



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

| <b>SUBJECT:</b>                 | <b>TYPE:</b>                       | <b>SUBMITTED BY:</b>     |
|---------------------------------|------------------------------------|--------------------------|
| 18-ADR-0005<br>844 Maple Avenue | Designation of a Historic Landmark | Flora Ramirez<br>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**

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**OWNER/APPLICANT:** Selma Moberg  
844 Maple Ave.  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**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**

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**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.

- 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**

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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:



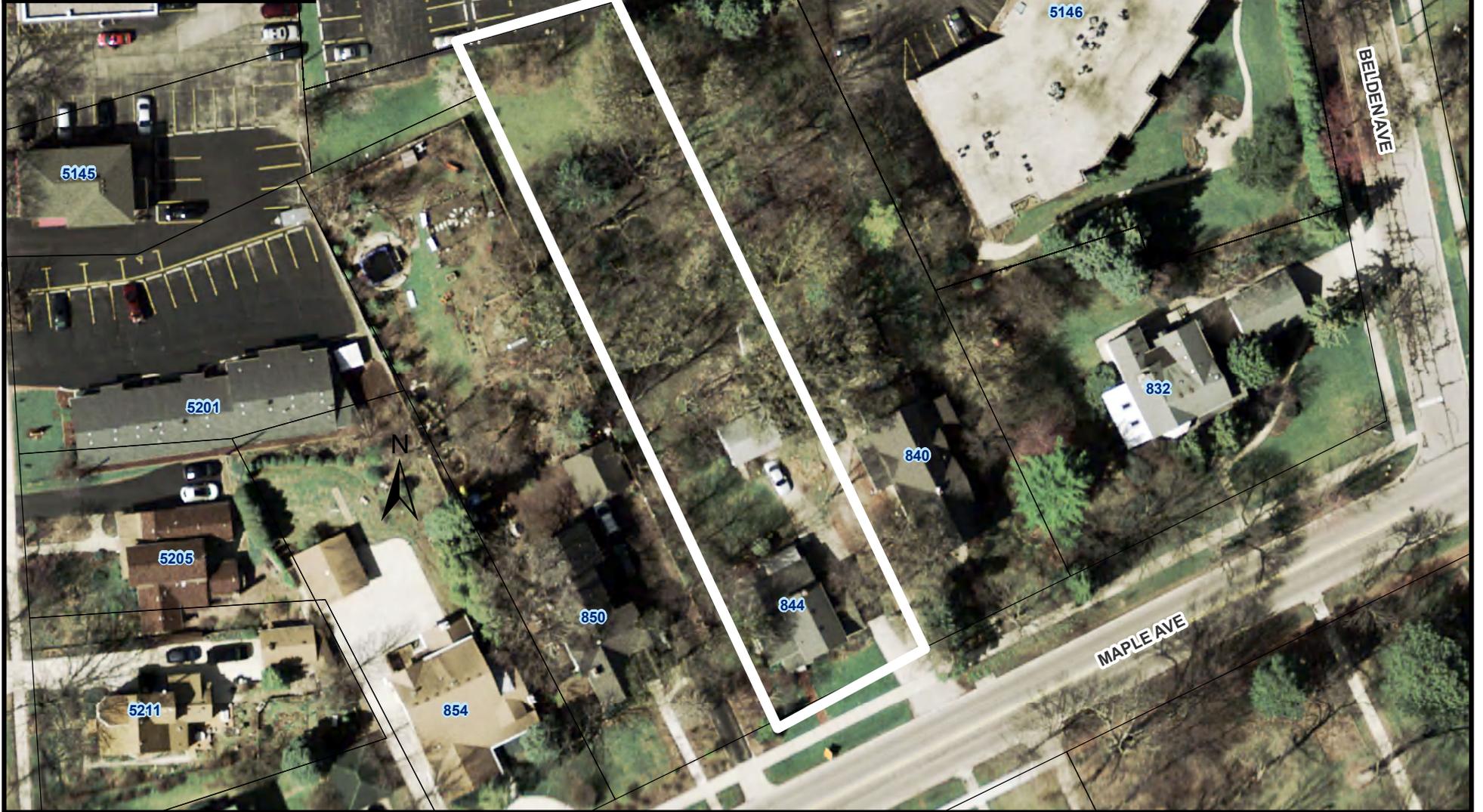
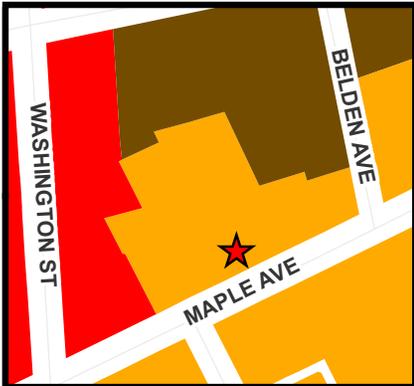
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Stan Popovich, AICP  
Director of Community Development

SP:fr

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0 25 50 100 Feet

# 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.<sup>1</sup> Clifford was the Downers Grove Township Assessor from 1854 to 1856.<sup>2</sup> 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.<sup>3</sup> 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](http://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

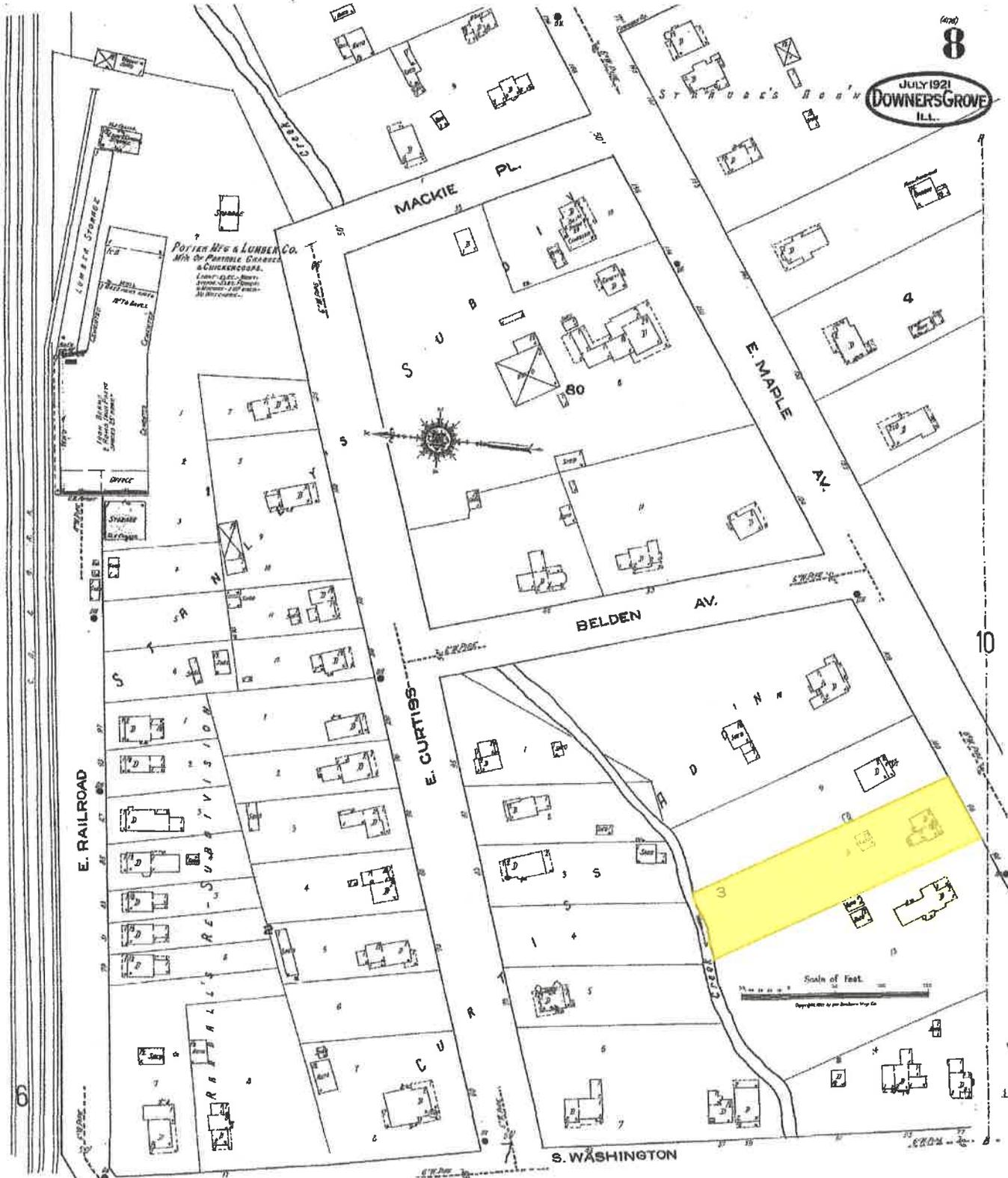


Photo #7: 1921 Sanborn Map

DEC. 1927  
DOWNERS GROVE  
ILL.

7

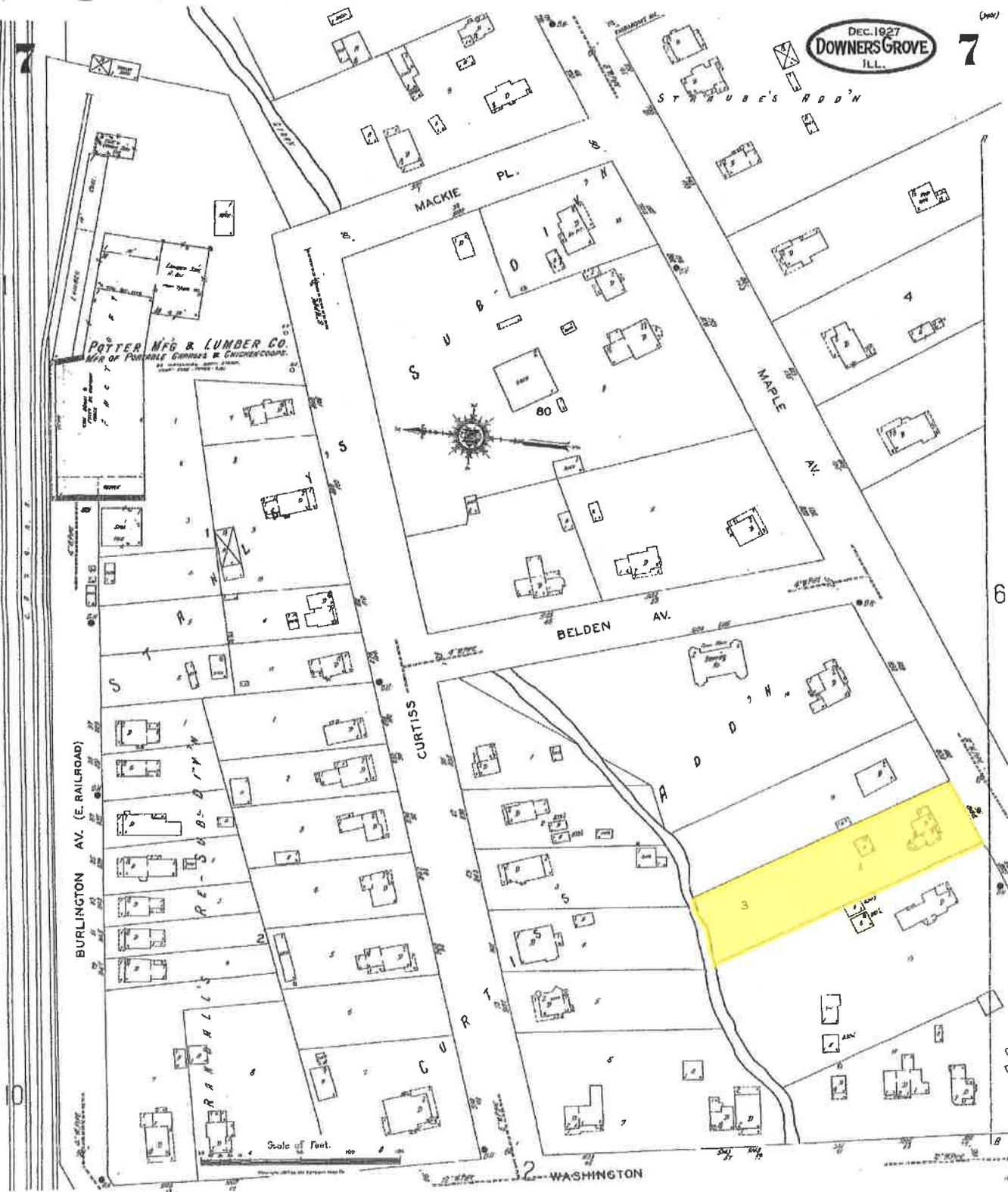


Photo #8: 1927 Sanborn Map

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