

## VILLAGE OF DOWNERS GROVE

### Report for the Village

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 200 Shady Lane	Stan Popovich, AICP Director of Community Development

#### SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 200 Shady Lane a historic landmark.

#### STRATEGIC PLAN ALIGNMENT

The goals for the 2019-2021 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

#### FISCAL IMPACT

N/A

#### UPDATE & RECOMMENDATION

This item was discussed at the February 2, 2021 Village Council meeting. Staff recommends approval on the February 16, 2021 Active Agenda.

#### BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 200 Shady Lane under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Mid-Century Modern style home was constructed circa 1960.

##### Existing House

The Mid-Century Modern Style incorporated the use of brick, stucco and wood siding (installed both vertically and horizontally). The most common roof types associated with this architectural style were low-pitched hip roofs or low-pitched gabled roofs with a deep overhang. The deep roof overhang served to protect the entry that was often setback from the front facade. Additionally, the architectural style aimed to establish a relationship to the outdoors by incorporating large windows and open floor plans.

This one story Mid-Century Modern style home at 200 Shady Lane has a concrete foundation and a low-sloped front gabled roof. The home's exterior facades are composed of vertical wood siding and a contrasting stone chimney. Deep roof overhangs around the house, including over the front door, and floor to ceiling windows are additional Mid-Century characteristics. Natural light is secured through the clerestory windows on the south facade. The home includes an attached one-car garage.

Both the south and east facades of the house face public right-of-ways and would therefore be subject to the

review and requirements of a Certificate of Appropriateness should any eligible work be proposed on either street facing façade.

#### Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed circa 1960 and is thus over 50 years of age as required by Section 12.302.A. The property must meet one of the criteria noted in 12.302.B and does meet criteria 12.302.B.3 as the house represents the distinguishing characteristics of the Mid-Century Modern architectural style.

#### Public Comment

Four members of the public spoke in support of the petition at the January 13, 2021 ADRB meeting.

#### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated January 13, 2021

Minutes of the Architectural Design Review Board Hearing dated January 13, 2021

# VILLAGE OF DOWNERS GROVE

## COUNCIL ACTION SUMMARY

**INITIATED:** Petitioner  
(Name)

**DATE:** February 16, 2021

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

- ☐ Ordinance
- ☒ Resolution
- ☐ Motion
- ☐ Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 200 SHADY LANE", as presented.



**SUMMARY OF ITEM:**

Adoption of the attached resolution shall grant historic landmark designation for 200 Shady Lane.

**RECORD OF ACTION TAKEN:**

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**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION  
FOR 200 SHADY LANE**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the "Historic Preservation Ordinance"; and

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Christine and John Kenny ("Applicant") are the owners of a structure on the property legally described as follows:

LOT 1 IN A.J. ERICKSON'S SHADY LANE ESTATES UNIT NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF A FRACTIONAL SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1954 AS DOCUMENT 740550, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 200 Shady Lane, Downers Grove, IL 60515  
PIN 09-04-108-018

WHEREAS, a Mid-Century Modern style structure (circa 1960) is on the property; and

WHEREAS, on January 13, 2021, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 200 Shady Lane, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 200 Shady Lane is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk





200 Shady Lane - Location Map







**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
JANUARY 13, 2021 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
20-ADR-0001 200 Shady Lane	Designation of a Historic Landmark	Gabriella Baldassari Development Planner

### **REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 200 Shady Lane based on the criteria that the property represents the distinguishing characteristics of an architectural style.

### **NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

### **GENERAL INFORMATION**

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**OWNER/PETITIONER:** Christie and John Kenny  
200 Shady Lane  
Downers Grove, IL 60515

### **PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Mid-Century Modern  
**BUILDING DATE:** Circa 1960  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 11,104 Square Feet (.25 acres)  
**PIN:** 09-04-108-018

### **ANALYSIS**

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#### **SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Summary
2. Plat of Survey
3. Owner Consent Form
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs
7. Village of Downers Grove Architectural and Historical Survey 2013

#### **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 200 Shady Lane under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Mid-Century Modern style home was constructed circa 1960.

The Mid-Century Modern style was popularized between the 1940s and 1960s. The use of brick, stucco and wood siding (installed both vertically and horizontally) varied depending on geography. Occasionally an additional building material would be used for contrast. Low-pitched hip roofs and low-pitched gabled roofs were the most common roof types associated with this architectural style. Front entries were often set back and protected by the main roof. Another characteristic of the Mid-Century Modern style home is its design relationship to the outdoors. To promote scenic views, designs often incorporated large windows and open floor plans.

This one story Mid-Century Modern style home has a concrete foundation and a low-sloped front gabled roof. The home's exterior facades are composed of vertical wood siding and a contrasting stone chimney. Deep roof overhangs around the house, including over the front door, and floor to ceiling windows are additional Mid-Century characteristics. Natural light is secured through the clerestory windows on the south facade. The home includes an attached one-car garage.

The property at 200 Shady Lane was built circa 1960 for the original owners, John and Mildred Kotes. The house is currently owned by the petitioners, Christie and John Kenny, who purchased the home in 2019. The Kenny's are the sixth owners of the house.

Upon consultation with the Illinois Historic Preservation Agency (IHPA), additional information was gathered about the history of this style of home. IHPA described that the house is very similar in style to California style homes that gained popularity in the Mid-1950's and were often built by prominent developer Joseph Eichler. Eichler's style, emanated around the country, generally includes expressed post-and-beam construction, balanced asymmetry, floor-to-ceiling windows, windows that continue up into the triangulated eaves and broad low-sloped roofs; all features that can be observed at the subject home. IHPA recognized that though this home is smaller than many other examples of Mid-Century Modern architecture, the size has not limited its exuberant display of the architectural themes. Additionally, the IHPA recognized the lannon stone chimney as a type of limestone typically quarried in Wisconsin, adding a local feature to the otherwise Californian inspired home. The chip carved texture of the stone chimney contrasts nicely with the smooth exterior siding.

Both the south and east facades of the house face public right-of-ways and would therefore be subject to the review and requirements of a Certificate of Appropriateness should any work be proposed on either street facing façade.

#### **COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE**

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302.A and Section 12.302.B, as described below.

##### **Section 12.302.A**

**The proposed landmark is either over fifty (50) years old; in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and**

The house was constructed circa 1960. This standard is met.

##### **Section 12.302.B**



**That one or more of the following conditions exist:**

- 1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**  
This criteria does not apply.
- 2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**  
This criteria does not apply.
- 3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**  
Staff finds the property represents the distinguishing characteristics of a Mid-Century Modern style home. The one story Mid-Century home has a low-sloped front gabled roof, clerestory windows, deep roof overhangs, and vertical wood siding. The Downers Grove Village Wide Architectural and Historical Survey found this home would qualify as a contributing property in a historic district. This criteria is met.
- 4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**  
This criteria does not apply.
- 5. An area that has yielded or may be likely to yield, information important in history or prehistory.**  
This criteria does not apply.
- 6. A source of civic pride or identity for the community.**  
This criteria does not apply.
- 7. The property is included in the National Register of Historic Places.**  
This criteria does not apply.

#### **NEIGHBORHOOD COMMENT**

Staff has not received any neighborhood comments regarding the proposal at this time.

#### **RECOMMENDATIONS**

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Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 200 Shady Lane.

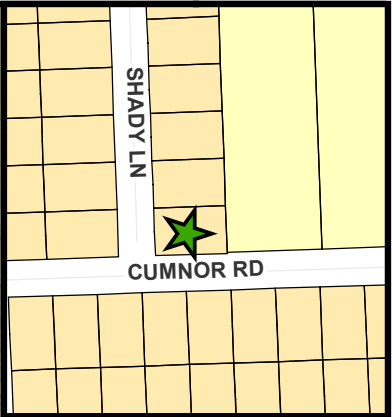
Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development





200 Shady Lane - Location Map





November 14, 2020

Department of Community Development  
Landmarks Preservation Commission  
801 Burlington Avenue  
Downers Grove, IL 60515

Dear Review Board:

As a 200 Shady Lane resident since 2018, I write to express my strong support for Historic preservation within my community of Shady Lane Estates. I am one of the first residents to start the process of Historic Landmarking within my community in hopes that the rest of the community will follow. The architecture, diverse community and unique culture make it a one-of-a-kind place to live for Shady Lane Estates' present and future generations.

We are lucky to call this unique part of Downers Grove "home" we understand the extraordinary qualities that make it so beautiful and livable. I call it the Palm Springs of Downers Grove. The streets lined with Mid-Century Modern homes built during the late 50's early 60's creating a family-friendly, design inspired gem of a community. Our home is contributing to the historic character of Shady Lane Estates. It sits on the Northwest corner of Shady Lane and Cumnor Avenue. Some of the Architectural details on our home that are prominent in Mid-Century Modern architecture include Vertical Wood Siding, Front Gabled Roof Type, Stone Chimney, Clerestory Windows, and Deep Eaves. These are just a few of the individual stand-outs found on our home's exterior.

The Shady Lane Estates area is far more than the sum of its parts. I thank the Landmarks Preservation Commission for the opportunity to protect this neighborhood for present and future generations.

Sincerely,

Christie M. Kenny  
John F. Kenny

## **200 Shady Lane Landmark Application Addition to the Narrative**

### **How the Proposed Designation meets the Landmark Designation Criteria**

The home meets the Landmark Designation Criteria as follows:

*A. “The proposed landmark is either over fifty (50) years old, in whole or in part.”*

The house was built in approximately 1960 as part of the Shady Lane Estates Subdivision. This criterion is met.

*B. “That one or more of the following conditions exists:*

*3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials.”*

This house is an excellent example of mid-century modern design, with vertical wood siding and deep eaves. It features a clerestory window underneath a front gabled and low sloped roof. It also contains a prominent chimney, with stone most likely quarried in Wisconsin.

## Property History of 200 Shady Lane

**Current Owners:** Christie and John Kenny

**PIN:** 09-04-108-018

### Property Description:

LOT 1 IN A.J. ERICKSON'S SHADY LANE ESTATES UNIT NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTH WEST QUARTER OF A FRACTIONAL SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1954 AS DOCUMENT 740550, IN DUPAGE COUNTY, ILLINOIS.

### County Recorder of Deed:

GRANTEE NAME	YEAR
Kenny	2019
Namkung	2001
Hess	1995
McAllister (for one dollar)	1992
Huneryager	1988
Havenga	1984
<b>GRANTOR: John and Mildred Kotes</b>	

### Office of the County Clerk: (Found in Book No. 86)

For 1960 Taxes, AJ Erickson listed as assessee; John and Mildred Kotes paid taxes for Lot 1

For 1961 Taxes, John and Mildred Kotes paid taxes for Lot 1 on May 14, 1962.

### Township Records:

State the house was built in 1960

1994, Land Reduction, RR

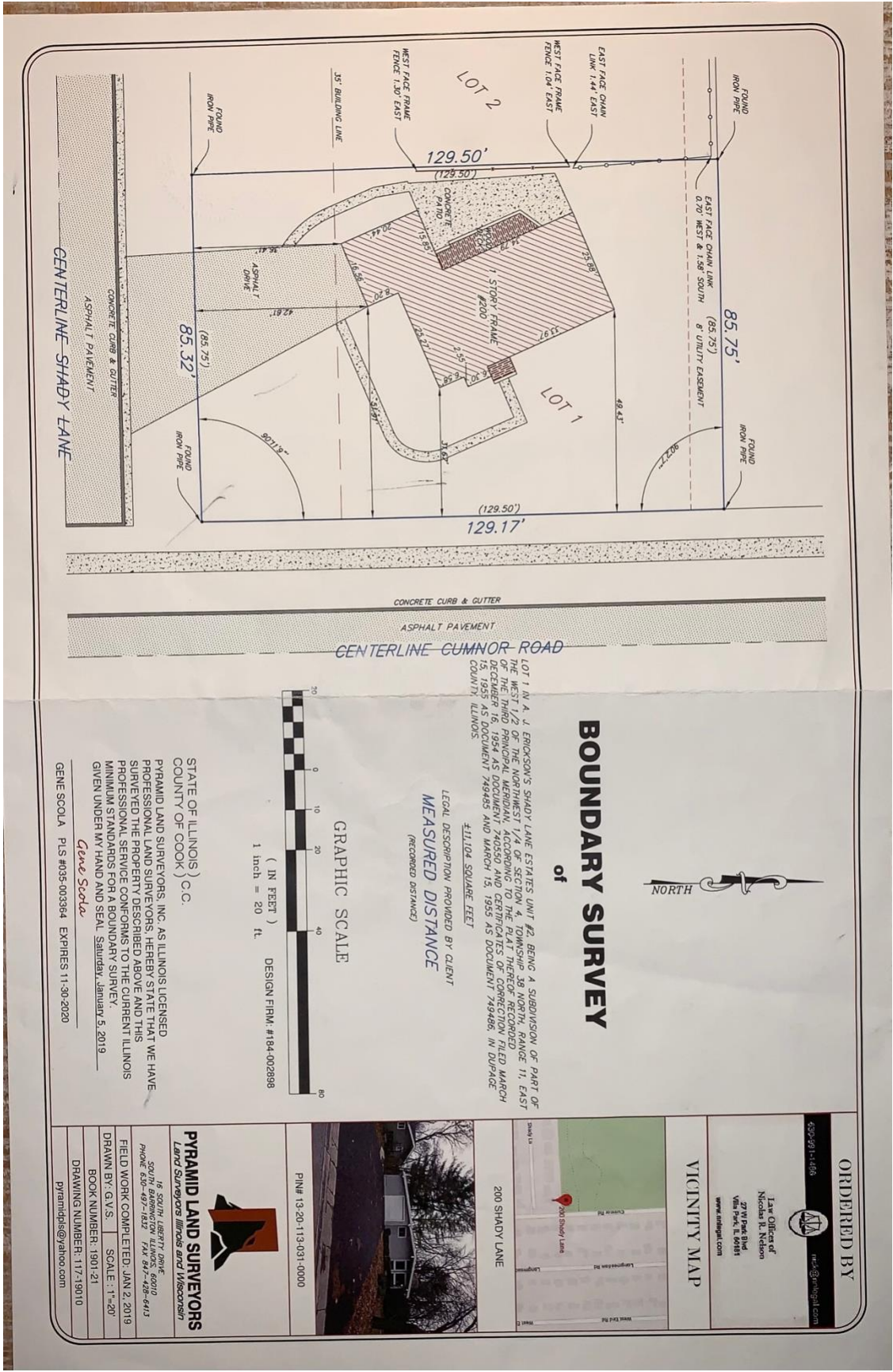
2007, Land reassessed

Scott Huneryager listed as owner on card in records

### Tax History

Tax Year	Who Paid	Amount Paid	Date of Payment
1955			
1956			
1957			
1958	AJ Erickson	2 installments of \$5.95 each	9/1/1959
1959	AJ Erickson	2 installments of \$6.29 each	6/1/1960
1960	John and Mildred Kotes	2 installments of \$6.34 each	5/4/1961
1961	John and Mildred Kotes	2 Installments of \$172.04 each	5/14/1962





**Photographs of street and entrance façades:**



**Southeast side of house.**





**Southeast side of house.**



**East corner of house.**





**Entrance to house on northeast side.**



**Entrance to house on northeast side.**



## Downers Grove Village Wide Architectural and Historical Survey

7/12/2013

### General Information

**Street Number:** 200  
**Former Street Number:**  
**Street:** SHADY LANE  
**PIN Number(s):**  
  
**Construction Date/Other Year:** 1950s  
**Architect:**  
**Current Function/Category:** Single Family Residential Building  
**Historic Function:** Single Family Residential Building  
**Listing in Existing Survey:**

### Evaluation

**Condition:** Good  
**Integrity:** Good  
**Secondary Structure:** Attached Garage  
**Secondary Structure Condition:**  
**Secondary Structure Integrity:**  
**Landmark/National Register:** No

### Architectural Descriptions

**Architectural Classification/Style:** Mid-Century Modern  
  
**Ornamentation:** eave brackets  
**Building Form:** Ranch  
**Number of Stories:** 1  
**Current Wall Material 1:** Vertical Wood Siding  
**Current Wall Material 2:**  
**Original Wall Material 1:** Vertical Wood Siding  
**Original Wall Material 2:**  
**Wall Detailing/Ornamentation:**  
  
**Storefront Material:**  
**Roof Type:** Front Gabled  
**Roof Material:** Asphalt Shingle  
**Alterations:** carport infilled



Photo 1

**Significant:** No

**National Register Criterion:**

**Contributing to a  
National Register District:** C  
**Potentially Contributing to a  
National Register District:  
Noteworthy Buildings  
Less Than 50 Years Old:**

**Reason for Significance:**

**Roof Ornamentation:** Deep Eaves  
**Foundation Material/Form:** Concrete/Concrete Block  
**Door Detailing:**  
**Porch:**  
**Dormers:**  
**Window Type:** Fixed  
**Window Configuration:**  
**Window Material:** Wood  
**Window Detail:** Clerestory  
**Window Storms:**  
  
**Significant Features:** prominent stone chimney



## DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MINUTES OF JANUARY 13, 2021 MEETING**

**PUBLIC HEARING**

Ch. Gassen explained that there was one public hearing before the Board seeking landmark designation for the property located at 200 Shady Lane, Downers Grove. She described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to be sworn in.

**PUBLIC HEARING FILE 20-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 200 Shady Lane, Downers Grove, IL (PIN 09-04-108-018). Christie and John Kenny, Petitioners and Owners.**

**Staff Presentation:**

Gabriella Baldassari, Development Planner for the Village of Downers Grove, stated that the property is located 200 Shady Lane. The petitioner is seeking landmark designation for their property representing the Mid-Century Modern style of architecture. The house was built circa 1960. Ms. Baldassari displayed photographs of the house and reviewed the architectural features of home.

Ms. Baldassari explained that the home's exterior facades are composed of vertical wood siding and a contrasting stone chimney. Deep roof overhangs around the house, including over the front door, and floor to ceiling windows are additional Mid-Century characteristics. Natural light is secured through the clerestory windows on the south facade. Balanced asymmetry and expressed post and beam construction are also displayed. Ms. Baldassari stated that the staff believed the application meet the standards for landmark designation as provided on the slide.

Ch. Gassen asked if there were any comments or questions for staff from the ADRB members.

Several board members expressed their support of the petition and admiration of the home, none had any questions. There being no additional comments at this time, Ch. Gassen asked the Petitioner if they wanted to add any information.

**Petitioner's Presentation:**

Ms. Christie Kenny, 200 Shady Lane Downers Grove, IL shared that she and her husband spoke about their admiration of the community and neighborhood. She is hopeful that others in the neighborhood will follow in landmarking their homes. Mr. John Kenny echoed his wife's comments and thanked everyone for helping.

Ch. Gassen asked if there were any board comments or questions.

Chalberg, Lerner and Styczynski commented that they hoped others in the neighborhood would also landmark their homes. Additionally Renner and Ch. Gassen thanked the petitioner for their decision to landmark their home.

Ch. Gassen asked if there were any additional questions for the petitioners.

DRAFT MINUTES

There being no additional comments at this time, Ch. Gassen asked staff if any comments had come in electronically.

Manager Zawila confirmed that no comments had been received electronically, and explained that he would read each name of the electronic meeting attendees to offer them a chance to speak.

- 1. Christine Martin, 701 Maple Avenue, thanked the Kenny’s for landmarking their home, which she added is beautiful on the inside as well as the outside.
- 2. Kathleen Nybo, 5235 Blodgett, commented that the house is lovely and she hopes the neighbors will also landmark their beautiful homes.
- 3. Marylou Lockerby congratulated the petitioners for landmarking their home.
- 4. Irene Hogstrom, 1232 Gilbert Avenue, thanked the petitioners for landmarking their home and added that the interior was also designed in a mid-century modern design aesthetic.

Ch. Gassen asked if there were any comments from ARDB members regarding the public’s testimony. There being no further comments, Ch. Gassen asked if the petitioner had any closing remarks.

Ms. Kenny thanked everyone for attending and the Friends of the Edwards House members for helping. Mr. Kenny thanked everyone for helping.

Ch. Gassen closed the public comment section and asked if the board had any final comments.

**Board’s Deliberation:**

Ch. Gassen said she supported making this house a landmark. She commented that both the Friends of the Edwards House and the Illinois State Preservation Agency are great resources for the Village. She also added that there are no landmark districts in the Village currently but this could be a start to a district in the future.

There being no further comments, Ch. Gassen called for a motion.

**Mr. Lerner moved that based on Staff’s findings the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 200 Shady Lane. Mr. Reimer seconded the Motion.**

**AYES: Mr. Lerner, Mr. Renner, Mr. Riemer, Ms. Chalberg, Mr. Styczynski, Ch. Gassen**  
**NAYS: None**  
**The Motion passed unanimously.**

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