

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

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

February 21, 2018
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the November 15, 2017 meeting**
- 3. Public Hearing**
 - a. **18-ADR-0001:** A petition seeking a Historic Landmark Designation for the property commonly known as 1205 Franklin Street, Downers Grove, IL (PIN 09-08-114-001). The property is located at the southwest corner of Franklin Street and Saratoga Avenue. Kenneth and Kay Hammer, Petitioner and Owner.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF NOVEMBER 15, 2017 MEETING**

Chairman Davenport called the November 15, 2017 meeting of the Architectural Design Review Board to order at 7:00 PM and requested a roll call.

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

ABSENT: Ms. Hollweck

STAFF: Sr. Planner Rebecca Leitschuh
Village Planner Swati Pandey

VISITORS: Kathy Nybo, FOEH, 5253 Blodgett
Amy Gassen, 5320 Benton Ave.
Rich Kulovany, FOEH, 6825 Camden Rd.
Dr. Gordon Goodman, 5834 Middaugh

APPROVAL OF OCTOBER 18, 2017 MINUTES

Ms. Chalberg noted that all pages have #1 at the bottom. She further noted that on page 6 a comment was attributed to Ms. Gassen regarding the Fairmount house saying she was thrilled that the house was being landmarked. Ms. Gassen does not believe she made that comment.

Ch. Davenport said he also sent a change to Ms. Leitschuh and she said she made that correction.

Mr. Larson moved, seconded by Ms. Chalberg, to approve the minutes of the October 18, 2017 meeting as amended. All in favor. The Motion passed unanimously.

PUBLIC HEARINGS

Chairman Davenport called upon anyone who intended to testify on any of the items on the Agenda to rise and be sworn in.

FILE 17-ADR-0010: A petition seeking an Historic Landmark Designation for the property commonly known as 4632 Main Street, Downers Grove, IL (PIN 09-05-322-021). The property is located on the west side of Main Street, approximately 150 feet north of Chicago Avenue. Brian and Karen Beechler, Petitioner and Owner.

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Ms. Rebecca Leitschuh, Senior Planner for the Village of Downers Grove presented Staff's report for the property located at 4632 Main Street. She displayed a photograph of the subject property stating the petitioners are seeking an Historic Landmark Designation under criteria 12.302.B.3 of the Village's Historic Preservation Ordinance representing distinguishing characteristics of an architectural style, which in this case is the Craftsman Bungalow. The applicant believes that the home was constructed circa 1922. She also showed a map of the home dated 1927 to further verify that the home was constructed prior to that date.

Ms. Leitschuh said the home is described as a significant example of the Craftsman Bungalow and includes a low-pitched, cross-gabled roof with wide eaves, exposed rafters, columned porches and decorative brackets below the brace. She also showed an original photographic postcard from the first owners dated from the 1920s. The only notable exterior change was made to the rear of the building and does not detract from the building's historic integrity. The brick columns on the porch extend all the way to the ground. The original casement and storm windows are still on the structure and were crafted to compliment the original design of the building.

In addition to the architectural style, the home is a Harris Home, which was a kit-home or mail order home manufactured by Harris Brothers Co. of Chicago, Model No. N-1033. The company was responsible for the disassembly of the first Ferris wheel in the Columbia Exposition in Chicago. They stopped selling homes in 1933.

Ms. Leitschuh said Staff finds that this meets all of the criteria of the Village's Ordinance. She thanked the petitioner for the quality of materials provided by the applicant to support their request.

Mr. Brian Beechler, owner and petitioner of the home, thanked everyone for the help they provided to the Beechlers in submitting this application to the Village. He does not want to see the house destroyed and is pleased to have the opportunity to request landmarking the property. He has learned a lot through this journey of researching his home and appreciates the work that went into its construction.

Mr. Lerner said he appreciated this application coming forward. He noted the original storm windows that probably require being taken in every spring. Those windows preserve the original feeling of the house.

Mr. Beechler said there is a detached garage in the rear of the property.

Ms. Charlotte Holtzen of 5226 Carpenter Street said the detached garage was not part of the application; however, since there is an amendment

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process they will do additional research to determine whether it was part of the kit.

The Board asked how they learned this house was a Harris kit house. Ms. Holtzen replied that she spoke with someone from the Sears kit group who identified the house as a Harris home. They learned that the Harris homes started before the Sears homes.

Mr. Rich Kulovany of 6825 Camden said this is a wonderful home that they canvassed some time ago. He was pleased to have the homeowner come back and request landmarking status. He referred to the photograph of the home and compared it to the postcard from the 1920s, noting that there is very little change from the 1920s.

Ms. Amy Gassen of 5220 Benton Avenue said she spoke with Mr. Beechler over a year ago, and it is exciting to see this come before the Board. She reiterated that they initially thought this was a Sears Home, but to find out it was a Harris Brothers home was amazing. She is happy that they are landmarking a kit home, and supports this application.

Mr. Gordon Goodman of 5834 Middaugh said he appreciated this house coming forward for landmarking. He grew up in an area with a lot of bungalows and is happy to see this style represented. He said Dowers Grove has a nice tradition of enabling its residents to choose the designation for their home when it is landmarked.

Ch. Davenport asked if any thought has been given as to how the home will be designated and someone stated it may be called The Cameron House.

There being no further public comments, Ch. Davenport closed the public portion of the hearing.

Mr. Larson said he never heard of the Harris homes before. There are so many bungalows in Downers Grove with a variety of styles including the typical Chicago bungalows. He prefers the Craftsman style with the gables. In California there are more of this type of bungalow with large eaves and overhangs, which he thought was to capture part of the second floor and allowed for dormers to be installed.

Ch. Davenport commented that the kit homes were part of the unique history of Downers Grove, being the last stop where freight could be delivered. He asked if there was any investigation to reveal any identifying features as a Harris home.

Ms. Gassen said that the previous owner thought it might have been a Sears home because they found a piece of flooring or wall covering with a Sears

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shipping label on the back and the original owner's name and a date of about 1926. Other than that, she doesn't think there was any other identifying information discovered.

Mr. Riemer moved to make a positive recommendation to the Village Council to approve historic landmark status for the property at 4632 Main Street. Ms. Acks seconded the Motion. All in favor. The Motion passed unanimously.

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FILE 17-ADR-0011: A petition seeking a Historic Landmark Designation for the property commonly known as 1324 Maple Avenue, Downers Grove, IL (PINs 09-07-408-011, -012). The property is located on the north side of Maple Avenue, approximately 350 feet east of Lindenwald Lane. David and Joan Kresl, Petitioner and Owner.

Ms. Swati Pandey, Planner for the Village, presented the petitioners' application for landmark designation for the property at 1324 Maple Avenue. The home is located on the north side of Maple Avenue in the general vicinity of the Avery Coonley School. The home is 81 years old and Georgian style. Ms. Pandey showed undated photographs provided by the petitioner depicting a façade that today is the same as when originally constructed. Petitioners David and Joan Kresl are requesting landmark status based on three criteria: 1) the property has significant value as part of the historic, heritage or cultural characteristics of the community; 2) the property was owned and occupied by a person of historic significance to the community and nation; and, 3) the property is a representation of a notable work of a master builder.

During the Chicago World's Fair of 1933, General Electric partnered with the Federal Housing Authority and organized a competition to showcase innovations in home construction. Seven homes were chosen for construction, and one of those seven was in Downers Grove. The then Mayor of Downers Grove, the architect and the builder attended the groundbreaking ceremony for the house. The fact that this home was one of the seven homes chosen to be built makes it significant to qualify under the criteria mentioned earlier.

The second criterion is that the property was owned by a person of historical significance to the community and to the nation. Dr. William Jesse was an eminent scientist who lived in the house between 1950-1974, and was a research associate at the University of Chicago during the Manhattan project. He moved on to Argonne National Laboratory where he made accurate measurements of W, the energy required to produce an ion pair. This research is known as the "Jesse Effect and Related Phenomena." Dr. Jesse

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was honored with many certificates, citations and symposiums for his contributions in the field of science. Based on that information, the second criterion has been met.

The third criterion under which the request for landmarking was made is that the property is a representation of a notable work of a master builder, designer or architect. This home was built by Jacob T. Schless, owner of J.T. Schless Construction Company, whose company was responsible for building major commercial buildings, community service projects including schools and churches, and shipyards in the Chicago area. They contributed buildings to "The Century of Progress Exposition" in Chicago in 1933 and again in 1939 for the New York World's Fair. They are also the same builder of the Tivoli Theatre in Downers Grove, which opened in 1928.

Ms. Pandey stated that Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation and recommends that a positive recommendation to the Village Council be made for landmark status of 1324 Maple Avenue. She added that Dr. Jesse moved into the home in 1950, and the house was built in 1936.

Mr. Larson asked about the slope of the house, noting that it appears to be a two-story or three-story house from the rear.

David Kresl of 1324 Maple Avenue said it is an honor for them to be able to present their home for consideration as an historic landmark. He thanked everyone who helped them prepare for this petition. He said they have lived there 41 years and it has been home to five families. Architecturally it is a Georgian style home. The home was built following World War I, the race riots of 1919, the gangster era of the 1920s and the Stock Market crash of 1929. In 1933-34 Chicago held the World's Fair where General Electric Company and the Federal Housing Administration held a competition to showcase innovations in home construction. Seven homes were built, including this home. The first Warranty Deed was dated August 22, 1935 to Mary Sellers who sold four lots to Mr. Rikstad, a Swedish immigrant. He was a mason and contracted J.T. Schless to build the home. On October 27, 1936 a three-day open house was held to invite people to view the accouterments including air conditioning, forced air heat, an electric laundry and kitchen area, all of which were unique to 1936. In researching the property, Mr. Kresl said he spoke with one of the Schless family children, who continued the construction business after his father's passing in 1966, and built Fermi labs. Mr. J.T. Schless built the Tivoli Theater in Downers Grove, the second theater in the country built for talking moving pictures.

Mr. Kresl provided additional biographical information on Dr. Jesse who also lived in the home. Dr. Jesse worked in scientific research and in the 1930s he began studies of high-energy nuclear physics, which was the forerunner to

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man's space exploration. He also worked on the Manhattan Project, and his efforts were important to the development of the atomic bomb leading to the end of World War II. In 1961 Dr. Jesse and scientists collaborated to develop a space chamber to orbit the earth and collect data on radiation in space. He was called a world leader in his field of measuring the fundamental concepts of radiation. A symposium was held in his honor in Gatlinburg, TN. Mr. Kresl said that both Mr. Schless and Dr. Jesse made major contributions to their respective fields and both lived at 1324 Maple Avenue.

Mr. Kresl described the construction of the home, which is built on a slope and has a walk-in basement on the lowest level. It totals around 3,000 square feet.

Ms. Chuck Holtzen provided more information on Dr. Jesse including his academic pursuits, military background, and advanced academic work in physics. Early in his career he worked for Westinghouse and General Electric on the East Coast before moving to the Midwest. She showed photographs of Dr. Jesse when he worked on the Manhattan Project Metallurgical Lab. It was during this time that Dr. Jesse served on the Atomic Energy Commission, leading to the eventual development of the atomic bomb.

Mr. Gordon Goodman of 5834 Middaugh said he appreciated the petition for landmarking for this particular home. Besides the architectural features, Mr. Goodman said by researching the home we learned a great deal about the people who have contributed to Downers Grove and the area, as well as the science of the area. This is an important aspect of the involvement of Argonne employees who lived in Downers Grove and became part of many aspects of Village life including education, local government, etc. He thinks we ought to be very sensitive to finding ways to use the designation of architectural landmarking to learn more and record more of the history of Downers Grove.

Secondly, Mr. Goodman said as information is developed, he is concerned that it does not disappear. He hopes the Village and perhaps the Park District will build a repository of the interesting facts that are brought forward during the landmarking process. The process is developing a good history of the period. He doesn't know what procedures will be used to archive the data, but he thinks the information should be captured and made available as part of the Village's history.

Thirdly, Mr. Goodman noted that it was brought out that a master builder was associated with this building. One of the characteristics of Downers Grove during the period of the 1960s and earlier was the number of families whose lives in the Village were part of construction and the development of major subdivisions in the community. That information should also be captured to recognize the architectural development of the community. There has to be a

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way to recognize and memorialize their contributions to the growth of this community. He said the Board is getting wonderful documentation on the history of Downers Grove and he does not want to see it lost.

Ms. Leitschuh said that the complete application as well as paper files provided to the Village as part of the landmarking process are all kept, scanned and placed in a digital file. New information added at the public hearing is then sent to Village Council as part of their final review. On line there are archived links available on the Historical Preservation page on homes that have been landmarked.

Ms. Chalberg asked whether an outside organization such as the Historical Society could link the Village's digitized package to its mapping system. Ms. Leitschuh said they would have to have a Webmaster make sure the links are maintained over time. She said it is possible to do that. Ms. Chalberg said that right now that can be done for historic, landmarked and centennial homes at the Historical Society. It would be great to be able to link over to the Village's documentation as well.

Ms. Amy Gassen of 5320 Benton said that the landmark map is a work in progress right now. They will eventually be able to pull up an image with a brief summary and description of the home, and the actual documents will be available as well.

Ms. Chalberg suggested that at a future ADRB meeting they could have a demonstration on how to link the information together.

Ms. Gassen thanked the Kresl family for bringing the application forward. She also thanked Ms. Holtzen for her research on this house. This house has so much unique information attached to it. It is also one of the youngest homes they have landmarked, yet is filled with so much history.

Mr. Rich Kulovany of 6825 Camden also thanked the Kresls for coming forth with this landmark. It is also like a crossword puzzle with so many different pieces fitting together from building the Tivoli and Fermi Labs, to someone who is part of the Manhattan Project, or working on the space environment, etc. That happened in Downers Grove's back yard. He doesn't think they should ignore the possibilities of many more gems hidden in the Village.

Mr. Gordon Goodman of 5834 Middaugh asked how this home will be designated after landmarking. Ch. Davenport said he thought the owners said it would be designated as the Century of Progress Home.

Ms. Holtzen said she spoke with someone who thought there was sufficient information as a result of the research done to support a National Register name plaque for Dr. Jesse. She will continue to pursue that avenue, and

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since there is an amendment process available, there might also be enough information to add Mr. J.T. Schless as well.

Upon completion of comments from the public, Ch. Davenport closed the public portion of the hearing.

Mr. Lerner said this was an interesting application to read. This application used different criteria than they have seen in the past. He agrees that all three criteria have been met. He did a quick online search about the Jesse effect and people are still writing journal articles about it. It is a current phenomenon. He agrees with Mr. Goodman’s emphasis on capturing all the information that has been presented to make sure it is available moving forward. He has heard more information this evening than was in the application itself. He would like that all to be integrated into one record. Paper records are very important, as electronic formats tend to have a short cycle of obsolescence.

Ms. Leitschuh said that copies of the minutes are also kept once they are approved and finalized. Those are also placed in all the petition files.

Ms. Chalberg thanked everyone involved with identifying and helping the homeowners in the research that was done for this process. The depth of research that’s been accomplished makes this even more exciting.

Ms. Chalberg moved that the property at 1324 Maple Avenue be recommended for approval for landmark status. Mr. Lerner seconded the Motion. All in favor. The motion passed unanimously.

Ms. Leitschuh said she was not sure when this would go before the Village Council given the upcoming holidays. It could be in December or January the latest.

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OLD BUSINESS

Historic Preservation Brochure #4 – Downtown Tour

Ms. Leitschuh said everything was submitted to the designers a couple of weeks ago. She was not satisfied with the draft response. There will be no meeting in December, and since approval does not have to be part of a public meeting, she will email the draft to the Board members for their perspective and comments.

NEW BUSINESS

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Mr. Lerner mentioned that there will be a meeting of the Illinois Historic Preservation Commission on Saturday, December 2, 2017, at the Riverside Township Hall starting at 10:00 AM, with breakfast starting at 9:00 AM. They will present awards for specific projects, as well as informative presentations on aspects of using materials in historic districts including siding and roofing materials that meet historic preservation criteria.

Ms. Chalberg asked Mr. Lerner to post that information on the Pierce Downer Heritage Alliance website.

PUBLIC COMMENTS

1. Ms. Holtzen of 5226 Carpenter Street said that the Drew family is having an open house on December 2nd. She spoke with someone yesterday and was told it would be all enclosed and the windows will be in. The reason the north addition had to be removed was because of safety issues with the foundation. She is not sure of the time for the open house.

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

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

Chairman Davenport adjourned the meeting at 8:33 PM.

Respectfully submitted,

/s/ Tonie Harrington



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
FEBRUARY 21, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-ADR-0001 1205 Franklin Street	Designation of a Historic Landmark	Scott Williams Senior Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1205 Franklin Street based on the criteria that the house 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:** Kenneth and Kay Hammer
1205 Franklin Street
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: Circa 1895
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 12,500 square feet (.29 acres)
PINS: 09-08-114-001

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. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Timeline
7. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1205 Franklin Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The three-story Queen Anne house with a basement was built circa 1895.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. The style peaked in popularity during the last two decades of the twentieth century. Distinctive features of Queen Anne homes include steeply pitched hipped roofs, varied wall plain and forms, and decorative detailing. They often have large, wraparound porches and incorporate towers and bays. Asymmetry, varied texture, and ornamentation are all basic elements of the American Queen Anne style.

In the 2013 Village Architectural and Historical Survey, the home was listed as a contributing structure in excellent condition and integrity. The exterior walls have wood clapboard and bandboard. The foundation consists of the original stone. The steeply pitched hipped roof also contains a hipped and gabled dormer. The gabled dormer has a curved window in contrast to the hipped dormer, which was enclosed partially with wood scales possibly when the single-family home was converted to a duplex in 1968. The three story turret pops out on north east corner facing the nearby intersection contributing to the asymmetrical form of the structure. The turret has leaded glass windows and decorative soffits. The windows are double-hung some of which have stained or beveled glass on the periphery. Other notable decorative windows include an oriel window on the west elevation.

A porch wraps around the north and east sides of the buildings with decorative columns and balusters. The porch had repair work done approximately three years ago and is a near replica of the original, and the front entrance was enclosed (circa 1968) as noted in the historical survey. The hipped dormer windows have been enclosed but this and the other improvements do not greatly impact the home's historic integrity as they were built to reflect the original design features.

In the Downers Grove Historical Society's Centennial Home booklet the home is referred to by its original owner, the Frank J. Gorman House. The applicant included a timeline of the house in the application materials.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative summary 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, 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 1895 making it around 125 years old. 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 Queen Anne architectural style. The home has considerable ornamental detailing, widely varied roof forms, asymmetry, building materials, and other notable features that are typical of a Queen-Anne. The portions of the exterior that have been altered are reflective of the original design. 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

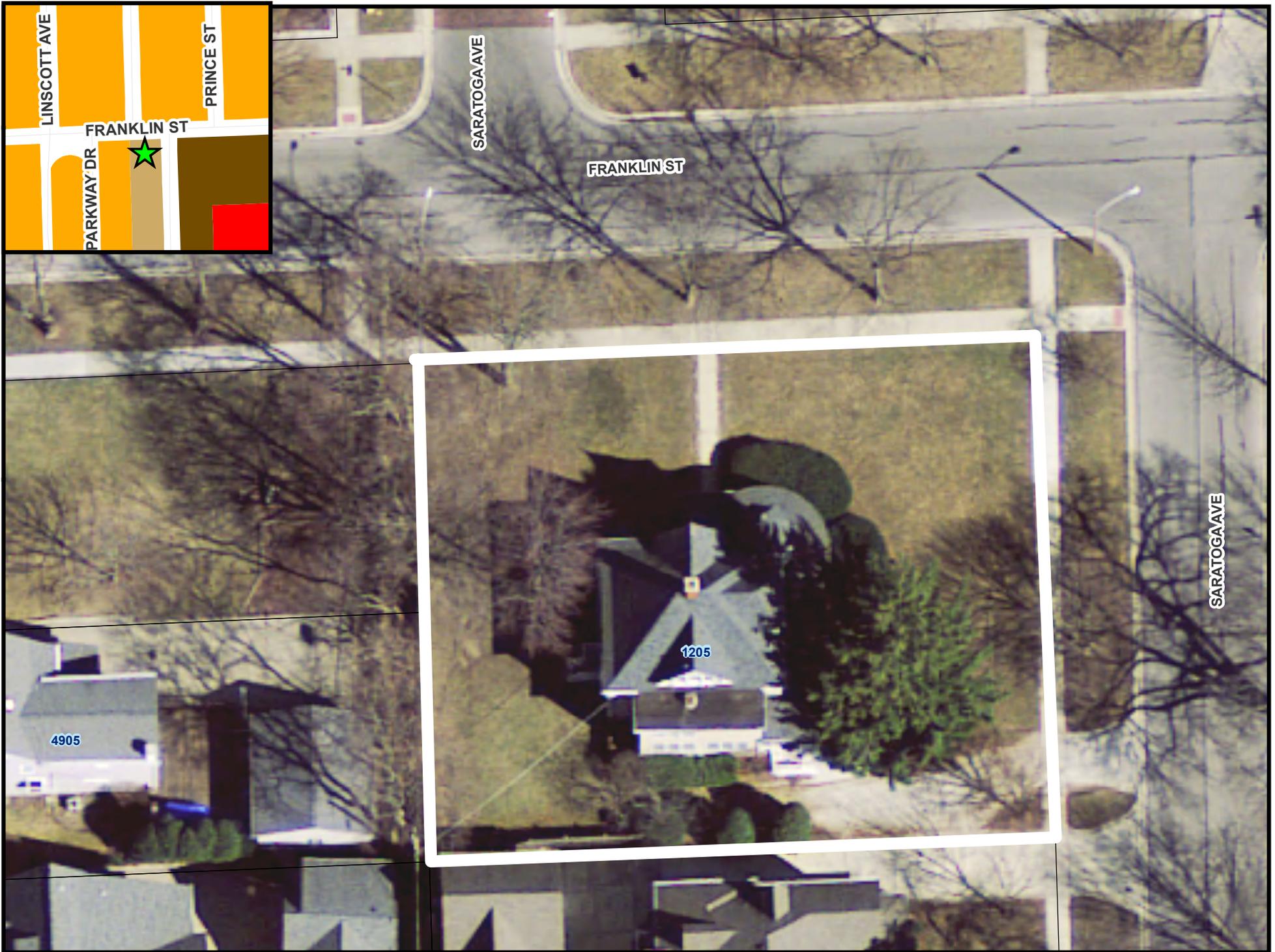
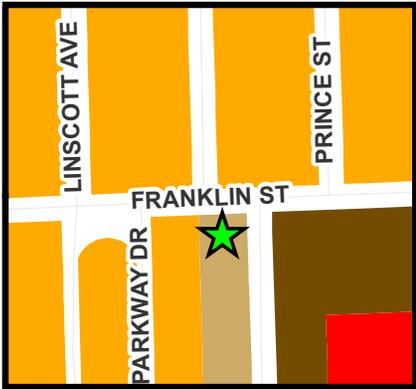
Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1205 Franklin Street.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sw
-att



0 10 20 Feet

1205 Franklin Street - Location Map



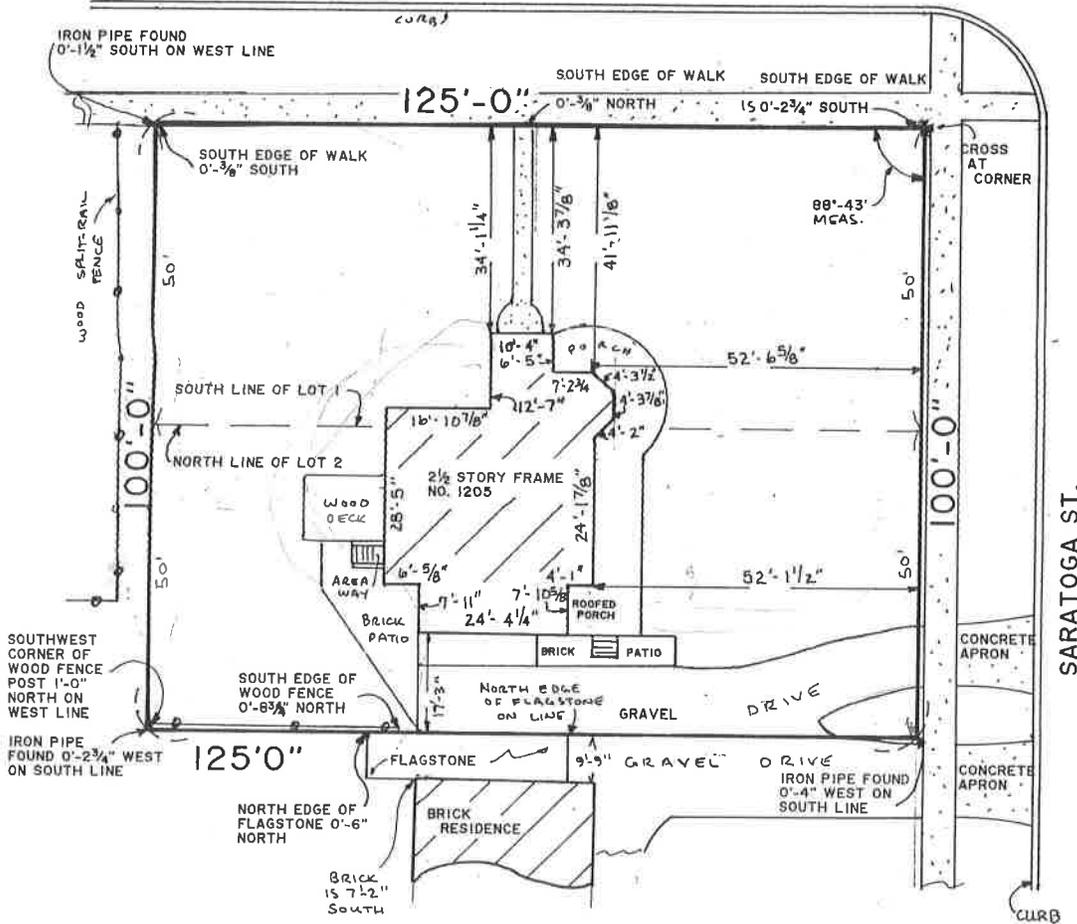
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60521
(312) 789-0898

Plat of Survey



LOTS 1 AND 2 IN BLOCK 3 IN E. H. PRINCE & COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

FRANKLIN ST.



- NOTES:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON.

DATE: JUNE 20 A.D. 19 87

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO. 2476

ORDERED BY: BEAN, SPENCER & DORIS

ORDER NO. 870564

Frank J. Gorman House
1205 Franklin St.
(Formerly 78 Saratoga or 4904 Saratoga)
Downers Grove, Il 60515

Current Owners: Ken and Kay Hammer

Lot Description: Block 3 Lots 1 and 2 – EH Prince Subdivision

The Frank J. Gorman House sits at the corner of Franklin and Saratoga in the EH Prince Subdivision of Downers Grove. Tax records dictate the home was erected about 1895. The original owner of the home was Frank J. Gorman. Mr. Gorman was born in England in 1869, came to America in 1888 and married his wife Jeannette in 1893. They had four children Lewis, Herbert, Clarence and Mary. Mr. Gorman was listed as a bookkeeper in the 1900 census.

After he sold the home a Mr. John R Findley bought the home and lived there until about 1923. He then sold it to Homer S. Dum. The Dums lived in the home until 1942. The home is still called “The Dum House” by some long time residents. He had his own company that sold movie projectors. It changed hands many times and even passed through the hands of the Dicke Family for a time.

Even though the home has had many owners it retains its beauty.

Landmark Designation Criteria Section 12.302

- A. The home residing at 1205 Franklin Street (formerly 4904 Saratoga) was erected circa 1895 making it 125 years of age in 2018.
- B. – 3. The property represents distinguishing characteristics of an architectural period and style.

The home at 1205 Franklin St., historically known as the Frank J. Gorman House is an exquisite example of Queen Anne architecture. Most Queen Anne homes were built between 1880 and 1910 and The Gorman House was built 1895. The home boasts dormer windows on the third floor along with a hipped and gabled roofline. It has a three story turret with leaded glass windows. The home has an oriel window on the north side and a stained glass window on the second floor. The porch is an exact replica of the original done in 1895. The home has multi surfaces including clapboard and shingles.

The address was changed around 1968 when it was made a duplex. The front door was sealed and changed to Franklin St and a side entrance to the kitchen was also added. Otherwise, this home retains its true original form and beauty. It has been photographed professionally by Benjamin Moore paints twice.

Frank J. Gorman House
1205 Franklin Street
Downers Grove, Illinois

Owners: Ken and Kay Hammer

Previous addresses of the home: 78 Saratoga, 4904 Saratoga

Property Description: EH Prince Subdivision Block 3 Lots 1 and 2

Possible architect: James Leath

1894 Tax Assessment to EH Prince was \$45.00 value and \$2.40 payment.

1895 Assessment was to James Leath for \$650 value and \$37.47

1896 Assessment was to Frank J. Gorman for \$700 and \$49.90

Home owners per deed records:

Prince sold to Gorman March 1896 Doc 64358 Book 82 Page 112

Gorman sold to Foote October 7, 1903 Doc 80072 Book 90 Page 583

Foote to Prince 11/23/03 Doc 80495 Book 93 Page 128 \$5000

Prince to Foote 2/1904 Doc 83596 Book 93 Page 419 \$6000

Prince to Findley 6/1904 Doc 84619 Book 96 Page 123 \$5500

Prince to Findley 11/5/07 92315 Book 94 page 297 \$1.00

Foote to Findley 11/5/07 92316 Book 101 page 47 \$5353

Findley to Ellis 9/5/08 94523 Book 56 Page 597 \$500 for taxes

(Dum had a mortgage for \$1000 in 1923 to Bunge doc 171434 Book 107 Page 598)

Dum to Venard 11/1939 409460 Book 350 page 343

Venard to Dicke 8/1945 442768 book 397 page 40 and 41

Dicke to Reiser 12/1960 (quick claim) 55251 book 981 page 336
(Shirley Reiser married Arthur Peters)

Peters sold Johnsons



Historic Landmark Information Form

Property Address 1205 Franklin St., Downers Grove

Date of Construction 1895

Architectural Style Queen Anne

Architect (if known) Possibly James Leath

Number of Stories 3 Basement (Y/N) yes

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

Stone

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

Wood

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

Hipped-Gabled

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

Shingle

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

Double hung

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

wood & ALUMINUM

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

panel - wood

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

hipped and gabled roof, dormers, turret,
stained glass, beveled glass, oriel window
lattice work, wrap around porch
asymmetrical, rounded windows



East View

Beautiful views of the hipped and Gabled roofline, dormers, stained glass on second floor, wrap around porch, decorative windows, and turret. The porch is an exact replica of the original.



East view

Better view of the gable roof line and dormers.



Showing the fish scales and plain clapboard with a peek of the stained glass.



Original stone foundation.



West view – Outstanding oriel window. Decorative porch with lattice and hipped roofline.



North View of home sporting a high gable, the turret, dormer and curved lines.



Turret windows and decorative soffits.



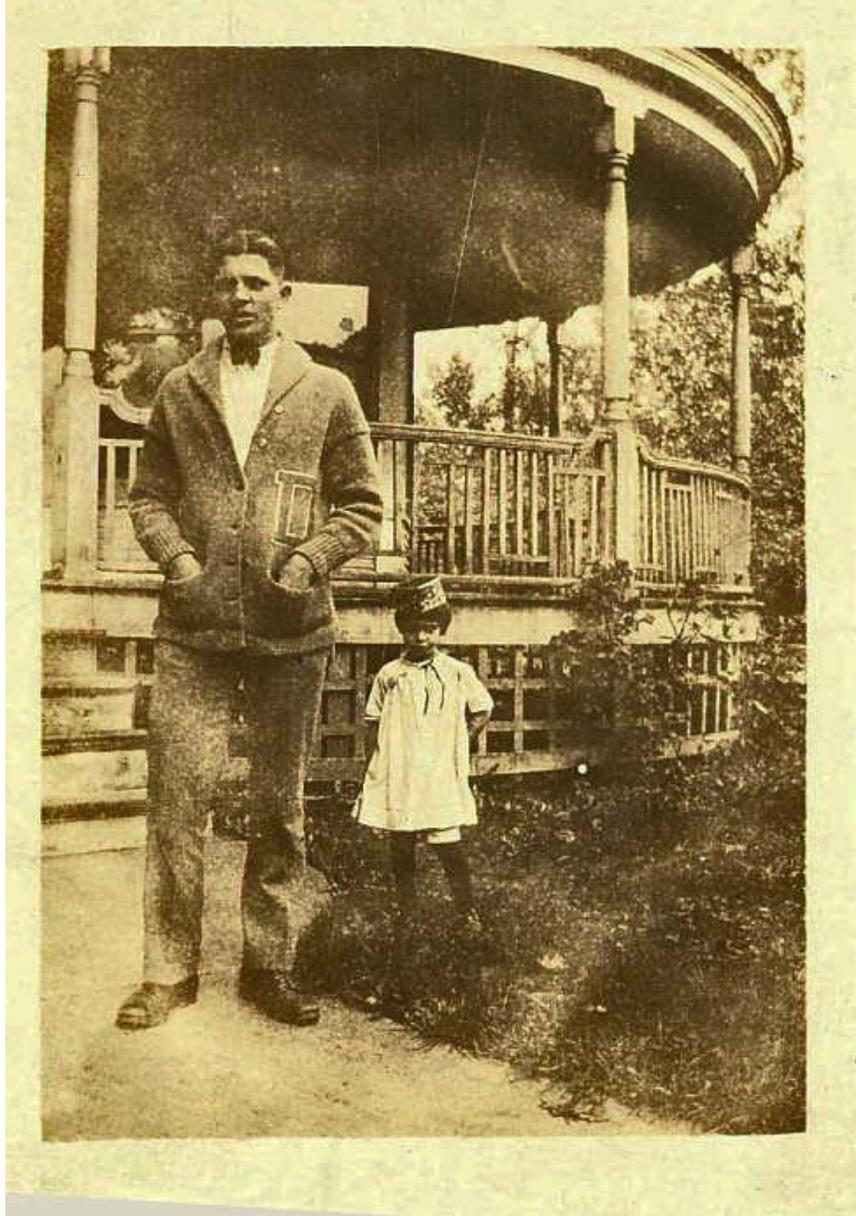
Stained glass window



South view addition. Nice view of porch work.



From Survey off of Village website about 1977. South view.



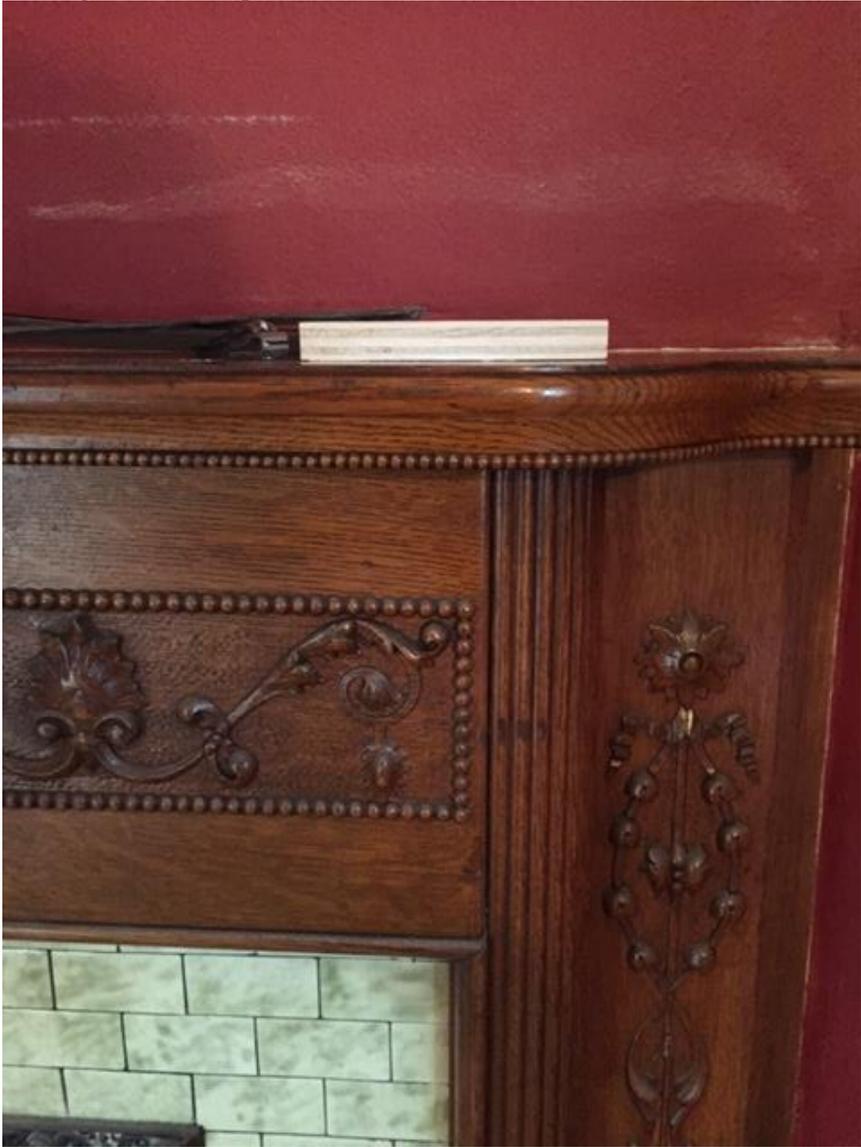
porch about 1922. Dum Family Pho

Original front



The Dum Family in front of 4804 Saratoga now 1205 Franklin

Dining Room Fireplace





About 1920's -



