

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/10/2016

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 701 Maple Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the property at 701 Maple Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Steward of Financial and Environmental Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the May 17, 2016 active agenda per the unanimous recommendation of the Architectural Design Review Board. The ADRB found that the proposed landmark meets the landmark designation criteria found in Section 12.302 of the Historic Preservation Ordinance.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 701 Maple Avenue under criteria 12.302.B.3 and 12.302.B.4 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style and work of a notable architect.

Existing House

The property at 701 Maple Avenue includes many of the features of a Queen Anne style of house, including the original wood clapboard, wood shingles on the 2nd story, rounded dining room bay, and hipped roof with cross gables that are projecting. There is also a full front porch, a recessed balcony, original decorative ornamentation on both the north and west side, and a chimney on the west side. The house's 'balloon frame' is built on a foundation of stone. All the windows are original and are wood and double hung with chain cording except for those located in the rear addition. Some of the stained glass is original or was salvaged and incorporated into the new windows.

This two-story Queen Anne home was designed and constructed in 1895 by William James Herring, an architect, builder, and contractor who has worked on other prominent buildings in Downers Grove. These buildings include the original Methodist Episcopal Church (1032 Maple Avenue- currently the First United Methodist Church), the Farmer's and Merchant's Bank constructed circa 1892 (5135 Main Street), the

Oldfield block (southeast corner of Main Street and Curtiss Street), Central block (5120 Main Street), and many original single family homes.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A, 12.302.B.3 and 12.302.B.4. The house was constructed in 1895 and is thus over 50 years of age as required by Section 12.302.A. The property must meet one of the criteria noted in 12.302.B and does meet criteria 12.302.B.3 as the house represents the distinguishing characteristics of the Queen Anne style. The overall asymmetric massing, wood clapboard and shingle siding, rounded bay, and recessed balcony are typical of the Queen Anne with many other original exterior and interior features as described above in the project description. It also meets criteria 12.302.B.4 because it represents the notable work of a master architect and builder who contributed to the development community including the Farmer's Merchant's Bank Building that still stands at 5135 Main Street and other commercial as well as residential buildings.

Public Comment

Four members of the public spoke in support of the petition at the April 20, 2016 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated April 20, 2016

Minutes of the Architectural Design Review Board Hearing dated April 20, 2016

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 701 MAPLE AVENUE**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the "Historic Preservation Ordinance"; and

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Bo and Christine Martin ("Applicant") are the owners of certain property legally described as follows:

LOT 1 IN BLOCK 3 IN STRAUBE'S ADDITION TO DOWNERS GROVE, BEING A RESUBDIVISION OF PART OF LOT 4 IN ASSESSOR'S DIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1890 AS DOCUMENT 44124, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 701 Maple Avenue, Downers Grove, IL 60515
(PIN 09-08-403-005)

WHEREAS, there is an 1895 two-story Queen Anne Style structure on the property; and

WHEREAS, on April 20, 2016, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 701 Maple Avenue, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 701 Maple Avenue is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

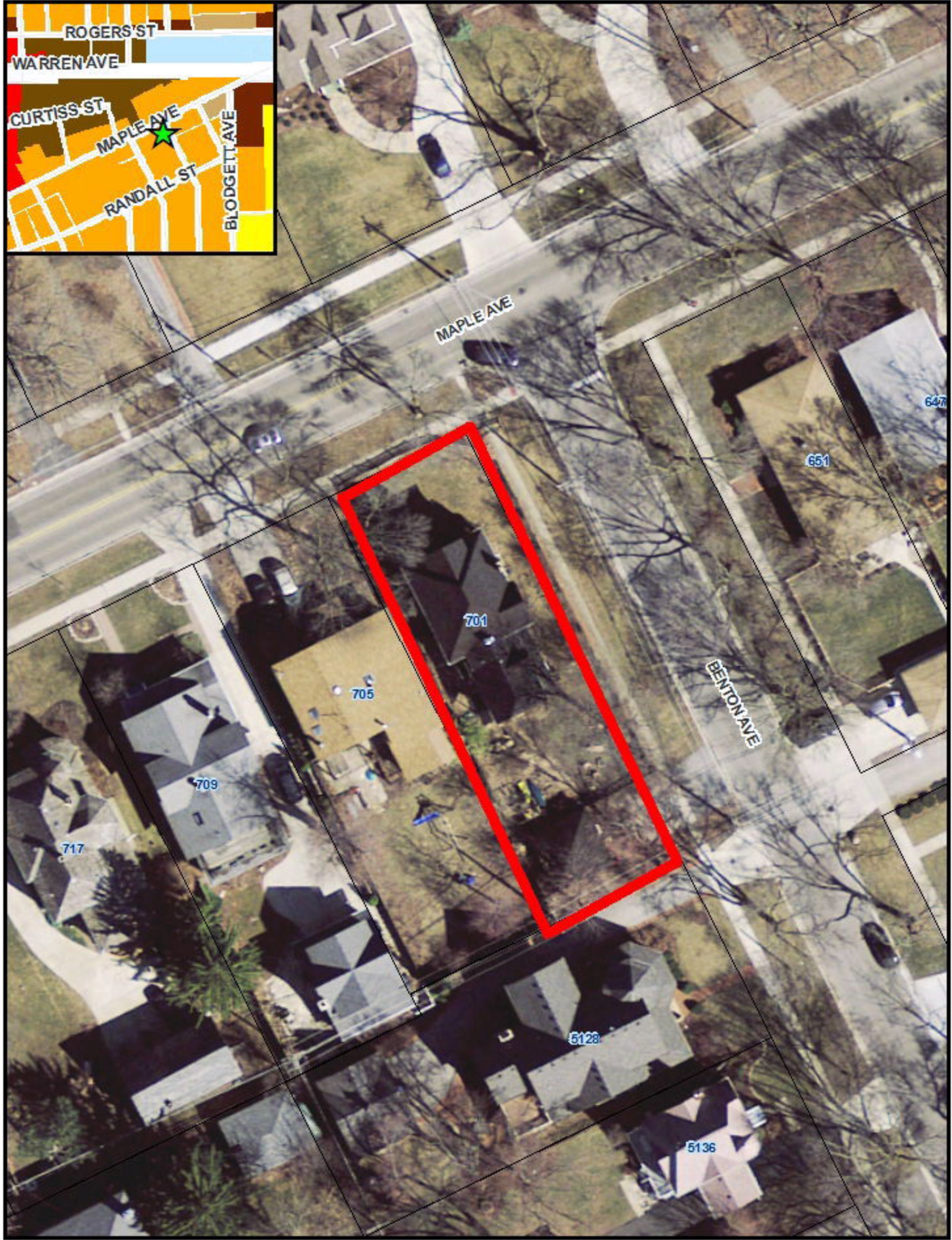
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:
Published:

Attest: _____
Village Clerk



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Feet

701 Maple Ave. - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 20, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0003 701 Maple Avenue	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 701 Maple Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style and represents the notable work of a master building or architect.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

**OWNER/
APPLICANT** Bo and Christine Martin
701 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: 1895
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8020 square feet
PIN: 09-08-403-005

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Owner Consent Form
5. Certificate of Acknowledgement Form
6. Historic Landmark Information Form
7. Photographs

8. Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 701 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style and 12.302.B.4: representation of a notable work of an architect. The two-story Queen Anne Style was constructed in 1895 by William James Herring, an architect who has worked on other prominent buildings in Downers Grove.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard and wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. Queen Anne's were also asymmetrical buildings with steeply pitched, cross-gabled roofs incorporating projecting gables ornamented in shingling patterns or gable trusses. Some have cylinder towers bays, recessed balconies, and chimneys with corbelled masonry patterns. Perhaps the most notable feature is elaborate porches with spindlework, balusters and pediments with stick or shingle work. Queen Anne is also one of the more prevalent architectural styles found in both the E.H. Prince's Subdivision and the Maple Avenue Corridor and several incorporate wood wall surfaces and gable trusses meant to mimic Medieval English timbered cottages.

The property at 701 Maple Avenue includes many of these features, including the original wood clapboard, wood shingles on the 2nd story, rounded dining room bay, and hipped roof with cross gables. There is also a full front porch, a recessed balcony, original decorative ornamentation on both the north and west side, and a chimney on the west side. The house's 'balloon frame' is built on a foundation of stone. All the windows are original and are wood and double hung with chain cording except for those located in the rear addition. Some of the stained glass is original or was salvaged and incorporated into the new windows. A rear addition constructed in 2013 does not impact the historic features or integrity of this Queen Anne.

In addition to designing his own home, the applicant states that Mr. Herring contributed to many other buildings including the original Methodist Episcopal Church (1032 Maple Avenue- currently the First United Methodist Church), the Farmer's and Merchant's Bank constructed circa 1892 (5135 Main Street), the Oldfield block (southeast corner of Main Street and Curtiss Street), Central block (5120 Main Street), and many original single family homes.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, as described below.

Section 12.302.A.

The proposed landmark is either over fifty (50) years old; in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and

The house was constructed in 1895. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

1. **The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**
This criteria does not apply.
2. **The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
This criteria does not apply.
3. **The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
Staff finds the property represents the distinguishing characteristics of the Queen Anne style. There are many architectural features of a Queen Anne that are seen in this property. These features include wood clapboard siding, a rounded dining room bay, and recessed balconies. This criteria is met.
4. **The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
Staff finds that this property represents notable work of William James Herring. Mr. Herring was a prominent architect and builder in Downers Grove that was responsible for a variety of residential and commercial buildings in the village and the downtown. His notable work includes the Farmer's Merchant's Bank Building that still stands at 5135 Main Street and other buildings on Main Street. Additionally, he was involved with the original Methodist Episcopal Church and several single family homes. Mr. Herring contributed to the development of the community. This criteria is met.
5. **An area that has yielded or may be likely to yield, information important in history or prehistory.**
This criteria does not apply.
6. **A source of civic pride or identity for the community.**
This criteria does not apply.
7. **The property is included in the National Register of Historic Places.**
This criteria does not apply.

NEIGHBORHOOD COMMENT

Staff has not received any neighborhood comments regarding the proposal at this time.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 701 Maple Avenue.

Staff Report Approved By:

Stan Popovich, AICP
Director of Community Development

SP:sw
-att

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701 Maple.doc



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Feet

701 Maple Ave. - Location Map



701 Maple Avenue, Downers Grove, IL

Bo and Christine Martin

This overview is being submitted for Historic Landmark Designation review.

We feel our home at 701 Maple Avenue is worthy of Historic Landmark Designation both for its distinguishing characteristics of the turn of the century architecture, and, because it was designed and built by an architect who contributed several significant structures to Downers Grove.

Architecturally, our home is a Queen Anne. It is a two story home with a large attic and high pitched roof. Its 'balloon frame' is solidly built on a foundation of stone. The exterior walls are original wood clapboard, with wood shingles (or fishtail) adorning the 2nd story. The roof is hipped with cross gables and dormer windows. There is a chimney on the west side of the home.

The windows are all original, except for five new windows in the back addition done in 2013. The original windows are wood and double hung with chain cording. There are three original stained glass windows. The large front window exhibits an amber, arts and craft stain glass, as do the windows flanking each side of the fireplace. The stained glass windows in the main staircase were mostly destroyed, but have since been replaced with new stain glass. Any glass from the original windows that was salvageable was used in the new art windows.

The front porch extends across the full front of the house, which is typical of the Queen Anne style. There is original decorative ornamentation on both the north and west side. There is also a recessed balcony in the front of the house on the 2nd floor. The home retains its solid lath and plaster walls, which keep it cool in the summer, and comfortably warm in the winter.

The home was built in 1895 by William James Herring, an Englishman from Norfolk. Mr. Herring was an architect and contributed several other prominent buildings to Downers Grove, such as the Farmers and Merchants' Bank, the Oldfield block, Central block, and the Methodist Episcopal Church, along with many residential homes. In an article from the Downers Grove Reporter dated November 28th, 1894, it states "Mr. Herring has in course of construction an elegant residence of his own on his property on Maple Avenue, which will be one of the most attractive on that thoroughfare.". Mr. Herring and his wife Marie had five children, and it was the family home until Mrs. Herring's death in 1928. Mr. Herring had passed in 1913. In the years to come it had several owners and in the 40's was converted to a two-story flat. In 1970, it was converted back to a single family residence.

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM

5805 W. HIGGINS AVE., CHICAGO, IL 60630
phone: (773) 736-1344; fax: (773) 736-4616
www.surveyorsland.com

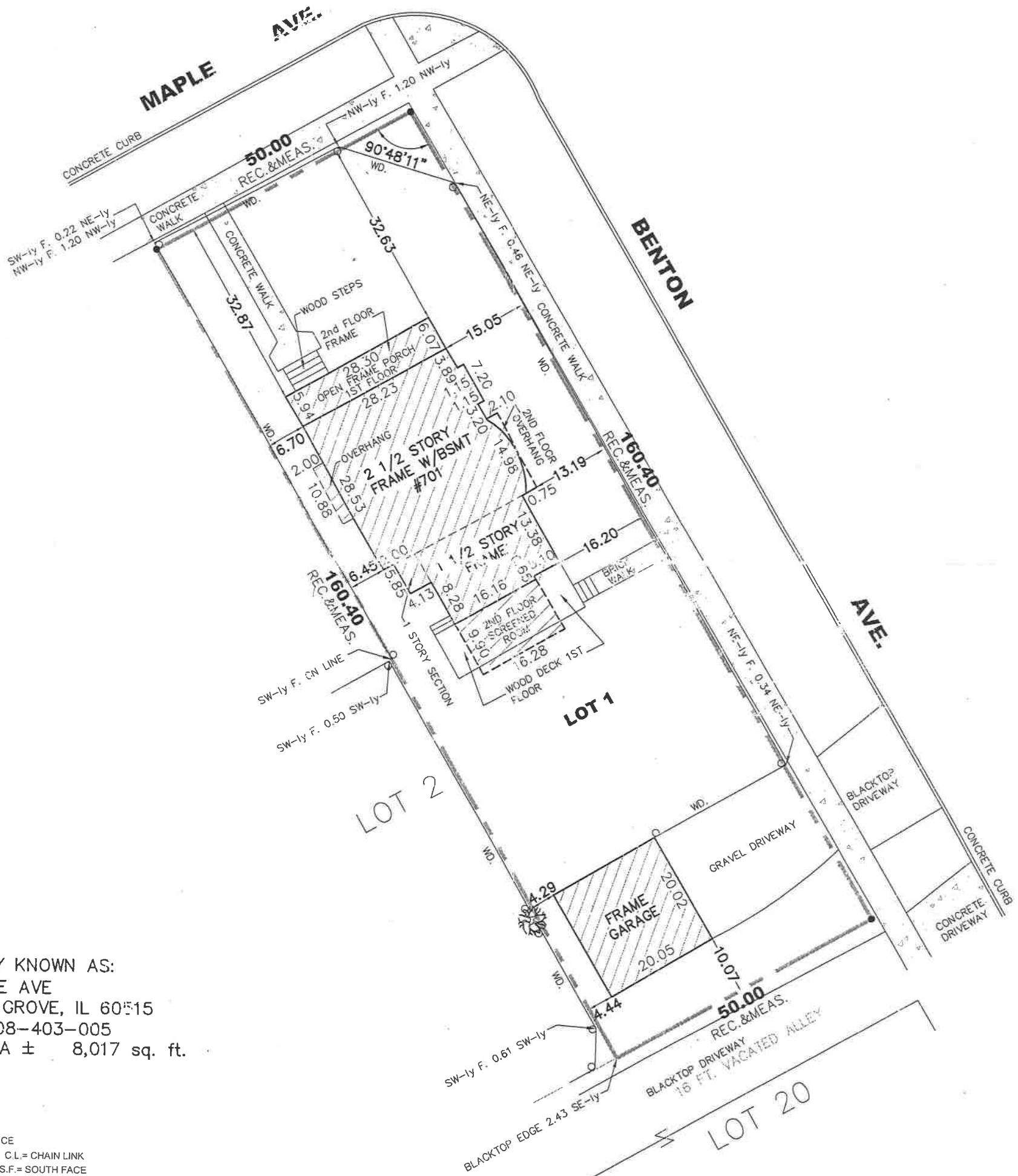
470 SHAGBARK CT., ROSELLE, IL 60172
phone: (630) 351-9489; cell: (773) 617-3433
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 1 IN BLOCK 3 IN STRAUBE'S ADDITION TO DOWNERS GROVE,
BEING A RESUBDIVISION OF PART OF LOT 4 IN ASSESSOR'S
DIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED NOVEMBER 27, 1890 AS DOCUMENT
44124, IN DUPAGE COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
701 MAPLE AVE
DOWNERS GROVE, IL 60515
P.I.N. 09-08-403-005
LAND AREA ± 8,017 sq. ft.

Legend

- FENCE
- WD. = WOOD FENCE C.L. = CHAIN LINK
- N.F. = NORTH FACE S.F. = SOUTH FACE
- W.F. = WEST FACE E.F. = EAST FACE
- I.P. = IRON PIPE I.R. = IRON ROD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- + CROSS FOUND & SET

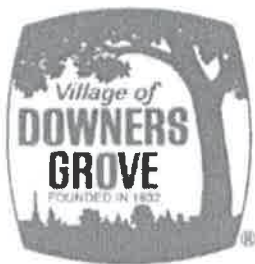
SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: MICHELOTTI & ASSOCIATES, LTD
COMPANY OR ORGANIZATION: _____
SURVEYED BY: JG
DRAWN BY: JG
CHECKED BY: AFS
PROJECT No: 148-13



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No.: 164.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
CHICAGO, ILLINOIS, DATED THIS 2nd DAY OF JULY A.D. 20 13.
BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2014
THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

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Historic Landmark Information Form

Property Address 701 Maple Ave. Downers Grove, IL

Date of Construction 1895

Architectural Style Queen Anne

Architect (if known) William James Herring

Number of Stories 2x + large attic Basement (Y/N) yes

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)

Stone

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)

Wood clapboard - original, and wood shingles

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Hipped with cross gables and dormers

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Shingles - new roof

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)

Wood - double-hung - original

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)

Wood

Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Wood - Solid Oak

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)

full front porch. Stained glass windows, recessed balcony on 2nd floor, decorative carvings on front windows

PHOTO #1 101 Maple Ave. Circa 1912
original address 193 East Maple Ave.



Photo by Bemm

HOME OF MR. W. J. HERRING
★ 193 East Maple Ave., Downers Grove, Ill.

PHOTO #2
Livingroom
- Still retains
original
fireplace
piano



Photo by Bemm

LIVING ROOM
Home of Mr. W. J. Herring, Downers Grove, Ill.

Marion White
Source: Book of Western Suburbs 1912



701 MAPLE AVE.
 2013 · BEFORE
 ←

2015 · AFTER
 →
 NORTH VIEW





701 MAPLE AVE.
EAST SIDE VIEW
←

EAST SIDE
→





701 MAPLE
 South view
 ←



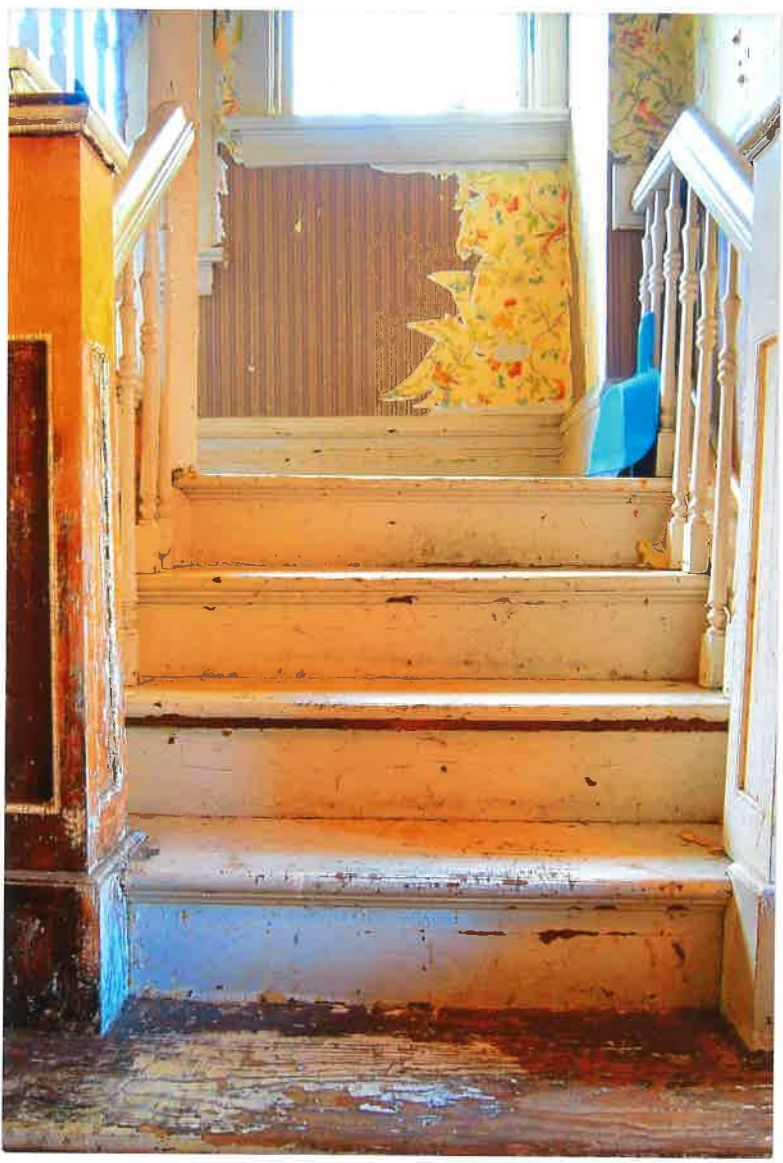
rounded dining room windows • Front Porch

701 Maple

MISC.

Before
main staircase

After
main staircase



A DOWNERS GROVE HISTORIC SITE
**FARMER'S AND MERCHANT'S
 BANK BUILDING**

CIRCA 1892

The Farmer's and Merchant's Bank Building was built in 1892 for the first bank in Downers Grove. The bank was organized on May 10, 1892. The officers of the bank included Charles Curtiss, President, W.A. Tope, M.D., Vice President, and W.H. Edwards, Cashier. The Directors were Jake Klein, Conrad Buschman, Charles Mochel, L.P. Narramore, Albert Smart and T.T. Thompson. The group of ladies who had formed the Ladies' Library Association in 1891 were delighted when the bank donated a room in the building for the first public library in Downers Grove. For a few years in the early 1890's the Post office was housed in an office at the east of the Bank building with the entrance on Curtiss Street. In 1895 the building also housed the Reporter Columbian Magazine. William James Herring was the contractor for the Farmer's and Merchant's Bank Building as well as several other buildings on Main Street. Though considerably remodeled and without its tower this historic building still stands at the northeast corner of Main and Curtiss Streets.



DOWNERS GROVE HISTORICAL SOCIETY
 OCTOBER, 2010

William James Herring,
 Contractor and builders
 of Farmer's and Merchant's
 Bank Building.

Designed and built
 701 Maple Ave. for
 his family.





DRAFT

B. 16-ADR-0003: A petition seeking a Historic Landmark Designation for the property commonly known as 701 Maple Avenue, Downers Grove, IL (PIN 09-08-403-005). The property is located at the southwest corner of Benton and Maple. Brian and Christine Martin, Petitioners and Owners. Village Planner, Scott Williams, summarized that the single-family home is zoned R-4 and meets the two criteria for landmark designation, i.e., the structure represents a distinguishing characteristic of a particular architectural style and it represents the notable work of an architect or master builder or master contractor. Staff believed the home represented the Queen Anne style. It was constructed by the owner, William J. Herring, in 1895. The home went through significant restoration over the years. Mr. Williams pointed out the home's location on Maple Avenue, also known as the "Queen Anne Corridor."

Other than the addition being added to the rear of the home, Mr. Williams stated the front facade of the home was nearly all original. Photos of the home were depicted on the overhead, including the rear addition. Architectural details included the hipped roof with projecting gable, the recessed porches, arches and banisters, chimney, original wood windows, and the rounded dining room bay. Restoration of the original stained glass was also pointed out.

Mr. Williams stated that Mr. Herring built a number of buildings in the village, including the Methodist Episcopal Church, Oldfield Block, Central Block and many single-family homes, some of which were razed. He also was involved with the construction of the Farmers Merchant Bank building at the corner of Curtiss and Main Streets as well as several other commercial buildings on Main Street. Staff believed the two criteria for this application were met.

Applicants, Brian and Christine Martin, 701 Maple Avenue, came forward. Ms. Martin thanked the board for hearing their presentation and considering their home for landmark status as well as for staff in preparing the presentation. She found the landmarking process very easy.

Mr. Brian Martin summarized why the board should consider their two-story, balloon-framed Queen Anne home for landmark status, pointing out its architecture and the fact that it was constructed and designed by an architect who contributed several significant structures in the Village. Original design features of the home were reviewed, with Mr. Martin describing how the front angled windows allowed for more sunlight throughout the home. Ms. Martin shared historical background about Mr. Herring and depicted a number of photographs of the various structures he constructed on the overhead. She also shared a feature article she wrote regarding the restoration of their 1895 home which began in 2013 when she and her husband purchased the home. Ms. Martin read a short news article about her home from the Downers Grove Reporter, dated November 28, 1894. She explained that researching her home was very enjoyable. A number of historical facts and memories by extended family members of Mr. Herring were shared by Ms. Martin.

The public was invited to speak.

Mr. Dave Gassen, 5320 Benton Avenue, thanked the Martins for their application and he strongly supported the application.

Mr. Rich Kulovany, 6825 Camden, supported the application and agreed with the criteria that was presented. He stated he had been in the home prior and it was a great example of solid construction that would not be found in today's new construction. He ask for the board's consideration.

DRAFT

Ms. Cathy Nybo, 5253 Blodgett, Downers Grove, watched the home deteriorate over many years but was delighted to see the home come back to life again by the applicants. She asked the board to approve the application.

Ms. Amy Gassen, 5320 Benton Avenue strongly supported the application.

Chairman Pro tem Davenport believed the applicants were “leading the way” in restoring the home and were setting a tone by showing that the work can be done, it makes sense, and was part of the village’s history. A motion was entertained.

MR. LARSON MADE A MOTION THAT THE ADRB MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO LANDMARK 701 MAPLE AVENUE.

MR. REIMER SECONDED THE MOTION. ROLL CALL:

**AYE: MR. LARSON, MR. REIMER, MRS. ACKS, MR. CASEY, MS. ENGLANDER,
MR. DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 6-0