

Southeast Area: Schiffler Brothers, Oak Hills

1. Cohesive neighborhood of 1950s, 1960s, 1970s homes surrounding Sylvan Court. Structures found to be contributing but not noteworthy.

Southeast Area: Central area

Between Highland on the North, Prairie on the South, Loomis on the west and Julian on the west, the homes date from the 1950s through the 1970s with a few 1920s arts and crafts homes interspersed.

1. This neighborhood maintains the street grid – likely laid out before some of the homes were constructed based on early 20th century (1920s?) development plans. A few noteworthy homes were found, but not enough to comprise an exemplary neighborhood.

Southeast Area: East Highlands

The East Highlands separated in to north and south neighborhoods by the River. We note a distinct difference between building types.

North half of East Highlands

1. Most notable are the curved streets found in the East Highlands. Many typical building types of the 1950s, 1960s and 1970s can be found here. A few clusters were identified, and are indicated on Map #2.

South half of East Highlands

1. A distinct neighborhood was found south of the River, north of Washington. While part of the East Highlands, the 1960s and 1970s homes found here are of distinct types. They do not appear to be developer homes. Many are distinct in design, rather than of a repeated design, as found north of the River.

Downtown Area

The downtown district was identified as the commercial area to the east and west of Washington Street, extending three blocks to the west of Washington and one block to the east. A reproduction of a map mounted for the public in the commercial district is included here, for reference (**Illustration A**). We will refer to blocks A through K as shown on this map to explain some of our points.

The Central core of the downtown is bounded by Benton on the north, Chicago on the south, Washington on the east and Webster on the west (blocks A, B, E F, I, J, N and P). Beyond these borders are a mixture of building types, which vary in type and scale.

- Both the east and west sides of Washington north of Benton are lined with residential structures that are typically being used commercially. (**Photo A**)
- The east side of Washington between Jefferson and Washington is lined with historic institutional buildings (the old public library and YMCA). The presence of these, in particular the old library, must be maintained and celebrated. The old library forms a direct link to Central Park, behind it.
- The presence of North Central College becomes apparent rather quickly as you travel east of Washington Street. There are a few highlight buildings that

are of significance within this “downtown” district, most notably the Jefferson Hill shops on east Jefferson Avenue and a stately arts and crafts residence across from it.

- The north and west boundaries of the downtown are lined by residential structures that are intact and maintain their residential character despite their proximity to large modern commercial buildings and fields of parking. **(Photo B)** These homes line the west side of Webster most notably, as well as the north and south sides of Benton. The cluster of residences west of Webster really should be considered part of the West Area, as they are more in keeping with residential than they are with commercial in scale and building type. We consider these peripheral residential blocks to be endangered by commercial encroachment. These areas are noted in purple on the attached map in Illustration A.
- Note that some existing commercial on the west edge takes place in either renovated residential structures or commercial designed to resemble residential. This is a positive precedent for the west and north edges. **(Photo C)**

The “historic core” of downtown Naperville is the area south and west of the intersection of Jefferson and Washington Streets (blocks F, J, N, the north edge of P and the west edge of K). One experiences the unique nature of downtown Naperville as soon as they pass the old Library, going southward on Washington, until they reach the intersection at Chicago Avenue. Going west on Jefferson, Jackson and Chicago and similarly, north on Main Street between Chicago and Jefferson enhances the experience of this core.

Nearly the entire block bounded by Jefferson on the north, Jackson on the south, Washington and Main (Block J on the map) retains its original buildings and provides the visual precedent for most of the new development. Similarly, both the north and south side of Jefferson between Washington and Main retains its original character. **(Photo Several of the adjacent blocks (the south half of Block F and the west edge of Block K as well as the north edge of block P help “contain” the core. (Photos D, E and F)**

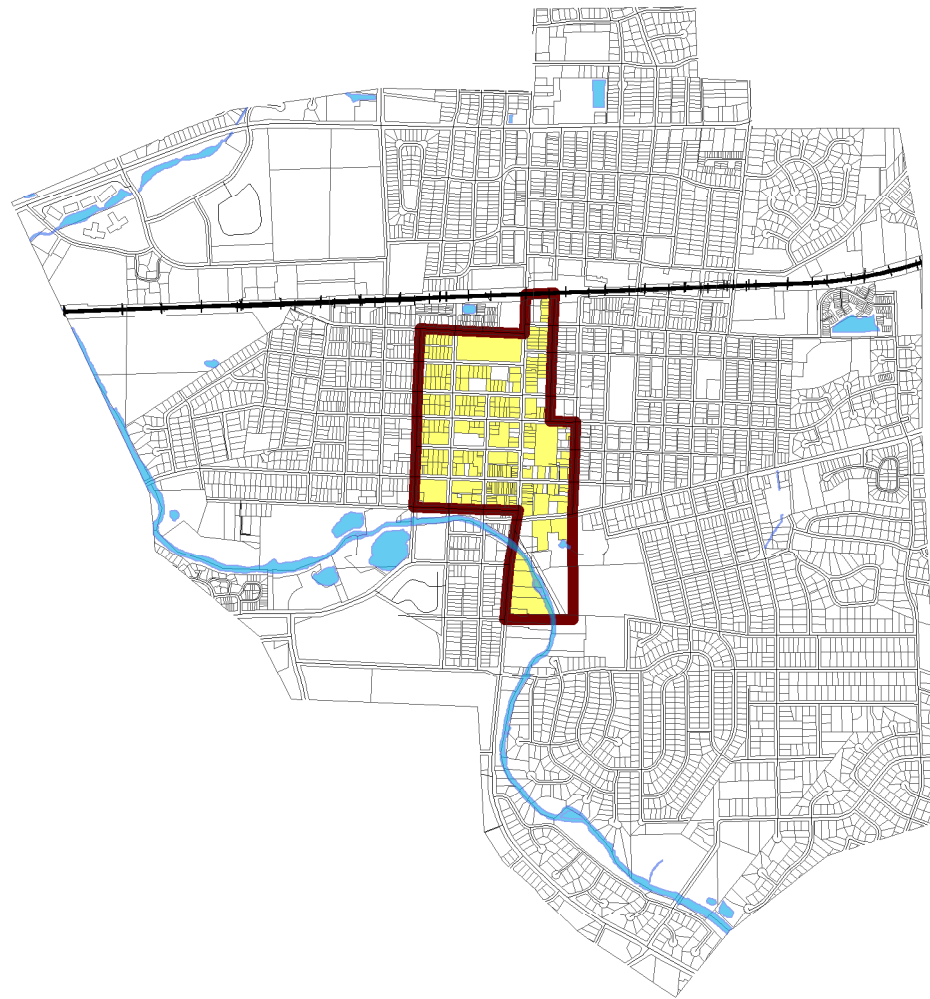
It is essential that this so-called “historic core” be maintained and preserved. If you lose this, you lose the essence of downtown Naperville. New development has occurred in all directions surrounding the “core.” Some of the new buildings are better than others at maintaining the scale and materials that are established by the original buildings in the “core”.

There are a few “landmark” structures in the “core”. We recommend that those buildings constructed entirely of limestone be honored with local landmarks status due to their rarity and significance to the history of Naperville. **(Photos G, H and I)** In close proximity to these in most cases are Italianate brick masonry buildings with decorative window hoods. These are particularly well represented on Main Street just south of Jefferson. These, too, are worthy of some sort of “distinguished” status. Mixed in with these are similarly scaled 1920s brick buildings that are in keeping with the nature of the area. If buildings are to be sacrificed for new development,

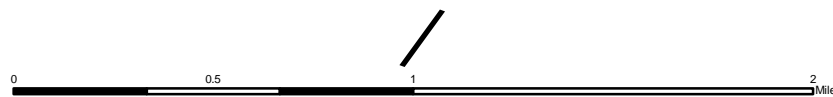
only those that are out of scale or built completely out of the 1830-1920s era should be considered for replacement.



City of Naperville DOWNTOWN



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Questions Contact (630) 305-7065
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Legend

- Greek Revivals
- Italian Masonry
- Victorian Frame
- 1900s-1910s
- 1920s
- 1930s-1940s
- 1950s
- 1960s
- 1970s
- 1980s/90s/00s



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1920s

-  Significant
-  Non-Contributing
-  Contributing



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