

ORIGINAL

ORDINANCE NO. CO-2014-21

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 400 S. 18TH AVENUE, MAYWOOD, ILLINOIS, IN ACCORDANCE WITH CHAPTER 158 OF THE MAYWOOD VILLAGE CODE (HISTORIC PRESERVATION COMMISSION AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS)

WHEREAS, the Village of Maywood ("Village") has a Historic Preservation Commission ("Preservation Commission") charged with, among other duties, reviewing and making recommendations on the designation of various significant properties as local landmarks; and

WHEREAS, the Preservation Commission received an application requesting the designation of the structure at 400 S. 18th Avenue as a local landmark within the Village; and

WHEREAS, on August 1, 2013, and in accordance with the procedures set forth in Section 158.04 and 158.09 of the Village Code, the Preservation Commission held a public hearing on the proposed designation; and

WHEREAS, on August 1, 2013, the Preservation Commission voted to favorably recommend the designation of the structure at 400 S. 18th Avenue as a local landmark within the Village of Maywood; and

WHEREAS, the Preservation Commission has filed its report of findings and recommendations regarding the proposed designation with the President and Board of Trustees, a copy of which is attached hereto as **Exhibit A** and made a part hereof, and the President and Board of Trustees have duly considered said report and findings and recommendations.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village President and Board of Trustees of the Village of Maywood approve and adopt the findings and recommendation of the Preservation Commission and incorporate such findings and recommendation herein by reference as if they were fully set forth herein.

SECTION 2: The President and Board of Trustees, after considering the report and findings and recommendation of the Preservation Commission and other matters properly before it, and pursuant to Chapter 158 of the Maywood Village Code (Historic Preservation Commission and Designation of Landmarks and Historic Districts), approves the designation of the residential home, historically known as the James F. Skinner House, on the Property located at 400 S. 18th Avenue, as a local landmark within the Village of Maywood:

PROPERTY ADDRESS PIN

400 S. 18th Ave.

15-10-314-010-0000

A legal description for the property is attached hereto as **Exhibit B** and made a part hereof. It is noted that the garage on the property is noncontributing and is excepted from the designation.

SECTION 3: The Village President and Board of Trustees direct that the Preservation Commission, through the Village's Community Development Department, send notice of the approval of this landmark designation by the Village President and Board of Trustees to the property owner, nominator, and the Village Clerk's Office, in conformance with Section 158.09(K) of the Maywood Village Code, and that a memorandum of recording regarding this approving Ordinance be recorded against title to the above-described property by the Village with the Office of the Cook County Recorder of Deeds.

SECTION 4: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 18th day of June, 2014, pursuant to a roll call vote as follows:

AYES: Mayor E. Perkins, Trustee(s) C. Ealey-Cross, A. Jaycox, A. Dorris, M. Rogers, M. Lightford, and R. Rivers

NAYS: None

ABSENT: None

APPROVED by the Village President, and attested to by the Village Clerk, on the 20th day of June, 2014.



ATTEST:



VILLAGE CLERK



VILLAGE PRESIDENT

EXHIBIT A

**FINDINGS OF FACT AND RECOMMENDATION OF
THE HISTORIC PRESERVATION COMMISSION**

(ATTACHED)



Village of Maywood

Historic Preservation Commission

Local Landmark Public Hearing: 400 S. 18th Ave

August 1, 2013, Council Chambers 125 S. 5th Ave.

On August 1st, 2013 the Maywood Historic Preservation Commission (MHPC) met to hold a Public Hearing as required by section 158.09 (C) of the Maywood Code of Ordinances (MCO) on the received petition for landmark consideration of the structure and property 400 S. 18th Avenue. This hearing was convened after a review and several revisions of the nomination petition (as recommended by the MHPC), originally received on February 1st, 2013 and discussed at previous monthly meeting of the MHPC. This public hearing was attended by Acting Chairperson Haas, Commissioner Liz Mason and Commissioner Lennel Grace (Chairman Tom Kus was away on an excused, out of town, absence as mentioned by Acting Chairperson Haas). The nomination petition was submitted by the homeowner Sharon Patenaude of the same address.

After a statement of purpose of the commission and opening of the public hearing by the Acting Chairperson, staff (A. J. Thomas) gave a brief summary of the table of contents of the nomination packet which included:

- A. The nomination petition;
- B. List of recipients of public hearing notice
- C. Public Hearing notice as mailed to adjacent neighbors
- D. Proof of publication: Public Hearing
- E. Sun Times publication copy
- F. Completed response to public hearing notice
- G. Staff photos
- H. Certified mailing postal receipt postcards

Staff stated that from this mailing, one letter was returned from the property owner at 405 S. 19th Ave who responded that they had no objection to the local landmark request.

With this, staff concluded its report.

The Commissioners presented no questions to staff.

With this, the Chairperson opened the floor to citizens' comments.

Michael Dawson of 502 N. 5th Avenue gave testimony that he would highly approve and endorse the recommendation to the Maywood Village Board for the approval of the petitioner's request to obtain local landmark status for the property 400 S. 18th Ave due

to its architectural significance, age and efforts made by its owner to restore the structure.

The Chairperson called for any additional speakers. Hearing none she called for any opposition. Hearing none she called for Commissioners comments. Hearing none, the Chairperson commented that her suggestion had been resolved previously and with that the public hearing was closed.

The Chairperson call for a motion.

Commissioner Grace motioned that a recommendation of approval of Local Landmark Status for 400 S. 18th Ave be submitted to the Maywood Village Board, for Local Landmark consideration.

Motion seconded by Commissioner Mason.

Roll Call:

Commissioner Mason	Yes
Commissioner Grace	Yes
Acting Chairperson Haas	Yes

The motion carries unanimously.

Summary of Recommendation: the MHPC recommends to the Maywood Village Board that the nomination petition for Local Landmark Status be granted to the property 400 S. 18th Avenue, Maywood, Illinois.



Signed: Victoria Haas

Victoria Haas Acting Chairperson

Maywood Historic Preservation Commission

Village of Maywood



708.450.4893

The Village of Maywood
Village Hall 708.450.4405
40 Madison Street Fax

Maywood, Illinois 60153

**VILLAGE OF MAYWOOD
HISTORIC LANDMARK NOMINATION REPORT**

This form is for use in nominating Maywood Landmarks. Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name James F. Skinner House

Common name _____

2. Location

Street & number 400 S. 18th Avenue

City or town Maywood

State Illinois code IL county Cook Code _____ zip code 60153

3. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings - garage
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Type of Designation

- exterior
- public interior

4. Function or Use

Historic Functions (Enter categories from instructions)

Category: Domestic Subcategory: Single Dwelling

Current Functions (Enter categories from instructions)

Category: Domestic Subcategory: Single Dwelling

5. Description

Architectural Classification

(Enter categories from instructions)

Late 19th Century and Early 20th CenturyVernacular Queen Anne

Materials

(Enter categories from instructions)

foundation Limestoneroof asphalt shinglewalls limestone, wood, syntheticother

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The 1902 James Fletcher Skinner House is located at 400 S. 18th Avenue in Maywood and faces east. The two-half story vernacular Queen Anne home sits on a limestone foundation which continues up to the 2nd floor of the house. The upper portion of the house was originally wood sided which has now been replaced with vinyl siding. It featured a wrap around porch along with a distinctive sleeping porch located on the north-east corner of the roof line. Decorative details included ornamental iron works on the roof and decorative railings around the roof line above the wrap around porch. All the windows in the house have been replaced with vinyl. The original front door is still attached.

The interior of the home still has the beautiful grand staircase along with 3 sets of pocket doors in the livingroom, parlor and dining room. All the windows on the main floor have the original moldings and original hardwood floors with inlays. In the dining room a built in cabinet with display and drawers along with baseboard moldings still exist. Extensive remodeling has been done to the house and has been modernized on the upper levels.

6. Statement of Significance

Areas of Significance

Architecture

Period of Significance

Despite gleams of hope for the nineties, the Depression following the World's Columbian Expo in 1893 had a profound effect on the property growth in Maywood for the Maywood Company. In 1897, the Maywood Company, because of the dullness of the real estate market and the inability to make sales considered suspending business. At that time since most of the vacant land was still held by the Maywood Company, officers grasped the opportunity to unload it at prices described as "shamefully low". Although written documentation is not available, it appears that the Maywood Company disbanded at this time. In 1894, a new development company set up business in Maywood. The Proviso Land Association annexed to Maywood roughly ½ mile of land to the west extending Maywood's grid pattern to 19th Ave, running horse cars along Madison Street and north on 19th to their company offices.

By 1904 Maywood was again being actively promoted. The Proviso Land Association printed postcards, calling Maywood "the garden spot of Illinois". The Proviso Land Association offered 6-10 room homes on easy terms. The houses illustrated were mostly 2 ½ stories, clapboard, basically rectangular, with gables, bays, porches, dormers and towers. Ornamentation varied from little to moderately elaborate, with Classical columns and ornamental balustrades. Although, like most vernacular buildings, difficult to categorize stylistically, there were basically a simplified version of the Queen Anne style popular in the 1880's & 1890's. In 1904 the Village of Maywood published "Maywood and its Homes" proclaiming Maywood "the ideal suburb in which to live". It

was filled with numerous advertisements by realtors such as Ballard, Pottinger & Co. The house at 400 S. 18th Street was featured in the publication and is listed as House #92.

Architect/Builder

Although it is not known whether they were ever constructed, architect Frederick R. Schock made plans for some 20 homes on stone foundations to be built by the Proviso Land Association. There is a good possibility that this house was designed by Schock as it has some popular design signatures that can be seen in his well know Queen Anne designs (see attached Schock houses for reference). He favored the limestone and wood façade with the signature beaded grouting. Although simpler in style than some of his other homes listed on the Historical Registry, it fits with the type of building going on in Maywood at the time. The decorative elements and sleeping porch along with the huge wrap around porch are all apparent in Schock's Queen Anne architecture.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

James Fletcher Skinner, partner in Sears Roebuck & Co., philanthropist. Born December 6, 1868, Madison, Wisconsin; died January 7, 1917, Oak Park, IL.

At age seven, James F. Skinner moved with his family to Redwood Falls, Minnesota. He later became a merchant, operated the town's general store, and wed Hattie Persons. He also met an individual who would change his life: Richard W. Sears, who operated the telegraph at the local train stations and sold watches to travelers as a side business.

Sears and Skinner often discussed ways of improving business. They brain-stormed about developing a merchandising method that would reduce the number of middlemen and cut costs for transactions between producers and consumers. The result was a direct response mail order house which Sears opened in Minneapolis.

In 1895 Skinner partnered with Richard Sears when he moved his direct response mail order house to Chicago. When Sears died in 1914, Skinner was deeply affected by the loss of his business partner and devoted friend. His health began to fail, and he felt a "sense of loneliness from which he never escaped."

In his lifetime Skinner was a successful businessman, yet he was always kind and considerate to others less fortunate than himself. He was a strong supporter of the YMCA. At his death, the union printers of the Sears' firm eulogized him as a "friend and co-worker".

Skinner purchased the house at 400 S. 18th Ave on September 12, 1906 and lived there for 4 years before moving to Oak Park in 1910 where his home at 605 Linden Avenue is currently listed on the historic places.

7. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

1. United States Department of the Interior National Park Service, National Register of Historic Places. Document#64500206, <http://pdfhost.focus.nps.gov/docs/NRHP/Text/64500206.pdf>
2. Maywood & Its Homes, published 1904
3. Maywood Its Advantages as a Residence Location , with Views and plans of Modern Homes

8. Representation in Existing Surveys

Not applicable

9. Legal Description

Lot 1 in Block 19 in the Subdivision of Blocks 19 and 20 in Proviso Land Association Addition to Maywood in Section 10, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois Property ID # 15—10-314-010-0000 Lot 65' x 125'

10. Form Prepared By

name/title Sharon Patenaude
organization _____ date _____
street & number 400 S. 18th Ave phone 847-372-9943
city or town Maywood state IL zip code 60153

11. Applicant

name Sharon Patenaude
street & number 400 S. 18th Ave telephone 847-372-9943
city or town Maywood state IL zip code 60153
Signature *Sharon Patenaude* Date 11/21/12

Property Owner(s) – If different than Applicant

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
owner consent to landmark designation: yes X no _____

12. Official Action

Date Application Submitted: 2/11/2013
Preliminary Determination of Eligibility: 6/6/2013
Public Hearing: Aug. 1, 2013
Result: Approved 3-0-0
Date of Village Board Action: _____
Result: _____

Date of Village Board Action: _____

Result _____

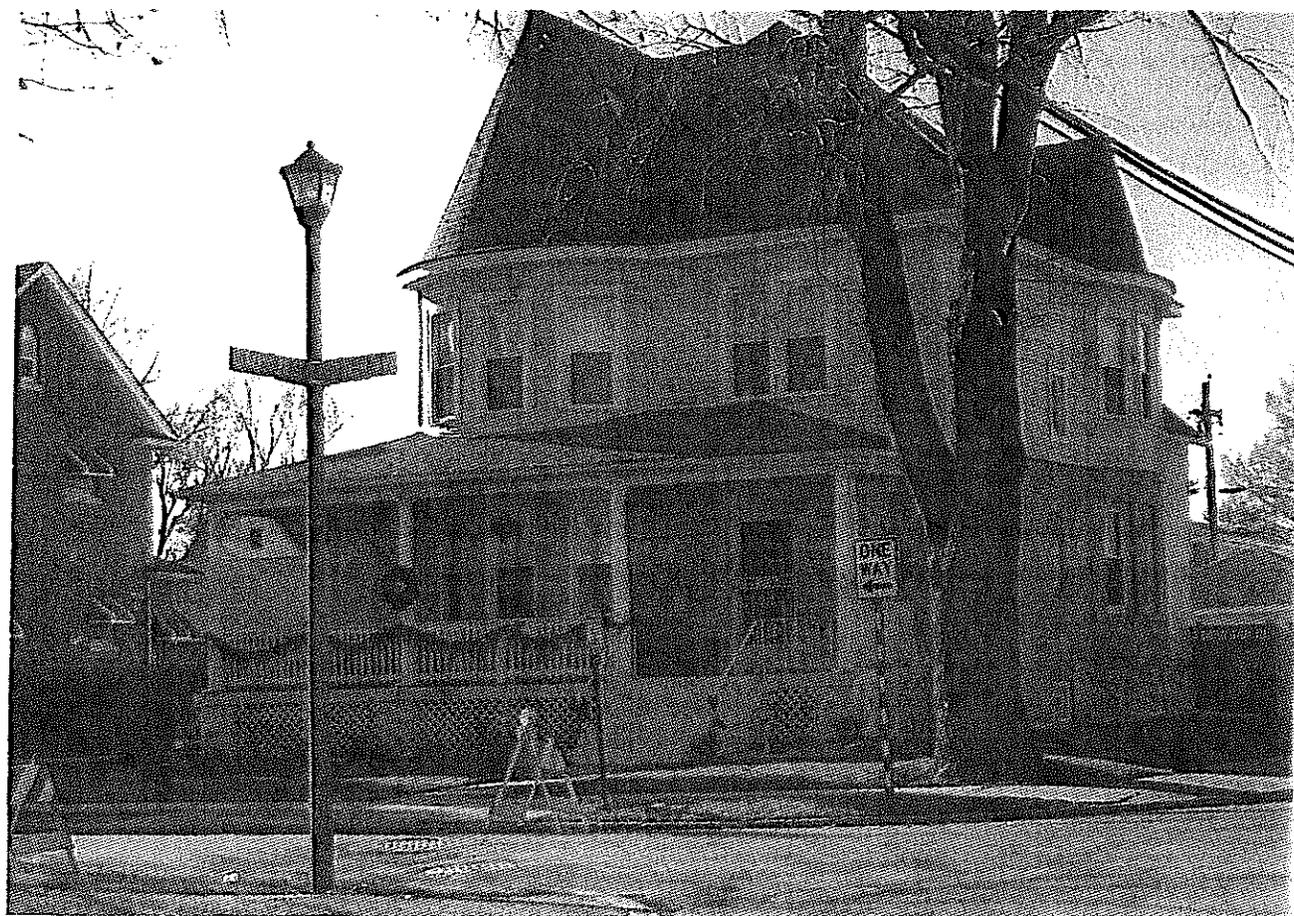
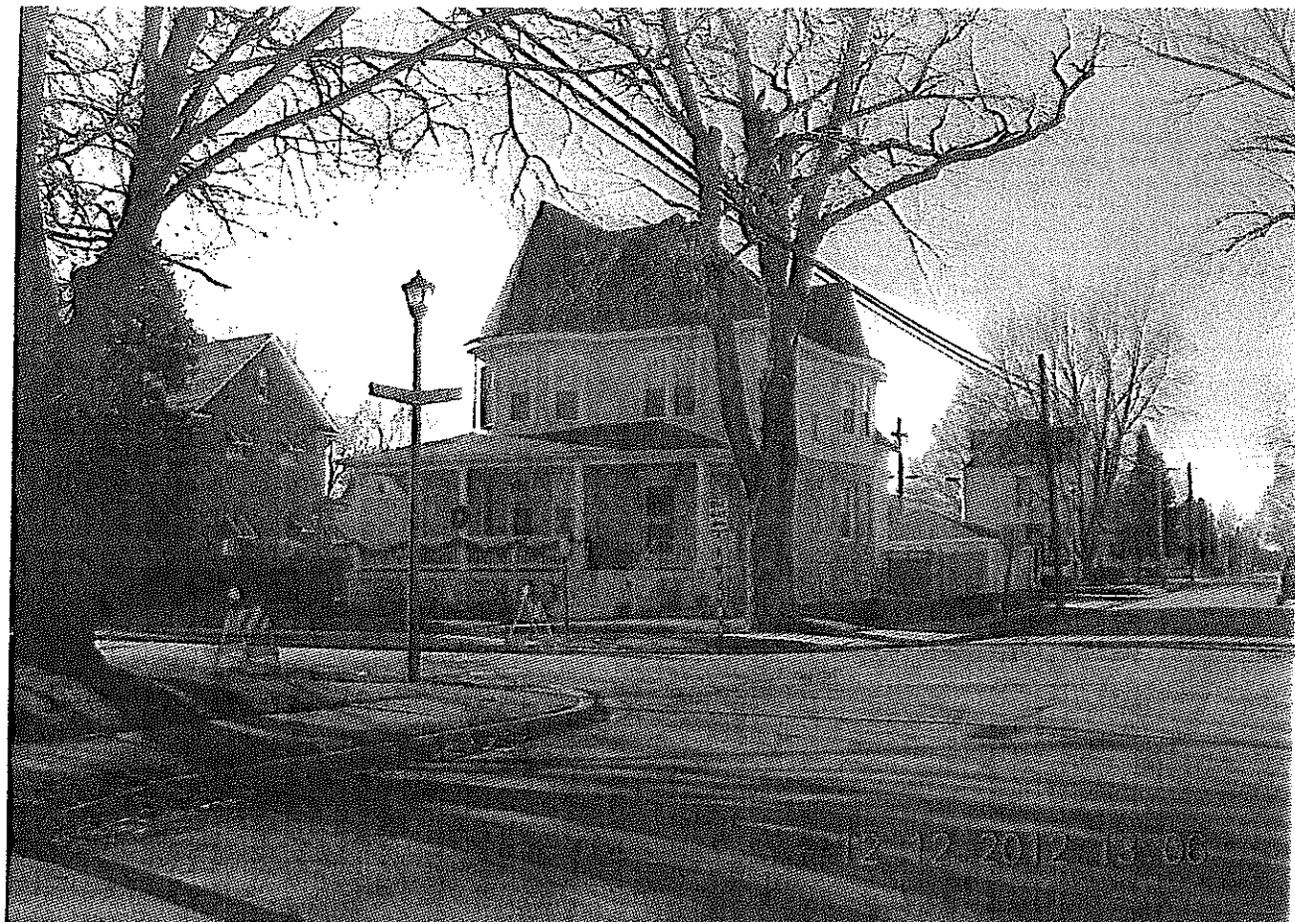


EXHIBIT B

LEGAL DESCRIPTION OF 400 S. 18th AVENUE, MAYWOOD, ILLINOIS

**LOT 1 IN BLOCK 19 IN THE SUBDIVISION OF BLOCKS 19 AND 20 IN PROVISO
LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS**

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, do hereby certify that the annexed and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. CO-2014-21

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 400 S. 18th AVENUE, MAYWOOD, ILLINOIS, IN ACCORDANCE WITH CHAPTER 158 OF THE MAYWOOD VILLAGE CODE (HISTORIC PRESERVATION COMMISSION AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS)

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 18th day of June, 2014, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 18th day of June, 2014.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor E. Perkins, Trustee(s) C. Ealey-Cross, A. Jaycox, A. Dorris, M. Rogers, M. Lightford, and R. Rivers

NAYS: None

ABSENT: None

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 20th day of June, 2014.





Village Clerk