

VILLAGE OF DOWNERS GROVE
Report for the Village
8/7/2018

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

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 844 Maple Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the August 14, 2018 active agenda per the unanimous 4:0 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 844 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The vernacular Upright and Wing home was constructed in 1876.

Existing House

The home is a vernacular Upright and Wing, often referred to as Gable-Front and Gable-Ell. The two-story vertical upright section has a dominant gabled roof. The west wing is one-and-a-half stories tall. The east wing was added in the 1920s and is one story. Several of the original architectural features of the home are still present including: the multi-paned wood double-hung windows, wood storm windows, wood entry doors, wood clapboard siding, window trim and hood molding, and wood trim under the gable. The carriage house barn is not included as part of this petition.

The vernacular Upright and Wing, often referred to as Gable-Front and Gable-Ell, was a common building type from the 1870s through the 1920s. This building type can feature a dominant front gable with one or two short wing extensions on the rear elevation. The side wing is usually one to one-and-a-half stories tall with a side facing gable. These homes are typically laid out in either an L or T shaped plan. Furthermore, the building

form can feature many other architectural stylistic characteristics

Analysis of Significance

The 2013 Village Historic Building Survey found that the building has excellent integrity and is a significant gable-ell farmhouse.

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed circa 1876 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 a vernacular Upright and Wing architectural style. The home displays several features of a vernacular Upright and Wing including a dominant gabled front portion, an east and west wing, the original wood clapboard siding, and multi-paned wood double hung windows.

Public Comment

Five members of the public spoke in support of the petition at the July 18, 2018 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated July 18, 2018

Draft Minutes of the Architectural Design Review Board Hearing dated July 18, 2018

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 844 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, Selma Moberg ("Applicant") is the owner of a structure on the property legally described as follows:

LOT 8 IN BLOCK 3 OF CURTISS ADDITION TO DOWNERS GROVE,
BEING A PART OF THE SOUTH WEST FRACTIONAL QUARTER OF
SECTION 8 (NORTH OF INDIAN BOUNDARY LINE) IN TOWNSHIP 38
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 8, 1866
AS DOCUMENT 7317 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 844 Maple Avenue, Downers Grove, IL 60515
(PIN: 09-08-307-015)

WHEREAS, a vernacular Upright and Wing structure (circa 1876) is on the property; and

WHEREAS, on July 18, 2018, 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 844 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 844 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.

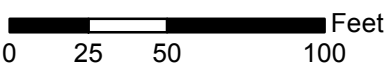
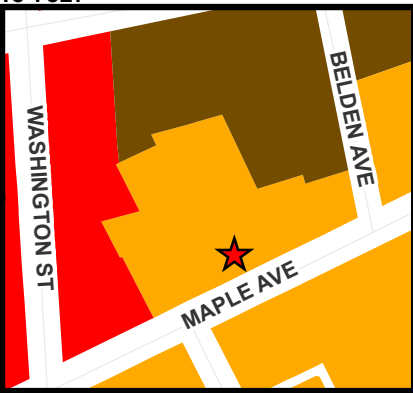
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



844 Maple Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
JULY 18, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-ADR-0005 844 Maple Avenue	Designation of a Historic Landmark	Flora Ramirez Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 844 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/APPLICANT: Selma Moberg
844 Maple Ave.
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Vernacular Upright and Wing
BUILDING DATE: Circa 1876
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 21,254 Square Feet (.50 acres)
PIN: 09-08-307-015

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 with descriptions
8. 1927 Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 844 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The vernacular Upright and Wing home was constructed circa 1876.

The vernacular Upright and Wing, often referred to as Gable-Front and Gable-Ell, was a common building type from the 1870s through the 1920s. This architectural style arose during the popularity of Greek Revival and thus can often include Greek Revival elements like pilasters, cornice returns, and wide entablatures. This building type can feature a dominant front gable with one or two short wing extensions on the rear elevation. The side wing is usually one to one-and-a-half stories tall with a side facing gable. These homes are typically laid out in either an L or T shaped plan. Additionally, the building form can feature many other architectural stylistic characteristics, most notably Queen Anne.

The home on 844 Maple Avenue showcases a two story vertical upright portion with a dominant gabled roof. The west wing is one-and-a-half stories tall and sits just behind the front entrance. The east wing was added in the 1920s and is one story. Several of the original architectural features of the home are still present including: the multi-paned wood double hung windows, wood storm windows, wood entry doors, wood clapboard siding, window trim and hood molding, and wood trim under the gable. The petitioner has also recently removed the original shutters temporarily so they can be restored and reinstalled. The carriage house barn is not included as part of this petition.

The property was surveyed in 2013 as part of the Village Historic building survey. The report notes the building has excellent integrity and is a significant gable-ell farmhouse.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative summary 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 around 1876 making it approximately 142 years old. 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.

18-ADR-0005, 844 Maple Avenue
July 18, 2018

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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;**
The vernacular Upright and Wing home, often referred to as Gable-Front and Gable-Ell, showcases design elements such as dominant gabled front portion, an east and west wing, the original wood clapboard siding, and multi-paned wood double hung windows. Unique to this home is the decorative hood molding and wide window trim. 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 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 844 Maple Avenue.

Staff Report Approved By:

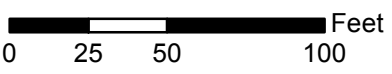
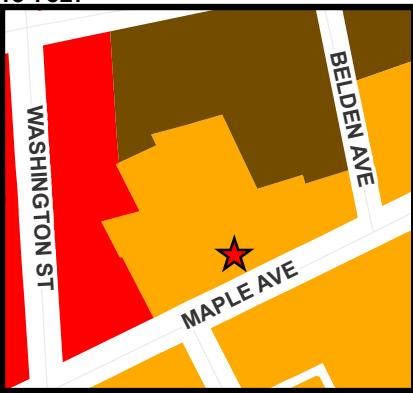


Stan Popovich, AICP
Director of Community Development

SP:fr

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844 Maple Avenue - Location Map



Historic Landmark Project Summary/Narrative Letter

Owner and Applicant: Selma Moberg

I respectfully request that the house located at 844 Maple Avenue be designated a Downers Grove Historic Landmark. 844 Maple was noted as being "Significant" in the 2013 Village of Downers Grove Architectural and Historical Survey because it "has retained a high level of integrity.

Research of the property's tax records and chain of ownership show that the house was built circa 1876 and was originally owned by Lyman Clifford.¹ Clifford was the Downers Grove Township Assessor from 1854 to 1856.² In addition to the property tax records and deeds, the 1921 and 1927 Sanborn maps show the house and the surrounding houses that existed. The 1921 map indicates that the original street address of the home was 96 East Maple Avenue. A close look at both maps show that in 1921 the one story wing on the east side of the house did not exist but in 1927 it did. The foundation of the original house is fieldstone (common for homes built in the 1800s) while the foundation of the east wing is concrete block (common for homes built in the 1920s). Based on the differences in the two maps and the two foundation types it can be concluded that the east wing was added sometime after 1921 but before 1927.

The house represents the distinguishing characteristics of an Upright and Wing house type, sometimes also referred to as a Gable Front and Wing. The Upright and Wing is a vernacular form which can be seen as early as the 1850s. It consists of a front gabled roof and a side wing which is typically lower in height than the main front-gabled portion. The side wing is usually one to one-and-a-half stories tall with a side facing gable. Upright and Wing houses were often laid out in either an L or T-shaped plan. Upright and Wing houses started to appear during the popularity of the Greek Revival style and therefore many include details such as pilasters, cornice returns, and wide entablatures.³ 844 Maple consists of a dominant front-gabled portion and a one-and-a-half side wing on the west side (the one-story wing on the east side of the house was added in the 1920s).

The home retains a high level of integrity because many of the original architectural features of the home are still present; including multi-paned wood double hung windows, wood storm windows, wood entry doors, wood clapboard siding, window trim and hood molding, and wood trim under the gable. The original working window shutters also still exist but have been temporarily removed so that they can be repaired, restored, and reinstalled.

844 Maple Avenue is an excellent example of the vernacular Upright and Wing house type with many of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it is preserved in the future.

1. Property tax and chain of ownership research performed by Charlotte Holtzen
2. Source: Dunham, Montrew and Wandschneider, Pauline. *Downers Grove 1832 to 1982*. Taylor Publishing Company, 1982, pp. 35.
3. Source: dahp.wa.gov/historic-preservation.

Landmark Designation Criteria

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

The proposed landmark is 142 years old and meets the criteria.

Section 12.302.B

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;

The property has the distinguishing characteristics of the vernacular Upright and Wing (also known as Gable Front and Wing) house form. These characteristics include:

- Front-gabled roof
- One-and-a-half story side wing

The property retains a high level integrity because many of its original features are still intact including:

- Double hung windows, storm windows, and entry doors
- Clapboard siding
- Window trim and hood molding
- Trim under gable

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.



Historic Landmark Information Form

Property Address 844 Maple Ave.

Date of Construction Circa 1876

Architectural Style Vernacular Upright & Wing

Architect (if known) N/A

Number of Stories 2 Basement (Y/N) Yes

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)
Fieldstone (concrete block at east wing)

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

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

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

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

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)
Wood / all original to home w/exception of kitchen

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

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)
Wood hood molding over windows, original storm windows,
original trim



Photo #1: Front (South) Elevation – 5/27/2018



Photo #2: View from Southeast – 5/27/2018



Photo #3: Original wood clapboard siding and wide trim under gable



Photo #4: Original double hung window, storm window, wood trim and window hood molding



Photo #5: Original storm door at front entry



Photo #6: Photo from Hargis Survey – 1976

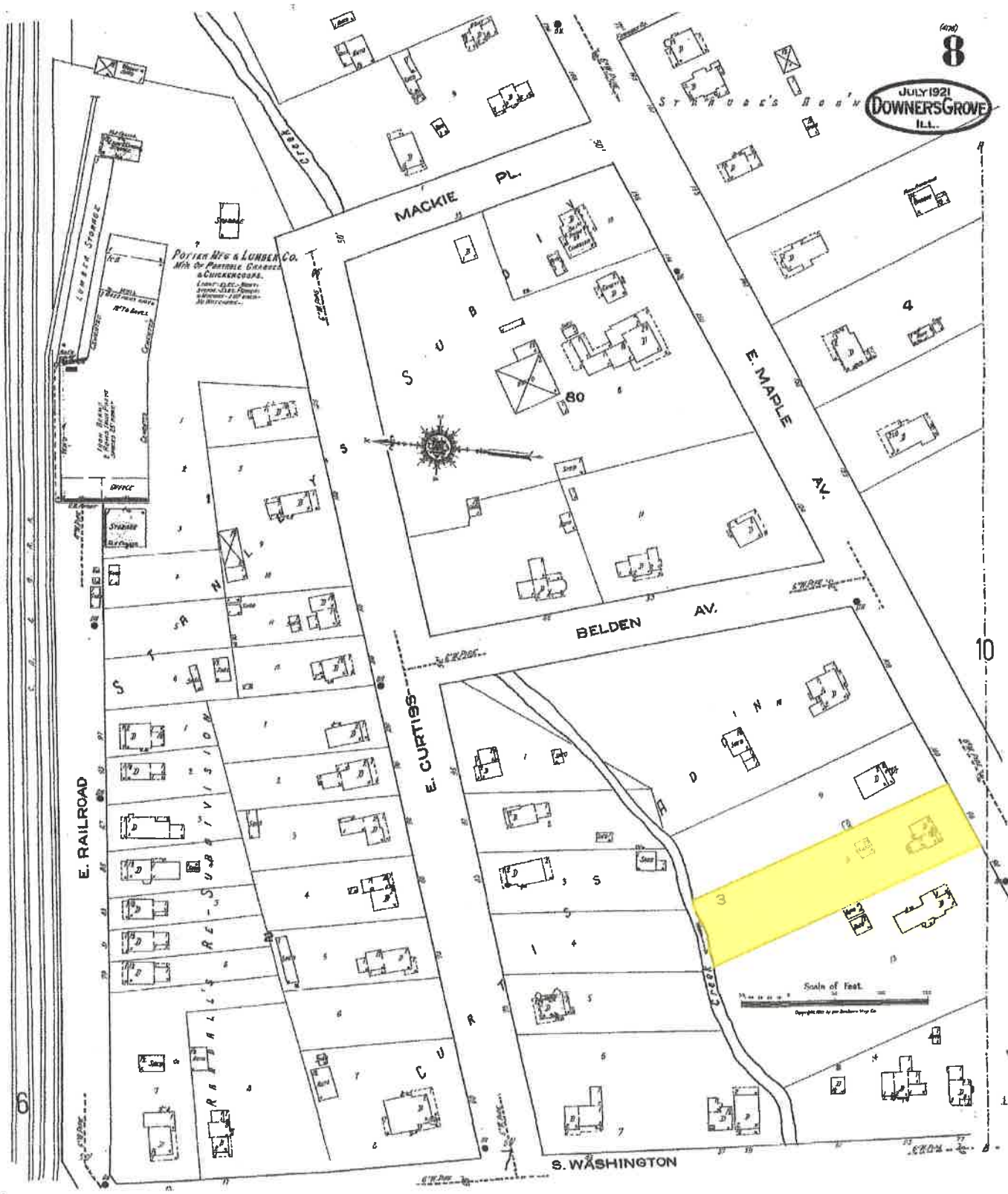


Photo #7: 1921 Sanborn Map

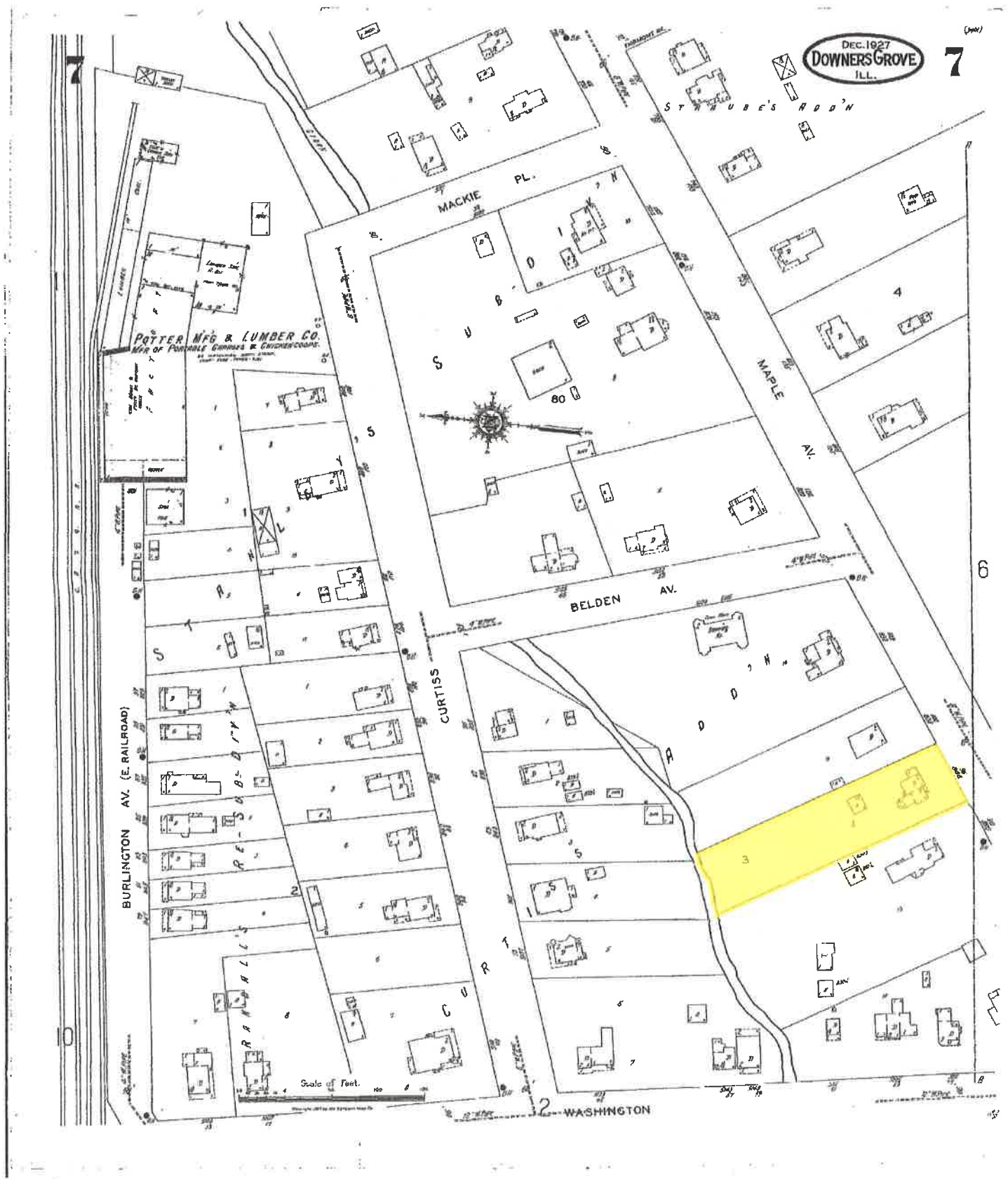


Photo #8: 1927 Sanborn Map

Collector Peter Warden received 158 votes, and Alvin Lull received a like number for Overseer of the Poor. In addition to these officers three men were named Commissioners of Highways: Silas Culver, Lucius M. Lull, and William Lutyans. Peter Warden and Joseph Boyd were elected Constables, and the Justices were Benjamin Fuller and John Marsell.

The business of the Meeting was concluded with Walter Blanchard's signed certificate that the Meeting was held and "a motion was made and seconded and passed by a viva voce vote that a tax of two hundred and fifty dollars be raised for the purpose of defraying the expenses of the town."

In 1851 the population of Downers Grove Township was shown as 957 people.

Names of town officers for the Town of Downers Grove from its organization in 1850 through 1857:

SUPERVISORS

1850-L. K. Hatch
1851-Walter Blanchard
1852-Walter Blanchard
1853-Walter Blanchard
1854-G. W. Alderman
1855-Walter Blanchard
1856-S. F. Daniels
1857-S. DeGolyer

TOWN CLERKS

1850-A. Havens
1851-A. Havens
1852-A. Havens
1853-A. Havens
1854-A. Havens
1855-C. H. Carpenter
1856-G. S. Rogers
1857-W. H. Dixon

ASSESSORS

1850-O. B. Herrick
1851-George Barber
1852-George Barber
1853-George Barber
1854-Lyman Clifford
1855-Lyman Clifford
1856-Lyman Clifford
1857-A. H. Blodgett

COLLECTORS

1850-Peter Warden
1851-G. Paige
1852-H. L. Cobb

1853-E. H. Gleason
1854-M. Walton
1855-E. H. Gleason
1856-E. H. Gleason
1857-George Wheeler

OVERSEERS OF POOR

1850-Albin Lull
1851-Albin Lull
1852-J. Blodgett
1853-J. Blodgett
1854-Daniel Roberts
1855-Daniel Roberts
1856-John Oldfield
1857-John Oldfield

COMMISSIONERS OF HIGHWAYS

1850-Silas Culver, W.
Lutiens, L. M. Lull
1851-John Marvin, A. H.
Blodgett, G. Gilbert
1852-E. Thatcher, K.
Martin, H. Andrews
1853-A. Lull, E. Thatcher,
G. Paige
1854-J. Craigmile, H.
Lyon, B. Fuller
1855-J. Craigmile, M.
Duello, M. Sucher
1856-A. G. Cobb, H. Lyman,
M. Sucher
1857-W. H. Clark, J.
Oldfield, G. Prescott

JUSTICES OF THE PEACE

1850-John Marsell,
Benjamin Fuller
1851-S. F. Daniels
1857-M. B. Tirtlot,
S. J. Ackley

CONSTABLES

1850-Peter Warden,
Joseph Boyd
1851-Milton Barr,
Peter Braman
1853-S. W. Franklin
1854-S. W. Franklin,
Luther Couch
1855-E. Gleason
1856-T. O. Roberts

Photo #9: Page 35 of *Downers Grove 1832-1982* by Montrew Dunham and Pauline Wandschneider

DRAFT MINUTES

PUBLIC HEARING FILE 18-ADR-0005: A petition seeking an Historic Landmark Designation for the property commonly known as 844 Maple Avenue, Downers Grove, IL (PIN 09-08-307-015). The property is located on the north side of Maple Avenue, approximately 230 feet west of the intersection of Maple Avenue and Belden Avenue. Selma Moberg, Petitioner and Owner.

Planning Manager Rebecca Leitschuh introduced Flora Ramirez, the Village's newest Planner. Ms. Ramirez described the petition before the Board. She noted that Staff has categorized the home as a Vernacular Upright and Wing home, often referred to as Gable-Front and Gable-Ell, common during the 1870's through the 1920's. She displayed a photo provided by the owners of the home in 1976, although the home was constructed circa 1876. Design elements of this architectural style include the vertical upright portion with a dominant gabled roof. She noted that the east wing was added in the 1920's and is one story in height, and the original west wing is one-and-a-half stories tall. The home has the original wood entry doors, multi-paned double hung windows, and wood clapboard siding. The original shutters are still on site and will be restored and reinstalled. She noted that the home meets the criteria for Historic Landmark Designation, as it is 146 years old, well beyond the required 50 years age.

Ms. Ramirez said Staff finds that the criteria for Landmark Designation is met and recommends that the Board make a positive recommendation to the Village Council for Landmark Designation of 844 Maple Avenue.

Ms. Chalberg commended the homeowner for keeping the property in such excellent condition. It is a labor of love to maintain the original siding, windows, etc.

Ms. Selma Moberg, owner of the subject property, stated that they moved into this home 26 years ago. Her husband grew up in Downers Grove, and they purchased the home from their landlord. When they bought the house they just automatically understood that they had to take care of it. She noted that they have the original shutters in the original carriage house behind the home. They are in excellent condition. Her husband passed away two years ago but she knows he would be proud of having their home landmarked. She thanked the Gassens and the Holtzens for their assistance in working through this process. Ms. Moberg said the demolition of the Edwards House and construction of the higher buildings in town motivated her to move in this direction of landmark designation. She said everything they did in caring for their house was in the interest of preserving historic integrity. She cannot afford to remain in Downers Grove but knows that by having the home receive landmark designation it will assure that the home is safe and will be retained as an historic part of Downers Grove.

Mr. Lerner commented on the application and the house's excellent condition. The upright and wing style reminds him of farmhouses in rural downstate Illinois which brings a feeling of a link to the past. He thinks it is amazing that this home was built during the Grant administration, and he's grateful to see this application come forward.

DRAFT MINUTES

Ch. Davenport thanked the owner for deciding to follow through and obtain landmark designation. He asked Staff whether the owners will have to go through the entire process again should they choose to place the original shutters back on the house. Ms. Leitschuh replied that they will probably have to come to the Village and discuss it for documentation, but it will be considered as a restoration, and not a major COA. It has already been discussed at this meeting and will probably require photographs and descriptions of the home and shutters for documentation.

There being no further comments from the Board, Ch. Davenport called upon any members of the public who wished to comment on the petition.

1. Tom Nybo of 6001 Pershing said he was excited about this landmark designation. He was involved in the Edwards House petition and saw the home at that time. There are wonderful stories attached to this building.
2. Chuck Holtzen of 5226 Carpenter Street expressed her support of the request and said researching this house has been a real learning experience for her. Only a few families have owned this particular house. Ms. Holtzen said the house is in impeccable shape for having survived as long as it has. She's very excited about this petition.
3. Rich Kulovany of 6825 Camden Road said he supports this petition and thanked the owner for coming to the Board. It's nice to see they are landmarking this home to maintain the excellent integrity of the building. He added that every time the Village celebrates the birth of our country, people would also be able to celebrate the birth of this house. He hoped that in the future people would be able to tour homes such as this and learn more about our Village's and our country's history.
4. Amy Gassen of 5320 Benton Avenue said that she realizes what a difficult decision this was for Mrs. Moberg to make. She said this is the sixth of the 65 homes that were identified as significant. It is also the sixth house on Maple Avenue to be landmarked. The house one of the oldest homes that still maintains so much of its original structure. Even the addition goes back to the 1920's. She thanked the owner for submitting the petition.

There being no further discussion or comments, Ch. Davenport closed the opportunity for further public comment and opened the discussion to deliberation by the Board.

Ms. Acks asked whether there was a name going with the house, and was told it would be called the Clifford House.

There being no further comments, Ch. Davenport called for a Motion on the petition.

Ms. Chalberg moved to make a positive recommendation to the Village Council to approve historic landmark status for Petition 18ADR0005 for property located at 844 Maple Avenue, Downers Grove. Mr. Lerner seconded the Motion.

DRAFT MINUTES

AYES: Ms. Chalberg, Mr. Lerner, Ms. Acks, Ch. Davenport
All in favor. The Motion passed unanimously.

DRAFT