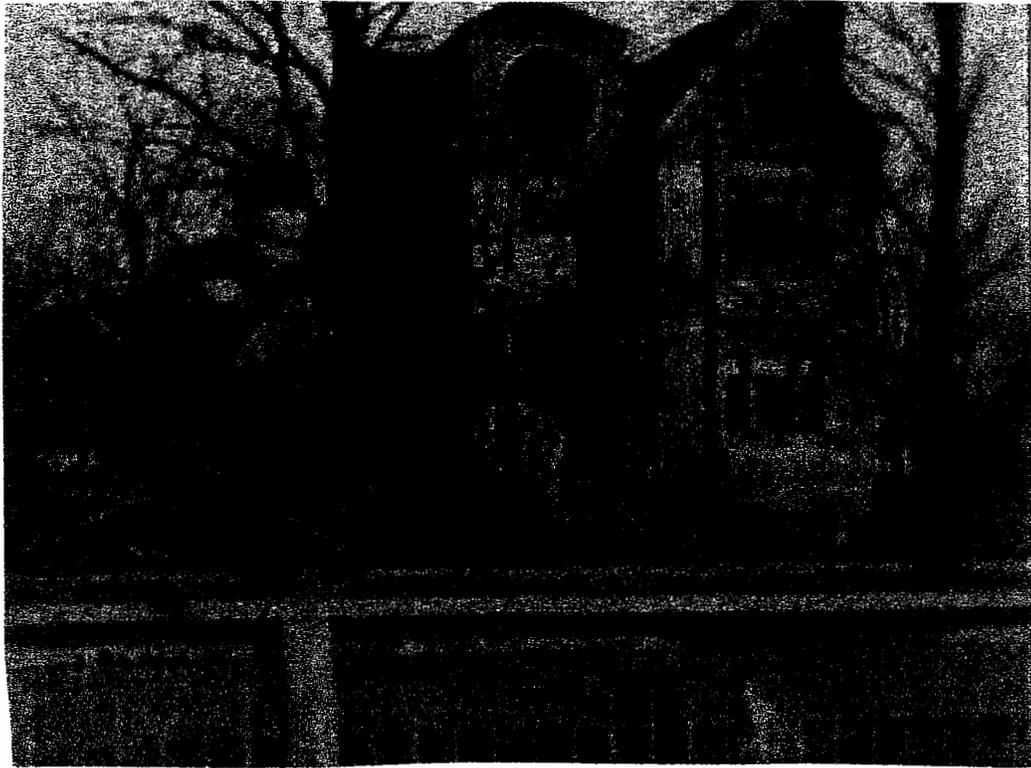
The original frame home at the corner of Grand Blvd. and Cedar was built circa 1850. It had an unfinished third floor and recessed main entranceway. In 1857, what is now 201 Grand Blvd. became part of a subdivision created by George Penny and Robert Meacham, founders of Penny & Meacham which produced Brickton brick. This brick was used to build the first railroad station in the community named Pennyville after George Penny. The name was changed to Brickton in 1858 at the request of George Penny, and in 1873, the village was incorporated and officially named Park Ridge. The Meachams may have been the first family to live on the property, followed by three other families before the Malone family. Brickton brick was used for the foundation for the first addition built at 201 Grand Blvd.

In 1916, former Park Ridge mayor William Malone and his wife, Hilda, purchased 201 Grand Blvd. as well as an additional ten feet of land to the north of the property. In 1919, they purchased more land to the north. Circa 1925, Malone hired noted architects Harold Roscoe Zook and William F. McCaughey who designed a two-story addition to the north side of the home and a new exterior on the west side. *The Chicago Architectural Exhibition Index of Exhibits* from 1927 describes the addition saying “Zook and McCaughey designed the two-story, four-column entrance in a Classical Revival style, while adding nature-designed wood cut-out shutters and a window box.” (Exhibit A) The main features of this 1926 remodeling is the porch on the north side with four classic columns and Ionic capitals, a pediment and slanted cornice as well as the redesign of the main entranceway on Grand Blvd. In addition, a reflecting pond was built on the north side. The additional land purchased in 1919 was used for this purpose.

Although Malone had already finished his tenure as mayor of Park Ridge when he purchased the home, he remained active in state politics including a tenure as chairman of the Illinois State Tax Commission as well as an unsuccessful campaign for governor in the 1932 primary election as one of the Republican

candidates. Historically-significant local events occurred at the home during the years he lived there including his homecoming followed by President Roosevelt's pardon in 1945 after serving nine months of a two-year prison term for income tax evasion.

Malone lived in the home until 1956 when he passed away. Hilda Malone lived in the home until her death in 1959. However, in 1956 the title to the property was transferred to their grandson Peter Malone who lived in the home with his family until 1999. While Peter Malone lived at 201 Grand Blvd., the interior and exterior of the home remained relatively unchanged.



**201 Grand Blvd.; before 1926 exterior remodeling**



**201 Grand Blvd.; between 1927 and 1956**

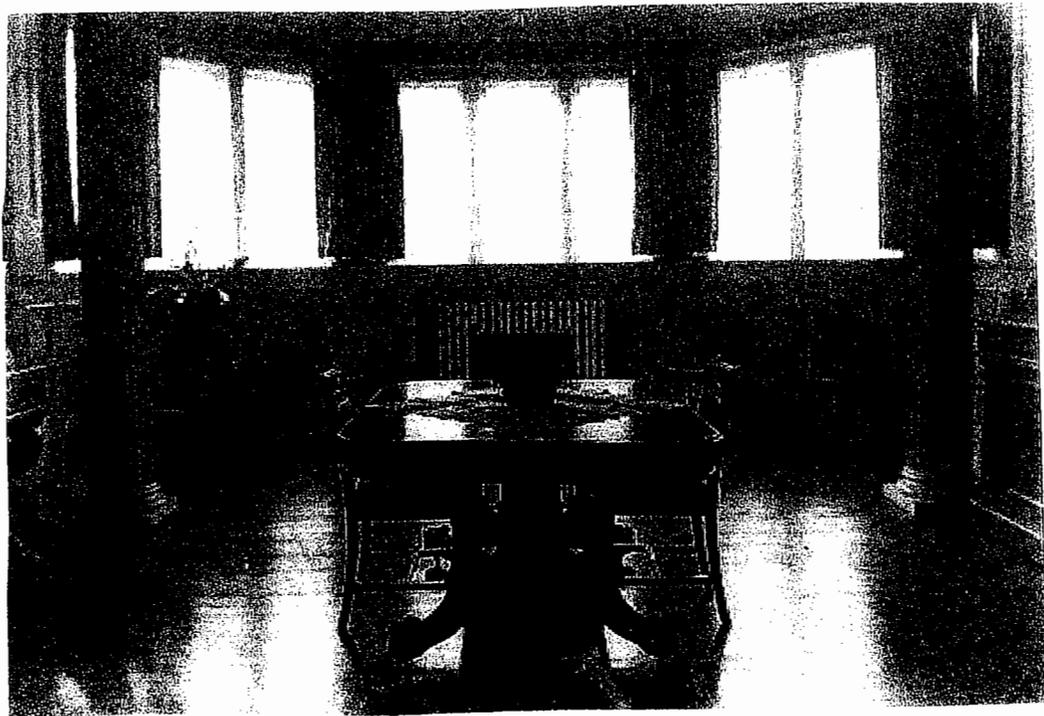
*b. Property Description*

In 1999, Michael and Sue Sirvinskas bought the property from Peter and Betty Malone. They lived in the home until 2005, and completed a substantial interior renovation including reconfiguring the first floor. They also made a few exterior changes including enclosing the sunroom off the master bedroom on the second floor in order for it to be a four-season room. In addition, they subdivided a portion of the land farthest north as a 60-foot lot and sold it to a builder. The one-car garage, which was originally facing Cedar Street, was reconfigured to face east and hold three cars.

However, quite a few of the original features from the 1926 addition and exterior remodeling have been retained. The interior, original features include the octagonal-shaped dining room with two original columns and five sides (three sides have always been opened up), the French doors and two side doors leading out to the northside terrace, and the stairway in the front hallway. In addition, the fireplace in the living room is original with a few minor changes including the removal of the two side columns. The original features on the exterior include the northside terrace with four columns and Ionic capitals, pediment and slanted cornice; the nature-designed wood-cut out shutters, and the redesign of the main entranceway on Grand Blvd.



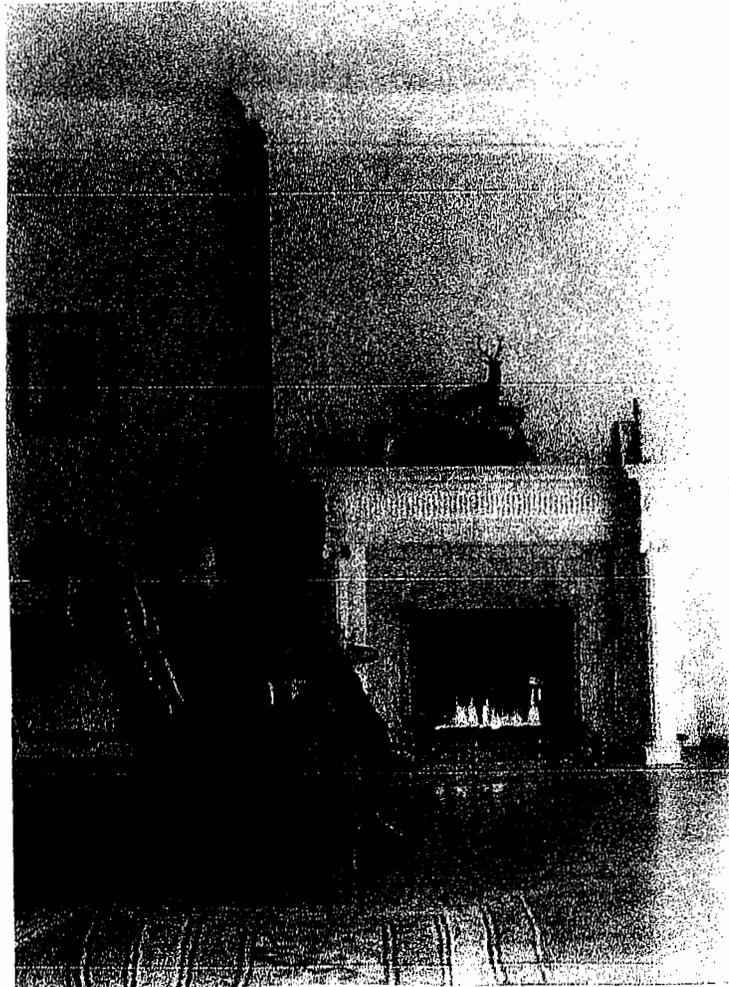
**Dining Room at 201 Grand Blvd.; 2011**



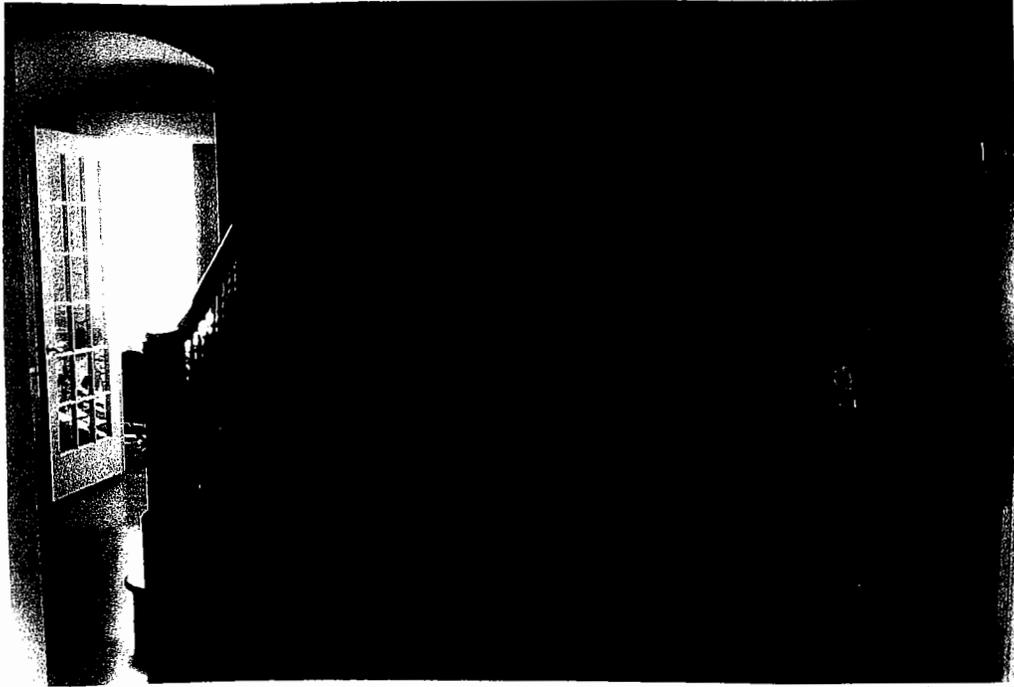
**Dining Room at 201 Grand Blvd.; circa 1916**



**Living Room Fireplace at 201 Grand Blvd.; 2011**



**William H. Malone/Living Room Fireplace at 201 Grand Blvd.; 1918**



**Front Hall Stairway at 201 Grand Blvd.; 2011**



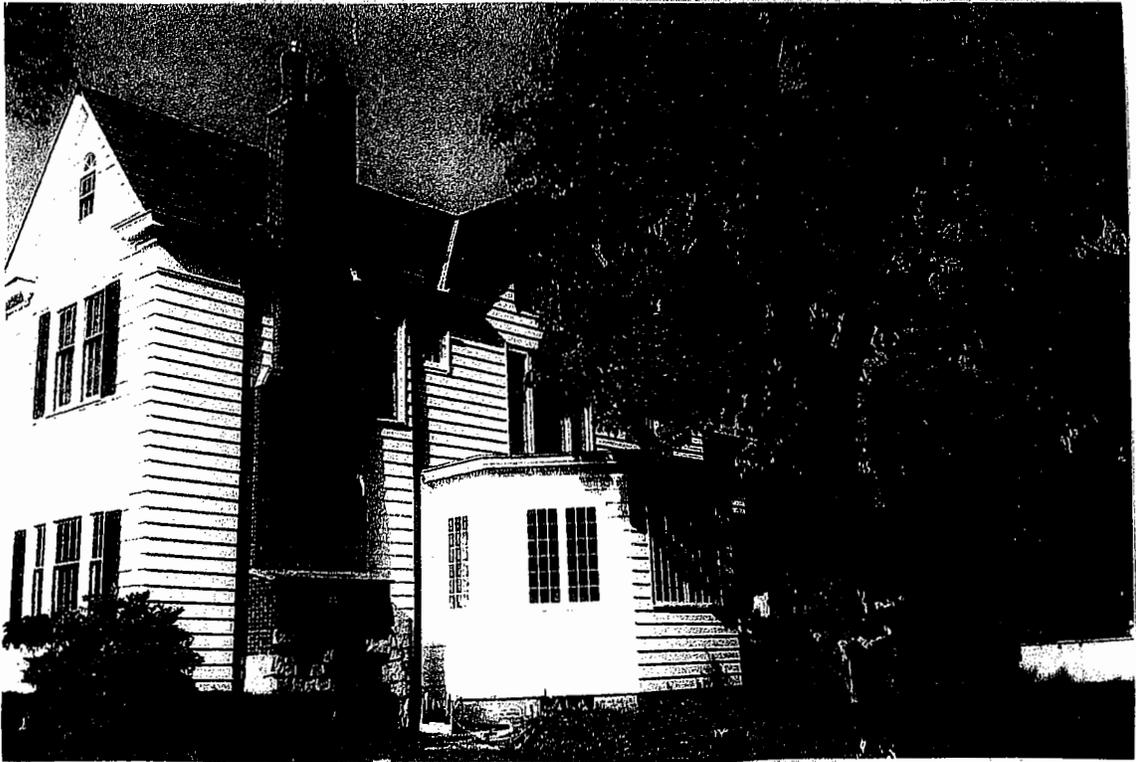
**Front Hall Stairway at 201 Grand Blvd.; circa 1918**



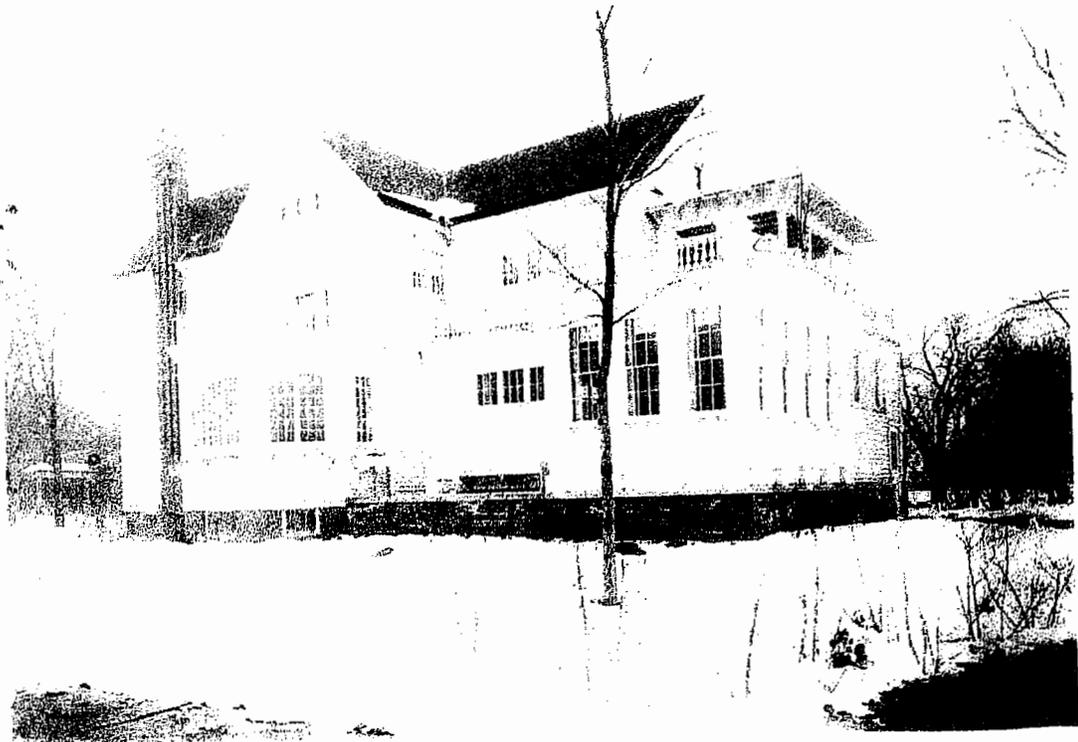
**North Terrace at 201 Grand Blvd., 2011**



**North Terrace at 201 Grand Blvd., 1955**



**South Terrace at 201 Grand Blvd.; 2011**



**South Terrace at 201 Grand Blvd.; circa 1930**

c. *Current Use*

Terry and Nageen Wilson are the current owners of 201 Grand Blvd. They bought the home in 2005 from a local real estate development team who had purchased the home and the adjacent lot from the Sirvinskas. The development team removed the stairs on the terrace on the north side in order to create a 10-foot setback and sold the adjacent lot to a builder.

The Wilsons replaced 80 percent of the home's single pane windows. In addition, they added a walkway with pavers and a fence to the north side. They have no plans for any major remodeling. Most of their work focuses on maintaining the property. The current square footage of the home is approximately 5,000 square feet, and the site is approximately 16,150 square feet.

## **Part II – Significance**

### ***The site's significance with respect to the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or community.***

201 Grand Blvd. is significant to the historic heritage of the community because it was the home of William H. Malone, the second mayor of Park Ridge. Malone served as mayor from 1912 to 1914. He lived in the home from 1916 to 1956 and continued to contribute to the community. His many contributions include donating a portion of his land between Cedar Street and Northwest Highway, with the stipulation it be maintained as a park, to the city of Park Ridge in 1926. A small portion of the park still exists today. In the 1950s, a part of the park was sold to a builder for a commercial building.

In addition, 201 Grand Blvd. is significant to the artistic and social heritage of Park Ridge because it is from this home that Malone nurtured his friendships with many of the noted architects and artists who lived and/or worked in Park Ridge including Roscoe Harold Zook, William F. McCaughey, Alfonso Iannelli, Barry Byrne, and John Paulding. Iannelli, best remembered for his "Sprite" sculptures for Frank Lloyd Wright's Midway Gardens, and Paulding, who focused much of his work on World War I memorials, were part of the famous Park Ridge Artist's Colony (1895–1940). Iannelli had his studio and home at 257 N. Northwest Highway while Paulding lived in Park Ridge and had his studio in Chicago. Zook and McCaughey's architectural firm designed close to three dozen homes in Park Ridge between 1924–1929. While Zook lived in Hinsdale, McCaughey lived at 134 Clinton St. in Park Ridge. When the partnership split up, McCaughey moved his offices into the Pickwick Theatre Building and remained close friends with Malone. Malone became a patron for these artists and architects for local buildings, ornamentation and sculptures. These include:

#### **The Pickwick Theatre Building**

The Pickwick Theatre Building was commissioned by Malone in 1928. He hired Zook and McCaughey to design the building in collaboration with Iannelli. They designed the building in an Art Deco style. Noted exterior features of the building are the 100-foot tower capped by an ornamental lantern and its marquee with Art Deco motifs. Interior features include the Cubist-inspired fire curtain and ceiling mural designed as well as the mermaid statuette in the lobby, all designed by Iannelli. The building was an expression of Malone's loyalty and commitment to Park Ridge. It is said that Malone, a fan of Charles Dickens, took the name of the theatre from *The Pickwick Papers*.



**Pickwick Theatre Building**  
**Developer/Builder: William H. Malone**  
**Architects: Harold Roscoe Zook and William F. McCaughey**  
**Designer: Alfonso Iannelli**

### Malone Block

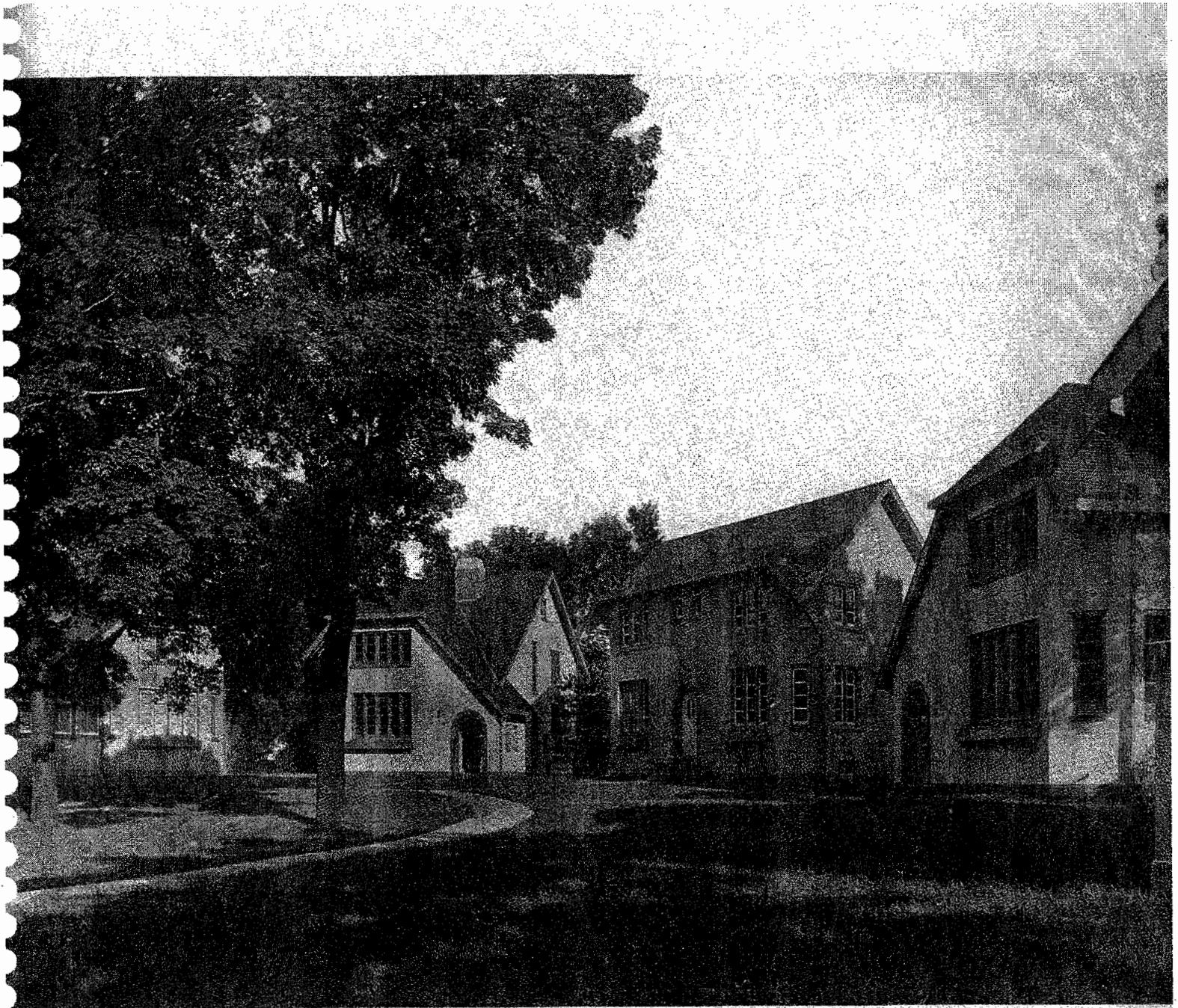
Malone also hired Zook and McCaughey to design a block of storefronts to face Northwest Highway. It is said that Malone built what became known as "Malone Block" because he was concerned about the growing traffic on Northwest Highway and wanted to create a noise buffer for his home. The "Malone Block" included a former post office at the east end, which is now Kiko's Flowers, and several retail stores. A small portion of the park, which Malone donated to the city of Park Ridge, as well as a drinking fountain, commissioned by Malone and designed by Paulding, remains at the west end of the building. A historic photograph taken in the summer of 1926 has Hilda Malone sitting in the backyard of 201 Grand Blvd. with the plaster cast of this fountain.

### Cedar Court

Cedar Court is a five-house development built in a crescent-shaped layout. Malone hired Iannelli, who then engaged architect Barry Byrne. They designed the homes in an English Cotswold style. The distinguishing features are the stucco surfaces, deeply set windows and proportions, round-arched doorways and cross-gabled rooflines. In a 1924 marketing brochure published on Cedar Court, Malone's name is listed as the developer/builder.

### Tudor Revival-Style Homes/Cedar Street

In addition, Malone hired Zook and McCaughey to design three homes on Cedar Street, east of Cedar Court. They are 515 Cedar Street, 519 Cedar Street, and 521 Cedar Street. Designed in a Tudor Revival style, distinguishing features include prominent front gables, casement windows, and the use of multiple materials such as stone, half-timber, stucco and brick. In addition, 521 Cedar Street still has Zook's trademark spider web design on one of its windows. Zook and McCaughey's architectural firm promoted their work in various publications including these homes listing Malone as the developer/builder.



GROUP OF HOUSES  
MR. W. H. MALONE  
PARK RIDGE, ILLINOIS

***The site's significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.***

The 1926 addition, built at 201 Grand Blvd., is representative of the Classical Revival style. The distinguishing characteristic is the northside terrace featuring four columns with Ionic capitals, a pediment and a slanted cornice.

The Classical Revival style (1895–1950) was inspired by the World's Columbian Exposition in Chicago, held in 1893, which promoted a renewed interest in the classical forms. This style is formal and monumental in design. Classical Revival-style buildings and homes often have massive columns with classical Corinthian, Doric or Ionic capitals, topped by a front-facing pediment which is evident on the addition at 201 Grand Blvd. In addition, the arrangement of windows and doors is formal and symmetrical as is seen in the French doors and two side doors which lead into what was the formal dining room when the Malone family lived in the home

The 1926 addition follows a fairly straightforward Ionic order of structure and ornamentation. This includes a base, shaft, capital, architrave, frieze and slanted cornice. The only feature that seems to be absent is flutes, which are lines carved into the shafts from top to bottom.

***The site's association with an important person or event in national, state or local history.***

William H. Malone lived at 201 Grand Blvd. from 1916 until his death in 1956. Although Malone had already served his two-year term as mayor of Park Ridge, his other political activities as well as his achievements as a real estate developer of many noted local buildings occurred while he lived in the home.

Malone was president of the Citizens State Bank, now Chase Bank, at the intersection of Touhy Ave., Northwest Highway and Prospect Ave., and for a number of years served as chairman of the board. It is said that he used his own funds to ensure there were no losses for the bank's customers during The Great Depression.

In 1912, Malone was elected to the 25-member Illinois Board of Equalization and re-elected in 1916. He was appointed by Governor Leonard Small to the three-member board of the Illinois Tax Commission from 1921 to 1931, serving the last five years as chairman. Additionally, Malone was one of the Republican candidates for governor in the 1932 primary election.

On April 30, 1931, Malone's home at 201 Grand Blvd. was hit by a bomb. No one was injured. According to an article which appeared in the *Chicago Daily Tribune*, "The explosive tore away bricks and boards at the front door of the three story, twenty room mansion and shattered fifteen windows." There was no definite motive. Malone admitted "receiving many threats in the last few years, particularly since the tax commission ordered the reassessment of all real estate in Cook county," according to the article. Malone believed many of the threats were from disgruntled taxpayers.

In 1933, Malone was charged with income tax evasion for the years 1929 and 1930. *They Got Their Man*, written by Elmer Lynn Williams and published in 1941, covered Malone's trial and the events leading to it. Williams concludes that Malone was a political target as a result of his work on the Illinois Board of Equalization which raised taxes significantly for local companies including the Pullman Company, Peoples Gas Light & Coke, Chicago Street Car Lines, and the Chicago City Railways Co. One of Malone's main efforts throughout his career was to change the method of assessing taxes to create an equitable system. In order to do this, Malone ordered a reassessment of the 1927 quadrennial assessment of all real estate in Cook County and published it by street address. This was an unpopular decision and may have also contributed



**Hilda Malone**



**William H. Malone**

to Malone's indictment. Williams describes the trial as "one of the most sordid chapters in the history of income tax prosecution." The author further states that "testimony at the trial shows that solemn promises by government officials were broken. Witnesses were coerced and threatened. Bribes were tendered to secure an indictment."

However, a jury did convict Malone in 1937. He served nine months of his two-year sentence and was given a pardon by President Roosevelt in 1945. Upon Malone's return home, he was given a hero's welcome by the residents of Park Ridge and homecoming events took place at 201 Grand Blvd. These events were covered by the local press (Exhibit B, C and D).

Malone's local achievements as a real estate developer include the noted Pickwick Theatre Building, the "Malone Block", Cedar Court, and the three Zook and McCaughey homes on Cedar Street. Today, these historically and architecturally-significant buildings and homes still exist, except for one of the Cedar Court homes which was demolished in 2007 and rebuilt in a similar style.

The Pickwick Theatre Building is Park Ridge's first landmark designation and has been on the National Register of Historic Places since 1975. Although Cedar Court is not locally or nationally landmarked, Landmarks Illinois placed the cul-de-sac on its list of 10 most endangered Illinois places in 2007 in hopes of preventing the demolition of 535 Cedar Street. Today, the homes designed by Zook and McCaughey are receiving more attention as a result of increased awareness of Zook and his work. This is due to a recent book *A Look at R. Harold Zook's Unique Architecture* published on his work as well as the successful effort of preservationists in Hinsdale to save his home and studio from demolition.

After a long career in politics as well as real estate, Malone passed away in 1956 at the age of 78 (Exhibit E). His wife, Hilda, passed away three years later. They are both buried at Town of Maine Cemetery in Park Ridge.



**William H. Malone and Grandchildren  
North Terrace at 201 Grand Blvd., March of 1939**



**School for Girls Choir  
Homecoming on the North Terrace at 201 Grand Blvd., March of 1939**

***The site's identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.***

Noted architects Roscoe Harold Zook and William F. McCaughey, designers of the Pickwick Theatre, designed the Classical Revival-style addition at 201 Grand Blvd. in 1926. This is considered a historical addition, and today, the exterior of the home remains relatively unchanged.

Zook and McCaughey formed their partnership in 1924. At the time of this collaboration, McCaughey resided in Park Ridge at 134 Clinton Street, and Zook lived with his family at a home he designed at 327 S. Oak Street in Hinsdale, Illinois. These two suburban areas proved to be a good environment for their architectural business. From 1924 to 1929, the firm designed almost two dozen houses in Hinsdale and close to three dozen in Park Ridge including the three Tudor Revival-style homes on Cedar Street. Altogether, the firm worked on at least ninety residential and commercial structures.

One of the firm's largest patrons soon became William Malone. In addition to the Cedar Street homes, Malone hired the firm to design the Pickwick Theatre, the Citizens State Bank and the "Malone Block".

By 1928, the firm was highly regarded for their many residential projects in Park Ridge and Hinsdale as well as notable buildings like the Pickwick and Maine Township (Maine East) High School. While the firm worked in an "eclectic historic revival style" for many of their residential projects, their commercial works represented a more modern design style. The Pickwick was a prime example of a more modern aesthetic style with its bold, geometric forms on the exterior and more intricate, geometric patterns throughout the interior.

Zook and McCaughey ended their partnership for unknown reasons in 1928. McCaughey then moved his own architectural practice into the Pickwick Building and continued to have a successful career designing residences and municipal buildings. He also became a noted watercolor artist.

As independent architects, Zook became the better-known of the two. Although Zook became most famous for his English Cotswold homes with decorative brickwork, multi-layered, mock-thatch roofs, and irregular-shaped rooms, he also designed in other styles including Tudor and Georgian styles. Other detailing in his buildings included V-shaped windows, chevron patterns, and his signature spider web designs. Some examples of his solo commercial work include the St.

Charles Municipal Building (1938) and the Salerno McGowen Biscuit Company Building located at 4440 W. Division Street in Chicago (1936).

Zook maintained his offices in Chicago until his death on April 17, 1949. In 2005, Zook and his architecture were in the news for historic preservation when Zook's own home and studio was moved from its original location at 327 S. Oak Street in Hinsdale to the Katherine Legge Memorial Park in the same suburb.

***The preference of the owner.***

Terry and Nageen Wilson are aware of the application and are in full support of 201 Grand Blvd. receiving local landmark designation.

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RESIDENCE OF H. MALONE, ESQ., PARK RIDGE, ILL.  
ZOOK & MCCAUGHEY, ARCHITECTS

**201 Grand Blvd.; Park Ridge, Illinois**  
**The Chicago Architectural Exhibition Index of Exhibits 1927**  
**Entry by Roscoe Harold Zook and William F. McCaughey**

# MALONE HOME FROM PRISON TO HERO'S FETE

## Park Ridge Neighbors Hail Him at Reception.

BY SEYMOUR KORMAN.

William H. Malone, who was convicted of withholding \$59,574 in income taxes, came home to Park Ridge yesterday. He got a hero's welcome.

Malone, former chairman of the state tax commission, still is regarded as one of the suburb's first citizens, the welcomers said. They made no mention of the fact that he was found guilty of concealing \$330,000 in income in 1929 and 1930. The plea which won freedom from the government parole board after Malone had served nine months of a two year sentence was that he had a bad heart.

Yesterday his step was jaunty, his countenance ruddy. His voice was as suave as when he spun his story from the witness stand. There he declared that his income was not subject to tax because it represented campaign funds intrusted to him years before.

### 300 on Hand to Greet Him.

More than three hundred residents of the suburb were on hand to greet him. Many were his one-time tenants and debtors, for Malone for years was the financial and political godfather of Park Ridge. They brought flowers and cakes to Malone's large, colonial style home.

Malone was scheduled to arrive at his home at 201 Grand boulevard in the suburb at 3:15 p. m. He was only five minutes late.

Malone rode up in a large sedan with his wife, Hilda Mildred, and her nephew, Norman Johnson, who had brought him from the United States medical center in Springfield, Mo.

### Girls Sing Salute.

There was a burst of handclapping as he stepped from the car and was escorted to the threshold. The twenty-five girls of the Park Ridge private girls' school glee club burst into song:

"How do you do, Mr. Malone, how do you do,

How do you do, Mr. Malone, how are you?

We are glad you are here, and we welcome you with cheer.

How do you do, Mr. Malone, how do you do."

Malone's smile was in contrast with his downcast appearance on July 29, 1937, when Federal Judge William Holly, in pronouncing sentence, said: "This case is very simple. It hinges on the testimony of three witnesses who turned over money to Malone while he was chair-

## Girls Sing Welcome to Malone, Home from Prison

(Story in adjoining column.)



William H. Malone (indicated by arrow), former chairman of the state tax commission, listens to song by school girls' chorus in celebration of his return to Park Ridge after serving term in federal prison for violation of income tax law.

[TRIBUNE Photo.]

## Exhibit B

# MALONE'S WIFE HOME; PREPARES FOR HIS RETURN

## Husband Ready to Face Tax Trial, She Says.

Mrs. William H. Malone, wife of the former chairman of the Illinois tax commission, has returned from Germany to the family home at 201 Grand boulevard, Park Ridge, to make ready for the homecoming of her husband, it was learned yesterday. Malone will return within a few months, she said, ready to stand trial on a federal indictment charging \$59,579 income tax evasion.

At the Malones' pretentious colonial home a workman was busy cleaning up the yard yesterday when Mrs. Malone was interviewed.

### Charges Falsified, Claim.

"We always intended to come back," she said, "and Mr. Malone has now completed the task which took him to Germany. He is in good health and he confidently expects to be cleared of the charges against him. Those charges resulted from falsification."

Mrs. Malone said her husband is now in Berlin. Recently he completed settlement of a claim for \$90,000 against Paul and Martin Polka, brothers, for a loan made when they operated the Pickwick motion picture theater in Park Ridge. The Polkas are the owners of a spa at Bad Kudowa, Germany.

"It has been painful to stay away from our home and friends," Mrs. Malone said, "and I never realized the value of friendship until I came back to find every one so gracious and kind. I'm sure a host of friends will come to Mr. Malone's rescue when he returns. He was always helping the under dog, even though he sacrificed his own fortune."

### Depends on the Weather.

Asked about the date of her husband's return, Mrs. Malone said that would depend on the weather. Malone is made ill by hot weather, she said, and if the summer proves to be hot he may wait until autumn.

Under the drastic German law to protect that country's currency Malone will not be permitted to bring home any of the money received in settlement of his claim, except a small amount for traveling expenses. His friends here say he has lost nearly all his extensive Cook county real estate holdings through foreclosure.

# FRIENDS TO FETE MALONE'S RETURN FROM U. S. PRISON

## Expect 500 at Park Ridge Homecoming Today.

There was much hustle and bustle last night in the Park Ridge mansion of William H. Malone. Grounds of the estate at 201 Grand boulevard were prepared for a crowd of guests. Plans were going forward to open the big house wide this afternoon. For Malone, the political and financial godfather of Park Ridge, is due home from prison today.

Cakes were being baked by the dozens. Mounds of sandwiches were being prepared. Two big coffee machines were carried into the house so that 300 to 500 persons might have refreshment.

### Stage Set for Entrance.

The stage is all set for an impressive entrance. The guests have been told to assemble by 3 o'clock. At 3:15 Malone is scheduled to arrive.

He left the United States medical center at Springfield, Mo., immediately after his parole became effective at 12:01 a. m. Friday. He had been transferred to the medical center last August because a heart ailment made it dangerous for him to remain longer in the federal prison at Lewisburg, Pa. He was resting last night somewhere along the route to Chicago so he would be in proper fettle to sit up all night tonight with neighbors, tenants, debtors, and friends.

Mrs. Malone and her nephew, Norman Johnson, left Park Ridge early Thursday to meet him and escort him back.

### Convicted of Tax Evasion.

Malone, former chairman of the Illinois tax commission, was indicted in 1933 for evading nearly \$60,000 in income taxes on large sums paid him in 1929 and 1930 by attorneys for three big corporations, the Pullman company, the Chicago Surface Lines, and the North Shore Gas company. The attorneys were later suspended by the Illinois Supreme court from practicing law for two years. Malone refused to return home from a European tour until 1936. He went to trial in May of 1937. A jury before Judge William J. Holly found him guilty.

The Supreme court refused a review. The President denied a pardon. Judge Holly refused a stay after doctors told the court there was nothing about Malone's condition, a diaphragmatic rupture of long standing, to prevent him from serving his term. But after two months in prison and seven in the federal hospital, Malone was freed because of his age, 61 years, and the pressure on his heart,

**W. H. MALONE DIES, LEADER IN PARK RIDGE**  
*Chicago Daily Tribune (1923-1963); Aug 16, 1956;*  
ProQuest Historical Newspapers: Chicago Tribune (1849-1987)  
pg. C2

## **W. H. MALONE DIES, LEADER IN PARK RIDGE**

Services for William H. Malone, 78, of 201 Grand blvd., Park Ridge, known as the political and financial godfather of that suburb, will be held at 3 p. m. tomorrow in the chapel at 6754 Northwest hwy.

Mr. Malone died Tuesday in Resurrection hospital. He was retired chairman of the Citizens State Bank of Park Ridge, which he founded, and was the builder of the Pickwick building and many other business structures. At one time active in Republican affairs, he was a member of the Illinois tax commission from 1921 to 1931, the last five years as chairman.

In 1931, a jury convicted him of defrauding the government of \$59,674 in income taxes in 1929 and 1930. He lost his appeal, went to Leavenworth penitentiary, and served nine months of his two year sentence before President Roosevelt pardoned him in 1945. Given a hero's welcome by Park Ridge on his return, he maintained that the funds involved in his conviction were not his, but political contributions entrusted to him.

Surviving are his widow, Hilda; a son, Wilfred, Birmingham, Mich.; three grandchildren, and five great-grandchildren.

**Legal Description**

LOT 1 IN GRAND BOULEVARD RESUBDIVISION BEING A SUBDIVISION OF LOT 2 IN SIRBINSKAS RESUBDIVISION OF PART OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

201 Grand Blvd.

7700 West Touhy Avenue  
Chicago, Illinois 60611-4200

TOPOGRAPHICAL-ALTIMETRIC-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (773) 775-0330  
(773) 775-0331  
Fax: (773) 775-7312

ORDER NO.  
05-0436

Jens K. Doe  
Professional Land Surveyors, P.C.

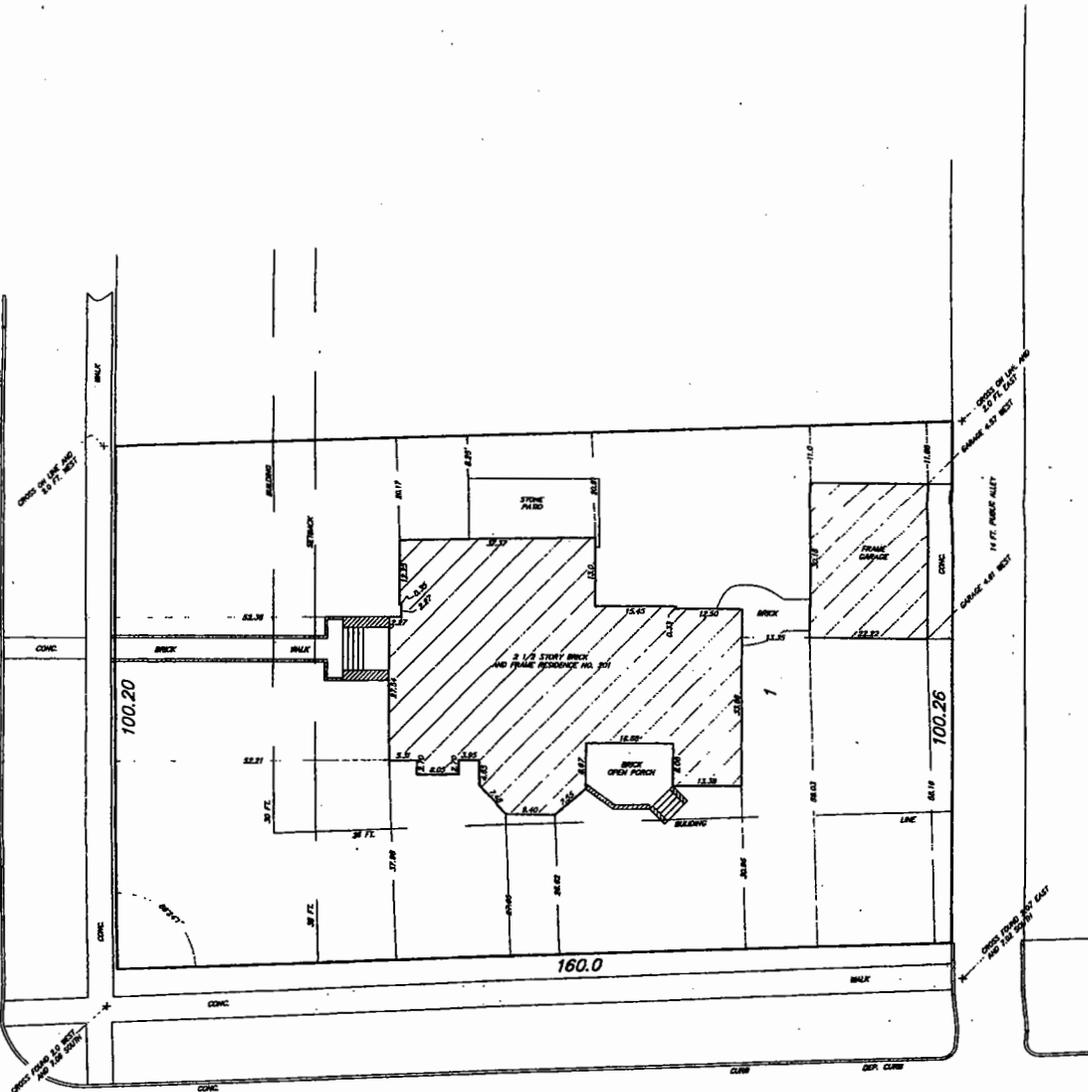
PLAT OF SURVEY

LOT 1 IN GRAND BLVD. RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN SIRVINSKAS RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Scale - 1 inch = 15 feet

BLVD.

GRAND



CEDAR

ST.

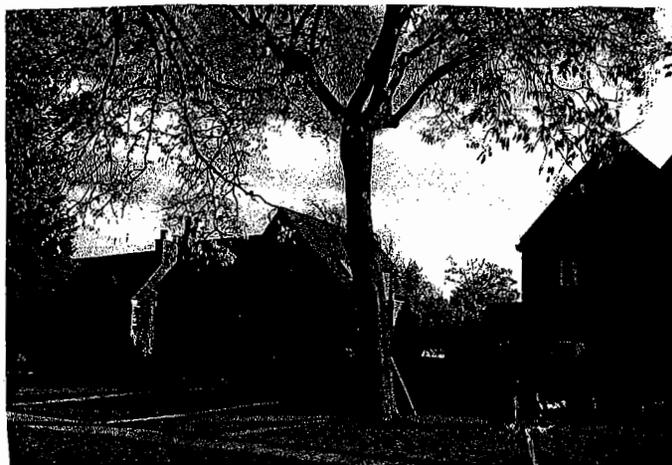
NOTE:  
The legal description used on this plat is a copy of the order and for accuracy MUST be compared with the field. For building restrictions refer to your Abstract, Deed or Contract.  
Compare distances before placing higher building and report any discrepancy to the office immediately.  
Dimensions shown on this plat are to be measured on actual.

Field work completion date: May 21, 2005  
ORDERED BY:  
BOB HRADISKY

State of Illinois )  
County of Cook )  
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under the direction of an Illinois Professional Land Surveyor of the property described herein and that the enclosed drawings are a correct representation of said survey.  
Chicago, Illinois, Done this 22nd Day of May  
This professional service conforms to the current Illinois minimum standards for a legitimate Survey of Land.  
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.  
DOMINICK M. BLENZICK  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1190  
LICENSE EXPIRES 11 - 30 - 06



Exhibit G



**Tudor Revival Style Homes, Cedar Street; 2011**  
**Developer/Builder: William H. Malone**  
**Architects: Harold Roscoe Zook and William F. McCaughey**



**515 Cedar Street**



**519 Cedar Street**



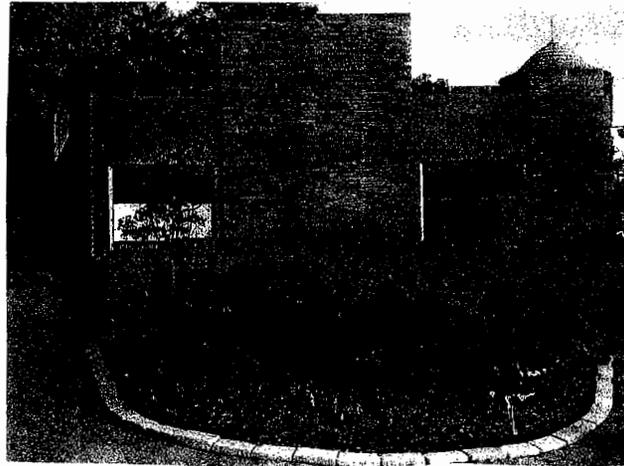
**521 Cedar Street**



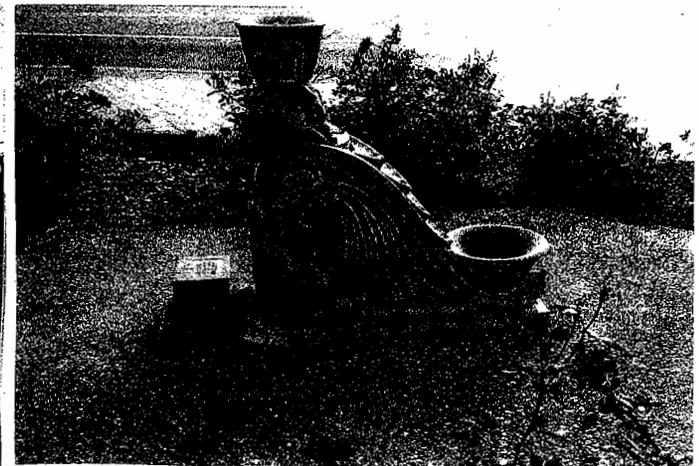
**Hilda Malone and Plaster Cast of Drinking Fountain  
201 Grand Blvd.; Summer 1926**



**Malone Block; 2011  
Developer/Builder: William H. Malone  
Architects: Roscoe Harold Zook and William F. McCaughey**



**Park at Cedar and Meacham; 2011**



**Drinking Fountain by John Paulding  
Located in Park at Cedar and Meacham; 2011**