

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

September 18, 2019
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the June 19, 2019 meeting**
- 3. Public Hearing**
- 4. Old Business**
- 5. New Business**
 - a. Overview of 2019 Approved Minor Certificate of Appropriateness Applications
- 6. Public Comment**
- 7. Adjournment**

DRAFT

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF JUNE 19, 2019 MEETING**

Ch. Davenport called the June 19, 2019 meeting of the Architectural Design Review Board to order at 7:03 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Chalberg, Mr. Larson, Mr. Lerner, Ch. Davenport

ABSENT: Ms. Acks, Mr. Riemer

STAFF: Gabriella Baldassari, Development Planner
Jason Zawila, Planning Manager

VISITORS: Kathy Nybo, Friends of Edward House (FOEH), 5253 Blodgett
Irene Hogstrom, FOEH, 1232 Gilbert
Mark Bragel, FOEH
Amy Gassen, D.G. Historical Society, 5320 Benton Ave.
Rich Kulovany, D.G. Historical Society, 6825 Camden
Christine & Bo Martin, FOEH, 701 Maple Ave.

2. APPROVAL OF MARCH 20, 2019 MINUTES

Mr. Larson moved, seconded by Ms. Chalberg, to approve the minutes of the March 20, 2019 meeting.

AYES: Mr. Larson, Ms. Chalberg, Mr. Lerner, Ch. Davenport

NAYS: None

The Motion to approve the minutes as presented passed unanimously.

3. PUBLIC HEARING

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 4721 Highland Avenue, Downers Grove. He described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to rise and be sworn in.

PUBLIC HEARING FILE 19-ADR-0002: A petition seeking an Historic Landmark Designation for the property commonly known as 4721 Highland Avenue, Downers Grove, IL (PIN 09-08-104-005). Ted and Andrea Anderson, Petitioners and Owners.

Staff Presentation:

Ms. Gabriella Baldassari, Development Planner for the Village of Downers Grove, stated that the property is located on the northeast corner of Prairie and Highland. The

DRAFT

petitioner is seeking landmark designation for their property representing the Craftsman style of architecture. The application was shared with the Illinois State Historic Preservation Office, which supported that the home is a great example of this particular architectural style. The house was built circa 1905, and Ms. Baldassari displayed a photograph of the house and reviewed the architectural features of the Craftsman style home. It has a gabled roof, bay window, second floor dormer, wide porch, double-hung windows as well as asphalt shingles and rough-cut stone that add to the rustic appeal of a Craftsman home.

Ms. Baldassari stated that based upon the findings as stated in Staff's Report dated June 19, 2019 Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation and recommends a positive recommendation from the Board to the Village Council.

Ms. Chalberg said she is in favor of this request, but questioned the wording regarding when the home was built and the potential misclassification as a kit home. She said the home is recorded as being built in 1905, however the kit home display shown with the application has a later date. Her concern was whether that would effect that the home is seen as a kit home, since it is not a kit home.

Ch. Davenport said he thought the inclusion of the kit home reference was just a further way of describing the Craftsman style and the type of home it is.

Mr. Larson said the kit homes started with a catalog of homes, like Sears. The page shows the cost for plans, etc. It reflects that it comes from a group of homes that people can choose.

Ms. Chalberg replied that this particular home, however, is not a kit home.

Mr. Larson said looking at the criteria, the question is whether the home is representative of a style of a certain period. The kit reference shows that this is a style that was common at that time.

There being no additional comments at this time, Ch. Davenport asked the Petitioner if they wanted to add any information.

Petitioner's Presentation:

Mr. Ted (Thomas) Anderson, owner and petitioner of the subject property, said they are interested in preserving the character of Downers Grove and the community as a whole. Their home is a part of that community and they believe they should preserve the history of the community as long as possible. Neighbors have encouraged them to seek the landmark designation. There has been no change to the front of the house, although there are a few differences from the original house. They now have a Dutch door, which was not part of the original construction, and changes were made to a window in the interior stairway area. Most of the windows are original, and they hope to maintain the home. The Andersons have four children who are concerned about potentially selling the landmarked house in the future.

DRAFT

Ch. Davenport noted that additional criteria for historic preservation can also relate to who lived in the home. He said that Muriel Anderson is an accomplished musician who actually grew up in that home, and that could be a criteria later added to this. He then opened the meeting to public comment.

1. Irene Hogstrom of 1232 Gilbert Avenue said when she began researching this home it was difficult to find examples of the type of architecture. She was responsible for including the kit home reference, but there was nothing in their search to indicate that this particular home was a kit home. She added that she first noticed this home several years ago due to the unique architecture and native landscaping. Ms. Hogstrom supported the Andersons in their desire to landmark the home.

2. Christine Martin of 701 Maple Avenue said she has always admired this home when driving down Highland Avenue. She commented that she appreciated them landmarking their home to preserve the neighborhood. There are many homes on Highland that are intact, and she hopes that by the Andersons stepping forward to landmark it spreads throughout the neighborhood.

3. Amy Gassen of 5320 Benton Avenue said this is a great example of a Craftsman style home. She agrees with Mr. Anderson's comment to preserve the neighborhood as well. She thanked the Andersons for making this decision.

Ms. Chalberg responded to Mr. Anderson's comment about resale. She said that there are no guarantees that any home will sell, as it depends upon the market. Because the Andersons have taken the step to preserve the neighborhood, they have gone a long ways to keep the resale values intact in their neighborhood by landmarking their home.

There being no additional comments, Ch. Davenport closed the public portion of the meeting.

Board's Deliberation:

Mr. Lerner said that Muriel Anderson being raised in that home is a great point to consider as well. He said he saw an article in an older Toronto magazine about historic preservation, and he quoted a line: "Historic buildings are physical links to our past." The article went on to say that it's not just about saving bricks, but about saving the layers of information about our lives and those of our ancestors. He thinks preserving these homes is desirable.

Mr. Larson said he thought the information in the packet showed the home as a great example of the Craftsman Cottage style, and an example of how simplicity of lines and design can be beautiful. The home contributes to the character of the neighborhood and is a significant asset to it. He commented that the landscaping in front of the home is exceptional. The Andersons put in permeable paving in their driveway many years before it became fashionable.

Ch. Davenport thanked the petitioners for leading the way and setting an example. There is a reason why people want to live on that street, and that includes the special

DRAFT

character of the neighborhood, which this home helps to preserve. He then called for a Motion.

Mr. Larson moved that based on Staff's findings the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4721 Highland Avenue. Mr. Lerner seconded the Motion.

AYES: Mr. Larson, Mr. Lerner, Ms. Chalberg, Ch. Davenport

NAYS: None

The Motion passed unanimously.

.....

4. OLD BUSINESS – There was none.

5. NEW BUSINESS

Mr. Larson thanked all of the volunteers involved who helped the Andersons in submitting their application for landmarking.

6. PUBLIC COMMENT - None

7. ADJOURNMENT

There being no further discussion, Ch. Davenport called for a motion to adjourn.

Ms. Chalberg moved, seconded by Mr. Larson to adjourn the meeting. The Motion passed unanimously by voice vote.

Ch. Davenport adjourned the meeting at 7:28 PM.

Respectfully submitted,

/s/ Tonie Harrington



DEPARTMENT OF COMMUNITY DEVELOPMENT
**MINOR CERTIFICATE OF
APPROPRIATENESS MEMO**

To: Stanley J. Popovich, Community Development Director
From: Flora Ramirez, Planner
Address: 4714 Oakwood Avenue (PIN 09-07-203-003)
File # 19-ADR-0003
Date: June 4, 2019

Owner/Petitioner: John & Ruth Wander
4714 Oakwood Avenue
Downers Grove, IL 60515

Owner consent provided: Yes

Zoning District: R-4, Residential Detached House 4

Request: The petitioner is requesting approval of a Minor Certificate of Appropriateness for the property at 4714 Oakwood per Section 12.502 of the Historic Preservation Ordinance. Along the northern façade, the petitioner is proposing to remove the bottom step, add a stoop and extend a new ramp to the driveway.

The home was designated a local landmark on October 3, 2017, under criteria 12.302.B.2: the property was owned or occupied by a person or persons of historic, heritage, or cultural characteristics of the community. The home was owned by the Prince family who have been deemed historically significant to the Village of Downers Grove due to the impact that the E.H. Prince & Company had on the Village's early growth and the historical significance the subdivisions contributes today.

Additionally, the home also met criteria 12.302.B.3, as the property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials. The home represents distinguishing characteristics of the Queen Anne architectural style.

The petitioner is proposing the following minor exterior modification as defined in the ordinance:

- Front Porch Steps – The existing steps lead to the north side of an existing porch. The petitioner is proposing to remove the last step, add a stoop, and extend a new ramp to the driveway. The proposed replacement is consistent with the style of the overall home.

The improvements are proposed to address the deteriorating stair. This modification will also promote water to flow away from the stoop and home.

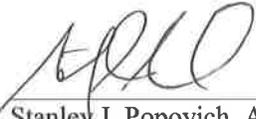
Findings of Fact: The Minor Certificate of Appropriateness proposes to renovate portions of the exterior street facing elevation of a landmarked property. Per the Historic Preservation Ordinance Section 12.502.A, the proposed modifications fall within the allowed scope of work for minor exterior modifications.

- Porches – In-kind replacements in whole or replacement of porch columns with use of the wood, plaster or cement materials; porch flooring with use of wood or composite decking materials; or other porch components with use of wood or original material. The petitioner is proposing to

remove the last step, construct a stoop, and extend the sidewalk to the driveway. The improvement will match the existing porch steps to complement the overall style of the house.

The property was designated a historic landmark based on its identification with a person of historic significance to the community. The architectural style of the property also contributed to the landmarking of the property. The proposed exterior renovations meet the criteria and guidelines outlined Sections 12.504 and 12.505 of the Historic Preservation Ordinance.

Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:fr

Attachments:

Location map

Applicant narrative

Pictures of existing materials

Drawings of proposed materials



EAST STAIRS AND SIDEWALK TO OAKWOOD AVE

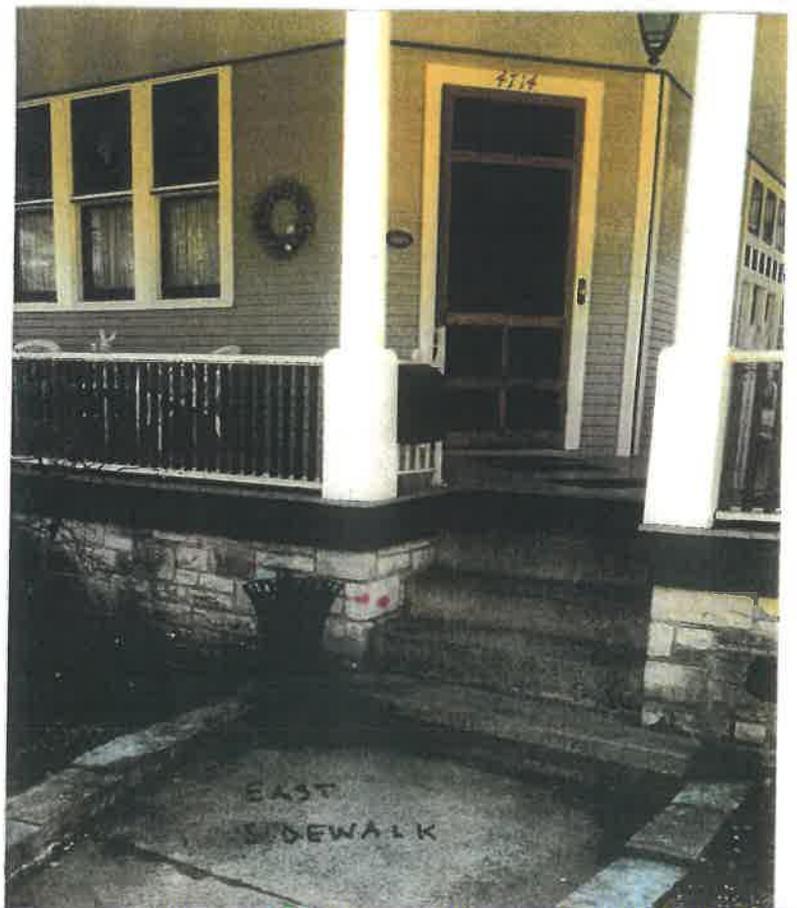


EAST STAIRS AND SIDEWALK TO STREET

NORTH STAIRS AND WALKWAY TO DRIVEWAY



NORTH STAIRS





DEPARTMENT OF COMMUNITY DEVELOPMENT
MINOR CERTIFICATE OF
APPROPRIATENESS MEMO

To: Stanley J. Popovich, Community Development Director
From: Gabriella Baldassari, Planner
Address: 5325 Fairmount Avenue (PIN 09-08-408-017)
File # 19-ADR-0004
Date: June 28, 2019

Owner/Petitioner: Amy & David Gassen on behalf of:
Laurence & Gloria Gassen
5325 Fairmount Avenue
Downers Grove, IL 60515

Owner consent provided: Yes

Zoning District: R-4, Residential Detached House 4

Request: The petitioner is requesting approval of a Minor Certificate of Appropriateness for the property at 5324 Fairmount Avenue per Section 12.502 of the Historic Preservation Ordinance. The petitioner is proposing to remove the existing door along the southern (primary) façade, and replace it with a new door.

The home was designated a local landmark on June 13, 2017, under criteria 12.302.B.3, as the property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials. The home represents distinguishing characteristics of the Bungalow architectural style. The bungalow was constructed circa 1926.

The petitioner is proposing to replace the existing door which qualifies as a minor exterior modification as defined in the ordinance (12.502.A.1.a):

- The existing door faces Summit Street, one of two primary facades. The petitioner is proposing to remove the existing wooden door and replace it with a new wooden door. The existing door is not part of the original construction.

The improvement is proposed to replace the existing deteriorating door.

Findings of Fact: The Minor Certificate of Appropriateness proposes to renovate portions of the exterior street facing elevation of a landmarked property. Per the Historic Preservation Ordinance Section 12.502.A, the proposed modifications fall within the allowed scope of work for minor exterior modifications.

- **Doors:** In-kind replacement with use of wood or original material. The petitioner is proposing to remove the existing door and replace it with a new wooden door. The improvement will match the existing door on the other primary façade, facing Fairmount Avenue and will complement the overall style of the house.

The property was designated a historic landmark based on the architectural style of the property. The proposed exterior renovations meet the criteria and guidelines outlined Sections 12.504 and 12.505 of the Historic Preservation Ordinance.

Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:gb

Attachments:

Location map

Applicant narrative

Petitioner's correspondence with IL State Historic Preservation Office

Pictures of existing and proposed doors

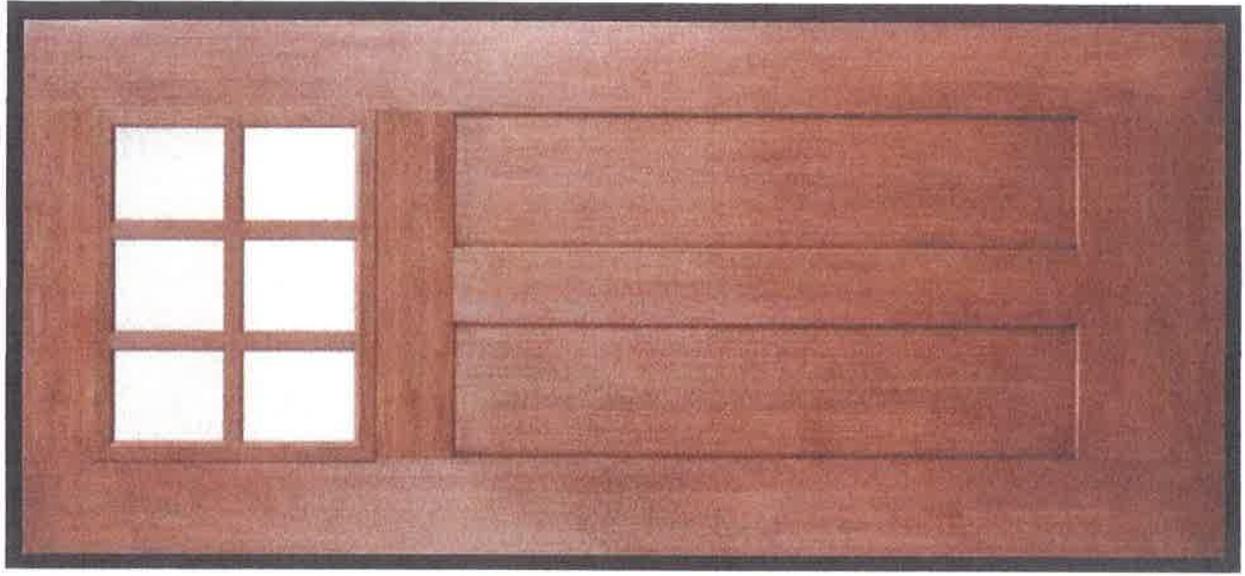


Photo #3: Proposed Side (South) Entry Door



Photo #2: Existing Front (East) Entry Door – June 2019



Photo #1: Existing Side (South) Entry door – June 2019