



**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

-att

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Feet

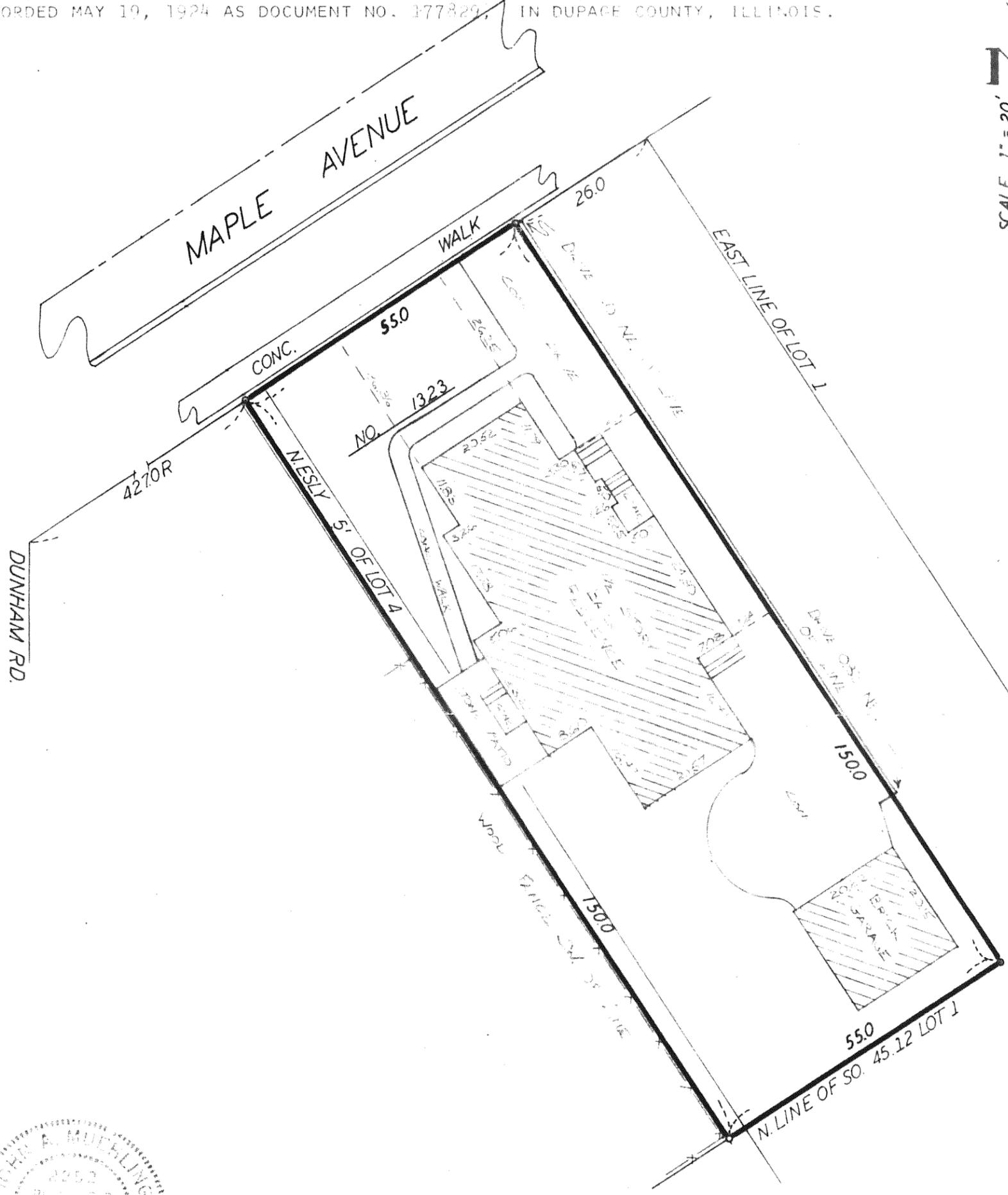
1323 Maple Ave. - Location Map



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

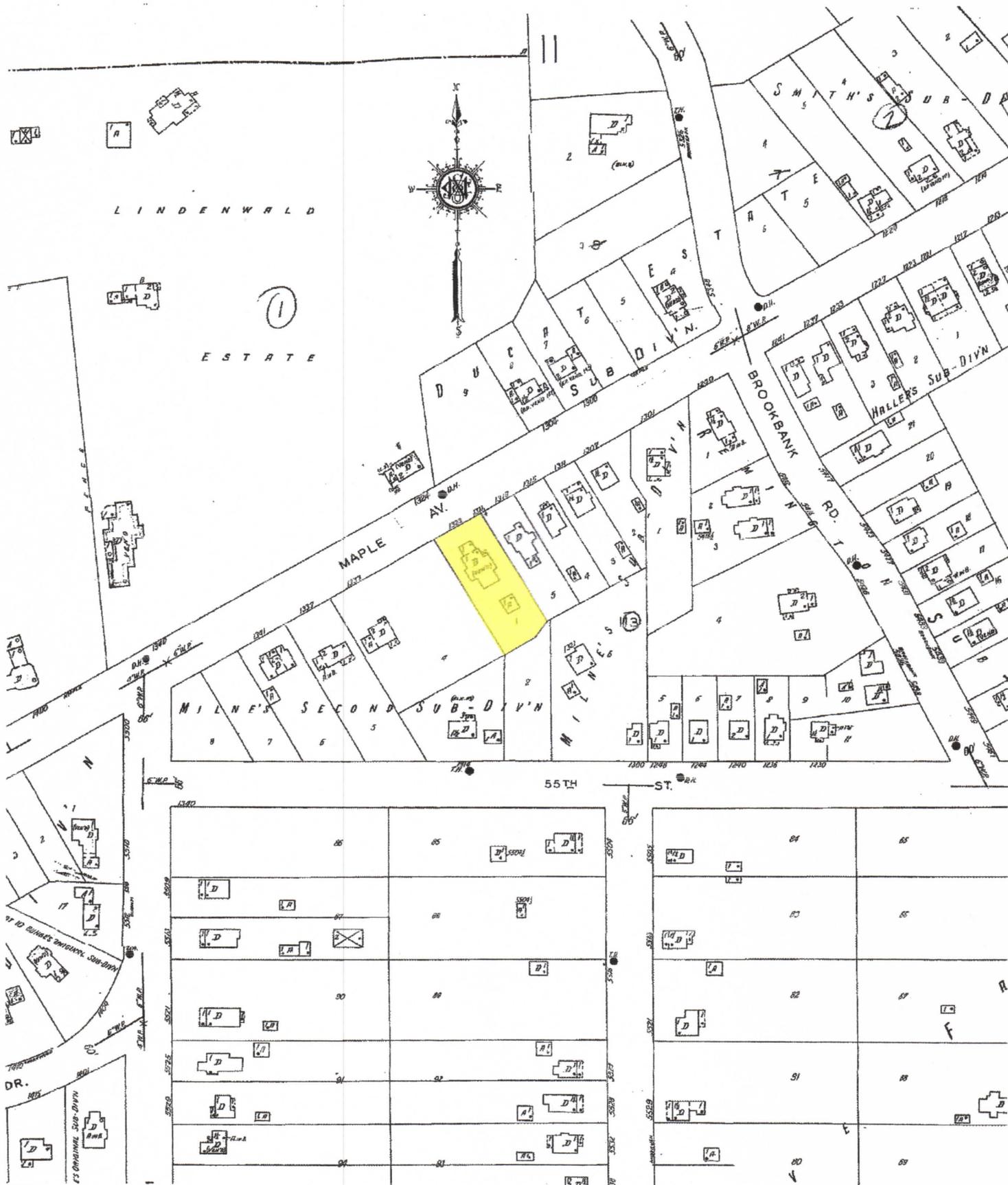


Photo #11: 1933 Sanborn Map

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