ORDINANCE NO. CO-2016-12

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 704 N. 4th AVENUE, MAYWOOD, ILLINOIS, IN ACCORDANCE WITH CHAPTER 158 OF THE MAYWOOD VILLAGE CODE (HISTORIC PRESERVATION COMMISSION AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS) – GEORGE F. STAHMER HOUSE

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 704 N. 4th Avenue as a local landmark within the Village; and

WHEREAS, on May 5, 2016, 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 May 5, 2016, the Preservation Commission found the criteria for landmark designation to have been met and voted unanimously to favorably recommend the designation of the structure at 704 N. 4th Avenue as a local landmark within the Village of Maywood; and

WHEREAS, the Historic Landmark Nomination Report, along with the staff memo reflecting the Recommendation of the Preservation Commission and other materials related to the proposed designation of 704 N. 4th Avenue as a local landmark within the Village of Maywood, are attached hereto as **Group Exhibit A** and made a part hereof, and the President and Board of Trustees have duly considered said Report and Recommendation.

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 Report and Recommendation of the Preservation Commission attached hereto as **Group Exhibit A** and incorporate said Report 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 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 George F.

Stahmer House, on the property located at 704 N. 4th Avenue, as a local landmark within the Village of Maywood:

PROPERTY ADDRESS	**PIN**
704 N. 4th Avenue	15-02-334-017

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 704 N. 4th Avenue, PIN 15-02-334-017 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 26th day of July, 2016, pursuant to a roll call vote as follows:

AYES: Mayor Edwenna Perkins, Trustee(s) I. Brandon, A. Dorris, M. Rogers, M. Lightford and R. Rivers
NAYS: None
ABSENT: Trustee H. Yarbrough, Sr.

APPROVED by me as Village President, and attested by the Village Clerk, on this 28th day of July, 2016.

VILLAGE OF MAYWOOD CORPORATE SEAL COOK COUNTY, ILLINOIS

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

EXHIBIT A

HISTORIC LANDMARK NOMINATION REPORT AND RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION

(ATTACHED)

Village of
MAYWOOD
40 MADISON STREET • MAYWOOD, ILLINOIS 60153 • (708) 450-4405

TO: Maywood Historic Preservation Commission

FROM: Karl Palmquist, Zoning Officer/Planner

DATE: 04/06/2016

RE: George F. Stahmer Home, 704 N. 4th Avenue requests preliminary approval

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INTRODUCTION:

Staff received an application for nomination of Local Landmark status for the George F. Stahmer House at 704 N. 4th Avenue.

BACKGROUND:

The George F. Stahmer House was originally owned by the Maywood Company and is situated at the northwest corner of Fourth Avenue and Chicago Avenue. This house is architecturally significant as one of the three finest examples of high style Prairie Homes in Maywood.

The Home was designed by William Drummond and constructed in 1913. Despite designing over twenty buildings in Maywood and the three (3) adjacent communities to the east, he only designed one other structure in Maywood, the Maywood Methodist Church (1912-1913) at 502 South 6th Street. Drummond's design for the Stahmer House is laid out in a linear plan to conform to its narrow corner location and utilizes more natural materials. Drummond's design for this property incorporated many typical Prairie School characteristics. On the exterior, examples include the plentiful number of windows and the use of natural materials. On the interior, many Prairie characteristics can be observed throughout the house. The living rooms and dining rooms have a continuous flow of space through casement windows and French Doors. The fireplace contains a rectangular opening to the exterior.

George F. Stahmer was born in 1881 in Germany. He owned the Stahmer Coal Company in Maywood and co-owned the Madison fuel and Supply Company in Bellwood. He and his wife purchased 3 lots at the northwest corner of Chicago Avenue and 4th Avenue in April, 1913. They lived in the house until they died, George after Ellen, in 1967.

RECOMMENDATION:

Staff recommends that this property be considered for designation as a Local Landmark status at the May 5th Historic Preservation meeting.

The Village of Maywood
Village Hall 708.450.4405
40 Madison Street Fax 708.450.4893
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 George F. Stahmer House

Common Name

2. Location

Street & Number 704 North 4th Avenue

City or Town Maywood

State IL County Cook Zip Code 60153

3. Classification

Ownership of Property
(Check as many boxes as apply)
- x private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box)
- x building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Indicate all categories for which you are applying

Type of Designation - Architectural
- x exterior
- ___ public interior

Type of Designation – Person of Interest

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)

Prairie School

Materials
(Enter categories from instructions)

foundation Concrete
roof Asphalt
walls Stucco,
Wood / Shingle
other Wood/Horizontal Board and Batten
Brick

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
The George F. Stahmer House is located in the Village of Maywood on land originally owned by the Maywood Company, between First and Ninth Avenues, north of Harrison Street. It is situated on a spacious piece of property, on the northwest corner of Fourth Avenue and Chicago Avenue. It's entrance faces north.

The Stahmer House is a Prairie School residence designed by William Drummond in 1913. It has a basically rectangular footprint, 33' x 60', although it appears from the street to be cross shape because of a porte cochere on the north side of the house and a rectangular open porch in the southeast corner. There is a second smaller porch within the envelope of the house in the southwest corner. The house stands 1-1/2 stories from grade. A variety of building materials sheath the exterior in three layers. Horizontal board and batten siding, painted green, extends approximately five feet from the concrete foundation to the sill line. Above the sill line, which has a slightly wider horizontal band than boards beneath it, the walls are of cream-colored stucco. At this level a wide overhang with a slim profile extends around the entire house, to allow for more light. The gable ends and dormer with a shed roof on the north side of the house are shingled. A wide chimney, located next to the front entrance, is built of warm red narrow Roman bricks. The chimney is shaped like a broad "H" and punctured by two windows. Topping the house is a gabled asphalt roof, in brown; the wood gable shingles are painted brick red. The gable ends have inset walls, flaring slightly to the edge of the cornice. Each gable end roof slopes in diagonally to meet the wall. The windows in the house are double casements, many set in pairs or bands. There is a continuous band of windows on the south side of the kitchen and back porch. The windows are all rectangular except for those in the gable ends; these have a rectangular panel at the bottom and are pointed at the top to conform to the shape of the gable. All first-floor windows extend between the top of the board and batten siding and the overhang. The front door is located unobtrusively on the west end of the chimney under a cantilevered porte cochere. Next to the entrance is a rectangular low relief sculptural panel, reminiscent of the sculptural panels at Frank Lloyd Wright's home and studio.

On the interior, the first floor has five rooms: a living room, dining room, kitchen and two bedrooms plus two porches all located several feet above grade. The rooms are laid out in a linear plan flanking a narrow central hall extending from the living room to the back bedroom. The dining room, kitchen and a second bedroom open off the hall. Entrance to the house is into a small hallway dimly lit by windows at ceiling height over the door. It is not possible to see further into the house until walking up five steps to the first floor, where doorways offer views into the living and dining rooms. The front stairs continue around to a second narrower set of stairs to the second floor. The second floor of the house, which has three rooms and a bath, was never completely finished. The east bedroom has a hardwood floor and plaster walls; the remainder of the second story has only subflooring and drywall, which was never taped and filled.

Detailing on the interior is characteristically Prairie. Horizontality dominates, especially in the entrance hallway, dining room and living room, which have horizontal oak bands surrounding the rooms at the top of the doorways. There is a second band of wood between the ceiling and the walls. Door frames that connect with the lower band divide the walls into rectangular panels. Oak beams span the living and dining room ceiling. The entire first floor is lavishly finished with oak trim, floors and cabinets. Although now white instead of sand color to blend with the woodwork, walls still have a rough finish; they were surfaced plaster tinted with coarse sand. In the living room, the fireplace is constructed of Roman brick. It is "H" shape, pierced with windows in the center. The mantel is a narrow band of concrete. On the west side of the fireplace is a built-in seat framed with horizontal wood bands. There are art glass doors separating the living room from the dining room and the living room from the porch. There is also a small art glass window over the china cabinet in the dining room. Four triangular shaped amber glass wall sconces provide light in the living room.

The plan of the major rooms in the house has changed little since construction. The Stahmers, who used a first floor bedroom, raised four children in the house, so they added a dormer bathroom on the second floor for the children, who shared two bedrooms and a playroom. Although internal gutters have been taken off and some hanging light fixtures and four dining room wall sconces have been removed, the integrity of the house is excellent. The dormer, which is located at the rear of the north side of the house, does not detract from its configuration. Except for the lighting fixtures, all the historic detailing is intact. In 1941, the Stahmers sold the north lot, moved the non-contributing, but non-obtrusive garage 30 feet south and put a driveway out to Fourth Avenue.

6. Statement of Significance

Areas of Significance
Architecture

Period of Significance
1913

Architect/Builder
William Drummond

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

The George F. Stahmer House meetings Criterian C for Listing on the National Register of Historic Places and approved for so listing in 1992. [The owner at the time requested the Park Service not actually list it at that time so, while approved, it was not actually included on the list. The current owner is submitting written request to the National Park Service, per NPS direction, that the house now appear on the National Register of Historic Places.] It is architecturally significant as one of the three finest examples of high style Prairie School homes in Maywood. The others, both designed by John Van Bergen are more severe and geometric on the exterior. Van Bergen's 1913 Richard Cluever House, 601 North 1st Avenue, listed on the National Register in 1976, is a cruciform plan stucco house similar in materials and massing to Frank Lloyd Wright's 1902 Ward W. Willits House in Highland Park, Illinois, and considerably different from the Stahmer House, designed by William Drummond. Drummond's design is laid out in a linear plan to conform to its narrow corner location and utilizes more natural materials. The ca. 1921 Edward Brizzolara House, 1001 North 2nd Avenue, is currently being researched for purposes of nomination for landmark. It is significantly distinguished from the Stahmer House with a narrow Roman brick base extending to the top of the first floor, topped by stucco on the second floor, and a low hipped roof of red clay tile with deep eaves. Solid walls are noticeably reserved for interior walls, with bands of leaded casement windows along almost all exterior walls.

Drummond's client, George F. Stahmer, was born in 1881 in Bremer-haven, a German seaport. His family emigrated to the United States when George was eleven. Stahmer, like many of Frank Lloyd Wright's clients, was a self-made man who was his own boss. He owned the Stahmer Coal Company in Maywood and co-owned the Madison Fuel and Supply in Bellwood. After he and his wife had one child, they purchased three lots at the northwest corner of Chicago and 4th Avenues in April, 1913 for $1,500 from Alexander Burke, 43 years after the Maywood Company had purchased and platted east Maywood. By

the south porch, updated the wiring, made plumbing and roof repairs, removed the paneling in the kitchen, added insulation, made storm windows and uncovered and refinished all the hardwood floors on the first floor. Few of the alterations to the Stahmer House have subtracted from its excellent integrity and many have served to stabilize its condition. The current owner, Ann Kennedy, has remodeled the kitchen, keeping it within its original footprint. Her family has replaced the previous non-contributing garage with a new garage, complimentary in style to the house, which is listed herein as a non-contributing structure. The Kennedy-Obriens have routinely maintained the integrity, and been good stewards for the George F. Stahmer House.

7. Major Bibliographical References

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

Barker, Cathy. Unpublished history of the George F. Stahmer House.

Drummond, William. Collection of drawings at Giessner House, Chicago Architecture Foundation, 1800 South Prairie Avenue, Chicago.

_____. "On Things of Common Concern." The Prairie School Review, Vo. I, No. 2, 1964.

Eaton, Leonard K. Two Chicago Architects and Their Clients: Frank Lloyd Wright and Howard Van Doren Shaw. Cambridge: The M.I.T. Press, 1969.

Fields, Jeanette, Ed., Guidebook to the Architecture of River Forest. River Forest Community Center, 1982.

Ganschinietz, Suzanne. "William Drummond I: Talent and Sensitivity." The Prairie School Review, Vol. VI, No. 2. First Quarter, 1965.

_____. "William Drummond II: Partnership and Obscurity," The Prairie School Review, Vol. VI, No. 2. Second Quarter, 1969.

Hasbrouck, Wilbert R., "The Architectural Firm of Guenzel and Drummond." The Prairie School Review, Vol. I, No. 2, 1964.

Manson, Grant C., Frank Lloyd Wright to 1910: The First Golden Age. New York: Van Nostrand, 1958.

_____. Papers. Oak Park Public Library.

Morgan, Don L. "A Wright House on the Prairie." The Prairie School Review, Vol. II, No. 3, 1965.

Ozoran, Connie MacNeal. Interview by Cathy Barker, November, 1989.

Stahmer, George F., House. Title Research, Cook County Recorder of Deeds, Chicago, Illinois.

_____. Working drawings. In the possession of Roger Stahmer, Green Valley, Arizona.

Stahmer, Jerry. Interview by Cathy Barker. November, 1989.

Storrer, William Allin. The Architecture of Frank Lloyd Wright: A Complete Catalog. Cambridge: The M.I.T. Press, 1974.

Endnotes

1. Grant Carpenter Manson papers. Oak Park Public Library, Oak Park, Illinois.
2. Cathy Barker, Unpublished history.
3. Suzanne Ganschinietz. "William Drummond I: Talent and Sensitivity," The Prairie School Review, Vol. VI, No. 1, First Quarterly, 1969, p. 7.

8. Representation in Existing Surveys

Maywood Historic Property Resource Survey, 1991-92

9. Legal Description

Lots 11 to 15 taken as a tract (except the North 46 feet thereof), together with the East ½ of the vacated alley, lying West and adjoining said land in Block 237 in Maywood, being a subdivision of the South ½ of the SW ¼ of Section 2 and the West ½ of Section 11, and the Northwest ¼ of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County Illinois.

10. Form Prepared By

Name/Title Victoria Haas

Organization Maywood Historic Preservation Commission Date 4/4/2016

Street & Number 40 Madison Street Phone 708-681-3696

City or Town Maywood State IL Zip Code 60153

11. Applicant

Name Maywood Historic Preservation Commission

Street & Number 40 Madison Street Phone 708-450-6300

City or Town Maywood State IL Zip Code 60153

Signature Victoria Haas Date 4/4/2016

Property Owner(s) - If different than Applicant

Name Ann Kennedy

Street & Number 704 North 4th Avenue Phone

City or Town Maywood State IL Zip Code 60153

Owner consent to landmark designation: yes X no

12. Official Action

Date Application Submitted: 4/4/16

Preliminary Determination of Eligibility

Public Hearing: May 5, 2016

Result: Approved for Local Nomination

Date of Village Board Action:

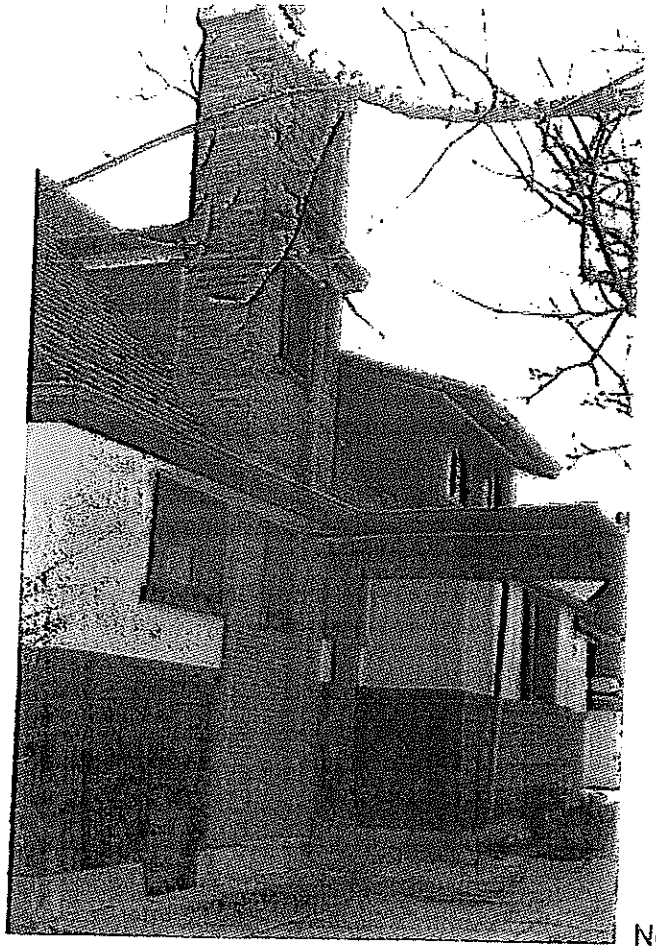
Result:

Date of Village Board Action:

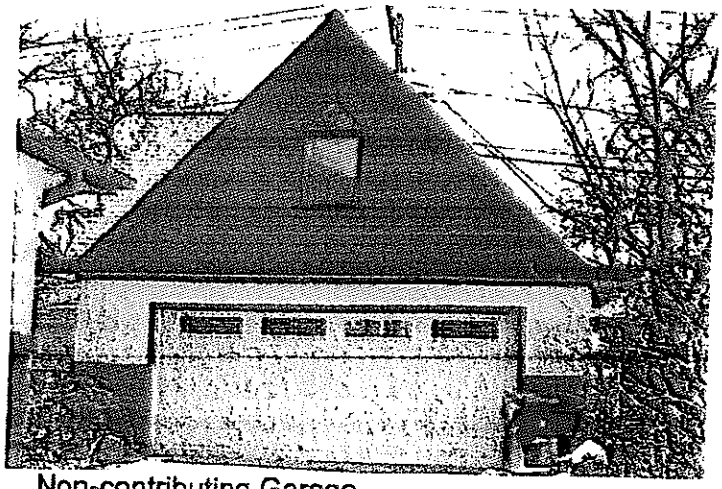
Result

Front Elevation

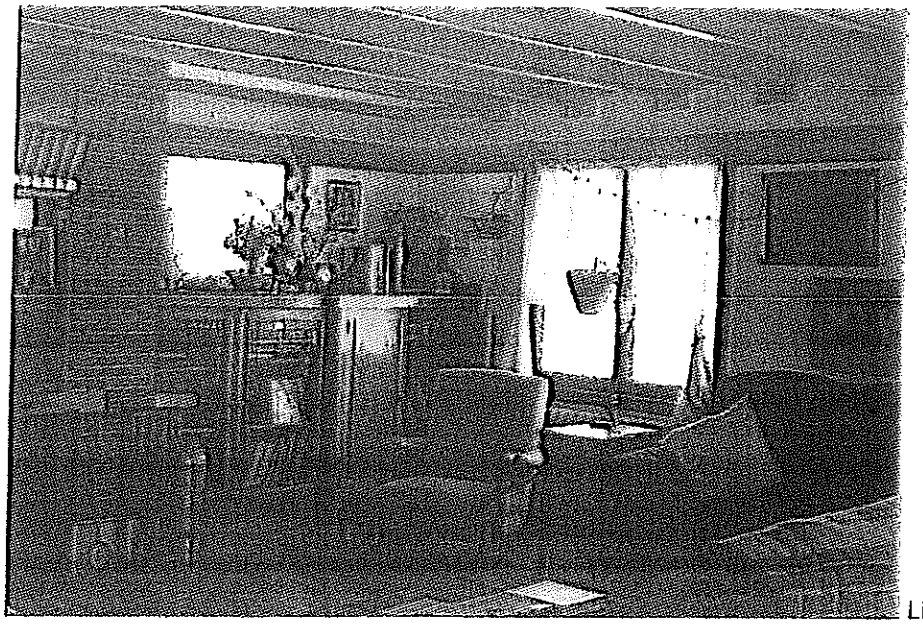
Rear Elevation – with South (Chicago Avenue) on the right



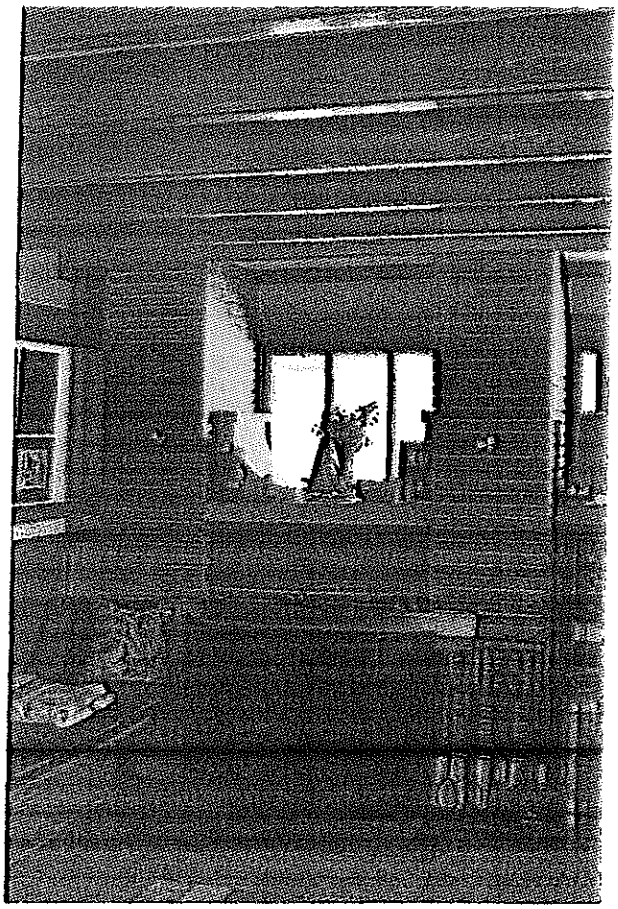
North Elevation



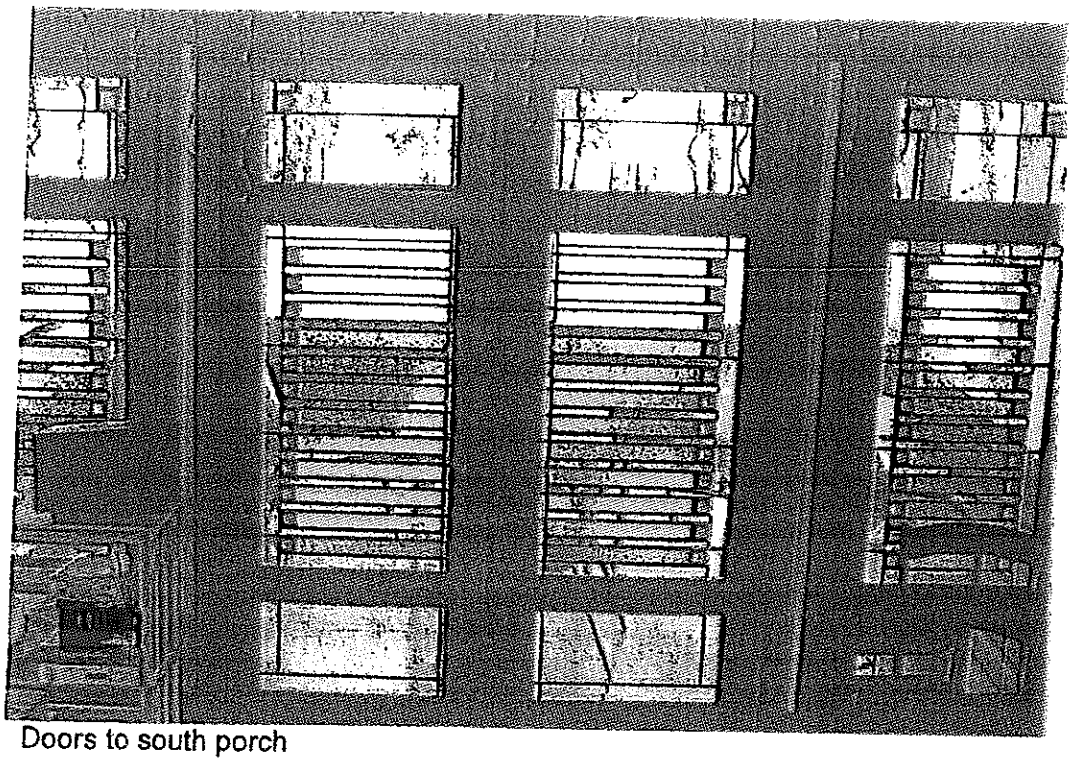
Non-contributing Garage



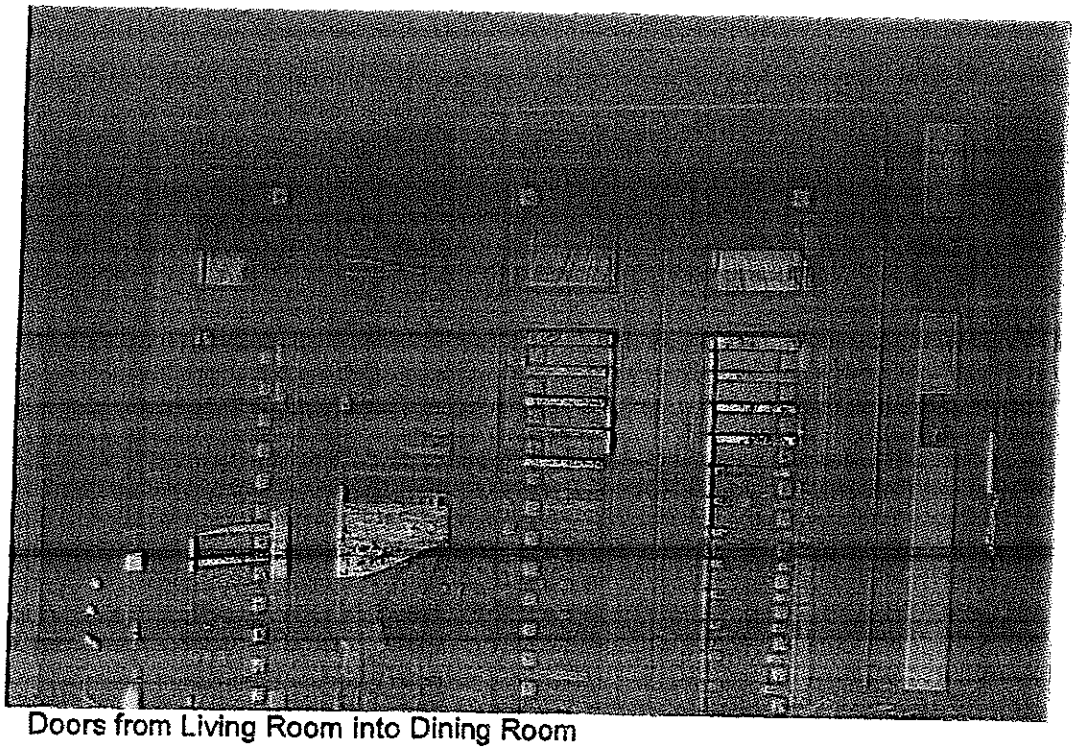
Living Room



Fireplace and bench

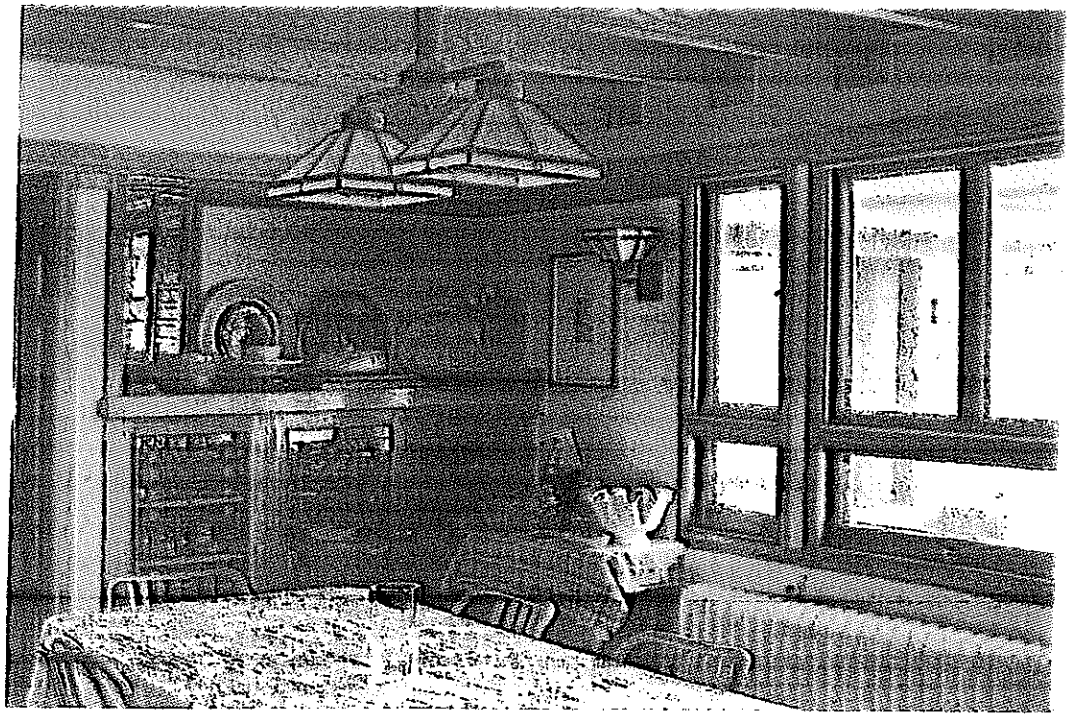


Doors to south porch

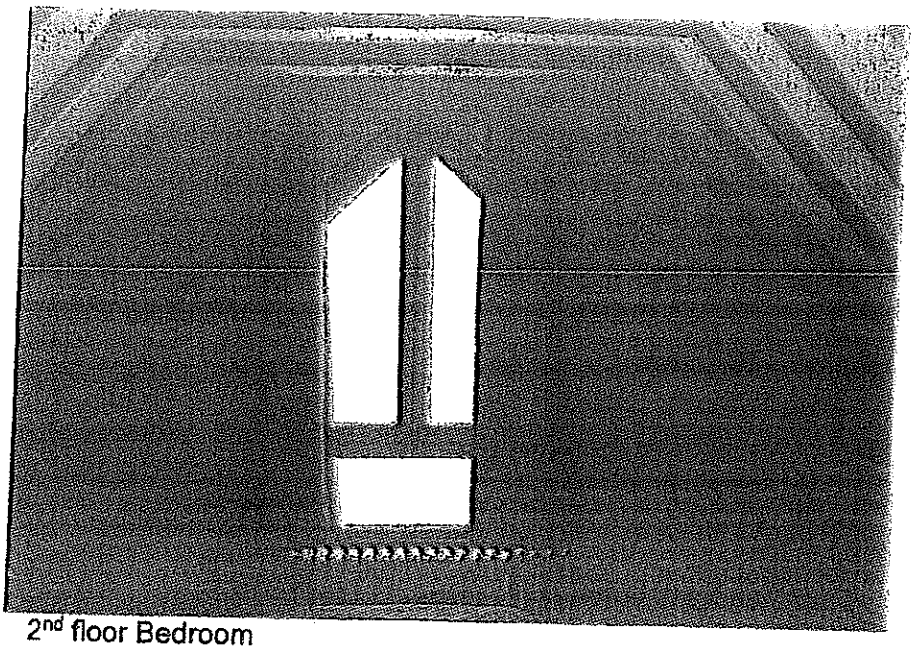


Doors from Living Room into Dining Room

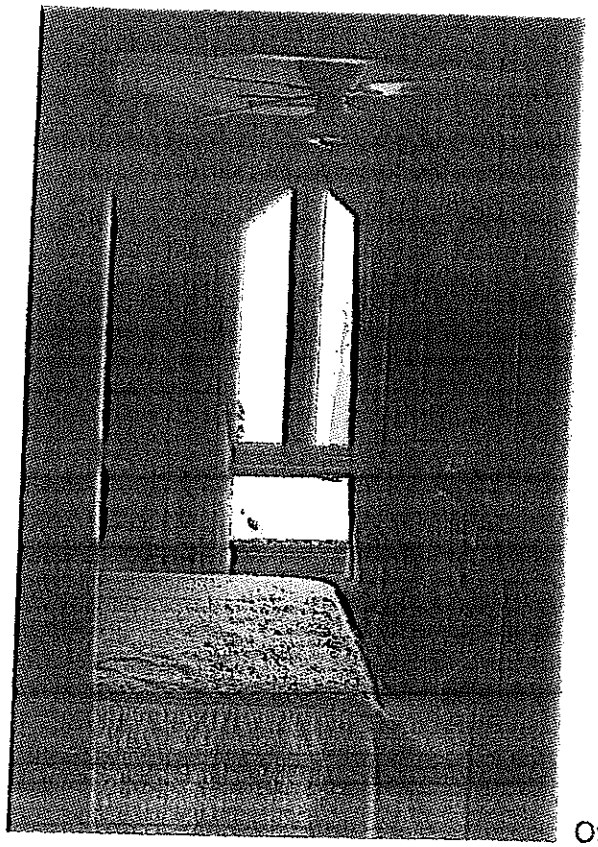
Dining Room – viewed from Living Room



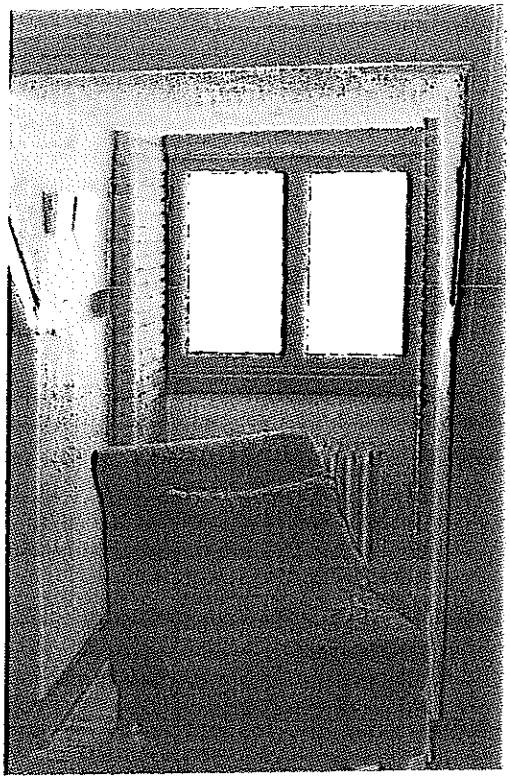
Dining Room viewed from Kitchen



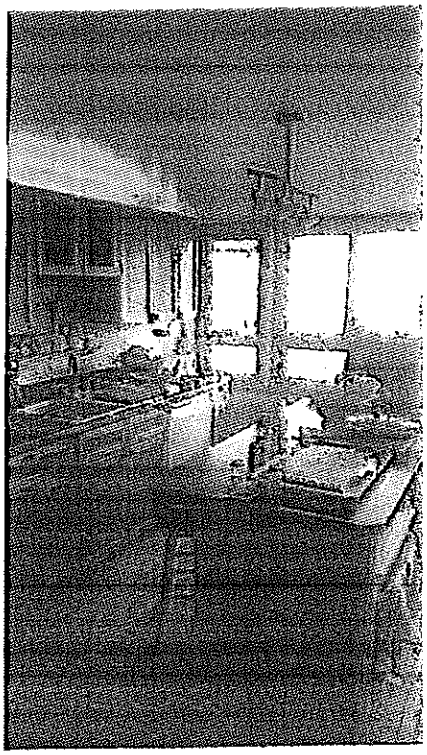
2nd floor Bedroom



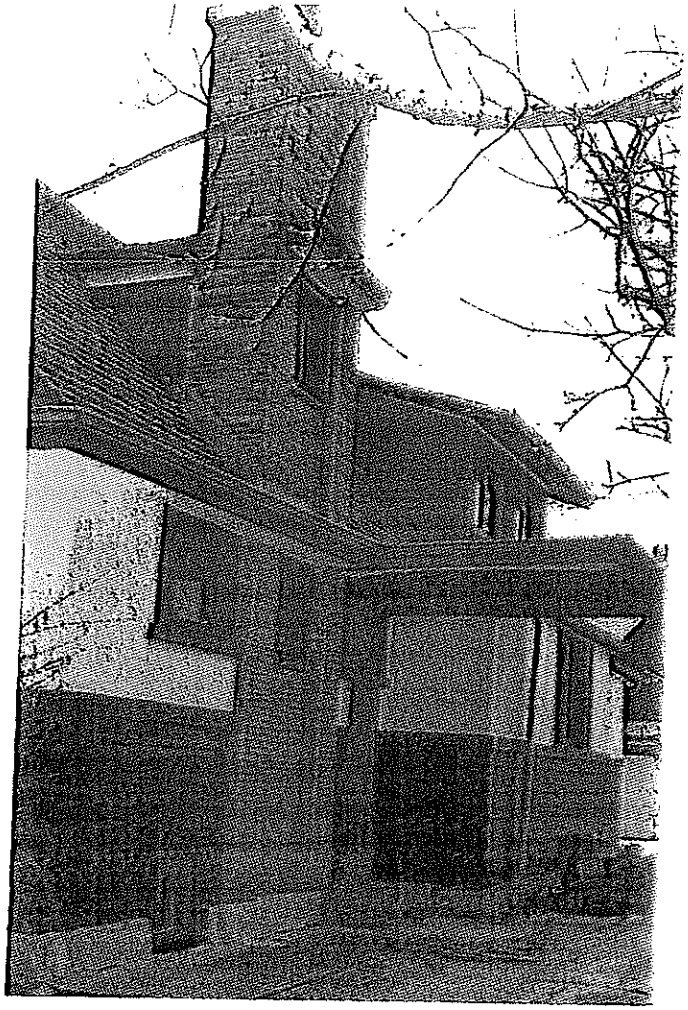
Other 2nd floor Bedroom



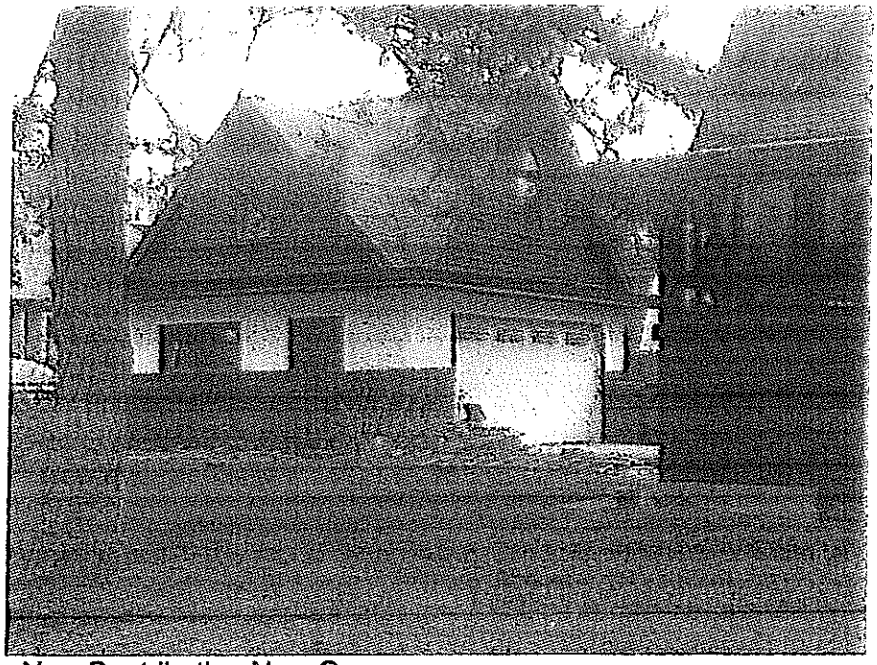
Inside 2nd floor Chimney Window



Remodeled Kitchen – retaining footprint & windows



South Elevation



Non-Contributing New Garage

EXHIBIT B

LEGAL DESCRIPTION OF 704 N. 4TH AVENUE, MAYWOOD, ILLINOIS

LOTS 11 TO 15 TAKEN AS A TRACT (EXCEPT THE NORTH 46 FEET THEREOF), TOGETHER WITH THE EAST ½ OF THE VACATED ALLEY, LYING WEST AND ADJOINING SAID LAND IN BLOCK 237 IN MAYWOOD, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SW ¼ OF SECTION 2 AND THE WEST ½ OF SECTION 11, AND THE NORTHWEST ¼ OF SECTION 14, 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-2016-12

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 704 N. 4th AVENUE, MAYWOOD, ILLINOIS, IN ACCORDANCE WITH CHAPTER 158 OF THE MAYWOOD VILLAGE CODE (HISTORIC PRESERVATION COMMISSION AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS) – GEORGE F. STAHMER HOUSE

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 26th day of July, 2016, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 28th day of July, 2016.

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) I. Brandon, A. Dorris, M. Rogers, M. Lightford and R. Rivers
NAYS: None
ABSENT: Trustee H. Yarbrough, Sr.

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 28th day of July, 2016.

VILLAGE OF MAYWOOD CORPORATE SEAL COOK COUNTY, ILLINOIS

Village Clerk

[SEAL]