

928 MAPLE AVENUE (HOUSE)
928 Maple Avenue
Downers Grove
DuPage County
Illinois

HABS No. IL-1276

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service
U.S. Department of the Interior
Midwest Regional Office
601 Riverfront Drive
Omaha, Nebraska 68102

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. IL-1276

928 MAPLE AVENUE (HOUSE)

Location: 928 Maple Avenue, Downers Grove, DuPage County, Illinois, 60515.
The property was associated with the following addresses in previous years:

- 128 Maple (1892 Sanborn)
- 46 Maple (1898, 1909 Sanborn)
- 44 Maple (1921 Sanborn)

The building is located at latitude: 41.79244, longitude: -88.00833. This point was obtained on May 12, 2021, using Google Earth (WGS84). There is no restriction on the release of information about the property.

Present Owner: LL Schulz, LLC

Present Use: Occupied, residential (Two-family)

Significance: Maple Avenue is described as “the Village’s first main street”.¹ 928 Maple Avenue in particular is located in the Curtiss subdivision which was one of the Downers Groves’ first residential neighborhoods.² The contributing features of 928 Maple are primarily associated with the Neoclassical period and were constructed during a ca. 1940 renovation and subdivision of the building, such as a semi-circular window and the cornice returns on the primary facade. Extant original Italianate features ca. 1870 are contributing as well, most notably the interior recessed shutters and the arched upper sashes which are part of the windows on the primary facade.

Historian: Michael B. Smith, Urban Planner, Studio GWA, May 2021

Project Information: This report was completed to mitigate the adverse effects of the demolition of 928 Maple Avenue along the Maple Avenue residential

¹ Village of Downers Grove. “Historic Preservation Plan for Downers Grove.” Page 7. Accessed 29 March 2021. http://www.downers.us/public/docs/historic_preservation/Historic_Preservation_Plan.pdf

² Pierce Downer’s Heritage Alliance. “Spring 2013 Newsletter.” Accessed 15 March 2021. http://www.pdha.org/Documents/2013/2013_Spring_Newsletter.pdf

corridor. OPUS Development Company, LLC plans to undertake the demolition of 928 Maple Avenue to construct a new multifamily development on the property. The terms of the mitigation were agreed upon and executed to ensure compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420).

The following individuals were involved in the preparation of the report:

Michael Smith, Studio GWA. Mr. Smith researched and wrote the historical report and produced color illustrations.

Leslie Schwartz, Photographer, Leslie Schwartz Photography. Ms. Schwartz produced the official HABS photography for the report.

Jason Truax, Architectural Designer, Studio GWA. Mr. Truax produced digital scans of the building's exterior and interior, which are included as color illustrations.

Erin O'Keefe, Project Architect, Studio GWA. Ms O'Keefe produced the measured drawings for the report.

OPUS Development Company, LLC is the sponsor of the report.

I: Historical Information

A. Physical History

1. Date of Erection: ca. 1870. It is believed that the building was originally conceived in the Italianate style. The estimated date is informed by the extant original Italianate features on the property, which are discussed in Section I A 6 below.

2. Architect: Not known

3. Original and subsequent owners:

The legal description for 928 Maple Avenue details the property boundaries as follows:

“That part of Lots 15 and 16 of the Assessor’s subdivision of Section 8, Township 38 North, Range 11, east of the third principal meridian, described as follows: Commencing at the intersection of the center lines of Maple Avenue and Washington Street, in the village of Downers Grove and running thence south 65 ½ degrees west in the center of Maple Avenue 155.86 feet for a place of beginning; thence south 65 ½ degrees west in the center of Maple Avenue 68.80 feet; thence north 10 degrees 00 minutes west 273.20 feet to the south line of lot 52, 56.20 feet; thence south 251.50 feet to the point of beginning, in Dupage County, Illinois.”³

A copy of the DuPage County Assessor’s plat map from 1871 indicates that Margaret L. Dunham was the owner of the property.⁴ The Grantor-Grantee Index at the DuPage County Recorder’s office notes that Dunham purchased the property on October 9, 1871, from Charles Curtiss. The property included lots 15 and 16 in the Curtiss subdivision of the Downers Grove Township. The dating of architectural materials described in Section II below suggests that the building would have been located on the property during this time. It is not known whether Ms. Dunham was the first occupant of the property, how long she owned the property, and if she was the grantor to Thomas Lyman (3/10/1824-7/6/1894), a notable owner of 928 Maple Avenue.⁵

The Lyman family is among a series of early nineteenth century landowners associated with the formation of Downers Grove. Mr. Lyman’s father was The Reverend Orange Lyman, a pastor and farmer whose 600-acre homestead has been incorporated into the Lyman Woods Nature Center (901 W. 31st St, Downers Grove).⁶ The family owned multiple properties in the community, including 806 Maple (known as The Lyman House) and 853 Maple (known as the William H. Carpenter House, who purchased the property from Thomas Lyman’s estate in 1895).⁷ Both of these properties exist today and are considered to be contributing

³ DuPage County Recorder of Deeds, Recorder’s Online Documents. ‘Search Documents’. Document #R2019-068502. Accessed 25 March 2021. <https://recorder.dupageco.org/Search.aspx>

⁴ DuPage County Recorder of Deeds, Recorder’s Online Documents. ‘Search Documents’. Document #R1871-014481. Accessed 20 May 2021. <https://recorder.dupageco.org/Search.aspx>

⁵ Find a Grave. Memorial Page for Thomas Lyman. Accessed 29 March 2021. <https://www.findagrave.com/memorial/119760373/thomas-lyman>

⁶ S.M. O’Connor. “Suburban Profile: Downers Grove, Illinois”. Accessed 31 March 2021. <https://inthegardencity.com/2018/02/25/suburban-profile-downers-grove-illinois-by-s-m-oconnor/>

⁷ Downers Grove Historical Society. “Centennial Homes”. Accessed 31 March 2021. http://www.downers.us/public/docs/historic_preservation/Historical_Society_Centennial_Booklet.pdf

properties to Survey Area 4 in the 2013 Village of Downers Grove Architectural and Historical Survey.⁸ The Survey also states that 806 Maple Avenue is believed to be the oldest house in Downers Grove.⁹ Thomas himself was co-owner of Lyman & Giddings Real Estate in Downers Grove.¹⁰

The Grantor-Grantee Index details a couple of transactions between Thomas Lyman and Elizabeth (middle initial 'A' or 'O') Giddings. On December 21, 1889, Lyman sold the property to Giddings. Lyman died on July 6, 1894 and his estate purchased the property from Giddings on February 13, 1895.¹¹ Lyman's estate then sold the property to Albert H. Wetten on March 22, 1895. In 1902, Mr. Wetten sold the property to Charles W. Meyrick.¹² Mr. Meyrick sold the property to William Turnbull in 1906. In 1933, Mary Turnbull sold the property to Vietta Rowland. In 1937, Ms. Rowland sold the property to Mr. Merville Morton. At an unknown date, ownership of the property was transferred to Wheaton Bank & Trust, which sold the property to Mr. Harvey Drew prior to 1940. In 1945, Harvey Drew sold the property to Mr. Joseph E. Grout. Between 1945 to 1960, Ms. Elsie Frank takes ownership of the property. Mr. Drew takes ownership of the property once again in 1960. On May 29, 1962, Mr. Drew sells the property to Mr. Ivan Hultman.¹³ On July 11, 1975, Mr. Hultman sells the property to Citizens National Bank. On October 31, 1977, Citizens National Bank sells the property to Mr. Theodore Cruse. On October 22nd, 1996, Mr. Cruse sells the property to Ms. Peggy Cruse. On February 15, 2001, Ms. Cruse sells the property to Mr. Theodore Cruse II as part of a Qualified Terminable Interest Property Trust. On July 20, 2015, the Cruse Trust and Mr. Cruse II sold the property to LL Schulz, LLC. On June 16, 2019, LL Schulz, LLC (Theresa Schulz, Klaus Schulz) sold the property to LL Schulz, LLC Series 928.¹⁴

The names of the tenants after the two-unit conversion in 1940 are unknown.

4. Builder, contractor, suppliers: Not known

⁸ Village of Downers Grove, Architectural Design Review Board. "Village of Downers Grove Architectural and Historical Survey." November 5, 2013. 70-71.

⁹ The Village of Downers Grove, 35.

¹⁰ Rufus Blanchard. "History of Du Page County, Illinois." Chicago: O.L. Baskin & Co, Historical Publishers.1882.

¹¹ Find a Grave. Memorial Page for Thomas Lyman.

¹² Unknown. "Additional Local News." *Downers Grove Reporter*; 29 May, 1902.

¹³ DuPage County Recorder of Deeds, Grantor-Grantee and Grantee-Grantor Records.

¹⁴ DuPage County Recorder of Deeds, Recorder's Online Documents. Accessed 25 March 2021. <http://www.dupageco.org/recorder>

5. Original plans and construction: Not known. The earliest construction information available is from the 1892 Sanborn Fire Insurance Map, which includes the following details:

- Wood-frame construction;
- An open, one-story, wrap-around porch to the southwest; A sleeping porch to the rear of the building; and
- A shingled roof.

6. Alterations and additions: 928 Maple Avenue was constructed ca. 1870 as a two-story, single-family property. Its architectural evolution over the years can be characterized in three iterations:

First Iteration: Italianate. The building was originally conceived in the Italianate style as evidenced by the following elements:

- The newel post and balustrade on the main staircase;
- The interior recessed shutters on the first- and second floor living room spaces;
- The windows with arched upper sashes on the primary facade; and
- The low pitch of the roof.

Second Iteration: Victorian. It is believed that the building underwent its first renovation in the late 1880s/early 1890s, with additional features associated with the Victorian architectural period. Those features include:

- Decorative wood bargeboards in the gables (Figure 26)
- Heavy crown molding above the windows on the front facade; and
- A wrap-around porch with turned wood posts on the southwest corner of the property. The porch does not appear to be part of the original construction; the roofline on the south side of the porch conflicts with the cruciform floor plan of the house, and the pitch of the roof appears to be steeper than that of the house.

The bay window on the first floor may have been added during this time as well.

Third Iteration: Neoclassical. The exterior remodeling which occurred on the building's exterior in 1940 exemplifies Neoclassical architecture in general and Greek Revival styling in particular. The following features on 928 Maple are

associated with Neoclassical architecture:

- A front-gabled building design;
- Cornice lines emphasizing a band of trim around the building;
- Cornice returns on the gables;
- A semi-circular wood window with muntins radiating from the center;
- Wood clapboard siding (ostensibly underneath the vinyl siding); and
- Generous crown moldings on the primary facade.

A January 26th, 1941 *Chicago Tribune* article by Louise Bargelt titled “Old House Now a Modern Home for 2 Families” provides not only a detailed look into the physical changes that took place during this iteration of 928 Maple but also illustrates how the building in itself is a microcosm of the socio-economic and socio-spatial trends shaping the built environment of traditional residential neighborhoods in suburban communities across the country. The article includes visual and textual descriptions of the 1940 renovation. The rare ‘before’ and ‘after’ pictures yielded insights which are itemized in the above-noted iterations, and the article text describes a series of changes characterizing its renovated, modern state, including a new entrance, lowered ceilings, new mechanicals, and the room layout of each unit.

Of equal importance is the article’s implication that renovated, subdivided properties like 928 Maple were exemplary for the time, a template of sorts for aged, inefficient, and less-than-desirable properties in inner-ring neighborhoods.¹⁵ Automobile-oriented development was proliferating, and single-family homes on the periphery became more desirable and accessible in suburban towns and villages across the country. Downers Grove was no exception to this, of course, and Bargelt’s description of 928 Maple provides a rare glimpse into a property that was impacted by these trends. Bargelt describes 928 Maple as “rambling” and “forlorn”; its porch was “aimless,” its layout “cumbersome.”¹⁶ In its renovated state, however, the building became more efficient, aesthetically pleasing, compatible with modern sensibilities, and financially advantageous for the property owner. To the latter point, Bargelt states: “If one reads signs of the times It is safe to say that it not only pays to remodel but that It pays to do It now. Prices are not dropping, and there are some definite signs of a swing upward In certain lines.”¹⁷ Far from being a mere

¹⁵ Anthony Rubano. Email correspondence, 11 June 2021.

¹⁶ Louise Bargelt. 1941. “Old House Now Modern Home for 2 Families.” *Chicago Tribune*, January 26. Accessed 19 May 2021 via ProQuest Historical Newspapers.

¹⁷ Ibid.

improvement to the building program or an exercise in bringing a property to a more productive use, the task of renovating and subdividing was viewed as a solid, timely investment to its owner.

B. Historic Context: The 2009 Downers Grove Historic Preservation Plan describes Maple Avenue as “the Village’s first main street.”¹⁸ 928 Maple Avenue is located in the Curtiss subdivision. This subdivision was one of the first neighborhoods to be developed in the village and became home to some of its most important citizens.¹⁹

The 2013 Village of Downers Grove Architectural and Historical Survey includes four Survey Areas that have the potential to become historic districts listed in the National Register. 928 Maple is one of six properties in Survey Area 4 that the report categorizes as Greek Revival; of these six properties, four are significant and two are contributing.²⁰

II: Architectural Information

A: General Statement

1. Architectural character: Architectural styles in residential construction rarely portrayed purist styling from one period. Various design elements that were popular at the time were usually incorporated as homes were expanded, updated, or ‘modernized.’ This home clearly experienced changing times and taste for design. The initial Italianate influences were modified into Victorian and eventually Neoclassical features.

The distinguishing interior Italianate design features are the heavy molded casing surrounds on the doors and windows and the stair balustrade to the second floor. As the house evolved, the Victorian period had an influence with the construction of the bay window and gothic-influenced gable barge board detailing that appears in the 1940 photo (Figure 26).

2. Condition of fabric: 928 Maple is an occupied two-family property, and the

¹⁸ Village of Downers Grove. “Historic Preservation Plan for Downers Grove.” Page 7. Accessed 29 March 2021. http://www.downers.us/public/docs/historic_preservation/Historic_Preservation_Plan.pdf

¹⁹ Pierce Downer’s Heritage Alliance. “Spring 2013 Newsletter.” Accessed 15 March 2021. http://www.pdha.org/Documents/2013/2013_Spring_Newsletter.pdf

²⁰ Village of Downers Grove. Architectural Design Review Board. “Village of Downers Grove Architectural and Historical Survey.” November 5, 2013. 59, 78, 85. Survey Area 4 notes 5 Greek Revival buildings (pg. 85). 928 Maple Avenue is incorrectly placed in Survey Area 3 (pg. 75) in the report, hence the total of 6 Greek Revival properties in Survey Area 4.

condition of the building at the time of the report was found to be clean, habitable, and serviceable for occupancy. The building appears to be structurally sound throughout, with no sections of the building found to be compromised or susceptible to the elements. For example, there are no signs of water intrusion or subsequent damage in the building.

The building employs contemporary, low-maintenance materials such as vinyl siding and aluminum trim on the exterior. Modern amenities such as quartz countertops, stainless-front kitchen appliances, and newer lighting fixtures reflect broader trends in consumer demand.

B: Description of Exterior

1. Overall dimensions: 928 Maple Avenue is a two-story property that is approximately 27' in height at its tallest peak. The floor plan is cruciform with the north and south axis running 52'-11" and the east and west axis length at 27'. The total square footage of the house is 3,436 square feet.

2. Foundations: The foundation consists primarily of limestone. The visible foundation height from the exterior is 6" on the primary facade; on the east and west, the foundation height ranges from 12" on the south sections to 25" on the north sections. There are two basement windows placed in the limestone on the east, and three basement windows placed in the limestone on the west, two of which flank the foundation beneath the bay window. The foundation width is between 12" and 13".

On the west wall, the limestone foundation runs three quarters of the house perimeter and then the foundation changes to brick masonry.

3. Walls, structural systems, and framing: The 1892 Sanborn Fire Insurance Map notes that 928 Maple Avenue consists of wood-frame construction.²¹ The exterior facade is primarily comprised of vinyl siding which likely conceals wood clapboard siding, as evidenced by the visible wood siding in the sleeping porch interiors. Aluminum has been used to wrap most of the windows and doors.

4. Balconies and porches: The wraparound porch described in Section I A 6 above had Italianate roots, but the steeper roof and turned columns were Victorian

²¹ Library of Congress. Sanborn Fire Insurance Maps. Pages 1,2. Accessed 16 March 2021. <https://www.loc.gov/collections/sanborn-maps/?fa=location:illinois%7Clocation:dupage+county>

influenced. A small wood-framed portico leading to a recessed main entrance and topped with an iron railing extends from the main entrance and sits upon a small two-step concrete slab. These elements are throwbacks to the Neoclassical and Italianate period, and are believed to be a part of the 1940 remodel.

A three-season sleeping porch remains at the rear of the property, clad in vinyl siding and topped with asphalt shingles.

5. Chimneys: One brick chimney with aluminum flashing is visible on the north side of the east gable. The chimney is connected to a pair of furnaces in the east side of the basement. There are no fireplaces visible in the interior spaces. An additional chimney that was located on the west gable (Figure 25); it is likely that this chimney was removed during the 1940 remodel.

6. Doorways, doors, and windows: The main entrance consists of a single recessed door with a three-light fixed transom and wood casing. The main door is likely associated with the 1940 remodel and is not original. The primary facade includes seven windows: Three wood double-hung windows on each floor with an arched window sash and head detail. The gable features a semi-circular wood window which appears to be part of the 1940 remodel. Fenestration remains intact.

The west wall consists of a bay window and paired double-hung windows on the first floor, four double-hung windows on the second floor, and a four-lite wood window on the attic gable. The first- and second-floor windows are vinyl replacements. There are three basement windows placed in the limestone foundation. The sleeping porch includes a wood door with a simple shingled overhang as well as two four-lite wood windows. The trim surrounding the door is wrapped in aluminum.

The north side of the house is composed entirely of the sleeping porch. The first floor includes six aluminum storm windows and a fixed-pane window on the northwest corner. The second floor includes six four-lite wood double-hung windows covered with exterior aluminum storm windows.

The east wall includes a divided light circular window in the stairwell, paired double-hung windows beneath the gable on the first and second floors, as well as two individual double-hung windows on the first floor and one double-hung window on the second floor. Each of the double-hung windows are vinyl replacements. The bay on the east wall includes a south-facing double-hung window, which is

a replacement as well. There are two basement windows placed in the limestone foundation. The sleeping porch facing the east includes three aluminum storm windows on the first floor and three four-lite wood windows covered with exterior aluminum storm windows.

The majority of trim has been wrapped in aluminum, including any original trim that may exist. The exception is the cornice trim on the primary facade as well as the east and west elevations, which is comprised of painted wood.

7. Roof: The 4:12 gabled roof is covered with asphalt shingles. The downspouts and gutters are aluminum.

C: Description of Interior

1. Floor plans:

a. Basement: The basement is centrally located underneath the building and is directly beneath the dining room, kitchen, bathrooms, and bedrooms. The basement is a utilitarian space with exposed limestone and brick and concrete masonry foundation walls. The basement is used primarily for storage and for the placement of HVAC equipment. The partitions consist of 2" x 4" framing with shiplap, and may have been constructed to delineate tenant storage.

A crawlspace exists under the first-floor vestibule and living room area.

b. First Floor, Second Floor: The main entrance from Maple Avenue opens to a small vestibule that provides access to the first-floor living room space and the second-floor by means of the main staircase which is described below. The floor plans on both the first and second floors are similar, residential two-bedroom layouts, each with a living room, dining room, kitchen, bathroom, and sleeping porch.

Each living room includes three double-hung wood windows with a closet on the northeast corner of the room. The first floor closet is located underneath the staircase, while the second floor closet is located east of the staircase landing just past the second floor main entrance.

The first-floor dining room includes a large bay window which is a prominent feature of the space. Access to the kitchen, bathroom, and bedrooms is

provided at the northeast corner of the dining room.

In the kitchen, the sink, countertop, and cabinet space are newer and located on the west wall. A door on the north side of the space leads to the sleeping porch and rear building access.

The first- and second-floor hallways on the northeast quadrant of the floor lead to a bathroom, two bedrooms, and a hall closet. The bathroom layouts are identical.

c. Sleeping Porches: With the exception of a storage partition on the west side of both floors, the sleeping porches remain open. Access to each porch is provided through a staircase on the northwest corner of the building, and each porch includes a rear entrance to each respective unit.

2. Stairways: The first-floor vestibule includes access to the main staircase. The staircase is original to the building and retains its Italianate elements, including the newel post, turned wood newel cap, and turned wood balustrade. These elements are stained, while the treads, risers, and stringer are painted wood. Each tread includes a rubberized mat which covers approximately three-quarters of the surface.

The rear staircase provides access to the basement as well as the first- and second-floor sleeping porches. The staircase is utilitarian, and consists of painted wood treads, risers, and stringers with painted 2" x 4" wood railings. Most of the treads are topped with nailed, rubberized mats.

3. Flooring: The basement flooring consists of concrete. Flooring on the first and second floors is consistent across rooms, and includes the following:

- Non-original stained tongue-and-groove floors running north to south in the vestibule, living room, dining room, hallway, and bedrooms;
- Non-original tile circa 1940 in the bathroom;
- Faux-wood vinyl laminate flooring running north to south in the kitchen; and
- Painted wood running north-south in the sleeping porch.

4. Wall and ceiling finish: The basement walls consist of an assortment of materials, including exposed limestone, plaster over limestone, painted concrete masonry, and shiplap partitions for tenant storage. The walls and ceilings in the staircase as well as

the living rooms, dining rooms, hallways, and bedrooms on the first and second floors are comprised of plaster that is painted in neutral colors. The ceilings are painted white throughout. In both kitchens, the ceilings and cabinet soffits are drywall. The kitchen and bathrooms include painted wood wainscoting.

The sleeping porch on both floors consists of exposed wood clapboard siding on the south wall and painted plywood on the north and east walls. The ceiling is exposed on the first floor, and the ceiling consists of painted plywood on the second floor.

5. Doorways, doors, and windows: The living rooms include original double-hung windows. Each set of living room windows feature arched top sashes and a deep recess that accommodates original interior shutters. The first-floor windows include a 70/30 sash split and are taller than their second-floor counterparts.

Each living room space includes painted wood crown molding, baseboard, window casing, and door casing. The second floor crown molding has a smaller profile than that of the first floor, which lends to a 'floating' ceiling effect. The doors are four-panel painted wood. The door and window casing consists of flat stock with a convex profile. Additional trim detail serves to build up the moulding and frame the perimeter. The width and depth of the casing provides visual strength to the opening and makes it a defining feature. This detail is consistent throughout both living rooms.

The first-floor dining room includes a large replacement bay window to the west and cased openings to the living room, kitchen, and hallway on the northeast side of the room. The casing is typical to that of each living room. The differentiation in crown molding between the first and second floor is consistent between dining rooms. On the second floor, the opening leading to the hallway is not cased.

The hallways on the northeast quadrant of each floor retain four-panel doors and painted door and window casing per typical. Painted four-panel wood doors and painted wood trim per typical are present in both bedrooms. In the bathrooms, a double-hung wood window to the north opens to the sleeping porch.

The bedrooms, bathrooms, and closet openings include painted four-panel wood doors and painted casing per typical. Each bedroom includes replacement windows cased with flat stock and painted four-panel wood doors leading to closets.

The stairwell includes a divided light circular window. The window opening has a 6” recess, and the trim is framed square around the opening. The trim detail is consistent with the window casing in other spaces.

6. Decorative features and trim: Descriptions of decorative trim have been incorporated in other sections of the outline.

7. Hardware: Most of the hardware is associated with the 1940 remodel of the building. The doors to the main entrance and the entry door to the first floor living room consist of brass knobs and faceplates. The hardware on the remaining doors (closets, bedrooms, bathrooms) consists of glass knobs with brass faceplates. The rear kitchen doors from each sleeping porch include a non-decorative knob and faceplate with a contemporary deadbolt set. Some of the arched windows on the primary facade retain replacement hardware (date is unknown). The windows in the rear sleeping porch retain their period sash locks.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: The east side of the basement contains two furnaces and two hot water heaters. The cast-iron hot water radiators on the first and second floors are operational and probably date back to 1940. The radiators are basic and not decorative. The second floor includes a small air conditioning unit placed in the wall between the double-hung windows to the west.

b. Lighting: Both units include contemporary replacement light fixtures. No original lighting fixtures remain.

c. Plumbing: The building has been plumbed to accommodate modern amenities listed above, including kitchen and bathroom sinks, showers, and toilets, as well as laundry facilities in the basement.

D: Site

1. Landscaping: Landscaping buffers the primary facade as well as the east and west sides of the building. The landscaping includes small shrubs, perennials, and ground cover. Any historic landscaping information is unknown.

2. Outbuildings: A doubled-gabled, two-car garage is located northwest of the home.

The building consists of wood siding and asphalt shingles and sits on a concrete slab foundation. The 1892 Sanborn Fire Insurance Map appears to show two sheds, both of which are not present. The current two-car garage appears to be built upon the same site as one of the original sheds placed to the furthest west of the property.

3. Adjacent parcels: The 1892 Sanborn Fire Insurance Map shows that most of Maple Avenue was residential in land use.²² Today, most of the adjacent properties are zoned R-4 indicating detached residential structures; these properties are located on the south side of Maple Avenue. Many of these properties have been converted to light commercial use.

The parcels directly adjacent to 928 Maple Avenue no longer include single-family residential properties. A brief summary of the directly adjacent parcels follows:

- To the north: A municipal multi-story parking garage, surface parking, and a mixed-use multi-story building;
- To the south: First Baptist Church of Downers Grove, the Downers Grove Christian School (the building of which is referenced in the 1892 Sanborn Fire Insurance Map), and the Downers Grove Park District Headquarters.
- To the east: A surface parking lot belonging to First Baptist Church; and
- To the west: A one-story commercial building, and a new mixed-use, multi-story commercial building which occupies the northeast corner of Main Street and Maple Avenue.

III: Sources of Information

A: Architectural Drawings: Measured drawings are included. Original architectural drawings have not been located.

B: Early Views: Early views are provided in the copy of the January 26, 1941 Chicago Tribune article “Old House Now a Modern Home for 2 Families” by Louise Bargelt. This copy is included in the field notes.

C: Interviews: No interviews were conducted.

²² Library of Congress. Sanborn Fire Insurance Maps. Pages 1,2. Accessed 16 March 2021. <https://www.loc.gov/collections/sanborn-maps/?fa=location:illinois%7Clocation:dupage+county>

D: Bibliography

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Library of Congress. Sanborn Fire Insurance Maps. Images 1 and 2, from Downers Grove, Du Page County. Accessed 16 March 2021. <http://hdl.loc.gov/loc.gmd/g4104dm.g018291892>

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Village of Downers Grove. Architectural Design Review Board. "Village of Downers Grove Architectural and Historical Survey." November 5, 2013.

IV: Methodology of Research

A: Research Strategy and Process: One site visit was conducted to document the existing conditions through both photography and 3D digital scanning of the building. These mediums were used to provide descriptions of the interior and exterior. Other sources included records of books, newspaper articles, maps, and historic photos.

B: 3D Walk-Through Scan: <https://my.matterport.com/show/?m=LG6zHRDxFhr>

C: Archives and Repositories Used:

Library of Congress, Geography and Map Division; DuPage County Recorder of Deeds Office, Wheaton; Downers Grove Public Library, local history section and online newspaper archives; Village of Downers Grove public meeting online archives.

V: Project Information

This report was completed to mitigate the adverse effects of the demolition of 928 Maple Avenue along the Maple Avenue residential corridor. OPUS Development Company, LLC plans to undertake the demolition of 928 Maple Avenue to construct a new multifamily development on the property. The terms of the mitigation were agreed upon and executed to ensure compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420).

928 MAPLE AVENUE (HOUSE)
HABS No. IL-1276
Figures
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1: General view of the primary south facade of the house. Looking north. Features associated with the 1940 remodel are present, including a semi-circular window, cornice returns, and portico to the main entrance with a transom window.



2: General view of the primary south facade and west side of the house. A two-car garage is in the background and located on the northwest corner of the property.



3: General view of the west wall of the house. A portion of limestone and brick masonry foundation is visible, and the rear entrance to the property is visible left of center.



4: Oblique view of the north and west sides of the house. The two-story sleeping porch, rear entrance to the house, and foundation is visible in the foreground. The dining room bay window is visible in the background.



5: General view of the east and north sides of the house. The two-story sleeping porch extends to the north, and a large portion of the limestone foundation is visible.



6: General view of the east side of the house, taken from the southeast corner. Image includes detail of the portico at the main entrance, and a divided light circular window is at center.



7: General view of the primary south facade and east side in the background. The image includes a view of the contemporary land uses adjacent to 928 Maple Avenue, such as a commercial mixed-use structure left of center a surface parking lot right of center.



8: General view of the east and north walls in the background. The image includes a view of a surface parking lot in the foreground, which is owned by a neighboring church.



9: Close-up view of the interior entrance, vestibule, and staircase, looking south. A view of the original newel post and balustrade is present, and the interior door leading to the first floor living room is visible in the background.



10: Close-up view of original divided light circular window in the main staircase, looking south. The main entrance is visible in the background.



11: General view of first floor living room, looking southwest. Double-hung windows with arched upper sashes, interior shutters, and heavy casing are visible.



12: General view of first floor living room, looking northeast. Cased openings to the main entrance and closet are visible, and cased openings to the kitchen and hallway leading to the bathroom and bedrooms are visible in the background.



13: General view of first floor dining room, looking southwest. The bay window is visible in the background.



14: General view of a first floor bedroom, looking east. Replacement windows with casing are present. Hardwood flooring, baseboard, and a radiator are visible.



15: General view of first floor kitchen, looking southwest. Contemporary kitchen with modern amenities are visible in the foreground. The first floor dining room and living room are visible in the background.



16: General view of first floor sleeping porch, looking east. Wood clapboard siding is right of center, and painted wood flooring and framing remain partially visible throughout.



17: General view of rear entrance to the house and staircase, looking west. Wood clapboard siding and a four-lite wood window is visible left of center.



18: General view of second floor living room, looking south. Double-hung windows with arched upper sashes, interior shutters, and heavy casing are visible.



19: General view of second floor dining room, looking north. Hardwood floors are visible in the foreground. Openings to the kitchen and hallway leading to the bathroom and bedrooms are visible in the background.



20: General view of second floor bathroom, looking north.



21: General view of a second floor bedroom, looking southeast. Replacement windows with casing are present. Hardwood flooring and a radiator are visible.



22: General view of second floor kitchen, looking southwest.

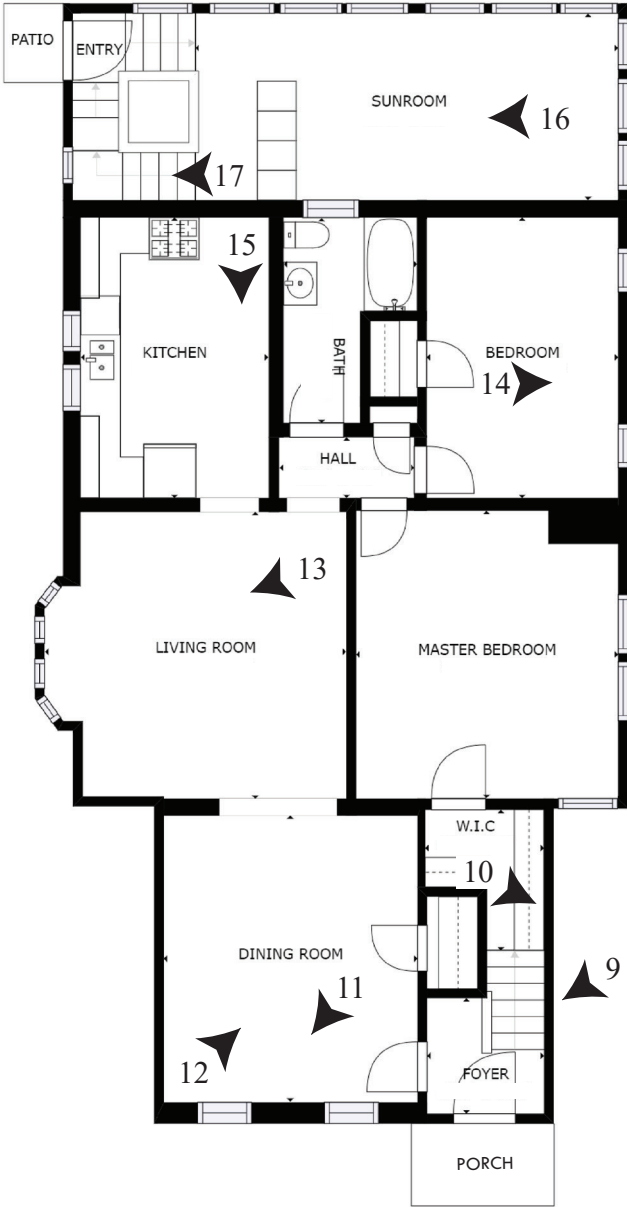


23: General view of second floor sleeping porch, looking east. Wood clapboard siding is right of center, and painted wood flooring and framing remain partially visible throughout.

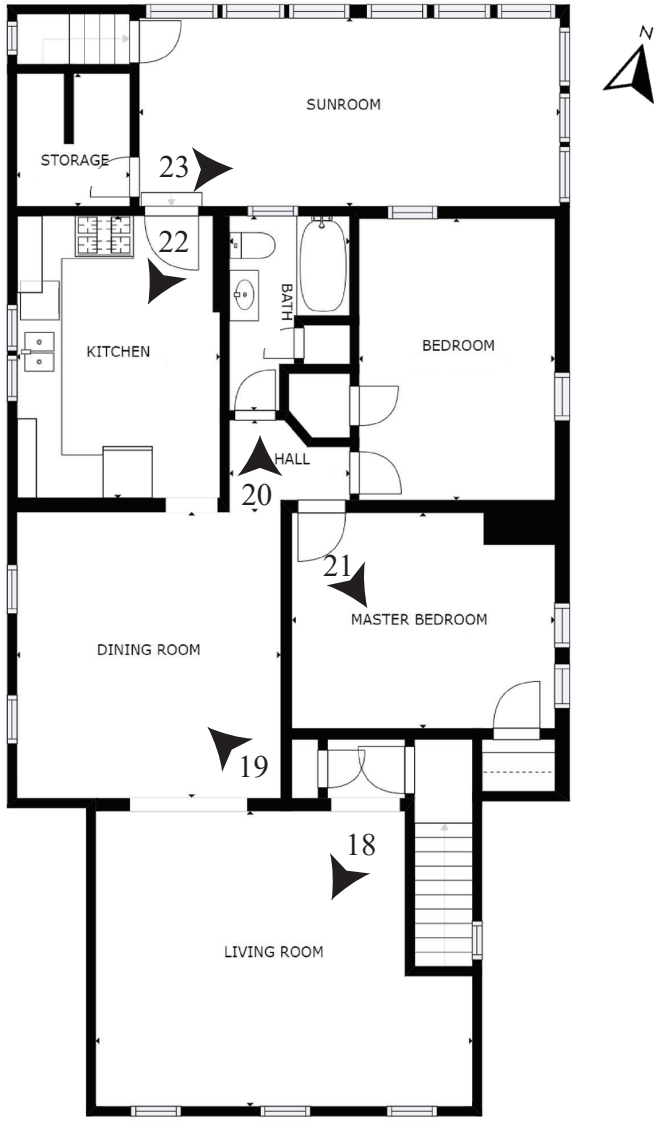


24: General view of basement, looking southeast. A portion of the limestone foundation is visible in the background.

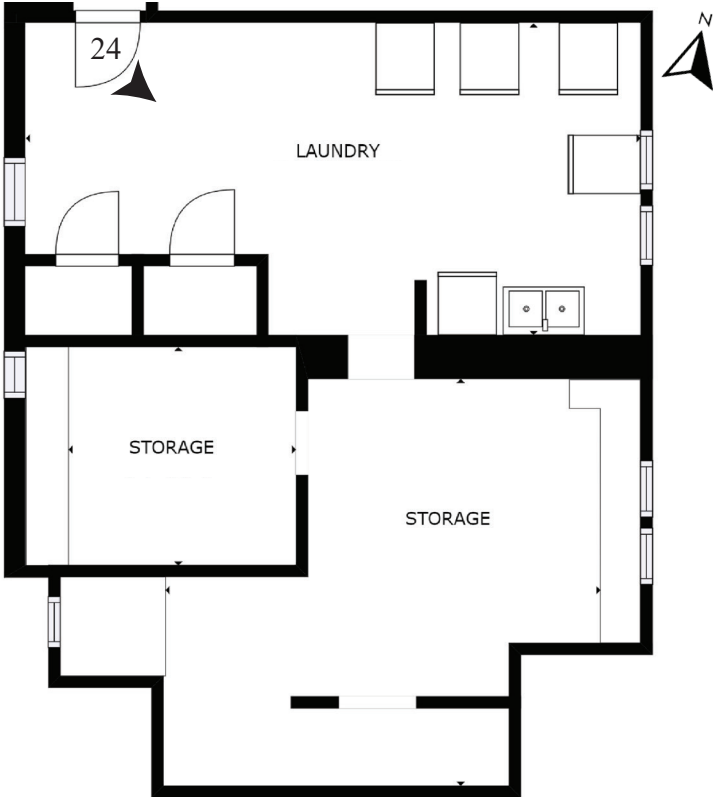
928 MAPLE AVENUE (HOUSE)
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KEY TO FIGURES
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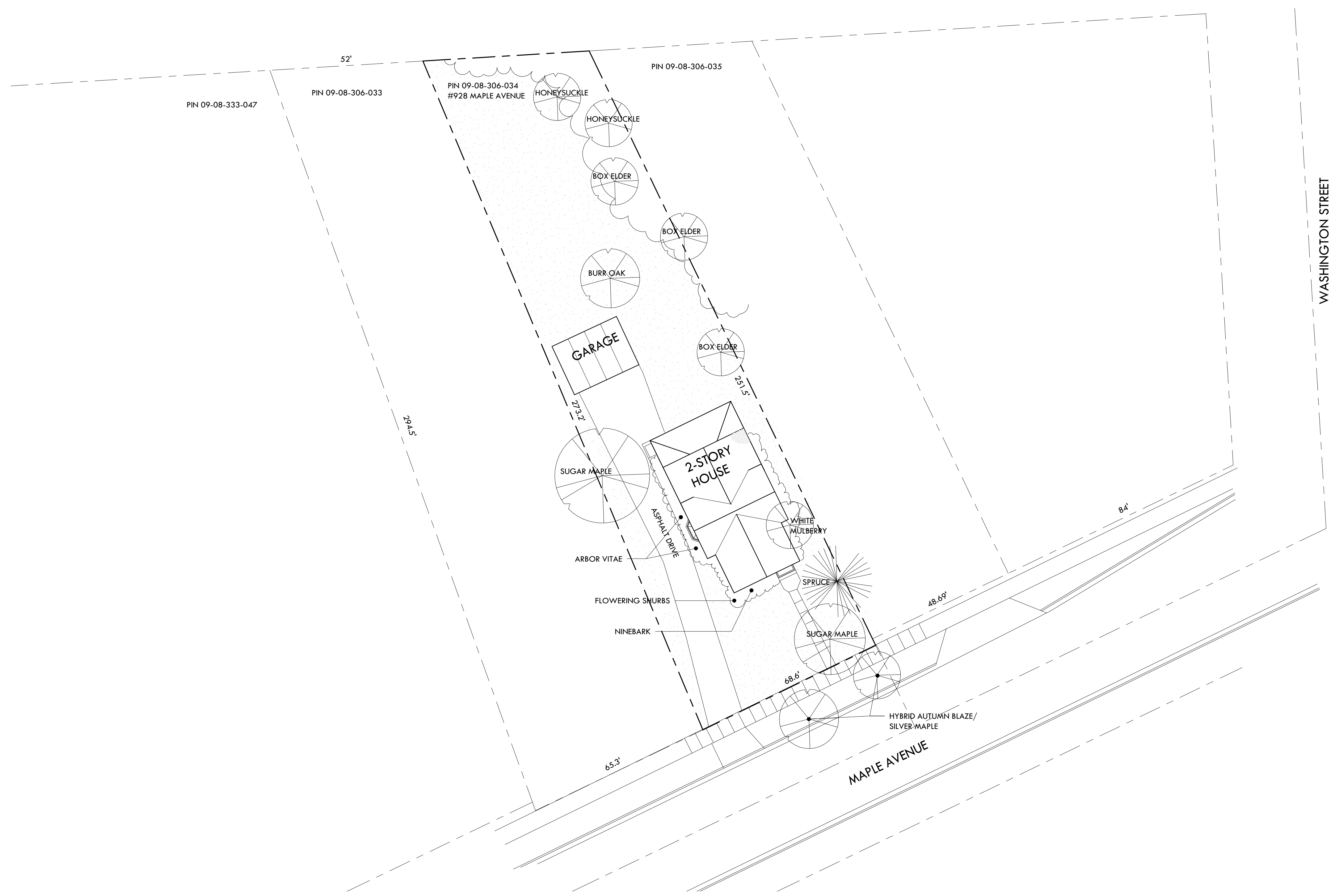


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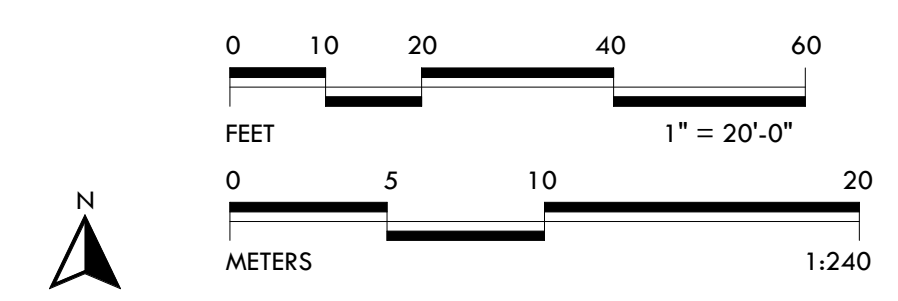


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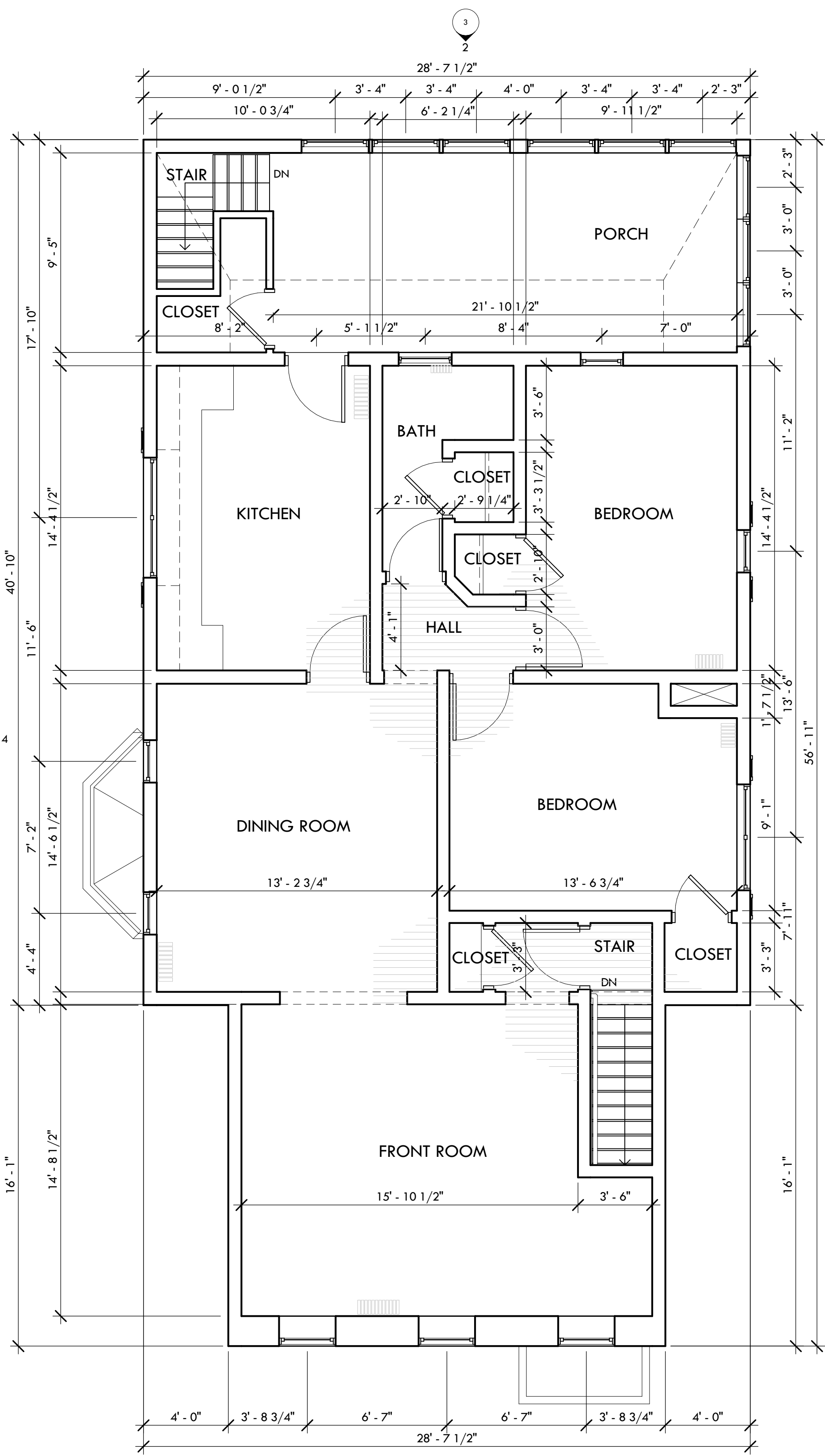




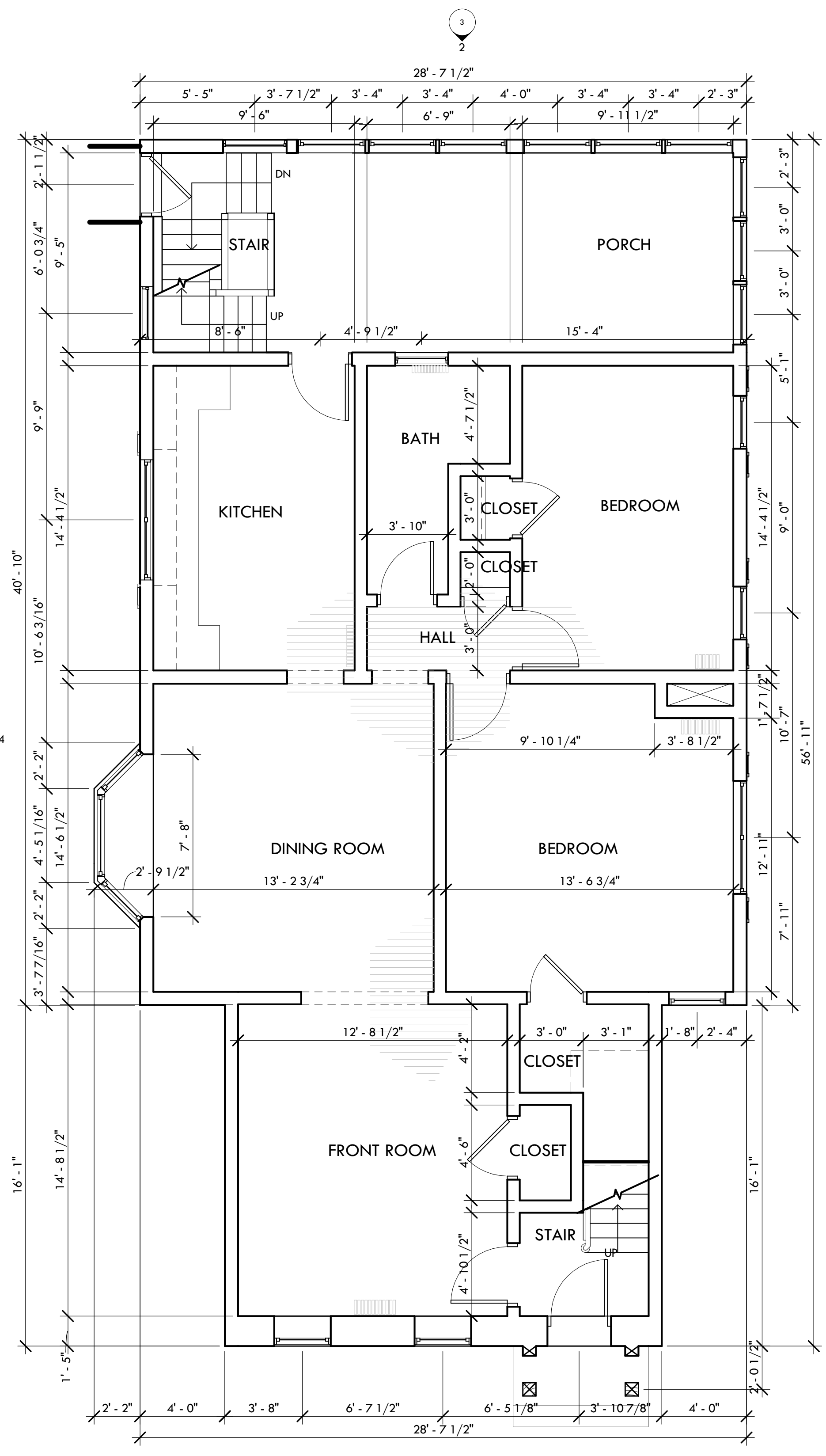
SITE PLAN
1" = 20'-0"



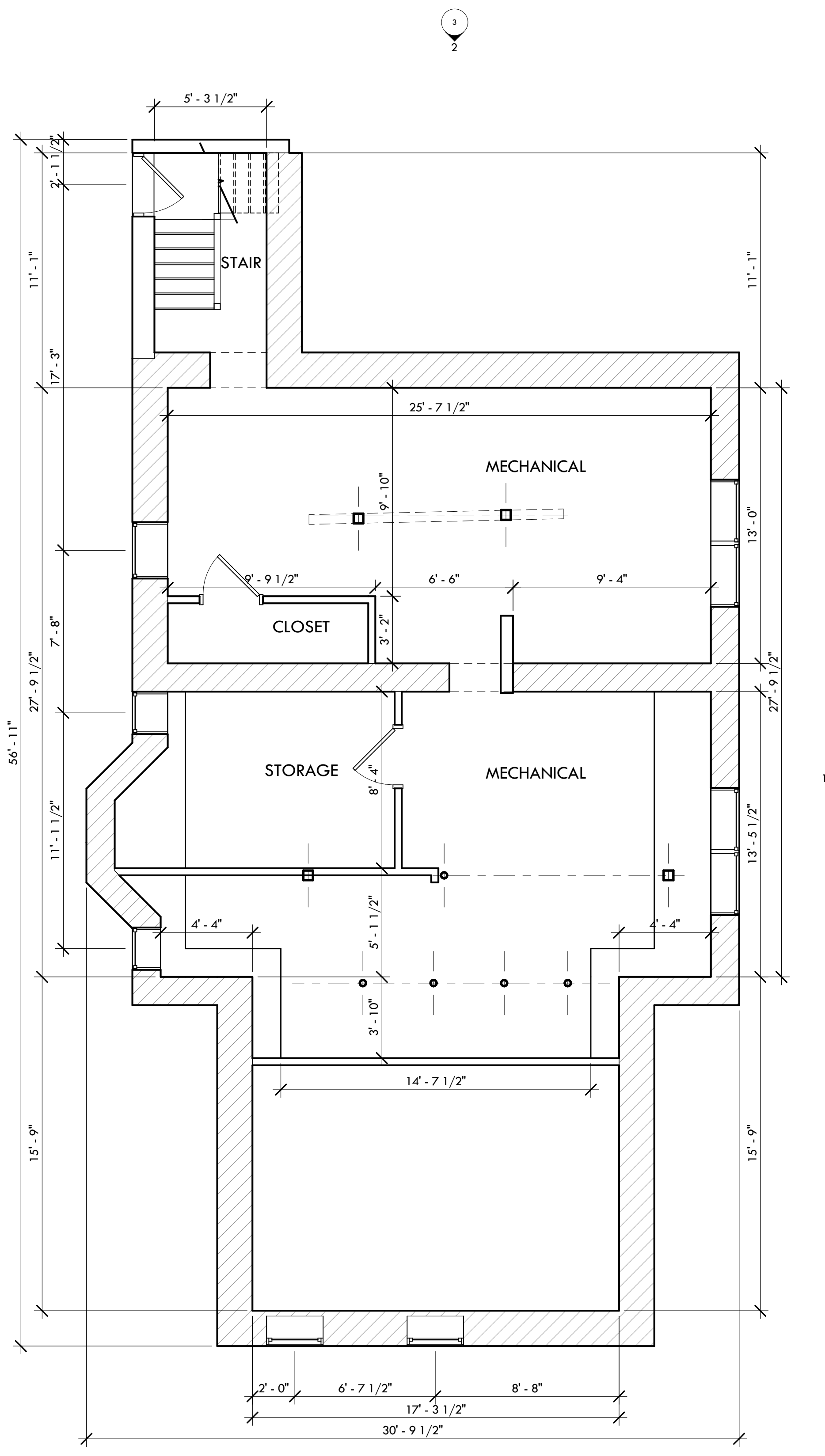
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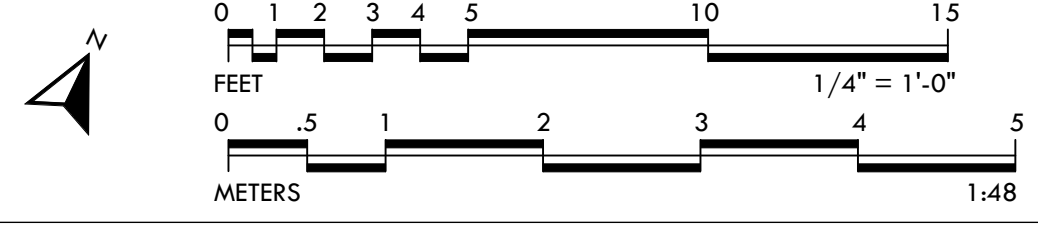
SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

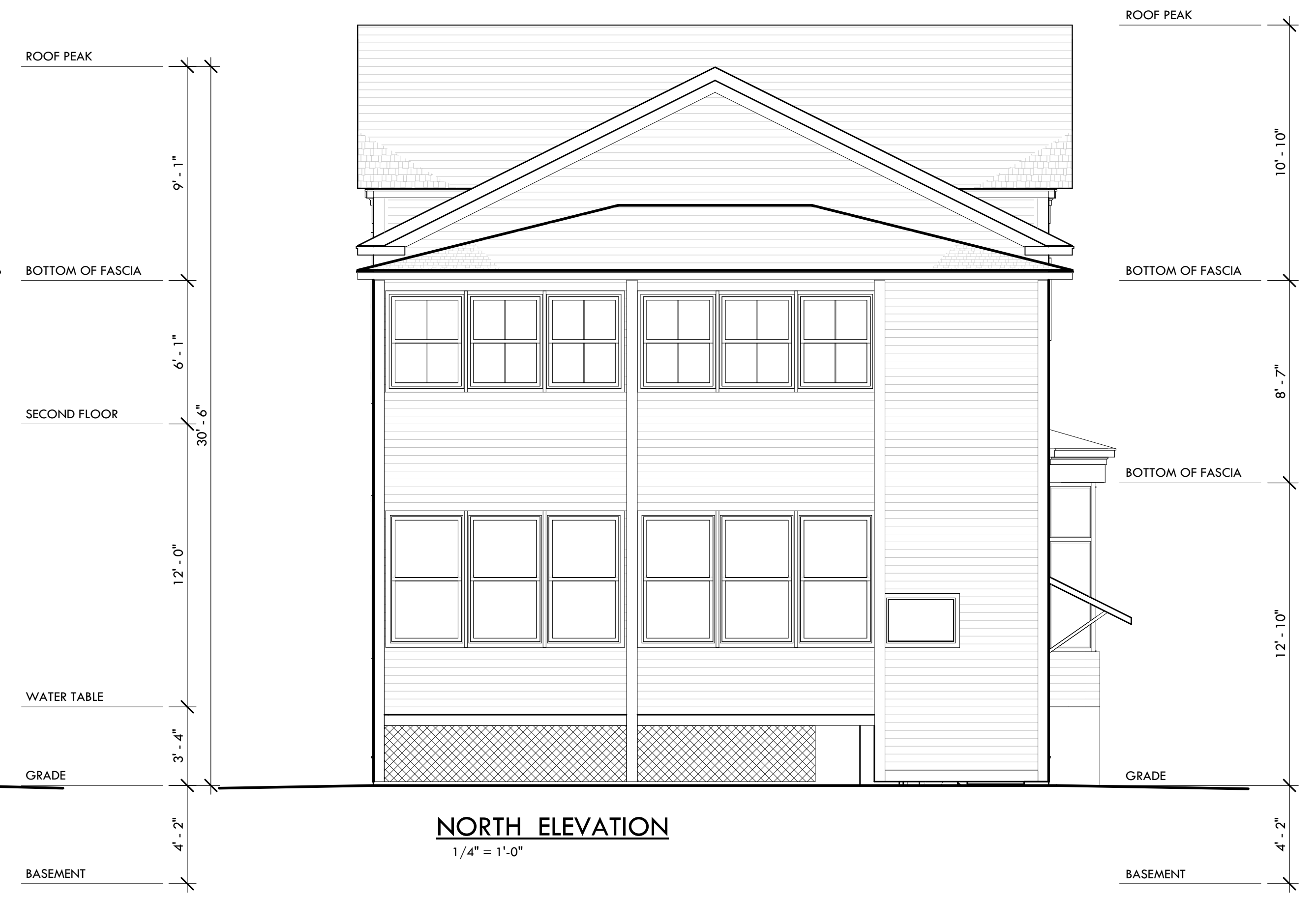


LOWER LEVEL PLAN
1/4" = 1'-0"





EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

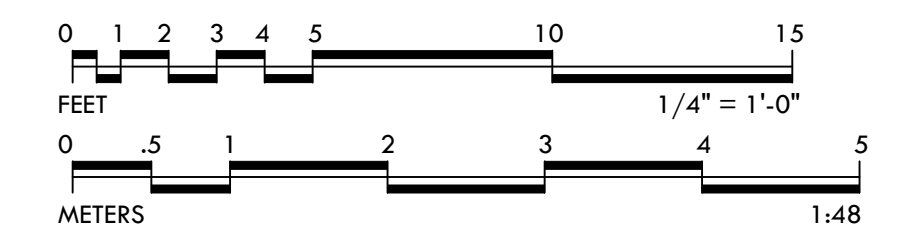


WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY



DRAWN BY: STUDIO GWA

HISTORIC AMERICAN BUILDINGS SURVEY

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928 MAPLE AVENUE (HOUSE)
928 Maple Avenue
Downers Grove
DuPage County
Illinois

HABS No. IL-1276

Leslie Schwartz, photographer, May 20, 2021

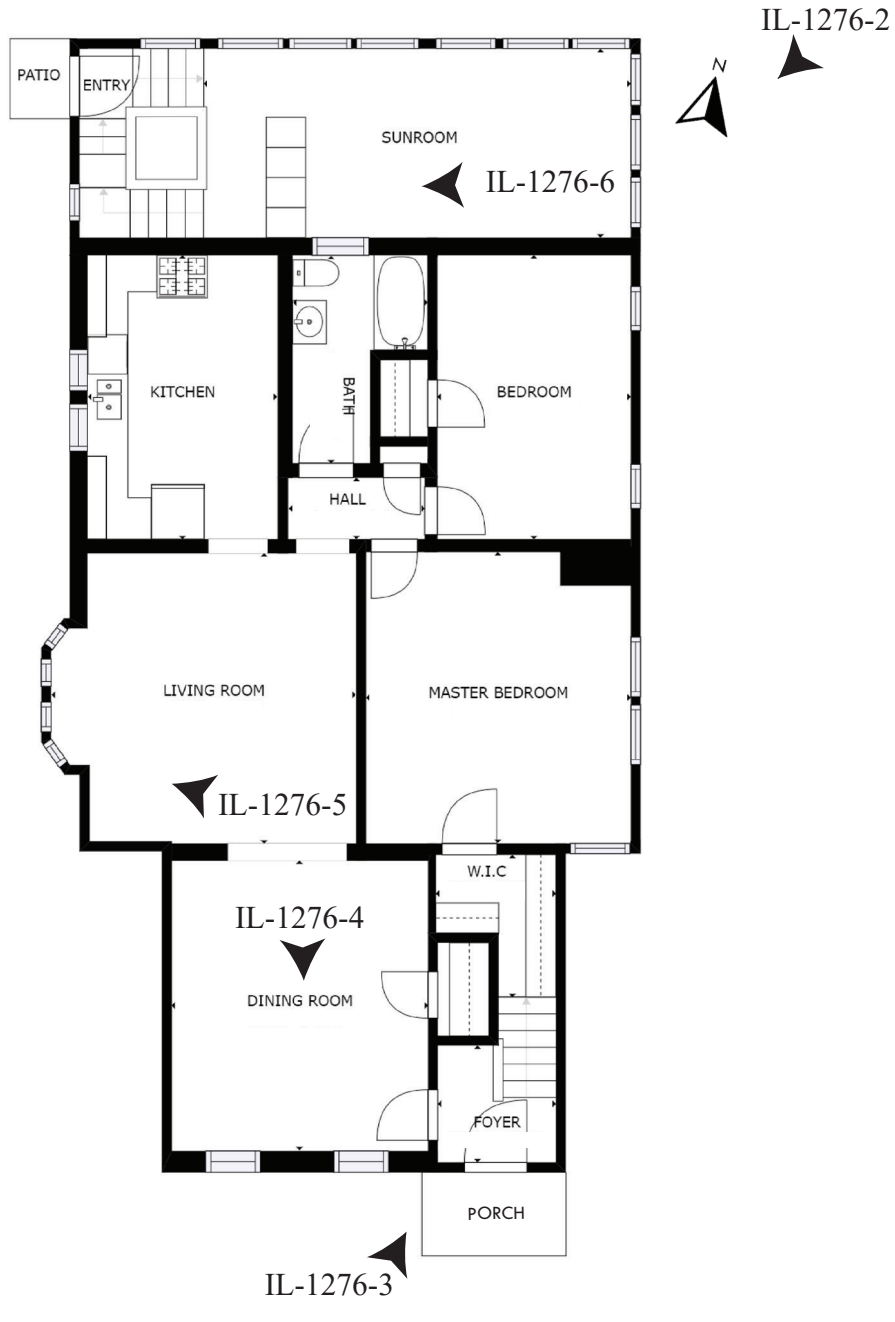
- IL-1276-1 General view of the primary south facade and west side of the house. A two-car garage is in the background and located on the northwest corner of the property.
- IL-1276-2 General view of the east side of the house, looking southwest. The two-story sleeping porch extends to the north.
- IL-1276-3 Close-up view of the main entrance and staircase of the house, looking northwest. View of original newel post and balustrade is present in the foreground.
- IL-1276-4 General view of first floor living room, looking south. Double-hung windows with arched upper sashes, interior shutters, and heavy casing are present in the center of the view.
- IL-1276-5 General view of first floor dining room, looking northwest. The bay window extends to the right, and cased openings to the kitchen and hallway leading to the bathroom and bedrooms are visible in the background.
- IL-1276-6 General view of the first floor sleeping porch, looking west. Wood clapboard siding is in the left foreground, and painted wood flooring and framing remain partially visible throughout.
- IL-1276-7 General view of bedroom on second floor, looking southeast.
- IL-1276-8 General view of the basement of the house, looking east. A basement window placed within the limestone foundation is visible in the background.

HISTORIC AMERICAN BUILDINGS SURVEY

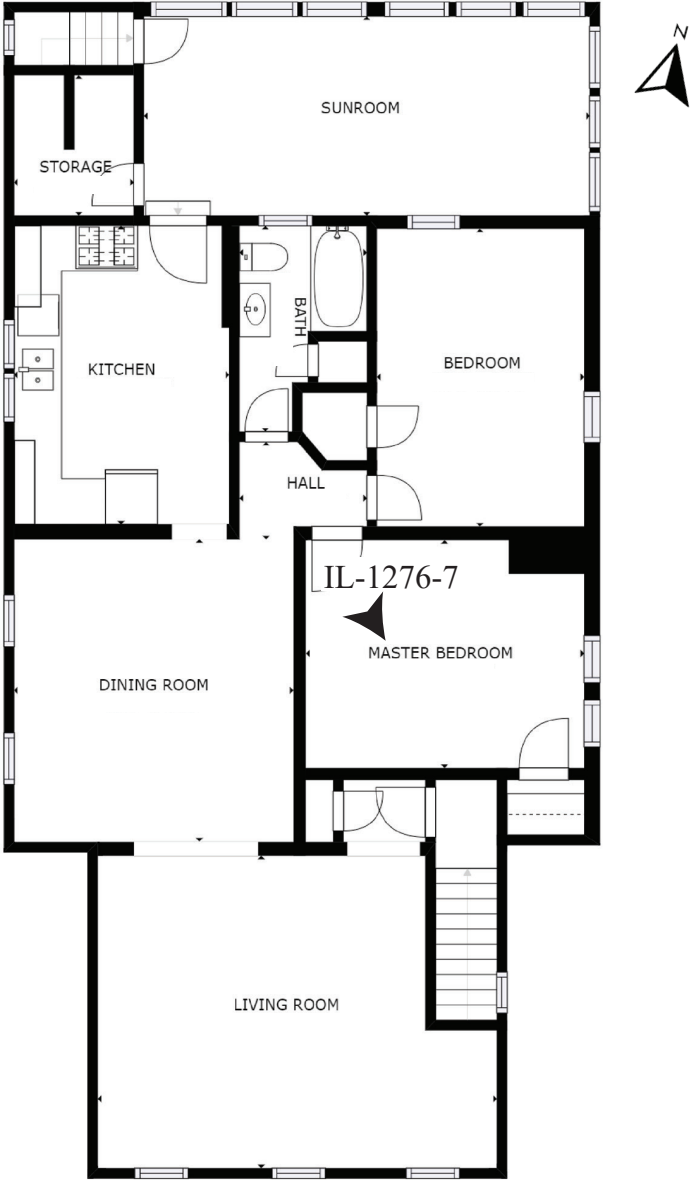
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928 Maple Avenue
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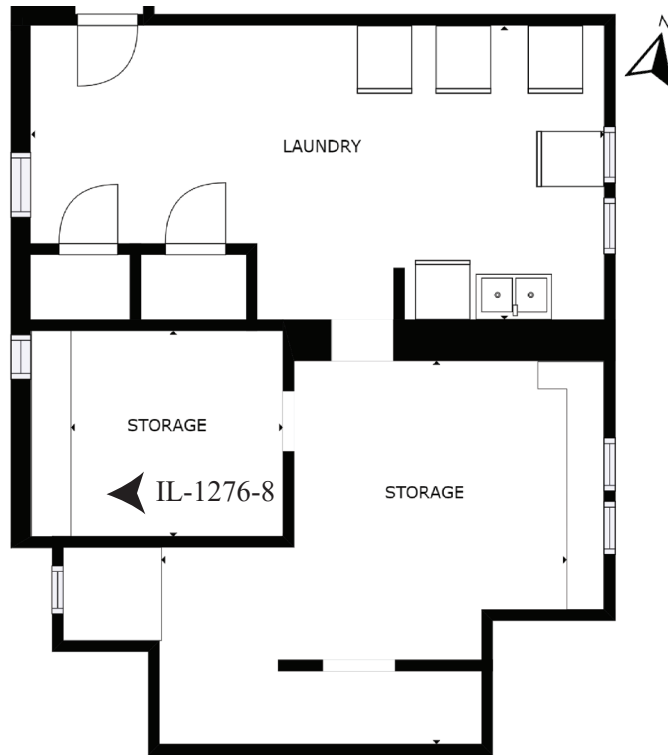
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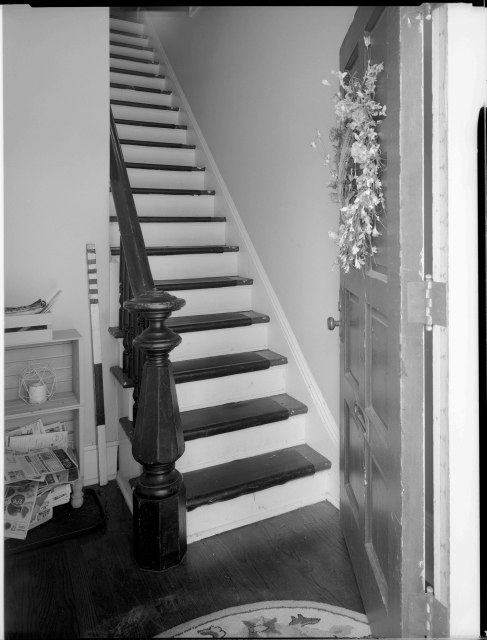


928 MAPLE AVENUE (HOUSE)
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(Page 3)



















Yu-Domus

Green Fiber

Green Fiber
R13-F90

**OLD HOUSE NOW
A MODERN HOME
FOR 2 FAMILIES**

**Shabby Dwelling Drops
Off Its 75 Years.**

BY LOUISE BARGELT.
When the architect was called in to discuss the modernization of an old house at 524 Maple avenue, Downers Grove, there was more than a few years to be added. Its age was somewhere around 75 years and its best days, to judge from appearances, were behind it.

These are problems that face thousands of home owners from all over the country. What to do with such a structure? Just to abandon it because when you put it on a paring basis? Or to tear it down and build a new one? Mr. and Mrs. Harry Drew wanted to change it into a two apartment home, rebuild it so it would serve two families comfortably according to modern ideas and standards.

Time Change Value.
As it stood it was a great, rambling, foursome house, with high ceilings and large porches and back yards. It was a large house which had been built in 1866. It was a fine example of what was then considered highly desirable. But was it worth the change now? That was the big point to be considered before any work was started.

Of course, no one can answer just blank the question being asked on all these points. Circumstances and conditions are so varied that no one can give a definite answer. But it has been proved that when the work is done on an expertly managed basis—definitely increased value results.

Add to Rental Value.
A modern building is given a two-family place in existing markets, and several tangible results are established. The building is made desirable to live in and to look at. It is an asset to the owner. It is a source of income. Mr. and Mrs. Drew wanted to tear down the house, with its antique porches and its cumbersome layout, and build a new, more modern apartment building.

This was done and the work was finished in the early fall of 1940. Now if you are driving past the building you will see a cleaned-up street, with exterior walls of white siding. There is a new entrance with small balcony overhead and the large porch at front and side are gone. Inside the building the ceilings were lowered to meet the new floor levels. The work was built.

Replaces Heat Units.
Each apartment has five rooms and two baths, with modern plumbing and lighting fixtures. Doors, walls, and windows. In the basement there are two more apartments. In the building there is a hot water system. It is built to last so that it not only pays for itself but that it will pay for itself over and over. Prices are not dropping and there are some definite signs of a rising up in certain lines.

It is a decision to modernize, location and site are considered. The site on which an old home stands is a decision to modernize, location and site are considered. The site on which an old home stands is a decision to modernize, location and site are considered.

A good looking apt-to-1941 two apartment home at 524 Maple avenue, Downers Grove. It has been modernized from a great rambling house more than 75 years old. The owners are Mr. and Mrs. Harry Drew. The architect: Zook and Taylor, 140 South Dearborn street.

In its day this home was quite everything the owners who built it wanted. But that was more than three score years ago. The problem: What to do about it? The answer is seen in the top picture.

Glimpses of Stars During W-G-N Rehearsal



Monday, Jan. 27.
While Tron Jay Pearce pushes up an opera he has been waiting the call for further rehearsal, Marion Claire, star of the Chicago Theatre of the Air production, and John Weigel, the narrator, stand in "Naughty Marietta" at 7 p. m. next Saturday, members of the W-G-N ensemble, leads to

This Week in the Garden

At the season advance and conditions are not ideal for early planting, such as sowing seeds for early plants, transplanting seedlings, sowing and sowing, and sowing seeds and sowing. The gardener will become more busy engaged. The plan for the new garden or for renovating the old should be well along. Consult the horticulturist regarding recent stock and arrangements for a supply of soil and fertilizer.

Friday, Jan. 31.
House plants will soon show their renewed activity, and they should be stimulated occasionally to keep them growing vigorously. Commercial plants should be all requirements regarding food. These chemicals can be applied just before watering or they can be placed in solution or used in tablet form.

Tuesday, Jan. 28.
Transplant seedlings that have developed to a size where they can be easily handled. Use a peaty soil, with very little fertilizer. They can be transplanted into pots and then into the garden. If they are to be planted into pots or boxes.

Wednesday, Jan. 29.
If the seed sown fails to germinate, it is probably because the soil is too dry. If the soil is dry, sprinkle water over it and work it over until it is moist enough to hold in the hand, but not too wet. In the morning, on a rising temperature rather than at night.

Thursday, Jan. 30.
Climatic conditions are not ideal for the gardener and the soil is not so good. Lay fallow in rows and cover with sand, when well rooted shift into pots. Fertilize carefully also can be started in sand. When rooted well put in a light, leafy soil.

**VICTOR HERBERT'S
'MARIETTA' NEXT
IN W-G-N SERIES**

**Marion Claire and Pearce
Head Star Cast.**

Marion Claire and Jan Pearce will lead an all-star singing cast in a presentation of Victor Herbert's "Naughty Marietta" from 9 to 10 p. m. Saturday on the W-G-N series.

Victor Herbert's "Naughty Marietta" is a high light of the program will be the title song of the program, "The Village Street Song." The strains of the familiar "An, there, Merry-go-Round" are woven thru the opera.

**DR. ALBERT BUTZER
TO ADDRESS SUNDAY
EVENING CLUB TODAY**

"What Time Is It?" will be the subject of the address to the Sunday Evening Club on the 26th of the month at 8 o'clock.

Dr. Albert C. Butzer, president of the Chicago Theatre of the Air, will sing the title song of the program, "The Village Street Song." The strains of the familiar "An, there, Merry-go-Round" are woven thru the opera.

Plush Horse Ball Is Due to Draw from Other States
Illustration and description from several states are expected to attend the 25th annual Plush Horse Ball of the Town and Country Equine Association in the Tribune on the 26th of the month.

Order of Purple Heart to Meet Tuesday Evening
Ray Workman chapter, Military Order of the Purple Heart, will hold its first 1941 meeting at 8 o'clock Tuesday night in the Hotel Sherman.

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**"THANKS FOR
YOUR TIP"**

**"As a result, we refurbished
our entire office at low cost"**



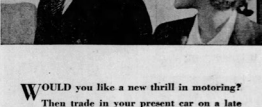
WIEBOLDT'S
February Sale!
2-Pc. Luggage Set
for the Price of One!
\$10 Wardrobe Case,
\$5 Overnight Case
Both for
\$9.98

Impressive luggage for graduation gifts, going South, or back to school. Tan or gray oiled bonded canvas airplane luggage with features that make it the best buy by 25 to 35%.

• Top Grain Cowhide Binding and Handles
• Dependable Locks and Handles
• Fine Plyer Construction, Light and Strong
• Fine Rubber Linings and Shirred Pockets

"Nobody home!"

"I guess they spend all their time riding in that late model they bought!"



WOULD you like a new thrill in motoring? Then trade in your present car on a late model used one! The appearance, riding qualities and performance of these late models are all that you could wish. Turn to the Used Automobiles for Sale columns in the Tribune want ad section for a review of today's best values. Remember, prices are low, terms are generous, and your present car may be the only down payment required!

Because want ad users get better results, they place more want advertising in the Tribune than they place in all other Chicago newspapers combined.

WIEBOLDT'S
Annual January
Greatest Sale of the Year on Linens and Bedding

Just 5 Days More! Just 44 shopping hours before these yearly savings escape you! Hurry in! Stock up with linen bargains!

Our More-Wear Sheets
Sizes 81x99 and 72x108
Sizes 81x99 and 72x108
Regularly \$1 Six for \$5.29

Our Wondercraft Sheets
Sizes 81x99 and 72x108
Sizes 81x99 and 72x108
Regularly \$1.11 Six for \$6.79

Our Luxury Loom Percales
Sizes 81x99 and 72x108
Sizes 81x99 and 72x108
Regularly \$1.21 Six for \$7.39

Our Sturdy-Wear Sheets
Sizes 81x99 and 72x108
Sizes 81x99 and 72x108
Regularly \$1.21 Six for \$7.39

A January 26, 1941 Chicago Tribune article by Louise Bargelt offers a detailed look at 928 Maple Avenue before and after the two-unit conversion. Source: Bargelt, Louise. 1941. "Old House Now Modern Home for 2 Families." Chicago Tribune, January 26.