

605 Iowa Street Oak Park, Illinois

Research Report

WRIGHT PLUS HOUSE WALK MAY 2000

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With assistance from the House Captains, Lisa Szostak and Ann Donnell

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A. THE LAND

Lot 1, Block 5, Subdivision of Fair Oaks Sub. of SH SE SEC 06-39-13; Sec/twn/mg/mg/meridian: section 06 township 39N range 13E. This is the legal description on file at the Cook County Office of the Recorder of Deeds for the section of land located at the southwest corner of Iowa and East Streets, Oak Park, Illinois, which is more commonly known as 605 Iowa Street.

The first record located of its existence is from March 1890 when Henry W. Austin acquires the lot from Henry L. Wilson as part of his big land purchase in what is now Oak Park. This piece of land changes hands several times up through 1910 when it is purchased by Arthur R. Baxter. After holding the land for five years, Mr. Baxter, of Ohio, sells it to Jane F. Smyth Patera and husband, Edward, in October 1915 for \$8,500. A chart tracing the chain of title through 1998 is appended as Appendix 1.

B. THE HOUSE

On November 16, 1915, the Village of Oak Park issues two building permits to Dr. Patera for the construction of a brick and tile residence for \$20,000 and for a brick garage at a cost of \$2,000, both at 543 N. East Avenue. The contractor is identified as Thomas M. Filas Co. The notice which appears in The American Contractor shortly after provides additional information about the house. It is to be a large two-story building with basement; its dimensions are listed as 33' x 77'. Mr. Filas is now listed as the architect and general contractor and all communication should be to him at 5238 W. 28th Street, Morton Park. Notice is made that excavating will be needed.

In 1916, Dr. Edward G. Patera's address in the Chicago Directory is listed as 605 Iowa, Oak Park. Today there is no house with a 543 N. East Ave. address. At the time very few houses had been built on Iowa, while East Avenue already had a number of notable homes. However it is apparent some thought was given to how to site the building on the property. Turning the orientation of the house so that the front faced Iowa resulted in a structure which still fit the dimensions of the permit but with a different emphasis--77' x 33'. Dr. Patera would now have a large, imposing residence, suitable for a rising physician and his family, instead of a large but narrow and deep building.

No original drawings have been located. There are two photographs of the house in full page advertisements for the landscaping firm used for the house in the Oak Leaves for 1919 and 1922. They show that little has changed on the house other than the materials used on the porches on the east side of the house. Then they were covered in wood painted white. Now they are enclosed and faced with a red brick which matches the rest of the building. Copies of the two advertisements are attached as Appendix 2.

The house itself is in the Georgian revival style, which is exemplified on the exterior by symmetrical placement of the windows with keystone caps, a shallow hipped roof and an imposing entrance. In the interior, this architectural style is reflected in the rectangular plan, the symmetrical layout of the rooms, the two-room depth of the house, and the central stair hall which is flanked by high-ceilinged

rooms with tall windows. Steel beams were used, which was still not very common for residential building. The current owners in their renovation and decoration of the interior of the house have enhanced the Georgian aspects by adding moldings and using colors appropriate to the style.

A copy of the current floor plan is included as Appendix 3. The footprint of the house itself remains the same as it was when built. The architect for the current owners was not able to find any traces of earlier interior walls being moved, which leads to the conclusion that there were just two bedrooms on the second floor. The Ownership Index to Sec. 6-T.39-R.13 published by the Chicago Real Estate Company shows that the residence in 1937 contained 2 ½ bedrooms.

Other than a poor microform copy of the carbon copy of the original building permit of 1915, the building department at the Village Hall of Oak Park has no other records on file for this building until 1976 when some roof repairs were made.

C. THE "ARCHITECT"/CONTRACTOR

Little is known about Thomas M. Filas' professional life. It is likely that Mr. Filas was not a successful architect because he never identifies his occupation as such except in one instance. At that time it was not uncommon for a draftsman or a contractor to build a house based on floor plans and designs found in books.

The directories for the City of Chicago for 1904, 1905 and 1906 identify Thomas M. Filas as a clerk at the Post Office. From 1907 through at least 1911 his occupation is listed as draftsman in these directories, each year at a different address. In 1907 he's working at 322 City Hall, the next year at 200 Randolph 8th floor, the following year he is at 119 Market 4th floor, in 1910 at 144 Van Buren #802, and in 1911 he is back at City Hall on the 10th floor (Rm. 1011).

In 1911, the Illinois Department of Professional Regulation licenses a Thomas Filas as an architect in either April or May. Additional detail is no longer available directly from the department to corroborate this information because of the passage of time. (The department's own records have been destroyed pursuant to their retention schedule; a microform copy is on file at the Illinois State Archives, but is not readily available to the public.) The State of Illinois had only recently started registering architects and it was not then a requirement.

This fact that Mr. Filas is an architect, however, is supported by the appearance of Thomas M. Filas' name in the "List of Licensed Architects" included each year in the Handbook for Architects and Builders. The subtitle to the list identifies these individuals as members of the profession who will be permitted to practice in the State of Illinois, and the assurance is given each year that the list has been taken from the official records of the State of Illinois. In the editions available for review, Filas' office is in Cicero in 1915 and 1919.

Then in 1920 the Handbook Filas is in business at 175 W. Jackson Boulevard in Chicago. Six other architects are also listed at the same address. They are Henry K. Holsman, R.S. Lindstrom, Samuel

A. Mark, Earl Howell Reed Jr., Gregory Vigeant Jr., and Xavier Vigeant. None list a specific room number as many of the other entries do. One presumes the seven are in business together or at least all share the same space. However, no architectural firm is listed at that address in the city directory's classified sections for 1919 or 1920.

From at least 1926 on, Thomas M. Filas' Handbook listing has him working in Cicero again. First he is located at 5322 W. 25th St., five years later at 3910 W. 25th St., and his last entry in the 1938-1939 handbook at 5012 W. 25th St. The only other item found which identifies Filas as an architect is the 1915 notice in The American Contractor, reported on in Section B above.

No Filas shows up in the list of local architects maintained by the Ryerson Library of the Art Institute of Chicago. Nor is Filas listed in Withey's Biographical Dictionary of American Architects (Deceased), the standard reference work for identifying architects of the time. The American Institute of Architects does not list him as a member, although in the early 1900's membership was obtained only through having two current members vouch for one. Filas apparently also never joined the Illinois Society of Architects, an independent forerunner of the Chicago Chapter of the American Institute of Architects, as his name does not appear in the Society's membership list, also published in each edition of the Handbook for Architects and Builders.

Thomas Filas, as a young man of 19, is still living at home with his parents at 830 S. Ashland, Chicago, in 1904 (during this time his father works as a cooper from this address, too, although in 1909 his occupation is listed as a confectioner at this address). Filas marries in 1906 and moves to his own home at 641 W. 18th Place.

Four years later, the records of the 1910 U.S. Census show the young Filas family has moved to 2418 S. Central Park Avenue. Thomas M. is 25 years old. This would place his birth year as 1885, making him 30 years old when he built the Patera house at 605 Iowa. His wife's name, Emily, and age, 24 years, are listed as is the fact that they have been married for four years. There are two children: Amelia, four, and Thomas, two. All four family members were born in Illinois. Thomas identifies his occupation as architectural draftsman in an architect's office (unfortunately, no architect's office could be identified in the City Directory's Classified sections at the business addresses listed for Filas in the 1910 and 1911 editions).

Neither Filas, father nor son, appears in the Chicago city directory from 1912 to 1915. The 1915 notice in The American Contractor places Mr. Filas in Morton Park at 5238 W. 25th Street. The 1916 Directory of the City of Chicago lists Thomas M. Filas as being in real estate at the same address and living at 5301 W. 24th Place. Both addresses are in what is now Cicero. Morton Park was one of the formerly independent entities which were merged with others to form the town of Cicero when the Township of Cicero was divided up into different towns in the late 1890s. Many communities continued to identify themselves by their prior name for some years after.

The United States Census of 1920 records Thomas M. Filas as being a white 35-year-old homeowner.

Mr. Filas' lists his occupation as an agent of real estate with his own office. He is married to Amelia, now 33 years old, and has two children, Emily who is 14 years old and Thomas who is 12. Their residence is 5303 W. 24th Place, Cicero. The parents of both the adults were born in Bohemia and Bohemian is their mother tongue. Note that this census has switched the names of mother and daughter from that in 1910. The only additional information found to verify the correct names is his obituary (see below), which gives his wife's name as Emily.

It is possible that the Filas home in 1920 was a two flat because this census shows a Thomas and Sadir Fitzgerald as renters at the same address. They are 38 and 39 years old respectively, with no issue. Their occupations are listed as conductor of street cars and seamstress at a garter factory.

Thomas M. Filas dies late January 1939 at approximately 54 years old. His obituary, in the January 29 edition of the Chicago Daily News, does not give any information about him or his profession. Other than setting forth the place and location of the funeral and burial, there is only a listing of the immediate family members-his wife, Emily, and his children Aymee, Thomas Jr. and Francis S. J. The funeral chapel is at 5318 W. 25 Street in Cicero, proceeding from there to St. Mary's Church, Riverside, and internment at St. Adalbert's.

It is curious that Thomas M. Filas is never identifies himself as an architect in any city directory or in any of the census. It would appear that he was an architect *manque* : who kept up his registration with the State of Illinois, but did not practice much if any. One might speculate that he obtained the contract to build the Pateras house at 605 Iowa through some connection related to their Bohemian heritage.

There is another Thomas Filas listed in the 1920 census, who is Thomas M. Filas' father. He is 70 years old and his wife Elizabeth is 60. A son, George D., 20 years old, is living with them at 3826 Hiawatha Avenue, Berwyn. The elder Filas were both born in Bohemia and are not U.S. citizens. Son George was born in Illinois and is a citizen.

An obituary for Thomas Filas, Sr. appears in the Chicago Daily News, of Febn1ary 1, 1932. Thomas, the father, died on January 31 at the age of 82, leaving his wife Alzbeta (a non-Americanized Elizabeth?). He also left behind five children: Mary Prazah, Thomas M., Ana Ogden, Louis P. and Lawrence C. The requiem mass was celebrated at Our Lady of Holy Mount church and interment was at St. Adalbert's cemetery.

D. THE FIRST OWNER (1916-1917)

Edward G. Patera, physician, is the person who buys the land in 1915 and builds the house, which is now 605 Iowa, in 1916. His costs were \$8,500 for the land and \$22,000 for the house and garage. In 1915 he had been practicing medicine for 12 years and he had been married for 5 years to Jane F. Smyth.. By August 1917, the Pateras sell the property to John H. Coulter and his wife Alice for the amount of \$35,500, and move back to Chicago.

Dr. Patera is born in Chicago May 26, 1875. As a 23-year-old he serves in the Spanish-American war in 1898. The U.S. Census of 1900 finds Edward Patera, age 25, living at 647-649 Blue Island Avenue, Chicago, with a boarder, Henry Housick. Patera completes his medical degree from the University of Illinois College of Medicine in 1903 and interns at St. Mary's Hospital in Chicago from 1903 to 1905.

Edward Patera's marriage to Jane F. Smyth of Chicago takes place on July 2, 1910, and they live at 3441 Douglass in Chicago. His office is located at 1809 Loomis and will remain at that location his entire career. In 1911 they are still living at the Douglass address. The 1915 Chicago City Directory lists their home address as 1318 Independence Boulevard.

In 1915-1917 Edward and Jane Patera experience Oak Park. He provides for his wife by purchasing the land in Jane's name. Her name is then listed as the seller of the property. It is not known why their time in Oak Park is so short. Oak Park was still fairly open and in the country then as compared to Chicago, so it might be speculated that they preferred the city and its society life. Then again, the house might have become too small for them. Their first child, Edward, is born in 1915, followed by daughter Jane in late 1917.

At the time of the 1920 U.S. Census, where the name is spelled Pattern by the census taker, the family is living at 2822-2830 Sheridan Road in Chicago. This house is to remain their home until Jane and Edward, the parents, die. [The building no longer stands, but was one of several mansions in that block.] At this time, Edward is 44 years old and Jane is 35. Their son Edward is 5 years old and Jane is almost 3 ½. Also living with them are Elizabeth Spratt (Spatt?), nurse, who is 30 years old and an Illinois citizen, and Ella Vlachak, 38, from Bavaria, who is the servant.

Dr. Patera is now being identified as a surgeon. In Who's Who in Chicago 1926 his entry notes that he is on the surgical staff of St. Mary's Hospital and a fellow of the American College of Surgeons. Associations he belongs to include the American Medical Association, Illinois State and Chicago medical societies and the Bohemian Medical Society. Club memberships are at the Chicago Athletic Association and the Bohemian Club. He attended Our Lady of Mount Carmel Church.

Jane F. Smyth Patera dies in 1926 and is buried at Calvary. She is only 43 and the children are still young, 11 and nine respectively. Three years later, Edward Patera dies in January 1929 at the age of 53 and is also buried at Calvary. He leaves behind the two children and five siblings: Dr. Frank J. Patera, August and sisters, Mrs. Anna Kreal, Mrs. Carrie Freiberg and Mrs. Minnie Haage. At present it is not known what happened to the two children. One can assume that they went to live with one of their aunts or uncles. No other family is buried in Jane and Edward Patera's plot at Calvary.

E. THE SECOND OWNER (1917 -1943)

John H. and Alice L. Coulter purchase the house from the Pateras in August 1917 for \$35,500. The Coulters have been living in Oak Park since at least 1908, first at 425 S. East Street then at a

Washington Boulevard address variously identified as 520 or 6419, depending on the house numbering system in place, (1912-1917). The Washington Blvd. address is the present location of Fenwick High School. At this time Mr. Coulter is the Secretary of the Martin-Howe Coal Company in Chicago, according to the Oak Park Directory.

John, as a 29-year-old single man, lives with his brother George W., at 810 Warren Avenue in Chicago in 1904. His brother is working as an insurance agent, but no occupation is listed for John. The following year John is working as a salesman at a company located at 215 S. Dearborn, Suite 803, and he has moved to Oak Park. The same Chicago directory lists W. H. Howe as working for George G. Pope & Co., coal dealers, at the same address and suite number as Coulter, and living in Oak Park.

In the 1906 directory of Chicago, both Coulter and Howe have moved up in the business world. They are, respectively, vice president and secretary of the Bedford Coal and Coke Co., doing business at #1206, 355 Dearborn. They both continue to live in Oak Park. Also, listed for the first time is Martin-Howe Coal Co., Joseph Martin, president. William H. Howe is secretary to this company also, which has the same address as the Bedford Coal Co. Mr. Martin's residence is listed as Rosedale, Indiana.

By the following year, the Bedford Coal and Coke Co. no longer is listed in the city directory. However, the Martin Howe Coal Co. is, with Joseph Martin still its president. Now, though, William H. Howe is vice-president and John H. Coulter is secretary. John's brother George is the bookkeeper for this enterprise, which is still at 355 Dearborn, Suite 1206. All the above information remains the same in both the 1908 and the 1909 directories.

On the personal side, John H. and Alice L. Coulter are renting a house at 425 S. East Ave. at the time of the 1910 U.S. census. They have been married for three years and John Jr. is two years old. Mr. Coulter reports that he was born in Illinois, his father in England and his mother in New York. Wife Alice is 25 years old and from Kentucky. Her mother also was born in Kentucky and her father in Ohio. At age 35, John H. is doing well as a merchant in wholesale coal and they can afford a servant, Emma Cook, a 19-year-old Black from Georgia.

The 1912 and 1913 Chicago City Directories show no changes in the information listed for W. H. Howe and John H. Coulter. Brother George W. Coulter is now working as a salesman for the company.

By 1915 the Chicago city directory's listing for W[illiam] H. Howe identifies him as president of the Martin-Howe Coal Co., now at #1907, 332 S. Michigan. He has moved to Antioch, Illinois. Coulter's position remains as secretary to the company and he is living at 6519 Washington Boulevard in Oak Park. Joseph Martin is no longer listed.

Coulter's family antecedents change in the 1920 census. The records note that John H. Coulter and both his parents were born in Ohio. His wife, Alice L., nee McCoy, still hails from Kentucky and

was born in 1895. Their first child, John, is born in Illinois, probably in 1909. William, their next child, is born around November 1918. (It is assumed there were no other children because none are buried with their father and his parents.)

By the time of the 1920 census, Mr. Coulter's occupation is listed as the owner of a mine and an employer. He is 43 years old and his wife is 34. The two boys, both born in Illinois, are now 11 and 1 ½ years old respectively. An additional family member is Gertrude McCoy, widow and mother-in-law to John. She is now 55 years old and both she and her parents were born in Kentucky. A maid is living in the household. She is Mollie Smith, 28, born in Illinois. [Note: The Soundex for the 1920 census lists John Coulter with a middle initial of C, while the actual census page records it as an A. However, all directories and his obituary identify his middle initial as H.]

In 1923 title to the 605 Iowa property is transferred to Mrs. Coulter. Little more is known about the Coulters. Mr. Coulter worked always in the coal business and had owned and operated coal mines in Bicknell and Petersburg, Indiana. The mines had been known as the Martin-Howe Tecumseh mines. Over the years he was in partnership with Robert McClevey, of Oak Park, and with W. H. Howe in several coal companies. He had at one time been a member of the Oak Park country club, the Exmoor, the Bobolink Country Club and the Chicago Athletic Club.

Robert McClevey might have been a neighbor because an E. H. McClevey lived at 321 S. East in 1908 and at 147 N. Ridgeland in 1919. W. H. Howe was William H. Howe, another neighbor in the early 1900s, living at 6449 Washington Blvd. in Oak Park, and vice-president of the Martin-Howe Coal Company.

John H. Coulter died on December 14th in Presbyterian hospital after a five- day illness and was buried in Rosehill cemetery, where his parents are also buried. His family, living at the time, were his wife Alice, his son John of Corpus Christi, Texas, his son William of Oak Park, and his brother George.

Within a month after the death of her husband, Alice L. Coulter signs over all claims to the house at 605 Iowa to her eldest son John. Within six months, he, in turn, sells the house to Milton J. Summerville of River Forest. It is assumed Alice left the area, perhaps moving to Texas with her son John, because there is no further record of them in the local telephone book and neither she nor the two sons are buried at Rosehill with John.

F. THE THIRD OWNER (1943-1947)

Milton J. Summerville purchases the property in July 1943 from John H. Coulter, Jr. A physician, Summerville at this time is living in River Forest and has an office in Oak Park on Lake Street. It is not clear whether he actually lives at 605 Iowa for more than a year. The local telephone

directories continue listing him at the River Forest home address until 1946. In May 1947 he sells 605 Iowa to Michael Veitel because in April he purchased the Nathan Moore estate (a Frank Lloyd Wright building) at 329 Forest, Oak Park, Illinois.

G. THE FOURTH OWNER
(1947-1960)

Michael Veitel and his wife Olga live in the house for thirteen years. They sell to Pauline Simon in 1960.

H. THE FIFTH OWNER
(1960-1980)

Pauline Simon lives in the house for 20 years before selling it, in 1980 to Mr. and Mrs. H. Nico Zina.

I. THE SIXTH OWNER
(1980-1990)

Mr. and Mrs. Zina reside at 605 Iowa for a decade. Mrs. Zina, whose name is Augusta P., holds the title to the house. She sells it to the Midwest Diocese of the Orthodox Church in America in April 1990 for the sum of \$154,500. [The Zinas may be Javanese, he may be a doctor.]

J. THE SEVENTH OWNER
(1990-1998)

The Midwest Diocese of the Orthodox Church in America had been looking for a new home for their new bishop of the Chicago area. The prior residence, in Burr Ridge, was too far from their church in Chicago, Holy Trinity Cathedral at 1121 N. Leavitt. However, almost two years later, in 1992, the search was still on for a suitable candidate.

"The Orthodox Church in America is one of nine ethnic Eastern Orthodox churches in America [and is] ...a lineal descendant of the Russian mission to Alaska in 1794.... [The] Orthodox and Roman Catholic wings of Christendom split in 1054. Orthodoxy developed using the language of the people in its services and grew into distinct ethnic churches." (Sun-Times) "Later, as immigrants came to the United States from central and eastern Europe, the denomination took hold across the country." The Midwest Diocese, established in the early 1920s, had about 10,000 members in 1990. (Oak Leaves)

The home's current drawing room and music room were used as office and file space for the church. The Bishop had a small office on the second floor in addition to his living quarters. The third floor

was used for Sunday services for the Orthodox priests in the area.

While the Church, being an institution, could be relied to maintain the structure of the house (e.g., roof), the interior became drab and institutional-looking.

K. THE EIGHTH (AND CURRENT) OWNERS (1998-)

605 Iowa was purchased in October 1998 by the current owners. They have expended much energy and effort in doing extensive renovation and decoration to transform the home into an elegant interior reflective of its Georgian exterior. The project took about 18 months, and the decorating still is underway.

Renovation of the foyer involved major changes including reconfiguring the staircase. The existing double staircase that met in the middle was removed and the stair moved to one side, which opened up the whole entry and allowed more light to filter in from the stair landing windows. The original cherry wood on the railing and spindles, and oak wood on the stairs, was saved and used for the new staircase.

The foyer doors are solid Mahogany. The floor is marble and was installed by the current homeowners. Also added are the "egg and dart" trim in the foyer and throughout the rest of the home. The moldings are of old world plaster craftsmanship and were restored by the current homeowners.

Of the three original fireplaces in the home, one is in the drawing room. The two others are in the library and in the master bedroom. The Blue Drawing Room displays several of the many lovely decorative objects which have been added to the home, by the current owners. These are the antique Waterford crystal chandelier, which was converted to electric, and the Oriental rug, which is over 100 years old and is significant not only for its age but also for its size.

The Music Room was once a porch which was enclosed sometime in its past. Due to settling problems, its floor had to be leveled before new parquet could be installed. The built-in bookcases are also a new addition. Beautiful windows, like the ones in this room, are found throughout the home. There are over 125 exterior windows in the house.

The floor of the Garden Room is the original marble terrazzo and was restored by the current homeowners. It had been covered by a layer of vinyl tile and another layer of carpeting. A large gong installed in this space was purchased by the current homeowners as a means of summoning each other in the large house.

The current homeowners raised the terrace approx. 1-1/2 feet to be level with the first floor. They also set out the formal English garden and installed the paths, using re-cut granite pavers from the front walkway.

The careful detail given to the renovation of many of the interior features is exemplified by the floor in the

garden room. Other details include the stripping and replating of more than 1,000 pieces of hardware throughout the home.

The Dining Room was enlarged by removing a long wall at the north end. This added the servants' back hall to the dining room space, creating an alcove which also serves as a pass through from the foyer to the back hall. Decorative columns were added to set this space off from the main eating area. The antique chandelier and matching wall sconces in this space belong to the current owners.

The new north wall of the dining room has a concealed doorway which provides entrance to the library. This very comfortable and private room has built-in bookcases and still has its original paneling of rare red gum wood. The home's second fire place is here.

The classic early twentieth-century working Kitchen is comprised of several rooms: the butler's pantry, the pastry room, the refrigeration room (with the doors to the back entry way for ice delivery still in place), and the main kitchen or cooking area. The walls are covered with the original glazed tile, refinished during this renovation. Also, the original servant's call button system in the kitchen was restored to working condition. Besides the expected glass-front cupboards, the butler's pantry contains a sink and a warming cupboard, i.e. a small radiator laid on its side within a cabinet; this space connects the dining room to the kitchen. All the hardware in this area is original and has been cleaned and re-plated when needed by the present owners.

The servants' dining room is now a breakfast room. Additional features of the home found in the back hall area are a silver closet and a powder room. Privacy glass is installed in the doors leading from the back (servant) areas of the home to the main part of the house on both floors.

The second floor is reached by either the formal front stair or by the servants' back stairs, the latter has arts and crafts decoration etched into the posts. The upstairs landing was reconfigured by removing walls to open up the space. There was a bathroom and dressing room in the back half of the space which connected the master bedroom on the west end to then large sitting room on the east. This configuration is believed to have been in place at least since Mrs. Coulter's time in the house. The chandelier that hangs in this area was in the dining room when the house was purchased by today's owners.

The home is believed to have been originally designed with only 2 ½ bedrooms and the servants area. The architect who handled the 1998-1999 renovation did not locate any other wall lines. The current owners reconfigured the upstairs to create four bedrooms, each with their own bathroom. The grand Master Bedroom is now on the east end (it is as large as the drawing room on the first floor) and contains the house's third original fireplace. The sleeping porch beyond the bedroom was enclosed and converted into a large modern master bath and a big walk-in closet.

Two of the other bedrooms are located in the main part of the house. The one at the back has its own large walk-in closet and full bath, set off the bedroom on their own private hallway. The bedroom at the front has a bathroom which has been restored and which can also be reached from

the upstairs hall. This long passage way is broken up by the doorway to this bedroom, a very large double cedar closet and the bathroom door.

The fourth bedroom is off the back stair second floor landing. It was created by joining the two servant's rooms and thus has two closets. The bathroom off of it has been modernized. The backstairs are a full staircase, not a narrow back use only, which provides the only access to the basement and to the third floor, which is finished.

Several systems which had been installed in the home to make life simpler are a dumbwaiter system (said to make it easier to bring Mrs. Coulter her tea every afternoon in her sitting room on the second floor), a built-in vacuum cleaner system (no longer working; removed by present owners except for the machinery in the basement), and heat. Current heat is provided by hot water radiators.

A two-car garage was original to the home, but it was a different structure situated close to the front of the property.

L. GRACE NOTE

A debt of gratitude is owed to the landscaping company employed by the Coulters for using photographs of the house at 605 Iowa in their advertising for Oak Park. At present these are the only photographic record of the house in its earlier days. In the first ad, in a 1919 edition of Oak Leaves, the company is listed as Beaudry's Nursery Co., a Chicago business, with sample grounds at 124 Marion Street. Seven years later there has been a name change to Wm. A. Beaudry Landscape Organization, because the son has taken over the business. The business is still based in Chicago, although there is now an Oak Park office at 1106 W. Lake Street. The architect identified in this ad, Robert W. Sayer, is probably the landscape architect. See Appendix 2.

The company's president, and very likely also its founder, was William Everett Beaudry, landscape architect. Born in 1853 in Winchedon, Massachusetts, William married L. Elizabeth Jeppe in May 1879. They had two children, William A. and Cora G. (Mrs. Victor James Mense). They moved to Chicago in 1891 where Mr. Beaudry entered the landscape business. The family lived in Oak Lawn where Mr. Beaudry also had a 60-acre nursery. The business office was in the Railway Exchange building. William E. Beaudry retired to Los Angeles, leaving his son William A. to run the business.

M. APPENDICES

1. Chart of Chain of Title Information for 605 Iowa, taken from the Records of the Cook County Recorder of Deeds.
2. Photographs of the House As Shown in Advertisement Pages from the Oak Leaves Newspaper.
3. Current Floor Plans

1. Appendix 1. Chart of Chain of Title Information for 605 Iowa, taken from the records of the Cook County Recorder of Deeds

Document No.	Grantor	Grantee	Type of Instrument	Date of Instrument	Date of Filing
1307862	Hy L. Wilson	Hy W. Austin	TD	3/1/1890	7/23/1890
	There is a gap in	the records at this	juncture		
2705750	Christian C. Kohlsaas & wife	Alexander C. Soper	WD	4/2/1898	4/14/1898
4554219	Alex. C. Soper & wife	Charles B. Ford	WD	2/9/1910	5/4/1910
5117606	Chas. B. Ford & wife	Arthur R. Baxter	WD	11/5/1910	1/20/1913
5743419	Arthur R. Baxter & wife	Jane F. S. Patera	WD	10/20/1915	11/2/1915
6177867	Jane F. Patera & husband	John H. Coulter & wife	WD	8/2/1917	8/22/1917
13015587	Alice L. Coulter	John H. Coulter, Jr	Quit Claim	1/8/1943	1/11/1943
13122768	John H. Coulter, Jr.	Milton J. Summerville	WD	7/1/1943	8/11/1943
14058567	Milton Summerville	Michael Veitel & Olga	Deed	5/10/1947	5/16/1947
18074364	Michael Veitel	Paulie Simon	Deed in Trust	12/17/1960	1/29/1961
	Paulie Simon	H.N. Zina & wife	Deed	11/14/1980	1/16/1981
90162180	Augusta P. Zina H. Nico Zina	Midwest Diocese Orthodoxy	WD	4/10/1990	4/10/1990
99406969	Midest Diocese Orthodox Church of America	Current Owners	WD	10/15/1998	4/1999

WD-A Warranty Deed is a deed of conveyance which contains assurances by the grantor that the deed conveys a good and unencumbered title.

N. SOURCES

General

Information about the Architect/Contractor and the first two owners and their families was found in the following resources:

1. Lakeside Directory of the City of Chicago, compiler Reuben H. Donnelley. Chicago: The Lakeside Press. Years 1904-1917.
2. 1900 Census of the United States
3. 1910 Census of the United States
4. 1920 Census of the United States

Specific

Specific resources from which the details were obtained that are set forth in each of the sections of the report are listed under the section's heading below.

A. The Land

Records at the Cook County Recorder of Deeds Office

B. The House

The American Contractor, Dec. 4, 1915, p. 51, col. 3 (the only residence entry)

A Field Guide to American Houses, Virginia and Lee McAlester (New York: Alfred A. Knopf, 1998)

Oak Leaves, December 4, 1915, p. 47

Oak Leaves, October 11, 1919, p. 16 (ad)

Oak Leaves, September 2, 1922, p. 15 (ad)

Ownership Index to Sec. 6-T.39-R.13, by the Chicago Real Estate Company, 1937 updated through 1965.

C. The "Architect"/Contractor

The American Contractor, Dec. 4, 1915, p. 51, col. 3 (the only "residence" entry) American Institute of Architects, Reference Department

Document at the Building Department of the Village of Oak Park

Handbook for Architects and Builders, published under the auspices of the Illinois Society of Architects. Volumes 18 (1915), 22 (1919), 23 (1920), 29 (1926), 34 (1931-32), and 35 (1938-39)

Illinois Department of Professional Regulation--web site and Nancy Haines, Director of Records for the department (April 2000)

Oak Leaves, December 4, 1915, p. 47

U.S. Census 1910, City of Chicago, Cook County, Illinois, ED 1485, sheet 2B, line 58

U.S. Census 1920, vol. 128, ED 53, sheet 9B, line 65; vol. 12, ED 4, sheet 8, line 20 for Filas, Senior

Withey, Henry F. Biographical Dictionary of American Architects (Deceased) (Los Angeles: New Age Pub., 1956)

D. The First Owner

Chicago Daily News, January 22, 1929, p. 39

Document at the Building Department of the Village of Oak Park Oak Leaves, December 4, 1915, p. 47

Records at the Cook County Recorder of Deeds Office

U.S. Census 1900, vol. 26, ED 244, sheet 15, line 1

U.S. Census 1910, City of Chicago, Cook County, Illinois, ED 1485, sheet 2B, line 58

U.S. Census 1920, vol. 28 (or 78?) ED 1307, sheet 2, line 60

Who's Who in Chicago, 1926, p. 675 (Chicago: A.N. Marquis, 1926)

E. The Second Owner

Oak Leaves, December 17, 1942, p. 63 Oak Park

Auto Directory, 1918

Oak Park Directory, 1905, 1908, 1910, 1911, 1912, 1913, 1914, 1915, 1915-1916, 1919, 1922, 1923, 1924

Records at the Cook County Recorder of Deeds Office

U.S. Census 1910, Cook County Outside of the City of Chicago, Illinois, ED 75, sheet 14A, line 9001

U.S. Census 1920, vol. 152, ED 144, sheet 11, line 39

F. The Third Owner

Oak Leaves, July 24, 1947, p. 14
Records at the Cook County Recorder of Deeds Office

G. The Fourth Owner

Records at the Cook County Recorder of Deeds Office

H. The Fifth Owner

Records at the Cook County Recorder of Deeds Office

I. The Sixth Owner

Records at the Cook County Recorder of Deeds Office

J. The Seventh Owner

Conversations with the current owners
Chicago Sun-Times, October 5, 1992, p. 19
Chicago Tribune, June 22, 1990, "Your Place", p. 17
Oak Leaves, October 23, 1991
Records at the Cook County Recorder of Deeds Office

K. The Eighth (and Current) Owners

Conversations with the current owners
Records at the Cook County Recorder of Deeds Office

L. Grace Note

Oak Leaves, October 11, 1919, p. 16 (ad)
Oak Leaves, September 2, 1922, p. 15 (ad)
Who's Who in Chicago, 1936, p. 75 (Chicago: A.N. Marquis, 1936)