Historic Preservation Commission
Thursday, December 09, 2021
7:00 PM
Village Boardroom
24401 W. Lockport Street
Plainfield, IL 60544

Due to the COVID-19 pandemic, members of the public attending the meeting may do so subject to compliance with COVID-19 safety protocols, including wearing face coverings at all times while inside Village buildings.

Agenda

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

Approval of the Minutes of the Historic Preservation Commission held on October 14, 2021.
10-14-2021 HPC Minutes.pdf

CHAIR'S COMMENTS

COMMISSIONER'S COMMENTS

PUBLIC COMMENTS (5 minutes per topic)

OLD BUSINESS

NEW BUSINESS

A. 24044 W. MAIN ST. (CASE 1952-112721.COA)

A.1. Seeking a motion to recommend approval of the Certificate of Appropriateness for the property located at 24044 W. Main St. for the property commonly known as the Flanders House, subject to execution of a Letter of Agreement with the HPC, applicant, and Village staff to accept the conditions of approval.

24044 W. Main St. Staff Report Packet.PDF

DISCUSSION

ADJOURN

REMINDERS -
December 20th - Village Board Meeting at 7:00 p.m.
December 21st - Plan Commission at 7:00 p.m.
January 13th - Next Historic Preservation Commission at 7:00 p.m.

Meeting of the Historic Preservation Commission
Record of Minutes

Date: October 14, 2021 Location: Village Hall

CALL TO ORDER, ROLL CALL, PLEDGE

Vice Chair Derrick called the meeting to order at 7:00 p.m.

Roll call was taken: Commissioners Hagen, Hendricksen, Olsen, Rapp, Schmidt, and Vice Chair Derrick were present. Chairman Bortel and Commissioners Lucas and Barvian were absent.

Also, in attendance: Jessica Gal, Associate Planner

Vice Chair Derrick led the pledge to the flag.

APPROVAL OF AGENDA

Commissioner Hendricksen made a motion to approve the agenda. Seconded by Commissioner Olsen. Voice Vote. All in favor. 0 opposed. Motion carried 6-0.

APPROVAL OF MINUTES

Commissioner Hagen made a motion to approve the Historic Preservation Commission minutes dated August 12, 2021 as presented. Seconded by Commissioner Schmidt. Voice Vote. All in favor. 0 opposed. Motion carried 6-0.

CHAIR'S COMMENTS

Vice Chair Derrick stated that Chairman Bortel didn't provide any comments for items not on the agenda.

COMMISSIONERS COMMENTS

Commissioner Hendricksen commented that some of the buildings in Downtown look like they could use some paint and other maintenance. Commissioner Olsen reminded the Commission about the façade grant program. Commissioner Hendricksen would like staff to remind property owners about this program and encourage them to maintain their buildings to make a good impression.

Commission Olsen shared the need for guidelines to be used by owners of historic property, Village Board members, and others to better guide on how to preserve historic buildings and what's considered historic. Ms. Gal stated that prior to the COVID-19 pandemic, staff planner Yuchen Ding was working on updating the Village's existing design guidelines with the input of HPC and that this winter would be the time to re-visit this project.

Vice Chair Derrick stated that she was reminded of the many great restaurants and businesses in Downtown when she had friends visiting town recently.

PUBLIC COMMENT

No Public Comments.

OLD BUSINESS

None.

NEW BUSINESS

1944-091721.COA.SPR.SU 15009 S. ROUTE 59 HOUSE OF HARVEST, LLC.

Ms. Gal stated the applicants are requesting a Certificate of Appropriateness (COA) for the exterior renovation and addition to the residence located at 15009 S. Route 59. The subject structure was constructed circa 1850, is an example of a pre-Civil War building, and contributes to a collection of homes constructed in the earliest period of the village's development. The subject property is also within and contributes to the locally recognized Ease Side Historic District and therefore any major work requires approval of a Certificate of Appropriateness and input from the HPC.

Ms. Gal summarized the staff report and addressed the main changes proposed to the building on all elevations. Ms. Gal concluded that Staff supports the Certificate of Appropriateness request and recommended approval.

Commissioner Hendricksen stated that the applicant and architect have done an excellent job of getting the idea of the Business Transition District and provided some suggestions. The windows are going to be repaired and replaced with original window which is excellent. If new windows are proposed, he would like to see the grids on them. The entry door should be in the era or expressive period of when the building was built. The fascia and the Greek Revival returns on the front of the building don't match the scale of the existing photograph and that's probably just a drawing error. The idea of keeping it as a residence and incorporating an addition is excellent. Commissioner Hendricksen welcomed them to the neighborhood.

Commissioner Olsen asked the architect questions about the windows. The architect, Scott Shalvis, stated that the windows on the front will be repaired and restored. The windows on the back (not visible from the street) will be vinyl or fiberglass, not wood. Commissioner Olsen stated that applying stone to a new foundation can be tricky to make look real. Shalvis explained that thin real stone will be applied to the new foundation (it will not be cultured stone) and it's applied and mortared and it will be installed by a mason.

Commissioner Olsen asked who will live there. The applicant, Zeenat Mohammed, stated that the home would be for senior residents and that it is not considered a nursing home or assisted living, but would be considered shared living. She continued that some individuals would have their own bedrooms, and some will have shared rooms and shared bathrooms. They will be provided meals, medicine, and anything else that they need for their care 24/7. The applicant, Tracey Abrams, stated they will be planning activities with residents and hope to take them out in order to create a home with a family environment. The applicant continued that she currently owns a home care agency located within the Village of Plainfield that she has operated for seven (7) years.

Commissioner Hagen stated that this type of rehabilitation and renovation is what the HPC has been encouraging in the BT district. Commissioner Hendricksen stated he also likes the use of the property and the floorplan flows nicely.

Commissioner Schmidt stated that this development serves as a good example moving forward for other Business Transition properties.

Vice Chair Derrick agrees with the other Commissioner's comments and also added that this house is in the district and there are a few things in the survey that are mentioned as character defining feature. The survey states that there is a webbed cornice that is identified as a character defining feature, but she isn't sure what that refers to. Vice Chair Derrick asked the other Commissioners if they could recall. The architect, Scott Shalvis, stated that he was looking for an old picture of the façade but wasn't able to find one to help identify where that webbed cornice may have been. [Indiscernible Discussion]

Vice Chair Derrick recommended that in order to preserve the character defining features to the best extent possible, explore what elements may have existed when you remove the siding. If there's shadowing from the trim, or other details, she recommended to replicate those. Vice Chair Derrick asked whether there was evidence of a former carriage house in the garage, however, stated that it's unlikely it retained much integrity. Vice Chair Derrick also shared that Chairman Bortel questioned whether there was a grade change to the property because the rendering shows more steps on the front porch. The architect, Scott Shalvis, confirmed that the house is not being raised, however, additional steps may be necessary when the stairs are leveled out.

Commissioner Olsen asked about the material for the soffit and fascia. The architect explained that they plan to restore the existing fascia and cornice, however it will likely be aluminum in the back.

The Commission discussed that there may be some surprises when the siding is removed, and it might reveal the webbed cornice that the survey references, but it is uncertain what that is.

Vice Chair Derrick also recommended a paneled door (such as a 6-panel) for the front door that would be more appropriate than the current modern door that's proposed.

Vice Chair Derrick reminded the applicant that there are a number of items that the HPC would want to be preserved and this list becomes part of the official COA approval and includes the following:

- Retain the existing window and door openings.
- Repair/restore original front windows and original siding (once aluminum siding is removed).
- No grade changes to the property.
- Front door should be period appropriate.
- The Hardie board siding on the new addition should match the width as the original.
- New fence should be wood, not vinyl.
- The landscaping proposed adjacent to the new addition on the front elevation is important because it helps soften the appearance of the new addition.
- If you find a webbed cornice or other trim features and details beneath the siding, please retain or replicate.

Vice Chair Derrick reminded the applicants to review the letter of agreement document in order to understand what's being approved and what will be required of them. Commissioner Olsen asked whether there would be a second story. Shalvis stated that the two-story structure will remain as viewed from the outside, but it will be opened up on the inside looking up from the first story. The second story windows will also remain.

Commissioner Hendricksen made a motion to approve the Certificate of Appropriateness as presented including the additional items discussed by the HPC. Seconded by Commissioner Schmidt. Vote by roll call: Hagen, yes; Hendricksen, yes; Olsen, yes; Rapp, yes; Schmidt, yes; and Derrick, yes. Motion carried 6-0.

HISTORIC PRESERVATION SUBCOMMITTEES 2022 MEETING SCHEDULE
Commissioner Hendricksen made a motion to approve the schedule. Seconded by Commissioner Olsen. Voice Vote. All in favor. 0 opposed. Motion carried 6-0.

DISCUSSION
None.

ADJOURN

Commissioner Olsen made a motion to adjourn. Commissioner Hendericksen seconded the motion. Motion carried 6-0.

Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Tracey Erickson

Recording Secretary

John F. Argoudelis
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Harry Benton
Kevin M. Calkins
Patricia T. Kalkanis
Cally J. Larson
Tom Ruane
Brian Wojowski

TO: **HISTORIC PRESERVATION COMMISSION**
FROM: **YUCHEN DING, AICP, LEED AP ND, ASSOCIATE PLANNER** YD
DATE: **DECEMBER 9, 2021**
SUBJECT: **CASE NUMBER 1952-112721.COA**
24044 W. MAIN ST

REQUEST: Certificate of Appropriateness (COA)

LOCATION: 24044 W. Main Street

APPLICANT: Crisa Barriball

ZONING: Business Transition Designation (BT)

COMP. PLAN: *Medium Density Residential*

BACKGROUND

The applicant, Crisa Barriball, the owner of 24044 W. Main Street, wishes to propose a number of building exterior modifications for her upcoming spa business. Because the property is located in the proximity of the Downtown Historic District, and is currently listed on the National Register of Historic Places, this work requires approval of a Certificate of Appropriateness (COA).

In accordance with the Historic Preservation article of the Zoning Code (Chapter 9, Article XV, Section 9-149(2)), a COA is required prior to the issuance of a permit for any minor or major work involving any new and other construction, alteration, repair, demolition, relocation or other material change that may affect the exterior architectural appearance of any structure or site within a historic district or of any designated landmark building or site.

The subject property (PIN: 06-03-09-402-020-0000), known as The Flanders House, is located northeast of the three-way intersection of W. Main Street and S. Illinois Street, facing W. Main Street. This Greek Revival-style house originally was constructed in either 1841 or 1842 and previously was located at 24012 W. Main Street. The property has been listed on the National Register of Historic Places on November 14, 1991. In 2004, the house was relocated to the current address with the same orientation but narrower front and side setbacks and different paint colors. As the result of relocation, the use of the house has been changed from residential to commercial.

Due to failure of reporting and receiving approval in advance for changes to property usage and location from the Illinois Historic Sites Advisory Council, the property will face being removed from the list of National Register of Historic Places. Amid the questionable changes to the property, the *2005 Historic Urbanized Core Survey* identified the property as a highly contributing structure to a national and local historic district and local landmark. The property is improved with a paved parking lot containing ten (10) parking stalls and an ADA ramp in the front.

The adjacent land uses, zoning, and street classifications are below.

North: Single-family residential (R-1); Light industrial (I-1); DuPage River
East: Single-family residential (R-1)
South: Multi-family residential (R-1); W. Main Street (Major Arterial)
West: Single-family residential (BT).

ANALYSIS

The applicant is seeking approval to modify the exterior building elevations for her new spa business with a series of replacement and repainting tasks. Specifically, the applicant plans to conduct the following major changes to the building:

- Replacement of deteriorating gutters and downspouts with half-round gutters and downspouts, the same shape as the original. Gutters and downspouts will need to be replaced immediately due to the high risk of rainwater destroying the building's foundation.
- Replacement of window shutters with new shutters. Shutters will be of the same design to mimic previous style shutters and will be vinyl (see attached photo). The previous shutters were broken, loose, unsalvageable, and imposed a safety hazard for neighbors and pedestrians from debris falling during high winds.
- Installation of front door portico that will provide safe access to the building from winter weather conditions like rain and wind.
- Installation of exterior lights under or next to the portico to enhance the safety and visibility of everyone accessing the building.
- Replacement of the front door with a new door. We have chosen a door that is comparable to the original door with the same transom and sidelights as the original. Proposed door to be fiberglass material.
- Replacement of rear exterior door with new fiberglass door of the exact same design as the current door.

In order for the Historic Preservation Commission to recommend approval of the Certificate of Appropriateness, they need to consider the significance of the site/building/structure, the general design guidelines, and the U.S. Secretary of the Interior's standards for rehabilitation as follows:

a. General Design Guidelines:
    i. *Height:* The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
    ii. *Proportions* of *the front facade:* The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.

iii. *Proportions* of *windows and doors:* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
iv. *Relationship* of *building masses and spaces:* The relationship of a structure to the open space between it and adjoining structures should be compatible.
v. *Roof shapes:* The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
vi. *Scale:* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with the surrounding structures.
vii. *Directional expression:* Facades in historic districts should blend with and reflect the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction, or partial demolition should be compatible with its original architectural style and character.
viii. *Architectural details:* Architectural details should be treated so as to make a building compatible with its original architectural style and character and to not detract from the inherent characteristics of surrounding structures.
ix. *Appurtenances:* New, replaced, or restored appurtenances shall be sensitive to the individual building or structure, its occupants, and their needs.
x. *New structures:* New structures in a historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

b. The U.S. Secretary of the Interior's Standards for Rehabilitation:
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Even with the potential removal from the National Register of Historic Places, this property remains in proximity to the Downtown Historic District, and remains unquestionably a part of Plainfield's history. By virtue of its location, changes require approval of a Certificate of Appropriateness. Staff deems that the modifications to the exterior of the building generally are compatible with the existing style of the building. Staff affirms the applicant's effort in rehabilitating and reusing the historic building. Building features such as siding, millwork, roof, stoop will be maintained and renovated. The newly painted white elevations aim to be consistent with the original appearance when the Flanders family lived in the house according to the attached historic photos. During the on-site visit on November 19, 2021, the Chairman of the HPC, Michael Bortel, has suggested continuing to utilize wood, instead of vinyl, as the window shutter material to ensure the integrity of the building ornament. Chairman Bortel also suggested adopting brush paint rather than spray paint to enhance the reliability and endurance of the paint on the walls. In addition to the aforementioned suggestions, staff would like to introduce the discussion on the style of the new front portico structure as well as the new door in the meeting. The applicant has proposed a new Greek Revival style front portico with a metal roof; currently, the building has exterior front door trim, but no portico due to the 2004 relocation. Historic photos dated 1915 and 1990 indicate the presence of a portico of a different style. Additionally, the current front door with two separate glass panels, sidelights, and transom window will be replaced with a single large, divided panel, three-quarter light door, two new sidelight windows, and a new overhead transom window for insulation and ADA-compliance purposes. Staff would like to invite the members of the Historic Preservation Commission to contribute input on the rehabilitation proposal.

RECOMMENDATION

In advance of any discussion by the Historic Preservation Commission, staff supports the request for a Certificate of Appropriateness. Should the Historic Preservation Commission concur, the following motion is offered for your consideration:

I move we recommend approval of the requested Certificate of Appropriateness for 24044 W. Main Street, subject to execution of a Letter of Agreement with the HPC, applicant, and Village staff to accept the following conditions of approval: (opportunity for conditions to be provided by the Commission):

1. _____
2. _____
3. _____

COMMERCIAL RENOVATION

FOR:

THE LOVELI MEDSPA

24044 WEST MAIN STREET

PLAINFIELD, ILLINOIS

ARCHITECT:

JB ARCHITECTURE GROUP, INC.

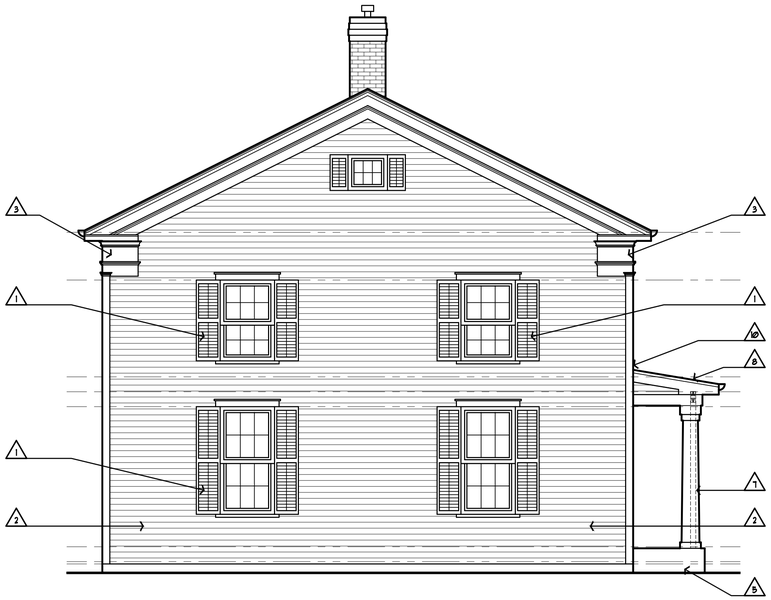
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000692

1320 NORTH ROUTE 59, SUITE 124, NAPERVILLE, ILLINOIS 60563

630.357.8100

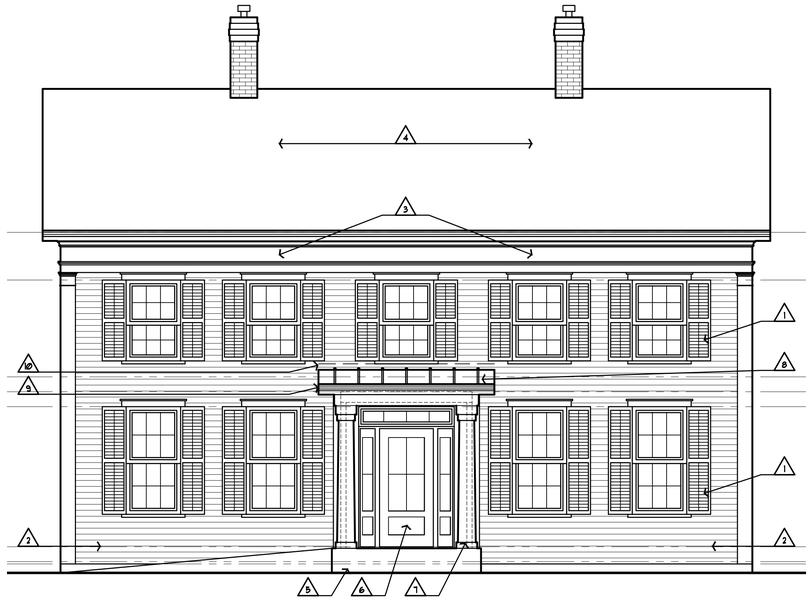
JONATHAN A. BIERITZ, AIA

WWW.JBARCHITECTURE.COM



PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING CODE ANALYSIS

APPLICABLE CODES:

BUILDING:	2018 INTERNATIONAL BUILDING CODE
	2018 INTERNATIONAL EXISTING BUILDING CODE
ACCESSIBILITY:	2018 STATE OF ILLINOIS ACCESSIBILITY CODE
LIFE SAFETY:	STATE OF ILLINOIS LIFE SAFETY CODE (CURRENT)
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2014 NATIONAL ELECTRIC CODE
	2015 ICC ELECTRICAL CODE
PLUMBING:	ILLINOIS STATE PLUMBING CODE (CURRENT)
	2015 INTERNATIONAL PLUMBING CODE
ENERGY:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL GAS:	2018 INTERNATIONAL FUEL GAS CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
PROPERTY MAINTENANCE:	2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

USE GROUP CLASSIFICATION:	GROUP "B", BUSINESS
CONSTRUCTION TYPE:	III-B - UNPROTECTED (IBC TABLE 601)
TENANT SPACE:	EXISTING: 2,405 SQ. FT.
	NEW: Ø SQ. FT.
	TOTAL: 2,405 SQ. FT.
FIRE SUPPRESSION:	SPRINKLED

ZONING:

ZONING DISTRICT:	"BT" - BUSINESS TRANSITION DESIGNATION
LOT AREA:	31,813 SQ. FT.
BUILDING LOT COVERAGE:	1,291 SQ. FT. (4.06%)
SETBACKS:	30'-0" FRONT SIDE
	15'-0" INTERIOR SIDE
	30'-0" CORNER SIDE
	30'-0" REAR SIDE
BUILDING HEIGHT: (PER TABLES 504.3 / 504.4)	B OCCUPANCY (SPRINKLED)
TOTAL ALLOWABLE STORIES/HEIGHT:	2 STORIES / 35'-0"
ACTUAL STORIES/HEIGHT:	2 STORY / 1.30'-0"

OCCUPANT LOAD (PER TABLE 1004.5):

TENANT SPACE:	CALCULATION:
BUSINESS AREAS (100 SQ. FT. PER OCCUPANT)	
2,405 SQ. FT.	= 24 OCCUPANTS
TOTAL OCCUPANT LOAD	= 24 OCCUPANTS

FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS (TABLE 601):

III-B TYPE:

STRUCTURAL FRAME	
INCLUDING COLUMNS, GIRDERS AND TRUSSES	= Ø HR.
BEARING WALLS	
EXTERIOR e, f	= 2 HR.
INTERIOR	= Ø HR.
NON-BEARING WALLS AND PARTITIONS	
EXTERIOR	= Ø HR. (SEE TABLE 602)
NON-BEARING WALLS AND PARTITIONS	
INTERIOR	= Ø HR.
FLOOR CONSTRUCTION	
INCLUDING SUPPORTING BEAMS AND JOISTS	= Ø HR.
ROOF CONSTRUCTION	
INCLUDING SUPPORTING BEAMS AND JOISTS	= Ø HR.

e. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602)
f. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10

FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602):

B OCCUPANCY - DISTANCE GREATER THAN OR EQUAL TO 30'-0"	= Ø HR.

FIRE RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR OR LESS RATING PER SECTION 602.3

ELEVATION NOTES

1. REMOVE EXISTING SHUTTERS & REPLACE WITH NEW SHUTTERS OF SIMILAR STYLE
2. PAINT ENTIRE EXTERIOR OF STRUCTURE - REPAIR SIDING AS REQUIRED
3. EXISTING MILLWORK TO REMAIN & BE PAINTED PER CLIENT SELECTION
4. EXISTING ROOF TO REMAIN
5. EXISTING CONCRETE STOOP TO REMAIN - CONTRACTOR TO VERIFY DEPTH OF STOOP IS SUFFICIENT FOR BEARING WEIGHT OF NEW COVERED ENTRY
6. REMOVE EXISTING FRONT DOOR & SIDELITES & REPLACE WITH NEW UNITS OF SIMILAR SIZE & STYLE
7. NEW WOLMANIZED 4x4 POST WRAPPED IN CEDAR ON EXISTING STOOP - COLUMN TO TAPER FROM 12" SQUARE AT THE BOTTOM TO 10" SQUARE AT THE TOP
8. NEW METAL ROOF PITCHED AT 2/12
9. NEW GUTTERS & DOWNSPOUTS TO CLOSELY MATCH EXISTING
10. FLASHING AS REQUIRED

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES INCLUDING THE ORDINANCES ADOPTED BY THE CITY OF NAPERVILLE, ILLINOIS.

SIGNED: _____
ARCHITECT OF RECORD

ILLINOIS REGISTRATION NO: _____

DATE: _____

PERMIT SET

NOVEMBER 24, 2021

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LOVELI MEDSPA
24044 WEST MAIN STREET
PLAINFIELD, ILLINOIS
2,405 SQ. FT. COMMERCIAL RENOVATION

CELEBRATING OVER 27 YEARS IN BUSINESS

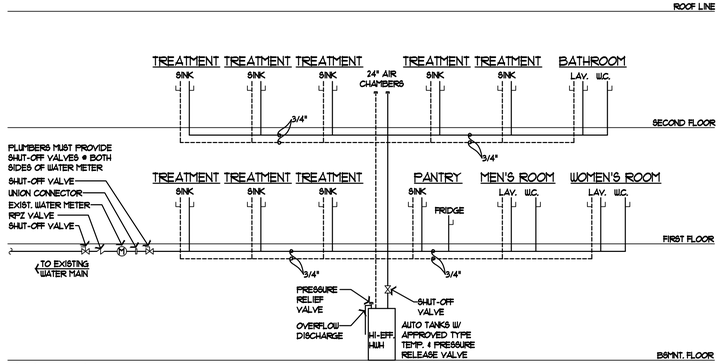
JB ARCHITECTURE
DESIGN · BUILD

1320 NORTH ROUTE 59
SUITE 124
NAPERVILLE, ILLINOIS
630.357.8100

DATE: NOVEMBER 24, 2021
DRAWN BY: JMT
CHECKED BY: JAB
REVISIONS:

JOB NUMBER: JB21252

G-1



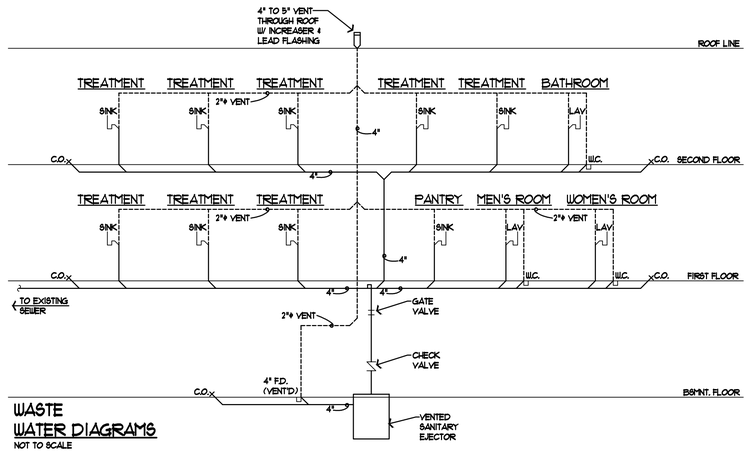
HOT & COLD WATER DIAGRAMS

NOT TO SCALE

W.S.F.U. PER TABLE "M" OF ILLINOIS PLUMBING CODE		
FIXTURE	QTY. x UNITS	TOTAL W.S.F.U.
LAVATORIES	(3) x 1.0	3.0
WATER CLOSETS	(3) x 3.0	9.0
SHOWER/BATH	(0) x 2.0	0.0
SINK	(9) x 2.0	18.0
D/W	(0) x 1.0	0.0
GREYBOX	(0) x 2.0	0.0
LAUNDRY TRAY	(0) x 3.0	0.0
TOTAL W.S.F.U.		30.0

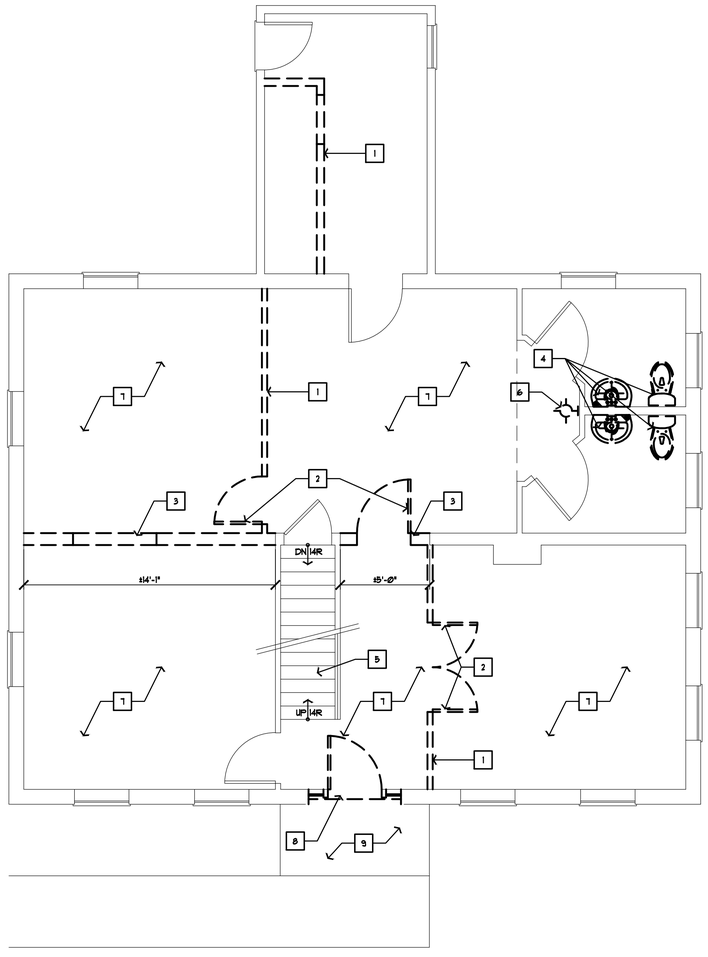
PLUMBING NOTES:

- ALL PIPING TO BE COPPER
- ALL RISERS TO HAVE 2'-0" AIR CHAMBER, ALL FIXTURES TO HAVE 1'-0" AIR CHAMBER SHUTOFF ON ALL RISERS & BRANCHES
- WATER SERVICE SHALL BE MIN. 1 1/2" TYPE "K" SOFT DRAWN COPPER W/ 1 1/2" VALVE
- WATER METER TO BE MIN. 1 1/2"
- ALL VENT AND WASTE PIPE TO BE SCHEDULE 40 PVC
- PROVIDE "B VENT" FROM HUH TO ROOF
- ALL SHOWER COMPARTMENTS & SHOWER/BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE & SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115° F AT THE TIME OF INSTALLATION.



WASTE WATER DIAGRAMS

NOT TO SCALE



FIRST FLOOR DEMO PLAN

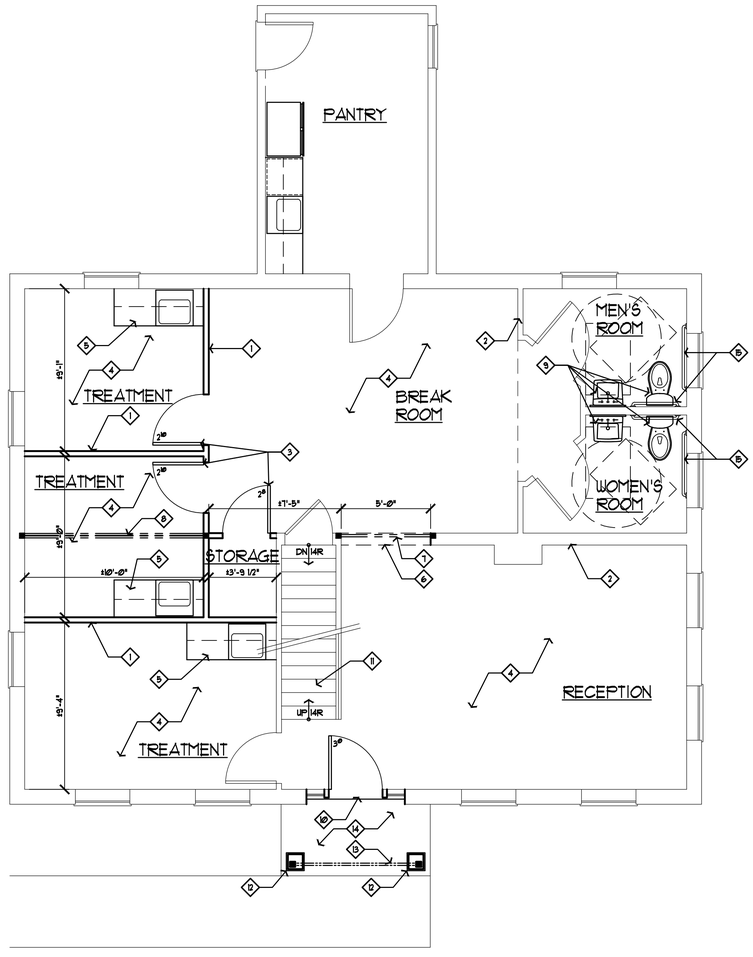
SCALE: 1/4"=1'-0"

DEMOLITION NOTES

1. REMOVE INTERIOR NON-LOAD BEARING WALL
2. REMOVE INTERIOR DOORS
3. REMOVE INTERIOR LOAD BEARING WALL - PROVIDE TEMPORARY SUPPORT AS REQUIRED
4. REMOVE EXISTING PLUMBING FIXTURES
5. PROTECT STAIR & RAILING DURING DEMOLITION
6. REMOVE EXISTING LIGHT FIXTURES & REPLACE WITH NEW
7. REMOVE FLOORING THROUGHOUT
8. REMOVE EXISTING FRONT DOOR & SIDELITES
9. EXISTING CONCRETE STOOP TO REMAIN - CONTRACTOR TO VERIFY DEPTH OF STOOP IS SUFFICIENT FOR BEARING WEIGHT OF NEW COVERED ENTRY

FLOOR PLAN NOTES

1. NEW INTERIOR WALLS
2. EXISTING INTERIOR WALLS TO REMAIN
3. NEW INTERIOR DOORS - MATCH EXISTING STYLE
4. NEW FLOORING PER CLIENT SELECTION
5. NEW BUILT-IN CABINETS W/ SINKS
6. NEW CASED OPENING
7. NEW (2) 1-3/4" x 9-1/4" LVL'S HEADER TO SUPPORT LOADS FROM ABOVE
8. NEW (2) 2x10 HEADER W/ 5/8" THICK FLITCH PLATE BOLTED W/ 1/2# BOLTS STAGGERED @ 16" O.C. TO SUPPORT LOADS FROM ABOVE
9. NEW PLUMBING FIXTURES
10. NEW FRONT DOOR & SIDELITES IN EXISTING OPENING
11. EXISTING STAIRS & RAILING SYSTEM TO REMAIN
12. NEW WOLMANIZED 4x4 POST WRAPPED IN CEDAR ON EXISTING STOOP - COLUMN TO TAPER FROM 12" SQUARE AT THE BOTTOM TO 10" SQUARE AT THE TOP
13. (2) 2x8 HEADER TO SIT ON TOP OF WOOD POSTS
14. NEW 2x6 CEILING JOISTS @ 16" O.C.
15. EXISTING GRAB BARS TO REMAIN



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PERMIT SET

NOVEMBER 24, 2021

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LOVELI MEDSPA

24044 WEST MAIN STREET
PLAINFIELD, ILLINOIS

2,405 SQ. FT. COMMERCIAL RENOVATION

CELEBRATING OVER 27 YEARS IN BUSINESS

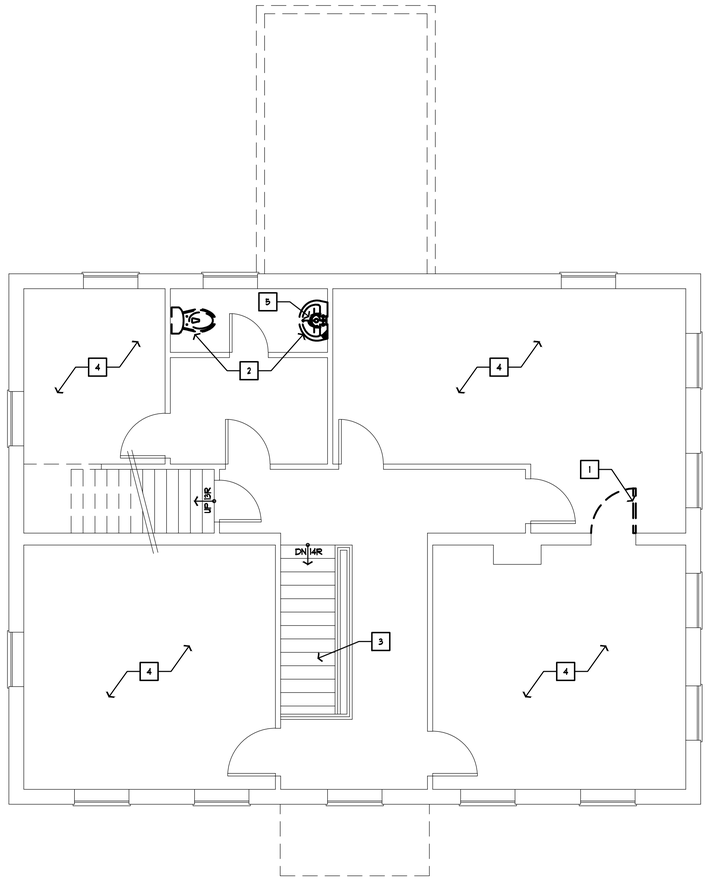
JB ARCHITECTURE
DESIGN · BUILD

1320 NORTH ROUTE 59
SUITE 124
NAPERVILLE, ILLINOIS
630.357.8100

DATE: NOVEMBER 24, 2021
DRAWN BY: JMT
CHECKED BY: JAB
REVISIONS:

JOB NUMBER: JB21252

A-1



SECOND FLOOR DEMO PLAN

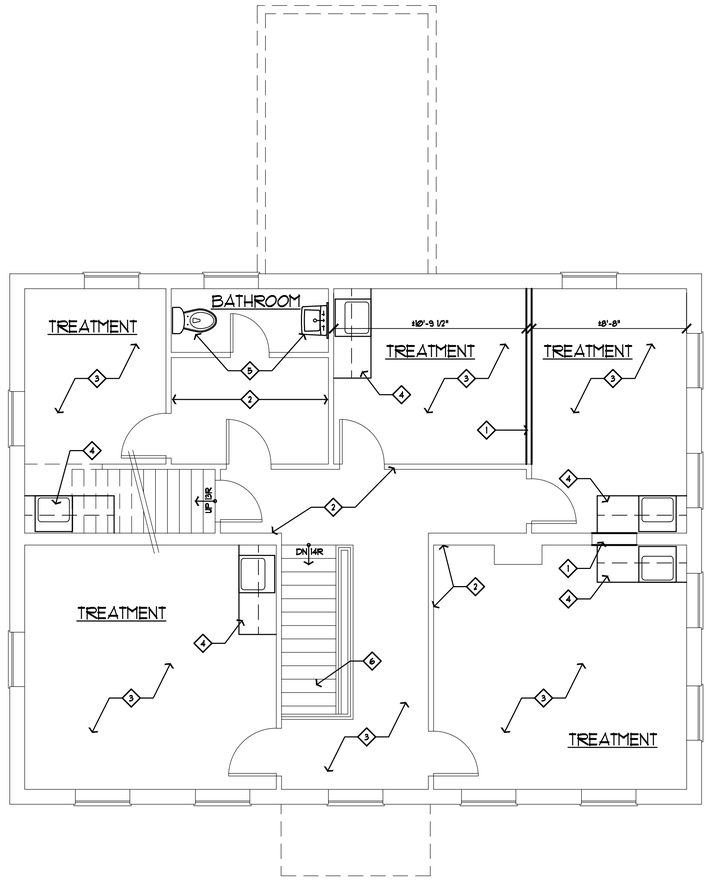
SCALE: 1/4"=1'-0"

DEMOLITION NOTES

1. REMOVE INTERIOR DOORS
2. REMOVE EXISTING PLUMBING FIXTURES
3. PROTECT STAIR & RAILING DURING DEMOLITION
4. REMOVE FLOORING THROUGHOUT
5. REMOVE EXISTING LIGHT FIXTURES & REPLACE W/ NEW

FLOOR PLAN NOTES

1. NEW INTERIOR WALLS
2. EXISTING INTERIOR WALLS TO REMAIN
3. NEW FLOORING PER CLIENT SELECTION
4. NEW BUILT-IN CABINETS W/ SINKS
5. NEW PLUMBING FIXTURES
6. EXISTING STAIRS & RAILING SYSTEM TO REMAIN



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PERMIT SET
NOVEMBER 24, 2021

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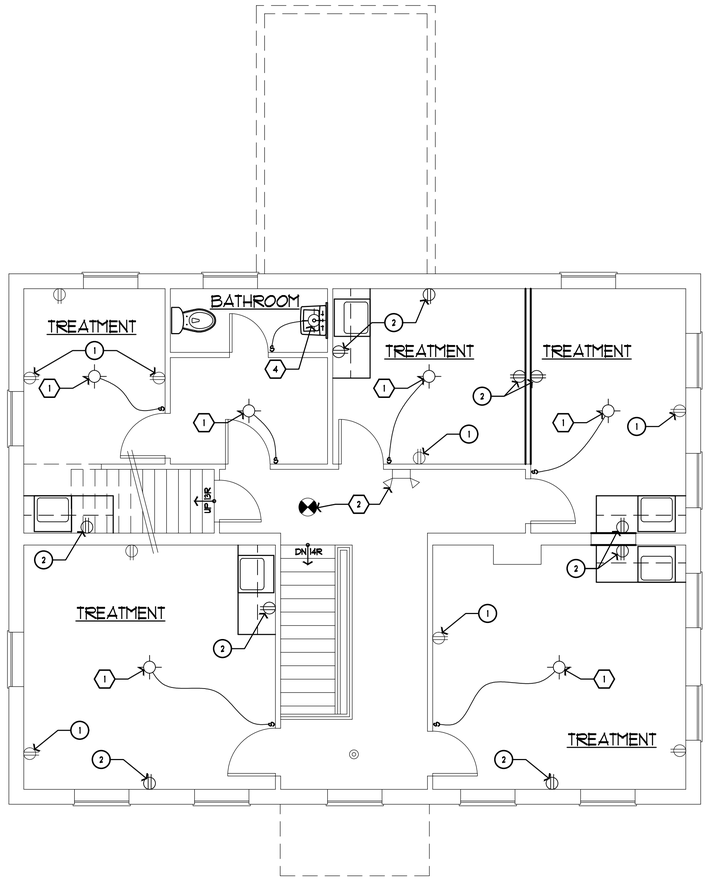
A-2



SECOND FLOOR ELECTRICAL PLAN

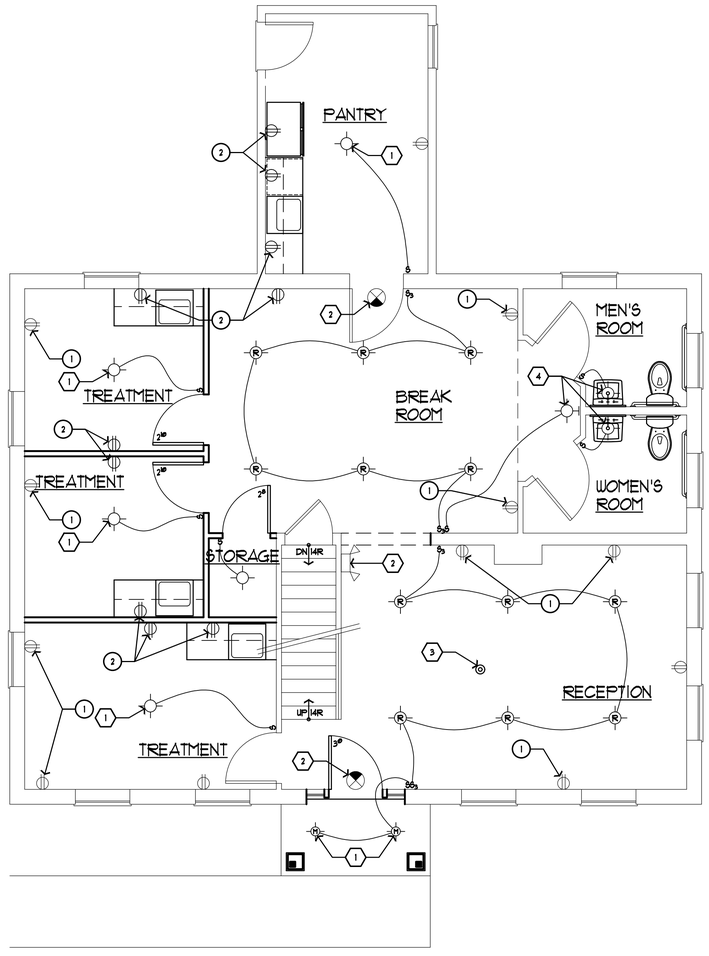
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

1. EXISTING RECEPTACLES TO REMAIN
2. INSTALL NEW RECEPTACLES - OUTLETS WITHIN 24" OF SINK TO BE GFCI RATED

CEILING NOTES

1. INSTALL NEW CEILING FIXTURES
2. EXISTING EMERGENCY LIGHTING TO REMAIN
3. INSTALL NEW INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
4. REMOVE & REPLACE EXISTING WALL FIXTURES



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

PERMIT SET
NOVEMBER 24, 2021

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E-1

4 OF 4



inspiration image





restored to original white in 2021

original white color underneath yellow paint layer

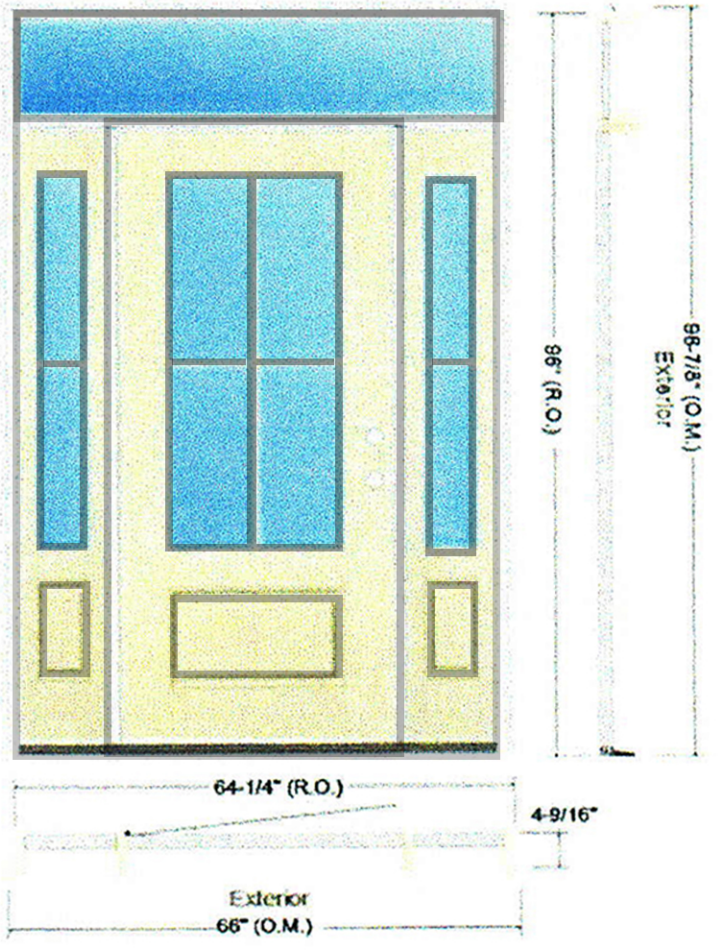

Image is viewed from Exterior!

Specifications

U.D. = 63-1/2" x 95-5/8"; R.O. = 64-1/4" x 96"

O.M. of Exterior Trim = 66" x 96-7/8"

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

A

Plainfield Historical Society Museum

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Flanders House
other names/site number: The Flanders' Place, Mapleview Farm, Bragaw-Klomhaus Residence

2. Location

street & number: 405 West Main Street ☐ not for publication
city, town: Plainfield ☐ vicinity
state: Illinois code: IL county: Will code: 197 zip code: 60544

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[X] building(s)	1	1 buildings
[ ] public-local	[ ] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	1	1 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official — Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC - single dwelling	DOMESTIC - single dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
EARLY REPUBLIC - Federal	foundation	Concrete
MID-19th CENTURY - Greek Revival	walls	Wood
		Asbestos
	roof	Asbestos
	other	Stone/limestone
		Wood/shingle

Describe present and historic physical appearance.

The Flanders House is located in Plainfield on the northwest side of Main Street with its main facade parallel to the street. The house is located along the one-time principal thoroughfare of the north section of Plainfield, which was known as Walker's Grove prior to 1834. This thoroughfare also served as part of the Dr. Temple Stage Line Chicago-Ottawa route. The Flanders House survives as one of less than twelve of the original 1830-1860 vintage buildings along Main Street which includes Plainfield House (previously listed on the National Register of Historic Places). The Flanders House was erected in either 1841 or 1842 by a Mr. Jason Flanders and, today, stands nearly intact compared to most of its neighbors.

The two-story, side gabled, rectangular building, which sits low to the ground, is approximately 30'x40' with an attached smaller service wing and a mid-twentieth century concrete block garage to the rear (north). Also, an early shed stands to the rear of the main house. The frame structure exhibits characteristics of both the Federal and Greek Revival styles, including symmetrically arranged fenestration and a central entrance obscured by a ca. 1920 porch. The original walnut siding exists beneath cement asbestos shingles installed ca. 1940. The gable roof has been covered also with cement asbestos shingles; however, original wood shingles are visible from the attic side. Support posts from a ca. 1855 front porch have been re-utilized in a portion of the basement.

Construction Features

From an 1878 county history, we have a record that Mr. Flanders built a house of hewn logs, "sided" it with walnut, finished it inside with walnut, upper

[X] See continuation sheet

6. Function or Use

B

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC - single dwelling	DOMESTIC - single dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
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[X] See continuation sheet

8. Statement of Significance

B C

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	ca. 1841	1841
Exploration/settlement	ca. 1841	

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Flanders House is a building that reflects significant aspects of the development of Plainfield (Walker's Grove), Illinois. It meets the National Register criterion A: "associated with events that made a significant contribution to the broad patterns of history" as an early building representing the settlement of Plainfield as well as criterion C: "embodying the distinct characteristics of a type" as a surviving example of early settlement architecture in the Will County/northeastern Illinois region. The Flanders House embodies the characteristic features of early Illinois inns but more importantly the Federal and Greek Revival architecture introduced to the frontier of the early 1830's and 1840's: classically-derived details, balanced fenestration and a prominent central entry.

Historic Theme/Context

The historic context of the Flanders House nomination is based upon the importance of the development of Main Street in establishing the town of Plainfield, Illinois, an early community in northeastern Illinois. Relatively few buildings erected before 1845 are known to exist in Illinois, especially in the northeastern region of the state. Therefore, because of the early construction period of the Flanders House (1841), this building is a significant resource representing the early settlement and development of the region and this particular community.

☒ See continuation sheet

Plainfield Historical Society Museum

9. Major Bibliographical References

D

1. Bach, Ira., Chicago's Historic Suburbs On Wheels & On Foot, University of Ohio Press, 1982.

2. Chicago Historical Society Archives, Chicago, Illinois.

3. Hamlin, Talbot, Greek Revival Architecture in America, Oxford University Press, Dover Publications, Inc., New York, 1944.

4. A History of Plainfield: Then and Now, Second Edition, Plainfield Bicentennial Commission, Plainfield, Illinois, 1977.

5. The History of Will County, Illinois, Wm. LeBaron, Jr. & Co., 186 Dearborn Street, Chicago, 1878.

☒ See continuation sheet

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 # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

	Zone	Easting	Northing
A			
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

That part of the south east 1/4 of Section 9, Township 36 North, Range 9 East of the third principal meridian, described as follows: Commencing at the point of intersection of the east line of Section 9 with the north line of Main Street, thence southwesterly 105 feet along the north line of Main Street to a point for a point of beginning, which point is the south west corner of that part conveyed to Texaco, Inc., thence continuing

☒ See continuation sheet

Boundary Justification

The boundary includes the portion of the city lot that has historically been associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Michael A. Lambert/Architect

organization Corsetti-Lambert, Inc. date August 8, 1990

street & number 150 Youngs Avenue telephone 815/727-4040

city or town Joliet state Illinois zip code 60432

story walls, floor and ceiling finished in walnut, neatly "planed", and after it was all finished in fine style, had it immediately whitewashed, showing how much a fine walnut finish was appreciated in those days.

The foundation is of limestone which has been encased more recently in concrete. A basement exists below the major portion of the building. The building frame which is exposed (in the basement and attic) incorporates milled joists 2"-3" wide and 10"-12" deep.

Although the historical record indicates the extensive use of wood in the construction of the building, the account is somewhat confusing because of its grammatical style. However, one can assume the following:

1) Walnut was not used because of its beauty but, rather, was used because of its apparent abundance in the Plainfield area at the time the house was constructed. Had the walnut been prized for its color or grain, Mr. Flanders would not have whitewashed it.

2) By whitewashing the building, Mr. Flanders was attempting to imitate the appearance of white marble temples which had formed the basis of the Greek Revival style of architecture. By so-doing Mr. Flanders contributed a sense of elegance to the 1840 frontier community.

3) The exact interior location of the planed walnut finish is not clear. It may be interpreted that the second story was finished entirely in planed walnut boards (walls, floors and ceiling); or that the floors throughout the house were of walnut, the upper story walls were of walnut, and ceilings had some wood treatment of mouldings. It is

Plainfield
Historical Society
Museum

thought that the first interpretation is most probable. Because of its expense, plaster routinely was reserved only for the main rooms of many early houses in this area of northeastern Illinois. Furthermore, because wood was plentiful, it was, most likely, an inexpensive, durable finish. (Vernacular houses of this period in the Ohio River Valley often utilized board walls and ceilings which were subsequently wallpapered over and, in later years, replaced with plaster.) Additional site investigation may reveal more exact information regarding the interior finishes.

Nonetheless, evidence suggests that if indeed the first story walls were plastered originally, then the upper story walls were plastered within a short time of the construction of the house due to the early pattern, style and level of refinement of the interior casing and trimwork.

As an example of architecture of the northeastern Illinois early settlement period, the Flanders House embodied a good level of architectural detail, incorporated established and evolving construction techniques and maintains a reasonable level of integrity.

Front Elevation

The rectangular building sits along Main Street such that its long side and gable ridge run parallel to the street. Although most of the original ca. 1841 walnut siding is obscured by later accretions, large corner pilasters are visible and "support" a simple entablature. The southeast or front facade of the house has symmetrically arranged windows placed either side of the central main entry. The 6 over 6 wood, double-hung windows are not original (believed to be 1920's replacements) but replicate the original windows. The lower story windows are slightly deeper than those of the

upper story; however, the width does not vary. The front porch with its thin columns was added in the 1920's and encroaches on the original frontispiece. The panelled door (which is early and possibly original to the house) has been modified and is flanked by two sidelights and transom which are glazed with original rose-colored glass. The entire doorway is framed by two broad pilasters. The chimney, rebuilt at the top and off-set from the center, is original. An identical chimney was located symmetrically in the house prior to the 1920's remodeling.

Side Elevations

The side elevations are similar in character to the main facade. The only distinguishing characteristics between the two side elevations is that the northeast elevation has four window openings at each level while the southwest elevation has only two openings at each level. (Prior to 1920, the fenestration of the side elevations was identical.) The entablature returns a short distance, horizontally, and is "carried" by corner pilasters. The simple entablature treatment follows the gable upward to the peak.

Rear Elevation

The original appearance of the northwest or rear elevation has been obscured significantly; however, the original form is quite evident. The attached service wing (which was added after 1875) has been enveloped on two sides by an enclosed porch and a flat-roofed, concrete block, one and one-half car garage. Of the original eight windows, which match the windows on the other elevations of the house, only one has been replaced with a shorter window. The service wing retains original window openings and doorways. At the time the garage addition was constructed, a door was added through the north side of the service wing between the two rooms.

Interior Features

Although the interior of the Flanders House has been remodeled (ca. 1920), the basic features of the house and general arrangement of the rooms were unaltered. However, some significant changes were made.

Most noticeably no interior parlor stoves remain, the original interior walnut siding has been removed or plastered over, and the original 4 over 4 central hall plan was opened. On the first floor, the wall between the foyer and main parlor was removed, and the doorway between the main parlor and current dining room was enlarged. On the upper floor, rooms were remodeled to create several closets while eliminating portions of the hall and providing passage between some rooms (these odd spaces were dictated by the existing window arrangement). Non-original walls are easily distinguished from original walls by their construction.

Nonetheless, the general 1841 interior appearance is essentially intact. The original staircase survives. Unusual for this period was the interior basement stair which ran below the main stair. This stairway has been converted to a closet and only the basement stair from the service wing remains.

The original shouldered architrave window and door casings are in place and, like the other woodwork, are painted (most likely the trimwork has been painted since its installation, assumed to be installed along with the plaster). A bevelled detail along the base board repeats the bevelled detail of the front door surround, implying that the trim is from the same general period as the house itself. The original board flooring remains beneath narrow-strip hardwood floors of the 1920's and contemporary floor coverings. Walls are a combination of plaster and gypsum board. Twentieth century ceiling cove mouldings have been installed in some rooms.

The first floor consists of five rooms including a foyer and a large parlor to the southeast. The foyer and parlor have been combined into a single room. Across the central hall are two smaller rooms now used as a den and a bedroom. To the rear of the main parlor was the largest room that serves as a dining room and kitchen. Beyond the present dining room is the ca. 1880 service wing.

The one-room, one story service wing retains its painted board walls as well as stairs to the basement. This room most likely served as a wash house/larder and was in use during the ownership of Mr. Bragaw who occupied the house after his service in the Civil War. (Mr. Bragaw kept honey bees and sold the honey from this service wing to supplement his $35.00/month Civil War pension.)

The basement is a large, deep room with an abandoned cistern in the north corner. Original porch posts are visible in the basement, utilized as structural supports where the original interior basement stair had been.

All of the windows of the service wing are double-hung and replicate the windows of the main structure except for one window in the service wing which is 2 over 2 with a decorative lintel moulding.

The upper floor consists of a large, open stairhall on to which five rooms open. The northeast room has been divided into two large bedrooms with closets. The southwest and southeast rooms are original bedrooms. The rear northwest room has been divided into a small room (which is connected to the front room) and a bathroom (the bathroom window is the rear elevation window that has been shortened). The northeast bedrooms have been combined into a single room; closets have been built into the east extension of the hallway. An attic stair, added during the ca. 1920 remodeling, is located off the open stairhall in what had been the west extension of the hallway.

This landmark house has survived relatively intact for more than one hundred-fifty years, an architectural remnant representing the early development of the Plainfield community.

Shed

A simple, one-story frame shed stands to the north of the main building. With a gable roof and ship-lap siding, it probably dates from the turn-of-the-century. Its original function is uncertain but believed to be either a wash house, chicken coop or tool shed. The shed is approximately 8'x12' and is non-contributing to the significance of the 1841 house.

General Development of Plainfield, Illinois

The original settlement at Plainfield, Illinois was made by James Walker. Although others had preceded him, Mr. Walker staked the first claim in 1829. That same year, he and several other men established a sawmill along the DuPage River and in so-doing established Will County's first "community". Until 1833, no sawmills existed in northeastern Illinois. However, after that date, several new, nearby communities had established mills, including Chicago. Also, the new community of Walker's Grove was advantageously located at the approximate midpoint along the Dr. Temple Stage Line which ran from Chicago to Ottawa. The Temple; Frink & Walker; and Hinton stage lines carried travelers and goods beginning January 1834 until about 1886 when railroad service became well-established and the preferred mode of travel.

The combination of virgin timber, a good river and stage access, attracted numerous settlers to the new community within a few short years. By 1834, the new town of Plainfield was platted incorporating a southern business area (Commercial Street) and a northern business area (Main Street). However, the majority of the platted village was not recorded until 1845.

By 1840, Main Street had attracted several businesses including at least two taverns/inns, a livery, drug store, wagon shop, general store, doctor's office, cobbler's shop and a few residences. Between 1840 and 1860, additional enterprises were attracted to Main Street: the first public school, a shoe store, tin shop, blacksmith, tailor, and slaughterhouse as well as several more substantial residences. Within the distance of one-eighth of one mile, a grist mill, cheese factory and several other inns were soon established.

Of these early buildings, only two pre-1840 structures remain. Plainfield House (1834), listed on the National

Register, is a similar, but not nearly as refined, house which served as an inn. Plainfield House is approximately one block southwest of the Flanders House. A very small one and one-half story cottage with Greek Revival details sits across Main Street at the opposite end of the block from the Flanders House. This cottage (410 Main Street) dates to ca. 1837 and served as a cobbler's shop. Although its exterior form and details are recognizable, additions and remodelings jeopardize its integrity.

Other early buildings also survive along Main Street. The Dennison Greene House (1844) is identified in several books, including Talbot Hamlin's Greek Revival Architecture in America, and is a refined one and one-half story, square-plan, hipped roof building. The McCallister Store (ca. 1840) served as a meat market/slaugtherhouse and, later, a feed and grain store. The remodeled, one and one-half story building with its street-facing gable and Greek Revival details now serves as a private residence.

After 1850, several other surviving buildings were erected. Although most are vernacular with uncertain construction dates, the Hagar House is an unusual Gothic Revival/ Italianate hybrid which has been recently restored to its near-original appearance.

After 1866, Main Street lost its prominent role as a business thoroughfare to Lockport Street which was more centrally located in the growing village and which continues to serve as the main business district of Plainfield today.

Architecture of the Northeastern Illinois Frontier

Fostered by an interest in ancient republics, the new American republic of the early 19th century began measuring its achievements against the Greek democracy ideal. After the War of 1812, the architecture of the period reflected

the classical Roman and Greek details and shunned any details that might be thought of as English. Politically, the young republic was becoming more crystallized; socially, more sophisticated. Incredible economic expansion occurred as the seemingly limitless natural resources were being developed and exploited. As the population increased and pressed further westward, new frontiers were successively converted into settled territories.

The Greek Revival style was the favored architecture of public buildings in the East as the great westward trek began. Taking their cues from where they were leaving, the settlers transplanted the forms to the Middle American frontier. Talbot Hamlin writes:

> The settlers pushed their way from New York to Ohio and on to northeastern Illinois. The rapid settlement of these states, the swift development of government, the prompt emergence of a local culture and an educational system, as evidenced by the proliferation of academies and colleges - these are all well-known facts of American history. All contributed to make the area especially fitted to develop a vivid and vital architecture. That part of it built between the late 1820's and 1850 - and this period was in many localities the one that saw growth of rough pioneering communities into prosperous, settled, well-constructed towns - naturally was chiefly under the influence of Greek Revival ideals.

The style's simple massing and austere decorative elements made it ideal for use in the newly settled American territories. It was easily built in brick, stone, braced frame or balloon-frame construction - the first architectural style to implement this technique. Because virgin timber was most plentiful in northeastern Illinois, most of its Greek Revival buildings were constructed of wood.

With the advent of builder's pattern books and manuals, classical details made their way to the prairie in a variety of adapted forms. Oftentimes, builders blended styles, introduced modifications to the style and simplified patterns to match their abilities or available tools. In general, the buildings erected in Illinois between 1820 and 1860 were simplified in comparison to their Eastern counterparts: low roofs, plain lintels and cornices and painted wood walls. These were good frame houses with good Greek doorways and window casings but few of the other elaborate characteristics of the style. In the northeast region of Illinois, these details were applied to three variants of the Greek Revival style: street-facing gable with derivative temple details; gable roof buildings with ridge parallel to the street and a main entrance on the long side; and a square plan with hipped roof.

The Flanders House

Jason R. Flanders was born in Hebron, Vermont on August 18, 1810. At age 20, Mr. Flanders moved to Boston, Massachusetts and worked for seven years as a store clerk. On March 29, 1833 at Lowell, Massachusetts, he married Lucy Ann Clark (b. November 4, 1810 at Amherst, New Hampshire; d. January 2, 1893).

The newlyweds departed Massachusetts on May 19, 1833, traveling overland in wagons to Troy, New York (a Greek namesake) and then by water to Detroit. From Detroit, he travelled overland to Troy Township (then part of Cook County), arriving on June 20, 1833.

Jason Flanders bought government land near Troy, a small settlement of less than one dozen people six miles south of Walker's Grove (now Plainfield). He farmed this land for eight years before moving to land he purchased at Plainfield

in 1840. The two initial acres he bought in Plainfield evolved thusly:

2-17-1837 - U.S. Government sold 160 acres to Squire Levi Arnold who platted north portion of Plainfield (i.e. Lockport Street to Main Street recorded 1845).

8-24-1837 - Arnold sold 2 acres to Ralph Smith for $100.00 (Warranty Deed).

4-21-1837 - Samuel and Lucy Shively quit claim deed to Ralph Smith for the same parcel for $230.00. Notation: "the aforescribed land being the place where the said Shively now resides."

1-13-1840 - Ralph and Betsy Smith to Jason Flanders the same 2 acre parcel for $287.50.

Jason and Lucy Flanders erected a large house in 1841 for their family:

Martha (b. 7-21-1835, d. after 1916)

Sarah (b. 6-12-1838, d. 10-12-1858)

George (b. 2-13-1840, d. 1862 at Bowling Green, KY during the Civil War)

Emma (b. 6-5-1841, d.7-29-1916)

George (b. 9-10-1843, d. in infancy)

James (b. 8-27-1846, d. after 1916)

One county history records that Mr. Flanders "and his neighbors used to cut timber in the Plainfield woods, have it sawed into boards, and then haul them to Chicago to build some of the first frame houses put up in that city."

It seems certain that the Flanders' House was constructed in front of the existing ca. 1837 Shively house (see photographs). Additionally, the lumber for the Flanders' House may have been felled in the Plainfield area woods but was milled elsewhere since the Walker Mill was destroyed by flood in 1838 and not rebuilt.

Whether or not the Flanders House was used ever as an inn on a regular basis is not documented. However, because of its size compared to other local buildings of the 1830-1840 settlement period, its similarity to "Plainfield House" (which did serve as an inn), and its location along the stage routes between Chicago and Ottawa, it may be assumed that Mr. Flanders at least may have entertained the idea of operating an inn at one time. For even with a family of six children, it is a large building for that early period in Plainfield. In fact, the operation of an inn at this stopping point must have been a lucrative business since at least four other nearby locations were serving as inns by 1850.

Very little personal information is recorded about Jason Flanders. Like many of the early settlers of Plainfield, he was a Methodist. He was, also, the first elected constable in the Village of Plainfield. At his death on February 26, 1874 (or 1875), he had acquired approximately 300-400 acres of land in the Plainfield area.

With purchases between 1845 and 1850, Jason Flanders added approximately 24 acres to his original parcel:

9-05-1845	8 acres	for $114.00
3-17-1847	9.87 acres	for $100.00
5-31-1850	6.11 acres	for $ 50.00

The site has been referred to as "the Flanders' Place" in at least one history. After Mr. Flanders' death in 1875 and Mrs. Flanders' death in 1892, the property was passed on to their surviving children:

> Emma, who in 1874 married a Civil War veteran, John Bragaw, and lived together with her parents in the house;
>
> Martha, who had married and was raising a family in California; and
>
> James who served as Will County State's Attorney in Joliet, Illinois where he resided with his family.

Emma Flanders Bragaw acquired James' 1/3 interest in the property by warranty deed in 1893; and Martha's 1/3 interest by warranty deed in 1894.

On November 6, 1915 the parcel was registered as "Mapleview Farm." Emma Flanders Bragaw died the following year.

About 1920, Cecelia and Fred Klomhaus moved their family from their country farm to Plainfield. Mr. Bragaw rented a former chicken coop turned cottage on the property to the Klomhaus family.

On June 21, 1928, the property was granted to Cecelia and Fred Klomhaus as part of a life estate established by John Bragaw. Their daughter, Ella, remembers that most of the interior rooms were decorated with deep red wallpaper. Miss Klomhaus noted also that ten stoves kept the house warm: four stoves on the first floor; five stoves on the second floor; and one stove in the basement.

Mr. Bragaw installed the first furnace in the house with a single, large register in the front hall floor.

During the late 1920's and early 1930's, Fred Klomhaus remodeled the house to its near-present appearance. He also installed a large, forced-air furnace which had originally been ordered for installation in the Plainfield United Methodist Church.

Mr. Bragaw died on Decoration Day, May 30, 1933.

Miss Ella Klomhaus assumed the property from her parents, during which time several improvements were made. The chicken coop/cottage and a barn were razed. The existing concrete block garage was constructed. She also installed a new furnace and the present synthetic siding. Miss Klomhaus constructed a service station on one corner of the property and operated a restaurant in it. Under her ownership, the remainder of the property was subdivided and sold off. During her tenure, the house became known as the Bragaw-Klomhaus Residence.

Miss Klomhaus sold the house to Peace Lutheran Church in 1974 for use as a parsonage.

The house was sold most recently in 1990 so that it might be restored to its 1841 appearance and continue to serve as a tribute to and reminder of Plainfield's early settlement.

Major Bibliographical references (cont'd.)

6. Kwedar, Melinda F. and Hawes, Edward L., Inns and Taverns in the Midwest: Typical Functions, Forms and Layouts, Sangamon State University, 1986.

7. Plainfield Historical Society Archives, Plainfield, Illinois.

8. Telephone Interview with Ron Bryant, Kentucky Historical Society Library Curator, Summer 1990.

9. Telephone and Personal Interviews with Ella Klomhaus, former owner, Summer and Fall 1990.

Verbal Boundary Description (cont'd.)

southwesterly along said line 130 feet, thence northwesterly 175.07 feet on a line perpendicular to said north line of Main Street, thence northeasterly 163.25 feet on a line parallel with said north line of Main Street to a point which is the north west corner of said part conveyed to Texaco, Inc., thence 129 feet along the southwesterly line of said part conveyed to Texaco, Inc., thence southerly 50.64 feet along the westerly line of said part conveyed to Texaco, Inc., to the point of beginning, in Will County, Illinois.

The Bragaw-Klomhaus Residence

Mr. Jason R. Flanders came from New Hampshire traveling overland in wagons to Troy, New York and then by water to Detroit. From Detroit he travelled overland to Plainfield Township (then part of Cook County), arriving in June of 1834. A few years after his arrival (probably by 1836), Mr. Flanders erected the building now know as the Bragaw-Klomhaus residence. Very little information is recorded about Mr. Flanders. Like many of the early settlers to Plainfield, he was a Methodist. The father of six children, he lived to see one son become Will County State's Attorney.

One county history records that Mr. Flanders "and his neighbors used to cut timber in the Plainfield woods, have it sawed into boards, and then haul them to Chicago to build some of the first frame houses put up in that city."

Because of the documented history, it is assumed that the Bragaw-Klomhaus residence was constructed of wood milled at the Walker Sawmill, the closest mill at that time. Because Mr. Walker's mill was destroyed by flood in 1838 and not re-built, later buildings in Plainfield may have been constructed of local timber which was milled in either Joliet or Naperville.

Whether or not the building was used as an inn on a regular basis is not documented. However, because of its size compared to other local buildings of that period, its similarity to "Plainfield House" which did serve as an inn and its location on the stage line, it must be assumed that Mr. Flanders at least may have entertained the idea of operating an inn at one time. For even with a family of six children, it is a large building for that early period.

the proliferation of inns in this area of Plainfield (one of four)

The house has been known to some as "the Flanders' Place" but, after Mr. Flanders' death in 1875, the residence was passed on to one of his daughters who had married a Civil War veteran, Mr. Bragaw. He lived to an old age and was taken care of by a Mr. & Mrs. Klomhaus and her daughter, Ella. They inherited the house and property. During this time, a service station was constructed on one corner of the property, and Ella Klomhaus operated a restaurant at the station. Also, during Miss Klomhaus' ownership ~~this time,~~ the remainder of the property was sold off. The residence was sold by Ella Klomhaus to Peace Lutheran Church for use as a parsonage in the 1970's. In 1990, the residence was sold again so that it might be restored and continue to serve as a tribute to and reminder of Plainfield's early settlement.

They lived in ~~a small house~~ behind the main house in a small house which has since been razed.

The Bragaw-Klomhaus residence is located in Plainfield on the northwest side of Main Street with its main facade parallel to the street. The residence is located along the one-time principal thoroughfare of the north section of Plainfield, which was at that time known as Walker's Grove. This thoroughfare also served as part of the Chicago-Ottawa stage route. The Bragaw-Klomhaus residence survives as one of several of the original buildings along Main Street including Plainfield House which has been listed on the National Register. The Bragaw-Klomhaus residence was erected in either 1835 or 1836 by a Mr. Flanders.

The two-story, simply gabled, rectangular building, which sits low to the ground, is approximately 30'x40' with a smaller service wing and a mid-twentieth century concrete block garage to the rear (north). Also, an early shed stands to the rear of the main residence. The frame structure exhibits characteristics of both the Federal and Greek Revival styles, including symmetrically arranged fenestration and a central entrance obscured by a ca. 1920 porch. The original walnut siding exists beneath cement asbestos shingles installed ca. 1940. The gable roof has been covered also with cement asbestos shingles; however, original wood shingles are visible from the attic side. Original porch posts have been re-utilized in a portion of the basement, but where that porch may have been is uncertain.

Construction Features

From an 1878 county history, we have a record that "Mr. Flanders built a house of hewn logs, 'sided' it with walnut, finished it inside with walnut, upper story walls, floor and ceiling finished in walnut, neatly 'planed', and after it was all finished in fine style, had it immediately whitewashed, showing how much a fine walnut finish was appreciated in those days." The foundation is of limestone which has been encased more recently in concrete. A basement exists below the major portion of the building. The building frame which is exposed (in the basement and attic) incorporates milled joists 2"-3" wide and 10"-12" deep.

Front Elevation

The rectangular building sits along Main Street such that its long side and gable ridge run parallel to the street. Although most of the original siding is obscured by later accretions, large, engaged corner pilasters are visible and "support" a simple entablature. The southeast or front facade of the residence has symmetrically arranged windows either side of the central main entry. The 6/6 wood double hung windows are not original (believed to be 1920's replacements) but replicate the original windows. The lower story windows are slightly deeper than those of the upper story; however, the width does not vary. The front porch with its thin columns was added in the 1920's and encroaches

on the original frontispiece. The panelled door (which is early but probably not original) is flanked by two sidelights and transom which are glazed with original rose-colored glass. The entire doorway is framed by two broad engaged pilasters. The chimney, rebuilt at the top and off-set from the center, is said to be original. Although anticipated, no evidence of symmetrical end chimneys exists.

Side Elevations

The side elevations are similar in character to the main facade. The only distinguishing characteristics between the two side elevations is that the northeast elevation has four window openings at each level while the southwest has only three openings at each level. The entablature returns a short distance, horizontally, and is "carried" by engaged pilasters. The simple entablature treatment follows the gable upward to the peak.

Rear Elevation

The northwest or rear elevation has been remodeled significantly; however, the original form is quite evident. The original service wing has been enveloped by an enclosed porch and a flat-roofed, concrete block garage. A few of the upper windows have been altered to accommodate the additions.

Shed

A simple, one-story frame shed stands to the north of the main building. With a gable roof and ship-lap siding it probably dates from the turn-of-the-century. It's original function is uncertain but believed to be either a wash house, chicken coop or tool shed. The building is approximately 8'x12'.

Interior Features

The interior of the Bragaw-Klomhaus residence was remodeled ca. 1920. Although the basic features of the house and general arrangement of the rooms were unaltered, some significant changes were made.

Most noticeably no interior fireplaces remain, the original interior walnut siding has been removed, and the original 4 over 4 central hall plan was opened up: The wall between the foyer and main parlor was removed, and the doorway between the main parlor and current dining room was enlarged. On the upper floor, rooms were remodeled to incorporate a variety of odd closets and passages between rooms (these odd spaces were dictated by the existing window arrangement). Non-original walls are easily distinguished from original walls by their construction.

the young republic was becoming more crystallized. Incredible economic expansion occurred as the seemingly limitless natural resources were being developed and exploited. As the population increased and pressed further westward, new frontiers were successively converted into settled territories.

The Greek Revival style was the favored architecture of public buildings in the East as the great westward trek began. Taking their cues from where they were leaving, the settlers transplanted the forms to the Middle American frontier. Talbot Hamlin writes, "The settlers pushed their way from New York to Ohio and on to northeastern Illinois. The rapid settlement of these states, the swift development of government, the prompt emergence of a local culture and an educational system, as evidenced by the proliferation of academies and colleges - these are all well-known facts of American history. All contributed to make the area especially fitted to develop a vivid and vital architecture. That part of it built between the late 1820's and 1850 - and this period was in many localities the one that saw growth of rough pioneering communities into prosperous, settled, well-constructed towns - naturally was chiefly under the influence of Greek Revival ideals."

The style's simple massing and austere decorative elements made it ideal for use in northeastern Illinois. It was easily built in brick, stone, braced frame or balloon-frame construction - the first architectural style to implement this technique. With the advent of builder's pattern books and manuals, the details made their way to the prairie and were adapted. Oftentimes, builders blended styles, introduced modifications to the style and simplified patterns to match their abilities or available tools. The buildings erected in Illinois between 1820 and 1860 were simplified in comparison to their Eastern counterparts: low roofs, plain lintels and cornices and painted wood walls. These were good frame houses with good Greek doorways and window casings but few of the other elaborate characteristics of the style. Because virgin timber was most plentiful in northeastern Illinois, most of its Greek Revival residences were constructed of wood. Also in this region, three variants of the Greek Revival style exist: street-facing gable with temple treatments; gable roof with long side parallel to street and entrance on the long side; and a square plan with hipped roof.

Architecture of Early Illinois Inns

Inns served a variety of purposes including family home, overnight accommodations for travelers, and an eating and drinking establishment. Because of these uses, buildings erected for these uses normally had large rooms for entertaining, dining and sleeping. Occasionally smaller rooms would be provided for family privacy. The exact form, layout and use of standard inns is largely undocumented; however, inns of this region generally incorporated Greek Revival details, balanced fenestration, a center door on the long side and a doorway with sidelights and transom.

The Bragaw-Klomhaus residence is a building that reflects significant aspects of the development of Plainfield (Walker's Grove), Illinois. It meets the National Register criteria A: "associated with events that made a significant contribution to the broad patterns of history" as an early representative building reflecting the early settlement of Plainfield and early travel in northern Illinois as well as criteria C: "embodying the distinct characteristics of a type" as a surviving example of early settlement architecture in the Will County/northern Illinois region. The Bragaw-Klomhaus residence embodies the characteristic features of early Illinois inns but more importantly the Federal and Greek Revival architecture introduced to the frontier of the early 1830's: classically-derived details, balanced fenestration and a prominent central entry.

Historic Theme/Context

The historic context of the Bragaw-Klomhaus residence nomination is based upon the importance of the development of Main Street in establishing the town of Plainfield, Illinois

General Development of Plainfield, Illinois

The original settlement at Plainfield, Illinois was made by James Walker. Although others had preceded him, Mr. Walker staked the first claim in 1829. That same year he and several men established a sawmill along the DuPage River and in so-doing established Will County's first "community". Until 1833, no sawmills existed in northeastern Illinois. However, after that date, several new, nearby communities had established mills, including Chicago. Also, the new community of Walker's Grove was advantageously located at the approximate midpoint along the Dr. Temple Stage Line which ran from Chicago to Ottawa.

The combination of virgin timber, a good river and stage access, attracted numerous settlers to the new community within a few short years. By 1834, the new town of Plainfield was platted incorporating a southern business area (Commercial Street) and a northern business area (Main Street).

By 1840, Main Street had attracted many businesses including two taverns/inns, livery, drug store, wagon shop, general store, the first public school, shoe store, tin shop, cobbler, blacksmith, tailor, doctor's office and slaughterhouse as well as several fine residences.

Architecture of the Northeastern Illinois Frontier

In the early 19th century, the new American republic began measuring their achievements against the Greek democracy ideal. After the War of 1812, the architecture of the period reflected the classical Roman and Greek details and shunned anything that might be thought of as English. Politically,

Nonetheless, the general interior appearance is essentially intact. The original staircase survives. Unusual for this period was the interior basement stair which ran below the main stair. This stairway has been converted to a closet and only the basement stair from the service wing remains.

The original shouldered architrave window and door casings are in place and, like the other woodwork, are painted (most likely from the time the trimwork was installed). The original board flooring remains beneath contemporary floor coverings. Walls are a combination of plaster and gypsum board. Some twentieth century ceiling cove mouldings have been installed in some rooms.

The first floor consists of a foyer and a large parlor to the southeast which have been combined into a single room. Across the central hall are two smaller rooms now used as a den and a bedroom. To the rear of the main parlor was the largest room that has been divided into a dining room and kitchen. Beyond this room is the original service wing.

The service wing retains its board walls as well as stairs to the basement. This room most likely served as a wash house/larder. The basement is a large deep room with a "root cellar" in the north corner.

The upper floor consists of a large, open stairhall which opens to each room and an attic stair (probably added during the 1920's remodeling).

The northeast room has been divided into two large bedrooms with closets. The southwest front room is an original bedroom most likely. The rear southwest room has been divided into a small room (which is connected to the front room) and a bathroom.

This landmark residence has survived relatively intact for more than one hundred-fifty years.

Illinois Historic Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

FAX TRANSMITTAL

DELIVER TO: Randal Miller

ORGANIZATION: _____ FAX NO. 815-726-2644

FROM: Tracy Scalle FAX NO. 217-524-7525

DATE: 6/30/23 PHONE: _____

Total Pages (including cover): 2

Comments: letter regarding location of the Flanders Home. Please feel free to call if you have any questions.

Illinois Historic Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Voice (217) 782-4836 • Teletypewriter Only (217) 524-7128

June 27, 2003

Randal J. Miller
Dunn, Martin & Miller, LTD.
Suite 300
15 West Jefferson Street
Joliet, Illinois 60432

Dear Mr. Miller:

It has been brought to our attention that the owners of the Flanders House in Plainfield propose to relocate the property from its original location at 405 West Main Street to 509 West Main Street. This property was listed in the National Register of Historic Places on November 14, 1991, and is one of only three properties listed in the National Register in Plainfield.

Our office has no formal review of the proposed relocation, unless the project involves the use of federal or state funding, licensing or permitting. However since the house is listed in the National Register, its relocation without the prior approval of the National Park Service will result in the property's removal from the National Register (36 CFR Part 60.14b). While you may only propose to move the house a couple of blocks, a property's significance is, in part, heavily linked to its original location and setting within a community; therefore, I encourage you to reconsider the relocation of the Flanders House.

It would be greatly appreciated if you could keep our office informed about the proposed relocation of the Flanders House. If you have any questions, please feel free to contact me at 217/785-4324.

Sincerely,

Tracey A. Sculle

Tracey A. Sculle
Survey and National Register Coordinator

cc: Michael A. Lambert, ARRIS Architects + Planners, P.C., preparer of National Register form

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Post-it® Fax Note 7671 | Date 6/25 | # of pages ▶ 10
To TRACEY SCULLE | From M. LAMBERT
Co./Dept. IHPA | Co. ARRIS
Phone # 217/785-4324 | Phone # 815/436-8133
Fax # 217/524-7525 | Fax # - 1864

June 25, 2003

Mr. Michael Rachliss
Rachliss, Durham, Duff & Adler
542 South Dearborn, Suite 1310
Chicago, Illinois 60605

re: Proposed Miller / MP Investments Case
Flanders' House Relocation
Plainfield, Illinois
AAP 03123

Dear Mr. Rachliss:

Thank you for speaking with me this afternoon on behalf of my clients, Ralph and Shirley Rouse, trustees for Mrs. Ruth (Rouse) Brockway (a 102 year old resident of the Lakewood Nursing Home in Plainfield). The Rouse's son is presently renovating and restoring the Plainfield House. Ralph and Shirley Rouse live just two doors south of the proposed site for the Flanders' House.

By way of background, the Plainfield House was listed in the National Register of Historic Places in 1985 or thereabout. The Flanders' House was listed in the National Register of Historic Places in 1993 at the request of Mike Martin and Randy Miller as well as their former law partner, Illinois Senator Thomas Dunn (retired). Martin & Miller have now petitioned to relocate the Flanders' House approximately 2 blocks west of the original site. The move will cause the Flanders' House property (one of three National Register sites in the oldest community ion Will County) to be de-listed from the National Register.

Although numerous attempts have been made since 1987, no historic preservation ordinance has been adopted in the Village of Plainfield.

The Public Hearing, next Tuesday, July 1, 2003, is set to review the Site Plan which includes variance for a side yard setback reduction to 4'-0" where 10'-0" is required as well as to re-zone the property to Business Transition District (BTD) in an existing residential neighborhood along an arterial route.

MICHAEL A. LAMBERT

The Village of Plainfield Municipal Code can be found online at http://www.plainfield-il.org/municipalcode.htm which may provide some other information that I have neglected. (The navigation of the site is a bit confusing but, simply, use the navigation bar at the left; each section and sub-section can be opened by clicking on the small "+" sign to the left of each section.) I found parts of the BTD Zoning code interesting namely, Sec 9-80.5 (2) which seems to suggest that the character of the *neighborhood* shall be protected and Sec 9-80.7 (b) which seems to suggest that the proposed development shall not provide a negative impact on the adjacent residential district.

Lastly, I have attached an editorial which may be some interesting reading although the information about the foundation deterioration is hogwash and has never been substantiated by any engineer that I know. In fact, one of the contractors, who looked at the house for Martin and Miller and who is familiar with old houses, told me that the foundation is one of the best he has ever seen in all of his years working with old buildings. The limestone foundation IS an important early engineering feat since it is a full cellar of more than 8 feet deep with an internal staircase which was rare in pre-1855 residential architecture in northeastern Illinois in all my years of research.

Furthermore, the issue of "absolutism" is ironic in that the Village has been "absolutist" for more than 16 years in saying "no" to protecting the 250 or so potentially historic buildings in the Village. In the interim, the Village has had the absolute control to allow demolition after demolition of historic buildings while offering no protection or incentives for the preservation of significant and historic buildings...who has the "absolute" control?

The Rouse family address is 513 West Main Street, Plainfield, Illinois 60544; you may copy any letter to me as their architect. Because of their family tragedy, they will be difficult to contact over the course of the next several days while they are out of town.

The Village officials are as follows: Village President: Richard A. Rock; Village Administrator: Terry Burghard; Chairman of the Plan Commission: James Sobkoviak; and Director of Community Development: James Testin.

I have probably provided you with more information than you desire and have given you a challenging deadline. However, on behalf of the Rouse family and others like them in Plainfield who are seeking protection of the historic houses and buildings we own and preserve, I thank you for your time and effort.

Should you have any questions, please feel free to contact me (815/436-8133 or 815/436-6742). I look forward to the opportunity of working with you towards the completion of this Project.

Sincerely,

ARRIS Architects + Planners, P.C.

Michael A. Lambert
Principal Architect

enclosure

cc by facsimile. David Bahlman, President - Landmarks Preservation Council of Illinois
Tracey Scully, National Register Coordinator, Illinois Historic Preservation Agency.

Attached, I have provided a copy of the notice of the Public Hearing (2 pages); a reduced plan of the proposed relocation and development of the site (1 page); an enlarged view of the proposed building area (1 page); an even larger view of the proposed Flanders' House and Plainfield House sites (1 page); a street elevation of the proposed development (1 page); one version of a proposed site development plan sketch (1 page); a second version of a proposed site development plan sketch (1 page); a site plan of the existing location of the Flanders' House (1 page); excerpts from the Village of Plainfield Municipal Code pertaining to Business Transition Districts (3 pages) and an editorial which appeared in one of the local newspapers several months ago.

The notice of the Public Hearing is self-explanatory. The reduced site plan gives you an idea of the overall depth of the lots which extend to the center of the DuPage River. I have enlarged the site plan so that you may better understand the proposed development of the Miller property. Additionally, I have provided another enlargement of the site plan that shows the relationship between the proposed relocated Flanders' House and the existing Plainfield House. Also attached, is a street elevation to give you an idea of the scale of the buildings as proposed.

The next two Drawings are sketches of my recommendations of the two proposed plans that I believe the Rouse family should identify as their only acceptable alternatives to the Miller / Martin proposed scheme should the Flanders' House be moved as planned. Of course, Scheme 2, which maintains the required 10'-0" side yard, is my most preferred concept because it puts all of the burden on the developer's property and causes them to consider the impact of their proposal on future development options. Scheme 1 is less drastic but seeks to move the parking lot to the center of the Miller parcel to lessen the impact on the Plainfield House while maintaining the existing tree line and seeking additional plantings in the tree line.

Both schemes show the fence between the two properties as extending to a point in line with the front wall of the relocated Flanders' House (which is permissible under current zoning). Furthermore, the Rouse family has requested that all of the windows which face the Plainfield House property be permanently shuttered (the Flanders' House has operating shutters installed at this point in time) because the Plainfield House bedroom windows will be clearly visible from the second floor of the relocated Flanders' House. Site lighting is not addressed in the documents but is a concern of the Rouse family as well.

Also attached is a copy of the existing site where the Flanders' House presently sits. Two interesting points should be noted.

First, the vacant lot which is owned by Martin and Miller is truly vacant and could be re-developed while maintaining the historic house on the existing site...if they were as truly interested in preserving local history as they claim. (They have reminded everyone about the amount of money they put into restoring the building in 1993-95 but fail to mention the tax credit they received.) They repeatedly tell everyone that the traffic that goes by the house is destroying it. However, no one will discuss the fact that Main Street is a designated state highway that has not been planned for a jurisdictional transfer any time soon. Therefore, the same truck traffic will pass by the house when it is moved two blocks west. Furthermore, they say the noise from the intersection of the two highways makes it impossible to hold meetings in the Flanders' House (which was converted to offices as part of the restoration that my office completed in 1993). I doubt the noise will decrease in the future now that Route 59 has been improved.

Secondly, the Mobil Gas Station which was re-built a few years ago was **required** by the Plan Commission and the Village Board to be designed in a "more residential" style to be *compatible* with the Flanders' House. The new station was set north of the Flanders' House to provide a better view of it. Now, with the present proposal, the Flanders' House will be moved and we are stuck with some pseudo-residential gas station instead of some interesting, contemporary addition to the Plainfield streetscape. I don't know if this is irony or stupidity.

DUNN, MARTIN & MILLER, LTD.
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FAX (815) 726-2644

MICHAEL J. MARTIN
RANDAL J. MILLER
FRANK P. ANDREANO
DOUGLAS E. HEATHCOCK

RESPOND TO: JOLIET

FRANCIS A. DUNN (1913-1994)

BY APPOINTMENT ONLY
405 WEST MAIN STREET
PLAINFIELD, ILLINOIS 60544
(815) 439-0077

June 16, 2003

Certified Mail – Return Receipt Requested

Ruth Brockway
503 W. Main Street
Plainfield, Illinois 60544

Re: Your Property at 501 West Main Street
Plainfield, Illinois 60544

Dear Adjacent Landowner:

William Miller, Jr. and Joyce N. Miller and MP Investments, Ltd. by Randal J. Miller and Michael J. Martin have submitted an application to the Village of Plainfield requesting BTD zoning for the residence located at 509 Main Street and BTD zoning (Business Transitional District) for the adjacent vacant lot (Lot 3) located east of 509 Main Street, for the purposes of relocation of the *Flander's House* to the adjacent lot and the continued operation of the *Flander's House* as an office. The Miller property will remain as a residence for the time being, but may later be sold and used for a professional office. A second application has been filed seeking variances as follows: Sideyard setback on east line of Lot 3 from 15 feet to 4 feet; a variance from the 24 foot parking drive aisle; a variance from the parking stall configuration (18.5 x 9 feet); and, a variance from the BTD 15 foot setback and minimum 10 foot landscape buffer from a residential area. These properties adjoin your property and a copy of the site plan is enclosed for your reference.

A public hearing will be held on 1st day of July, 2003 at 7:00 p.m. in the Plainfield Village Hall Board Room, 24000 W. Lockport St., Plainfield, Il 60544 to consider these matters.

PUBLIC HEARING

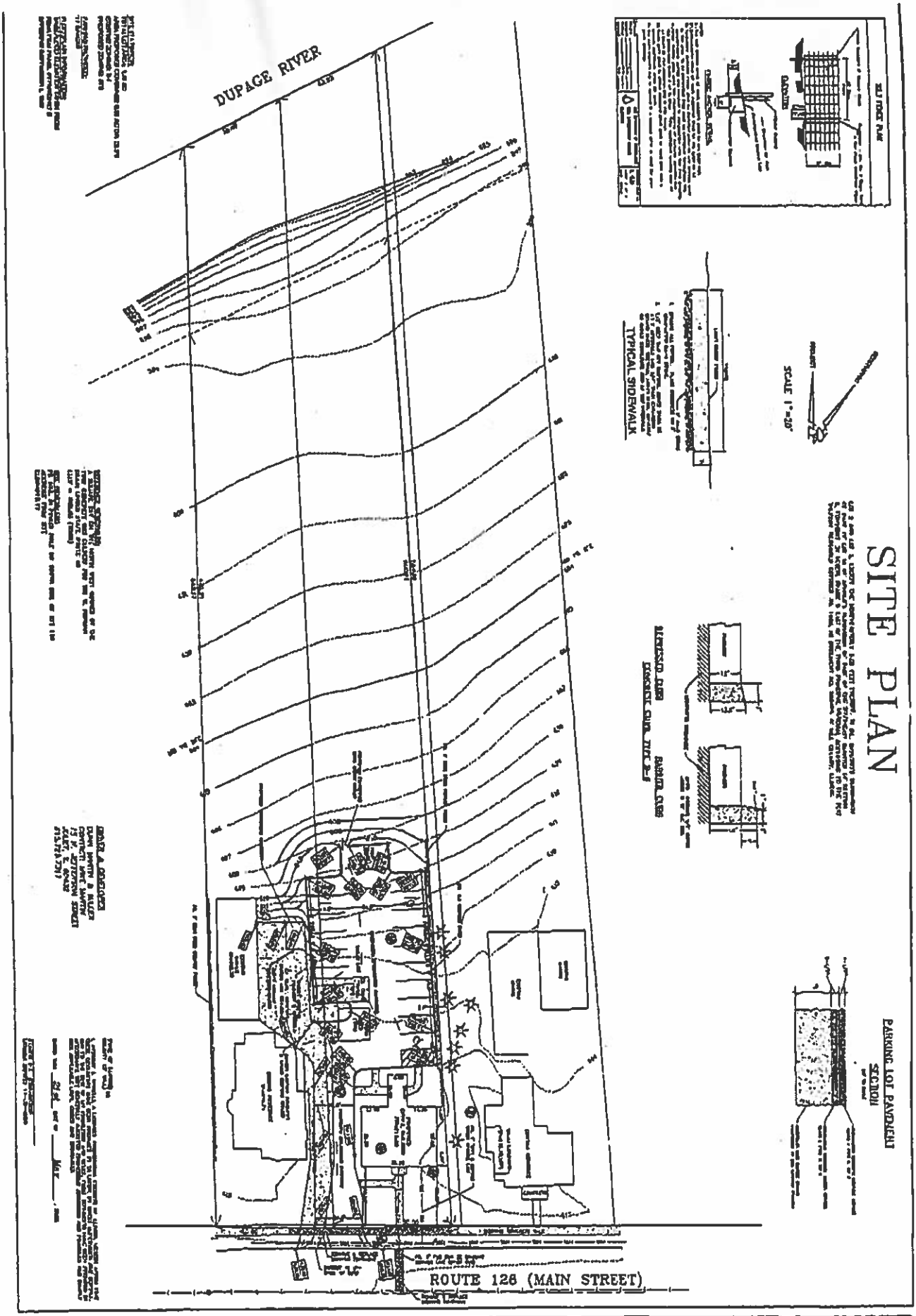
Should you have any questions regarding the applications, feel free to contact the Village Community Development office at (815) 439-2824 or please contact the undersigned attorney for the Petitioner. I thank you, in advance, for your kind cooperation in these matters.

Sincerely,

RANDAL J. MILLER

MJM/sjb
Enclosure
- Site plan

PUBLIC HEARING

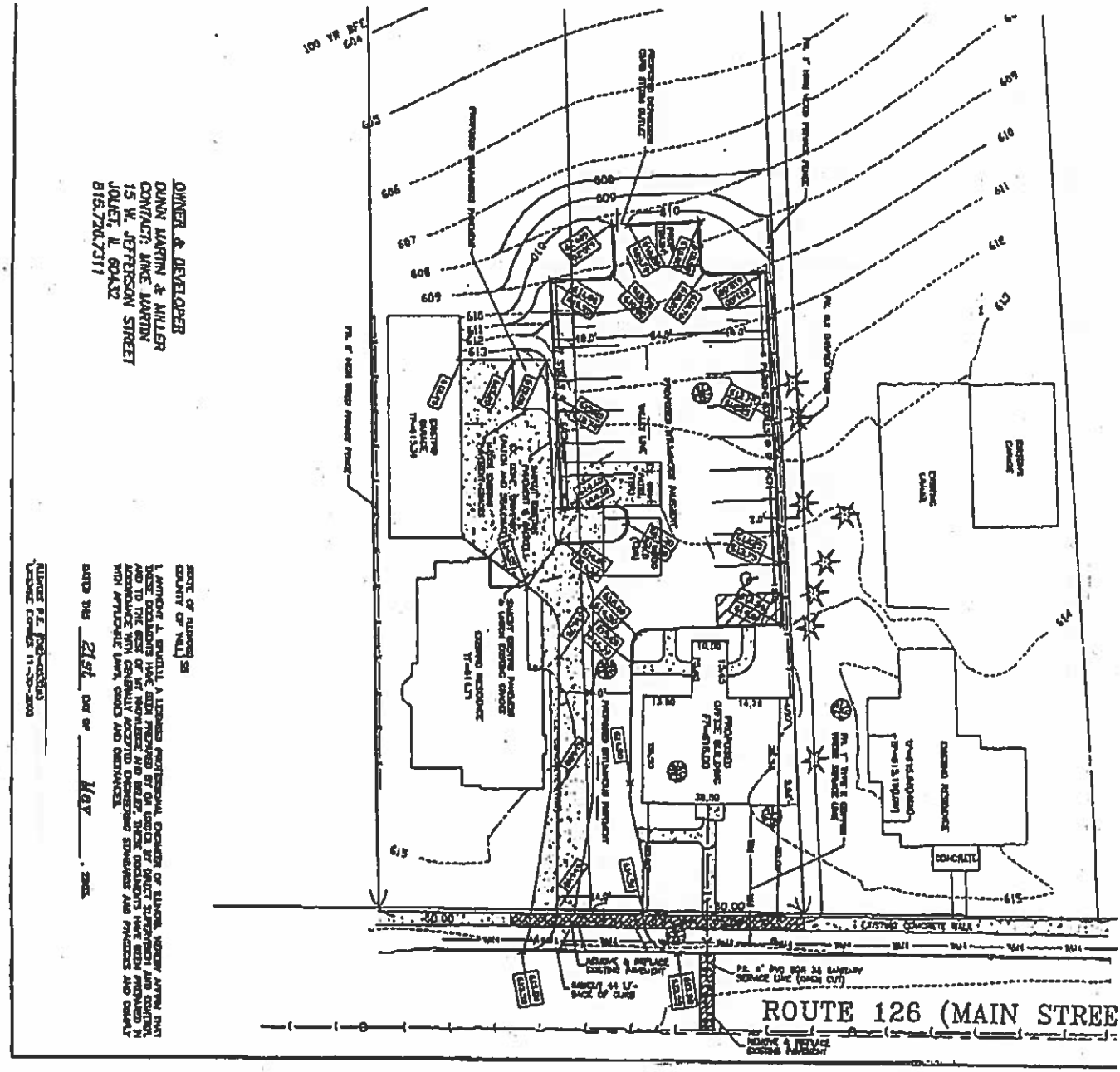


GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

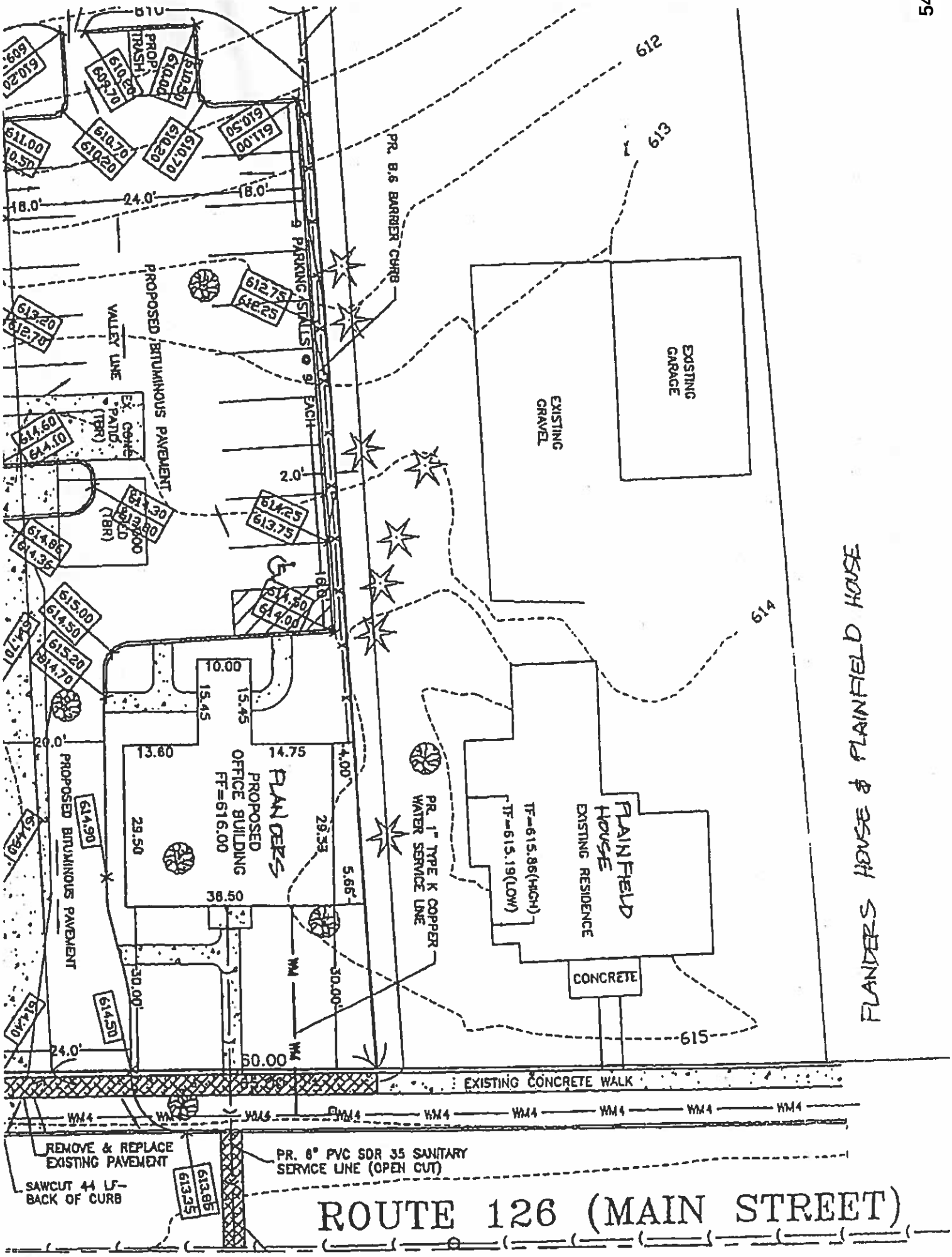
MIKE MARTIN
DUNN, MARTIN, & MILLER

SITE PLAN

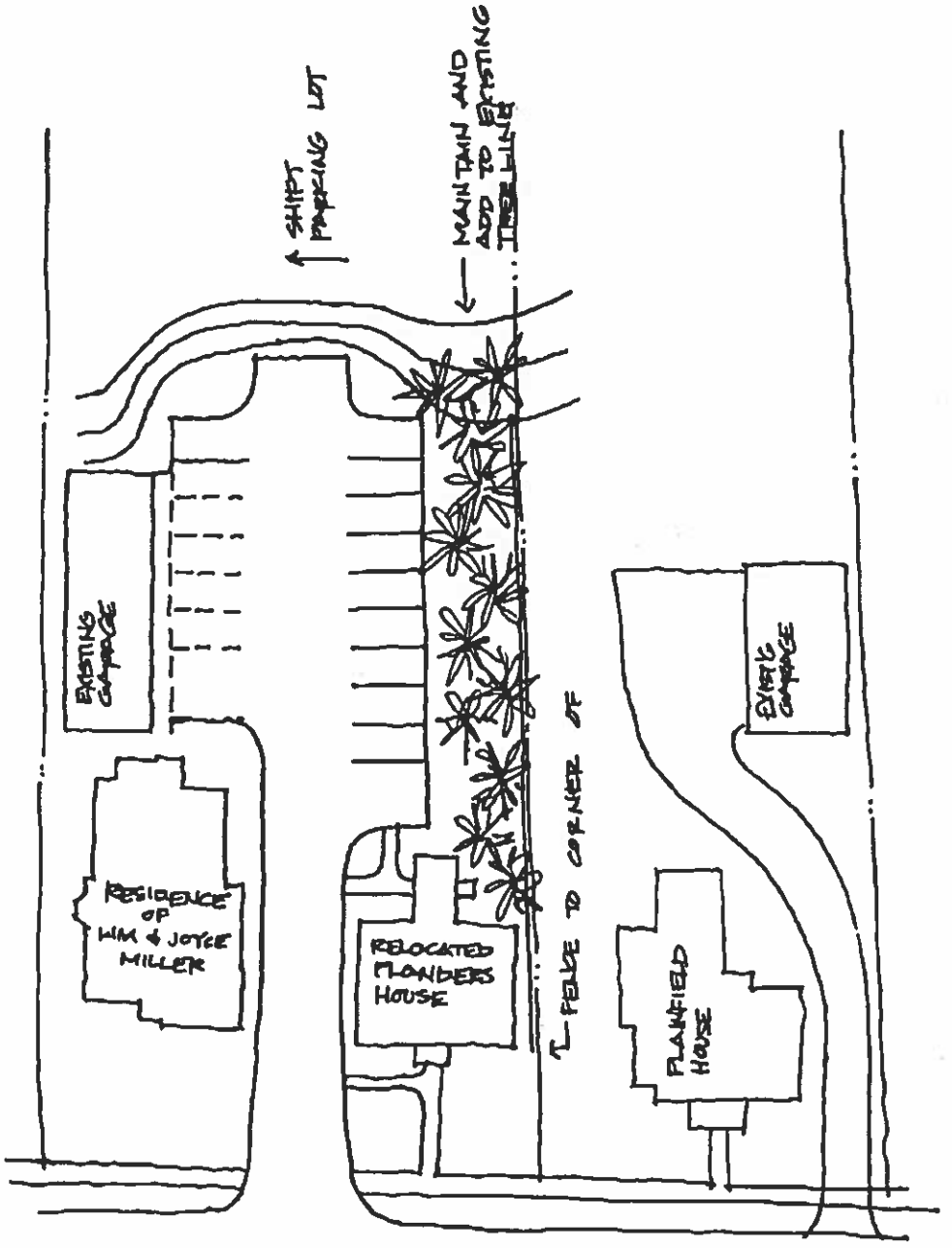
SITE PLAN



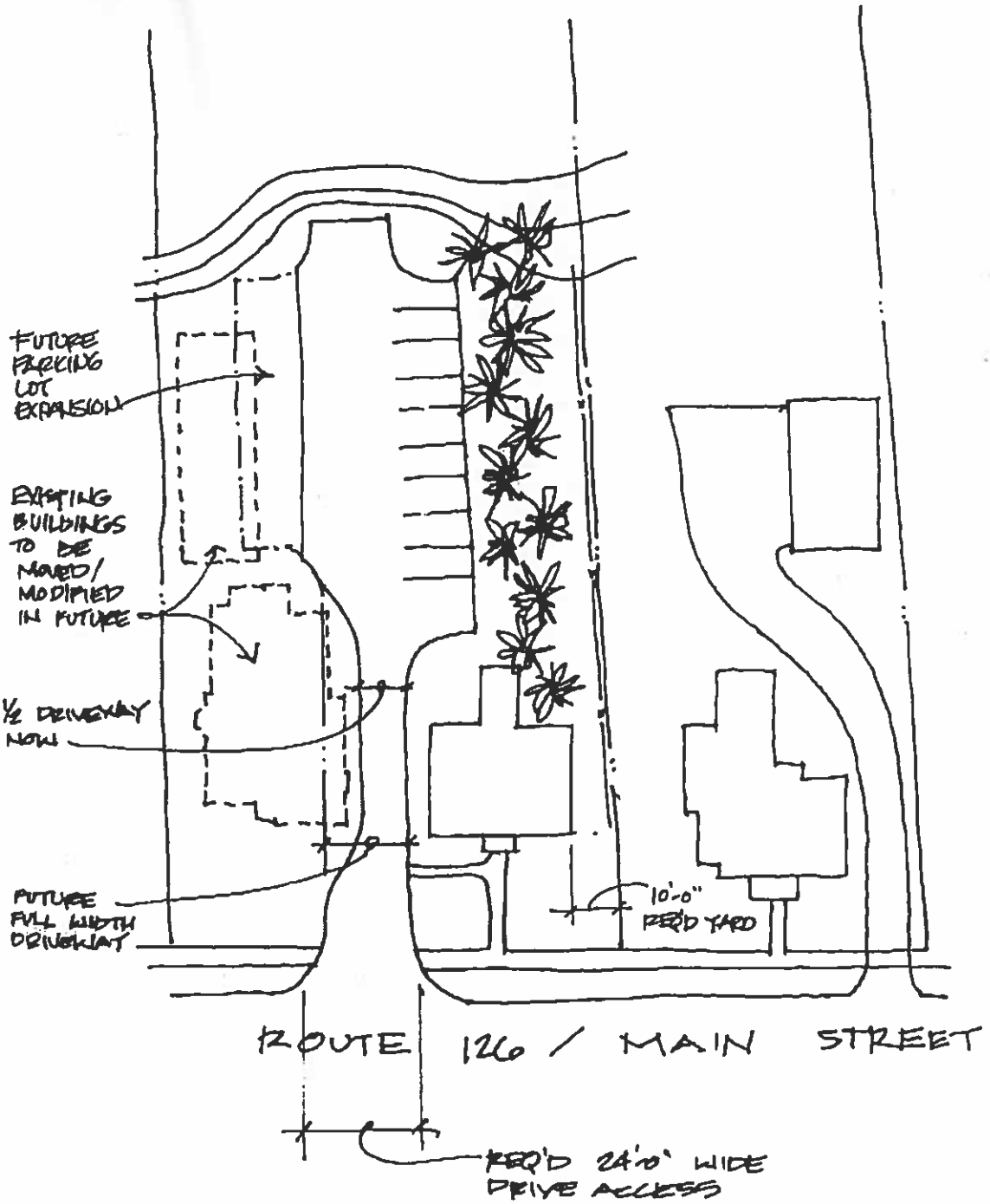
BUILDING AREA


PROP. TRASH
PROPOSED BITUMINOUS PAVEMENT
VALLEY LINE
EX. CONC. PATIO (TBR)
EX. WOOD DECK (TBR)
PR. 8.6 BARRIER CURB
9 PARKING STALLS @ 9' EACH
EXISTING GRAVEL
EXISTING GARAGE
PLANTERS PROPOSED OFFICE BUILDING FF=616.00
PR. 1" TYPE K COPPER WATER SERVICE LINE
PLAINFIELD HOUSE EXISTING RESIDENCE
TF=615.86(HIGH)
TF=615.19(LOW)
CONCRETE
PLANTERS HOUSE & PLAINFIELD HOUSE
EXISTING CONCRETE WALK
PR. 6" PVC SDR 35 SANITARY SERVICE LINE (OPEN CUT)
REMOVE & REPLACE EXISTING PAVEMENT
SAWCUT 44 LF- BACK OF CURB
ROUTE 126 (MAIN STREET)

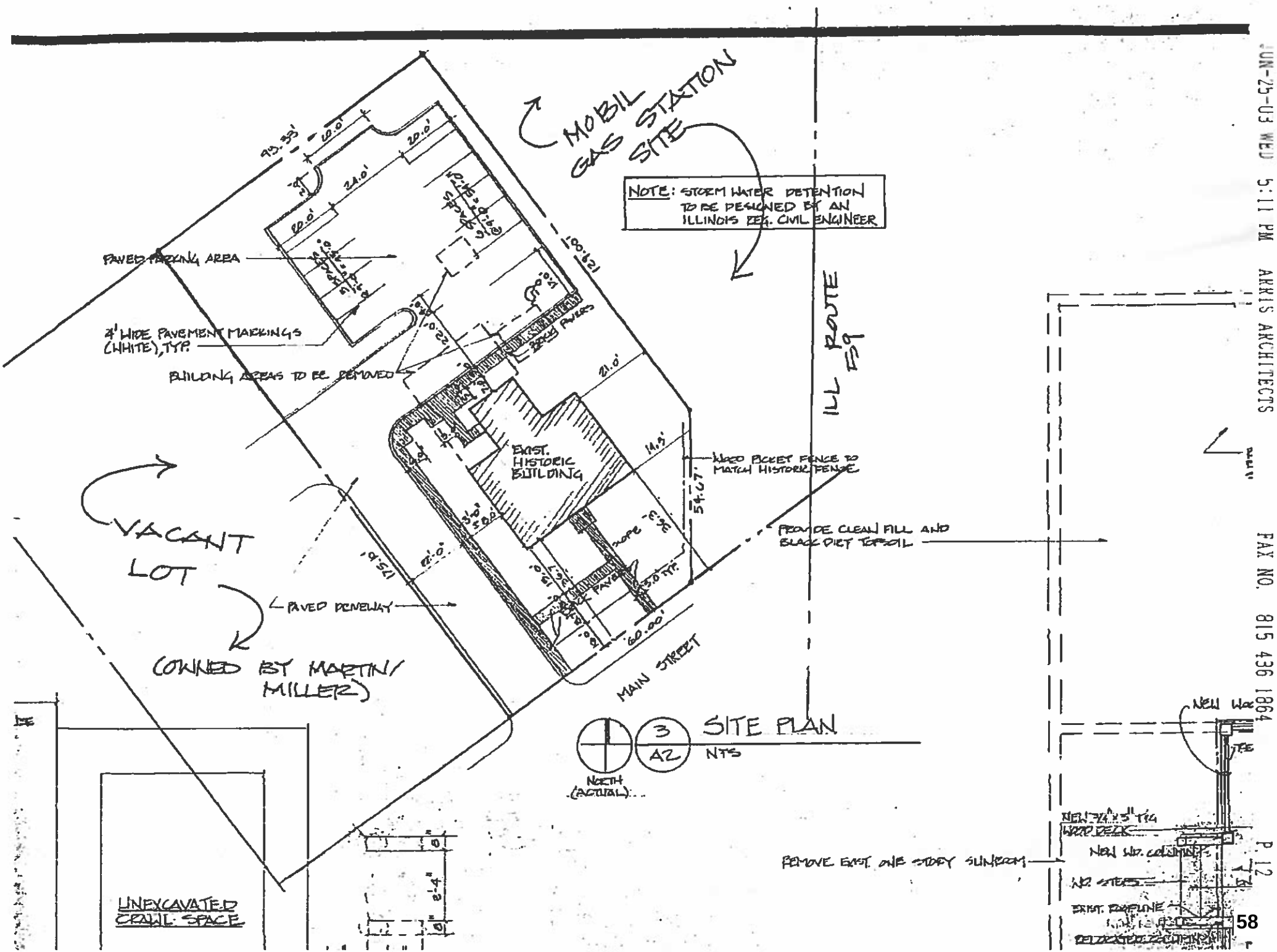
STREET ELEVATION



ARRIS ARCHITECTS + PLANNERS, P.C.
PROPOSED SITE PLAN REVISION #1



ARRIS ARCHITECTS + PLANNERS, P.C.
PROPOSED SITE PLAN REVISION #2



JUN-25-03 WED 5:11 PM ARRIS ARCHITECTS FAX NO. 815 436 1864 P.12

Excerpt from Village of Plainfield Municipal Ordinance Business Transition Districts (BTD)

Sec. 9-80.1. Intent.

The Business Transition District is intended to provide for the conversion of existing residential structures to low intensity professional and commercial uses on properties located along arterial streets and/or within a business district while still maintaining the existing, often historic, character of the neighborhood. The district is not intended for general office and/or commercial expansion, development, or redevelopment, nor is it the purpose of this district to accommodate a substantial part of the demand for office or commercial uses, these demands should be primarily met in other zoning districts.

(Ord. No. 1773, § 1, 2-16-98)

Sec. 9-80.5. General requirements.

The following provisions shall be required:

(1) The existing structure must be maintained, redevelopment of the site may not result in demolition of the structure, wherever possible. Rehabilitation, restoration, and minor remodeling of the existing structure is permitted.

(2) Any existing significant historic features (as defined by commonly accepted historic preservation principles) cannot be obscured, removed, or otherwise so as to maintain the historic residential character of the neighborhood, wherever possible.

(3) New or remodeled structures must be designed to be residentially scaled and in character with the neighborhood.

(4) Site improvements, i.e. parking, must be discretely designed so as to minimize impacts on adjacent residential districts. Screening and buffering shall be provided along adjacent residential districts to screen parking and other site improvements, and shall provide a one hundred (100) percent year-round visual screen as required by the plan commission and village board consistent with village development policies.

(5) When vehicle access is provided via an alley, improvements may be required to the alley to accommodate the increased vehicular traffic. Such improvements may include asphalt surface, lighting, and stormwater management controls. Site access shall be designed to minimize impacts on adjacent properties.

(6) All business shall be conducted within completely enclosed buildings, except for parking and loading. The village board may waive this provision by designating certain days on which business establishment may conduct their business outside the building or structure.

(7) All outside storage of goods, materials, products, and trash containers shall be enclosed with fences or landscaping of one hundred (100) percent capacity.

(8) Exterior lighting shall be directed immediately downward and may not direct any glare on or toward adjacent properties consistent with site development regulations. A lighting study may be required if deemed necessary by the village president, plan commission, or village board.

(9) Fences shall be permitted in accordance with village fence provisions within residential districts.

(10) Parking shall be provided in accordance with the article XVIII, off-street parking and loading, of this chapter, except as follows:

a. Parking shall be located such that the parking facilities do not extend nearer to a lot line adjoining a street than the longest distance between such lot line and the nearest wall of the principle building or structure.

b. Drive lanes are allowed in required side yards, however, screening shall be required when that lot line is adjacent to a residential district.

(11) Noise levels cannot exceed ambient background levels as measured six (6) feet

above grade at the property lines adjacent to residential districts. A noise study can be required to confirm this if deemed necessary.

(Ord. No. 1773, § 5, 2-16-98)

Sec. 9-80.7. Minimum district requirements.

(a) There shall be no minimum district size.

(b) The property must be capable of supporting the proposed use in a fashion that avoids negative impact on adjacent residential districts. This shall be accomplished through sensitive site design, screening, and landscaping as required.

(Ord. No. 1773, § 7, 2-16-98)

Flanders House should sit on middle ground

Tom Hernandez
Home Front



Riddle me this, oh faithful reader: When is a historic place no longer historic?

It doesn't take the Bat-computer to figure this one out. The answer, of course, is, when it is history.

That is, when it no longer exists, then the historic place is no longer historic. And that's a key point about this ongoing dispute between local preservationists and the owners of the Flanders House in downtown Plainfield.

The debate in recent months between local preservationists and the two attorneys/would-be developers who own the building, has been over the owners' plans to move the structure a few hundred feet away, and build in its place a small office complex.

The owners, attorneys Michael Martin and Randall Miller, have run their law firm from the Flanders House for about 10 years. They themselves sought and received designation on the National Register of Historic Places to protect the house from undue harm.

But times are times, and they want to build a two-story office building where their office – the Flanders House – now stands. To do this, they plan to move the house about 300 feet west, next to the Halfway House, another historic Plainfield property.

They've gotten permission from the Plainfield Village Board to make this move. What's more, they do not have any plans to demolish the house, according to published reports and sources.

But local preservationists are crying foul.

They instead want the house to stay where it's at. Specifically, they don't want the house separated from its limestone foundation.

Doing so, preservationists say, would damage the historic structure's integrity.

"A building always has more intrinsic historic value in its original condition and on its (original) site," said Royce Yeater, the Midwest director for the National Trust for Historic Preservation.

Yeater has provided support to local preservationists, but a phone call seeking their comment last weekend was not returned.

"(The Flanders House) is not just an art object that can be put in a glass case," Yeater said. "The limestone foundation is part of its architectural integrity."

But Village Manager Terry Burghard said that the building's limestone foundation isn't, and shouldn't be, a deciding factor in this situation. (Martin and Miller also did not return phone calls for comment.)

Ironically, the limestone foundation may be damaging the rest of the house because it is not as solid as today's foundations. So the house is shifting and moving around, Burghard said.

Yeater concurred. "Nineteenth-century construction techniques were different than today's. (Limestone foundations) do tend to erode over time. This is a natural process," he said. "It is an ironic twist, but that doesn't change the fact that the historic significance depends on the placement of all of the house's original parts."

Removing the house from its foundation could threaten its historic designation.

But not moving it could threaten the house altogether. Martin and Miller have also pointed out that the house, right in the heart of downtown, suffers with each passing truck that rumbles by, according to published reports.

Yet another solution would simply be to tear down the house.

That could be done, Yeater acknowledged. The building's historic designation doesn't protect against demolition.

That would save a lot of taxpayer time and money arguing over this issue.

But the owners don't want that. They recognize and respect the house's historic value to this area, which loses a bit of its history every time another cornfield gets mowed under to support another subdivision.

Moving the house a few hundred feet away, putting it on a new, solid foundation, seems like a fair and functional compromise.

"Letting it be moved is a practical solution," Burghard said. "It won't cost the taxpayers any money. (The owners) will do it at their cost and save the building."

But as with many arguments, it seems that the preservationists are unwilling to budge. They are "absolutists," as Burghard described them.

That's a shame.

Because in this case, as in most debates, the middle ground is broader and stronger and more appealing than either of the two edges. Rarely is any cause ultimately served by holding firm to a hard-core position.

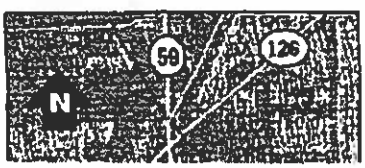
This issue is not about the morality of war or the death penalty or anything so serious as all that. Rather, it's about wood and glass and limestone. Important, but not life-altering.

The local preservationists should see the equity and logic in the owners' position about the Flanders House.

Or they might end up not seeing the Flanders House at all.

Comments on this week's Homefront? Suggestions for a future column? Call Tom Hernandez at (815) 886-0594 or e-mail to homefrnt16@juno.com.

GOODTOKNOW



Plainfield Public Library

705 N. Illinois St.

Plainfield Public Library patrons can borrow for free books, Books on Tape, magazines, compact discs, audiocas-

Throughout the year, the library holds book discussion groups and special programs for patrons of all ages

ADDRESS
507 W. Main St.



PIN/Property Index Number
#06-03-09-402-9999-0000
Historic Property Name(s)
Mapleview Farm
Flanders House
Bragaw-Klomhaus Residence
Common Name(s)
Flanders House
Architectural Style
Greek Revival
Vernacular Building Type
Four over Four
Construction Date
1841 or 1842; moved 2004
Architect/Builder

Historic Use(s)
Single Family Residential
Present Use(s)
Single Family Residential
History (associated events, people, dates)
See separate Continuation Sheet, p. 3

Description
Poured concrete foundation; clapboard walls (wide gauge, painted dark gold); wood shake side gable roof. Water table, corner boards in pilaster effect, entablature. 2 stories, rectangular shape, 5 symmetrical facade bays, 2 west and 4 east elevation piles. 6/6 double-hung sash in the 2 bays on either side of the exceptionally detailed central entrance: 4-light narrow sidelights, 4-light transom, pilasters, plain entablature, molded cornice. Shorter 6/6 double-hung sash on 2nd story over windows and door below. Functioning shutters with hooks on all windows, including tiny attic sash. Two brick ridge chimneys. Symmetrically placed 6/6 windows on side elevations. 6-light attic sash. Deep cornice returns.

Integrity/Major Physical changes from original construction
Loss of original site. Relocated to a smaller, inappropriately sized lot, with smaller front and side setbacks.

Subsidiary Building(s)/Site
Tall fence east. Asphalt driveway west blends with north parking at rear of house. Long rear lot; wooded at rear.

Registration & Evaluation
National Register of Historic Places: Currently Listed: _X*_ yes __ no (NR: November 14, 1991)
If not currently listed, recommend: Individually ___yes _X_ no; historic district _X_ yes ___no
Contributing _X_ or non-contributing ___
Significance statement: * - House will be de-listed from National Register status, because the move was not approved by the Illinois Historic Sites Advisory Council and the National Park Service. In order to regain National Register status, a new nomination form would have to be submitted. VP; AA; MSC.

Village of Plainfield designation: Currently Listed: ___yes _X_ no
If not currently listed, recommend: Historic Landmark _X_ yes ___no; Historic District _X_ yes ___no
Contributing _X_ or non-contributing ___

Form prepared by: ArchiSearch Historic Preservation Consultants (Alice Novak) **Date of Field Survey**: 9.24.05 - 250

ADDRESS

507 W. Main St.

PIN/Property Index Number

#06-03-09-402-9999-0000



See Continuation Sheet/page 3.

ADDRESS

507 W. Main St.

See also main form, pages 1 & 2.

PIN/Property Index Number

#06-03-09-402-9999-0000

History (associated events, people, dates)

Listed in the National Register of Historic Places on November 14, 1991, for significance in Exploration/Settlement and Architecture. The original site of this house, 405 W. Main Street, included some 700 acres of farmland, with the property once known as Mapleview Farm. Over the years and particularly in the 20th century, portions of the land were sold off for developments such as Penn Road and a gas station/restaurant on N. Division/SR 59.

Jason R. Flanders was born in Hebron, Vermont on August 18, 1810. He moved to Boston when he was 20 years old, and worked for seven years as a store clerk. He married Lucy Ann Clark(born November 4, 1810 at Amherst, New Hampshire; died January 2, 1893) in Lowell, Massachusetts on March 29, 1833. They traveled overland in wagons to Troy, New York (departing Massachusetts on May 19, 1833), then by water to Detroit, Michigan. From Detroit, they traveled overland again to Troy Township (then part of Cook County), arriving on June 20, 1833. Flanders purchased government land near Troy, a small settlement of less than a dozen people, six miles south of Walker's Grove (now Plainfield.) He farmed for eight years before moving to land he purchased at Plainfield in 1840. They erected a large house in 1841 for their family, which eventually included six children.

The house was quite large and commodious, even considering the family included six children, and possibly Flanders would have at least considered using a portion of the house as an inn. Given its location along the state routes between Chicago and Ottawa, the house was in a prime location. By 1850, at least four other nearby locations were serving as inns, including the now-adjacent Plainfield House/Halfway House, thus indicating the inn business was lucrative.

Jason Flanders died in 1875 and Lucy Flanders died in 1893, with the property passing on to their surviving children. Daughter Emma, who married a Civil War veteran in 1874, lived in the house with her parents. Daughter Martha had married and relocated in California. And son James, who severed as Will County State's Attorney in Joliet, married and lived in Joliet. Emma Flanders Bragaw acquired James's 1/3 interest in the property by warranty deed in 1893, and Martha's 1/3 interest by warranty deed in 1894. On November 6, 1915, the parcel was registered as "Mapleview Farm." Emma Flanders Bragaw died the following year.

Around 1920, Cecelia and Fred Klomhaus moved from their country farm to Plainfield, renting a former chicken coop turned cottage which was located on the original Flanders property. On June 21, 1928, the property was granted to Cecelia and Fred Klomhaus as part of a life estate established by John Bragaw. Cecelia and Fred's daughter Ella assumed the property from her parents, during which several changes were made. The chicken coop/cottage and a barn were demolished. She constructed a service station on the corner of the property and operated a restaurant in it. Under her ownership, the remainder of the property was subdivided and sold off. During her tenure, the house became known as the Bragaw-Klomhaus Residence. In 1974, Miss Klomhaus sold the house to Peace Lutheran Church for use as a parsonage. In 1990, the house was sold and restored to its 1841 appearance, but used for office space.

In 2004, the house was moved from its original location to 507 W. Main Street, and while its orientation has remained the same, the house has had a change in setbacks as well as the obvious change in location. The change in location meant that the rare nearly full-basement was no longer a feature of the house. Significantly, the move was done without prior approval of the Illinois Historic Sites Advisory Council, thus the house is eligible for de-listing from the National Register of Historic Places. The historic significance of the house would be questionable with the move; however, the architectural significance remains substantially intact. Since the move, the house has been painted in a dark gold color. The National Register nomination documents that the building was whitewashed by Mr. Flanders, in an attempt to imitate the appearance of white marble temples which had formed the basis of the Greek Revival style, and contributing a sense of elegance to the 1840s frontier. Thus, despite the ability to fairly easily change paint color, the change in color in this case, also reflects somewhat a change in the original architectural intent of the building.





FLANDERS HOUSE
405 N Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 8, 1990
Negative: Plainfield, IL
Front Facade - view to NW
2

FLANDERS HOUSE
405 N. Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 8, 1990
Negative: Plainfield, IL

Sunporch - view to N
1





FLANDERS HOUSE
405 W. Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 6, 1990
Negative: Plainfield, IL

Shed - view to W

15

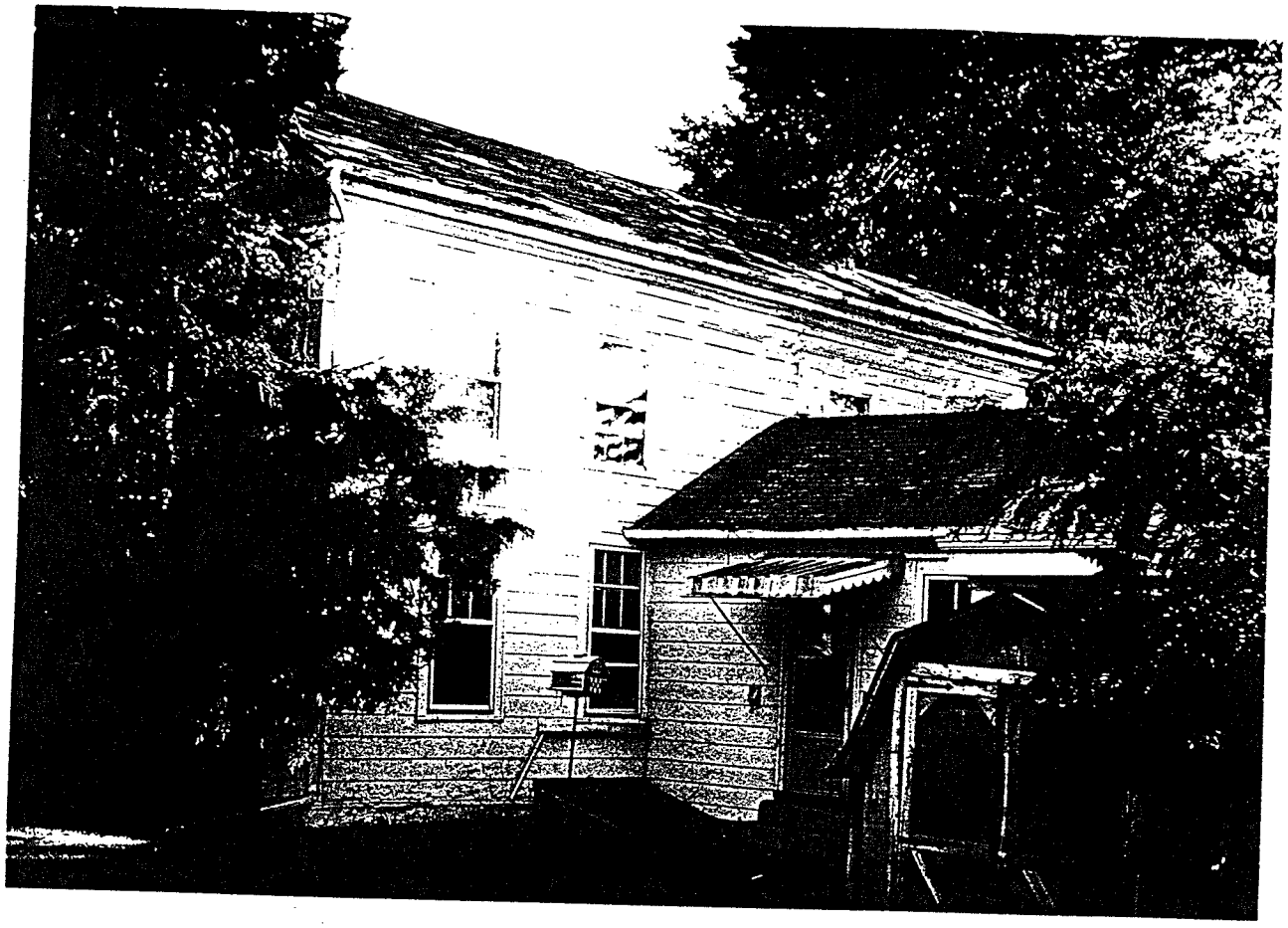
15

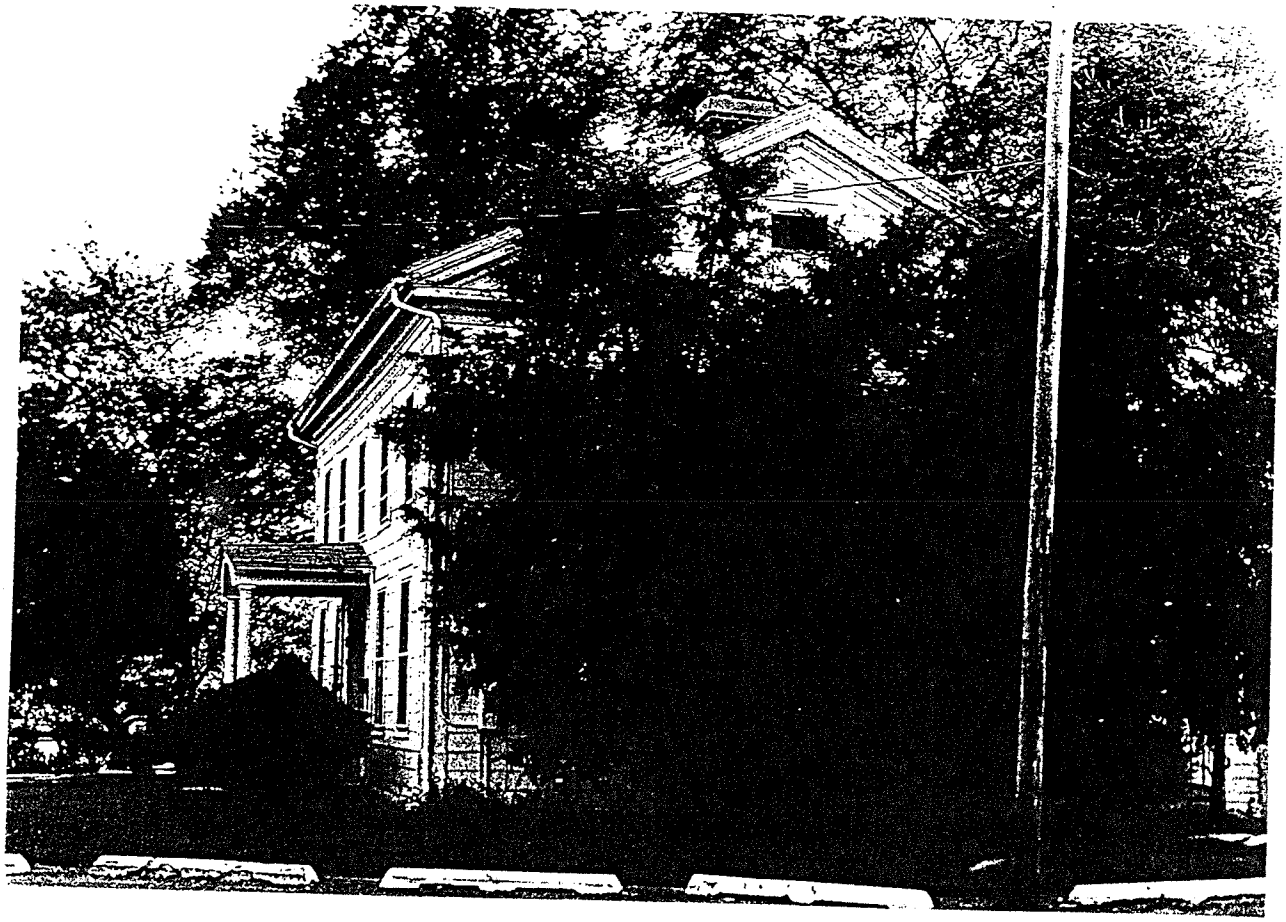
Flanders - Bragaw House
405 West Main Street
Plainfield, IL
ca. 1915

6

Emma Flanders Bragaw

John H. Bragaw





FLANDERS HOUSE
405 W. Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 8, 1990
Negative: Plainfield, IL

Rear View - service [illegible] wall + S

10

FLANDERS HOUSE
405 W Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 8, 1990
Negative: Plainfield, IL

East Elevation - view to SW

11



FLANDERS HOUSE with a
405 W. Main Street
Plainfield, IL

Michael A. Lambert, photographer
August 8, 1990
Negative: Plainfield, IL

Front entrance - view to NW
4


SIPC
507
Allstate