

ORIGINAL

ORDINANCE NO. CO-2015-08

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 501 N. 3RD 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 a property and primary structure thereon located at 501 N. 3rd Avenue as a local landmark within the Village; and

WHEREAS, on March 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 March 5, 2015, the Preservation Commission voted to favorably recommend the designation of the property and primary structure thereon at 501 N. 3rd 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 property located at 501 N. 3rd Avenue and the architecturally significant primary structure thereon, historically known as the Henry Tolsted House, as a local landmark within the Village of Maywood:

PROPERTY ADDRESS PIN

501 N. 3rd Avenue 15-11-114-007-0000

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 501 N. 3rd Avenue, PIN 15-11-114-007-0000, 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) C. Ealey-Cross, A. Jaycox
M. Rogers, M. Lightford.

NAYS: None.

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.


VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK



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 501 N. 3rd AVENUE WITHIN THE VILLAGE OF
MAYWOOD TO
THE PRESIDENT AND BOARD OF TRUSTEES**

March 10, 2015

Nominations – The Maywood Historic Preservation Commission (MHPC) held a public hearing to consider the nomination of 501 N. 3rd Avenue, The Henry Tolsted 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 #15-002

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 March 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 Henry Tolsted Home on 501 North 3rd Ave. is an American Four-Square home that shares many of the features with the Prairie Architecture pioneered by Frank Lloyd Wright. A typical design would be the first floor containing the living room and dining room on one side and the foyer, stairway and kitchen on the other. The second floor would have bedroom, bathroom and bedroom on one side and bedroom, stairway and bedroom on the other. The top was usually just open space with anywhere from one to four dormers. The basement generally contained a large natural convection furnace.

The first owner listed in the public records was Henry Tolsted who was listed as the Mayor of Maywood in 1916 and President of Maywood in 1919. He sold the house in 1935 to Marg Tolsted, who married Mark Hanna. The house was sold in 1946 to Joseph

and Marjorie Schaeffer, who lived there until 2002. In that year, it was purchased by the current residents.

The required certified notices, of this application, have been sent to the adjacent neighbors and this hearing has been published in the Chicago Sun Times for general public notification.

Staff Review

The structure was built in the classic American Four-Square style. The hallmark of this style includes a square, boxy design, and two and a half stories high, usually with four boxy rooms to a floor, a center dormer and a front porch with wide stairs. This shape provides a maximum usage of interior room space. Other common original features included a hipped roof, arched entries between common rooms, cabinetry and woodwork.

The Tolsted House was named after Henry W. Tolsted. He was born approximately 1856 and died in April, 1941. He served as Mayor of Maywood around 1916 when Maywood's population was listed as 8033 persons. In addition to that position, he was listed as President of Maywood in 1919 and was also a Mason in the Proviso Township Lodge.

This structure is part of the heritage of the Village, having housed an early Mayor and President. The original owner was Mayor at a time of rapid growth in the Village. The architectural style, American Four Square, is indicative of a style valuable to the study of a period and method of construction. It is also sometimes called the transitional period. This structure meets criteria 1-4 of Section 158.08 of the Maywood Village Code as listed below:

- 1) Significant value as part of the historic, heritage or cultural characteristics of the Village, county, state or nation;
- 2) Its identification with a person or persons who significantly contributed to the development of the Village, county, state or county;
- 3) Its identification with a particular movement or event of historic, heritage or cultural significance to the Village, county, state or nation, or with a person or persons who significantly contributed to such movement or event;
- 4) Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;

PUBLIC HEARING: At the public hearing held on March 5, 2015 the Chairman Kus opened the meeting at 7:04pm with the call for vote of the minutes from the February 5, 2015 meeting.

Chairman Kus stated the Commission members had read the nomination report in the week before the Historic Preservation Commission meeting. The Chairman asked staff

if proper notification was given to adjoining landowners. Staff responded that proper notification was given to the adjoining landowners.

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 Watkins, 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 501 N. 3RD AVENUE, MAYWOOD, ILLINOIS

THE SOUTH 19.6 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 219 IN MAYWOOD, A SUBDIVISION IN 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:

ORDINANCE NO. CO-2015-08

AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 501 N. 3RD 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 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) C. Ealey-Cross, A. Jaycox
M. Rogers, M. Lightford.

NAYS: None.

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.





Village Clerk

[SEAL]