



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
FEBRUARY 15, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0002 4836 Middaugh Avenue	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4836 Middaugh 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** Patrick and Chris Gumm Sexton
4836 Middaugh Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Gabled-Ell with Queen Anne Characteristics
BUILDING DATE: 1893
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 6600 square feet
PIN: 09-07-211-015

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
8. House Timeline
9. Biography

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4836 Middaugh Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Gabled-Ell with Queen Anne characteristics was constructed in 1893 and was first occupied by the Chilvers family.

Gabled-Ell houses were a common vernacular building form throughout the mid-to late-1880s and features a dominant open gable elevation facing the street. This form was typically used for working and middle-class homes and could feature Greek Revival, Italianate or Queen Anne detailing and ornamentation. Queen Anne characteristics would include: steeply pitched asymmetrical roofs, wood clapboard, bandboard or wood trim bargeboards, elaborate porches with spindlework and other ornamentation. The Gabled-Ell also features an entrance porch on one side of the house along the street. This building form can mostly be found in E.H. Prince's Subdivision.

The property at 4836 Middaugh Avenue is on a corner lot with a dominant gable facing each street. The projecting L-shaped cross-gables are a distinguishing feature and indicate the footprint of the original building. The wrap-around screened porch is not original (circa 1900) and encloses the wood panel front door. The house is built on a foundation of stone. All the windows are original and are wood and double hung. Interior features includes the original fireplace with decorative tile. The flooring and doors are also original. A rear addition constructed circa 1930 does not impact the historic features or integrity of this Gabled-Ell.

The Chilvers family lived in the structure for five years. Mr. Chilvers was on the very first North Side Volunteer Fire Department in 1894. In 1895, he became a Village Trustee who made a motion to replace a policeman requesting a pay raise. Mr. Chilvers also fell victim to a "Gold Finding Machine."

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 1893. 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 Gabled-ElI vernacular form with Queen Anne features. These features include cross-gables, original windows, bargeboard, and original interior features. 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

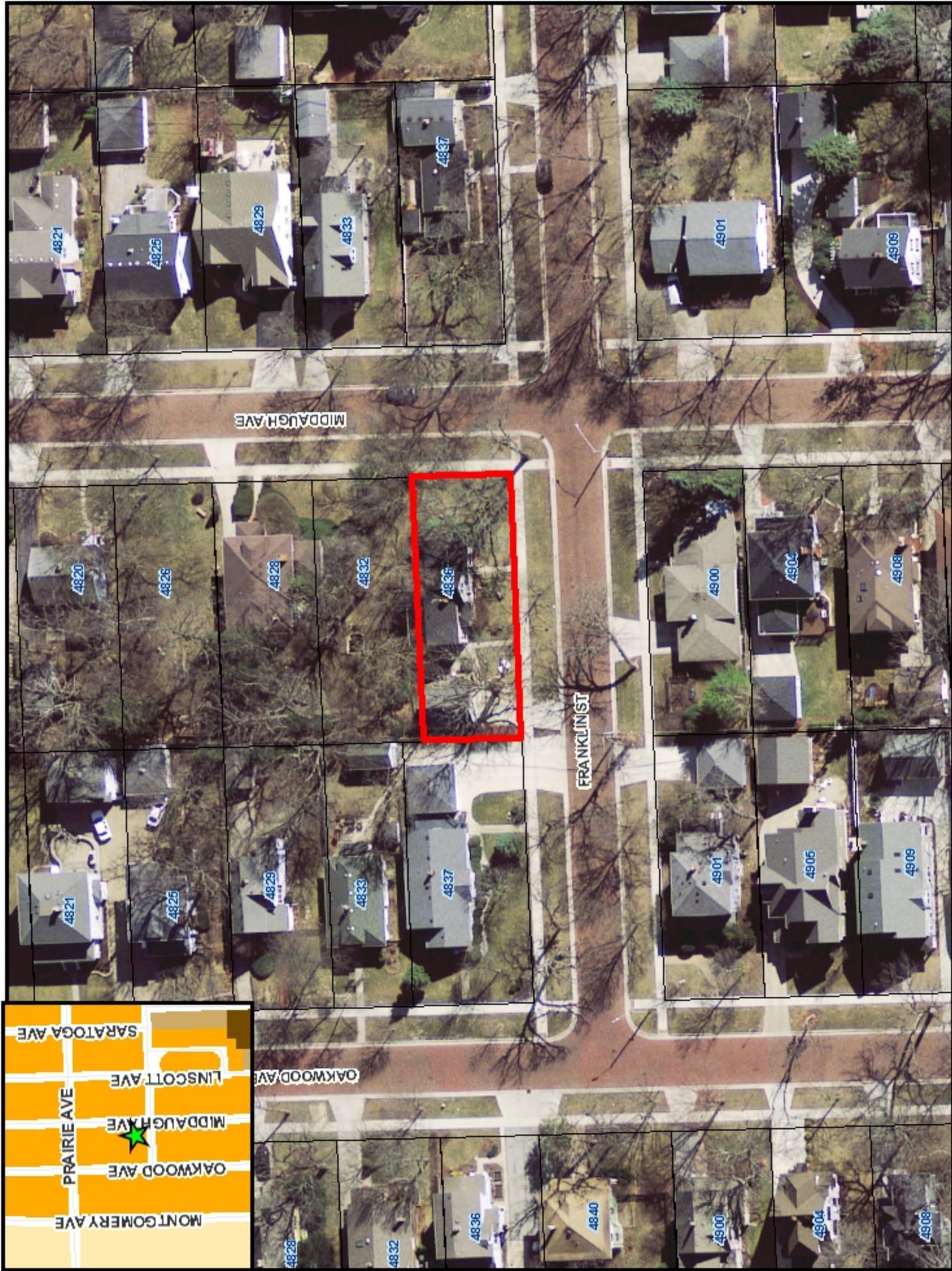
Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4836 Middaugh Avenue.

Staff Report Approved By:

Stan Popovich, AICP
Director of Community Development

SP:sw
-att

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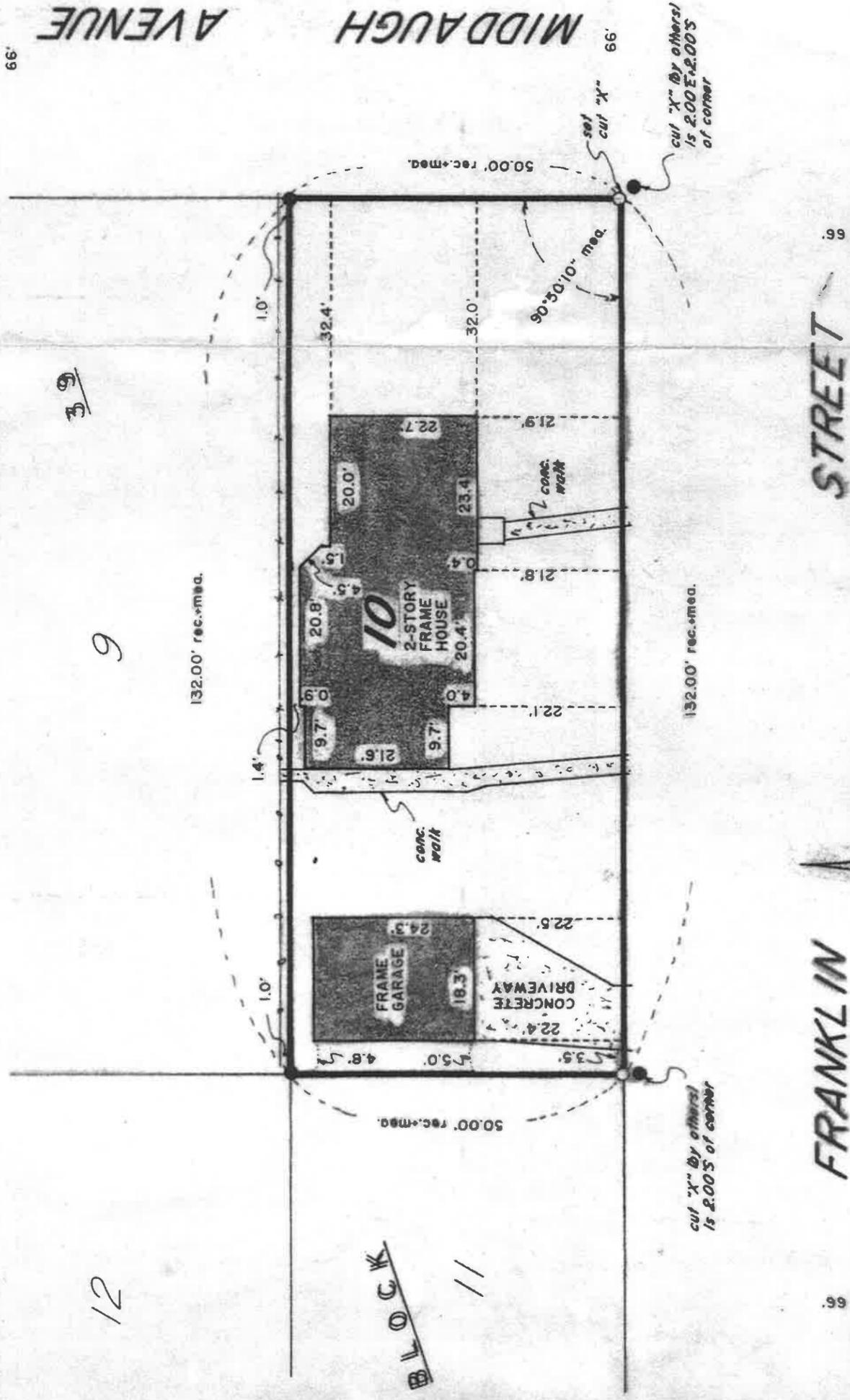
4836 Middaugh Avenue - Location Map

0 25 50 Feet

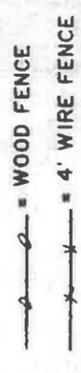
PLAT OF SURVEY

LEGAL DESCRIPTION
 LOT 10 IN BLOCK 39 IN E.H. PRINCE AND COMPANY'S THIRD ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1892 AS DOCUMENT NO. 47921, IN DUPAGE COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
 4836 MIDDAUGH AVENUE
 DOWNERS GROVE, ILLINOIS



NOTE:
 NO BUILDING SETBACK LINE OR EASEMENTS ARE INDICATED ON PLAT OF SUBDIVISION



NOTE: ALL FOUND MONUMENTS ARE PIPE (BY OTHERS) UNLESS NOTED

RUETTIGER-TONELLI & ASSOCIATES, INC.
LAND SURVEYORS - ENGINEERS - CONSULTANTS
 300 N. OTTAWA ST. JOLIET, ILLINOIS 60431 PH. (815) 727-4888
 909 E. OGDEN AVE. NAPERVILLE, ILLINOIS 60563 PH. (708) 420-7740

DATE: 9-24-92 / SCALE: 1" = 20' / DRAWN BY: JCB / FILE NO: N-70, P. 48-49

PATRICK SEXTON
 4836 MIDDAUGH AVENUE
 DOWNERS GROVE, ILLINOIS 60515

LEGEND:
 (mea.) MEASURED
 (rec.) RECORDED
 (SET IRON PIDS) FOUND SURVEY MONUMENT

STATE OF ILLINOIS
 COUNTY OF WILL

THIS IS TO CERTIFY THAT THE PROPER DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, HAS BEEN SURVEYED UNDER MY DIRECTION AND THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF SEPTEMBER, 1992

Dennis G. Tonelli
 DENNIS G. TONELLI

IL. PROF. LAND SURVEYOR No. 2360

BUILDINGS LOCATED AS SHOWN THIS 23rd DAY OF SEPTEMBER, 1992

Dennis G. Tonelli

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND, SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES



Historic Landmark Information Form

Property Address 4836 Middaugh

Date of Construction 1893

Architectural Style Queen Anne

Architect (if known) _____

Number of Stories 2 Basement (Y/N) Y

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

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

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

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

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

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

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

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

PORCH

CHILVERS HOUSE TIMELINE

4836 MIDDAUGH

88 MIDDAUGH

1861 James William Chilvers is born to John and Alice Chilvers of Downers Grove (1860 Census)

1870 Is at School in Downers Grove (1870 Census)

1874 Atlas Map of Chilvers Farm

1880 Still with parents at farm (1880 census)

1883 Married Hattie Lucy Derby in Will County (Ancestry.com)

1884 Roy is born at Barbers Corners which is now 53 and Boughton (obituary)

1886 Edith is born

1892 Ella Chilvers (sister in law) buys Lot 10 Block 39

1893 House is built per tax records to James and Hattie Chilvers

1894 J. Chilvers is serving on first northside fire fighters (Downers Grove 1832-1982)

1895 May 6, he is voted in as Village Trustee (Per Village of Downers Grove Clerk Alice Holdon,)

Policeman Hoffert decided in 1895 that he needed a raise in pay since several of the merchants had stopped paying their subscription. He presented his request to the Village Board and was shocked when Mr. Chilvers made a motion which was seconded by Mr. Moss that Officer Hoffert be discharged if his salary was insufficient and another officer be employed in his place. After a little thought he withdrew his application for salary increase. (Page 242 Downers Grove 1832-1982)

1895 Says he has a new store on Main Street (1895 Republican Newspaper)

1898 Middaugh home is sold to C. Arthur Brown (owned 3 months sold to Minnie Lundell whom did not live there. Lundells lived in Ravenswood area per ancestry.com Husband died in 1903)

1900 Chilvers is living on Saratoga occupation a merchant. (1900 Census)

1903 Home is bought by Albert Winter whom is said to have helped build train depot. He is listed as a railroad contractor. Letters from family members acclaim to this as well. We believe Winter rented the home from 1898-1903. We speculate this due to the fact that family remembers them being there pre 1900.

1910-1930 James Chilvers lived in Downers Grove until his death in 1930 from Bright's Disease.

1910-1940 Albert Winter and his family lived at 4836 Middaugh until the death of his wife in 1944. The family resided in the home for 46 years. Albert winter is a relation to Jack Winter of the Reporter. Both his sons served in WWI.

CHILVERS HOUSE

In 1861 James William Chilvers was born to John and Alice Chilvers whom came to Downers Grove from Suffolk, England around 1850. Their son John was born in Downers Grove in 1859. The Chilvers family farm was located south of downtown in Downers Grove Township. In 1883, James married Hattie Lucy Derby in Will County.

The couple lived in Barber's Corners (Route 53 and Boughton) where their children were born. They moved into the downtown area in 1892. They built their home at 4836 Middaugh and remained there until 1898.

In 1894, James joined the first ever volunteer Fire Fighters Department. On May 6, 1895 he was sworn in as a Village Trustee. A story goes that Officer Hoffert decided that he needed a pay raise since several merchants stopped paying their subscription. Mr Chilvers said he could resign his position instead. Officer Hoffert declined his pay raise.

It was also in 1895 that Mr. Chilvers was in the Republican newspaper. He helped test a so called "gold finder" He hid \$250 in gold in his store and low and behold the bottle with an attached string found the gold "speedily". During this time he owned a business on Main Street .

Mr. Chilvers was mainly a contractor for buildings. He built various homes in Downers Grove. He lived here until his death in 1930 from Brights Disease.





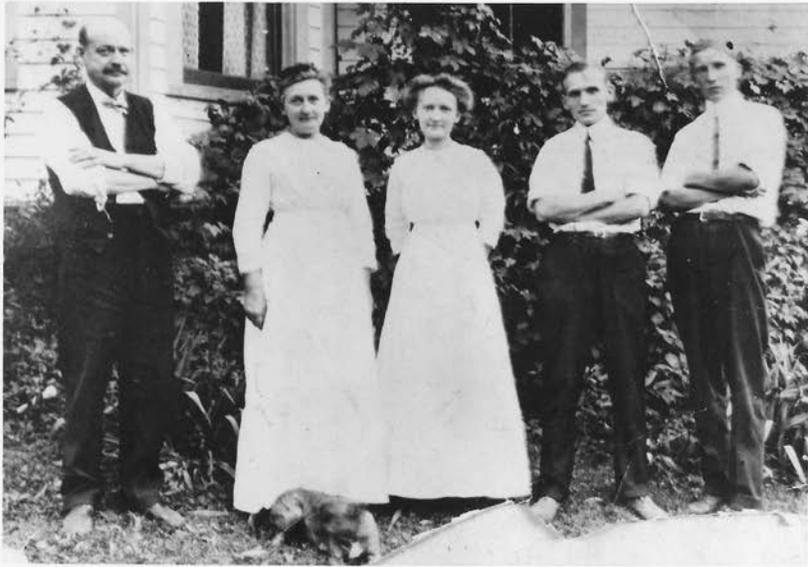
Original House:



Side-by-Side Comparison





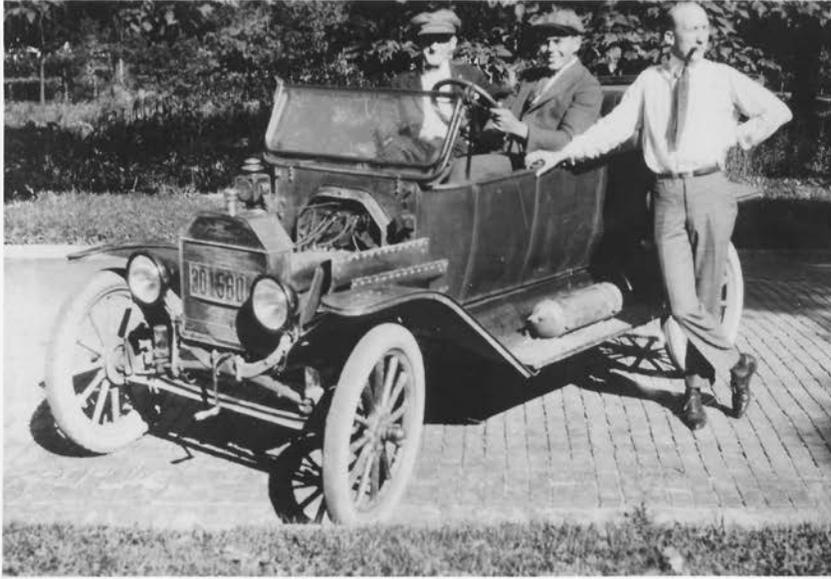


The most precious of
I own
Grandpa, Grandma
Adolph, Albert
Dad looks about
Circa 1910 -
Nause on Mid



Mother and Father in
Downers - I think (WINTERS)
at Prince's Pond.

Terribly in love in this
photo. Aren't they lovely?



The Downer's Jeepie
Circa 1918?

Dad at home on Midda
Note - no houses across
street

How do you like that fl
new-car?!