

Mid-Century Modern Survey of Grandview Place Subdivision Edwardsville, Illinois – 2016



Grandview Place Subdivision – April 22, 1960

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The consultant, hopes this report will help increase the knowledge and appreciation of Grandview Place to the residents and others in the City of Edwardsville.

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Introduction

The Grandview Place Mid-Century Modern Architectural Survey project is an intensive level survey resulting from the collaborative efforts of the Illinois Historic Preservation Agency (IHPA), the City of Edwardsville, The Edwardsville Historic Preservation Commission, the Grandview Place Homeowners Association (GPHA) and Terri L. Foley, Historic Preservation Consultant. This project was conducted in response to the GPHA's request to conduct an investigative survey of the Grandview Place neighborhood. In addition, Edwardsville Comprehensive Plan states the city intends to "continue the preparation of the surveys and studies of Edwardsville's historical and architectural resources and maintaining and updating a register of areas, properties, structures, sites, and object that may be worth of landmark designation."

Prior to this survey project, a windshield survey of the entire City of Edwardsville was conducted in the late 1990s. Findings from the windshield survey identified the Grandview Place neighborhood as a vastly intact neighborhood with little change, whereas the historic resources have retained their integrity.

The majority of historic resources surveys conducted in Illinois and throughout the United States have concentrated on "older" historic resources. The process of documenting residential and mid-century modern resources has been limited, but there is a movement to start documentation of modern resources. The City of Edwardsville understands the significance of the documentation of historic resources constructed after the 1950s. The Grandview Place survey is the first intensive level survey of a single planned mid-century single-family residential subdivision to be conducted in Illinois to date. Surveys conducted in Illinois that involved modern resources include, Downers Grove – a multiple neighborhood survey; Plum Grove Estates in Palatine – a reconnaissance level survey; and Rock Island – a multiple neighborhood survey.¹

Project Objectives

The established objectives of Grandview Place Mid-Century Modern Architectural Survey: 1) to complete an intensive level historic resources survey for all properties (187 resources including entrance wall) constructed between 1954 – 2003 in the Grandview Place Subdivision boundaries; 2) identify and document historic resources to help make well-informed decisions regarding the community's historic resources; 3) to identify properties or areas that qualify for landmark designation; 4) to identify properties that are threatened or in deteriorating condition; 5) to help provide information to educate the community of the significance and the value of the historic resources; 6) to provide a written history of the community's assets for generations to come; 7) to prepare a survey report that provides the City of Edwardsville with baseline historic resource data for future preservation planning and land use planning as part of the city's planning goals; and 8) to contribute to the body of knowledge regarding mid-century modern resources in Edwardsville.

¹ Amy Hathaway, Illinois Historic Preservation Agency.

Boundary justification

The Grandview Place survey project area is defined by the Grandview Place Subdivision Plats – Grandview Place Plat (December 15, 1953), Grandview Place First Addition (January 8, 1958) and Grandview Place Second Addition (October 18, 1960). Streets included in the survey are Grandview Drive, Brookside Court, Legion Drive, Shady Lane, Oak Hill Drive, Sunset Drive, and Buena Vista Street. The Grandview Place subdivision does not include properties on the north side of Shady Lane that are excluded from this survey. The properties 427, 431, 435, 447, and 443 Shady Lane are located in a different subdivision and are not part of the Grandview Place subdivision, therefore these properties have been excluded, as well as 551 Olive Street, located on the corner of Shady Lane and Olive Street.



Survey Methodology

For this intensive level survey project, the survey area was defined by the City of Edwardsville as “Grandview Place Neighborhood.” The survey area includes all of the streets located in the Grandview Places subdivision: Grandview Drive, Brookside Court, Legion Drive, Shady Lane, Oak Hill Drive, Sunset Drive, and Buena Vista Street with the exception of the properties located on the north side of Shady Lane (427-443) and 551 Olive street. These excluded properties are not part of the Grandview Place subdivision. The survey was completed following the guidelines provided by the National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1985), and conducted according to the Secretary of Interior’s *Standards and Guidelines* as well as the IHPA guidelines “How to Conduct a Local Survey of Architectural and/or Historic Resources.”

This survey project included six distinct tasks: 1) background and archival research; 2) survey form development; 3) field work in the designated project area; 3) mapping of all surveyed properties; 4) photography; 5) completion of survey forms for each resource and 6) preparation of a final survey report. The consultant, Terri L. Foley, conducted preliminary research prior to onsite field work which included online research of all tax assessment records for each resource, online research of newspaper articles and city directories.

Survey Form

A survey form was developed for this particular mid-century modern survey of Grandview Place. The form was created to document and evaluate each resource within the designated boundary of the Grandview Place study area. The form was created in consultation with the City of Edwardsville, and the IHPA, as well as in accordance with the guidelines and recommendations set forth in the National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1985). Detailed information documented on each survey form contained:

Building Location – This included street address and legal description.

Name of Resource – Each resource name included the first known owner, or first owner listed in a city directory.

Current and Past Ownership – Current ownership information was documented as was the first known owner (or earliest recorded owner/resident).

Architectural Description – This included architectural style, significant architectural features, building form, building materials, approximate date of construction, any additions or alterations to the dwelling.

Overall Information – the current and historic function, condition of the dwelling, integrity of the dwelling. Secondary resources, such as detached garages were documented. Portable storage sheds were not recorded as part of this survey as they are not considered permanent buildings or structures.

Resource Evaluation – evaluated each resource to identify potentially significant resources and make recommendations for both local landmark and National Register of Historic Places designations.

Determined the Criteria the resource would be eligible under for its significance for listing.

Historic Background Information – provided any historic information known for each property. This information included (if known) previous owners, background information on previous owners, construction date, builders, architects, and newspaper advertisements of the property, etc.

Photographs – each form include a photograph of the resource.

Identify features – a list of identifying architectural features for each resources was provided such as, exterior wall materials, foundation material, roof type, plan, window types, chimney, integrated landscape planters, garage or carport type, and entrance type.

The survey form was created using Microsoft Word 2010.

Property Database

Parcel data was collected from the Madison County tax assessments, Madison County online property search and tax assessment website (<http://reweb1.co.madison.il.us/>) and Grandview Place parcel map of the study area provided by the City of Edwardsville.

Research

In order to obtain a comprehensive understanding of the history of the Grandview Place neighborhood, the consultant conducted background research prior to conducting the field survey. An important element of the documentary researched included examining all the property records on file with the Madison County Tax Assessors Office of each resource. These records were available online and the consultant printed each record. Information used from these records included the current owner and address, past owner, approximate construction date, legal description, building type (split-level, number of stories), and square footage. Additional research included Edwardsville city directories, three (published 1954, 1956 and 1959) are accessible online through Ancestry.com, as well as archival newspaper articles and advertisements published in the *Edwardsville Intelligencer*, available through Newspapers.com and Ancestry.com. Archival research conducted onsite included research of city directories housed at the Edwardsville Public Library and the Madison County Archival Library. Historic maps of the survey area were pulled from the Madison County Archival Library, along with some information on individual properties. In addition, the consultant toured the survey area with Jeff Lantz, the son of Alvin Lantz, who was the builder of many of the dwellings located in Grandview Place. Lantz provided information on which houses were built by his father and other builders or designed by local draftsman Leonard Land. The consultant utilized information gained by property owners through an information survey mailed to each property owner by the city. Additionally, previous residents and current owners also provided information about the Grandview Place neighborhood to Cindy Reinhardt through email or Facebook, this information was also used to verify information and background research.

The consultant made every attempt to discover the names of the individuals/families historically associated with the dwellings documented. Because of the comprehensive nature of the survey, deed research on individual resources was not possible.

Survey Field Work

A windshield survey was conducted prior to the intensive survey by driving along all the streets identified in the Grandview Place survey project area. Between, November 18-19, 2015, the consultant conducted an intensive level survey of all properties in the survey study area by street address. Fieldwork involved taking digital photographs of each property, as well as documenting the recourse style or type, cladding materials, height, plan type, condition, features, and secondary resources, then making a preliminary determination of National Register eligibility based on age, integrity and historic character-defining features. Due to inclement weather from November 16-18, 2015, the consulted was limited in conducting fieldwork. During this time library research was conducted. On November 17, 2015, the consultant toured the Grandview Place neighborhood with Jeff Lantz. Throughout the fieldwork, the consultant attempted to speak to property owners and individuals regarding particular properties.

Evaluation Methodology

Properties documented in the Grandview Place survey are evaluated upon the completion of the fieldwork, research and historic context to determine if properties meet the National Register Criteria. In order to properly evaluate the Grandview Place subdivision the following National Register bulletins were used as a guideline: 1) *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and 2) *How to Apply the National Register Criteria for Evaluation*. The Grandview Place subdivision is being evaluated for its significance as a neighborhood and for its significance as a local subdivision. According to the *Historic Residential Suburbs* Bulletin, to identify the historic significance under National Register Criteria A and C, the following is required:

Defining historic significance requires a close analysis of information, the development and design of a particular historic neighborhood and an understanding of local, metropolitan, and national trends of suburbanization. The property is viewed in relationship to broad patterns of suburbanization that shaped a community, State, or the Nation, and to determine whether the area under study meets one or more of the National Register Criteria for Evaluation.² While Grandview Place is not a suburb but a subdivision, at the time of its development, the neighborhood was located on the outer edges of town.

Historic District Evaluation Methodology

To determine if the Grandview Place subdivision has the potential to be a historic district, the data collected from the field survey, research, and the historic context of Grandview Place is analyzed and compared to the National Register Criteria. Also taken into consideration is if Grandview Place conveys significance under the National Register Criteria, and if the neighborhood as a whole retains its historic integrity. Once all the information is gathered, the Grandview Place subdivision is evaluated to determine if it meets the requirements. If it meets the requirements, the neighborhood is considered eligible for listing in the National Register of Historic Places,

² David Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C., National Park Service, 2002) p. 94.

and/or as a local historic district.

The majority of dwellings (resources) in Grandview Place should retain a level of integrity to be considered as contributing resources. In addition, the neighborhood as a whole must retain integrity.

For the Grandview Place survey, integrity is assessed by:

The overall presence (or absence) of exterior historic physical form, fenestration (arrangement of doors and windows), and architectural details, including mass, form, elevation, and materials that can be seen from the public right-of-way. Alterations and additions made during the historic period (over 50 years) should be considered historic features of a resource, although these features are not necessarily character-defining.

The integrity of a resource may or may not be affected negatively by alterations and additions. Generally, modest alterations and additions that have a slight effect on the historic design of the resource do not notably affect integrity.

For instance, to help determine the integrity of a dwelling that has been re-clad in non-historic siding, the following were considered:

- The degree to which the new material visually is similar to the dwelling's original material, design, and workmanship (e.g. replacement siding constructed of horizontal aluminum or vinyl siding would have less impact on the visual integrity of a dwelling originally sheathed in horizontal boards or novelty siding than one built of brick or stone. The same would apply to vertical clad dwellings.)
- The level to which other identifying features are covered or lost by the use of the new material (e.g. the negative impact of replacement siding is lessened if elements such as window surrounds, wood trim, exposed rafters/beams etc., are left intact, untouched and visible.)
- The degree to which the new material is supplemented by other alterations or additions that significantly or combine impact the dwelling's historic character (e.g. the combination of replacement siding with replacement windows, relocation of entries, replacement porch support (columns/posts), and porch railings.)

The National Register Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* clarifies resources like the houses in Grandview Place, can have integrity where the original siding has been replaced if the new siding:

- Visually imitates the historic materials;
- Has been sympathetically utilized without destroying and obscuring significant features;
- Is not accompanied by other alterations that significantly or combined to impact the resource's historic character.

Survey Results and Findings

Survey Results

The Grandview Place survey identified a total of 186 houses. Of the total houses surveyed, 184 dwellings were found to fit the period of significance (constructed 1954-1968), two dwelling outside of the period of significance (constructed 1972 and 2003), one secondary resource (detached garage) considered as a contributing resource, two non-contributing secondary resources (detached garages), and one object – the entrance walls constructed ca. 1954. Also included in the survey are approximately 69 light posts with glass globes (objects) and are considered eligible resources, as well as one set of brick piers with lights.

Historic District Potential

The survey results determined that Grandview Place retains a high level of integrity as a subdivision/neighborhood as a whole. Grandview Place has a great collection of Mid-century modern designed single-family residential dwellings, as well as the streetscape and landscape that represent well the time period of development (1953-1968), and as such has the potential to be a historic district; National Register and Local District. The Grandview Place subdivision represents an important era in Edwardsville's development as surrounding farmland and mine land was platted for residential subdivision development in the mid-20th century. While it has not been documented at the time of this report, the Grandview Place subdivision may represent a Federal Housing Administration (FHA) approved subdivision, which influenced subdivision design and home-building practices. Grandview Place exhibits the characteristics of a FHA subdivision with its one main ingress/egress, one main thoroughfare (Grandview Drive), loop and curvilinear streets, cul-de-sacs, topography and types of single-family residential houses. The subdivision of Grandview Place also displays a great variety of Mid-century modern architectural styles/forms, Ranch style, Split-Level form, Neo-Colonial style, and Contemporary style.

Grandview Place retains its original fabric as a subdivision to a high degree, it conveys a strong sense of history reflecting a mid-20th century planned subdivision. The layout and design of the neighborhood (yards, streetscape, entrance, and landscape) are intact. Some of the houses in Grandview Place have experienced changes over time, but those changes are typical of mid-20th century/post WW II neighborhoods. Most changes include the appropriate enclosing of carports, replacement siding (aluminum to vinyl; wood to vinyl), minor alterations to windows and doors. Windows which have been replaced have been done so with like-kind and fitting to the style or form of the house. The majority of additions to houses have been constructed on the rear elevations or setback appropriately on the side elevations. Only one house was determined to have an addition on the façade- 614 Grandview Drive. A small proportion (11 out of 186) are now considered non-contributing because of the level of modification that has taken place on the front of a house, the change of a roof form, the change of a main entrance with the enclosure of a carport, relocation of a garage, or a house that has only one exterior wall material that has been replaced along with another element/feature that has been replaced such as the windows; two of the 11 is considered non-contributing due to the date of construction, 1972 and 2003. Overall, the subdivision as a whole retains a high degree of integrity as discussed in detail below, under "Integrity Assessment of Grandview Place."

Those 11 properties do not detract from the neighborhood and while they may have experienced changes to the original roof form, relocation of an entrance, façade addition, or replacement wall cladding combined with the

replacement of another feature, these houses still convey the overall period of significance.

The 11 properties considered non-contributing:

1. 505 Grandview Drive – age of the dwelling, constructed 2003;
2. 601 Grandview Drive - relocation of the double car garage and a secondary entrance
3. 614 Grandview Drive – addition on the façade;
4. 617 Grandview Drive – altered roofline on the garage, in a 1960 photograph the roof appears to be flat;
5. 625 Grandview Drive – a combination of replacement siding (only exterior wall surface material), windows and the removal of a cupola on the garage roofline;
6. 514 Oak Hill Drive – entrance relocated when the carport was enclosed to a garage;
7. 410 Buena Vista Street - a combination of replacement siding (only exterior wall surface material), and windows;
8. 414 Buena Vista Street - a combination of replacement siding (only exterior wall surface material), porch railing and windows;
9. 429 Buena Vista Street – altered roofline;
10. 544 Buena Vista Street - a combination of replacement siding (only exterior wall surface material) and windows;
11. 409 Sunset Drive – age of dwelling, constructed 1972.

The two properties with non-contributing detached garages (secondary resources) are 411 Grandview Drive and 614 Grandview Drive.

Integrity Assessment of Grandview Place

Location – the locations of the subdivision and individual houses have not changed.

Design – integrity of design is consistently high for both the Grandview Place neighborhood as a whole and for individual properties within in the boundaries of the subdivision. The design of the subdivision reflects typical builders and developers of the time in which Grandview Place developed, with a sequestered street layout of one main ingress/egress, one main thoroughfare, curvilinear and loop streets, and cul-de-sacs. Houses were set back from the street and remain so today. Individual properties retain their original design features. Approximately 176 houses are considered contributing properties.

Setting – the setting remains consistent with its original setting as a residential subdivision.

Materials – integrity of materials is evident throughout Grandview Place. The main materials are brick, stone, wood siding, and aluminum siding. Window materials of aluminum/steel, or wood frame are retain on many of the homes. The use of various walls materials to provide visual diversity with many of the houses is intact.

Workmanship – high degrees of workmanship are evident, such as brick work, various patterns of brick work, stone work, stone accent, the use of vertical and horizontal wall cladding, as well as integrated landscape beds.

Feeling – a high degree of integrity is reflected in the lack of any major changes to the streetscape or to individual houses.

Association – Grandview Place subdivision is associated with Post WW II subdivision development in Edwardsville. It is articulate well with that association today. In addition the houses in the subdivision articulates the representation of Mid-century modern architecture.

Analysis of Grandview Place as a District

Name	Grandview Place Historic District
Resources	186 total houses; 175 contributing; 94% contributing 3 secondary resources (detached garages); 1 contributing 1 object – entrance walls; approximately 69 objects – light posts with glass globes; 1 object – brick piers with lights
Boundary Description	The boundary is defined by the Grandview Place Subdivision Plats – Grandview Place Plat (December 15, 1953), Grandview Place First Addition (January 8, 1958) and Grandview Place Second Addition (October 18, 1960). Streets included in the survey are Grandview Drive, Brookside Court, Legion Drive, Shady Lane, Oak Hill Drive, Sunset Drive, and Buena Vista Street. The Grandview Place subdivision includes properties on the north side of Shady Lane that are excluded from this survey. The properties 427, 431, 435, 447, and 443 Shady Lane are located in a different subdivision and are not part of the Grandview Place subdivision, therefore these properties have been excluded, as well as 551 Olive Street, located on the corner of Shady Lane and Olive Street.
Physical Description	Grandview Place is an intact collection of Mid-century modern designed single-family residential houses oriented in a planned subdivision with loop and curvilinear streets and cul-de-sacs.
Period of Significance	1953-1968 – period of development for Grandview Place
Applicable Criteria	Criteria A for its association as a mid-20 th century planned subdivision, and it represents an important era in Edwardsville's development as surrounding farmland and mine land was platted for residential subdivision development in the mid-20 th century. Also, as for its possible association as an FHA approved subdivision. Criteria C for its representation of Mid-century modern architecture – single family residential houses.
Context	Mid-20 th Century/Post WWII planned subdivision
Theme	Mid-century modern architecture
Statement of Significance	The Grandview Place Historic District is potentially eligible as a local and National Register district under Criteria A: Community Development and Planning; Criteria C: Architecture. It is significant as an excellent collection of Mid-century modern architecture of single-family residential and a representation of an important era in Edwardsville's development as surrounding farmland and mine land was platted for residential subdivision development in the mid-20 th century.
Development History	Edwardsville National Bank and Trust Company, the Schmidt agency, along with local builders established the Grandview Place subdivision, a restricted neighborhood ³ from 1953-1968.

Figure 2. Analysis of Grandview Place as a District

³ Restricted neighborhood refers to the design guidelines, rules and regulation established by the covenants, it does not refer to the restriction of who could purchase property in Grandview Place. Interviews conducted with several community members assumed "restricted" referred to the overall price range of the neighborhood.

Analysis of Grandview Place as a District

The City of Edwardsville and the residents of Grandview Place have a significant and unique subdivision -Grandview Place - as it is the only one of its kind in terms of layout, landscape, and houses in the community. People of every generation tend to be uninterested of buildings and subdivisions/neighborhoods from the recent past in preference of those that date further back in time. Grandview Place deserves to be recognized for its recent past, for it is significance to the community and it articulates an important part of the history of Edwardsville in several ways. While Grandview Place is of the recent past, and people of the community remember when those houses were built, or the original owners still residing in the houses they had built, it does not mean Grandview Place as a whole is too young to be significant for listing in the National Register of Historic Places.

Historic preservationists have not always been accepting of the built environment of our recently historic buildings. This is not something new, it has been going on for decades. At one time, the field of preservation did not think the buildings from the Victorian Era (1837 – 1901) were as notable as those from the colonial or federalist time period. Then attitudes changed, and preservationist realized buildings from the Victorian Era were an important representation of our country's built environment and history. The same indifference was against the buildings from the early 1900s to the 1940s. Craftsman bungalows, American Foursquare, Art Deco and Streamline Moderne were just buildings of the recent past. Then like those buildings of the Victorian Era, the buildings from the early 1900s to the 1940s became notable to our county's history and built environment. Presently, there is a movement, while not in full-force, to recognize and preserve the Mid-century Modern buildings constructed around 1945 to the mid-to-late 1960s, like those found in Grandview Place. The National Trust for Historic Preservation has realized the need for the preservation of the buildings of this era in our country's history. The paragraph below is a quote from the National Trust for Historic Preservation concerning the importance of historic resources like those found in Grandview Place.

"The significant buildings, landscapes, and sites of the Modern movement and the important architectural, social, and cultural resources of the past 50 years are among the most underappreciated and vulnerable aspects of our nation's heritage. Day by day, a steady campaign of demolition erodes the physical fabric of the recent past, with little consideration of its community importance, design significance, or role in creating a sustainable future. The National Trust for Historic Preservation challenges the nation to change how we view, steward, and preserve the architectural and cultural heritage of the recent past before more landmarks are lost."

Mid-century houses have been lost, some are in danger of being lost, and some are being preserved. Those being

lost are the result of a lack of protection, and a lack of appreciation for the styles and the social history connected to these houses in subdivisions like Grandview Place, the homes are at increased risk for loss unless communities like Edwardsville identify these significant houses as recorded in the Grandview Place survey. But it takes more than an architectural survey to prevent the loss of Grandview Place and other similar subdivisions – it takes preservation and protection. Grandview Place is worthy and deserves recognition, protection and preservation.

Several factors make Grandview Place a vital component in the history of Edwardsville, not to mention its history and architecture is significant as a whole on its own. These factors make Grandview Place worthy of recognition, protection and preservation.

Grandview Place represents a new method of land development. Prior to planned subdivisions, individuals platted several acres of land, divided into lots, then sold the individual lots to people who wanted to construct a house whether it be a builder or a future home owner. Grandview Place reflects the trend in development during the mid-20th century, Post-WW II. A developer purchased several acres of land, platted the land, hired engineers and surveyors, designed a subdivision with covenants/restrictions, then developed the area usually in more than one phase, and marketed the development. Land used to develop these mid-century neighborhoods was often farmland as in Grandview Place. Unlike many subdivisions developed at this time, Grandview Place was also used as mining land, not just farmland.

Development of underutilized land into residential living was not the only new trend during this time period, streetscape design changed as well to accommodate automobiles. In researching street maps prior to the development of Grandview Place, the neighborhoods of Edwardsville were designed in the grid pattern except for a couple of streets, Holyoake Road, Hale Avenue and Washington Place. Grandview Place was the first subdivision in Edwardsville to be designed in the new movement style promoted by the FHA, curvilinear and loop streets, cul-de-sacs and one ingress and egress. This new layout for subdivisions, like Grandview Place, prevented cross traffic from cutting through neighborhoods, slowed down traffic with its curvilinear, loop and cul-de-sacs and offered more privacy/security with one ingress/egress. Like subdivisions of this time, Grandview Place was designed without sidewalks to accommodate cars, and driveways were sited at the front of the yards instead of as previously designed with alleyways, to emphasis the role automobiles played in the homeowner's daily routine of commuting to work. While streetscape plays a vital part of the significance of Grandview Place, the topography of the neighborhood is also significant.

Grandview Place was developed on topography of uneven, rolling hillsides, areas of flat land and with natural water features. The overall landscape of Grandview Place was the perfect fit for the new style of architecture that was becoming popular. The houses were designed to adapt to the natural landscape of Grandview Place. The Split-Level

houses were designed to adapt to rolling hillsides, and uneven terrain. Of the houses in Grandview Place, 6% are designed in the Split-Level form. Another style to fit the landscape of Grandview Place with its uneven ground was the Contemporary house. The Contemporary house worked well with narrow lots, curved lots and also with sloping lots; 12% of the houses in Grandview Place are of the Contemporary style. Grandview Place has some very wide lots, perfect for the sprawling Ranch style house. Ground hugging, one story with low pitched roofs, the Ranch house was constructed on hill tops rather than grading a lot flat. Ranch houses were also designed to conform with curved lots. The majority of houses in Grandview Place were designed in the Ranch style, 71 % which includes subtypes of the Ranch and a new Ranch house built in 2003. The other style of house found in Grandview Place, the Neo-colonial style worked well with smaller lots, as home owners could gain more square footage with this two story design, and it also could expand across a large lot with a main unit with wings incorporated into the design. Neo-colonial houses make up 11% of the houses in Grandview Place. These house styles were designed to adapt to the land, instead of grading the land to accommodate the houses, as seen in many subdivisions.

All of these house styles and forms had one thing in common, the social values sought by homeowners of Post WWII. After WWII, family life become important to homeowners and so did a more relaxed style of living. Families wanted homes that functioned more for family life with more open floorplans, eat-in kitchens open to living areas, family rooms, and separate private spaces. This concept of opening living spaces offered a more cohesive lifestyle. The Mid-century modern home like those in Grandview Place, represented the new social philosophy in that houses interconnect the outside setting with interior living space. Houses were designed to bring the outdoors into the house with sliding doors opening to patios or decks, walls of windows which encouraged for interaction of families and the outside. Families would adopt a more active lifestyle with the large glass windows bringing the outdoors into their homes instead of being shut in by solid walls. Overall, the neighborhood of Grandview Place reflects well the social philosophy of its time.

Another important factor on why Grandview Place is worthy of preservation and recognition is that the developers of Grandview Place established this subdivision with preservation in mind. Grandview Place was established with covenants that put into place regulations and guidelines to protect Grandview Place. Their intent was that Grandview Place be preserved. The covenants restrict the subdivision to single family residential only, houses shall not exceed 2 ½ stories in height, and garages shall not exceed over two car slots. In addition, the covenants established an architectural control and architectural control committee to ensure all houses harmonize as a whole within the subdivision. Plus the covenants state the type of exterior wall material not allowed on houses and that houses respect the natural topography of the area.

Grandview Place is significance to the community of Edwardsville and should be preserved for the following

reasons:

- Represents well the Mid-century modern architecture movement
- Reflects a planned subdivision of the Post WWII era
- The first modern subdivision in Edwardsville to be designed with curvilinear, loop, and cul-de-sac streets with one ingress/egress – a new trend in development
- Represents a subdivision design for where the houses adapted to the natural landscape
- Reflects the national trend of developing farmland into a residential subdivisions; also an example of land being use for mining prior to development
- Preservation of Grandview Place was the intent of the developers when the subdivision was established

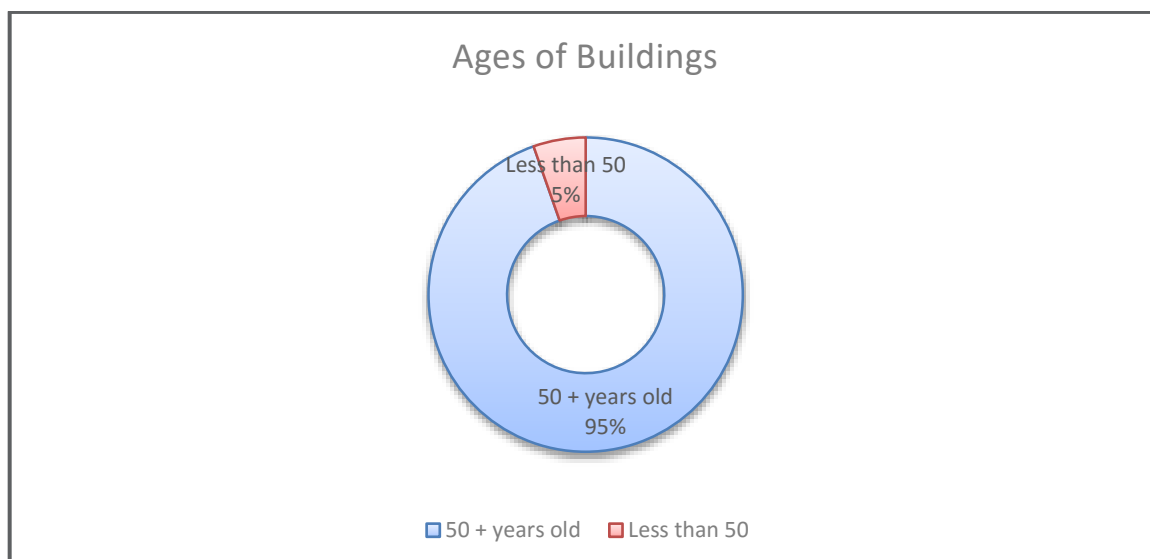
Grandview Place is a vital part of the Edwardsville community, it is the recommendation by the consultant that future steps be taken to carry out the intent of the developers to preserve the unique character and history of Grandview Place. As part of this recommendation, Grandview Place should be nominated to the National Register of Historic Places for listing.

Ages of Buildings

Of the 186 dwellings surveyed:

176 (95%) are at least 50 years in age as of 2016, meeting the first requirement to be considered “historic,” and contain the architectural characteristics associated with the Mid-century Modern period. 10 (5%) are less than 50 years in age, and all but 1 (constructed 2003) of these 10 dwellings contain architectural characteristics and historic significance associated with the Mid-century Modern period.

1. Ages of Buildings



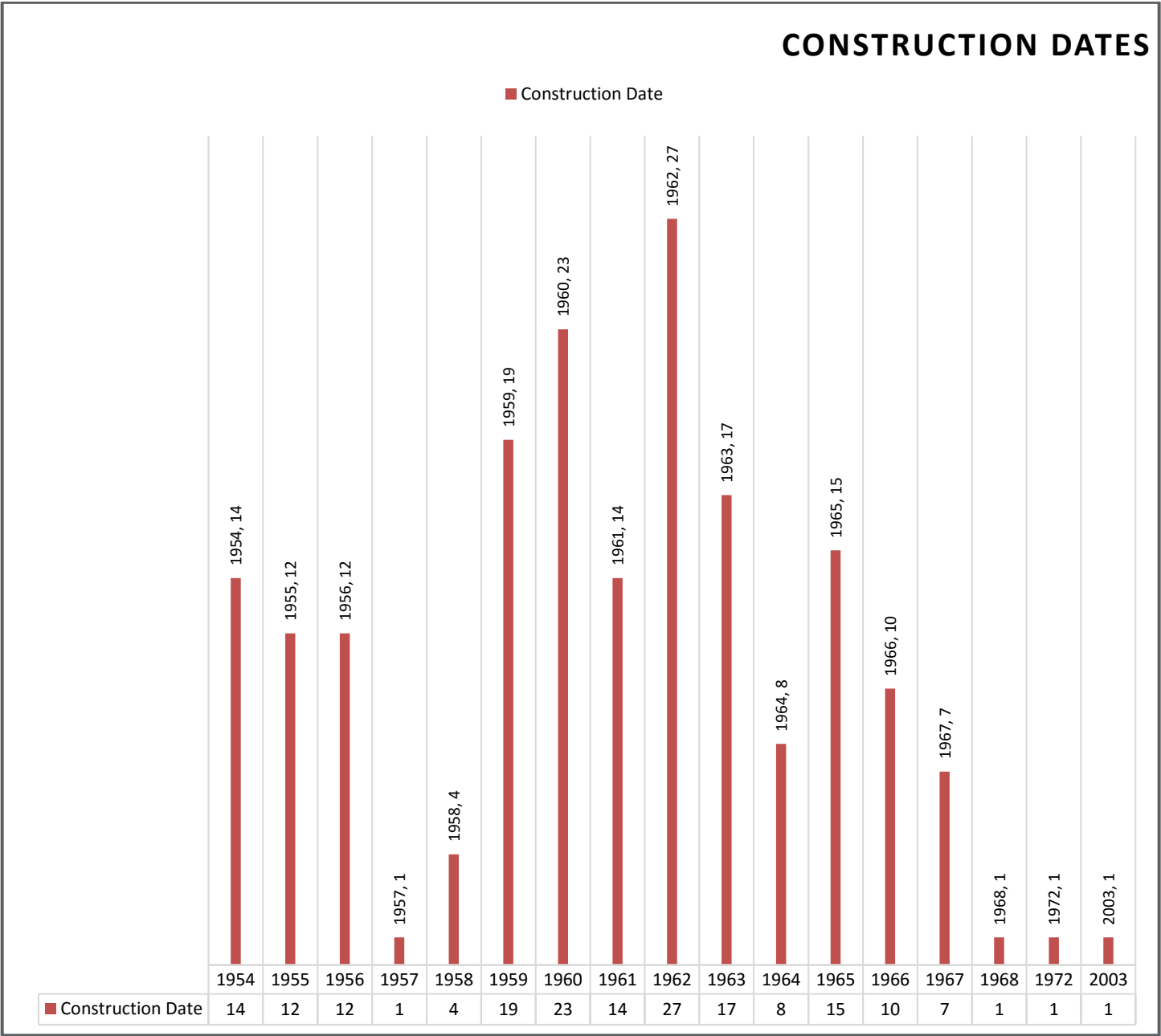
Construction dates of surveyed resources:

- 62 (33%) were constructed between 1954 and 1959
- 122 (66%) were constructed between 1960 and 1969
- 1(.5%) was constructed in 1972
- 1(.5%) was constructed in 2003

The charts on the following pages represents the approximate construction dates of resources of Grandview Place. Dates were established by city directories, tax records, a 1960 historic photograph of Grandview Place, newspaper advertisements and articles, as well as information provided by property owners (past and present) and previous residents of the neighborhood.

The data shown on the chart below provides the year of construction and number of houses constructed for that year.

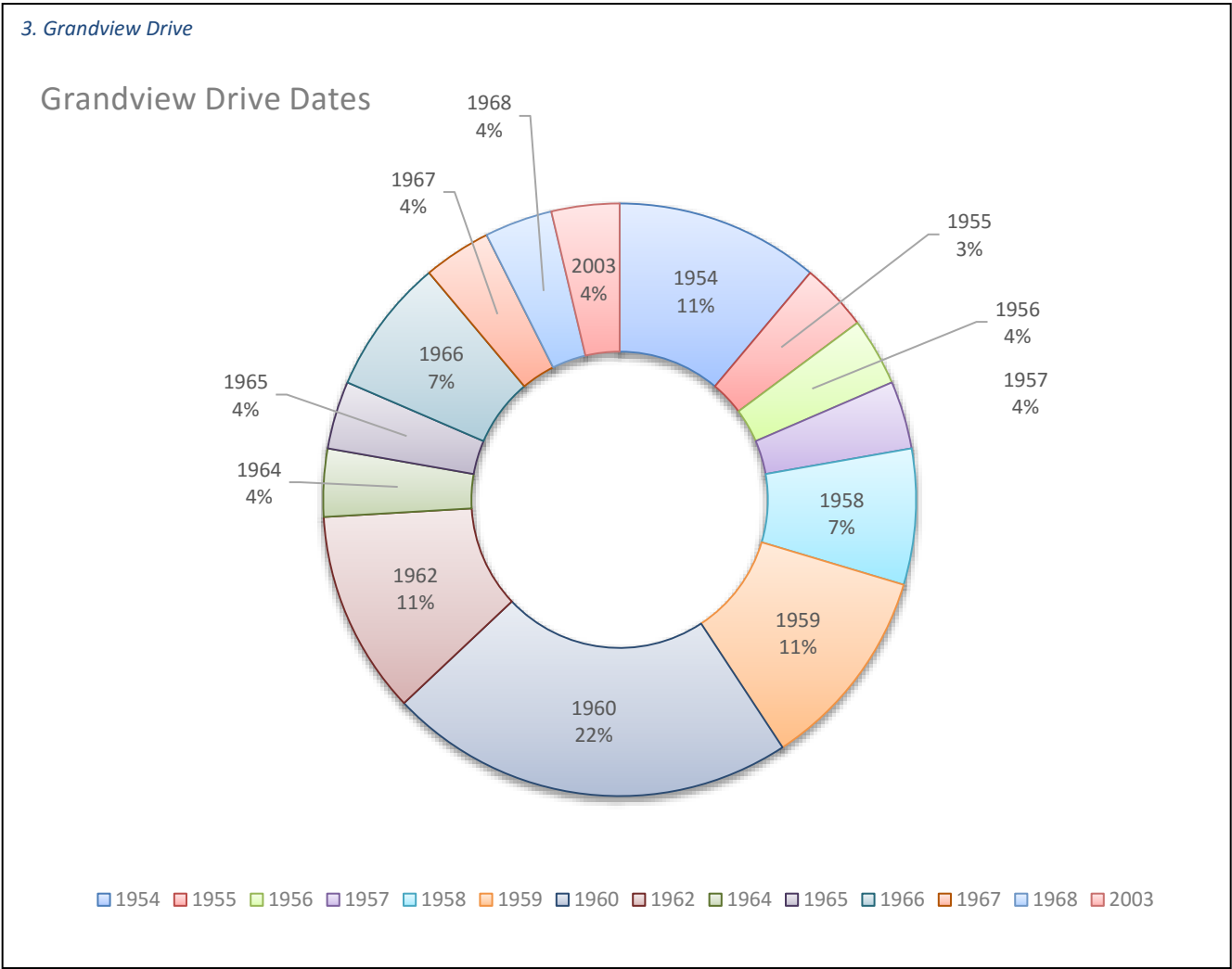
2. Construction Dates



The following charts provide a breakdown on construction dates by each street in Grandview Place.

Chart 3: Grandview Drive

- 3(11%) were constructed in 1954
- 1(3%) were constructed in 1955
- 1(4%) were constructed in 1956
- 1(4%) were constructed in 1957
- 2(7%) were constructed in 1958
- 3(11%) were constructed in 1959
- 6(22%) were constructed in 1960
- 3(11%) were constructed in 1962
- 1(4%) were constructed in 1964
- 1(4%) were constructed in 1965
- 2(7%) were constructed in 1966
- 1(4%) were constructed in 1967



4. Shady Lane Construction Dates

Chart 4: Shady Lane Construction Dates

- 2(25%) were constructed in 1955
- 1(12%) were constructed in 1962
- 3(37%) were constructed in 1964
- 1(13%) were constructed in 1966
- 1(13%) were constructed in 1967

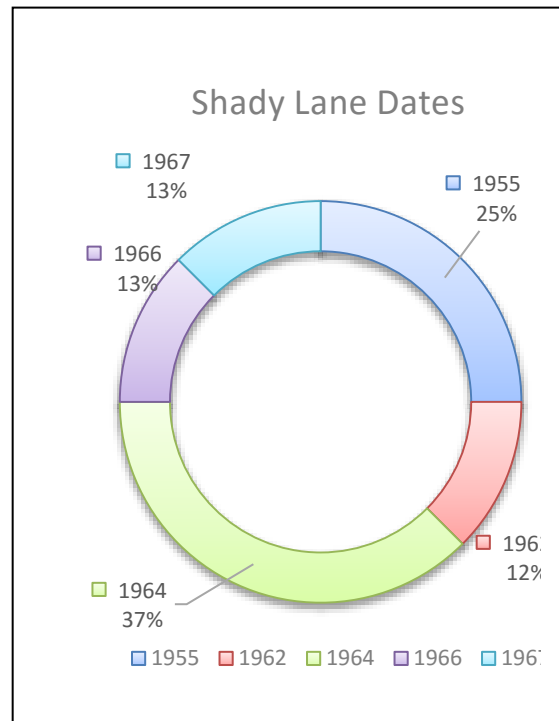


Chart 5: Legion Drive Construction Dates

- 3(33%) were constructed in 1954
- 4(45%) were constructed in 1955
- 2(22%) were constructed in 1956

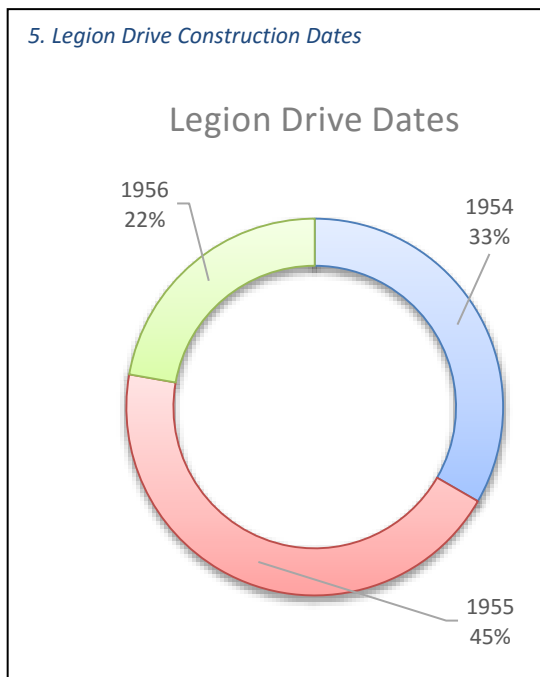


Chart 6: Brookside Court Construction Dates

- 2(17%) were constructed in 1954
- 1(8%) were constructed in 1955
- 4(34%) were constructed in 1956
- 1(8%) were constructed in 1960
- 3(25%) were constructed in 1962
- 1(8%) were constructed in 1965

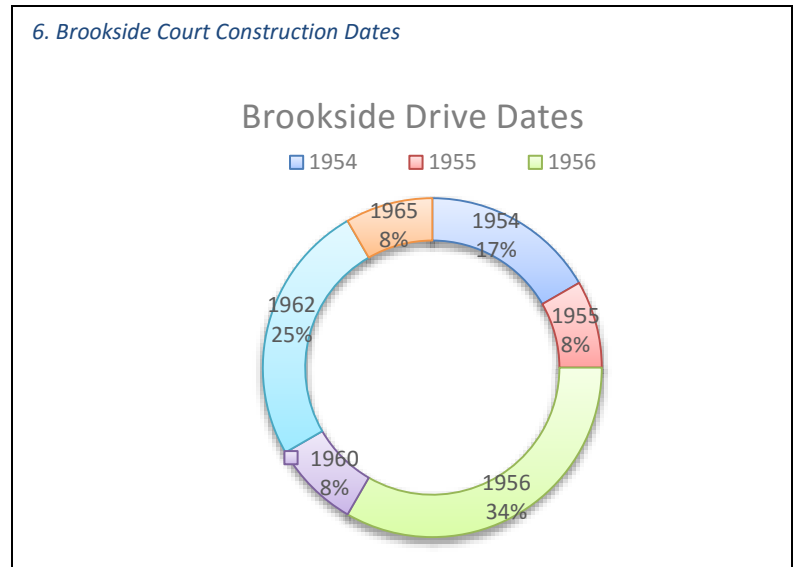


Chart 7: Oak Hill Drive Construction Dates

- 5 (22%) were constructed in 1954
- 3 (13%) were constructed in 1955
- 1 (4%) were constructed in 1956
- 1 (4%) were constructed in 1959
- 2 (9%) were constructed in 1960
- 1 (4%) were constructed in 1961
- 1 (4%) were constructed in 1962
- 2 (9%) were constructed in 1963
- 1 (4%) were constructed in 1964
- 2 (9%) were constructed in 1965
- 2 (9%) were constructed in 1966
- 2 (9%) were constructed in 1967

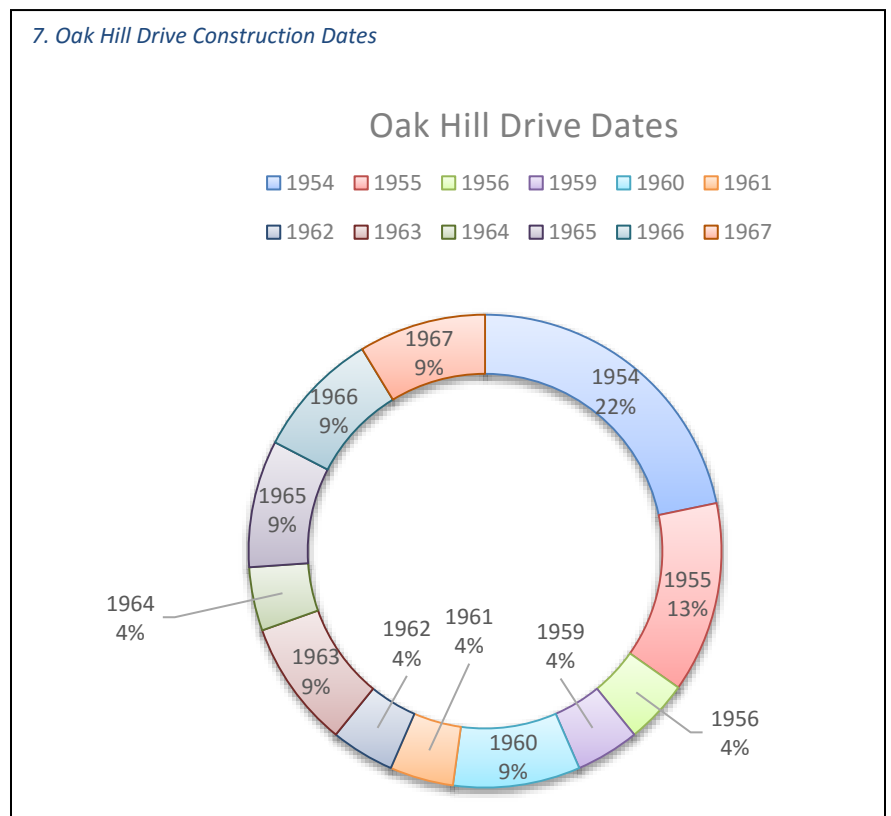


Chart 8: Sunset Drive Construction Dates

- 1 (3%) were constructed in 1959
- 3 (9%) were constructed in 1960
- 6 (17%) were constructed in 1961
- 6 (17%) were constructed in 1962
- 6 (17%) were constructed in 1963
- 6 (17%) were constructed in 1965
- 4 (11%) were constructed in 1966
- 2 (6%) were constructed in 1967
- 1 (3%) were constructed in 1972

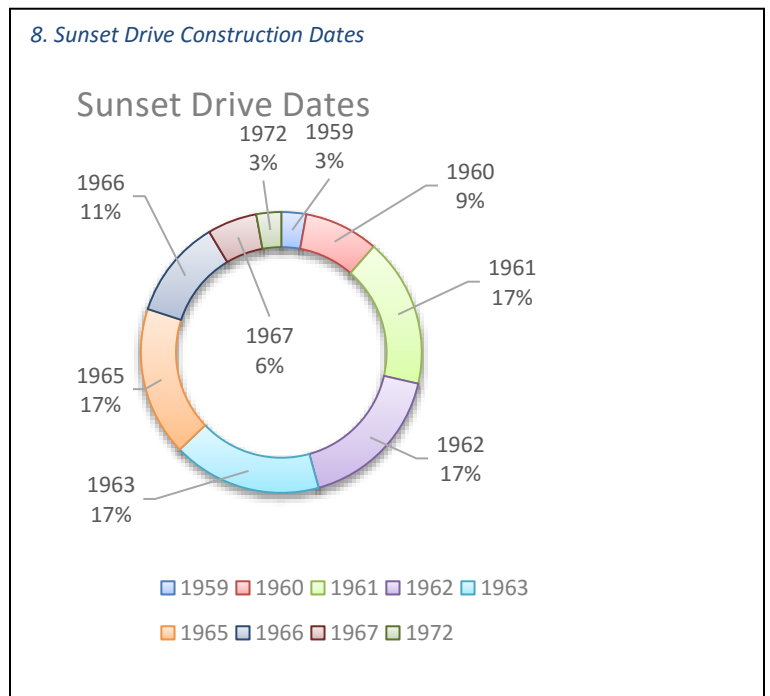
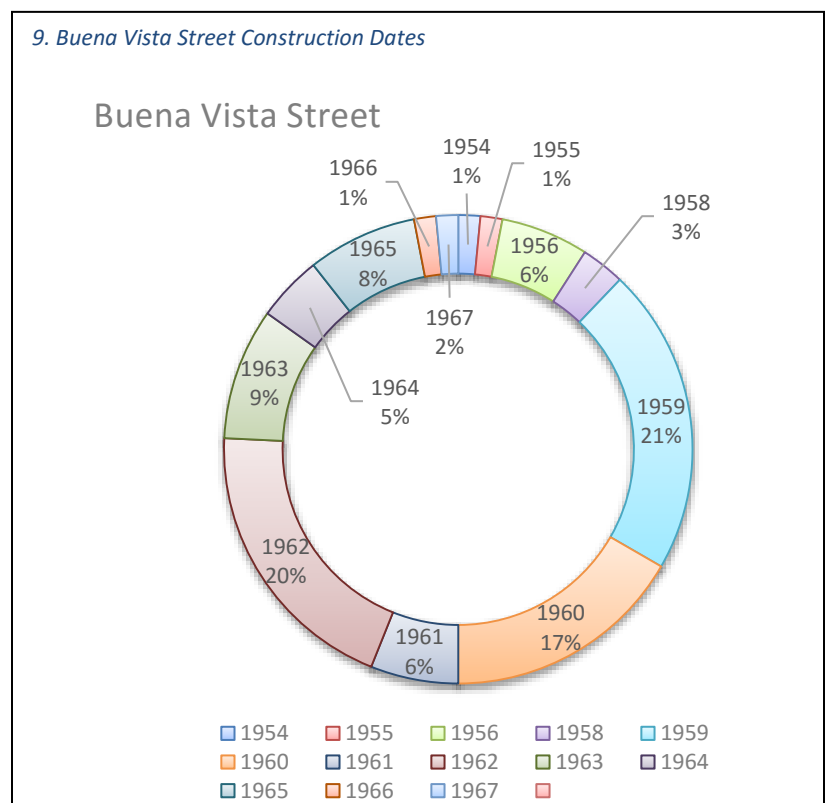


Chart 9: Buena Vista Street Construction Dates

- 1 (1%) were constructed in 1954
- 1 (1%) were constructed in 1955
- 4 (6%) were constructed in 1956
- 2 (3%) were constructed in 1958
- 14 (21%) were constructed in 1959
- 11 (17%) were constructed in 1960
- 4 (6%) were constructed in 1961
- 13 (20%) were constructed in 1962
- 6 (9%) were constructed in 1963
- 3 (5%) were constructed in 1964
- 5 (8%) were constructed in 1965
- 1 (1%) were constructed in 1966



Architectural Styles of Grandview Place

The Mid-century modern architectural styles of Grandview Place are described in more detail in the “Architectural Styles of Grandview Place” section.” The architectural style survey data is compiled in the following charts.

Architectural Styles

Of the 186 dwellings surveyed:

- 130 (70%) represent the Ranch style
- 1 (.5%) represent the Raised Ranch or Ranch Down style
- 22 (12%) represent the Contemporary style
- 20 (11%) represent the Neo-colonial style
- 12 (6%) represent the Split-Level style
- 1 (.5%) represent the Modern Traditional Ranch style

Chart 10: Architectural Styles for Grandview Place

10. Architectural Styles for Grandview Place

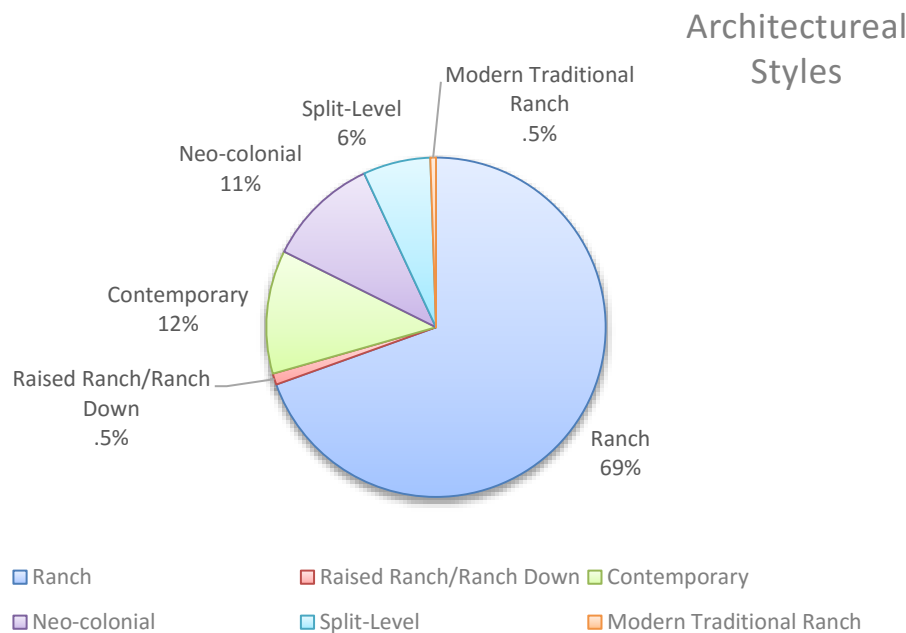


Chart 11: Architectural Styles for Grandview Place Drive

- 19 (58%) Ranch
- 7 (21%) Contemporary
- 4 (12%) Neo-colonial
- 2 (6%) Split-Level
- 1 (3%) Modern Traditional Ranch

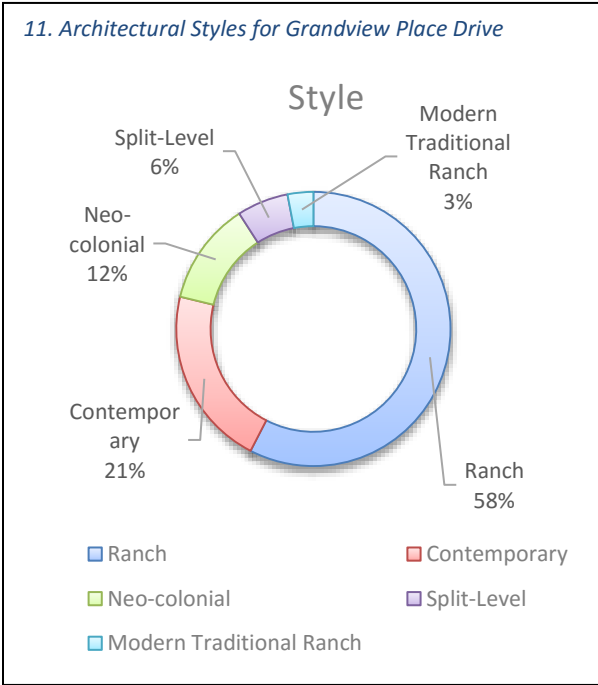


Chart 12: Architectural Styles for Shady Lane

- 3 (37%) Ranch
- 1 (12%) Raised Ranch/Ranch Down
- 2 (25%) Contemporary
- 3 (38%) Neo-colonial

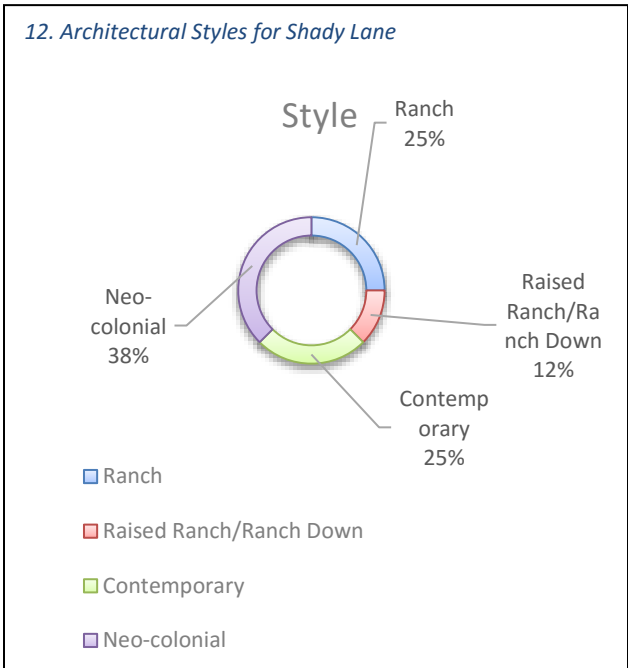


Chart 13: Architectural Styles for Legion Drive

- 8 (90%) Ranch
- 1 (10%) Contemporary

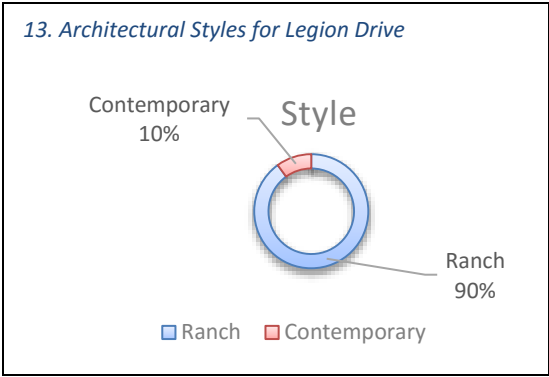


Chart 14: Architectural Styles for Brookside Court

- 9 (75%) Ranch
- 1 (9%) Contemporary
- 1 (8%) Neo-colonial
- 1 (8%) Raised Ranch/Ranch Down

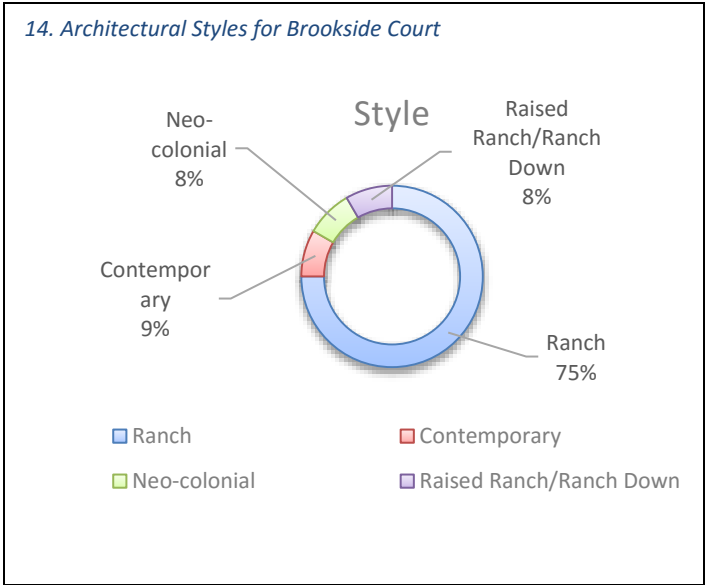


Chart 15: Architectural Styles for Oak Hill Drive

- 19 (83%) Ranch
- 2 (9%) Contemporary
- 1 (4%) Neo-colonial
- 1 (4%) Split- Level

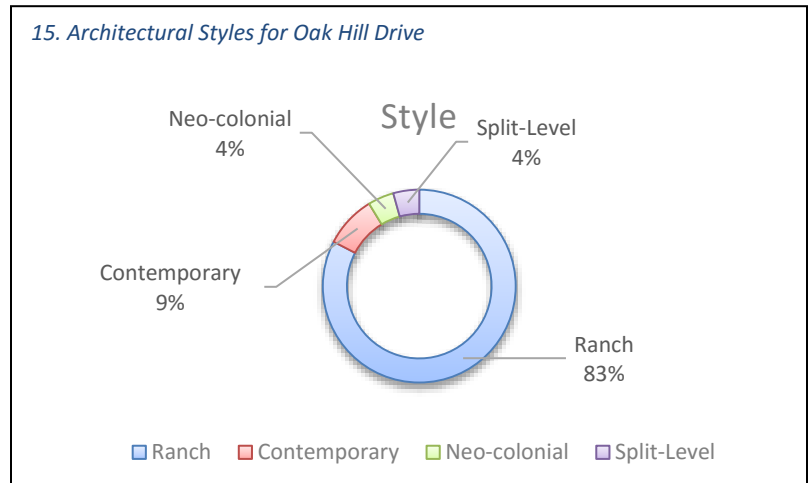


Chart 16: Architectural Styles for Sunset Drive

- 21 (60%) Ranch
- 1 (3%) Contemporary
- 7 (20%) Neo-colonial
- 6 (17%) Split-Level

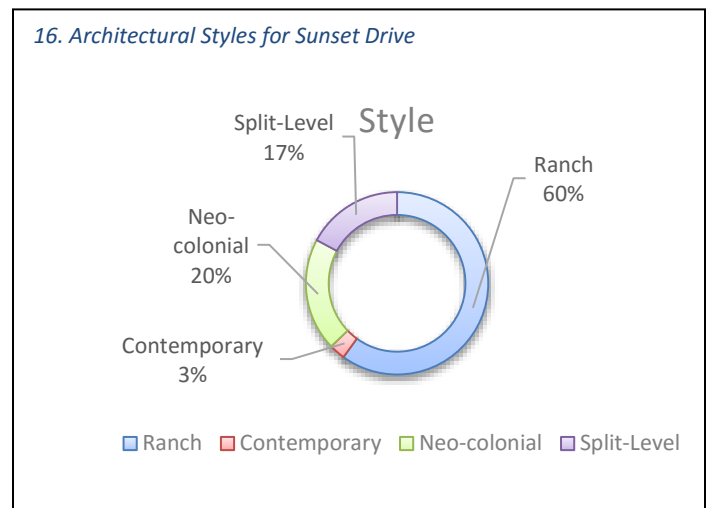
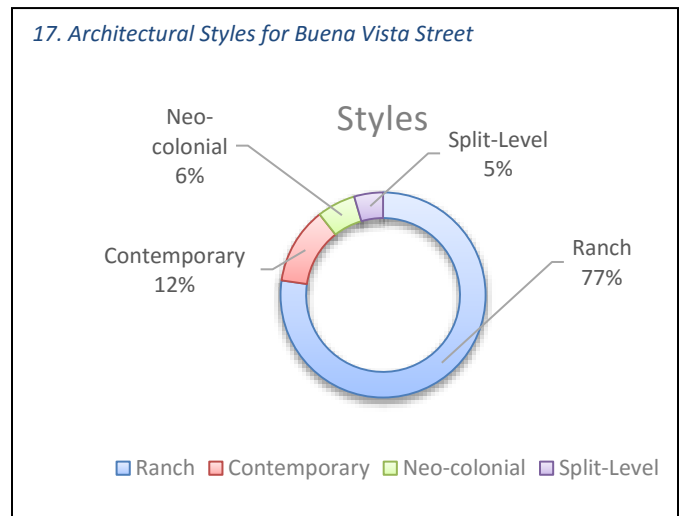


Chart 17: Architectural Styles for Buena Vista Street

- 51 (77%) Ranch
- 8 (12%) Contemporary
- 4 (6%) Neo-colonial
- 3 (5%) Split-Level



Materials

Mid-century modern residential dwellings often utilized more than one exterior wall surface material. The combination of materials created a unique, eye-catching, and modern appearance. The contrast of materials such as brick, stone, vertical wall cladding, horizontal wall cladding and board and batten emphasizes the linear elements of the modern designed home. The use of brick or stone with vertical or horizontal wall siding created a long, low, ground-hugging effect, often accented by the horizontal lines of the garage doors. The overall effect of the use of various wall material was artistic, and pleasing. The charts on the following pages provide data on the percentage of materials used in Grandview Place, overall and by each street. The data for horizontal siding is not broken down to the type of material, aluminum/steel, wood or vinyl, as the consultant did not enter onto private property to determine the actual material. For some properties, the type of material was easily determined from the street view and the individual survey forms document the type of material. The data does not take into account the material used on chimneys.

Chart 18: Wall Material found in Grandview Place

- 151 (46%) Brick
- 22 (7%) Stone
- 95 (29%) Horizontal Siding
- 51 (15%) Vertical Siding
- 9 (2%) Board & Batten
- 1 (1%) V-Shaped Patten Siding

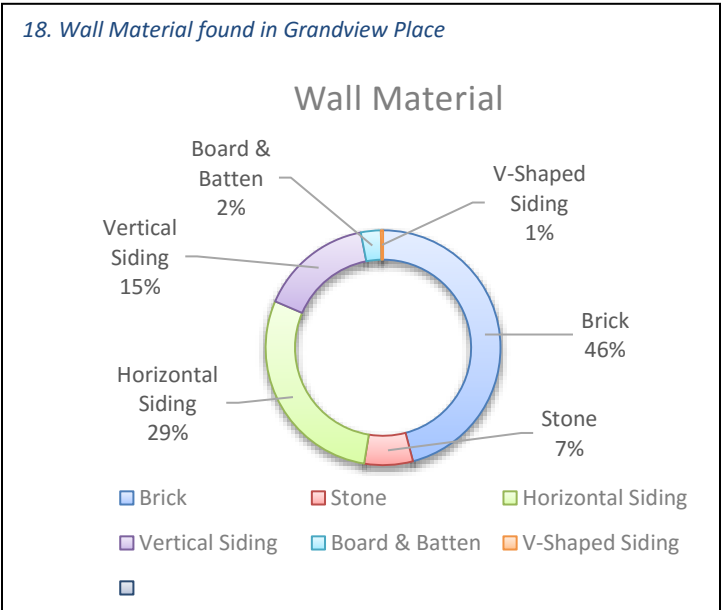


Chart 19: Wall Material – Grandview Drive

- 29 (49%) Brick
- 6 (10%) Stone
- 15 (26%) Horizontal Siding
- 6 (10%) Vertical Siding
- 3 (5%) Board & Batten

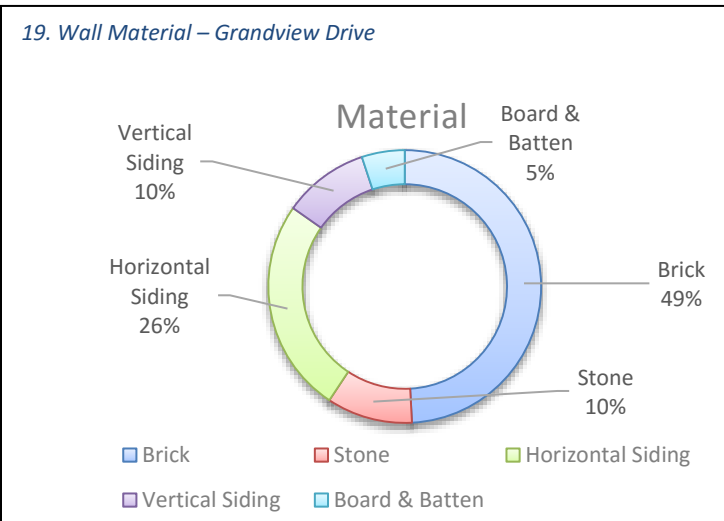


Chart 20: Wall Material – Shady Lane

- 6 (37%) Brick
- 5 (31%) Horizontal Siding
- 4 (25%) Vertical Siding
- 1 (7%) Board & Batten

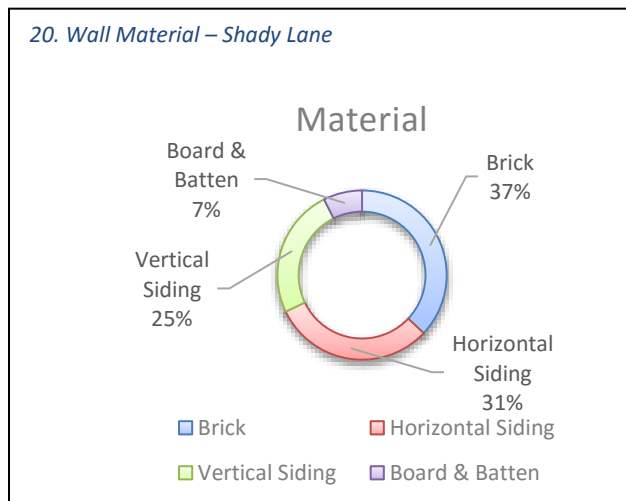


Chart 21: Wall Material – Legion Drive

- 5 (39%) Brick
- 1 (8%) Stone
- 2 (15%) Horizontal Siding
- 5 (38%) Vertical Siding

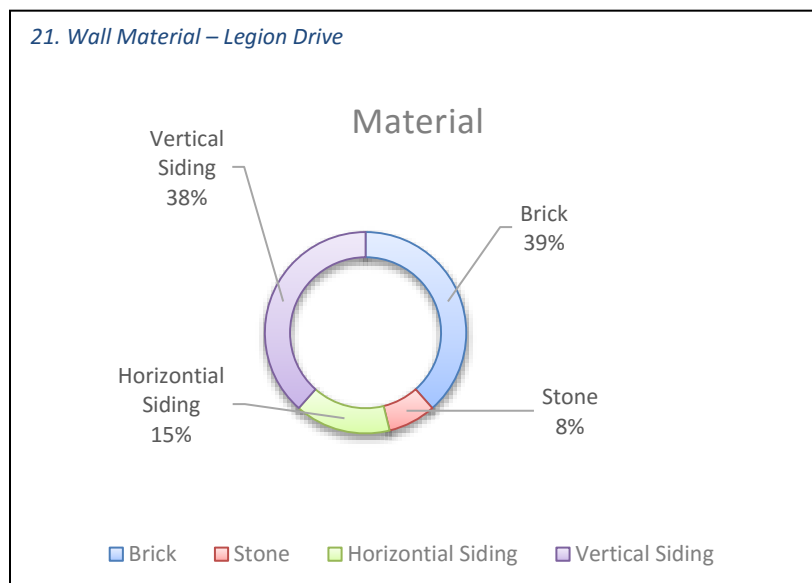


Chart 22: Wall Material – Brookside Court

- 6 (29%) Brick
- 8 (38%) Horizontal Siding
- 7 (33%) Vertical Siding

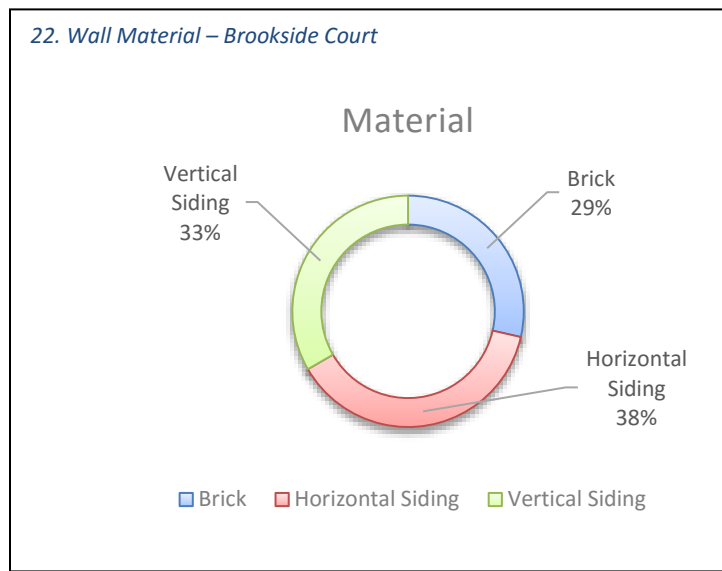


Chart 23: Wall Material – Oak Hill Drive

- 20 (39%) Brick
- 4 (8%) Stone
- 8 (16%) Horizontal Siding
- 11 (21%) Vertical Siding
- 8 (16%) Board & Batten

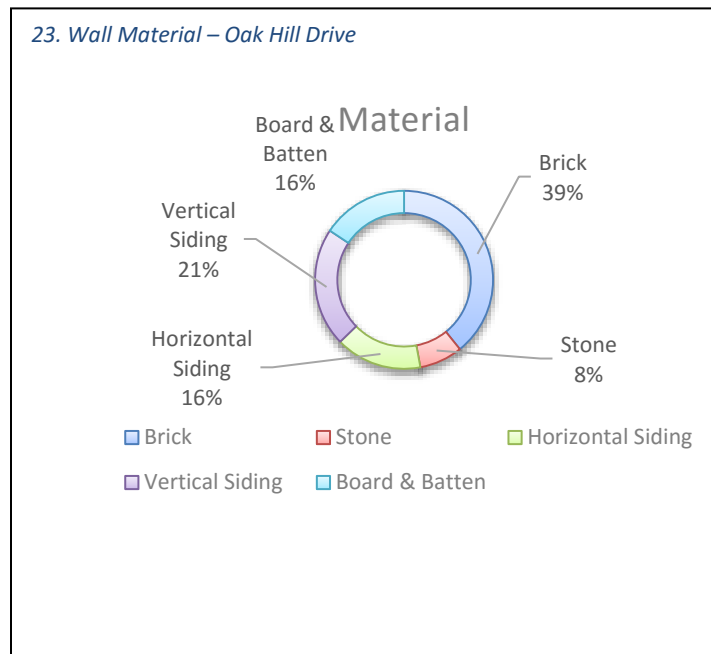


Chart 24: Wall Material- Sunset Drive

- 31 (49%) Brick
- 1 (2%) Stone
- 21 (33%) Horizontal Siding
- 7 (11%) Vertical Siding
- 2 (3%) Board & Batten
- 1 (2%) V-Shaped Pattern

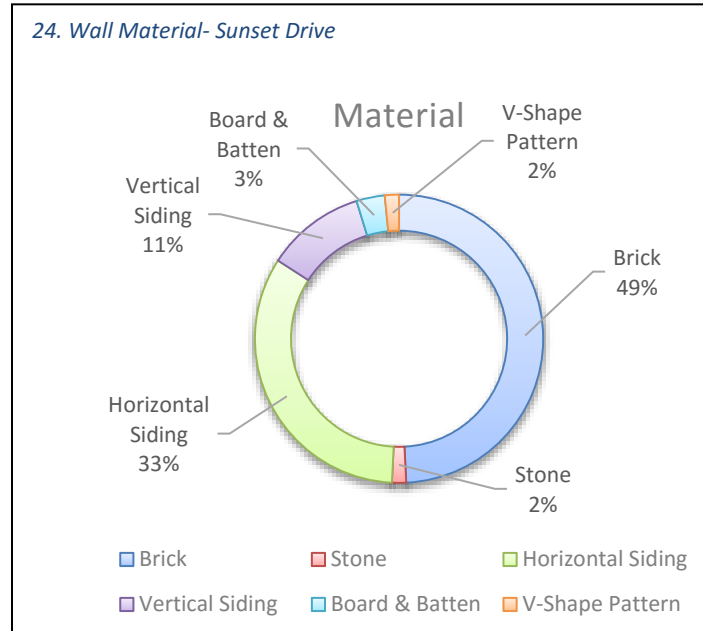
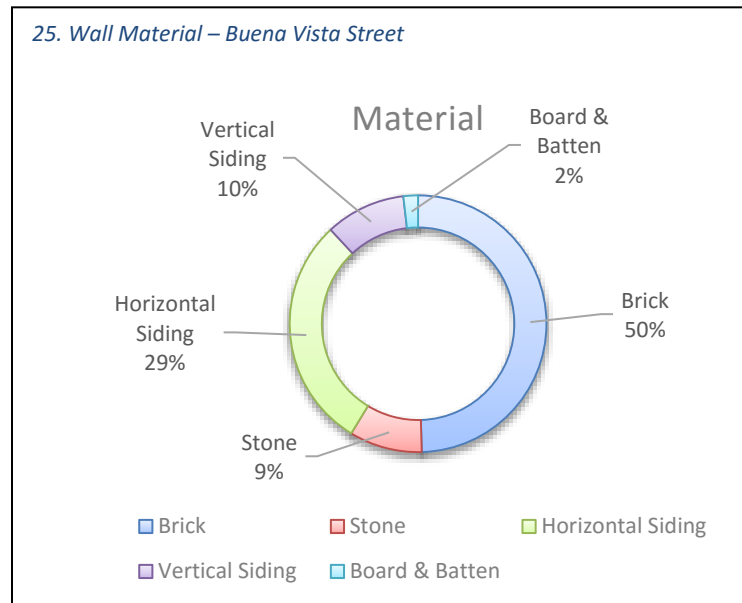


Chart 25: Wall Material – Buena Vista Street

- 54 (50%) Brick
- 10 (9%) Stone
- 32 (29%) Horizontal Siding
- 11 (10%) Vertical Siding
- 2 (2%) Board & Batten



Historic Context

The Rise of Postwar Residential Subdivisions and Grandview Place

After World War II, when Americans thought of their future, they envisioned life as a homeowner which included in a new home not rented, and raising a family. This American Dream was verified by a 1945 Saturday Evening Post survey in which only 14% of the respondents would be content to live in a 'used' house or an apartment. The survey results were published in 1946 by *Better Homes and Gardens* magazine. A total of 11,428 families of those surveyed revealed the average American desired a home that included more spacious living with an eat-in kitchen, dining room, multi-purpose living space, a basement, storage space and a yard for children.⁴

The period from 1945 to 1975, in United States history was defined as "a boom for single-family residential construction, suburbanization, and the realization of the American dream of home ownership." More than 13 million homes were built nationwide between 1945 and 1954.⁵ Grandview Place subdivision while not a true suburb, but a subdivision in the community of Edwardsville, was just starting development in 1954, in the middle of the housing boom.

The housing boom, while a result of the end of war and soldiers returning home, starting families and needing homes, was also a continuation of the 1920s suburban expansion sustained by the federal government. A remedy to increase the economy of the country, Secretary of Commerce Herbert Hoover wanted to also address the shortage of housing by government programs like the Architect's Small House Service Bureau (1921), and the "Own Your Own Home" campaign, and the Better Homes of American Inc., program. These programs encouraged home ownership and long term mortgages. Then government assistance went from promoting home ownership to financial assistance for potential home buyers with the establishment of the FHA, which evolved out of the National Housing Act (1934) as part of the New Deal.

The FHA provided low-interest, long-term mortgages to increase the economy. The FHA insured mortgages, taking the risk away from the lenders. It was through the FHA that prospective homebuyers could acquire a low-interest, long-term, low down payment, and purchase a home, then repay the loan with regular payments that were affordable.⁶ Guidelines for subdivisions were distributed by the FHA, and stated subdivision should represent a unified sense of community that let each property owner take an interest in maintaining their house, and this in turn promoted long-term mortgage security.⁷ By the 1940s, the FHA standards and guidelines stipulated that older neighborhoods would not qualify for assistance. The subdivisions that were developed between 1945 and 1975 were shaped by detailed standards by the FHA as well as industry and local zoning ordinances.

These guidelines ensured most residential subdivision were standardized. While it is not known at the time of this report, characteristics of Grandview Place indicates it was an FHA approved subdivision. The FHA guidelines set forth guidelines to create a sense of enclosure or a sequestered street system from existing roads by the

⁴ Rosalyn Baxandall and Elizabeth Ewen, Picture Windows: How the Suburbs Happened (New York: Basic Books, 2000), 87.

⁵ Pettis, 49.

⁶ Mark A. Weiss, The Rise of the Community Builders (New York: Columbia University Press, 1987), 145.

⁷ Pettis, 54.

means of one or at the most three ingress/egress, like Grandview Place. This layout provided a sense of security for the homeowners, not just about traffic but it also established a sense of neighborhood identity. While Grandview Place has only one main entrance and exit, there is a secondary access through Olive Street, a pre-existing street when Grandview Place was platted. Other features of an FHA approved subdivision, include siting houses on curvilinear streets, loop streets and cul-de-sacs, as well as side streets off the main entrance street and consistent setbacks. This layout of a subdivision was aimed at reducing the driving speeds, as a safety precaution for residents, especially children. Another requirement of FHA was subdivisions must have deed restrictions and covenants, like Grandview Place.⁸

In addition to FHA, a new program to help with the housing shortage for veterans was established. The G. I. Bill legislation, with the Veteran's Emergency Housing Acts of 1946, 1948, and 1949, permitted FHA mortgages with either no or low down payments at the interest rate of five to six percent and thirty year terms, these loans became known as VA loans. Under these stipulations about 3.5 million home mortgages were awarded to veterans. However, the funding was limited to the size of the house, 800 to 1,000 square feet and a specific price range.⁹ The vast majority of homes located in Grandview Place have more square footage than allowed for VA loans and sold for over the allotted price range.

Grandview Place

The Grandview Place Subdivision is the only subdivision of its type in Edwardsville and dates back to 1953. It encompasses an area of an estimated 64.74 acres (roughly figured using the website: <http://www.freemaptools.com/area-calculator.htm>). Its 186 dwellings are arrayed along seven streets including Grandview Drive, the main thoroughfare, to curving and loop streets to cul-de-sac courts. The subdivision is sequestered with one main ingress/egress—Grandview Drive, and a secondary ingress/egress—Olive Street which is not a main thoroughfare, but a residential street with a few houses that connects into Grandview Place and pre-existing when Grandview was established.

At the time Grandview Place was under development, the Montclair subdivision in Edwardsville was also under development. While Grandview Place was totally developed by 1972 with the exception for one house constructed in 2003, Montclair is still being expanded and developed presently. An article in the *Edwardsville Intelligencer* on January 5, 1968 stated that Montclair had building lots available for the six and seventh addition and a 1971 article stated the city council approved the ninth plat for Montclair. Unlike Montclair, Grandview was developed in three stages with three plats. Grandview Place was laid out as a sequestered subdivision with one main ingress/egress and Montclair has multiple cross streets and entrances. Unlike Montclair, Grandview Place was platted as detached single-family residential dwellings only, and located within Montclair are duplexes. Within the city of limits of Edwardsville, Grandview Place is the only subdivision of its type for its period of significance 1953 – 1972.

The population growth created by combined annexation and development of Grandview Place, Montclair and an area near Leclair School along East Franklin Avenue, prompted the City of Edwardsville in 1956 to propose a census ordinance in order to ascertain the population in the newly annexed areas of the city since the 1950 U.S. Census. The benefit of the census ordinance at the time allowed for the city to claim additional state motor fuel

⁸ Michael Southworth and Eran Ben-Joseph, "Street Standards and the Shaping of Suburbia," *APA Journal*, Winter (1995), 77-78.

⁹ Pettis, 54.

tax receipts. The ordinance provided for a “census taker(s)” to determine the exact data as to the number of residents in the three areas that had been annexed since 1950.¹⁰

Site History – Grandview Place

Prior to the development of Grandview Place, the land in which Grandview Place is located was once farmland and mine land. The earliest documented history of the Grandview Place land dates back to the Benjamin Stephenson Homestead; only a partial section of Grandview Place was included in the homestead. Stephenson acquired 182 acres of land in 1819 from John Robinson who was granted land by the United States Government in 1814. The homestead would expand to 220 acres. It is not known at the time of this report if the location of Grandview Place was part of the original 182 acres acquired by Stephenson. Over time, the section of land that would develop into Grandview Place was sold off from the homestead in the late 1840s to Frederick A and Carolina Fix Wolf. The Wolf family constructed their family home at 524 Olive Street; a section of this property abuts Brookside Court property lots. The Wolf’s would have three sons (Otto, Frederick and Adolphus) to establish a mining operation on the site of what would later be developed as Grandview Place.¹¹

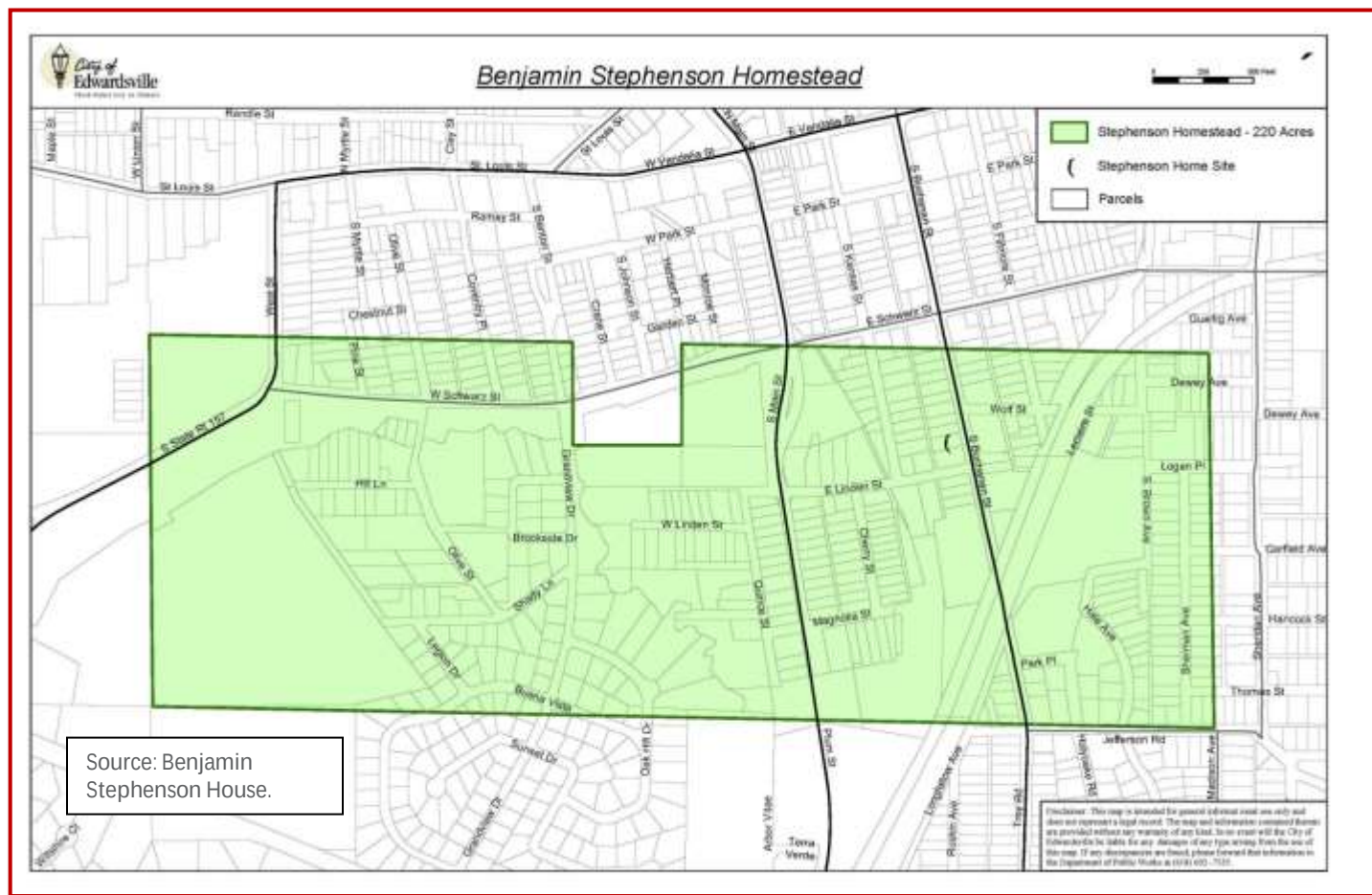


Figure 3. Benjamin Stephenson Homestead Map

¹⁰ “Plan Census in 3 Subdivisions at Edwardsville,” *Alton Evening Telegraph*, 22 February 1956; “Census Proposed in Subdivisions,” *Edwardsville Intelligencer* 22 February 1956.

¹¹ Roxann Raisner, Directory of Benjamin Stephenson House, email correspondence with Terri L. Foley, 3 February 2016; The Colonel Benjamin Stephenson website, Accessed on 3 February 2016 (<http://www.stephensonhouse.org/History.asp>) and Cindy Reinhardt, email correspondence, 5 May 2016.

According to coal mine maps of Illinois and a report “Directory of Coal Mines in Illinois 7.5 Minute Quadrangle Series Edwardsville Quadrangle Madison County,” Grandview Place is sited on land that once was part of Edwardsville No. 3 Mine that operated from 1879 – 1923.¹²

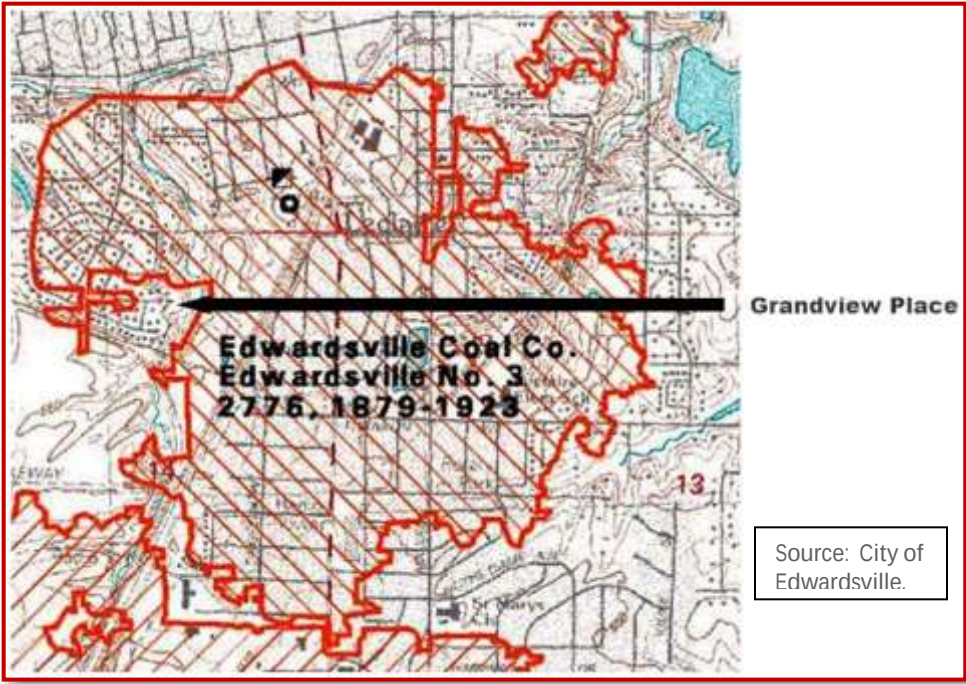


Figure 4. Map- Edwardsville Mine No. 3

The table below reflects which companies mined the land, the name of the mine, the years, and production amount.

Company	Mine Name	Years	Production (tons)
Wolf Brothers Coal & Mining Company	Wolf Brothers	1879-1891	576,332 Production unknown 1879-1881
Madison Coal Company	Madison No. 3	1891-1904	893,917
Edwardsville Coal Company	Edwardsville No. 3	1904-1910	380,734
City Coal Company (Operated under Herzogg-Gears & Co.)	City No. 3	1910-1917	216,445
Edwardsville Coal Company	Edwardsville No. 3	1917-1920	151,280
Edwardsville Coal Company	Edwardsville No. 3	1920-1923	215,336
Total			2,434,044

Figure 5Production History of Mine No. 3

¹² Cheri Chenoweth and Melony E. Barrett, “Directory of Coal Mines in Illinois 7.5 Minute Quadrangle Series Edwardsville Quadrangle Madison County,” Department of Natural Resources, Illinois State Geological Survey, 2001, Revised 2004.

Tax assessment records published in the *Edwardsville Intelligencer* from 1919-1935, and map (see Figure 6) published in *Edwardsville The City Beautiful*, (1931) stated Frederick (Elizabeth) Beckmann owned the parcels of land that comprise what would later become Grandview Place. It is not known if Beckmann owned the land and leased it to the mining companies. According to an obituary published in the paper, Beckmann died in May of 1935. In 1936, a notice of public sale of real estate, the widow of Beckmann would put the real estate property of Beckmann estate up for auction on March 5, 1936, including the tracts that would later comprise Grandview Place.¹³ Further research is required to determine who purchased the land, and who owned the land until Edwardsville National Bank and Trust Company purchased the land for development of Grandview Place and filed a plat, December 15, 1953, for the first section to be developed.

Before the land was developed into residential living, it was farmland as stated earlier. According to Henry Weinacht, his brother in-law, Kenny Knecht farmed the land which was sowed in corn. Weinacht did not know who owned the farmland at the time.¹⁴ The neighboring land, that now is the American Legion Golf course, at one time was a large wheat field.¹⁵ Grandview Place like so many subdivisions which developed Post WWII. Once was farmland. Developers to meet the demand for new housing acquired large tracts of farmland, once the land was acquired, the developers platted subdivisions, as was the case for Grandview Place. Another similarity in the site history of Grandview Place with other subdivisions during their period across the country, was the existence of the streetcar railway. Many of the subdivision established were near streetcar lines or in towns with streetcar lines. In viewing historic maps of the area around Grandview, a streetcar railway ran along what is now Grandview Drive, the entrance and main thoroughfare of Grandview Place. The map below shows the streetcar railway that once ran through the middle of Grandview Place.

¹³ "Public Sale of Real Estate," *Edwardsville Intelligencer*, 11 February 1936.

¹⁴ Henry Weinacht, Telephone interview with Terri L. Foley, 19 January 2016

¹⁵ Cala Lexow, Facebook post about Grandview Subdivision, 22 November 2015.

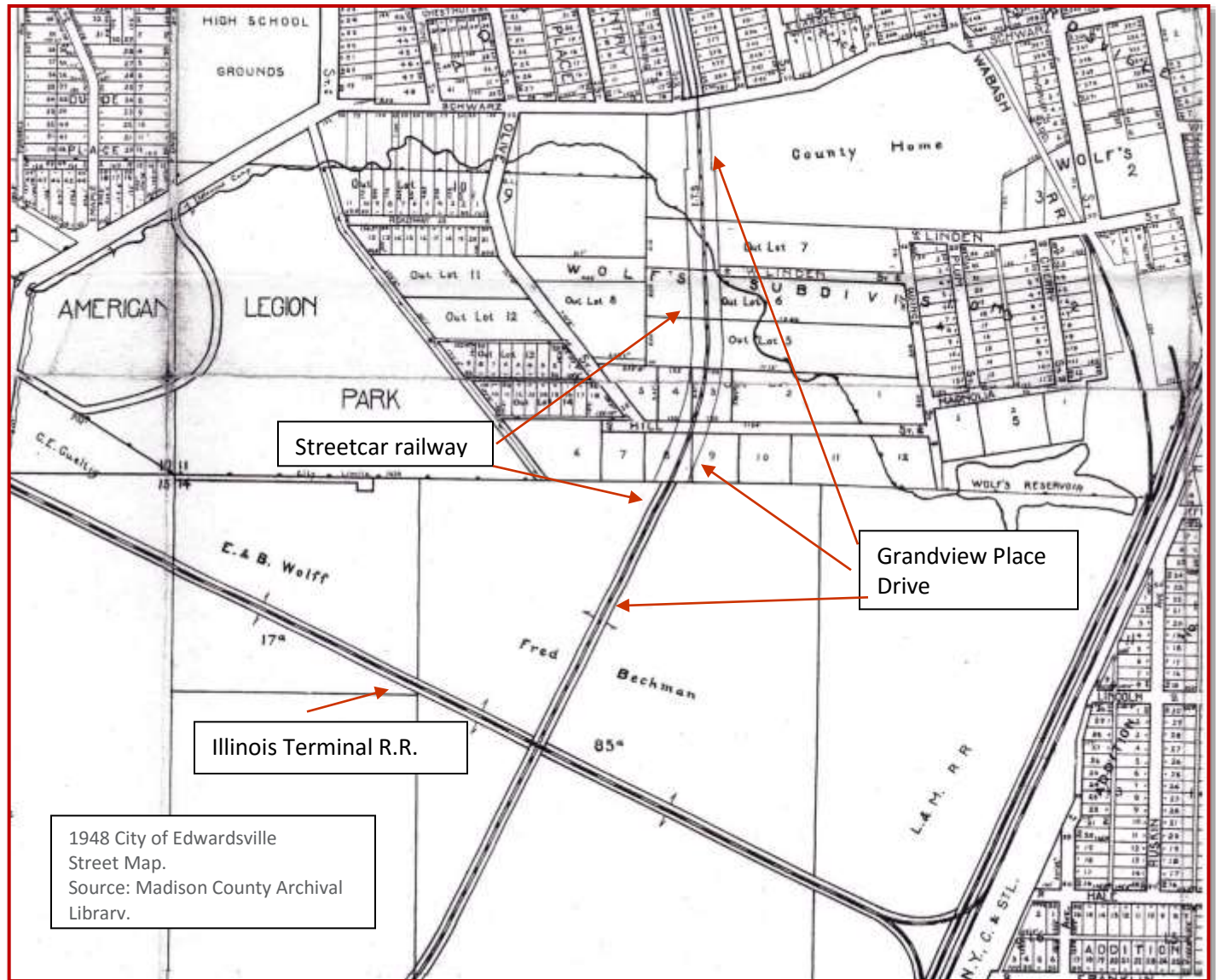


Figure 6. 1931 Map - Showing tract of land prior to development

Development of Grandview Place

The development process of a Post WWII single-family residential subdivision like Grandview Place had a variety of contributors in the development process. In order to understand the development process, it is essential to know the terminology involved with residential development. The term *subdivision* signifies a tract of land divided into lots for the purpose of sale and development. A *plat*, is utilized to delineate the boundaries of the tract (subdivision), lots, streets, and easements. A plat is approved by the governing city, then recorded at the county courthouse. Once a plat has been approved and filed, then development and the sale of lots may begin. A *development* when related to a subdivision, is the development of a tract of land and the process of refining raw land (undeveloped) for a new use.¹⁶ While most people often use the term *neighborhood* as an alternative

¹⁶ Stephen A. Morris, Subdivision "Regulation and Historic Preservation," National Park Service, August 1992; Ames and

expression for *subdivision* the meaning of the two terms are not always the same. A neighborhood may refer to one subdivision or several, or not an actual planned subdivision but an area. Sometimes the name of a neighborhood is established by the local community and is not a name of a planned residential area.¹⁷ Grandview Place is referred to as a subdivision and as a neighborhood within the community of Edwardsville.

Grandview Place subdivision, like other subdivisions developed during the subdivision boom between 1945 and 1970, depended on an array of people to develop the land into residential housing. The first step in establishing a subdivision, is when a developer purchases the land. In the second step, the developers, also referred to as “merchant builders” or “community builders,” hired an engineer to draw up the plats, layout the streets and lots, grade the site, construct streets, install utilities, obtain financing begin construction, obtain any permits required from city, county, or federal agencies (FHA or VA) and develop a marketing plan.¹⁸ The Grandview Place plats state that the land was owned by Edwardsville National Bank and Trust Company, Trustee and owner of the land (the developer). A search of real estate transfers posted in the Edwardsville Intelligencer throughout the years of development for Grandview Place, listed several lots sold by Edwardsville National Bank and Trust Company to individuals and local builders. As the developer, Edwardsville National Bank and Trust Company hired Flagg & Corlew engineers and Morgan B. Corlew as the surveyor for Grandview Place.¹⁹ To promote Grandview Place and to handle the sale of lots, the bank worked with The Oscar Schmidt Agency, later to be known as Schmidt-Homann-Brown Agency, a firm that was established in 1922. This is not to say other real estate companies did not list properties for sale in Grandview Place, for some did like Varsity Real Estate.

The incremental development of Grandview Place proceeded generally north to south and spanned out to the east and west as the development extended to the south. The first plat for Grandview Place was approved by the city council of Edwardsville on December 29, 1953, and the plat states it was filed on December 15, 1953. The area platted in the 1953 plat included lots on Grandview Drive north to south, ending at Buena Vista Street, including the first six houses on each side of Buena Vista Street. Also include in the first plat were all lots on Brookside Court, Legion Drive, Shady Lane, and a total of 15 lots on Oak Hill Drive. The second plat, Grandview Place First Addition, was approved by the city council of Edwardsville on January 7, 1958 and filed on January 8, 1958.²⁰ This plat included the rest of the lots on Grandview Drive, and the property lots located on the west side of Grandview Place for streets Sunset Drive and Buena Vista Street. The third plat, Grandview Place Second Addition was filed on October 6, 1960, and included the rest of the lots on the east side of Grandview Drive for Buena Vista Street, Sunset Drive and Oak Hill Drive.

McClelland, 4.

¹⁷ Ames and McClelland, 4.

¹⁸ Dale Henderson, James Hewatt, and Mary Theresa Anstey, “Identifying, Evaluating, and Nominating Post-World II Residential Neighborhoods” (Denver: Colorado Office of Archaeology and historic Preservation, 2006).

¹⁹ Grandview Place Plat Maps, Grandview Place, 15 December 1953; Grandview First Addition, 8 January 1958; Grandview Place Second Addition, 6 October 1960.

²⁰ “City Council Meeting,” *Edwardsville Intelligencer*, 8 January 1958.

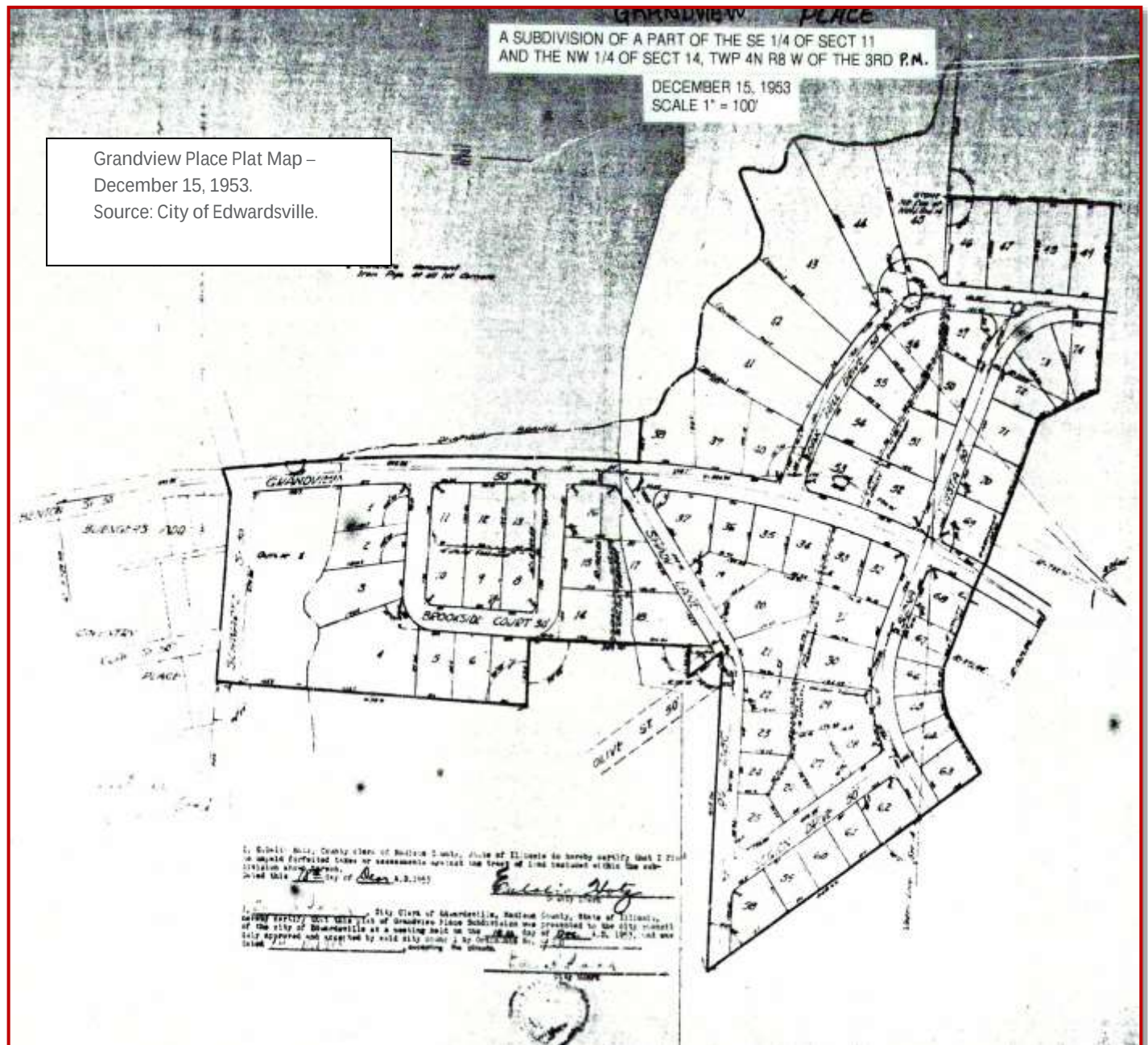


Figure 7. Grandview Place Plat Map - December 15, 1953.

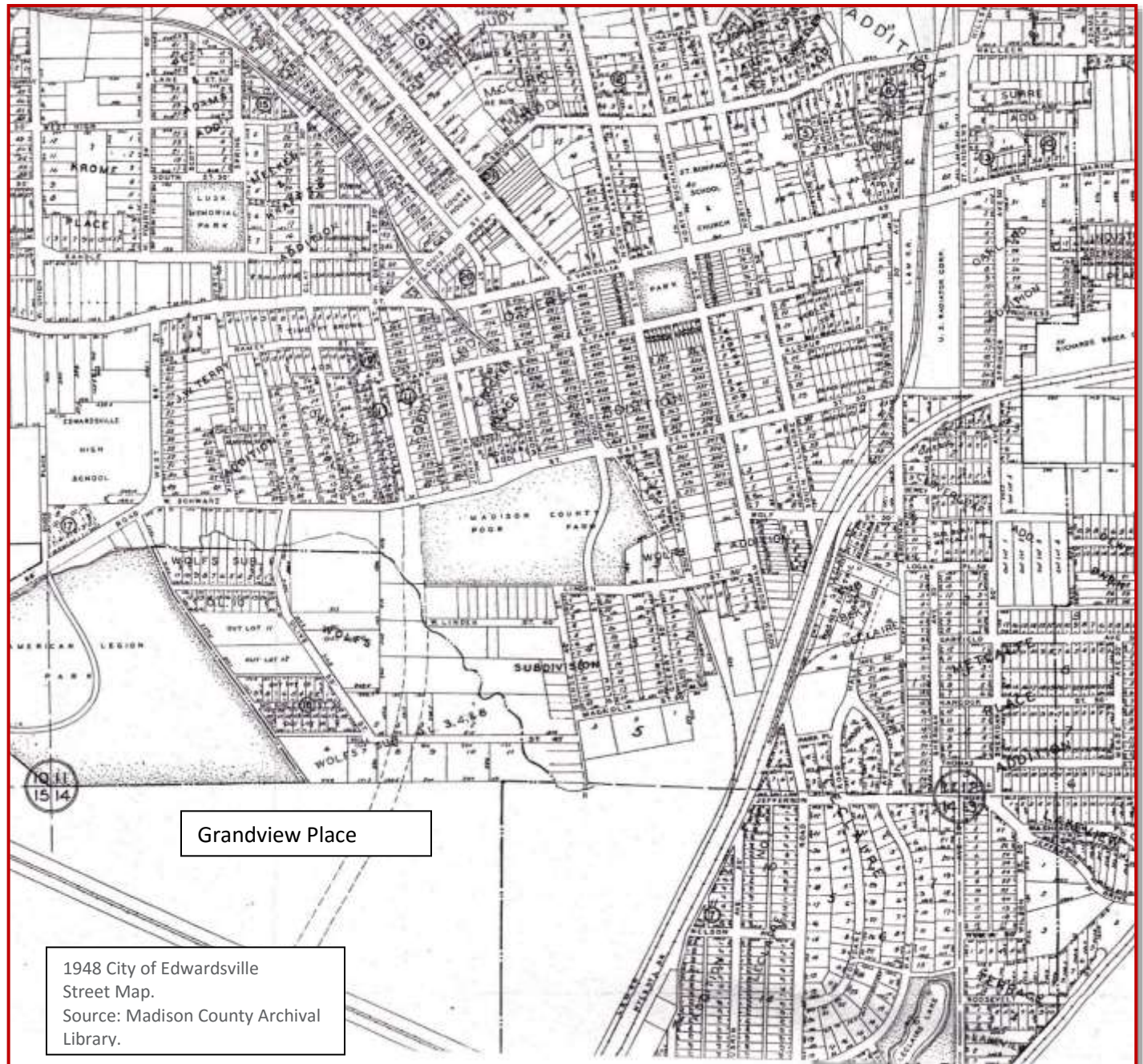
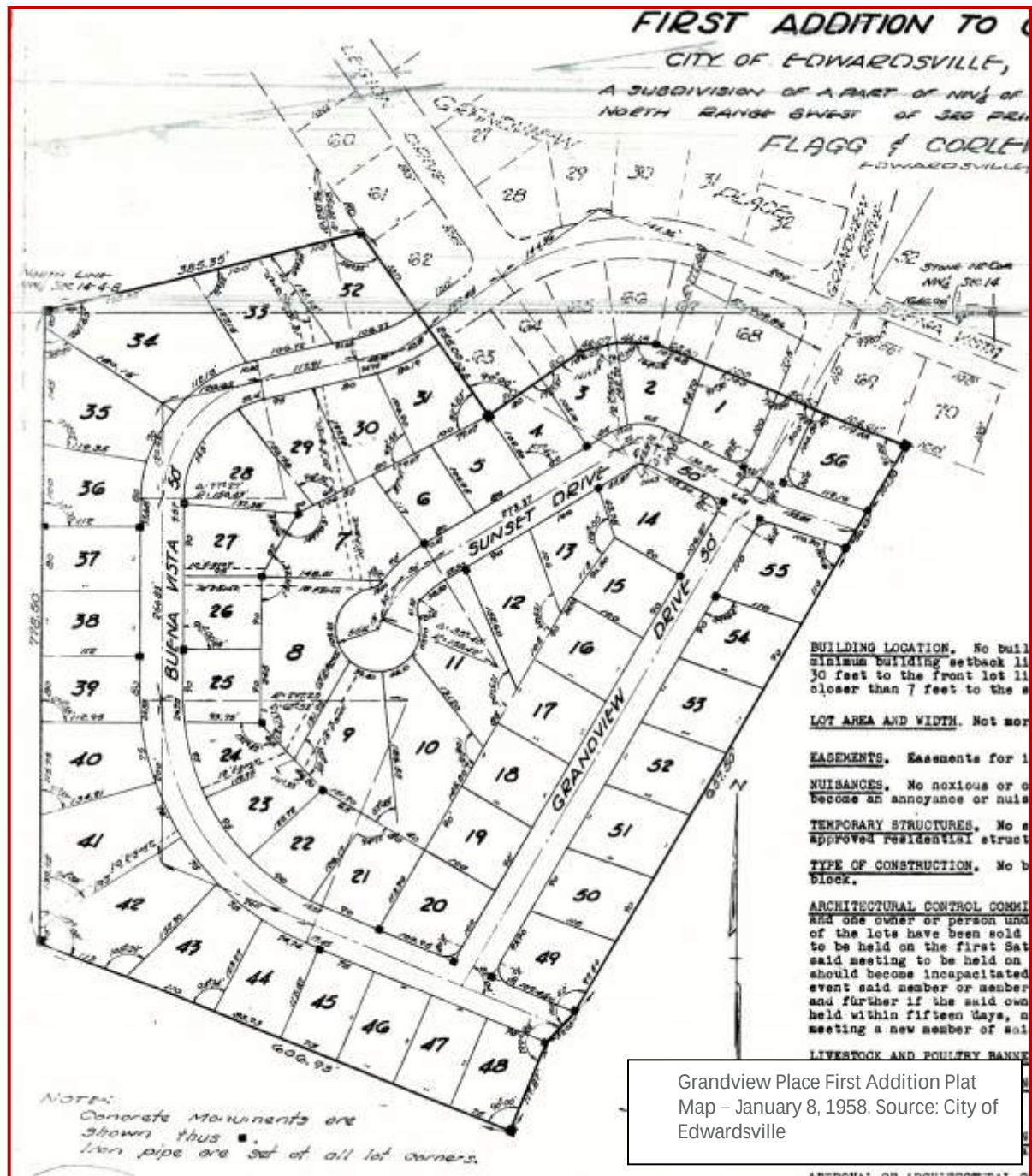


Figure 8. 1948 Street Map - Showing grid patterns of subdivisions prior to Grandview Place.



Grandview Place First Addition Plat
 Map - January 8, 1958. Source: City of
 Edwardsville

Figure 9. Grandview Place First Addition Plat Map - January 8, 1958.



Figure 10. 1959 Map - Showing first and second phase of development

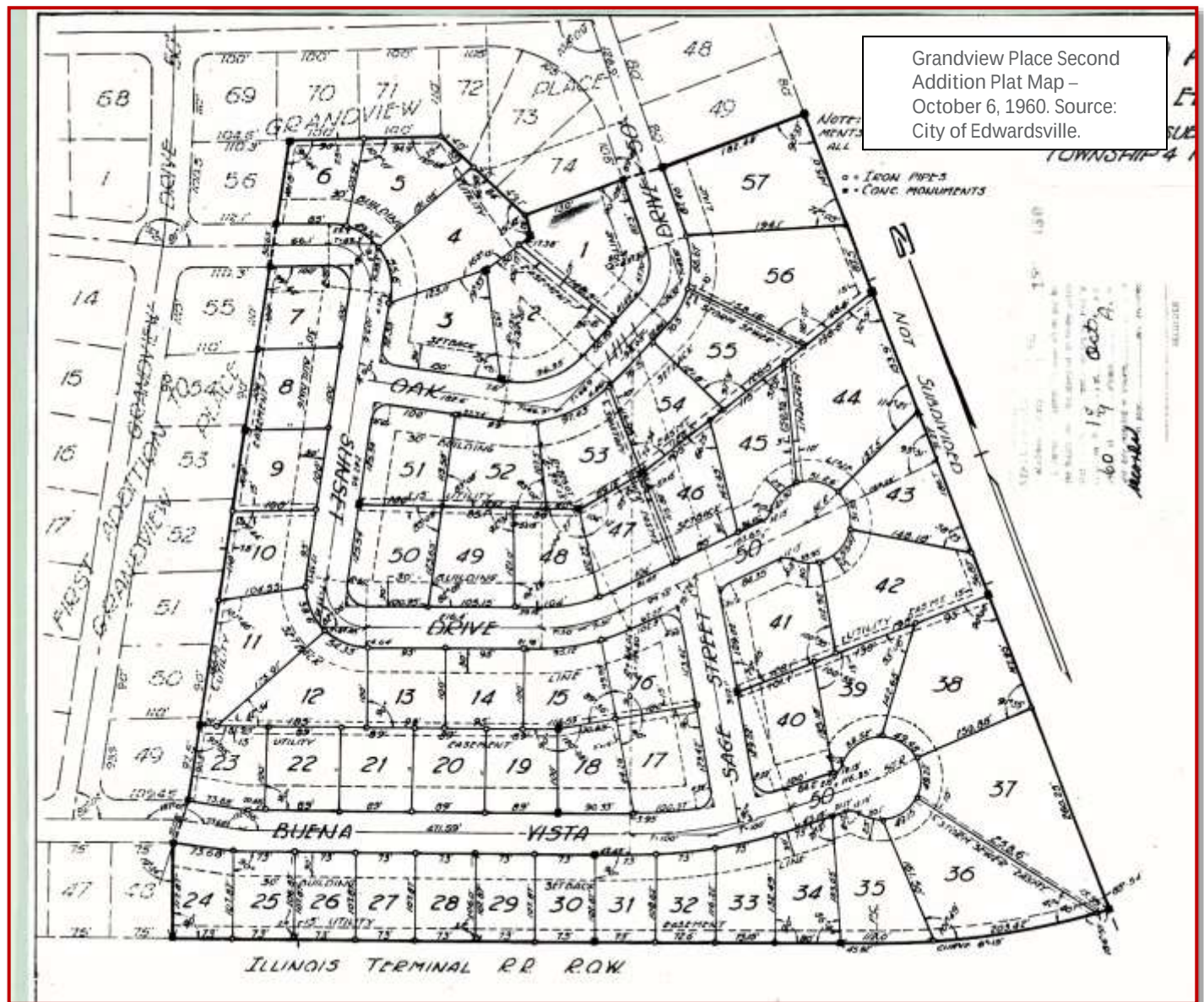


Figure 11. Grandview Place Second Addition Plat Map- October 6, 1960.



Figure 12. 1963 Street Map, Showing Grandview Place under full development - Phases 1, 2, and 3

Grandview Place was a restricted subdivision with covenants. The covenants remained the same for each plat with the exception of lots numbers listed under "dwelling size" under covenants, as well as a slight variation of square footage for certain lots. The square footage may have varied due to the size of the lot, and the overall topography. A few of the restrictions included no livestock or chickens were permitted, and all buildings constructed must be for a detached single-family dwelling no more than 2 ½ stories in height with private garages not to exceed two automobiles. Any dwelling constructed must not have exterior walls of imitation brick, asbestos siding, shake shingles or concrete blocks. An architectural control board was established, the first members were comprised of Oscar Schmidt, Otto Homann, and a property owner. Schmidt and Homann were the real estate agents who helped developed the subdivision and also resided within Grandview Place.

Houses constructed in Grandview Place were required to be completed within 15 months of the start of construction, as far as the siding, roofing, windows, exterior painting and trim.²¹ Residential construction of Grandview Place began in 1954, according to an article in the paper listing all building permits issued in Edwardsville in 1954 with a total of 13 building permits issued for Brookside Court, Legion Drive, Grandview Drive, Oak Hill Drive, and Buena Vista Street. Permits were issued to construct four to six room homes. Within Edwardsville in 1954, a total of 69 residential permits were issued, 18.4% of those permits were to construct homes in Grandview Place.²² A list of those homes issued permits can be found in the table below:

²¹ Grandview Place Residential Area Covenants, 15 December 1953.

²² "54 Construction Here Shatters Previous High," *Edwardsville Intelligencer*, 31 December 1954.

Address	Permit Issued To	Number of Rooms
8 Brookside Court	Dale Holtman - Owner	4
11 Brookside Court	Alvin Balke - Owner	4
437 Grandview Drive	William Holliday - Owner	4
429 Grandview Drive	Edgar Dresch – Builder	5
424 Grandview Drive	James Osterle – Owner	6
429 Legion Drive	J. D. Miller - Owner	4
437 Legion Drive	Norris Ambuel - Owner	4
425 Legion Drive	Walter Nolte – Owner	5
13 Oak Hill Drive	Earl Zimmerman – Owner	4
11 Oak Hill Drive	Oscar Schmidt – Owner	5
15 Oak Hill Drive	Robert Richards – Owner	6
9 Oak Hill Drive	William Moore – Owner	6
422 Buena Vista Street	Clyde Knaggs - Owner	4

Figure 13. Grandview Place building permits 1954

While the 1954 permits list the houses under construction for that year, the house located at 428 Grandview Drive is believed to be the first house constructed in the subdivision.²³ While 428 Grandview is not listed among the permits in 1954, it could be the permit was issued in 1953. A listing of the permits issued in 1953 ran in the local paper on December 31, 1953 but did not list any permits within Grandview Place.²⁴ It is possible a permit was issued in 1953 but after the information was gathered and turned into the newspaper for publication. The house at 428 Grandview is first documented in a 1956 city directory but with an address of 501 Grandview Drive. A 1955 city directory was not available. An article that ran on February 8, 1955, states Mr. and Mrs. Herman Neuberger residing at 501 Grandview, celebrated their 10th anniversary. The tax record for the Neuberger property gives an approximate construction date of 1955, but as the 1955 article stated the house was constructed by February of that year. It is not until the 1971 city directory, that the house is listed with its current address of 428 Grandview Drive.

By the end of 1955, another 12 permits were issued for Grandview Place. Of the 71 Edwardsville residential permits issued in 1955, 5.92% were for homes in Grandview Place ranging from 4 to 7 room. There was only one house where a permit was issued for seven rooms in Edwardsville in 1954, it was located in Grandview Place. A list of those homes issued permits can be found in the table below:

²³ Jeff Lantz, Interview with Terri L. Foley, 17 November 2015.

²⁴ “53 Construction Here is Placed at \$1,006,025,” *Edwardsville Intelligencer*, 31 December 1953.

Address	Permit Issued To	Number of Rooms
13 Brookside Court	Wilber Ashauer – Owner	4
5 Brookside Court	William Fleming - Owner	4
421 Legion Drive	Elmer Ohl - Owner	4
436 Legion Drive	Joseph T. Kelleher - Owner	5
428 Legion Drive	Ray Crook – Builder	5
432 Legion Drive	Robert Cunningham – Owner	6
302 Buena Vista Street	Oscar Ochs - Owner	4
310 Buena Vista Street	Walter Davis – Owner	7
433 Grandview Drive	William Meikamp – Owner	5
424 Shady Lane	Ray Crook – Builder	5
428 Shady Lane	Ray Crook – Builder	5
3 Oak Hill Drive	Otto Homann – Owner	6

Figure 14. Grandview Place building permits 1955

In 1956, permits for seven houses were issued for Grandview Place.²⁵ A list of those home issued permits can be found in the table below:

Address	Permit Issue To	Number of Rooms
313 Buena Vista Street	Ciro G. Erspamer -Builder	4
414 Buena Vista Street	Edgar Dresch – Builder	5
314 Buena Vista Street	Long Sisters – Owner	6
410 Buena Vista Street	Edgar Dresch – Builder	6
12 Brookside Court	Edgar Dresch – Builder	4
9 Brookside Court	Edgar Dresch – Builder	5
433 Legion Drive	Edgar Dresch – Builder	6

Figure 15. Grandview Place building permits 1956.

After 1956, a listing of permits issued was not found published in the local paper.

The first street to be fully developed within Grandview Place was Legion Drive, as can be seen in a 1960 historic photograph of Grandview Place. By 1956, eight of the nine lots located on Legion Drive were issued permits. The construction charts within this report provide an overall breakdown of how the subdivision developed throughout the years.

²⁵ “Construction Here in 1956 Sets Record of \$1,514,325.” *Edwardsville Intelligencer*, 9 January 1957.

On April 22, 1960 an aerial photograph was taken of Grandview Place while under development. The photograph shown below indicates which houses were constructed by 1960.



Figure 16. 1960 Historic photograph of Grandview Place.

Grandview Place Homeowners Association and Residents

The Grandview Place Homeowner Association was incorporated on December 18, 1955. The board is comprised of eight members. The yearly assessment or dues for homeowners is currently \$40.00 per year. The original the fee was \$20.00 per year. The association publishes a quarterly newsletter, holds an annual meeting and sponsored a block party.²⁶ When the Grandview Homeowner Association was established in 1955, there were approximately 12 houses built.

The individual survey forms list the original owners of each house located in Grandview Place and their occupation. Several residents worked for Shell Oil, Sinclair Oil, Southern Illinois University at Edwardsville, Dow Chemical, McDonnell Aircraft, IBM, Florists Mutual Insurance Company, local banks, local real estate companies or local schools. Several residents were self-employed as attorneys, doctors, car dealers, dry cleaners or restaurants. Others were retired and one resident was a judge while another was a local sheriff. In addition, a few of the houses were owned by women (single or widows).

²⁶ Janette Mallon, Email correspondence with Terri L. Foley, 15 March 2016.

Promoting and Marketing Grandview Place

On October 12, 1953 a brief note in a real estate advertisement the Edwardsville *Intelligencer*, by The Oscar Schmidt Agency, stated a new residential subdivision, Grandview Place, would soon be developed. The advertisement described Grandview Place as the finest subdivision in Edwardsville.

The Schmidt Agency would run several advertisements promoting Grandview Place during its time of development. The byline for each advertisement might vary to promote Grandview Place. An ad placed in the *Edwardsville Intelligencer* in October 1954 promoted Grandview Place with the following slogan “For the most modern and up-to-date living, we invite you to visit GRANDVIEW PLACE—Edwardsville’s attractive subdivision.”²⁷ One ad that ran on October 4, 1955, play homage to the housing boom sweeping the country at the time with the byline “Building a new home is a path traveled by several million families in the last few years—why not Inquire about GRANDVIEW PLACE, Edwardsville’s finest subdivision.” The advertisements varied in focus between selling the lots and the overall subdivision. The various ads featured below reflect the many ways Grandview Place was advertised by the Schmidt Agency in the Edwardsville *Intelligencer*.

²⁷ The Oscar Schmidt Agency, Real Estate Advertisement, *Edwardsville Intelligencer*, 4 October 1954.

Advertisement	Date
Lots are now available in Grandview Place, Edwardsville's Finest Subdivision. Sewers, water, electricity, gas and permanent streets.	May 22, 1954
We are anxious to show you a lot in Edwardsville's most picturesque subdivision "GRANDVIEW PLACE"	June 24, 1954
GRANDVIEW PLACE "Edwardsville's Finest Subdivision" Highly restricted — a subdivision of beautiful homes. Lots now available	July 15, 1954
Have you driven through Edwardsville's most beautiful and fast growing subdivision? GRANDVIEW PLACE	October 1, 1954
For the most modern and up-to-date living, we invite you to visit GRANDVIEW PLACE—Edwardsville's attractive subdivision	October 12, 1954
We are very happy to invite you to "GRANDVIEW PLACE". Come out and see this fine new residential section in Edwardsville.	November 27, 1954
We are very happy to invite you to "GRANDVIEW PLACE". Come out and see this fine new residential section in Edwardsville	December 10, 1954
Have you seen the beautiful new homes in "Grandview Place" Why not drive through. The swing is to "Grandview".	February 5, 1955

Figure 17. Advertisements for the promotion of Grandview Place.

As Grandview Place developed and houses were completed, houses became the focus for sale over lots, but advertisements for lots were still being promoted especially when new sections of the subdivision opened up for development. The advertisements placed emphasis on how modern the houses in Grandview Place were and all the modern conveniences the houses had. A few of the ads are shown below:

The Oscar Schmidt Agency FOR SALE

New 3 bedroom ranch homes in Grandview Place, 2 full baths with ceramic tile, all modern kitchen. Radiant heat, fireplace, air conditioned. Sliding birch doors, insulated, car port or closed garage, concrete drive. These homes offer the most modern living today.

Figure 18. Advertisement - house for sale. Edwardsville Intelligencer, 14 March 1956.

Edwardsville Intelligencer Edwardsville, Illinois
Sat., June 2, 1956 Page 5

FOR SALE FOR SALE

REAL ESTATE

OPEN HOUSE
JUNE 2 AND 3

GRANDVIEW PLACE

GRACIOUS INDOOR — OUTDOOR LIVING

Offered By
BUILDERS OF CONTEMPORARY HOMES

3 Bedrooms 2 bath homes
Central air-conditioning — fireplace

These fine quality features are also included

Gas Automatic Radiant Heat	Restricted Subdivision Covenants
Paved Driveway and Sidewalk	Exceptionally Large Closet Space with Sliding Doors
Automatic Hot Water Heater	Colored Bath Fixtures
Garbage Disposal	Ceramic Tile Baths
Nutone Clock & Door Chimes	Decorative Kitchen Fabrics
Fully Sodded Lot with Landscaping	Kitchen Exhaust Fan
Gas or Electric Range Outlets	Garage or Carport
Beautiful Birch Slab Doors	Snack Bar and Pass-Through
Birch Paneling in Living Room	Circuit Breaker Switch Boxes
Inside Brick Wall in Dining Room	More than 40 Outlets
Quality Lighting Fixtures	Copper Plumbing
Your Choice of Colors	4" Ceiling Insulation
Choice of Exterior Finishes	3 Ply Built-Up Roof
Brick or Frame	

\$19,000.00 To \$22,000.00

OPEN
Sat. & Sun. 1:00 P. M. to 9:00 P. M.

Sales and Financing Handled by
OSCAR SCHMIDT AGENCY
305 North Main Street
Edwardsville, Illinois

Figure 19. Open House Advertisement, Edwardsville Intelligencer, 24 June 1962.

The Schmidt-Homann-Brown Agency in the 1960s, teamed up with local builders, L.S.M. Builders to hold open houses on the weekends. An ad in 1962 for 412 Shady Lane and 522 Buena Vista listed promotional prizes and sweepstakes provided by Westinghouse.

L.S.M. BUILDERS, Inc. Cordially Invites You To Their

OPEN HOUSE

featuring a Westinghouse "Sweepstakes" Home at
522 Buena Vista in Grandview Place
 EDWARDSVILLE, ILLINOIS

SATURDAY & SUNDAY - JUNE 2 & JUNE 3
 OPEN HOUSE BOTH DAYS FROM 11:00 A.M. TO 7:00 P.M.

Also Open For Your Inspection and Perusal
 2-STORY HOME at 412 SHADY LANE in GRANDVIEW

SCHMIDT-HOMANN-BROWN
 REAL ESTATE AGENCY
 SALES AGENTS
 Phone 656-0130 Edwardsville, Ill.

L.S.M. Builders
 INC.
 BUILDERS OF THE BETTER HOMES
 307 N. Main St. Phone 656-3346 Edwardsville, Ill.

ENTER THE WESTINGHOUSE SWEEPSTAKES CONTEST
 While you are visiting our model home in Grandview Place on Saturday and Sunday, June 2 and 3, 1962.
 FILL OUT ONE OF THE SPECIAL FORMS YOU WILL FIND AT 522 BUENA VISTA. Drop it in the mail. It makes you eligible to win valuable prizes including the Grand Prize consisting of a large selection of home furnishings. IN ADDITION, 660 OTHER VALUABLE PRIZES WILL BE GIVEN AWAY:

Portable Dishwashers	Electric Fry Pans	Transistor Radios
Portable Television Sets	Year's Supply of Light Bulbs	Coffee Makers
Vacuum Cleaners	Hair Dryers	Electric Mixers
Floor Polishers		Electric Greenhouses

Figure 20. Open House Advertisement, Edwardsville Intelligencer, 1 June 1962.

Below are current photographs of the 522 Buena Vista featured in the above ad.



522 Buena Vista Street.

There would be many ads placed in the paper by real estate agencies or by individual property owners trying to sell their house when they were transferred to another location by their employer. One of the houses advertised in 1967 was 412 Shady Lane, one of the houses featured in the previous promotional ad. The ad provide a detailed description of all the features of the house and the asking price of \$33,500.

FOR SALE BY OWNER

IN GRANDVIEW: 412 Shady Lane. Beautiful 2 story 3 bedroom home. Extra large master bedroom with large walk-in closet and ½ bath. Wall to wall carpeting in hall and 3 upstairs bedrooms and in large living room and formal dining room. 1 full bath and ½ bath upstairs. ½ bath downstairs. Paneled family room with snack bar. Fully modern kitchen with built-ins. 2 car garage attached; full basement. Extra large fully landscaped lot with 30' by 60' concrete playground area in back. Central air conditioning; Electric air cleaner. Quiet street. Very little traffic. Price \$33,500. Title policy will be furnished purchaser.

Phone Edwardsville 656-3073 or 656-0257

Figure 21. Advertisement 412 Shady Lane, Edwardsville Intelligencer, 1 June 1962.

Below is a current photograph of 412 Shady Lane featured in the ad above and the promotional ad.



Another promotional open house ad run by the Schmidt-Homann-Brown Agency and L. S. M Builders, noted the use of designs for the builders plan books. The two-story house featured in the ad was located at 506 Buena Vista Street and the one-story Stylized Ranch at 509 Buena Vista

A Presentation Of Better Homes For Your Living Pleasure

**SAT.
SEPT.
23**

11 A. M. to 7 P. M.

OPEN HOUSE

in

**Grandview Place
Edwardsville, Illinois**

**SUN.
SEPT.
24**

11 A. M. to 7 P. M.



The LEWOOD . . .

TWO STORY HOME located at 306 Bruce Vale.
Large 13x21 living room and 11x18 master bed.
room with 5x7 walk in closet. One and one-half
bath on second floor. . . one-half bath first floor.
Three bedrooms located on second floor. Kitchen by
WESTINGHOUSE with built-in oven range, garbage
disposal and separate dining room and 10x10 fam-
ily room. Two-car attached garage; full basement.
This beautiful home has aluminum siding and brick
Gas forced air heating.



SEE
The Type
of...



...that
WE
BUILD

USE OUR CUSTOM ARCHITECTURAL PLANNING SERVICE
TO DEVELOP ANY TYPE OF HOME YOU DESIRE



The LEEMANOR . . .

THREE BEDROOM BRICK HOME with Colonial
Drum containing Colonial style front porch and entry
hall. Located at 809 Bruce Vale. This beautiful
home has hard-wood floors throughout. The large
kitchen-dining room combination, granite wood
cabinet cabinets and a garbage disposal unit. Other
features: separate one and one-half bath; full base-
ment, large attached garage, gas forced air heating.



SO MUCH MORE FOR THE INVESTMENT WITH OUR ADDED FEATURES!

Selling Agents
Schmidt - Homann - Brown
REAL ESTATE AGENCY
Phone 654-0128
214 St. Louis St. Edwardsville

Developers
Grandview Place
"Edwardsville's Finest Subdivision"

L.S.M. Builders
INC.

**BUILDERS OF THE
BETTER HOMES**

Offices Located at 307 NORTH MAIN STREET
PHONE 656-3346 **EDWARDSVILLE, ILL.**

All Types of
FINANCING
Available
Our Homes Are Equipped
With The Finest
KITCHENS by
Westinghouse

Figure 22. Open House Advertisement, Edwardsville Intelligencer, 20 September 1961.

Below are current photographs of the houses featured in the previous open house ad for Buena Vista Street.



506 Buena Vista Street



509 Buena Vista Street

Below are various ads that ran in the *Edwardsville Intelligencer* listing properties for sale in Grandview Place from 1962-1974.

September 20, 1972  609 Sunset Drive	OWNER TRANSFERRED MUST sell. This lovely brick ranch home has many extras to offer your family. Your wife will enjoy the dressing room off the master bedroom and you will like the attached double garage. The kitchen has built in dishwasher, range, oven, disposal. There's a fireplace in the family room, 2 baths, central air. Lovely landscaped yard in the prestige location of 609 Sunset Drive, Grandview Subdivision. All for only \$36,900. For appointment call Joyce Bailey, 462-6692, Don Bryant & Associates, 466-1513.
June 2, 1968	21-5 SUPER DELUXE 4 bedroom home, located Edwardsville's Grandview addition. \$44,500.00. For particulars call L. O. Cies 656-2045, Representing Walt Schlemer Realty.
August 11, 1962	SCHMIDT - HOMANN - BROWN REAL ESTATE AGENCY NEW HOME, in Grandview Subdivision. 3 bedrooms, living room, dining room, family room with fireplace, hot water heat. Kitchen has built-in oven, stove, and dishwasher. 1½ baths, wall-to-wall carpet in living room. Dining room and master bedroom. Fully air-conditioned. Large patio with built-in barbeque pit. Lots of closets. On large lot. A beautiful home for \$24,300.00.
June 25, 1974	32-25 GRANDVIEW SUBDIVISION: Edwardsville, large tri-level Limestone veneer and aluminum siding. On beautiful 2-3 acre wooded lot, very private. 8 large rooms, 4 bedrooms, 2½ baths, 2-car garage, full basement. 2 patios (upper and lower level). Wonderful outdoor living. You must see to appreciate. Call for appointment 656-4189.

Figure 23. Various advertisement showing houses for sale in Grandview Place.

In addition to the promotion of Grandview Place through newspaper ads, the subdivision was promoted on a local television show that highlighted area history, events and places in August of 1956.²⁸ The house at 8 Oak Hill Drive was featured in house tour event for Edwardsville in September of 1975. The house at 8 Oak Hill Drive was built for Olin Wetzel, and was designed by the architect Charles Morris, who worked for the architectural

²⁸ "Program on TV to Highlight Area," *Edwardsville Intelligencer*, 1 August 1956

firm of Charles King.²⁹



8 Oak Hill Drive

The Builders and Architectures of Grandview Place

Newspaper articles listing building permits, former residents, information survey forms completed by current residents and Jeff Lantz, whose father Alvin Lantz constructed many of the homes in Grandview Place, indicated a number of builders, draftsmen, and an architect that built the houses in Grandview Places between 1954-1972. The vast majority of homes constructed by local builders and designed by the draftsmen, who worked with the local builder or by plan books used by the builders. Charles Morris was the one known architect to design a dwelling in Grandview Place. A brief history of and known builders, draftsmen, of the subdivision is provided on the following pages. .

Charles Morris – an architect who graduated from the University of Illinois at Champaign. Morris at the beginning of his career, was an associate for Charles King in King’s Edwardsville office (King’s main office was located in Belleville, IL) which opened in February of 1959 in the Bank of Edwardsville Building. Morris designed the Florists Mutual Insurance Building in Edwardsville, but since King was the architect on file, King is listed as the architect for the building, as is the case for any building Morris designed while associated with King. Olin Wetzel, who was associated with Florist Mutual Insurance Company, was familiar with Morris’s design of the Florists building and commissioned Morris to design a Contemporary style house located at 8 Oak Hill Drive in Grandview Place. By the early 1960s, Morris owned his own firm, Architectural Associates, Inc., in Collinsville, Illinois, which is still in operation today. Morris has since retired from the firm.³⁰ Other buildings Morris designed in Edwardsville and the surrounding area include the Y. M. C. A. building, the Lewis and Clark Library, and buildings for the United Church of Christ camp site in Dubois, Illinois.³¹

In addition to designing buildings, Morris has been active teaching classes on art and architecture for many years. Some of the classes he taught were at the Edwardsville Y. M. C. A. in 1959. Morris currently works with students at the Lewis and Clark Community College in Collinsville, IL.

Alvin Lantz – as a builder, Lantz first started to build houses in Grandview Place in association with L. S. M. Builders, Inc. L. S. M. opened an office in Edwardsville in September 1961. Lantz was also an executive officer for

²⁹ “House Tours,” Vertical file: Edwardsville – Historic Houses on file with the Madison County Archival Library (Edwardsville, Illinois, September 1975).

³⁰ Charles Morris, Telephone Interview with Terri L. Foley, 15 February 2016.

³¹ “YMCA 3 Bids Above Estimate,” *Edwardsville Intelligencer*, 5 June 1968; “Library System Grant Approved,” *Edwardsville Intelligencer*, 28 March 1967; “United Church of Christ to Develop 120-Acre Camp Site at Dubois” *Edwardsville Intelligencer*, 17 January 1964.

L. S. M. Lantz and L. S. M. were considered developers of Grandview Place, according to an article in *Edwardsville Intelligencer* on September 20, 1961. L. S. M. Builders were “community builders” or “merchant builders” meaning they designed, constructed and identified types of financing for potential buyers. Within a few years, Lantz opened his own company, Lantz Homes, Inc. He built many of the homes in Grandview Place, and focused on single family homes, multifamily housing, and commercial buildings. Lantz was also the developer of several subdivisions. By 1989, he had built over 500 dwellings. He was a charter member of the Home Builders Association of Madison County, where he held many offices including president, and served as the state director for several years. Lantz is known as the “Godfather” of contractors for his mentoring with many young contractors.³² Today, Lantz Homes, Inc., is run by his son, Jeff Lantz.



Figure 24.Lantz Homes, Inc. Ad, *Edwardsville Intelligencer* 22 December 1967.

Below is a list of houses constructed by Alvin Lantz.

Alvin Lantz (Lantz Homes, Inc.) (L.S.M. Builders)	
Address	Style
14 Brookside Court	Ranch – Storybook subtype
16 Brookside Court	Split-Level
519 Oak Hill Drive	Ranch
538 Oak Hill Drive	Ranch – Neo-colonial subtype
405 Shady Lane	Neo-colonial
408 Shady Lane	Ranch
412 Shady Lane	Neo-colonial
416 Shady Lane	Ranch
311 Grandview Drive	Ranch
407 Grandview Drive	Neo-colonial
411 Grandview Drive	Neo-colonial
413 Grandview Drive	Neo-colonial
416 Grandview Drive	Contemporary
625 Grandview Drive	Neo-colonial

³² *Illinois Home Builders*, Volume XIII, March 1989, Number 3, 3 and 12.

344 Sunset Drive	Neo-colonial
405 Sunset Drive	Split-Level
416 Sunset Drive	Split-Level
511 Sunset Drive	Ranch - Neo-colonial subtype
512 Sunset Drive	Ranch
515 Sunset Drive	Ranch
519 Sunset Drive	Ranch
520 Sunset Drive	Ranch
523 Sunset Drive	Neo-colonial
524 Sunset Drive	Ranch – Neo-colonial
527 Sunset Drive	Ranch – Neo-colonial
528 Sunset Drive	Ranch
531 Sunset Drive	Neo-colonial
532 Sunset Drive	Split-Level
535 Sunset Drive	Neo-colonial
539 Sunset Drive	Ranch
605 Sunset Drive	Ranch
309 Buena Vista Street	Ranch
430 Buena Vista Street	Neo-colonial
456 Buena Vista Street	Ranch
505 Buena Vista Street	Ranch
506 Buena Vista Street	Neo-colonial
509 Buena Vista Street	Ranch – Neo-colonial subtype
510 Buena Vista Street	Ranch
514 Buena Vista Street	Ranch
518 Buena Vista Street	Ranch
522 Buena Vista Street	Ranch
526 Buena Vista Street	Ranch - Storybook subtype
530 Buena Vista Street	Neo-colonial
544 Buena Vista Street	Ranch
548 Buena Vista Street	Ranch
549 Buena Vista Street	Neo-colonial
553 Buena Vista Street	Ranch
557 Buena Vista Street	Contemporary

Edgar Dresch – a local builder who established his business around 1949, Dresch built homes in Grandview Place

of various styles. Dresch constructed the house located at 340 Sunset Drive for his daughter and son in-law, Doris and Henry Weinacht around 1961. Dresch constructed buildings throughout Madison County, including the Bohm School, the Eads House (Edwardsville), and the William File house in Marine.³³



Figure 25. Edgar Dresch Sign.

Source: Sandy Weinacht

Below is a list of houses constructed by Edgar Dresch.

Edgar Dresch	
Address	Style
9 Brookside Court	Ranch
12 Brookside Court	Ranch
433 Legion Drive	Ranch
340 Sunset Drive	Ranch
410 Buena Vista Street	Ranch
414 Buena Vista Street	Ranch

³³ “Edgar Dresch Has Rapidly Expanded Contracting Business,” *Edwardsville Intelligencer*, 19 January 1957.

Hugh Stoltz, Varsity Construction – a builder who owned the Varsity Construction company, he is known to have built at least one home in Grandview Place, but possibly more that have not be documented at this time. A marketing sign for Varsity Construction was recently found in a Contemporary style house located 618 Grandview Drive.



Figure 26. Hugh Stultz - Varsity Construction Sign

Source: Nathan and Lindsey Gilmore

Floyd Spengel and Son— a local builder in Edwardsville since 1945, who specialized in new homes, repair or remodeling houses or commercial buildings. Spengel stated in an ad placed in the local paper, he built custom houses ranging from \$7,000 - \$70,000. The only known house built by Spengel in Grandview Place is a Ranch style home located at 470 Buena Vista Street,.



Figure 27. Floyd Spengel Ad, Edwardsville Intelligencer 10 November 1962.

Living Homes Corporation – Local builder Leland Lewis established Living Homes Corporation in 1961 in Edwardsville and purchased Hamel Lumber Company at the same time. Living Homes produced factory-built homes ranging from \$10,000 - \$45,000. Lewis served as the president and Dennis Kettlekamp served as the vice president. Lewis was also co-partner with L. S. M. Builders at the time. Lewis commissioned Alvin Lantz to construct his two-story, Neo-colonial home, ca. 1963 at 625 Grandview Drive. Kettlekamp also resided in Grandview Place at 7 Brookside Court, ca. 1962. It is unknown if Kettlekamp's house was a Living Homes built house. Below is an ad, Living Homes Corp, placed in the local newspaper.

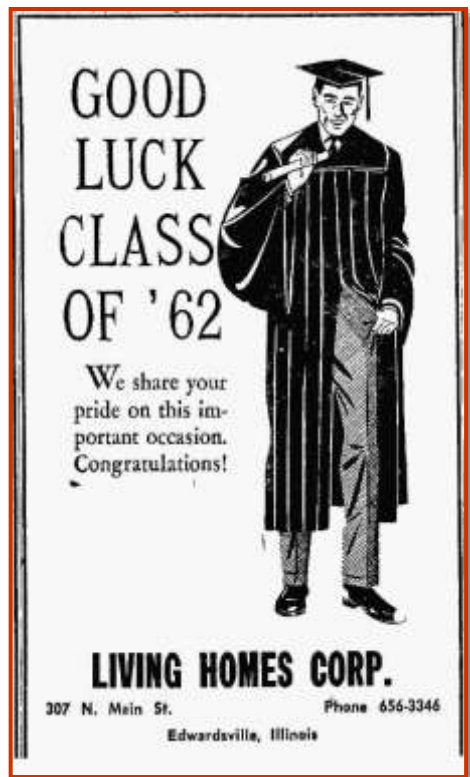


Figure 28. Living Homes Corp. Ad, Edwardsville Intelligencer 4 June 1962.

Melvin Suhre – a local builder who built homes in Edwardsville and Grandview Place. He constructed the Contemporary style house at 8 Oak Hill Drive. He may have built more, but it has not been documented at the time of this report.

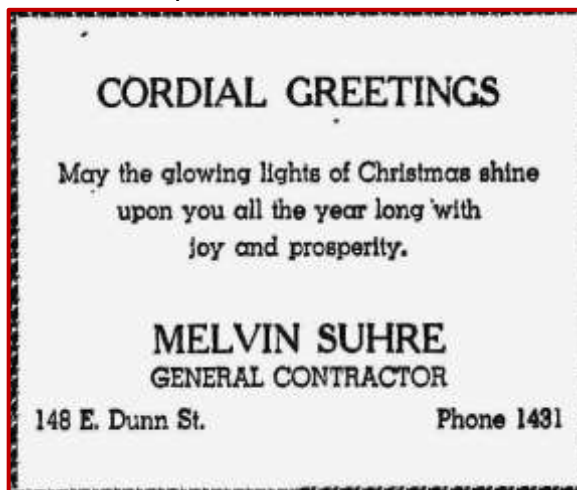


Figure 29. Melvin Suhre Ad, Edwardsville Intelligencer 25 December 1957.

Ray Crook – a local builder who built two Contemporary style houses at 424 and 428 Shady Lane and a Ranch style house at 428 Legion Drive.

Ciro G. Erispamer – a local builder who built the house at 313 Buena Vista Street, a Ranch style, for the Long Sisters.

Leonard Land – a local draftsman who designed several of the houses in Grandview Place and a resident of Grandview Place (409 Shady Lane). Land designed homes in association with L. S. M. Builders and Alvin Lantz. Below is a list of house designed by Land.

Leonard Land - Draftsman	
Address	Style
5 Oak Hill Drive	Ranch
538 Oak Hill Drive	Ranch - Neo-colonial influenced
409 Shady Lane	Neo-colonial
515 Sunset Drive	Ranch

Ralph Ladd – a general contractor who did the drywall at 8 Oak Hill Drive, a Contemporary style house.

Lauvear Banport – a builder known to construct one house in Grandview Place, 5 Oak Hill Drive, a Ranch style.

Bud Moehle – a builder known to construct one house in Grandview Place, 609 Sunset Drive, a Ranch style.

Richards Bricks – a local brick company founded around 1882 by T. W. Springer and B. H. Richards, Sr. When established, the company was known as Edwardsville Pressed Brick Works. Then in 1905, the business was incorporated under the name Richards Bricks. In 1926, Ben H. Richards, Jr., took over the management of the company followed in 1960 by Charles Richards. In 1962, the company employed approximately 90 people.³⁴ Robert Richards had the house built at 15 Oak Hill Drive in 1954 and it was constructed from Richards Bricks.³⁵ It is thought that many of the houses in Grandview Place were constructed using Richards Bricks.

Topography, and Streetscape of Grandview Place

Within a postwar subdivision like Grandview Place, groups of dwellings and their associated landscape elements may encompass a particular historic environment or streetscape that conveys a sense of time and place. In Grandview Place, the street design is of historic significance as it is considered an item linked to the original plats and is the establishment for the groundwork for Grandview Place’s development. The streets within Grandview Place are medium-to-wide with curbing, mostly curvilinear, loop streets and cul-de-sacs. Streets are tree-lined, and the alignment, grade, and width help to define the viewshed along the each block of dwellings. The streetscape in Grandview does not have sidewalks, a common design trait of streetscapes in the 1950s to 1960s, as sidewalks were not required by city governments at that time. This characteristic allowed for the streets to be wider for cars. Within Grandview Place, the paved streets, driveways and walkways contribute to the overall landscape and historic character of neighborhood. In addition, several of the properties in Grandview feature yard lights, mostly metal posts glass globes but one features lights on brick piers at the edge of the driveway. The streetlights also add to the overall character of the neighborhood.

Throughout Grandview Place the topography is hilly with sloping lots to flat lots. Some property lots feature retaining walls. The landscaping of each property lot combined with mature trees and the varying terrain and water features, emphasize the picturesque quality of the neighborhood. The age and maturity of the many trees

³⁴ “Many Firms in Edwardsville have Had a History of More Than 50 Years,” *Edwardsville Intelligencer*, 10 November 1962.

³⁵ “54 Construction Here Shatters Previous High,” *Edwardsville Intelligencer*, 31 December 1954.

and shrubs intermixed with the yards, and plantings create an almost park-like setting.

Street Lighting

When Grandview Place was first developed, there were no street lights within the neighborhood. At a city council meeting held on December 7, 1961, the residents of Grandview Place conveyed to City Council Lighting Committee their objection to the type of light poles the city proposed to install. The city had previously surveyed the residents on the subject of streetlights. The poll revealed 113 in favor of streets lights and 73 against. Eldon Durr (an attorney), who resided at 452 Buena Vista Street, voiced the typical type of objections to the council. The residents were opposed to the suggested location of the light poles, the overhead wiring and the type of poles, wooden. Durr stated "We think creosote poles are unsightly and overhead wiring primitive. We think more modern facilities are called for especially in a subdivisions where lots sell for \$5,000 a piece." Another concern voiced by Durr on behalf of the residents was the combination of light poles and utility poles. He explained some property owners already had utility poles on their lot, and the layout provided by the city for the light poles indicated some property lots would have a total of two poles; a light pole and utility pole. Durr stated properties with two poles and two braces would be an "eyesore."³⁶

The city voiced that lights were needed in Grandview Place to properly light the streets and the surrounding area of neighborhood, as it would help the local police do their job in watching over their neighborhood. The council suggested wooden poles as these types of poles had always been used in other residential areas of the city. However, the council stated they understood and felt the property owners of Grandview place did have a right to be proud of their neighborhood, houses, and the surrounding area including elements of development. Furthermore, the council understood the residents wanting to have the most attractive lighting and underground wiring. The council felt the decision regarding the type of pole and buried cables should rest with the neighborhood and if they preferred lighting other than the wooden poles, the residents would need to work it out with Illinois Power and Light Company. The city gave the residents until February 1, 1962 to work out an arrangement with the power company.³⁷

In February 1962, the residents once again attended a city council meeting to voice their thoughts on the proposed street lights for their neighborhood. According to the newspaper article which covered the meeting, the council passed a resolution in December to install wooden poles and gave authorization to Illinois Power and Light to install the light poles. However, Illinois Power and Light stated they had not received any authorization from the city to install the poles. The resolution passed despite the objection of property owners who felt concrete or metal poles would be more appropriate to the neighborhood and would complement the area better. One resident stated "creosoted poles give the impression that the area was living back in the 18th century." The city's reasoning for the wooden poles was the expense and budget, and if the residents wanted metal or concrete poles it was suggested they should cover the difference in price. The council suggested the residents contact the power company to arrange for additional payments to cover the cost of the metal or concrete poles they wanted. The power company said they would not make any arrangement of the sort because the contract was between the power company and the city, not individuals or groups of people.³⁸ On February 20, 1962 during a city council meeting, the city authorized Illinois Power and Light Company to proceed with work of installing wooden poles and overhead wiring in Grandview Place. The council made the

³⁶ "Hearing Held For Grandview Street Lights," *Edwardsville Intelligencer*, 8 December 1961.

³⁷ "Council Right in Going Ahead On Street Lights," *Edwardsville Intelligencer* 4 January 1962.

³⁸ "Status of Street Lighting is Still In Doubt in Grandview Subdivision," *Edwardsville Intelligencer*, 5 February 1962.

decision after Grandview Place resident, Robert Roepke, spoke up at the meeting and stated “Mr. Durr was a self-appointed representative of Grandview. Why should you wait for his okay before you go ahead with lighting for us. He’s had his day in court. Why let one or two people hold the lighting up.”³⁹ Today, the light poles in Grandview Place are wooden.

Houses of Grandview Place – Styles and Forms

Mid-Century Architecture

According to the National Trust for Historic Preservation, “Modernism is generally defined as a design language with an emphasis on form rather than ornament, structure and materials rather than picturesque constructions, and the rational and efficient use of space.”⁴⁰

Mid-century Modern architecture, as well as Modern architecture has been overlooked in the historic preservation movement. However, there is recent movement to document this era of architecture. This era of architecture may have been overlooked because people remember when the buildings, and houses of the Mid-century modern, or Modern style were built. This perception was best pointed out by Richard Longstreth, when he stated “we do not ‘see’ the landmarks of the mid-twentieth century. They are not sited like their forebears. The landscape that they help form is not centralized. Rather it is multi-nucleated, as the geographers call this structure, and those nucleation often lack tradition focal points.”⁴¹

Grandview Place homes represent a variety of Mid-century modern residential architectural styles.

Carports and Garages

The increasing use of automobiles in the mid-20th century influenced housing designs, as reflected in the majority of homes in Grandview Place. Houses in Grandview place were designed with either a one-to-two car carport or garage attached to one end of the façade. Only three properties have detached garages. Carports were more financially feasible to construct than garages. Carports had an added benefit to homeowners over garages, as carports could easily double for a covered patio space as well. Most carport designs also featured built-in storage rooms along the back wall. Three of the houses retain their high style designed garage doors, a rarity. Two of those can be seen at 521 Buena Vista Street and 437 Legion Drive. Several of the homes in Grandview Place appear to retain their original garage doors.

A complete listing of carports and garages in Grandview Place is located in the Appendices section of this report.

³⁹ “Financial Future for Edwardsville Appears Brighter,” 21 February 1962.

⁴⁰ “Modernism and the Recent Past Defined,” National Trust for Historic Preservation, <http://www.preservationnation.org/information-center/saving-a-place/modernism-recent-past/defined.html> Accessed 20 February 2016.

⁴¹ Richard Longstreth, “I Can’t See It; I Don’t Understand it; and It Doesn’t Look Old to Me,” in Preserving the Recent Past, 1-16.

Ranch House

The Ranch house is often referred to as a *style* or as a *form* of house. The National Register Bulletin *How to Complete the National Register Registration Form*, list the Ranch as a “Ranch Style” under the category of Modern Movement. For the purpose of this report, the Ranch House is considered a style.

By 1950, the Ranch dwelling was the most popular housing style of the postwar period and it had swiftly displaced previous styles and forms. Ranch houses totaled nine out of ten new houses constructed.⁴² The origins of the Ranch style date back to the 1930s on the west coast. It was developed by California architects and founded lightly on the low, rambling Spanish Colonial Ranch located in California, then revised by influences derived from the Craftsman and Prairie Styles. Credit for the creation of the Ranch style or the “dream house” is commonly attributed to Cliff May, a California architect. May designed a one-story Ranch house in 1931 that featured Spanish Colonial Revival architectural elements, as well as an integrated garage on the façade. May designed over 50 Ranch dwellings from 1931–1937, and continued to design, refine, and expand the Ranch house in the 1940s. The Ranch house captured the attention of other architects and soon became a national trend.⁴³

By 1950 Ranch house, maximized façade width and progressively seemed to sprawl, particularly when sited on large lots as seen with the Ranch houses located at 9 and 11 Oak Hill Drive.



Prior to the 1950s, the Ranch house was smaller and generally had a one car garage, whereas by the 1950s, two car garage or carports attached at one end of the façade were common. The garage and carport symbolized the necessity of the automobile, particularly for those residing in a subdivision located at the edge of the town, as was Grandview Place when it was platted in December 1953. Usually, the garage/carport was in line with the façade but not always, as seen in 409 Sunset Drive or 514 Buena Vista Street.



Generally, the Ranch dwelling has a heavy horizontal emphasis and a long façade typically oriented to the street. Roofs are low-pitched hip or gable forms with moderate to wide overhanging eaves.⁴⁴ The Ranch house is

⁴² Witold Rybczynski, “The Ranch House Anomaly,” *Slate Magazine* 17 April 2007

http://primary.slate.com/articles/arts/architecture/2007/04/the_ranch_house_anomaly.html (accessed 1 March 2016).

⁴³ Emily Petitis et al, *a Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, DC: Mead & Hunt for the Transportation Research Board, 2013), 49.

⁴⁴ Barbara Miller Lane, *Houses For A New World: Builders and Buyers in American Suburbs 1945-1965*, (Princeton, NJ: Princeton University Press, 2015), 17.

dominated by an asymmetrical fenestration with a variety of window types. Common window types utilized include double-hung with or without muntins, casement, awning, and fixed, with aluminum, steel or wood frames. The façade was often dominated by a large picture window usually fixed and may be flanked by narrow section windows, as seen in many of the Ranch houses in Grandview Place. The large picture windows are generally located in a public room such as a living room, whereas the private rooms (bedrooms and bathrooms) have short windows located high in the wall, typically just under the roofline like the house at 302 Buena Vista Street and 612 Grandview Drive.



It is common for a Ranch house to have more than one type of exterior wall cladding material, usually brick, stone, board-and-batten, horizontal and vertical weatherboard, and aluminum/steel siding. The use of multiple materials emphasizes the linear and horizontalness of the Ranch while creating a feeling that the dwelling is low to the ground. The combination of the materials was artistic and pleasing without the use of applied ornamentation of the architectural styles of the past. Another accent was the use of integrated wall screens or planters. The main entrance is almost always off-centered and can be recessed, or on a flat façade. Stoops are more common than porches, but Ranch houses were designed with partial-width porches. Iron or wood railings and support posts were common features of the stoops and porches.⁴⁵ Several of the houses in Grandview Place feature stoops, as seen in the house at 406 Buena Vista Street, which also exhibits stone accents and retains the original entrance door.



The popularity of the garage attached to the façade before long gave way to a new footprint of the Ranch. Early Ranch houses were straightforward, usually laid out in a rectangular shape across the lot, but by the later 1950s, more Ranch dwellings were designed in an L-shape footprint, as seen with the houses at 7 Brookside Court, 553 and 514 Buena Vista Street and 409 Sunset Drive.



⁴⁵ Virginia Savage McAlester, A Field Guide to American Houses (New York, NY: Alfred A. Knopf, 2013), 597-602.

As the trend for two car garages and carports increased, the emphasis on the horizontality of the Ranch was more pronounced. Great examples of this are the homes 448 and 552 Buena Vista Street.

Two houses in Grandview Place represent the Raised Ranch or Ranch Down subtype, meaning the garage is tucked under the main block, this subtype can be seen at 3 Brookside Court and 420 Shady Lane.



Another subtype, is known as the Stylized Ranch, is broken down into different types depending on the features of house. These types are Colonial Revival, Storybook and Spanish. Some of the Stylized Ranch houses are located at 506 Grandview Drive (Storybook), 420 Shady Lane (Storybook), 601 Grandview Drive (Spanish), 438 and 509 Buena Vista Street (Colonial Revival).



The Ranch style house is the dominate house in Grandview Place. Including the Raised Ranch/Ranch Down, it comprises 69.5% of the houses in the subdivision. This style is represented on every street in Grandview Place.

Ranch elements:

Foundation: Concrete or brick

Siding: Brick, stone, wood siding, and aluminum/steel siding; contrasting materials are common

Entrance: Sheltered under the main roof, may be located on flat façade or recessed; stoop or partial-width porch, doors are solid or paneled, small rectangular windows can be found in the top third of the door

Roof: Side gable, hipped, cross hipped, front gable to side gable with overhanging eaves; low-pitched, single or double doors

Windows: Double-hung, (wood or metal), casement, awning, sliding, large picture windows and occasionally bay windows; shutters are common

Chimney: Brick or stone, large and usually off-centered, may be perpendicular with facade

Garage/Carport: One or two car, commonly attached at one end of the façade and integrated into the volume of the house

Stylized Ranch elements:

Foundation: Concrete or brick

Siding: Brick, stone, wood siding, and aluminum/steel siding; contrasting materials are common

Entrance: Sheltered under the main roof, may be located on flat façade or recessed; stoop or partial-width porch, doors are solid or paneled, small rectangular windows can be found in the top third of the door; single or double doors; partial-width porch with scalloped beam or decorative brackets

Roof: Side gable, hipped, cross hipped, front gable to side gable with overhanging eaves; low-pitched, exposed beams

Windows: Double-hung, (wood or metal), casement, awning, sliding, large picture windows, diamond pane and occasionally bay windows; shutters are common

Chimney: Brick or stone, large and usually off-centered, may be perpendicular with facade

Garage/Carport: One or two car, commonly attached at one end of the façade and integrated into the volume of the house

Below are various Ranch houses in Grandview Place reflecting the Ranch style and not a subtype of the Stylized Ranch type.



Split-Level House

The Split-Level is a form of a house, not a style. Because it was sensible and appealing to families wanting a house with a modern and traditional feel and look, the Split-Level increased in popularity in the 1950s, but the

concept of this house form was first presented prior to World War II, in the 1930s. It soon became one of the most prevalent house forms nationwide. The design was a well-organized and economical form that combined the best elements of the Ranch house and the traditional two-story house. This three-level design offered verticality and more living space. The entrance is on the same level (ground) as the public spaces. Typically located near the entry is a set of half-stairs that provides access to the bedrooms and bathrooms; this private space is located in the two-story section. A flight down or level down was comprised of the family room or rumpus rooms. The entrance to the garage was either located on the level with the public space or the ground level or half a flight down.⁴⁶

The Split-level emerged onto the house market in 1933 when basic plans were published in the *Sears Honor Bilt-Home*, a leading manufacturer of houses. The Concord plan by Sears was a Split-Level plan published in 1933 and later years in the 1930s.⁴⁷

THE CONCORD ▲ ▲

▲ FIVE ROOMS, BATH, RECREATION ROOM AND FUTURE BEDROOM



MODERN HOME No. 3379
ALREADY CUT AND FITTED

THE CONCORD is a true American Cape Cod home. Its beautiful exterior and practical floor plan have made it one of America's most popular low-priced homes. The Concord, as offered by Sears, employs a new principle in construction which is a big money saver.

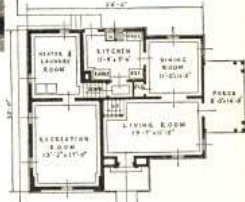
The Plan has four levels. The basement which is just a few feet below grade, requires only a minimum excavation, being confined to the left wing only, but sufficiently large to provide recreation room, laundry and heater room. The recreation room can be converted into an attached garage if desired. (See the garage entrance of the Homestead on opposite page.)

The regular floor level, which is only six steps up from the basement, contains a living room size 19 feet 7 inches by 11 feet 5 inches and dining room size 11 feet 0 inches by 11 feet 5 inches with a spacious closet. A well arranged kitchen is also on this level. A small hall forms the entrance to the basement level and gives additional storage.

A short flight of open stairs with wrought iron rail brings you to the second floor containing two bedrooms, bath, three closets and linen storage. You will note on the topmost level that it is possible to have a third bedroom in the space over the living room.

These two houses are good examples of careful planning and how you can secure seven-room efficiency in the space ordinarily devoted to five rooms. The quantity and quality of all the materials and equipment for these homes are fully guaranteed by Sears.

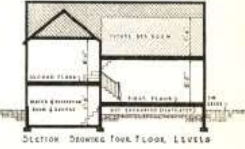
See pages 4 and 5 for details on ready cut features.
See pages 12 to 15 for information on heating, lighting and plumbing.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION - SHOWING FOUR FLOOR LEVELS

Figure 30. *Sears Honor Bilt- Home*, 1933 Catalog

⁴⁶ McAlester, 613; Richard Cloues, "Mid-Century Split-Level Houses: A National Overview," Georgia Department of Natural Resources, Historic Preservation Division (March 2010), PowerPoint slides 7-10, Accessed 26 February 2016 at: https://issuu.com/georgiashpo/docs/split_level_nationally_pdf_version

⁴⁷ Sears Homes, Accessed 1 March 2016 at: <http://www.searshomes.org/index.php/2011/01/27/harmony-in-house-design-the-sears-concord/>.

By the mid-1950s the Split-Level house form was published in *Popular Mechanics* in an article on “Tomorrow’s Trends in Homes,” and other magazines. The promotion of the Split-Level combined with the house form was noticed and later designed by a notable Washington D.C. Modernist architect, Charles Goodman made the Split-Level a very fashionable house to build and to own. Also in the 1950s, an association of Modernist architects, known as the “The Architects Collaborative” led by a Harvard University architect, Walter Gropius, designed “demonstration” dwellings, one a Split-Level, for the Five Fields development in Lexington, Massachusetts.⁴⁸

An advantage the Split-Level had over the Ranch and early house styles was that it was exceptionally matched to sloping property lots and the house form could be adapted to the landscape. The topography of Grandview Place made the Split-Level a perfect type of dwelling to easily adjust to the many sloping lots as seen in the house at 530 Buena Vista Street and 413 Sunset Drive. Unlike the Ranch, the garage or carport is inserted under part of the house, and it appeared more like a two-story house.⁴⁹ Whereas, the Ranch usually has one roof of the same height, or a slightly cascading roof from the main block to the garage/carport, the Split-Level featured separate roofs for each section of the dwelling (gable or hip). Like the Ranch, it was sited to front the street. The layout of the Split-Level allowed for more square footage, allowing for more bedrooms, bathrooms and family space. It was not designed to be as open to the outdoors as the Ranch, as the emphasis was on the interior living space. Like the Ranch, the windows are similar and wall cladding materials were varied and mixed.⁵⁰ The Split-Level houses in Grandview Place commonly incorporate elements of the Neo-colonial style. A few of the Split-Level houses in Grandview Place can be found at 461 Buena Vista Street, 16 Brookside Court, 7 Oak Hill Drive, and 436 Grandview Drive.



Some Split-Level houses give the appearance of being a two-story house, but the placement of the lower level windows indicates a Split-Level as seen in the houses at 534 Oak Hill Drive and 405 Sunset Drive, a Split-Level Neo-colonial.



The Split-Level dwelling was prevalent in the Midwest and Northwest but not as trendy in the West and Southwest. An article in the *Washington Post* (1957) pronounced the Split-Level dwelling as “typically American

⁴⁸ Cloues, 32-43.

⁴⁹ McAlester, 613.

⁵⁰ Lane, 17-18.

as baseball...from its handsome exterior to its neat and smartly designed interior (this) is the house that American wants—plus built-in modish good looks and real comfort for living the American way.⁵¹

The Split-Level form style houses make up 6% of the house styles of the subdivision and are located on Sunset Drive, Grandview Drive, Buena Vista Street, and Oak Hill Drive.

Split-Level elements:

Foundation: Concrete or brick

Siding: Brick, stone, wood siding, aluminum/steel siding; contrasting materials are common in articulating the two-story volume

Entrance: Doors may be single or double with a panel or solid pattern; placed on a flat façade, located at the “L,” sheltered on the main roof

Roof: Side gable, front gable or hip with overhanging eaves, low-pitched; separate roof forms for each level

Windows: Large and sited close to the floor in the living space, and smaller in the private areas of the house and set higher in the wall. Maybe be double-hung, or picture window

Chimney: Brick or stone, commonly not dominate

Garage/Carport: One or two car, commonly attached at one end of the façade on the lower level

Below are various houses designed the Split-Level form.



413 Sunset Drive



621 Grandview Drive

Contemporary House

The Contemporary style house has been described by many terms such as, Mid-century modern, Modern, and Post-and Beam. Some style guide books label it as a form of the Split-Level. The Contemporary house can be defined as a house of the Post WW II period that was established as part of the Mid-century Modern Movement

⁵¹ Cloues, 86-107.

that separates itself apart from the past and echoes the current design movements of the period.⁵² The Contemporary style featured a simplification of form, the absence of applied ornamentation and an emphasis on functional design. The objective of a Contemporary house was to focus on bringing the outdoors into the living space by integrating walls of windows. But at the same time, this style was known for its broad expanse of uninterrupted wall surfaces.⁵³

Elements of the Contemporary style derived from the residential designs of Frank Lloyd Wright and Bauhaus architects. Wright's Usonian houses of the 1930s through the early 1950s were part of this Modern Movement. The Contemporary style also borrowed from the International style. The elements from the International style found in the Contemporary dwelling included; lack of architectural decoration, horizontal emphasis, ribbon windows, rectilinear geometry, post and beam construction, roof overhangs, cantilevered upper levels, and flat surfaces. In California, the Bay Region Style of the Contemporary style emerged. Features from this style that were applied to Contemporary houses across the country included posts and beams of wood, wall materials of brick, stone or horizontal wood to a warm texture, wide chimneys, and a design that connected with the landscape.⁵⁴

Like the Ranch style, the Contemporary style was mass-produced and its height of popularity was in the 1950s. Architects established the style around 1945. Unlike the Ranch and Split-Level house it never attained mainstream acceptance and by the late 1960s some considered it unfashionable and the style declined. The Contemporary style while having a short lifespan did lead in design awards, and was frequently published in architectural magazines. Unlike the Ranch style that flourished in Merchant Builders subdivisions, there were only a limited number Contemporary subdivisions. These included Edward Hawkins' Araphahoe Acres in Englewood, Colorado, Joseph Eichler in California and Charles M. Goodman in suburban Washington D.C.⁵⁵

Contemporary houses varied on the roof style but were low-pitched. Some of the houses were designed with a flat roof, front or side gable, gable variation, and a butterfly and slant roof, which is also referred to by some as an equal gable. The Contemporary dwellings in Grandview Place mainly have the unequal gable or the butterfly and slant as seen in these houses 433, 445, and 464 Buena Vista, 425 Grandview Drive, 428 Shady Lane and 8 Oak Hill Drive.



A true-to-form butterfly and slant can be seen at 618 Grandview Drive. (See Photos on the following pages.) Houses in Grandview Place that feature a flat roof are 416 Grandview, and 476 Buena Vista Street.

⁵² Jonathan and Donna Fricker, "Louisiana Architecture: 1945-1965, The Contemporary House," Louisiana Division of Historic Preservation, Accessed 24 February 2016 at www.crt.state.la.us/assets/ocd/hp/.../contemporaryhousefeb2010.pdf

⁵³ McAlester, 629-630.

⁵⁴ Fricker, 3.

⁵⁵ McAlester, 632.



gable roof style.

Located at 424 Shady Lane is a house that reflects the front



One Contemporary house features double front gables with siding in the gable, displayed in a "V" pattern, 617 Sunset Drive.



Some roofs feature beams or posts, such as 8 Oak Hill Drive, 433 and 476 Buena Vista Street and wide roof overhangs as seen in 437 Buena Vista Street.



Overall the massing was geometric. Other common features of this style were glass curtain walls, windows in the gable ends, large windows and walls of windows that integrated the entry. Entries were de-emphasized and moved to one side of the dwelling or even obscured as seen in the house at 416 Grandview Drive. The façade usually had minimal details and may feature broad expanses of uninterrupted wall surface. Sliding doors were commonly used on the rear elevation. Courtyards interior and exterior were common, as well as a patio/courtyard assimilated into a carport area, as seen with the house at 437 Buena Vista Street. (See Photos on the following pages). Glass blocks were utilized to allow light into the house but offered privacy. Another feature used in the Contemporary house, clerestory windows, also light that allowed privacy. This is featured in two houses in Grandview Place, 557 Buena Vista Street and 421 Legion Drive.



A variety of exterior wall surface materials were applied to the houses such as wood, brick, Roman brick, and stone. Generally no more than two wall surface materials were used. Garages and carports were integrated into the dwelling.

Contemporary style houses in Grandview Place make up 12% of the house styles of the subdivision and can be found on every street in the subdivision.

Contemporary elements:

Foundation: Concrete

Siding: Natural materials of brick, wood siding, or stone

Entrance: Typically recessed in wall junctions, through carport, obscure, de-emphasized; doors are typically solid panel or solid pattern in wood

Roof: Very low-pitch, commonly flat, unequal gable or butterfly and slant, front gable, gable variation

Windows: Present in gable ends, large curtain walls of glass, large glass panes, windows located in bands, glass blocks, and clerestory windows

Chimney: Massive and prominent, brick or stone

Garage/Carport: Carports are common (one or two car) and may integrate a courtyard or patio area; a garage is less common; carports are integrated into the overall massing of the house

Below are various Contemporary houses in Grandview Place.





Neo-colonial House

The Neo-colonial style house is an extension of the Colonial Revival style that was vastly popular in the United States from the late 19th century to the mid-20th century. It is a reflection of a more traditional style with an updated two-story look that harmonized with Mid-century modern subdivisions that also had Ranch and Split-Level homes like Grandview Place.⁵⁶ This new style features wide overhanging eaves, low-pitched roofs and metal windows which were absent in the earlier Colonial Revival style. Basically, the Neo-colonial style is a loose interpretation of earlier Colonial Revival elements. Unlike the earlier Colonial Revival houses, the Neo-colonial incorporated a new feature, the garage or a carport - single or double. An FHA bulletin in 1940, demonstrated ways to assimilate a garage into the main block of a house designed in the Colonial Revival style.⁵⁷ This new concept, the Neo-colonial style was featured in magazines and pattern books all integrating a garage or carport into the main block. When a new home owner wanted to build a Neo-colonial style house, they would decide the designed that worked best for them out of one of the magazines or pattern books which their builder would construct. Like the Ranch and Split-Level house, the Neo-colonial is found in subdivision nationwide and were often contractor-built. The Neo-colonial style was a popular style that varied based on local preferences and trends.⁵⁸ A lot of the design elements carried to the Split-Level and even the Ranch style.

Some of these dwellings are located at 506 and 549 Buena Vista Street, 407, 411 and 413 Grandview, 344 Sunset Drive, 409 and 412 Shady Lane.



Grandview Place Neo-colonial style houses make up 11% of the house styles of the subdivision and can be found on every street but Legion Drive.

Neo-colonial elements:

Foundation: Concrete or brick

⁵⁶ Lester Walker, American Homes (New York, NY: Black Dog & Leventhal Publishers, Inc., 1981), 256.

⁵⁷ McAlester, 412.

⁵⁸ Walker, 256.

Siding: Brick, wood siding, aluminum/steel siding

Entrance: Located under porch, may be recessed under porch; may have sidelights

Roof: Side gable with overhanging eaves; separate roof form over the garage/carport if one-story

Windows: Double-hung, bay, and picture windows; shutters are common

Chimney: Brick, commonly located at the gable end or rear elevation

Garage/Carport: One or two car, commonly attached at one end of the façade

Below are a few of the Neo-colonial designed homes in Grandview Place.



Preserving Mid-Century Modern Architecture

Importance as a Culture Resource – Grandview Place

This survey/study clearly demonstrates the cultural and architectural significance of Grandview Place and Mid-century modern residential houses in Edwardsville. Nationwide, this period reflects about half of the existing dwellings in America. The integrity of houses built during this time is often threatened by insensitive alterations and additions. While currently not a problem in Grandview Place, other subdivisions developed at this time in are experiencing demolition of housing stock. It is these threats which create an urgent need to start the process of preserving Mid-century modern houses so that the historic fabric of Edwardsville's recent past remains intact. The lack of appreciation for these historic resources could be attributed to a widely-held view that Mid-century modern houses as commonplace and plentiful, thus creating a lack of appreciation for these historic resources. The houses in Grandview Place reflect new innovative designs which symbolize a fresh new attitude to family life which emerged during the 1950s and 1960s. Therefore it is important to educate residents of their importance.

Grandview Place is comprised of excellent examples of Mid-century modern houses. That combined with the overall history of Grandview and how it relates to the broader history American suburbia makes it worthy of preservation. The preservation of Grandview Place will allow this neighborhood to continue to reflect the architecture, cultural and social history of its time.

Threats facing Mid-Century Modern Residential Subdivisions

Repair and Replacement of Materials

Housing material over time wears out as a dwelling ages. Part of the deterioration of materials is caused by environmental issues like weather, moisture, plants and the sun. Once a house starts to show signs of deterioration, it can affect the overall appearance of the surrounding area. In the field of preservation, the approach is to repair and replace worn materials in the most sensitive way achievable.

While a lot of research has been done on techniques that work well with the building materials for older houses, there is not a lot of information on the care of houses built when Grandview Place was developed. Houses constructed in Grandview Place were built with different materials from previous architectural trends, such as aluminum/steel siding; walls of glass; glass blocks; metal window frames; plywood, and a variety of wall cladding materials, not to mention different construction techniques. Houses were built on slabs with plumbing installed in the concrete. More research is needed to develop rehabilitation techniques that focus on the historic elements and fabric of houses built during the 1950s–1970s.

The National Trust for Historic Preservation (NTHP) and the IHPA developed a list of services and products to help homeowners of Mid-century modern houses with their repair, replacement, or replication of original features that are beginning to deteriorate. This guide, “Materials for Repair and Restoration Resources Guide,” is located in the Appendices of this document.

Rentals, Teardowns and Infill Construction

Another “threat” to established sub-division is an increased in rental properties. This is typically a concern in college towns, which have a higher demand for multi-housing. High numbers of rental houses a neighborhood has, can cause property values to decrease. While Grandview Place does have a few rental properties, this nationwide trend is not an issue, since Grandview Place is zoned for single-family.

Teardowns and inappropriate infill construction have become very common in the United States. More and more established subdivisions are being affected. These are concerns in all areas where the buyer is attracted to an established neighborhood – mature trees, more character, etc., but wants to build new. Less expensive houses, usually ones in disrepair are snatched up and flattened. In some areas of the country, existing mid-century neighborhoods are the focus for redevelopment due to their overall size, location and the topography.

The NTHP is vigorously fighting the threat of infills and teardowns. Strategies recommended by the NTHP include designation of local historic districts, preservation ordinances, moratoriums on demolitions, implementation of design review processes for new construction, establishment of floor-area-ratios and lot coverage requirements, down-zoning, easements and covenants, development standards, education programs, technical assistance programs and financial incentives. It is important that these strategies be implemented to safeguard the mid-20th century houses that reflect a vital part of the architectural and social fabric of the United States.

Recommendations

The following recommendations are proposed for the City of Edwardsville to undertake with residents and others who are interested in the Grandview Place subdivision and in Mid-century modern architecture and history.

- Assess if there is an interest in creating a Local Historic District and/or National Register District. If there is, City staff, HPC, and Grandview Place residents should meet to learn more about the process, the details and the benefits.
- If the residents approve and agree, nominate Grandview Place as a local historic district and/or a National Register District.
- If Grandview Place becomes a local district or National Register district encourage the implementation of design guidelines.
- Continue to further document the Grandview Place subdivision. Undertake additional research on individual houses and the history of their builders, architects, and residents. If possible do oral histories of original residents of Grandview Place and anyone involved in the development of the neighborhood. Seek additional historic photographs, blueprints, builder's plan books, and other materials from residents (current and past), and digitize these for future use. This information should be shared with the Madison County Archival Library and Edwardsville Public Library.
- Engage students from the local high school, and Southern Illinois University at Edwardsville, and encourage them to develop and take on projects aimed at the history and architecture of Grandview Place. Student involvement will offer opportunities for intergenerational learning and may assist students in fulfilling curriculum requirements. Contact the local schools to discuss such opportunities. Projects can involve a local history of the neighborhood, as well as oral interviews with early residents and those who helped to develop the subdivision. Art students can draw sketches of the houses, and science students can study the wildlife and plant life found within the neighborhood. A local history program focused on Mid-century modern architecture and subdivisions in relationship to Post WWII could be developed.
- Collaborate with local realtors. Provide them with information about the history and architecture of Grandview Place.
- Develop an educational program for broadcast by local public/civic TV stations on the history of Grandview Place and Mid-century modern architecture.
- Assist local groups in developing a neighborhood tour to educate the community of the house styles and builders of Grandview Place.
- Continue to host annual block parties and annual meetings.
- Coordinate with Edwardsville Public Library, Madison County Archival Library and the Southern Illinois University Library at Edwardsville to create a special Grandview Place collection with digital copies of historic maps, photographs, drawings, etc., provided by residents and other individuals.
- Work with the families of the builders of Grandview Place, such as Jeff Lantz, and Oscar Schmidt, plus others to digitize any records they may have of Grandview Place.
- Create a special exhibit highlighting the development, history and architecture of Grandview Place to be viewed by the community. May is Historic Preservation Month, an exhibit during this time would be a way to educate the community about historic preservation and local neighborhoods.

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Appendices

Carports and Garages

Brookside Drive	1 Car Garage	2 Car Garage	1 Car Carport	Detached Garage
2		Yes		
3	Yes			
5	Yes			
7		Yes		
8			Yes	
9	Yes			
10	Yes			
11				Yes
12	Yes			
13	Yes			
14	Yes			
16	Yes			

Legion Drive	1 Car Garage	2 Car Garage	1 Car Carport
421	Yes		
422		Yes	
425	Yes		
428	Yes		
429	Yes		
432	Yes		
433	Yes		
436			Yes
437		Yes	

Shady Lane	1 Car Garage	2 Car Garage	1 Car Carport
405	Yes		
408	Yes		
409		Yes	
412		Yes	
416	Yes		
420	Yes		
424			Yes
428	Yes		

Grandview Drive	1 Car Garage	2 Car Garage	1 Car Carport	2 Car Carport	Detached Garage	None/ Undetermined
311	Yes					
407	Yes					
411					Yes -NC	
413		Yes				
416			Yes			
417	Yes					
420						Undetermined
421	Yes					
424	Yes		Yes			
425	Yes					
428		Yes				
429	Yes					
433	Yes					
436		Yes				
437	Yes					
502	Yes					
505		Yes				
506		Yes				
507		Yes				
601		Yes				
602		Yes				
605	Yes					
606	Yes					
609	Yes					
610			Yes			
613	Yes					
614					Yes - NC	
617	Yes					
618			Yes			
621		Yes				
622						Yes
625		Yes				
626				Yes		

Oak Hill Drive	1 Car Garage	2 Car Garage	2 Car Carport	None
3	Yes			
4		Yes		
5			Yes	
7	Yes			
8		Yes		
9		Yes		
11		Yes		
12	Yes			
13	Yes			
15		Yes		
17				None
513	Yes			
514	Yes			
518		Yes		
519	Yes			
522		Yes		
526		Yes		
529		Yes		
530		Yes		
534		Yes		
538		Yes		
539		Yes		
542	Yes			

Sunset Drive	1 Car Garage	2 Car Garage	2 Car Carport
340	Yes		
344		Yes	
348		Yes	
405	Yes		
409	Yes		
413			Yes
416		Yes	
417		Yes	
420		Yes	
421			Yes
424		Yes	
425	Yes		
428		Yes	
429		Yes	
432		Yes	
511		Yes	
512		Yes	
515		Yes	
516		Yes	
519		Yes	
520		Yes	
523		Yes	
524		Yes	
527		Yes	
528		Yes	
531		Yes	
532		Yes	
535		Yes	
536		Yes	
539		Yes	
601		Yes	
605		Yes	
609		Yes	
613	Yes		
617		Yes	

Buena Vista Street	1 Car Garage	2 Car Garage	1 Car Carport	2 Car Carport
302	Yes			
306			Yes	
309		Yes		
310	Yes			
313		Yes		
314		Yes		
405	Yes			
406	Yes			
409	Yes			
410	Yes			
413	Yes			
414	Yes			
418	Yes			
422	Yes			
425		Yes		
426	Yes			
429				
430		Yes		
433				Yes
434	Yes			
437				Yes
438		Yes		
441	Yes			
444				Yes
445			Yes	
448		Yes		
449	Yes			
452	Yes			
453	Yes			
456	Yes			
457		Yes		
461		Yes		
464			Yes	
465		Yes		
469	Yes			
470				Yes
473	Yes			
476				Yes
477	Yes			
481	Yes			
485	Yes			

Buena Vista Street	1 Car Garage	2 Car Garage	2 Car Carport
501	Yes		
505	Yes		
506		Yes	
509	Yes		
510		Yes	
513	yes		
514	Yes		
517	Yes		
518	Yes		
521	Yes		
522	Yes		
525	Yes		
526	Yes		
529	Yes		
530			Yes
533	Yes		
537	Yes		
541	Yes		
544		Yes	
545	Yes		
548		Yes	
549		Yes	
552			Yes
553		Yes	
557		Yes	

Materials for Repair and Restoration Resources Guide

One of the most challenging tasks for homeowners of post-war residences is locating appropriate materials for repair or replacement in their homes. With considerable assistance from the **Architectural Services Division of the Illinois Historic Preservation Agency**, we have compiled a list of potential products and services that can be used to repair, replace, or replicate original features in post-war residential properties. This is by no means intended to represent a comprehensive list, but it can serve as a good starting point when attempting to find a specific product or material.

This list is not intended--and we request that it not be used--for commercial purposes or that the mention of a product or service constitutes an endorsement. Reference herein to any specific commercial firm, commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not constitute or imply its endorsement, recommendation, or favoring by the National Trust for Historic Preservation (NTHP) or its membership. The NTHP is not responsible for the accuracy or content of information contained in these sites, and links to third-party sites do not constitute an endorsement by the NTHP of the parties or their products and services.

Appliances

Elmira Stove Works (the Northstar line features retro-inspired refrigerators, ranges, and range hoods appropriate for 1950s kitchens) www.elmirastoveworks.com/northstar.aspx.

Big Chill Retro Appliances (vintage-inspired refrigerators with iconic 1950s styling and colors) www.bigchillfridge.com/pages/fridges.php.

Chemicals

Soy Gel Paint & Urethane Remover

BEAN-e-doo Mastic Remover (both by Franmar Chemicals)

There are many commercially available paint and mastic removers but many are caustic, toxic and can cause damage to substrate and adjacent materials. Franmar Chemicals offers numerous products that, in addition to being extremely effective, are also natural and non-toxic, requiring only a water clean-up.

www.franmar.com

Cabinets

St. Charles

The legendary steel cabinets have recently been reintroduced to the general public, including some vintage designs and hardware. The new steel cabinets, particularly in one of the powder-coated finishes, are very appropriate for mid-20th century homes.

www.stcharlescabinets.com.

Countertops

Formica Laminates (Classics Collection featuring boomerang pattern by Brooks Stevens and Virr-Varr of 1958 by Sigvard Bernadotte)

www.formica.com/publish/site/na/us/en/index/laminate/series/patterns.html#.

Countertops of the 1950s featured stainless steel edging (rolled edge was not available until the late 1950s). We've been unable to locate a source for stainless steel edging but the resource below offers aluminum edges & corners:

Bars & Booths.com

www.barsandbooths.com.

Door & cabinet hardware, locks

Amerock Hardware (discontinued and current cabinetry and door hardware including modern pulls and knobs)

www.stantheoldhardwareman.com.

Schuham's Builder Supply Co. (carrier of numerous hardware products including Schlage locks) www.schuham.com/hardware.htm.

Security Shop (locksmith with great knowledge of 1950s hardware lines) www.securityshopinc.com/htm/products.htm.

Doorbells

Knock Doorbells (new & vintage classic long-bell chimes) www.knockdoorbells.com.

Modern Doorbells (new minimalist bells with chime notes) www.moderndoorbells.com.

Doors

Midwest Jobbers (exterior flush door collection can be seen in the PDF document on the company's website. Pages 3-4 contain many door designs appropriate to ranch houses)
www.midwestjobbers.com/flush.htm.

Crestview Doors (solid-wood core entry doors inspired by 1950s and 1960s designs) www.crestviewdoors.com.

Fabrics, wallpaper, rugs

Herman Miller

www.hermanmiller.com/CDA/SSA/CMF/0,,a8-c1347,00.html.

Knoll Textiles

www.knoll.com/products/productline_12.jsp.

Maharam (classic pattern designs by Alexander Girard, Charles & Ray Eames, Arne Jacobsen, George Nelson, and Verner Panton)
www.maharam.com.

Kvadrat (classic fabric and textile patterns by Alexander Girard, Charles & Ray Eames, Ross Littell, and Verner Panton) www.kvadrat.dk.

Melina Made (reproducing original 50s and 60s barkcloth patterns and wallpapers) www.melinamade.com.

Reprodepot Fabrics (many new fabrics in mid-century modern styles) www.reprodepot.com

Cole & Son (great 1960s and 70s style wallpaper, including a Fornasetti collection and flocked paper) www.cole-and-son.com

Lee Jofa (David Hicks fabric and soon-to-come carpet) www.leejofa.com

Lincrusta & Anaglypta wallpaper

Crown Decorative Products Ltd., in Darwen, Lancashire, England, began producing embossed wall coverings known as Lincrusta and Anaglypta in the late 19th century. In the 1960s and 70s, the company introduced several textures in keeping with current styles. These patterns, such as Phillip, Citrine, Cane, Chequers and Cordage, are still in production.

www.wallpapersplus.com/shopping/scategory.asp?id=1

Flavor Paper (new designs mimicking patterns from the 1960s and 1970s) www.flavorleague.com

Secondhand Rose (more than 1,000 original vintage wallpaper patterns in original rolls, from Victorian to Art Deco to 1940s florals to 1960s Op Art to 1970s mylars)
www.secondhandrose.com

Wallpaper from the 70s (newly made wallpaper inspired by 1970s designs) www.wallpaperfromthe70s.com

Bradbury & Bradbury (the Modernism collection includes Post-War Era and Atomic Age wallpaper patterns)
www.bradbury.com/modernism.html

Edward Fields (custom-made area rugs featuring designs from the mid-century modern era) www.edwardfields.com

Flooring

Armstrong Linoleum

www.armstrong.com/resflram/na/linoleum/en/us/.

Second Hand Rose (collects and sells historic linoleum stock) www.secondhandrose.com/linol/main.htm.

Marmoleum (Linoleum by Forbo Flooring) www.themarmoleumstore.com.

Tarkett Commercial (Vinyl Composite Tile and Linoleum. Tarkett produces a line of solid linoleum called Etrusco. Put “etrusco” in the product search box.)

www.tarkett-commercial.com/us/.

Expanko (Cork. Their “traditional cork” texture is most appropriate for mid-century ranches) www.expanko.com.

House numbers

Eichler Numbers (appropriate for 1960s ranch houses) www.eichlernumbers.com.

Custom House Numbers (many available fonts and choices but the Neutraface font is appropriate for 1950s ranch houses)

www.customhousenumbers.com.

House letters in the Ribbon Condensed font are very appropriate for 1950s ranch houses and are offered by several manufacturers, some of which are listed below:

Gemini Sign Letters

www.geminisignletters.com/03styles.htm.

West On

www.westonletters.com.

House Number Shop

www.housenumbershop.com/ribbonnumber1.html.

Lighting

Satellite (division of **Rejuvenation** devoted to mid-century lighting) www.satellitemodern.com

Remcraft (Retro Collection includes a line of spun metal surface mounted fixtures) www.remcraft.com/bullets/index.html.

A spherical pendant light in milk glass hanging from a single white cord was a typical interior and exterior fixture of 1960s ranch houses. These globe pendant lights are available in stores such as Menards, but online stores offer them in 8”, 10”, 12” and 14” diameters:

www.american-furniture-warehouse.com. www.lampsontheweb.com.

Low voltage relays

General Electric RR7 Relays(replacements for older RR2) available at some online sources such as www.dale-electric.com/gereplace.php.

Reliant Relay Company(replacements for GE RR7 and RR9 relays) www.reliantrelay.com.

Remcon Momentary Switch Type Relays available at several online sources such as www.alltestequipment.com/remconrelays.html.

Mosaic tiles

Unglazed porcelain tile popular in 1960s baths:

American Olean (look for Unglazed Ceramic Mosaics in the Designers Essentials Collection)

www.americanolean.com/series.cfm?cat=39&sid=53#holder1.

Hakatai (authentic mosaic tile reproduction; looks like paste glass from the 1950s) *Classic Standard Blend* and *Classic Solid Colors*

www.hakatai.com/tek9.asp?grp=31.

Modernist Resource (authentic unglazed porcelain mosaic tiles as well as custom shapes and finishes)

Materials for Repair and Restoration

www.modernistresource.com/ceramictile.html.

Clear and frosted glass tiles are also available but are less authentic than paste glass:

Susan Jablon Mosaics

www.susanjablonmosaics.com.

ModWalls (ModWalls tile blends) www.modwalls.com

Paints

Sherwin Williams (SuperPaint and Duration exterior paints)

While numerous paint products are available, Sherwin Williams *SuperPaint* and *Duration* lines offer extreme durability and great color choices. Both products are self-priming and with proper preparation are guaranteed to last 25 and 40 years respectively.

www.sherwin-williams.com.

Preservation Briefs

Preservation Brief #12: The Preservation of Historic Structural Pigmented Glass (Vitrolite and Carrara Glass). Available for download at: <http://www.nps.gov/history/hps/tps/briefs/brief12.htm>.

Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows. Available for Download at: <http://www.nps.gov/history/HPS/tps/briefs/brief13.htm>.

3-tab shingle roofing

Owens Corning (*Supreme AR* collection has the most authentic color selection) www.owenscorning.com.

Wood conditioners

New Life (antique and fine furniture refinishing products; the furniture masque and wood moisturizer are particularly useful)

www.newlifewoodconditioners.com.

Wood restoration materials

Abatron LiquidWood & WoodEpox (by Abatron) www.abatron