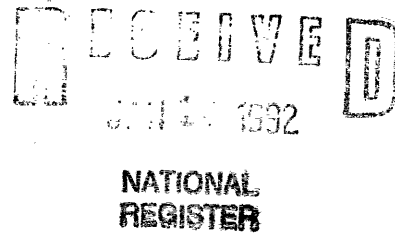


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of Maywood, Illinois

B. Associated Historic Contexts

1. The Early Settlement and Development of Maywood: 1832-1894
2. The Expansion of Maywood: 1894-1910
3. Maywood After 1910

C. Geographical Data

Corporate Boundaries of Maywood, Illinois

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

William C. Wheeler, SHPO
Signature of certifying official

12-30-91
Date

Illinois Historic Preservation Agency
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland
Signature of the Keeper of the National Register

2/24/92
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

MAYWOOD

Geographical Information:

The village of Maywood, with a population of 27,139, is located eleven miles west of the Chicago Loop and 5½ miles from Chicago's city limits, in Cook County. It is bounded on the east by the Des Plaines River and the villages of River Forest and Forest Park, on the north and northwest by Melrose Park, on the east by Bellwood and on the south by Broadview. In total area the village is approximately three square miles. The village is serviced by two railroads--the Chicago and North Western and the Chicago Great Western. The Eisenhower Expressway cuts through Maywood a half mile north of Roosevelt Road. Main commercial streets within the town are First Avenue, Fifth Avenue, Lake Street, St. Charles Road, Madison Street and Roosevelt Road.

The History of Maywood

1. The Early Settlement and Development of Maywood, 1832-1894

Maywood's early settlement follows typical settlement patterns in the Chicago area. The first settlers to what is known today as the village of Maywood came after the close of the Blackhawk War in 1832. They purchased land from the U. S. government and established farms. In 1850 the new residents, mainly from New England--with recorded names that were mostly English and German--banded together to establish a township government, naming the township Taylor. The name was subsequently changed to Proviso after the Wilmot Proviso, which was a Congressional amendment prohibiting slavery in the new territory.

During the early settlement period the major east-west thoroughfares through the area were the Elgin Road (today Route 20, Lake Street), leading to Elgin and the St. Charles Road, leading to Geneva. In 1848-9 the Galena Division of the Chicago and North Western Railway began service, with tracks running between Lake Street and St. Charles Road. This railroad was the first rail line to be built west from Chicago. Known originally as the Chicago and Galena Union, it was constructed for the purpose of bringing lead ore to Chicago from Galena.

The area was farmland, and it remained intact in the 1840's and 1850's though the property next to the railroad was divided into smaller parcels and changed hands often. These were often the sites of taverns and stage stops. Records show a tavern house known as the Gates Cottage in 1846 at First Avenue and Lake Streets. There was a small schoolhouse that was built in 1860 at what is today Ninth and Chicago Avenue, now the site of Lincoln School. Up until 1868, the area that was to become Maywood was like any midwestern settlement area, but because of its proximity to Chicago and its location in relation to the train, the Elgin Road and the Des Plaines River it was ripe for development. There are no identified structures remaining from this early settlement period.

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Historic Resources of Maywood, IL

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this amendment to the documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

William L. Ahler SHPO
Signature of certifying official

3-29-92
Date

Illinois Historic Preservation Agency
State or Federal agency and bureau

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Maywood Historic Resources

The history of Maywood as a distinct community dates back to 1868 when Col. William T. Nichols, a former legislator and state separator from Rutland, Vermont, and six other Vermonters, carefully surveyed the outlying territory of Chicago looking to establish a suburban town. They concluded that the site which promised the greatest possibilities for the making of a large prosperous suburb was the area that was to become known as Maywood.

Nichols traveled to Chicago and began to purchase farmland to the west of the wooded area along the Des Plaines River. North of the railroad several small farms were assembled, the largest being a plot of 76 acres owned by E. W. Hoard of Oak Park. South of the railroad lay a single farm of 406 acres owned by another Oak Park resident, M. C. Niles, who had already plotted the area for a subdivision. The total area finally acquired measured 1-3/4 miles north/south and 1-1/2 miles east/west and extended from Walton (then North 10th Street) to Harrison Street (then South 18th Street) on the south and from First Avenue on the east to 9th Avenue on the west. The railroad tracks ran through the center. After completing purchase of the tract, Nichols and his associates organized a stock company with \$75,000 in capital, and the Maywood Company was formed. It was officially chartered by the State Legislature on April 6, 1869, with Nichols as president, an office he held until his death in 1882. A short time before Nichols' venture became a reality his daughter May died, and in memory of her the village was named Maywood.

The founders of Maywood immediately set about establishing the basis of a community. Even before incorporation became official they donated land to the North Western Railway to be sure a depot would be ready by April 1, 1869. Next came streets, carefully laid out in a uniform grid pattern. Square blocks, 2-1/2 acres in size, were formed by laying out 66' streets crossing at right angles.

From the outset aesthetics--open space and landscaping--were a careful consideration. It was set forth that deeds of lots were to contain a condition that no buildings could be erected upon an avenue within 17' of the lot line, ensuring 100' between buildings across the street from each other. All the original sales of property, according to abstracts, were made in blocks, half blocks and quarter blocks--none smaller.¹ Every home was a corner residence. Numerous restrictions and safeguards were thus established to ensure plenty of elbow room.² Green trees and park

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Maywood Historic Resources

land were also a priority. Some 20,000 trees set in double rows were planted to "give the whole tract the appearance of a great park."³ A public park was also to be an integral part of the original plan. "Maywood Park," 16 acres landscaped with two lakes, groves, walks, drives, grottos and including a music pavilion with dance floor and a 124' observatory, was strategically located between First and Fifth Avenues across from the train depot. Photographs taken in the early 20th Century indicate the park looked pretty much as it was planned. Unfortunately little remains but open space between First and Fourth Avenues north of Oak Street.

The first public structure (aside from the train depot) completed by the Maywood Company was a "meeting house," located at 3rd Avenue at Pine Street (then South 5th Street). It was used as a church, school and social hall. With steep crossed gables and a bell tower, the structure was Gothic Revival in its verticality. Recognizing the importance of religious and educational institutions as a drawing card, the Maywood Company stated in an 1870 sales brochure that four entire squares were being set apart as a free gift for churches, and liberal donations would be made to any educational institutions which would locate in Maywood.⁴

A second major structure opened June 9, 1870. It was a four story brick hotel, with broad porches and a mansard roof, built by the Maywood Company at the northwest corner of Maywood Park immediately across from the train depot--carefully located to "afford accommodation to parties who visit the property."⁵ It was described as "affording all the luxury of a city hotel of the first class and the air, rest, quiet and surroundings of the country."⁵

At approximately the same time the hotel was completed, a two story frame structure was finished by the company across from the depot that served as the community's post office and general store, supplying food and hardware as well as construction materials like lumber, lime, cement, coal, stone and brick. It was a simple three-bay gabled structure with a porch across the front.

The depot, meeting house, hotel and store were four of "Twenty Engravings of Views and Buildings at Maywood" illustrated in a sales brochure published by the Maywood Company titled "Maywood, a Suburb of Chicago as it is in 1870 Containing a History of the Enterprise and Description of the Town so their Appearance is Known."⁷ Today nothing remains of Maywood's earliest public

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buildings, at least not in their original locations. The old depot has been replaced. The meeting house is gone. The site of the hotel is occupied by Maywood's Village Hall. Though the store and post office building no longer stands on its original site, the house at 503 North 4th very closely resembles it.

At the same time that public buildings were being planned, in 1869, the Maywood Company envisioned constructing from ten to twenty houses, with the company's funds for sale and building several for stockholders for their own use. In the brochure, "Maywood," published in 1869, the company touted the availability of building materials. "Good building stone could be obtained no three miles distant and over good roads at from four to five dollars per cord." Lime was available a few miles away at Lyons and the village was ten miles "from the largest, cheapest and best lumber market in the world."⁸ These comments are significant because most of the earliest homes--those dating from the seventies and eighties were wood sided on limestone foundations. The company also extolled the virtues of home ownership as vastly more convenient and profitable than renting and as man's first step toward independence.⁹

People were encouraged in many ways to buy land and build in Maywood. No one was allowed to simply invest without improving his property. The idea was to create a thriving town. As an inducement to purchase and build, five lots or 1/4 block was given to anyone who would build a house to cost not less than \$2000. Those "give away" lots, as they were called, were located in all parts of the village to insure building development would take place everywhere. In addition there were liberal payment policies. To those who would build and improve within two years, the Company would sell lots giving five full years for payment.

By November 1, 1870, seventy families had contracted to build houses, in addition to those planned by Maywood Company stockholders. By 1872, somewhat over 100 homes were completed. With these, plus schools, churches, stores, a post office and hotel--all conveniently located on the Northwestern Railway and near two very busy thoroughfares, Maywood had all the makings of a thriving village.

The Maywood Company aggressively publicized the attractions of life in Maywood, publishing several promotional booklets. In these publications, the company described the town's beautiful wooded

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location on the Des Plaines River, its careful planning, its proximity to Chicago and the quiet comfort and health of country life. Nichols invited potential buyers to visit Maywood Company's Chicago office in the Methodist Church Block to peruse maps, plans and drawings and seek further information. The idyllic portrayal of suburban life by the Maywood Company was part of a general mode of thinking by many who saw suburban living as the antidote to the evils of urban life. Architect Henry Hudson Holly, for instance, writing in Harpers Monthly, in 1878, celebrated the virtues of rural America, making a case for park-like suburban development within commuting distance from the city center.¹⁰

The Maywood Company, especially after the Chicago Fire of 1871, seemed on the high road to success when, in 1873, a Depression occurred and, despite some construction, much semblance of prosperity ceased for over a decade. Houses representing the period of the 1870's are located at 405 North 7th Avenue, 503 North 4th Avenue, 403 North 2nd Avenue, 603 North 4th Avenue and 304 North 5th Avenue, the home of P. S. Peake, Treasurer for the Maywood Company. All of these are Gothic Revival, Italianate or vernacular cottages with little stylistic detailing.

The "Panic," as the 1873 Depression was called, didn't discourage brokers from extolling the virtues of investing in the area's real estate. Realtor D. Knight Carter promoted land sales for "The Melrose Company" in Melrose, a town platted in 1873 and located just west of Maywood. To do so he published, in 1873, a booklet titled "Map of Melrose and Maywood Together with a Recital of Some Interesting Facts Concerning the Advantages and Superior Inducements Pertaining to this Beautiful Portion of Chicago's Suburbs."¹¹ The most interesting thing about this book with the lengthy title is that the two communities were linked together and treated like one place; numerous reasons were given why "Melrose and Maywood" property was superior to any other suburban property. Maywood, with its many amenities, had an established success record, so much so that another community's development company rode on its coattails.

Although it is predictable that the Maywood Company's promotional literature would be biased, (just like literature from the Melrose Company was biased) and it is impossible to know how pleasant life in Maywood was in the 1870's, later reminiscences don't bring out any terrible problems.

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During the period following the 1873 Panic, the Maywood Company refused to see its successful early real estate enterprise totally paralyzed. To give employment to the Maywood homeowners, the Company extended its business to include manufacturing interests as well as real estate. Manufacturing in Maywood had started on a small scale even before 1873. Many of Chicago's suburban communities being laid out during the late 1860's and 1870's (like Highland Park or Riverside) did not provide for industry in their plans. Maywood did. When the Chicago and North Western Railway Company agreed in 1869 to build a depot, they also agreed to put in side tracks to facilitate getting freight to Maywood. This was needed, for in 1871, a small 2-story wood structure housing the "Chicago Scraper and Ditcher Company" was built between 6th and 7th Avenues next to the tracks. In 1874, the business was considerably enlarged when the Maywood Company erected, one block west, a new larger 3-story brick factory building 240' long and 110' wide to house the offices and plant of the Chicago Scraper and Ditcher Company as well as some stores on the first floor and a public hall to accommodate 800 on the third floor. The manufacturing business steadily increased in volume and proved so successful that, in 1878, the Maywood Company issued \$531,000 in bonds secured upon all its property to buy out the business and consolidate it in the Maywood Company. Acquiring the business literally made the village a company town. Nellie Woodruff, who had lived in Maywood since 1872, reminisced about the new building in 1938, "It was a brick building and practically everyone in town worked in it."¹² The structure was sold in 1885 to Norton Bros. Can Company, which by merger became part of the American Can Company in 1901, with Maywood resident Henry Norton made first president. The building no longer exists.

Maywood was clearly taking form as a community. On October 22, 1881, with a population just under 1000, Maywood was incorporated as a village, with its first meeting held in the offices of the Maywood Company. Although the geographical size of the village did not increase, it enjoyed steady, stable growth. In 1888, the E. A. Cummings Company, serving as agent for the Maywood Company, offered 102 choice lots for \$10 each and \$10/month until paid for. Selling the ease of commuting, the schools, pure water, successful shops and recent street improvements, the agents stated in their booklet on the town, "Let it be borne in mind that Maywood is not an embryo suburb, upon a wild and trackless prairie, but already a village of more than 1000 inhabitants."¹³ Many houses generally described as Queen Anne were built during the late 1880's

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and early 1890's. They include 312 North 3rd, 313 North Fifth, 217 South 4th, 518 North 4th and 216 South 4th. One of the finest houses of the period, the Jacob Bohlander house at 316 North 4th Avenue, built in 1894, was listed on the National Register in 1989. These homes, some fairly ostentatious, reflect the position and wealth of their occupants. In Cummings' promotional material, a major selling point for homes was the industry ensconced in Maywood. "The tin and sheet metal manufactory of Norton Bros., one of the largest establishments of its kind in the world, is located here and turning out millions of cans annually, thereby affording employment to a large number of hands."¹⁴ An engraving of the Norton building was included. Also mentioned were an iron foundry and the Chicago Scraper and Ditcher Company. Maywood was growing and selling itself as an industrial town with all the amenities of a pleasant suburb.

Maywood, according to Ann Durkin Keating, author of Building Chicago, was unusual in aiming at both the working class and middle class market.¹⁵ Yet, it was also quite typical. Between 1861 and the turn-of-the-century, there were an increasing number of communities planned as commuter settlements along railroad lines all over the country. In Chicago, many subdivisions were opened by syndicators, land companies and improvement associations following the paths of transportation routes. Several of these associations, including the Maywood Company, were granted special charters in the 1860's by the Illinois State Legislature. Some companies, like the Ravenswood Land Company, the Irving Park Land Company and the Rogers Park Land Company, created subdivisions that were later annexed to Chicago. Some, like the Blue Island Land Company, the Melrose Company and the Riverside Improvement Company created subdivisions that became incorporated suburbs. Although a few speculators, like Chicago's largest, Samuel Eberly Gross who developed over 20 subdivisions, built houses, most 19th Century speculators, like Nichols, were in the business of selling land not homes and only built a few homes at a time to attract customers. Amenities like hotels and parks were provided in some subdivisions. Riverside, which was, like Maywood, developed in 1869 by a group of Eastern businessmen along the Des Plaines River, also had a hotel to attract customers, street improvements and building guidelines. Where it differed was in street configuration. Laid out with winding streets, in the Romantic tradition by Olmsted and Vaux, it differed greatly from the grid street pattern of Maywood, which was far more typical of Chicago's commuter subdivisions.

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2. The Expansion of Maywood: 1894-1910

Events that occurred in the 1890's spurred considerable growth in Maywood in the late 1890's and early 1900's. By 1900 the population of Maywood was 4,532; by 1910 it was 8,033. In 1894, a new development company set up business in Maywood. The Proviso Land Association annexed to Maywood roughly 1/2 mile of land to the west extending Maywood's grid pattern to 19th Avenue, running horse cars along Madison Street and north on 19th to their company offices. Even before annexation, in 1893, the Association constructed tracks for an electric rail line and donated them to the recently established electric street car company to promote the sale of lots. Although it is not known whether they were ever constructed, architect Frederick R. Schock made plans for some 20 houses on stone foundations to be built by the Proviso Land Association. The second major event that occurred in 1894 was made by Norton Bros., which amidst big celebration, built a new and larger factory.

Despite gleams of hope for the nineties, the Depression following the World's Columbian Exposition of 1893 had a profound effect on property growth in Maywood, especially for the Maywood Company. In 1897, the Company, because of the dullness of the real estate market and the inability to make sales considered suspending business. There were not even wooden sidewalks to the half dozen houses built south of Madison Street. At that time since most of the vacant land was still held by the Company, officers grasped the opportunity to unload it at prices described as "shamefully low." Although written documentation is not available, it appears that the Maywood Company disbanded at this time.

It took until the first decade of the 1900's for the economy of Maywood to pick up, but when it did recover there was considerable building activity. Adequate transportation finally came to the south end of Maywood when the Chicago, Aurora and Elgin, an electric railway, began service in 1902. As a result of this, purchasers of land sold by the Maywood Company embarked on a vigorous building campaign; more than 100 homes were built in Maywood in 1903 and 125 in 1904. Village services expanded in 1903 with the construction of a new fire station still located at 5th Avenue and St. Charles Road between 5th and 6th Avenues and in 1904 with the laying of 10 miles of brick streets. By this time Maywood had its own municipal water plant, gas, electric lights, phone service and free mail delivery. In addition, the Carnegie

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Foundation gave Maywood a gift of \$12,500 to finance construction of the Maywood Public Library, which in recent years has been refurbished. With 23 minute service, 46 trains daily now connected Maywood to Chicago, forty on the Chicago and North Western Railway and six on the Chicago and Great Western.

By 1904 Maywood was again being actively promoted. The Proviso Land Association printed postcards, calling Maywood "the garden spot of Illinois." The Association also published a lengthy brochure, "Facts about Maywood: Its Advantages as a Residence Location, with Views and Plans of Modern Homes and For Sales by Proviso Land Association," describing "the charming village of Maywood." The Proviso Land Association offered 6-10 room homes on easy terms, typically \$100-\$200 down and \$25/month. The brochure promoted the advantages of living in Maywood to "people of moderate means." The houses illustrated were mostly 2-1/2 stories, clapboard, basically rectangular, with gables, bays, porches, dormers and towers. Ornamentation varied from little to moderately elaborate, with Classical columns and ornamental balustrades.¹⁶ Although, like most vernacular buildings, difficult to categorize stylistically, they were basically a simplified version of the Queen Anne style popular in the 1880's and 1890's. Houses at 20 South 17th and 142 South 17th are two fine examples of Proviso Land Association homes. Some were single family homes; some were two flats--built to accommodate a growing population. They were constructed next to one another on rectangular blocks larger than the square blocks laid out by the Maywood Company, but in a similar grid pattern.

In addition to the publication of Proviso Land Association's book, The Village of Maywood, in 1904 published "Maywood and its Homes," proclaiming Maywood "the ideal suburb in which to live."¹⁷ It was filled with numerous advertisements by realtors such as E. A. Cummings, the Proviso Land Association, Ballard, Pottinger and Company, by carpenters and street contractors and by utility companies and banks. And it was beautifully illustrated, with photos of the new water works building and fire station, views of Maywood Park and the Des Plaines River, pictures of churches and public buildings and page after page of streetscapes and homes. Some could be described as simplified Queen Annes or Foursquares, but the larger number of homes eludes classification. Excellent examples of Foursquares built during this period include 501 and 515 North 3rd, 603 North 6th, 406 North 3rd, a Prairie Foursquare at 502 North 5th and a two-flat at 508 North 5th.

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3. Maywood After 1910

Maywood's population continued to grow--to 12,076 in 1920, and to 26,000 by 1930. Building trends in Maywood closely followed those in other suburban areas of Chicago. In the teens and twenties many bungalows were built where there was open land, especially in the northwest section of town and in the southwestern quadrant, south of the area developed by the Proviso Land Association. A particularly good example of a Chicago bungalow is located at 416 North 4th Avenue. There are just a sprinkling of historical revival houses in Maywood. Two excellent examples are the Tudor cottage at 618 North 2nd built in 1936 and the more unusual Spanish Revival house at 918 North 7th, dating from the twenties. Atypical is the 1920's Art Deco house at 608 South 7th Street. Undoubtedly due to the village's proximity to Oak Park, where Frank Lloyd Wright maintained his home and studio, Maywood has several handsome Prairie School houses. The Cluever House built by John Van Bergen in 1913 was listed on the National Register of Historic Places in 1977. Other excellent Prairie examples include a house designed by Guenzel and Drummond in 1913 at 704 North 4th Avenue and two Prairie School cottages, one built in 1912 at 901 South 8th Avenue, attributed to Tallmadge and Watson and one at 318 South 1st Avenue with a similar plan. The design of many bungalows in Maywood clearly was influenced by Prairie School architecture. Some of these houses have been carefully integrated into the area originally laid out by the Maywood Company.

In 1922, at around the time that Evanston and other Illinois communities were doing the same thing, Maywood devised a zoning ordinance in an attempt to preserve the single family residential character of the community while planning for business and industry as well as apartments. Although there are dwelling units over stores and a handful of handsome apartment buildings, the finest being the Bennett, built at 406 Oak in 1904, Maywood has historically had few large multifamily buildings.

Industry, until the American Can Company closed its Maywood operation in 1975, continued to play an important role in Maywood history. As Maywood grew in population and size, it also grew as a company town. In 1910 and in succeeding years additions were made to the original American Can Company plant along both sides of St. Charles Road so that by 1930 several factory buildings extended from 6th to 14th Streets. American Can became the major employment source for the village, even during the Depression, employing as many as 4500 workers. The building at 140 South 7th Avenue is a fine example of a factory building. It appears to have been built

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in 1917 by the American Can Company on land owned by Norton Bros. since 1892. Into the 1940's there continued to be several blocks of plant buildings occupied by the American Can Company along St. Charles and a Canada Dry plant on West 19th Avenue just south of the Chicago Great Western Railroad. Although industry played a significant, even pivotal role in Maywood history, the city of Maywood has retained its residential character, and continues to reflect its origins as a carefully laid out real estate suburb.

F. Associated Property Types

1. Name of Property Type Residential Buildings

II. Description

The oldest surviving houses in Maywood date from the early 1870's. There are a relatively small number, approximately twenty, all located on corner lots. They are scattered throughout the land platted by The Maywood Company in 1869 between First Avenue on the east, 9th Avenue on the west, Augusta on the north and Harrison Street on the south. Only a handful of them are located south of Madison Street.

The homes constructed during the 1870's were built in one of three styles--Gothic Revival, Italianate or 2nd Empire, although several can only be described as vernacular with insufficient architectural detailing

III. Significance

The Maywood residential buildings being nominated to the National Register of Historic Places are locally significant under Criterion C as embodying the distinctive characteristics of a type, period or method of construction significant in American architecture. They are structures with the highest degree of artistic value and integrity that best represent the physical development of the community.

Maywood residences are of a variety of building styles and types, but with not very many exceptions, they would all be described as vernacular. They are structures that are generally quite simple in form, minimal in architectural detailing and not architect designed. Some slip quite easily into recognized categories of architectural styles; some are best described as architectural types dressed in a particular architectural style.

IV. Registration Requirements

Maywood's residential properties are individually eligible if 1) they are excellent examples of the prevalent building types and architectural styles which define Maywood's historical development between 1869 and 1941; 2) possess an outstanding artistic expression of a design even when few comparably styled properties exist; or 3) be the best property associated with an individual, event, or pattern of events which are important in determining the character of Maywood.

Location and setting: The setting of Maywood's residential buildings is intact in terms of the original grid layout of the village, setback, massing and architectural diversity. In addition, so many of the residences built before 1930 still stand today that the village clearly reflects its historical patterns of growth. This is true despite the fact that a great many of the very earliest Maywood Company houses no longer stand, and numerous alterations (primarily the addition of synthetic siding) have been made to existing pre-1910 houses. Generally the integrity of location is necessary for a property to be eligible for the National Register.

See continuation sheet

See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The multiple property listing of Historic Resources of Maywood, Illinois, is based on a comprehensive architectural resources survey of all properties north of Madison Street and a reconnaissance survey of all properties south of Madison Street conducted by architectural historian, Susan S. Benjamin during 1989 and 1990. This was done under the auspices of the Village of Maywood. Every road, public and private, was driven during the inventory, and every property located in the area where the comprehensive survey took place was recorded on a survey form and photographed. Both high style and vernacular properties were recorded. The inventory identified more than 145 properties out of several hundred viewed. Selection was made on the basis of criteria that included representation of a style or type, identification with a significant architect, overall quality of craftsmanship and sufficient exterior integrity. Every existing property recorded by the 1972 Illinois Historic Structures Survey was included. The reconnaissance survey conducted south of Madison Street was a drive through; no forms were completed, but the general characteristics of the buildings in the area were noted.

See continuation sheet

H. Major Bibliographical References

Andreas, A. J. "Maywood," History of Cook County. Chicago: A. T. Andreas, 1884.

Benjamin, E. P. "Maywood's Water System 1894-1945," Published in The Herald. Maywood, Illinois in two installments: February 22, March 1, 1945.

"A Brief History of Maywood Prior to Subdividing," Unpublished material at the Maywood Public Library, 6 pps.

"Bungalow at Maywood, Illinois Plan." Talimadge and Watson, Architectural Record. 32:41-45, July, 1912.

See continuation sheet

Primary location of additional documentation:

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

Specify repository:

I. Form Prepared By

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city or town

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to categorize them as a particular high style. The earliest illustrations of Maywood homes are to be found in a book titled Maywood, A Suburb of Chicago as it is in 1870 containing twenty engravings of views and buildings. The homes illustrated have fairly minimal decorative detailing but are generally stylistically recognizable. It is clear that style was in the mind of those from the office of the Maywood Company who wrote the pamphlet, for several of the forty-one homes mentioned but not illustrated are described stylistically: "R. B. Barney has built a two-story Gothic house; Dr. Freeman has an Italian villa."¹⁸ Maywood: A Suburb of Chicago, published five years later, in 1875, contains few pages of descriptive material, but over forty pages of engravings, so although almost all of these early homes have either been demolished or greatly altered, it is clear what they originally looked like.

Several of the remaining buildings are Gothic Revival. The Gothic Revival style grew out of an interest in the natural picturesque landscape and out of ideas by suburban evangelists like Andrew Jackson Downing who preached with a religious fervor the virtues of a Gothic cottage or an Italian villa in a pastoral landscape as the ideal setting for American domesticity. There were no American architectural residential models for rural examples of the Gothic Revival style, although it was loosely based on Gothic cathedrals with their verticality expressed in a variety of ways. The typical midwest Gothic Revival cottages of the 1860's and 1870's had, in various combinations, steep gables, ornate bargeboards, pointed or Tudor arches, lancet or diamond windows, cresting, finials, pendants, vertical board and batten siding and large striking chimney tops. Generally built of wood, with ornament produced by the newly-invented scroll saw, they were sometimes known as Carpenter Gothic. All examples in Maywood were of wood. One of the best, though sided in green asphalt, is the P. S. Peake House at 304 South 5th Avenue. The early engravings show several examples with steep roofs, arched and diamond windows, bargeboards, massive chimneys and board and batten siding. They are simple structures generally, but typify the style. Large and small porches and ornamental paired brackets--universally found on Victorian residences, were also incorporated into the style.

The Italianate home, modeled after a Tuscan villa, had low pitched roofs, deep overhangs supported by paired ornamental brackets and square roof towers or corner entrance towers; these typical Italianate features were found in Italianate structures

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built of wood in Maywood. Although Maywood originally had a few large characteristically Italianate homes (now demolished), the Italianates, (those that remain) like the Gothic Revival residences, were not designed by architects striving for correctness, but were homes with decorative details applied to a fairly simple though sometimes picturesque shape.

Generally, 2nd Empire style homes were the most imposing and elegant. It was the style selected by Col. William Nichols for the town's hotel and for his own home. Although demolished, his house stood three stories and was a typical late 19th Century residence with front porch, paired brackets and hoodmolds, but made grand by being capped by a sloped mansard roof surrounded by a balustrade. The most sumptuous home in Maywood referred to as "the showplace of the western suburbs,"¹⁹ the home of General William Sooy Smith, was capped by a mansard roof. Today American Can Company buildings occupy the site. Two-storied, less ornamented examples of the style also were built.

Sometimes homes combined styles. A very grand example with a mansard tower, heavy bargeboards and steep gables with stick style interior arches was illustrated in the 1875 book of engravings.

Sometimes homes built during this period were so simple they had no style. Numerous examples of workmen's cottages, with little ornamentation were constructed all over Chicago. They also can be found in Maywood. Several examples of three-bay wide residences with front-facing gables and broad front porches were also pictured in the 1875 book.²⁰ One fine example of this type, with windows topped by segmental arches is located at 504 North 4th Avenue.

Many choices were available to those who approached the Maywood Company about purchasing property. Potential homeowners could select from among a few houses built by the Company. Maps, plans and drawings were also available from the Maywood Company offices, and visitors were invited to come look at them. The homeowner could either buy a Company house or buy a lot and build one himself using locally available materials and carpenters. He could use either Maywood Company plans or easily available mail order plans. The one thing buyers could not do was purchase land to hold on speculation and not improve it. Members of the Maywood Company set a fine example, for almost all the officers resided there.

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Maywood's growth during the period of the late 1870's and early 1880's appears to have been slow.²¹ However, the houses built in the late 1880's and 1890's--and there were many constructed--were dominated by the Queen Anne style. After the country had its first look at Queen Anne architecture at the Philadelphia Centennial Exposition of 1876, the style became everyone's favorite, sweeping aside interest in the Gothic, Italianate and 2nd Empire style.

Typically the Queen Anne house is asymmetrical with broad verandas, wings, gables and balconies. Roof lines are varied; dormers are not placed symmetrically and towers with conical roofs contribute to a picturesque effect. Surface treatment is rich and varied. The band saw, which was perfected after the Civil War, made it possible to turn out shingles in a great variety and quantity. Some resembled playing cards; some resembled fish scales. Much ornamentation, with the advent of the power lathe, could be turned, so spindle work is common. Windows vary in shape. Both doors and windows often contain panels of stained and etched glass. Especially in homes designed after the World's Columbian Exposition of 1893, Greek and Roman decorative motifs such as dentils set under a cornice, swags, garlands and fluted columns are commonly found.

Queen Anne interiors usually have rather large squarish entry halls. The main rooms open off the hallway and are connected by pocket doors. Larger homes have double parlors. The staircase has dark woodwork. Sometimes lincrusta, a textured low relief type of wallpaper, was used as wall treatment; sometimes walls had stenciled borders beneath the cornice line.

Maywood's Queen Anne homes clearly exemplify the definition of the style in massing and detailing. The grandest, by far, is the Jacob Bohlander house, 416 North 4th Avenue, built for a successful merchant, in 1894, while he was serving as president of the village. This substantial three-story brick house, with stone trim, towers and a particularly impressive entrance hall, was listed on the National Register in 1989. A smaller, but elegant example executed in brick is the home constructed for Harry H. Nichols at 216 South 4th Avenue in 1893. There are several fairly large Queen Anne houses in Maywood executed in wood. Some have corner entrances, and a few are similar in massing to the Nichols house.

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The Queen Anne style began to metamorphosize into a kind of architecture that was considerably simplified around the turn-of-the-century, when a more spartan design ethic prevailed. Houses were to be efficient with clean lines, flat surfaces and disciplined ornamental treatment rather than complicated with the curves and intricate detailing that had generally characterized 19th Century designs. With an increase in labor and time saving devices and a growing concern for sanitation and efficiency, the idea was to simplify the daily life of the homeowner, particularly the housewife.

In the late 1890's, with some exceptions, it was becoming increasingly difficult to describe and categorize residential architecture according to style. This is generally true of vernacular architecture, and Maywood is a community comprised almost entirely of vernacular structures. Small cottages built in the 19th Century did not always fit into neat stylistic categories. But by 1900, even large homes like many of those built by the Proviso Land Association could best be described in terms of a mixture of building style and building type. Style--a result of visual effects as determined by ornament, proportion and shape--was intertwined with type, which encompassed shape but took, to a greater extent, into account physical use and social function. Attempts at extensive stylistic categorization as Clem Labine and Patricia Poore, writing on Post-Victorian architecture for the January 1982 Old House Journal,²² have attempted, is artificial and leads to extensive bewilderment. There are so many different varieties of Prairie, European and Oriental influences. There are many examples of homes prevalent in Maywood that are really building types that exhibit a variety of stylistic influences. These include simplified Queen Annes, Foursquares and bungalows.

Simplified Queen Anne houses, which are asymmetrical, with gables, bays, broad front porches and dormers, often resembling stunted towers, show a lingering 19th Century romanticism, but generally they have simple unornamented surfaces and incorporate much more restrained shapes within a picturesque envelope. Occasionally there are Classical details like a Palladian window, but even that nod to history is often disciplined into rectangular shapes. Generally, but not always, they are wood sided; some are concrete block made to look like stone. Examples of simplified Queen Anne houses may be found scattered throughout the area developed by the Maywood Company, and are the type most frequently built by the Proviso Land Association in the early 1900's between

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9th Avenue and 19th Avenue north of Washington Street.

A second popular type found in Maywood is the Foursquare. It was built all over rural and suburban areas of America between 1900 and 1910. As the name implies the Foursquare was typically shaped like a cube--often 30 x 30 or 36 x 36. It stood two stories over a raised basement and usually had a veranda running the full width of the first story. It was frequently capped by a low pyramidal roof with at least one dormer. The interior floor plan generally consisted of four equally sized rooms: a hall, living room, dining room and kitchen. Ornament, both inside and out, took a wide variety of forms from historical revival (Classical, Colonial or Tudor) to more modern or utilitarian (Craftsman or Prairie). Most were wood sided, though examples of brick and concrete block were to be found throughout the community. Like the simplified Queen Anne, the Foursquare was a distinctly vernacular type, regularly featured in builders' magazines. They could be bought from every mail order company including Montgomery Ward, Sears and Roebuck, The Aladdin Company and The Radford Architectural Company.

Bungalows dressed in several styles are also found throughout Maywood. In fact, they are the most prevalent building type. In the older sections of the community these buildings, popular between 1910 and 1930 are infill; in the newer sections the bungalow, particularly the Chicago bungalow, is ubiquitous.

The bungalow, like the Foursquare, was a type known for its lack of pretention. It was also characterized by the use of natural materials and the integration of the house with its surroundings. Because the bungalow incorporated the latest space-saving devices and modern conveniences, to keep the price down it was modest in size and simple in form. It typically stood one story with an unfinished second floor topped by a low pitched gable roof. Building materials are often described as "honest," meaning natural materials like brick or shingles were used. Many bungalows in Maywood, however, were built in stucco, and a small number in concrete block. Occasionally the foundation was of fieldstone to make the house look like it sprang from the soil. Open porches and/or sun rooms stretched across the front. The exterior and interior were often linked by pergolas, trellises, and vine plantings as well as porches.

Plans for bungalows were widely available through the same mail order catalogues that advertised Foursquares. They were

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regularly found in Craftsman Magazine, published by Gustav Stickley, who was an ardent proponent of bungalows, between 1901 and 1916. The type is most often associated with the Craftsman ideology. Even so, it often appeared with Prairie, Swiss Chalet, Tudor, Spanish and even Japanese detailing. Many Prairie-detailed bungalows are found in Maywood between 1st and 9th Avenues. One, by Tallmadge and Watson, at 901 South 8th Avenue, was published in Henry H. Saylor's 1911 book, Bungalows.²³

The Chicago bungalow is an architectural genre unique to Chicago and found in abundance in the city's neighborhoods and in the collar suburbs. More than 100,000 were built in Cook County between 1920 and 1930.²⁴ Several blocks of similar ones, many with rectangular front bays, are located in southwest Maywood. Typically the Chicago bungalow is long and narrow, following the configuration of a Chicago lot. They are all constructed of brick, solid masonry construction. Usually they are face brick on the front and common brick on the secondary elevations. Whether built from plans offered by independent contractors, from developers, or from plans out of a mail order catalog, they could be had in a variety of brick colors and textures. Roofs had deep overhangs whether they were hipped or gabled; sometimes they were sheathed in asphalt, sometimes in tile. Windows were numerous. Those in front were set in rectangular, bowed or polygonal bays. The manufacturing of stained and beveled glass was a major business in Chicago from the late 1800's to the Depression, and leaded glass could be ordered from catalogues in various patterns. Most bungalows in Maywood do not have leaded glass; however the finest, more expensive examples do. Floor plans were all fairly similar. The entrance to a Chicago bungalow is through a side porch into a small vestibule, which opens into a front living room. To the rear of the living room is the dining room and kitchen. On the other side of the house there are generally two bedrooms connected by a hallway with a central bath between them. Although they are a variation on the bungalow type and cannot be categorized stylistically, Chicago bungalows, with their deep overhangs, low pitched roofs, bands of windows and basic simplicity, were inspired by Prairie School architecture.

The Prairie Style of Frank Lloyd Wright and his followers, characterized by horizontal banding, natural materials, ribbons of windows, broad overhangs and interlocking geometric volumes had a profound influence on Maywood architecture. Aside from the Prairie detailing found on bungalows, there are a handful of significant

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Prairie School buildings designed by first rate students of Wright. These include the 1913 Richard Cluever Residence at 601 North 1st Avenue, designed by John Van Bergen, listed on the National Register in 1976 and the 1913 George F. Stahmer House at 704 North 4th Avenue by William Drummond. Both of these homes are, in terms of space and detailing, more complex and sophisticated than the village's vernacular examples.

Prairie School architecture was a clear-cut reaction to the literal historicism that permeated 19th Century architecture, particularly after the World's Columbian Exposition. The best of these historical revival style homes in the midwest drew inspiration from America's British and eastern seaboard Colonial past, though Spanish architecture could also be found. In Maywood there are very few historical revival homes, probably because the majority of the best examples tended to be architect designed, and Maywood is a village of vernacular architecture. There are a small number of Tudor style cottages that draw inspiration from Tudor Revival sources. These are all brick and picturesque in feeling, with such details as half timbering, leaded windows, and steep gables. American Colonial Revival homes tend to be rectangular, brick and symmetrical with Classical detailing. There are, despite nationwide popularity, even fewer of these in Maywood than Tudor style residences. Spanish Colonial residences, characterized by stucco walls, red tile roofs and arched detailing, although found in greater numbers in California and Florida, were built all over the country. Especially in the midwest, this may have less to do with an interest in America's roots and a desire for comfort and respectability--such as the owners of Tudor and Colonial Revival residences sought--than an interest in Hollywood. By 1915, the American movie industry was located in California, with its concentration of Spanish bungalows and exotic stars who often appeared in Spanish dress. Spanish architecture took on a romantic appeal, and Maywood has a sprinkling of bungalows and a few more elaborate residences that were inspired by Spanish architecture.

Historical revival architecture was particularly popular in the twenties, when the Chicago suburbs enjoyed a huge population boom, and it prevailed where there were greater concentrations of high style buildings than there were in Maywood. Maywood, in the 19th Century was largely a community of cottages; in the early decades of the 20th Century it was a village of bungalows, and there are only some scattered examples of historical revival homes of English, American or Spanish origin and apartment buildings with

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historical detailing. The houses are quite modest in size.

Although only a relatively small number of homes exist in the Chicago area that could be described as Art Deco, Maywood has a few fine examples. At 608 South 7th Avenue, there is a two-story brick residence designed in the 1930's dominated by geometry and low relief ornamentation. In addition, at 1129 Nichols Lane, there is a two-story brick residence, built in 1943, streamlined in its rounded corners, that would be distinctive anywhere. Except for these homes and some historical revival examples that have simplified trim that is Art Deco in inspiration, there was little residential construction in Maywood during the Depression of the thirties and the war years of the early forties.

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MULTIFAMILY HOUSING

Multifamily housing is not a prevailing building type in Maywood although there are a number of two flats, commercial buildings with living units above and medium size apartment buildings.

The Proviso Land Association built two flats with single entrances that resemble private homes. There are some which are modified Queen Anne in style and were built in the years around the turn of the century. They can be found along St. Charles Road and west of 15th Avenue. There are others that resemble Foursquare single family homes, like the Soffel House at 508 North 5th Avenue. Maywood also has scattered examples of brick two flats that look like two-family dwellings.

Maywood also has a number of two and three-story commercial buildings with stores on the main floor and residential units above, built in the teens and twenties. One excellent Tudor Revival example is located at 1023-31 South 17th Avenue.

Although there are not a great many apartment buildings in Maywood, those that exist represent a variety of types. All are brick and range from 2 to 3-1/2 stories. There are some courtyard and semi-courtyard buildings, which mostly tend to be in the Tudor Revival style. There is a rectangular two-story apartment building with a classical revival portico at 224 N. 1st Avenue. One somewhat unusual but particularly fine example of a multi-family building is the "Bennett" at 406 Oak. It is a 3-1/2 story building facing Oak attached to a row of two-story townhouses facing 4th Avenue. There are construction photos of the Bennett in Maywood and its Homes, printed in 1904.

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PROPERTY TYPE: NON-RESIDENTIAL BUILDINGS

Non-residential buildings in Maywood fall into five general categories: industrial, commercial, public (including school and municipal buildings), religious and fraternal. As in most suburban communities, non-residential structures in Maywood are small scale buildings. None is taller than four stories. With the exception of the four-story brick hotel, the earliest buildings, constructed during the period the Maywood Company was most active in the 1870's and 1880's, tended to be wood frame structures covered with clapboard siding. They were strikingly similar in scale, shape and materials to the residential architecture of the period. Few remain. The non-residential buildings dating from the late 19th century into the thirties are more substantial masonry structures. They typically are sheathed in brick or stone. The larger scale industrial buildings are of concrete frame construction.

Non-residential Maywood buildings reflect the stylistic trends prevalent in residential and non-residential architecture in the Chicago area. The earliest buildings, dating from the 1870's, were Gothic Revival, Italianate, Second Empire, or vernacular, with insufficient architectural detailing to categorize them as a particular high style. The hotel, for example, was Second Empire, standing four stories and capped by a mansard roof. The town's first public building, which housed the town's school, church and social hall, was Gothic Revival. At roughly the same time these buildings were built, a two-story, three-bay gabled building with a broad front porch was built to serve as the community's post office and general store; it resembled numerous homes constructed by the Maywood Company that are best described as vernacular. During the 1880's and 90's and into the 1900's the corner turrets that were characteristic of Maywood's Queen Anne and simplified Queen Anne residences were incorporated into commercial structures. Classical detailing could be found on some of the more prestigious buildings in town, such as the bank building at the southeast corner of 5th Avenue and Lake and the Library, built in 1905 at 121 South 5th Avenue, but old photographs show that most of the commercial,

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industrial and public buildings constructed during this period were simple two and three-story brick buildings with little ornamental detailing. Like residences built during the period, they can be described as vernacular. Non-residential buildings constructed during the teens and into the twenties follow a similar trend; it is almost impossible to categorize them stylistically. Practically all are small scale brick buildings with stone, terra cotta or brick ornament drawn from a variety of sources. Frequently the motifs are geometric. In the case of the Masonic Temple Building, designed by Oak Park architect E.E. Roberts and built in 1917, Prairie influence is clear; it is less clear in the town's other non-residential buildings. The American Can Company Buildings are similar to the many concrete and timber frame industrial building with geometric ornamentation found in industrial areas all over Chicago. Tudor and Georgian Revival influences are also seen, but generally the ornamentation is applied to very basic rectangular brick structures. During the thirties stylized Art Deco motifs can be found, especially on small scale brick and stone faced commercial buildings. As with residential architecture in Maywood, whether historical or non-historical in inspiration, non-residential architecture is characterized by simplicity.

Industrial architecture has figured prominently in the history of Maywood from the time the community was established. Most of it tended to be built along St. Charles Road, paralleling the Chicago and North Western Railway. In 1871, the Chicago Ditcher and Scraper Company built a six-bay wide two-story frame manufacturing structure; only three years later the company erected just a block away a much larger three-story brick structure, 240' x 110', 26 bays wide and three stories tall. Its windows were capped by hoodmolds, and it had an ornamental cornice with three projecting parapets. The central parapet had written in it "Established 1871"; the side parapets, "1874". Photos show that this building, which was acquired in 1885 by the Norton Can Company, was still standing when the American Can Company acquired Norton Can in 1901. Both of these 1870's buildings have been demolished but several American Can Company buildings that appear to have been built in the

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teens and twenties are still standing between 6th Avenue and 14th Avenue along St. Charles Road. One of them, a reinforced concrete and brick structure, with a vaulted interior space, stands at 140 South 7th Avenue. Many of those along St. Charles are unoccupied and in deteriorated condition. Although industry no longer plays a significant role in the life of Maywood, there are other industrial buildings scattered throughout the community. One particularly fine example is a brick warehouse with handsome brickwork and unusual fenestration at the northwest corner of Main Street and 6th Avenue, just north of the tracks. Whatever industrial activity currently exists in Maywood takes place in small scale brick building virtually indistinguishable from commercial storefront properties.

Maywood's commercial properties are generally located along the major arteries: Main Street, Lake Street, St. Charles Road, Madison Street, Harrison Street and Roosevelt Road running east-west, and First, Fifth and Nineteenth Avenues running north-south. All of these structures are one, two or three stories. Although there are some free-standing brick two and three-story apartment buildings in Maywood, a great many apartment units are located above storefronts. This has been the case historically, regardless of the style of the building. There are no commercial buildings remaining dating from the 1870's. One exception is a conversion; A storefront has been attached to an Italianate house on Lake Street at 2nd Avenue. Although the village once had turreted Queen Anne structures--some frame, some brick--at many major intersections, few remain. There is one example, with a corner entrance and a cone-topped tower on St. Charles Road. Over the next several decades brick storefront buildings dominated Maywood's commercial structures. Many still have their glazed fronts with transoms and recessed doorways; many have been remodeled. Those built in the teens, twenties and a few in the thirties have terra cotta and limestone trim set in varying kinds of geometric patterns; frequently no style dominates. Exceptions--and there are several exceptions--include a brick and half-timber Tudor Revival commercial building with offices, stores and apartments, at 1023-31 South 17th Avnue and a brick and terra cotta Art

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Deco store building with apartments above at 701-11 South 5th Avenue. Often banks and municipal buildings--those particularly meant to look "important" are Classical Revival in style. The bank building, at 5 East 5th Avenue, currently a photographer's studio, but retaining its banking space, is limestone with pilasters and numerous other neo-classical references. Throughout the village, there are also many commercial buildings with detailing derived from a variety of historic sources. Generally all of Maywood's commercial structures are simple functional buildings, in keeping with the vernacular character of the village.

Maywood has numerous public buildings with architectural interest, though those dating from the 1870's have been lost. The first Maywood Company building, the public meeting house, which included school, church and meeting room, was a brick cross-shaped structure with two school rooms on the first floor. A second school building, a one room school house built of wood, was constructed shortly after this one. As the community grew, larger school buildings were constructed, including a cross-shaped two-story structure on North Seventh Avenue, today the site of Lincoln School. Although it is possible that sections of older structures exist as part of later buildings, most of today's schools in Maywood were built in the twenties and thirties. They are brick with stone trim and are Tudor Revival in style. This style was typically used for educational buildings throughout the United States during the twenties and thirties, no doubt because of a strong association with the superiority of English education. The English associations were symbolically and therefore stylistically appropriate. Proviso Township High School, (with an 18 acre campus located on First and Warren in Maywood but on Forest Preserve property, not actually within Maywood's corporate jurisdiction) fits this description, but has a field house that is a distinctive Art Deco building.

Maywood's other public buildings that remain date from the early 1900's, when Maywood enjoyed a large population spurt and village services expanded to include the construction of a new water plant at 519-21 St. Charles Road and fire station at 511 St. Charles. Both of these are two-

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story brick structures with ornamentation provided by bands of raised headers and stepped gable parapets. There are no dominating styles associated with these types of buildings. In 1905, the Maywood Public Library, with its symmetrical neo classical facade was built. Neo-classicism was the style selected when Maywood got a new post office in 1932. Located just a few blocks south of the library, at 415 S. Fifth Avenue, the Post Office Building has red brick Ionic columns across the front and stone window and door trim. The Art Deco style was selected when a new water softening plant was built of red brick with limestone trim at 515 St. Charles, between the water plant and fire station.

Maywood's first public building included as part of it a multid denominational church. It was described in Maywood, a Suburb of Chicago, 1870 (p. 15), which called the building "as unique and ornate a specimen of Gothic architecture as can be found in towns of even more pretention than Maywood". Except for this early brick multi-use building, most of the subsequent churches were frame buildings. Early engravings and photos show them to be Gothic Revival with central bell towers. One that was built for the Swedish Evangelical Lutheran Church at 409 North Eighth Avenue remains, though it has been sided. A great many subsequent church buildings of various denominations, scattered throughout Maywood, are brick with Tudor Revival design elements including half-timbering and towers. One example, built in the early 1900's, was designed by Frederick Shock on the northeast corner of Washington and Nineteenth Avenue. A second example, built in 1914, the First Baptist Church of Maywood, is located at 401 South Fifth Avenue. The Maywood Methodist Church was designed in the Prairie style by William Drummond in 1913; it has been unfortunately altered. The Jewish congregation B'Nai Israel once occupied a red brick building with stone trim that has no stylistic references at Thirteenth Avenue near Washington Boulevard.

Although social activities were important and spaces were set aside for meetings of clubs and societies in Maywood buildings from as early as 1870 when the Maywood Company put up its first public building and 1874 when the

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Brick Chicago Ditcher and Scraper Company was built to include a meeting space, the Masonic Temple Building at 200 South 5th Avenue built for a specific fraternal organization. Constructed in 1917, it is a buff-colored brick building with brick forming geometric patterns on the exterior and other specific Prairie School references--horizontal banding and a simple Roman brick fireplace--on the interior.

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Some are hybrids. Most were built by developers, contractors or owners using local carpenters. The vernacular housing of Maywood reflects its character as a working man's community.

Although vernacular housing expresses the general historic profile of Maywood, there were some grand homes built in the 19th Century for some of the village's most affluent citizens. These included residences (that have been demolished) for Col. William Nichols, President of the Maywood Company, who built a substantial 2nd Empire style house, for E. Norton, President of the American Can Company and for General William Sooy Smith, noted foundation engineer for many of Chicago's early skyscrapers including Louis Sullivan's Old Stock Exchange Building, both of whom built large, stately Italianates. Two elegant Queen Anne homes, one for businessman/politician Jacob Bohlander and another for Col. Nichols' son, Harry H. Nichols, still exist and represent the more substantial and sophisticated examples of the style.

High style architecture was the exception in Maywood. Starting from 1870, when the first Maywood Company homes were constructed, housing was vernacular. Quite simple forms of Gothic Revival architecture particularly suited the goals of the Company, which actively promoted the spiritual as well as health and economic benefits of suburban living. The forms, with peaked gables, bargeboards and ornamental brackets, reflected the religious fervor the Company's sales brochures expressed. The Italian villa, though secular, reflected with equal fervor the lure of country living. There were actually fewer Italianates illustrated in the 1870's sales brochures, and there are fewer remaining--leading to the conclusion that the Gothic Revival style was more popular. There were an even smaller number of 2nd Empire residences illustrated, and none of these remain.

The Maywood Company, in its sales brochures, offered a wide variety of stylistic choices including very simple structures, three bays wide, that were humble workers' cottages, not very different from Chicago workers' cottages with their front-facing gables. In addition, there were numerous pattern books from which buyers of lots from the Maywood Company could make choices. Readily available books by Alexander Jackson Davis, Andrew Jackson Downing and others contained detailed drawings, plans and specifications for small rural Gothic, Italianate and 2nd Empire residences. These were snapped up by builders across the country and sometimes the homes reconstructed with only minor variations.

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Other pattern books like Palliser's Model Homes for the People: A Complete Guide to the Proper and Economical Erection of Buildings, published in 1876, had almost nothing to say about the stylistic features of cottage designs except that the plans are simple, flexible, convenient and comfortable. He doesn't identify individual plans in his books in terms of particular styles.²⁵

Maywood, from the beginning, was not founded to necessarily attract a wealthy clientele. The sales brochure, Maywood, published in 1870, comments that "repose, change and exercise... have been and will be enough to cause those of wealth and refined taste to seek the beauty, quiet comfort and health of the country; but to another class it appears from very different motives."²⁶ The motive W. T. Nichols was addressing is ambition and the argument, "I can't afford to buy a house."²⁷ From early on, Maywood had modest housing to attract a young and ambitious group of clients who had not yet made it. With industry in town--the Chicago Ditcher and Scraper Company--residents who worked in the factory as well as commuters could have affordable homes.

The Queen Anne houses which were built somewhat later, in the late 1880's and early 1890's, were almost by definition--because of their size, picturesque massing and elaborate ornamentation--more pretentious. Therefore, the most representative examples in Maywood, like the Jacob Bohlander and the Harry H. Nichols houses don't fit the vernacular character of the community. The Queen Anne houses that do, like those at 217 South 4th Avenue or 312 North Fifth Avenue or many of the houses built by the Proviso Land Association, are built of wood and considerably simplified. Even these less elaborate houses, however, gave the homeowner an opportunity to express his own personal taste and social status. It is interesting to note that despite the boom and bust economy that produced the 1873 and 1893 depressions, wages for all non-farm workers increased almost 25% during the late 1900's.²⁸ The economy was therefore strong enough to enable homeowners to acquire fairly large houses with individualized and impressive spaces and elegant detailing.

If simplified Queen Anne houses were transitional structures between 19th Century preoccupation with social status and display and 20th Century interest in utilitarianism and restraint, by the early 1900's a conscious simplicity generally became the keynote for most of the architecture that followed, not just because of cost but by design.

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Foursquares were enormously popular nationwide in the first decade of the 20th Century, with every mail order company offering variants on the style. They were particularly popular in Maywood. In order to accommodate a growing population, they were built not just on corners but mid-block, sometimes several in a row. Because of its basic square or rectangular shape, the typical Foursquare allowed an inexpensive way to provide large amounts of interior space. With their broad front porches, even people who didn't own spacious side lots (like many owners of Queen Anne houses) could have an outdoor living space. They generally weren't large homes, but received considerable publicity to underscore the style's importance. Literature advertising Foursquares stressed their "Americanness." "Thoroughly American in architecture, it is a house anyone would be glad to identify as 'My Home'" was the Aladdin Company's description of its Willamette model.²⁹ Presumably because of its predominantly horizontal lines, it was often described as "massive." Possibly the word massive appealed to the same need for stability and solidity which in other homes was satisfied by association with English or American Colonial roots.

Although they often had elegant leaded glass windows and a variety of handsome ornamental stylistic detailing, Foursquares were basically very simple efficient homes with flat surfaces, clean lines and built-ins. Those that were clearly craftsman in inspiration reflected Gustav Stickley's idea that a dwelling should be simplified to simplify the daily life of the homeowner. There were fewer objects to be dusted, and those were to be located in bookcases, sideboards and inglenooks.

In the second and third decades of the 20th Century, bungalows became the nation's most popular building type, appearing in every mail order catalog. The style, which grew out of the craftsman tradition, permeated Maywood. Bungalows, which stood 1-1/2 stories, were even smaller, more efficient structures than Foursquares and required still less maintenance for the homeowner. Most Foursquares had two floors, and some still had two parlors. Though a number of bungalows had glazed sun rooms in front, all had only one front multi-purpose room, the living room. Reflecting the nation's new theories of sanitation, these homes had few dust-catching moldings, numerous windows with screens, walls painted white and enameled fixtures. With the increased price of building materials and the expense of plumbing adding 25-40% to the cost of building an average house, home size had to be reduced. The bungalow, in its simplicity, is the 20th Century vernacular

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equivalent of the 19th Century cottage, with a basic plan that fit comfortably on a small lot.

The Foursquare, which was often referred to as the "American Foursquare"³⁰ and the bungalow, which typically had even less historic detailing than the Foursquare, both reflected an attack on historical styles and a search for a distinctly American architecture in the realm of vernacular architecture. Chicago bungalows and Prairie style bungalows and Foursquares carried this notion furthest.

The Prairie School, the country's first indigenous American residential style, had its origins in the early 1890's practically next door to Maywood in Oak Park, and thrived there into the teens. Frank Lloyd Wright's home and studio were located in Oak Park, two suburbs east of Maywood, and Wright himself remained in Oak Park until 1909. Maywood's Prairie School houses and those bungalows and Foursquares, generally stucco with wood banding, that evidence the highest degree of Prairie influence, can be found east of 9th Avenue in Maywood.

Dominated by horizontal lines reflecting the Midwest's most emphatic natural feature, the prairie, Prairie School homes represented the ultimate in simplification. The keynote was geometry. Gone was practically any evidence of ornamentation. Although the geometric decorative treatment of a Prairie house was hardly dust free, built-ins were ubiquitous and the simplicity of Prairie School architecture at very least symbolized utilitarianism for 20th Century vernacular architecture. Although there were only a few high style Prairie houses built in Maywood, the more vernacular bungalows influenced by Prairie architecture are everywhere.

Even historical revival residential architecture--single and multifamily--in Maywood was characterized by simplicity. Despite the wave of historicism that swept Chicagoland during the 1920's population explosion, in housing, Maywood favored the more vernacular Chicago bungalow. The handful of Tudor residences that were built are not English manor houses, but small picturesque cottages. Colonial Revival homes have many of the stylistic hallmarks, but are basically modest buildings. The handful of Spanish buildings in Maywood, as in most areas of Chicago, provide a counterpoint. They have no historical precedence in the midwest

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but are significant as representative examples of the style.

Equally atypical are the handful of 1930's and 40's homes in Maywood, the best of which can clearly be categorized Art Deco and Moderne. They are elegant, high styled and very sophisticated in the abstractedness of their design. But even these, in size and scale, fit into the Maywood streetscape.

Maywood homes, no matter what their style or type, are almost entirely vernacular and many are quite similar. Few are architect designed, and a limited number are clothed in elaborate ornamentation. But this in no way detracts from their significance. Whether cottage or bungalow, Maywood streets are lined with examples of houses dating from the 1870's through the early 1940's that express Maywood's development as a community of handsome and affordable housing.

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SIGNIFICANCE

Maywood's non-residential properties being nominated to the National Register of Historic Places are locally significant under Criterion A for being associated with events that have made a significant contribution to the broad patterns of Maywood's history. They have played an important part in the development of the village in the areas of industry, commerce, education, culture, government, religion and social history, but not exclusive to these. They are significant for having served as sources of employment, as centers of culture, education, recreation and religion and as buildings where municipal and social services have historically been provided.

The non-residential properties being nominated to the National Register of Historic Places are also locally significant under Criterion C for embodying the distinctive characteristic of a type, period or method of construction significant in American architecture. They represent noteworthy local examples of types and styles typical of late 19th and early 20th century architecture. In addition, they are structures with the highest degree of artistic value and integrity that best represent the physical development of the community.

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Materials, Workmanship, Design, Association: these elements of integrity are essential in defining the importance of architecturally significant properties. Without all or nearly all of the original materials and workmanship united in the significant design, the property does not possess the characteristics for which it is important. In general, to meet registration requirements, the properties should have been built during the period 1869-1941; they should retain sufficient physical features to identify them as having been built during the period of their construction; they should retain sufficient physical features to evoke the life of the period; and they should retain an association with the properties around them.

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REGISTRATION REQUIREMENTS

Maywood's non-residential properties are individually eligible if 1) they are excellent examples of the prevalent building types and architectural styles which define Maywood's historical development between 1869 and 1941; 2) they possess an outstanding artistic expression of a design even when few comparably styled properties exist; or 3) they are the best property associated with an individual, event or pattern of events which are important in determining the character of Maywood.

Location and setting: The setting for Maywood's non-residential buildings is intact in terms of the original grid layout of of the village, setback, massing and architectural diversity. In addition, so many buildings built before 1930 still stand today that the village clearly reflects its historical patterns of growth. This is true despite the fact that a great many of the very earliest Maywood Company buildings no longer stand. Generally the integrity of location is necessary for a property to be eligible for the National Register.

Materials, Workmanship, Design, Association: these elements of integrity are essential in defining the importance of architecturally significant properties. Without all or nearly all of the original materials and workmanship united in the significant design, the property does not possess the characteristics for which it is important. In general, to meet registration requirements, they should retain sufficient physical features to identify them as having been built during the period of their construction; they should retain sufficient physical features to evoke the life of the period; and they should retain an association with the properties around them.

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Information assembled on the survey form for the comprehensive survey included the following:

A general description of the building's use, physical features and integrity;

Architectural information with a discussion of architectural style or type, noteworthy features, likely date of construction and significance;

Site information with a list of landscape features and secondary structures;

Miscellaneous material on ownership, listing on other surveys and criteria applied.

After reviewing the properties surveyed and researching the history of the town through information available at resource centers including the Maywood Public Library, the Chicago Historical Society, the Burnham Library of the Art Institute of Chicago and the Illinois Historic Preservation Office, it became clear the history of the town was best discussed chronologically.

The typology of significant property types was then based on function and divided up between residential and non-residential properties. The building styles and types that were selected in each category were chosen because they best illustrate the building styles and architectural types associated with the development of Maywood.

From the properties surveyed, the number was pared down to many representative examples of the dominant architectural styles and types in Maywood that have the highest level of integrity. The standards of integrity were based on the National Register standards for assessing integrity. Information from research literature and survey data was also used to assess the relative condition and scarcity of each property type and to determine the degree to which allowances should be made for alteration and deterioration. Several properties from the final list were eliminated when visits indicated a low level of interior integrity or when homeowners objected. The small number of residential properties included with this multiple property documentation mark the first phase of the properties to be nominated.

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The next step in the nomination process will be to submit additional residential properties, non residential properties and further information on the description, significance and registration requirements of non-residential properties.

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