

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

April 18, 2018
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the February 21, 2018 meeting**
- 3. Public Hearing**
 - a. **18-ADR-0002:** A petition seeking a Historic Landmark Designation for the property commonly known as 1323 Maple Avenue, Downers Grove, IL (PIN 09-07-409-009). The property is located on the south side of Maple Avenue, approximately 415 feet southwest of the intersection of Brookbank Road and Maple Avenue. David and Carol Miller, Petitioner and Owner.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF FEBRUARY 21, 2018 MEETING**

Chairman Davenport called the February 21, 2018 meeting of the Architectural Design Review Board to order at 7:00 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Chalberg, Mr. Larson, Mr. Lerner, Ch. Davenport

ABSENT: Ms. Acks, Ms. Hollweck, Mr. Riemer

STAFF: Planning Manager Rebecca Leitschuh
Sr. Planner Scott Williams

VISITORS: Kathy Nybo, FOEH, 5253 Blodgett
Kay & Ken Hammer, 1205 Franklin
Chuck Holtzen, 5226 Carpenter St.
Amy Gassen, 5320 Benton Ave.
Marilyn & B J Andrews, 4641 Seeley.
Rich Kulovany, 6825 Camden Rd.

2. APPROVAL OF NOVEMBER 15, 2017 MINUTES

Mr. Lerner noted that on the top of Page 9 it should read “the Illinois Association of Historic Preservation Commission.”

Mr. Larson moved, seconded by Mr. Lerner, to approve the minutes of the November 15, 2017 meeting as amended.

All in favor. The Motion passed unanimously.

3. PUBLIC HEARING

Chairman Davenport called upon anyone who intended to testify to rise and be sworn in.

FILE 18-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 1205 Franklin Street, Downers Grove, IL (PIN 09-08-114-001). The property is located at the southwest corner of Franklin Street and Saratoga Avenue. Kenneth and Kay Hammer, Petitioner and Owner.

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Scott Williams, Senior Planner for the Village of Downers Grove identified the property as 1205 Franklin Street located on the corner of the site. He showed the footprint of the structure based on the Plat of Survey, as well as photos from the 1920s. The home was constructed in 1895 and is Queen Anne style. He researched information from the Historic Building Inventory Survey as well as the Downers Grove Historical Society where it is referred to as the Frank J. Gorman house. He said that the petitioner indicated this home was converted into a duplex in 1966. The east elevation displays the turret, wrap around porch and hipped dormer. He noted the stained glass windows, and the double-hung windows some of which are original. The southeast corner of the house shows the wood clapboard siding, and restoration work that was done to try and match the original materials. Features include the decorative soffits, the turret and the glass windows. The gable dormer is a prominent feature of the northern façade. The west elevation highlights the original stone foundation of the structure. Mr. Williams noted that a photograph from 1977 depicts the similarity of the building at that time to the photos from the 1920s.

Mr. Williams said that Staff recommends approval of this request with no conditions.

There were no questions from the Board at this time. Staff then played a video prepared by the owners of the home.

Speaking on behalf of the Petitioners, Cindy Zaeske of 1135 Prince Street, said she lives near the subject property. It is a beautiful historic home. She found photographs from the Dunn family, a previous resident. The home has been restored back to a single-family home. Ms. Zaeske prepared the video presentation for the Hammer family.

Mr. Hammer said they purchased the house in 1987 and have done a lot of work on the home. They sided it with cedar siding, installed some new windows, soffit, fascia and gutters, as well as the porch railing. They love the house and are happy to be in the landmarking program.

Ms. Leitschuh commented on the alterations to the porch, stating that when the petitioner acquired the home, the spindles and banisters on the porch already had been removed. The owners used the historic photographs to attempt replicating the porch based on those photographs.

Ch. Davenport called upon anyone from the public who wished to comment on the petition for landmark designation.

1. Christine Martin of 701 Maple Avenue thanked the owners for landmarking their home. She said the home is exquisite.

DRAFT MINUTES

2. Rich Kulovany of 6825 Camden Road also thanked the Hammers for bringing this petition forward for landmarking.

3. Amy Gassen of 5320 Benton Avenue said the most difficult part of landmarking a home is making the decision to do it. This home is a remarkable example of the Queen Anne design, and it is fortunate that they have so many historic photos available of the home. She thanked the owners for bringing the petition forward.

There being no further comments, Ch. Davenport closed the public portion of the meeting and opened the discussion for the Board's deliberation.

Mr. Lerner said it is a beautiful house. He thinks the reason there are so many old photographs is because it is such a photogenic home. It was built in a grand style and although it has experienced some difficult times, it has been lovingly restored.

Ms. Chalberg thanked the petitioners for bringing this forward to preserve it for future generations. She would love to see some of the interior details of the home, as it is a glorious home.

Mr. Larson also thanked the petitioners. He said that he lives near the property and the development of Prince Pond, which is behind the site, was not even there when one of the photographs was taken. The home has survived many changes compared to the surrounding properties.

Ch. Davenport echoed the comments made by members of the Board, and thanked the owners for allowing this celebration of their home. From an architectural standpoint this type of home on a corner lot is exceptional. It would be a tragedy not to have this house at that location any more. It takes courage to request preserving this type of building.

Ms. Chalberg also thanked the Friends of the Edwards House for having put together the long list of the change of property owners of this property. It's fascinating to read of the previous ownerships.

Mr. Larson moved to make a positive recommendation to the Village Council to approve historic landmark status for Petition 18ADR0001, property located at 1205 Franklin Street, Downers Grove. Ms. Chalberg seconded the Motion.

All in favor. The Motion passed unanimously.

Ms. Leitschuh said that the First Reading of this petition would be before Council on Tuesday, March 6, 2018.

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4. OLD BUSINESS

Ms. Leitschuh commented on the property at 710 Maple that was landmarked as the J.J. Cole House. The owner intends to replace the skylight and to remove the front door. They will have to provide material samples to Staff for the front door. In addition, a series of two windows that are floor length and not original will be replaced with a window that matches the remaining windows. They are replacing the siding with hardie-board that would look closer to the original, and will provide documentation for the files.

5. NEW BUSINESS

Mr. Lerner said that Landmarks Illinois is having its legendary Landmark celebration on Thursday, March 8th from 5:30-10:00 PM, at the Hilton Chicago, 720 S. Michigan Avenue. It is a formal fundraising event with cocktails, dinner and an awards ceremony. It is the main fundraiser of the year at a cost of around \$500 per ticket.

6. PUBLIC COMMENTS

1. Amy Gassen of 5320 Benton Avenue distributed handouts to the Board and showed a slide presentation. She and her husband conducted a survey in 2016 of all the Four Squares in Downers Grove. A map was prepared that is displayed on the Historical Society's website with photographs and locations of the homes, when they were built, and whether they were landmarked. Ms. Gassen said they also want to get these included on the Village's Historic Resources GIS mapping system. She met with Staff and they have been given the images of Four Squares and locations.

Ms. Gassen said that during the Gingerbread Holiday Festival, Four Square homeowners met at Lincoln Center and created a gingerbread model of the Four Square home. This was displayed in the She's Boutique window on Main Street. There are 130 such homes in the Village.

Ms. Gassen said that they are also trying to put two newsletters out annually. She then gave a follow-up on 5225 Fairmount Avenue, the home owned by her husband's parents that was landmarked in June 2017. The home needed some interior renovation, so they chose to apply for the State's tax assessment freeze program. She showed photographs of the house as it might have been originally laid out, as well as upgrades to the house over the years including renovations being made at the present time. They hope to have the work completed within the next month or so, and will submit the costs to the State when work is completed in the hopes of obtaining the tax freeze. She plans to have another tour of the home when the work is completed.

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Ms. Chalberg asked Ms. Gassen to remind everyone about the Tax Freeze Program.

Ms. Gassen said it is a tax assessment freeze for eight years, at which time it gradually steps up for the next four years. The freeze will be at the level of assessment that was established prior to the start of renovation work. They hope it will be a significant savings for her in-laws over the years. Certain aspects of the renovation had to be kept to meet the design of the house as originally built. She further mentioned that they were able to salvage some old doors from a home in the Prince Pond area that was demolished. As to the tax assessment freeze application there is no fee. In further response, the present attic space is not usable, but could be at some future time. She doesn't think utilizing that space as a room would have a negative impact as long as it keeps the original design of the house.

2. Chuck Holtzen of 5226 Carpenter Street reported on a project she started working on last summer, researching the kit homes in the Village. There were thirty Sears Homes in the national database when she began her work. She has increased the Sears list to 70 homes, nine or ten Harris Brothers homes, as well as about ten Wardway homes. Most of the homes only had legal descriptions rather than an actual address. She has met with many people to determine the location of other kit homes, and what kind of kit homes they were. As a result she found one Econobuilt home. She intends to have a kit homeowners meeting on April 13th with the goal of landmarking those homes that might be eligible.

Ms. Holtzen said if they could start a kit homeowners' thematic district, the question is whether the Beechler home could be included in that as well. Ms. Chalberg said that thematic districts are not geographical. The Beechler home is a Harris kit home and is the only kit home that has been landmarked. Ms. Chalberg said if a person has already landmarked a kit home, the question is whether others have to become landmarked individually. Ms. Leitschuh said properties in a district would have the same protections and review requirements for alterations, although they are not individual landmarks. In a thematic district, every single property has to agree to be included. Ms. Chalberg suggested that she sees no overlapping issues in having someone who has already been landmarked included in the thematic district. Ms. Holtzen replied that the Board and staff wasn't clear on that a few months ago. There was a question raised as to whether or not thematic districts could overlap, such as kit homes, and Victorian homes, etc.

Ms. Holtzen said at this time she thinks they should just stay with kit homes as a thematic district to start. Right now there are Sears Homes, Harris, Wardway and Aladdin.

DRAFT MINUTES

7. ADJOURNMENT

There being no further discussion, Ch. Davenport called for a motion to adjourn.

Mr. Larsen moved, seconded by Mr. Lerner to adjourn the meeting. The Motion passed unanimously by voice vote.

Chairman Davenport adjourned the meeting at 8:00 PM.

Respectfully submitted,

/s/ Tonie Harrington



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

| SUBJECT: | TYPE: | SUBMITTED BY: |
|----------------------------------|------------------------------------|--|
| 18-ADR-0002 1323 Maple Avenue | Designation of a Historic Landmark | Scott Williams, AICP Senior Planner |

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1323 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: David and Carol Miller
1323 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Bungalow
BUILDING DATE: Circa 1924
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8,250 Square Feet
PIN: 09-07-409-009

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. 1933 Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1323 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The bungalow was constructed circa 1924.

The bungalow architectural style was one of the dominant building forms in Downers Grove commonly built from 1890 to 1930. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches. The style presented a growing middle class population with a lower cost single family home that was still attractive and of high quality. The homes can also feature different architectural styles with unique design elements and handcrafted decorative arts.

The structure at 1323 Maple Avenue is a custom designed bungalow, displaying a collection of features that pull from a variety of architectural styles. The brick home is one-and-one-half stories in height with a low-pitched hipped roof and deep overhangs. For the preceding reasons, at first glance the home appears to be a Chicago Bungalow. However, per comments shared by the State Historic Preservation Office, the overall combination of design elements varies from the typical Chicago Bungalow. For example, the main entry is fully on the side, farther back than in a typical Chicago bungalow, entering into a separate vestibule rather than directly into the main living room. Instead, the offset recessed main entry was common in Prairie style houses. However again, the home cannot be identified as strictly Prairie style design. The Prairie style united tenets of the Arts and Crafts movement with design forms from local Chicago architects, in an attempt to develop a uniquely American architectural style. When considering the Arts and Crafts movement, the State highlighted features important to that movement; specifically the dark Tapestry brick, 3-over-1 windows, deep overhangs, and changing masses, leading to a rich textured appearance.

This home offers the unique combination of the aforementioned various movements and styles. In addition to the stylistic components, many original exterior features remain including: the original bead board tongue and groove wood on the porch ceiling and under the eaves, the front door that consists of mahogany wood and beveled glass, and the lead and stained glass windows on either side of the chimney. Also unique to a bungalow, there is a narrowing aspect of the structure with the second story pushed back, hiding its bulk.

Many of the interior architectural features are also original and include leaded glass enclosed built-in book cases that flank the fireplace, natural finished hardwood floors, beveled glass doors, woodwork and other features. The footprint of the house has not changed since it was originally constructed. At the petitioner's request, the detached garage is included in the scope of the landmarking. The brick garage has a hip roof and double-hung windows that match the primary structure. The garage door is a replacement door. If landmarked, the garage will be subject to the same Certificate of Appropriateness (COA) process should any renovations or changes be proposed.

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 1924. 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 a bungalow. The structure with dark tapestry brick, 3-over-1 windows, deep overhangs, and telescoping masses combine to give the house a rich, textured appearance and intimate scale. It uniquely combines stylistic features and form from multiple architectural styles and movements of its time. 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 1323 Maple Avenue.

Staff Report Approved By:

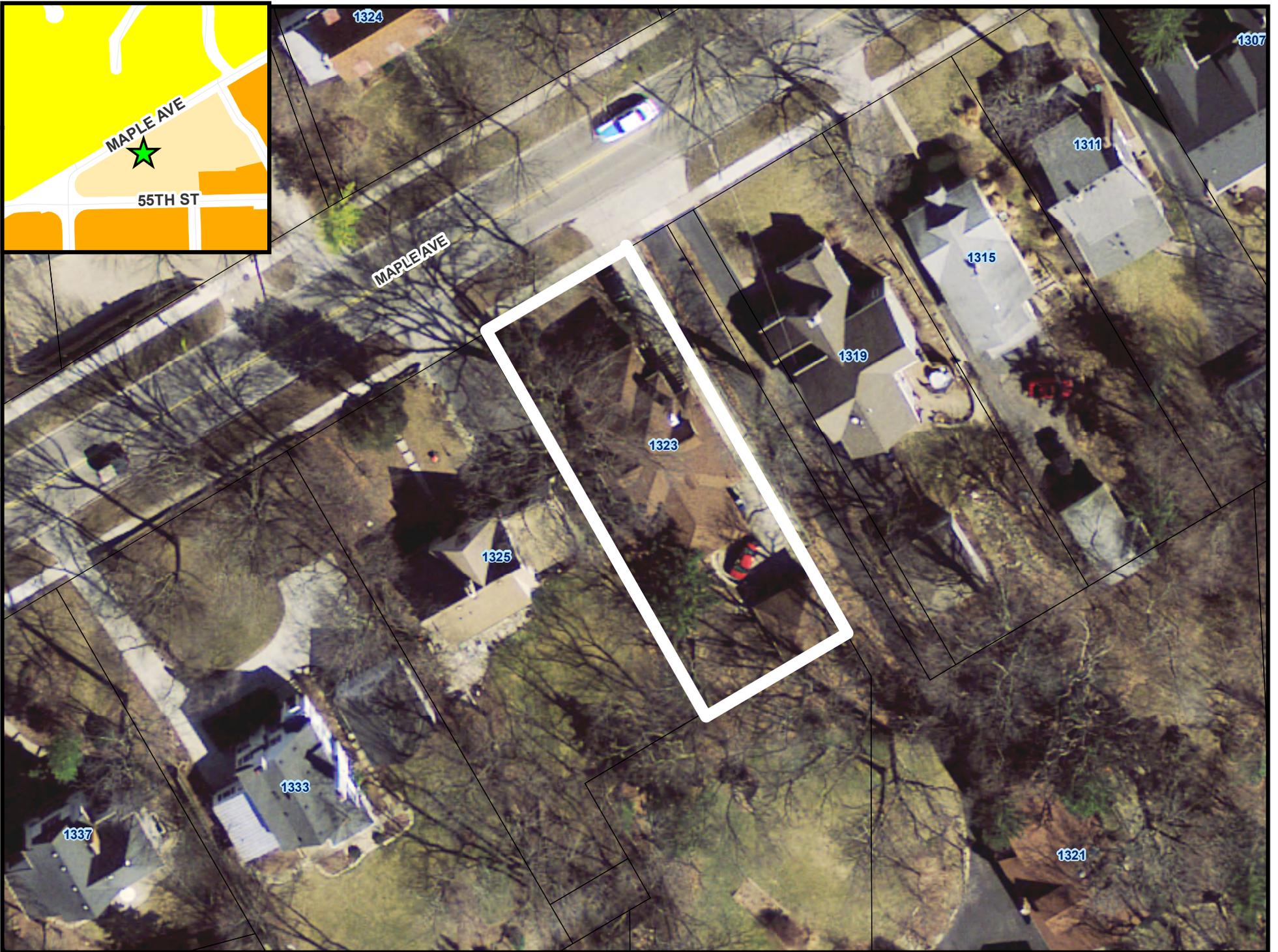


Stan Popovich, AICP
Director of Community Development

SP:sw

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Feet

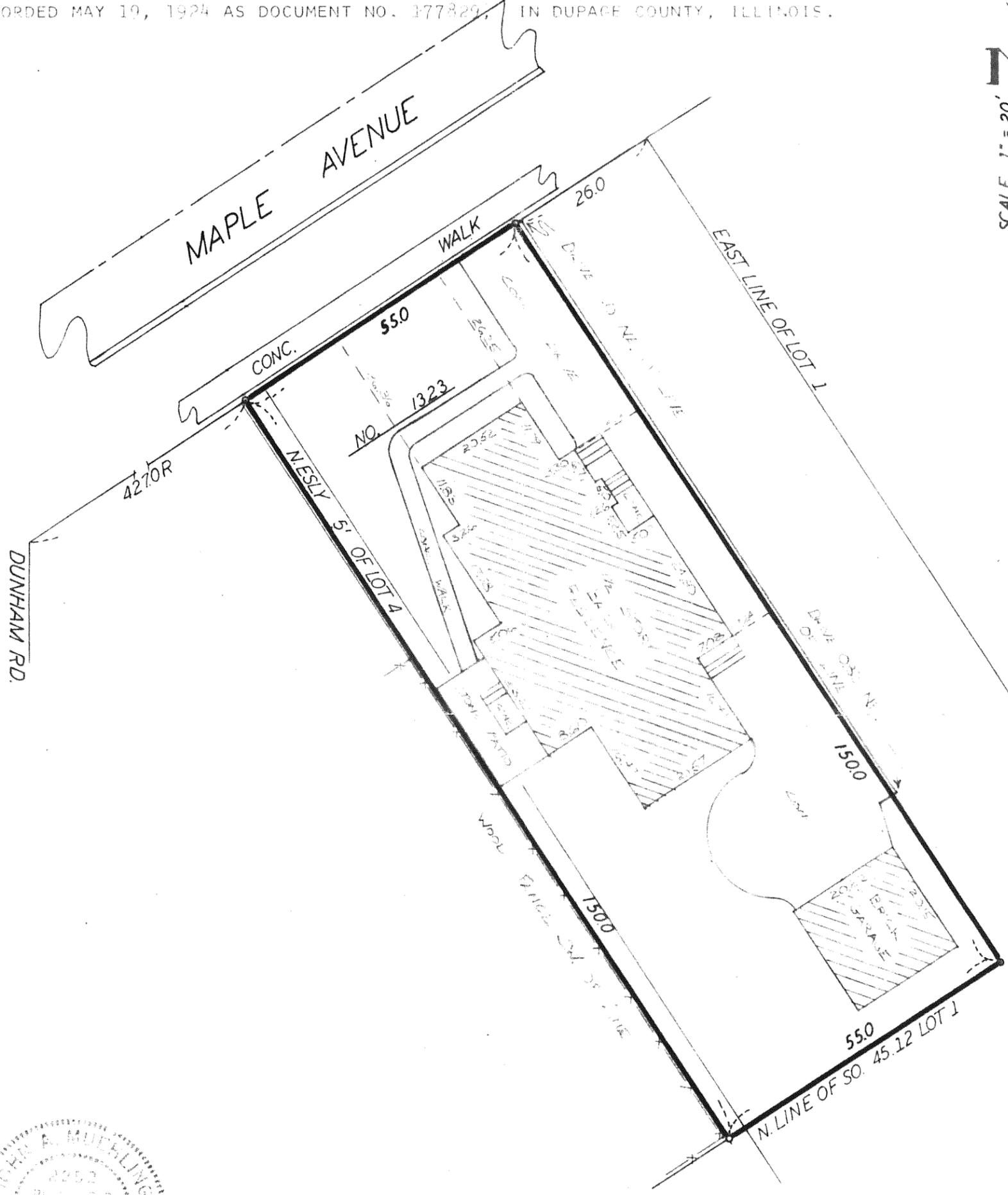
1323 Maple Ave. - Location Map



PLAT OF SURVEY

OF

LOT 1 (EXCEPT THE EAST 26 FEET AND EXCEPT THE SOUTHEASTERLY 45.12 FEET THEREOF) AND THE NORTHEASTERLY 5 FEET OF LOT 4 MEASURED ALONG THE SOUTHERLY LINE OF MAPLE AVENUE (EXCEPT THE SOUTHEASTERLY 45.12 FEET) IN MILNES' SECOND SUBDIVISION, A SUBDIVISION OF A PART OF LOT 95 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1924 AS DOCUMENT NO. 177829, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, IL.

THIS 3RD DAY OF JUNE, A.D. 1980.

John A. Muehling
ILLINOIS LAND SURVEYOR #2252

| | |
|--|------------------------------|
| MUEHLING SURVEYING CO. | |
| ORDERED BY: <u>FIRST UNITED REALTY</u> | |
| PROJECT NO: <u>80-14045</u> | |
| PO BOX 608 | NAPERVILLE ILL. PH: 420-2808 |



Photo #11: 1933 Sanborn Map

Summary/Narrative Letter

Owners/Applicants: David and Carol Miller

We respectfully request that the house located at 1323 Maple Avenue and which is owned by David and Carol Miller (1980 to present) be designated a Downers Grove Historic Landmark.

The real estate listing when we purchased the house in 1980 indicated that the home was built in 1928. A former neighbor, Raymond Bolte, who worked for Mochel's Hardware/Lumber Company at that time remembered hauling the building materials for this house to the building site. That being said, the Township Assessor's Records indicate construction in 1920.

The house can be characterized as a Bungalow. It is of a unique customized style which incorporates elements of the Arts & Crafts Craftsman (Craftsman) style, Frank Lloyd Wright's Prairie Style and the Chicago Bungalow.

The term "bungalow" is derived from the Hindi word "bangle" meaning a low house with a porch. By definition a bungalow is a one to one-and-a-half story house with a low pitched gable or hip roof and wide eaves. Bungalows were built throughout the United States from 1890 – 1930, and are one of the dominant building forms of Downers Grove. The special features of the Bungalow includes a low cost single family house that offered style, convenience, simplicity, and sound construction often with handcrafted decorative arts, i.e. leaded and stained art glass, art tile, and hand crafted metal work.

The house at 1323 Maple Ave. is a spacious one-and-one-half story all face-brick custom designed Bungalow. It incorporates certain elements of the Craftsman style which was derived out of sympathy for the ideals and design aesthetics of the Arts and Crafts Movement. This movement valued hand craftsmanship, natural materials and simplicity in design that differed from prior Victorian-Era excesses and ornamentation.

Indicative of the Craftsman Style are the dark Tapestry brick, 3-over-1 sash, deep overhangs, and telescoping masses that combine to give the house a rich, textured appearance and intimate scale that were so important to the Arts & Crafts Movement. The second floor is pushed off the front to hide its bulk; its jerkinhead dormer is common to Arts & Crafts bungalows and cottages.

1323 Maple also includes elements of the Prairie Style, including the low pitched hip roof with wide (2½') eaves; grouped, double hung windows (three over one) accented by horizontal stone detail (creating a banded look); and a sun room across the street facade. The main entry is fully set back on the side, farther back than in a typical Chicago bungalow, and enters into a separate

vestibule rather than directly into the main living room. The set back of the main entry is not uncommon in Craftsman houses, but was typical in true Prairie Style homes.

The Chicago Bungalow shares many of the design characteristics of the Craftsman and Prairie Styles including one-and-a-half stories with a low pitched hip roof and double hung windows. Unlike the Craftsman Style houses whose exteriors were typically constructed of wood clapboards, shingles, or stucco; Chicago Bungalows have all brick exteriors. 1323 Maple has deeply textured, face brick all around.

Most of the original architectural features of the home are still present including bead board tongue and groove wood on the porch ceiling and under the eaves, beveled glass and mahogany wood front door, leaded and stained glass windows on either side of the face brick chimney. The detached two car garage has a hip roof, face brick construction, and double hung, three over one, banded windows (identical to the house). On the inside of the house original features include leaded glass enclosed built-in book cases flanking the natural brick fireplace which are all spanned by a 16' mantel. Other original features include: natural finished hardwood floors throughout the main level, floor to ceiling built-ins (butler's pantry, linen/storage cupboard, and bathroom storage cupboard), natural finished mahogany woodwork in the "front rooms" and painted yellow pine woodwork in the "back rooms" on the main level, and original mahogany or other wood doors and hardware throughout. The second half story was possibly finished sometime after the original construction of the house. It has solid pine wood paneling in the landing and one bedroom. The original flooring on the second level is asphalt tile. There is a spacious walk-in attic off the landing on the second level.

The house sets into the side of a hill with the west elevation foundation below grade and the east elevation above grade with day light windows and a grade level door to the driveway from the east side of the basement. Exterior reproduction mission style lighting was installed at the front entrance of the house in the 1980s. When four courses of roofing materials were removed in the 1990s it was found that the original roof was of wooden shakes. The new and present roof is asphalt shingles. When the home was rewired in 1990's, the original wall sconces in the living room were restored with mission style reproductions of metal and stained glass. The wrought iron fencing on the perimeter of the west side yard was installed in the late 1980's. There have been no alterations to the original footprint of this home. There is evidence that at some time there was an awning on the west facing kitchen window, but the only thing remaining of the awning is a part of the hardware that attached it to the house.

The 1323 Maple Ave. house and garage are an example of a custom designed Bungalow that, to the best of our knowledge, is unique to Downers Grove and the surrounding area. Adding it to the list of local Historic Landmarks will ensure that it is acknowledged as such and that it is preserved in the future.

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 94 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 is a Bungalow of a unique customized style that features characteristics of the Craftsman, Prairie and Chicago styles. Some of these characteristics include:

Bungalow:

- One-and-a-half story
- Low-pitched hipped roof
- Wide eaves
- Front porch

Arts and Crafts (Craftsman) Style:

- Dark Tapestry brick
- 3 over 1 double hung windows
- Telescoping masses
- Jerkinhead (clipped) dormer

Prairie Style:

- Grouped double hung windows
- Horizontal stone window sill detail
- Set back main entry

Chicago Bungalow Style:

- Brick exterior

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.



Photo #1: Front (North) Elevation – 7/9/2017



Photo #2: Front (North) Elevation – 7/9/2017



Photo #3: View from Northeast – 7/9/2017



Photo #4: Dormer with clipped gable on East elevation – 9/10/2017



Photo #5: Living Room - fireplace, built-ins, and leaded glass windows – 9/12/2017



Photo #6: Living Room - fireplace, built-ins, and leaded glass windows – 9/10/2017



Photo #7: Living Room – beveled glass doors – 9/12/2017



Photo #8: Built-in butler's pantry - 9/12/2017



Photo #9: Original door hardware – 9/10/2017



Photo #10: Garage – view from Northwest – 9/12/2017