

**ORDINANCE NO. CO-2014-20**

**AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 216 S. 10th 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 216 S. 10th 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 property and primary structure thereon at 216 S. 10<sup>th</sup> 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 following property and the architecturally significant primary structure thereon, historically known as the Gustav Gunzert House, as a local landmark within the Village of Maywood:

**PROPERTY ADDRESS    PIN**

216 S. 10th Ave.                      15-10-406-007-0000

A legal description for the property is attached hereto as **Exhibit B** and made a part hereof. It is noted that the garage at the rear of the property is noncontributing and that the rear deck and front porch railing of the residence are not original. Those aspects are 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.

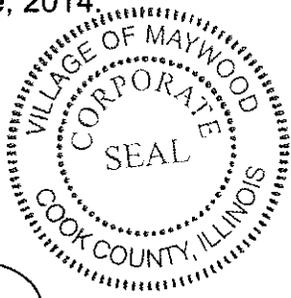
**ADOPTED** this 18<sup>th</sup> day of June, 2014, pursuant to a roll call vote as follows:

**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 20<sup>th</sup> day of June, 2014.



  
VILLAGE PRESIDENT

**ATTEST:**

  
VILLAGE CLERK

**EXHIBIT A**

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

**(ATTACHED)**



## Village of Maywood

### Historic Preservation Commission

Local Landmark Public Hearing: 216 S. 10<sup>th</sup> Ave

August 1, 2013, Council Chambers 125 S. 5<sup>th</sup> Ave.

On August 1<sup>st</sup>, 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 216 S. 10<sup>th</sup> Avenue. This hearing was convened after a review and several revisions of the nomination petition (as recommended by the MHPC), originally received on October 26<sup>th</sup>, 2012 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 Citizen Dawn Rone of the 1100 block of South 4<sup>th</sup> Ave, Maywood II.

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 revised nomination petition as revised and submitted on June 7, 2013;
- B. The copy of the Cook County Recorder of Deeds tract book page 199, for the year covering "1892" for this property;
- C. Staff photos of the site and structure dated October 31, 2012;
- D. Publication proof from the Chicago Sun Times;
- E. Copy of the Sun Times publication, which ran in the July 10<sup>th</sup> 2013 edition, pg. 45
- F. Notification of the Local Landmark petition and nomination, to the property owner, the Maywood Housing Authority, by the petitioner (Rone);
- G. Letter to the owner with a copy of the petition, research and staff photos which was sent by the Village announcing the Commission's intention to move forward, to public hearing with date and time of same;
- H. Copy of letter from DePaul University Urban Historical Archaeological Field School Investigations in Maywood, Illinois report, no date, 3 pages;
- I. Copy of public hearing notice sent to the adjacent property owners, as required by section 158.07(D) of the MCO, by certified mail.
- J. Copy of the returned certified mail postcards as received from the US postal service as mailed to the adjacent property owners.

With this, staff concluded its report.

The Commissioners presented no questions to staff.

With this the Chairperson opened the floor to citizen's comments.

Micheal Dawson of 502 N. 5<sup>th</sup> Avenue addressed the commission. Mr. Dawson indicated that he assisted with the application and outside of that he felt the home was one of the 50 original homes of Maywood and due to its age, location and architecture, same should be considered and recommended for approval.

Mr. Dawson concluded his testimony.

The Chairperson thanked Mr. Dawson for his input.

Next to speak was Petitioner Dawn Rone.

Dawn Rone of 1107 S. 4<sup>th</sup> Avenue thanked the Commission for their time and assistance in finally reaching this point. Her question to the Commission was to the landmark status and whether it was for the structure and land or just the structure.

Chairperson Haas, after reviewing the nomination petition for the landmark designation, stated that same was drafted for the structure with the lot being contributing, the garage would be non-contributing in the local landmark designation.

Commission Grace further clarified that the nomination has been reviewed as one lot, not subdivided and that it was included in the nomination.

Chairperson Haas asked staff to clarify the potential for future subdivision of the site.

Staff responded that any future request for subdivision would require Village Board involvement and that if landmarked; this matter would be taken into consideration at that time.

Chairperson Haas asked, if the property is landmarked, would it need to appear before the MHPC for discussion regarding a request for subdivision?

Staff responded yes, if the property (site) is included in the landmark designation, then any change in the designation would require a Certificate of Appropriateness, prior to the change. Additionally, the zoning ordinance now requires the Village to agree to the subdivision of land and thereby place this matter before the Village Board.

Chairperson Haas further reviewed the application and suggested to the petitioner and Mr. Dawson that the application be further clarified in the request for Local Landmark Status to reflect their concerns on lot subdivision.

The Chairperson asked the petitioner about the interior condition of the structure and the petitioners responded that they had not seen the interior but believed same to continue to be a single family resident. The interior had not been mentioned as part of the request.

Staff then interjected that it was his belief that the building's last use was a two (2) unit structure and from the photo in the packet, this was somewhat confirmed that it was

more than one unit by the two electric meters on the south wall and collection of mailboxes at the entrance.

The Chairperson recommended the petition be edited and clarify their nomination to relate minor issues discussed this evening, specifically: p. 1, Section 4, Current Functions: Category: Domestic; Subcategory: multiple dwelling, and a statement be added that the garage is non-contributing as well as the rear deck and front porch railing are not original.

The petitioner agreed to make these changes.

The Chairperson called for opposition, at hearing none, the Chairperson called for a motion.

Commissioner Grace motioned that a recommendation of approval of Local Landmark Status for 216 S. 10<sup>th</sup> Ave be submitted to the Maywood Village Board, pending the recommended changes to the petition.

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 recommendations to the Maywood Village board that the nomination petition for Local Landmarked Status be granted to the property 216 S. 10<sup>th</sup> Ave, Maywood, Illinois.



Signed: Victoria Haas

Victoria Haas Acting Chairperson

Maywood Historic Preservation Commission

Village of Maywood

Village of



**MAYWOOD**

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

**COMMUNITY DEVELOPMENT**

August 10, 2013

Maywood Housing Authority  
801 S. 5<sup>th</sup> Avenue  
Maywood, IL. 60153

Re Nomination for Local Landmark Classification 216 S. 10<sup>th</sup> Avenue

To whom it may concern:

On August 1<sup>st</sup>, 2013 the Maywood Historic Preservation Commission (MHPC) conducted a public hearing on the petition for Local Landmark Designation as permitted by Section 158.07, of the Maywood Code of Ordinances. At this public hearing, for which notice of same was sent to the Maywood Housing Authority on June 7, 2013, the MHPC heard a brief description, of the application and the factors for consideration of the property.

The petitioner as well as the public were present and gave testimony on the nomination petition, structure and land (which was submitted as contributing to the landmark significance). At the conclusion of the public comment session, of the hearing, the Chairperson asked if there was any opposition to the nomination, hearing none a roll call was taken and by a vote of 3-0-0, (a unanimous vote) the MHPC moved to recommend to the Maywood Village Board that the Two Family residence at 216 S. 10<sup>th</sup> Ave, Maywood Illinois be granted the designation of Local Landmark facility.

In the previous correspondence, the nominating petition and all supporting documentation were included but that the public hearing the Commission asked for clarification of the petition description and was informed that the application including the site as contributing to the request and the petition has been modified to reflect this clarification. A copy of the revised petition is attached.

On September 14, 2013 the recommendation of the MHPC Findings of Fact, shall be presented to the Maywood Village Board for discussion. Your presents or representation would be very welcomed.

If you should have any questions or comments, please feel free to contact me at [athomas@maywood-il.org](mailto:athomas@maywood-il.org). or 708 450-4411.

Thank You,

*A. J. Thomas*

A. J. Thomas  
Coordinator of Compliance  
Community Development Department

CC; MHPC

Enc.



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 Gustav Gunzerl House  
 Common name 216 S. 10<sup>th</sup> Avenue Built 1882 Deed conveyed July 15<sup>th</sup> 1882 (See Deed Conveyance Document Attached)

**2. Location**

Street & number 216 S. 10<sup>th</sup> Avenue Pin # 15-10-406-007-0000  
 City or town Maywood  
 State Illinois code IL county Cook 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
<u>1</u>	<u>   </u> sites
<u>   </u>	<u>   </u> structures
<u>   </u>	<u>   </u> objects
<u>2</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: Multiple Dwelling

**Please Note:**

While the property is currently being considered for use as a community educational site for the DePaul University Archeology Program, it is currently vacant with original domestic: single dwelling configuration unchanged.

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5. Description

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**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup> Century American Vernacular Cottage

**Materials**  
(Enter categories from instructions)

foundation Limestone

roof Asphalt shingles

walls Clap board Ext. / Plaster Int.

other

**Narrative Description**

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

Please note the primary description of the Historic significance is contained in the attached for the Narrative Statement of Significance. The property apparently needs some foundation work. However no documentation has been provided to support this assertion. The homes facade is for the most part intact and relatively in good condition. The interior also is in relatively good condition with marring that has occurred from the circumstance of vacancy.

**Areas of Significance**

Date: of construction 1882

The building is 1-1/2 story frame cottage with a front facing gable. The windows are a pair 1/1 double hung windows centered to rest atop the first floor porch roof line:

The property is a clapboard-sided, frame cottage, 1-1/2 stories in height. The roof is pitched, resting atop a simple and unornamented fascia and gutter. Ornament is used very sparingly. The primary gable, approximately 12:12 pitch, is east- and front-facing, with a side-facing secondary gable to the south of equal pitch and slightly lower height, approximately centered in the edifice. A principal covered porch is located to the east of the home above the front entry, with a slightly hipped roof overhead. A secondary rear porch is located at the southwest corner.

Horizontal wooden clapboards, possibly original to the structure, survive intact. Fenestration is simple, mostly manifest in 1 over 1 double-hung windows that appear to be replacements but likely follow the originals closely. The double-hung windows are single units except for a mullied double units at the undersides of both gables, set deliberately at centerlines. The south gable in particular is of interest, as the mullied units are placed above two larger, double-hungs at the first floor, separated but closely spaced, all of symmetrical design. A round window at the north side of the home is another unusual feature.

Wooden window surrounds form the major ornament of the structure, taking the form of highly abstracted classical entablatures. These simple forms of ornamentation, coupled with the symmetrical arrangement of the south facade and rare encircling dentil ornamentation at the north oculus, suggest that the house may have been conceived in the Greek Revival style of architecture. This in turn would suggest that the building is in fact quite old for its surroundings. Further supporting this notion is the unusual foundation, which appears to be comprised, surprisingly, of red terracotta moulded to a rusticated, stone-like pattern. The presence of this foundation, almost surely of a newer date than the principal residence, suggests that the building was either raised or relocated, like many of the earliest structures in Chicago's early suburban communities. The foundation itself, probably dating from c. 1900-1920, is itself an unusual and distinguishing feature of the residence. Further research should be conducted to conclude that the foundation is in fact terra cotta, and to further understand the

relationship between this building material and the common use in Maywood of "Maywood Block" concrete block foundations, a design feature not unique to Maywood but of particular prevalence in the community. The Site by it's boundaries, contributes to the historic significance of this property representing the historic context. A non-contributing garage is located towards the rear on the south property line. The rear deck and front porch railing are not original.

**Period of Significance**

Architecture 1882 Structure Built in 1882 Deed conveyed July 15<sup>th</sup> 1882.

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

SEE ABOVE AND ATTACHED Exhibit H.

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**6. Major Bibliographical References**

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**Bibliography**

*Farmhouse Plans.* US Department of Agriculture: Farmers' Bulletin No. 1738. Washington, DC. 1935.

Rifkind, Carole. *A Field Guide to American Architecture.* New American Library, New York, 1980

McAlester, Virginia & Lee. *A Field Guide to American Houses.* Alfred A. Knopf, New York, 1990.

▪ Phillips, Steven J. *Old House Dictionary.* John Wiley & Sons, New York, 1994.

Kostof, Spiro. *A History of Architecture.* Oxford University Press, NY. 1985

Maywood West Town Museum was consulted.

Realtor.com

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**7. Representation in Existing Surveys**

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Presently, it is unknown whether this structure and site are contained in any previous existing surveys. It may be listed in the Maywood Historical and Architectural Survey of 1989.

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**8. Legal Description**

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The Southeast ¼ (Except the North 50 Feet Thereof) of Block 18 in Smith's Addition to Maywood. A Subdivision of the East 693 Feet of the Southeast ¼ and the East 693 of the Northeast ¼ of Section 10. Township 39 North, Range 12 East of the Third Principle Meridian. in Cook County, Illinois.

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**9. Form Prepared By**

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name/title Michael Dawson

organization N/A

date 10-27-2012

street & number 502 N 5<sup>th</sup> Avenue

city or town Maywood State IL Zip Code 60153

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**10. Applicant**

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name Dawn Rone

street & number 1107 S. 4<sup>th</sup> Avenue

1-708-223-0657

city or town Maywood IL Zip Code 60153

IL

60153

Signature Don Rene Revised Addition Date 8-8-2013  
Property Owner(s) - If different than Applicant

name Maywood Housing Authority  
street & number 801 S. 5<sup>th</sup> Avenue 708-345-7315  
city or town Maywood IL zip code 60153  
owner consent to landmark designation: yes \_\_\_\_\_ no See note below.

Please note this property would be made available to anyone interested in its acquisition. Presently, DePaul University has expressed in obtaining the property for the purpose of establishing a Research Center. It has also been communicated that several other departments within DePaul are interested in using this structure. However, The Maywood Housing Authority has given a deadline of October 31<sup>st</sup> for a formal declaration of intent in acquiring this property. The Housing Authority has also obtained a demolition permit. DePaul University's processing time for such an acquisition requires more time than The Housing Authority is allowing.

**Official Action**

Date Application Submitted: 11-28-2012

Preliminary Determination of Eligibility June 6, 2013

Public Hearing: August 1st, 2013

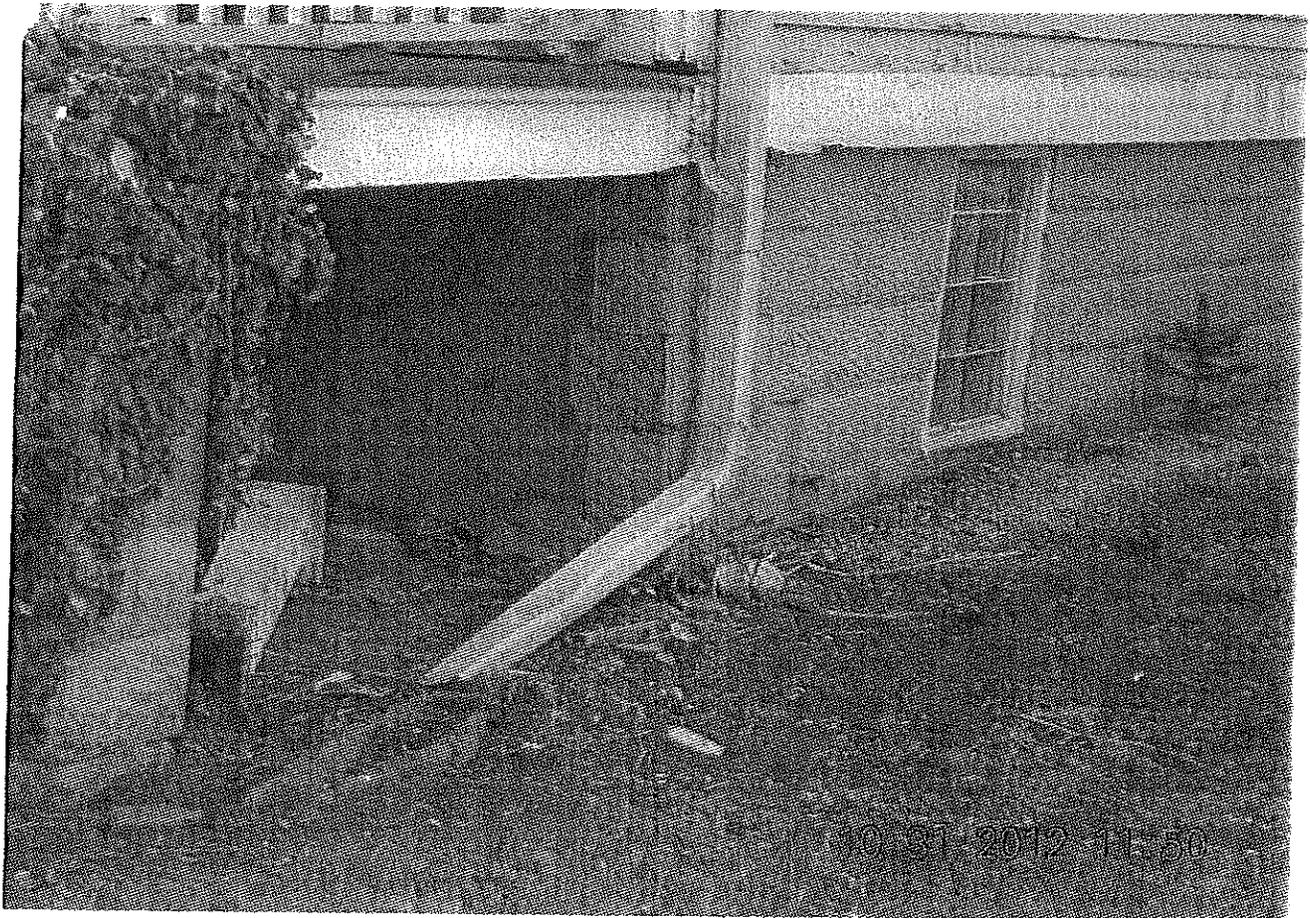
Result: Approved Unanimously

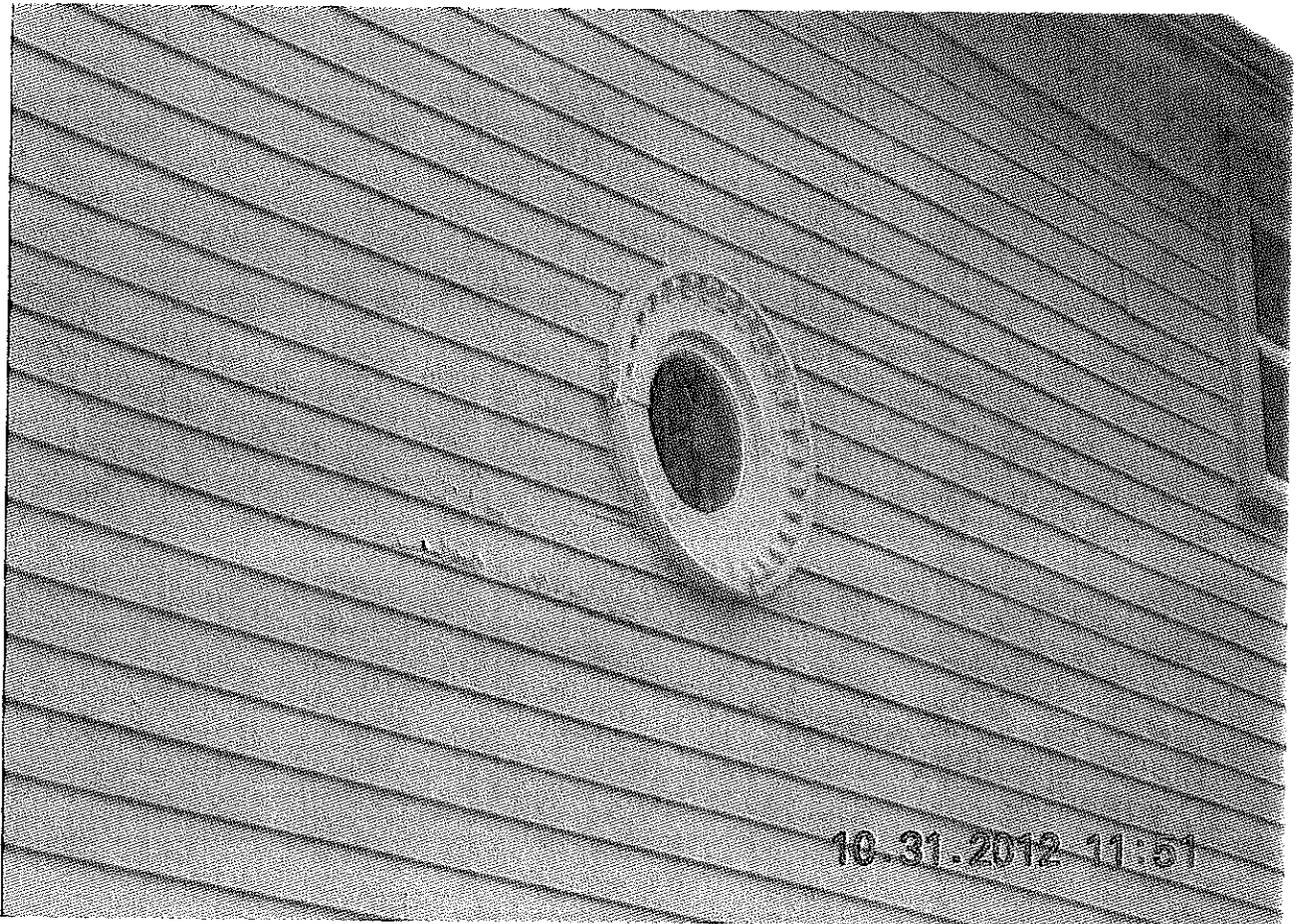
Date of Village Board Action: \_\_\_\_\_

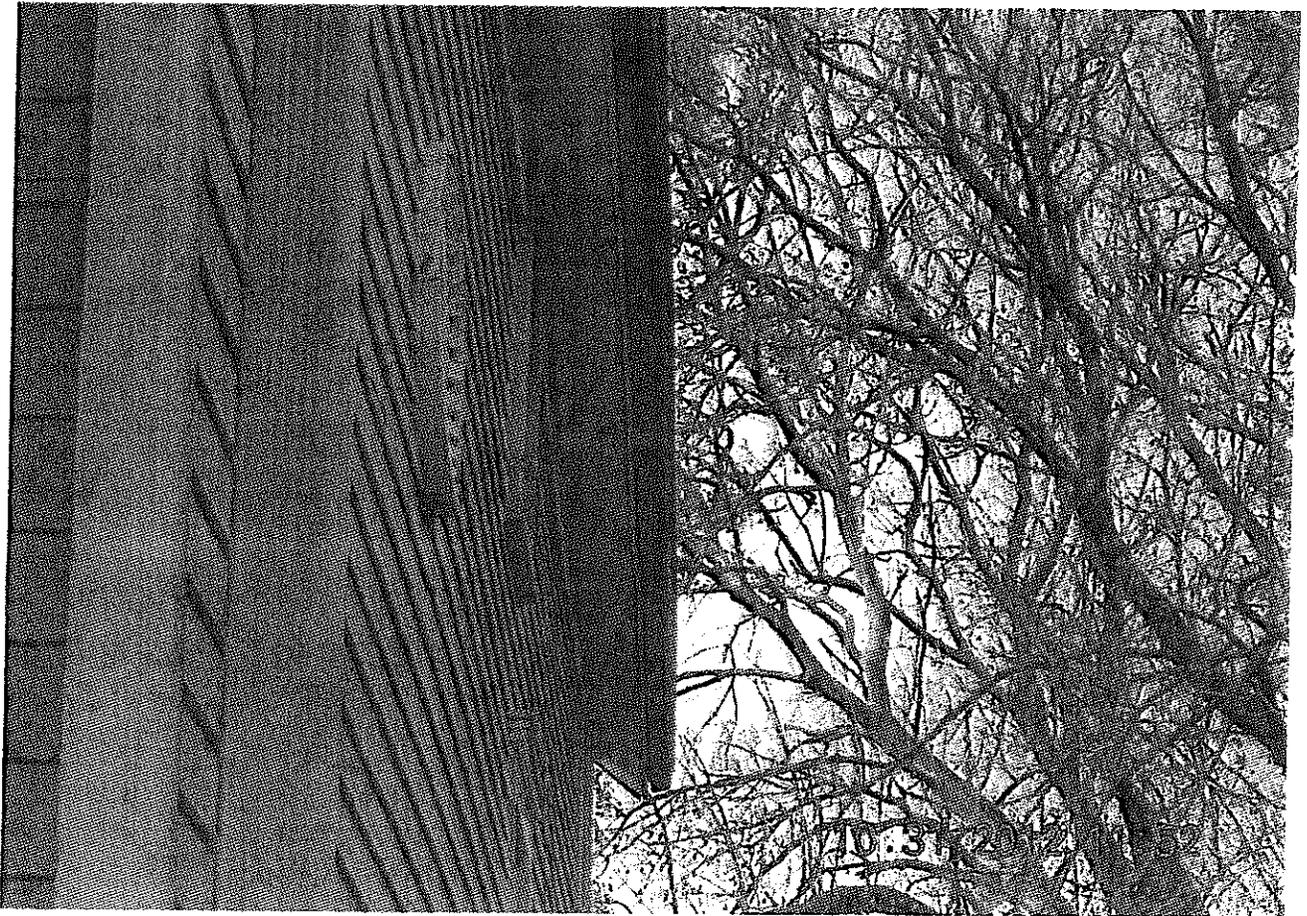
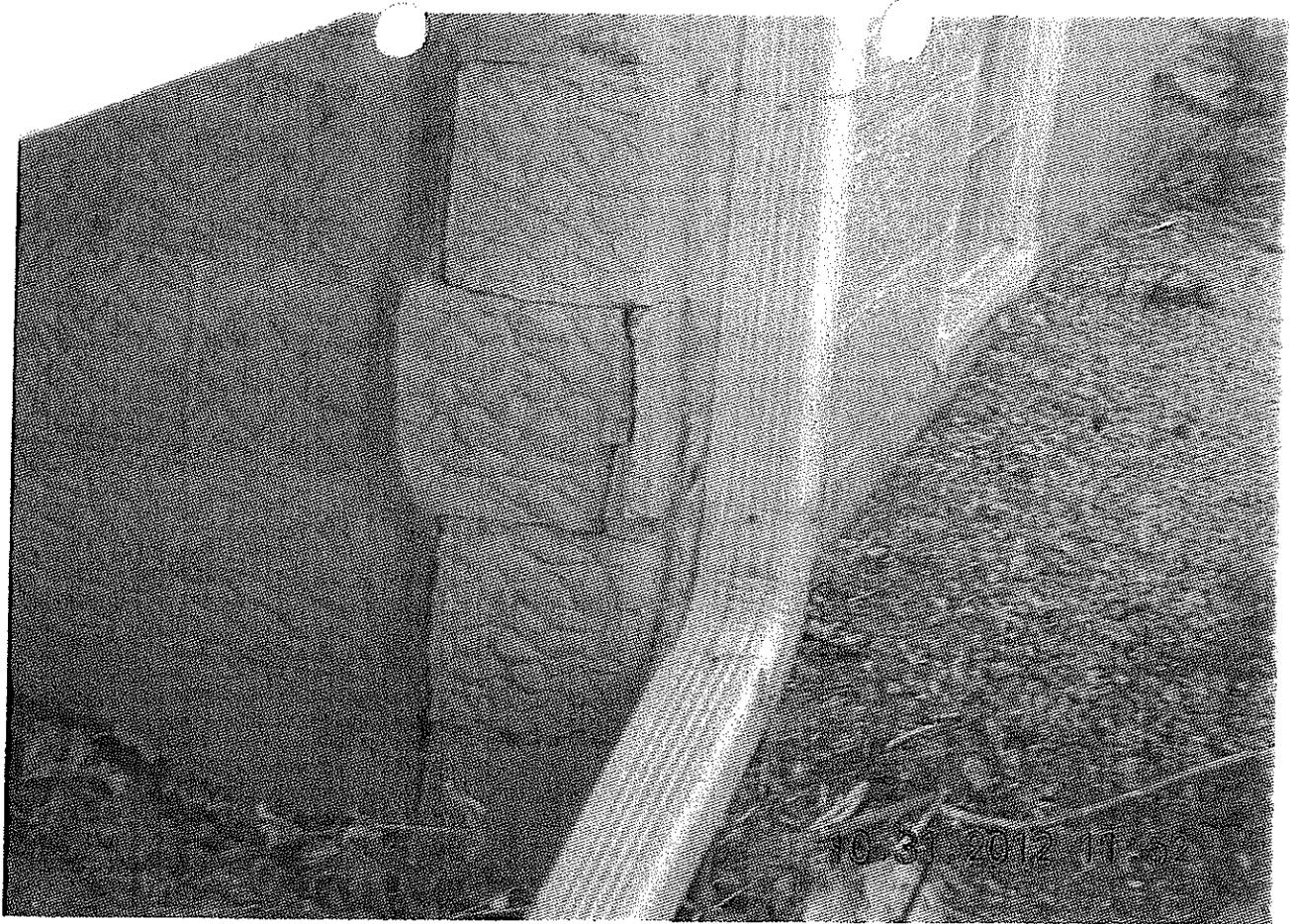
Result: \_\_\_\_\_

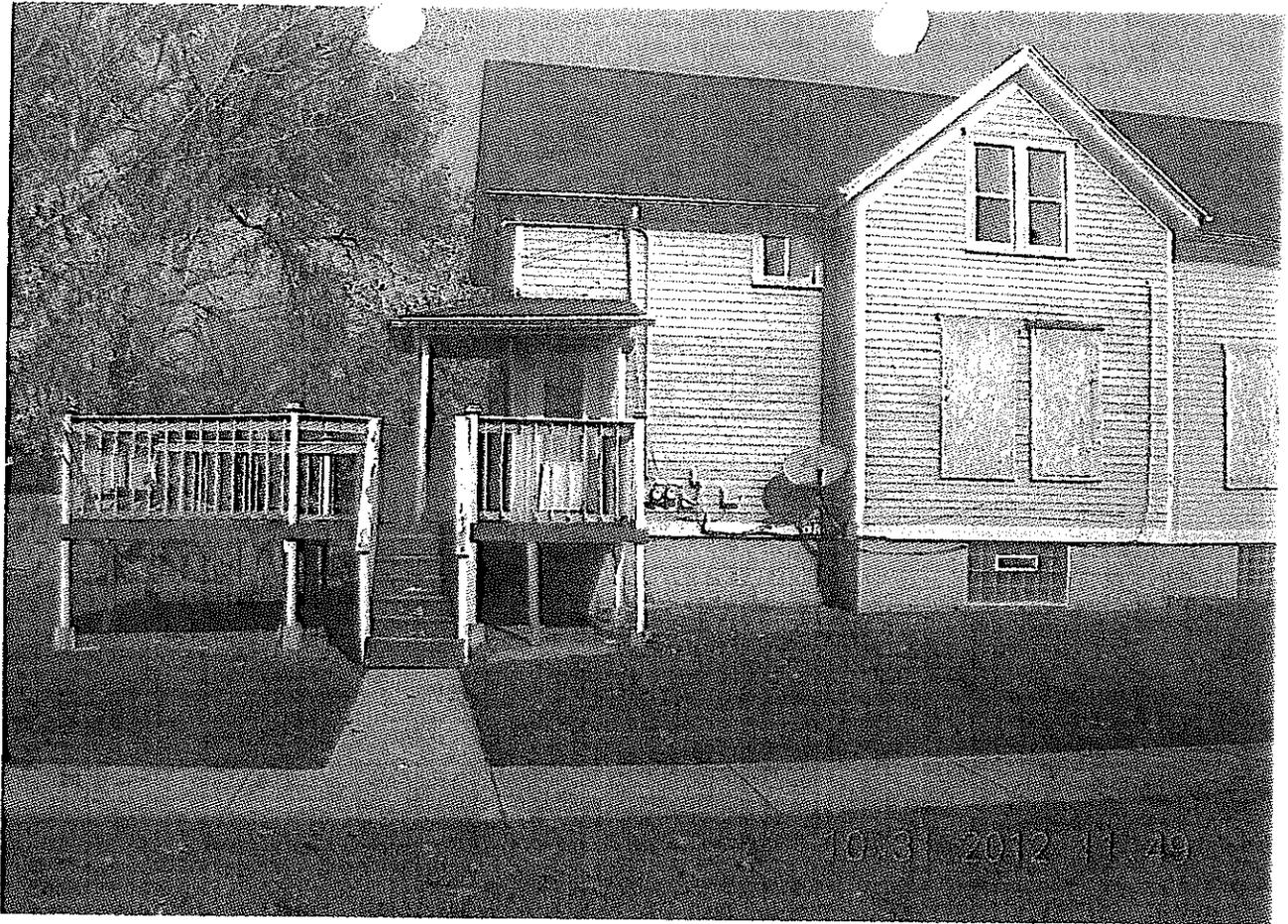
Date of Village Board Action: \_\_\_\_\_

Result: \_\_\_\_\_



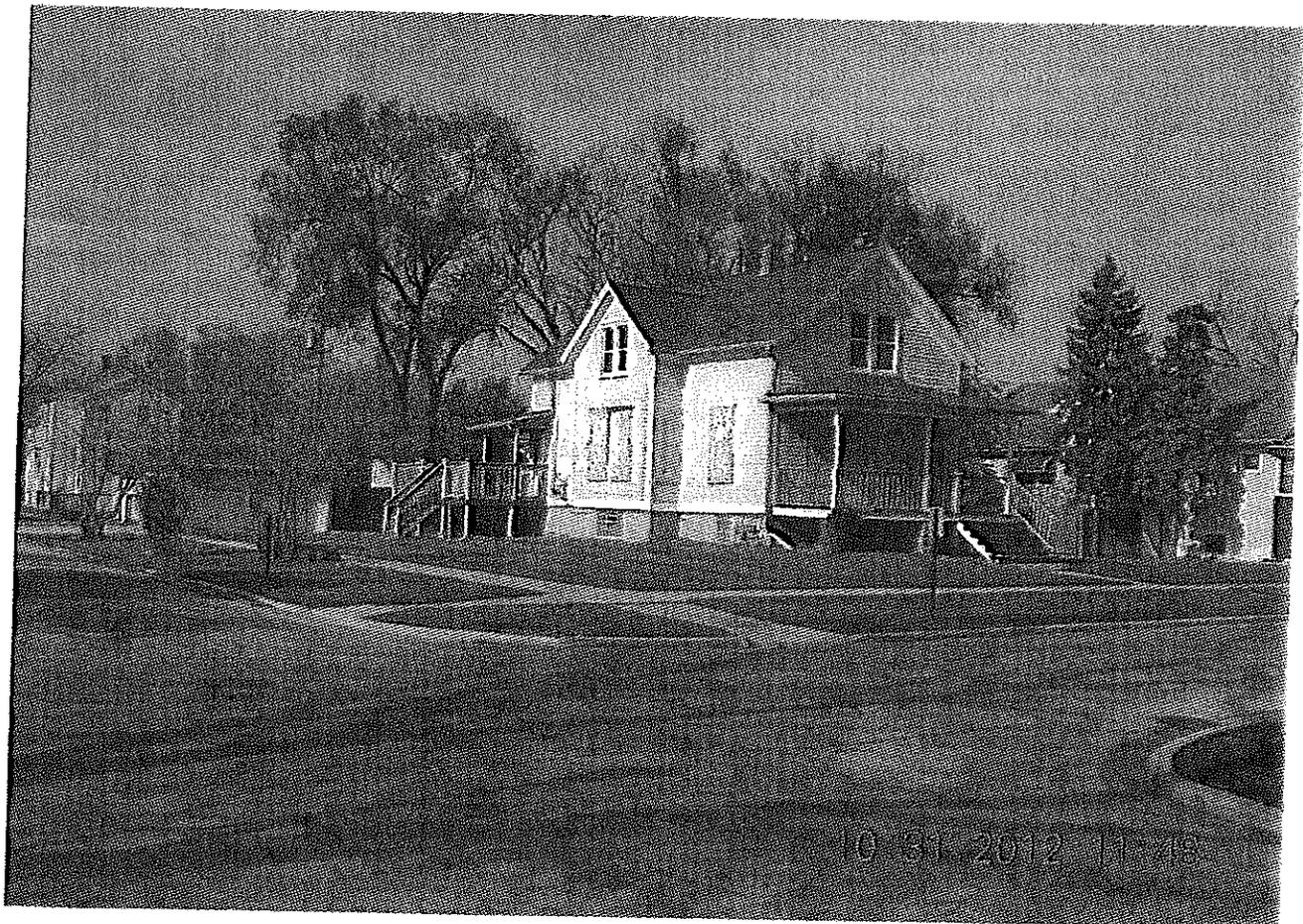


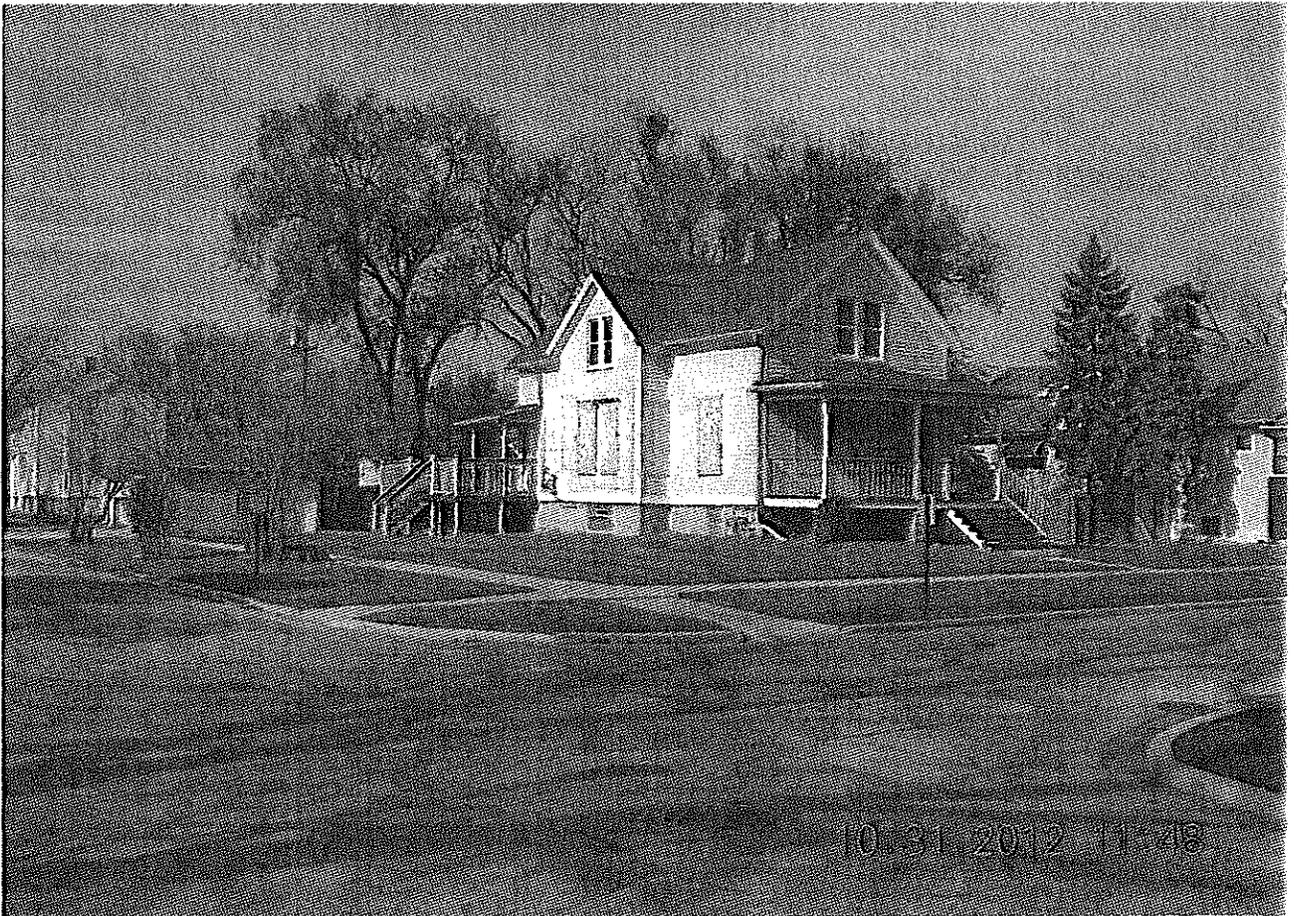
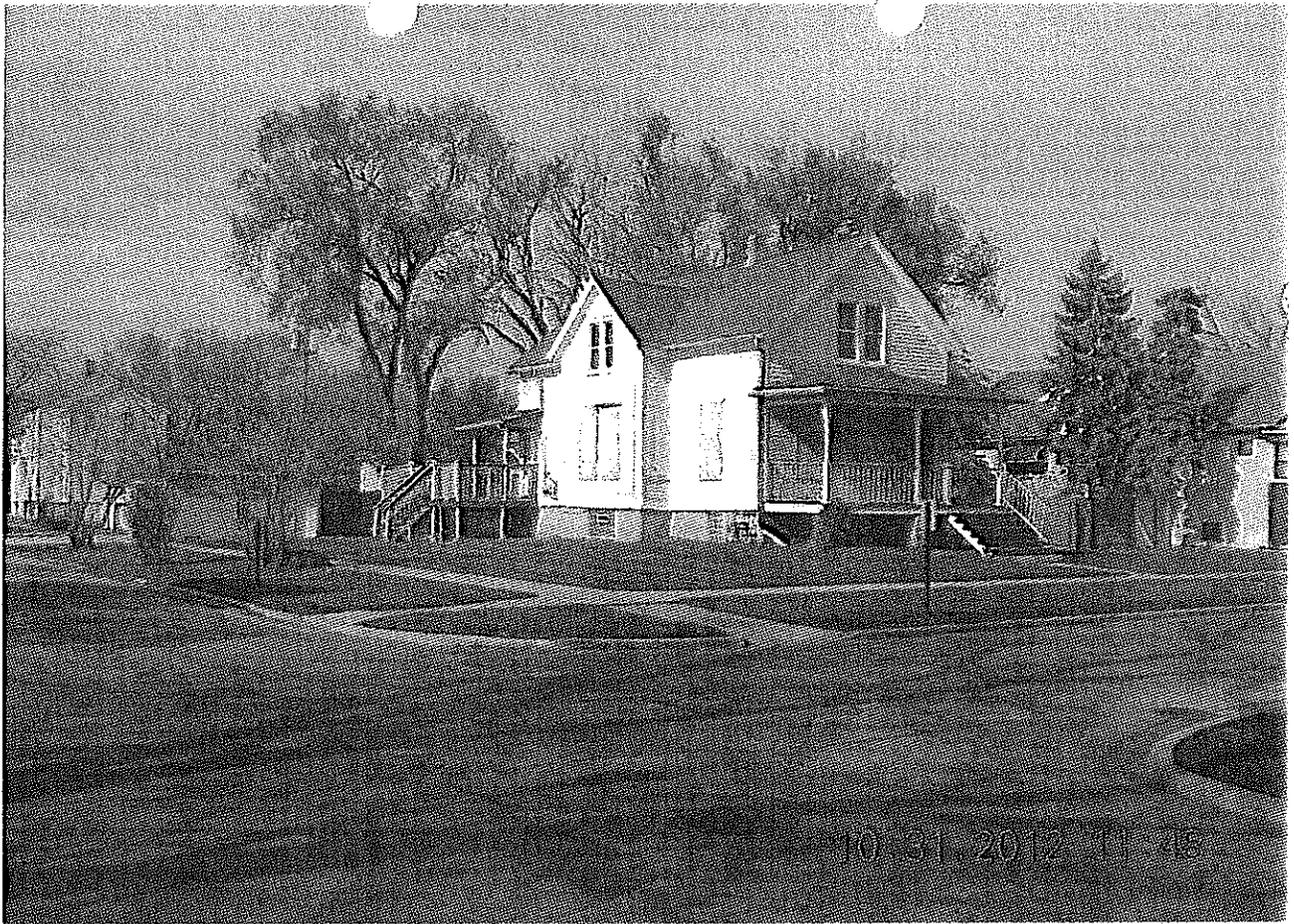






*Thomas*





Staff Photos ~~Thomas~~

**EXHIBIT B**

**LEGAL DESCRIPTION OF 216 S. 10<sup>th</sup> AVENUE, MAYWOOD, ILLINOIS**

**THE SOUTHEAST ¼ (EXCEPT THE NORTH 50 FEET THEREOF) OF BLOCK 18 IN SMITH'S ADDITION TO MAYWOOD, A SUBDIVISION OF THE EAST 693 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE 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-2014-20**

**AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION FOR 216 S. 10th 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 18<sup>th</sup> 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 20<sup>th</sup> day of June, 2014.

[SEAL]



  
\_\_\_\_\_  
Village Clerk