

VILLAGE OF DOWNERS GROVE
Report for the Village
11/7/2017

SUBJECT:	SUBMITTED BY:
Historic Landmark - 735 Maple Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 735 Maple Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Steward of Financial and Environmental Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 14, 2017 active agenda per the unanimous 7:0 recommendation of the Architectural Design Review Board. The board's recommendation for approval includes the original carriage house. 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 735 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Queen Anne style house was constructed circa 1892-1895.

Existing House

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. A key feature of the Queen Anne style is asymmetry, often in the form of steeply pitched, cross-gabled roofs and cylindrical towers. Elaborate, ornamented porches that were constructed along with the house are also a notable feature. This ornamentation includes spindlework, balusters and pediments with stick or shingle work. Asymmetry, varied texture, and ornamentation are all basic elements of the Queen Anne.

The subject home's balloon frame was built on a stone foundation and still has the original wood clapboard siding on the structure. The upper peak areas have wood shingles and include the original gingerbread (fillagree) and spindle ornamentation. Multiple wood bandboards are present throughout the structure. The

two story bay window, in addition to the multi-gabled roof, contributes to the asymmetry of the house. The house includes a side porch with spindles and balusters. Many of the windows are original and double hung. The original stained glass windows are also on the front and back. The original and well maintained carriage house matches the color and style of the primary structure.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed circa 1892-1895 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 architectural style. The multi-gabled home has asymmetrical massing, wood clapboard, varied textures and detailed ornamentation. The carriage house is original and matches the Queen Anne style of the home.

Public Comment

Four members of the public spoke in support of the petition at the October 18, 2017 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated October 18, 2017

Minutes of the Architectural Design Review Board Hearing dated October 18, 2017

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 735 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, Nora Black ("Applicant") is the owner of structures on the property legally described as follows:

LOTS TWO AND THREE (EXCEPT THAT PART OF LOT THREE FALLING IN THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THE WEST HALF OF THAT PART OF LOTS TWO AND THREE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT THREE; THENCE SOUTH ON THE WEST LINE OF SAID LOT, ONE HUNDRED SIXTY-SEVEN FEET, FIVE INCHES MORE OR LESS TO THE NORTH LINE OF THE ALLEY; THENCE EAST FORTY FEET ON SAID LINE OF ALLEY; THENCE NORTH ON LINE PARALLEL WITH THE WEST LINE OF LOT THREE TO THE NORTH LINE OF LOT TWO; THENCE WEST ALONG THE NORTHERLY LINES OF LOTS TWO AND THREE, FORTY FEET TO THE PLACE OF BEGINNING), ALL IN BLOCK FOUR IN STRAUBE'S ADDITION TO DOWNERS GROVE, IN THE SOUTH EAST QUARTER OF SECTION EIGHT TOWNSHIP THIRTY-EIGHT NORTH, RANGE ELEVEN, 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: 735 Maple Avenue, Downers Grove, IL 60515
(PIN 09-08-402-005; -006)

WHEREAS, an 1892-95 Two-Story Queen Anne structure and carriage house are on the property; and

WHEREAS, on October 18, 2017, 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 735 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 structures located on the property located at 735 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



0 10 20
Feet

735 Maple Ave. - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
OCTOBER 18, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0009 735 Maple Avenue	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioner is seeking a Historic Landmark Designation for their home at 735 Maple Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style.

NOTICE

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

GENERAL INFORMATION

OWNER/: Nora Black
APPLICANT 735 Maple Avenue
 Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: 1892-1895
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 12,120 square feet
PIN: 09-08-402-005; -006

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. Deed
4. 1933 Sanborn Map
5. Certificate of Acknowledgement Form
6. Historic Landmark Information Form
7. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 735 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Queen Anne house was completed sometime between 1892 and 1895 in the prime of the Victorian Era.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. A key feature of the Queen Anne style is asymmetry, often in the form of steeply pitched, cross-gabled roofs and cylindrical towers. Elaborate, ornamented porches that were constructed along with the house are also a notable feature. This ornamentation includes spindlework, balusters and pediments with stick or shingle work. Asymmetry, varied texture, and ornamentation are all basic elements of the Queen Anne.

The home's balloon frame was built on a stone foundation and still has the original wood clapboard siding on the structure. The upper peak areas have wood shingles and include the original gingerbread (fillagree) and spindle ornamentation. Multiple wood bandboards are present throughout the structure. The two story bay window, in addition to the multi-gabled roof, contributes to the asymmetry of the house. The house includes a side porch with spindles and balusters. Many of the windows are original and double hung. The original stained glass windows are also on the front and back.

Other features of note include the original and well maintained carriage house that matches the color and style of the primary structure. The brick path leading to the west side porch consists of bricks that came from Maple Avenue when it was converted to a paved road. Although unconfirmed, it is possible William Herring (historic landmark at 701 Maple Avenue) may have designed the house. The current owner has lived in the house since 1955.

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, *Landmark Designation Criteria #3* 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 sometime between 1892 and 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.

17-ADR-0009, 735 Maple Avenue
October 18, 2017

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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 architectural style. The clapboard siding, multi-gabled roof, asymmetry, front porch, and ornamental details were typical of the Queen Anne style. The house has been well maintained. 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;

This criteria does not apply.

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.A and 12.302.B.3 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 735 Maple Avenue.

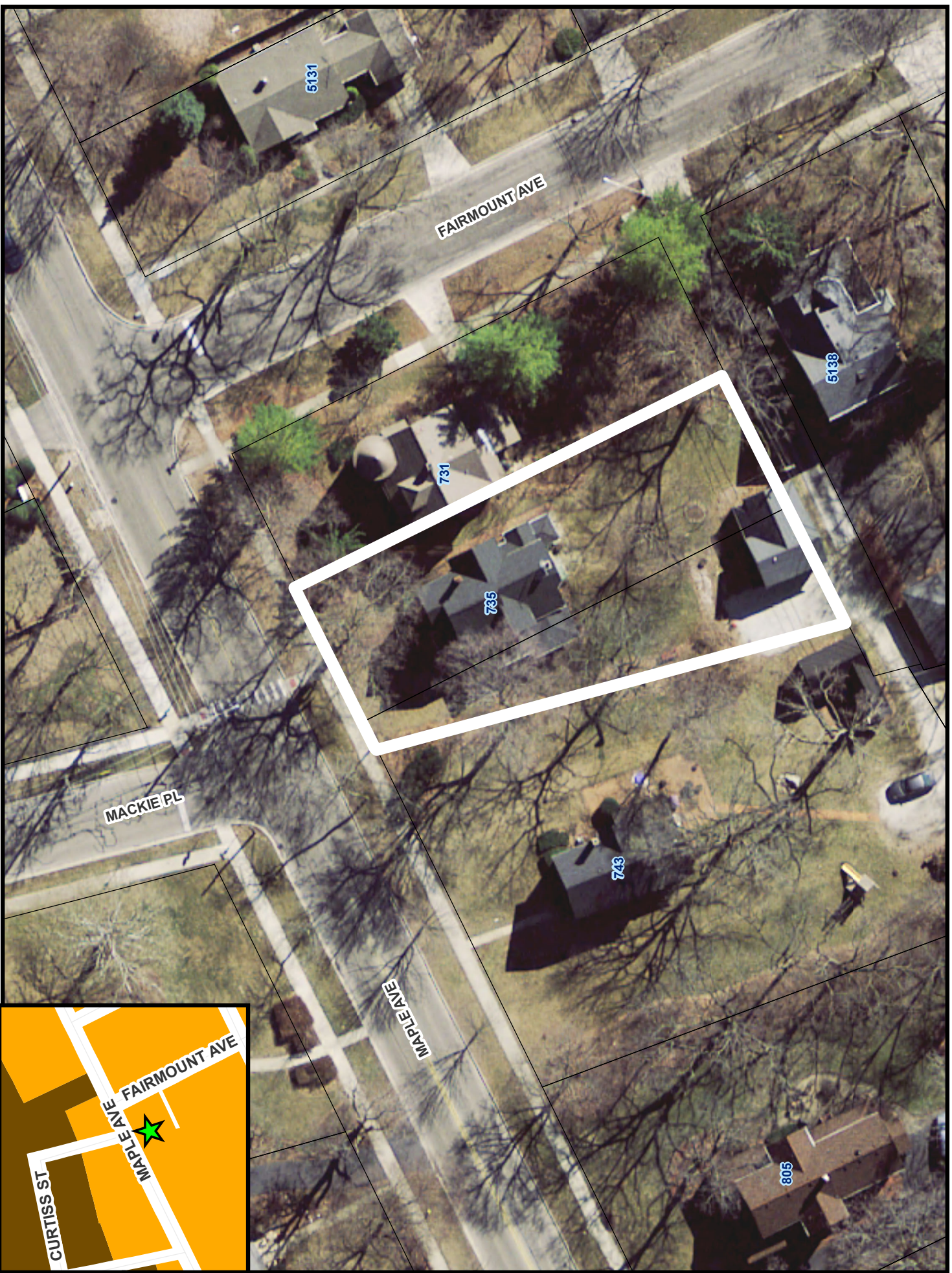
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

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735 Maple Ave. - Location Map



735 Maple Avenue, Downers Grove, IL

Dear Architectural Design Review Board,

We are excited to respectfully submit 735 Maple Avenue for Historic Landmark Designation review. The Downers Grove home at 735 Maple Ave. is worthy of Historic Landmarking for its distinguishing characteristics of turn of the century architecture.

Architecturally, it is a Queen Anne with records indicating its erection between 1892 and 1895. It is a two story home with a sizable attic, and a two story bay window on the east side. It is 'balloon frame' built solidly on a foundation of stone. The exterior walls are the original wood clapboard, with wood shingles or 'fishtail' detailing on the upper peaks. The roof is multi-pitched, with gabled and cross gabled roof lines. The home gracefully retains its original Gingerbread ornamentation. The gingerbread carvings have been meticulously maintained and are situated on all four sides of the home. Adorning the front porch and entrance are unique and beautiful wood spindles and carvings. The large majority of windows are original, wood, and double hung. There are also original stained glass windows on both front and back. The stained glass windows are colorful squares boxing in a frame of clear glass. Outside, two paths leading to and around the house are the original brick work. The brick path leading to the west side porch came from bricks stacked in front of each Maple Ave. house by the city when Maple Ave became a paved road. The original carriage house also remains on the property and is, as is the house, exceptionally well maintained.

The home, in its approximately 122 years, has had two owners. Mr. Willard and Phoebe Daily purchased the land in 1892 and there built their home. They had two children Mildred and Frederick. Fred married Daisy and had two children. Mildred was the secretary at the Methodist Church, and remained in her home until her death in 1955. It is noted that Miss Mildred Daily shared the home with Miss Anne Herring for several years. Miss Herring had also grown up on Maple Ave. and was a teacher at Lincoln School. Her father, William Herring was an architect and researcher, which suggests he possibly designed the Daily home.

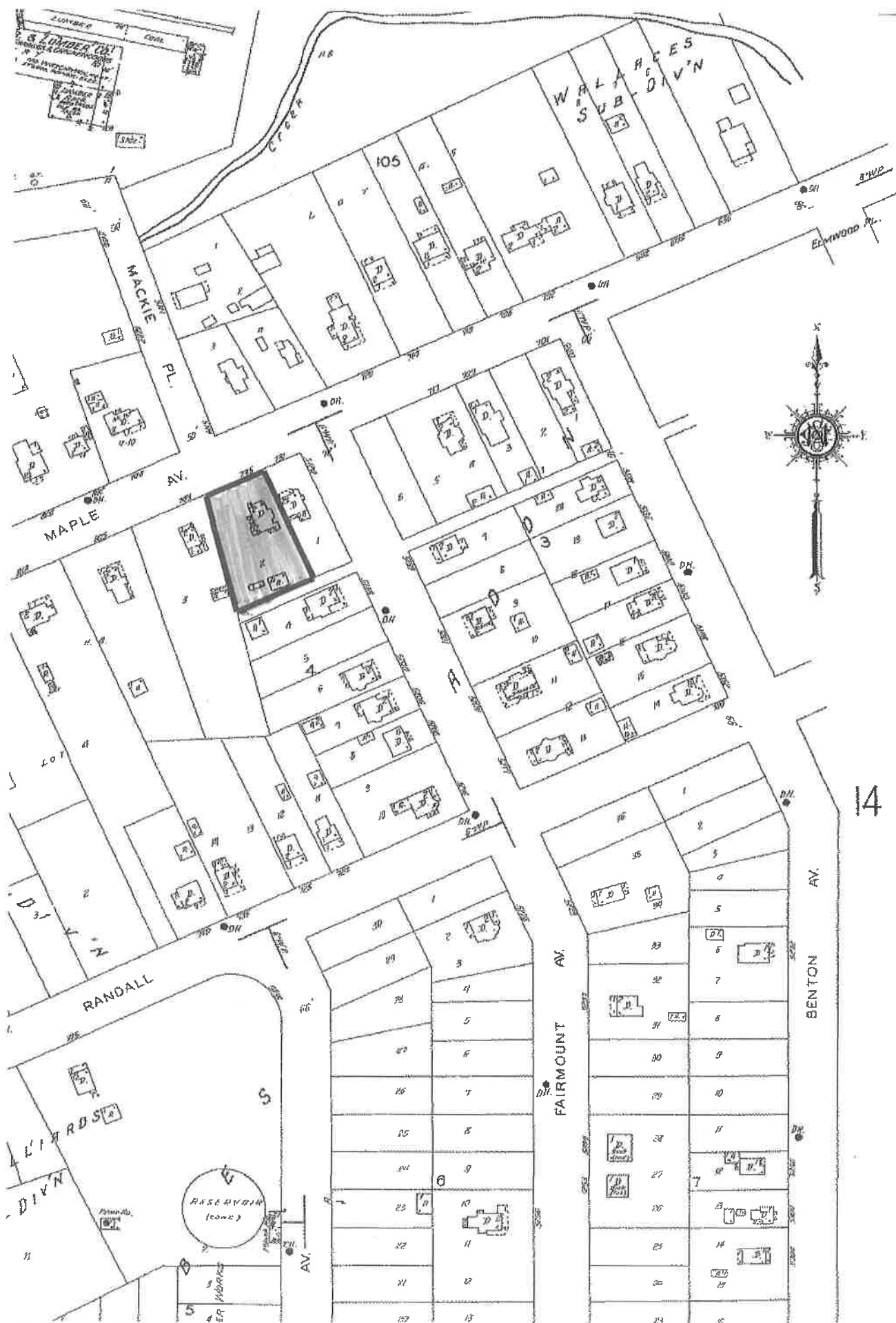
On March 5th, 1955, Mr. David and Nora Black took ownership from Mildred's nephew Robert 'Bob' Daily. The Blacks and the Dailys were good friends and often 'double dated'. The Blacks happily raised six children in the home. The family were active members at the First Baptist Church on Maple Ave., where Mrs. Black still attends every Sunday. In previous years she worked with the children's Sunday bible school and the Awana Club. In the early 1980's, her son Jim Black began a total restoration of his

boyhood home, and continues to this day to maintain it with the utmost care. Hence, 735 Maple is one of the loveliest homes on the Avenue.

Mrs. Black writes:

"3/5/1955, The Black family moved into our house, 735 Maple Ave. We had a brick street and a brick sidewalk in front of us. The house was in dire need of a coat of paint. My husband David tied a strong rope around an iron bedpost upstairs with the other end of the rope around his waist. Existing the back upstairs window he braced his feet against the house and painted the upper half. Our ladder was not tall enough to be able to paint the upper sections. Half of the basement floor was dirt. The other half cement. David completed a full cement floor and installed a gas furnace. In the 1990's the lead pipes in the basement were required to be replaced with copper pipes. An inspector of the work said, "This is a great house!"

Thank you for considering Mrs. Nora Black's home for Historic Landmark. She expresses that it is important to her that her home is Landmarked. Again, 735 is a remarkable Queen Anne home that has been lovingly cared for and preserved for all of Downers Grove to cherish.



1933 Sanborn Map



Historic Landmark Information Form

Property Address 735 Maple Ave.

Date of Construction 1892-1895

Architectural Style Queen Anne

Architect (if known) Possibly William Herring

Number of Stories 2 1/2 (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, clap board

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

Gabled, multi-gabled

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

Asphalt Shingles

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

Double-Hung wood

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

Wood

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

Wood, paneled, Window glass

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

- Original gingerbread (fillagree)
- stained glass windows
- Original carriage house in rear
- " brick walkways surround
- double (2 story) bay windows

735 Maple Ave.

- Front view
- facing North



Side front view



1 side



front view
showing gingerbread
work

back south view





• East view side
of home.

• 2 story bay window

West view





Gingerbread on
front entrance

back of home





• Original barn/garage
• facing north



E AL 1.

735 Maple Ave. • March 5, 1955



FILE 17-ADR-0009: a petition seeking a historic landmark designation for the property commonly known as 735 Maple Avenue, Downers Grove, IL (PIN 09-08-402-005, -006). The property is located on the south side of Maple Avenue, approximately 70 feet southwest of the intersection of Fairmount Avenue and Maple Avenue. Nora Black, petitioner and owner.

Mr. Scott Williams, Planner for the Village of Downers Grove, reviewed the petition for the property located at 735 Maple Avenue. He said that there are several Queen Anne homes located along Maple Avenue as indicated by the village's Historic Survey. Photographs from 1955 show the structure of the building, which was constructed between 1892-1895. The home is in excellent condition. When bricks were removed from Maple Avenue for repaving, the applicant decided to use some of those bricks for their pathway. Mr. Williams then highlighted the classic Queen Anne characteristics of the home including the multi-gabled roofs, original wood clapboard walls, wood shingles, wood bandboards and trim. He pointed out the two-story bay windows. Many of the windows are original and double-hung. There is the original stained glass windows in the front and back of the home. The upper peak areas have wood shingles, original gingerbread and spindle ornamentation, creating half-circle and triangular designs. The house features many different textures.

Mr. Williams then described the carriage house, which is in excellent condition and mimics the main structure in design and style.

Staff recommends approval for the landmarking and believes the structure was constructed between 1892-1895, and that it represents distinguishing characteristics of the Queen Anne architectural style. He said that the owner and applicant are present to answer any questions.

Christine Martin of 701 Maple Avenue said she worked with Mrs. Black to present this application to the Board. Ms. Martin read the letter of application that was presented to the Board for the property at 735 Maple Avenue.

Mr. Larson thanked Ms. Martin for assisting Mrs. Black in applying for landmark designation. He also thanked her for her comments about the support provided by the Village Staff. He asked whether the carriage house is part of the landmarking process as it is mentioned as a feature of the property.

Ms. Rebecca Leitschuh said that the Board can landmark it, but was also unsure. She asked Ms. Martin whether the petitioner would like to have the carriage house included in the designation. Ms. Martin said that Mrs. Black did want it included in the landmark designation.

Ch. Davenport asked for any public comment on this particular petition.

David Gassen of 5320 Benton Avenue said that he strongly supports this landmark application.

Rich Kulovany of 6825 Camden Road supports this application and thanked Mrs. Black for her willingness to obtain the landmark designation. The fact that this home will be here 96 years from now is intriguing, fascinating and a wonderful thing for Downers Grove.

Amy Gassen of 5320 Benton Avenue also expressed her support for this application and thanked Mrs. Black for bringing it forward. It is a great example of a Queen Anne structure.

There being no further comments, Ch. Davenport closed the public portion of the hearing.

Ms. Chalberg asked about including the out-building as part of the landmark process. If they move forward with this, what would happen if a future petitioner came in and wanted to build a different type of garage? Someone asked if there is a car in the garage now.

Ms. Leitschuh said that Mrs. Black said she would like the carriage house to be part of the landmark. She noted that another home in the North High School area was landmarked with a retrofitted out building that was used as a garage. Ms. Martin said the existing carriage house can fit two cars and has an alley entrance. It was noted by a Board member that if the carriage house was landmarked, they only have to protect the street side of the carriage house. A new garage door could be added to the carriage house. In further response Mrs. Black said it is a standard-sized garage and they had two cars in it at one time.

Ch. Davenport said that it would then be possible for someone to perhaps build another accessory detached building on the property, as there is a 1,000 square foot limitation for accessory structures. He also asked Staff about the alleyway, which is a public right-of-way. Ms. Leitschuh said it is not a street, so they don't have to consider improvements to the alley. Part of the carriage house is visible from Fairmount. Ms. Leitschuh recommended that the Board state clearly that should the petitioner decide not to landmark the carriage house for whatever reason, between this meeting and Council approval, that the Board would still support the application, and the petitioner would have the ability to remove that accessory structure from consideration. There was some discussion as to whether or not the side of the structure that is visible from Fairmount is landmarked. If someone wanted to add to the east side of the accessory structure, it would have to come before the Board because it would change the designation.

Ch. Davenport said they may have found a necessary point of clarification in the Ordinance. Ms. Leitschuh said that this is new territory for Staff as well, but her interpretation is that in the Ordinance's description of designation procedures, it discusses a landmark structure being visible from a street. The definition of "façade primary" in the Ordinance is the "portion of the façade that abuts or is nearest to a street yard and is visible from a street." Ch. Davenport thinks that should be clarified further.

A Board member read the definition of "secondary façade" as "the portion of a façade that abuts or is nearest to a side yard, and abuts a primary façade." The east and west facades of the accessory building would be considered as secondary facades.

Ch. Davenport noted that so much of what the Board is doing in these applications is new. He thinks that the minutes should reflect that it is this Board's opinion that if the petitioner decides to remove the coach (carriage) house from the landmarking process, that the petitioner be allowed to make the change, which would not affect the Board's opinion as to whether or not the property should be landmarked.

Mrs. Black explained that her son, Jim did a good amount of the work on the house, and the Board congratulated Jim on his work.

Ch. Davenport said he is glad to see this being landmarked as it is difficult to imagine Maple Avenue without this house on it. He thanked Mrs. Black for requesting the landmark designation.

Mr. Larson moved that the Board approve this petition to landmark the primary house and carriage house, and make a positive recommendation to the Village Council for approval. If the petitioner chooses, they may remove the carriage house from landmark consideration prior to approval by the Village Council. Mr. Riemer seconded the Motion. All in favor. The Motion passed unanimously.