

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
Village Hall – Committee Room
801 Burlington Avenue

February 17, 2016
7:00 P.M.

AGENDA

1. Roll Call
2. Approval of Minutes from the January 20, 2016 meeting
3. Public Hearing
 - a. **16-ADR-0001:** A petition seeking a Historic Landmark Designation for the property commonly known as 5320 Benton Avenue, Downers Grove, IL (PIN 09-08-408-034). The property is located on the west side of Benton Avenue, approximately 75 feet north of Summit Street. David and Amy Gassen, Petitioner and Owner
4. Old Business
 - a. Update on Implementation Strategies
5. Public Comment
6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

JANUARY 20, 2016, 7:00 P.M.

Chairman Pro tem Davenport called the January 20, 2017 meeting of the Architectural Design Review Board to order at 7:06 p.m. and asked for a roll call:

PRESENT: Chairman Pro tem Davenport; Mrs. Acks, Ms. Englander, Mr. Larson, Mr. Riemer

ABSENT: Chairman Matthies, Mr. Casey

STAFF: Village Planning Manager Stan Popovich; planners Rebecca Leitschuh and Scott Williams

VISITORS: Charlotte and Byron Holtzen, 5226 Carpenter St., Downers Grove; Amy Gassen, 5320 Benton Ave., Downers Grove; April Holden, 1231 Ross Ct., Downers Grove; Ken Lerner, 4933 Whiffen Pl., Downers Grove; Shanon Tully, 5413 Main St., Downers Grove

APPROVAL OF OCTOBER 21, 2015 MINUTES

MOTION BY MR. LARSON, SECONDED BY MR. RIEMER TO APPROVE THE OCTOBER 21, 2015 MINUTES. MOTION CARRIED BY VOICE VOTE OF 5-0.

OLD BUSINESS - None

NEW BUSINESS

Planning Manager Stan Popovich introduced new staff members: Senior planner Rebecca Leitschuh and planner Scott Williams. Another planner, Ms. Swati Panday, started today but was not present. Commissioners also introduced themselves.

A. Review of Historic Preservation Ordinance: Mr. Popovich summarized actions taken to-date by the village council: the historic preservation ordinance was revised with notable changes: 1) maintain a 51% owner consent for contiguous historic districts; and 2) two ADRB meetings will be held for a contiguous historic district (preliminary hearing followed by a recommendation meeting). He reported that current copies of the ordinance were on the dais for commissioners and a copy was also located on the village's web site.

B. Update on Implementation Strategies: Mr. Popovich walked through the additional changes that occurred since the ordinance had passed -- the process was now simplified for the residents; there were no filing fees; the historic preservation web page was updated; and a number of steps were being taken to promote historic preservation through

various media outlets. Directing the commissioners to the ADRB web page on the overhead, Mr. Popovich pointed out the various links and information found on the new web site.

Mr. Popovich summarized that promoting historic preservation will be done through various communication strategies, the first being a historic preservation video located on the www.youtube.com site. Staff hopes to provide different preservation ideas every couple of weeks using the videos. To date, Mr. Popovich stated there was one formal landmarking application received by staff this week and a few interested individuals did call staff. Mr. Davenport shared with staff positive comments, pointing out all of the work that was done on this project. He thanked everyone for their participation.

As a last report to the implementation strategies, Mr. Popovich stated that he spoke to the GIS department about updating its interactive mapping to include the 2013 survey and make the map more accessible on-line, with the goal to have certain information as a pull-down menu as early as February.

Other historic preservation initiatives included staff working on a plaque program, working with various community-interest groups to assist individuals in the application process, coordinating efforts with the park district and the historic society for the May 7th Founders Day event at the library, and staff applying for a CLG grant at the federal level.

C. Review New Historic Landmark and Historic District Applications: A page-by-page review of the New Historic Landmark application followed with Mr. Popovich explaining in more detail the process staff would follow. General discussion followed.

Resident, Ms. Amy Gassen, 5320 Pheasant Avenue, explained she and her husband wanted to landmark their home (for architectural style) and she found the landmarking process very simple overall. The most tedious part was obtaining the addresses within 250 feet of her home. Ms. Gassen said she would offer her assistance to other applicants since the process was so simple and she had gone through it. She also was very pleased to have worked on the historic preservation ad hoc committee. Per questions about notification, dialog was raised that the township office could assist with the owner notification process. Turning to Ms. Gassen's application, Mr. Popovich briefly paged through the application itself, pointing out to commissioners that discussion on this property would actually take place next month.

A question was asked about the mailer notification, wherein Mr. Popovich explained that a mailer notification would be sent to those homeowners who stated in the ARDB/Adhoc Committee surveys that they were interested in landmarking their homes. It was staff's intention to provide homeowners with as much landmarking information as possible.

Continuing, Mr. Popovich proceeded to walk through the application for the creation of a historic district, noting there were no applications received yet. Regarding surveys, Mr. Davenport, anticipating future questions by applicants, recommended that staff mention in the application something about obtaining a compilation of plats. Additional comments followed that obtaining addresses within 250 feet of a proposed district would be time-consuming as compared to an individual landmarked home. Minor edits were also noted in the application.

D. CLG Grant Application: Returning to the discussion about a CLG grant, Mr. Popovich reported the village would be applying for a CLG grant at the federal level. The

grant funds would be used toward a public education project such as creating brochures about historic preservation, the application process, architectural styles, and the Sears Catalog homes. More details were shared.

PUBLIC COMMENT

Ms. Christine Martin, 701 Maple Avenue, commended the village for all of its work on preservation. She inquired about the plaquing process, wherein Mr. Popovich explained that a plaque would be given to an applicant by the mayor. It would be complementary to the historical society's plaque.

Mr. Ken Lerner with the Pierce Downers Historic Association also appreciated all of the work done by staff and the commissioners. He welcomed the idea to partner with the ADRB and assist with the application and plaque process. He asked if the commissioners would consider reaching out beyond the boundaries of the current surveys. Mr. Popovich explained how he would consider the process – contact the interested parties from the survey first, followed by reaching out beyond the boundary of the surveys and partnering with local community groups. Distribution of the future mailings and brochures were explained by Mr. Popovich.

Mr. Popovich announced he would follow up with the names of homeowners who were interested in landmarking their homes. Commissioners also divided up a list of homeowner names to contact for future landmarking.

ADJOURNMENT

MS. ENGLANDER MOVED TO ADJOURN THE MEETING. MRS. ACKS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:09 P.M. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
FEBRUARY 17, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0001 5320 Benton Ave	Designation of a Historic Landmark	Rebecca Leitschuh AICP Senior Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 5320 Benton Avenue 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

**OWNER/
APPLICANT:** Amy and David Gassen
5320 Benton Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: American Foursquare, Prairie Style
BUILDING DATE: 1924
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 6,539 square feet
PIN: 09-08-408-034

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Owner Consent Form
5. Certificate of Acknowledgement Form
6. Historic Landmark Information Form
7. Photographs
8. Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 5320 Benton Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Prairie Style American Foursquare house with a basement was most likely constructed in 1924, as evidenced by research performed by the petitioner.

The American Foursquare style house is aptly named after its cubic shape and division of living space into quarters and is sometimes called a "Classical Box" or "Prairie Box." Foursquares are typically two and-a-half stories and include a medium pitched pyramid roof, a centrally placed dormer, front porches and wood, stucco and brick walls. In the Village, many Foursquares were designed in the Prairie style which are often noted for their wide eaves.

The property at 5320 Benton Avenue includes many of these features, including a central attic dormer, hipped roof with deep eaves, grouped windows with original divided-light panes, a front porch (although it does not span the length of the front façade), stucco exterior, and horizontal banding. The house is built on a rusticated concrete block foundation. A one-story sun room, a unique although likely original addition to the typical style, is located on the southern portion of the building. In addition to the external original architectural features, many internal architectural features remain including doors, hardware, trim, and floors. A rear addition constructed in 2009 does not impact the historic integrity of this Prairie Style American Foursquare home.

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 12.302A and Section 12.302.B, *Landmark Designation Criteria #3* 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 ca. 1924. 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 the Prairie Style American Foursquare. The overall cube-shaped massing, hipped roof, grouped windows, and front porch are

typical of the American Foursquare, with many additional original architectural features as described above in the project description. 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

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 5320 Benton Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

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5320 Benton Avenue Location Map



January 18, 2016

Dear Architectural Design Review Board,

We are the owners of 5320 Benton Avenue. We would like to respectfully request that our house be designated as a Historic Landmark.

After obtaining virtually all of the deeds from the DuPage County Recorder's Office and researching the early tax history, we have determined that our house was most likely constructed in 1924. Prior to 1927 our home's street address was 164 Benton Avenue and originally included two parcels of land. According to the deeds, the house was first owned by Herman and Martha Hesse; however we believe that Herman Hesse died the year the house was built and that the Hesse family never actually lived in the home. Instead we believe that the Hesse family rented the home to John J. Ehr, who in 1925 is listed as the individual whose name the property taxes were assessed in. The 1927 Downers Grove City Directory also indicates that the Ehr family lived in the home at that time, and that John J. Ehr worked for the Western Electric Company. A 1929 deed shows that John J. and Regina Ehr ultimately took ownership of the house from Martha Hesse that year; and the 1930 census confirms that John J. Ehr lived in the house with his wife Regina, their five children, and John's mother-in-law. The Ehr family remained owners of the home for approximately 40 years.

In addition to the deeds and the property tax records, we have also obtained the 1933 Sanborn map which shows our house and the surrounding houses that existed at that time. From this map we can see that our house had the small front porch as well as the one-story sun room that still exist today. The map also shows a small back porch that was removed sometime prior to our purchasing the home.

Our house represents the distinguishing characteristics of an American Foursquare in the Prairie Style. American Foursquares were a post-Victorian house type and an architectural reaction against the ornateness and complexity found in Victorian buildings. The cube-shaped massing of American Foursquares was designed to maximize square footage on small lots. Additional common characteristics of American Foursquares include a square floor plan, a central dormer in the attic, a front porch (usually, but not always, spanning across the entire front façade), a hip roof, and wide eaves. Our house possesses all of these characteristics in their original form. One unique aspect of our house is that it also includes a one-story sun room on the south side (left side from the street elevation). As previously noted we believe this space to be original to the structure based on its appearance on the 1933 Sanborn map.

Most of the original architectural features are still present; including windows, doors, and hardware. We are in the process of having those features fully restored; which currently includes repairing and refinishing the window sashes, reglazing the windows, replacing the cotton sash cords with new sash chains, and cleaning the hardware.

A one-story addition was constructed in the rear of the house in 2009. The footprint of that addition was intentionally stepped back from the side walls of the house so that it would not impact the historic integrity of the street facade. The addition included a hip roof with wide eaves to match the roof and eaves of the one-story sun room, a stucco exterior to match the stucco of the existing house, and it used wood windows with a similar divided light configuration as the original windows.

Our house is an excellent example of the American Foursquare type with the majority of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it will continue to be preserved in the future.

Sincerely,



David Gassen



Amy Gassen



Photo #1: Front (East) Elevation - September 3, 2015



Photo #2: Restored Front door – June, 28, 2015



Photo #3: Restored Sunroom French doors– June 28, 2015



Photo #4: Restored window with new sash chain – June 28, 2015



Photo #5: Original door hardware – December 30, 2015



Photo #6: Rusticated concrete block foundation wall – January 10, 2016



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Photo #7: 1933 Sanborn Map



Historic Landmark Information Form

Property Address 5320 Benton Ave. Downers Grove, IL 60515

Date of Construction 1924

Architectural Style Prairie Style American Foursquare

Architect (if known) Unknown

Number of Stories 2

Basement (Y/N) Y

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)

Rusticated concrete block

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)

Stucco

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Hipped

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Asphalt shingles

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)

Double-hung

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)

Wood

Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Wood with glass lights

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)

Central attic dormer, wide eaves, cube-shaped massing, front porch, one-story sun room