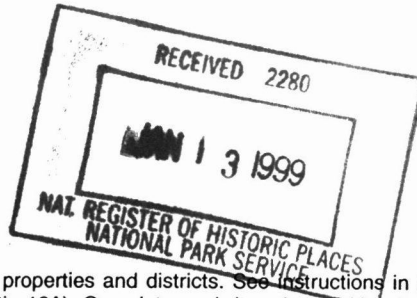


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Country Tea Room  
other names/site number Milk Pail Restaurant

2. Location

street & number 14N630 Route 25  not for publication  
city or town East Dundee  vicinity  
state Illinois code IL county Kane code 089 zip code 60118

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William L. Wheeler / SHPO 12-28-98  
Signature of certifying official/Title Date

Illinois Historic Preservation Agency  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper Beth Poland Date of Action 2/25/99

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commercial/Restaurant

Current Functions

(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Stone

walls Wood

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Country Tea Room

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Between 1926 and 1939 the Country Tea Room was in operation. It occupied a 1926 addition and a portion of the Increase C. Bosworth tenant farm house built in c. late 1860s. The Country Tea Room is located at Clearbrook Farm, which is also known as Fin 'n Feather Farm, a shopping center complex, in unincorporated Kane County, Dundee Township, Section 35. It is just south of the cities of East Dundee and Carpentersville and north of the city of Elgin on the west side of the north/south Illinois Route 25. The Max McGraw Wildlife Foundation, a private wildlife preserve and research facility, surrounds the south and west perimeter of the property. Other neighboring properties to the north consist of a commercial building and wooded areas. Route 25 runs along the eastern perimeter; on the opposite side of the road is more of the wildlife preserve.

The c. late 1860s Gabled Ell type farm house with some Italianate influence and the single story 1926 addition retain much of their historic integrity. The original home faces east and the 1926 addition faces south. Several hundred feet southwest of the home stands the original barn and creamery and west of the home is the stable. The barn, creamery and stable are historic, but were modified during business expansions and no longer maintain their historic integrity. Their history, however, is noteworthy to the overall history of the Country Tea Room as it pertains to the Milk Pail Restaurant and the ambiance of its setting. The Country Tea Room faces east onto Illinois Route 25. A driveway runs along the south, east, and north sides of the house. North and east of the building is an asphalt parking lot. To the northwest of the building is a large modern retail building with a parking lot to its rear. South and west of the building are a series of modern retail buildings. Only the Country Tea Room including the original farm house and its immediate surrounding landscape is included in this nomination.

The Dundee Historical Society placed a plaque and dated the home based on their investigation. The plaque reads:

According to the Kane County Map of 1860 a Mr. Clark owned the 136 acres which about two-thirds of this property was east of Route 25. There appeared no structure there then. I.C. Bosworth's name

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appears on the 1870 map as owner of the property. The property has now been further extended west to the north/south mid point of Section 35. There is clearly a farm house and outbuildings shown on the 1870 map.

The house consists of three sections. The main two-story Gabled Ell house facing east on Route 25 dates from c. late 1860s. It has a one-and-a half story gable roofed rear wing to the west containing a kitchen and south porch. Shortly after the house was built a small one-story gable roofed addition was added to the northwest. It appears in a c. early 1900s photograph of the house. The third addition was built for the Country Tea Room dining room. This one-story addition was added to the south side of the one-story west addition in 1926.

The original section is a Gabled Ell house with Italianate influences constructed c. late 1860s. This section of the house is constructed of wood frame, with its original wood clapboard siding and is set on a stone foundation comprised of large fieldstones. The short leg of the ell has a gable roof with the ends facing north and south. There is one chimney on the exterior of the north elevation. Windows in the original house are two-over-two with wooden pedimented hoods on the east and south elevations. The north elevation windows do not have pediments. The front (east) porch is one story and has a shed roof sloping toward the east. The gabled roofs are covered with asphalt shingles.

The porch is a 1980s replacement. The west wings and south wing also have gable roofs and are of wood frame construction. There are no chimneys in these wings. Windows in the 1926 addition are six-over-six.

The front (east) elevation of the house is two stories and has a two-bay wide gable front section to the north and a two-bay wide wing to the south. A shed-roofed porch is located in front of the two-bay wide wing. The porch has turned spindles and posts. The existing porch is not original. An early photo of the house shows a flat roof porch with Italianate style posts and small brackets without a railing. There are two windows located in the basement below the gable front section. Above them are two windows on each story. The south wing has one window opening to the porch and one window above the porch

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roof. The porch has two doors into the house, one on the side wing and one opening into the south side of the front gable wing.

The north (side) elevation includes the front gable wing of the two-story section, the one-and-a-half story service wing and the northwest one-story addition. The two-story section has two, two-over-two windows on the first story and one two-over-two window on the west end of the second story. An exterior brick chimney is located immediately west of the western-most windows. The one-and-a-half story wing addition has a small rectangular window to the east and a six-over-six window to the west. Above the small rectangular window is a small window. The one story wing has a pair of six-over-six windows to the east and a one-over-one window to the west. A one-over-one window is located above in the gable.

The west elevation of the late 1800s addition has at the north a picture window and a one-over-one window. The west elevation of the 1926 addition has four, six-over-six windows.

The south elevation of the 1926 addition has a pair of windows to the west and a small gable roofed entry vestibule to the east. The door has six-pane sidelights on each side. A small eight-pane window is located in the gable peak.

The east elevation of the 1926 addition has four windows.

The south elevation of the one-and-a-half story wing and the two story section of the house has beginning at the west three windows in the wing and two windows in the two story section. On the second story of the original house are two windows. A wooden bulkhead door provides access to the basement. A small basement window is located to the east of this door.

Each wing addition is above crawl spaces. The one-and-a-half story wing and one-story addition have undergone the most alterations. During construction of the 22' by 24' one-story wing to the west, new roofs were built over the existing roofs. The ridge line of the one-story addition was changed from a east-to-west orientation to a north-to-south orientation. The roof was also raised allowing the

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addition of an attic window in the north gable end. The south porch which originally was open was enclosed in 1926 and the roof was raised for the construction of the one-story addition.

**Interior**

The east porch has two doors, the east door opens into the living room, the north door opens into the parlor. There is Italianate styled woodwork and moldings in the two-story house and one-and-half-story wing. The doors in the original house are four-paneled. Woodwork in the one-story addition and 1926 addition is plain. From the parlor going west is the original home's dining room which later became a bedroom. This room has a closet in the northwest corner and a closet along the south wall underneath the main stair.

Continuing west from both the living room and the former dining room into the one-and-a-half story wing is a room that was formerly used as the kitchen and later turned into a dining room. This room has an interior entrance on its east wall to the basement. This room, as well as a west doorway from the living room, enters onto the south porch. This south porch accesses the main house to two additional rooms and to the one-story addition. The enclosed porch has four interior doorways: the living room, the former kitchen/dining room, a furnace room that serves as an entrance into a bathroom and the Country Tea Room dining room.

An enclosed stairway to the upstairs is located at the north wall of the living room along side the center chimney. At the top of the stairs to the west is an entrance to an attic. The stairway accesses three rooms. Upstairs is an Italianate styled newel post and turned balusters with a rail. A room to the north is now a bathroom, a room to the east is a bedroom and to the south is another bedroom that opens into a smaller room.

The south front entrance door opened directly into the dining room in the 1926 addition. This room served as the dining room of the Country Tea Room. The rooms to the north served as the restaurant's kitchen and gift shop. The smoking porch was located in the enclosed south porch of the one-and-a-half

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story wing. The two-story original house remained as living quarters. Located behind the dining room to the north are two rooms. Originally doors opened off of both rooms to the dining room. Today only one doorway remains to the room to the northeast. A doorway connects this room to the room to the northwest.

In 1939 the single story addition was converted to accommodate offices and living quarters. The 22' by 24' dining room became two rooms and a hall with temporary partition walls added. The front entrance door was moved from the center to the east and a gable roofed foyer built to the south.

Mrs. Marie Bruhn, an employee of the farm from 1939 to 1986, states, "There were no additions made to the house during the time I worked at the Milk Pail. The house was offices and living quarters."

Mrs. Lawrence Selzer of West Dundee states, "In 1945 my family and I lived in the two story area of the farm house. It was the same then as it is now."

In 1987 until 1997 the home was a retail store. In preparation for a new tenant, the original tea room dining room interior is once again one 22' by 24' open room. In 1997 the home received a new shingle roof.

Also located on the property but not included within the nominated boundaries of this nomination are numerous farm buildings associated with Clearbrook Farm. Although several of the outbuildings are historic, they have been remodeled numerous times and have large modern additions. Several newer buildings for retail shops have also been built on the farmstead.

Southwest of the Country Tea Room is a large three-story gambrel roofed dairy barn. The barn dates in the c. 1870s. Large additions were constructed in the early 1950s and in 1987 for retail shops. The interior of the building has also been extensively remodeled.

South of the Country Tea Room is the creamery. The three-story gambrel roofed building was remodeled in 1939 for the kitchen of the Milk Pail Restaurant, the

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successor restaurant to the Country Tea Room. Additional dining rooms have been added to the building over the years.

West of the Country Tea Room is a c. 1870s two-story stable. The building has been extensively remodeled for retail shops.

Modern frame buildings are also located to the southwest and northwest of the Country Tea Room. They are used for retail businesses. A modern asphalt parking lot is located to the north and northeast of the Country Tea Room.

Although the historic farm buildings have been extensively modernized and have had major additions, and several large modern buildings have been built on the complex, the immediate historic surroundings of the Country Tea Room are still intact. Numerous trees and grass lawns surround the building. The building is visible from Route 25 to the east. The modern buildings are placed to the rear of the Country Tea Room and do not detract from the building's integrity.

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1926 - 1939

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Dundee Historic Society

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Statement of Significance:

The Country Tea Room meets Criterion A for commerce for its role as a roadside business during the 1920's and 1930's. Its period of significance is 1926 when the restaurant opened to 1939 when the building no longer was used as a restaurant. The Country Tea Room is locally significant for listing in the National Register. The nation, during this time, had new roads, affordable cars and a desire to explore their country. New roadside restaurants, like the tea room, forever influenced the restaurant industry. Their roadside locations and marketing strategies concentrated on both the mental and physical needs of new leisure travelers who were unfamiliar with their environment. The Country Tea Room typifies restaurants that found the right location, a quaint ambiance and homespun friendliness for their new kind of patron. The restaurant industry changed and conformed to the new travelers' needs, as did the Country Tea Room, to compete along the roadside.

A part of Dundee's history begins with John and Nancy Oatman who were married in Indiana in 1806. In 1828 they moved to Illinois and laid out the town of Walnut Grove, now Eureka. Their first children were twins named America and Eliza. They each married and in 1835 the four moved from Walnut Grove to the Fox River Valley. The Oatman family laid out Dundee west of the river. West Dundee was incorporated in 1867.

A bridge was built, the Fox River was forded and in 1837 Thomas Deweese built a gristmill. For him, the town of East Dundee was laid out and incorporated in 1871. The towns originally were separated, perhaps, because of Deweese's ambition and stayed separated, perhaps, because of language differences. Scots located the west side of the Fox River and the Germans the east side. The earliest settlements were mostly Scots farmers and later in the 1850's Germans.

Carpentersville to the north of East Dundee was incorporated in 1887. It was named after Charles V. and Daniel Carpenter, brothers and pioneers from Uxbridge, Massachusetts who were headed for the new West, but the swollen Fox River made them set up camp. In time, they purchased land from Nathan

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Perry for \$100. The land was located on the east bank of the river north from the existing bridge.

Around 1837, near the Fox River and in the days of the area's first settlements, local industry developed from rich natural resources. Early businessmen shipped tons of sand and gravel and yards of black walnut to Chicago by ox cart. Business grew so that by 1850 the Chicago & North Western Railroad extended west to Elgin and soon afterwards north to Carpentersville. In 1864, the Illinois Iron & Bolt Company incorporated and in 1912 consolidated with Star Manufacturing that employed over 2,000 people. In 1880 Gail Borden invented the process of evaporated milk and started the Borden Company in Carpentersville. Another area dairy was the Oatman Company that later became known as Bowman Dairy. Local farmers supplied milk to the dairies and the numerous rail lines established Kane County as a prominent dairy region and producer of cheese, milk and butter. Farmers prospered. Mr. Robert B. Howard tells the story of his father in the book, Dundee Township 1835-1985.

Arthur Howard, my father, came to Dundee Township in 1910 from Whitewater, Wisconsin bringing with him his registered Holstein herd. This herd produced 20 eight-gallon cans of milk, which were delivered daily by team and milk wagon to the Borden Condensery in Carpentersville, and later to the Oatman Condensery, which was purchased by the Bowman Dairy.

In 1936 my father was honored for having the highest production per cow of any herd in the United States.

By 1900 electric lines linked the towns along the Fox River from Carpentersville. Both Dundee towns and Carpentersville developed successful downtown businesses. In 1920 Haeger Potteries of East Dundee began to invite visitors to tour their plant and buy pottery in its factory outlet store, a first of its kind in the United States. Thousands of people traveled to Haeger Potteries.

During the 1920s the Dundee area had become a tourist attraction and a prosperous business community. Route 25 was busy with travelers who enjoyed

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the scenic drive as they headed north to Wisconsin or nearby Haegar Pottery. The road was busy with farmers whose wagons and trucks were loaded with milk for delivery to either the dairies or the railroads and factory workers who made a living in Carpentersville or shopkeepers in the downtowns. Route 25 represents the changes of the open road that Chester H. Liebs describes in his book, Main Street to Miracle Mile, American Roadside Architecture:

Before the 1920's, most anyone traveling long distances by automobile had relatively few places, save for an occasional wayside inn or resort hotel, to purchase a meal along the open highway. This posed a special problem for families, who had either to bear the expense of dining at those city lunchrooms and restaurants along the way (often located in the better hotels) considered clean and respectable enough for women and children or, as many preferred, to bring their own food and picnic by the side of the road. Obviously there was definite need for wayside eateries that would be more convenient than either the downtown restaurant or the picnic, with a respectable ambiance that would discourage inappropriate behavior and undesirable clientele. Tearooms opened up along major tourist routes. . . . The nation had entered a full-fledged eating-out boom, with the estimated number of restaurants jumping 40 percent between 1910 and 1927. . . . At this juncture, the restaurant population explosion was joined by the tremendous rise in production and availability of the automobile.

Phil Patton writes in his book, Open Road:

The American exasperated his restiveness and the twenties made him rich and more restive still and he found the automobile not merely good but better and better. . . . The fact is that the automobile became a hypnosis.

As more roads accessed more of the country, the average traveler experienced a constant conflict between comfort and adventure. To meet this need new

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roadside businesses offered a variety of cafes, ice cream stands, barbecue stalls, coffee shops, etc. Popular tea rooms capitalized on a friendly atmosphere and nostalgia found in the old houses, barns, inns, etc. they occupied. The very name "Tea Room" conjured up a safe place.

Tea rooms grew to a status of having their own publication, Tea Room and Gift Shop. The trade magazine suggested that increased competition made good cooking alone no longer a guarantee to success and that a broader appeal had become necessary. Great opportunities now existed for the entrepreneur who could apply the right mix of business skills and image to a new kind of roadside family restaurant. Many cafes could not compete and closed.

One of the most famous and successful roadside cafes is the Howard Johnson chain. Mr. Johnson saw the possibilities and capitalized on two emerging forces, the urge to ride in the car and the urge to eat out. His first of many roadside restaurants was along one of Boston's busy highways. Mr. Max McGraw, the developer of the Country Tea Room located at Clearbrook Farm, like Howard Johnson, had the right mix of business skills and imagination to succeed in the restaurant industry.

Clearbrook Farm was the location for the Country Tea Room. The farm complex included the farm residence, the home of the Country Tea Room, a creamery, barn, numerous farm outbuildings, and a windmill. The farm housed a large dairy cattle operation. The Clearbrook Farm history began with the owner of the farm, a prestigious Dundee area resident, Increase C. Bosworth. He became a wealthy local businessman and landowner who came to East Dundee in 1837 with his father from Chicago. By the late 1860s he had erected a two-story Gabled Ell farm house with some Italianate details. Max and Emma Kruse, whose family is pictured in the enclosed photo, leased the dairy farm from Increase Bosworth. In 1926 Max McGraw purchased the farm from the Bosworth estate.

Mr. McGraw, famous for the McGraw Edison Company, the Toastmaster Company and the Max McGraw Wildlife Foundation, built the 1926 single story addition to the c. 1860s farmhouse specifically for The Country Tea Room. In

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1966, Mrs. Irma Dupre writes for The Cardanal Free Press Newspaper in her article, "Landmarks":

From the long-standing farmhouse partly shown at the right of this picture (newspaper article attached), the L-shaped addition was built west and south to the house. The Country Tea Room was operated cooperatively by the late Mrs. Emma Blow Contriman and her nephew, the late Rae Dupre who for so many years was active in the business, industrial and social life of our community. Mr. Dupre supervised and planned the earliest remodelings of the various buildings making up the McGraw Clearbrook Farm.

Many are the memories still afloat of the specialty of this earliest of the many 'eateries' now abounding-hereabouts- the chicken and biscuits of country richness and flakiness for the enjoyment of which patrons came repeatedly from many miles distant.

Mrs. Frances Gresko is an example of the patrons who visited The Country Tea Room in the 1930s:

I lived on the south side of Chicago on Marshall Boulevard. Adam, my future husband, lived next door to my family. He had a car and loved the adventure of the road. He would invite my sister and me for road trips to Lake Geneva and Haeger Potteries. On our way somewhere the road led us to the Country Tea Room along Route 25.

The large dining room was sunny and had lots of windows. The menu was simply the best chicken and biscuits and pie. It felt like someone's home, like visiting a relative for Sunday dinner. There was always friendly laughter and talk and was so different than any other restaurant. If we stopped on our way home, we would buy some cottage cheese.

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The placing of the Country Tea Room at Clearbrook Farm along Route 25 was a marketing genius of Max McGraw. The restaurant was located north of the city of Elgin and northwest of Chicago and took advantage of the network of numerous newly-built concrete highways that led to the area. Elgin historian E. C. Alft notes in his 1984 book Elgin: An American History that residents of the city and surrounding area including Dundee and Carpentersville were rapidly buying the new-fangled automobiles and trucks. In July 1905 the city of Elgin had 60 registered automobiles. Due to the deplorable conditions of the area roads, of which many were dirt paths, the Elgin Motor Club was organized in 1912 to push for a chain of good roads in and around Elgin stretching east to Chicago, south to Aurora, and north to McHenry County. The founding of the Elgin Motor Club was part of the Good Roads Movement throughout the country with the establishment of highway associations to promote the building of hard roads.

Efforts to get new highways resulted in the planning of the first state-funded concrete highway in Kane County in 1914. The highway was planned to run from Aurora along the west side of the Fox River into Elgin. The grand opening ceremony of the 18 foot wide Fox River Trail, now designated Illinois Route 31, took place at St. Charles on September 29, 1917. Alft reported that "less than two thousand motor vehicles were owned by (Elgin) residents in 1920; ten years later there were more than 7,500 local cars and trucks on the streets" By 1922 the Fox River Trail had reached West Dundee.

Important to the citizens of East Dundee, West Dundee, and Carpentersville was the opening of Illinois Route 72 in October 1920 from Milwaukee Avenue on the outskirts of Chicago to East Dundee. The road eventually reached the Fox River Trail (Route 31) in West Dundee. In 1923 U. S. Route 20, which generally followed older trails and roads was completed between Chicago and Elgin. The road eventually stretched through Rockford, Freeport, and Galena.

In August 1929, Route 25, which ran right in front of the Country Tea Room was completed between Elgin and East Dundee. Travelers to the Country Tea Room could take Illinois Route 72, just over a mile north of the restaurant to Route 25

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or Route 20, just three miles south via Route 25 to the restaurant. In 1930 Route 25 was extended from Elgin to St. Charles.

The Country Tea Room closed in 1939 but its concept defined the character of the new and soon to be famous Milk Pail Restaurant. The era's tea rooms, like the example of the Country Tea Room, successfully demonstrated that a market existed for roadside eateries that were affordable for family dining and that offered quaint surroundings.

The early 1930's eateries met specific needs, but the era changed when roads, automobiles and mindsets changed. Travelers had become seasoned and well acquainted with the open road; now they wanted a variety of eateries to choose from. Tea rooms that did not make a transition into a competitive era, for the most part, failed; the ones that adapted to a broader roadside appeal, for the most part, flourished. The Country Tea Room succeeded because it changed. It changed its name to the Milk Pail Restaurant and changed a quaint tea room into a restaurant that featured unique entrees and innovative ideas.

Two similar ads in the 1943 and 1944 issues of Lions International, a Dundee Township Lion Club booklet advertised: Clearbrook Farm, Dundee, Illinois. Perhaps in speculation, because these ads gave no phone number, street address or any description, the Clearbrook Farm may have had local recognition as, one can also speculate for the local area, did the Country Tea Room. The Country Tea Room may have relied heavily on Clearbrook Farm's patrons and on Route 25's road frontage. During this time local tourism was growing.

The Elgin Courier News dated:

January 10, 1926 states, "The Dundee Commerce Club is making improvements to their tourist camp on Higgins Road in East Dundee." This issue also advertised two local restaurants: The Canton Tea Garden at 66 Grove Avenue in Elgin and the Olympia Restaurant in Dundee, no address could be found.

January 14, 1926 discusses a new hotel that was opening on the corner of East Main and River Streets. It is owned by D.J. Havekamp and Walter Haertel, local

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Dundee businessmen. There was no lodging house in Dundee at that time. This new hotel was a great asset for the community.

The 1926 to 1939 Evans Elgin City Directories listed a number of Elgin restaurants and lunchrooms, but none apparently for the Dundee area. Telephone listings for The Country Tea Room, Clearbrook Farm or names associated with the property could not be found. The first listing associated with the property was found in the 1946 directory under the Milk Pail Restaurant name, number 4849.

The following area restaurants were some restaurants that were open during 1926 to 1939. On River Street looking north from Railroad Street in East Dundee was The Hole in the Ground tavern, located in the basement of a hotel. In the 1930's the owner of the tavern was Leo Brinker, known as "The Big Bear." The building is now an apartment complex and ice cream shop.

Several downtown Dundee restaurants sponsored the Dundee High School yearbook, the Maroon and Black. In a display ad for the 1926 yearbook, The Dundee Hotel and Restaurant on Main Street offered meals and lunches and rooms by day or week, George Meuser, proprietor. This building is now the Bauman Hotel and apartment house. Also in the same issue, located in the building at the southeast corner of Main and Second in West Dundee was the ad for the Deluxe Confectionery who made homemade candies, lunches, and ice cream, Peter Burgess, proprietor. The Dundee Township Historical Society states that, "The building at Main and Second has always been a restaurant. The Town Pump, Moy's Chinese Restaurant and now Pete's Deluxe Grille." Vi Rouley wrote a 1975 Copley Newspaper article, "Just Reminiscing" in it she talked about the long history of this building.

Just like many folks go to the Pump for breakfast now, so many of us went to the griddle, that is the place where Moy has his Chinese Restaurant now. They would put your roll on the griddle for you and get it warm, add a pat of butter and you ate it with a fork. All for a dime and an extra nickel for a cup of coffee.

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Listed, with no address, in the 1928 Maroon and Black yearbook was the Kelley Hotel Restaurant and Cafeteria.

Between 1926 and 1939 Max McGraw owned and operated the 60-acre Clearbrook Farm as a working dairy farm, a commercial roadside market and a tea room. After 1939 he developed, on the property, two well-known businesses: The Milk Pail Restaurant and The Fin 'n Feather Catalogue. The catalogue business was housed in the barn and specialized in smoked game that were a featured entree for the restaurant. The catalogue business was sold and moved offsite in the 1980's.

Mr. McGraw's land holdings increased from 60 acres to 1,300 acres. In the 1950's he separated 22.5 acres to the west from his land holdings that included the Milk Pail Restaurant and its businesses. The 22.5 acres became known as the Fin 'n Feather Farm. Mr. McGraw chartered the Fin 'n Feather Club, a hunt club that owned large land holdings. In 1962 the club and its land holdings became the McGraw Wildlife Foundation, a non-profit organization. This foundation surrounds the Fin 'n Feather Farm with over 1,300 acres of forest and wildlife. The Fin 'n Feather Farm ambiance, therefore, remains a country setting.

In 1953 Max McGraw sold the Milk Pail Restaurant complex to his son-in-law, Ed Eichler, and the farm was separated from the Club. The past and present owners of the 22.5 acre Fin 'n Feather Farm are: Ed Eichler 1953 to 1958; F. & F. Products, Inc. and Country Restaurants, Inc. 1958 to 1987; Burkart & Oehlerking, Inc. 1987 to 1996 and currently Fin 'n Feather Farm L.L.C. These owners have persevered to keep much of the original integrity and heritage to the landmark farm buildings.

The restaurant industry acclaims the Milk Pail Restaurant as a sixty-year-old consistent family restaurant whose only closing occurred during WWII. The Country Tea Room is a landmark building whose use and integrity typifies an era in history of commercial roadside restaurant expansion.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 16

Country Tea Room

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- Rouley, Vi. "Just Reminiscing." Copley Newspapers, 13 March 1975.
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Name of Property

County and State

10. Geographical Data

Acreage of Property .43,560

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 6 3 9 5 7 9 0 4 6 5 4 8 5 0
Zone Easting Northing
2

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patsy Arnold, Executive Vice President

organization Fin 'n Feather Farm date May 24,1998

street & number 14 N630 Route 25 telephone 847-742-5065

city or town East Dundee state IL zip code 60118

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fin 'n Feather Farm, L.L.C.

street & number 14N630 Route 25 telephone 847-742-5065

city or town East Dundee state IL zip code 60118

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 17

Country Tea Room

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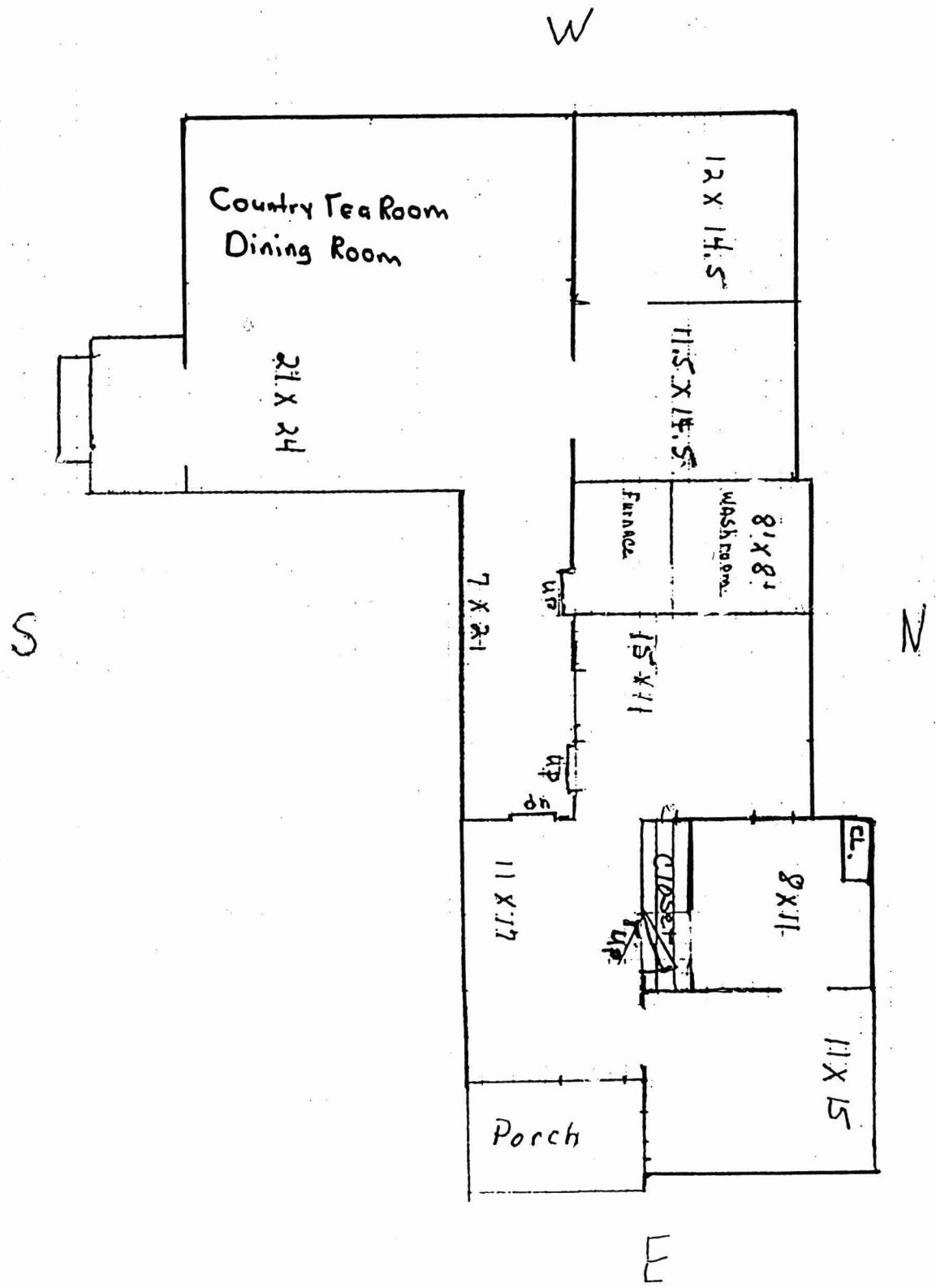
Verbal Boundary Description

The property is located in the Fin 'n Feather Farm in Kane County, Illinois, Dundee Township, in the E 1/2 of the NE 14 of Section 35, Township 42 North, Range 8 East and is described as follows:

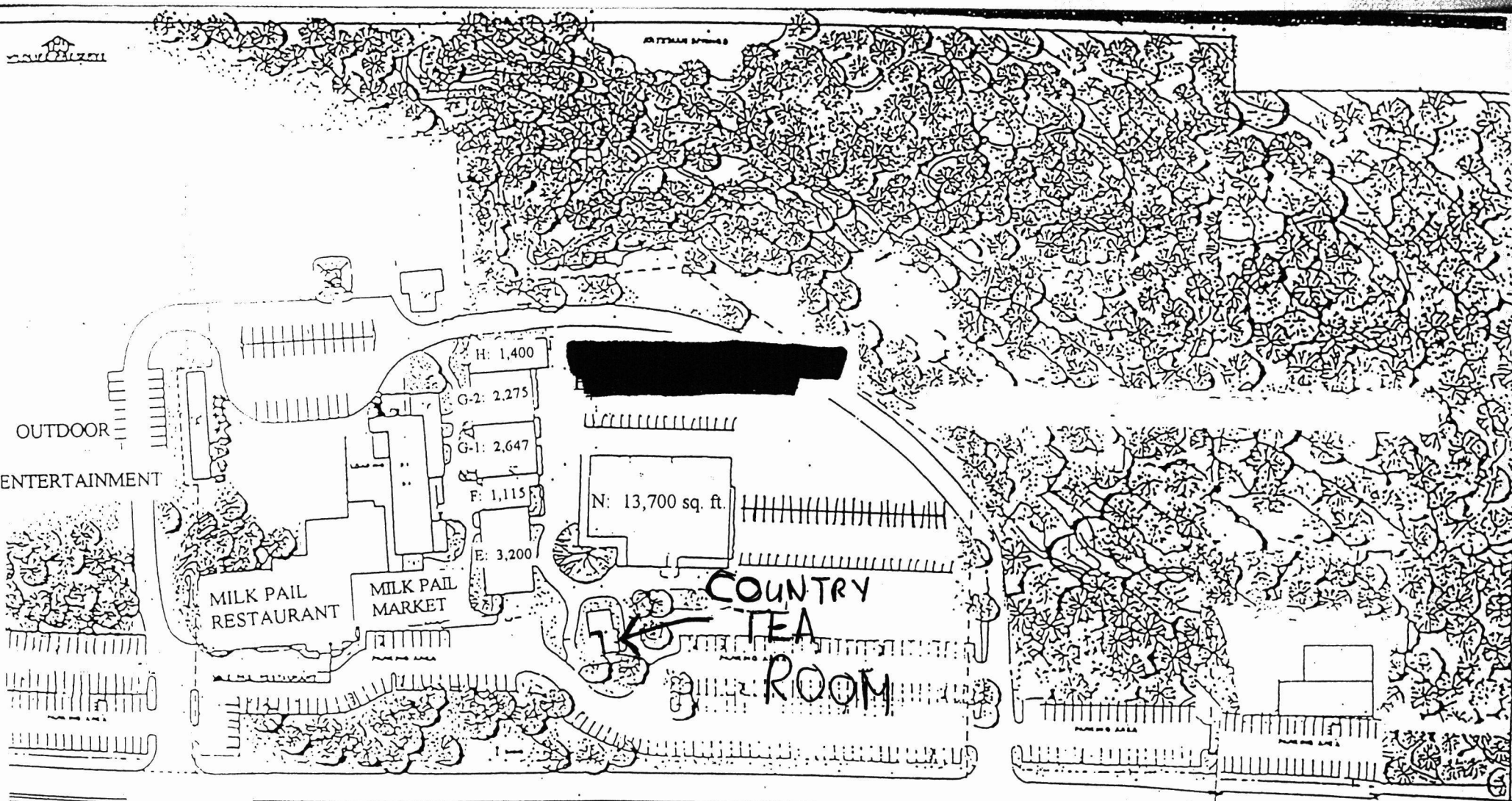
Beginning at the northeast corner of the east facing building known as "E" Building in the Fin 'n Feather Farm: the southern perimeter starts 16 feet east of this corner and extends east 200 feet to the west right of way of Route 25; thence proceeding north 100 feet along the right of way of Route 25; thence proceeding west 200 feet; thence proceeding south 100 feet to the point of beginning.

Boundary Justification

The property includes only the historic farmhouse that housed the Country Tea Room and surrounding land that maintain their historic integrity. The historic barns, creamery, and other outbuildings historically associated with Clearbrook Farm have been dramatically altered and do not maintain their historic integrity. Other areas of the historic farmstead have had modern buildings placed on them.



Country Tea Room  
 Lower Floor Plan  
 Fin n Feather Farm Kane County, IL



STATE

ROUTE

NO. 25

EXHIBIT A

MILK PAIL FARM

NOTE: THIS MAP SHOWS SOME OF FORESTED WILDLIFE PRESERVE SURROUNDING THE SITE

Sketch MAP

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Country Tea Room  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ILLINOIS, Kane

DATE RECEIVED: 1/13/99 DATE OF PENDING LIST: 1/26/99  
DATE OF 16TH DAY: 2/11/99 DATE OF 45TH DAY: 2/27/99  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000164

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept - A

REVIEWER Poland DISCIPLINE Historia

TELEPHONE \_\_\_\_\_ DATE 2/25/99

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Fin 'n Feather Farm, Country Tea Room

Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

West view

099 MNNE --- JET PHOTO 14



Fin 'n Feather Farm, Country Tea Room  
Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

View from 1870 home, through  
enclosed porch to L-shaped addition.

021 NNMC --- JET PHOTO 18



Fin n Feather Farm, Country Tea Room  
Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

View in 1870 home north rooms.

021 NNMC --- JET PHOTO 21



Fin n Feather Farm, Country Tea Room  
Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

Stairway

021 NNNC --- JET PHOTO 34



Fin 'n Feather Farm, Country Tea Room  
Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

Landing at top of stairs

099 NNNA --- JET PHOTO 17



Fin n Feather Farm, Country Tea Room  
Kane County, IL,

Patsy Arnold

3-26-98

099 NNME --- JET PHOTO 22

Milk Pail Archives

South View



Fin'n Feather Farm, Country Tea Room  
Kane County, IL.

Patsy Arnold

3-26-98

Milk Pail Archives

South east view

1001 NNNH --- JET PHOTO 1



Fin n Feather Farm, Country Tea Room

Kane County, IL.

Patsy Arnold

3-26-98

099 NAME --- JET PHOTO 12

milk Pail Archives

North view



Fin n Feather Farm, Country Tea Room  
Kane County, IL.

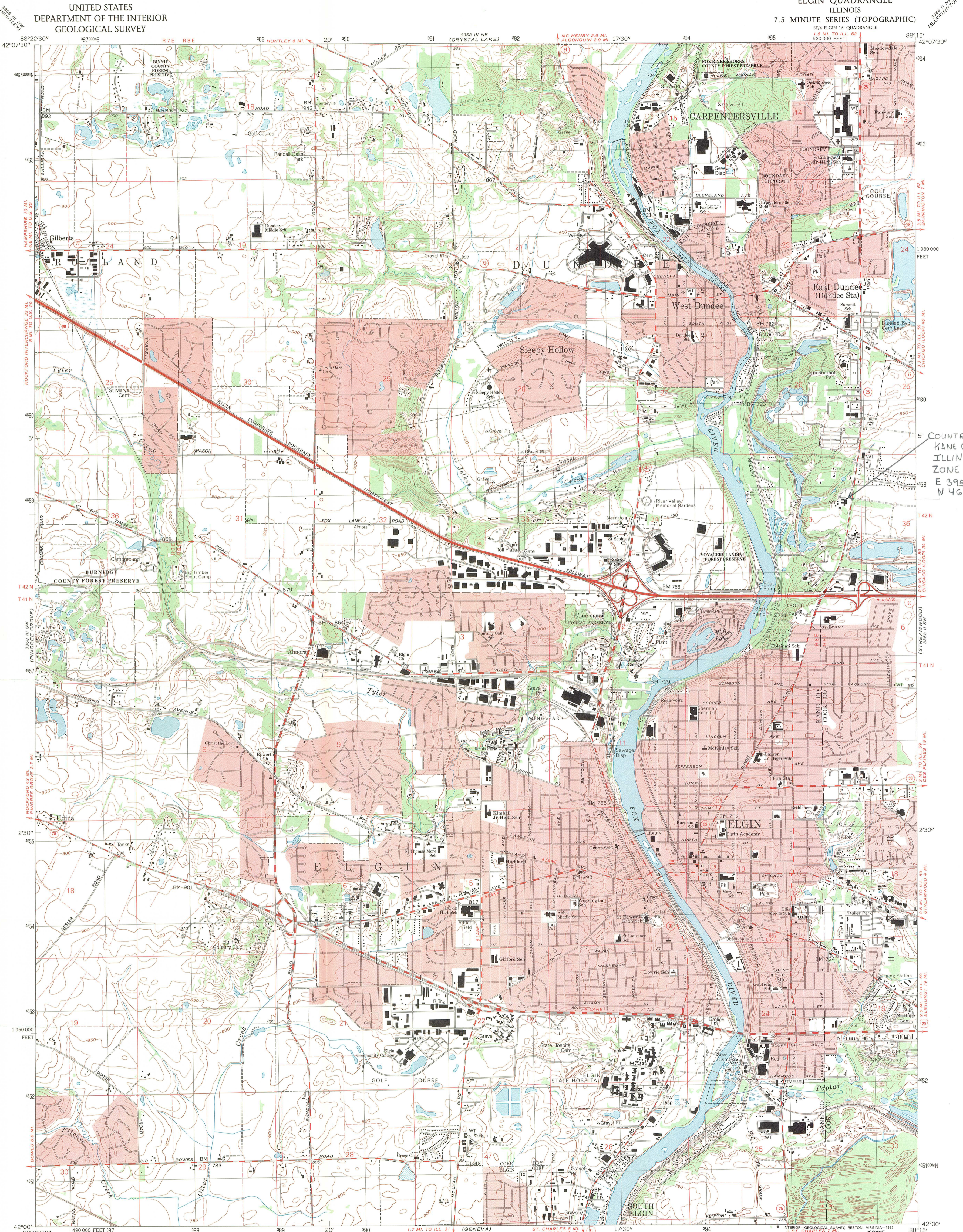
Patsy Arnold

3-26-98

9 01010 --- JET PHOTO 9

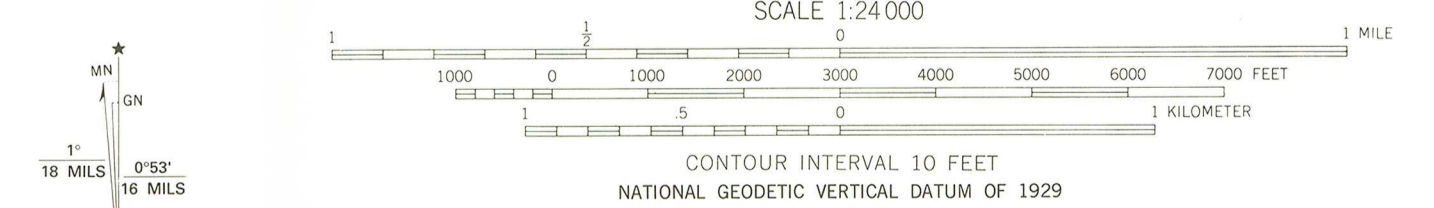
Milk Pail Archives

East view



COUNTRY TEA ROOM  
KANE COUNTY  
ILLINOIS  
ZONE 16  
E 395 790  
N 4654850

Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1958. Field checked 1962. Revised from aerial photographs  
taken 1988. Field checked 1991. Map edited 1992  
Projection and 10,000-foot grid ticks: Illinois coordinate  
system, east zone transverse Mercator  
1000-meter Universal Transverse Mercator grid, zone 16  
1927 North American Datum  
The difference between 1927 North American Datum and North  
American Datum of 1983 (NAD 83) for 7.5-minute intersections  
is given in USGS Bulletin 1875. The NAD 83 is shown by  
dashed corner ticks  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

COMPLIES WITH U. S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY-CLASS 2  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ELGIN, ILL.  
SE4 ELGIN 15' QUADRANGLE  
42088-A3-TF-024

1992  
The Country Tea Room  
The Fin n Feather Farm  
Kane County, IL



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

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**MEMORANDUM**

**TO:** Mike McCoy, Kane County Board Chair  
Mark VanKerkhoff, Preservation /Community Planner, Kane County  
Historic Preservation Commission

**FROM:** David Newton, Assistant National Register Coordinator *DN*

**DATE:** September 10, 1998

**SUBJECT:** Preliminary opinion of the Country Tea Room, 14N630 Route 25, East  
Dundee vicinity, Kane County, Illinois

The Country Tea Room in the East Dundee vicinity, Kane County, Illinois meets Criterion A for commerce for listing in the National Register of Historic Places. The Country Tea Room is representative of roadside businesses that flourished during the 1920s and 1930s due to the construction of hard roads and mass production of automobiles. The Country Tea Room typifies restaurants located along roadsides that catered to business travelers, vacationers, and local citizens who increasingly took to the newly paved highways for business and recreational pursuits. The Country Tea Room was a popular destination for automobile travelers in the Kane County area drawing visitors from throughout the region. The period of significance for the Country Tea Room is 1926 when the restaurant opened, to 1939 when it was moved to the creamery building on the Clearbrook Farm property and renamed the Milk Pail restaurant. The Country Tea Room retains historic integrity from its 1926 additions and remodeling into a restaurant onto an earlier c. late 1860s farm house for listing in the National Register.

# County of Kane

MICHAEL W. McCOY  
Chairman



Telephone:  
630-232-5930  
Fax:  
630-232-9188

November 6, 1998

Ann Swallow  
Illinois Historic Preservation Agency  
1 Old State Capitol Plaza  
Springfield, Illinois 60701-1507

RE: Country Tea Room  
CLG review of National Register nomination

Dear Ms. Swallow,

Thank you for providing Kane County with a copy of the National Register nomination for the Country Tea Room located in Dundee Township and for the opportunity for the Kane County Historic preservation Commission to review and comment on the nomination. Kane County has enjoyed the benefits of being a Certified Local Government for historic preservation and looks forward to continuing our joint efforts in preserving our rich heritage.

The nomination was reviewed by the Kane County Historic Preservation Commission at their regular meeting on October 22, 1998. The Commission unanimously recommended approval of the nomination and wishes to pass on their recommendation to the Illinois Sites Advisory Council.

Thank you again for your support of Kane County's efforts to preserve and protect our heritage. If you have any questions or require additional information please contact Mark VanKerkhoff at (630) 232-3451.

Sincerely,

  
Michael W. McCoy, Chairman  
Kane County Board