

**ORDINANCE NO. 2017- 40**

**AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION  
FOR 1001 NORTH 2ND AVENUE, MAYWOOD, ILLINOIS,  
IN ACCORDANCE WITH CHAPTER 158 (HISTORIC PRESERVATION COMMISSION  
AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS)  
OF THE MAYWOOD VILLAGE CODE  
(EDWARD AND NOREEN BRIZZOLARA HOUSE)**

**WHEREAS**, the Village of Maywood (the "Village") is a home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**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 residential home at 1001 North 2nd Avenue as a local landmark within the Village; and

**WHEREAS**, on November 2, 2017, 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 November 2, 2017, the Preservation Commission found the criteria for local landmark designation to have been met and voted unanimously to favorably recommend the designation of the residential home at 1001 North 2nd Avenue as a local landmark within the Village of Maywood; and

**WHEREAS**, the Historic Landmark Nomination Report, along with the Village staff Memorandum dated November 7, 2017 reflecting the Recommendation of the Preservation Commission and other materials related to the proposed designation of 1001 North 2nd 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 VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

**SECTION 2:** 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 it were fully set forth herein.

**SECTION 3:** 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 (Historic Preservation Commission and Designation of Landmarks and Historic Districts) of the Maywood Village Code, approve the designation of the residential home, historically known as the Edward and Noreen Brizzolara House, as a local landmark within the Village of Maywood that is located on the following real property:

<b><u>Property Address</u></b>	<b><u>PIN</u></b>
1001 North 2nd Avenue	15-02-313-002-0000

The legal description for the above-referenced property is attached hereto as **Exhibit "B"** and made a part hereof.

**SECTION 4:** 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 5:** Section 158.24 of the Maywood Village Code is amended to reflect that 1001 North 2nd Avenue, PIN 15-02-313-002-000, has received official designation as a local landmark by the Village President and Board of Trustees of the Village of Maywood.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided

**ADOPTED** this 21<sup>st</sup> day of November, 2017, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, K. Wellington, M. Lightford and R. Rivers

**NAYS:** None

**ABSENT:** Trustee A. Sanchez

**APPROVED** by me this 22<sup>nd</sup> day of November, 2017, and attested by the Village Clerk on the same day.

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VILLAGE PRESIDENT

**ATTEST:**

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VILLAGE CLERK

Published by me in pamphlet form this 22<sup>nd</sup> day of November, 2017.

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VILLAGE CLERK

**Group Exhibit "A"**

**HISTORIC LANDMARK NOMINATION REPORT  
AND RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION**

**and**

**VILLAGE STAFF MEMORANDUM  
DATED NOVEMBER 7, 2017**

(attached)



# *Village of* MAYWOOD

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

TO: Mr. Willie Norfleet, Village Manager

FROM: Josh Koonce, Planning and Zoning

DATE: November 21, 2017 Board Agenda Item

RE: MHPC Finding of Facts for 1001 N 2nd Avenue, Edward and Noreen Brizzolara House, Historic Landmark consideration

## **BACKGROUND:**

The Maywood Historic Preservation Commission (MHPC) met on November 2, 2017 to convene a public hearing on the nomination received from Victoria Haas, Vice Chair of the MHPC on behalf of the property owner, Dorothy Gaters, for the consideration of local historic landmark status for 1001 N 2nd Avenue in Maywood, IL.

The attached findings are the results of this public hearing. The motion passed by a unanimous vote of 5-0-0 to recommend local historic landmark classification for this property.

**FISCAL IMPACT:** None, outside of the normal cost to create the local landmark plaque.

**RECOMMENDATION:** Motion to approve Local Historic Landmark status for 1001 N 2nd Avenue, the Edward and Noreen Brizzolara House.

## **ATTACHMENTS:**

- Findings of Fact
- Nomination Report

CC: File; David Myers, Asst. Village Manager



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**FINDINGS OF FACT AND RECOMMENDATION OF THE  
MAYWOOD HISTORIC PRESERVATION COMMISSION TO CONSIDER PROPOSED LOCAL  
LANDMARK DESIGNATION FOR 1001 N 2ND AVENUE WITHIN THE VILLAGE OF MAYWOOD TO  
THE PRESIDENT AND BOARD OF TRUSTEES**

**November 3, 2017**

**Maywood Historic Preservation Commission Public Hearing Case # 17-001  
Village Council Chambers at 125 S. 5th Avenue, Maywood, Illinois**

**PETITIONER:** Maywood Historic Preservation Commission on behalf of the current owner, Dorothy Gaters

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

**NOMINATION:** The Maywood Historic Preservation Commission (MHPC) held a public hearing on November 2, 2017 to consider the nomination of 1001 N 2nd Avenue, the Edward and Noreen Brizzolara House, for local landmark designation. This nomination is allowed to be made by the Commission, pursuant to Section 158.07 of the Maywood Village Code.

**RECOMMENDATION:** Following a public hearing held on November 2, 2017, the Maywood Historic Preservation Commission recommends approval of the landmark status for the following property by a unanimous vote of 5-0-0.

**BACKGROUND:** The Edward and Noreen Brizzolara House at 1001 North 2<sup>nd</sup> Ave is located in the Village of Maywood at the northeast corner of Walton and Second Avenue. It is situated on what is now approximately 1 acre (Lots 6 through 10), backing on to 1st Avenue. Its entrance is on 2nd Avenue, facing west. The grounds originally consisted of 2 acres, backing on to the DesPlaines River, with a log cabin on the river bank with boat house beneath, a concrete harbor and landing. In 1933, the eastern half of the property (Lots 11 through 15) were acquired to extend First Avenue north of Chicago Avenue.

The 1001 North 2<sup>nd</sup> Ave residence is an excellent example of the Prairie School style of architecture. Its design is attributed to John Van Bergen in an article of the Oak Leaves, on May 20, 1922, but currently, no other documentation supporting Van Bergen has been located. The house exhibits extensive attention to details of the Prairie School style as well as the needs of its residents. *See the nomination packet for more detail.*

**STAFF REVIEW:** The Edward and Noreen Brizzolara House at 1001 North 2nd Ave contributes significantly to the historic character of the Village of Maywood. Notices were sent to the two adjacent properties in accordance with Section 158 of the Maywood Village Code; one notice was returned with the homeowner from 1011 N 2<sup>nd</sup> Avenue noting that she has no objection to the establishment of the petitioner's request. This nomination meets the requirements of Section 158.08 of the Maywood Village Code.

**PUBLIC HEARING:** At the public hearing held on November 2, 2017 Chairman Tom Kus opened the public hearing portion of the MHPC meeting at 7:30 pm to formalize the application of 1001 N 2nd Avenue, the Edward and Noreen Brizzolara House.

Chairman Kus stated the Commission members had previously reviewed the nomination report at the prior MHPC meeting. The Chairman noted that the nomination was well put-together and that all proper notifications were sent to adjacent properties and to the newspaper as well as posted in Village Hall in advance of this November 2 public hearing. He then welcomed to the floor to Ms. Dorothy Gaters, the owner of the property, for her comments.

Ms. Gaters commended the efforts of the MHPC and provided some details on the work she has done to renovate the house. She noted that this is a unique house that deserves priority consideration.

Chairman Kus requested staff comment. Josh Koonce, planner for the Village and staff liaison to the MHPC stated that the application was well-done and clear, and he looks forward to the Board of Trustees review.

Commissioner Victoria Haas, Vice Chair of the MHPC, made note that the name is now the Edward and Noreen Brizzolara House – named for the original owners of the home. The name had not been on the original application.

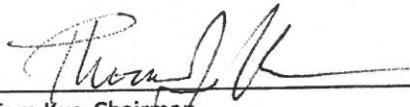
A motion was made by Commissioner Haas and seconded by Commissioner Watkins to forward to the Village Board a recommendation to approve the nomination of the property to the local Historic Preservation list of properties of Landmark status.

The Historic Preservation Committee approved the motion on a unanimous vote of 5-0-0.

**FINDINGS:** The MHPC makes the following Findings as to the proposed Landmark status: **The commission found that the property listed is of Architectural Significance and qualifies for acceptance of local acknowledgement.**

**SUMMARY OF RECOMMENDATION:** Based upon the foregoing Findings, the Maywood Historic Preservation Commission, by a unanimous vote of 5-0-0, 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





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 Edward and Noreen Brizzolara House

Common Name 1001 N 2<sup>nd</sup> Avenue

**2. Location**

Street & Number 1001 N. Second Avenue

City or Town Maywood

State 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>2</u>	<u>      </u> buildings
<u>1</u>	<u>      </u> sites
<u>1</u>	<u>2</u> structures
<u>      </u>	<u>      </u> objects
<u>4</u>	<u>2</u> Total

Indicate all categories for which  
you are applying

**Type of Designation - Architectural**

- ☒ exterior  
☐ public interior

**Type of Designation - Person of Interest**



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**4. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Category: DOMESTIC Subcategory: Single Dwelling

**Current Functions** (Enter categories from instructions)

Category: DOMESTIC Subcategory: Single Dwelling

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**5. Description**

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**Architectural Classification**

(Enter categories from instructions)

Prairie School

**Materials**

(Enter categories from instructions)

**foundation** Concrete

**roof** flat red clay tile

**walls** narrow Roman brick first floor, stucco at 2<sup>nd</sup> floor

**other** \_\_\_\_\_

**Narrative Description**

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

The house at 1001 North 2<sup>nd</sup> Avenue [hereafter referred to as 1001 North 2] is located in the Village of Maywood at the North East corner of Walton and Second Avenue. It is situated on what is now approximately 1 acre (Lots 6 through 10), backing on to 1<sup>st</sup> Avenue. Its entrance is on 2<sup>nd</sup> Avenue, facing west. The grounds originally consisted of 2 acres, backing on to the DesPlaines River, with a log cabin on the river bank with boat house beneath, a concrete harbor and landing. In 1933, the eastern half of the property (Lots 11 through 15) were acquired to extend First Avenue north of Chicago Avenue.

The 1001 North 2 residence is an excellent example of the Prairie School style of architecture. Its design is attributed to John Van Bergen in an article of the *Oak Leaves*, on May 20, 1922, but as of the writing of this nomination, no other documentation supporting Van Bergen has been located. Due to the loss of original permit and building records in Proviso Township, such searches are very tedious and time consuming.

**Exterior**

Regardless of who designed 1001 North 2, the house exhibits extensive attention to details of the style as well as the needs of its residents. The two-story house has a basically rectangular configuration, oriented east to west, with a north to south extension on the west end of the first floor creating a "t" footprint. The exterior material is red roman brick set with struck joint red mortar above the cement foundation and extending up to just below the sill line of the second floor. The bricks are capped with a 6" wide horizontal frieze board of dark brown painted wood at the second-floor sill line that continues on all sides of the house. An identical frieze board lies just underneath the eave. Between the two frieze boards, the walls are of white nubby stucco, still visible on the north and east sides, but covered with dark brown vertical boards on publicly visible west and south sides. The original white stucco is trimmed with 3" dark brown boards parallel to the frieze boards, just above the bottom one and below the top one, creating an additional horizontal emphasis. The low hipped roof is made of flat red clay tiles, with deep eaves. The large rectangular chimney projects in the middle of the length of the house, with the width straddling the hip of the roof. The chimney displays a limestone cap matching that of the sills, and the sides are sheathed in a flat gray material, most likely not original.

The west elevation of the house displays pronounced geometrical playfulness. The west wall of the dining room extends west beyond the two-story rectangle of the basic house, thus its roof contributes to a wide horizontal band of red tile roof between the first and second floors from the street (west) elevation. The kitchen projects west of the dining room and north of the basic house. A 5 foot high Roman brick privacy wall, with a limestone cap, extends north from the back door approximately 8 feet. The low hipped roof above the kitchen creates a smaller, identical west facing triangle to that of the main roof on the house. The

south end of this red tile horizontal band is over the south facing morning room and is recessed a bit from the dining room roof line.

The exterior west wall line of the house is equally varied, cutting back and then forward again between the butler's pantry and the dining room, and again recessing at the south end of the dining room to the morning room. This deviance from straight walls is very practical in capturing every opportunity to bring in light and air into all aspects of the house.

The playful geometry of the first floor continues as it wraps around to the south elevation, where the first-floor roof line projects over the morning room and the covered open entry way. The morning room is triangular pointing south. When viewed from the south, the first-floor roof lines recede as they symmetrically widen, revealing a glimpse of the dining room/entry way/kitchen/entry way and then towards the east, displaying the main house.

The front entry to the house is not actually in the front, rather on the side, tucked behind the morning room and not visible from the street. This is in line with the Prairie School borrowing from the Japanese – making it more difficult for evil spirits to gain entry. The floor of the front porch is made of red terra cotta tiles, approx. 4" square. The southern wall of the porch is capped with a limestone band and houses a planter. The full view front door has leaded glass repeating the pattern of the windows, with an ornamental wrought iron security screen. To the east of the door is a complementary leaded side light.

The east end of the house reduces evenly in width as it extends east – from the primary living room at full width, to a slightly narrowed sunroom extension, to an even narrower and shallow porch – which features the same built-in planter as exists at the dining room. While the house currently backs close to First Avenue, its original yard extended all the way to the river, providing quite a luxurious open space to look upon. There remain ample grounds visible from the house, with the many windows drawing nature in, so that occupants can still experience the intended connection between architecture and nature. Corrugated plastic has been built up on the southeast and east elevation of the house by a previous owner for purposes of a green house. Inside the greenhouse, the façade of the house is original and unchanged.

Throughout the house, the windows are vertical casement windows with simple geometric art glass designs, of clear glass with small white glass accents. The majority of first floor windows are in horizontal bands set between limestone sills and heads, approximately 3" and 5" in height respectively. On the west façade, there is no head atop the windows as they extend to the first-floor eave. This is true for the morning room as well. While the dining room windows appear to sit on a limestone sill, the limestone actually frames a planter incorporated directly into the building's design. This treatment is repeated at the east end of the living room.

Basement windows are short and wide, simple in style, providing another emphasis on the horizontal theme of prairie-style. They are placed so as to not detract from the overall design of the house.

### **Interior**

On the interior, you could say the first floor has eight rooms: a living room, sun room, study, dining room, morning room, butler's pantry, kitchen, and maid's room, although some transition from one to the other without much notice.

Upon entry through the front door, the foyer faces a centrally located stairwell to the second floor. The left (west) opens to a large dining room, then the morning room, butler's pantry, kitchen, maid's room with half bath, and rear entry and stairwell to the basement. To the right (east) there are two steps down to the living room, study, and sun room.

There are hardwood tongue and groove floors throughout the first and second floor, with the exception of tile in the morning room, kitchen, pantry, and bathrooms.

With the exception of the kitchen, pantry, maid's room, and morning room, the first-floor walls are white plaster with dark wood trim accentuating geometrical shapes throughout. While the trim remains in the dining room, the walls there have been covered with a dark wood paneling and the contrast is less noticeable. Very typical of Van Bergen (and Wright), there is a continuous horizontal band of wood trim above the windows and doors on all walls. The trim spans the wide opening between the living room and sun room, becoming a vertical face of an open horizontal deck (ledge) between the two rooms. Beneath this trim is a second band of horizontal trim. All rooms are wrapped with 6" baseboards and approx. 4" wide

horizontal board approx. 1 foot below the ceiling edge. The other trim boards are approx. 2" wide and define most hard edges: horizontally approx. 3" below the 4" board, vertically framing corners of doorways and cut-outs. On either side of doorway between the living room and sun room are square cut-outs. Inserted on the east side of those are decorative vertical grilles, made of wood assembled in a prairie-style design, which add an element of privacy while letting in filtered light to the inner living room.

Centered on the west wall of the living room, between the foyer and the study, is a broad central fireplace faced with Roman brick, extending from floor to ceiling. As in Van Bergen's Mary Greenlees Yerkes house, the fireplace has a long, low cast concrete mantel; the brick finish directly above it is projected forward a few inches, which adds a subtle sculptural effect and is a Van Bergen hallmark. Midway between the mantel and the ceiling, the brickwork recesses again, with a soldier arch across the top, centered and approx. 24" wide by 18" high, creating another sculptural feature. Footer bricks line the bottom edge; the bricks on the back wall of the recess are arranged in a chevron pattern. The hearth is made of red terra cotta tiles, approx. 4" square, and matching those of the front porch.

To the north of the fireplace, two steps lead up to the study, with bi-fold leaded doors at the entrance, the design matching that of the windows. The wood trim continues as previously described, and built-in book cases with glass doors align the bottom half of the west wall.

The ceilings of the living room and dining room have elongated peaks running north to south. Another common Van Bergen feature is the wood ceiling trim. Wood trim on the ceilings, set approx. 10" in from the wall, extends north to south and at the corners, cuts a 45-degree angle towards and connects to a back-lit stained and leaded glass light screen. The trim on the north and south ends runs east and west to the corners where they cut 45-degree angles and meet to complete a triangle.

Back-lit stained-glass light fixtures are in the foyer and over the stairwell at the second floor, sharing the same theme. The living room and stairwell fixtures have 6 identical bands across, the dining room only 4 but otherwise the same pattern. The foyer has 4 square sections. The dining room and living room fixtures have ornamental wood trim running the length of the fixtures.

At the south end of the dining room is the morning room jutting to a point in the center, with windows on three sides, immersing the room in the surrounding nature. This room is one step down from the dining room; the walls are of a rough plaster, with a light wood trim. The ceiling is wide wood planks. The 1-inch ceramic tile floor is not original. As exist between the living room and the sun room, there are cut outs in the walls between the dining room and morning room on either side of the doorway, with similar decorative grilles. Radiators are housed below the grilles; 5-inch openings at the bottom allow the heat to pass to the morning room.

The pantry provides a small square passageway between the kitchen and dining room. It makes great use of storage space with easy access and functionality. The original cabinets remain, solid doors on the east side, solid door base with glass doors above on the west side, and a counter height base cabinet with new granite counter top is on the south wall below the window. The woodwork is painted yellow.

The kitchen has recently been remodeled with new cabinets and appliances. During the remodeling, the interior window trim was removed and replaced with new. The windows and the footprint of the kitchen are original.

The maid's room is a small bedroom with closet and a small half bath. A modern stained-glass window has been placed on top of the original window in the bathroom. The bedroom has horizontal trim around the room, the height of the doorway top.

A rear stairwell leading to the outside and the basement features a leaded transom, the pattern of which repeats that of the windows throughout the house, and the door has two square leaded windows, in patterns of the ceiling light panels.

## **Second Floor**

The current owner has removed the wood paneling from the stairwell to the second floor and exposed the original plaster, flooding light into the foyer. The treads are a lighter wood than the risers, creating a warm accent. After six steps, the stairwell, rectangular and located in the middle of the house, turns east/west and becomes invisible from the foyer. Above the stairwell is another back-lit ceiling light fixture of similar design as the living room and dining room. At the top of the stairs, the stairwell is surrounded on three sides (north,

east, south) by hallways, with a base wall of approx. 40" high on the north and south sides of the stairwell, allowing open visibility and air circulation. A wooden storage cupboard is built into the base wall on the south side of the stairwell.

The non-original wood paneling has been removed from the hallways, revealing plaster with wood trim. The current owner has painted the stairwell and hallway plaster white. All doors are single panel of original dark wood. There is a bedroom on the southwest and north corner of the second floor. While the trim is simpler than on the first floor, the horizontal band at the top of doors and windows continues throughout, as do similar bands 10" below and mid-wall. Centered on the west elevation, between the two bedrooms, is a small porch, with simple French style doors opening from each bedroom. The leaded glass in the doors continues the pattern of all the windows. The wood trim continues on the white nubby stucco wall. There is a built-in planter below the front windows of the porch. This porch is now enclosed, but it's likely it was originally open as the windows are plain casement and do not match all the other windows in the house.

There are two bathrooms on the second floor which have recently been completely remodeled. The footprints of the rooms remain the same, but fixtures, wall and floor coverings have been redone.

The east facing bedroom and walk-in closet were paneled by a previous owner. The east facing porch off the bedroom had been converted to a closet but has been re-opened. The windows on the porch are not original.

#### **Garage – Contributing Building**

The two-car garage is original and a contributing building to this designation. The red Roman brick is set with struck joint red mortar. The roof is of flat red clay tiles. There are double hung windows, one on the south, one on the north, and two on the east sides; the upper sashes repeat the leaded window design of the house windows. The windows on the south and east are covered over with shutters. The overhead garage door is not original. The south elevation has a 5-panel pedestrian door to the east of the window.

#### **Fence and Gates – Contributing Structure**

The wrought iron fence and gates along the 2<sup>nd</sup> Avenue boundary are original and considered a contributing structure to this designation. Gate posts, 22" deep x 31" wide x 6' high, are made of red Roman brick as are the house and garage, and capped with limestone. They have been repointed with a white mortar in concave style. Another post, south of the pedestrian gate, is 26" deep x 44" wide x 7' high and capped with limestone. Yet another post on the east side of the property, along First Avenue, is original but in deteriorated condition – bricks having fallen away and exposing a concrete form. There is a wrought iron pedestrian gate from the driveway into the front garden. It is set between wrought iron posts. It's unlikely this gate is original in that the posts and gate are different in design from any of the other fence components.

#### **Site - Contributing**

Even though the eastern portion of the original setting for 1001 North 2 no longer provides the original contextual setting, the remaining five lots preserve the streetscape as it appeared originally. The site and placement of the house on it well demonstrate the natural theme key to Prairie School architecture of combining architecture and nature. Its placement on a corner lot further extends the sense of openness beyond the lot lines, including the open space of the adjacent street (which is now a private driveway). Even viewed from across the street, the significance of the prairie-style and its relationship with nature are evident.

#### **Non-Contributing**

An in-ground swimming pool enclosed with glass pool house on the north side of the house is not original and therefore, non-contributing to this designation.

A screened-in room has been added to the east elevation of the garage, but has not compromised the original structure of the garage. The addition is not contributing to this designation.

A wood and corrugated plastic shed is located on the northeast corner of the property and is non-contributing to this designation.

The current owner, Dorothy Gaters, has removed non-original slate pathway flooring, plush carpet from the first floor, restoring the beautiful original hardwood floors. She has removed the dark paneling from the main stairwell and hallways on the second floor, restoring the light coming from outdoors. She has remodeled both bathrooms and the kitchen, keeping the original footprints. The scope of her work has extended beyond such obvious changes to include repairing leaks and addressing various deferred maintenance. Ms. Gaters has demonstrated sensitivity to the integrity, and been a good steward for 1001 North Second Avenue.

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## **6. Statement of Significance**

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### **Areas of Significance** **Architecture**

### **Period of Significance** ca. 1914-1920

### **Architect/Builder** Unknown

### **Narrative Statement of Significance**

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

1001 North Second Avenue meets Criteria 1, 4 and 5 for landmark designation.

1001 North 2 is of significant value as part of the cultural characteristics of the Village. Maywood has an unusual concentration of Prairie School houses, including the Cluever House, 601 N. 1<sup>st</sup>; the Stahmer House, 704 N. 4<sup>th</sup>; and the Mrs. Henry Akin House, 801 S. 8<sup>th</sup>; as well as the Maywood Masonic Temple. These are stellar examples by significant architects who designed in the Prairie Style – Van Bergen, Drummond, Talmadge and Watson, and E.E. Roberts. 1001 North 2 is architecturally significant as one of the finest examples of high style Prairie School homes in Maywood. Both this and the Cluever House, listed on the National Register in 1976, take advantage of the spacious natural surroundings. The Stahmer House, designed by William Drummond, is laid out in a linear plan to conform to its narrow corner location. The Cluever House is a cruciform plan stucco house.

The inability at this time to be able to identify the architect, date of construction, and original owner in no way detracts from the superior integrity, craftsmanship, and strong Prairie School design elements 1001 North Second Avenue exhibits. Using title transfers to establish a possible construction date, it's quite possible the house was built shortly after Van Bergen completed the Cluever House in 1914. With the roadway then proceeding from First Avenue at Chicago Avenue to the next northbound route, Second Avenue, this route was proposed to be a new Forest Preserve boulevard, connecting all of the preserves of Cook County. Regardless of the year of construction, 1001 North 2 presented the second of "dwellings having grounds and appearance rivaling North Shore suburbs" to fulfill this vision, according to a local realtor quoted in the *Oak Leaves* at the time.

The original occupants of 1001 North 2 were Edward and Noreen Brizzolara, as confirmed in a 1920 telephone directory. In 1914, Noreen's father, Jacob Radtke, acquired the 2 acres on which this house was later built, in addition to two additional acres directly to the north of 1001 North 2, where he resided at 1015 North Second Avenue. Jacob Radtke transferred the 1001 North 2 lots to his daughter and son-in-law in 1919, but that wasn't until nearly two years after they were married. Two years later, another unexplained warranty deed was recorded from Jacob to the Brizzolaras, transferring all subject lots once again – but only a month before the Brizzolaras then transferred same to Fred Becklenberg, a real estate development partner of Edward Brizzolara who sold it only five months later to the Childs family, the next owner occupants of the house. Did the father build the house? Did Brizzolara build the house before title was recorded in his name?

Additional research may yet unravel the mysteries surrounding the building of this house. Even so, there is no denying the elements throughout 1001 North Second Avenue, inside and out, firmly display the work of a true master of prairie-style architecture, and contribute greatly to the cultural context of Maywood.



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**7. Major Bibliographical References**

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**Bibliography**

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

Brooks, H. Allen, The Prairie School: Frank Lloyd Wright and his Midwest Contemporaries, The Norton Library, 1972.

Cook County Recorder of Deeds, Tract Books

DeVinck, Brian T., Mary Greenlees Yerkes House, John S. Van Bergen, Architect, Research Report, Wright Plus 2016.

Hackl, Martin, The Work of John S. Van Bergen, Architect, Self-Published, 1999.

Phillips, Steven J., Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600 to 1940, American Source Books, 1989.

Oak Leaves, May 20, 1922, p. 95

Oak Park Area Bell Telephone Book, December 1920, p. 24.

Sanborn Maps, Chicago, IL Vol. 33, 15-Vol. C Maywood, p. 4, 1930.

[www.cookcountyassessor.com](http://www.cookcountyassessor.com)

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**8. Representation in Existing Surveys**

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Maywood Historic Property Resource Survey, 1991-92.

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**9. Legal Description**

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Lots 6, 7, 8, 9 and 10 in Block 265, in Maywood, in Section 2, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois and the north 33 feet of that part of Walton Street lying east of a line drawn from the southwest corner of Lot 10 in Block 265 to the northwest corner of Lot 1 in Block 250 and lying west of a line drawn from the southeast corner of Lot 10 in Block 265 to the northeast corner of Lot 1 in Block 250, all in Maywood, being a Subdivision of the South ½ of the Southwest ¼ of Section 2, 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

PIN: 15-02-313-002-0000

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**10. Form Prepared By**

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Name/Title Victoria Haas, Vice Chair,

Organization Maywood Historic Preservation Commission Date October 10, 2017

Street & Number 40 Madison Street Phone 708-289-7105

City or Town Maywood State IL Zip Code 60153

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**11. Applicant**

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Name Maywood Historic Preservation Commission

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

City or Town Maywood State IL Zip Code 60153

*Victoria Hass-*

Signature

Date October 10, 2017

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**Property Owner(s) – If different than Applicant**

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Name Dorothy Gaters

Street & Number 1001 N. Second Avenue Phone 708-927-3541

City or Town Maywood State IL Zip Code 60153

Owner consent to landmark designation: yes ☒ no ☐

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**12. Official Action**

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Date Application Submitted: \_\_\_\_\_

Preliminary Determination of Eligibility \_\_\_\_\_

Public Hearing: \_\_\_\_\_

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

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

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

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

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



1001 North Second Avenue - Exterior Photos

House: West Elevation



South Elevation



North Elevation



East Elevation





Driveway Gate



Pedestrian Gate



Garage – West elevation



South elevation



East elevation





Garage north elevation



**Interior Photos**

Stairwell



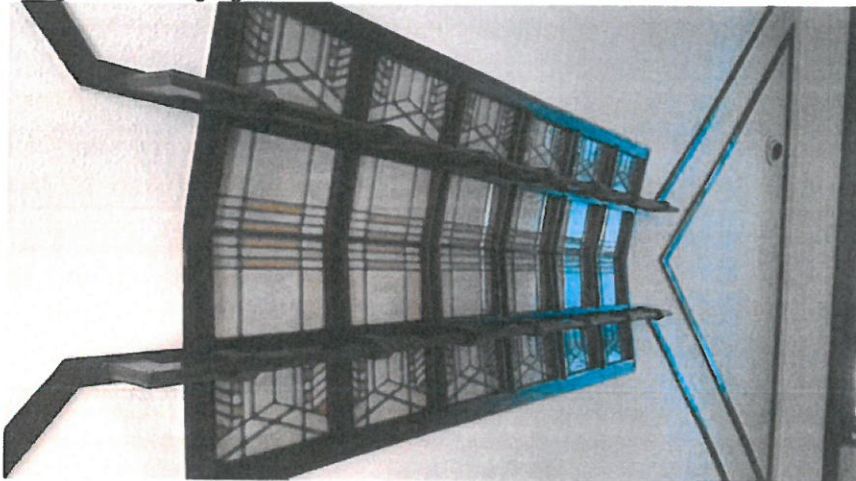
Living Room looking east



Living Room looking South

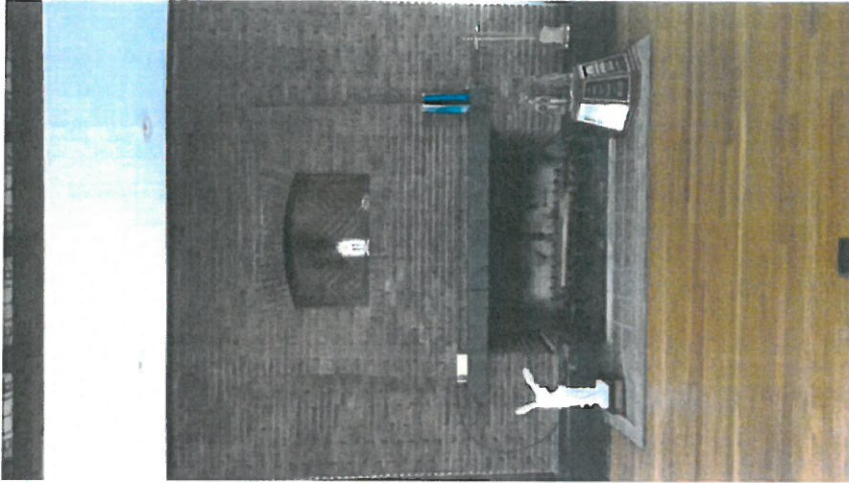


Living Room Ceiling Light Fixture





Fireplace



Study



Dining Room





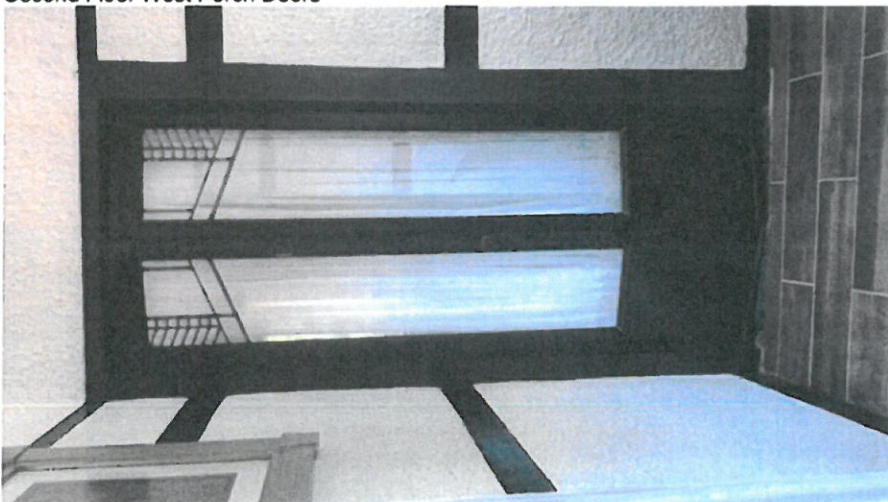
Morning Room



Rear Door and Transom



Second Floor West Porch Doors



1930 - 1935 map

4



U.S. GEOLOGICAL SURVEY

144

245



AA 1774

2

2

40

25

100



**Exhibit "B"**

**LEGAL DESCRIPTION OF 1001 NORTH 2ND AVENUE:**

**LOTS 6, 7, 8, 9 AND 10 IN BLOCK 265, IN MAYWOOD, IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE NORTH 33 FEET OF THAT PART OF WALTON STREET LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 265 TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 250 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 265 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 250, ALL IN MAYWOOD, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 2, THE WEST  $\frac{1}{2}$  OF SECTION 11 AND THE NORTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN: 15-02-313-002-0000**

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, certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. 2017- 40**

**AN ORDINANCE APPROVING A LOCAL LANDMARK DESIGNATION  
FOR 1001 NORTH 2ND AVENUE, MAYWOOD, ILLINOIS,  
IN ACCORDANCE WITH CHAPTER 158 (HISTORIC PRESERVATION COMMISSION  
AND DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS)  
OF THE MAYWOOD VILLAGE CODE  
(EDWARD AND NOREEN BRIZZOLARA HOUSE)**

which Ordinance was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 21<sup>st</sup> day of November, 2017, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 21<sup>st</sup> day of November, 2017.

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 Perkins, Trustee(s) H. Yarbrough, I. Brandon, K. Wellington, M. Lightford and R. Rivers

**NAYS:** None

**ABSENT:** Trustee A. Sanchez

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 22<sup>nd</sup> day of November, 2017.

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Village Clerk

[SEAL]