



**Historic Preservation Commission
Thursday, April 26, 2018
7:00 PM
Village Boardroom
24401 W. Lockport Street
Plainfield, IL 60544
Agenda**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

Minutes of the Historical Preservation Commission dated December 14, 2017.
[2017-12-14 HPC Minutes.pdf](#)

CHAIR'S COMMENTS

COMMISSIONER'S COMMENTS

PUBLIC COMMENTS (5 minutes per topic)

OLD BUSINESS

Rehabilitation Grant Program
[Rehabilitation Grant Program Description DRAFT 2018.pdf](#)
[Rehabilitation Grant Agreement DRAFT 2018.pdf](#)
[Rehabilitation Grants in Other Communities.pdf](#)

NEW BUSINESS

Case No.: 1784-040618.HPC
Request: Landmark (Public Hearing)
Location: 24038 W. Main St.
Applicant: Ralph & Shirley Rouse
[24038 W. Main Street Landmark Staff Report.pdf](#)

[Nomination for Individual Landmark for 24038 W. Main Street.pdf](#)

DISCUSSION

ADJOURN

REMINDERS

Important Upcoming Dates

May 3rd at 5:00 p.m. - Joint LDDC & Public Outreach Subcommittees Meeting

May 14th at 7:00 p.m. - Joint Committee of the Whole and Historic Preservation Commission Meeting

May 17th at 6:00 p.m. - BTD & Preservation Meeting

TBD - Tour of Plainfield House

May 7, 2018 at 7:00 p.m. - Next Village Board Meeting

May 10, 2018 at 7:00p.m. - Next Historical Preservation Commission Meeting

Historic Preservation Commission Agenda Item Report

Meeting Date: April 26, 2018

Submitted by: Tracey Erickson

Submitting Department: Planning Department

Item Type: Minutes

Agenda Section: APPROVAL OF THE MINUTES

Subject:

Minutes of the Historical Preservation Commission dated December 14, 2017.

Suggested Action:

Attachments:

[2017-12-14 HPC Minutes.pdf](#)



Village of Plainfield
Meeting of the Historic Preservation Commission
Record of Minutes

Date: December 14, 2017

Location: Village Hall

CALL TO ORDER, ROLL CALL, PLEDGE

Chairman Bortel called the meeting to order at 7:06 p.m. Roll call was taken: Commissioners Schmidt, Olsen, Derrick, Hendricksen, Hagen, Rapp and Chairman Bortel were present. Commissioners Lucas and Barvian were absent.

Also in attendance: Jonathan Proulx, Director of Planning and Tracey Erickson, Recording Secretary.

Chairman Bortel led the pledge to the flag.

APPROVAL OF AGENDA

Commissioner Derrick made a motion to approve the agenda. Seconded by Commissioner Rapp. Voice Vote. All in favor. 0 opposed. Motion carried 7-0.

APPROVAL OF MINUTES

Commissioner Derrick made a motion to approve the August 10, 2017 minutes as amended. Seconded by Commissioner Hagen. Voice Vote. All in favor. 0 opposed. Motion carried 7-0.

CHAIR'S COMMENTS

Chairman Bortel discussed the NAPC Forum for 2018 email (see attached) provided to commissioners.

COMMISSIONERS COMMENTS

Commissioner Hendericksen stated the last meeting for HPC was in August and suggested having the minutes from the monthly Landmarks & District Designation Subcommittee (LDDC) meeting available for commissioners who are not on the LDDC subcommittee. Commissioner Hendericksen stated that he feels that LDDC provides education and awareness of what is going on in the community. Chairman Bortel suggested sending the minutes to the four commissioners not involved in the LDDC and the commissioners not on the LDDC are on the Public Outreach Subcommittee. Commissioner Hendericksen stated the Public Outreach Subcommittee meets four times a year and explained what the subcommittee does.

PUBLIC COMMENT - There was no response.

OLD BUSINESS

NEW BUSINESS

Rehabilitation Grant Program

Chairman Bortel stated that there was a LDDC meeting a week ago to discuss the grant and Trustee Bill Lamb was invited to the meeting and he explained the Rehabilitation Grant Program history, purpose and why they are discussing the grant tonight.

Commissioner Derrick asked for clarification on (i) Service use of the building under the Application Review Process section (2) Analysis of proposal (a) Historic or Architectural Significance. Chairman

Bortel stated the original grant was for the exterior rehabilitation and restoration of historically designated residential and non-residential structures and the commission eliminated non-residential, so it should eliminate the service use of the building, since they will be all residential. Mr. Proulx stated the Rehabilitation Grant was probably modeled after the Village's Façade Grant and explained the purpose of the "service use". Mr. Proulx stated that "service use" would not apply unless we are looking at a duplex versus a detached single family. Commissioner Derrick stated accessory building, like a garage or well house.

Commissioner Derrick suggested a date of construction of primary building and any additions, such as a porch, which will help in the discussion making process. Chairman Bortel stated that he agrees because all the surveys in the historic core were based on architecture and many of them were guesses on the original construction date.

Commissioner Derrick stated on page 4, "Eligible Improvements" are listed by funding priority and she interpreted that a features project would be viewed more favorable than a repair project. Commissioner Derrick stated she thinks that this is in contrast to preservation practice, as preservation is equally important as missing features. Commissioner Derrick asked if the Higher-Arche needs to be in the description and explained the pros and cons. Hendericksen asked how this was done before. Chairman Bortel explained what was changed from the original document. Commissioner Hendericksen suggested striking wording from the document and stated the maintenance and preservation are just as important as the replacing features. Chairman Bortel stated the commission makes the determination when the applicant comes before them and asked if striking the verbiage out will work. Commissioner Derrick stated that is a great solution and stated why. Commissioner Olsen asked if someone would jump to replacement, instead for preserving because it is easier. Chairman Bortel stated we would suggest and ask the applicant why they would replace and not restore. Commissioner Derrick stated that the grant description states the applicant needs to conform to design standards.

Commissioner Rapp asked what is being taken out. Chairman Bortel explained what was taken out and added. Commissioner Bortel stated this is for residential structures because commercial properties have the TIF, Façade Grants, and Rehabilitation Tax Credit. Commissioner Derrick stated the goal for tonight is to finalize edits to the document and sent it to Village Board hoping they will budget for it.

Commissioner Schmidt asked for clarification regarding the "Funding Guidelines" for sum of grant amounts will be \$2,500.00 for both parcels or \$2,500.00 for each parcel. Chairman Bortel stated \$2,500.00 for each project for a total of \$5,000 and explained how this program will help residents and landmark properties. Commissioner Hendericksen stated it also depends on how much is budgeted and stated this would encourage an applicant to seek advice and complete a project in a historical manner.

Chairman Bortel asked staff if a report will need to be prepared for the Village Board. Mr. Proulx explained how the budget for HPC works and at this point the Planning Department Budget will be submitted at the January 22nd Committee of the Whole. Mr. Proulx stated that the \$10,000 is a good target and he would prepare a report. Mr. Proulx stated that there is competition to resources, which includes the State's Budget, and staff supports the grant program and stated they could enhance their opportunity for success if they could identify a revenue source to fund the grant.

Chairman Bortel explained why he added "contributing" properties under the Program Purpose. Commissioner Hendericksen explained how this will help turn noncontributing properties into contributing and stated he would not strike the word.

Chairman Bortel asked if there was any further comment and that he will work with staff.

Commissioner Hagen asked how successful the original program was. Chairman Bortel stated that there were two or three projects in a year. Mr. Proulx stated he thinks the program is effective and gave an explanation on how the program will be effective.

CLG Grant Opportunity

Mr. Proulx stated the grant window will open at the beginning of the New Year and stated what CLG Grants the Village had already received. Mr. Proulx stated he asked the State for preliminary feedback on having a consultant assist the Village with updating the survey forms and the feedback he received was is not priority project, the State stated that projects that have a more immediate impact on preservation would be better, such as a new district. Mr. Proulx asked the commission to provide him feedback tonight or at a later meeting.

DISCUSSION

Chairman Bortel suggested touring Half Way House after the holidays and provided the history of the home. Chairman Bortel stated he and staff need to talk to owners of Flanders House and explained why.

Commissioner Olsen inquired about the endangered list. Chairman Bortel stated they can work on the list in January and February. Mr. Proulx stated it was staff's intention to have the list for this evening and he hopes that the HPC will meet more regularly. Commissioner Hendricksen asked how the Village handles inquires and permits for properties on the list. Mr. Proulx stated the list is created by the calls received regarding realtor and redevelopment inquiries. Commissioner Hendricksen stated his thoughts are that the applicant would know at first contact that the house/building is on the endangered list. Mr. Proulx stated the watch list is a parallel to the surveys and explained why. Chairman Bortel suggested distributing the endangered list to realtors and explained why. Commissioner Hendericksen stated we may be subjecting building owners to unsolicited phone calls. Mr. Proulx stated that the word is out that we are a historic district and explained why. Commissioner Olsen stated she brought the topic up because there is a house on Dillman being marketed as a teardown.

ADJOURN

Commissioner Derrick made a motion to adjourn. Commissioner Olsen seconded the motion. Voice vote. All in favor; 0 opposed. Motion carried 7-0.

Meeting adjourned at 7:59 p. m.

Respectfully submitted,

Tracey Erickson
Recording Secretary

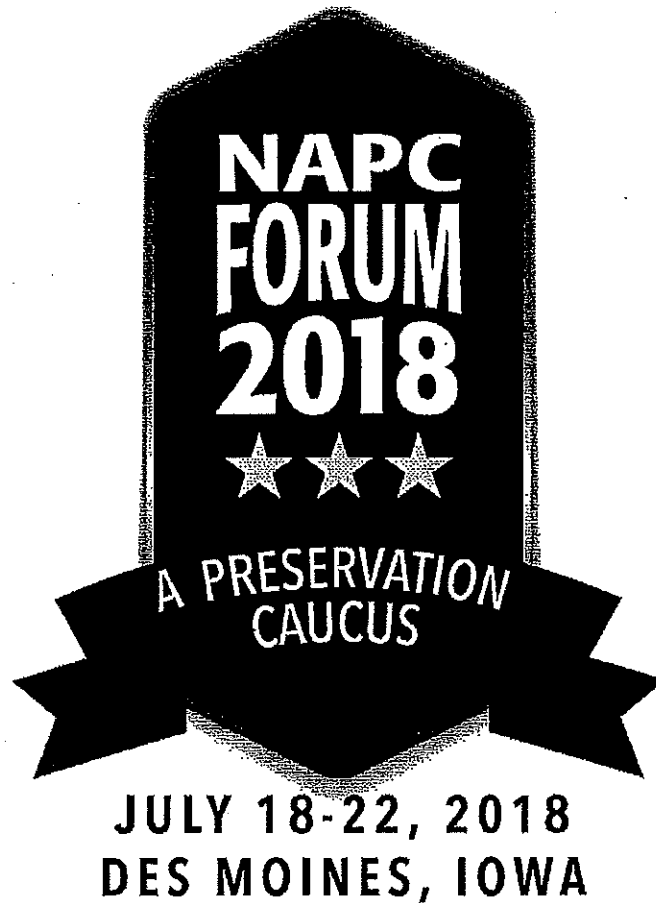
Click on the link to view the video of the December 14, 2017 Historical Preservation Commission Meeting. http://plainfieldil.granicus.com/MediaPlayer.php?view_id=2&clip_id=251.

Tracey Erickson

From: MICHAEL BORTEL <mbortel47@sbcglobal.net>
Sent: Tuesday, December 12, 2017 3:43 PM
To: Tracey Erickson; Jonathan Proulx
Subject: Fw: NAPC FORUM 2018

Make copies for Jon and the Commissioners for Thursday's HPC meeting.

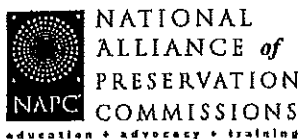
On Tuesday, December 12, 2017 12:46 PM, National Alliance of Preservation Commissions <director@napcommissions.org> wrote:



**FORUM 2018 Planning
Partners**

SAVE THE DATE
**Join us in Des Moines for
FORUM 2018!**

The National Alliance of Preservation Commissions (NAPC)
is bringing our biennial FORUM to Des Moines, Iowa, from July 18



STATE HISTORIC PRESERVATION OFFICE OF IOWA

IOWA DEPARTMENT OF CULTURAL AFFAIRS



FORUM 2018 Sponsors



makes a difference



to 22, 2018. FORUM 2018 includes dozens of educational sessions and discussion panels, mobile workshops and tours, and five days of non-stop networking for commission staff and volunteers representing local, state and national organizations and government agencies. For more info and updates go to the [FORUM 2018 site](#).

Planning for Des Moines

Registration Rates:

| Attendee | Early Bird April | Regular June 1 |
|------------|------------------|----------------|
| Member | \$200 | \$250 |
| Non-Member | \$240 | \$275 |
| Student | \$100 | \$150 |
| Single Day | \$100 | \$100 |

Hotel Rates:

- \$159 at [Embassy Suites Des Moines](#)
- Government rate to be determined after January 1, 2018.

Interested in becoming a FORUM 2018 sponsor?

Learn more about the wide variety of sponsorship opportunities we have to offer! Contact NAPC at 757-802-4141 or director@napcommissions.org.

[Click here for information on our sponsorship opportunities.](#)

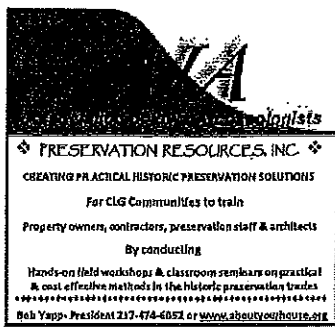
NAPC COMMISSION EXCELLENCE AWARDS: CALL FOR NOMINATIONS

We're now accepting applications for the 2018 NAPC Commission Excellence Awards program to recognize and honor outstanding efforts and achievements by local preservation, historic district, and landmark commissions and boards of architectural review. Award presentations will be made at FORUM 2018.

[Click here for a nomination form.](#)
Submission deadline is February 23, 2018.

FORUM 2018 Student Scholarships Available

NAPC is pleased to offer scholarship support to qualified students of undergraduate and graduate-level preservation programs to attend and participate in



FORUM 2018.
NAPC's scholarships provide:

- Registration to Forum
- Reimbursement for qualified travel and lodging expenses (up to \$400)
- Individual Membership for one year to the NAPC (\$20 for students).

[Click here for the FORUM 2018 Scholarship application.](#)

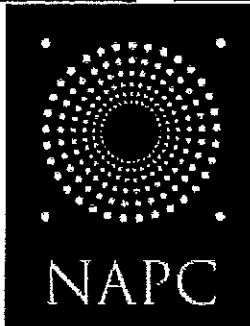
Submission deadline is February 23, 2018.

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Our mailing address is: PO Box 1011, Virginia Beach, VA 23451

director@napcommissions.org www.napcommissions.org



*Building strong local preservation programs
through education, advocacy, and training*

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Historic Preservation Commission Agenda Item Report

Meeting Date: April 26, 2018

Submitted by: Tracey Erickson

Submitting Department: Planning Department

Item Type: Old Business Item

Agenda Section: OLD BUSINESS

Subject:

Rehabilitation Grant Program

Suggested Action:

Attachments:

[Rehabilitation Grant Program Description DRAFT 2018.pdf](#)

[Rehabilitation Grant Agreement DRAFT 2018.pdf](#)

[Rehabilitation Grants in Other Communities.pdf](#)



REHABILITATION GRANT PROGRAM DESCRIPTION

PROGRAM PURPOSE

The Village of Plainfield Rehabilitation Grant Program is designed to encourage owner investment in the exterior rehabilitation and restoration of historically designated ***residential*** structures in the Village. The program is intended to provide financial assistance and incentives to owners of local landmarks or contributing properties in a historic district in recognition of the positive impact that individual building improvements can have on the overall appearance, quality, and vitality of the neighborhood and community as a whole. The rehabilitation and maintenance of historic resources will protect the character of the community for years to come.

GRANT ELIGIBILITY

To be eligible for a Rehabilitation Grant reimbursement, projects must preserve, restore, or rehabilitate the historic character of the structure's **exterior**. Rehabilitation for the purpose of this grant means that an effort is being made not only to maintain a historic property in reasonable repair, but to improve, reclaim, and restore historic architectural characteristics that are threatened or have been lost through wear, alteration, or neglect.

Additionally, the property must be a designated landmark or located within a designated historic district. Properties with a pending application for landmark or district designation at the time of application are also eligible. (An official designation is required to receive grant funding. See the "Grant Reimbursement" section of this document for more information.) All projects must conform to the Design Manual for the Lockport Street Business Corridor and/or the Secretary of the Interior's Standards for Rehabilitation. The Standards for Rehabilitation can be found online at <http://www.cr.nps.gov/hps/TPS/tax/rhb/> or copies of both documents are available in the Planning Division Office.

Property owners or tenants who will make at least \$500 in qualifying improvements are eligible to receive a matching grant. Eligible improvements include, but are not limited to paint and repair, substitute siding removal and rehabilitation of architectural elements. For a full list of qualifying improvements, please see the "Eligible Improvements" section of this document.

FUNDING GUIDELINES

Grants are available to make certain improvements to a historically designated building. The grant reimburses up to 50% of the total project cost – the reimbursable amount is not to exceed \$2,500 per project. Rebates and other forms of economic incentives may be utilized as part of the grant reimbursement at the Village's discretion. Funding amount can be influenced by the scope of the project, facade orientation, and other factors.

Grants would be awarded to applicants for residential properties once each fiscal year. If awarded, the sum of the grant amounts may not exceed the maximum grant allowance. Applicants may apply for the Rehabilitation Grant Program once per fiscal year for each parcel.

While architectural services by a licensed architect are encouraged, they are not required to participate in the program. If the Village approves the project, the architect may provide bidding, construction plans and documents, as well as construction supervision. Only architectural services directly related to the approved improvements will be reimbursed.

APPLICATION REVIEW PROCESS

Interested parties should schedule a pre-application meeting with staff at (815) 439-2824 prior to preparing any materials for submittal. Following said meeting, the applicant may complete and submit a grant application form, available on the Village's website or in the Planning office. Submittal requirements are set forth on the application form. In addition, staff may request material samples to gain a better understanding of the proposed colors. Information provided by the applicant will be used as the basis for preparation of the staff report to the Historic Preservation Commission.

The Village retains the right to approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving, or to deny any request or portion thereof. Staff will prepare a report offering a brief introduction to the project, a review of the various aspects of the proposal, and a suggested recommendation based on an evaluation of the proposed work against the Village's Downtown Design Guidelines. The report will then be presented to the Historic Preservation Commission (HPC) for review and then forwarded to the Village Board for approval.

Designated properties may require a **Certificate of Appropriateness (COA)** in addition to any applicable building permits, filed in conjunction with this application. See Planning Staff for requirements for COAs.

Every project will be evaluated for the historic or architectural significance of the structure, extent/scope of work proposed, impact to the streetscape, and occupant. The staff report will be presented and consider various aspects in the following method:

1. Introduction to the project and proposal
2. Analysis of proposal
 - a. Historic or Architectural Significance
 - i. *Service of the building*
 - ii. *Historic significance*
(Historic significance will be based on the landmark/district nomination or designation, as well as the historic resources surveys available in the Planning Department.)
 - b. Extent/scope of work proposed
 - i. *Discuss each aspect of the project*
(Utilize photographs and descriptions submitted by the applicant to explain and evaluate the project. Projects that intend to reconstruct missing historic elements are required to submit evidence of such element.)

- c. Contribution to improving the streetscape
 - i. *Building location/visibility*
 - ii. *Impact on block/neighborhood*
 - d. Occupancy (owner-occupied vs. rental unit)
3. Summary
 - a. Highlight desirable or unique aspects
 - b. Funding proposal
 4. Recommendation

PROCESSING TIMELINES

Upon receipt of a complete application, with all required attachments, a petition will be scheduled for the next available HPC meeting, typically within thirty (30) days of receipt of completed submittals. The HPC meets the second and fourth Thursday of each month. The HPC will make its recommendations with any appropriate revisions and will prepare a Letter of Agreement that will become part of the Rehabilitation Grant Agreement that will be signed by the Chairperson of the HPC, Planning Staff and forwarded to the Village Board. The Village Board meets in regular session the first and third Monday of each month.

Upon Village approval, the applicant and Village will enter into a formal agreement, called a Rehabilitation Grant Agreement, establishing the scope of work and approved reimbursement amount. The Agreement is signed by the Village and the applicant, after the Village Board has approved the project. Grant project work may commence after the Agreement is signed and necessary building permits are obtained.

All work completed under the Rehabilitation Grant Program is to be skillfully performed using appropriate materials approved by the Village. The work is to be conducted, installed and completed to secure the results intended by the Historic Preservation Ordinance. The Village has the authority to reject work not completed using the acceptable materials or standards of workmanship. Upon notification by the owner that the work is entirely complete, the Village will inspect and notify the owner of any incomplete or defective work. The property owner will be required to take immediate steps to remedy such deficiencies.

GRANT REIMBURSEMENT

If costs exceed the original estimates, the property owner or tenant will be responsible for the full amount of the excess. The Village cannot reimburse more than the total amount specified in the Agreement. Any work commenced prior to Village Board approval *and* signing of the Rehabilitation Grant Agreement will not be eligible for reimbursement funding. The applicant has one year to complete the work from the date of approval. Owners or lessees may request a six-month extension provided there is a demonstrated hardship.

Grant reimbursement will occur upon official landmark or district designation, completion of the improvements and after proof of payment has been received. If the applicant is doing his/her own labor, funding will be reimbursed only for material costs.

Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. Property owners and tenants should consult their tax advisor for tax liability information.

ELIGIBLE IMPROVEMENTS

- **Reconstruction of Missing Features**
Reconstruction of missing original features such as front/side porches, towers, turrets, cornices, carriage houses, etc. Reconstruction must be based on evidence such as historic images.
- **Removal of Non-Original Features/Restoring Original Details**
Removal of any material that is not original and restoring back to the historic material(s), primarily substitute siding. Substitute siding is siding that has been installed over the historic exterior cladding material. When substitute siding is removed, the original material uncovered and any trim and ornamental details are to be repaired or restored.
- **Repairing/Stabilizing Deteriorated Existing Elements**
Repair or reinforcement of existing details that are deteriorating: for example, repairing a porch using new structural lumber and decking, but conserving existing column/posts, spindles/balusters and brackets through epoxy consolidations or other methods; or repairing windows using epoxy consolidations or other methods.
- **Continuing Maintenance**
Cleaning, tuckpointing, scraping and painting; porch handrail repair, glazing and glass replacement while retaining original sashes. Paint colors are subject to HPC review.
- **Replacement**
Replacing deteriorated materials with appropriate materials different than the original. Original materials may be replaced if more than fifty (50) percent is damaged. Replacement might consist of new wood siding, new wood windows, new door, or new architectural composition asphalt shingles, where the new materials shall consist of traditional building materials.

The following items are **not** eligible for reimbursement grants under the Village of Plainfield Rehabilitation Grant Program:

- Acquisition of land or buildings;
- Title reports and legal fees;
- Building permit fees and related costs;
- New additions;
- Decks and fences;
- Landscaping;
- Repair or installation of sidewalks;
- Site improvements that are not associated with the designation;
- Extermination of insects, rodents, vermin, and other pests;
- Heating, ventilation and air conditioning;
- Electrical work;
- Plumbing;
- Interior floor or ceiling replacement and repair; and,
- Any work commenced prior to execution of a Rehabilitation Grant Agreement.

Contact Planning Staff at (815) 439-2824 with inquiries or to schedule a pre-application meeting.



**VILLAGE OF PLAINFIELD
REHABILITATION GRANT AGREEMENT**

THIS AGREEMENT, entered into this _____ day of _____, 20____,
between the Village of Plainfield, Illinois (hereinafter referred to as “VILLAGE”) and the
following designated OWNER/LESSEE, to witness:

Owner Name: _____

Lessee’s Name: _____

Name of Business: _____

Tax ID#/Social Security #: _____

Address of Property to be Improved: _____

PIN Number: _____

WITNESSETH:

WHEREAS, the Village of Plainfield has established a Rehabilitation Grant Program to for the purposes of encouraging the preservation, restoration and/or rehabilitation of designated structures within the Village; and

WHEREAS, said Rehabilitation Grant Program is administered and funded by the VILLAGE; and

WHEREAS, pursuant to the Rehabilitation Grant Program the VILLAGE has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to designated properties up to one-half (1/2) of the approved construction, reimbursement amount is not to exceed \$2,500, including applicable professional services, of such improvements as set forth herein; and

WHEREAS, the OWNER/LESSEE’s property is designated a landmark or a contributing property in a designated district, and the OWNER/LESSEE desires to participate in the Rehabilitation Grant Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the VILLAGE and the OWNER/LESSEE do hereby agree as follows:

SECTION 1

With respect to eligible exterior and related improvements, the VILLAGE shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of fifty percent (50%) of such cost, reimbursable amount is not to exceed \$2,500, including the cost of applicable fees for professional services pertaining to such improvements as defined herein.

The actual total reimbursement amount per this Agreement shall not exceed \$_____ for eligible improvements. The improvement costs, which are eligible for VILLAGE reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the VILLAGE. Such plans, design drawings, specifications and estimates are attached hereto as **Exhibit A**. Professional fees may include architectural, landscape, or other appropriate design services as determined by the VILLAGE.

SECTION 2

No improvement work shall be undertaken until its design has been submitted to and approved by the VILLAGE. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one year from the date of such approval. The OWNER/LESSEE may request a six-month extension provided there is a demonstrated hardship.

This Agreement shall in no way replace the requirement for a building or other applicable permit(s). Any improvement work requiring a permit shall not commence until this Agreement is executed and the applicable permit is issued.

Initials:

SECTION 3

The Community Development Director or his designee shall periodically review the progress of the contractor's work on the improvement(s) pursuant to this Agreement. Such inspections shall not replace any required permit inspections by the Building Inspectors. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4

Upon completion of the improvements and upon their final inspection and approval by the Community Development Director or his designee, the OWNER/LESSEE shall submit to the VILLAGE a properly executed and notarized contractor sworn statement showing the full cost of the work, as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the VILLAGE proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the VILLAGE a copy of all the invoices for professional service fees for preparation of plans and specifications. The VILLAGE shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and the professional services statement, issue a check to the OWNER/LESSEE as reimbursement for one-half (1/2) of the approved cost estimate or one-half (1/2) of the actual cost, whichever is less, but not to exceed \$2,500 subject to the limitations set forth in Section 1 hereof.

In the alternative, at its sole discretion, the VILLAGE may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 40% or more of the maximum reimbursement specified in Section 1 hereof, and 2) upon receipt by VILLAGE of the professional services other invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work, and 3) upon a determination by the Community

Development Director or his designee that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the OWNER/LESSEE. The second, final reimbursement payment shall be made by VILLAGE only upon submittal of all necessary documents as described herein.

SECTION 5

If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice being given by the Community Development Director or his designee to the OWNER/LESSEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the VILLAGE shall cease and become null and void.

SECTION 6

Upon completion of the improvement work pursuant to this Agreement and for a period of three (3) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of three (3) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Community Development Director or his designee, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. OWNER/LESSEE shall execute and record a restrictive covenant at the VILLAGE's request.

SECTION 7

This agreement shall be binding upon the VILLAGE and upon the OWNER/LESSEE and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER/LESSEE(s) of the provisions of this Agreement.

SECTION 8

The OWNER/LESSEE releases the VILLAGE from, and covenants and agrees that the VILLAGE shall not be liable for, and covenants and agrees to indemnify and hold harmless the VILLAGE and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the improvement(s), including but not limited to actions arising from the Prevailing Wage Act (8320 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the VILLAGE and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The VILLAGE shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said improvement(s).

SECTION 9

Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the improvement provided for in this Agreement.

SECTION 10

This agreement shall be enforceable by any action at law or in equity, including actions for specific performance and injunctive relief. The laws of the State of Illinois shall control the construction and enforcement of this agreement. The parties agree that all actions instituted on this agreement shall be commenced and heard in the Circuit Court of Will County, Illinois, and hereby waive venue in any other court of competent jurisdiction. Before any failure of any party to perform any obligation arising from this agreement shall be deemed to constitute a breach, the party claiming the breach shall notify the defaulting party and demand performance. No breach of this agreement shall have been found to have occurred if performance is commenced to the satisfaction of the complaining party within thirty (30) days of the receipt of such notice.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the date first appearing above.

OWNER

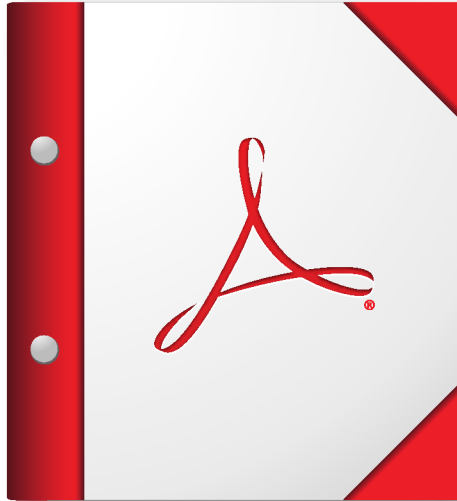
VILLAGE OF PLAINFIELD

Village Administrator

LESSEE (if applicable)

ATTEST: _____

Village Clerk



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Historic Preservation Commission Agenda Item Report

Meeting Date: April 26, 2018

Submitted by: Tracey Erickson

Submitting Department: Planning Department

Item Type: New Business Item

Agenda Section: NEW BUSINESS

Subject:

Case No.: 1784-040618.HPC

Request: Landmark (Public Hearing)

Location: 24038 W. Main St.

Applicant: Ralph & Shirley Rouse

Suggested Action:

Attachments:

[24038 W. Main Street Landmark Staff Report.pdf](#)

[Nomination for Individual Landmark for 24038 W. Main Street.pdf](#)



Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES

Margie Bonuchi
Bill Lamb
Cally Larson
Larry D. Newton
Edward O'Rourke
Brian Wojowski

MEMO TO: HISTORIC PRESERVATION COMMISSION
FROM: KENDRA KUEHLEM, ASSOCIATE PLANNER
DATE: APRIL 20, 2018
SUBJECT: REPORT TO HISTORIC PRESERVATION COMMISSION
CASE # 1784-040618.HPC
HALFWAY HOUSE/ PLAINFIELD HOUSE

REQUEST: Landmark Designation
LOCATION: 24038 (503) W. Main Street
APPLICANT: Ralph & Shirley Rouse
ZONING: R-1 Low Density Single Family Residential
COMP. PLAN: Village Residential Density

DISCUSSION

The applicant is requesting landmark designation for the property located at 24038 W. Main Street. The subject property is an example of a single-family Greek Revival Influence. The Property is located on a 1-acre lot on Main Street (Route 126) just west of Route 59, in downtown Plainfield.

LANDMARK APPLICATION ANALYSIS

Early History of the Property- The subject property is significant because it has remained a residence in Plainfield since the Village's early days. It is also associated with the Dr. John T. Temple Stagecoach Line that traveled between Chicago and Ottawa. Construction on the original section of the house began around 1833 by Levi Arnold, as a one-story building. In 1859, a one-story addition was made to the back of the house. In 1879, a porch was added to the main entrance of the house that faced the stagecoach line. A second addition was added to the west side of the building in 1907.

Period of Significance- The period of significance is from 1833-1907 which reflects the time period from which Arnold purchased the parcel of land, construction of the house, operation as the Halfway House and post office, concluding with the final addition on the building in 1907.

Historic Structure Survey Evaluation- The Halfway House was identified in the 2005 *Historic Urban Survey* as a potential local landmark structure, as well as contributing to a local and historic landmark district. The structure is recognized for its example of Greek Revival Influence Style of Architecture.

STATEMENT OF SIGNIFICANCE

In accordance with the Historic Preservation article of the Zoning Ordinance (Article XV), Section 9-147, subsection (7), “the commission shall evaluate the property’s eligibility for landmark designation based on its historic and/or architectural significance; the integrity of its design, workmanship, materials, location, setting and feeling; and the extent to which it meets one or more of the following criteria...”

The Halfway House is nominated for designation as a local landmark in the Village of Plainfield under the following criteria:

a. Has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state or nation;

The subject site is of great value and interest in relation to the history of Plainfield. Parts of the house were used as an inn/tavern as well as a post office in the mid-19th century. Its location halfway between Chicago and Ottawa on the John Temple Stagecoach line gave it the nickname of the “Halfway House.” The stagecoach line utilized the Plainfield Halfway House from 1834-1852.

c. Is identified with a person or persons who significantly contributed to the development of the community, county, state, or nation;

The subject property was part of a larger parcel of land that was purchased by Levi Arnold. In 1834, Mr. Arnold became the first postmaster in what is now Plainfield. This was the first post office in present-day Will county. The Temple Stagecoach line gave a lot of attention to the Plainfield area, and Arnold took advantage of that business opportunity, establishing the Halfway House.

d. Embodies distinguishing characteristics of an architectural style valuable for the study of a period, type method of construction, or use of indigenous materials;

The subject home is among the earliest examples in Plainfield of the Greek Revival style of architecture. This style promoted the classical ideals and elements inspired by ancient Greek Temples.

f. Embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance;

Typical of Greek Rival design, the subject home features a porch with a hipped roof, and Tuscan columns. The home is constructed with oak and black walnut beams, and sided with black walnut boards painted white.

j. Is suitable for preservation or restoration; or

Staff believes that the subject site is suitable for preservation based on the significance of its history, ownership, and Greek Revival Style. As identified in the Village’s *Historic Urban*

Survey, the property has been identified as eligible for local landmark status as well as being a contributor to a local historic district.

k. Is included in the Illinois national landmark of historic places.

The subject property was designated as a national landmark on the National Register of Historic Places in 1980.

RECOMMENDATION

Based on the information available prior to the public hearing, staff believes the subject property qualifies for designation under the aforesaid mentioned criteria. If the Historic Preservation concurs, the following motion is offered for your consideration:

I move that the Historic Preservation Commission recommend approval of 24038 W. Main Street as a historic landmark based on the criteria outlined in the staff report.

Nomination for listing in the Plainfield, Illinois Register of Historic Places

Individual Landmark

Plainfield House – c. 1838; 1859; 1879; 1907

Halfway House – 1834;

24038 W. Main Street – (f/k/a 503 W. Main Street)

Plainfield, Illinois

PIN: 06-03-09-402-021-0000

Petitioners: Ralph & Shirley Rouse

A request to the Village of Plainfield to consider designating the structure at 24038 W. Main Street, a local landmark.

Site:

The house at 24038 West Main Street is one of five residences in Plainfield that have survived from the Village's earliest days – there were five families that were instrumental in the creation of the 4 sections of Plainfield and their houses are not only still standing but are still being used as residences. A one and one-half story frame building was built in 1834 by Levi Arnold to serve as a tavern and home for his wife and their infant daughter Harriet (born in July 1834) on the quarter section of land - *the SE ¼ of Section 9* - 160 acres purchased from the U.S. Land Office in 1834.

The Federal government realized that with the opening of the lands west of the Appalachians for settlement, stagecoaches could provide suitable transportation for businessmen, women and elected officials. Arnold's lot fronted the Chicago – Ottawa Road and would serve as the overnight stop and hostelry for the Dr. John Temple Stage Line operating between Ottawa and Chicago – thus becoming known as “**Halfway House.**” Arnold also secured the first appointment as Postmaster and his location saw the establishment of the first government franchised post office in Will County, when Will County was still part of Cook County at the rear of his tavern.

By 1835 Levi Arnold and Lewis Brinsmaid Judson had succeeded in creating a new settlement on the Fox River called Hudson and in 1836 Levi Arnold moved his family from Plainfield to Hudson soon after the birth of their second child, Lydia in March 1836. Arnold leased the property to Dr. Erastus G. Wight of Naperville who also leased some adjoining property. Historical records indicate that Levi Arnold used locally milled lumber from the James Walker sawmill on the DuPage River near the original settlement of Walkers' Grove, to build Halfway House in 1834. The Walker sawmill was destroyed by a flood in 1838 and the 1840 Census shows Dr. Wight and his family living in Naperville where he served as the Coroner of Naperville from 1840 – 1841. Dr. Wight did not purchase the house and surroundings lands until 1844, so the exact details may never be known when Plainfield House was constructed, however we do know that Dr. Wight was responsible for the addition which became the house as it currently stands. Eventually the stagecoach line shifted south and after Dr. Wight took over the property, the residence came to be known as *Plainfield House*, serving as an inn until 1886. The

house served as a town meeting hall, social gatherings with many dances and entertainments taking place in the second-floor ballroom, a militia headquarters and artillery park for the Plainfield Light Artillery organized by Dr. Wight's son, Roderick and Edward McAllister as well as a private residence for Dr. Erastus G. Wight, the first practicing circuit physician in Will County and northeastern Illinois and members of his family after his death in 1864. In 1956, the house was sold by the estate of Dr. Wight's son Roderick Wight and his descendants to Levi and Ruth Brockway who began a restoration and refurbishment of the then 122-year-old house.

Architecture

The Greek Revival style is the largest architectural representation in the Village of Plainfield with over forty such structures. The quality of design and quantity of examples of this style in Plainfield is quite extraordinary. The occurrence of the Greek Revival style is uniquely significant in Plainfield, when one looks at the general lack of this style across the rest of communities in Illinois. The Greek Revival style was common in the United States from about 1820 to just after the end of the Civil War (1865), however examples in Illinois for the most part happened later here than in the eastern portion of the country.

The Greek Revival style promoted the use of classical ideals and elements and was inspired by archaeological excavations and drawings of ancient Greek temples. Carpenters in the eastern sections of the United States did much to popularize the style, so that it was quite popular in the 1830s and 1840s and pioneers migrating west introduced the style when building their new homes in the new states of the Northwest Territories. The majority of the buildings in Plainfield exhibit the "***Greek Revival influence***" rather than being full high style examples, however the Halfway or Plainfield House is among the earliest examples of the style in the Village.

Architectural Description

The original section of the Halfway House was built by Levi Arnold in 1834 as a one and one-half story frame structure used as tavern and the first government franchised post office in what would eventually become Will County in January 1836. History says it was the first frame house built in Plainfield and one of the oldest in northern Illinois at a time when the most prevalent structure were log cabins. A portion of the original building existed within the structure of the current house as it now stands with a two-story ell-shaped frame house likely built sometime after Dr. Erastus G. Wight purchased the property from Lewis B. Judson in May 1844 and an additional parcel from Levi Arnold's estate in September 1845. A one-story addition was made to the back of the house in 1859, utilizing the same type of siding, window framing, and a gable roof copying the original. A porch was added to the main entrance in 1879; a mortgage was secured in February 1879 likely for that construction and a second one story addition was made on the west side in 1907.

The foundation sill is of hand hewn oak beams, partially covered by cement for preservation and stability. The building's framing is of oak and black walnut utilizing mortise and tenon joints fastened with wood pegs. The house is sided with black walnut boards painted white, with thin corner boards.

The south façade contains the main entrance facing the old Chicago to Ottawa trail that originally brought passengers who paid their five dollars to the John Temple Stagecoach Line. Sidelights frame

the original oak door with its crisscross panels and original iron lock. Rectangular double sash windows with 12 over 8 lights glazed with lead are symmetrically placed on the south, west and east facades. Smaller double sash windows, varying 6 over 6 to single pane, are located in the rear portion and west addition to the house.

The east-west portion of the ell-shaped building has a simple pedimented gable roof. The north-south portion of the ell and the 1859 addition also have a simple gable roof. The original roofing material of walnut shingles have since been replaced by asphalt roofing. Exterior chimneys are located on the west and north facades. Two attic window vents are located in each of the east and west gables. The back portion of the house was the location of Arnold's original post office built in 1834 and later would be the location of the Brockway's kitchen.



South Facade

Main structure built c. 1838

Entry porch added built c. 1879

Addition to West built c. 1907 (left)

Records and observation indicate that much of the structure is constructed with black walnut and oak lumber fastened with wooden pegs. The walnut sill plate supporting this facade consists of a series of hewn walnut beams that have had a coating of mortar on the exterior to offer protection from the elements. Black walnut siding with an exposure of 5 inches has been applied just above grade level without a water table course. The siding application and associated joinery throughout is of simple straight forward example. At the eave line between the top of the second story windows and the soffit is a plain frieze board.

The roof is of a moderate pitch (rise of seven to a run of twelve) covered with modern three-tab asphalt shingles. The gutters and downspouts as installed represent what may well have been utilized in the original construction.

The penetrations in this facade consist of seven windows and the entry door. The double hung windows are all the same size and configured in twelve light over eight light fashion. Exterior window trim is again simple four-inch material with an informal drip ledge at the top and an equally simple sill

on the bottom. Corner boards are straight forward vertical elements utilizing a small meeting block drip when meeting the frieze. Designed to receive the butt joint of the siding boards, the corner as well as the siding material exhibit a rough sawn texture.

The porch consists of a fairly low-pitched hip roof covered with modern three-tab asphalt shingles and a pair of Tuscan columns support. As noted in the photograph description above, this element was built more than forty years after the main structure.

The entry door and associated side lights are very likely to be original to the c. 1838 construction date. The door consists of eight raised panels without any glass. The panels are arranged in horizontal pairs and are all of different heights. A mortise lock set with porcelain knob above make up the original security hardware. Above the original lock is a more modern cylinder lock which most likely operates a surface type latch system on the interior. The porcelain knob to the right of the door is the original bell pull which served to announce the arrival of guests. The storm door is a wooden twelve light design with exchangeable glass and screen inserts. Five light vertical sashes flank the entry door with a single flat panel below. The entry door and associated side lights are separated and bracketed by four vernacular, carpenter built faux columns. It is these columns that make the first strong statement as to the Greek Revival theme which is exhibited elsewhere in the structure.

To the West (left) side of this view is the 1907 addition. Even though it was added much later than the original construction, it exhibits very similar design elements. The window is the same size and configuration as are the siding and corner board detail. Considering that this addition was constructed more than seventy years after the main structure the attention to the original design is worthy of comment. The single differentiation of consequences is the lower pitch used on the roof of the addition.



South and East Facade

Main structure built c. 1838

1. This view is offered primarily to exhibit the East Facade; however, it presents an excellent representation of the main section of the original structure as seen from an angle. The windows, trim and siding detail match perfectly those presented on the South Facade. The main element in this view and further indication of Greek Revival influence in the structure as a whole, is the continuation of roof line from eave to eave enclosing the gable in a triangle. Although simple, this single element places this structure squarely as a representation of the Vernacular Greek Revival style. The pair of louvered attic vents in the gable do not fall strictly within the stated theme, they however do not in any way make doubt of the Vernacular Greek Revival style.



East Elevation Detail

Main structure built c. 1838

This view offers a reference for many of the details appearing on the original structure.

Of particular note are siding, corner boards, drip block corner meeting block, frieze, small crown soffit board, applied trim to soffit board and fascia detail.

Considering the age of the structure and the condition of many of the materials covered in this presentation, it is likely that at least some of those materials have been replaced over the years. The point to be made here is the fact that the materials shown in this view and elsewhere reflect the concern, care and the good luck that has kept the integrity of this structure.

As photographs and descriptions progress through this presentation please note that there are few and basically minor condition problems that will be observed.



East Facade B

Main structure built c. 1838 (left)

Addition to north built c. 1859 (right)

It is not clear in this view or the next that the porch and small protrusion under that porch were constructed with the original structure or any subsequent additions. What is clear is that the windows, siding and trim detail exhibited on the second floor of this section follow those on the other portions of the 1838 structure. The two-double hung sashes visible on the second floor are trimmed as and show the exact features as others on the original structure. The fact that these sashes are shorter and consist of a six light one over one double hung design may indicate that this porch was in-fact original to the 1838 construction.

In 1859 the addition on the North (right) was built. Again, the attention to the original design and detail was observed. Six light one over one double hung sash on the second floor and a larger four over four configuration on the lower floor.



North Facade A

Main structure built c. 1838

This facade contains one single element that does not conform to the design criteria set forth in the previous descriptions. What appears to be a more modern horizontal sliding window unit at the top right of this view was likely a modification of the original configuration. A small six light hexagonal fixed sash window shown in this view could very well be an original. The six over six double hung window shown consistent with the other windows in the 1838 structure. This north facing section showing few penetrations indicates the possible location of a set of stairs between first and second floor.



North Facade B

Addition to North built c. 1859 (center)
Addition to West built c. 1907 (right)

The sliding double door and a second-floor balcony which is supposed by turned colonial columns are clearly not part of the original 1850 construction. The entry which is centered in the lower portion of the facade is secured with a modern prime door and aluminum storm door again, later date alterations. Those observations being noted, the remaining features comprising this elevation follow quite sensitively the details of the preceding phases of construction. Siding, corner boards, frieze, soffit and fascia are clearly and strongly tied to the original.

No attempt has been made to achieve a clear statement of adherence to a Greek Revival theme. However, the consistency in material usage and the simplicity shown in the basic structure and finishes in no way does harm to the primary architectural theme.

The 1907 addition shown on the west (right) shows only a departure from previous iterations of the original. The roof pitch is lowered to fit under the second-floor windows in the original construction.



West Facade A

Addition to North built c. 1850 (far left)
Main structure built c. 1838 (upper right)
Addition to West built c. 1907 (lower right)

Note that in this view and the one following we see that all of the windows in the street accessible views of the 1838 structure are identical twelve over eight light double hung. The majority of the sashes in the remainder of the 1838 structure are of identical six over six double hung design. As a nod to the owners who made and dictated the changes to this building all were sensitive to the style, materials used and personality of the original. Seventy years of building and modifications have been blended into an almost seamless presentation. The 1907 addition to the west with its six over six double hung windows, simple corner boards, consistent window trim, door trim, frieze, soffit and fascia fit well enough to the rest of the building as to easily be mistaken for a portion of the original. The only departure that might be cited is the continuous window sill that spans the entire west and south sides of the 1907 structure.



West Facade B

Addition to North built c. 1859 (far left)

Main structure built c. 1838 (upper)

Addition to West built c. 1907 (lower)

In this view of the 1907 addition we see five double hung twelve over eight light sash that appear identical in size and construction to their counterparts from seventy years earlier. Those sashes along with the lone six over six sashes not described in the page, form the single story west addition. Note that a small meeting block drip is employed when the trim between the windows meets the frieze, of the original building. This is a minor detail, it shows however, the sincerity of owners and their builders.

This elevation displays the “upright side” of the “L” we speak of when describing the foot print of the 1838 structure. This elevation and those on the East are all but perfectly identical, with the exception of the chimney, it is that symmetry and balance that are hallmarks of Greek Revival Architecture.



Main Street Entry

Main entry built c. 1838

The entry door and associated side lights are very likely to be original to the 1838 construction date. The storm door is a wooden twelve light design with exchangeable glass and screen inserts. Five light vertical sashes flank the entry door with a single flat panel below. The entry door and associated side lights are separated and bracketed by four vernacular, carpenter built faux columns. It is these columns that make the first strong statement as to the Greek Revival theme which is exhibited elsewhere in the structure.



Entry Door Detail

Main entry built c. 1838

The door consists of eight raised panels without any glass. The panels are arranged in horizontal pairs and are all of different heights. A mortise lock set with porcelain knob above make up the original security hardware. Above the original lock is a more modern cylinder lock which most likely operates a surface type latch system on the interior. The porcelain knob to the right of the door is the original bell pull which served to announce the arrival of guests.



Latch, Locks and Bell Pull Detail

Main entry built c. 1838



Siding, Gutter and Corner Detail

South East corner of main structure built c. 1838

Interior

Although the interior of Halfway or Plainfield House is not under consideration, it should be noted that when Levi and Ruth Brockway acquired the house from the estate of Roderick Wight, the only son of Dr. Wight in 1956, they proceeded to update and renovate the plumbing, wiring and the heating of the historic house. During the ongoing renovation by Levi and Ruth Brockway, several flint arrowheads were found embedded in the oaken timbers. Apparently, they were shot into the tree by the resident Pottawattamie Indians while they still stood in the forest near Walker's Grove. They were enchanted with the prospect of maintaining the house in its original state including many of the old antique pieces that had been part of the house for its first 100+ years. Additionally, the Brockways found many home furnishings in the attic and correctly added period pieces throughout the house. In October 1980, the house was placed on the National Register of Historic Places through the efforts of Ruth Brockway, Ed DeMarco, Director of the Plainfield Park District and Ione Mueller of the Plainfield Historical Society.

Levi Arnold used lumber milled at the saw mill operated by James Walker from the black walnut and oak forests located south of the village and on either side of the DuPage River, when the tavern was built in 1834. An addition by Dr. Erastus G. Wight likely was completed after his purchase of the property from Lewis B. Judson in May 1844 and additional lands in Plainfield and Oswego from the estate of Levi Arnold in 1845. All the siding on the house is made of walnut and to better understand how houses were constructed between 1838-1844, one only needs to climb the narrow stairs to the attic and see the whole branches with tree bark still on them used as rafters to support the roof.

Huge oak timbers support each of the rooms and jut out from the corners and those beams rest on sections of walnut tree trunks in the basement. Some of the old wheat plaster was removed due to its cracked and broken conditions and was repaired with plaster. The east living room is part of the original tavern built by Levi Arnold in 1834. In the dining room one of the supporting timbers has been left exposed – the sanded and varnished beam adds an artistic touch to the room, displaying the 19th Century construction as well as the original 20-inch wide oak floorboards. The dining room is part of the original tavern built by Levi Arnold that also had a large second floor space where weary travelers could sleep.

Many of the original French windows in the house remain that were glazed with lead instead of putty. This process was often used extensively to set windows in churches. Many of the windows have imperfections or bubbles in them, which was not uncommon in the 1830s. Interior trim is of black walnut painted white. Most of the flooring in the Wight addition is oak, covered in most places by carpeting or tile. As noted, one solid oak beam joist is exposed in the dining room, while all the other original framing members remain and are covered by wallpaper.

A walnut buffet used when the home was a stagecoach inn still remains in the dining room of the house. The black crisscross paneled front door is still affixed to the house along with the original iron lock. The doorbell is a complicated mechanism and is as old as the house. There is a knob attached to a spindle, which is pulled to operate and fastened to the spindle is a chain, which runs up inside over a small pulley. The bell is located above the door and is activated by pulling on the chain.

The first floor originally served as the tavern, 25 x 10-foot dining room and a 17 x 15-foot kitchen with the original tavern floor beneath the existing floor tile. Adjoining the kitchen is a sun parlor, half bath and storage room. There is a 27 x 11-foot living room with an adjoining 16 x 15-foot music room. An entrance hall contains an oak staircase to the second floor where the original ballroom/meeting room

serves as the master bedroom and 3 additional bedrooms (sleeping rooms for the Inn) and a full bath complete the second-floor plan. The attic was originally used for cheaper accommodations, serves now as storage space. The original framing is exposed and there is evidence of fireplaces at either end.

Statement of Significance

The Land Ordinance of 1785 was adopted on May 20, 1785 by the Continental Congress and set the stage for an organized and community-based westward expansion in the United States in the years after the American Revolution. The Land Ordinance of 1785 was the effort of a five-person committee led by Thomas Jefferson and established a systematic and ubiquitous process for surveying, planning, and selling townships on the western frontier.

Each western township contained six square miles of land which was further divided into thirty-six lots or sections, each containing one square mile or 640 acres. The sections were numbered starting at **1** in the northeast and running east to west in each tier to **36** in the southeast. This mathematical precision of planning was through the concerted efforts of surveyors which allowed these sections to be easily subdivided for re-sale by settlers and land speculators. Each township contained dedicated space for public education and other government uses, as the centermost of the 36 sections were reserved for government or public purposes - *Sections 15, 16, 21 & 22, with Section 16* dedicated specifically to public education. Additionally, roadways were often constructed along the north-south or east-west Township or Section division lines that comprised the Township and Range delineations. As was the case in most of the newly established towns and villages of the Northwest Territories, once the pioneer families had built their houses and established businesses, places of worship and schools for their children were soon to follow.

Long before there were railroads, most Chicagoans' link to civilization was primarily by schooner to and from New York City via the Great Lakes, the Erie Canal and the Hudson River. In the early 1830s, Chicago was closer to a Wild West town than a metropolis. The two principal cities of the Midwest were the river towns of Cincinnati and St. Louis, both which had good steamboat service. The closest a river steamer could get to Chicago was Ottawa, more than 90 miles from Chicago on the Illinois River.

The Postal Act of 1792 established the role of the Postmaster General and made the United States' Government responsible for creating post offices and establishing the delivery of the mail by private contractors. The first Post Office in northern Illinois opened in Galena in 1826, five years before Chicago saw one established at their settlement. With the establishment of a post office in Galena in 1826, John D. Winters began running stagecoaches between St. Louis and Galena, carrying passengers and the U.S. Mail.

The stagecoach became the pre-dominant mode of overland public transport for passengers and mail. Stagecoach lines were chosen not just for the convenience of passengers but to accommodate the timely collection and distribution of the mail. Without mail contracts most stage lines would not have survived. Chicago's first stagecoach line arrived from Detroit in 1833 after the end of the Blackhawk War of 1832 that ended an Indian revolt over ownership of Illinois farmland which now made overland travel safe west of Chicago. In July 1833, John Taylor Temple (**1804-1877**) of Virginia, who had received a homeopathic medical degree in 1824 from the University of Maryland arrived in Chicago with his wife and 4 children with a contract from the U.S. Postmaster General to carry the mail from Chicago to Fort Howard at Green Bay. He soon built a two-story frame house at the corner of Wells & Lake Street and a medical office at the southwest corner of Franklin and South Water Street.

In 1831, the High Prairie Trail from Chicago to Ottawa had been laid out by State officials as both northern Illinois' newest official road that also used established Indian trails. Soon after the Chicago to Fort Howard at Green Bay route began, it was discontinued and on January 1, 1834, Temple had political connections that allowed him to secure the mail contract from Chicago to Peoria and had money to purchase a coach and set up the necessary way stations. Thus, Temple was given a contract for operating a stagecoach line and conveying the U.S. Mail from Chicago southwest to Peoria to meet the steamboats navigating the Illinois River from St. Louis and later a route to Ottawa via Walkers' Grove. The route to Ottawa started at the shore of Lake Michigan near the banks of the Chicago River and extended almost due west following the old Pottawattamie Indian trail along the DesPlaines River which is now part of U.S. 6 to the ford across the DesPlaines River at Riverside, thence the road headed west to Captain Joseph Naper's settlement at the DuPage River ford before turning southwest towards Walker's Grove averaging about 10 miles each hour. Initially stage passengers stayed with settlers in Walker's Grove, which consisted of three or four crude log huts that offered limited comforts. Later the route was moved north to the newly platted settlement at Plainfield (1834). Leaving Plainfield, the trail passed into what would become Kendall County in 1841, crossing the prairie to the tiny cluster of cabins at the southernmost point of a grove of towering black walnut trees before continuing on to Ottawa which was located at the head of navigation on the Illinois River.

Arnold realized the business opportunities that soon presented itself at Walkers' Grove and established a friendship with Dr. John Temple. Thus Arnold's 1834 land acquisition adjacent to the DuPage River and along the Chicago-Ottawa Road gave him a strategic advantage along this new stagecoach line – he could establish a small inn or tavern, provide a stable for the teams of horses needed to pull the coaches and hopefully procure an appointment as a Postmaster to handle the mail carried by the Temple stagecoach line. A “*tavern*” in the 1830s was a place where weary travelers could rest for the evening after suffering a hot, dusty summer ride, a bone-jarring winter ride over frozen ruts or helping to push coaches out of the mud plus helping with repairs in the Spring and Autumn.

Passengers and lodgers in the areas west of Chicago often paid 12 ½ cents a night or 25 cents for a combined supper and breakfast. Sleeping accommodations were generally in one large room, usually with more than one traveler per bed. Arnold's Halfway House became the mid-point stop on the ninety-mile Ottawa – Chicago stagecoach line and with his appointment as Postmaster, the post office franchise would be a windfall for the newly created Plainfield settlement which would increase its importance and allow land values to rise. Juliet's (Joliet's) postmaster, Albert W. Bowen regularly picked up his settlement's mail that arrived by stagecoach at Plainfield's post office until a stage operation was inaugurated between Chicago and Joliet in mid-1837.

In 1836, John Temple opened a stagecoach line carrying passengers and mail between Chicago and Galena. John Frink, a Connecticut-born entrepreneur and stagecoach operator from New England, arrived in Chicago with his wife and 3 children in 1836. He had previously visited the “West” in 1830 to gauge business opportunities and when the fledgling railroads in 1831 began to make inroads into the exclusive contracts initially given to stagecoaches in the East, he eventually decided to relocate to Chicago. Later that year Frink joined John Trowbridge who had already established a stagecoach line that was competing against Temple. By 1837, the population of Chicago had grown to 4,179 and Frink purchased Temple's stagecoach line that year and secured the lucrative mail contract that came with it, combining it with other routes that he and Trowbridge had previously established. In 1839, John Frink and Martin Walker began a business relationship and in 1840 created Frink & Walker - they became the stagecoach powerhouse for the next 16 years in Illinois, Michigan, Wisconsin, Iowa, Indiana and

Missouri.

Temple ordered a new stagecoach from the Abbot-Downing Company in Concord, New Hampshire for his new ninety-mile route that would run twice a week for the day and one-half journey charging each passenger five dollars, however the lucrative portion for his stagecoach line was the coveted procurement of the U.S. Mail contract. Beginning in January 1834, Temple's first driver on his Ottawa to Chicago line was John Dean Caton (1812 – 1895). Caton had arrived in Chicago from New York in early 1833 when the settlement numbered just 200 residents and in July became the first lawyer in Chicago. Caton rented a room at John Temple's house on Lake Street for his office and in December was elected the Village Attorney for Chicago. By 1842 he was living in Ottawa and was appointed to the Illinois Supreme Court, serving for 22 years – both as a Justice and twice as the Chief Justice – 1855 and 1857-1864.

In 1838 the completion of the Archer Road from Chicago to Lockport and commencement of work on the I&M Canal finally established Joliet as the main artery of stagecoach travel to Ottawa & later Springfield & St. Louis – but from 1834 – 1837 the Plainfield route was the most direct and preferred by western travelers and freighters.

Early History of Plainfield

The area from which Plainfield developed was first inhabited by the Potawatomie Indians. The Potawatomie hunted the dense forests along the banks of the DuPage River and had some semi-permanent settlements. When Illinois achieved statehood in 1818 most of the territory was wilderness. Occasional explorers, soldiers on the marches to distant outposts, as well as American Indian traders and trappers, had given glowing descriptions of the beauties of the region. The Illinois and Michigan Canal project had been conceived during the War of 1812 which prompted the initial purchases of Native Americans lands commencing in 1816. The first Europeans arriving in the area were French fur traders in the 1820s, who traded peacefully with the Potawatomie but did not establish any permanent settlements. By about 1826, American missionaries began to arrive to Christianize the Native Americans and establish permanent settlements.

Revolutionary War land bounty land warrants were first awarded through an Act of Congress on September 16, 1776. These were grants of free land from Congress or states like Virginia who claimed lands west of the Appalachian Mountains in areas that would later become the states of Ohio and Kentucky as a reward for serving in the Continental Army during the American Revolution and the War of 1812. The grants were not automatic as veterans had to apply for them and if granted, use the warrant to apply for a land patent which granted them ownership of the land that could be transferred or sold to other individuals. Land warrants issued by Congress were usually for the newly established lands created by the Land Ordinance of 1785 and the Northwest Ordinance of 1787 in Michigan, Ohio, Indiana, Illinois, Wisconsin and Minnesota.

Along with the occasional pioneers who ventured into the lands covered by the Northwest Ordinance came several early Methodist missionaries. One of these early Methodist missionaries was The Reverend Jessie Walker who came to the area before statehood. Walker had been born in Virginia and first visited the Indiana territory in 1806 and later was appointed to the circuit in Illinois and likely introduced his son-in-law, James Walker, to the region. In 1828, James Walker led a party that established a small settlement and sawmill along the DuPage River at Walkers' Grove just south of present-day Plainfield.

This new settlement was known as Walker's Grove and the saw mill thrived in the midst of the thick forests in the area. The DuPage River also provided essential transportation between the settlements at Fort Dearborn at Lake Michigan (now Chicago) and Ottawa along the Illinois River. Walker's Grove was an important link along the water and trail route. Walker's sawmill and the area's timber also supplied the fast growing settlement of Chicago with lumber to build their first wood-framed houses. It has been documented that the lumber used to build the first balloon-framed structures in Chicago were hauled by wagons built in Plainfield by John Bill and driven by Reuben Flagg and Timothy Clark from Walker's Mill – the George Washington Dole Forwarding House and the Philip Ferdinand Wheeler Peck House – a two-story frame building in which he kept a store at southeast corner of South Water and LaSalle Streets that was built in the Autumn of 1832. Walker's Grove was also reportedly the first permanent settlement in Will County.

In 1828, Chester Ingersoll traveled from his home in Vermont to northeast Illinois and settled at the Walkers' Grove settlement and four years later, joined with others to defend Fort Beggs and later opened one of the first hotels in Chicago. In October 1833, Chester purchased 160 acres of land in the NE ¼ of Section 16 and in December 1833, married a young actress, Phebe Wever in Chicago and together they ran the Traveler Hotel until 1834. Ingersoll platted a town in August 1834, northeast of Walkers' Grove, naming it *Plane*field. Ingersoll platted his town with thirteen nearly square blocks consisting of rectangular lots on a modified grid plan that would be familiar to many of those newly arriving pioneer families from New England. Ingersoll's east-west streets were named for the three main towns in Northeastern Illinois at the time - *Ottawa, Chicago and Lockport* - while his north-south streets were named for the region's rivers - *DuPage, Kankakee, Fox River, DesPlaines, and Illinois*. He envisioned a public square to become his central business district that would be centered about the northern half of Block 3 with DesPlaines Street to the east and Fox River Street to the west along a proposed east-west thoroughfare to be built on the section line where Sections 16 and 9 met (*Exhibit A - Ingersoll's 1834 Plat of Plane*field).

In 1834 Chester Ingersoll built a house for his family on an open tract of land that was south of Lot 26 in Block 13 of his newly platted town; this house was recently restored and designated a Village Landmark in September 2013. In October 1837, Ingersoll's oldest daughter, Melissa married Thomas Jefferson York and soon thereafter, Ingersoll built a small cottage west of his house for them. The location of this house was south of Lot 25 in Block 13 and was designated a Village landmark known as "*Pioneer House*" in 2008. In May 1837, Ingersoll recorded an addition to his original town plat comprising of twelve additional blocks – 6 blocks on either side of a new east-west street, named Juliet. Thus Ingersoll's 1834 house was located on Lot 2 and the house built for his daughter was built on Lot 3 in Block 1 of Ingersoll's Addition to Plainfield (*Exhibit B – Ingersoll's Addition to Plain*field).

Levi Arnold, a bachelor, likely traveled to the settlement around Walker's Grove in late 1831 or 1832 in the company of the family of James and Sarah Mathers, who he had met in the area of St. Joseph, Indiana. He staked claims in the area near the DuPage River and in present-day Kendall County before returning to St. Joseph, Indiana to marry Maria Skinner on August 6, 1833. Sometime in early 1834, Levi Arnold and his wife Maria arrived from Indiana and purchased the quarter section of land north of Ingersoll's newly platted town – the SE ¼ of Section 9 on December 11. Arnold was particularly interested in land adjacent to the DuPage River and parcels that straddled the Chicago-Ottawa Road.

Unlike Ingersoll who preferred orderly development as shown in his *1834 Plat of Plane*field, Arnold soon laid out four streets in his addition and allowed pioneer families to build homes and businesses on

his land but often chose not to sell the land to them which allowed the creation of many irregular and disorganized lots in shape and size. He did not embrace Ingersoll's concept of a New England town square since a portion of Block 4 in his corresponding addition would be needed to join Ingersoll's planned segment. In 1844 Levi Arnold took sick and died in September at the age of 37. His wife Maria, who was 32 with four young daughters had her late husband's holdings in Plainfield surveyed which was completed by the following September (1845) and began collecting money through the sale of the lots in her husband's portion of Plainfield.

Likely, this difference in development styles frustrated Ingersoll's sense of order and has led local historians to record that Ingersoll and Arnold were "at loggerheads" regarding the development of the burgeoning community. Arnold cultivated a new friendship with Lewis B. Judson and together in 1835, they started a new town on the east bank of the Fox River called Hudson. Arnold only lived in Plainfield a short time, choosing to devote most of his energies toward the development of his new town, Hudson. Initially the new town which was located 10 miles northwest of Plainfield, attracted few settlers and in the Spring of 1836, Levi Arnold moved his family to Hudson renting his Plainfield home on Main Street to Dr. Erastus G. Wight, a circuit riding physician.

Chester Ingersoll abandoned his public square concept in 1836, opting instead for a public park located in Block 10, now called the Village Green, which was immediately south of his failed public square concept that was eventually surrounded by residential housing. In 1840, as the family of Chester and Phebe Ingersoll grew, they moved from the village north to a farm in Wheatland Township and within three years were living on a farm near Lockport. In 1847 Ingersoll along with members of his family and numerous families from the area left Illinois and traveled to the West to settle in California where Ingersoll died unexpectedly in September 1849.

Within a short time, businesses spread randomly throughout Ingersoll's Plainfield with a concentration of restaurants, blacksmiths, liverys and hotels along DesPlaines Street where it intersected with the east-west roadway known as DuPage Street and by 1844, the first commercial buildings were erected on this thoroughfare that would later become known as "the Lockport Road" as it was known outside of the village. This thoroughfare separated the two communities begun by Arnold and Ingersoll branching eastward 6 miles to the canal port at Lockport which in 1848 saw the opening of the Illinois and Michigan Canal. Once this road was completed, it carried travelers going between the canal docks at Lockport and the accelerating farm settlements west of the DuPage River with the village of Plainfield growing significantly after 1850.

Various buildings were moved from other sites in Plainfield to the north side of DuPage Street and set on every other lot so that infill buildings only required front and rear walls, a floor, and a roof. By 1849 the only centralized commercial and industrial center in Plainfield that had formed was located about the intersection of present-day Joliet Road, Division Street, and Commercial Street. Kankakee Street was renamed James Street, in honor of James Fairbanks, who created Fairbanks' Addition along the street bearing his name in 1853 and DuPage Street along the DuPage River had been abandoned. Unfortunately, no formal adoption of street names existed between the Ingersoll and Arnold sides of the village. In fact, names of streets changed—typically—at DuPage Street (*now Lockport Street*) which divided the two sides of the village. A residential neighborhood grew around the Village Green in Ingersoll's original part of Plainfield.

Simultaneous to efforts of Ingersoll and Arnold, a third distinct community began to develop. In November 1834, James Mathers and James M. Turner purchased a quarter section of land in the SW $\frac{1}{4}$

of Section 10 that was east of Arnold's SE ¼ of Section 9. In June 1836, James Mathers purchased Turner's half share and in July 1836, platted East Plainfield which was comprised of 96 lots along Main Street and Water Street (*which is now Plainfield-Naperville Road*), which paralleled the DuPage River on which Mathers built a sawmill and gristmill. Mathers also built himself a house in 1835 at the northeast corner of Mill and Water Streets (*which is now Plainfield-Naperville Road*) near his sawmill and gristmill and his partner James Turner had built a small cottage for his family at the southeast corner of Section 10 (currently the house at the northeast corner of Lockport Street and Eastern Avenue).

The southeastern part of the Village or the *NW ¼ of Section 15* was the last portion of the Village to be developed. In December 1834 Robert Chapman had purchased 280 acres in *NE ¼ & N ½ of the NW ¼ of Sec. 15 & S ½ of the NW ¼ of Sec. 15* and in July 1838 sold all of his holdings "*excepting & reserving from the SW corner of the S ½ of the S ½ of said NW ¼ of Sec. 15,*" a 2 ½ Acre parcel from the SW corner or 20 square rods to be used as a cemetery that Chapman had donated to the residents in the Spring of 1837. In 1840, Dr. Oliver J. Corbin bought a 12-acre parcel south of Joliet Road and in 1845 sold a small 3 lot triangular parcel of land to John Dillman to build a foundry, creating Plainfield's first industrial park in what would become *O.J. Corbin's Subdivision* in 1856. In 1852, a 40-acre parcel was purchased by Elihu Corbin who would have the land subdivided into an addition to Plainfield as well as several subdivisions.

Thus, Plainfield's commercial and residential development became concentrated in portions of the four quarter sections of prairie lands along or near to the DuPage River that made up the Village. Thus, a North-South roadway (West St. or Division) and an East-West Roadway (Lockport Road) were created along the division lines of Sections 9, 10, 15 and 16.

1. *Chester Ingersoll's* - NE ¼ of Sec. 16 (1833),
2. *Levi Arnold's* - SE ¼ of Sec. 9 (1834),
3. *James Mathers'* - SW ¼ of Sec. 10 (1835),
4. *Elihu Corbin's* - NW ¼ of Sec. 15 (1852).

The Levi Arnold Connection

Levi Arnold was born in Pennsylvania in May 1804 and moved to White Pigeon in the Michigan Territory in 1825 where he met James and Sarah Mathers. In 1828 the Mathers' moved to Indiana and Levi Arnold traveled with them and this he met Mariah Skinner in Elkhart, Indiana. By 1829 he was back living in St. Joseph County, Michigan where he was enumerated in the 1829 Michigan Census. Once again, he traveled from Indiana with the Mathers to the settlement at Walker's Grove and eventually returned to St. Joseph, Indiana, marrying Mariah Skinner on August 6, 1833. They moved west to Illinois sometime in early 1834 arriving before the birth of their first child, Harriet, who was born in Plainfield on July 12, 1834.

On December 11, Arnold purchased 160 acres of land in the Southeast Quarter of Section 9 along the DuPage River which was immediately north and adjacent of Chester Ingersoll's newly platted village of Plainfield. Before the end of the year Levi opened a tavern that later became known as Halfway House – located halfway between Chicago and Ottawa on the Chicago-Ottawa Road. West and near to his tavern, he built several barns with the capacity of 100 horses to accommodate the changing of stagecoach teams that would stop in Plainfield along the Chicago to Ottawa Road. Arnold was appointed Plainfield's first postmaster in 1834 which he relinquished in January 1837 after relocating to

Hudson (now Oswego).

In 1835 Arnold and Lewis Judson laid out the new settlement of Hudson at the shallow ford on the east bank of the Fox River just above the mouth of Waubonsie Creek. In the Spring of 1836 shortly after the birth of their second child, Lydia on March 19, Levi Arnold moved his family ten miles northwest of Plainfield to Hudson and leased his tavern in Plainfield to Dr. Erastus G. Wight. The settlement of Hudson changed its name to Lodi and on January 24, 1837, Arnold was appointed its Postmaster. On July 31, 1838 after the residents of Lodi decided to rename their community, Oswego, Arnold was re-appointed Postmaster.

In September 1844 Levi Arnold died at the age of 37 after a brief illness. Having to raise four young children, his wife had her husband's holdings in Plainfield surveyed and in September 1845 began selling all of their parcels in the section of Plainfield that would become known as *Arnold's Addition to Plainfield*. The subsequent Plat of Survey revealed many irregular lot configurations with lengthy legal descriptions since many structures had been built on un-surveyed lots (*Appendix C – Map of Arnold's Addition to Plainfield*).

The Dr. Erastus G. Wight Connection

Erastus was the second oldest of four children born to Reuben Wight and his wife Sarah (Sally) Fanning of Richmond, Massachusetts with three sons surviving to adulthood – James Fanning (1793), Erastus (1795) and William (1799); ten-month-old Sally Maria died in March, 1798. The early 19th Century Census records can be confusing and the earliest verifiable records of the Wight's are from the 1820 Census for Richmond, Massachusetts – Reuben, his wife and their son William are listed living in Richmond and his son Erastus is a neighbor, living with his wife Frances and their children. Additionally, their oldest son James Fanning is listed as living in Oswego, New York with his wife and family.

The Census of 1830 (*reference Ancestry.com*) for Stuyvesant, New York lists a Eraskes W. Wight on page 19, however when one looks at the actual photograph of the Census page, it appears that the census taker neglected to cross the “t” in *Erastus*' first name. There is a tally of 15 people in the list for Erastus Wight which likely included the parents of James and Erastus and their families, though the wife of James Wight had died in 1828 leaving him to raise his son Algernon and he remained a widower for the next 21 years until he re-married in 1849 in Plainfield. On page 17 there is a William W. Wight, their youngest brother living with his family and in close proximity to Erastus Wight. On January 1, 1834, Erastus' wife Frances died from complications during childbirth of their infant daughter Mary Betts on December 28, 1833 in Stuyvesant, New York. Thus, the Census of 1830 information corroborates to this being the Wight family and Frances was buried at Center Cemetery in Richmond, Massachusetts, twenty-seven miles east of Stuyvesant.

Upon the death of his wife, Erastus was left to raise five small children - his oldest daughter Jeanette was ten followed by seven-year-old Adela, six-year-old Roderick and two-year-old Elvira and his infant daughter Mary. In 1831 after the birth of their son James, William Wight, his wife Ann and their 2 small children moved forty miles southeast of Stuyvesant to Dutchess County, New York. In Spring of 1833 William moved his family from Dutchess County, New York to Naperville, Illinois and historical records indicate that Erastus along with his brother James whose wife had died in 1828 along

with his small children and their parents decided to move to Illinois to the settlement where their brother William had moved.

During the Spring of 1834 James F. Wight and Erastus G. Wight moved their families to Chicago by booking passage on an Erie Canal packet boat that left Albany on the Hudson River to Buffalo on Lake Erie. That 363-mile trip was completed on packet boats that were designed expressly for carrying about 40 passengers and their belongings in relative comfort on boats 78 feet long and 14 ½ feet wide pulled by a single horse or mule. At Buffalo, they transferred to a lake steamer to complete their nearly 1,700-mile relocation to Chicago. Records indicate that James and Erastus stayed at Green Tree House in Chicago before moving their families to Naperville sometime in late 1834 or early 1835. An obituary in a Naperville paper from April 1860 stated that William Wight, a longtime Village resident, “*first settled in this Village in 1833*” having emigrated from Dutchess County, New York.

Historical references on James Fanning Wight suggests he and his brother Dr. Erastus G. Wight assisted in the establishment of the settlement of Naperville with John Naper. The Census of 1840 shows that Dr. Wight was living in DuPage County, likely Naperville where he had settled with his brother James Fanning Wight in 1834 or 1835. Census information lists James Wight’s occupation as a lawyer and on May 4, 1840 was elected Clerk Pro Tem of the DuPage County Society for Mutual Protection. Later in September of 1840, James Wight’s son, Algernon died.

Plainfield historical references mention that in 1836, Dr. Wight leased Halfway House from Levi Arnold after Arnold moved his family to the small settlement that he and Lewis B. Judson had created the previous year on the east bank of the Fox River approximately 10 miles northwest of Plainfield. A copy of that lease has not been found in the archival records at the Will County Recorder of Deeds between Dr. Wight and Arnold. After Arnold purchased the “*Southeast Quarter of Section 9*” from the Government Land Office in 1834, he sold fewer than six lots that were scattered throughout his Plainfield holdings and by 1840 had sold all the lots that fronted along DuPage or Lockport Road. He allowed people to build on his Plainfield holdings though they did not hold title to the land.

When Arnold passed away in September 1844 and his wife and attorney had his holdings in Plainfield surveyed and the following year (1845) began collecting money from those who had built on his lands in Plainfield. Contracts found at the Will County Recorder of Deeds for Dr. Wight prior to 1845 indicate that he was a resident of DuPage County and the Census of 1840 also indicated that he was living in DuPage County and served as the Coroner for Naperville in 1840 – 1841. Local Plainfield histories have maintained that Dr. Wight bought Halfway House that he had leased from Arnold in 1836 in 1837. In *Deed I-255-256* signed on May 5, 1844 with Lewis B. Judson and his wife Dianah, Dr. Wight and his wife Ann purchased a five-acre parcel that contained Levi Arnold’s Halfway House and surrounding lands for \$1,000; the **Deed** mentions the inclusion of a house on the property and Dr. Wight’s brother, James F. Wight is listed as a witness as well as a Justice of the Peace for DuPage County. On that same day, Dr. Wight and his wife agreed to a mortgage (*H-383-84*) with Lewis B. Judson for \$350 using his new purchase as collateral. In *Contract K-42-43*, dated September 5, 1845, Dr. Wight purchased from the Arnold estate, twenty-five lots in Oswego and Outlot 10, which contained an 8.67-acre parcel that included the area west of the Halfway House parcel purchased the year before from Lewis B. Judson and additional land north to the DuPage River as well as Lots 3 and 4 in Block 2, which were located across Main Street from Halfway House. Wight’s purchase of these properties were in the portion of Plainfield that would become known as *Arnold’s Addition to Plainfield*.

Research has ascertained that Dr. Wight was a shrewd land speculator. Records have not been examined in DuPage County where Dr. Wight initially lived nor in Kendall County where he purchased twenty-five lots in Oswego from the Arnold estate in 1845; however, in Will County he concluded about 24 land contracts in Plainfield before his death in 1864 with most dealing with the parcels located between the Chicago and Ottawa Road and the DuPage River. Thus, construction of the addition to the house that he leased from Arnold in 1836 may not have been started until the early 1840s since Dr. Wight was living in Naperville in DuPage County. The leased Halfway House was still used as an overnight stop on the Temple Line and later the Frink and Walker stagecoach line and as a post office for Plainfield with Ralph Smith having replaced Arnold as Postmaster in January 1837. It is possible that Dr. Wight might have maintained duo residences – Halfway House in Plainfield and his residence in Naperville, since he served as the Coroner of Naperville from 1840-1841 and still was a circuit traveling physician.

In June 1841, Dr. Wight's oldest daughter, Jeanette married druggist Aylmer Keith in DuPage County and were living in Naperville when their first child was born in January 1842. After the end of his term as Coroner of Naperville and perhaps sometime after his marriage in May 1842 to the widow Ann Nimmons Rickey, Dr. Wight moved his family – daughters Elvira, Mary and son Roderick to the house on Main Street known as Halfway House. His daughter Adela taught school for three years in Naperville prior to her marriage to Harlow B. Godard in December 1846 at her father's house in Plainfield. Sometime prior to this relocation to Plainfield, the addition must have been completed. The addition to Arnold's original Halfway House more than doubled the size of the house and local records indicate that the house was still accommodating overnight guests from the stagecoach line and renting rooms until 1886.

On September 15, 1847 in *Contract N-532-33*, the Circuit Court of Will County submitted new language for some of the descriptions contained in *Contract K-42-43*. On November 11, 1847 in *Contract N-532*, Dr. Wight purchased Lot 2 in Block 2 directly across from Halfway House on Main Street from William and Fanny Morgan where local histories have related that Dr. Wight built a two-story frame drug store in c.1838. According to the 1847 contract, there was an existing building on the property when the parcel was purchased and in June 1852, Dr. Wight sold the South half of Lot 2 in Block 2 while retaining ownership of the North half of Lot 2 in Block 2 until it was sold in November 1891 by his middle daughter Adela Wight Tyler for \$500. Additionally, local histories have maintained that Dr. Wight's son Roderick worked and ran the drug store; in 1838 Roderick would have been only 13 and in 1847 he would have been 22.

In November 1847 and July 1848, Dr. Wight's father Reuben and mother Sarah respectively, passed away in Naperville and were buried. On July 10, 1849, James Fanning Wight married Mrs. Mary Child, a widow at his brother Erastus' home in Plainfield on the old Ottawa - Chicago Road (now known as Main Street), that came to be known as Plainfield House (*See Research Note - A*). In April 1850, Dr. Wight's daughter, Elvira married William White and his son Roderick had joined his cousin James Wight, the youngest son of Dr. Wight's youngest brother, William Wight, a grocer in Naperville to try their luck in the gold fields of California.

The first medical college opened in 1765 at the University of Pennsylvania in Philadelphia and the Massachusetts Medical Society (publishers of today's New England Journal of Medicine) was incorporated in 1781, seeking to license physicians. When Erastus turned five years old in 1800 only four medical schools existed in the United States – University of Pennsylvania (1765), Kings' College (1767), Harvard (1782) and Dartmouth (1797). When Erastus died in March 1864 during a smallpox

outbreak in the Plainfield area, forty-six new medical schools had been created in the United States, including Rush Medical College in Chicago in 1843.

The quality of instruction at proprietary schools were haphazard at best and entrance requirements were non-existent other than the ability to pay their fees and the standard course of instruction consisted of 2 – 4 month terms of lectures during the winter, with the second term, identical to the first. The curriculum generally consisted of 6 courses – 1) anatomy, physiology, pathology, 2) therapeutics & pharmacy, 3) chemistry, 4) theory & practice of medicine, 5) principles & practice of surgery, and 6) obstetrics & diseases of women and children – with 7 or 8 hours of lectures a day, supplemented by textbook reading and little laboratory work. Often the only requirement for graduation was the ability to pay the fees. Many students desiring a more rigorous education supplemented it by going to Europe or training/apprenticeship with an existing doctor. Medical schools were often opened by physicians who wanted to improve American medicine and raise the medical profession to the high status it enjoyed in Europe and England. With scientific training, doctors became more authoritative and practiced medicine as small entrepreneurs, charging a fee for their services.

Prior to the Civil War most doctors traveled by foot, horseback or by carriage to patient's homes. In this practice, a physician was limited in the number of tools and drugs he could use to those items that could fit into a hand-held case or saddlebags. It is understandable that the quality of care might be poor due to the combination of limited tools and the expectation of the doctor to treat a variety of ailments. Examinations and treatments were usually done in a patient's home. Examinations could include general observation of the patient's body, the use of a stethoscope to the chest, lungs, and digestive tract or the analysis of blood. Bloodletting was often a common practice during this time to cure many ills.

Surgery could also be carried out in a patient's home though anesthesia was not widely used until the end of the 19th Century, so most surgeries were restricted to surface areas of the body and a patient's tolerance of pain. Early anesthesia consisted of ether or chloroform and carried some risk of asphyxiation plus the risk in this type of surgical setting was infection. Anti-septic was not common until the close of the 19th Century, so the risk of infection from surgery was high.

Nineteenth century doctors usually charged their patients per procedure performed, however a major difference from current doctors was that nineteenth century physicians were not often paid with cash, but rather "in-kind" with whatever produce, services or goods were available to their patient which was especially true for "frontier" physicians. Having a circuit-traveling physician visiting patients at the new settlements in northeastern Illinois in the 1830s and 1840s must have been a welcome sight for many families who had traveled from the farms near cities, towns, and villages of New England and the Middle Atlantic states where doctors could be found.

Early historical accounts relate that Dr. Wight was the first practicing physician in northeastern Illinois and in those early years his monthly circuit took him from Plainfield to Bourbonnais Grove and Chicago Heights in southern Will County, back through Western Springs and Wheaton, Ottawa and occasionally as far west as Rock Island and north to Libertyville. The first verifiable historical record indicating that he was a physician was his appointment in 1840 – 1841 as the Coroner of Naperville. But one needs to wait until the Census of 1850 and 1860 that lists his occupation as a physician. Several anecdotal historical records were written after Dr. Wight's death in March 1864 stating he received his medical degree/training from Dickinson College in Carlisle, Pennsylvania which is near Harrisburg, the state capital. Dickinson College was chartered in September 1783 giving it the

recognition of being the first college founded after the formation of the United States, however the college's archivists have indicated that they did not have a medical school.

While practicing medicine in the Plainfield-Naperville area and his monthly circuit-traveling duties, local histories have reported that Dr. Wight began losing his eyesight and his son Roderick (1825 – 1912) assisted his father during his travels as a circuit riding physician. A related historical anecdote stated that Dr. Wight had his eyesight restored through an operation at Chicago's Reese Medical School, which at that time was a Rush Clinic staffed by Dr. Wight's Philadelphia associates. While it is possible that Dr. Wight's eyesight was likely restored by doctors in Chicago, it could not have been done until sometime after 1843, since the first medical college in Chicago, Rush Medical College was not chartered until 1837 and opened with 22 students on December 4, 1843. Dr. Daniel Brainard founded the school and named it after Dr. Benjamin Rush, the only signer of the Declaration of Independence who was a doctor. Another historical anecdote notes that Dr. Wight regained partial sight through the services of a noted oculist at Rochester, New York.

Dr. Brainard had received his medical degree from Thomas Jefferson Medical College in Philadelphia in 1834 and the Reese Medical School/Hospital was not created until 1881, some 27 years after Dr. Wight's death. An additional historical record mentioned that Dr. Wight had Philadelphia associates. Initially the city of Philadelphia was where medical training and the teaching of medicine began in the Colonies and the United States. Investigations have revealed that there were only two medical schools in the Philadelphia area that Dr. Wight could have attended – the University of Pennsylvania, which was the first medical college in the Colonies, opened in 1765 and Thomas Jefferson Medical College, whose first class was graduated in 1826 and this was the school where Dr. Daniel Brainard received his medical degree in 1834 before coming to Chicago. Both schools have responded that Dr. Wight did not graduate from their school. This researcher contacted Kings' College which opened in 1767 in New York City, since during the mid-1820s, Erastus Wight lived close to its location. Their archivist searched the records at Kings' College and did not find any student graduating with the last name of Wight or Wright with a medical degree – there are no records showing him a student or graduate. It seems probable that Dr. Wight may have worked or apprenticed with a practicing physician which was a common practice in the training of physicians during the years from 1815 – 1860 for an aspiring physician.

After the Wights moved to Plainfield in the late 1840s, Dr. Wight had the name "Plainfield House" painted on the East side of the house - local residents often referred to the house as "Wight Tavern" or "Halfway House." In 1856 Roderick Wight and Edward McAllister, who had settled in Plainfield in 1852 organized the Plainfield Light Artillery. Prior to the Civil War, Plainfield House served as the militia headquarters and artillery park for the Plainfield Light Artillery and Union Greys. On April 19, 1861, the day after the Confederates fired on Fort Sumter at Charleston, South Carolina, Edward McAllister volunteered for military service and was elected Captain of the Plainfield Light Artillery battery of three cannons. They were sent to defend Cairo and then to Fort Holt and participated in the battles of Forts Pillow & Donelson. At the first day's battle at Shiloh, McAllister's battery silenced Stanford's Mississippi Battery in an artillery duel and the next day stopped a Confederate advance on the Corinth Road by placing their cannons in the road and using canister fire to stop the advance. On the last day at Shiloh, the McAllister battery silenced Byrne's Battery and routed the Washington Light Artillery of New Orleans. McAllister was badly wounded & was forced to return home.

The Census of 1850 and 1860 indicate that Dr. Wight and his wife were living at Plainfield House on Main Street and had boarders living there at the time when the Census was taken. According to local

histories, Plainfield House was used as a town meeting hall with many Cook-Will County land grants administered there, as well as the ideal place for social gatherings with many dances and entertainments taking place in the second-floor ballroom. In 1861, the Evangelical Association opened Plainfield College and in 1864 the school changed its name to North Western College and was chartered in 1865. The first graduating class under the 1865 collegiate charter occurred in 1866 and many students attending classes at the College also rented rooms at Plainfield House. In 1870 the College moved to Naperville because of poor transportation access in Plainfield.

On March 22, 1864, sixty-eight-year-old Dr. Erastus G. Wight died during a large smallpox epidemic that had spread in and around the Plainfield area. It is not known if Dr. Wight had contracted the disease however one could be sure that he and the other physicians living in the area were kept very busy. He was buried on March 24 in the Plainfield Township Cemetery. Anna Nimmons Wight, Dr. Wight's second wife lived in the house at the time of the 1870 Census along with Mary Betts Wight and two boarders. Sometime after the birth of their last child Nettie in Enterprise, Illinois and before the death of his stepmother, Anna Wight on September 21, 1871, Erastus' son Roderick moved his wife and children into Plainfield House from Enterprise, Illinois to help care for her. Two months later in November 23, 1871, Dr. Wight's last daughter Mary Betts Wight married Sampson M. Robinson at Plainfield House and then moved to Sullivan, New York. In February 1879, Roderick and his wife Elizabeth borrowed \$800 from Horace Smith using Plainfield House and the surrounding land as collateral to make repairs and additions (main entrance porch) to the house.

In February 1883, Roderick's wife Elizabeth died and soon thereafter, the family decided to stop the practice of offering rooms for rent at the Plainfield House. The Census of 1900 and 1910 indicate that Roderick continued to share Plainfield House with his daughter Adela and his deceased wife's youngest sister, Jeanette Bradley until his death in 1912. He was the only child of Dr. Wight to be buried at Plainfield Township Cemetery. Jeanette Wight Keith Christie, Dr. Wight's oldest daughter died in Chicago in April 1903 at the age of 82. Her sister Adela Wight Godard Tyler died in Oakland, California in 1909 at the age of 85 and Elvira Wight White died in 1901 at the age of 72 at the Southern Hospital for the Insane in Anna, Illinois. The youngest daughter of Dr. Wight, Mary Betts Wight Robinson died in May 1909 at the age of 76 in Chittenango, New York.

In October 1955, Nettie Wight Sweetwood passed away as she was the last surviving child of Roderick Wight. Arnold built what was known as Halfway House in 1834 and Dr. Wight leased the property on 1836. In June 1956, the estates of Roderick Wight and Nettie Wight Sweetwood sold the property to Levi C. Brockway and Inez Ruth Rouse. Further research at the Will County Circuit Cook and Recorder of Deeds reveals that there were no wills or probate for filed for Dr. Wight or his son Roderick after their deaths as well as Lewis B. Judson. Those possibly were filed in either Kendall or DuPage County.

The Brockways moved into their "new" historic home and proceeded to update and refurbish the house and preserve the history of Plainfield House. The Brockways found that many of the furnishings in the house could be classified as antiques since they had been purchased over the years by the various members of the Wight family. Additionally, many furnishings were located in the attic and were re-introduced into the rooms and correctly furnished rooms in antiques where possible. One of the dreams of the owners was to get Plainfield House listed on the National Register of Historic Places. Through the efforts of the Brockways, the Plainfield Township Park District and the Plainfield Historical Society that dream was realized on September 29, 1980.

Research Notes:

- A.** In July 1849, James Fanning Wight living in the Will County portion of Naperville applied for a marriage license # 1127 – Wight wrote the following that was recorded on Marriage License 1127 -

I want a marriage license; Having been a widower more than twenty-one years and therefore of age and my intended wife being a widow over forty years of age, I think you will acquire no oath in relation to our ages. I want some minister of the gospel or other person authorized to celebrate the rights and solemnization of notarizing license to marry James F. Wight to Mrs. Mary Child. The marriage will take place in your county, thence my application to you for license.

Roderick B. Wight, the son of Dr. Erastus G. Wight, the brother of James Wight and Rev. Elwood witnessed the marriage on July 7, 1849.

- B.** In the 1878 History of Will County there is a biography of R. B. Wight which was most likely written by Roderick himself, since he did not pass away until 1912 or 34 years after this entry appeared in the volume. I mention this only because I have seen several portions of this biography cited in many previous writings about the Wight family. The biography infers that Roderick “*was one of 9 who composed the first class in Rush Medical College and soon after graduating, commenced the practice of medicine during which time he also opened a drug store (in 1838, the first in Plainfield).*”

1. Rush Medical College was chartered in 1837 and opened with 22 students on December 4, 1843. Roderick would have been 18 in 1843, however the archivist at Rush University Medical Archives has no record of a Roderick Wight or Wright ever being a graduate or a student at Rush, examining records from 1843 – 1900; also, his name does not appear in any Illinois medical directories.
2. As stated previously the site of the drug store opened by Dr. Erastus G. Wight on Lot 2 in Block 2 of Arnold’s Addition to Plainfield did not happen in 1838 as local histories have maintained, since Dr. Wight did not purchase the property until 1847 from William & Fanny Maria Morgan. That contract mentions that there was an existing building when the property was sold, so it is likely that Dr. Wight enlarged the existing building. That property remained in the hands of the Wight family until it was sold in 1891 for \$500.
3. In another biography from the Illinois State Historical Library, it lists Roderick as a physician, having graduated from Rush Medical College and practicing medicine in Flora, Illinois before returning to Plainfield to tend to his father during his last illness – Historical records show Roderick was named Postmaster of Elwood, IL (Will County) in 1857 and then at Enterprise in Wayne County, IL in 1865. The 1860 Census lists Roderick as physician in Mt. Erie in Wayne County and is a neighbor to his wife’s father, George Bradley, a hotelkeeper. Nevertheless, in the 1880 Census he is now living at Plainfield House with his wife and family and lists his occupation as a painter and in the 1900 Census living in Plainfield, he lists his occupation as a Farmer. I suspect he might have decided to practice as a doctor after having worked with his father during the time his father’s eyesight was failing.

Summary Statement of Significance

The Plainfield “Halfway” House is one of the most historic buildings in Plainfield. Plainfield was first settled in the late 1820s by a group seeking to convert the local Native American tribe, the Pottawatomie to Christianity. Levi F. Arnold, the first postmaster of Plainfield, purchased the tract of land on which the building stands. In 1834, he built a small building to serve as a post office and a stop for stagecoaches halfway between Chicago and Ottawa on the Temple Stagecoach Line. The property was leased to Dr. Erastus G. Wight of Naperville in 1836 after Levi Arnold moved his family to his new settlement, Hudson on the Fox River, some 10 miles northwest of Plainfield that he and Lewis B. Judson had laid out. Dr. Wight purchased the property in 1844 from Lewis B. Judson and his wife and in 1845 Dr. Wight purchase additional land west of Halfway House the Arnold estate.

Dr. Wight added a two-story ell-shaped frame house in the Federal style to serve as a combination tavern, inn and stagecoach stop and incorporated Arnold’s original 1834 construction. A one-story addition was made to the back of the house in 1859 utilizing the same siding, window framing, and gable roof as the original. A porch was added to the main entrance on Main Street in 1879-1880 and a second one story addition was made on the west side in 1907.

The Plainfield “Halfway” House, with exception of new roofing materials and the 1907 west addition, looks much the same as it did when it served as a tavern, inn, and stagecoach stop between 1836 and 1886. The period of significance for The Plainfield Halfway House begins with its creation in 1834 to 1956 when the property was sold by the last descendants of Dr. Erastus G. Wight. Dr. Wight and his son Roderick essentially built the house as it now stands.

The **Plainfield Halfway House** is nominated for designation as a local landmark in the Village of Plainfield under the following criteria:

- Criterion a:** has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state, or nation;
- Criterion b:** is the site of a significant local, county, state or national event;
- Criterion c:** is identified with a person or persons who significantly contributed to the development Of the community, county, state or nation
- Criterion d:** embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- Criterion f:** embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance;
- Criterion i:** is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
- Criterion j:** is suitable for preservation or restoration;
- Criterion k:** is included in the Illinois or National Register of Historic Places;

EXHIBITS

- A.** Ingersoll's Original Plat of Plainfield – **1834**
- B.** Ingersoll's Addition to Plainfield – **1837**
- C.** Plat of Arnold's Addition to Plainfield – **September 4, 1845** – this shows the quarter section that came to be known as Arnold's Addition - was surveyed almost a year after Levi Arnold's death.
- D.** Chain of title for Plainfield Halfway House
- E.** History of the Dr. Erastus G. Wight family

EXHIBIT B

Plat Frazzells Addition to Plainfield
1837

State of Illinois
Mill County I certify that I have surveyed and laid out with town lots and streets an addition for Chester Frazzell an addition to the town of Plainfield in said County on the south side of the Old town Plat and on the North East quarter of Section 16 in Township 26 North of Range 9 East. That the lots are in town addition are respectively one hundred and fifty feet long and of the widths in feet the several feet as marked in figures on this Plat. That the above Plat is the original and correct Plat of said Addition, and that the streets are each 80 feet wide.

Given under my hand and seal May 20th 1837.
A. Collins Sr. Surv. Mill Co. Ill.

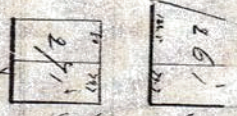
State of Illinois
Mill County I certify that I saw the owner of the owner of the land on which Frazzell's addition to Plainfield is laid out of which he abrad on the Plat, that I have a legal and equitable title to the same. And that the laying out of said addition is my voluntary act and deed.

Given under my hand and seal May 20th 1837.
Chester Frazzell

State of Illinois
Mill County Before me Addison Collins an acting Justice of the Peace in and for said County came this day Chester Frazzell who is personally known to me and acknowledged before me that the contents of the above certificate by him made are true and that the laying out of said addition is his voluntary act and deed.

Given under my hand and seal May 23rd 1837.
Addison Collins J.P. Ill.

Recorded June 8th 1837.
Geo. H. Woodruff
Recorder



B 462

EXHIBIT C

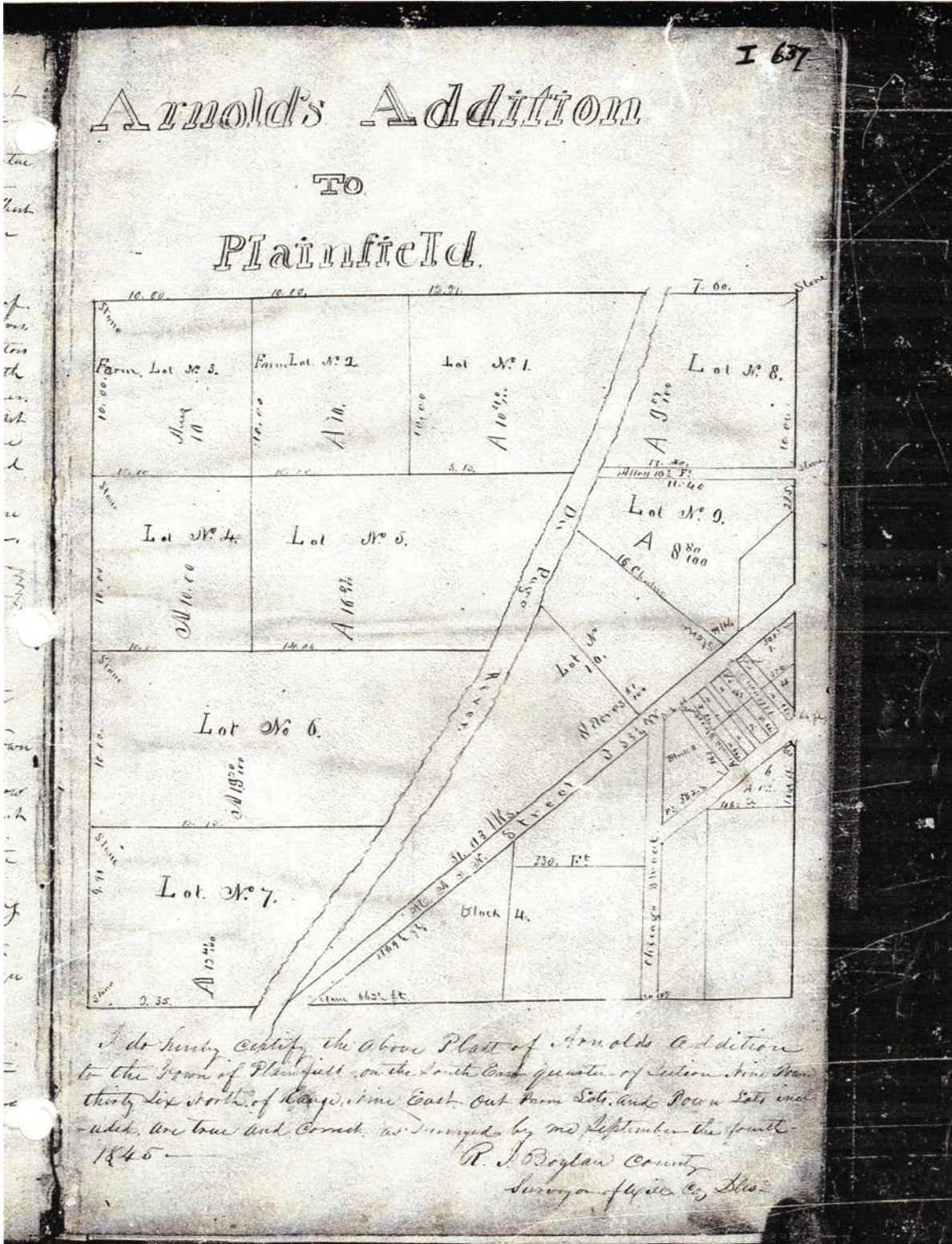


EXHIBIT D

**24038 (503) W. Main
06-03-09-402-021-0000
Plainfield Halfway House**

Lot 4 & the NE 5' of Lot 3 in Oscar L. Gaylord's Subdivision of part of Lot 10

GRANTOR

GRANTEE

| | | |
|------------|--|---|
| 10/09/2014 | <u>Rouse, Ralph/Shirley [Trust Deed – R2014095936]</u> | <u>Shirley Rouse Living Trust</u> |
| 10/09/2014 | <u>Circuit Court of Will County [Estate Release – R2014095935] Rouse, Ralph/Shirley</u> | |
| 3/08/2004 | <u>Brockway, Ruth I. [Executor's Deed]</u> | <u>Rouse, Ralph/Shirley</u> (Nephew of Ruth Brockway) |
| 6/08/1956 | <u>Wight, Roderick B. [WD – 1601-167]</u> <i>(Sweetwood's)</i> | |

Lot 4 & the NE 5' of Lot 3 in Oscar L. Gaylord's Subdivision of part of Lot 10 of Arnold's subdivision of part of SE ¼ of Sec. 9 in Twp. 36 N Range 9 E. convey the property known as Halfway House & owned by Nettie Wight Sweetwood, now deceased & Roderick B. Wight as joint tenants.

| | | | |
|-----------|---|---------------------|-----------------------------|
| 2/21/1879 | <u>Wight, Roderick/Elizabeth T.[MTG-185-564]</u> | <u>\$800</u> | <u>Smith, Horace</u> |
|-----------|---|---------------------|-----------------------------|

A part of the SE ¼ of Sec. 9 in 36N Range 9E – Commence at a post marked WM on the north side of the Ottawa & Chicago Road, thence N 53 degrees W 27 rods to the DuPage River, thence N 37 degrees 14 rods, thence N 10 degrees East 10 rods, thence South 53 degrees East 40 rods to the Chicago Road, thence South 53 degrees West 23.875 rods along said Chicago Road to the place of beginning, containing about 4 acres of land known as E. G. Wight's Tavern Stand; Also 7.56 acres being the SE ¼ corner of the E ½ of NW ¼ of SE ¼ of Sec. 9 in Twp. 36N Range 9E – See release 215-506

| | | |
|-----------|---|---------------------------------|
| 9/05/1845 | <u>Sanger, L./Arnold, M. [Deed – K-42-3]</u> | <u>Wight, Erastus G.</u> |
|-----------|---|---------------------------------|

Outlot No. 10 is laid down in Arnold's Addition to the Village of Plainfield, excepting that portion of the same formerly deeded by Levi F. Arnold & wife to William Mudgett bearing the date of July 8, 1838 in Book D-292-3 for the sum \$56.56; also Lots 3 & 4 in Block 2 in said Arnold's Addition for the sum of \$23, having been purchased by E. G. Wight at said sale for the sum of \$29.56, that being the highest & best bid, therefore the said parties of the 1st part in consideration of the sum of \$79.50 to them paid by E.G. Wight, the receipt whereof is hereby acknowledged & by virtue of the directed order aforesaid, have granted, bargained, sold, alined & confirmed by these premises unto said Erastus G. Wight.

5/04/1844 Wight, Erastus G./Ann [MTG – H-383-4] \$350 Judson, Lewis B./Dianah
(DuPage County) (Kendall County)

Part of the SE ¼ of Sec. 9 – at a post marked WM at the NW side of the Ottawa & Chicago Road, thence North 53 degrees West 27 rods to the DuPage River, thence North 37 degrees East 14 rods, thence North 10 degrees East 10 rods, thence South 53 degrees East 40 rods to the Chicago Road, thence 53 degrees West 23.875 rods along said road to place of beginning, containing about 5 acres.

5/04/1844 Judson, Lewis B./Dianah [Deed – I-255-6] \$1,000 Wight, Erastus G.
(Kendall County) (DuPage County)

Part of the SE ¼ of Sec. 9 – at a post marked WM at the NW side of the Ottawa & Chicago Road, thence North 53 degrees West 27 rods to the DuPage River, thence North 37 degrees East 14 rods, thence North 10 degrees East 10 rods, thence South 53 degrees East 40 rods to the Chicago Road, thence 53 degrees West 23.875 rods along said road to place of beginning, containing about 5 acres

7/08/1838 Arnold, Levi [Deed – D-292-3] \$2,500 Mudgett, Willso

Commencing at a post marked W.M. on the NW side of Ottawa & Chicago Road, thence North 53 degrees West 27 rods to DuPage River, thence North 37 degrees East 14 rods, thence North 10 degrees East 10 rods, thence South 53 degrees East 40 rods to the Chicago Road, thence South 53 degrees North on said Road to place of beginning, containing about 5 A. to the following described tract or parcel of land, it being a part of the same quarter section, commencing on the SE side of said Ottawa & Chicago Road at a post marked W. M., thence South 53 ¾ degrees East 10 rods, thence North 53 ¾ degrees East 9 rods, thence North 53 ¾ degrees North 10 rods to said Chicago Road, thence South 53 ¾ degrees West 9 rods along said road to place of beginning containing approximately one-half Acre plus 2 rods ? always that if a Village should be laid off and the plat of said Village recorded then and in that case a reservation is made of one rod in (not legible) in the center of said tract or parcel commencing on said Chicago Road, thence South 53 ¾ degrees East 10 rods to the back line.

12/11/1834 U. S. Land Office [Land Patent – 401-356 (1584)] \$200 Arnold, Levi

The SE ¼ of Sec. 9 in Twp. 36 N Range 9E, containing 160 A

EXHIBIT E

Dr. Erastus G. Wight

- A. Father – Reuben Wight – b. 1767 – 1847 (Naperville)
- B. Mother – Sally Fanning – b. 1771 – 1848 (Maperville)
- C. Reuben Wight & Sally Fanning m. on 11/18/1792 in Richmond, MA. - Their Children:
 - a. James Fanning – b. - 10/02/1793 – 1/19/1861- Naperville in 1835.; Lawyer
 - b. Erastus G. – b. - 7/20/1795 –3/22/1864 - in DuPage Co. – 1840 Census
 - c. Sally Maria – b.- 5/19/1797 - 3/15/1798 in Richmond, MA.
 - d. William W. – b. - 2/09/1799 – 3/25/1860 - in Naperville in 1833; 1850 listed as a Grocer
- D. Erastus G. Wight m. Frances Maria Betts [b. 1796 - 1/04/1834] on 10/13/1819 in Richmond, MA
5 Children:
 - a. Jeanette Maria - b. 9/17/1820 – 4/01/1903 – m. Aylner Keith (1841); John Christie (1866)
 - b. Adela Eliza – b. 1/19/1824 – 5/20/1909 – m. Harlow Godard (1846); Simeon B. Tyler (1874)
 - c. Roderick Burt – b. 3/27/1825 – 3/02/1912 – m. Elizabeth T. Bradley (1853)
 - d. Elvira – b. 1/05/1829 – 3/24/1901 – m. William P. White (1850)
 - e. Mary Betts – b. 12/28/1833 – 2/26/1909 – m. Sampson M. Robinson
- E. Erastus moved family to Chicago (1834), Naperville (1834/5), Plainfield (1845)
- F. Served as Coroner of Naperville – 1840-1841
- G. Dr. Erastus G. Wight m. Anna Nimmons Rickey on 5/04/1842 in Will Co. (#456)
- H. Erastus G. Wight died March 22, 1864

1850 Census – Plainfield – Sept. 9

- 55 Erastus G. Wight (1795-MA) – Dr.
- 52 Ann Rickey Wight (1797-NY) – m. 5/4/1842
- 28 Catherine Peck (1822 – NY)
- 23 R. Suddath (M – 1827-VA)
- 17 Sarah Heulburt (1833-NY)
- 10 Lawrence Ufford (1840-OH) – m. Anna M. Naper – 7/02/1863

1850 Census – Naperville – Aug. 31

- 57 James F. Wight (1793 MA). – Lawyer
- 42 Mary Child (1808-NY) – m. 7/10/49
- 82 Agnes Nimmons (1868- NJ)

1860 Census – Plainfield–July 12

65 E. G. Wight – Dr./Druggist

62 Ann

24 Charles Stranahan – Druggist (1836 – NY)

20 Agnes A. Nimmons – School Teacher (1840 – NY) – m. Charles Stranahan on 2/11/1864 in Will Co.

17 Ebenezer (Eben) Nimmons (1843 – NY) – m. Celeste Lawrence on 12/30/1874 in Will Co.

No Census listing for James F. Wight in Naperville in 1860

In 1850 Agnes & Eben are living in Fayette, NY (Seneca Co.) with their father James Nimmons, a carpenter & their brothers William (13), Robert (12), John (5) & sisters Elizabeth (8) & Mary (3). Could Agnes Nimmons who is 82 living in Naperville with Dr. Wight's brother James be the mother of James Nimmons and grandmother to his children?

In 1860 James Nimmons is still living in Fayette, NY with Elizabeth Crubaugh and his children John, Elizabeth and Mary and in 1870 he is living alone in the same town.

1870 Census – Plainfield – Aug. 16

73 Ann Wight (Widow of Erastus)
34 Mary Betts Wight - b. NY
28 Arthur Shutts – b. PA
22 Andrew Culver – b. NY

July 3, 1865 Census

57 Mary Child Wight (widow of James Wight)
22 Electa Lunette Nimmons (b. 1843 –NY) – School Teacher

1870 Census -Naperville – July 6

62 Mary Child Wight (widow of James Wight)
27 Electa Lunette Nimmons (b. 1843 –NY) – School Teacher

1880 Census – Plainfield- June 25

54 Roderick B. Wight
46 Elizabeth
23 Adaline H. (b. 1856 in IL)
16 Algernon B. (b. 1864 in IL)
13 Willie (b. 1867 in IL)
8 Nettie (b. 1872 in IL)

1900 Census – Plainfield- June 26

74 Roderick B. Wight
42 Adela

1910 Plainfield – May 6

85 Roderick
53 Adela
65 Jeanette Bradley

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Rush University Medical Center Archives (Rush Medical College)
- U.S. Federal Census Records – 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940**
Will County Clerk's Office
Will County Recorder's Office Archives: Joliet, Illinois

Researchers

Michael Bortel
Leif Hendricksen

Photographs

Leif Hendricksen

Using a SONY a100 SLR - with f3.5/5.6 18-70 lens

Please note that the photograph files that are embedded in this document are quite large and will provide enough data to permit more detail than presented.

Historic Preservation Commission Agenda Item Report

Meeting Date: April 26, 2018

Submitted by: Tracey Erickson

Submitting Department: Planning Department

Item Type: New Business Item

Agenda Section: REMINDERS

Subject:

Important Upcoming Dates

May 3rd at 5:00 p.m. - Joint LDDC & Public Outreach Subcommittees Meeting

May 14th at 7:00 p.m. - Joint Committee of the Whole and Historic Preservation Commission Meeting

May 17th at 6:00 p.m. - BTD & Preservation Meeting

TBD - Tour of Plainfield House

Suggested Action:

Attachments:

Historic Preservation Commission Agenda Item Report

Meeting Date: April 26, 2018

Submitted by: Tracey Erickson

Submitting Department: Planning Department

Item Type: New Business Item

Agenda Section: REMINDERS

Subject:

May 7, 2018 at 7:00 p.m. - Next Village Board Meeting

May 10, 2018 at 7:00p.m. - Next Historical Preservation Commission Meeting

Suggested Action:

Attachments: