

Memo

To: Historic Commission Naperville
From: Day & Robert, P.C.
CC: Swathi Staley - YMCA
Date: January 27, 2022
Re: Reversionary interest in heirs of James L. Nichols – Nichols Library Landmark

I. FACTUAL BACKGROUND

In the late-1890's, James Nichols' Will and Codicils (copies attached) made an express gift to the City of Naperville in the amount of \$10,000 with the direction that the funds were to be used to establish a public library to be named Nichols Library.

On August 9, 1897 a Warranty Deed (copy attached) was executed by Carlos B. Clark and Julia E. Clark conveying land to the City of Naperville, with the following declaration of trust:

The premises above described were selected by the City council of the City of Naperville in conjunction with the Directors of the Nichols Library as a suitable Lot for the erection thereon of a Library building to be known as the Nichols Library such Building when erected to be used as a public free reading room and Library by the inhabitants of the City of Naperville under the terms and Provisions of the 3rd clause of the Last Will and Testament of James L. Nichols, deceased. The consideration for the Purchase of said premises was paid from the legacy bequeathed to the grantee herein by said third clause of said Last Will and Testament, and the Title to the Premises above described is held by the grantee herein named in trust for the uses and Purposes specified in said third clause of said Last will and testament and subject to the conditions imposed therein by the first clause of the codicil thereto, **and it is expressly understood and agreed by and between the parties to this conveyance that in case said Lot or the Building thereon or both should be directed to any other use and purpose than that provided in said third clause of said Last will and testament then in such case the said premises and all buildings and improvements erected thereon shall revert to and become the property of the heirs and devisees of the said James L. Nichols, deceased.**

The City of Naperville constructed a library building on the site, and named the public library the Nichols Library as directed by the Last Will and Testament of James L. Nichols. The public library was operated at this location through 1991 when the building and land were sold pursuant to a deed recorded April 10, 1996 under Document No. R96-059018 (copy attached). The City was selling the land and building for use as a Lutheran church, which use **violated** the public trust under which the City had originally taken

title. In negotiating the sale of the building, the City sought to preserve the historical significance of the library **building** architecture. The deed of conveyance from the City included the following restrictive covenants:

Subject to the plats of dedication and easement recorded in the office of the DuPage County Recorder of Deeds as Document Nos. R96-37409 and R96-37410 on March 7, 1996; and

Subject to the following covenants and restrictions which shall run with the land for the benefit of the City of Naperville, its successor, assigns or agents:

1. The Grantee, its successors in interest, assigns or agents shall retain, protect and maintain its present condition in perpetuity, the Washington Street façade of the original "Old Library Building," including the USGC bench mark in the northwest corner of the building in its present state; and

2. The Grantee, its successors in interest, assigns or agents shall further retain, protect and maintain in its present condition in perpetuity, the interior façade of the Washington Street entrance foyer of the original "Old Library Building."

In 2017, a developer named Dwight Avram negotiated a contract to purchase the Nichols Library building and land from Truth Lutheran Church, and proposed to the City a development that would demolish much of the existing historical structure, and save very little other than the west façade. A local civic group named "Save the Old Nichols Library" actively opposed the development and obtained historic landmark designation under City ordinance (see Ordinance No. 17-141 copy attached).

II. CHARITABLE TRUST

Municipalities have the right to accept a charitable trust for the benefit of the public that has been created by a deed conveying land to the municipality for the municipality to hold, to use, and to permit the public to use. City of Aurora ex rel. Egan v. Young Men's Christian Association of Aurora, 9 Ill.2d 286, 137 N.E.2d 347 (1956); Board of Education of City of Rockford v. City of Rockford, 372 Ill. 442, 24 N.E.2d 366 (1939). Such an express trust may be either in general terms ("for public purposes" as in Aurora, supra) or it may be for a specific purpose (for "a public park and for park purposes" as in Nichols v. City of Rock Island, 3 Ill.2d 531, 121 N.E.2d 799, 800 (1954)).

A municipality apparently may accept property conditioned on its use in a particular manner so that a breach of the condition subsequent will give the grantor or its successor in interest a right to recover possession. Newton v. Village of Glen Ellyn, 374 Ill. 50, 27 N.E.2d 821 (1940). In Newton, however, only a covenant, and not a condition subsequent, was found in the deed requirement that the corporate authorities must accept the real estate as a gift "to be used solely for municipal purposes, whereon shall be erected a municipal building or buildings within such time as shall be deemed reasonable." Newton, 27 N.E.2d at 822; Funk v. Library Board of Reddick's Library, 44 Ill.App.3d 180, 357 N.E.2d 853 (3d Dist. 1976) (reverter must be express and not merely implied). (Illinois Municipal Law: Financing, Tax, and Municipal Property, IICLE, 2012).

III. RIGHT OF RE-ENTRY VS. POSSIBILITY OF REVERTER

A breach of a condition set forth in a deed or conveyance can result in the complete forfeiture or reversion of the title conveyed. Illinois recognizes two types of conditions – **the possibility of reverter** and **the right of re-entry**. The language used in the particular condition determines what type it is.

- Example #1: A sells Blackacre to B *on (upon) the condition that* the property be used only for residential purposes. This condition is called *a right of re-entry*. If B begins building a factory, title to the land does not automatically revert to the grantor. Instead, A or his heirs

- must physically take possession of the property, either peaceably or by a forcible entry and detainer action. With a right of re-entry, title does **not** revert until the right is exercised. See, Cuneo v. Chicago Title & Trust Co., 337 Ill. 589, 169 N.E. 760 (1929).
- Example #2: A deeds Blackacre to B *for so long as* the land is used for residential purposes. This condition is called a *possibility of reverter*. On the day of closing, B tears down the house and starts to build a high-rise office building. As soon as the land is no longer **used** for residential purposes, the estate in B automatically terminates and title reverts to A. See, Rockford Trust Co. v. Moon, 370 Ill. 250, 18 N.E.2d 447 (1939).

With a *right of re-entry*, title to the land does **not** automatically revert to the grantor. Rather, the grantor or his heirs must physically take possession of the property. It is characterized by the words, "on the condition that" or "upon condition."

With a *possibility of reverter*, title **does** automatically revert to the grantor. It is characterized by words like, "so long as."

IV. STATUTORY LIMITATIONS ON THE ENFORCEMENT OF RIGHT OF RE-ENTRY AND POSSIBILITY OF REVERTER

Clearly the right of re-entry and the possibility of reverter seem harsh. Because of this, the Illinois legislature has enacted several statutes that limit their enforcement.

- 765 ILCS 330/1 states that a right of re-entry and possibility of reverter cannot be sold or devised in a will.
- 765 ILCS 330/4 states that when a condition has not been broken, neither a right of re-entry or a possibility of reverter shall be valid for a longer period than forty years from the date of the creation of the condition. (Originally set at 50 years and was first adopted in 1947).
- 735 ILCS 5/13-102 provides that no person shall commence an action for the recovery of lands by reason of a breach of a condition subsequent unless it is within seven years after the time the condition is first broken.
- 735 ILCS 5/13-103 provides that no person shall commence an action for the recovery of lands, nor make an entry thereon, by reason of the "termination of an estate upon limitation or of an estate upon conditional limitation" unless within seven years after the termination. (*Black's Law Dictionary* indicates that an "estate on limitation" includes a fee simple determinable estate.)

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W. P. GAY

Page 5

W. P. GAY

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I, James L. Nichols, of the city of Naperville, County of Du Page and State of Illinois, being of sound mind and memory, and of lawful age, do make, publish and declare this my last Will and Testament in manner and form as follows to wit:

First:- It is my will that all my just debts and funeral expenses be paid.

Second:- I give and bequeath to North Western College of Naperville, Illinois Ten Thousand (\$10000.00) Dollars to be paid to it in cash one year after my death in trust for the following uses and purposes to wit:-

1st That said fund be invested in good safe interest bearing securities for the period of five years from its receipt and that at the end of said five years said fund, and the income therefrom be used by said college in the erection and equipment of a suitable building for a Gymnasium to be known as "Nichols' Hall", the same to be for the use of the students of said North Western College.

Third:- I give and bequeath to the city of Naperville, Illinois, the sum of Ten Thousand (\$10000.00) Dollars, to be paid to it, within two years from the date of my death in trust for the purpose of

Proven in open Court & record this 23rd day of Aug. and admitted to be the last Will of said testator August 23rd 1895. County of Du Page, Illinois. W. P. GAY (Judge)

Present in open court
record the 2nd day of Aug
1892

under and purposed to wit:-
1st That said fund be invested in good
safe interest bearing securities for the period
of five years from its receipt and that at
the end of said five years said fund, and
the income therefrom be used by said
college in the erection and equipment
of a suitable building for a Gymnasium
to be known as 'Nichols' Hall, the same
to be for the use of the students of said
North Western College.

Third:- I give and bequeath to the city
of Naperville, Illinois, the sum of Ten
Thousand (\$10000.00) Dollars, to be paid
to it, within two years from the date of
my death in trust for the purpose of
purchasing a suitable lot to be selected

by the city council of said city within
to acquire the lot thereof and erecting
thereon a suitable Library Building to be
known as the "Nichols Library" said
building when so erected to be used for
a public free reading room and library
for the Inhabitants of said city. The title
to the lot upon which the same is
erected to be and remain in the city in
trust for the purpose herein specified, and
the building so erected to be used for the
purpose herein specified under the direction
of the City Council of said city.

Fourth - I hereby direct my Executors
hereafter named, if possible, to employ
J. C. Hertel, manager of my Branch
Business at Toronto, Ontario, to conduct

my entire book and publishing business
at a salary of Twelve Hundred (\$1200.00)
Dollars per year. The said J. C. Hertel to
have entire charge and management
of said book business until the complete
organization of the Corporation hereinafter
provided for and a transfer to it, of
said book and publishing business.
I hereby direct my executors as soon
after my decease as possible to organize
a corporation under the laws of the
State of Illinois with a Capital
stock of One Hundred Thousand (\$100,000.00) Dollars
divided into 2000 shares of One
Hundred (\$100.00) Dollars each. The name

~~Estimated (\$100.00) as an~~
of said Corporation to be J. L. Nichols & Co., and the first Board of directors to be composed of the persons hereinafter named as executors and trustees. As soon as said Corporation is fully organized, I hereby direct said executors to sell, assign and transfer to it, all my book and publishing business, including all stock on hand, all plates, maps and other property of every kind and character pertaining thereto, and I hereby request that J. A. Hertel be employed as manager to conduct the business of said Corporation so long as he may be induced so to do, or should said Hertel desire to purchase one half of the Capital stock of said Corporation, then said executors are hereby directed to sell and transfer one half of said Capital stock to said Hertel at its par value, allowing said Hertel to pay for the same in Twenty Four equal monthly installments, such installments to bear no interest.

Fifth. I hereby authorize, empower and direct my executors hereinafter named, to sell and convey all the Real Estate owned by me at the time of my death, or in which I have any interest in the city of Chicago, County of Cook and State of Illinois, as soon thereafter as may be done without sacrificing

at such time or times and on such terms as they may deem best in order to realize the largest price therefor, hereby giving unto my said executors full power and authority to make, execute, acknowledge and deliver all necessary deeds and Instruments of conveyance in order to transfer the absolute title to any and all of such Real Estate to the purchaser or purchasers thereof.

Sixth: - I give, devise and bequeath to my beloved wife, Elizabeth B. Nichols lots Five (5) and Nine (9) and 9 feet width off the entire West side of lots Four (4) and Ten (10) in Block Four (4) in Fort Hill Addition to the Village (now city) of Naperville, County of DuPage, State of Ill. ~~together with all the buildings and improvements thereon to have and to hold for and during the term of her natural life.~~

Seventh: - All the rest, residue and remainder of my estate of every kind and character, including proceeds of the Chicago Real Estate, profits from Book and Publishing Business, and proceeds of the same if closed out, shall constitute a fund to be called the "Nichols' Estate" which shall be controlled and managed by Willard Scott, Francis Granger and Howard A. Goodrich

of Naperville, Illinois, as trustees. All the moneys, stocks and other personal property belonging to said "Nichols' Estate" shall be invested by said trustees in such manner as in their judgment shall produce the best income, commensurate with absolute safety, and farms and Real Estate belonging to said "Nichols' Estate" shall be also controlled, rented and managed by said trustees in such manner as they shall think best in order to accomplish the following purposes to wit:-

- 1st. To keep the said farms and Real Estate in good condition; the buildings and improvements thereon in good repair and furnish at the same time a steady income, and they are hereby authorized and empowered to make such improvements on said farms as may be demanded in order to keep them in first class condition. Out of the income arising from said fund, my said trustees are hereby directed to pay all taxes and assessments levied upon any and all property owned by me of every kind and character. 2nd. To keep the buildings and other improvements on said Real Estate properly and adequately insured.
- 3rd. To pay for all necessary repairs and improvements thereon.

4th. From the net income of my said estate they shall pay one third thereof to my beloved wife Elizabeth B. Nichols at least once in each year and oftener if necessary. The balance of the net income of said Nichols Estate shall be used by my said trustees in the support, education and maintenance of my children in equal parts share and share alike until they reach the lawful age. Whenever any of my children shall arrive at legal age under the laws of the State of Illinois, their here share or proportion of the net income of said Nichols Estate shall be paid to them at least once in each year, or oftener if it is required.

5th. Should all of the share or proportion of the income of the "Nichols Estate" be not needed by my said children for their education, support and maintenance until they arrive at lawful age, then the surplus of such income shall annually be added to the fund of the "Nichols Estate" and invested as the other funds thereof in the same manner as if it had constituted a part thereof originally.

Sixth. - It is my wish that all my children should have the best education the best schools of this country can afford them, and it is my desire that the part or proportion

of the income of the "Nichols' Estate" to be divided among them to be used for the purpose of furnishing each and all of them such an education. And it is my wish also that in case their proportion of the net income of my estate shall be insufficient to afford them such an education, then my said trustees are hereby empowered and directed to use such part and proportion of the principal of said "Nichols' Estate" as may be required to furnish my said children such an education.

Fourth: - After the death of my said wife, in case she live until my youngest child shall reach ^{lawful} age, I give, devise and bequeath all my estate, then remaining undivided, to my children in equal parts share and share alike, to have and to hold to them, their heirs and assigns forever.

Fifth: - In case my said wife Elizabeth B. Nichols should not live until all my children shall have reached ^{lawful} age, then I hereby direct, and it is my will that the final division of my estate be not made until my youngest child shall have attained the age of Thirty years and that until the contingencies provided for in the 9th and 10th clauses in this my last Will and Testament shall happen, that said Nichols' Estate shall be controlled and managed by my said trustees here before directed

Eleventh:- In case of death, refusal to serve, or inability to act of the said Willard Scott, Francis Granger and Howard A. Goodrich, or any or either of them, then I hereby authorize and empower the Circuit Court of Du Page County, Illinois to fill all vacancies which may for any cause, occur in the office of trustees of this my last Will and Testament, and the person so appointed, by said Circuit Court, shall have the same power and authority as the persons nominated as trustees herein.

Twelfth:- I hereby nominate and appoint Willard Scott, Francis Granger and Howard A. Goodrich executors of this my last Will and Testament, hereby revoking all former Wills by me made.

In witness whereof I have hereunto set my hand and seal this 19 day of August 1875.

(Seal)

Signed, sealed, published, acknowledged and declared, as and for his last Will and Testament by the said James L. Nichols on the day of the date thereof in the presence of us, who in his presence at his request, and in the presence of each other have signed our names as witnesses hereto.

S. A. Ballou Naperville Ill.
E. T. Ballou Naperville Ill.
Mrs S. G. Plumbach Naperville, Ill.

Brown in open court and admitted
to record this 23rd day of August 1895.
George W. Brown
County Judge

I, James L. Nichols, of Naperville
Illinois, do hereby make this as a
Codicil to my last Will and Tes-
tament which bears date this day,
and do devise and direct as follows:

First.

I direct that in case the funds
and property bequeathed by the second
and third paragraphs of my said
Will, or either of them or any part
thereof, be not used and devoted
to the trusts and purposes described
in such Will, or be diverted to other
or so different purposes, that then
such funds or such fund so not be-
ing devoted to the trust described
shall revert to, and become part
of my estate, to be used and
distributed according to such
Will.

Second

I direct my Executors in said
Will, on the organization of the cor-
poration mentioned in the fourth
paragraph of said Will, to be
known as J. L. Nichols, to assign
and transfer to J. L. Nichols in said
Will mentioned, Capital Stock of

Elmuth:- In case of death, refusal to serve,
or inability to act of the said Willard Scott,
Francis G. -----

such corporation to the value of Ten ^{thousand} ^{and} authorize
Thousands Dollars, and ^{thereby} give ^{Page}
and bequeath the same ^{to said Hotel} which may
But I change hereby ^{the} provision ^{of}
of my Will which directs ^{me} and the
to sell to said Hotel one ^{lot} Court,
the stock of such corporation at its ^{by} cash
fair value, by providing hereby that ⁱⁿ
my Executors shall be under no ob- ^{ligation}
ligation at any time to sell to ^{ward}
said Hotel an amount of stock ^{at} Will
or then will, with the then holdings ^{use}
of said Hotel, equal one half of the ^{set}
total capital, now any stock ^{the} sale
of which will reduce the holding of ^{just 1895}
my Executors below one half of the
total capital.

Third:

I hereby ratify and confirm my
said Will in all respect except as
hereby modified.

In Witness Whereof I hereunto set
my hand and seal at Battle Creek,
Calhoun County, Michigan, this 16th ^{residence}
day of August, 1895. ^{hair}

Willard Scott [T.S.]
The foregoing instrument written on

two pages of one sheet of legal cap-
paper, was on the 16th day of Au-
gust, 1895, signed, sealed, published and
declared by James L. Nichols as and
for his last Will and a codicil to
his last Will and Testament previously
and on this day by him made, in our
presence, and we have, at his request,
in his presence and in the presence
of each other subscribed our names
as witnesses thereto.

S. A. Ballou Naperville Ills
E. A. Ballou Naperville Ills
Mrs. S. L. Umbach Naperville, Ill.

This Indenture Witnesseth, That the Grantor, *Carlos B. Clark and Julia E. Clark his Wife*

of the *City of Naperville* in the County of *Du Page* and State of *Illinois* for and in consideration of the sum of *Fifteen Hundred (\$1500.00)* Dollars, in hand paid, CONVEY and WARRANT to *The City of Naperville*

in the County of *Du Page* and State of *Illinois* the following described real estate, to wit: *Lot one (1) of the North Thirty (30) feet of Lot Two (2) in Block Four (4) of the Plat of Rosmers Addition to the Town of Naperville in the County of Du Page & State of Illinois,*

The premises above described were selected by the City Council of the City of Naperville in conjunction with the Directors of the Nichols Library as a suitable lot for the erection thereon of a library building to be known as the Nichols Library. Such building when erected to be used as a public free reading room of library by the inhabitants of the City of Naperville under the terms & provisions of the 3rd clause of the Last will & Testament of James L. Nichols, deceased. The consideration for the purchase of said premises was paid from the legacy bequeathed to the grantee herein by said third clause of said last will & Testament. The title to the premises above described is held by the grantee herein named in trust for the uses & purposes specified in said third clause of said last will & Testament and subject to the conditions, covenants and restrictions therein set forth. The said premises, under and in conformity with the conditions, covenants and restrictions therein set forth, shall be conveyed to the City of Naperville, as body should be directed to give other use and purpose than that provided in said third clause of said last will and Testament then in such case the said premises and all buildings and improvements erected thereon shall revert to and become the property of the heirs and devisees of the said James L. Nichols, deceased.

hereby releasing and renouncing all rights under and by virtue of the Homestead Exemption Law of this State If

Subject to the Taxes of 1897

Dated this

9th

day of

August

A. D. 1897

Carlos B. Clark
Julia E. Clark



STATE OF *Illinois*
County of *Du Page*



E. W. Schwartz a Notary Public
in and for said County, in the State aforesaid, do hereby certify that
Carlos B. Clark and Julia E. Clark
his wife who are personally known to me to be the same person whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that they signed, sealed, and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right
of homestead.
Given under my hand and Notary seal, this
day of *August* A. D. 1897

E. W. Schwartz
Notary Public

No. 64844

Filed for record the *24th* day of *August* A. D. 1897 at *8* o'clock *9* M.

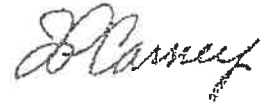
A. Williams

Recorder.

R96-059018

96 APR 10 PM 4:15

RECORDER
DU PAGE COUNTY



**WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO CORPORATION)**

GRANTOR, The **CITY OF NAPERVILLE**, an Illinois Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois, with offices at 400 South Eagle, Naperville, DuPage County, Illinois, 60566, for and in consideration of ten and zero/00 \$10.00) dollars, in hand paid, and pursuant to authority given by the City Council of said municipal corporation;

K/S
2 **CONVEYS AND WARRANTS** in "AS IS" condition to **Truth Lutheran Church, E.L.C.A.-Naperville, Inc.**, **GRANTEE**, 110 South Washington Street, Naperville, Illinois, created and existing under and by virtue of the laws of the State of Illinois, with a mailing address of P.O. Box 2434, Naperville, Illinois 60567.

The following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Lots 1, 2, 3, and the north 35 feet of Lot 4 in Block 4 of Hosmer's Addition to the Town of Naperville, being a subdivision of part of the east 1/2 of Section 13, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded January 26, 1843 as Document 414, in DuPage County, Illinois, but specifically excluding therefrom all interest, if any, in and to the South half of VanBuren Avenue that is north of and adjacent to the above-described property.

Permanent Index Numbers: 07-13-424-001 and 07-13-424-002

Commonly known as 110 South Washington Street, Naperville, DuPage County, Illinois, 60566;

SUBJECT TO THE PLATS OF DEDICATION AND EASEMENT recorded in the office of the DuPage County Recorder of Deeds as Document Nos. R96-37409 and R96-37410 on March 7, 1996; and

SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND FOR THE BENEFIT OF THE CITY OF NAPERVILLE, ITS SUCCESSORS, ASSIGNS OR AGENTS:

1) The **GRANTEE**, its successors in interest, assigns or agents shall retain, protect and maintain in its present condition in perpetuity, the Washington Street facade of the original "Old Library Building," including the USGS bench mark in the northwest corner of the building in its present state; and

2) The **GRANTEE**, its successors in interest, assigns or agents shall further retain, protect and maintain in its present condition in perpetuity, the interior facade of the Washington Street entrance foyer of the original "Old Library Building."

THE GRANTOR WARRANTS TO THE GRANTEE and its successors in title that it has not created or permitted to be created any lien, charge or encumbrance against said real estate; and **GRANTOR**

R96 059018

covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, the City of Naperville has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Acting City Manager, and attested by its City Clerk, this 14th day of March, 1996 A.D.

GRANTOR City of Naperville

Corporate Seal

By: Julia A. Carroll
Julia A. Carroll, Acting City Manager

Attest:

By: Suzanne L. Gagner
Suzanne L. Gagner, City Clerk

State of Illinois)
) SS.
County of DuPage)

The foregoing instrument was acknowledged before me by Julia A. Carroll, Acting City Manager, and Suzanne L. Gagner, City Clerk this 14th day of March, 1996 A.D.



Josephine A. Kuffner

This instrument was prepared by Gretta A. Tameling, Assistant City Attorney, 400 S. Eagle, Naperville, Illinois 60566

MAIL TO:

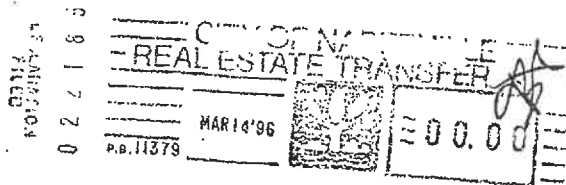
Mr. Kevin M. Lynch, Esq.
184 Schuman Blvd. #200
Naperville, Illinois 60563

ADDRESS OF PROPERTY:

110 South Washington Street
Naperville, IL 60566

SEND SUBSEQUENT TAX BILL:

Truth Lutheran Church, E.L.C.A., Naperville, Inc.
P.O. Box 2434
Naperville, Illinois 60567



Exempt under provisions of Paragraph b
Section 31-45, Property Tax Code.

3/14/96 Date
[Signature] Buyer, [Signature] Seller, or Representative

trealprop\oldnick.war

PIN: 07-13-424-001

ADDRESS:
110 S. WASHINGTON STREET
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 20, 2017

9:27 AM

OTHER

\$43.00 07-13-424-001

017 PAGES R2017-108185

HPC Case #17-3045

ORDINANCE NO. 17 - 141

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK
FOR THE OLD NICHOL'S LIBRARY BUILDING LOCATED
AT 110 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS**

WHEREAS, Barbara Hower and Charlie Wilkins ("Petitioners"), submitted an application to designate the structure, commonly referred to as the Old Nichol's Library, located on the real property located at 110 S. Washington Street, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property"), as a local landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code ("Landmark"); and

WHEREAS, Great Central Properties III, LLC, 1255 Bond Street, Naperville, Illinois is the owner of the Subject Property ("Owner"); and

WHEREAS, the Subject Property is currently zoned B4 (Downtown Core); and

WHEREAS, the Old Nichols Library was designed in the Richardsonian Romanesque style by M.E. Bell, a well-known architect of public buildings, and was constructed between 1897 and 1898 and occupied by the Nichols Library until 1986; and

WHEREAS, the City of Naperville ("City") owned the Subject Property and utilized it for various purposes until it was conveyed to Truth Lutheran Church, E.L.C.A- Naperville by a warranty deed dated March 14, 1996, which deed included covenants and restrictions, as attached hereto as **Exhibit C** ("Warranty Deed – Truth Lutheran"); and

WHEREAS, Truth Lutheran Church, E.L.C.A – Naperville, owned the Subject Property and utilized it as a religious institution until it was conveyed to the Owner by a warranty deed dated March 1, 2017, which deed included covenants and restrictions, as attached hereto as **Exhibit D** ("Warranty Deed – Great Central Properties"); and

WHEREAS, on August 22, 2017, the Historic Preservation Commission conducted a public hearing concerning the proposed designation of the Old Nichols Library at the Subject Property as a Landmark and issued Findings of Fact, attached hereto as **Exhibit E** ("Findings of Fact"), stipulating that the Old Nichols Library meets the Criteria for Designation as a Landmark as set forth in 6-11-3 of the Naperville Municipal Code; and

WHEREAS, the City Council of the City of Naperville has determined that the Old Nichols Library located at 110 S. Washington Street should be designated as a Landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Old Nichols Library located at 110 S. Washington Street is hereby designated as a Landmark.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in Title 6 (Zoning) of the Naperville Municipal Code, as amended, and to all supporting documents and exhibits contained as a part of the record of the public hearing before the Historic Preservation Commission.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 5: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 19th day of September, 2017.

AYES: ANDERSON, BRODHEAD, GUSTIN, HINTERLONG, KRUMMEN,
 OBARSKI

NAYS: CHIRICO, COYNE, WHITE

ABSENT: NONE


APPROVED this 20th day of September, 2017.



Steve Chirico
Mayor



ATTEST



Pam Gallahue, Ph. D.
City Clerk

LEGAL DESCRIPTION FOR NICHOLS PLACE

LOTS 1, 2, 3 AND THE NORTH 35 FEET OF LOT 4 IN BLOCK 4 OF
HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A
SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13,
TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL
MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 18,
TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY,
ILLINOIS,

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO
THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF
AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.

PIN: 07-13-424-001 & 07-13-424-002

COMMONLY KNOWN AS 110 S. WASHINGTON STREET, NAPERVILLE, IL
60540

EXHIBIT A

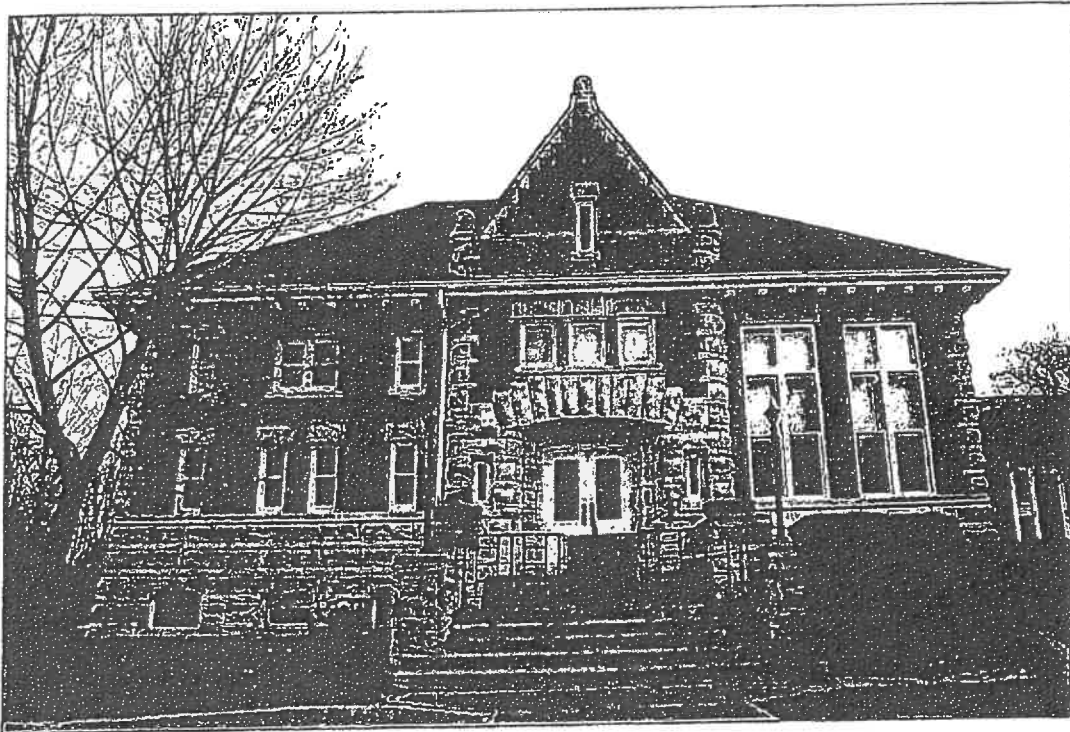


EXHIBIT B

R96-059018

96 APR 10 PM 4:15

RECORDER
DU PAGE COUNTY

Harney

**WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO CORPORATION)**

GRANTOR, The **CITY OF NAPERVILLE**, an Illinois Municipal Corporation, created and existing under and by virtue of the laws of the State of Illinois, with offices at 400 South Eagle, Naperville, DuPage County, Illinois, 60566, for and in consideration of ten and zero/00 \$10.00) dollars, in hand paid, and pursuant to authority given by the City Council of said municipal corporation;

K/S
2 **CONVEYS AND WARRANTS** in "AS IS" condition to **Truth Lutheran Church, E.L.C.A.-Naperville, Inc.**, **GRANTEE**, 110 South Washington Street, Naperville, Illinois, created and existing under and by virtue of the laws of the State of Illinois, with a mailing address of P.O. Box 2434, Naperville, Illinois 60567.

The following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Lots 1, 2, 3, and the north 35 feet of Lot 4 in Block 4 of Hosmer's Addition to the Town of Naperville, being a subdivision of part of the east 1/2 of Section 13, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded January 26, 1843 as Document 414, in DuPage County, Illinois, but specifically excluding therefrom all interest, if any, in and to the South half of VanBuren Avenue that is north of and adjacent to the above-described property.

Permanent Index Numbers: 07-13-424-001 and 07-13-424-002

Commonly known as 110 South Washington Street, Naperville, DuPage County, Illinois, 60566;

SUBJECT TO THE PLATS OF DEDICATION AND EASEMENT recorded in the office of the DuPage County Recorder of Deeds as Document Nos. R96-37409 and R96-37410 on March 7, 1996; and

SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND FOR THE BENEFIT OF THE CITY OF NAPERVILLE, ITS SUCCESSORS, ASSIGNS OR AGENTS:

1) The **GRANTEE**, its successors in interest, assigns or agents shall retain, protect and maintain in its present condition in perpetuity, the Washington Street facade of the original "Old Library Building," including the USGS bench mark in the northwest corner of the building in its present state; and

2) The **GRANTEE**, its successors in interest, assigns or agents shall further retain, protect and maintain in its present condition in perpetuity, the interior facade of the Washington Street entrance foyer of the original "Old Library Building."

THE GRANTOR WARRANTS TO THE GRANTEE and its successors in title that it has not created or permitted to be created any lien, charge or encumbrance against said real estate; and **GRANTOR**

R96 059018

covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, the City of Naperville has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Acting City Manager, and attested by its City Clerk, this 14th day of March, 1996 A.D.

GRANTOR City of Naperville

Corporate Seal

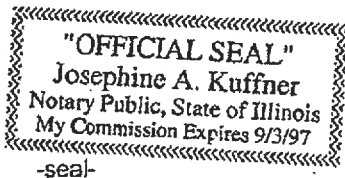
By: Julia A. Carroll
Julia A. Carroll, Acting City Manager

Attest:

By: Suzanne L. Gagner
Suzanne L. Gagner, City Clerk

State of Illinois)
County of DuPage) SS.

The foregoing instrument was acknowledged before me by Julia A. Carroll, Acting City Manager, and Suzanne L. Gagner, City Clerk this 14th day of March, 1996 A.D.



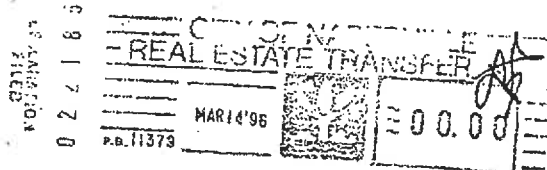
Josephine A. Kuffner

This instrument was prepared by Gretta A. Tameling, Assistant City Attorney, 400 S. Eagle, Naperville, Illinois 60566

MAIL TO:
Mr. Kevin M. Lynch, Esq.
184 Schuman Blvd. #200
Naperville, Illinois 60563

ADDRESS OF PROPERTY:
110 South Washington Street
Naperville, IL 60566

SEND SUBSEQUENT TAX BILL:
Truth Lutheran Church, E.L.C.A., Naperville, Inc.
P.O. Box 2434
Naperville, Illinois 60567



Exempt under provisions of Paragraph b
Section 31-45, Property Tax Code.
Date 3/14/96
Buyer, [Signature]
Seller, or Representative [Signature]

(treatproptoldnick.war

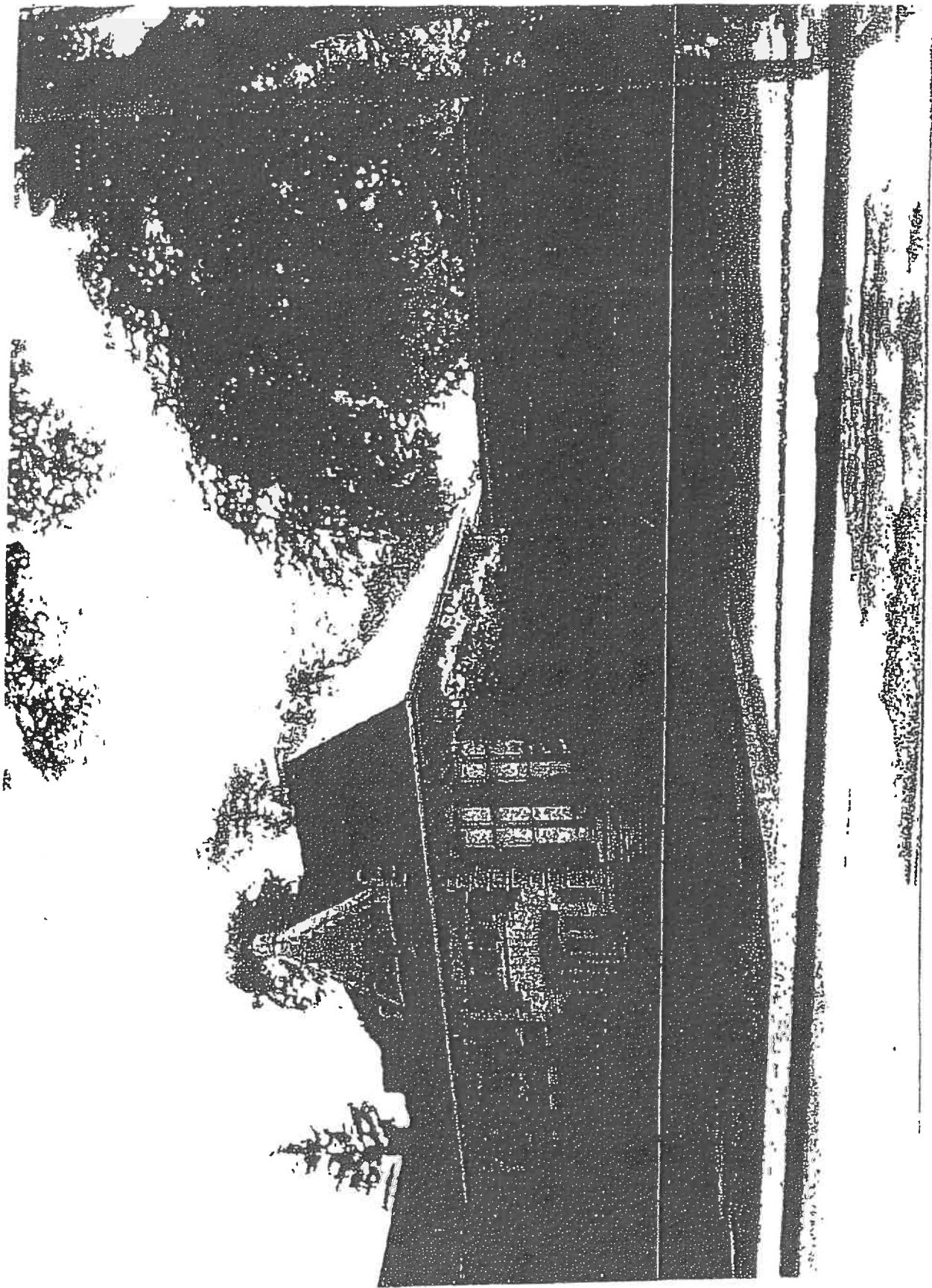


EXHIBIT C

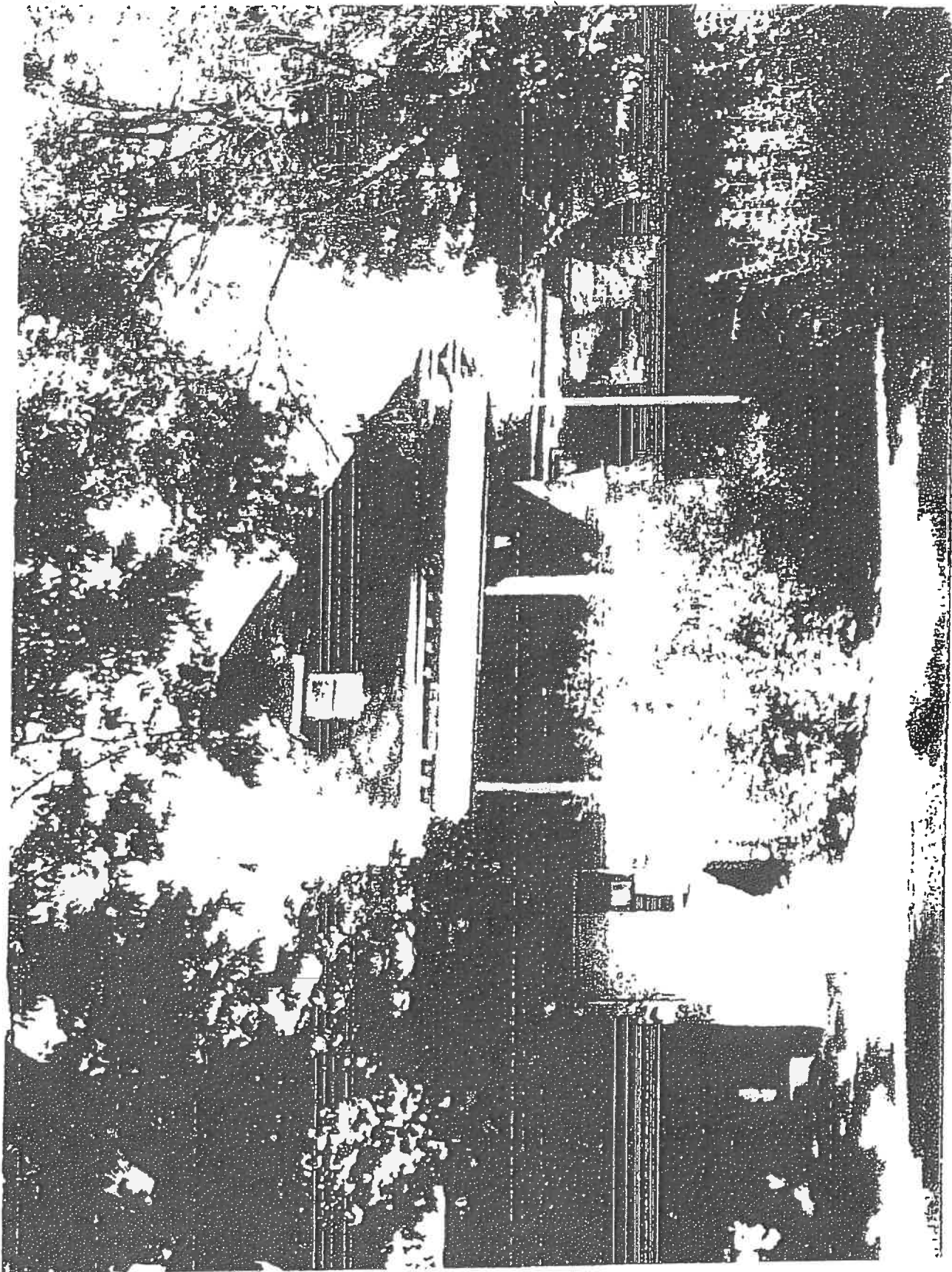


EXHIBIT C

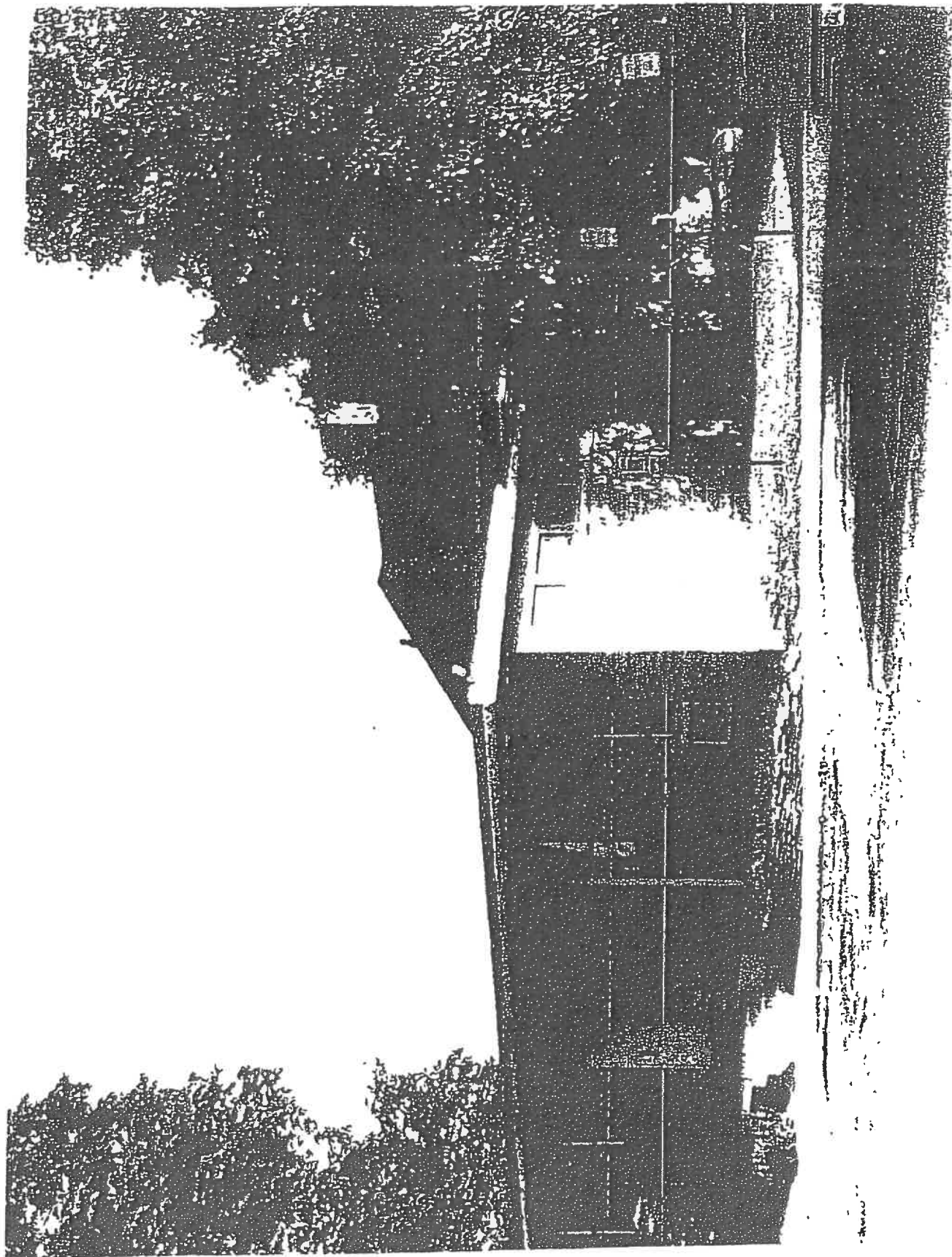


EXHIBIT C

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

MAR.16,2017

RHSP

11:41 AM

DEED

\$40.00 07-13-424-001

003 PAGES R2017-025815

Preparer File:

THE GRANTOR, TRUTH LUTHERAN CHURCH, E.L.C.A.-Naperville, Inc., of Naperville, Illinois, a religious corporation created and existing under and by virtue of the laws of the State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GREAT CENTRAL PROPERTIES III, LLC, of

The following property situated in the County of DuPage, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2016 and subsequent years

Permanent Real Estate Index Number(s): 07-13-424-002

Address(es) of Real Estate: 110 S. Washington Street, Naperville, IL 60540

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this:

1st day of MARCH, 20 2017

Truth Lutheran Church, E.L.C.A.-Naperville, Inc.

By: Peter Wang PETER WANG

By: [Signature] (Jim H. MA)

CITY OF NAPERVILLE

CITY TAX



MAR.-8.17

NAPERVILLE, IL

0000010889

REAL ESTATE
TRANSFER TAX

0000000

FP326659



First American
Title Insurance Company

Warranty Deed - Corporation

FRED BUCHOLZ

R2017-025815

DUPAGE COUNTY RECORDER

FRED BUCHOLZ

R2017-108185

DUPAGE COUNTY RECORDER

EXHIBIT D

16 NW 7122378 W H - Hurling

CHARGE C.T.I.C. DUPAGE

STATE OF ILLINOIS, COUNTY OF

DuPage

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, personally known to me to be the Jim MA and Peter and personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 1ST day of March, 20 17.



Susan Lesus
Notary Public

Prepared by:
Susan Lesus, Attorney at Law
511 W. Wesley St.
Wheaton, IL 60187

Mail to: Paul M. Mitchell
530 W. Van Buren Ave.
Naperville, IL 60540

Name and Address of Taxpayer:
~~First~~ Great Central Properties LLC
1255 Bond St., Suite 111
Naperville, IL 60563

Exempt Under Provisions of Paragraph 6
Section 31-45, Property Tax Code
3/1/2017
Date Buyer Seller, Representative



First American
Title Insurance Company

Warranty Deed - Corporation

FRED BUCHOLZ R2017-025815 DUPAGE COUNTY RECORDER

FRED BUCHOLZ R2017-108185 DUPAGE COUNTY RECORDER

EXHIBIT D

LEGAL DESCRIPTION

Order No.: 16NW7122378WH

For APN/Parcel ID(s): 07-13-424-001-0000 and 07-13-424-002-0000

LOTS 1, 2, 3 AND THE NORTH 35 FEET OF LOT 4 IN BLOCK 4 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS,

BUT EXCLUDING THEREFROM ALL INTEREST, IF ANY, IN AND TO THE SOUTH HALF OF VAN BUREN AVENUE THAT IS NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY.

**Naperville Historic Preservation Commission
Public Hearing Findings and Recommendation
Regarding Petition #17-3045 Seeking Landmark Designation of
110 S. Washington, Naperville, IL**

On August 22, 2017, the City of Naperville Historic Preservation Commission ("HPC") conducted a public hearing on Petition #17-3045 ("Petition") filed by Barbara Hower and Charlie Wilkins (cumulatively referenced herein as "Petitioner") seeking the building located at 110 S. Washington, Naperville, IL designated as a local landmark pursuant to 6-11-3 of the Naperville Municipal Code ("Code") as authorized by 65 ILCS 5/11-48.2-2 *et seq.* and 65 ILCS 5/11-13-1, *et seq.*

The building (originally the "Nichols Library" and hereinafter referenced as "Original Nichols Library" or "Property") is located on approximately .56 acres of land north of Jefferson Avenue and south of the intersection of Van Buren and Washington Streets. The front of the building faces Washington Street. It is zoned B4 (Downtown Core District).

The owner of the Property, Great Central Properties III, LLC ("Property Owner") submitted a response to the Petition in which it objected to the landmark designation and provided several reports pertaining to the estimated cost to restore or repair the Property to a condition that complies with Title 5 (Building Regulations) of the Code.¹

While the Code notes that the consent of the owner of the building sought to be landmarked is preferable, the Code also provides that the owner's consent is not required as a condition to landmark designation. [6-11-3:3] The Code further provides that even if the HPC determines that criteria set forth in 6-11-3:2 of the Code are met, it is within the discretion of the HPC to recommend denial of a petition for designation of a landmark. [6-11-3:1.10]

A majority of a quorum of the HPC were present for the public hearing and heard opening remarks from the Petitioner and the Property Owner followed by testimony from 27 members of the public and closing remarks by the Property Owner and the Petitioner. There was no limitation on the time each individual was permitted to speak. The Chair of the HPC permitted questions to be asked of the Petitioner, Property Owner, and all who provided testimony during the hearing.

The HPC meeting began at 7 p.m. and concluded at approximately 11:14 p.m. After the public hearing portion of the meeting was concluded, the HPC deliberated and provided the following findings of fact in response as set forth in 6-11-3:1.10 of the Code:

1. 6-11-3:1.10.1/Findings of fact related to the criteria set forth in Section 6-11-2:2.

The Commission reviewed the Criteria for Designation Of Landmarks set forth in Section 6-11-2:2.1 and 2.2 of the Code. In order for that criteria to be met, 6-11-3:2.1 provides that the improvement sought to be designated as a landmark must be over fifty (50) years old in whole or in part and at least one of the five criteria listed in 6-11-2:2.2 must be met.

¹ The Petitioner noted during the public hearing that the estimates they obtained were not as complete as they would be if they had final plans and specifications for restoration or repair and that what was provided was what they were able to provide within the timeframe provided in the Code. Petitioner had 60 days from receipt of the Petition (including a 30-day extension period provided for in the Code) and submitted an environmental report 1 day after the 60-day period and an updated opinion of probable renovation costs 11 days after the 60-day period.

The HPC unanimously found (vote 6-0) that the Original Nichols Library located at 110 S. Washington Street is over fifty (50) years old [built between 1897 and 1898], in whole or in part, as required by 6-11-2:2.1 of the Code. The HPC also unanimously found (vote 6-0) that the Original Nichols Library meets the following four criteria for landmarking set forth in 6-11-2:2.2²:

6-11-3:2.2.2.2 - That it has a direct connection to an important event in national, State or local history.

It was determined that this criterion was met because Naperville resident James L. Nichols, a prominent businessman and author, bequeathed ten thousand dollars (\$10,000) in his will to the City of Naperville for the purpose of purchasing property and erecting a library which became the original Nichols Library which is the subject of the Petition.

6-11-3:2.2.2.3 - That it embodies the distinguishing characteristics of an architectural period, style, method of construction, or use of indigenous materials.

It was determined that this criterion was met because the Original Nichols Library embodied the distinguishing characteristics of the Richardsonian Romanesque architectural style and because of the use of indigenous materials in its construction (limestone quarried in Naperville).

6-11-3:2.2.2.4 - That it represents the notable work of a builder, designer or architect whose individual work has substantially influenced the development of the community.

It was determined that this criterion was met because the Original Nichols Library represented the work of designer and architect M.E. Bell, a nationally recognized architect of civic buildings.

6-11-3:2.2.2.5 - That it is included in the National Register of Historic Places. It was determined that this criterion was met because the Original Nichols Library is part of a federal historic district as designated by the National Register of Historic Places in 1977; in this designation, the Original Nichols Library was noted to be a structure of special significance within the federal district based upon its architectural style. Through a 2012 update to the federal district, the Old Nichols Library was noted as a contributing resource to the historic character of the federal district.

The HPC did not reach concurrence (vote 3-3) regarding the applicability of the criterion found in 6-11-3:2.2.2.1/**That it was owned or occupied by a person of historic significance in national, State or local history.** Those voting in favor found that this criterion was met based on James L. Nichols' financial contribution to the City as well as the importance of the Nichols family to Naperville history. Those voting against this criterion noted that the Property was purchased by the City of

² Only one criteria is necessary to be met, in addition to the property being over fifty years old, in order for the conditions set forth in 6-11-3:2 to be met.

Naperville using the bequest from James L. Nichols, but that James L. Nichols never owned or resided on the Property.

2. 6-11-3:1.10.2/A statement indicating whether the owner of the proposed landmark has responded to the application and the nature of the response pursuant to Section 6-11-3:3.

The HPC acknowledged that the Property Owner presented his response to the landmark Petition and noted his clear and unequivocal objection to the Petition.

3. 6-11-3:1.10.3/A description of evidence submitted by the property owner to the Commission regarding the proposed landmark which evidence may consist of reports prepared by experts or specialists in one or more areas of expertise, inspection reports, photographs, and bids for repair or restoration. Section 6-11-3:1.4.

The HPC considered this criterion in the context of the cost and the burden to the Property Owner to repair or restore the Property. The HPC noted the wide disparity between cost estimates provided by the Property Owner and the Petitioner for repair and restoration of the Property but felt that it did not have a strong basis upon which to determine which cost estimate was more accurate, or whether the correct cost estimate might be somewhere between the two. The HPC did acknowledge that there is a cost burden to the Property Owner; however, the true amount is unknown at this time.

The HPC also noted the inapplicability of the provision in Subsection 6-11-3:1.4.1 of the Code which provides that "if the owner is opposed to the designation due to the physical condition of the improvement, the owner may submit evidence to show that the improvement has deteriorated and/or is subject to one or more adverse conditions such that the cost to restore or repair the improvement to a condition that complies with the standards for issuance of an occupancy permit under the provision of Title 5 would meet or exceed the assessed valuation of the property and improvement as shown on the most recent tax bill multiplied by one hundred fifty percent (150%)." Since the Original Nichols Library has held tax-exempt status since its construction, there is no record of an assessed value.

The HPC unanimously (vote 6-0) concurred with the statements above.

4. 6-11-3:1.10.4/Any other facts that the Commission finds relevant.

The HPC noted the following as relevant to the consideration of the landmark Petition for the Property:

- Several Commissioners noted that clear community support has been expressed for the landmarking of the Property in the form of written statements, petitions, and public testimony. Other Commissioners noted that the public comment received may not be reflective of the larger Naperville community.
- Some Commissioners noted the significance of the covenants³ that exist to protect the façade of 110 S. Washington Street and the entranceway foyer,

³ The covenants referenced are those set forth in the deed conveying the Property from the City of Naperville to the Truth Lutheran Church in 1996.

noting that this protection may be stronger than landmark status (particularly since the covenants were in place at the time that the Property was purchased by the current Property Owner) and that the existence of the covenants indicates an historical desire to retain the façade in its current condition.

At the conclusion of their discussion on the findings, the HPC moved to adopt the findings of fact summarized above and recommended granting the Petition in case number 17-3045 seeking to designate 110 S. Washington Street as a landmark as provided in Section 6-11-3 of the Naperville Municipal Code.

Vote: Approved (5-1)

Yes: Doyle, Garrison, Jacks, Martinez, Urda

No: Noel

January 7, 2022

To: Basil Fitzsimons, YMCA of Metro Chicago
Cc: Patrick Kelly, Naperville City Council
Tom Miers, Board Member, YMCA of Metro Chicago
From: Becky Simon, President, Naperville Preservation Inc.
Re: Kroehler YMCA Landmarking Effort

Naperville Preservation Inc.--the successor to Save Old Nichols Inc.—believes that the Kroehler YMCA has important historical significance in the cultural history of Naperville. Our landmark application makes that clear. We also believe that—even though it is privately owned—the people of Naperville, whose predecessors paid for the building long ago, should have input into its future. Except for a single meeting in October, the YMCA of Metro Chicago declined to seek such input. This has left the application to have the building designated a Landmark as our only option for communication. Several key points:

- * The Kroehler YMCA was built through a robust community effort and dedicated in 1910. It is a testament to how Naperville has always been a community that takes care of its people and is a part of our rich history. Throughout its history it has been a place that brought people together.
- * The building is located between two other local designated historical landmarks – Old Nichols Library and the Naperville Woman’s Club. The YMCA, with the others, forms a Gateway to the downtown historic center of Naperville, including Grace Presbyterian Church, Saints Peter and Paul Church, North Central College, and Central Park.
- * Historic preservation purists would advocate for preserving the entire structure. Naperville Preservation has never done so. In fact, as we indicated earlier, we would have been willing to withdraw our landmark application if the Metro YMCA and/or the potential buyers agreed to preserve the west (Washington Street) and south facades. The adaptive reuse of certain elements of the structure would acknowledge the historical contribution of the building while allowing repurposing of the site.
- * Naperville Preservation is not asking that the building be restored to its prior use. Nor are we asking that the entire building be preserved. Even though we have not been permitted to tour the building, we understand that there are significant problems with the original structure and the 1970’s additions. We seek to preserve elements of the building that speak to the “Gateway” nature of the building, especially the front (west) façade and portions of the south façade.
- * Naperville Preservation contacted the YMCA seven times between January and July, 2021 to attempt to discuss the building. Our repeated requests for a meeting and for a tour of the building were denied. We also prepared a sketch showing an example of how the property could be expanded and redeveloped while preserving those facades. YMCA representatives discouraged us from bringing that sketch to our single meeting with you.
- * Adaptive re-use has been done successfully at many Naperville locations. For example, the old Post Office, directly across the street from the Kroehler YMCA, has been successfully repurposed using tax incentives. We believe these same tax incentives from the Illinois Historic Preservation Tax Credit

Program would be available to the YMCA of Metropolitan Chicago or a buyer, contributing to the value of the property. North Central College has done several adaptive re-use projects nearby with excellent results. Perhaps they could provide some advice.

* YMCA buildings throughout the country have been repurposed for new uses. Just as we provided adaptive re-use examples during the effort to save Old Nichols, we note such adaptive reuse of YMCA buildings, such as the Central YMCA in San Francisco, the YMCA building on the Texas A&M campus, and one of the Chicago YMCA buildings, now The Duncan apartments.

* There are many economic benefits to even the moderate adaptive re-use that Naperville Preservation is advocating for the Kroehler YMCA. Not only does it save on cost of materials and demolition, it is environmentally friendly.

* The YMCA of Metropolitan Chicago has expressed concern about the need to mitigate pollution caused by the former dry cleaner north of your building. You indicated that the extent of the pollution cannot be measured without razing the entire Y building. Our research has found multiple examples of re-purposed former dry cleaner sites in Naperville. Only two of those buildings have been demolished, and to the best of our knowledge those demolitions were not necessitated by pollution. Also, we point out that 16 East Jefferson Street, which is featured in the Naperville Heritage Society's Historic Walking Tour brochure, is noted in that brochure as a former dry cleaner and operates today as the Christian Science Reading Room.

*As the Historic Preservation Commission and perhaps the City Council discuss the case, it is important that the people of Naperville be made aware that the YMCA could soon be demolished.

Possible Next Steps:

Naperville Preservation is very willing to meet with representatives of Metro YMCA to discuss the situation. We understand that you have retained counsel. We have not done that, and we remain open to further discussion and communication. However, at this time, we have not withdrawn our petition to the Historic Preservation Commission.

CONFIDENTIALITY NOTICE: The content of this message and any files transmitted with it is a confidential and proprietary business communication, which is solely for the use of the intended recipient(s). Any use, distribution, duplication or disclosure by any other person or entity is strictly prohibited. If you are not an intended recipient or this has been received in error, please notify the sender and immediately delete all copies of this communication.

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

Commercial area at Jefferson Avenue and Washington Street, camera facing northwest.

Photo #10

Commercial area at Jefferson Avenue and Washington Street, camera facing southeast.

Photo #11

Prairie style residence, 100 block of South Sleight Street, camera facing southeast.

Photo #12

100 block of South Sleight Street, camera facing northeast.

Photo #13

Nichols Library building, Washington Street between Jefferson Avenue and Van Buren Avenue, camera facing northeast.

Photo #14

Post Office building, example of Starved Classicism, Washington Street between Van Buren Avenue and Benton Avenue, camera facing west.

Photo #15

Loomis Street between Van Buren Avenue and Benton Avenue, camera facing northeast.

Photo #16

John Harter House, Sleight Street between Van Buren Avenue and Benton Avenue, camera facing northeast.

Photo #17

Columbia Street and Benton Avenue, camera facing southwest.

Photo #18

New residential construction, typical, 200 block of west Benton Avenue, camera facing southwest.

Photo #19

First Congregational United Church of Christ building, Benton Avenue and Ellsworth Street, camera facing northwest.

Photo #20

Pfeiffer Hall, Benton Avenue and Brainard Street, camera facing southeast.

Photo #21

Columbia Street and Benton Avenue, camera facing northwest.

Photo #22

Deiter House, example of Greek Revival style residence, Main Street between Benton Avenue and Franklin Avenue, camera facing east.

Photo #23

Main Street between Benton Avenue and Franklin Avenue, camera facing southwest.

Photo #24

Franklin Avenue between Main Street and Washington Street, camera facing northeast.

Photo #25

Willard Scott House, example of Masonry Italianate, Franklin Avenue and Washington Street, camera facing northwest.

Photo #26

Thomas Betts House, example of Pyramidal Eastlake Queen Anne style, Sleight Street between Benton Avenue and Franklin Avenue, camera facing east.

Naperville Historic District Additional Documentation

Name of Property

DuPage, Illinois

County and State

Photo #27

100 block of North Ellsworth Street, camera facing northeast.

Photo #28

100 block of North Ellsworth Street, camera facing southwest.

Photo #29

200 block of East North Avenue, camera facing northeast.

Photo #30

200 block of East North Avenue, camera facing northwest.

Photo #31

200 block of North Wright Street, camera facing southeast.

Photo #32

300 block of North Ellsworth Street, camera facing northeast.

Photo #33

Not contributing, 300 block of North Ellsworth Street, camera facing northeast.

Photo #34

200 Block of East 4th Avenue, camera facing southeast, property on right non-contributing due to current alterations.

Photo #35

Unique Arts and Crafts residence, Loomis Street and 4th Avenue, camera facing northeast.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

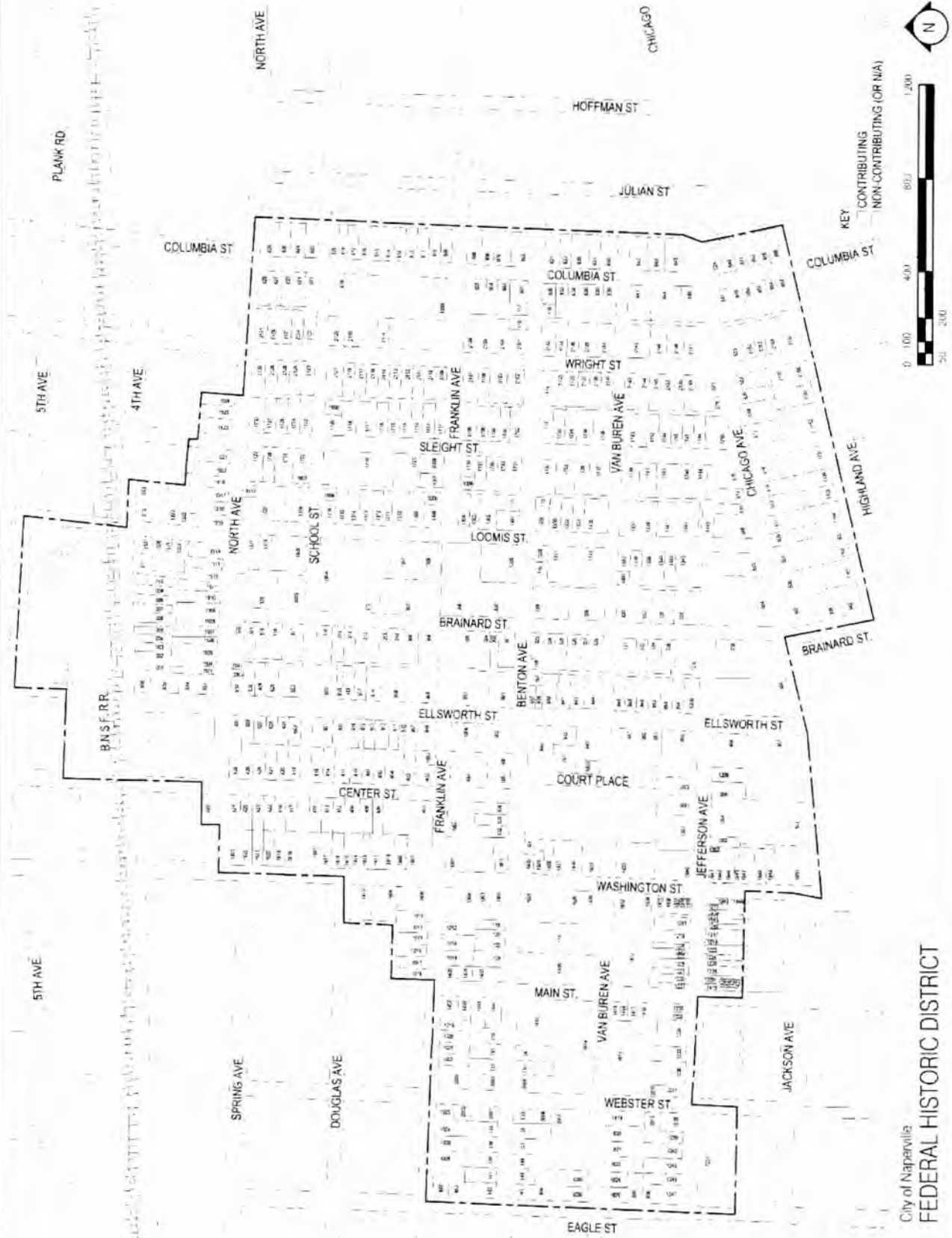
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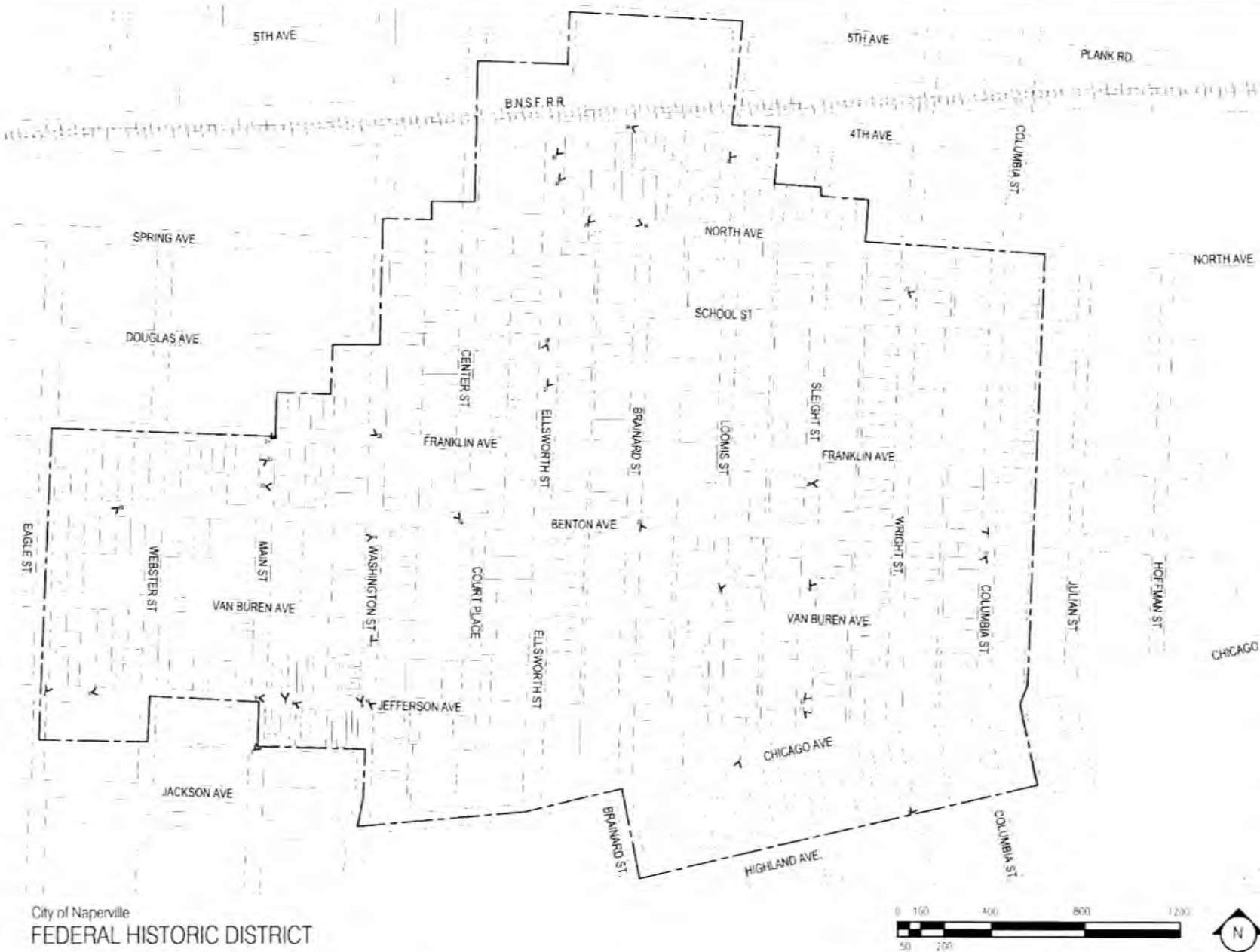
street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Naperville Historic District

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Du Page

DATE RECEIVED: 9/28/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/14/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 77001516

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10.31.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Illinois Historic Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

September 21, 2012

Ms. Barbara Wyatt
National Register of Historic Places
National Park Service
1849 C Street NW Suite NC400
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your review are the following National Register Nomination Forms:

1. **The West Park Neighborhood Historic District (Lake Forest – Lake County)** This revised nomination has the revisions requested by the NPS when it returned the original submittal on September 9, 2007.
2. **Naperville Historic District – Additional Documentation (Naperville – Du Page County)** The nomination has been updated to extend the period of significance until 1962.

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosures



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 3 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 4 OF 35



NAPERVILLE HISTORIC DISTRICT
DUPAGE CO, IL
PHOTO 5 OF 35



NAPERVILLE HISTORIC DISTRICT
DUPAGE CO, IL
PHOTO 6 OF 35



NATERVILLE HISTORIC DISTRICT

DUPAGE COIL

PHOTO 7 OF 35



ARTISTIC
Creations
• SALON •

22

REDKEN

P. PARSON

www.BellaCaley.com

NAPERVILLE HISTORIC DISTRICT
DUPAGE CO, IL
PHOTO 8 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 9 OF 35



NAPERVILLE Historic District

DUPAGE Co, IL

PHOTO 10 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 11 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 12 OF 35



NO PARKING
ANYTIME
ON THIS STREET

Yeh Li-Chen Street, 100
嘉德林路美中心圖書館
Yeh Li-Chen Street, 100
嘉德林路美中心圖書館



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 13 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

Photo 14 of 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 15 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 16 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 17 of 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 18 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 19 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL

PHOTO 20 of 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

PHOTO 21 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

PHOTO 22 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

PHOTO 23 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

PHOTO 24 OF 35



NATERVERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 25 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 26 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE Co, IL

PHOTO 27 OF 35



4
NO
PARKING
8:00 AM
6:00 PM



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 28 OF 35



NAPERVILLE HISTORIC DISTRICT
DUPAGE CO, IL
PHOTO 29 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 30 OF 35



NAPERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 31 OF 35



NATERVILLE HISTORIC DISTRICT
DU PAGE CO, IL
PHOTO 32 OF 35



BRIDGE LANE
BUSES ONLY

NO PARKING
STOPPING OR
STANDING

336

BOB
GIBSON

tedjker

NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 33 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 34 OF 35



NAPERVILLE HISTORIC DISTRICT

DUPAGE CO, IL

PHOTO 35 OF 35

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Naperville Historic District Additional Documentation

other names/site number _____

2. Location

street & number Roughly bounded by Juilian, Highland, Chicago, Jackson, Eagle, and 5th Sts.

city or town Naperville

state Illinois code IL county DuPage code 043 zip code 60540

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Anne C. Hadron, DSHPO Sept 19, 2012
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☒ other (explain):

Additional Documentation Approved

Joe Eason H. Beall
Signature of the Keeper

Date of Action

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

5. 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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
492	86	buildings
0	0	sites
0	4	structures
0	0	objects
492	90	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

544

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling Residence

Commerce/Trade

Government: City Hall

Government: Post Office

Religion: Religious Facility/Church

Recreation and Culture

Industry: Manufacturing Facility

Healthcare: Clinic

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling Residence/Multiple Dwelling Residence

Commerce: Trade

Government: City Hall

Government: Post Office

Religion: Religious Facility/Church

Recreation and Culture

Industry: Manufacturing Facility

Healthcare: Clinic

7. Description

Architectural Classification

(Enter categories from instructions.)

Mid 19th Century

Late Victorian

Late 19th and 20th Century Revivals

Late 19th Century and Early 20th Century American Movements

Modern Movement

Materials

(Enter categories from instructions.)

foundation: Brick, Stone, Granite, Concrete

walls: Brick, Wood, Concrete, Stone, Stucco

roof: Asphalt, Metal, Slate, Terra Cotta, Wood

other: Stone, Limestone, Terra Cotta

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Naperville Historic District is located along the DuPage River in the Western suburbs of Chicago, Illinois. An outgrowth of the original Naper Settlement established in 1831 by the founder Joseph Naper, the district is primarily comprised of 2-3 story, residential and commercial buildings representing historic architectural styles from the mid 1800s to the mid-twentieth century. The original streetscape of the Naperville Historic District is largely preserved, with the majority of residences maintaining their historic styles and not altering the buildings' relationship with the sidewalk and street with driveways and garages. The Naperville Historic District was listed in the National Register of Historic Places in 1977. This nomination identifies additional contributing properties to be added to the existing National Register district and excludes properties that have lost historic integrity or have been demolished.

At the time of the original National Register of Historic Places nomination for the Naperville Historic District, 1977, only properties that were fifty years old or older (dated before 1927) were evaluated for potential contribution to the district. This is because unless properties have exceptional importance, the National Register Criteria for Evaluation exclude properties that achieved significance within the past fifty years. Therefore, this amendment to the Naperville Historic District increases the earlier applied dates of significance to include properties that were built between 1927 and 1962. This period continues the architectural progression described in the original nomination up to the current 50 year mark for evaluation of significance.

Narrative Description

Summary and Description:

The Naperville Historic District is composed of the "old core" of the city, visually and spatially representing the growth of the original Naper settlement through the establishment of the modern suburb. The great array of architectural styles, building types, and functions are significant in explaining the time period over which the city expanded and adapted to a growing population. Land use in the district varies and includes commercial, religious, industrial, residential and governmental properties.

The Naperville Local Historic District is contained within the boundaries of the National Register District and composes the majority of the residential area of the National Register District. In the 2008 report on the architectural resources within the Naperville Local Historic District survey area, the large majority of the buildings within the Naperville Local Historic District (approximately 95%) were considered to be historic, built before 1958. Within this district, only 14 properties are newer than 1960. This ratio continues into the greater National Register District which also includes a large number of commercial properties.

The high quality, number and density of historic buildings within such a small geographic area weave a colorful portrait of a Midwestern town from the 1840s to the 1950s. The City of Naperville has engaged in an ongoing effort to preserve the historic character of this town while still allowing residents and businesses flexibility to accommodate a growing population. The preservation of historic buildings within the district is considered vital to defining the visual character of the city.

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

INVENTORY OF PROPERTIES IN THE NAPERVILLE HISTORIC DISTRICT

C = Contributing Resource N/C = Not Contributing N/A = Not Applicable

KEY #	ST #	STREET	DIR.	SUFFIX	RATING	ARCHCLASS	BEGIN YEAR	HISTORIC NAME
1	220	4TH		AV	N/A	Empty Lot		
2	222	4TH		AV	C	Victorian Frame	1860s-1890s	
3	224	4TH		AV	C	Victorian Frame	1860s-1890s	
4	228	4TH		AV	C	Victorian Frame	1860s-1890s	
5	230	4TH		AV	C	Victorian Frame	1860s-1890s	
6	236	4TH		AV	N/C	American Foursquare	1910s	
7	240	4TH		AV	C	Greek Revival	1830s-1850s	
8	244	4TH		AV	C	American Foursquare	1910s	
9	248	4TH		AV	C	Victorian Frame	1860s-1890s	
10	252	4TH		AV	C	American Foursquare	1910s	
11	262	4TH		AV	C	Greek Revival	1830s-1850s	
12	406	4TH		AV	C	Arts and Crafts	1920s	
13	426	4TH		AV	C	Greek Revival	1830s-1850s	
101	16	BENTON	E	AV	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
102	21	BENTON	E	AV	C	Greek Revival	1830s-1850s	
103	23	BENTON	E	AV	C	Gothic Revival	1930	
104	25	BENTON	E	AV	C	Gothic Revival	1905-06	
105	105	BENTON	E	AV	N/A	Vacant Lot		
106	118	BENTON	E	AV	N/A	Surface Parking		
107	206	BENTON	E	AV	N/C	Surface Parking and Garage		
108	224	BENTON	E	AV	C	No Style	c. 1915	
109	310	BENTON	E	AV	C	Classical Revival	1925	Pfeifer, Barbara Memorial Hall
110	325	BENTON	E	AV	N/C	International Style	1960	
111	415	BENTON	E	AV	C	Bungalow	c. 1895	Burlington Park Ticket Booth
112	416	BENTON	E	AV	C	Gable Front	c. 1910	
113	510	BENTON	E	AV	C	Prairie	c. 1910	
114	530	BENTON	E	AV	C	Dutch Colonial Revival	c. 1925	
115	615	BENTON	E	AV	C	Bungalow	c. 1925	
116	620	BENTON	E	AV	C	Bungalow	c. 1920	

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

117	621	BENTON	E	AV	C	Craftsman Bungalow	c. 1920	
118	19	BENTON	W	AV	C	Arts & Crafts	1920s	
119	44-88	BENTON	W	AV	N/C	Parking Garage	New	
120	21	BENTON	W	AV	C	Greek Revival	1830s/1840s/1850s	
122	29	BENTON	W	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
124	33	BENTON	W	AV	N/C	New construction	1980s/1990s/2000s	
125	109	BENTON	W	AV	N/A	Surface Parking		
129	126	BENTON	W	AV	N/C	New Construction	2000s	
130	129	BENTON	W	AV	C	Victorian Frame	1860s-1890s	
131	133	BENTON	W	AV	C	Victorian Frame	1860s-1890s	
132	134	BENTON	W	AV	N/C	New Construction	2000s	
133	208	BENTON	W	AV	N/C	New Construction	1980s/1990s/2000s	
134	213	BENTON	W	AV	C	Greek Revival	1830s/1840s/1850s	
135	214	BENTON	W	AV	N/C	New Construction	1980s/1990s/2000s	
136	221	BENTON	W	AV	N/C	American Foursquare	1910s	
137	222	BENTON	W	AV	N/C	New Construction	1980s/1990s/2000s	
138	227	BENTON	W	AV	C	Greek Revival	1830s/1840s/1850s	
139	228	BENTON	W	AV	N/C	New Construction	1980s/1990s/2000s	
140	232	BENTON	W	AV	C	Greek Revival	1830s/1840s/1850s	
141	235	BENTON	W	AV	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
142	239	BENTON	W	AV	C	Greek Revival	1830s/1840s/1850s	
143	240	BENTON	W	AV	N/C	New Construction	1980s/1990s/2000s	
301	5	BRAINARD	N	ST	C	Late Prairie	1960	St Peter & Paul Pastoral Hall
302	10	BRAINARD	N	ST	C	Classical Revival	1908	Carnegie Library
303	11	BRAINARD	N	ST	C	Gabled Ell	c. 1875	
304	15	BRAINARD	N	ST	C	Italianate	1876	Fehlmann, J House
305	25	BRAINARD	N	ST	N/C	Neo-Traditional	c. 1995	
306	30	BRAINARD	N	ST	C	Second Empire	1870	Old Main

Naperville Historic District **Additional Documentation**

Name of Property

DuPage, Illinois

County and State

Kroehler, Peter
Kenneth Science
Center

307	40	BRAINARD	N	ST	N/C	International Style	1969
308	103	BRAINARD	N	ST	N/C	Neo-Traditional	1996
309	115	BRAINARD	N	ST	C	Victorian Frame	c. 1895
						Cross Gambrel Dutch Colonial Revival	1920s
310	119	BRAINARD	N	ST	C	Stick Style	c. 1885
311	125	BRAINARD	N	ST	C	Empty Lot	
312	131	BRAINARD	N	ST	N/A	Italianate	1873
313	135	BRAINARD	N	ST	C	Craftsman	1919
314	141	BRAINARD	N	ST	C	Queen Anne	1904
315	145	BRAINARD	N	ST	C		

Leffler, Jeremiah
House

316	153	BRAINARD	N	ST	C	Gable Front	1872
317	209	BRAINARD	N	ST	C	Colonial Revival	c. 1925
318	213	BRAINARD	N	ST	C	Greek Revival	c. 1870
						American Foursquare	c. 1915
319	219	BRAINARD	N	ST	C	Surface Parking	
320	220	BRAINARD	N	ST	N/A	Duplex	c. 1955
321	227	BRAINARD	N	ST	C	Colonial Revival	c. 1950
322	229	BRAINARD	N	ST	C	Queen Anne - Free Classic	c. 1900
323	5	BRAINARD	S	ST	C	Colonial Revival	c. 1915
324	11	BRAINARD	S	ST	C		

Second
Evangelical
Church Parsonage

325	15	BRAINARD	S	ST	C	Queen Anne - Free Classic	c. 1908
326	21	BRAINARD	S	ST	C	L-Form with 2- story Wing	c. 1880
327	27	BRAINARD	S	ST	C	Queen Anne	c. 1905

Stoner, Leah
House

Heldner, Rev.
House

328	30	BRAINARD	S	ST	C	Italianate	1870
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Stephens, Mathias
A. House

329	31	BRAINARD	S	ST	C	Italianate	1873
330	106	BRAINARD	S	ST	N/A	Surface Parking	

Boecker House

331	109	BRAINARD	S	ST	C	Shingle	1883
332	111-115	BRAINARD	S	ST	N/C	Duplex	1980

Boecker, Peter
House

333	116	BRAINARD	S	ST	C	Colonial Revival Architecture	c. 1925
334	119	BRAINARD	S	ST	C	Moderne	c. 1940

Hammerschmidt
House

335	122	BRAINARD	S	ST	C	Italianate	1874
336	125	BRAINARD	S	ST	C	Stick Style	c. 1890

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

337	134	BRAINARD	S	ST	N/A	Empty Lot		
338	209	BRAINARD	S	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
339	328	BRAINARD	S	ST	C	Brick Colonial	1920s	
340	330	BRAINARD	S	ST	C	Brick Colonial/larger A&C/ Prairie	1920s	
400	20	CENTER	N	ST	C	Gothic Revival	1912	
401	111	CENTER	N	ST	C	Romanesque & Gothic Revival	1925	
402	108	CENTER	N	ST	C	Italianate	c. 1870	
403	114	CENTER	N	ST	C	American Foursquare	c. 1920	
404	120	CENTER	N	ST	C	Bungalow	1920	
405	124	CENTER	N	ST	C	Gabled Ell	c. 1890	
406	125-127	CENTER	N	ST	C	Gabled Ell	c. 1905	
407	132	CENTER	N	ST	C	American Foursquare	c. 1895	
408	133-135	CENTER	N	ST	C	Gable Front	c. 1885	
409	137	CENTER	N	ST	C	American Foursquare	c. 1915	
410	138	CENTER	N	ST	C	American Foursquare	c. 1915	
411	142	CENTER	N	ST	C	Italianate	1875	Frost, Jack House
412	143	CENTER	N	ST	C	American Foursquare	c. 1915	
413	147	CENTER	N	ST	C	Gabled Ell	c. 1900	
414	152	CENTER	N	ST	C	Mid Century Modern	c. 1955	
415	153	CENTER	N	ST	C	Queen Anne	c. 1900	
416	154	CENTER	N	ST	C	I-House	1868	Frost, David House
417	203	CENTER	N	ST	C	L-Form	c. 1885	
418	204	CENTER	N	ST	C	Gable Front	c. 1915	
419	209	CENTER	N	ST	C	Gable Front	c. 1865	
420	212	CENTER	N	ST	C	Gable Front	c. 1890	
421	214	CENTER	N	ST	C	Greek Revival	c. 1865	
422	215	CENTER	N	ST	C	American Foursquare	c. 1915	
423	219	CENTER	N	ST	C	Gabled Ell	c. 1905	
424	220	CENTER	N	ST	C	Gabled Ell	c. 1880	
425	223	CENTER	N	ST	C	Upright and Wing	c. 1865	
426	226	CENTER	N	ST	C	Gable Front	c. 1900	
427	229	CENTER	N	ST	C	Gabled Ell	c. 1870	
428	230	CENTER	N	ST	C	No Style	c. 1865	
429	301	CENTER	N	ST	C	Brick Colonial/ A&C	1920s	

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

501	23-29	CHICAGO	E	AV	N/C	Parking Garage	1980s-2000s	
502	211	CHICAGO	E	AV	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
503	308	CHICAGO	E	AV	C	Greek Revival	1830s-1850s	
504	311	CHICAGO	E	AV	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
505	313	CHICAGO	E	AV	N/C	New construction	1980s-2000s	
506	320	CHICAGO	E	AV	C	Queen Anne	1860s-1890s	JL Nichol's House
507	330	CHICAGO	E	AV	N/C	Neo-Traditional	New	
508	400	CHICAGO	E	AV	C	Italianate	1870s-1880s	
509	402	CHICAGO	E	AV	C	Greek Revival	1830s-1850s	
510	409	CHICAGO	E	AV	C	Italianate	1876	Reuss, George House
511	410	CHICAGO	E	AV	C	Victorian Frame	1860s-1890s	
512	416	CHICAGO	E	AV	C	Prairie	1920s	
513	423	CHICAGO	E	AV	C	Prairie	c. 1915	White House
514	424	CHICAGO	E	AV	C	New Construction	1980s-2000s	
515	427	CHICAGO	E	AV	C	Queen Anne	c. 1890	
516	432	CHICAGO	E	AV	C	Queen Anne	1894	Adolf Hammerschmidt Residence
517	508	CHICAGO	E	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
518	518	CHICAGO	E	AV	C	Four Squares/ Cottages/ Workers Cottages	1910s	
519	523	CHICAGO	E	AV	C	Prairie	c. 1915	
520	526	CHICAGO	E	AV	C	Victorian Frame	1860s-1890s	
521	529	CHICAGO	E	AV	N/C	Neo-Traditional	2000s	
522	532	CHICAGO	E	AV	C	Foursquare/Prairie	1910s	
523	608	CHICAGO	E	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
524	702	CHICAGO	E	AV	C	American Foursquare	1910s	
601	5	COLUMBIA	N	ST	C	Craftsman Bungalow	1915	Geiger, C. H. House
602	6	COLUMBIA	N	ST	C	Bungalow	c. 1925	
603	11	COLUMBIA	N	ST	C	Mediterranean Revival	c. 1930	
604	15	COLUMBIA	N	ST	C	American Foursquare	c. 1910	
605	16	COLUMBIA	N	ST	C	Queen Anne	c. 1905	
606	22	COLUMBIA	N	ST	C	Queen Anne - Free Classic	1910	

Naperville Historic District **Additional Documentation**

DuPage, Illinois

Name of Property

County and State

607	23	COLUMBIA	N	ST	C	Queen Anne - Free Classic	c. 1905	
608	26	COLUMBIA	N	ST	C	American Foursquare	c. 1920	
609	106	COLUMBIA	N	ST	C	Queen Anne - Free Classic	c. 1905	
610	112	COLUMBIA	N	ST	C	Bungalow	c. 1910	
611	116	COLUMBIA	N	ST	C	American Foursquare	c. 1910	
612	120	COLUMBIA	N	ST	C	American Foursquare	c. 1910	
613	126	COLUMBIA	N	ST	C	American Foursquare	1907	Vocks, Herman House
614	130	COLUMBIA	N	ST	C	Tudor Revival	c. 1925	
615	136	COLUMBIA	N	ST	C	American Foursquare	c. 1920	
616	142	COLUMBIA	N	ST	C	Craftsman	c. 1910	
617	146	COLUMBIA	N	ST	C	Craftsman	c. 1915	
618	147	COLUMBIA	N	ST	N/C	Lawn	c. 2000	
619	150	COLUMBIA	N	ST	C	American Foursquare	c. 1910	
620	154	COLUMBIA	N	ST	C	American Foursquare	c. 1910	
621	205	COLUMBIA	N	ST	C	Bungalow	c. 1925	
622	206	COLUMBIA	N	ST	C	American Foursquare	1907	
623	209	COLUMBIA	N	ST	C	American Foursquare	c. 1905	
624	212	COLUMBIA	N	ST	N/C	Bungalow (altered)	c. 1925	
625	215	COLUMBIA	N	ST	C	Dutch Colonial Revival	c. 1924	
626	218	COLUMBIA	N	ST	C	American Foursquare	c. 1905	
627	219	COLUMBIA	N	ST	C	Craftsman	c. 1920	
628	224	COLUMBIA	N	ST	C	Queen Anne - Free Classic	c. 1910	
629	226	COLUMBIA	N	ST	C	American Foursquare	1915	Attig, Jacob House by Oliver Fry
630	5	COLUMBIA	S	ST	C	Craftsman	1908	
631	8	COLUMBIA	S	ST	C	Greek Revival	c. 1865	
632	9	COLUMBIA	S	ST	C	American Foursquare	c. 1910	Sohl, Lawrence House
633	12	COLUMBIA	S	ST	C	Colonial Revival	1923	Schuler, Charles Royal House
634	15	COLUMBIA	S	ST	C	Gable Front	c. 1910-15	
635	18	COLUMBIA	S	ST	C	Colonial Revival	c. 1925	
636	21	COLUMBIA	S	ST	C	American Foursquare	c. 1910	

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637	24	COLUMBIA	S	ST	C	Gable Front Cottage	c. 1900
638	27	COLUMBIA	S	ST	C	Craftsman Bungalow	c. 1925
639	31	COLUMBIA	S	ST	C	American Foursquare	c. 1915
640	32	COLUMBIA	S	ST	C	Queen Anne - Free Classic	c. 1915
641	105	COLUMBIA	S	ST	C	Craftsman	c. 1925
642	106	COLUMBIA	S	ST	C	Bungalow	1935
643	114	COLUMBIA	S	ST	C	American Foursquare	1911
644	119	COLUMBIA	S	ST	C	Colonial Revival	c. 1920
645	124	COLUMBIA	S	ST	C	Craftsman Bungalow	c. 1925
646	127	COLUMBIA	S	ST	C	Prairie	c. 1915
647	203	COLUMBIA	S	ST	C	Greek Revival	1830s/1840s/1850s
648	210	COLUMBIA	S	ST	C	Cape Cods	1960
649	211	COLUMBIA	S	ST	C	Four Squares/ Cottages/ Workers Cottages	1900s/1910s
650	215	COLUMBIA	S	ST	C	Four Squares/ Cottages/ Workers Cottages	1900s/1910s
651	216	COLUMBIA	S	ST	C	Four Squares/ Cottages/ Workers Cottages	1900s/1910s
652	219	COLUMBIA	S	ST	N/C	Victorian Frame	1860s-1890s
653	222	COLUMBIA	S	ST	N/C	Split levels / Dark woods / Rubble rock	1970s
654	225	COLUMBIA	S	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s
655	226	COLUMBIA	S	ST	C	Arts & Crafts	1920s
656	230	COLUMBIA	S	ST	C	New Construction	1980s-2000s
657	231	COLUMBIA	S	ST	C	Victorian Frame	1860s-1890s
701	17	COURT	S	PL	C	Victorian Frame	1860s-1890s
802	20	EAGLE	N	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s
803	26	EAGLE	N	ST	C	Victorian Frame	1860s-1890s
804	16	EAGLE	S	ST	C	Greek Revival	1830s-1860s
805	122	EAGLE	S	ST	C	American Foursquare	1910s
806	130	EAGLE	S	ST	C	Greek Revival	1830s-1860s

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901	20	ELLSWORTH	N	ST	C	Gothic Revival	1925	
902	22	ELLSWORTH	N	ST	N/A	Empty Lot		
903	24-26	ELLSWORTH	N	ST	N/A	Empty Lot		
906	105	ELLSWORTH	N	ST	C	Italianate	1874	Barr, Samuel House
907	113	ELLSWORTH	N	ST	C	Gable Front Lannon stone/Flat roofs/Eave linear carving	c. 1888	
908	114	ELLSWORTH	N	ST	C		1950s	
909	116	ELLSWORTH	N	ST	N/A	Surface Parking		
910	117	ELLSWORTH	N	ST	C	Gable Front	c. 1880	
911	119	ELLSWORTH	N	ST	C	Craftsman	c. 1915	
912	125	ELLSWORTH	N	ST	C	Italianate	c. 1870	
913	129	ELLSWORTH	N	ST	C	Gable Front	1866	Jeremiah Leffler House
914	130	ELLSWORTH	N	ST	C	Italianate	c. 1870	
915	133	ELLSWORTH	N	ST	C	Greek Revival	c. 1860	
916	135	ELLSWORTH	N	ST	C	Gable Front	c. 1867	Sporlein, Mary Elizabeth House
917	136	ELLSWORTH	N	ST	C	Queen Anne	c. 1905	
918	142	ELLSWORTH	N	ST	C	Queen Anne - Free Classic	c. 1910	
919	144	ELLSWORTH	N	ST	C	Gable Front	c. 1880	
920	145	ELLSWORTH	N	ST	C	Ranch	c. 1950	
921	151	ELLSWORTH	N	ST	C	Queen Anne	1896	Schwartz, Charles
922	152	ELLSWORTH	N	ST	C	Queen Anne	1872	
923	206	ELLSWORTH	N	ST	C	Gable Front	c. 1870	
924	213	ELLSWORTH	N	ST	N/A	Surface Parking		
925	214	ELLSWORTH	N	ST	C	L-Form	1869	Helm, Daniel House
926	215	ELLSWORTH	N	ST	C	Queen Anne (altered)	c. 1880	
927	219	ELLSWORTH	N	ST	C	Craftsman	c. 1915	

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928	220	ELLSWORTH	N	ST	C	Bungalow	c. 1930	
929	223	ELLSWORTH	N	ST	C	Queen Anne	1908	Patterson, William Henry House
930	224	ELLSWORTH	N	ST	C	Gabled Ell	c. 1900	
931	229	ELLSWORTH	N	ST	C	Gable Front	1873	
932	230	ELLSWORTH	N	ST	C	American Foursquare	c. 1915	
933	304	ELLSWORTH	N	ST	N/C	No Style	c. 1900	
934	320	ELLSWORTH	N	ST	N/A	Vacant Lot		
935	326	ELLSWORTH	N	ST	C	WORKERS COTTAGE	1910	
936	336	ELLSWORTH	N	ST	N/C	New construction	2000s	
937	6	ELLSWORTH	S	ST	C	Queen Anne/ Italianate	c. 1864	
938	8	ELLSWORTH	S	ST	C	I-House	c. 1870	
939	10	ELLSWORTH	S	ST	C	L-Form	c. 1870	
940	15	ELLSWORTH	S	ST	N/A	Surface Parking		
941	16	ELLSWORTH	S	ST	C	Duplex-Italianate	c. 1870	
942	17	ELLSWORTH	S	ST	N/A	Surface Parking		
943	22	ELLSWORTH	S	ST	C	Italianate	c. 1875	Metz, Adam House
944	30	ELLSWORTH	S	ST	C	Greek Revival	c. 1865	
945	33	ELLSWORTH	S	ST	C	Gothic Revival / Romanesque	1909	
946	104	ELLSWORTH	S	ST	C	Queen Anne - Free Classic	c. 1905	
947	105	ELLSWORTH	S	ST	C	Greek Revival	1830s-1860s	William Hillégas House
948	110	ELLSWORTH	S	ST	C	Mid-Century Modern Minimal Traditional	c. 1950	
949	114	ELLSWORTH	S	ST	C	American Foursquare	c. 1925	
950	115	ELLSWORTH	S	ST	N/C	New Construction	1980s-2000s	
951	119	ELLSWORTH	S	ST	C	Four Squares/ Cottages/ Workers Cottages	1910s	
952	120	ELLSWORTH	S	ST	C	Queen Anne	c. 1880	

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953	126	ELLSWORTH	S	ST	C	Italianate	1873	Slenger, Elizabeth
954	130	ELLSWORTH	S	ST	C	Mid-Century Modern Minimal Traditional	1953-54	Feldott, Ralph
955	150	ELLSWORTH	S	ST	N/C	Rubble Rock	1970s	
956	221	ELLSWORTH	S	ST	N/C	New Construction	1980s-2000s	
957	230	ELLSWORTH	S	ST	N/C	New Construction		
1001	20	FRANKLIN	E	AV	C	Neo-Traditional	1960s	
1002	36-40	FRANKLIN	E	AV	N/A	Surface Parking		
1003	115	FRANKLIN	E	AV	C	Gabled Ell	c. 1865	
1004	201	FRANKLIN	E	AV	C	Romanesque Revival	1892	St. Peter and Paul School
1005	415	FRANKLIN	E	AV	C	American Foursquare	c. 1915	
1006	422	FRANKLIN	E	AV	C	L-Form	c. 1870	
1007	423	FRANKLIN	E	AV	C	Gable Front	c. 1900	
1008	431	FRANKLIN	E	AV	C	Queen Anne	c. 1905	
1009	519	FRANKLIN	E	AV	C	Italian Renaissance Revival	c. 1930	Kroehler, Peter Memorial Dormitory
1010	19	FRANKLIN	W	AV	C	Brick Colonial/larger A&C / Prairie	c. 1920	
1011	21	FRANKLIN	W	AV	N/C	Gable Front	c. 1900	
1012	22	FRANKLIN	W	AV	C	Victorian Frame	1860s-1890s	
1013	23	FRANKLIN	W	AV	C	Victorian Frame	1860s-1890s	
1014	28	FRANKLIN	W	AV	C	American Foursquare	1900s/1910s	
1015	29	FRANKLIN	W	AV	C	American Foursquare	1900s/1910s	
1016	34	FRANKLIN	W	AV	C	Greek Revival	1830s/1840s/1850s	
1017	35	FRANKLIN	W	AV	C	Four Squares/ Cottages/ Workers Cottages	1900s/1910s	
1018	41	FRANKLIN	W	AV	C	Cape Cod	1930s-1940s	
1019	110	FRANKLIN	W	AV	C	Cottage	1900s/1910s	
1020	120	FRANKLIN	W	AV	C	Cottage	1900s/1910s	
1021	126	FRANKLIN	W	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
1022	130	FRANKLIN	W	AV	C	American Foursquare	1900s/1910s	
1023	206	FRANKLIN	W	AV	C	American Foursquare	1900s/1910s	
1024	212	FRANKLIN	W	AV	N/C	New Construction	2000s	
1025	218	FRANKLIN	W	AV	N/C	New Construction	2000s	

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1026	228	FRANKLIN	W	AV	N/C	New Construction	2000s	
1101	321	HIGHLAND		AV	C	Cape Cods	1960s	
1102	329	HIGHLAND		AV	N/C	Neo-traditional new construction	2000s	
1103	335	HIGHLAND		AV	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1104	401	HIGHLAND		AV	C	Prairie	1917	Nichols House
1105	419	HIGHLAND		AV	C	Midcentury Modern Ranch	1950s	
1106	445	HIGHLAND		AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
1107	519	HIGHLAND		AV	C	Prairie	1920	
1201	15-17	JEFFERSON	E	AV	N/A	Surface Parking		
1202	16	JEFFERSON	E	AV	C	Victorian Frame	1860s-1890s	
1203	20	JEFFERSON	E	AV	C	Victorian Frame	1860s-1890s	
1204	26-32	JEFFERSON	E	AV	N/A	Surface Parking		
1205	37	JEFFERSON	E	AV	N/C	Contemporary	2000s	
1206	36	JEFFERSON	E	AV	C	Victorian Frame	1860s-1890s	
1207	43	JEFFERSON	E	AV	C	Classical Revival	1845	Kendall Residence
1208	48	JEFFERSON	E	AV	C	Prairie School	1917	Truitt, Dr. House
1209	209	JEFFERSON	E	AV	C	Greek Revival	1865	Brown, Benjamin House
1210	227	JEFFERSON	E	AV	C	Italianate	1866	Gross, G. N. House
1211	6	JEFFERSON	W	AV	N/C	Split Levels/Dark Woods/Rubble Rock	1970s	
1212	8	JEFFERSON	W	AV	N/C	Cape Cod	1930s-1940s	
1213	10	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1214	12	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1215	15	JEFFERSON	W	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
1216	16	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1217	18	JEFFERSON	W	AV	C	Richardsonian Romanesque	1891	
1218	20	JEFFERSON	W	AV	C	Cape Cod	1930s-1940s	

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1219	21	JEFFERSON	W	AV	N/C	Split Levels/Dark Woods/Rubble Rock	1970s	
1220	23	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1221	25	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1222	26	JEFFERSON	W	AV	C	American Foursquare	1910s	
1223	27	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1224	28	JEFFERSON	W	AV	C	Art Deco	1906	Western United Gas & Electric Co. re 1932
1225	29	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1226	30	JEFFERSON	W	AV	C	Brick Colonial/larger A&C/ Prairie	1920s	
1227	33	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1228	34	JEFFERSON	W	AV	C	Brick Colonial	1920s	Former Masonic Temple
1229	36	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1230	39	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1231	41	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1232	103	JEFFERSON	W	AV	C	Greek Revival	1830s-1860s	
1233	105	JEFFERSON	W	AV	C	Victorian Frame	1860s-1890s	
1234	111-117	JEFFERSON	W	AV	N/C	Split Levels/Dark Woods/Rubble Rock	1970s	
1235	139	JEFFERSON	W	AV	N/A	Surface Parking		
1236	141	JEFFERSON	W	AV	N/C	New Construction	1980s-2000s	
1237	202-288	JEFFERSON	W	AV	N/A	Surface Parking		
1238	209	JEFFERSON	W	AV	C	Greek Revival	1830s/1840s/1850s	
1239	213	JEFFERSON	W	AV	C	Cottage	1910s	
1242	221	JEFFERSON	W	AV	C	Italianate	1870s	
1243	225	JEFFERSON	W	AV	C	Italianate	1870s-1880s	
1245	235	JEFFERSON	W	AV	C	Greek Revival	1830s-1850s	
1247	237	JEFFERSON	W	AV	C	American Foursquare	1910s	

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1301	8	LOOMIS	N	ST	C	L-Form	c. 1880		
1302	16	LOOMIS	N	ST	C	L-Form	1875		
1303	24	LOOMIS	N	ST	C	Gable Front	1893	Kelper, Jacob & Sarah House	
1304	28	LOOMIS	N	ST	C	American Foursquare	c. 1915		
1305	10	LOOMIS	N	ST	C	Lannon Stone/Flat Roof/Eave Linear Carving	1950		
1306	29	LOOMIS	N	ST	C	Classical Revival	c. 1907	Rolland Center Boilerhouse	
1307	31	LOOMIS	N	ST	C	Classical Revival	1907	Goldspohn Science Hall	
1308	104	LOOMIS	N	ST	N/A	Empty Lot			
1309	108	LOOMIS	N	ST	C	Gable Front	c. 1895		
1310	122	LOOMIS	N	ST	C	Gable Front	c. 1880		
1311	126	LOOMIS	N	ST	C	Bungalow	c. 1920		
1312	130	LOOMIS	N	ST	C	Gabled Ell	c. 1880		
1313	136	LOOMIS	N	ST	C	Gable Front	c. 1885		
1314	140	LOOMIS	N	ST	C	Bungalow	c. 1925		
1315	146	LOOMIS	N	ST	C	Queen Anne - Free Classic	c. 1910-15		
1316	154	LOOMIS	N	ST	C	Gable Front	c. 1875-80		
1318	208	LOOMIS	N	ST	C	Gothic Revival	1928	Evangelical Theological Seminary	
1319	219	LOOMIS	N	ST	N/A	Surface Parking			
1320	224	LOOMIS	N	ST	C	Dormitory Apartments	1958	Evangelical Theological Seminary Dorm	
1321	225	LOOMIS	N	ST	C	Queen Anne - Free Classic	c. 1895		
1322	316	LOOMIS	N	ST	N/C	No Style	1950s		
1323	320	LOOMIS	N	ST	N/C	Cape Cod	1960s		
1324	323	LOOMIS	N	ST	C	American Foursquare	1910s		
1325	325	LOOMIS	N	ST	C	New Construction	1980s-2000s		
1326	329	LOOMIS	N	ST	N/C	Greek Revival	1830s-1850s		
1327	333	LOOMIS	N	ST	N/C	Cape Cod	1960s		
1328	5	LOOMIS	S	ST	C	Queen Anne	pre-1886	Grace Evangelical Church/Collins Apts.	
1329	6	LOOMIS	S	ST	C	American Foursquare	c. 1915		
1330	12	LOOMIS	S	ST	C	American Foursquare	c. 1915		

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1331	15	LOOMIS	S	ST	C	Tudor Revival	1892	Wickel, William Wallace House
1332	18	LOOMIS	S	ST	C	Victorian Gothic	1871	Saylor, Jacob House
1333	19	LOOMIS	S	ST	N/A	Surface Parking		
1334	20	LOOMIS	S	ST	C	Gable Front	c. 1900	
1335	28	LOOMIS	S	ST	C	Eastlake Queen Anne	1885	Smith, A. A. House
1336	109	LOOMIS	S	ST	C	Craftsman Bungalow	1912	
1337	110	LOOMIS	S	ST	N/C	Neo-Traditional	2007	
1338	114	LOOMIS	S	ST	C	Italianate	c. 1880	
1339	115	LOOMIS	S	ST	N/A	Vacant Lot		
1340	119	LOOMIS	S	ST	C	Gable Front	c. 1900	
1341	124	LOOMIS	S	ST	C	Italianate	1870	Sleight, Julian House
1342	125	LOOMIS	S	ST	C	Queen Anne	1910	
1343	131	LOOMIS	S	ST	C	Dormitory apartments	c. 1950/1960	
1344	132	LOOMIS	S	ST	C	Shingle: altered	c. 1890	
1345	140	LOOMIS	S	ST	C	L-Form	c. 1900	
1401	5	MAIN	N	ST	C	Victorian Frame	1860s-1890s	
1402	12	MAIN	N	ST	C	Greek Revival	1846	Deiter House
1403	13	MAIN	N	ST	C	Victorian Frame	1860s-1890s	
1404	18	MAIN	N	ST	C	American Foursquare	1910s	
1405	19	MAIN	N	ST	C	Arts and Crafts	1910s	
1406	26	MAIN	N	ST	C	Greek Revival	1830s-1860s	
1407	27	MAIN	N	ST	C	American Foursquare	1910s	
1408	18-82	MAIN	S	ST	N/C	Parking Garage	2000s	
1410	13	MAIN	S	ST	N/A	Vacant Lot		
1414	103	MAIN	S	ST	C	Commercial Art Deco facade	1930s	
1416	109	MAIN	S	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1417	111	MAIN	S	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1418	119	MAIN	S	ST	N/C	New Construction	1980s-2000s	
1419	200	MAIN	S	ST	C	Victorian Frame	1860s-1890s	
1420	210	MAIN	S	ST	C	Victorian Frame	1860s-1890s	
1421	214	MAIN	S	ST	C	Victorian Frame	1860s-1890s	
1422	216	MAIN	S	ST	C	Victorian Frame	1860s-1890s	

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1423	218	MAIN	S	ST	C	Victorian Frame	1847	General Store by Joseph Naper
1501	213	NORTH		AV	C	American Foursquare	1900s / 1910s	
1502	214	NORTH		AV	C	Upright and Wing	c. 1870	
1503	218	NORTH		AV	C	Gable Front	c. 1900	
1504	215	NORTH		AV	C	American Foursquare	1900s / 1910s	
1505	221	NORTH		AV	C	American Foursquare	1900s / 1910s	
1506	225	NORTH		AV	C	Cape Cod	1960s	
1507	229	NORTH		AV	C	Victorian Frame	1860s-90s	
1508	233	NORTH		AV	C	Victorian Frame	1860s-90s	
1509	301	NORTH		AV	C	American Foursquare	1900s-1910s	
1510	307	NORTH		AV	C	I-House	1844	Nelson A. Thomas
1511	311	NORTH		AV	C	American Foursquare	1900s-1910s	
1512	315	NORTH		AV	C	Victorian Frame	1830s-1850s	
1513	321	NORTH		AV	C	Victorian Frame	1830s-1850s	
1514	325	NORTH		AV	C	Prairie/A&C	1920s	
1515	403	NORTH		AV	N/C	American Foursquare	1900s/1910s	
1516	405	NORTH		AV	C	Victorian Frame	1860s-1890s	
1517	411	NORTH		AV	N/C	Greek Revival	1830s-1850s	
1518	419	NORTH		AV	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1519	420	NORTH		AV	N/A	Surface Parking		
1520	423	NORTH		AV	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1521	429	NORTH		AV	C	Italianate	1870s-1880s	
1522	503	NORTH		AV	C	Greek Revival	1862	William Beidelman House
1523	511	NORTH		AV	C	Gable Front Vernacular	1860s-1890s	
1524	515	NORTH		AV	C	Gabled Ell Vernacular	1860s-1890s	
1601	10	SCHOOL		ST	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1602	151-183	SCHOOL		ST	N/C	Townhouses- Mansard	c. 1975	
1603	309	SCHOOL		ST	N/C	Contemporary	1967	

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1604	320	SCHOOL		ST	C	International Style	1954	
1605	329	SCHOOL		ST	C	Collegiate Gothic	1912	Kiekhofers Hall
1606	418	SCHOOL		ST	C	Gable Front	c. 1925	
1607	421	SCHOOL		ST	C	Gabled Ell	c. 1915	
1608	516	SCHOOL		ST	C	L-Form	c. 1870	
1701	5	SLEIGHT	N	ST	C	Italianate	1879	Germann, Theodore House
1702	8	SLEIGHT	N	ST	C	Queen Anne	1891	Biedelman, Benjamin House
1703	9	SLEIGHT	N	ST	N/C	No Style	c. 1905	
1704	12	SLEIGHT	N	ST	C	Gable Front	c. 1905	
1705	15	SLEIGHT	N	ST	C	Gable Front Cottage	c. 1880	
1706	16	SLEIGHT	N	ST	C	Gabled Ell	c. 1885	
1707	21	SLEIGHT	N	ST	C	Gable Front	c. 1880	
1708	22	SLEIGHT	N	ST	C	Pyramidal Eastlake Queen Anne	c. 1890	Betts, Thomas House
1709	26	SLEIGHT	N	ST	C	Gable Front	c. 1875	
1710	27	SLEIGHT	N	ST	C	L-Form	c. 1880	
1711	106	SLEIGHT	N	ST	C	L-Form	c. 1875	
1712	112	SLEIGHT	N	ST	C	Gable Front	c. 1900	
1713	116	SLEIGHT	N	ST	C	Queen Anne	c. 1886	
1714	122	SLEIGHT	N	ST	C	Gable Front Cottage	c. 1895	
1715	126	SLEIGHT	N	ST	C	Gable Front Cottage	c. 1880	
1716	132	SLEIGHT	N	ST	C	Queen Anne - Free Classic	c. 1905	
1717	140	SLEIGHT	N	ST	C	Queen Anne	c. 1895	
1718	145	SLEIGHT	N	ST	C	School-Gothic Revival	1928	Ellsworth School
1719	146	SLEIGHT	N	ST	C	American Foursquare	c. 1920	
1720	154	SLEIGHT	N	ST	C	Colonial Revival	c. 1895	
1721	117-119	SLEIGHT	N	ST	N/A	Surface Parking		
1722	204	SLEIGHT	N	ST	C	Gabled Ell	c. 1885	
1723	205	SLEIGHT	N	ST	C	Gothic Revival	c. 1880	
1724	210	SLEIGHT	N	ST	C	Gable Front	c. 1900	
1725	213	SLEIGHT	N	ST	C	Gabled Ell	1907	
1726	216	SLEIGHT	N	ST	C	Minimal Traditional	c. 1940	
1727	220	SLEIGHT	N	ST	C	Colonial Revival	c. 1930	
1728	221	SLEIGHT	N	ST	C	American Foursquare	1925	Buchman House
1729	225	SLEIGHT	N	ST	C	L-Form	c. 1870	
1730	226	SLEIGHT	N	ST	C	Stick Style	c. 1875	
1731	7	SLEIGHT	S	ST	C	Queen Anne	c. 1890	

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1732	12	SLEIGHT	S	ST	C	Gable Front	c. 1875	
1733	15	SLEIGHT	S	ST	C	Folk Victorian/Queen Anne	1883	Unger, H. A. House
1734	20	SLEIGHT	S	ST	C	Gabled Ell	1900	Harter, John House
1735	21	SLEIGHT	S	ST	C	Queen Anne	1884	Strayer, Dr. Samuel S. House
1736	24	SLEIGHT	S	ST	N/C	Altered: American Foursquare	1908	
1737	29	SLEIGHT	S	ST	C	Queen Anne	1891	Moyer, David N. House
1738	32	SLEIGHT	S	ST	C	Gabled Ell	c. 1890	
1739	105	SLEIGHT	S	ST	C	Queen Anne Cottage	c. 1885	
1740	110	SLEIGHT	S	ST	C	Queen Anne	1892	Yost, A. House
1741	111	SLEIGHT	S	ST	C	No style (altered)	c. 1900	
1742	116	SLEIGHT	S	ST	C	Mid-Century Modern Minimal Traditional	c. 1955	
1743	119	SLEIGHT	S	ST	C	Queen Anne	c. 1900	
1744	120	SLEIGHT	S	ST	C	Folk Victorian/Queen Anne	1894	Benjamin J. Slick residence
1745	124	SLEIGHT	S	ST	C	Midcentury Modern Minimal Traditional	c. 1950	
1746	129	SLEIGHT	S	ST	C	Queen Anne	c. 1900	
1747	130	SLEIGHT	S	ST	C	Queen Anne	c. 1890	
1748	133	SLEIGHT	S	ST	C	Prairie	c. 1910	
1749	136	SLEIGHT	S	ST	C	Colonial Revival	c. 1930	
1750	144	SLEIGHT	S	ST	C	Prairie School	1914	Givler, Rollo M. House
1751	229	SLEIGHT	S	ST	C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1752	230	SLEIGHT	S	ST	C	Brick Colonial/larger A&C/ Prairie	1920s	
1801	322	VAN BUREN	E	AV	C	Colonial Revival	1910	
1802	330	VAN BUREN	E	AV	C	L-Form	c. 1860	
1803	113	VAN BUREN	E	AV	C	American Foursquare	1920s	
1812	40-88	VAN BUREN	W	AV	N/A	Surface Parking		
1813	110-188	VAN BUREN	W	AV	N/A	Surface Parking		

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1814	101-139	VAN BUREN	W	AV	N/C	New Construction	2000s/2010s	
1819	204	VAN BUREN	W	AV	C	Victorian Frame	c. 1860	Greek Revival/Early Victorian
1820	214	VAN BUREN	W	AV	C	Greek Revival	1830s/1840s/1850s	
1821	218	VAN BUREN	W	AV	C	Greek Revival	1830s/1840s/1850s	
1822	226	VAN BUREN	W	AV	C	Greek Revival	1830s/1840s/1850s	
1823	233	VAN BUREN	W	AV	N/C	Midcentury Modern ranch	1930s/1940s	
1824	234	VAN BUREN	W	AV	C	Vernacular	1900s/1910s	
1825	241	VAN BUREN	W	AV	C	Greek Revival	1830s/1840s/1850s	
1826	242	VAN BUREN	W	AV	C	American Foursquare	1900s/1910s	
1900	4	WASHINGTON	S	ST	C	Italianate	1895	
1901	4	WASHINGTON	N	ST	C	Greek Revival	1830's-1850's	
1902	13	WASHINGTON	N	ST	N/C	New Construction		
1903	15	WASHINGTON	N	ST	N/C	New Construction		
1904	19	WASHINGTON	N	ST	N/C	New Construction	2010s	
1906	109	WASHINGTON	N	ST	C	Italianate Masonry	1857	Willard Scott House
1907	114	WASHINGTON	N	ST	C	New Construction	1980s-2000s	
1908	118	WASHINGTON	N	ST	C	American Foursquare	1900s-1910s	
1909	121	WASHINGTON	N	ST	C	Victorian Frame	1860s-1890s	
1910	122	WASHINGTON	N	ST	N/A	Vacant Lot		
1911	128	WASHINGTON	N	ST	N/A	Vacant Lot		
1912	129	WASHINGTON	N	ST	N/C	New Construction	1980s-2000s	
1913	132	WASHINGTON	N	ST	N/C	New Construction	1980s-2000s	
1914	134	WASHINGTON	N	ST	N/C	New Construction	1980s-2000s	
1915	140	WASHINGTON	N	ST	N/C	Lannon stone/Flat roofs/Eave linear carving	1950s	
1916	142	WASHINGTON	N	ST	C	Italianate	1870s-1880s	
1917	148	WASHINGTON	N	ST	C	Greek Revival	1830s-1850s	

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1918	204	WASHINGTON	N	ST	N/C	Split Levels/Dark Woods/Rubble Rock	1970s	
1919	208	WASHINGTON	N	ST	C	American Foursquare	1910s	
1920	216	WASHINGTON	N	ST	C	American Foursquare	1910s	
1921	220	WASHINGTON	N	ST	C	American Foursquare	1910s	
1922	226	WASHINGTON	N	ST	C	American Foursquare	1910s	
1923	232	WASHINGTON	N	ST	C	American Foursquare	1910s	
1924	5	WASHINGTON	S	ST	C	Architecture Moderne/ Starved Classicism	1939	
1925	10	WASHINGTON	S	ST	C	Gable Front Vernacular	1860s-1890s	
1926	14	WASHINGTON	S	ST	C	Gothic Revival	1899	
1927	18	WASHINGTON	S	ST	N/A	Vacant Lot		
1928	25	WASHINGTON	S	ST	N/C	Brick Colonial/larger A&C/ Prairie	1920s	
1929	33	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1930	34	WASHINGTON	S	ST	N/C	Brick Colonial/larger A&C/ Prairie	1920s	
1931	36	WASHINGTON	S	ST	C	Brick Colonial/larger A&C/ Prairie	1920s	
1932	103	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1933	110	WASHINGTON	S	ST	C	Richardsonian Romanesque	1897	Nichols Library, M.E. Bell architect
1934	115	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1935	123	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1936	127	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1937	131	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1938	133	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1939	135	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1940	136	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1941	204	WASHINGTON	S	ST	C	Greek Revival	1890	

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1942	206	WASHINGTON	S	ST	N/C	Brick Colonial	1920s	
1943	207	WASHINGTON	S	ST	C	New Construction	1980s-2000s	
1944	208	WASHINGTON	S	ST	C	Victorian Frame	1860s-1890s	
1945	214	WASHINGTON	S	ST	C	Victorian Frame	1890	
1946	217	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1947	218	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1948	232	WASHINGTON	S	ST	C	Greek Revival	1854	Daniel Strubler Residence
1949	236	WASHINGTON	S	ST	C	Greek Revival	1830s-1850s	
1950	242	WASHINGTON	S	ST	N/C	New Construction	2000s	
2001	9	WEBSTER	N	ST	C	Cape Cods	1960s	
2002	12	WEBSTER	N	ST	N/C	New Construction	1980s-2000s	
2003	19	WEBSTER	N	ST	C	Greek Revival	1830s-1850s	
2004	26	WEBSTER	N	ST	C	Victorian Frame	1860s-1890s	
2005	6	WEBSTER	S	ST	N/C	New Construction	1980s-2000s	
2006	15	WEBSTER	S	ST	C	American Foursquare	1910s	
2007	29	WEBSTER	S	ST	N/C	New Construction	1980s-2000s	
2010	116	WEBSTER	S	ST	C	Greek Revival	1830s/1840s/1850s	
2011	120	WEBSTER	S	ST	C	Greek Revival	1830s/1840s/1850s	
2012	121	WEBSTER	S	ST	N/C	New Construction	1980s-2000s	
2101	6	WRIGHT	N	ST	C	Queen Anne	c. 1900	
2102	7	WRIGHT	N	ST	C	Italianate	c. 1870	
2103	13	WRIGHT	N	ST	C	Gabled Ell	c. 1880	
2104	16	WRIGHT	N	ST	C	Queen Anne - Free Classic	c. 1905	
2105	20	WRIGHT	N	ST	N/C	Bungalow (altered)	c. 1925	
2106	21	WRIGHT	N	ST	C	Gabled Ell	c. 1880-90	
2107	27	WRIGHT	N	ST	N/C	Neo-Traditional	c. 2005	
2108	28	WRIGHT	N	ST	C	American Foursquare	c. 1905	
2109	103	WRIGHT	N	ST	C	Gabled Ell (altered)	c. 1885	
2110	107	WRIGHT	N	ST	N/C	Neo-Traditional	c. 1900	
2111	115	WRIGHT	N	ST	C	Craftsman Bungalow	c. 1920	
2112	119	WRIGHT	N	ST	C	Gabled Ell	c. 1890	
2113	125	WRIGHT	N	ST	C	Four Square	1930	
2114	126	WRIGHT	N	ST	C	Craftsman	c. 1915	Kroehler, P. E. House

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2115	131	WRIGHT	N	ST	C	American Foursquare	c. 1915	
2116	135	WRIGHT	N	ST	C	American Foursquare	c. 1910	
2117	139	WRIGHT	N	ST	C	Craftsman Bungalow	c. 1925	
2118	140	WRIGHT	N	ST	C	Classrooms- Contemporary	c. 1950	
2119	143	WRIGHT	N	ST	C	American Foursquare	c. 1920	
2120	148	WRIGHT	N	ST	C	Garage	c. 1910	Kroehler, P.E., Carriage House
2121	151	WRIGHT	N	ST	C	Craftsman Bungalow	c. 1925	
2122	204	WRIGHT	N	ST	C	Praine	c. 1925	Wiesbrook, Helen and Herman
2123	205	WRIGHT	N	ST	C	Italianate	c. 1880	Sindlinger, George House
2124	210	WRIGHT	N	ST	C	Craftsman	1923	Kolthoff, Clyde P. & Ruth House
2125	211	WRIGHT	N	ST	N/C	No Style	c. 1900	
2126	215	WRIGHT	N	ST	C	Queen Anne	c. 1905	
2127	216	WRIGHT	N	ST	C	American Foursquare	1917	
2128	219	WRIGHT	N	ST	C	American Foursquare	1909	Keller, George K. House
2129	220	WRIGHT	N	ST	N/A	Vacant Lot		
2130	225	WRIGHT	N	ST	C	Bungalow	c. 1920	
2131	226	WRIGHT	N	ST	C	Colonial Revival	1904	Garment House
2132	6	WRIGHT	S	ST	C	Colonial Revival	c. 1925	
2133	9	WRIGHT	S	ST	C	Queen Anne - Free Classic	c. 1900	
2134	10	WRIGHT	S	ST	C	Flats	c. 1955	
2135	15	WRIGHT	S	ST	C	American Foursquare	c. 1915	
2136	16	WRIGHT	S	ST	C	Craftsman	c. 1925	
2137	21	WRIGHT	S	ST	C	American Foursquare	c. 1920	
2138	22	WRIGHT	S	ST	N/C	No Style (altered)	c. 1900	
2139	25	WRIGHT	S	ST	C	No Style	c. 1905	
2140	31	WRIGHT	S	ST	C	American Foursquare	c. 1910	
2141	32	WRIGHT	S	ST	C	Queen Anne	c. 1900	
2142	104	WRIGHT	S	ST	C	Queen Anne - Free Classic	c. 1900	
2143	105	WRIGHT	S	ST	C	L-Form	c. 1880	
2144	111	WRIGHT	S	ST	C	Gable Front	c. 1905	

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2145	115	WRIGHT	S	ST	C	Gable Front Cottage	c. 1900	
2146	116	WRIGHT	S	ST	C	Colonial Revival	c. 1900	
2147	119	WRIGHT	S	ST	C	Bungalow	1922	Hedinger, John House
2148	122	WRIGHT	S	ST	C	Bungalow	c. 1910	
2149	125	WRIGHT	S	ST	N/A	Vacant Lot		
2150	127	WRIGHT	S	ST	C	Craftsman Bungalow	c. 1920	
2151	132	WRIGHT	S	ST	C	Dutch Colonial Revival	c. 1905	
2152	212	WRIGHT	S	ST	C	American Foursquare	1920	
2153	216	WRIGHT	S	ST	C	American Foursquare	1920	
2154	220	WRIGHT	S	ST	C	Tudor Revival	1926	
2155	221	WRIGHT	S	ST	N/C	New Construction	1980s-2000s	
2156	231	WRIGHT	S	ST	C	Brick Foursquare	1920	
2157	232	WRIGHT	S	ST	C	American Foursquare	1910s	

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1833 - 1962

Significant Dates

1833

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Robinson, Harry

Van Osdel, John

Bell, M. E.

Period of Significance (justification)

The period of significance is from 1833, the date of the oldest building, until 1962, the fifty year cutoff for significance for the National Register.

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Criteria Considerations (explanation, if necessary)

I

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Naperville Historic District is eligible for listing under Criterion C for architecture for its collection of architectural styles and building types. Its period of significance is from 1833, the date of the oldest building in the district, to 1962, the fifty year cutoff date for significance for the national Register of Historic Places. The district was listed in the National Register of Historic Places in 1977. This amendment to this nomination is carrying the period of significance up to 1962 to include the properties that have acquired significance since the original 1977 nomination.

Within a 2008 architectural resource study, a diverse range of architectural styles and vernacular housing types are defined, almost half of which are considered "high style" designs, within the historic core of Naperville. Historic styles within the district include: Queen Anne, Queen Anne-Free Classic, Italianate, Colonial Revival, Gothic Revival, Victorian Gothic, Collegiate Gothic, Greek Revival, Craftsman, Prairie School, Classical Revival, Dutch Colonial Revival, Shingle Style, Contemporary, Late Prairie School, Stick Style, Tudor Revival, Italian Renaissance Revival, Mediterranean Revival, and Art Moderne.

This amendment will supplement the National Register District Nomination with discussion of the stylistic trends from 1927 to 1962. The wide variety of historic architectural high styles is complemented and augmented by the great array of vernacular housing types from the early twentieth century.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Nineteenth Century High-Style Architecture

Greek Revival

1830s-1860s

Beginning in the 1820's and continuing through the first half of the nineteenth century, Greek Revival architecture became one of the most popular housing styles in the United States. Inspired by classical Greek architecture, Greek Revival housing was characterized by wide frieze, pedimented gable, symmetry of form, bold cornice, clean line, heavy moldings. Many Greek Revival houses also featured narrow windows around the front door, colonnaded entry way and decorative pilasters. The Benjamin Brown house at 209 East Jefferson is an example of a home built in Greek Revival style. Originally built in 1869 of red brick, a wing was built as a later addition. The Benjamin Brown house retains much of its Greek Revival character with low sloping, gabled roof, entry with sidelights, double hung, shuttered windows and wide cornice with divided trim.

Italianate

1840s-1870s

With low sloped hip roofs, wide eaves, large brackets and high ceilings, Italianate homes recalled the villas of seventeenth century Italy. The new technologies of the Industrialization Era made it possible to quickly and affordably produce cast-iron and press-metal decorations. Italianate homes could be constructed with many different building materials, allowing them to be adapted to fit many purposes and budgets. A fine example of Italianate high style, the Hammerschmidt house at 122 S. Brainard St (1874) has a boxy, rectangular plan with tall, narrow crowned and arched windows, wide eave brackets, decorative porch supports and simple hipped roof topped with a cupola.

Romanesque Revival

1840's- early 1900's

Inspired by the simple, sturdy architecture of the Romanesque era (A.D. 800-1150) and popularized by the architect Henry Hobson Richardson, Romanesque Revival buildings were a popular choice for Victorian era churches, city halls,

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railroad depots and court houses. In the Midwest, residences were rarely built in this style. Romanesque Revival buildings typically have compact plans and blocky massing. The most identifiable characteristic of the style is the use of heavily rusticated stone or brick walls accented by massive, multiple coursed round arches, steeply-pitched, hip roofs, projecting bays and massive corner towers. The Nichols Library (designed by M.E. Bell) at 110 South Washington St. and the former city hall at 14 S. Jefferson are both good examples of Romanesque public architecture in Naperville with characteristic rusticated stone masonry and round arches.

Victorian Second Empire

1850s-1880s

The Second Empire style was influenced by contemporaneous architecture of France's Second Empire under Napoleon III. It is primarily characterized with its distinctive Mansard roof, named for French architect Jules Mansart. Outside the mansard roof, Second Empire style is closely related visually with the Italianate style, sharing similar decorative detailing in the cornice, brackets, window, door and porch. Distinctive from Italianate, Second Empire buildings also often feature dormers in a variety of styles and iron cresting above the upper cornice. The Second Empire style was popular for public buildings during the Grant administration (1869-1877), but quickly fell out of favor after the panic of 1873 and subsequent economic recession. The Old Main building, 30 N. Brainard St. is North Central College's first building in the city of Naperville. It is an impressive example of Second Empire style prominently featuring the mansard roof, spired tower, decorative dormers and unelaborated arched windows.

Victorian Gothic Revival

1860s-1890s

Victorian Gothic homes experienced a surge in the latter half of the nineteenth century thanks in part to Gothic Revival in the United Kingdom and the new availability of machine made wood ornament. Originally influenced by the spires, parapets and the soaring forms of European Gothic cathedrals, Victorian Gothic can be divided into several style subcategories: Victorian Brick Gothic, Gothic Farmhouse and Carpenter Gothic. Common characteristics of Gothic Revival homes were steeply pitched roofs, center gables, brackets, one story porches and pointed window moldings. Victorian Brick Gothic were brick homes with fanciful wood trim work such as decorative bargeboards. Gothic Farmhouses displayed toned down gothic influences in timber framed, rural houses. Carpenter Gothic homes were characterized by scrolled ornaments and lacy "gingerbread" trim on relatively modest wood homes in more urban areas. These homes often featured brightly colored marble, brick, tile and woodwork. 18 South Loomis is an example of eclectic Victorian Gothic home. Built in 1890, this home mixes decorative elements of Victorian Gothic with high pitched roof and a prominent front facing gable with brightly colored trim work and a 1 story porch.

Collegiate Gothic

1860s-1890s

Collegiate Gothic was a sub-style of Gothic Revival. Inspired by medieval Gothic religious architecture, Collegiate Gothic referenced the architecture of European cathedrals with tall narrow windows, fieldstone cladding, white limestone dressings, buttresses, pointed arches, recessed arch entrances, spires and tracery. Gothic Revival was heavily referential to medieval religious architecture, and often employed because of its moral overtones for colleges, universities and religious institutions. One of its leading practitioners was architect Ralph Adams Cram who designed campus buildings for Princeton, Rice University and the U.S. Military Academy at West Point. Kiekhof Hall (1912) of North Central College (329 School St.) is a fine example of Collegiate Gothic style. Kiekhof Hall is a 3 story, massed masonry building with steeply pitched roof, white limestone dressings, pointed arch windows and recessed arch entrance.

Tudor Revival

1870s-1930s

Rising in popularity as a reaction to the ornate Victorian Gothic revival of the second half of the 19th century, Tudor Revival borrows the simple, rustic and more modest characteristics of 15th century Tudor architecture and freely mixes them with a variety of English medieval characteristics such as steeply pitched roofs, ornamental false half timber infilled with herringbone masonry, tall mullioned windows, jettied first floors above pillared porches, and dormer windows. Most Tudor Revival homes had stucco or masonry facades with a steeply pitched, front facing gable. After the development of masonry veneering techniques, Tudor Revival homes experienced a surge of popularity in the 1920's and 1930's. The masonry Tudor Revival home at 15 S. Loomis was built in 1892 and is known as the William Wallace Wickel House. The house displays has prominent asymmetrical masonry front facing gables with steeply pitched roof and rusticated stone detail around the front entry, all characteristic of Tudor Revival style homes.

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Queen Anne/ Queen Anne- Free Classic

1860s-1890s

Named and popularized by 19th century English architects, the Queen Anne's elaborate style was made possible in part by the new building technologies of the industrial revolution. Factory-made, standardized architectural parts helped fuel a national building boom. Queen Anne homes were very diverse in appearance, but generally shared a few characteristics: steeply pitched roof, complex asymmetrical shape, front-facing gable, large one-story porch that extends across one or two facades, round or square towers, and bay windows. Queen Anne homes used textured wall surfaces and planar variety as primary decorative elements. Characteristic decorative features included terra cotta and stone decorative inlaid panels, patterned wood shingles, patterned masonry courses, ornamental wood spindles and brackets. In the Queen Anne- Free Classic style, the ornamental spindles and porch supports were replaced by Palladian influenced classical columns and windows. A good example of Queen Anne style, though with a later addition, is the J. Nichols House at 320 E. Chicago Ave. Built in 1886, The dominant feature of this house is its circular, three-story main tower facing the street and a second, smaller tower on the east side of the house. The complex massing, a wrap-around porch and scalloped wall shingles evident in the Nichols house are characteristic of houses built in this style. 28 South Loomis is an example of the less elaborate, Eastlake Queen Anne Style, named after British furniture designer Charles Eastlake.

Shingle Style

1870s-1910s

The Shingle style, a favorite of the Arts and Crafts movement, eschewed the highly ornamented patterns of Queen Anne architecture while embracing the free forms and wide porches. The visual tautness of the flat, shingled surfaces enclosed and united the asymmetrical forms. Shingle homes emphasized horizontal continuity. Roofs were typically an irregular and eclectic combination of hipped roofs, cross gables, gambrels, low eaves and dormers of various shapes. The shingle wall cladding would run uninterrupted horizontally with no corner boards. Shingle style freely combined detailing from Colonial Revival, free forms from Queen Anne, arches and rusticated stone masonry from Richardsonian Romanesque. 109 S. Brainard built in 1883 is an expressive Shingle style eclectic home with a polygonal corner tower with bellcast roof, flared, hipped roof dormers, low wrapping porch and shingled second story.

Neoclassicism

1870s-1950s

In the late nineteenth century to the mid twentieth century, many buildings of different popular building types incorporated details inspired by classical buildings. Influenced by the classical revival of the 1893 World's Columbian Exposition, classical details such as pediment, projecting portico at entry, fanlights, and divided light double-hung windows with shutters, were often featured on these homes. The Carnegie Library at 10. N. Brainard St. was financed by the 19th century tycoon Andrew Carnegie and one of the few on college campuses. It served as the North Central College Library until 1954 and now serves Information Technology Services and the Department of Computer Sciences. The library building has strong neoclassical form and detailing with its grand portico, symmetrical façade and ionic columns.

Colonial Revival / Georgian Revival

1870s - mid 1950s:

Strongly influenced by the celebration of the Centennial, the referential 18th patriotic associations and simple forms made Colonial Revival the most popular historic revival style in the US. While Colonial Revival homes were most often symmetrical in form, but about third of the homes featured wings, asymmetrical porch and window configurations. Colonial Revival homes featured a variety of eclectic detailing. Classical details such as broken pediments, decorative columns and pilasters around a centered front entry were common in Georgian and Adam revival homes. Georgian revival homes often featured dormers and triple hung, paired or bay windows. As an example of 20th century (1920s-1930s) Colonial Revival residence, 18 S. Columbia Street is a symmetrical brick residence with a side-gable roof, shuttered double hung windows and a projecting, columned entry with second story balustrade.

Dutch Colonial Revival

1880s -1950s

Dutch Colonial Revival is a subtype of Colonial Revival homes. The signature feature of Dutch Colonial Revival homes is the gambrel roof with double slope to each side. Most Dutch Colonial Revival homes were built of wood, brick, or stone (or, occasionally a combination), with a shingle gambrel roof. Most homes were built with a symmetrical front façade and an entry portico. A side-facing gambrel and broad front dormer are often indicative of a construction date after 1920.

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Dutch Colonial Revival homes were quite eclectic in form and details with some incorporating influences from Post Medieval English architecture along with classical detailing. The home at 119 N. Brainard Street is an example of the Dutch Colonial Revival style with cross gambrel form (1920) and eclectic wood detailing.

Early Twentieth Century Modernistic Styles

Arts and Crafts/Craftsman

1870s-1930s

Arts and Crafts style emerged as a challenge to the changes that the Industrial Revolution brought to building technology. The mass production of Victorian Gothic and Queen Anne building parts and ornament was rejected in favor of design which celebrated handicrafts and encouraged the use of simple forms and natural materials. Growing from the Arts and Crafts style, Craftsman houses exteriors feature wood, stone, or stucco siding, windows with stained or leaded glass, low-pitched roof, wide eaves with triangular brackets, exposed roof rafters, front porch with thick square or round columns. The interior of Craftsman homes feature open floor plans with few hallways, beamed ceilings, dark wood wainscoting and moldings, built-in cabinets, shelves, and seating. The homes at 27 S. Columbia St. and 103 S. Columbia St. are both examples of one-and-one-half story Craftsman properties with deep eaves supported by beams and brackets, gabled dormers, and grouped windows.

Prairie School

1900s-1920s

Prairie School architecture was not based on historical precedents, but on the flat, Midwest landscape. Invented by Midwestern architects and championed by Frank Lloyd Wright, These homes were called *prairie style* after Wright's 1901 *Ladies Home Journal* plan titled, "A Home in a Prairie Town." Prairie School was often characterized by asymmetrical forms, low horizontality, low-pitched roofs with wide eaves, flat stucco or brick walls, and casement windows in long horizontal bands. Rooms were often divided by leaded glass panels and indirectly lit. Furniture was either built-in or specially designed. Prairie homes can have many shapes: Square, L-shaped, T-shaped, Y-shaped. The Rollo M. Givler House at 144 S. Sleight St. is a masonry and stucco, Prairie School building designed by Frank Lloyd Wright protégé Harry Robinson in 1913.

Architecture Moderne/Starved Classicism

1922-1940s

Architecture Moderne was popularized in U.S. after Eliel Saarinen's submission for the Chicago Tribune building in 1922. By 1930s, it was characterized by streamlined geometric design, often of rectangular form, little ornament, and smooth and/or curved surfaces.

Starved Classicism was a modern architectural style loosely based on stripped down classical forms, proportions and massing with simplified forms and decoration. This unornamented, yet monumental style was often utilized in design of federal architecture during the Depression era, with Paul Cret as its leading proponent. The Post Office building at 5 South Washington Street, designed by Louis A. Simon, is a fine representation of this style and the sole example within the Naperville Historic District. Simon served as the last Supervising Architect in the Office of the Supervising Architect, US Department of Treasury from 1933 until 1939. Most of Simon's WPA era post office buildings, were designed in either the Colonial Revival style or the more stylized, Starved Classicism style.

Later Twentieth Century High Styles

Midcentury Modernism

1930s-1970s

Midcentury Modern homes were built primarily in the post war period from the late 1940s-1970s. The Modernist movement in commercial architecture influenced the stripped down, unornamented style of these homes. One substyle of Midcentury modern is Minimal Traditionalist, an eclectic style with some Tudor cottage influences but stripped of ornamental detailing. Most Minimal Traditionalist homes were built post-war in large tract developments. Small in size and typically 1 story, these homes characteristically had at least one front gable, but homes with side gables and gable with wing were also common. Other common features included a large chimney, close eaves and a low pitched roof. Other popular housing forms commonly associated with Midcentury are the Ranch and the Split Level ranch. An example Midcentury modern Minimal Traditional Ranch is the house at 130 S. Ellsworth, which was built around 1955.

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Contemporary

1940-1980s

The "Contemporary" subtype of Mid-Century Modernism moves beyond the rectangular form and is influenced by commercial International style buildings. Roof shapes can be flat or gabled and the facades are typically asymmetrical. Similar to International style, these homes have minimal to no decorative detailing, but differ in the use of wall surface materials. Contemporary modernist homes typically incorporate a variety of materials such as stone, wood and brick masonry.

Neo-traditional Eclectic

1970s – present

"Neo-Traditional" eclectic styles frequently reference nineteenth century architectural and decorative elements from (most often) Colonial, Tudor, and Queen Anne in a free, non-historic manner. Neo-traditional homes are widely varied in form, size, materials and roof shape.

Nineteenth Century and Early Twentieth Century Vernacular Forms

Farmhouse:

Late 1800s to 1950s:

These simple, largely unornamented popular houses can be divided into several subtypes depending on plan and form. All of the sub-styles have several characteristics in common including a steeply pitched, gable roof, front porch or wrap-around porch, little ornamentation, double hung (single pane) windows, one and one half stories or two stories tall. Typical materials for these houses included wood clapboard siding, brick and wood shingles.

Gable Front: rectangular plan with gabled roof. Example: 119 N. Ellsworth

Gabled Ell: L or T shaped plan with gabled roof and large dormer. Example: 20 S. Sleight St.

L-Form: distinctive L shaped floor plan. Example: 214 N. Ellsworth St.

I-House: The I-house was coined in the 1930s by Fred Kniffen, a specialist in vernacular architecture who identified and analyzed the type in his 1936 study of housing types. He chose the name "I-house" because of its common occurrence in the rural farm areas of Indiana, Illinois and Iowa, all states beginning in the letter "I". Example: 154 Center St.

Foursquare

1900-1930s:

The simplicity of the plan and its availability in mail order house kits through popular catalogs such as Sears, made the American Foursquare home ubiquitous in middle class and working class neighborhoods along major rail lines. These homes were typically two stories, with a large 1 story front porch and central dormer. The form was rectangular and symmetrical. The interior plan, both upstairs and downstairs, was divided into four squares. While most Foursquare homes were simple brick, stone or wood clapboard siding with plain wood trim, some homes incorporated a variety of details ranging from Colonial Revival and Queen Anne, to Craftsman. The property at 135 North Wright is one of many examples of American Foursquare buildings in the district with hipped roof deep eaves, front hipped dormer, full front porch with classical columns on square piers and historic wood windows

Bungalow

1900-1930s

The late 19th century and early 20th century bungalow is typically detached single residence, either 1 or 1 ½ stories tall with gabled dormers. The bungalow can feature several different roof configurations: front gabled, cross gabled, side gabled and hipped. The bungalow is considered a vernacular form and is not identified with a particular architectural high style; however, a flood of pattern books, magazine articles and kit houses inspired by the Arts and Crafts architecture of Greene and Greene resulted in surge of popularity of Craftsman bungalows across the country, most displaying various degrees of Arts and Crafts influence. Example: 27 S. Columbia St.

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The Naperville Historic District is a collection of 19th century vernacular forms incorporating various high style characteristics as well as high style buildings such as the Rollo M. Givler house by Harry Robinson. While each of these homes may or may not be considered historically significant as individual structures, the collection and concentration of the historic resources within the district creates a portrait of a growing Midwestern, rail city, established in the 19th Century and growing into a thriving suburb in the 20th century

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Committee on Improving the Design Quality of Federal Buildings. *Improving the Design Quality of Federal Buildings*. National Academies Press, 1 January 1989.

National Register of Historic Places, Inventory-Nomination Form: Main Post Office, Springville, New York, Erie County. Prepared by Larry E. Gobrecht, National Register and Survey Coordinator, July 1986.

National Register of Historic Places, Inventory-Nomination Form: Naperville Historic District. Prepared by Robert Wagner, National Register Assistant, October 1975, revised April 1977.

Nauman, Robert Allen. *On the Wings of Modernism*. University of Illinois Press, 2004.

McSherry Breslin, Meg. "Rainey Bennett, Watercolorist, Teacher." *Chicago Tribune* 15 Dec 1998.

Stevens Curl, James. "Oxford Dictionary of Architecture" Oxford University Press, 1999

McAlester, Virginia and Lee "A Field Guide to American Houses" Alfred A. Knopf New York 2005

Significant dates from Naperville Heritage Society Research Library and Archives

Grossman, James R., Durkin Keating, Ann, and Reiff, Janice L. eds., "The Encyclopedia of Chicago" University of Chicago Press, 2004

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Johnson Lasky Architects: "Survey of Architectural Resources in city of Naperville, Illinois" 2006

Drury, John "Old Illinois Houses" University of Chicago Press 1941

Marston Fitch, James "American Buildings" Riverside Press 1947 and 1948

Downing, A.J. "The Architecture of Country Houses" Dover Publications 1969

Hamlin, Talbot "Greek Revival Architecture in America" Oxford University Press 1944

Comstock, William "Victorian Domestic Architectural Plans and Details" Dover Publications 1987

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☒ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Naperville Historic District **Additional Documentation**

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Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 220 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	404300	4625860	3	16	404320	4624730
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	404210	4624740	4	16	404220	4625880
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Boundaries of the historic district remain unchanged from the 1977 original nomination. Description of the historic district boundaries quoted from the original 1977 nomination.

"N. on Ellsworth to 5th, E. on 5th to Loomis, S. on Loomis to 4th, E on 4th to the interior property lines E of Loomis, S on these to the interior property lines N of North, E on these to the E line of 515 East North, S on this to North, E on North to the interior property lines E of Columbia, W. Chicago to Washington, N. on Washington to the interior property lines S of Jefferson, W on these to Main, N on Main to Jefferson, W on Jefferson to Webster, S on Webster to the interior property lines S of Jefferson, W on these to Eagle, and then N on Eagle to the point of commencement."

Boundary Justification (Explain why the boundaries were selected.)

The boundaries in the revision of the Naperville Historic District nomination to the National Register of Historic Places are the same as those in the original Naperville Historic District nomination, which was listed in 1977

11. Form Prepared By

name/title Eugenia Bae, Project Architect; Carolyn Andrews, Project Manager

organization Johnson Lasky Architects

date August 2012

street & number 180 North Michigan Avenue, Suite 401

telephone 312.357.1221

city or town Chicago

state IL

zip code 60601

e-mail candrews@jlarchitects.com

Additional Documentation

Submit the following items with the completed form:

Naperville Historic District **Additional Documentation**

DuPage, Illinois
County and State

Name of Property

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Naperville Historic District

City or Vicinity: Naperville, Illinois

County: DuPage County State: IL

Photographer: Carolyn Andrews

Date Photographed: July – August, 2012

Number of Photographs: 35

Photo #1

American foursquare at Wright Street and Highland Avenue, camera facing northeast.

Photo #2

Victorian at Chicago Avenue between Loomis Street and Sleight Street, camera facing southwest.

Photo #3

Victorian commercial building at Main Street between Jackson Avenue and Jefferson Avenue, camera facing northeast.

Photo #4

American foursquare of concrete block construction at Eagle Street and Jefferson Avenue, camera facing northeast.

Photo #5

200 block of West Jefferson Avenue, camera facing east.

Photo #6

Commercial area at Jefferson Avenue at crossing of Main Street, camera facing east.

Photo #7

Commercial area at Jefferson Avenue between Main Street and Washington Street, camera facing north.

Photo #8

Commercial area at Jefferson Avenue between Main Street and Washington Street, camera facing southeast.

Photo #9

Kim Guerrieri

From: Russell, Kathleen <RussellK@naperville.il.us>
Sent: Wednesday, December 29, 2021 1:35 PM
To: Kim Guerrieri
Cc: Laff, Allison
Subject: RE: Historic Preservation Ordinance
Attachments: Report FINAL submittal 4.26.07.doc; Att A Survey Area Boundry Map.jpg; Att B Building Type Clusters Map.jpg; Att C 1874 Nville Atlas Map.jpg; Att D 1876 Nville Union Atlas map.jpg; Att E 1904 Nville Plat Map.jpg; Historic_Naperville COLOR MAPS 52 pages.pdf

Hi Kim,

I think you are looking for the windshield survey, which was completed in 2007 and is attached.

Best,
Kathleen
Kathleen Russell, AICP
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
630-420-4179 | russellk@naperville.il.us

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From: Kim Guerrieri <kag@drm.law>
Sent: Wednesday, December 29, 2021 11:17 AM
To: Russell, Kathleen <RussellK@naperville.il.us>
Cc: Laff, Allison <LaffA@naperville.il.us>
Subject: RE: Historic Preservation Ordinance

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Kathleen –

Sorry to bug you. I searched through the City's website with no luck, looking for a resource document – Johnson Lasky Architects: Survey of Architectural Resources in City of Naperville, Illinois" from 2006. Any ideas? Thank you!

Kim Guerrieri
Day & Robert, P.C.

To: City of Naperville and Naper Settlement

Fr: Johnson Lasky Architects

Methodology

Four survey areas were identified by the City of Naperville (City) and Naper Settlement (NS) for inclusion in the windshield survey: the areas were referred to as the “North Area / North of the Railroad” the “West Area / West of Downtown” the “Southeast Area / Southeast of Historic District” and the “Central Business District / Downtown.” The boundaries are shown on the enclosed *Map #1: Survey Area Boundary Map (Attachment A)*. The survey team did not survey the structures within the existing Historic District, although we did drive through it to familiarize ourselves with the building types represented in that area.

A survey team from Johnson Lasky Architects (JLA), consisting of two persons, drove up and down all streets in the identified areas during the month of November, 2006, and marked (by hand) the following information for each property on plat maps provided by the City’s GIS mapping department:

1. Assumed decade of construction (based upon observation, not upon historic research)
2. Whether the property was:
 - a. “+” - a particularly good example of a type within the surrounding area (noteworthy)
 - b. “0” - a typical, or “contributing” example of a type within the surrounding area
 - c. “--” - a negative contribution to the surrounding area
 - d. “L” - If a structure was particularly noteworthy, it received an “L” designation, denoting its Landmark potential

This information was recorded in an excel spreadsheet, included as Appendix 1 with this document.

Data Collected

The survey data collected by the Johnson Lasky Team was then transferred to maps generated by the City of Naperville GIS Department. Fifty-two maps were generated, representing the following:

1. A Construction Era Overall Map showing eras of construction for all areas surveyed.
2. A Significance Overall Map showing not only the eras of construction for all areas surveyed, but within each time period, the significance indicators: contributing, non-contributing or significant.

3. For each of the four surveyed areas, the following types of maps were generated:
 - a. Location Map showing the surveyed area within an overall map of Central Naperville
 - b. Construction Era map indicating each era of construction for that particular area
 - c. Significance Indicator maps for each period of construction:
 - i. Greek Revival (1830s/40s/50s)
 - ii. Italianate (1870s-1880s)
 - iii. Victorian (1860s-1890s)
 - iv. 1900s/1910s
 - v. 1920s
 - vi. 1930s/1940s
 - vii. 1950s
 - viii. 1960s
 - ix. 1970s
 - x. 1980s/90s/2000s
 - d. Significance Map showing not only the eras of construction for that particular area, but within each time period, the significance indicators: contributing, non-contributing or significant.

In preparation for making recommendations, the survey team identified clusters of building types within any particular area that might represent a cohesive neighborhood for each era of construction surveyed.

Note that the survey team typically drove into the surrounding neighborhoods to the north, east, south and west of the identified survey areas in order to discern whether the housing stock in the neighborhoods immediately bordering the survey area should be included with the survey area. Modern housing tracts (1980s – 2006), found mainly on the outskirts of the survey areas, were reviewed but not surveyed intensely. *Map #2: Building Type Cluster Map* shown in **Attachment B**, together with the map in **Attachment A** show distinct clusters and areas of interest based upon our observations.

We have included as Attachments, the following historic late 19th and early 20th century Atlas maps for comparison with the maps generated by Johnson Lasky Architects and the City of Naperville GIS department.

Attachment C: 1874 Naperville Atlas Map
Attachment D: 1876 Naperville Union Atlas Map
Attachment E: 1904 Naperville Plat Map

Comparison between the existing building stock and the historical development patterns should aid the planning department in understanding the City's development and remaining early buildings.

Observations

North Area

Washington Street serves as a clear dividing line between the East and West halves of the North Area. The homes in the East half are smaller in scale than those found in the West half. Based on the location of the Kroehler Factory, the residents of the East half may have been employed by Kroehler or other local business manufactories.

North Area: West half

1. The Survey team referred to the West half of the North Area as the “Estate District” while the East half had more modestly scaled homes, which became smaller in scale the further east they were located from Washington St.
2. Several large-scale well-designed 1920s brick homes are positioned on prominent lots on the west side of the North area, most notably at the corner of 8th and Main. The scale, setback, materials and building types of these structures should be respected as new construction enters the neighborhood.
3. A small grouping of what appear to be workers cottages are extant along the south side of W. 5th Avenue just west of Kendall Park. These are atypical to the district and may be tied to industry that was once located along the river (quarry workers cottages?) **(Photo 1)**

North Area: East half

1. The entire district is dotted with Cape Cod cottages, but they seem to be more concentrated in the far eastern quarter of the North Area. **(Photo 2)** Cape Cods are difficult to date because they were a common building style both in the 1940s and the 1960s.
2. A number of good examples of 1920s/1930s brick homes, typically in the Arts & Crafts or basic Prairie style were found in the central part of the district, mainly along Brainard St.
3. There are fine examples of Victorian, Greek Revival and Arts & Crafts mid-size wood frame homes in the central part of the district, between Washington and Ellsworth Streets, from the Burlington tracks on the south to just north of 8th Street.

North Area: South of the Burlington Tracks

1. The neighborhood immediately north of the existing Historic District (south of the Burlington Tracks) has a number of structures that maintain high integrity that are the same type and style as those found in the Historic District. It would be appropriate to expand the Historic District northward to the Burlington tracks between Center St. on the west and Columbia St. on the east. **(Photo 3)**
2. A cohesive group of Greek Revival, Victorian and Arts & Crafts homes, located on the south side of the Burlington Tracks along 4th Street, should be preserved and maintained.

West Area

The River serves as a clear division between the north half and south half of the West area. The north half is comprised primarily of mid-sized Greek Revival, Victorian and four-square frame homes, interspersed now with new construction of varying degrees of scale. The neighborhood south of the river (mainly south of Aurora) has homes that are more modest, smaller in scale, and which have undergone a greater number of revisions over time.

West Area: North half

1. N. Eagle Street was chosen as the division between the Commercial District to the east and the residential West Area to the west. In fact, the residential border extends at least one block east to Webster – the border is relatively “jagged” here
2. While American Four Squares can be found throughout the West Area, there is an interesting concentration of them on W. Douglas Av. Between Eagle and Webster. While Victorians from the same era (assume 1910s) are mixed in with them, nearly all the structures on that block are of the same scale, material and setback. This has potential for being a mini-district of note.
3. The survey team was impressed by the number of Greek Revival residential structures that are located in the north half of the West Area. These are interspersed with wood frame Victorians, Four Squares and Arts and Crafts structures of similar material, size and scale. Most Greek Revivals received a noteworthy designation (“+”) although many have been altered considerably. These buildings relate directly to the history and development of the City of Naperville.
 - a. Upon observation of the distribution maps by era, there is a concentrated area of structures dating from 1830 through 1920, between Eagle and West streets, from Jackson on the south to Ogden on the north. This “district” extends about one block westward from West St. on both Jackson and Jefferson.
4. New construction was particularly egregious in this neighborhood. The quality of the neighborhood is at risk if the character-defining structures are not maintained. New construction should respect the scale, height, type and setback of the 1830s-1930s structures. A historic district should be considered to protect these 19th / early 20th century structures that recall the early history of Naperville.
5. 1950s, 1960s and 1970s residential structures fill the westernmost portion of the North half – mainly flanking Fremont St. and to the west of it. A nearly intact neighborhood of 1970s homes of moderate design integrity can be found on the far western border, west of Douglas. An interesting cluster of what appear to be early post-war homes (assume 1950s) can be found on Douglas near Laird St. and then scattered in the surrounding neighborhood. **(Photo 4)** These were likely built by the same developer and represent a unique type. They vary in integrity (due to changes through time) but several

are quite intact. These should be recorded photographically and their locations noted before new development results in their demise.

West Area: South Half

1. The residential neighborhood north of Naper Settlement has evolved in to a commercial district. Several noteworthy Greek Revivals line Aurora between Webster and Washington.
2. The residential neighborhood southeast of Naper Settlement contains homes that are smaller in scale than those found (for instance) north of the River or in the Historic District. The southern portion of the neighborhood, flanking Hillside, contains some non-exemplary 1950s-60s structures. However, both Webster (north of Porter) and Main St. (between Hillside and Aurora) contain a fair number of noteworthy Greek Revivals, Victorian cottages and four squares. We identified several potential landmark structures, most noteworthy 639 S. Main Street. **(Photo 5)** Brick masonry Greek Revival Structures are rare in Central Naperville – one was found here, and several in the eastern half of the North Area, particularly one on the east side of Columbia St. between 5th and Monticello.

Southeast Area

The southeast area is comprised predominantly of 1950s, 1960s and 1970s residential structures. The East Highlands neighborhood, developed by Moser is located in the southwest corner of the district. Similarly, Shiffler Brothers' Oak Hills I a neighborhood on the east side, surrounding Sylvan court between Prairie and Elizabeth Streets. Charleston woods is a 1980s development just south of Chicago, west of Charles St. and Fontenaix is a similar 1980s development north of Chicago, west of Charles.

Southeast Area: East of the historic district

1. Many homes immediately opposite the historic district, along Julian, are similar in type and style to those found in the Historic District. The district boundaries should be reviewed and possibly enlarged to include these structures. A number of homes along Huffman, however, are quite smaller in scale and appear to be small Cape Cod homes built for GI's immediately after WWII. There is a cluster of these on the east side of Huffman between School and Franklin. These should be photographically recorded. **(Photo 6)**

Southeast Area: South of the historic district

1. The neighborhood immediately south of the Historic District has a number of structures that maintain high integrity and are the same type and style as those found in the Historic District. It would be appropriate to expand the Historic District southward to Highland Avenue between Brainard St. on the west and Julian St. on the east. We have referred to this area as the "historic district overflow" on Map #2.

Southeast Area: Anne Rd. and Elizabeth St. off of Charles

1. This is a cohesive neighborhood of 1970s and 1980s homes. Structures were found to be contributing but not noteworthy. (**Photo 7**)

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.

Recommendations

1. Distinct clusters of particular building types should be documented as soon as possible. Documentation at the very least should be comprised of mapping and exterior photographs of all extant examples of that type. Expanded documentation would include interior photographs of a particularly intact example. If monies allow, measured drawings could be undertaken of the most intact exemplary structure. Examples:
 - a. 1950s cluster in West Area (**Photo 04**)
 - b. Workers Cottages in North Area (**Photo 01**)
 - c. Cape Cods in North Area (**Photo 02**)
 - d. G.I. Housing in Southeast Area
 - e. Workers Cottages on north edge of Centennial Park in West Area
 - f. Exemplary 1950s, 1960s and 1970s types identified in Southeast Area (**Photos 7 through 16**)
 - g. Split Levels on Parkside Rd. (**Photo 17**)
 - h. Limestone and Italianate masonry buildings in Downtown. (**Photos G, H and I**)
2. Some clusters are worthy of special note, or possibly of National Register designation.
 - a. Four Squares on Douglas Avenue (**Photo 18**)
 - b. District north of Centennial Park, West of the Business district, South of Spring Av. Comprised of exemplary intact Greek Revival, Victorian Cottages and Arts and Crafts cottages
 - c. The particularly intact row of period homes that face 4th Avenue just south of the Burlington tracks. (**Photo 19**)
 - d. “Historic core” of downtown Naperville: south edge of block F; nearly the entire block J; the west edge of block K and the north edge of block P, represented in part in **Photos D through I**
3. One area of exemplary mid-century homes should be considered for local landmark district designation (not sure if qualifies for NR district):
 - a. The East Highlands, south of the River and north of Washington St.
4. The boundaries of the existing Historic District should be reviewed. The existing boundaries appear to have been based on the location of busy thoroughfares rather than on building types and dispersion.
5. Several structures were identified that exemplify extraordinary architectural design integrity for the area of Naperville and should be considered potential Local Landmarks and/or National Register structures. Among these are several early Greek Revival, Italianate or Victorian structures, particularly those constructed of brick or masonry.
6. It is recommended that the City of Naperville revisit existing design guidelines for new residential construction in current or new districts to factor in existing height, setback, scale, material and style of existing neighborhoods in order to maintain the unique atmosphere of the areas surveyed.

7. Downtown Area:

- a. An effort must be made to retain is left of the original historic character of commercial Downtown Naperville from the River northward to Van Buren; flanking Washington St.; and east of Washington along Jefferson. This may mean creating incentives for developers to re-use rather than replace existing buildings.
- b. Because commercial Downtown Naperville is expanding, the immediately surrounding residential neighborhoods are in danger of encroachment. Alternatives should be explored which would involve creating incentives for building owners to retain existing buildings while incorporating vibrant businesses in the existing residential structures.

Priorities

Priorities are suggested below, which recognize that greatest priority should be put upon those structures which are of highest integrity yet are most endangered.

Priority1: The Greek Revival, Victorian and early 20th century structures located north of the river, and west of Downtown are endangered. These should be photo-documented as soon as possible. Photographs should be taken of those elevations that can be viewed from the public way. Select structures should be more thoroughly documented, in the form of interior photographs and, if possible, measured drawings – this depends, of course, on owner consent. We are of the opinion that a Local or National Register Historic District should be formed north of the river, west of Downtown, and that there should be restrictions set on the quantity and quality of infill structures.

Priority 1: Design guidelines should be developed for the downtown and incentives created for re-using rather than demolishing existing historic structures.

- A focus should be put on the “historic core” described above

Priority 1: Individual landmarks should be identified and nominated as individual landmarks, particularly the limestone, brick Italianate and Greek Revival buildings that are located throughout the survey area. They can either be designated as local landmarks or National Register properties.

Priority 1: Design guidelines should be developed for new structures within existing neighborhoods. These guidelines must reflect the type and scale of buildings in that particular neighborhood.

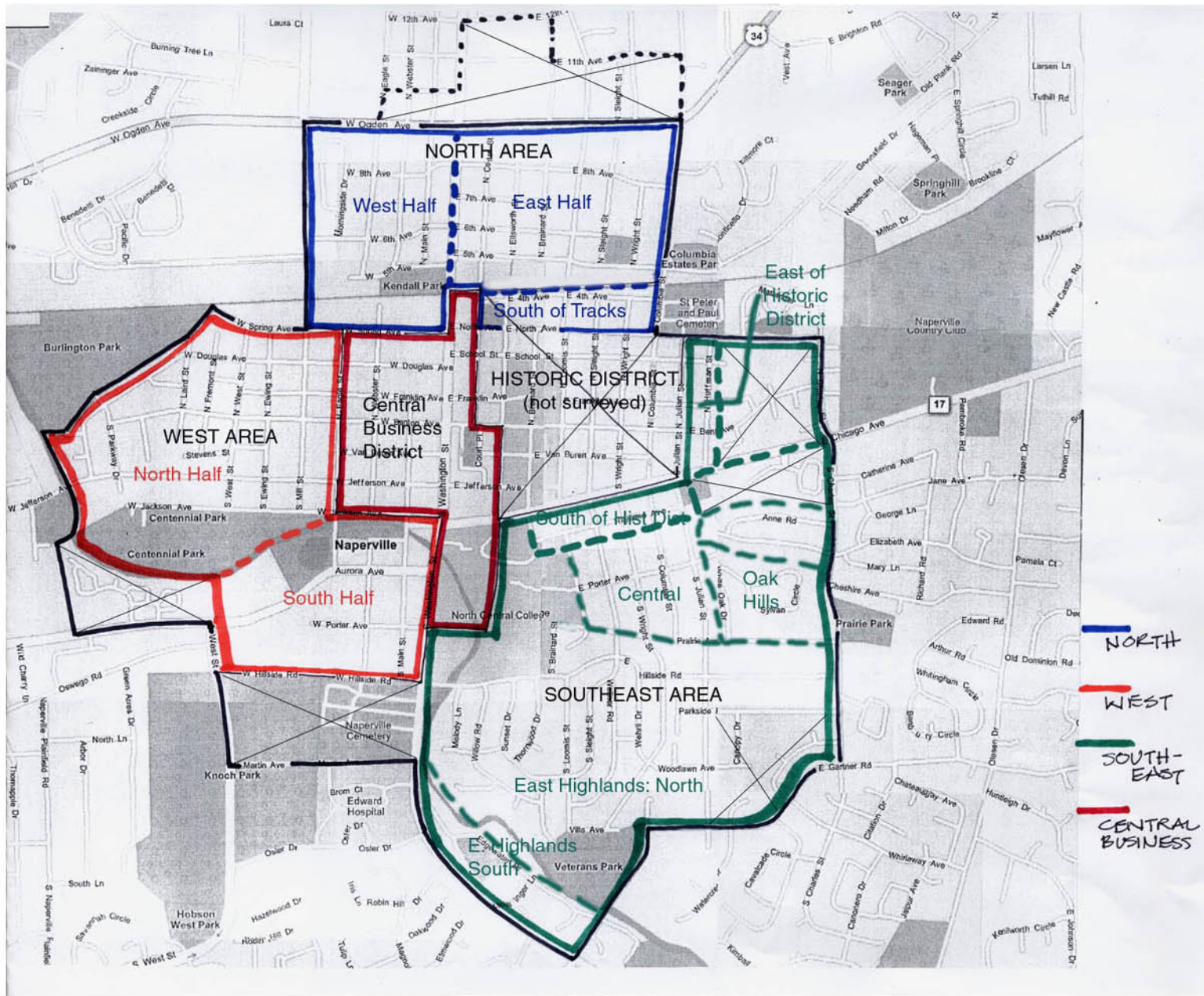
Priority 2: Develop National or Local Historic District nominations for the three districts identified in Recommendation #2

Priority district 1: District north of Centennial Park, West of the Business district, South of Spring Av. Comprised of exemplary intact Greek Revival, Victorian Cottages and Arts and Crafts cottages

Priority district 2: The particularly intact row of period homes that face 4th Avenue just south of the Burlington tracks.

Priority district 3: Four Squares on Douglas Avenue

- Priority 2: Document photographically (and complete measured drawings, if possible) of the seven building type “clusters” identified in Recommendation #1.
- Priority 3: The existing National Register District borders should be revised.
- Priority 4: Create local Mid-Century district in the East Highlands. As an alternative, increased notoriety of these buildings (through newspaper articles, tours, etc.) will help establish them as something important within the community.



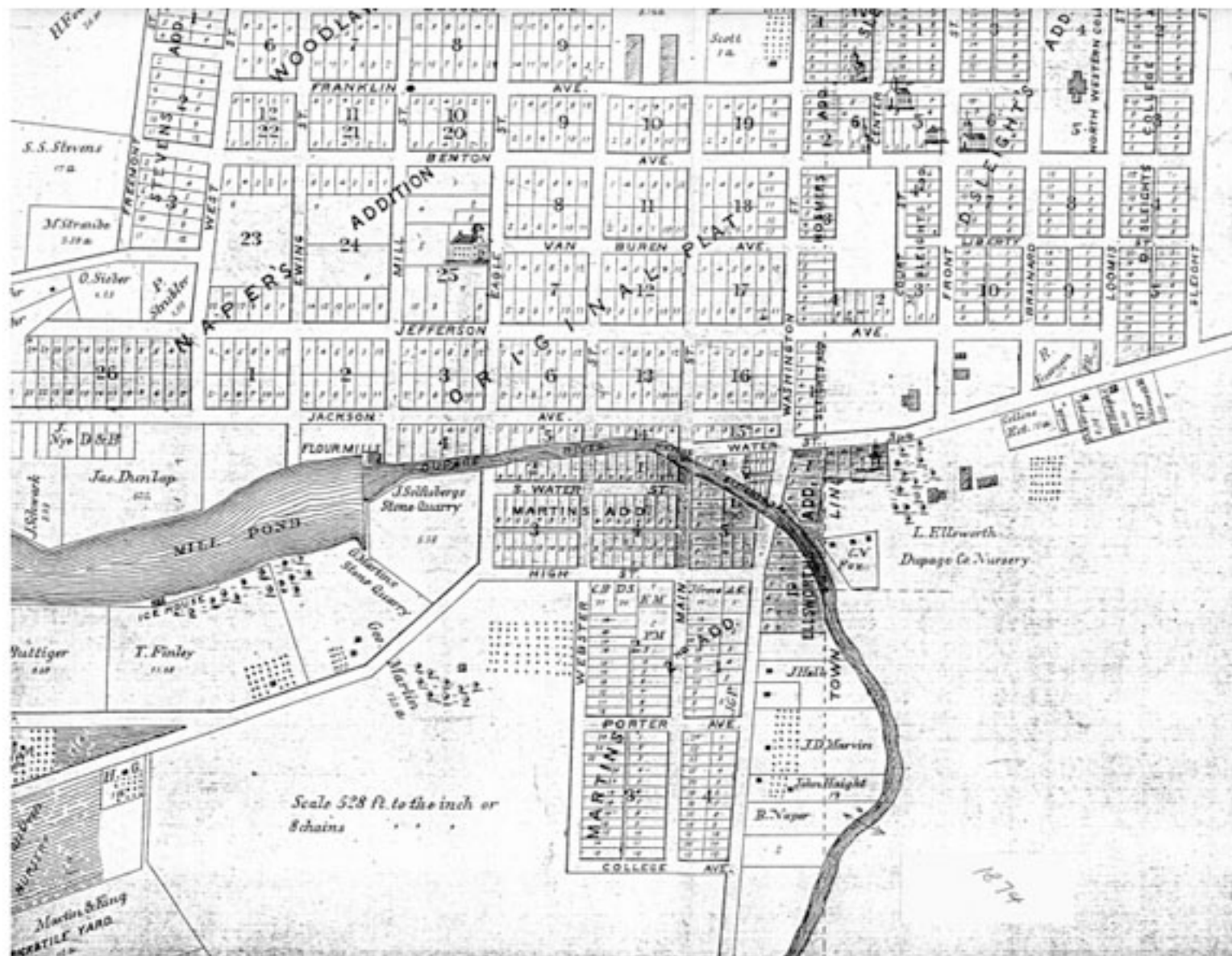
Johnson Lasky Architects 2007

Map #1: Survey Area Boundry Map



Johnson Lasky Architects 2007

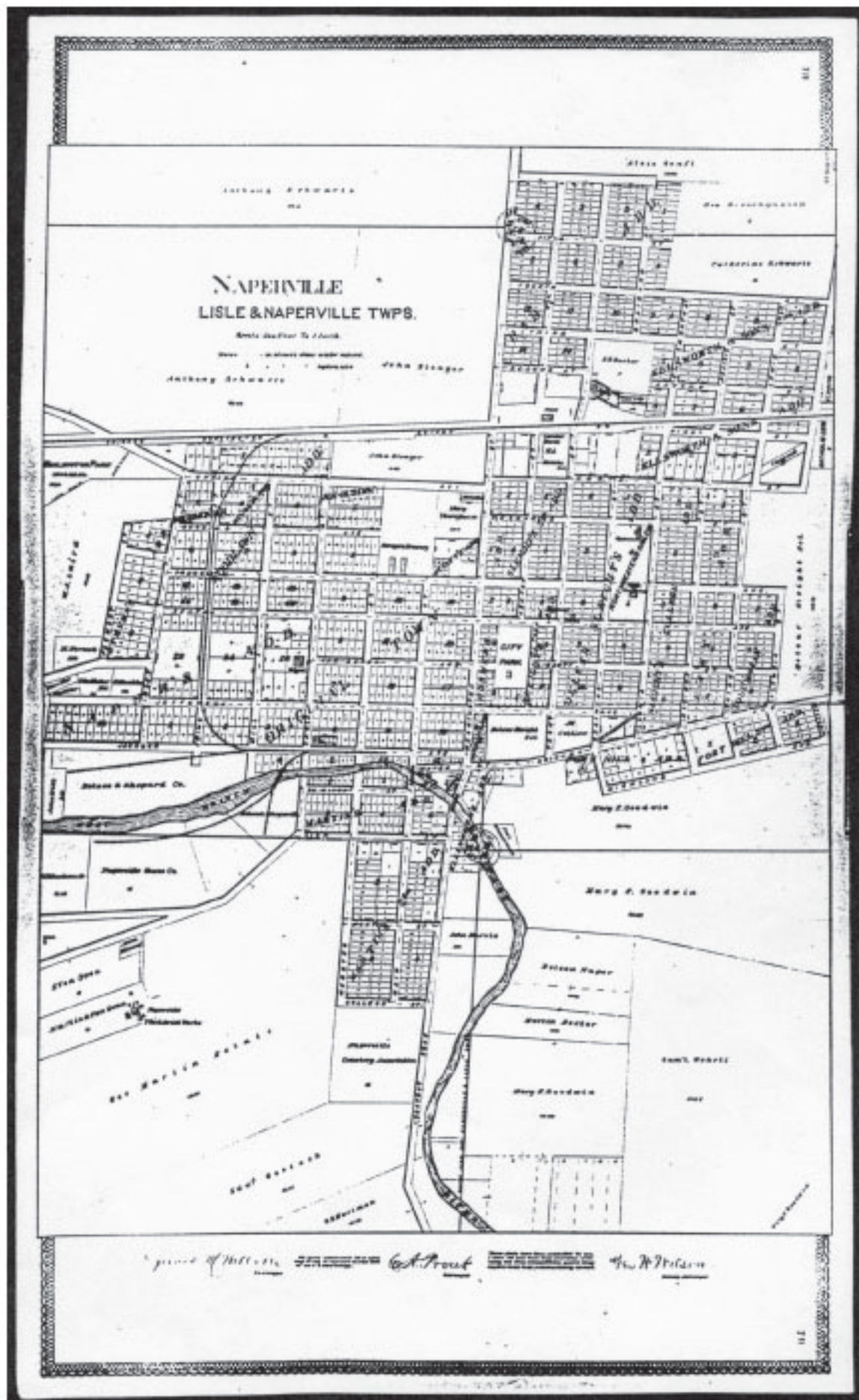
Map #2: Building Type Clusters



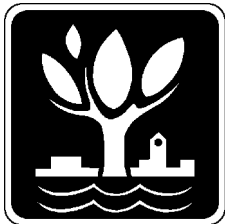
1874 Naperville Atlas Map



1876 Naperville Union Atlas Map



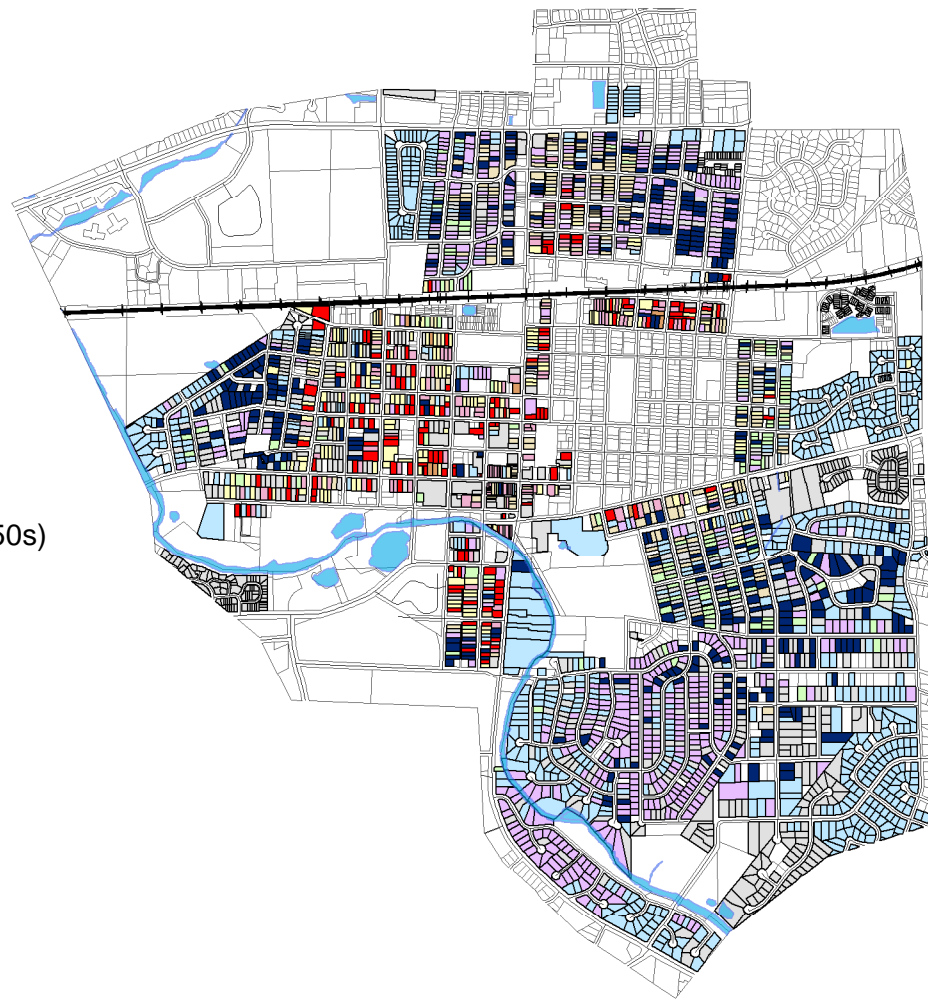
1904 Naperville Plat Map



City of Naperville CONSTRUCTION ERA

Legend

-  Greek Revivals (1830s/40s/50s)
-  Italianates (1870s-1880s)
-  Victorian (1860s-1890s)
-  1900s/1910s
-  1920s
-  1930s/1940s
-  1950s
-  1960s
-  1970s
-  80 / 90 / 00



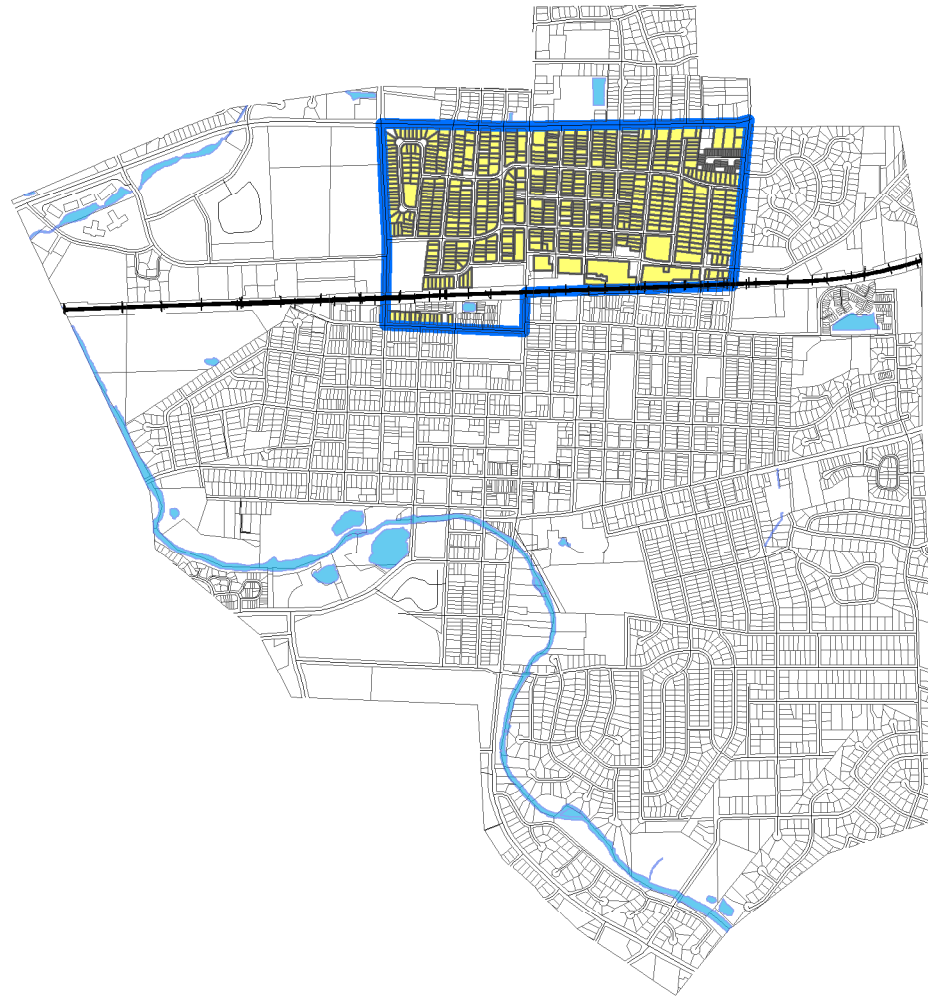
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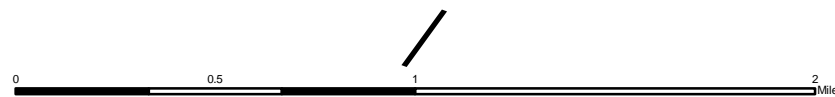
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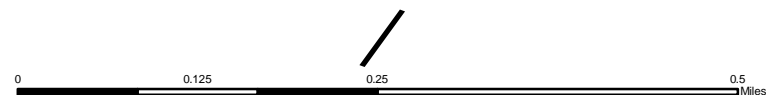
City of Naperville NORTH OF RAILROAD

Legend

-  Greek Revivals
-  Italinate Masonry
-  Victorian Frame
-  1910s
-  1920s
-  1930-40s
-  1950s
-  1960s
-  1970s
-  80 / 90 / 00



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



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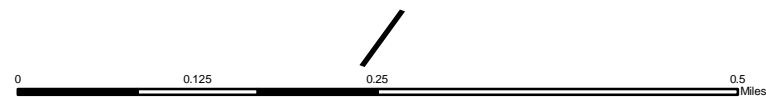
City of Naperville NORTH OF RAILROAD

Greek Revival

-  Significant
-  Non-Contributing
-  Contributing



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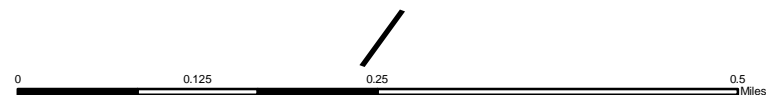
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Italianate Masonry

 Significant



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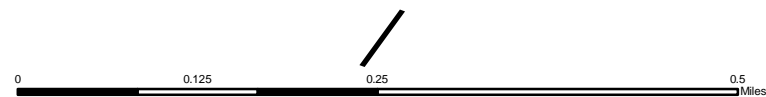
City of Naperville NORTH OF RAILROAD

Victorian Frame

-  Significant
-  Contributing



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



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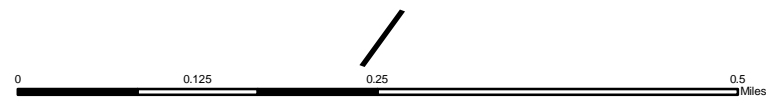
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1900s-1910s

-  Significant
-  Non-Contributing
-  Contributing



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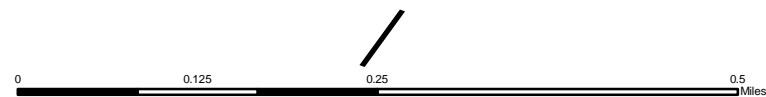
City of Naperville NORTH OF RAILROAD

1920s

-  Significant
-  Non-Contributing
-  Contributing



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



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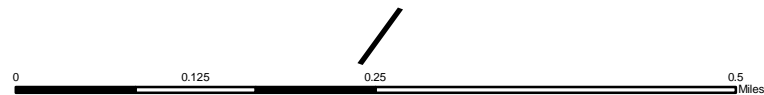
City of Naperville NORTH OF RAILROAD

1930s-1940s

-  Significant
-  Non-Contributing
-  Contributing



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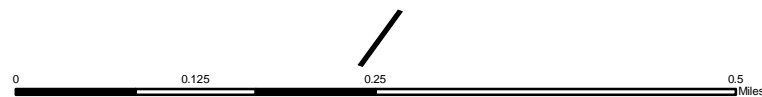
City of Naperville NORTH OF RAILROAD

1950s

- Significant
- Non-Contributing
- Contributing



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



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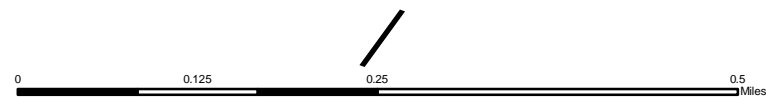
City of Naperville NORTH OF RAILROAD

1960s

-  Significant
-  Non-Contributing
-  Contributing



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



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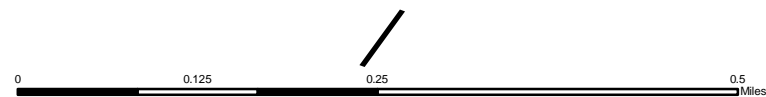
City of Naperville NORTH OF RAILROAD

1970s

-  Non-Contributing
-  Contributing



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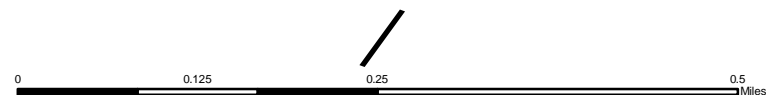


City of Naperville NORTH OF RAILROAD

1980s/90s/00s



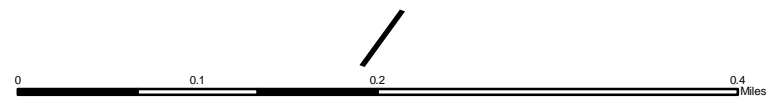
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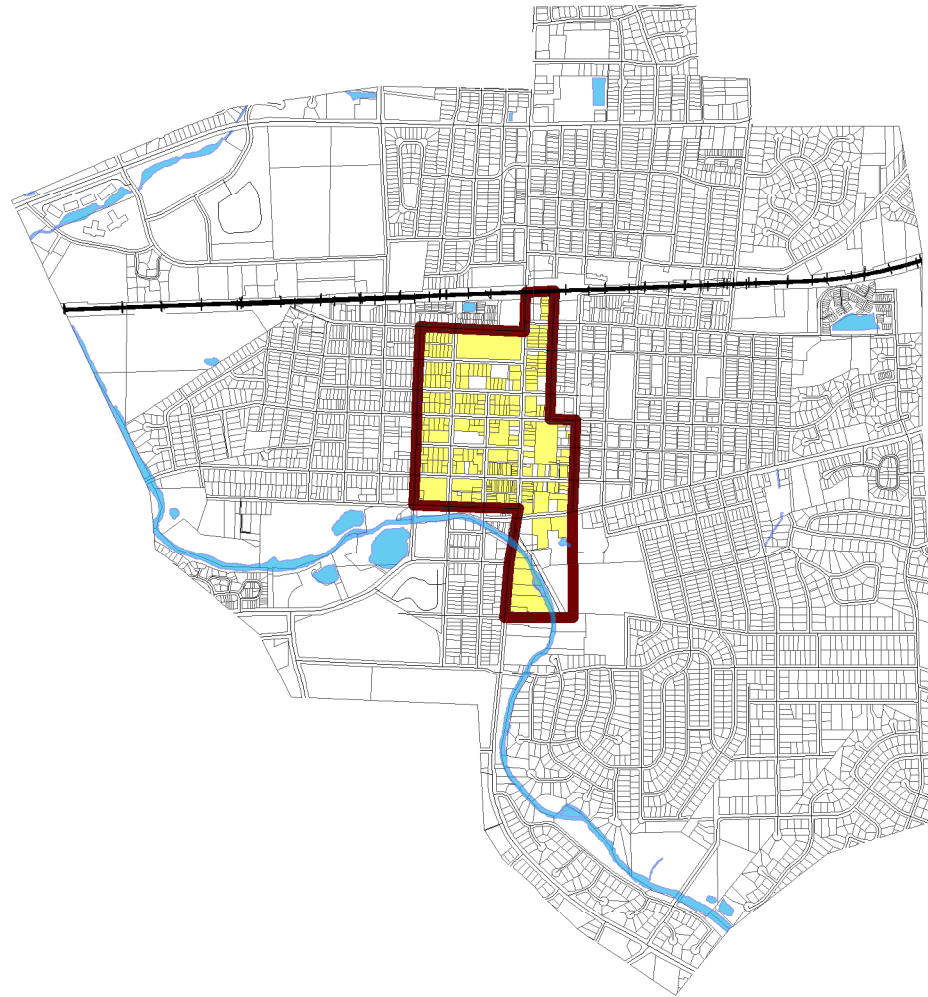


City of Naperville NORTH OF RAILROAD





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City of Naperville DOWNTOWN



Legend

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



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

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City of Naperville DOWNTOWN

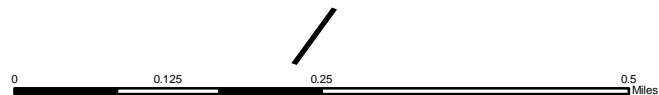


Greek Revival

-  Significant
-  Non-Contributing
-  Contributing



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City of Naperville DOWNTOWN

Italianate Masonry

-  Significant
-  Contributing



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

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City of Naperville DOWNTOWN



Victorian Frame

-  Significant
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

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City of Naperville DOWNTOWN



1900s-1910s

-  Significant
-  Non-Contributing
-  Contributing



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City of Naperville DOWNTOWN

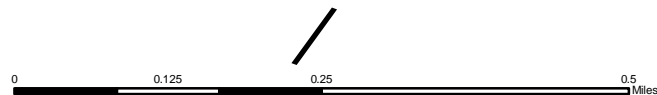


1920s

-  Significant
-  Non-Contributing
-  Contributing



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



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City of Naperville DOWNTOWN

1930s-1940s

-  Non-Contributing
-  Contributing



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City of Naperville DOWNTOWN



1950s

-  Significant
-  Non-Contributing
-  Contributing



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

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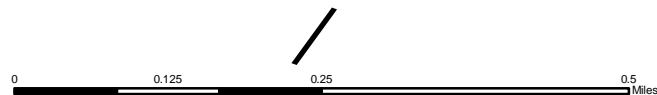


1960s

-  Non-Contributing
 Contributing



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City of Naperville DOWNTOWN



1970s

-  Significant
-  Non-Contributing
-  Contributing



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City of Naperville DOWNTOWN

1980s/90s/00s



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City of Naperville DOWNTOWN



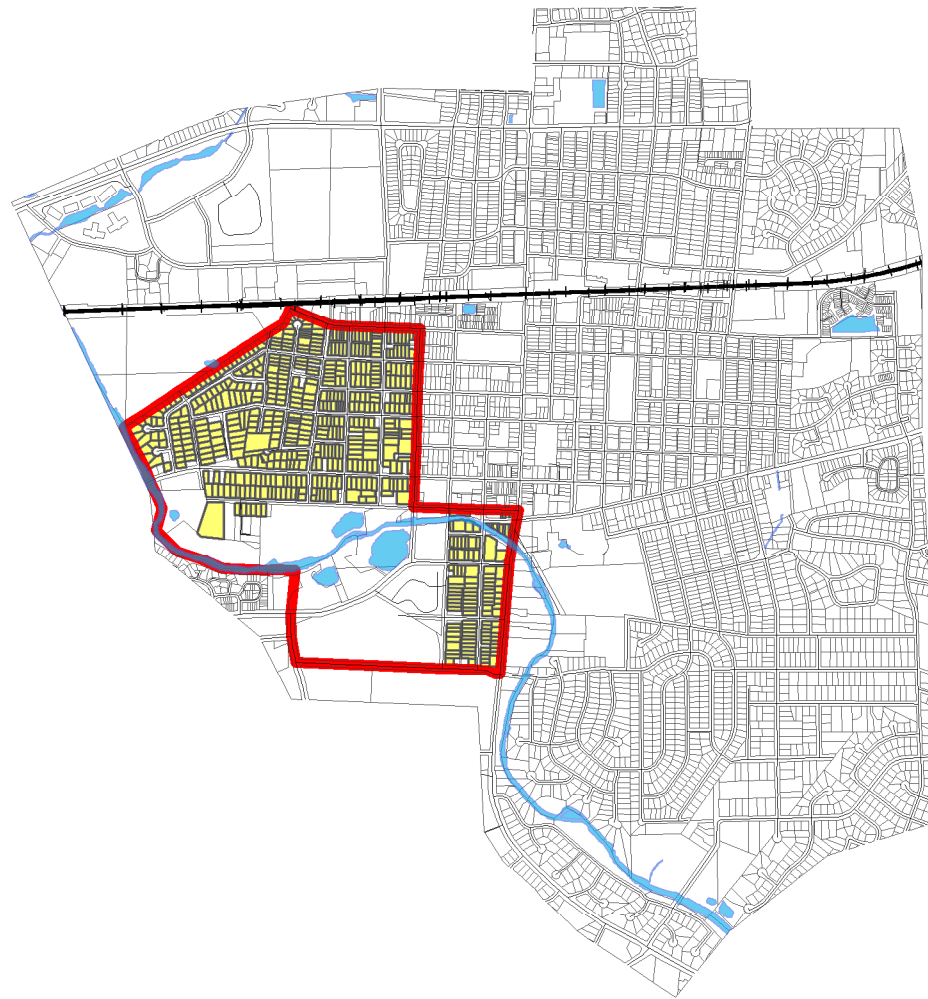
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City of Naperville WEST OF DOWNTOWN



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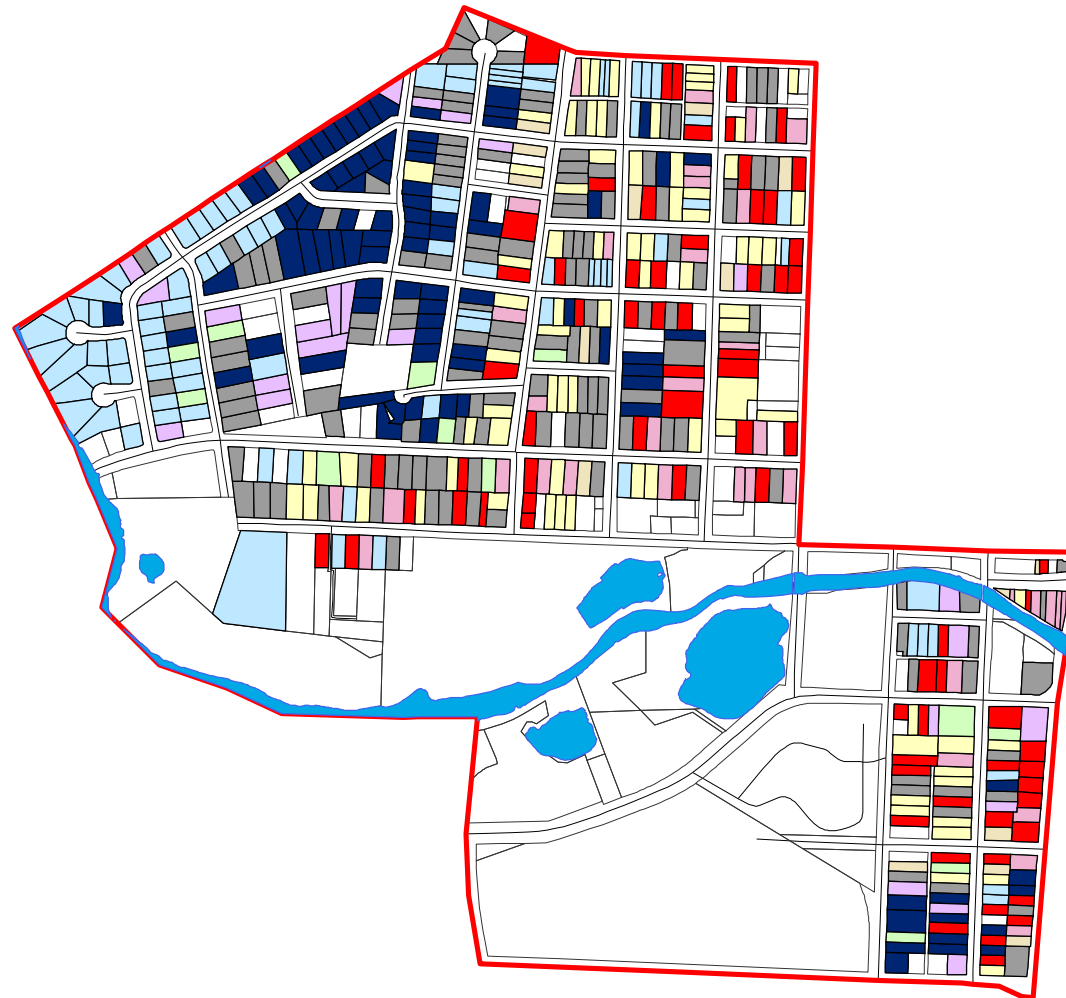
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City of Naperville WEST OF DOWNTOWN

Legend

-  Greek Revival
-  Victorian Frame
-  1910s
-  1920s
-  1930s-1940s
-  1950s
-  1960s
-  1970s
-  1980s-99-00s



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



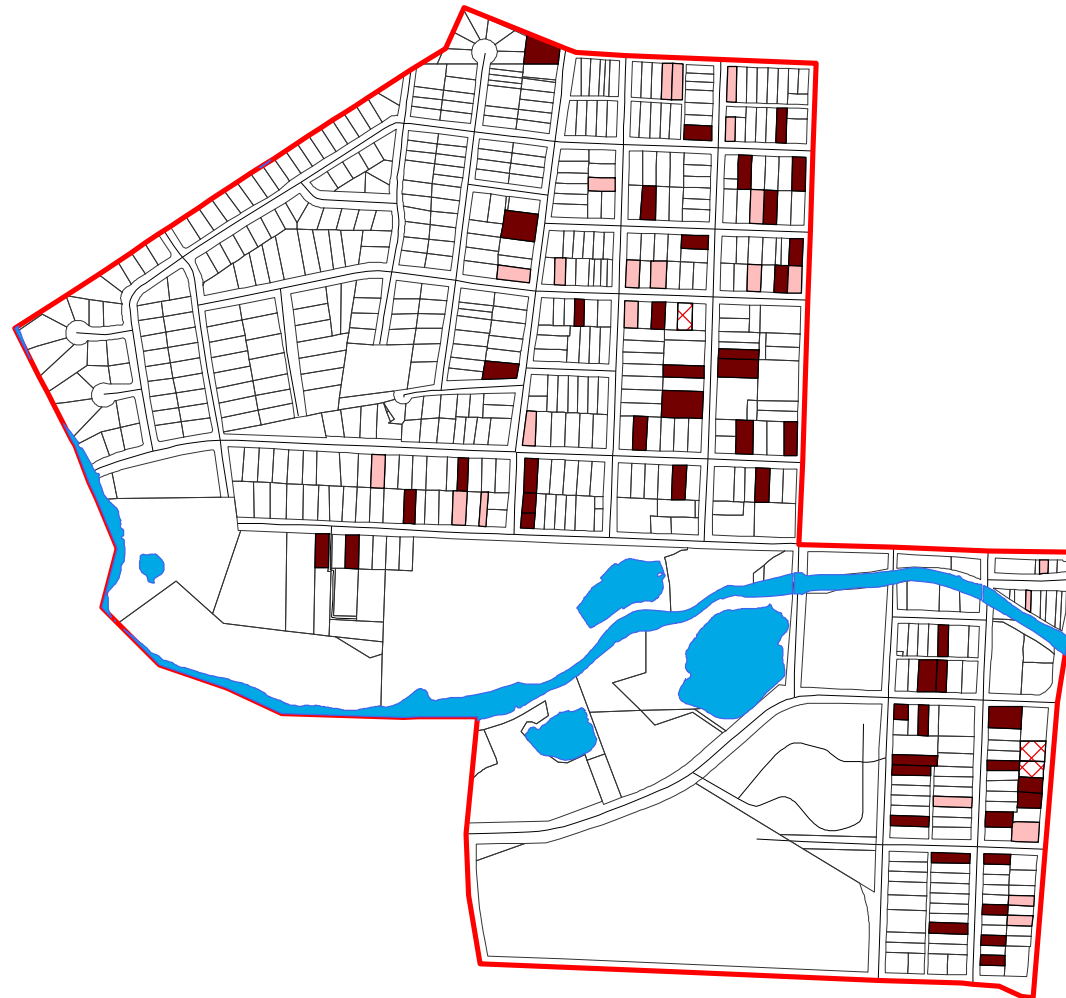
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City of Naperville WEST OF DOWNTOWN

Greek Revival

-  Significant
-  Non-Contributing
-  Contributing



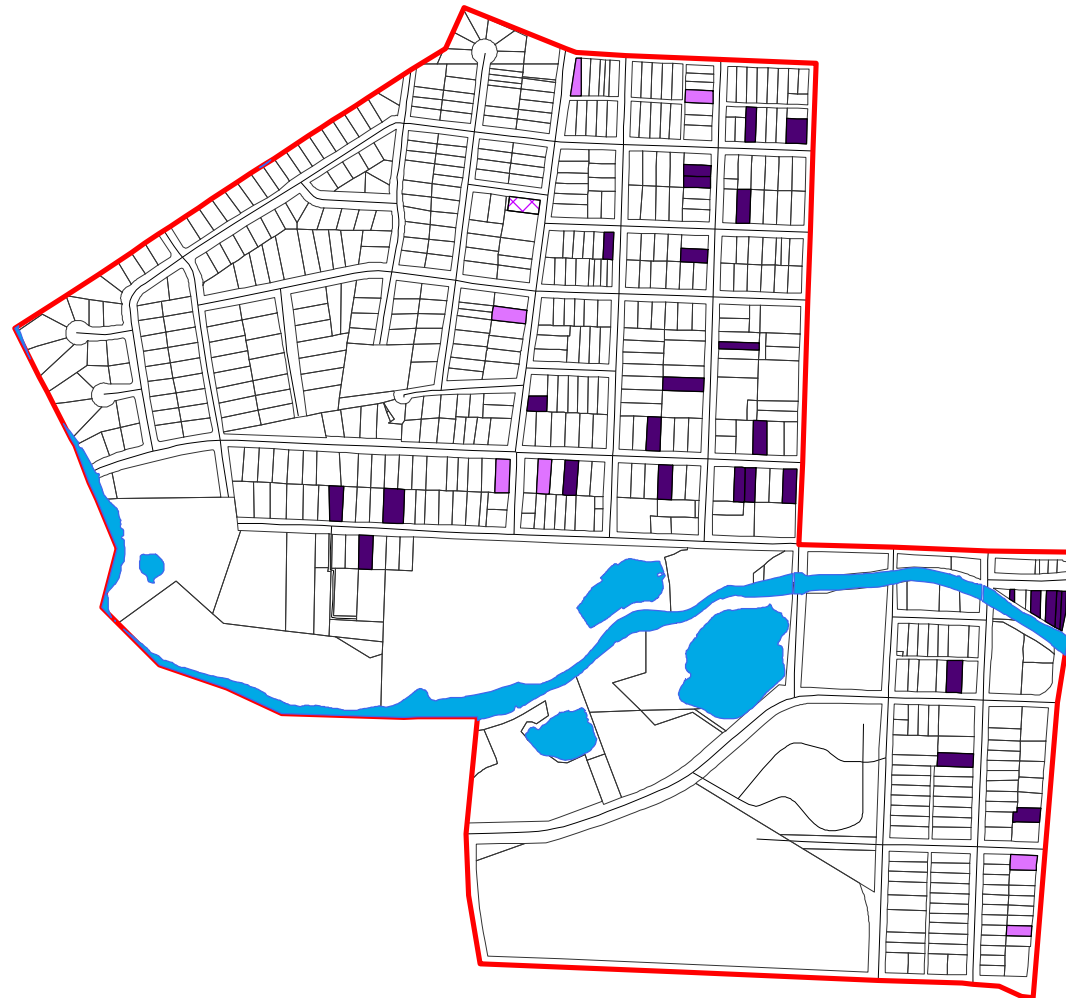
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

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City of Naperville WEST OF DOWNTOWN

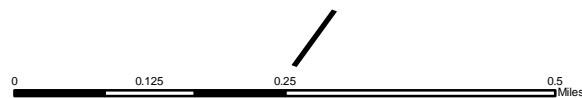


Victorian Frame

-  Significant
-  Non-Contributing
-  Contributing



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



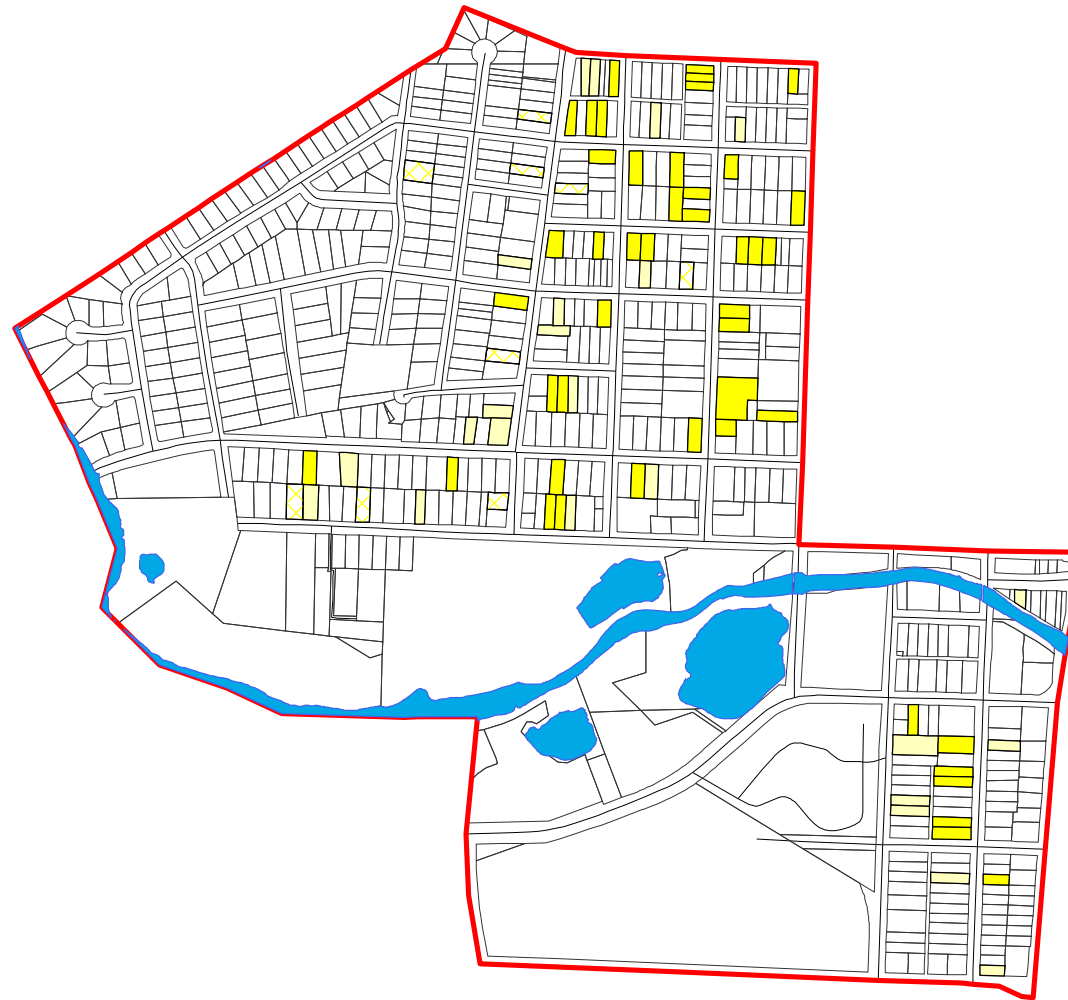
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City of Naperville WEST OF DOWNTOWN

1900s-1910s

-  Significant
-  Non-Contributing
-  Contributing



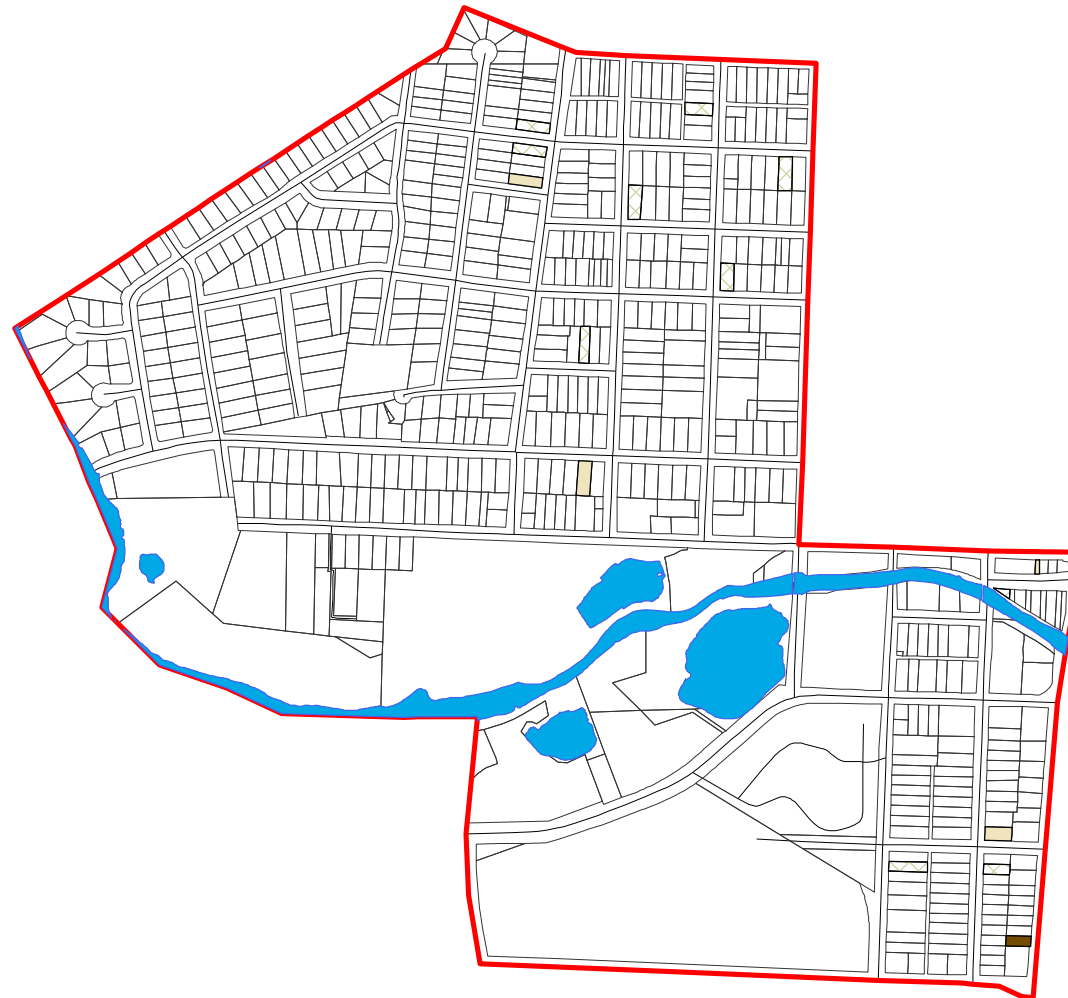
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City of Naperville WEST OF DOWNTOWN

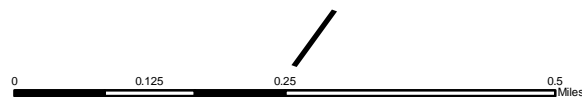


1920s

-  Significant
-  Non-Contributing
-  Contributing



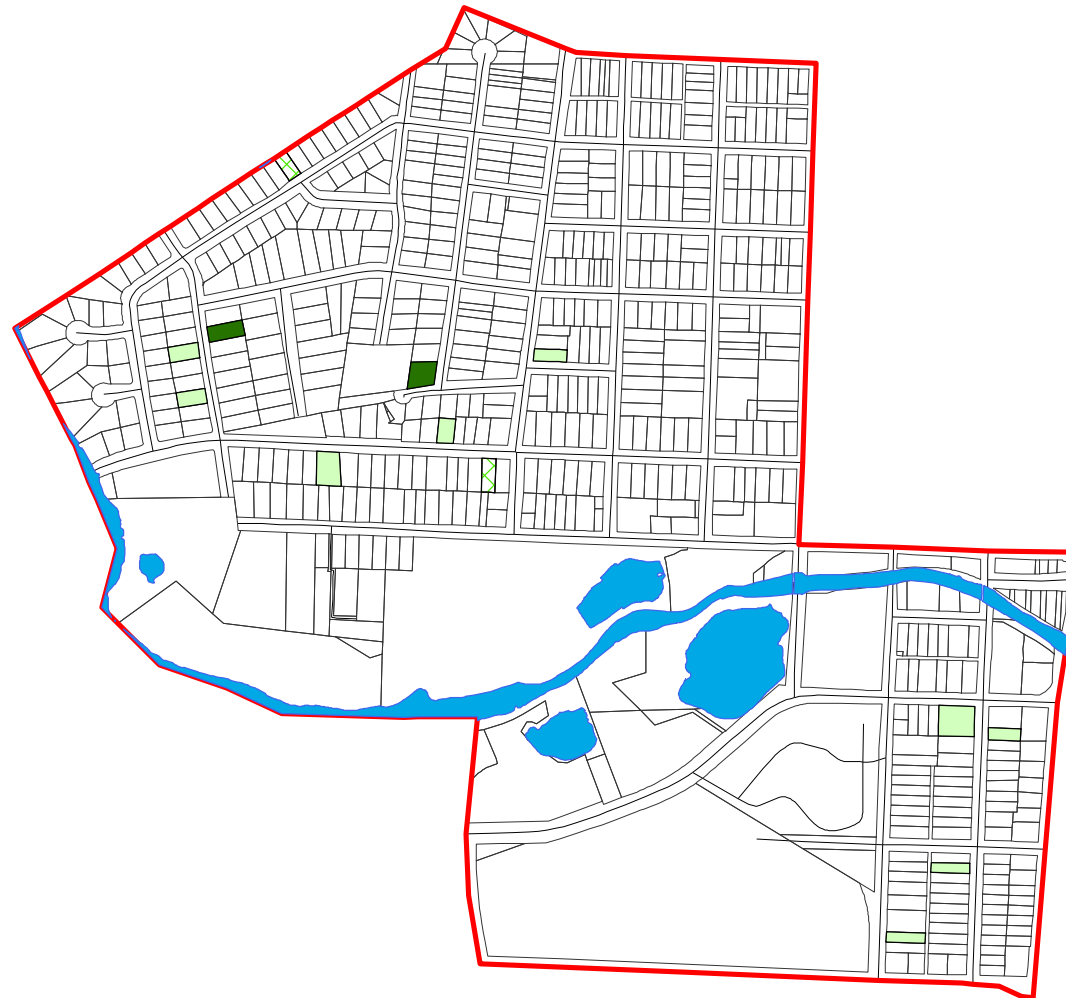
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

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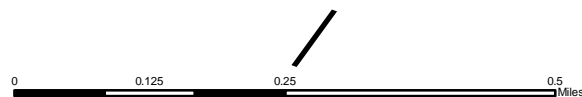


1930s-1940s

-  Significant
-  Non-Contributing
-  Contributing



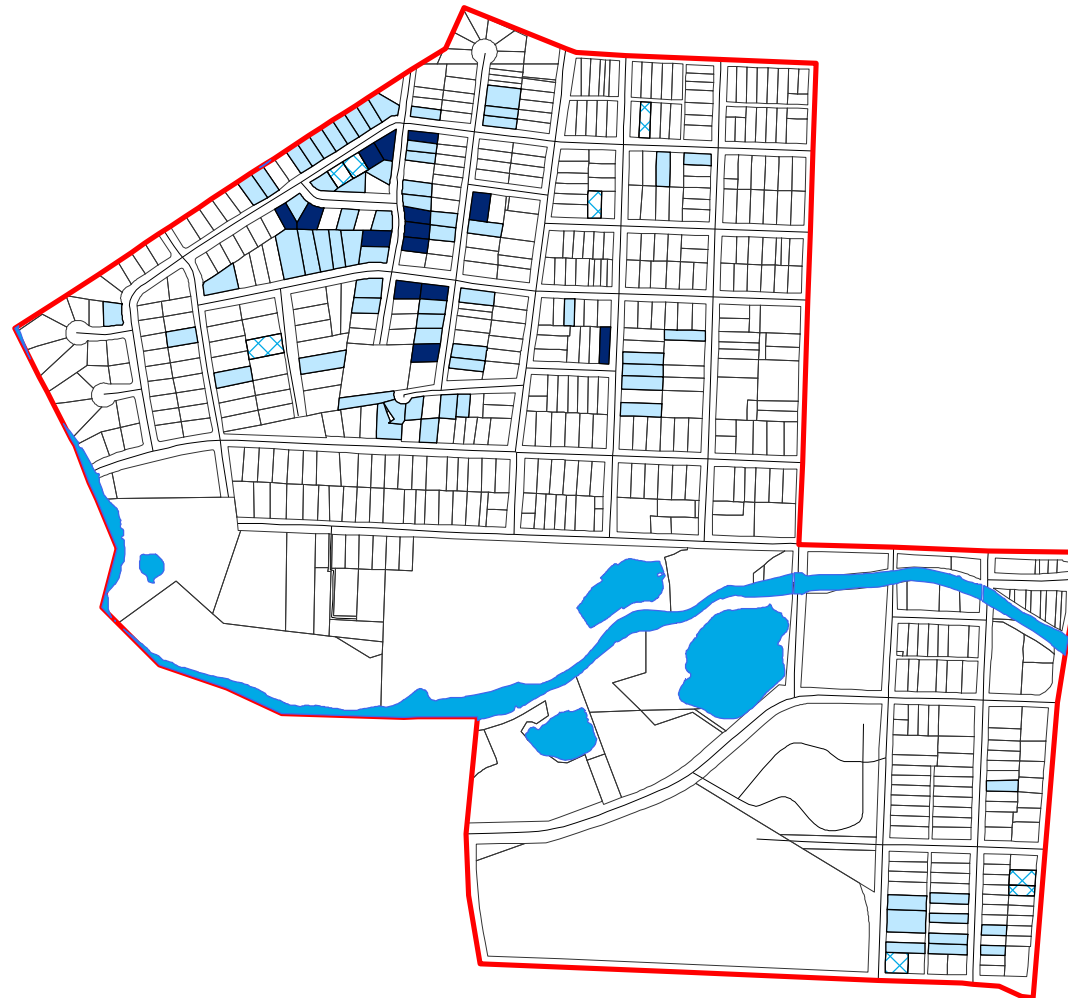
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

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City of Naperville WEST OF DOWNTOWN

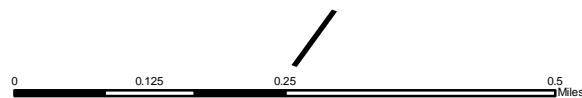


1950s

-  Significant
-  Non-Contributing
-  Contributing



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



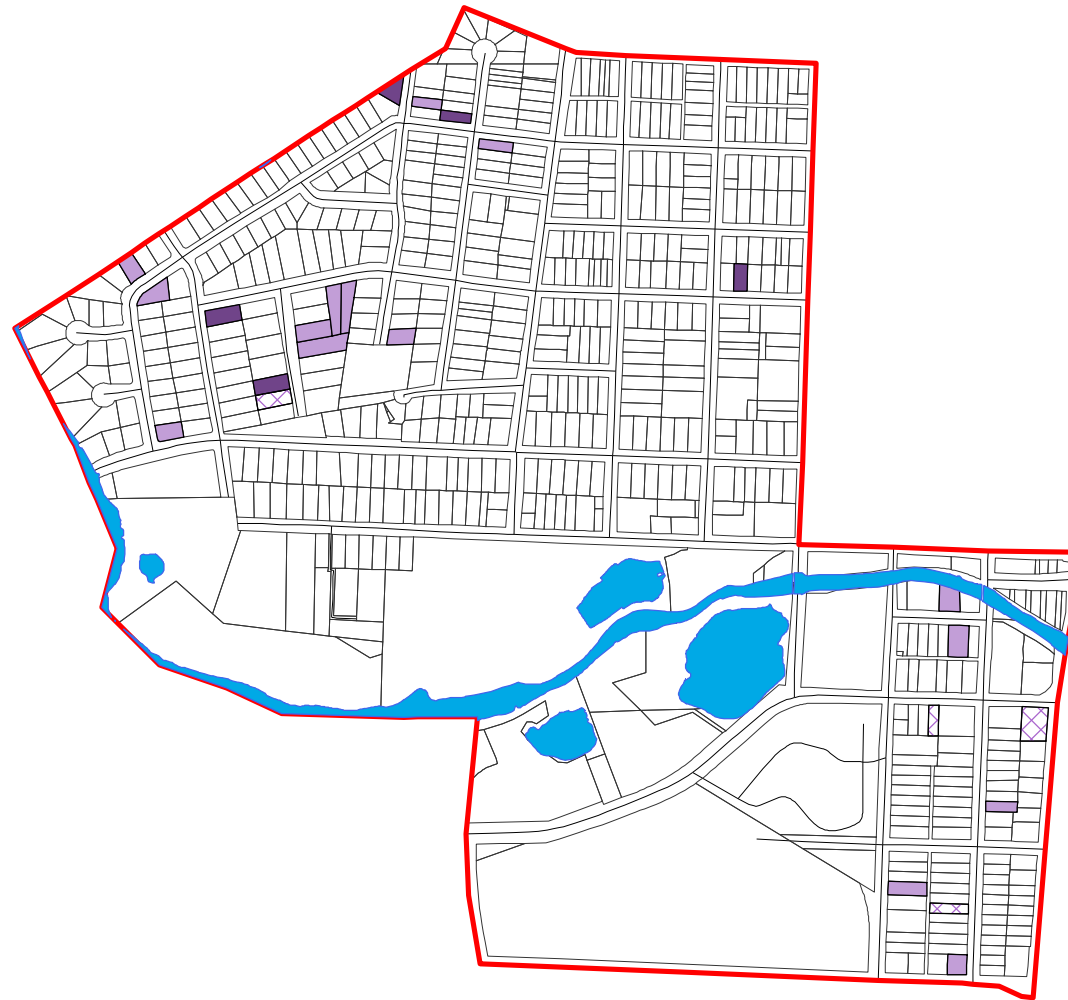
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City of Naperville WEST OF DOWNTOWN

1960s

-  Significant
-  Non-Contributing
-  Contributing



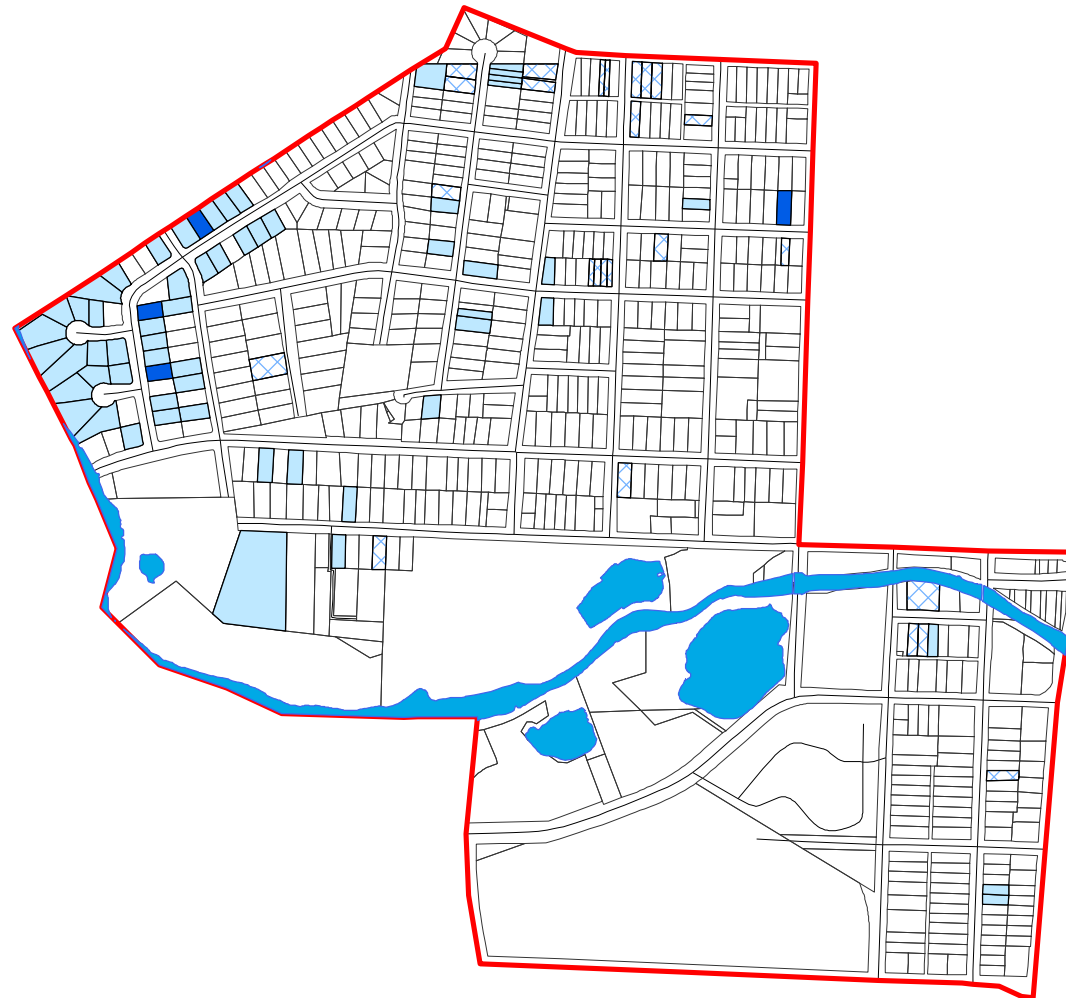
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City of Naperville WEST OF DOWNTOWN

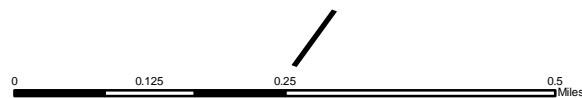


1970s

-  Significant
-  Non-Contributing
-  Contributing



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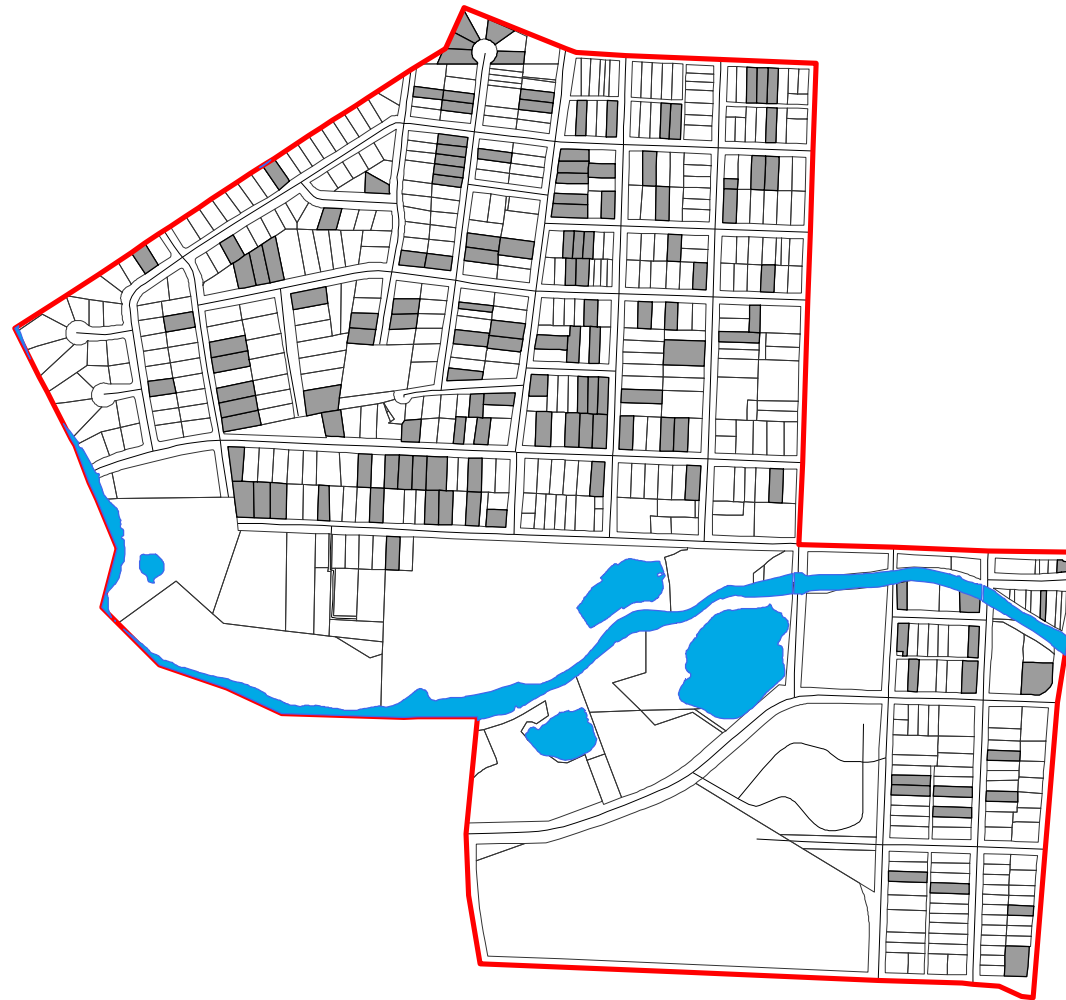


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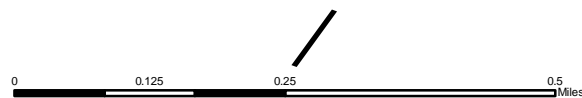


City of Naperville WEST OF DOWNTOWN

1980s/90s/00s



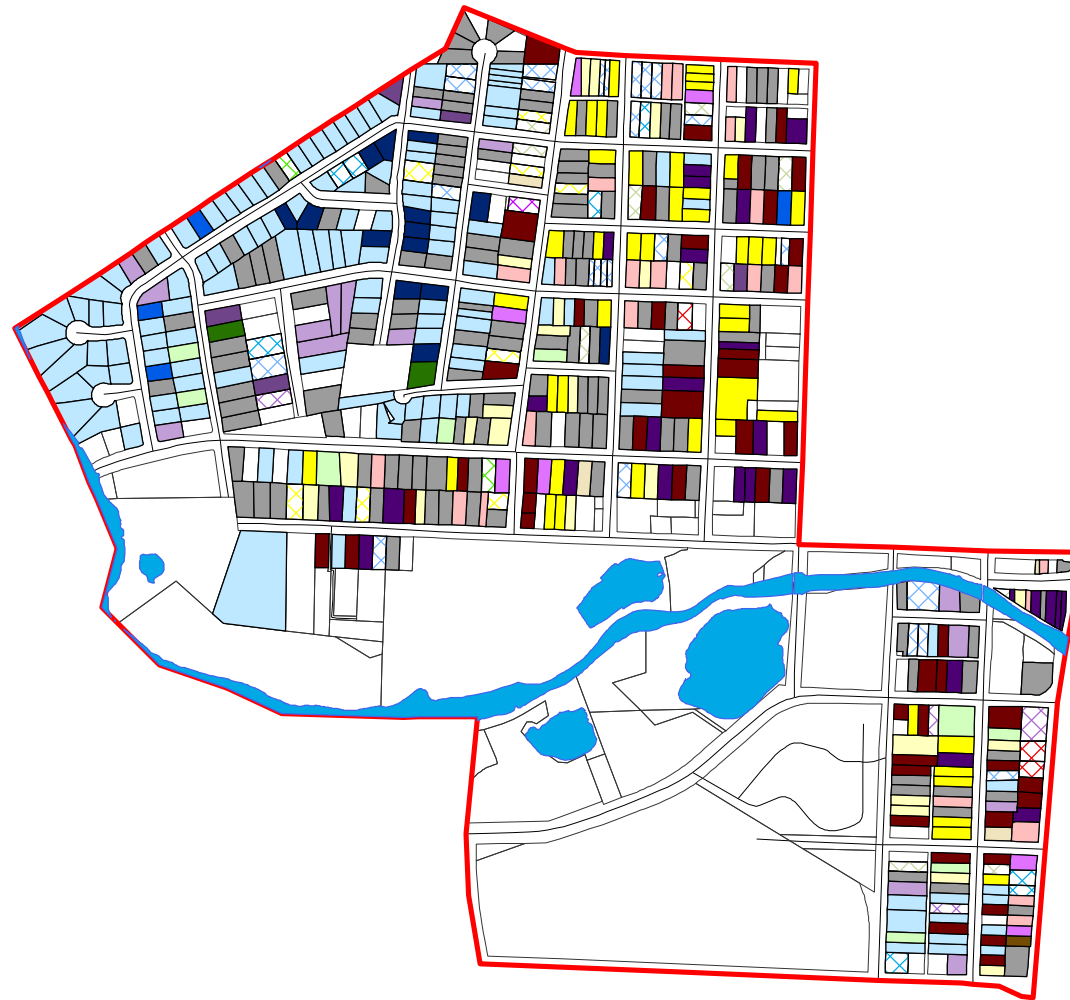
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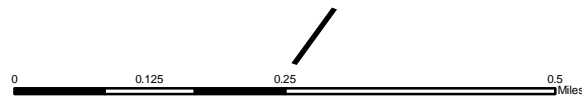
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City of Naperville WEST OF DOWNTOWN



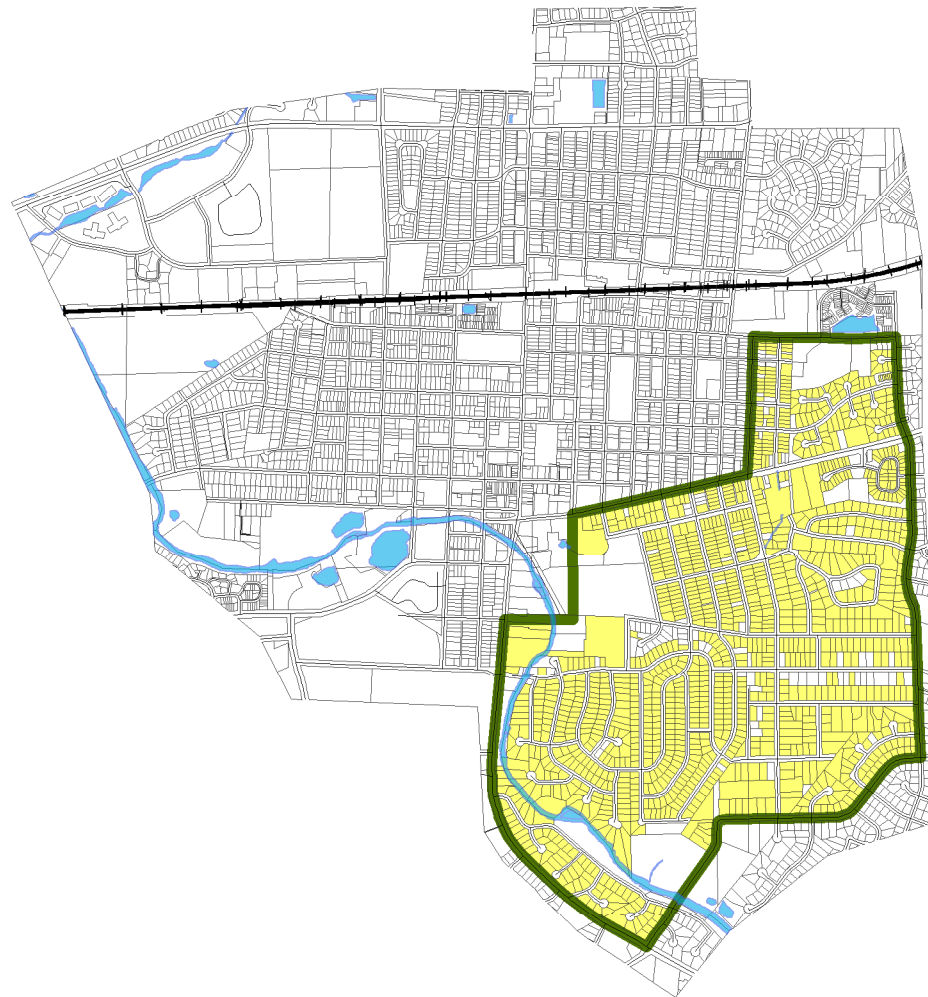
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City of Naperville SOUTHEAST OF HISTORIC DISTRICT



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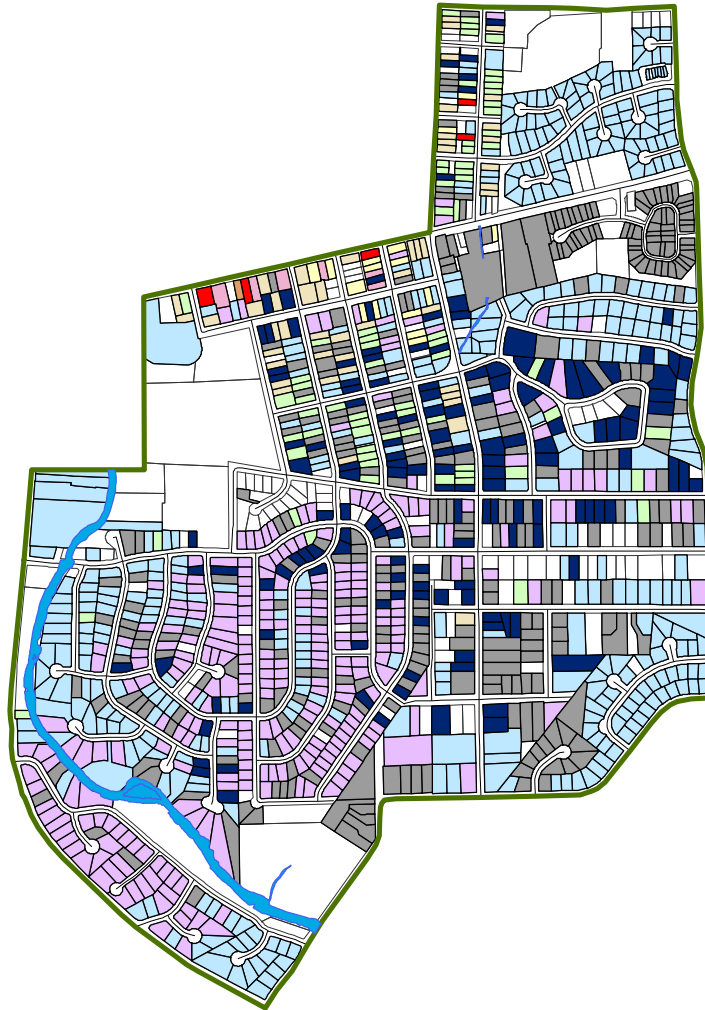
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City of Naperville SOUTH EAST OF HISTORIC DISTRICT

Legend

-  Greek Revival
-  Italianate Masonry
-  Victorian Frame
-  1900s-1910s
-  1920s
-  1930s-1940s
-  1950s
-  1960s
-  1970s
-  1980s/19s/00s



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0 0.25 0.5 1 Miles

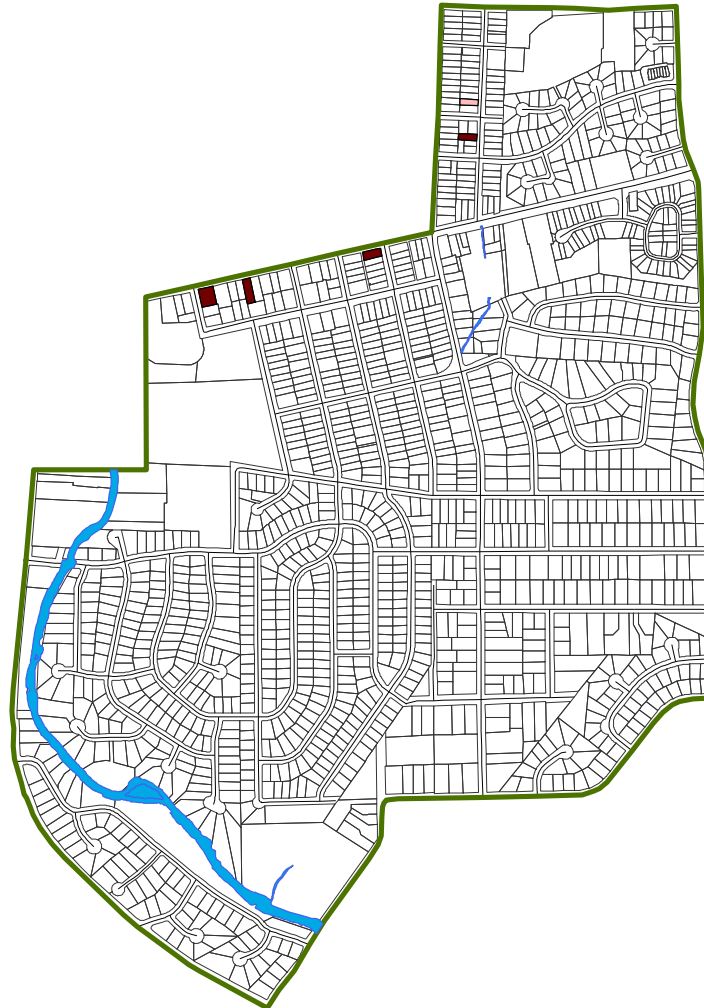
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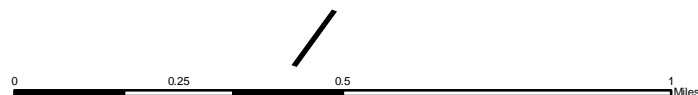
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Greek Revival

-  Significant
-  Contributing



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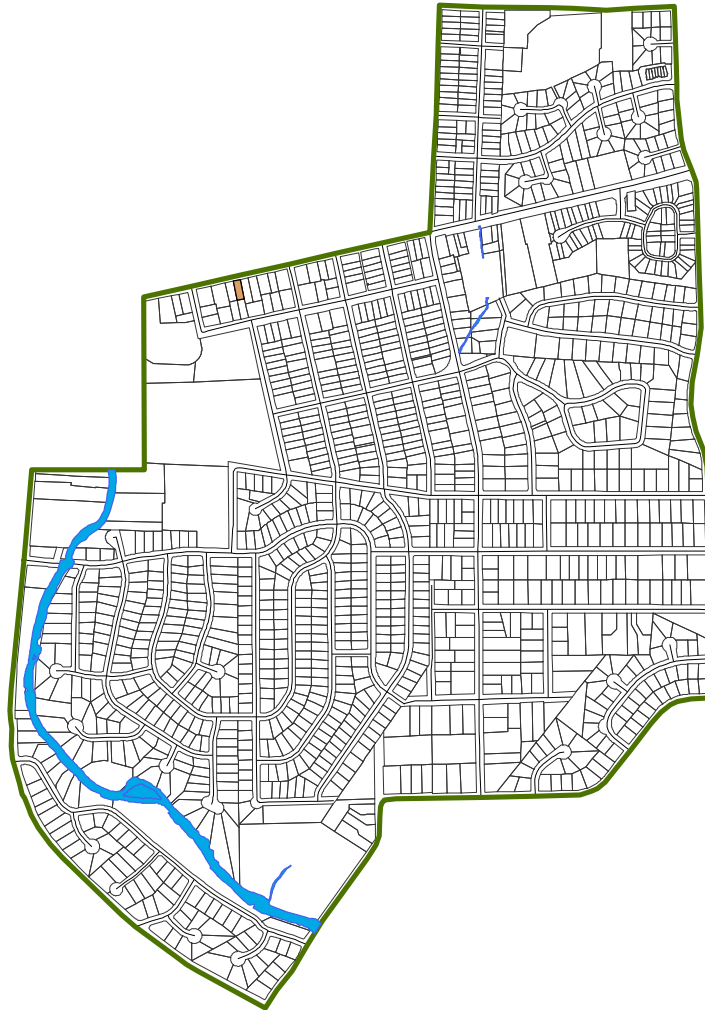
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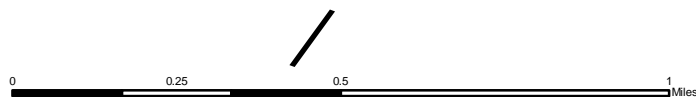
City of Naperville SOUTH EAST OF HISTORIC DISTRICT

Italianate Masonry

 Significant



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


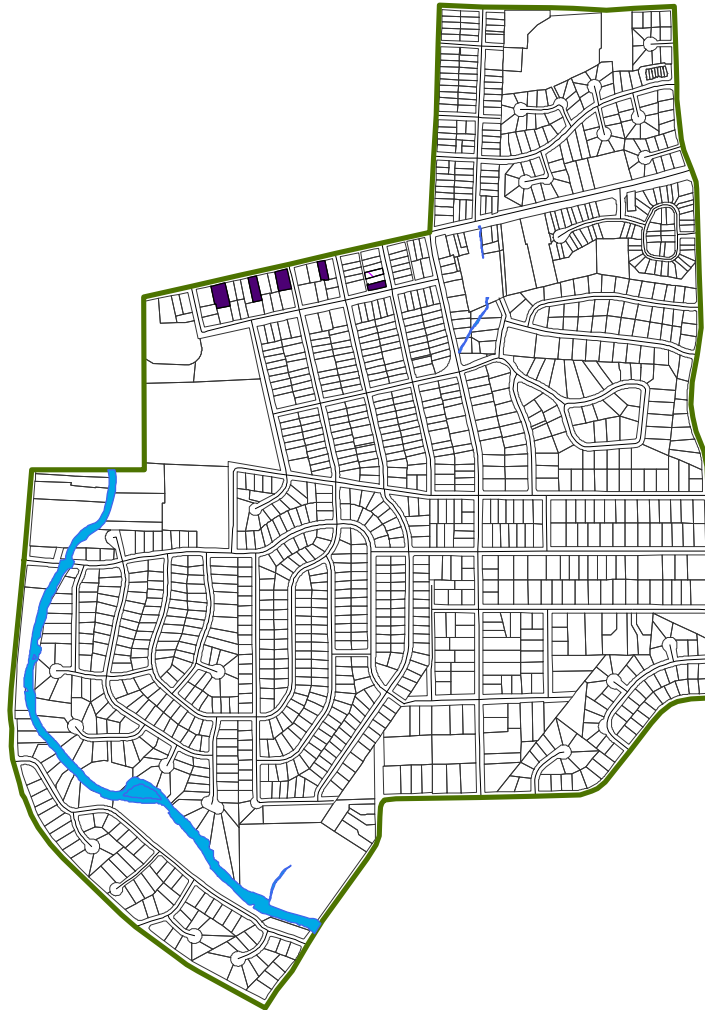
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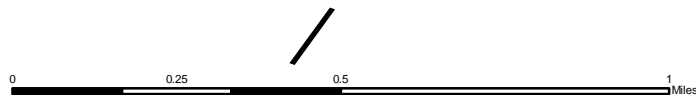
City of Naperville SOUTH EAST OF HISTORIC DISTRICT

Victorian Frame

-  Significant
-  Non-Contributing



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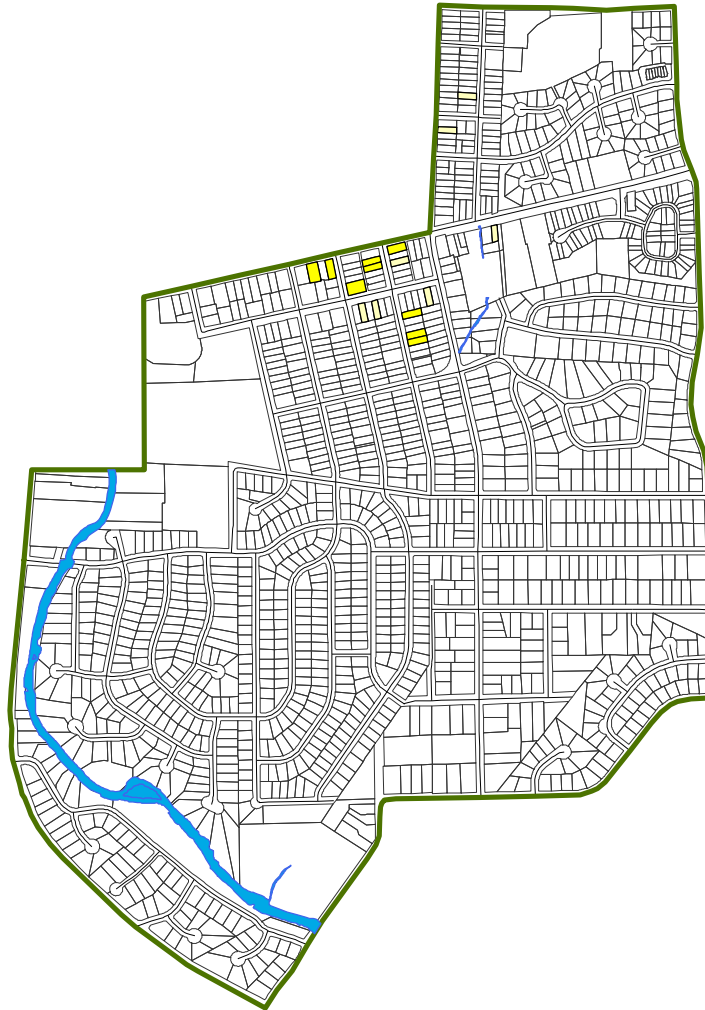
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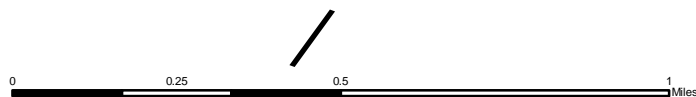
City of Naperville SOUTH EAST OF HISTORIC DISTRICT

1900s-1910s

-  Significant
-  Contributing



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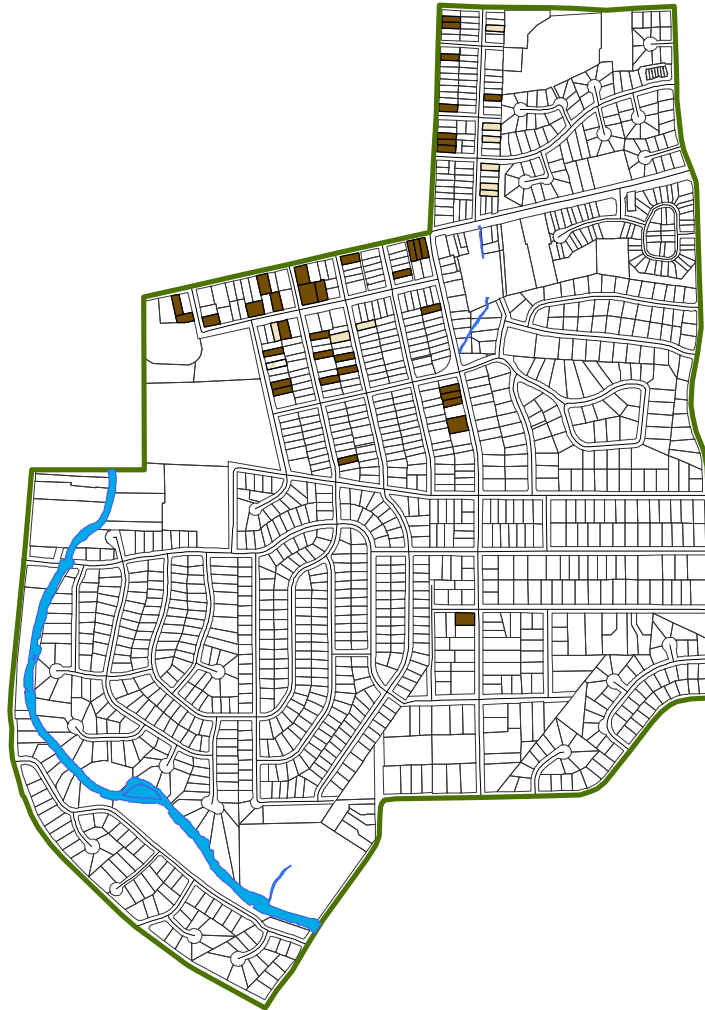
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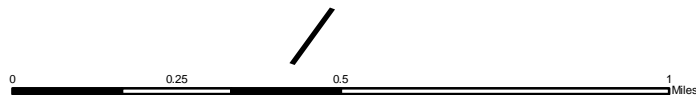
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SOUTH EAST OF HISTORIC DISTRICT

1920s

-  Significant
-  Non-Contributing
-  Contributing



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



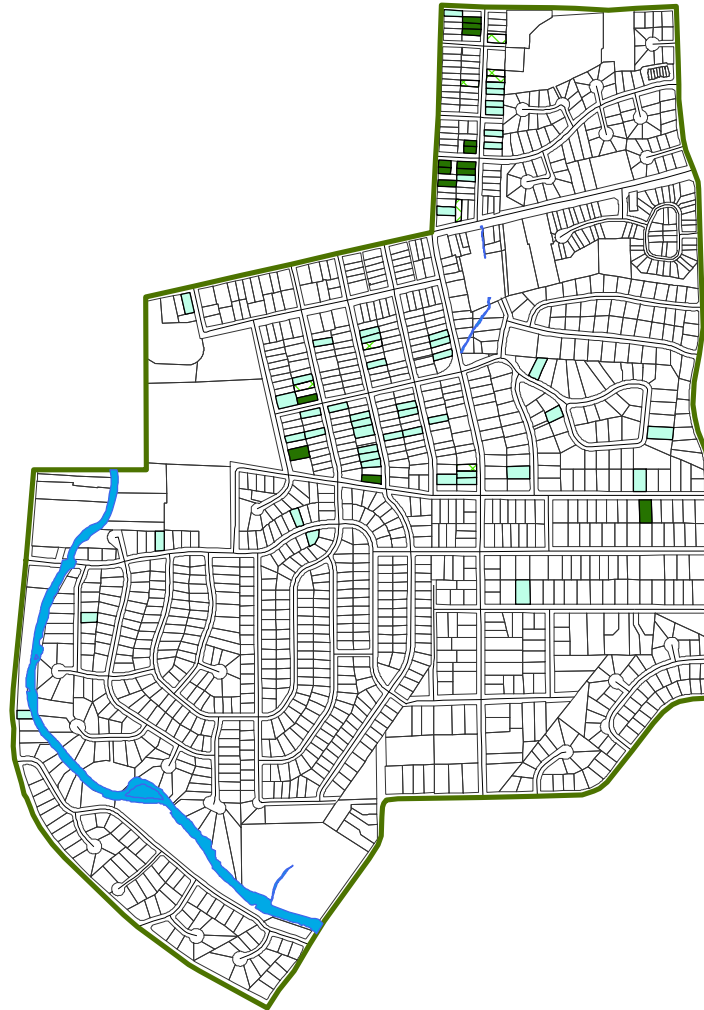
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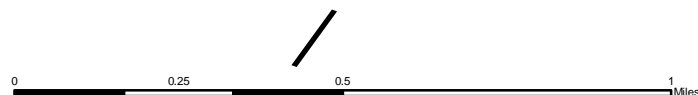
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1930s-1940s

-  Significant
-  Non-Contributing
-  Contributing



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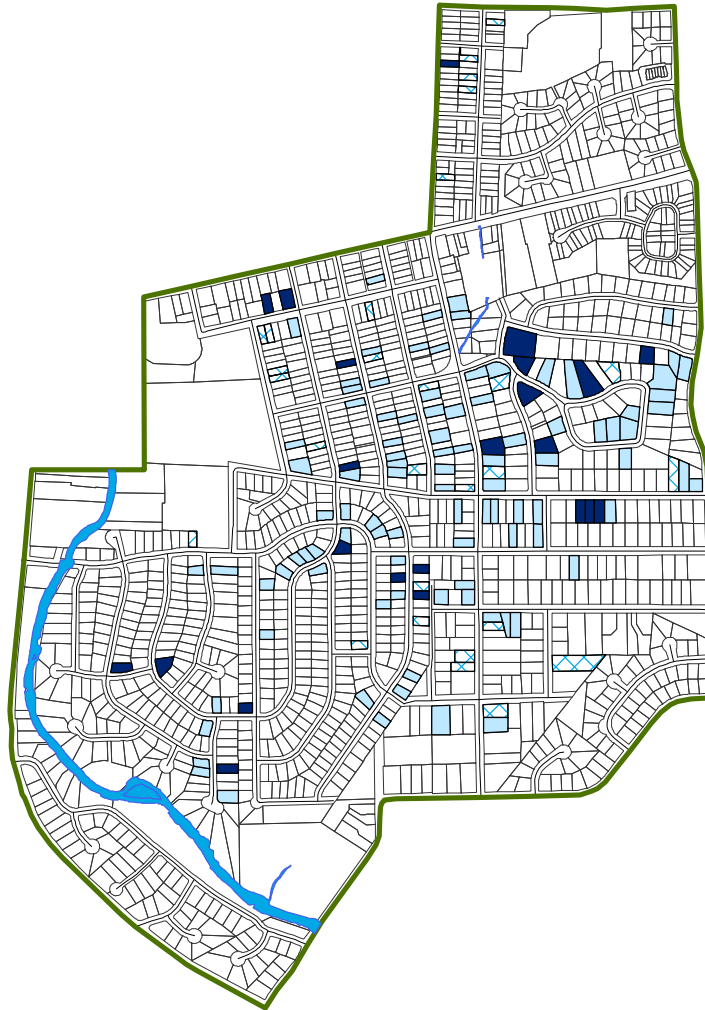
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City of Naperville SOUTH EAST OF HISTORIC DISTRICT

1950s

-  Significant
-  Non-Contributing
-  Contributing



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0 0.25 0.5 1 Miles

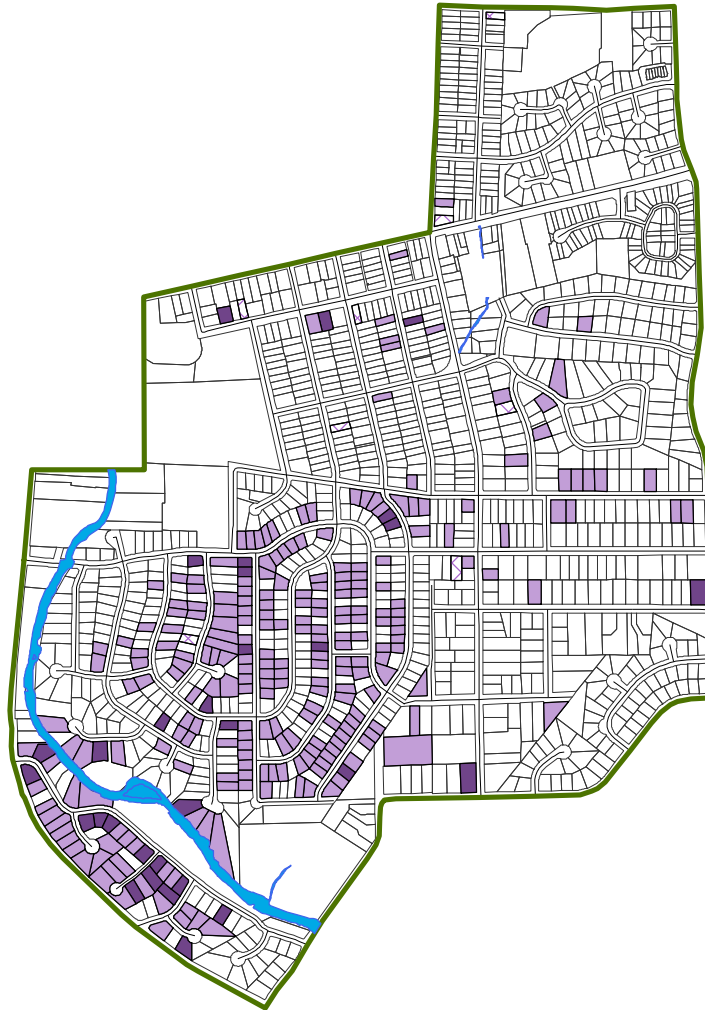
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City of Naperville SOUTH EAST OF HISTORIC DISTRICT

1960s

-  Significant
-  Non-Contributing
-  Contributing



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0 0.25 0.5 1 Miles

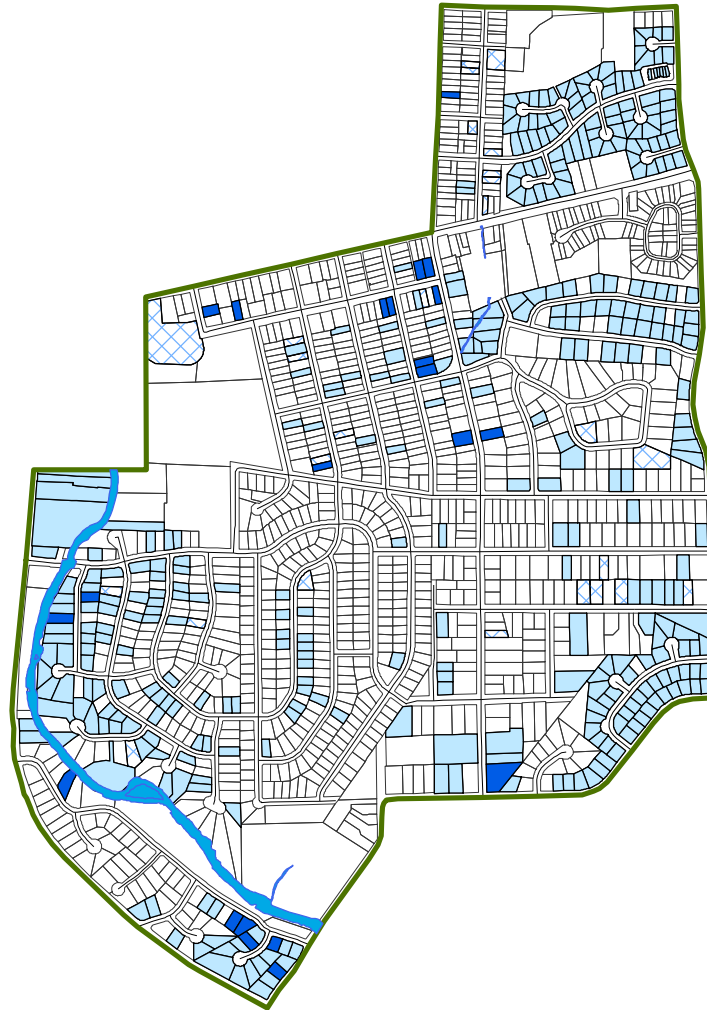
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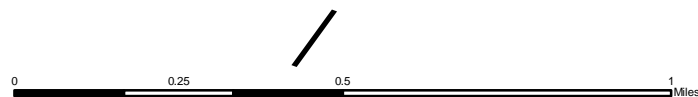
City of Naperville SOUTH EAST OF HISTORIC DISTRICT

1970s

-  Significant
-  Non-Contributing
-  Contributing



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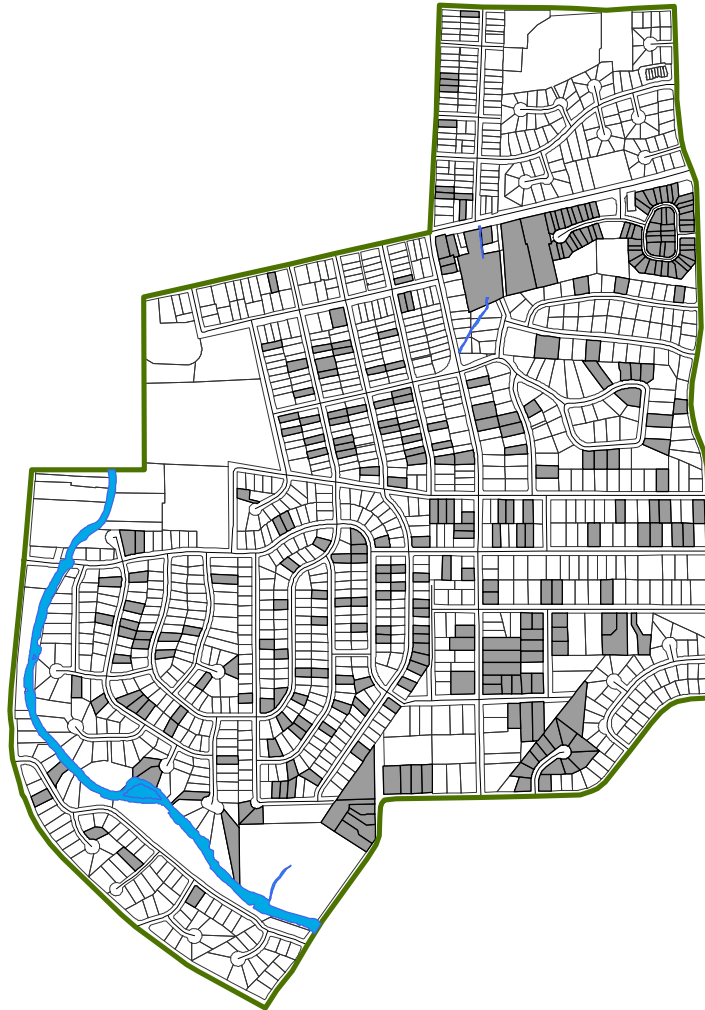


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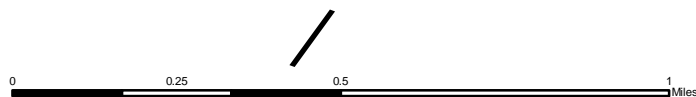


City of Naperville SOUTH EAST OF HISTORIC DISTRICT

1980s/90s/00s



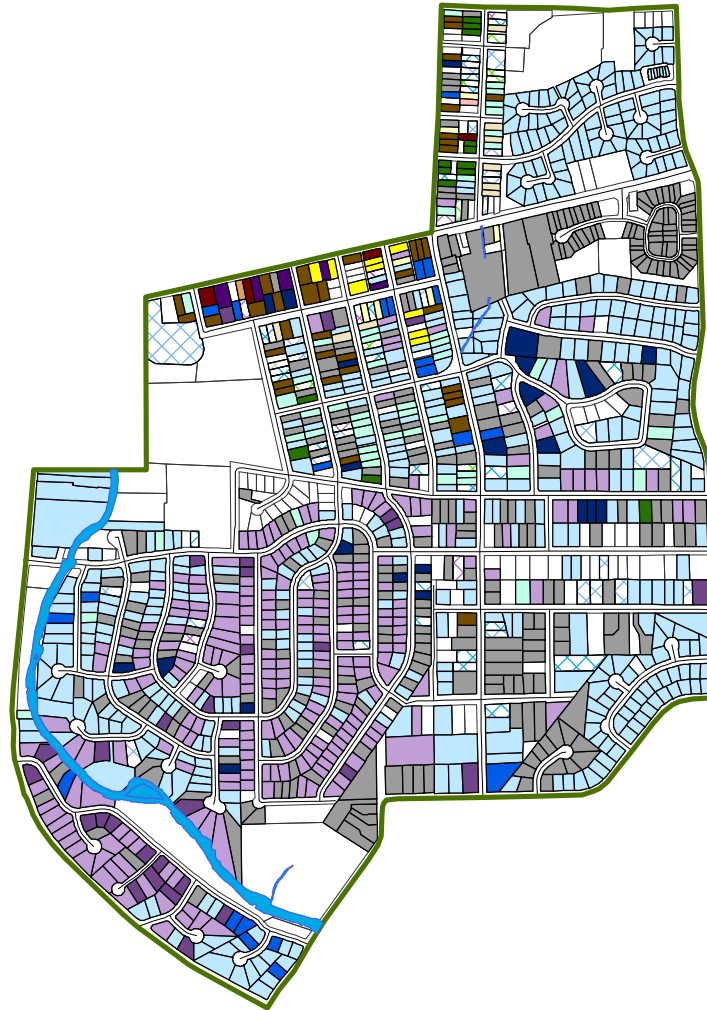
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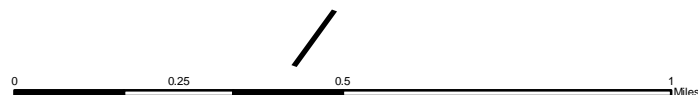
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City of Naperville SOUTH EAST OF HISTORIC DISTRICT



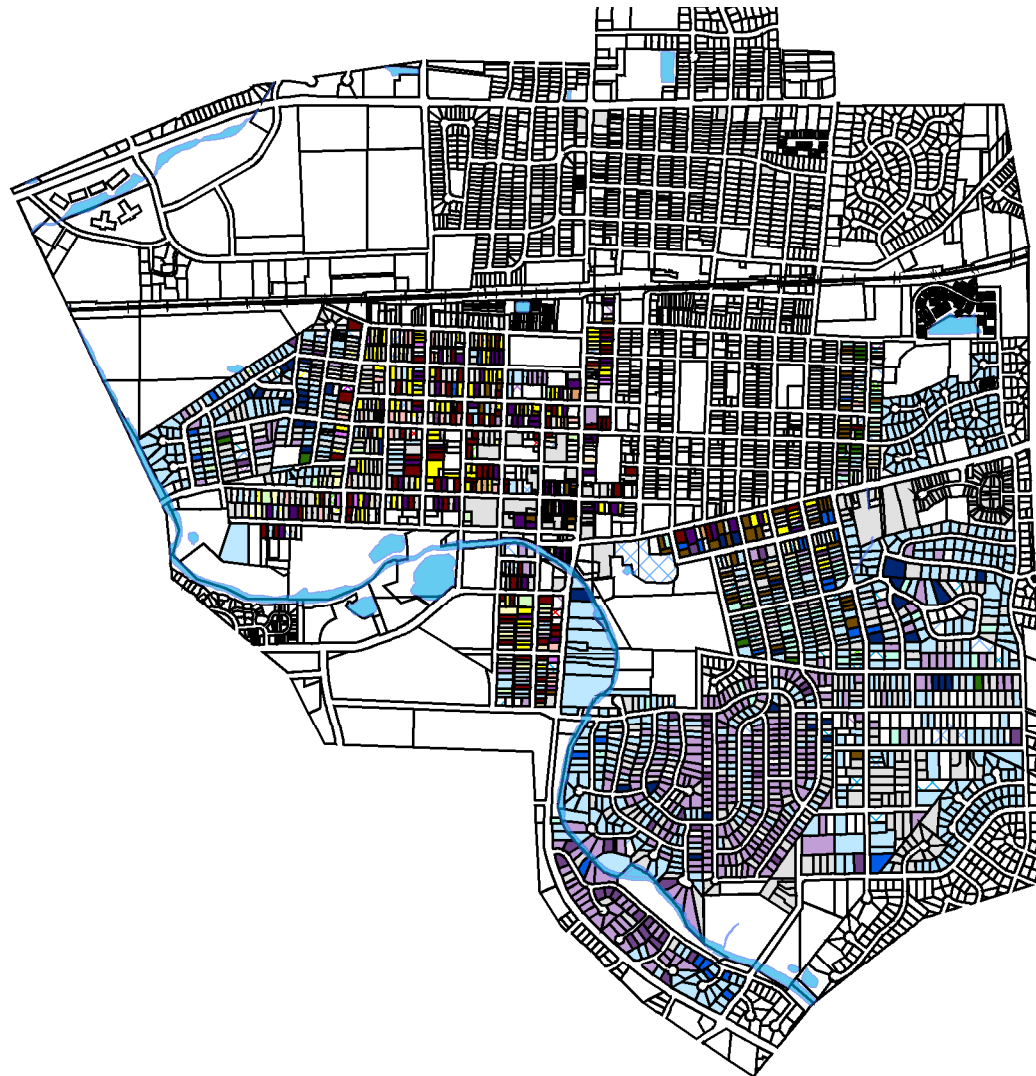
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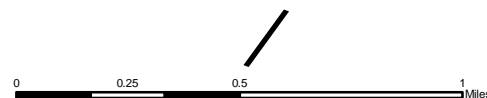
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January 20, 2022

Historic Preservation Commission
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

RE: *Kroehler Family YMCA*
34 South Washington Street, Naperville, Illinois 60540
Impact Landmark Designation Would Have On Valuation of the Property

Dear Chairman and Members of the Historic Preservation Commission:

On October 30, 2020 I completed an appraisal of the Kroehler Family YMCA property located at 34 South Washington Street in Naperville, Illinois. This report was requested to assist the YMCA in defining the fair cash market value of the property at its highest and best use. In applying the comparable sales approach to valuation, I concluded the fair cash market value of the property as of October 2, 2020 was \$2,150,000 for sale as a vacant site. In reaching this conclusion, I reported the following:

Highest and best use is defined as follows:

The reasonably probable use of property that results in the highest value...To be reasonably probable, a use must meet certain conditions:

- The use must be *physically possible* (or it is reasonably probable to render it so).
- The use must be *legally permissible* (or it is reasonably probable to render it so).
- The use must be *financially feasible*.

Uses that meet the three criteria of reasonably probable uses are tested for economic *productivity*, and the reasonably probable use with the highest value is the highest and best use. ¹

The site is legally and physically suitable for mixed-use residential redevelopment. The site is ideal for residential space, being adjacent to a park, for the green space as the serenity it provides. The downtown location is amenable for shopping, dining, and relaxing amidst national chain stores and renowned fine dining

¹ *The Appraisal of Real Estate*. 14th ed., (Chicago: Appraisal Institute, 2013) 332.

restaurants to casual eateries. The downtown encompasses the historic area, Riverwalk, green space, and is pedestrian-friendly. The current marketplace does not meet the demands for a YMCA, because there are several health clubs and fitness centers in the area.

The most profitable and competitive use of the land as though vacant is for mixed-use residential redevelopment; this coincides with the Facilities Master Plan of a five-story residential building with ground-floor retail space, and underground parking. The value as vacant is higher than that as improved.

I have reviewed the proposed Lakota building plan and find it agreeable. The Lakota plan entails 4,630 square feet of retail space on the first floor; and the second through fifth floors would consist of 50 residential units, totaling 57,520 square feet. The plan allows for 121 total parking spaces between the ground floor and underground levels.

I am now made aware that Naperville Preservation, Inc. has filed an application to forcibly impose landmark designation on the original 1910 portion of the more than 40,000 square foot building. I was asked to submit this letter to provide the Historic Preservation Commission with my professional appraisal opinion as to how landmark designation on less than half of the YMCA property would impact the fair cash market value of the property at its highest and best use.

Should landmark designation be imposed and restricted to requiring the redevelopment of the property to restore the original 1910 YMCA building, the highest and best use of the property would be rendered legally impossible as dictated by the market data. The market data and comparable sale records establish that in order to achieve the highest and best use of the property that is both legally viable and reasonably probable in economic terms, the prospective purchaser would look to the site as vacant land or capable of being rendered vacant land. The proposed landmark designation would legally prevent the site from being rendered vacant.

Forced partial preservation of the building would also increase demolition costs because rather than just removing the entire structure, two separate 1970's vintage additions would need to be carefully demolished and detached from the 1910 building. The condition of the north and east elevations cannot be evaluated by the prospective purchaser because they have been obliterated from view for well in excess of 40 years. The recreated structure would present multiple accessibility issues as the 1910 building (1) has no elevator; and (2) the structural integrity needed to provide for vertical addition is unknown without a structural evaluation which cannot be undertaken without interior demolition of all surfaces to expose the structural elements of the 1910 design. Simply stated, The Lakota Group concept plan for both density and configuration could not be achieved.

Lastly, the period needed to market and sell the property would be prolonged and unpredictable as it would be impossible to predict if the marketplace has any comparable sales revealing whether the forced economic hurdles imposed by landmark designation would reduce the fair cash market value of the property by 30%, 40% or even 50%. That said, landmark designation without the infusion of significant public funding to induce historic restoration will, in my professional

appraisal opinion: (1) severely reduce the fair cash market value of the property; (2) prevent the property from being marketed, sold or used at its highest and best use; and (3) require the new purchaser of the property to spend a likely inordinate amount of time and economic resources to find an adaptive reuse for a building no one has even seen for decades. As a result of the foregoing, in my professional opinion the proposed landmark designation sought by Naperville Preservation, Inc. will result in a significant economic injury and diminishment in the value of the YMCA property.

Respectfully Submitted,

MaRous & Company



Michael S. MaRous, MAI, CRE
Illinois Certified General- 553.000141 (9/23)



January 27, 2022

Historic Preservation Commission
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

*RE: Kroehler Family YMCA
34 South Washington Street, Naperville, Illinois 60540
Background Information on Former YMCAs in Chicago*

Dear Chairman and Members of the Historic Preservation Commission:

This memorandum is meant to provide additional information on former YMCA owned and operated facilities located within the City of Chicago that were approved for historical landmark status and/or adaptive reuse. This memorandum will provide background information on the following two (2) former YMCA facilities: the Wabash Avenue YMCA, 3763 S. Wabash Ave, Chicago, Illinois 60653; and the Victor F. Lawson House YMCA, 30 W. Chicago Avenue, Chicago, Illinois 60610 (“Lawson YMCA”). Additionally, this memorandum shall indicate how and why both former YMCA locations are highly distinguishable from Kroehler YMCA and the allegations found within the preservation petition currently before you.

Wabash Avenue YMCA

The Wabash Avenue YMCA was opened in 1914, and is located in the heart of the Chicago Landmark Black Metropolis-Bronzeville Historic District of Chicago’s Near South Side community of Douglas. This particular area of Chicago, commonly referred to as the “Black Metropolis”, was often described as “a City within the City [of Chicago]” due to its extremely significant contributions to Chicago’s African-American communities. For the sake of brevity, as opposed to speaking to the Wabash Avenue YMCA’s significance in the Black Metropolis, please refer to the attached Black Metropolis Thematic National Register of Historic Places Inventory – Nomination Form (1985), attached hereto as Exhibit 1. Additional photographs of the Wabash YMCA are attached hereto as Exhibit 2.

In 1985, subsequent to the sale of the building by the Young Men’s Christian Association of Chicago also known as the YMCA of Metropolitan Chicago (“YMCA”), an application was made to place nine (9) buildings/monuments in the heart of the Black Metropolis on the National Register of Historic Places; the Wabash Avenue YMCA was one (1) of said nine (9) buildings/monuments. At the time of the application, all nine (9) buildings/monuments were owned by separate individuals or entities, and eight (8) of the nine (9) owners consented to the proposed Black Metropolis Thematic historic landmark designation. The application was approved in 1986, and as such, the Wabash Avenue YMCA was placed on the National Register of Historic Places as part of the Black Metropolis Thematic area. Notably, the single building



that submitted an objection to the Historic Designation status was subsequently granted *removal* from the application.

Accordingly, the Wabash Avenue YMCA's placement within the National Register of Historic Places is heavily distinguishable from the present application before the Naperville Historic Preservation Commission. First, and possibly more importantly, the Wabash Avenue YMCA's then-owner *consented* to the landmark status application. Here, the preservationists' petition currently before you comes over the YMCA's objections.

Second, as opposed to the Kroehler YMCA, which is a standalone building and not part of any historic designation area, the Wabash Avenue YMCA was one (1) of eight (8) buildings/monuments approved to preserve the historical and cultural significance of an entire "City within the City" Near South Side Douglas community. Third, at the time of the Black Metropolis application, the Wabash Avenue YMCA was in use; here, the Kroehler YMCA has been decommissioned for over a year due to its present inability to function for its intended use.

As such, we find that any reference and/or comparison of the Kroehler YMCA to the Wabash Avenue YMCA is without merit.

Lawson YMCA

As for the Lawson YMCA, such served as the YMCA's headquarters for many years, while continuously serving to provide low-income and subsidized rent to Chicago residents in need, such is also quite distinguishable from the Kroehler YMCA. The Lawson YMCA is a twenty-four (24) story skyscraper with an attractive Art Deco architectural style. When the Lawson YMCA opened in the early 1930s, it initially served as a hotel and likewise offered social services. After World War II, while continuing to offer housing and social services, it also served as the YMCA's headquarters until its sale to its now-current owner in 2015. One extremely significant condition of this sale was that the then-contract purchaser and current owner would continue to provide low-income and subsidized housing services for the next fifty (50) years.

In 2016, an application was submitted to register the Lawson YMCA with the National Register of Historic Places; neither the YMCA nor the current owner of the former Lawson YMCA objected to the application. Said application was approved in 2017. The building is currently undergoing renovation in order to continue to provide housing services.

The Lawson YMCA's unique and attractive Art Deco skyscraper exterior was a major aspect in its historic landmark status. A more thorough explanation of the Lawson YMCA's historic and architectural significance can be found within Lawson YMCA National Register of Historic Places Registration Form (2016), attached hereto as Exhibit 3.

As is the case with the former Wabash Avenue YMCA, the historic designation status and adaptive reuse of the Lawson YMCA is greatly distinguishable from the Kroehler YMCA.



First, the historic designation application for the Lawson YMCA was consented to, unlike here, where the YMCA objects to the preservationists' petition regarding the Kroehler YMCA.

Second, is it unchallenged that the Lawson YMCA's Art Deco skyscraper architecture is significant and contributory to its historical designation status. Such is not the case with the unremarkable and ambiguous-at-best architecture of the Kroehler YMCA; it is pertinent to note that the preservationists' expert opinions neither align nor agree as to any architectural significance of the Kroehler YMCA, let alone a consistent opinion as to the actual architectural style of the Kroehler YCMA.

Third, the current owner of the Lawson YMCA agreed to a *condition* of the sale to continue to operate the building as a housing provider, which restricts the use of the property itself. This is quite distinguishable from the Kroehler YMCA which operated as a YMCA membership center since its construction and 1970s addition (keeping in mind that said addition makes up over 55% of the total square footage of the Kroehler YMCA) through 2020, when it was decommissioned as it had outlived its use as a membership center.

Accordingly, as is the case with the Wabash Avenue YMCA, we find that any reference and/or comparison of the Kroehler YMCA to the Lawson YMCA is without merit.

In conclusion, we hope that this additional information will serve the Historic Preservation Commission well in its review and recommendation as to the preservationists' petition. As noted in our January 3, 2022 response, we ask that this Commission recommend denial of the historic preservation petition, and allow the YMCA of Metropolitan Chicago to proceed with this sale of the Kroehler YMCA to the contract purchaser.

Respectfully submitted,

Justin J. Shlensky

Justin J. Shlensky,
Senior Legal Counsel
YMCA of Metropolitan Chicago

United States Department of the Interior
National Park Service

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date entered

National Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic BLACK METROPOLIS THEMATIC NOMINATION

and/or common

2. Location

street & number 3539-49, 3619-27, 3647-55 S. State; 3140, 3435 S. Indiana;
3763 S. Wabash; 3517-33 S. Giles; 3501 S. King Dr. not for publication
King Drive at 35th Street.

city, town Chicago vicinity of

state Illinois code 012 county Cook code 031

3. Classification

THEMATIC GROUP

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input checked="" type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership - - See Individual Inventory Forms

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 118 N. Clark Street

city, town Chicago, state Illinois

6. Representation in Existing Surveys

title Multiple (see continuation sheet) has this property been determined eligible? ☐ yes ☒ nodate ☐ federal ☒ state ☐ county ☒ local

depository for survey records

city, town state

7. Description

Condition

☐ excellent
☒ good
☒ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The buildings which comprise the Black Metropolis Thematic Nomination are located in the Near South community of Douglas, located approximately three miles south of the central business district of Chicago. The boundaries of the Douglas community extend approximately from 26th Street on the north to 39th Street on the south, and from the Dan Ryan Expressway on the west to Lake Michigan on the east. The earliest development of the area was in the 1850s when statesman Stephen A. Douglas started residential development of the lakefront area around the foot of 35th Street. Formal development was sporadic, with early land uses ranging from small residential cluster developments to the construction of Camp Douglas, a Civil War prisoner encampment which was erected in 1861 and removed at the end of the war. By the 1870s the streets were fully laid out in a regular grid system conforming to the street patterns and numbering of the city at large. Although there was limited development of the area with speculative row house projects in the 1870s, full development of the area did not occur until the mid-1880s through 1900, when larger upper-middle class single-family residences nearly filled the available vacant land. While a majority of the properties were two-and three-story masonry row houses, a number of large free-standing brick residential structures were erected throughout the area. Commercial development at that time was limited, being concentrated mainly on 31st, 35th, and State streets, and consisted of buildings incorporating stores on the ground floor and offices or apartments on the floors above.

Between 1900 and 1920, the Douglas community changed from a white upper-middle class community to a predominantly black community with income levels varying from the upper and upper-middle class to the limited finances of many of the people who settled in the area after leaving the South for greater opportunities in Chicago.

While the black population largely occupied existing buildings dating from the late 1800s, the black business community developed a new business district, fronting on the east side of State Street between 35th and 39th streets. Built largely with black capital, several major business buildings were erected at this location between 1908 and 1931, and were reflective of the commercial styles of the time.

The Great Depression of the 1930s had long-term detrimental effects on the Black Metropolis development, virtually wiping out many of its principal businesses and institutions. Many of the business and residential buildings fell into disrepair, and were subsequently demolished in the 1950s and 1960s as the target of urban renewal land clearances. Institutional developments such as the campus of the Illinois Institute of Technology, Michael Reese Hospital complex, and public housing projects replaced much of the original housing and business stock of the area during that period, but fortunately most of the significant properties associated with the Black Metropolis development still survive. Of the eight properties listed in the Black Metropolis Thematic Nomination, three are partially vacant and in need of stabilization: the Jordan and Overton Hygienic buildings, and the Eighth Regiment Armory, while the remaining structures are presently in active use. Although somewhat deteriorated, the Jordan and Overton buildings and the Eighth Regiment Armory are in restorable condition. While many of the structures which once adjoined the designated Black Metropolis properties have been demolished, the historical and architectural integrity of the remaining structures is very high.

SURVEY METHODOLOGY:

The selection of significant building for the Black Metropolis Thematic Nomination was determined principally by examination of books and periodicals, both historic and contemporary, which deal with black urban history of the time, and identifying the significant business and institutions of the Black Metropolis movement between 1900 and 1930, centered in the vicinity of State and 35th streets. Site inspections were made of the cited significant buildings, and those which were still standing were photographed and historically documented. Through neglect and subsequent land clearance for urban renewal projects, many of the potentially significant buildings have been demolished, yet enough of the highly significant structures remain intact to present a historical continuity as a thematic group. Of the principal business structures, the highly significant Jordan, Overton Hygienic, Chicago Bee, Chicago Defender, and Liberty Life/Supreme Life Buildings still survive, while the three sites occupied by the Binga State Bank, the National Pythian Temple (designed by black architect Walter T. Bailey), the headquarters of the Chicago Whip and Broad-Ax newspapers have been demolished. Of social and

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Page

OWNERSHIP OF PROPERTY

1. JORDAN BUILDING
3539-49 S. STATE STREET
Brenda Rowland
1723 Monterey
Chicago, Illinois 60643
2. OVERTON HYGIENIC BUILDING /
3619-27 S. STATE STREET
Exchange National Bank under Trust #18307
120 S. LaSalle Street
Chicago, Illinois 60603
3. CHICAGO BEE BUILDING /
3647-55 S. STATE STREET
Ida Overton
P.O. Box 87639
Chicago, Illinois 60680
4. WABASH AVENUE Y.M.C.A. /
3763 S. WABASH AVENUE
St. Thomas Episcopal Church
3801 S. Wabash Avenue
Chicago, Illinois 60653
5. EIGHTH REGIMENT ARMORY /
3517-33 S. GILES AVENUE
Alonzo A. Todd
1700 E. 56th Street Apt. 3405
Chicago, Illinois 60631
6. VICTORY SCULPTURE /
35th STREET AT KING DRIVE
Paul Karas
Commissioner
Department of Public Works
City of Chicago
121 N. LaSalle Street
Chicago, Illinois 60602
7. LIBERTY LIFE/ SUPREME LIFE INSURANCE
COMPANY
3501 S. KING DRIVE
Supreme Life Insurance Company
of America
3501 S. King Drive
Chicago, Illinois 60653
8. CHICAGO DEFENDER BUILDING
3435 S. INDIANA AVENUE
LaSalle National Bank under
Trust #27595
135 S. LaSalle Street
Chicago, Illinois 60603
9. UNITY HALL /
3140 S. INDIANA AVENUE
Jerusalem Temple Church of God
in Christ Inc.
3140 S. Indiana Avenue
Chicago, Illinois 60616

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REPRESENTATION IN EXISTING SURVEYS:

ILLINOIS HISTORIC STRUCTURES SURVEY

1975

depository for survey records: ILLINOIS DEPARTMENT OF CONSERVATION
405 E. WASHINGTON STREET
SPRINGFIELD, ILLINOIS

CHICAGO HISTORIC RESOURCES SURVEY

1983

depository for survey records: COMMISSION ON CHICAGO LANDMARKS
320 N. CLARK STREET
CHICAGO, ILLINOIS

HISTORIC RESOURCES OF THE DOUGLAS NEIGHBORHOOD

1982

depository for survey records: ILLINOIS DEPARTMENT OF CONSERVATION
405 E. WASHINGTON STREET
SPRINGFIELD, ILLINOIS

**United States Department of the Interior
National Park Service**

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political institutions, the Wabash Avenue Y.M.C.A., Oscar DePriest's Unity Hall, and the Eighth Regiment Armory were the most significant at the time of Black Metropolis, and fortunately are among the survivors.

The most helpful sources were nationally based historic periodicals, particularly the Chicago Defender newspaper and The Crisis Magazine. Back files from the early twentieth century clearly identified which structures were contemporarily regarded as significant within the nationwide black community, and offered a basis of comparison with other black commercial and social developments in other parts of the country. Similarly helpful were contemporary articles which were published in the white press of the time, which gave corroborative, yet different, perspectives on the Black Metropolis movement. Sadly, much original documentation, both published and manuscript, has been lost, but has been generally covered in important works such as St. Clair Drake and Horace Cayton's *Black Metropolis* published in 1945 and Alan Spear's *Black Chicago* published in 1967.

Private residences and churches were eliminated from the thematic nomination because their locations were not centralized as an integral part of Black Metropolis, and were mainly existing structures which were originally built by the white community which preceded it. An unfortunate casualty of the widespread demolition and land clearance in the area was the virtual elimination of all principal restaurant and club buildings associated with the jazz movement of the 1920s, erasing an important facet of the Black Metropolis from the thematic nomination. Of the significant structures and sites of the Black Metropolis Movement as centered in the vicinity of State and 35th streets in the early part of this century, the nine sites identified in the thematic nomination are unfortunately the sole survivors. Considering the high historic significance of the structures which remain, their survival is indeed remarkable considering the widespread demolition which has occurred around them.

There are eight Contributing Buildings and one Contributing Object in this nomination.

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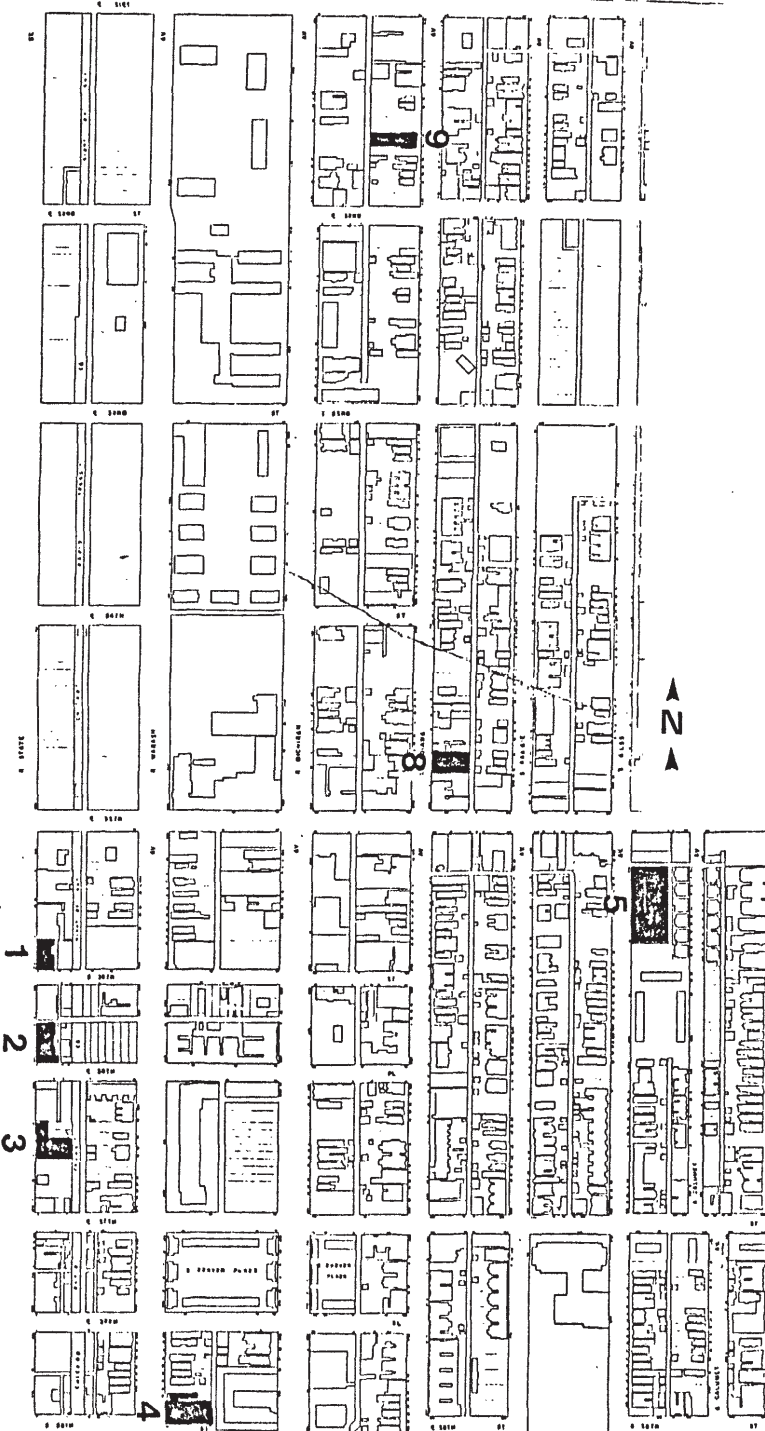
date entered

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1. JORDAN BUILDING
3539-49 S. STATE STREET
2. OVERTON HYGIENIC BUILDING
3619-27 S. STATE STREET
3. CHICAGO BEE BUILDING
3647-55 S. STATE STREET
4. WABASH AVENUE Y.M.C.A.
3763 S. WABASH AVENUE
5. EIGHTH REGIMENT ARMORY
3517-33 S. GILES AVENUE
6. VICTORY SCULPTURE
35th STREET AT KING DRIVE
7. LIBERTY LIFE/ SUPREME LIFE INSURANCE COMPANY
3501 S. KING DRIVE
8. CHICAGO DEFENDER BUILDING
3435 S. INDIANA AVENUE
9. UNITY HALL
3140 S. INDIANA AVENUE



8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1908–31

Builder/Architect (see individual inventory sheets)

Statement of Significance (in one paragraph)

The Black Metropolis Thematic nomination is comprised of eight individual buildings and one public monument which collectively represent what are among the most significant landmarks of black urban history in the United States. Centered in the vicinity of State and Thirty-fifth streets on Chicago's Near South Side, these properties are the tangible remains of what was once a thriving "city-within-a-city" created in the early part of this century by the city's black community as an alternative to the restrictions, exploitations, and indifference that characterized the prevalent attitudes of the city at large. In contrast to usual urban development patterns of the time where blacks settled in existing neighborhoods and buildings, the community at State and 35th streets was literally built from the ground up with its own economic, social, and political establishment, directly supported by black enterprise and capital. Contemporarily referred to by residents as "the metropolis," the development had firmly established itself by the turn of the century, and prospered until the 1930s when the Depression and socio-economic conditions virtually halted its further development.

The origin of Chicago's black heritage is synonymous with the origin of the city itself, one of the earliest recorded permanent settlers being Jean Baptiste Point DuSable, a French-speaking black who was engaged in trade with the Indians by the 1780s. Upon Point DuSable's departure in 1800, there was no significant black settlement in the area until the 1840s as Chicago was developing as a rapidly growing Midwestern city. At that time, blacks fleeing oppression in the South began to settle in Chicago, forming the nucleus for what was to develop into the first cohesive black community, which, according to census records, was comprised of 323 persons in 1850 and nearly tripled to 955 persons by 1860. The black community was not assimilated into the city at large, but was concentrated into small pockets throughout the city, the largest settlement being on the Near South Side, adjacent to the western fringes of the central business district. By 1870, the city's black population had grown to 3,691 persons, and steadily doubled in number with each succeeding decade. The boundaries of the South Side black community expanded southward in a long narrow strip, often known as the "Black Belt", bordered by the railroad yards and industrial properties to the west, the affluent residential neighborhoods adjacent to Wabash Avenue to the east, and extending south from Van Buren Street to Thirty-ninth Street, a distance of nearly five miles. The established white business and social communities of Chicago were largely indifferent to the black community, consequently it gradually evolved a complete commercial, social, and political base of its own. As the black community grew, the demand for goods and services was increasingly supplied from within the community itself, and had diversified to such an extent by 1885 that a complete directory of black businesses was published, *The Colored Men's Professional and Business Directory of Chicago*. Similarly, black-supported churches and social organizations proliferated, and evidence of the community's political strength was shown in the election of John Jones, to the Cook County Board of Commissioners in 1874. Jones, a downtown tailor of mixed free-black and white parentage, was supported in his election by both blacks and whites, and was the first black to hold elected office in the State of Illinois.

By 1900, with a population of 30,050 persons, the South Side black community began to take on the characteristics of a small "city-within-a-city," which paralleled the growth and expansion of the City of Chicago at large. A major factor in the growth of "black metropolis" after the turn of the century was its increasing access to financial resources due to the prosperity of the black community. The unwillingness of the established white financial community to support its enterprises ceased to be an impediment to growth. Through the great amount of money generated within the black community, an increasingly independent economic base developed, culminating in the establishment of Chicago's first black-owned bank founded by entrepreneur Jesse Binga in 1908. With greater access to financial resources, the commercial and business interests of Black Metropolis greatly diversified, with a wide range of professional, commercial, and manufacturing interests.

9. Major Bibliographical References

Drake, St. Clair, and Cayton, Horace, Black Metropolis: A Study of Negro Life in the North: New York, 1945. Spear, Alan, Black Chicago: The Making of a Negro Ghetto 1890-1920: Chicago, 1967. Travis, Dempsey J., An Autobiography of Black Chicago: Chicago, 1981. Travis, Dempsey J., An Autobiography of Black Jazz: Chicago, 1984. files of various periodicals 1900-1940: CHICAGO DEFENDER, HALF CENTURY MAGAZINE; THE CRISIS, CHICAGO DAILY NEWS, CHICAGO TRIBUNE

10. Geographical Data

Acreage of nominated property (See individual inventory sheets)

Quadrangle name Englewood, IL and Jackson Park, IL

Quadrangle scale 1:24000

UTM References (see individual inventory sheets)

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

See individual inventory sheets

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Timothy Samuelson

organization Commission on Chicago Landmarks

date 4-29-85

street & number 320 N. Clark Street

telephone 744 3038

city or town Chicago,

state Illinois 60610

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historian & Director

date Oct-23, 1985

For NPS use only

I hereby certify that this property is included in the National Register

for Beth Grosvenor
Keeper of the National Register

date 12/10/85

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

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Growth was further intensified by an increase in the black population by 148% between 1910 and 1920, a period often referred to as the "Great Migration" due to the great numbers of blacks who left the South for greater opportunities in Chicago during that time. Despite the fact that it was in large part cut off from the economic and social mainstream of the rest of the city, Black Metropolis, with a population of 109,548 by 1920, had firmly established itself as a virtual self-contained metropolitan development.

Beginning with the establishment of the black-owned Binga Bank at 3633 South State Street in 1908, the vicinity of State and 35th streets was rapidly transformed into the Wall Street of the black community, housing a wide variety of commercial enterprises. Until the time of the Great Migration, the black business community was largely housed in existing residential and small storefront buildings which were adapted for business purposes, often with unsatisfactory results. New construction was limited mainly to a handful of small one- and two-story structures which were erected as investments by white speculators with an eye on the growing potential of the black economic market. This trend was reversed in 1916 when ground was broken for the Jordan Building, at the northeast corner of State and 36th streets, an impressive three-story combination store and apartment building which was commissioned by songwriter and music publisher Joseph J. Jordan. The precedent of the Jordan Building was closely followed by a series of ambitious black-owned and -financed building projects which were carried out along South State Street throughout the 1920s. The most important of these included the Overton Hygienic Building, a combination store, office, and manufacturing building commissioned by the diverse entrepreneur Anthony Overton in 1922; the Chicago Bee Building, also commissioned by Overton in 1929 to house the *Chicago Bee* newspaper; the seven-story Knights of Pythias building erected in 1926 by a prominent lodge order after plans by Chicago's first black architect, Walter T. Bailey; and the quarters of the Binga State Bank and the Binga Arcade Building, erected by Banker Jesse Binga in 1924 and 1929 respectively. Of these buildings, the Jordan, Overton Hygienic, and Chicago Bee buildings still survive, largely as originally designed during the boom time of Black Metropolis.

In marked contrast to the staid banks, insurance companies, and professional offices which conducted business by day on State Street, the area was magically transformed by night by the bright lights and exciting sounds of the numerous nightclubs and all-night restaurants which were interspersed throughout the business district. These were the popular jazz clubs where such notables as King Oliver, Louis Armstrong, and Jelly Roll Morton played and earned Chicago its reputation as a jazz center in the 1920s. Many of the musicians had arrived from New Orleans, St. Louis, and other points south, each bringing with them characteristics of the musical style of their origins, yet the combination of regional styles soon melded into a distinct musical character which was uniquely Chicago. Beginning with Robert T. Motts' Pekin Theater at 2700 South State Street, which opened in 1905, Black Metropolis began to develop numerous music-oriented clubs and cafes during the following decade, reaching their height in the 1920s. Among the most famous were the Dreamland Cafe at 3618 South State Street, the Royal Gardens (later Lincoln Gardens) at 459 East 31st Street, and the Elite Club at 3030 South State Street. A notable and notorious club was the white-owned Panama at the southeast corner of State and 35th streets, where actress and cabaret performer Florence Mills got her start as part of the Panama Trio, and whose pianist was the noted performer and songwriter Tony Jackson, who is best known for composing the million-dollar hit "Pretty Baby" in 1916. The musical intensity of the area was such that it once was suggested that if a horn were held up at the corner of State and 35th streets, it would play itself because of all the musical winds circulating in the area.

Churches played an important role in the development of Black Metropolis, both from a spiritual as well as a social standpoint in the community. Large congregations such as the Olivet Baptist Church and Pilgrim Baptist Church conducted extensive social programs, and were instrumental in securing lodging and employment for the newcomers which arrived from the South during the "Great Migration." Similar programs were conducted at the Wabash Avenue Y.M.C.A. which opened in 1914 through the impetus of philanthropist Julius Rosenwald, the President of Sears, Roebuck & Company, who had considerable interest in black-oriented

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causes. Programs at the Y.M.C.A. included extensive job training programs including such specialized programs as auto repair and manual training.

Organized political alliances gave Black Metropolis increased participation in city government, beginning with the election of Oscar DePriest as the city's first black alderman in 1915. Initially working in alliance with the white Republican bosses who controlled the political destiny of the Black Metropolis wards, DePriest sought to build a political organization of his own, forming the "Peoples Movement Club," with headquarters in a former Jewish social club at 3140 South Indiana Avenue. While DePriest's organization was the most influential of the black political organizations, it faced stiff competition from other organizations and rival political figures within the black community. The political voting strength of the Black Metropolis wards was such that by the 1920s the political control was effectively taken from the white political bosses who formerly controlled them, and put into the hands of political figures from within the black community. Gains were made in representation in municipal government as well as in the state legislature, and in 1928 Oscar DePriest had the distinction of being the first black from the North to be elected to a seat in the United States House of Representatives, serving for three consecutive terms.

The Black Metropolis development gained nationwide publicity as a model of black achievement, with extensive coverage in both the white as well as the black press of the time. Chicago was one of the centers of black journalism, having at different times several black-owner newspapers, including the *Chicago Whip*, *Chicago Bee*, *Broad Axe*, and the *Half Century Magazine*. The most influential of the Chicago publications was the *Chicago Defender*, a newspaper of nationwide circulation which was founded by Robert S. Abbott in 1905. The *Chicago Defender* had a major impact on black thought and development in America by its combination of news items pertinent to blacks nationwide in conjunction with strong editorial viewpoints on a wide variety of civil rights issues. The "Great Migration" of 1910 to 1920 was due in large part to editorials published in the *Chicago Defender* urging blacks to leave the oppression of the South for greater opportunity in Chicago and the North.

Black Metropolis reached the height by the mid-1920s, but its economic vitality began to gradually weaken after 1925 due to socio-economic conditions which were out of the control of its developers. Although the growth and prosperity of Black Metropolis was directly tied to the rapid growth of the black population, particularly during the Great Migration, the sharp decline in new arrivals during the 1920s slowed its development. As employment opportunities did not keep pace with the population increases of the previous decade, unemployment weakened the financial base of the community, adversely affecting the businesses of Black Metropolis which were reliant on support from within the black community. Further deterioration of the financial base occurred when white businessmen who previously had ignored the black community began to realize its economic potential. Rather than attempt to break into the prosperous existing market at 35th and State, an alternate business area was created along 47th Street principally developed and financed by white developers and store owners who controlled the property to such an extent that black-owned and -developed properties and businesses were largely excluded from the area. The introduction of established white chain stores and commercial enterprises along 47th Street gave insurmountable competition to the independent black business of the 35th Street district and progressively siphoned off its energy and self-supporting financial base. The final blow to Black Metropolis came with the Great Depression of 1929 which closed down most of its black-owned banks, insurance companies, and other business interests, while many of the businesses of 47th Street with their broader access to credit and nationwide financial backing remained largely intact. The self-supporting momentum of Black Metropolis, which its backers had hoped would lead to recognition and eventual integration with the established downtown business establishment, was thus dealt a serious blow from which many negative after-effects lingered for decades.

After the 35th Street district lost its principal business interests during the Depression, the area quickly declined, and by 1950 one local writer dismissed the intersection of 35th and State streets as "Bronzeville's skid-row." Deterioration and urban renewal took their toll during the 1950s and 1960s resulting in the demolition of entire blocks along State Street for the construction of public housing projects and the campus of the

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Illinois Institute of Technology, as well as extensive isolated demolitions throughout the community.

Fortunately, many of the most significant buildings of the Black Metropolis development have survived, although some are in a state of neglect and deterioration. Collectively, these buildings are worthy of recognition and preservation as monuments to the determination of the black urban pioneers who created them.

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Multiple Resource Area
Thematic Group

dnr-11

Name Black Metropolis Thematic Resources

State Cook County, Illinois

Conu enrpt 12/14/85

Nomination/Type of Review

Date/Signature

1. Victory Sculpture

Substantive Review Keeper

Beth Grossman 4/30/86

Attest

2. Chicago Bee Building

for Keeper

Melrose Byrum 4/30/86

Attest

3. Overton Hygienic Building

for Keeper

Melrose Byrum 4/30/86

Attest

4. Unity Hall

for Keeper

Melrose Byrum 4/30/86

Attest

NR 5. Chicago Defender Building

Substantive Review Keeper

John 5

Attest

6. Wabash Avenue YCA

Substantive Review Keeper

Beth Grossman 4/30/86

Attest

7. Eighth Regiment Armory

for Keeper

Melrose Byrum 4/30/86

Attest

8. Jordon Building

for Keeper

Melrose Byrum 4/30/86

Attest

9. Liberty Life-Supreme
Life Insurance Company

Substantive Review Keeper

John 5

Attest

10.

Keeper

Attest

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Name Jordan Building (Black Metropolis TR)
State Cook County, ILLINOIS

Nomination/Type of Review

Date/Signature

REMOVAL APPROVED

Keeper Helmut Byers 9/5/86

Attest _____

Keeper _____

Attest _____

Keeper _____

Attest _____

Keeper _____

Attest _____

Keeper _____

Attest _____

Keeper _____

Attest _____

Keeper _____

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Attest _____



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United States Department of the Interior
National Park Service

EXHIBIT 3

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Victor F. Lawson House YMCA

other names/site number Lawson YMCA

Name of Multiple Property Listing _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 30 West Chicago Ave.

☐

not for publication

city or town Chicago

☐

vicinity

state Illinois

county Cook

zip code 60610

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **x** nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **x** meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide **x** local

Applicable National Register Criteria: **x** A B **x** C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Illinois Historic Preservation Agency

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Victor F. Lawson House YMCA

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Cook County, Illinois

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1		Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Social: Civic

Domestic: Apartment Building/Hotel

Current Functions

(Enter categories from instructions.)

Social

Domestic: Apartment Building

7. Description

Architectural Classification

(Enter categories from instructions.)

Art Deco

Skyscraper

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Built-up Asphalt

other:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Victor F. Lawson House YMCA (or simply, Lawson YMCA), opened in 1931, was the main administrative headquarters for the YMCA of Metropolitan Chicago for many years. Constructed as a large urban facility, it is a high-rise structure of twenty-four stories designed by Perkins, Chatten & Hammond in the stepped-back vertical Art Deco style of the 1930s. It is located at the northeast corner of West Chicago Avenue and Dearborn Street in a commercial area of Chicago's Near North Side, about five blocks north of the Chicago River and the Loop. The building dominates its corner lot, stretching for 150' along Chicago Avenue and 104' along Dearborn Street, to the property line. Chicago Avenue is a busy, wide thoroughfare. The plan of the Lawson YMCA is a rectangle, which sets back to a U shape from the fifth to the eighteenth floor where it steps back further to the tower. The main entrance faces south, with both south and west elevations treated as primary facades. The north elevation faces an alley and the east elevation faces a small open lot.¹

The two main façades, facing Chicago Avenue on the south and Dearborn Street on the west, are clad in limestone up to the fourth floor, with golden-tan brick above, and limestone and terra-cotta trim along with some cast iron spandrels. The facades are ornamented with chevrons, fluted pilasters, cornices, and other decorative accents. The east and north walls are faced in brick with no ornament except on the spandrels. The interior contains a number of original rooms with historic features. Most of the windows of the building are double hung, dating from 1998 when they replaced the original double-hung windows, in the same configuration. The building contains offices, lodging rooms and amenities for the YMCA. It received some (mostly interior) renovations in 1998, but retains excellent historic integrity in its location, setting, materials, design, construction and feeling.

Narrative Description

Exterior

South Facade

The twenty-four story building has both a sub-basement and basement and rests on a heavy reinforced concrete slab foundation that is supported on piles, with rock caissons under the north and east walls. The fire-proof construction consists of a steel frame with brick walls and lightweight aggregate concrete floor construction. The building is rectangular at the three stories of the base, then the center drops off to form a U shape from floors four through eighteen, with the central block on the south and wings on the east and west. The east and west wings drop off at the eighteenth floor set-back, leaving the tower with two additional setbacks on the east and west of the central block, and creating the verticality of an Art Deco skyscraper.

The south, main façade is five bays across and, while wider than the west elevation, still presents a vertical proportion. The south and west primary elevations are treated similarly, presenting a tri-partite arrangement of ornamented base, simpler vertical shaft and embellished top. In addition to the setbacks, verticality is expressed in the shaft with continuous projecting piers and recessed spandrels. From ground level, limestone faces most of

¹ Descriptive information is taken from original and existing building plans, historical documents and photographs, and personal investigation.

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the first three floors, above polished granite facing on the lower six feet. Golden-tan face brick clads the upper floors. The double-hung windows of the second and third floors are one-over one, while those of the upper floors are three vertical panes over one. The metal windows from 1998 replaced original metal windows.

The south façade base of the building consists of five wide bays. The modest entrance is centered, with a metal entry door assembly placed within a wide, fluted polished-marble surround in a contrasting dark color, topped by a simple canopy. Large, fixed plate-glass windows puncture the polished marble at street level. A flat limestone belt course articulates the first floor from the second. At the second and third floor levels, each bay has a set of three windows. The central windows of each set are between fluted columns that extend above the windows to frame a decorative panel with an angled top. The windows also rest on ornamented panels, and the spandrels on each side have a chevron design while the central spandrel features a stylized Y panel. Flanking the central bay above the entrance are large fluted pilasters, in stone, each with a flag pole. The third floor is taller than the others, and above each of the central windows is a flat-relief stylized figure carved in limestone. These tall panels each feature an athlete in a different position. Between the third and fourth floors is a belt course with a terra cotta triangular shape below each window.

The shaft of the building, floors four through eighteen, has tiers of 3/1 double-hung windows. The window jambs, heads and sills are terra cotta. The fenestration pattern on the south façade presents sets of three windows at the central, western and easternmost bays, in line with the lower floors. On the two tiers on either side of the center, however, there are sets of two windows, with a single window tier set apart closer to the central group. There are continuous projecting piers from the fourth to the nineteenth floor. In the central bay, the windows have cast iron spandrels with a pattern of chevrons framed by flutes. The spandrels of the single-window tiers on either side are of face brick, while the tiers of two windows on either side of that are dark, fluted terra cotta. The eastern and western bays have fluted stone spandrels, except at the eighteenth floor, where they are cast iron.

At the nineteenth floor the tower sets back to three façade bays, and the details change slightly. As a visually significant part of the building, the tower is treated with much the same high level of detail on all elevations. On the south elevation, the central bay of three tiers of windows has cast iron spandrels like the lower, shaft levels, but the projecting piers are emphasized with fluted terra cotta facing, and they terminate in cast iron arches at the twenty-third floor. The single tiers on either side have stone spandrels instead of terra cotta, and terminate at the top of the twenty-fourth floor with stone gable-shaped caps. The spandrels of the double-window tiers on either side of that change to cast iron from the terra cotta on the shaft, and terminate in terra cotta panels each with a large chevron design. Above the twenty-third floor is another setback, leaving only the central bay and flanking areas, which are solid walls above the single tiers below. The central bay has no windows, but has fluted stone piers that rise to the top of the building where they meet a stone parapet that is at the final setback.

West Façade

The western façade, like the southern, is symmetrical but because it is less wide it has a slightly different pattern of window tiers. The central part of the pattern consists of three tiers of sets of two windows each, framed on the shaft by tiers of three windows each, just as the south façade. The polished granite base of the west elevation is like that of the south, except for the entrance, which in this case is a simple storefront door as part of the window assembly in the second bay from the south. At the second and third floor levels, the fenestration pattern of the central bay is repeated, with cast iron spandrels with chevron designs. Above each third-floor window is a vertical fluted stone panel. The pattern and detail of the westernmost bay of the south façade is carried around onto the southernmost bay of the west elevation. This configuration is repeated on the

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northernmost bay, except that the windows at this location contain glass blocks, which are not original. The cast iron spandrels remain, flanking a central spandrel of stone with a stylized Y symbol.

On the building shaft, the central sets of tiers have terra cotta spandrels with chevron designs, while the flanking bays have fluted stone spandrels. Like the south façade, the windows on the corner bays of the eighteenth floor are arched, with fluted stone panels that extend up to the parapet of the setback. From the nineteenth floor, the silhouette of the building changes, with just the tower rising above on the southern block. The west elevations of the tower are like those of the south elevation, with a mix of terra cotta and cast iron spandrels.

East and North elevations

The east elevation faces a parking lot. The east wall of the building base goes to the property line, but above that only one bay of the southern block is flush with the property line, and these portions have no windows. The remainder of the east wall of the building shaft is set back one bay. It has tiers of regularly-spaced single windows. The brick walls have no other ornament. The north, rear of the building, exposes the open courtyard formed by the U shape above the building base. There is a utilitarian rear entrance door and number of windows at ground level, some of which have been bricked up. This condition also exists on some of the single windows at the second and third floor levels. On the shaft of the building, the elevations resemble that of the recessed east elevation, with regularly spaced single windows. On the north walls of the east and west wings are metal fire escapes that extend the full height. On the tower, as mentioned above, there is a higher level of detail, with terra cotta and cast iron spandrels.

Interior

Directly inside the south entrance is a vestibule, with an Art Deco grill on the east wall. The vestibule leads into the lobby, faced with travertine and containing a reception desk. Continuing inside to the north is the interior building core, which is centrally located in the building plan and rises up to the top. In the basement through to the fourth floor it contains a large foyer with a grand open stair and three passenger elevators. It is completely faced in travertine, with Art Deco wall plaques, cornices with gold trim and brass elevator doors and trim. The stair surface is terrazzo, with a stylized curved bronze balustrade. Behind a wall to the west of the grand foyer is a utility core with a set of stairs next to a large stack and another, more utilitarian passenger elevator. There are restrooms surrounding this utility core.

Continuing through a set of double doors in the north wall of the first floor foyer are offices that were originally a lounge. To the east of the core is another utility stair, service elevator, kitchen and janitors' closets. To the west of the core is a reception area and waiting room. The southeast corner of the first floor contains a dining room, while the area at the southwest is for guest relations and a senior center. To the northwest of the core are general offices and a mail room and in the northeast corner are a freight elevator and storage rooms.

The second and third floors contain a number of intact, significant rooms and decorative details. Entering the second floor to the south from the foyer is a long, wide hallway faced with original paneling with fluted pilasters and decorative Art Deco plaques. A cashier's booth faces the foyer. To the west is the large "Fireplace Room," or club lounge, with extant black marble fireplace, paneled walls, etched-glass doors and other details. Through that room to the southwest corner of the building is the library, also intact with similar details to the hallway and fireplace room. On the other side of the cashier, to the east, are a mail room and offices. On the third floor, above the second-floor lounge and library, is a series of historically themed rooms which remain remarkably intact. These consist of a Tudor-style room with exposed dark beams and half-timbered plaster walls; a log-cabin room with a rough stone fireplace and flagstone floors, and a Renaissance

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room with a bracketed-beam coffered ceiling, stone arched fireplace, hexagonal terra-cotta tiled floor, and Fleur-de-Lis shield in the arched transom.

Moreover, there is a beautiful small chapel, with tall, narrow Gothic stained-glass windows, stone walls and a pointed-arch ceiling. It is decorated with delicate stenciled panels between the exposed dark wood ribs and beams. At the corners are stone pilasters with capital/brackets that feature carved monk/scholars, which visually support the ceiling. Between the stained-glass windows is a small, simple altar below an intricate Art Deco panel that rises to the peak of the ceiling.

The remainder of the third floor plan is largely defined by the gymnasium at the northeast corner, and the mezzanine along the north side of the building core that was inserted in what was originally hand ball courts. There are presently offices and computer rooms in the mezzanine area. To the east of the building core is an area for health care that was a satellite of Northwestern Memorial Hospital, and the remainder of the floor is taken up with other offices and conference rooms. The fourth floor is transitional between offices and lodgings. The grand open stair and travertine foyer end at this floor. To the north of the core are general offices and training rooms, and at the northeast corner are offices, conference rooms and a lounge. In addition, there are eight lodging rooms on this floor, plus resident bathrooms, all arranged at the west and south portions, with a residents' lounge at the southeast corner. The fifth floor is still somewhat transitional in plan, with a small passenger elevator foyer as Stair H, just north of the corridor, becomes the main stair. A double-loaded corridor runs east to west, with a north-south corridor extending off it on the west end, forming an L shape.

Floors six through eighteen are typical for the building shaft. The U shaped floor plan has a bump out for the north part of the building core, and double-loaded corridors in each wing. There are about thirty-seven lodging rooms on each floor, approximately 11' x 10' each, with a combination of in-room and shared bathrooms. Floors nineteen through twenty-two, in the tower, are similar, with an east-west double-loaded corridor and a short north-south corridor through the core. There are eleven rooms on each of these smaller floors. The elevators stop on the twenty-first floor, so the rooms on twenty-two can only be reached by stair H, which continues up to the building roof. The twenty-third floor, where the plan sets back further, houses a fan room and the elevator machine room. The twenty-fourth floor houses a fan room, water storage tank, and an old radio room.

The grand open stair and foyer near the building entrance continue down to the basement. A few steps down to the south is a recreation room with dark paneled dado, a geometric-tiled floor and a tiled Art Deco fountain centered on its south wall. The back of the fountain is a tall vertical shape with set-backs, echoing the shape of the building, and crafted in geometric black, green and muted blue and red tiles. To the east of this room is a laundry, which was installed in the original barbershop of the building and retains original black glass from the barber stations, with mirrors and Art Deco lighting fixtures. The 60' x 25' swimming pool, no longer in use, is also in the basement. It is set in a natatorium with hexagonal-tiled walls of muted green and aqua, capped by a design of waves in gold and black. At intervals along the walls are tile designs – vertical set-back shapes in dark tones set between green chevron tiles. Adjacent to the pool are the locker rooms and pool maintenance facilities. The basement also housed the Lawson Family Center, no longer in use, along with the boiler room, a switch board room, transformers, and linen storage. The sub-basement contains storage rooms, maintenance workshops, and refuse rooms.

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Integrity

The Lawson YMCA retains the distinguishing characteristics of a large, urban YMCA building in its plan, and of the Art Deco skyscraper style in its vertical massing, scale, set-backs, materials, fenestration patterns, ornament and decorative motifs. It remains one of a handful of Art Deco towers in the city, and is the only one that was not designed for all or mostly commercial purposes. The building presents high artistic values and craftsmanship in its detailing and ornament, which exhibit elements characteristic of both the style and of the particular function of the building.

In the interior, the grand open stair hall and foyer remain, along with the second floor public spaces of hall, fireplace lounge and library. These spaces all have original finishes and decorative Art Deco grills and plaques. Also on the second floor are the historic themed rooms, which are virtually intact, and the extraordinary chapel. In the lower level basement, the recreation room with Art Deco fountain and the natatorium with swimming pool and tiled walls are extant. On the typical floors, many of the original corridors are extant, as are lodging rooms.

On the exterior, the alterations include replacement of most of the windows in 1998, with new metal windows in the original configuration. At the street level, some of the large storefront windows have been replaced, as has the entrance assembly, and a new entry door and storefront assembly was replaced on the west elevation. On the west façade, some of the lower level windows at the north end have been replaced with glass block, and some windows on the north, rear elevation, have been bricked up.

In the interior, the most major change was the creation of a mezzanine in the upper level of the third floor, where the hand ball courts were originally located. That area, at both levels, was built out as offices. Many of the offices and activity rooms in the building have been remodeled over the years to accommodate different functions. A number of minor interior modifications were made in 1998 to create more functional spaces.

With the exception of the alterations mentioned, the building retains a high degree of integrity of setting, materials, design and workmanship, representing its historic and architectural significance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Social History

Architecture

Period of Significance

1931 - 1966

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Perkins, Chatten & Hammond, Architects

Frank Randall, Engineer

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Lawson House YMCA is locally significant under National Register Criterion A in the area of Social History, for its association with the evolution of the YMCA movement in Chicago. As a vital flagship of the YMCA of Metropolitan Chicago, the building reflected the organization's expansion campaign in the 1920s to place modern, fully-equipped buildings with lodgings, athletic, social and educational facilities in every city neighborhood. It is also significant under Criterion C for Architecture as an important representative of the building type in which the YMCA carried out its mission, and as an Art Deco tower by noted architects Perkins, Chatten and Hammond that combined modern construction, styling and amenities with the needs of this important social organization.

Chicago was a focus of the country's transition from a primarily agrarian society to that of industrialized urban centers, which caused the city's rapid growth in the late nineteenth and early twentieth centuries. This growth resulted in poor, overcrowded housing and unsavory social conditions for the young men who were flocking into Chicago for employment. Young immigrants from western and southern Europe who poured into the city were often separated from their families and had little in their pockets. As a result, social crusaders looked for ways to help the immigrants and, in turn, the city. The YMCA became the primary organization to provide facilities within a religious and social context, to assist young men, and eventually women, to culturally assimilate, to learn English, to find jobs and to maintain a moral compass.

The 1920s were a period of great expansion for the YMCA, as it charted its course for the twentieth century. Lawson YMCA was conceived in 1929, and constructed in 1931 at the height of the Great Depression by many highly skilled craftsmen and artisans who had been unemployed. It was made possible by a bequest from prominent civic leader Victor F. Lawson, publisher of the Chicago Daily News. During his twenty-nine-year tenure, Lawson made many innovations in the newspaper business and created a foreign news service that became the Associated Press, for which he was president for some years. In early 1929 it was reported that the YMCA board would construct a new building, its largest and most modern, and name it in memory of Lawson. By the time the building was completed in 1931, the YMCA had become less exclusive in terms of religion and ethnic backgrounds, and the organization was renamed the YMCA of Metropolitan Chicago, bringing together its numerous branches, offices, hotel and educational facilities. In the 1930s, women were finally admitted as members and Lawson was the center of the new "Family Programming" effort. During World War II, Lawson focused on training young men for national defense and was a center of services and activity for soldiers and returning veterans. By the 1960s, there were 165,000 YMCA members in the city, in thirty-eight departments.² The Lawson YMCA represents all of the major movements of the Y during its period of significance.

The Lawson House YMCA is also significant and as a large, urban high rise-structure designed by the firm of Perkins, Chatten & Hammond in the stepped-back vertical Art Deco style of the 1930s. The building represents many of the characteristics of that relatively rare style, and is a complement to Chicago's collection of steel-framed skyscrapers. In addition to the tower, the building's verticality is emphasized by the use of projecting piers, recessed spandrels and series setbacks. Clad in limestone up to the fourth floor, with golden-tan brick above, the building is trimmed in terra cotta and cast iron, and ornamented with chevrons, fluted pilasters, and flat relief stone panels. In the interior, the building reflects the expansion of services of the YMCA to include

² "YMCA of Metropolitan Chicago Records 1853-1980," (Chicago History Museum Research Center, Collection description) Accessed June 16, 2016.

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more social activities, education, recreation, athletics, and vocational training. The inclusion of lounges, libraries, classrooms, gymnasiums, swimming pools and other facilities clearly illustrate the increased importance of these activities and the ongoing efforts to modernize the organization. There are number of architecturally significant original spaces, including the lounge, library, several themed rooms and chapel.

Perkins, Chatten & Hammond were a noted and prolific Chicago firm whose work represents a clear transition in both form and style from block buildings with classical ornament to the tall verticality of the Lawson YMCA. Prominent Chicago school architect Dwight Perkins in 1927 joined with Melvin C. Chatten and C. Herrick Hammond of the firm Chatten & Hammond to form Perkins, Chatten & Hammond. During their years together, from 1927 – 33, this experienced team of architects continued to design Chicago public schools, and in 1928 designed two significant YMCA buildings – Duncan Hall of the West Side YMCA and the vast Lake View YMCA. By 1929, they were able to transition to modernism and completed the design of two notable modern structures with Art Deco features – the Northwest Tower in Wicker Park and the Jones Armory on Chicago's south side, before designing the Lawson YMCA.

The period of significance extends from 1931 when the building opened, to 1966, the fifty-year cut-off date for the National Register. The building has retained a high degree of integrity in its location, setting, design, materials and feeling to represent its role in the history of the YMCA of Metropolitan Chicago.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History

The YMCA movement had started in England in 1844, and soon spread to North America, as the mid-nineteenth century saw a wave of religious revivalism and political reform sweep the United States. As a part of this broad religious and social pattern, local Young Men's Christian Associations (YMCA) began springing up in rapid succession, beginning in Boston in 1851. With a large percentage of a typical American city's population comprised of young men, these local associations were being formed around the country largely in response to the corrupt and morally dangerous conditions to which they were being exposed. So popular was this concept and so great the need in American cities for such organizations that by 1854 forty-nine local associations had been formed nationally. The association offered full memberships with voting privileges only to men who were members of an evangelical church, although all men of "good moral character" could be elected associate members.³ Early work of the association included attending the sick and aiding young men in finding both jobs and respectable, clean boarding places.

Chicago's first YMCA was organized in 1853, but failed as a result of the cholera epidemic of the following year. In 1858, a group of Chicago business leaders and philanthropists—concerned about the welfare of many young men who were new to urban life—met to reorganize the YMCA of Chicago. Their initial aim was to "stimulate vital piety among young men resident in, or visiting this city or vicinity." The association, having gained both members and favorable publicity during its first year, soon decided to expand its programs and goals. By 1860, the YMCA of Chicago was one of 205 associations nationally, with 25,000 members. While originally formed as an interdenominational protestant evangelical group devoted to the spiritual and social needs of young white-color workers, the YMCA soon departed from that mission and took on more general

³ "YMCA Records, Chicago History Museum.

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work including distribution of relief to the poor.⁴

During the Civil War, the YMCA of Chicago conducted religious services and relief work at camps and hospitals, and began programs to aid the "worthy poor." Prominent Chicago businessmen such as John V. Farwell, Benjamin F. Jacobs, Edwin S. Wells, and Henry Weld Fuller were major contributors and served as presidents of the association in the 1860s. Cyrus Hall McCormick, Jr., provided large amounts of financial support in the form of gifts and loans.⁵ At this time, Chicago's YMCA was led by the nationally prominent evangelist Dwight Moody, who insisted that a religious emphasis be embodied in the buildings.

Chicago's first YMCA building, Farwell Hall, was constructed in 1867 and then rebuilt twice, in 1869 and again in 1874, after being destroyed by fire. At the time of its initial construction, it was considered the only YMCA building in the world equipped with a (very basic) gymnasium. Although evangelistic work was a continuing emphasis following the construction of Farwell Hall, YMCA programs in Chicago at this time also included music, literature, sports and general educational activities. In the last quarter of the nineteenth century the organization continued to grow in size and scope, and it became an embodiment of nineteenth century ideals, particularly the belief that virtuous character and hard work would achieve material success.

In 1888 a group of Chicago's respected leading family members and philanthropists, including the McCormicks, Fields, and Armours, called on Loring Wilbur Messer from Boston to become the General Secretary of Chicago's YMCA. Throughout his thirty-five-year tenure Messer was committed to expanding the organization and constructing new buildings. Messer's most significant innovation was the application of what later became known as the "metropolitan plan" to Chicago. This plan permitted the association to establish, maintain, and provide general oversight to departments throughout the city while allowing them considerable scope for self-management.⁶ By 1900 the Chicago YMCA had grown to approximately 6,500 members enrolled in five general departments, along with several railroad branches and student associations.

Moreover, Messer revised the constitution to include a more specific statement of the Y's primary purpose regarding its program of physical, social, educational and religious activity, which allowed the departments to enlarge their programs in these areas. Unlike New York YMCAs, until this time women were also admitted to activities in Farwell Hall. However, Messer was most concerned with the moral fiber of young men, and the idea of shaping them into his vision of proper manhood. As author Paula Lupkin explains in her book *Manhood Factories*, the New Yorkers believed that the YMCA should be a place in which "principled manliness would be cultivated through contact with other men."⁷ Messer agreed, and from this time focused efforts on young men, so that women's memberships were discontinued for the next three decades. Theodore Roosevelt had coined the term "manhood factories" for YMCAs, as they were intended to produce healthy young men of manners, education and Christian morals.⁸

Messer and his board then turned their focus to planning of the most modern YMCA building to date. In 1893,

⁴ Emmett Dedmon, *Great Enterprises: 100 Years of the YMCA of Metropolitan Chicago*. (New York: Rand McNally, 1957) 242.

⁵ Dedmon, *Great Enterprises*, 243.

⁶ YMCA Records, Chicago History Museum.

⁷ Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis: Univ. of Minnesota Press, 2010) 79.

⁸ Numerous authors have examined YMCAs as sites of gender and identity formation as identified by local mores, and navigating between different concepts of masculinity.

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construction began on the new fourteen story central department YMCA on LaSalle Street, which included a bowling alley, swimming pool and large gymnasium. By 1908 Chicago had twenty facilities of various types located throughout the city. When the Chicago YMCA celebrated its 50th anniversary that year and mounted a successful million-dollar fundraising campaign, it was reputed to be the foremost YMCA in the world in value of its properties and extent of its outreach. This was mainly due to the extraordinary commitment and generosity of Chicagoans to the cause.

YMCA lodgings at that time were open only to a few YMCA members for long-term rentals. In the 1910s, as the flow of immigrants to Chicago increased, Ys began to offer classes in English and citizenship for immigrants. The social centers were considered to be an environment that was religiously wholesome and elevating to the nearly 2,000 men and boys are enlisted in the night and day schools conducted in the buildings of the association. Among those served through these classes in Chicago were: “business men, those in technical and industrial occupations, young men preparing for entrance in particular vocations, those making up academic requirements for college or professional educations, those who want to augment their lower education, foreigners seeking a working knowledge of English, and those wanting intellectual culture and growth.”⁹ By 1923, the Chicago YMCA had a variety of neighborhood branch buildings to serve the needs of particular segments of society, including the Wabash YMCA for “colored men,” the Sears, Roebuck Y, and a number of Ys for railroad workers financed by the railroad companies.

Meanwhile, as demand grew for shorter-term lodgings, the substantial YMCA Hotel (S. Wabash, 1916, NR) was continuing to prove the need for its services. Often it was necessary to turn away more than a hundred young men per day because of a lack of space. To meet this increasing demand, the Board of Trustees voted to erect a 900-room addition to the Hotel, which was completed in 1927.¹⁰ Expansion programs in the neighborhood YMCA’s in the 1920s were largely successful in putting fully-equipped buildings with residences, gymnasiums and educational facilities in nearly every major city neighborhood. It was still a period of enormous growth in Chicago as thousands of men arrived yearly seeking economic wellbeing. Arriving from the countryside and small towns, they were easy prey to the corruptions of the large city. The increase in the number of physical properties in the 1920s did not divert the members of the Chicago Association from their primary concern with principles and ideals. It was during this period of great expansion that the YMCA—both on the local and national levels — was charting a new course to meet the needs of the twentieth century.

Although the Chicago YMCA did not escape the effects of the depression of the 1930s, it survived these hard times remarkably well, in part by establishing partnerships with other social service agencies. The YMCA residences suffered a considerable loss of income, often resulting in drastic salary cuts for staff. However, depreciation reserves, which had been established for buildings constructed through endowment funds, enabled the YMCA to maintain its buildings and to sustain most of its programs. In 1934 the Chicago YMCA greatly strengthened its financial base by joining the Community Fund. A deficit of over \$300,000 in 1932 was converted to a surplus of over \$6,000 by the close of 1934.¹¹

While the Great Depression had placed a strain on YMCA resources, new branches continued to be established. Membership gradually became less exclusive; in 1931, when Lawson YMCA was completed, the requirement for affiliation with an evangelical church was dropped. Just after World War II, a policy was enacted to encourage people of all faiths to practice the customs of their own religion. At the same time, the organization

⁹ Dedmon, *Great Enterprises*, 240.

¹⁰ Wm. MacRostie, “The YMCA Hotel, Chicago, IL” National Register of Historic Places application, National Park Service, 1989

¹¹ Dedmon, 243.

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was renamed the YMCA of Metropolitan Chicago, and Lawson YMCA became its headquarters.

Near North Side Area

The Lawson YMCA is located in Chicago's Near North Side, which extends roughly from the Chicago River north to Diversey Parkway at 2800 north. In the 1850s and 60s the area as a whole was a hodgepodge of breweries, shipyards, factories and immigrant slums, with a few fashionable homes. The Rush Street Bridge connected this area to the Loop business district as early as 1856, but it quickly became congested and crossing the river was a problem until 1920 when the Michigan Avenue Bridge opened. Chicago Avenue early became one of the important commercial strips outside the Loop. It has been an area of great contrasts.

Germans were the first ethnic group to settle in large numbers on the Near North Side. By the 1850s, however, large numbers of Irish and Swedes had settled there as well, and by the 1860s the Swedes were displacing many of the German residents.¹² They, like the Germans, established many institutions. In the eastern part of the district, in 1868 the Chicago Historical Society had built its first permanent home at the nearby corner of Dearborn and Ontario. During this same time, the area around Washington Square Park at Dearborn and Delaware Place, just north and east of Chicago Avenue, developed into a fashionable neighborhood populated mostly by American-born Protestants of English descent who built stately homes.

The Chicago Fire of October 8, 1871 burned down most of the Loop, including Farwell Hall YMCA, and the Near North Side from the river all the way up to Fullerton Avenue at 2400 north. The wealthy Chicagoans who stayed on the North Side built and rebuilt new brownstones and mansions a few blocks east of Dearborn Street and around the Washington Square Park district, which steadily expanded. LaSalle Street, two blocks west of Dearborn, was the boundary between the fashionable areas to the east and the more working-class neighborhoods to the west.¹³ On LaSalle just north of Chicago Avenue were examples of fine housing, many extant, mixed in with institutions that have also survived.

Throughout the nineteenth century this area around Dearborn Street contained a mix of residences, businesses, churches and other institutions. By the 1890s, Chicago Avenue was the main business district of the area, as well as the south boundary of "Swede Town." Beginning right at the turn of the century, however, Swedes were gradually displaced by Italians, and moved farther north.¹⁴

In the late nineteenth century Chicago's Gold Coast, to the north of Lawson YMCA, expanded to include more mansions and luxury apartment buildings. This building boom continued throughout the 1920s and transformed this section of the Near North Side into the city's most prominent residential district. Urban renewal of the Gold Coast and surrounding areas has kept the Chicago Avenue commercial corridor as a busy street. Along with the ongoing restoration of nineteenth century townhouses and the conversion of factories and commercial buildings into condominiums, the area has been infilled with new apartment buildings and townhouses.

Victor Freemont Lawson

¹² Dominic Pacyga and Ellen Skerrett, *Chicago: City of Neighborhoods*, (Chicago: Loyola Univ. Press, 1986) 37-41.

¹³ Harold M. Mayer and Richard C. Wade, *Chicago: Growth of a Metropolis*, (Chicago: Univ. of Chicago Press, 1973) 152.

¹⁴ Pacyga and Skerrett, 40.

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Much of the YMCA building program in Chicago in the 1920s had been made possible by a bequest from Victor Freemont Lawson (1850-1925), publisher of the *Chicago Daily News*. He was born in Chicago of Norwegian immigrants who came to prosperity buying and selling real estate in Chicago during the mid-1800s. He attended the Phillips Academy at Andover, Massachusetts, with the intention of attending Harvard, but due to poor health was unable to continue his academic studies and returned to Chicago. After his father's death in 1872, he took over the Norwegian language newspaper called the *Skandinaven*. Another tenant in the same building as the *Skandinaven* was Melville E. Stone, who was about to launch an as yet untested one-cent evening newspaper, the *Chicago Daily News*. Stone's *Daily News* struggled financially and Lawson stepped in with capital and became publisher of the *Daily News* in 1876. Lawson headed the *Chicago Daily News* for the next twenty-nine years and made many innovations in the newspaper business that continue today including advancements in newspaper promotion, classified advertising, and syndication of news stories, serials, and comics. In addition, the *Daily News* employed some of the most notable writers and editors of the time, such as Henry Justin Smith and Ben Hecht.¹⁵

Lawson also created a pioneering foreign news service, with offices in London, Paris, Berlin and correspondents in Egypt, South Africa, and Japan. The service employed distinguished journalists to report on world affairs and was vital in providing information on such major events as the Spanish-American War, the Russo-Japanese war, and World War I during Lawson's tenure. He was president of the then newly formed Associated Press from 1894 – 1900 and continued on the board of directors until his death. He was active politically in endorsing local and national candidates, and was a member of the Chicago Commission on Race Relations, taking significant part in writing the critical report, "The Negro in Chicago," following the race riots of 1919.¹⁶ He was a generous philanthropist in many areas of need.

Lawson had no official connection with the YMCA in his later years, in order not to compromise his editorial integrity. However, through his friend, John V. Farwell, Jr., Lawson continued to be interested in the YMCA and had been one of the donors of \$100,000 to the 50th Anniversary fund. He was to be even more generous in his bequests after his death. In his will he provided that the Chicago YMCA Association should receive \$100,000 plus one-fourth of his residuary estate. One computation placed the total value of this bequest at \$3,590,571 — the largest single benefaction in the history of the YMCA of Metropolitan Chicago, up to that time.¹⁷

To honor the man who had made it possible for the YMCA to extend its services to so much of Chicago, the Board of Managers and the Board of Trustees voted to erect "a monumental building in honor of Victor F. Lawson." Farwell pointed out that despite Lawson's influence on the city and American journalism, the publisher had been of a retiring nature and had permitted no formal recognition of his place in the city's life during his years of service. A survey of the near North Side area, where Lawson had lived, disclosed there were 25,000 unmarried persons living in rooming houses in the area bounded by the Chicago River on the south and Lincoln Park on the north. The great majority of these were men, some of them students attending the professional schools at the downtown campus of Northwestern University.¹⁸

Building the Lawson YMCA

¹⁵ Charles Henry Dennis, *Victor Lawson: His Time and His Work*. 1935 (reprint Westport, CN: Greenwood Press, 1968) 20.

¹⁶ Introduction to "Inventory of the Victor Lawson Papers, ca 1860 – 1931," (Newberry Library Collection. mms.newberry.org/xm/xml_files/Lawson) Accessed June 23, 2016.

¹⁷ Dedmon, *Great Enterprises*, 245

¹⁸ *Ibid.*

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On February 16, 1929 it was reported in the Chicago Daily News that “The YMCA of Chicago last night announced plans for the erection of a \$2,500,000 building in memory of the late Victor F. Lawson, publisher. The site chosen for the structure, to be known as the Victor Lawson Memorial Building, is the northeast corner of Chicago avenue and Dearborn street...The building will be erected with funds left to the Y.M.C.A. by Mr. Lawson.” The article goes on to announce that Perkins, Chatten & Hammond would be the architects for the new structure, and plans would be ready for bidding about July 1. The plans were being drawn for an eighteen-story structure to provide rooms for between 750 and 1,000 young men.

The Lawson YMCA was more elaborate than any other Y building that had been constructed in Chicago. As it was intended to appeal to young men with white-collar jobs or young professional men, its furnishings were more elaborate than those of the other department dormitory rooms or the YMCA Hotel. An original plan by the architects to use brick of increasingly lighter shades up to the top was abandoned early on for reasons of both cost and maintenance, but many other luxurious amenities were left in the plans. Early construction was difficult, as up to 1,413 piles were eventually required to support the concrete slab on which the building was constructed.¹⁹ Inside the building were to be a chapel, gymnasium, hand ball courts, club rooms, swimming pool, cafeteria, shooting range, barbershop, dry cleaner, auditorium and roof garden. Lawson's brother and his wife, Mr. and Mrs. Iver Lawson, augmented the publisher's bequest with the gift of a Lawson Memorial Library of 5,000 volumes.²⁰ By the time the plans were finished, the structure would be twenty-five stories – and the tallest building in the Near North area.

On October 25, 1931, the Chicago Daily Tribune announced “\$2,750,000 Y Ready to Open Next Sunday.” It was described as “The largest, most modern (and probably the costliest to erect) of all the YMCAs in the world.” In the end, it was paid for by \$1 million from the Victor Lawson bequest, plus the remainder from other YMCA funds. The finished building offered 650 residence rooms, and “Each room is equipped with a centrally located radio speaker with wall switches giving a choice of five programs. Hot and cold running water (and sometimes showers) are neatly concealed in wall closets.”

A follow-up article on November 1, 1931, described the opening of the new building thusly, “At 3:00 this afternoon the main dedication exercises will be held with the unveiling of a portrait of Victor F. Lawson, the late publisher of the Chicago Daily News, by Mr. Lawson's niece, Mrs. Clark M. Cavenee, who is also the wife of the chairman of the board of directors of the new department.” The dedication included speakers, prayer, and music. Among the speakers were John Farwell and William Francis, president of the Chicago YMCA.

Lawson YMCA 1931 – 1960s

The Great Depression had only underscored Chicago's need for associations, like the Y, that aided the thousands of people left jobless and poverty stricken. In 1933, “Family Programming” was created, which allowed for the merging of the YMCA with the Young Women's Christian Association (YWCA) and the reinstatement of membership of women and girls at Chicago YMCAs. Some of the early family programs included mothers' clubs, parenting and fitness classes, and many other family activities. In years to come, YMCAs across the United States would model their own programs after the Chicago Y's “Family Programming.”²¹

¹⁹ Frank Randall, *History of the Development of Building Construction in Chicago*, (Urbana, University of IL Press, 1949) 289

²⁰ *Chicago Daily Tribune*, Jan. 25, 1930.

²¹ *Chicago Daily Tribune*, April 29, 1933.

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On December 31, 1934, with the country still in deep depression, the Chicago Metropolitan YMCA was able to report that, with help from the Chicago Community Fund plus improving economic conditions generally, the position of the Association had changed from an accumulated deficit of \$317,000 in 1932, to a surplus of \$6,318. While this was a meager surplus for a budget of more than \$6 million, it justified both the faith and judgment of the Board of Managers and Board of Trustees as they sought to deal with the problems of the Depression era. In the annual report for that year, it was reported that "Our problem has been threefold. First, to operate the Association without financial loss; second, to preserve the vigor and enthusiasm of the organization; and third, to protect programs from disintegration."²²

Educational programs that in the nineteenth century had emphasized trade and vocational skills, began in the twentieth century to also offer standard high school and college level work. In 1936 the Central YMCA College of Chicago was made a fully accredited member of the North Central Association as a four-year college. Then partly as a step in combating juvenile delinquency, educational programs were expanded further in the 1940s.²³ As Lawson YMCA thrived, in 1938 the total facilities of the YMCA of Metropolitan Chicago encompassed its Central Department and Central YMCA College in the building located at 19 South LaSalle Street (erected 1893); sixteen branch departments, three community departments, and the hotel. With the exception of the community departments, all of the facilities, building and equipment were owned by the Association.

In 1940, with war on the horizon, it was announced that "The Lawson YMCA Trade School will open Sept. 30 to train skilled workmen for industry and in fields important to national defense," in cooperation with other community organizations such as the Chicago Community Trust, Ford Motor Company, Studebaker Corporation, General Motors, Black & Decker and others."²⁴ But just as the YMCA had offered special services to soldiers in the Civil War and World War I, it provided for the needs of soldiers and their families during World War II, when the Lawson Y was filled with servicemen. YMCA facilities were open to men in uniform free or at reduced rates. Special recreational activities were planned by the Girls' Service Organization, and a program was developed to aid American prisoners of war and their next of kin.

Meanwhile, further attempts were being made to reach underprivileged boys on the near North Side through an outpost for boys established in 1944 by the Lawson YMCA. This program was designed to provide recreation for almost 1,200 boys who lived on a fringe of the downtown area with virtually no playground space. Support for the outpost was augmented by many of the business and civic organizations in the area.²⁵ In 1945, when the Chicago YMCA had 84,000 members and twenty-three departments, the Board of Managers approved an anti-discrimination policy in membership, restaurant patronage, residential accommodations, and participation in athletics. YMCA privileges were to be open to all races and religions without restriction, as it changed in response to the evolving ethnic and racial composition of the city's population. That same year, 1945, the Chicago YMCA's by-laws were finally amended to admit women as voting members of the association. After the war ended, information and counseling bureaus and grants of three months' free memberships were offered to help veterans make the transition to civilian life.²⁶

In the decade of the 1960s the Metropolitan YMCA of Chicago continued to offer its traditional programs of recreational and educational activities, serving 165,000 members through thirty-eight departments and operating twelve summer camps by 1963. Additionally, the YMCA became involved in a variety of programs, largely

²² YMCA Records, Chicago Historical Museum.

²³ *Chicago Daily Tribune*, April 10, 1949

²⁴ *Chicago Daily Tribune*, Sept. 21, 1940.

²⁵ *Chicago Daily Tribune*, April 13, 1952.

²⁶ Dedmon, *Great Enterprises*, 297.

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federally-funded, to provide basic education and vocational training for disadvantaged inner city youth. From 1960 to 1965, as part of the Chicago Area Project the Lawson YMCA provided "detached workers" to counsel those teenagers who were more likely to frequent the streets than the YMCA facilities. Another federally-funded program, J.O.B.S. (Job Opportunities through Better Skills) which began in January 1964, brought the YMCA together with the Chicago Boys Clubs and Chicago Youth Centers in cooperative efforts to offer 46-week training courses for high school drop-outs.

Architecture

YMCA Building Design

The styles and plans of YMCA buildings evolved over the years along with philosophical transformations, programmatic changes and architectural modifications brought about by advances in technology and prevailing tastes. The progression of the building type offers insights into society's perceptions of social values and identity. Facilities, floor plans and exterior design developed in response to these factors. YMCA buildings, as they began to appear on America's main streets following the Civil War, were usually a few stories tall and constructed of red brick with limestone trim. Architectural details were typically classical revival or some variation of Victorian, depending on the location and decade. Street level offered retail stores, with association facilities above and perhaps a few rooms to let.

In Chicago, the short-lived Farwell Hall from 1867, mentioned above, reflected the prevailing local notion as promulgated by Dwight Moody, that YMCA buildings should focus on religious activities. With its large auditorium, the hall was most known as a site for revival meetings. The five-story building with Mansard roof and gothic dormers contained ground floor retail spaces and rental offices that provided income. Like other YMCAs from the time, Farwell Hall did not include "dormitory" style rooms, but only rented out a small number of rooms. It had a library and a parlor – a typical feature at the time – which served as a reception area and was probably decorated in the popular Victorian fashion. The original Farwell Hall burned down a few months after its completion, and its replacement burned down in the Great Fire of 1871. Another was built on the site in 1874, touted as the first with a real gymnasium and dormitory rooms.

Chicago YMCA buildings were generally on the forefront of the programmatic and architectural advances. By 1893, when the Chicago YMCA began planning their new structure to reflect the most modern ideas of the organization, they no longer focused quite so much on religion. The program became more varied and complex, to include athletic facilities with large swimming pools and gymnasiums in place of revival halls. The Chicago Central YMCA building, constructed near the same location as the earlier Farwell Hall at LaSalle and Arcade Court in the Loop by architects Jenney & Mundie, was completed in 1894. It also echoed the notion, made popular by Farwell Hall, that urban YMCAs should include rentable office space in addition to retail, in order to produce income for the organization. This fourteen-story building was referred to as a fusion of commercial and public interests, "daring, original, and well-equipped," and "the crowning glory of the building movement of our associations."²⁷ The steel-framed skyscraper included 40,000 square feet of modern office space. Unlike the office spaces of the earlier Farwell buildings, which were rented primarily to ecclesiastical or other social improvement not-for-profit organizations, it was now considered wise to rent to any commercial concern.

By the turn of the century, however, there was a movement away from the commercial associations, with an emerging emphasis on the YMCA as a clubhouse and hotel, to entice more young men to the facility and to

²⁷ Lupkin, *Manhood Factories*, 112.

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provide them with safe lodgings. So while the athletic facilities remained and were augmented by popular social spaces, the retail and commercial spaces were replaced by dormitory-style rooms that were let out. This had the effect of both producing alternate income and furthering the mission of the organization. Following the construction of the “Big Y,” or Brooklyn Central YMCA in New York, in 1913, which encompassed an entire city block and offered over 400 rooms, the demand for rooms in Chicago became such that the YMCA Hotel was constructed downtown, completed in 1916. In other locations, commercial space was adapted to rooms. To emphasize the club-like feeling, the old parlors were replaced with lounges that were decorated like men’s clubs with wood beams, huge rustic fireplaces and oak and leather furniture. It became popular also to include a billiard room off the lounge, as billiards became a more morally acceptable pastime for young men.

A further programmatic development that affected the size and plans of YMCAs in the early twentieth century was the incorporation of facilities for boys aged fourteen to seventeen. It was felt that these facilities should be separated from those of the young men, so buildings plans provided for separate entrances and different kinds of activity rooms. Some of these were themed rooms, inspired by activities such as camping that were meant to be reminders of the character-building experience of frontier life. They were used for club activities and meeting rooms to prepare the boys for adult life.²⁸

The Lawson YMCA incorporated all of the evolved, modern ideas and contained the latest features of YMCA architecture. Many of these features are extant, such as retail spaces confined to the street level, with association administrative and activity rooms in the basement and on floors two through four. Beginning on the fourth floor and continuing to the twenty-second were over 600 dormitory rooms. The association rooms reflected all the latest ideas for a masculine club with the fireplace lounge, library, recreational and athletic spaces. It also had a division of spaces for men and boys, and featured themed rooms as activity rooms, like other urban YMCAs. Extant at the Lawson Y are a Tudor room, a Renaissance room and another designed to resemble a log cabin – one of the most popular themed rooms at the time. It has flagstone floors, hand-hewn log walls, stone fireplace, a timber roof and would have been “strewn with props of preindustrial masculinity” including appropriately rustic furnishings.²⁹

The YMCA took seriously its responsibility to construct buildings that were not only functional, but that contributed architecturally to their surrounding neighborhoods. But in the late nineteenth century across America professionally trained architects, eager to display their prestige educations, were often at odds with the financial constraints, programmatic needs and business-oriented culture of the YMCA. In the urban centers, leaders often had more financial resources at their disposal to construct buildings that were not only programmatically functional but also in the most modern styles. This was in part inspired by the City Beautiful Movement that had influenced business and civic organizations to construct buildings that would have an impressive visual impact. In both cases there were difficulties in merging all the facets of YMCA building construction. To resolve these problems, in the midst of a YMCA construction boom in 1910, national leaders hired Chicagoan Neil McMillan to lead a new planning division. As an architect who was also familiar with the workings of the YMCA, McMillan conducted research and collected information on past experience. Then, in 1915 at a convention of the International Committee, a new department was created called the Building Bureau. It began as an advisory group, but evolved a system whereby the technical and planning issues of construction were given to the accountant, engineers and efficiency experts, whereas the architect was responsible only for the artistic elements. Despite many differences of opinion and shifting responsibilities between the two

²⁸ Lupkin, *Manhood Factories*, 128.

²⁹ Ibid.

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divisions, the Building Bureau became widely used during the inter-war years.³⁰

Architects Perkins, Chatten and Hammond

The YMCA of Chicago continuously chose highly respected architects, many of whom had previous experience designing schools and other institutions. For the Lawson YMCA, the board of directors chose as architects the experienced and creative team of Perkins, Chatten and Hammond. In 1927 Dwight Perkins joined with Melvin C. Chatten and C. Herrick Hammond of the firm Chatten & Hammond (1907-27) to form Perkins, Chatten & Hammond. During their years together, from 1927 – 33, they were responsible for the design of a number of YMCA facilities as well as buildings that combined modern Art Deco massing and design with Prairie school features and details. The senior architect of the firm, Dwight H. Perkins (1867-1941) was born in Memphis, Tennessee but raised in Chicago. With the help of a family friend, he attended MIT as an architecture student, graduating in 1887. After a year there, where he briefly worked in the office of Henry Hobson Richardson, he returned to Chicago where he secured a position with Burnham & Root where he worked for five years, and was given the responsibility of running the office after John Wellborn Root's death when Daniel H. Burnham was deeply involved in preparations for the World's Columbian Exposition.³¹ After the exposition, Perkins embarked upon his own practice with the commission to design a large office building for the Steinway Piano Company. He occupied one of the upper floors of Steinway Hall, and soon several other young architects, such as Robert and Allen Pond, Robert Spencer, Walter Burley Griffin, and Marion Mahoney joined him there. This became a gathering place for what was to become the Chicago Architectural Club, a group which made important contributions to the development of the Prairie style of architecture. Here Perkins developed his Prairie-influenced design aesthetic.³²

In 1905, Perkins formed a partnership with John L. Hamilton, who had recently resigned as a Board of Education draftsman. Perkins and Hamilton added a third partner, William K. Fellows in 1911. The firm practiced together until 1927, designing many Prairie style buildings. From 1905-10 Perkins was the Chief Architect for the Chicago Board of Education, where he brought his creative skills and aesthetic to the design of forty public schools. His extant Chicago schools include: Bernhard Moos (1711 N. California Ave, 1910); Stephen Hayt (1907), others such as Graeme Stewart, Cleveland, Pullman, Jahn, Tilton, Trumbull, and Bowen as well as the most prominent, Carl Schurz High School (3601 N. Milwaukee Ave, 1908-1910), cited by the American Institute of Architects as an "important example of early twentieth century architecture, utilizing elements of both the Chicago and Prairie Schools of Architecture."³³ In his school designs, Perkins created earth-toned brick buildings that emphasized geometric planes and had minimalistic, Prairie-style terra cotta details.

Perkins also brought his sense of humanity and progressive spirit to the design of school architecture, instituting features to make schools safer and more comfortable. Following his stint as Chief Architect for the schools, the firm remained busy designing settlement houses, park buildings, and private residences. As an open space advocate, Perkins was appointed as a member of the Special Park Commission, where he and his friend and colleague Jens Jensen developed the original plans for the Cook County Forest Preserve system. Perkins played an important role in Chicago's Playground Movement and focused on the open spaces around schools, recommending larger setbacks, landscape improvements, and more playgrounds. He also co-wrote the 1905 Metropolitan Parks Report that ignited the forest preserve campaign. His plans were far-reaching, including

³⁰ Ibid, 158.

³¹ Henry Withey and Elise Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey and Ingalls, 1956, Second Ed. 1970) 468.

³² Wilbert R. Hasbrouck, *The Chicago Architectural Club: Prelude to the Modern*, (NY: Monacelli Press, 2005) 210

³³ Prairiestyles.com/Perkins. Accessed June 23, 2016.

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boulevards, parks, beaches, and forests throughout the city and suburban Cook County. Many of these ideas were incorporated into the 1909 Daniel Burnham Plan of Chicago. Perkins continued to sit on the Park District and Forest Preserve boards and in 1930 he became a consultant for the 1933 Century of Progress Exposition.

In 1927, the firm of Perkins, Fellows & Hamilton was dissolved and Perkins joined with the firm of Chatten & Hammond (1907-1927) to form Perkins, Chatten & Hammond. Melville Clarke Chatten (1873-1957) was from Quincy, Illinois. He graduated in architecture from the University of Illinois, Champaign-Urbana in 1896, and then worked for the architectural firm of Frost & Granger in Chicago. In 1905 he continued his studies in Paris at the Ecole des Beaux-Arts for a year before taking on Charles Hammond as a partner to start the firm of Chatten & Hammond in 1907. Younger partner Charles Herrick Hammond (1882-1969) was born in New York, and graduated in 1904 from the Armour Institute of Technology (now the Illinois Institute of Technology) in Chicago and then attended the Ecole des Beaux-Arts in Paris, where he and Chatten probably began a friendship, as they established their partnership shortly after both returned to Chicago.³⁴

Buildings designed by the firm of Chatten & Hammond include both residences and manufacturing buildings such as the Thomson & Taylor Spice Co. Building at 500 W. Cermak Rd. (1911; a contributing building in the Cermak Road Bridge Chicago Landmark District), and other factories in this near south side manufacturing corridor including the Pure Carbonic Company Building (now demolished). They likewise designed the Columbus Park Refectory (500 S. Central Ave, 1922, NR), and the gymnasium wing of the Kenwood United Church of Christ (1924). During the time Lawson YMCA was designed and constructed, Hammond served as president of the American Institute of Architects (1928 – 30) and was concurrently Supervising Architect for the State of Illinois (1929 – 40).

This team of architects combined Perkins's vast experience and interest in civic-minded and humanitarian architecture with Chatten's and Hammond's experience with utilitarian structures. In 1928 they designed two significant YMCA buildings, so they were familiar with YMCA programmatic needs and development methods with the Building Bureau. Duncan Hall is a handsome classical revival-style building, the largest and most imposing of the West Side YMCA complex; and the Lake View YMCA (3333 N. Marshfield) is a large, five-story red brick and limestone classical-revival building. Despite these commissions and their Beaux Arte backgrounds, the three architects had all been interested in the Prairie School precepts and in the modern Art Deco, as a form that was appropriate for taller structures.

By 1929, they had completed the design of two notable modern structures with Art Deco features. The first of these was the General Richard L. Jones Armory (Cottage Grove, 1929) which is not a tall building but has many vertical elements and flat, geometric decoration rendered in simple lines and planes. It displays forty-eight flat-relief carved figures in the theme of fighting men through the ages, including fifteen-foot high incised panels of symbolic figures on either side of the arched entranceway. Another important commission was the Northwest Tower (1929, 1608 N. Milwaukee Ave, contributing structure within Wicker Park NR Historic District, and within Milwaukee Avenue Historic District designated by the Chicago Commission on Landmarks, 2007). Popularly known as the Coyote Building, the twelve-story, flat-iron art deco building was one of the first speculative concrete-frame office buildings constructed outside of downtown Chicago. The vertical silhouette is topped with a prominent, pointed tower, and it has the continuous projecting piers and recessed windows with ornamented spandrels that also characterize the Lawson YMCA building. Lawson YMCA was their first opportunity to design an Art Deco tower in downtown Chicago, and working with the Building Bureau they

³⁴ Hammond, Charles Herrick, Papers, 1894 – 1963, (digital.libraries.saic.edu/cdm/ref/collection/findingaids/id/13539, accessed June 23, 2016)

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were able to realize it

The architectural team of Perkins, Chatten and Hammond was short lived. In 1933, Hammond left the partnership and joined with Hubert Burnham to form Burnham & Hammond (1933-51). Together with Burnham, he designed the Belgian, Dutch, and Mexican villages for the 1933 Century of Progress exposition in Chicago. In 1939, Hammond designed the Illinois Buildings at the Golden Gate International Exposition and the 1939 New York World's Fair. Then in 1934, Chatten left the firm to go on his own, although he would continue to work with Perkins on school architecture.³⁵ By 1935, the ailing Perkins withdrew from practice, but he remained active in civic affairs, serving on the City Planning Commission of Chicago and Municipal Art Commission, among others.

Lawson YMCA Architectural Style

The Lawson YMCA is an excellent merging of Perkins, Chatten and Hammond's Chicago and Prairie School backgrounds with Art Deco, as adapted to a specific purpose but having similarities to tall commercial buildings and hotels. By the last decades of the nineteenth century, some architects, including Dwight Perkins, began to explore a modern style emancipated from tradition and consistent with the new structural materials and utilitarian demands. The tall commercial building was the outstanding contribution of American, and especially Chicago, architects in the later part of the nineteenth century. It emerged following the technical developments that arose prior to 1880, including the use of metal frames to replace masonry bearing walls; the introduction of elevators; methods for fireproofing metal structural members; and the development of effective pier foundations. Thus the early architects of what became known as the Chicago School were able to develop the modern office and industrial buildings. These buildings became typically characterized by cellular grid elevations with wide three-part Chicago windows set between continuous piers and simple spandrels, with careful proportions, clean-cut lines and craftsmanship that were key to the harmony of a functional façade.

The evolution of the skyscraper in Chicago in the early twentieth century was a product of urban environment, advances in building technology, increased demand for office space, and changes in zoning regulation. Commercial style, as it applies to commercial architecture of the late nineteenth and early twentieth centuries, was primarily a result of the requirements of commerce and business principles. Usually calculated for high floor loads, the structural systems are often column and beam framing, which create the characteristic articulated cellular wall. The facades tend to be symmetrical, with often a somewhat formal tri-partite treatment with ornament at the base and top stories and simpler treatment on the shaft. Variations in commercial structures are usually derived from the different styles of brickwork, changes in the width treatment of piers and spandrels, and the ornament, in addition to the size and functional requirements.

In Chicago commercial buildings were also often imbued with the spirit of the Prairie School, which referred to that group of architects such as those in the Chicago Architectural Club, who shared the common ideal of producing original architecture. It was a uniquely American style in both its manifestations and its point of view, by exalting both natural materials and the machine, and honored the abstract pattern of structure itself rather than historical forms or ornamentation.

The vertical lines of these commercial style, or Chicago school, buildings adapted very easily to the verticality of Art Deco. By the late 1920s, many architects had begun to move toward an even more simplified, abstracted design meant to reflect the modern age in which they were living, and one manifestation of this move toward

³⁵ Chicago Daily News, Jan. 7, 1934

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modernism was the Art Deco style. The term Art Deco derives from the *Exposition Des Arts Decoratifs et Industriels Modernes*, held in 1925 in Paris. The Exposition marked the coming together of several progressive design schools from Europe and the United States, including Art Nouveau, the Glasgow School, the Viennese Secession, and the Prairie School.

When applied to architecture in the United States in the 1920s and 1930s, Art Deco was given another dimension. New zoning laws requiring set-backs above a certain level inspired architects in Chicago and elsewhere to move toward more modern, simplified forms, which, when combined with Art Deco design tenets produced the Art Deco skyscraper. Characteristics of the Art Deco skyscraper include an emphasis on verticality, craftsmanship and materials, with ornamentation given prominence at the base and top of the building between a more simplified shaft. Verticality in these new skyscrapers was emphasized through the use of projecting piers and recessed spandrels, along with deep channels rising through sections of the buildings. Materials used on the exterior tended to be smooth and flat, with a minimum of ornamentation. Decoration on the exterior tended to be stylized, low relief and non-historical. The visual impact of the Art Deco skyscraper exterior derived from the texture and color of the materials, and the use of setbacks and dramatic exterior lighting. The relative simplicity of the exterior of the Art Deco skyscraper often belied the extravagance of its interior, especially in the public spaces. Lobbies and entrances tended to be lavishly and dramatically decorated, using the most luxurious materials.

The Lawson YMCA building exhibits many of the typical characteristics of the Art Deco skyscraper. Most dominant is its verticality, emphasized with continuous piers between recessed windows and spandrels, and setbacks which draw the eye upward toward the tower which is located at the front façade of the building to underscore its full height. The variations of materials and use of both dark and light color in the spandrels further highlight the verticality and add interest, along with changes in the depth and treatment of the piers. The symmetry of the design presents a geometry that is accentuated by the tri-partite treatment, with emphasis on art deco ornament at the base and top of the building. However, geometric shapes, including chevrons, decorate the building at all levels, and can be found on the belt courses and window heads as well as on the spandrels. Of particular note are the tall stylized low-relief carved figurative panels above the entry on the façade.

Excellent art deco craftsmanship is also evident in the interior, with the lavish travertine grand open stair and elevator foyers and the many abstract art deco grills and plaques found throughout the building. Of special significance is the second floor fireplace lounge and library, plus the tiled fountain and pool surround in the basement.

The YMCA's carefully considered design, construction technology, materials and details exemplify the trend for skyscrapers of the time to combine the best of art and technology. The combination of materials and artistry well represents its various early twentieth century derivations.

Later History

In the 1980s, the near north side gentrified, and the Lawson YMCA suffered from deferred maintenance as it needed new plumbing, electricity, painting and masonry repair. By 1988, 116 of 595 lodging rooms were out of service, as the rents generated by residents were not enough to pay for basic maintenance. Still, it has remained the largest single-room-occupancy supportive housing facility in the Midwest, providing housing and wrap-around social services for extremely low-income and/or formerly homeless men and women. The Chicago Metropolitan YMCA faced tough decisions for years, as they did not want to evict or relocate tenants or reduce

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the programs. A complete overhaul was not possible, as the requisite money could not be raised; traditional financing was not possible as income did not support a loan; and private financing sources did not come through. In 1997 funds were raised to perform some needed upgrades, but not enough to modernize the electrical and plumbing systems, bring everything up to current building codes and restore significant features.

Finally, in 2013 the YMCA successfully sold the building for a nominal sum to a developer who has raised the needed capital to completely rehab the building and its systems to meet the Secretary of the Interior's Standards. The work includes cleaning, repair and restoration of the exterior, including rehab of the ground floor storefronts and entries. In the interior, significant features including stair hall/elevator foyers, second floor lounge, library, chapel and themed offices will be restored. The residence rooms will be made slightly larger and will have private baths, and many current offices spaces will be converted to apartments. It is planned that work will be accomplished in such a way that the current residents will remain in the building or be only temporarily situated in nearby lodgings. The building will remain a residence for low and extremely low-income renters.

Comparable YMCA Buildings in Chicago

The Lawson YMCA building represents a Chicago Art Deco skyscraper as adapted to the purposes of this charitable organization. Other Art Deco towers in the city are commercial, whereas the specific purpose of the Lawson YMCA lent a set of explicit parameters to the design. The resulting building is a unique representative of its important history. The building is rated "Orange," the second-highest category of significance, by the Chicago Historic Resources Survey, for its favorable comparison to other Near North and Art Deco buildings.

Within the work of the firm of Perkins, Chatten, & Hammond, the Lawson YMCA building remains their most significant commission, as it is the most complete expression of their combined talents to design a modern, high-rise structure in the new Art Deco style. The Northwest Tower, mentioned above, has many of the same exterior features but is a block-and-tower commercial structure rather than a stepped-back, fully formed Art Deco tower. In the Lawson YMCA building, Dwight Perkins was also able to bring his design ethos together with his life-long humanitarian concerns. With its extensive range of up-to-date facilities and amenities it was most reflective of the Chicago YMCA's purposes and goals at the time, and remains significant to the organization.

Many YMCA and numerous YWCA buildings were built throughout the city but relatively few of them remain and of those, most have been considerably altered. Those that have been demolished include the original Hyde Park YMCA (53rd and Dorchester, 1907); and the first YWCA Residence (830 S. Michigan, 1895). The most important of the extant buildings, (only one of which remains as a YMCA facility), are:

The West Side YMCA/YWCA Complex, which consists of five buildings that were completed in stages between 1907 and 1931 at the southeast corner of Ashland and Monroe streets. The buildings, which range in height from three and a half to six stories, are all faced with red brick and have limestone and/or terra cotta trim, offering a fairly uniform appearance. The exteriors have retained good integrity, with some slight alterations in openings. The interiors retain some original features, as noted, and much of the original basic layouts. Of the five buildings, the largest and most detailed is Duncan Hall, designed by Perkins, Chatten & Hammond in 1928. In 1976, the West Side YMCA closed and the complex became the Salvation Army's Harbor Light Center. In October, 2015, the Salvation Army moved out and the property was purchased for development as residential apartments. The Lake View YMCA (Perkins, Chatten & Hammond, 1928) mentioned above, remains in fair condition but in need of upgrading.

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The Central YMCA building (19 S. LaSalle St., 1893; significant in the West Loop – LaSalle Street NR Historic District), was built on the site of and as a replacement for Farwell Hall, the original headquarters of the YMCA in Chicago, and also served that purpose for many years. Designed by William LeBaron Jenney, this twelve-story building was expanded to sixteen stories with the removal of the original roof. It is an early Chicago School façade, with Romanesque stonework. It now serves as a professional office building.

The Wabash Avenue YMCA (3763 S. Wabash, 1913; significant in the Bronzeville NR Historic District, 1986). This building was a center for the south side department. It was initiated by and financed in part by Julius Rosenwald, and focused on providing YMCA services for the African-American community. Designed by Robert C. Berlin, it is four-and-a-half stories on a raised basement, in red brick with limestone trim and Prairie-style detail. An addition was made to the rear in 1945. It was closed in 1970, but reopened in 2000 with apartments after a rehabilitation and remains in good condition.

The YMCA Hotel (820 – 828 S. Wabash, 1916 & 1926); NR 1989) is a behemoth building of twenty stories, which provided over 1,800 rooms for transient young men. This was the first of its kind in the nation, built as a separate building for lodgings rather than adding on to an existing building or incorporating lodging rooms into an existing plan. It was designed by Robert C. Berlin in association with James Gamble Rogers. A large addition was made ten years later. The restrained Renaissance Revival façade is faced with grey tapestry brick and ornamented with terra cotta decorative details. The hotel closed in 1979 and the building was rehabbed and converted to private apartments in 1985. The exterior is mostly intact, though the first and second floors have been altered.

9. Major Bibliographical References

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Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☒ Other

Name of repository: Chicago History Museum Library

Historic Resources Survey Number (if assigned)

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10. Geographical Data

Acreage of Property less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>41°53'48.85"N</u>	<u>87°37'46.00"W</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

That part of lots 12 to 15, both inclusive and all of the vacated public alley, lying north of and adjoining lots 12 to 15, both inclusive in assessor's division in block 1 in Bushnell's addition to Chicago in Section 4, Township 39 north, range 14, east of the third principal meridian, described as follows:

Beginning at the southwest corner of said lot 15; thence north along the west line of said lot 15 to the north line of the aforesaid vacated public alley; thence east along the north line of the vacated public alley, a distance of 154.10 feet; thence south parallel with the west line of said lot 15, a distance of 31.20 feet; thence west parallel with the north line of the aforesaid vacated public alley, a distance of 14.88 feet, more or less to a point 2.07 feet east of the west line of said lot 12, being the east line of a 23-story brick building; thence south along said line of said lot 12; thence west along the south line of said lots 12 to 15, a distance of 139.08 feet, more or less to the point of beginning, all in Cook County, Illinois.

Boundary Justification (Explain why the boundaries were selected.)

The above described lot constitutes the property historically associated with the Lawson YMCA building.

11. Form Prepared By

name/title	<u>Susan Baldwin Burian</u>	date	<u>June, 2016</u>
organization	<u>MacRostie Historic Advisors</u>	telephone	<u>312.515.9170</u>
street & number	<u>60 E Monroe St, #2402</u>	email	<u>sbburian@gmail.com</u>
city or town	<u>Chicago</u>	state	<u>IL</u> zip code <u>60603</u>

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Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Victor F. Lawson House YMCA

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Victor F. Lawson House YMCA		
City or Vicinity:	Chicago		
County:	Cook	State:	IL
Photographer:	Susan Burian; John Cramer		
Date Photographed:	June 8, 2016		

Description of Photograph(s) and number, include description of view indicating direction of camera:

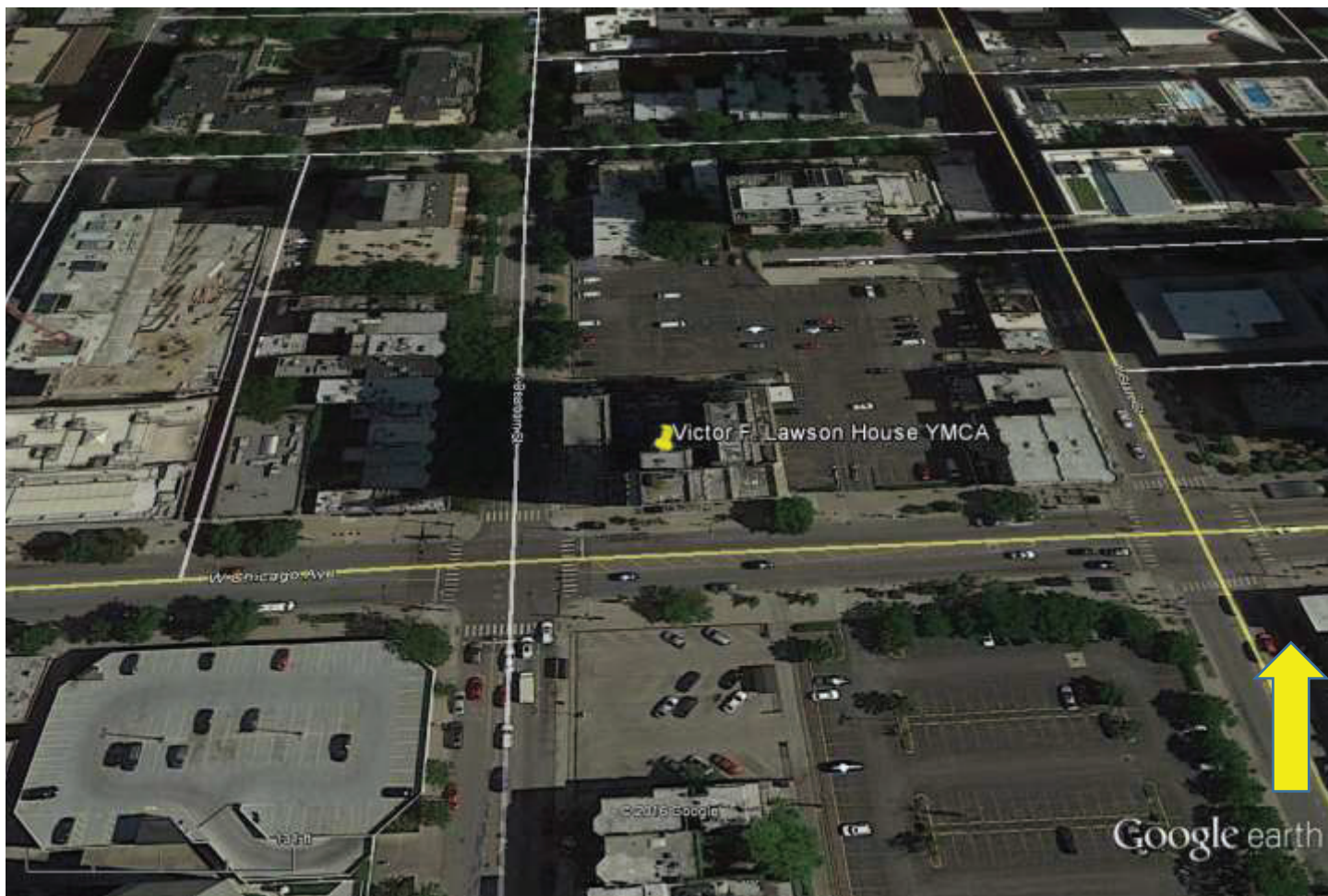
Photo 1 of 17: West and south elevations, looking northeast
Photo 2 of 17: South elevation, looking northwest
Photo 3 of 17: South elevation entrance detail, looking north
Photo 4 of 17: East and north elevations, looking southwest
Photo 5 of 17: North elevation, looking southeast
Photo 6 of 17: First floor entrance lobby, looking east
Photo 7 of 17: First floor elevator lobby, looking northeast
Photo 8 of 17: Main stair, looking east toward first floor elevator lobby
Photo 9 of 17: Basement natatorium, looking southwest
Photo 10 of 17: Basement fountain detail, looking south
Photo 11 of 17: Second floor lounge, looking west
Photo 12 of 17: Second floor library, looking northeast
Photo 13 of 17: Second floor corridor, looking east
Photo 14 of 17: Third floor log cabin room, looking west
Photo 15 of 17: Third floor chapel, looking south
Photo 16 of 17: Typical upper floor corridor
Photo 17 of 17: Typical upper floor room

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Victor F. Lawson House YMCA
30 W. Chicago Avenue
Chicago
Cook County, IL

41°53'48.85"N
87°37'46.00"W

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1: Current map, showing the location of the Victor F. Lawson House YMCA within the context of Chicago

Figure 2: Original site plan, 1930

Figure 3: Original first floor plan, 1930

Figure 4: Original second floor plan, 1930

Figure 5: Victor F. Lawson House YMCA under construction, January 24, 1931

Figure 6: Victor F. Lawson House YMCA after completion, late 1931

Figure 7: Historic post card (date unknown)

Figure 8: Historic post card (date unknown)

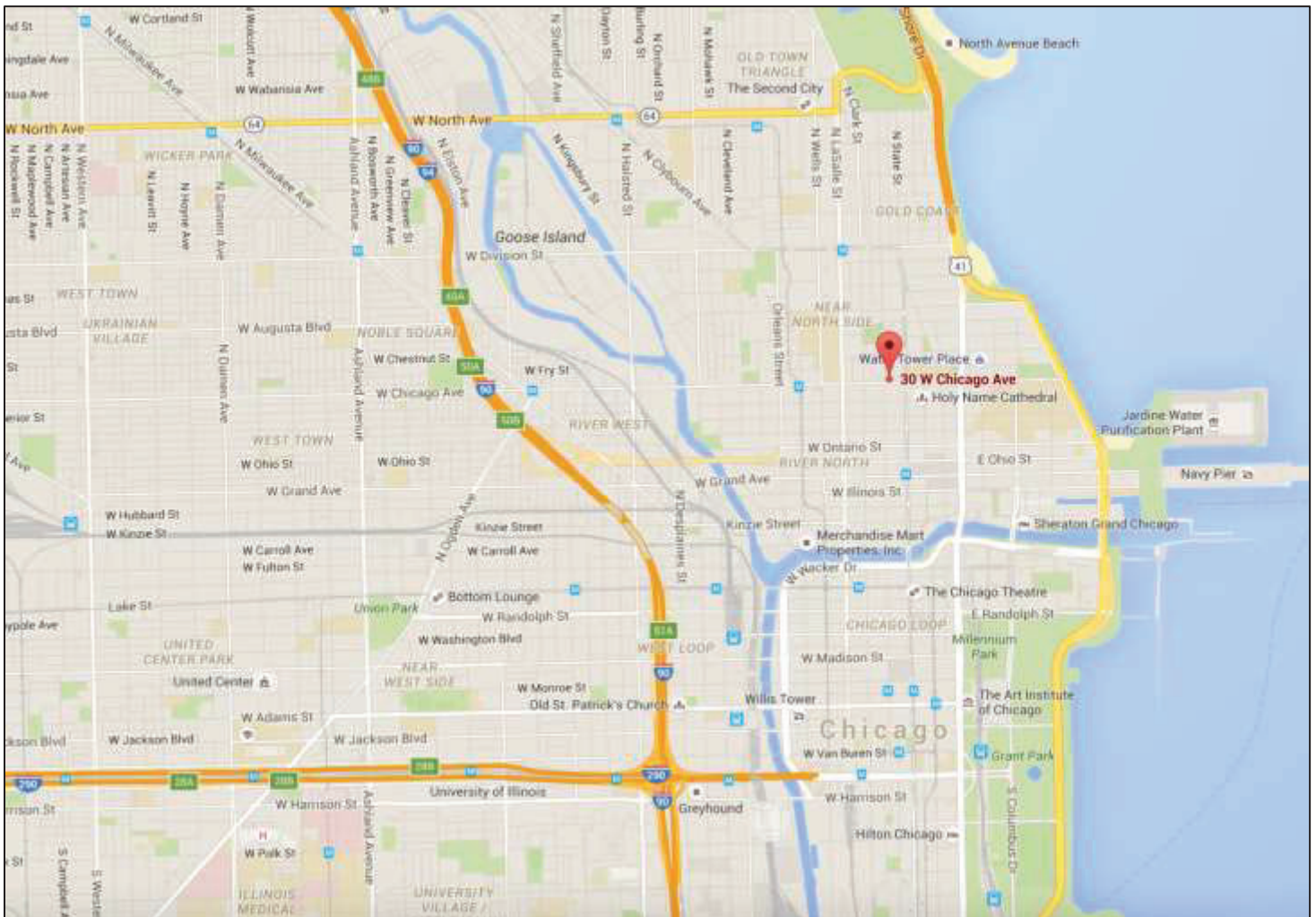


Figure 1: Current map, showing the location of the Victor F. Lawson House YMCA within the context of Chicago

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook

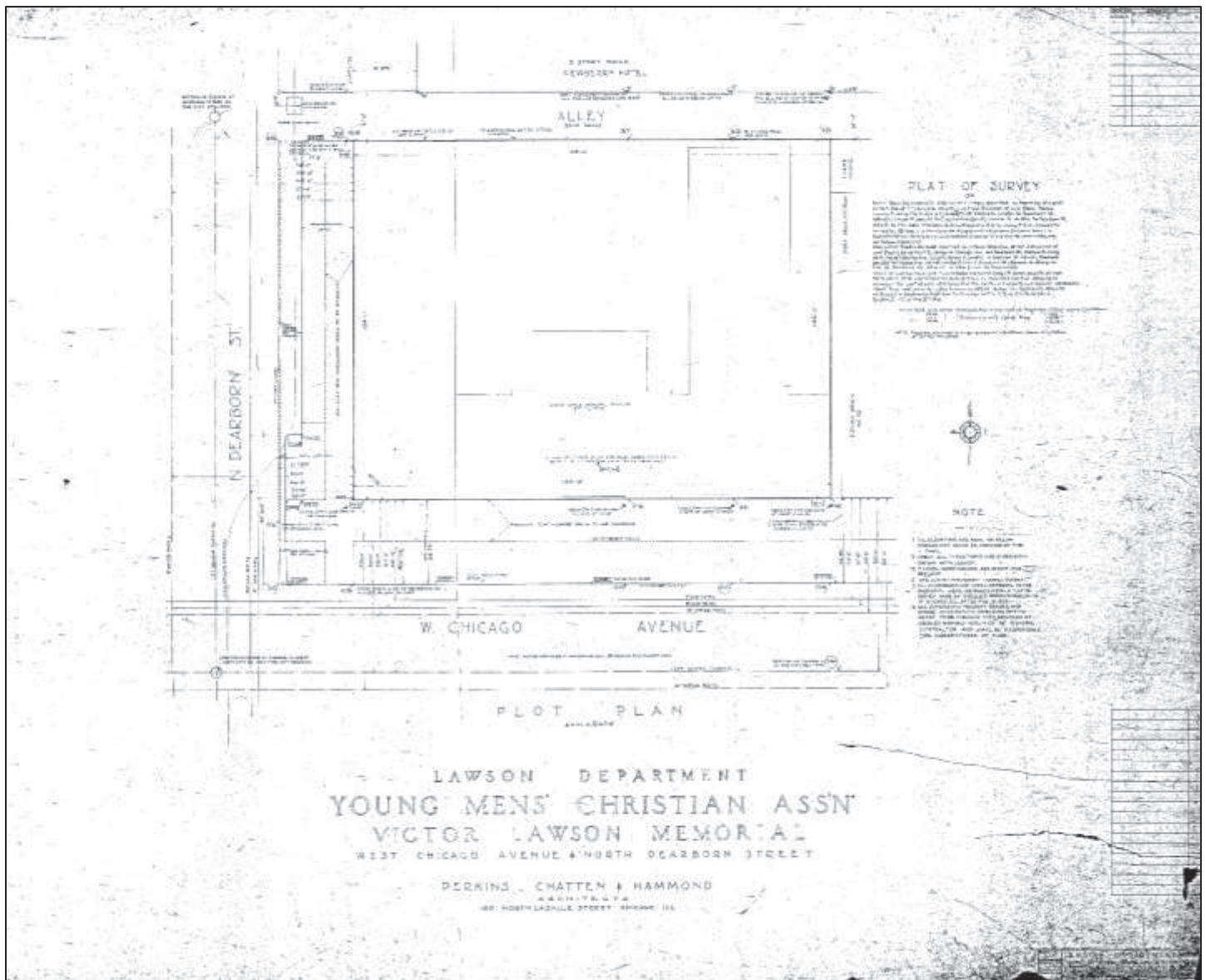


Figure 2: Original site plan, 1930

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook

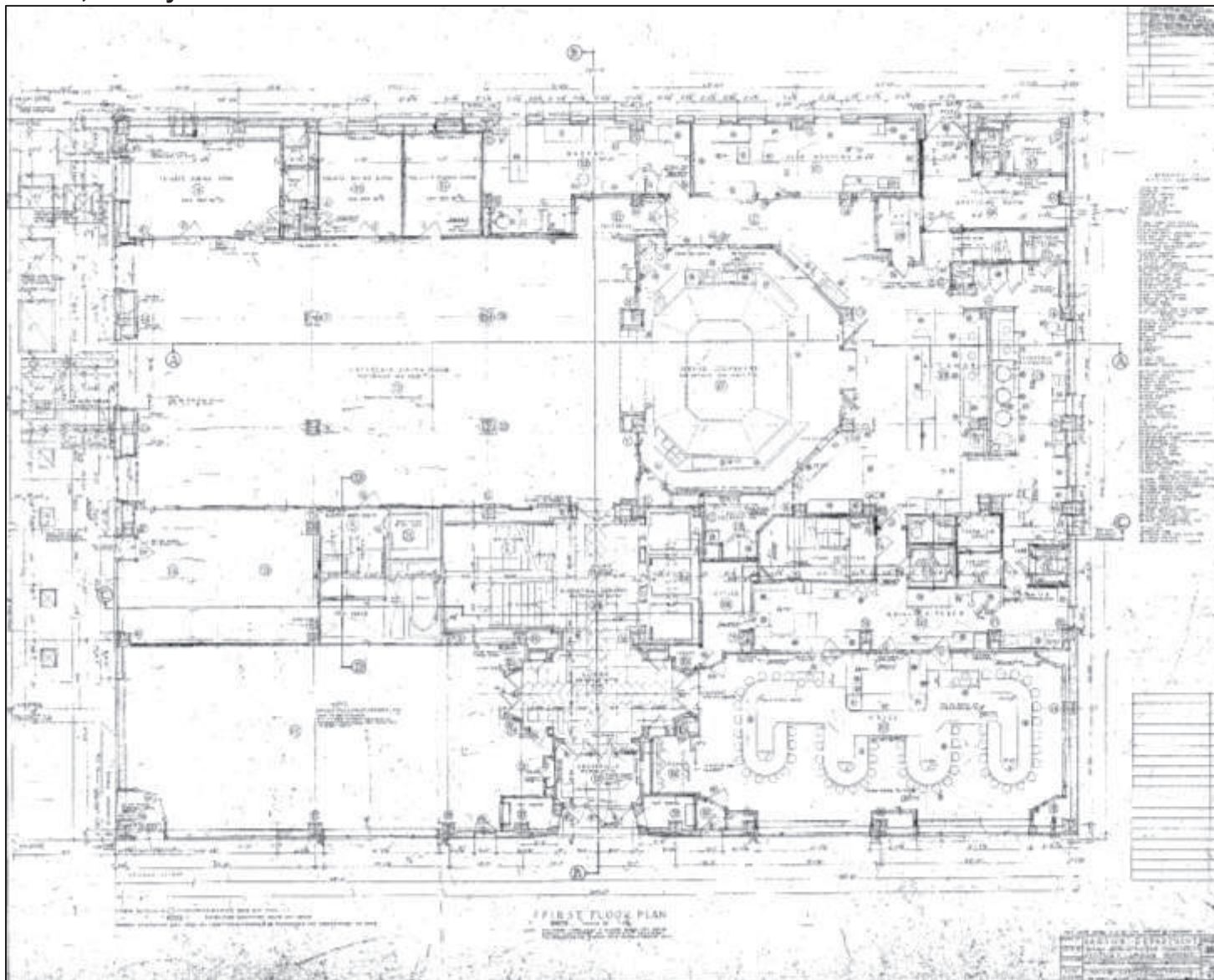


Figure 3: Original first floor plan, 1930

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook

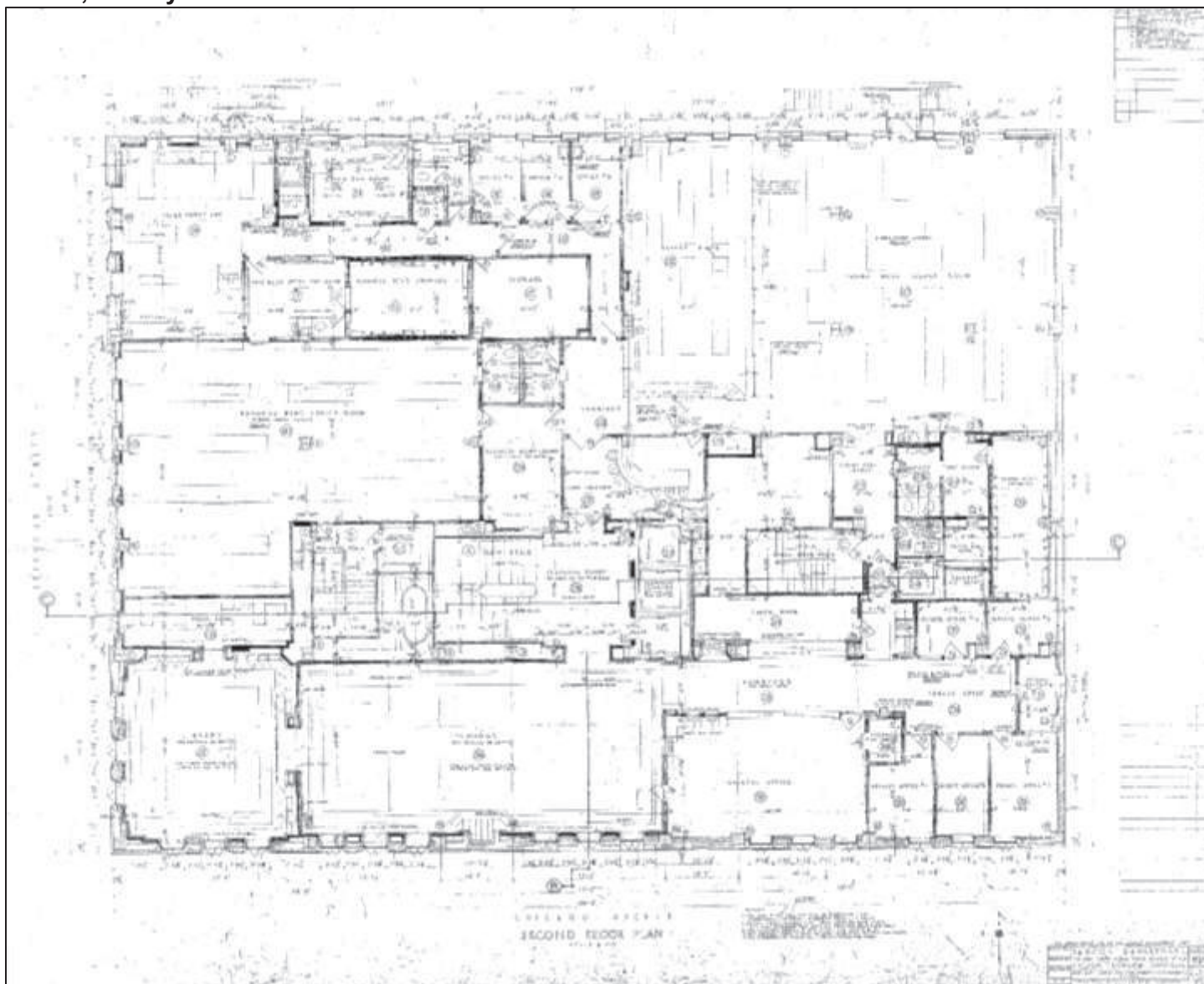


Figure 4: Original second floor plan, 1930

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook



Figure 5: Victor F. Lawson House YMCA under construction, January 24, 1931

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook



Figure 6: Victor F. Lawson House YMCA after completion, late 1931

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook



Figure 7: Historic post card (date unknown)

Property name: Victor F. Lawson House YMCA
Illinois, County: Cook

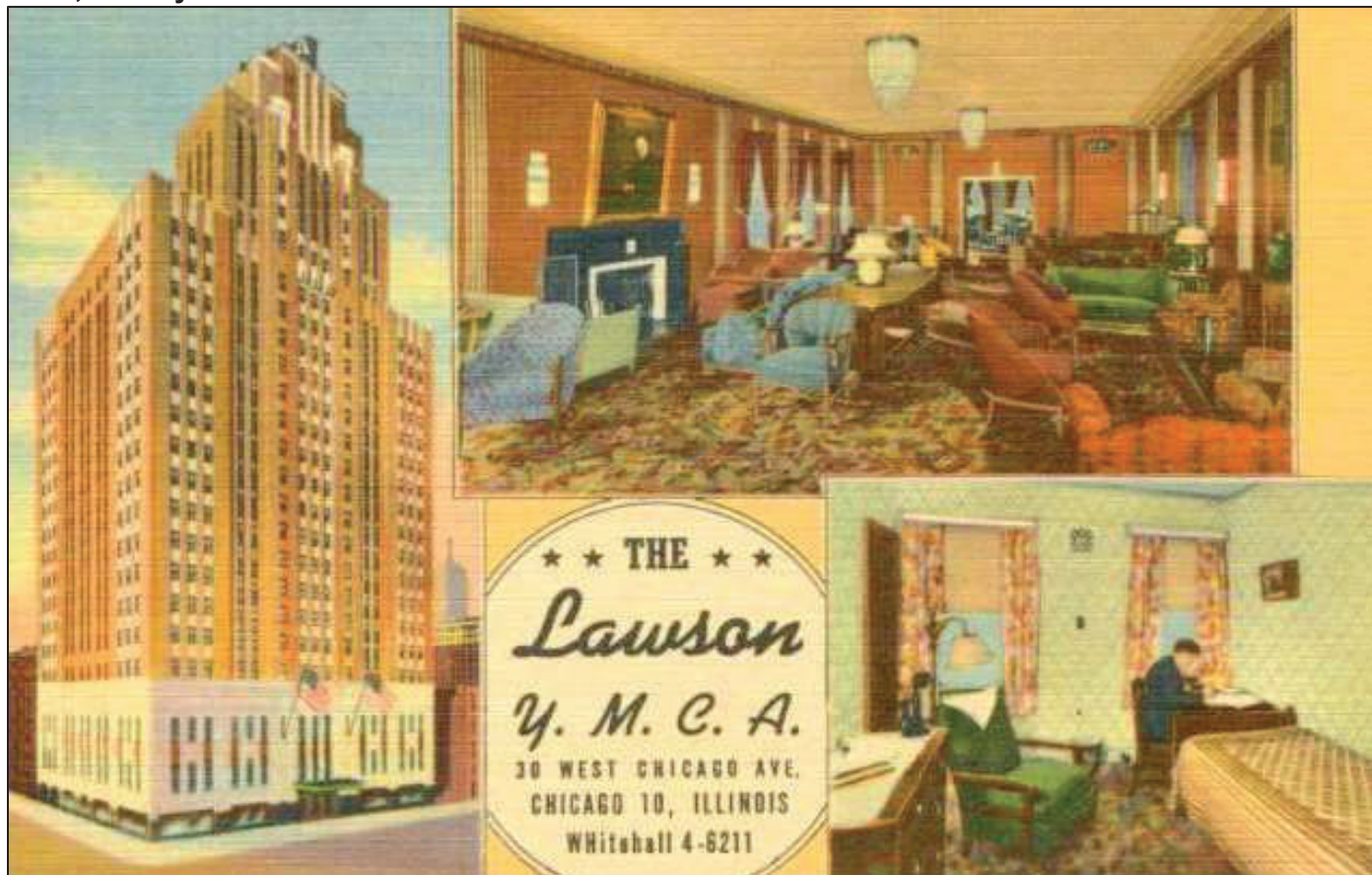


Figure 8: Historic post card (date unknown)