

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.

- 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

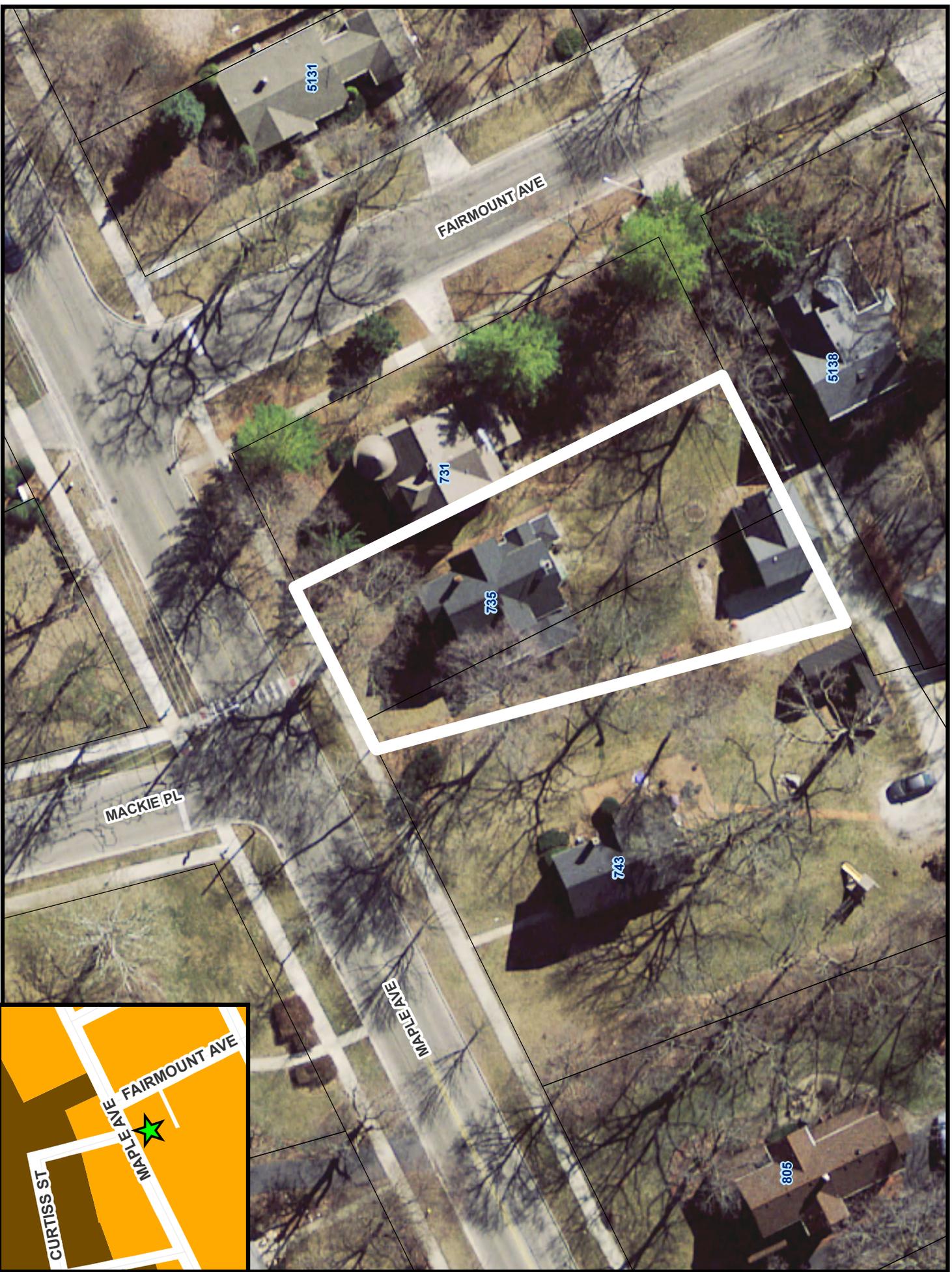
Staff finds the petition complies with the criteria in Section 12.302.A and 12.302.B.3 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 735 Maple Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:nf
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735 Maple Ave. - Location Map

0 10 20 Feet

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.

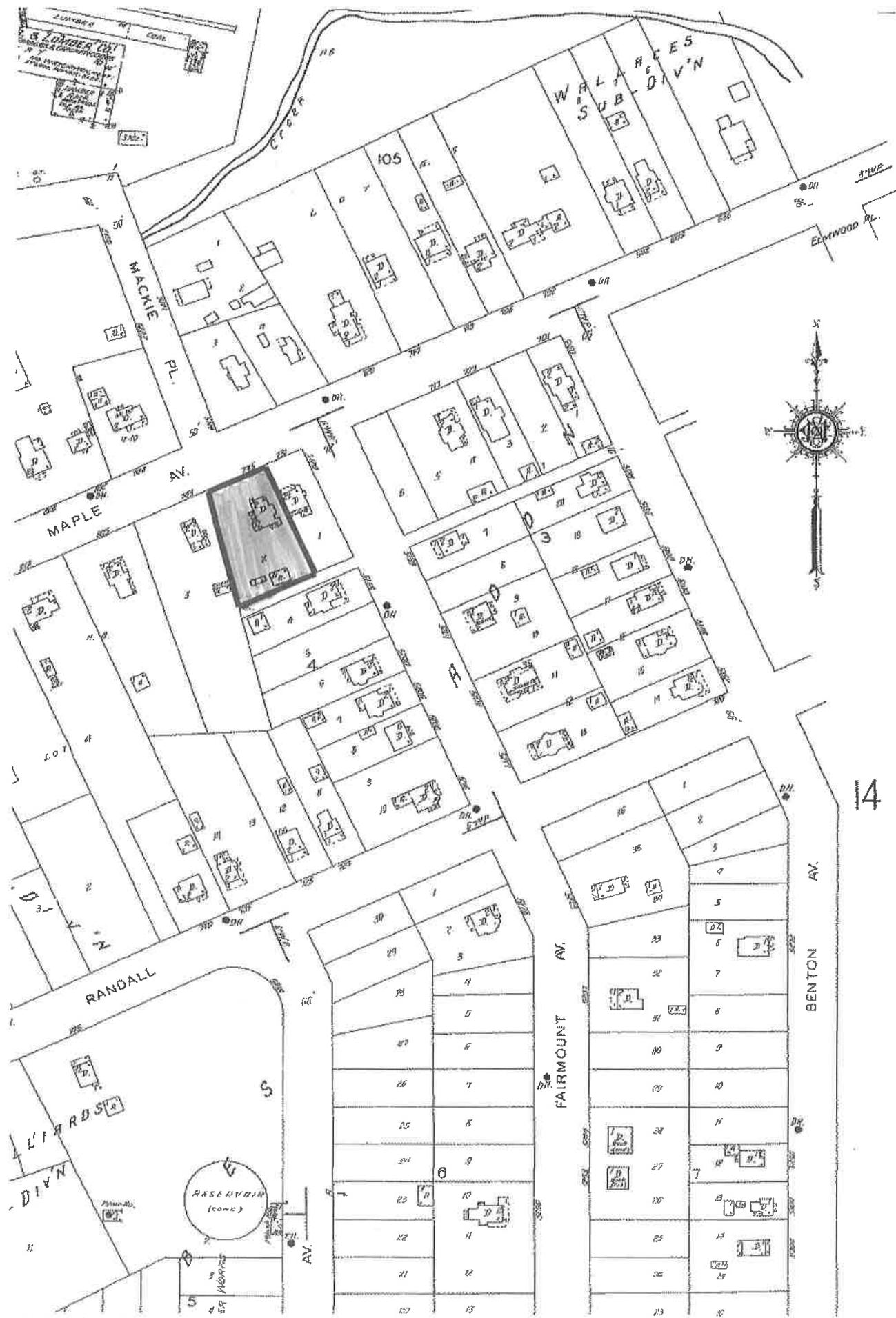
On March 5th, 1955, Mr. David and Nora Black took ownership from Mildred's nephew Robert 'Bob' Daily. The Blacks and the Dailys were good friends and often 'double dated'. The Blacks happily raised six children in the home. The family were active members at the First Baptist Church on Maple Ave., where 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, clapboard

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



735 Maple Ave. • March 5, 1955

