

ORIGINAL

ORDINANCE NO. CO-2015-09

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 703 N. 6TH 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 703 N. 6th Avenue as a local landmark within the Village; and

WHEREAS, on February 5, 2015, 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 February 5, 2015, the Preservation Commission voted to favorably recommend the designation of the structure at 703 N. 6th 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 Helen Nichols Home, on the property located at 703 N. 6th Avenue, as a local landmark within the Village of Maywood:

PROPERTY ADDRESS PIN

703 N. 6th Avenue

15-02-333-007

A legal description for the property is attached hereto as **Exhibit B** and made a part hereof.

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: Section 158.24 of the Maywood Village Code be and hereby is amended to reflect that 703 N. 6th Avenue, PIN 15-02-333-007 has received official designation as a landmark by the Village Board.

SECTION 5: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 31st day of March, 2015, pursuant to a roll call vote as follows:

AYES: Mayor Edwenna Perkins, Trustee(s) A. Jaycox, M. Rogers, M. Lightford.

NAYS: Trustee(s) C. Ealey-Cross

ABSTAIN: None.

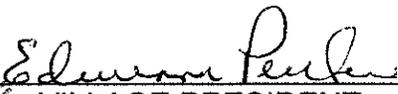
ABSENT: Trustee(s) A. Dorris and R. Rivers.

APPROVED by the Village President, and attested to by the Village Clerk, on the 1st day of April, 2015.

ATTEST:



VILLAGE CLERK

VILLAGE PRESIDENT

EXHIBIT A

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

(ATTACHED)



**FINDINGS OF FACT AND RECOMMENDATION OF THE
HISTORIC PRESERVATION COMMISSION TO CONSIDER PROPOSED LOCAL
LANDMARK DESIGNATION FOR 703 N. 6TH AVENUE WITHIN THE VILLAGE OF
MAYWOOD TO
THE PRESIDENT AND BOARD OF TRUSTEES**

February 19, 2015

Nominations – The Maywood Historic Preservation Commission (MHPC) held a public hearing to consider the nomination of 703 N. 6th Avenue, Helen Nichols home, for local landmark designation. This nomination is allowed to be made, by the Commission, pursuant to Section 158.07 of the Maywood Village Code.

MHPC Public Hearing Case #15-001

PETITIONER: Maywood Historic Preservation Commission

APPLICATION: For consideration of the below listed property to be recognized as a local place of landmark significance.

RECOMMENDATION: Following a public hearing held on February 5, 2015, the Maywood Historic Preservation Commission recommends approval of the landmark status for each of the following properties by an unanimous vote of 6-0-0.

BACKGROUND: The Helen S. Nichols Home on 706 North 6th Ave. is a Victorian home that features Italianate and Queen Anne styles. Among the noted features are double cornices, fish scale wood sliding, Tuscan columns and leaded glass windows. This home provides a historic style reflective of early Maywood architecture and demonstrating the mass production era with its close proximity to the Chicago Northwestern railroad. The Chicago Fire of 1871 spurred housing construction in the other areas around Chicago such as Maywood. Helen T. Nichols, widow of Colonel William T. Nichols, was responsible for the house which stands today. Colonel Nichols invited prospective consumers to visit Maywood Company's Chicago office. The pleasant, comforting life of the suburbs as portrayed by the company sought to show how to live away from the ills of city life. Edward Nichols, listed in the Book of Chicagoans, owned the home for five years from 1895-1900. He sold it to Anna Day for

\$2,500. He died seven years later on April 28, 1907. The Nichols home is a representation of early Maywood.

Staff Review

The Nichols Home is a part of the historic characteristic of the Village. The original owner of the land, Colonel William T. Nichols, was instrumental in the founding of Maywood. Colonel Nichols was a color sergeant in the American Civil War. Nichols named the Village after his deceased daughter, May. He hoped "to create a neat and desirable suburb" that would bring new owners by way of selling new home ownership. The home, as noted in the Statement of Significance, represented the wood frame home of the period with a few Italianate embellishments. The Helen S. Nichols home represents a time period of opportunity and change after the American Civil War. The design and materials symbolize the ascent of the railroad and the opportunity for home ownership.

This nomination meets the requirements of Section 158.08 of the Maywood Village Code.

PUBLIC HEARING: At the public hearing held on February 5, 2015 the Chairman Kus opened the meeting at 7:09pm with the call for vote of the minutes from the December 2, 2015 meeting.

Chairman Kus stated the Commission members had seen the corrected revisions of the nomination report in the week before the December 4th Historic Preservation Commission meeting. The vote for recommendation for Village Board approval of the application was not valid that night due to public hearing notification requirements. Proper notification was given for the February 5th public hearing.

Chairman Kus opened the floor for discussion. No one from the public was present to speak on the matter. No Commissioners spoke on the matter.

Chairman Kus closed the public hearing.

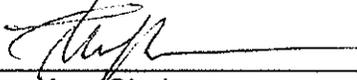
Following the close of the public hearing, a motion was made by Commissioner Grace and second by Commissioner Buchmeier, to forward a recommendation to approval the nomination of the property to the Village Board to place same on the local Historic Preservation list of properties of Landmark status.

The Historic Preservation Committee approved the motion on a unanimous vote of 6-0-0.

FINDINGS: The HPC makes the following Findings as to the proposed Landmark status:

The committee found that the property listed is of Architectural Significance and qualify for acceptance of local acknowledgement.

SUMMARY OF RECOMMENDATION: Based upon the foregoing Findings, Historic Preservation Commission, by a unanimous vote of 6-0-0, recommends to the President and Board of Trustees that the Board considers approval of this application for local landmark status for the above mentioned property.

Signed: 

Tom Kus/Chairman
Maywood Historic Preservation Commission
Village of Maywood

EXHIBIT B

LEGAL DESCRIPTION OF 703 N. 6TH AVENUE, MAYWOOD, ILLINOIS

LOTS 9 AND 10 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF THE ADJOINING SAID LOTS IN BLOCK 238 IN MAYWOOD, A SUBDIVISION OF SECTIONS 2, 11 AND 14 IN 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:

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which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 31st day of March, 2015, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 1st day of April, 2015.

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 Edwenna Perkins, Trustee(s) A. Jaycox, M. Rogers, M. Lightford.

NAYS: Trustee(s) C. Ealey-Cross

ABSTAIN: None.

ABSENT: Trustee(s) A. Dorris and R. Rivers.

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 1st day of April, 2015.

[SEAL]





Village Clerk