

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

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

April 19, 2017  
7:00 P.M.

**AGENDA**

1. Roll Call
2. Approval of Minutes from the February 15, 2017 meeting
3. Public Hearing
  - a. **17-ADR-0003:** A petition seeking a Historic Landmark Designation for the property commonly known as 4709 Linscott Avenue, Downers Grove, IL (PINs 09-07-206-024 & -025). The property is located on the east side of Linscott Avenue, approximately 100 feet south of Chicago Avenue. Mary Lou Lockerby, Petitioner and Owner.
4. Old Business
  - a. Architectural Guide Brochure
5. New Business
6. Public Comment
7. 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

FEBRUARY 15, 2017, 7:00 P.M.

Chairman Pro tem Larson called the February 15, 2017 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Pro tem Larson, Ms. Chalberg, Mr. Lerner, Mr. Riemer

**ABSENT:** Chairman Davenport, Ms. Acks, Ms. Hollweck

**STAFF:** Senior Planner Rebecca Leitschuh and Planner Scott Williams

**VISITORS:** Kathy and Tom Nybo, 5253 Blodgett, Downers Grove; Chris Gumm-Sexton, 6001 Pershing, Downers Grove; Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany with Friends of the Edwards House, 6825 Camden, Downers Grove; Lois Sterbg with Downers Grove Historical Society; Michael Matalis, 4500 Florence, Downers Grove; Chuck and Byron Hotgzen, 5226 Carpenter St., Downers Grove; John Palis, 5314 Victor St., Downers Grove; Christine Martin, 701 Maple Ave., Downers Grove

**APPROVAL OF JANUARY 18, 2017 MINUTES**

**MOTION BY MS. CHALBERG, SECONDED BY MR. RIEMER TO APPROVE THE JANUARY 18, 2017 MINUTES, AS REVISED. MOTION CARRIED BY VOICE VOTE OF 4-0.**

**PUBLIC HEARING**

**A. 17-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 5099 Fairview Avenue, Downers Grove, IL (PINs 09-09-502-002 & -003). The property is the train station located at the intersection of Fairview Avenue and Burlington Avenue. Village of Downers Grove, Petitioner and Owner.** Planner Scott Williams thanked the historical society and Friends of the Edwards House for doing the research on this petition. Mr. Williams reviewed the site on the overhead, noting the surrounding character of the area which included four sides of commercial use. A history of the Fairview Train Station followed noting it was constructed in 1890 by Mr. Victor Fredenhagen as part of the Fredenhagen Subdivision started in the 1850's. Mr. Fredenhagen would draw people to the village by offering them free train rides and milk (he operated a dairy farm) to get them to purchase land and develop in the village. The station that is being landmarked replaces that of the original station built in 1890.

A diagram of the Fredenhagen Subdivision plat (dtd. 1886) was placed on the overhead by Mr. Williams, followed by a more current plat which reflected a village street named after

Mr. Fredenhagen. Historical images of the station were referenced, noting it looked like a cottage with its high gambrel roof and masonry construction. A canopy was added later in 1916.

Viewing a current photograph, Mr. Williams noted that not much has changed except for the canopy overhang. He did point out the multi-model aspects depicted in the current photograph: the train, cars in the commuter parking lot, the parking meter, and the digital update of the train schedule. Mr. Williams stated the station was a gateway to the community. Other interesting facts shared about the station included the ticketing agent who lived on the second floor until 1977 and served coffee and other sundries; the fact that the station was located in two of the village's special downtown zoning districts, which resulted in a second downtown arising around the station which would not have happened without it being there. Lastly, he referenced a photograph of the plaque from the historical society which summarized that residents at the time wanted the train station/cottage to portray the rural image that the community wanted to convey at the turn of the century.

Mr. Williams reported how the structure met the standards for approval under Section 12.301A and B of the village's Historic Preservation Ordinance and the fact that the station celebrated its centennial birthday last year. Staff recommended that the ADRB submit a positive recommendation for landmark status of the Fairview Train Station.

Questions followed as to what was the status of the second floor currently, wherein Senior Planner Leitschuh stated it was not being used currently but that it still resembled the original apartment. She further confirmed the station was owned and maintained by the village and the basement still contained a large boiler. Asked if there were any prior plans to replace/enlarge the station, Ms. Leitschuh indicated there were no such plans and given that it was part of the Fairview Concentrated Business District, under the village's current comprehensive plan and draft update, the focus was to continue to develop mixed use development around the station and for it to be a second unit of a downtown corridor. Ms. Chalberg believed some opportunity existed to add more investment in the building's trim, new paint on the trim, along with additional landscaping to make it more attractive.

Chairman Pro tem Larson opened up the meeting to public comment and swore in those individuals who would be speaking.

Ms. Kathy Nybo, 5253 Blodgett is a member of the Friends of the Edwards House. She also assisted in the Main Street station landmarking application and stated that once that application was completed she decided to do the Fairview application with the assistance of many others. For this application, she said not much information existed on it as compared to the Main Street station, which she felt actually benefited the station. She thanked the village and the railroad "for not messing with it." Ms. Nybo commented on the difficulty it must have been for the ticketing agent to sleep there with the trains passing through, how many commuters traveled through the Fairview station over the past 100 years, and the happy and sad memories made there. She emphasized the station has been a "faithful servant" for the past 100 years and it needs to be recognized.

Ms. Lois Sterbg with the Downers Grove Historical Society (DGHS), read the wording that would be on the historical plaque for the Fairview Station.

Ms. Chalberg pointed out that in 2016 the DGHS did choose the Fairview Station as their historical site for the year which coincided with the village's landmarking of it. A dedication ceremony will be planned when the plaque is installed at the train station.

Mr. Rich Kulovaney, 6825 Camden Rd., shared some of his memories of the station, being that he grew up three blocks away from it. He elaborated on the various businesses that were operating near the station at that time (early 1960s) and the time he spent selling newspapers inside the station as well as his observations of the time.

Mr. Michael Matalis, 4500 Florence, Downers Grove, believed the station was not only a historic asset but an economical asset. He pointed out that while a few other villages had to set up dedicated parks for train enthusiasts, the village did not have to. Mr. Matalis discussed some of the rich railroad history of the village, the delivery of Sears homes to the area, and the general economic income that results from the train enthusiasts that come to the area.

Ms. Amy Gassen, 5320 Benton Ave., stated both she and her husband thanked everyone who researched the Fairview Station and commended the village for going through the application process. She hoped this encouraged other government entities to do the same.

Mr. John Palis, 5314 Victor Street, Downers Grove, said he moved to the village to be near a train station and the village had three stations. He was not a proponent of saving something for the sake of saving it. He voiced concern that there were many train stations and the upkeep of the Fairview station could be substantial. While he supported keeping the station he was concerned about energy and progress and whether energy or technology improvements could be made to the building or whether the maintenance would be limited. He did support improving the immediate area with landscaping.

Chairman Pro tem Larson believed that if the application was recommended for landmark designation, he envisioned that energy improvements such as those discussed above would be discussed with the council. However, he stated that landmarking does protect the building from being torn down. Ms. Leitschuh clarified that the entire building will be landmarked but only the portions of the building facing a primary street will be considered. In this case, the north façade and the Fairview facade would have to be reviewed more closely if improvements were to be made to those facades. She elaborated on how the replacement of windows would be considered as well and explained that the building's interior could receive insulation because the preservation ordinance did not affect its interior.

Mr. Joseph LaMay (phonetic), 1912 Hitchcock Avenue, Downers Grove, also grew up watching the trains pass through the Fairview station. He is a locomotive engineer for the railroad now and supported the preservation of the building for future generations, possibly inspiring future engineers and train enthusiasts. He commended the commissioners.

Hearing no further comments Chairman Pro tem Larson entertained a motion.

**MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 5099 FAIRVIEW AVENUE.**

**MR. LERNER SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. REIMER, MR. LERNER, MS. CHALBERG, VICE CHAIR LERNER**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 4-0**

**B. 17-ADR-0002: A petition seeking a Historic Landmark Designation for the property commonly known as 4836 Middaugh Avenue, Downers Grove, IL (PIN 09-07-211-015). The property is located at the northwest corner of Middaugh Avenue and Franklin Street. Patrick and Christine Sexton, Petitioner and Owners.** Mr. Williams reviewed the architectural features of this 1893 two-story home, located at Franklin and Middaugh. The home is a Gabled-Ell with Queen Anne characteristics. A photo of the original home was depicted, with staff noting the projecting gables facing each street and the Queen Anne characteristics, i.e., steep pitched roofs, wood clapboard, wood bargeboard and elaborate porches with spindle work.

Per the Historical Society, the home's first family was the Chilvers family from 1893 to 1898 and Mr. Chilvers was known to be a volunteer fireman on the first Northern Volunteer Fire Brigade and was a trustee who publicly voted down a pay raise requested by a policeman. He was also scammed by a "gold finding machine."

Photos of the current home were depicted on the overhead with Mr. Williams pointing out the projected gables, the screen porch (dating from 1900s), the original stone foundation with a wheel (design feature), wood scaling at the peak and double-hung windows. He noted that a particular feature he was able to photograph on-site included the second-story corner windows with cornice brackets, which was a unique feature. Another picture reflected the new portion of the home, dating from the 1930s. Mr. Williams shared photos of the home's interior – the original fire place including original decorative tile, wood etching around a doorway, and the corner window from the interior's perspective.

Staff recommended approval for landmarking since the structure and addition were more than 50 years old and the architectural style was Gabled-Ell with Queen Anne characteristics.

Chairman Pro tem Larson added that the home is located on a brick street and he enjoyed the interesting Halloween themes that the owners put on display. He found the building interesting, specifically with the wrap-around porch. The home was well maintained.

Petitioner, Ms. Chris Gumm Sexton thanked Cindy Zeski (historical society) who helped her with the home's research. She shared that she and her husband lived in the home since 1983 but in 1989 she noticed a woman in a car that would park by her house. She came to find that the woman in the car stated her grandfather built the home and his last name was Winter. The woman also lived in the home with her grandparents when she was a child. Ms. Sexton invited the woman into her home who provided some background on the home, such as the back of the home was an addition and the kitchen was not there but there was the dining room, living room and the parlor (with fireplace) and that the upstairs had remained the same in the front.

Ms. Sexton stated the woman started corresponding with her in 1989 and gave her much information about her grandparents and that her grandfather had built the home. However, through research, it was determined he had purchased the home in 1903 and lived there after the Chilvers. Originally, she thought it was the Winters' home. Ms. Sexton shared that the woman's

correspondence discussed the wonderful memories she had in the home as a child and sent her old photographs of the home as well as photos of her grandparents and extended family. Ms. Sexton asked whether it was required to call the home the Chilvers home when, in her mind, it was the Winters House since the Chilvers built it but only lived in the home for five years, whereas, the Winters spent time in the home from 1898 to 1944, until the owner's death.

With regard to the name, Ms. Chalberg explained that from the Historical Society's perspective, the society preferred to have the original owners or builder as the name of the house. However, the village could choose to do it differently. Regarding the letters, Ms. Chalberg suggested holding onto the originals, or, place them in a file permanently with the museum where files were kept on landmarked homes.

Regarding the fireplace, Ms. Sexton stated it was grandiose with its relief pictures and pastoral scene and, after some research, she found the tile was created by William Galamore for Trent Tiles of Trenton, New Jersey, where the company produced such relief tiles from 1890 to 1910. She elaborated how beautiful the fireplace tile really was. As to the corners of the home facing Franklin and Middaugh, Ms. Sexton reported there was some work that still needed to be done on a half wheel configuration and they were in the process of doing that work. She wanted to fix that prior in hopes to not come before the board. However, Ms. Leitschuh explained that she would need a Certificate of Appropriateness (COA) for the work.

In discussing the corner detail, Ms. Sexton believed the detail was original. She explained that in the fret work there were holes in it that indicated to her there were some form of dowel rods to hold the detail. Someone pointed out that it could be somewhat seen in the original house photograph. Because it was a change to the home's exterior, Ms. Leitschuh stated that Ms. Sexton would have to return to the board.

Lastly, Ms. Sexton provided some personal comments about the Cashell (phonetic) homes that were being constructed next to her property.

Mr. Reimer?? appreciated the additional historical information and photos provided by the petitioner. He supported scanning the letters and them being part of the record. However, per staff, a permanent paper file and digital file of the material submitted with the application was kept.

Asked if Mr. Winter was a trained engineer, Ms. Sexton reminded the board that when the woman moved there she was 4 or 6 years old and was basing it off of that recollection. She also said her grandfather participated in the construction of the train station but Ms. Sexton had no knowledge of that. Ms. Leitschuh clarified for Ms. Sexton that she will choose the wording for her landmarking plaque. Again, Ms. Sexton asked for board input, recalling that the woman was so passionate about the home that she wanted to give the Winter family credit.

Board member suggestions included having a different plaque for the Chilvers family or having both names on the plaque using a hyphen.

Ms. Cindy Zeski, 1130 Franklin St. recommended the home for landmarking status since it was "a gem" amongst a very changing street. It was a "wonderful gift the owners were giving the village." Ms. Zeski provided a brief history about the Chilvers family who arrived in the early 1800s and lived in Barbers Corners for a bit, which was Bolingbrook. The Chilvers moved

to Downers Grove and Mr. Chilvers constructed many homes in the village. The Chilvers then moved from this home to a corner home on Saratoga, where Mrs. Chilvers lived until she died. The Chilvers' son also lived on Middaugh, and possibly built the prairie-style home a block down. Ms. Zeski also shared the story about the policeman in more detail. Ms. Zeski, personally felt that the Chilvers may have hired Mr. Winters to work for him which was why the woman may have thought her grandfather built the home because he was a woodworker and Chilvers constructed homes. Per Zeski, Mr. Winters may have rented the home for a while from Chilvers. As for the train station, Ms. Zeski also shared some insight into the letter that was written by the woman.

Ms. Christine Martin, 701 Maple Ave. also has a landmarked home and was thrilled the owners were landmarking their beautiful home. She felt it was important due to the rapid changes occurring in neighborhoods now. She supported naming it the Winters House.

Ms. Amy Gassen, 5320 Benton Ave., thanked the Sextons for making the decision to landmark their home and protecting it for the future. She noted their home was recently recognized by the Downers Grove Historical Society and Museum's Historic Home program. Last comments were that while the historical society preferred the original owner's name to be on the plaque, Ms. Gassen explained there were exceptions, including the name she used for her own home. She also recommended that the owners put "circa" on their plaque unless there is a definitive document stating when the home was constructed. Lastly, she supported all of the research and documentation that was done on the home but stated that type of information was not required for landmarking a home.

Mr. Rich Kulovaney, 6825 Camden, for Friends of the Edwards House, commended the Sextons for seeking landmarking designation and preserving the home for future generations. He loved the history that came out during these meetings and agreed it was not required to prove the exact date of a home, just that it was 50 or more years old. Finally, he added that with the new Historic Preservation Ordinance, homeowners were free to rehab the interiors of their home. He explained the reasons windows and doors were included in the ordinance was because they were more complex and human intervention was necessary. He asked the board to consider the request.

**MR. LERNER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 4836 MIDDAUGH AVENUE.**

**MR. RIEMER SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. LERNER, MR. REIMER, MS. CHALBERG, MR. LARSON  
NAY: NONE**

**MOTION CARRIED. VOTE: 4-0**

**NEW BUSINESS**

Ms. Leitschuh recalled at the last meeting there was some questions from the public and staff about a couple sections of the Historic Preservation Ordinance and what does it mean when a building is landmarked. She explained that when a building is landmarked it is the entire

building that is landmarked but not the property it sits on unless during the nomination process staff identifies specific things that can be historic on the property. Examples followed. While the entire building is landmarked, she explained the ordinance calls out that it is the primary façade that is the portion that comes in for a Certificate of Appropriateness, typically. She read the definition for a primary facade and cited an example.

Citing another example of whether the demolition of part of a building occurs, which is not a primary façade, would it have to come before the board, Ms. Leitschuh stated it did not require being seen by the board. However, if an addition was being added, it would have to come before the board to ensure that it met the criteria. Ms. Leitschuh proceeded to explain the three different levels of review and how a case would trigger a review by the board or just staff.

Mr. Lerner explained that his interpretation of the preservation ordinance was same as staff's, commenting his question on a petition last month had to do with whether the outside basement entrance would be counted as part of the primary façade and be protected. To him it would be because it was visible from the street and met the formal definition from the code.

Other questions followed on what occurs with a demolition by natural causes and whether something like that would come before the board, wherein Mr. Williams read from the ordinance that a COA would be needed prior to reconstruction. Certain life safety changes, however, did not require a COA. Mr. Riemer also pointed out that one could apply for an economic hardship.

**A. Review Sample of Architectural Style Brochure** – Ms. Leitschuh referred to the first brochure (out of 4 brochures) that was put out to the public discussing the village's historic preservation program. The second brochure, entitled "Architectural Styles – What is your Home?" was a group effort between staff, the board, the historical society and the museum. A summary of how the brochure was created followed. Ms. Leitschuh reported the brochure's focus will be on two distinct styles – the true architectural style, or, "high style" of a building as well as the vernacular building type. As an example, she explained that a Mid-Century Modern would be the architectural style; the Ranch would be the vernacular form of it. Examples within the brochure were explained and why they were added to the brochure. Ms. Leitschuh pointed out the two purposes of the brochure were to be 1) a resource for property owners potentially interested in landmarking their property; and 2) a resource for people who just love architecture and history.

Staff asked for feedback on the brochure and asked to proof the text portion, time permitting. Mr. Lerner offered to take feedback comments via email and combine them as one for staff. Overall, positive comments followed regarding the brochure. She stated that if members knew of other architectural examples in the village, to let her know as soon as possible.

Questions/comments followed regarding the brochure's final format and it being a resource for realtors. Per staff, the brochure was on the village's web site. It was suggested to add a brief explanation of what is true architectural style and what is vernacular building type. Last comments included removing those styles that depicted only one example within the village.

Discussing the next two brochures, Ms. Leitschuh stated staff's goal was to get a draft to the board members of both brochures by the April meeting – one to include the Sears Home tour and the other to include the Downtown walking tour. Examples of the Sears home brochures –

current and from 2007 -- were handed to members. Ms. Leitschuh said the updated brochure will have the same text but included the updated surveys and updated pictures.

Regarding the Downtown Walking Tour brochure, Ms. Leitschuh presented on the overhead various photos of buildings she wanted to include in the brochure. Members were asked to provide feedback and to email her by February 24<sup>th</sup> if they want to include other buildings. Ms. Leitschuh walked through those buildings she felt important for the brochure. Asked if staff was looking for historic pictures or before and after photos for these buildings, Ms. Leitschuh shared her dilemma and asked for guidance. She stated she liked showing the current state of a building and comparing it to prior.

Other structures that Ms. Leitschuh thought could be interesting to add to the brochure were some apartment buildings around town but she was not sure to include just one or multiple pictures. Ms. Chalberg offered to assist her. Asked if the board was comfortable with staff featuring structures that were not consistent with their integrity as to what was original or should the brochure feature structures that were truly pure to their architectural intent, Ms. Chalberg indicated that regarding the historic homes, the brochure was featuring homes that still had some of the architectural integrity on two or three sides yet changed how a home looks overall. She would have to review the samples to see how altered a structure has become.

Mr. Larson suggested adding points of interest to the walking tour and listing what important events may have occurred at a site. Ms. Chalberg suggested that Ms. Leitschuh contact Sarah Cohen and Ashley \_\_\_ for more information and input.

## **PUBLIC COMMENT**

Mr. Rich Kulovaney, 6825 Camden Rd., as chairman of the Friends of the Edwards House, announced he had the agenda for the March 11, 2017 Chicago Suburban Preservation Alliance meeting, which starts at 9:30 a.m. at Avery Coonley School. Members of the ADRB were invited to attend. Agenda topics and speakers were shared. Mayor Tully will be presenting the Certificate of Landmarking for the Pierce Downer Home in the afternoon meeting.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, provided an update on her Four-Square initiative. She stated she and Ms. Leitschuh met with Karen Robbins, the GIS mapping specialist for the village, who will be assisting in the project and will be getting the village's Four Squares on the Historic Resource Application GIS map on the village's web site, along with better photographs. She also stated the Downers Grove Historical Society was sponsoring another American Four Square presentation for April 5, 2017, 7:00 PM at Emmett's. ADRB members were invited and asked to spread the word about the presentation.

## **ADJOURNMENT**

**MR. RIEMER MOVED TO ADJOURN THE MEETING AT 9:15 P.M. MR. LARSON SECONDED THE MOTION.**

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 4-0.**

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



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
APRIL 19, 2017 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-ADR-0003 4709 Linscott Avenue	Designation of a Historic Landmark	Swati Pandey Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 4709 Linscott 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**

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**OWNER/  
APPLICANT:** Mary Lou Lockerby  
4709 Linscott Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Folk Victorian (sub type of Queen Anne)  
**BUILDING DATE:** 1894  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 13,880 square feet (0.32 acre)  
**PINS:** 09-07-206-024 and 09-07-206-025

**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. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

## **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 4709 Linscott Avenue under criteria 12.302.B.2 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement and a second story balcony was constructed in 1894, and is a good example of this architectural style.

The Folk Victorian style of simple homes were popular between 1870 – 1910. This architectural style is considered a sub type of Queen Anne style. These homes are usually orderly and symmetrical. The important features of these homes are the brackets under the eaves, porches with spindlework or flat, jigsaw cut trim, low-pitched, pyramid shaped roof, front gable and side wings. Classic Folk Victorian homes do not have towers, bay windows, or elaborate moldings. Other examples of similar homes are present in the Village, especially in E.H Prince's Subdivision.

The property at 4709 Linscott Avenue includes many of these features, including a symmetrical façade with a two-story front and gabled roof, a front porch now enclosed and a second story balcony. The exterior elevations show the decorative vergeboard and fish scale shingles on all gables. The original exterior materials such as wood and stone have been maintained. A screened porch was added to the rear of the house. The rear addition does not impact the historic integrity of this Folk Victorian home.

## **COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE**

The petitioner has outlined the request in the attached narrative letter, excerpts from books, newspaper articles 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 in 1894 and is 123 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 Folk Victorian style. The overall simple form and clean lines of a gable-front façade and vergeboard on the eaves are typical of the Folk Victorian style, 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 received one general inquiry from the public 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 that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4709 Linscott Avenue.

Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development

SP:sp  
-att

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0 20 40 Feet

4709 Linscott Avenue - Location Map



**MARY LOU LOCKERBY  
4709 LINSOTT AVENUE  
DOWNERS GROVE, IL 60515  
630.917.3242**

March 21, 2017

Historic Landmark Designation  
Department of Community Development  
801 Burlington Avenue  
Downers Grove, IL 60515

**RE: Landmark Status for 4709 Linscott Avenue**

I am applying for Historic Landmark Designation for the home at 4709 Linscott Ave. The home previously received Centennial Home status through the Downers Grove Historical Society in 2003.

The home and property were purchased in September, 1977 from the Robert Boltz family and are located on the Northwest side of Downers Grove on one of the restored brick streets in the E.H. Prince & Company Honorary Historic District. The property includes two parcels/lots, but the home is located on only one parcel.

The home was constructed in 1894 (architect unknown) by Lottie Mae MacDougall. Mrs. MacDougall transferred ownership in 1967 to Robert V. and Dorothy M. Boltz who subsequently transferred ownership in 1971 to Robert V., Jr. and Evelyn A. Boltz. My husband (now deceased) and I then purchased the home in 1977.

Research indicates that the home most closely resembles the features of the Folk Victorian. We have attempted to maintain the character of a Folk Victorian home with paint choices, trim, original woodwork, etc. Specific features and designs of this style include

- Built between 1870 and 1910 (this home was constructed in 1894).
- Floor plan – living room at front of house and on ground floor, kitchen in back and bedrooms on second floor.
- Plain in construction.
- Simple in design – symmetrical.

In addition to the architectural features, the research indicates that this particular style of home often coincided with railroad development (old house web), which would suggest that Downers Grove, with its history of the railroad, would be a destination for this home style. The Craftsman Blog states that “Next to the bungalow, this style is most often

associated with being a “historic home,” and that the railroads played a major part in transforming the landscape of America as it brought the most popular styles of them all to every town it passed.” (Craftsman Blog)

Since purchasing the home, we have made the following structural changes

- The enclosed front porch has been updated to accommodate a family room.
- Enlarged the kitchen by removing the original back porch.
- Changed one small bedroom into a master bath.
- Extended the back bedroom.
- Added a screened porch.

Included with this application is a photo obtained from the Downers Grove Museum identifying the exterior structure as it was originally. Current photos of the North, South and West views of the home are also included.

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.”**

Tax records indicate that the home was built in 1894 which makes it 123 years old.

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

The home meets the criteria and description for a Folk Victorian – symmetrical and simple in design, plain in construction, orderly and made of easily obtained materials. The Folk Victorian construction grew with the proximity to the railroads as the railroads could bring the materials to town to produce inexpensive Victorian detailing (The Craftsman Blog). The original exterior materials (wood, stone) have been maintained. In addition, wood architectural design features (“gingerbread”) have been duplicated as closely as possible to resemble the original detail in the west/front and south/side eaves. The original front and side porch doors remain in the home. Interior updates have replicated the period and design of the Victorian home as closely as possible.

I appreciate the opportunity to represent the historic endeavors of Downers Grove. I plan to continue to preserve this historic home.

If you have any questions, I can be reached by phone at 630.917.3242 or email at [jwlmll@comcast.net](mailto:jwlmll@comcast.net).

Thank you.

Sincerely  
Mary Lou Lockerby  
landmarkdesignation

## **CHANGES TO PROPERTY AT 4709 LINSOTT AVENUE, DOWNERS GROVE, IL**

Kitchen – Replaced existing back porch with additional kitchen space – 1984.

Bedroom – Extended back bedroom over kitchen and replaced one small bedroom with a master bath – 1987.

Screened Porch – Extended existing enclosed porch with a screened porch – 1992.

Purchased 4.8 ft. of lot north of existing property for garden and driveway space – 1997.

Exact date of photo of original home not available at museum. Museum staff believes circa 1900.

Mary Lou Lockerby



# Historic Landmark Information Form

**Property Address** 4709 Linscott Avenue, Downers Grove, IL

**Date of Construction** 1894

**Architectural Style** Folk Victorian

**Architect (if known)** NA

**Number of Stories** 2

**Basement (Y/N)** Y

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

Concrete Block

**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)**

Cross-Gabled

**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 and Aluminum

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

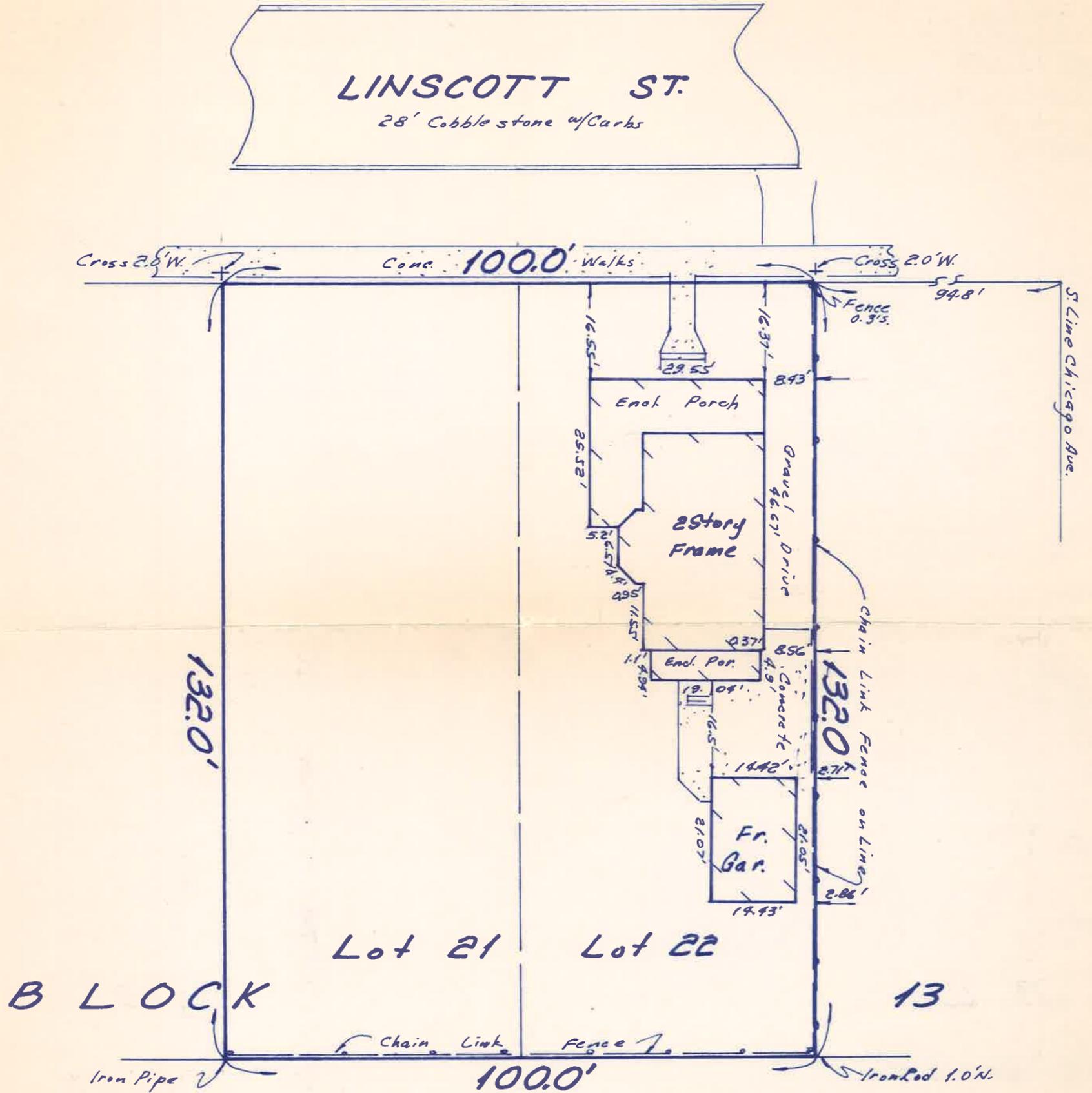
Panel -- Wood, Glass

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

Balcony on Second Floor  
Roof Ornamentation -- Vergeboard  
Interior Rear Stairway to Second Floor

# PLAT OF SURVEY

LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



Scale: 1" = 20'

RICHARD C. FIELD  
REGISTERED LAND SURVEYOR  
15W 729 LEXINGTON STREET  
ELMHURST, ILLINOIS 60126  
PHONE 279-2245



ADDRESS: 4709 Linscott  
Downers Grove, Illinois  
ORDERED BY: Daniel Barnes  
Attorney at Law  
Refer to Deed, Title Policy, and Local  
Ordinances for Building Restrictions.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) S.S.

I, RICHARD C. FIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° F.

Aug. 29, 1977  
DATE BY Richard C. Field  
ILLINOIS REGISTERED  
LAND SURVEYOR #1974

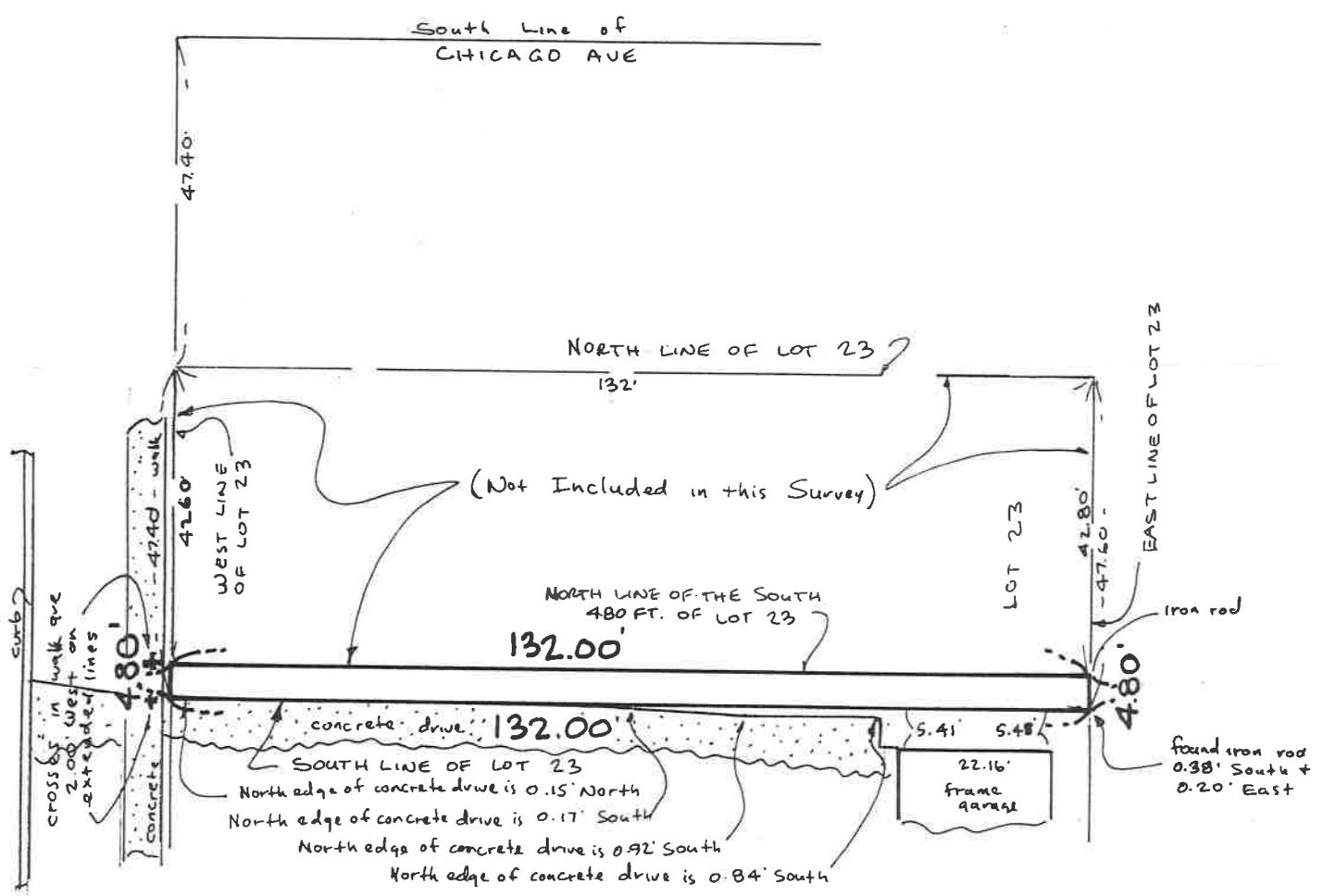
JOSEPH M. DE CRAENE  
 ILLINOIS LAND SURVEYOR  
 8710 SKYLINE DRIVE  
 HINSDALE, IL 60521  
 (630) 789-0898  
 FAX (630) 789-0697

# Plat of Survey

THE SOUTH 4.80 FEET OF LOT 23 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890, AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.



LINSCOTT AVENUE



STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } SS

I HEREBY CERTIFY THAT I HAVE SURVEYED  
 PROPERTY DESCRIBED HEREON.

DATE: MAY 28 AD 19 97

*Joseph M De Craene*

ILLINOIS LAND SURVEYOR NO. 2476



- 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.

























# DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

**To:** Architectural Design Review Board  
**From:** Rebecca Leitschuh, Senior Planner  
**Subject:** Certified Local Government funded brochure #2 – Architectural Styles  
**Date:** April 14, 2017

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Attached to this memo is a copy of the final draft version of the *Architectural Styles* brochure to be delivered to the Illinois Historic Preservation Agency (IHPA). Your suggestions and corrections were incorporated into the revision of the document. Please note that the few remaining edits detailed below will be made prior to printing and sending the brochure to IHPA.

Changes to be made prior to seeking IHPA approval:

- The Gothic Revival example will include a diagram detailing key features of the architectural style, as will the Classical Revival
- The image for Classical Revival was erroneously duplicated from the Colonial Revival, and instead will be replaced with an image of 1625 Prairie Avenue
- The featured Foursquare home will be replaced with an example provided by Amy and David Gassen and the Downers Grove American Foursquares initiative
- No examples of Second Empire were found in Downers Grove, and considering the window of time when the style was in fashion, it is unlikely they were constructed in the community. The page was removed
- With the freed up page for additional content, the back inset page will feature a home and describe both the architectural style and vernacular form of the home
- Please note, the vernacular building forms will not include diagrams

# ARCHITECTURAL STYLES



*What is*  
**YOUR HOME?**

*"We shape our buildings; thereafter they shape us."  
- Winston Churchill*



## STYLES INCLUDED IN THIS BROCHURE:

### ARCHITECTURAL STYLE:

*"High-style" that exhibits defined characteristics related to its overall exterior design, materials use, articulation, and other architectural features.*

Greek Revival (1830s – 1870s) .....	Page 4
Gothic Revival (1840s – 1870s) .....	Page 5
Italianate (1840s – 1880s) .....	Page 6
Queen Anne (1880s – 1900s) .....	Page 7
Colonial Revival (1880s – 1950s) .....	Page 8
Classical Revival (1895 – 1950s) .....	Page 9
Tudor Revival (1890s – 1940s) .....	Page 10
French Eclectic (1910s – 1945) .....	Page 11
Craftsman (1900s – 1920s) .....	Page 12
Prairie (1900s – 1920s) .....	Page 13
Chicago Bungalow (1907 – 1930s) .....	Page 14
Spanish Revival (1920s – 1940s) .....	Page 15
Minimal Traditional (1930s – 1940s) .....	Page 16
International Style (1930s – 1960s) .....	Page 17
Mid-Century Modern (1940s – 1960s) .....	Page 18
Late Modern Eclectic (1970s – Present) .....	Page 19
Neo Revival (1980s – Present) .....	Page 20

### VERNACULAR BUILDING FORMS:

*Defined by the overall massing and shape, interior space configuration and function, and materials.*

Gable-Front and Gabled-Ell (1850s – 1920s) .....	Page 21
Foursquare (1890s – 1920s) .....	Page 22
Bungalow (1905 – 1930) .....	Page 23
Ranch (1930s – 1970s) .....	Page 24
Split Level (1950s – 1970s) .....	Page 25



*This brochure is intended to serve two purposes:*

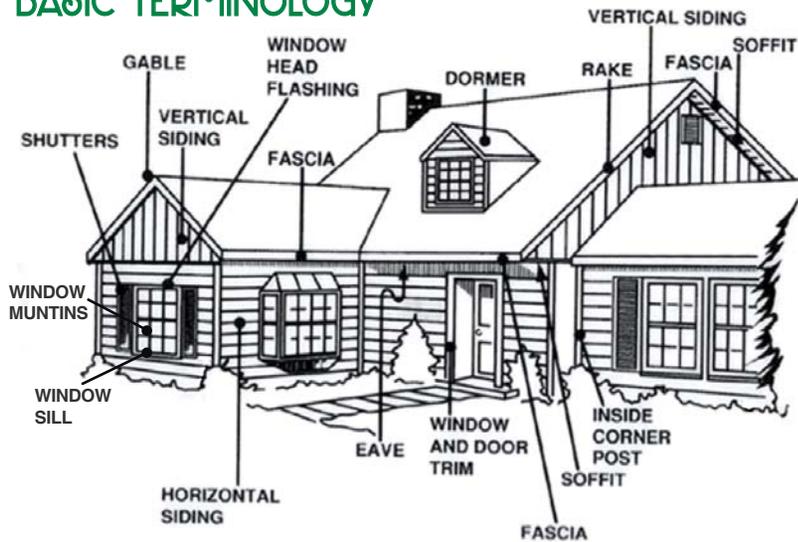
- *A resource for property owners potentially interested in landmarking their property; and*
- *A resource for people who love architecture and history.*

*This brochure includes:*

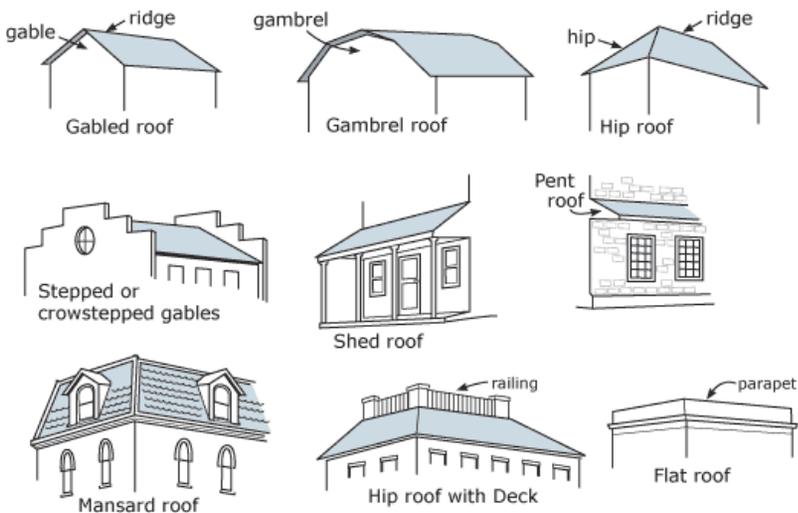
- *Architectural Features 101 (diagrams identifying common building elements)*
- *Typical roof types*
- *Typical window types*
- *18 architectural style examples (includes picture of Downers Grove home, historical description, diagram of unique architectural features)*
- *5 vernacular form examples (includes picture of Downers Grove home, historical description, diagram of unique architectural features)*



## BASIC TERMINOLOGY

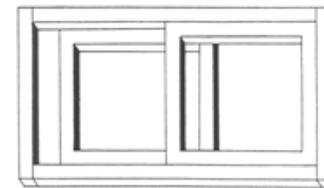


## ROOF TYPES

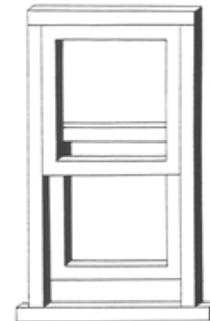


## WINDOW TYPES

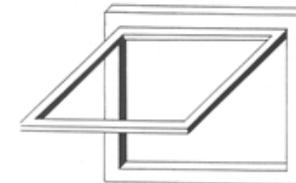
A window's purpose is to allow the entrance of light and/or for ventilation. Though we see many variations and decorative enhancements that disguise the purposes, a window's design is based on these two needs.



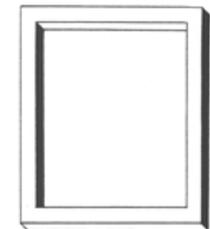
SLIDING WINDOW – This window resembles the hung window except that it rests on its side. As with the hung window, one or both members may be operational.



HUNG WINDOW – This window type is composed of two square or rectangular sashes with a frame mounted in an offset manner so that one or both can be moved to provide ventilation. If one moves it is referred to as "single hung", if both move then it is a "double hung".

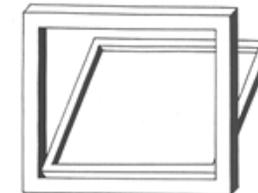


AWNING WINDOW – This window, as with the casement, is hinged or swung, but at the top or side. Normally it is used in conjunction with other window types or with doors.

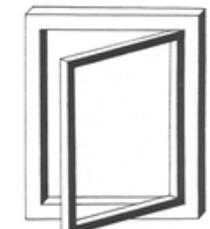


FIXED WINDOW – This window is non-operable. It doesn't move. The drawing is of a rectangular sash, but fixed windows can be seen in a variety of shapes.

*These six WINDOW TYPES, though illustrated as they would appear if constructed of wood, may be made of metal or vinyl also.*



HOPPER WINDOW – This window is almost the reverse of the awning, in that it is hinged at the bottom and swings inward. In some rare instances the hopper may swing outward, however,



CASEMENT WINDOW – This is one of the oldest window types representing essentially the first step beyond the fixed window operating on hinges or hangers to swing open.

## GREEK REVIVAL 1830s – 1870s

## GOTHIC REVIVAL 1840s – 1870s

wood clapboard siding

rectangular and gable-front form



decorative lintels and sills around windows

double-hung, multi-pane windows

Nationally, GREEK REVIVAL was the dominant domestic architectural style during the middle of the 19<sup>th</sup> century, beginning along the eastern seaboard and migrating to the west. GREEK REVIVAL was one of the earliest architectural styles to be used for residential buildings in the Chicago area as the increasing prevalence of pattern books and carpenter guides popularized the style. Typical attributes and characteristics include:

- a rectangular and gable-fronted building form
- one or two stories in height
- a hipped roof with cornice lines emphasizing a band of trim
- double-hung, multi-paned windows

GREEK REVIVALS were usually constructed with clapboard siding and sometimes with decorative pediments and crown moldings over doors and windows. Its most particular architectural feature is the gable cornice returns that mimic a triangular pediment in Classical Greek architecture.



During the early to mid-1800s, the preference for the “picturesque” in domestic architecture gave rise to the GOTHIC REVIVAL style, a style that was first practiced in England during the late 1700s. GOTHIC REVIVAL is considered mainly a rural style and more compatible with rural landscapes since its emphasis on multiple gables and wide porches did not lend itself to narrow lots in urban environments.

Typical features of a GOTHIC REVIVAL home include:

- front gabled or asymmetrical building form
- gables with decorative cross-bracing and vergeboard
- pointed arch or lancet windows

GOTHIC REVIVALS in rural environments were most often constructed in wood clapboard, giving rise to the “Carpenter Gothic” vernacular version of the style.

*\*This image is not from Downers Grove since examples have not yet been identified.*

## ITALIANATE 1840s – 1880s

tall, double-hung windows    elaborate roof-line cornice with decorative brackets



low-pitched roof with cupola

hood mold above windows

ornate porch entry

*ITALIANATE homes first began to appear in most eastern and midwestern states in the 1840s and soon surpassed the Gothic Revival as the dominant architectural style, especially in its detached single family home variant. The style declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed and a new style, the Queen Anne, became the dominant residential architectural style.*

*ITALIANATE homes are typically constructed in wood clapboard or masonry, two to three stories in height, and L-shaped, asymmetrical or gable-fronted in form. Its most recognizable features include:*

- ***an elaborate roof-line cornice with decorative brackets***
- ***tall, narrow double-hung windows that are often arched at the top and crowned with a hood mold made of brick or stone***
- ***roofs that are usually hipped and low-pitched***
- ***partial, full-front or wrap-around porches with ornate railings and turned columns***

## QUEEN ANNE 1880s – 1900s

projecting dormer gable with ornamented shingles    steeply pitched roof

tower bay rising through roof

wood clapboard siding

porch with elaborated spindlework



*QUEEN ANNE prevailed perhaps as the most dominant Victorian domestic architectural style during the last two decades of the 19<sup>th</sup> Century. The style was first practiced during the mid to late 1800s by a group of English architects. The first American interpretations of the QUEEN ANNE style along the eastern seaboard were later popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features.*

*In the Midwest, the majority of QUEEN ANNE homes:*

- ***were constructed in wood clapboard and wood shingles in the upper floors***
- ***used wide bandboards or wood trim to mark the change in materials from wood clapboard to wood shingles***
- ***were asymmetrical buildings with steeply pitched, cross-gabled roofs***

*Some QUEEN ANNES have cylinder tower bays that rise through the roof line, recessed balconies, and chimneys with corbelled masonry patterns. One of the most notable features is the elaborate porches with elaborate spindlework, balusters and pediments with stick or shingle work.*

## COLONIAL REVIVAL 1880s – 1950s



The COLONIAL REVIVAL style is often believed to have started after the 1876 Philadelphia Centennial Exhibition where a “colonial kitchen,” replete with a spinning wheel, was reconstructed. The New York firm of McKim, Mead, White and Bigelow is often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts.

The most common architectural features of COLONIAL REVIVAL homes include:

- **columned entry porches**
- **entry doors with transoms, sidelights, and elaborate surrounds**
- **symmetrical building forms**
- **hipped roofs**
- **double-hung, multi-paned windows that are often paired together**

In Downers Grove, COLONIAL REVIVAL homes are often two and-a-half floors in height, constructed in brick or stone masonry, and with roof materials consisting of asphalt shingles. In addition, many homes have one-story enclosed side wings that usually fronted the street if the home was oriented to the side yard. A subtype is the Dutch Colonial with gambrel roofs and long front dormers.

## CLASSICAL REVIVAL 1895 – 1950s



The Chicago World's Columbian Exposition in 1893 revived interest in Classical architecture as the Fair's planners mandated a classical theme be used in all buildings constructed for the Fair. From the mid-1890s to the middle of the 20<sup>th</sup> Century, CLASSICAL REVIVAL became a popular style for both commercial and residential buildings. Signature features of CLASSICAL REVIVAL homes are:

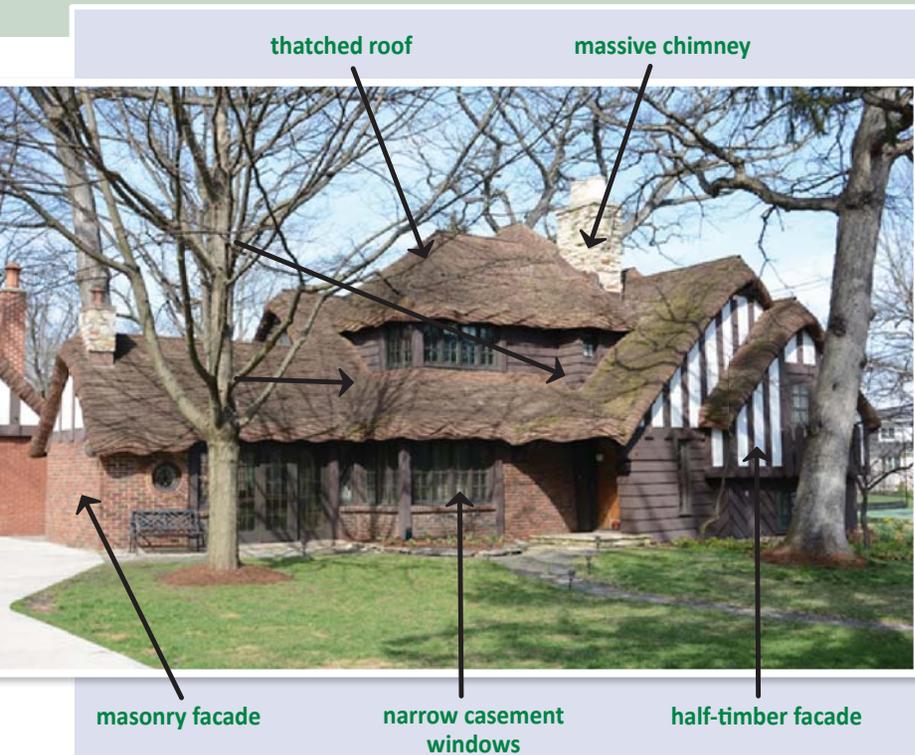
- **full height porches supported by columns with Corinthian or Ionic capitals**
- **topped with a pedimented gable**

These homes are often:

- **two and-a-half stories in height**
- **rectangular and symmetrical in form**
- **constructed in stone or brick that was often painted white**

A variant of CLASSICAL REVIVAL is the Beaux Arts style, which was popular in the United States from the mid-1880s to the 1930s, and often used for monumental commercial buildings such as banks and office edifices. Beaux Arts buildings share many of the same features and elements of CLASSICAL REVIVAL buildings but they may also incorporate balustrades at the roof line, elaborate window surrounds and crowns, pilasters and floral patterns and shield as decorative elements.

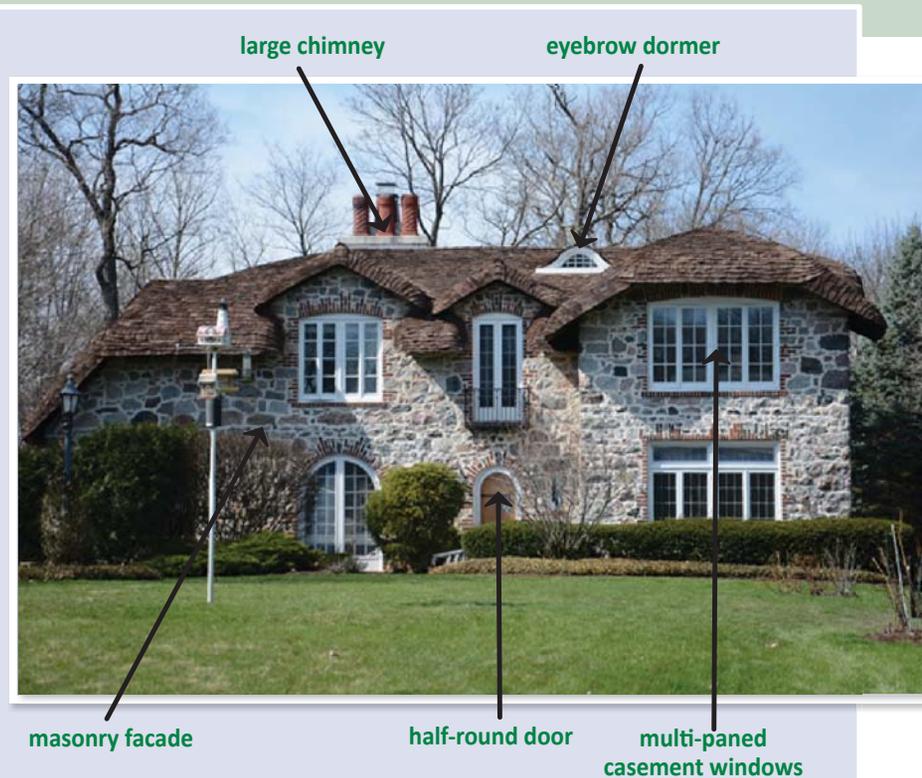
# TUDOR REVIVAL 1890s – 1940s



*TUDOR REVIVAL is based on late Medieval English prototypes from grand manors to thatched roof cottages and was popularized in the United States during the same period as the Colonial Revival prior to World War II. The TUDOR REVIVAL style features:*

- **steeply pitched roofs**
- **a dominant front gable**
- **half-timbering**
- **masonry walls**
- **massive chimneys**
- **narrow casement windows**

# FRENCH ECLECTIC 1910 – 1945



*Like Tudor Revival, FRENCH ECLECTIC or French country house architecture became a popular style during the 1920s, 30s and 40s. French Eclectic became popular in the United States as soldiers returned from France after World War I, where they had gained first-hand familiarity with the country house prototypes in Normandy and Brittany. Published photographic studies were also circulated to American architects who quickly adapted the style for residential homes. French Eclectic homes were usually:*

- **designed in brick or stone with steeped asymmetrical roofs**
- **had massive masonry chimneys**
- **had a dominant tower bay and multi-paned casement windows**

## CRAFTSMAN 1900s – 1920s

low-sloping hip roof with deep overhangsloping

double-hung windows

wood clapboard siding

wide front porch



The CRAFTSMAN style derived from the Arts and Crafts Movement of the late 19<sup>th</sup> century. The movement valued hand craftsmanship, natural materials, and simplicity in design and detailing that rejected Victorian era excesses and mass-production. Craftsman Style houses feature:

- a mix of wood clapboards, shingles, stucco and sometimes half-timbering
- rough cuts and uneven application if stone or brick was used, for a more rustic look
- low-sloped hipped or gable roofs with deep overhangs supported by wood brackets and knee-braces
- double hung or casement type windows with multi-paned or diamond-paned glass
- wide front porches supported by rustic brick or stone piers

The CRAFTSMAN style was applied to common building types such as the Bungalow and Gable-Fronted houses. The style was popularized by national design plan books and magazines such as "The Craftsman," published by Gustav Stickley between 1901 and 1916. Though high-style, expensive CRAFTSMAN homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans and was, ironically, mass-produced.

## PRAIRIE 1900 – 1920s

low-sloping hipped roof

deep eave overhangs

masonry facade

windows banded together



The PRAIRIE style is largely derived from the Arts and Crafts Movement of the late 19<sup>th</sup> and early 20<sup>th</sup> Century, and largely practiced by prominent architect Frank Lloyd Wright and his contemporaries in Oak Park, Illinois. The PRAIRIE style was Wright's own unique vision of the Arts and Crafts Movement and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality with:

- low-slope hipped roofs
- deep eave overhangs
- horizontal bands of trim
- single-pane casements, often featuring art glass, and banded together in rows

PRAIRIE houses are generally of lower overall height compared to Victorian houses, even when two stories tall, and emphasize the use of straightforward building materials of stucco and wood. Wood siding is often horizontal board and batten.

After World War I, the style's popularity declined but continued to influence mass-produced housing such as bungalows and American Foursquares. Bungalow or Foursquare PRAIRIE style houses typically feature:

- wide front porches
- stucco exteriors with hipped roofs and deep eave overhangs
- some horizontal trim
- bands of windows

## CHICAGO BUNGALOW 1900s – 1920s



- low-hipped roof with roof dormer
- double-hung windows
- stone details at front porch
- masonry facade

The CHICAGO BUNGALOW is a unique style of the bungalow house type that developed in Chicago and spread throughout the Great Lakes region. The style features all of the typical characteristics of a bungalow house:

- one or one-and-one-half stories
- front porch
- low gable or hipped roof
- an efficient, compact floor plan

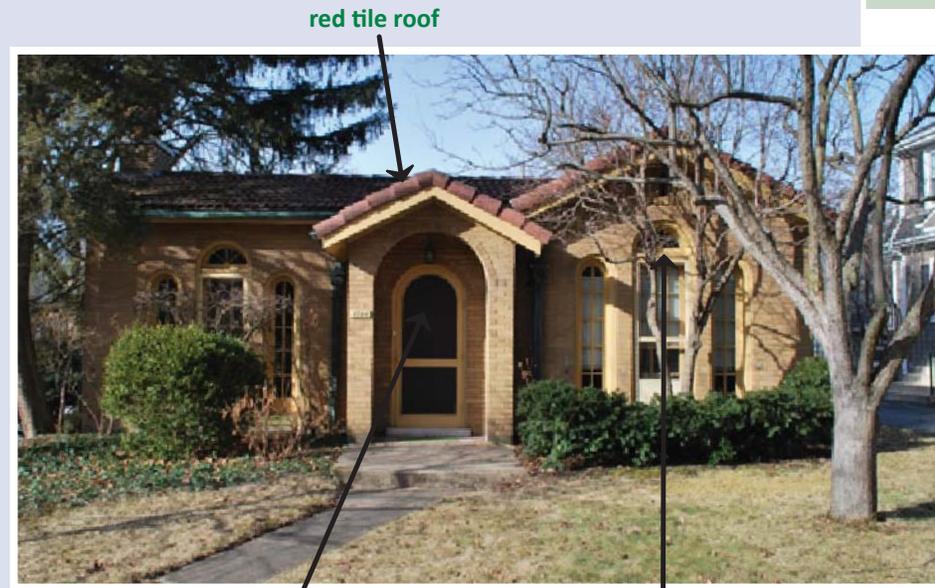
The CHICAGO BUNGALOW developed to suit the unique conditions found in the region, including weather and land costs. CHICAGO BUNGALOWS are:

- rectangular in plan with the short end facing the street to allow construction on narrow lots
- have a front porch or an enclosed front room
- almost all are of brick construction, which was a requirement in the city

To save costs, the front sometimes featured nicer looking "face brick" while the sides and rear used cheaper "common brick." Roofs are low hipped or gable roofs with modest overhangs. Roof dormers are customary, which allowed for usable space in the attic. Windows are typically double hung and often the front sun-porch windows have Prairie style art glass.

CHICAGO BUNGALOWS were generally mass-produced for working-class families. As such, they had minimal ornamentation but sometimes had stone or terra cotta details at the entry or on the front. Some versions were designed for wealthier homeowners and were highly ornamented with expensive tile roofs and arched windows. The style developed in the housing boom after World War I and ended with the housing bust of the Depression.

## SPANISH REVIVAL 1920s – 1940s



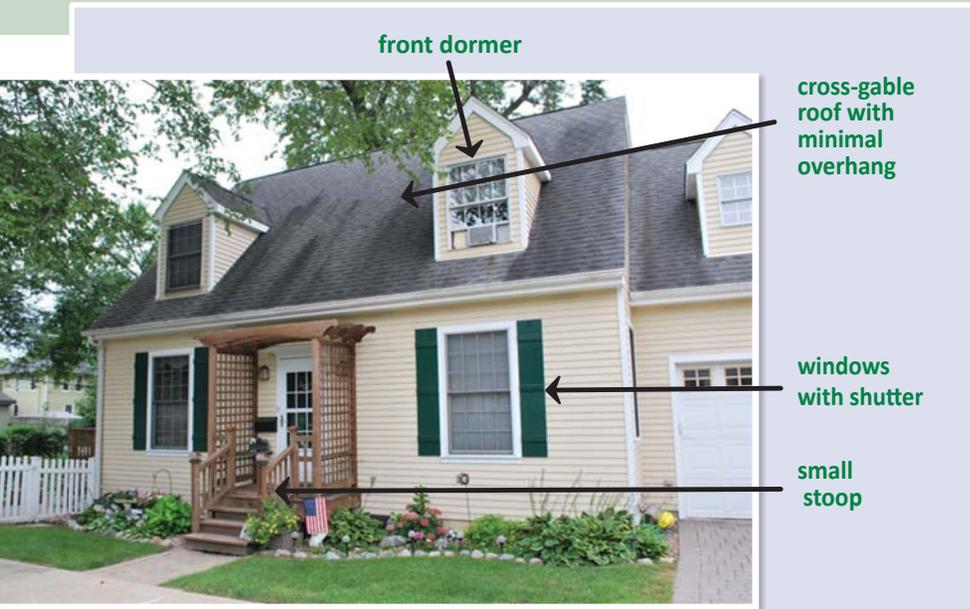
- red tile roof
- arched door with small covered stoop
- arched windows

The SPANISH REVIVAL style was inspired by Spanish colonial architecture of the Southwest and Mexico and its distinguishing characteristics are:

- asymmetry
- stucco exteriors
- red-tile roofs

Front porches are rare but many houses have a terrace or stoop and a small protective overhang. Side porches protected under arched arcades are not uncommon. Arched doors or windows and exposed wood beams and protruding "vigas" that appear to support the roof are also typical features. Fancier houses will have wrought iron railings, balconies and light fixtures and ornamentation such as twisted columns.

## MINIMAL TRADITIONAL 1930s – 1940s



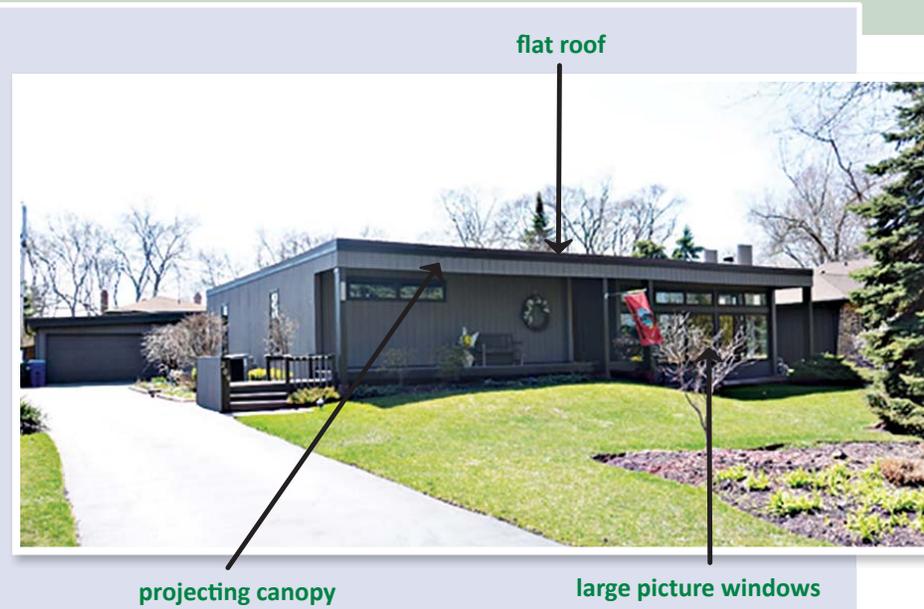
The MINIMAL TRADITIONAL style developed in the 1930s and was popular through the 1960s. This style accommodated an owner's desire for a more traditional-looking home that was easier to build and cost less than a more highly-designed and ornamented Colonial Revival house. For these reasons, the style was quite popular during the Depression and in the post-World War II housing boom.

The style is a simplification of the Colonial Revival. Minimal Traditional houses are typically:

- **one and one-half stories**
- **have hipped or gabled roofs with short overhangs**
- **the entry is often protected by a small porch, stoop, terrace or roof overhang**

Exterior materials included brick, stone, wood clapboards, aluminum siding and asbestos siding. Two siding choices were often included to provide character to the home. Windows are sometimes flanked with shutters and it is common to find a picture or bay window in the living room.

## INTERNATIONAL 1920s – 1940s



The INTERNATIONAL style evolved in the 1930s from Europe as a rejection of historic associations and revivals. The style often has:

- **a concrete, stucco and brick facade exterior**
- **no applied ornamentation**
- **flat roofs with parapets instead of overhangs**
- **no porches**

In lieu of porches, cantilevered balconies with solid walls are often included, especially in multi-family buildings. Windows often have steel frames and are larger picture or casement windows. Commercial buildings in the INTERNATIONAL style built after World War II often have glass curtain walls with steel or aluminum frames. The style became very popular in the Chicago region after Mies van der Rohe, its most famous exponent and practitioner of the style, emigrated to Chicago from Germany in 1938.

## MID-CENTURY MODERN 1970s – 1940s

low-sloped gable roof



vertical wood siding

deep cantilevered overhang

*MID-CENTURY MODERN is a more ornamented and visually-enriched version of the International style. Though devoid of traditional ornament, the style does feature ornamental applications such as carved relief stone panels or wall panels of differing materials. The exterior materials include stone, brick, concrete block and sometimes wood clapboards or aluminum siding. Typically, several materials may be used in a typical MID-CENTURY MODERN building. Long, narrow Roman-style brick, sometimes stacked in neat rows, is often the primary building material.*

*Sometimes, concrete blocks are used as a low-relief feature or cut-out geometric shape. Roofs vary from low-sloped gable and hipped roofs to flat, but they often have deep, cantilevered overhangs. Windows are often framed in steel as casements or multi-pane picture windows that sometimes turn the corner. Glass block windows are common for entries and bathrooms. Porches are rare but a projecting canopy or roof overhang will often protect the entry.*

## LATE MODERN ECLECTIC 1970s – PRESENT

low hipped roof

arched windows



stoop protected by roof overhang

masonry facade

*The LATE MODERN ECLECTIC style developed in the 1970s as an alternative to Modernist buildings, but with greater detailing and ornamentation similar to the earlier Minimal Traditional Style. It can be difficult to describe the characteristics of the style since by definition it is highly eclectic in nature. Typical exterior materials include brick, stone, clapboard siding, aluminum and vinyl. In most cases, two or more materials are combined to provide visual interest to the building's elevation.*

*There is rarely any distinct stylistic ornamentation to such homes, but shutters and Colonial-styled porch posts are common. The entry is usually protected by a portico and large, attached garages are the norm. The overall building massing is usually irregular and asymmetrical but may also be found in a Ranch or Split-Level form. The LATE MODERN ECLECTIC style is often referred to as Neo-Eclectic or Postmodern.*

# NEO RIVIVAL 1980s – Present

gable roof with dormers

wood siding



attached garage

covered front porch

The NEO REVIVAL style is a latter-day revival of earlier architectural styles, Tudor Revival, French Eclectic, Queen Anne, Craftsman and Prairie styles. Neo-Revival homes will have many of the characteristics and features of the original style but are interpreted and constructed with modern materials and scale. The exteriors will range from brick, stone, stucco, synthetic stucco, vinyl siding or fiber cement siding depending on the original style's material pallet. Roof forms will also vary depending on the style revived. In addition, windows usually do not closely match the openings and proportions of the original style. Ornamentation and detailing is often simplified and large attached garages are the norm.

# VERNACULAR BUILDING FORMS

## GABLE-FRONT AND GABLED ELL

A *GABLE-FRONT* cottage or house was one of the more common vernacular building forms throughout the mid to late-1800s and features a dominant "open gable" elevation facing the street.



The *GABLE-ELL* cottage or house was also a common building type from the 1870s through the 1920s and featured dominant front gable with one or two short wing extensions on the rear elevation.

Usually, an entrance porch would be on one side of the house along the street. Like the *GABLE-FRONT*, the *GABLE-ELL* may also have Queen Anne and other architectural stylistic characteristics.



## FOURSQUARE



The *FOURSQUARE* was a popular vernacular building form in nearly every part of the country from the 1890s through to the 1920s. Sometimes called the “Classical Box” or “Prairie Box,” common characteristics of the *FOURSQUARE* include:

- **its square or rectangular floor plan**
- **its medium pitched pyramid hip roof**
- **one or more centrally placed dormers**
- **full front porches, some open, some enclosed**
- **wood, stucco, and brick walls**

Almost all *FOURSQUARES* were two and-a-half stories in height. In Downers Grove, a majority of the Foursquares were designed with Prairie, Craftsman, or Colonial Revival features. Prairie *FOURSQUARES* are often noted for their wide eaves. Colonial Revival elements may include Palladian windows, pilasters as corner trim work, and porch columns topped with capitals.

## BUNGALOW



As noted previously, the *BUNGALOW*, along with the Foursquare, was one of the dominant building forms in Downers Grove. The name “bungalow” is of a British importation, derived from the Hindi word “bangle,” meaning a low house with a porch. In the United States, bungalows have come to be known as one general residential building type even though they may be designed in different architectural styles. American *BUNGALOWS* are typically:

- **one-and-one-half stories in height**
- **have gently pitched gable or hip roof**
- **partial or full front porches**

*BUNGALOWS* designed in the Craftsman style may have wood clapboard siding and exposed roof rafters; those in the Prairie style may have wide eaves and stucco cladding. The Chicago *BUNGALOW* is entirely constructed in brick.

## RANCH



*The modern RANCH house has its predecessors in the vernacular frontier architecture of California and the Southwest where the traditional one-story Spanish settlement dwellings took root. Today, the RANCH home is often associated with the new suburban subdivisions that were developed all around the country after World War II. A vast majority of the RANCH homes in Downers Grove exhibit Mid-Century Modern design characteristics, although some may have features of other architectural styles, corner trim work, and porch columns topped with capitals.*

## SPLIT LEVEL



*The SPLIT LEVEL is a variant of the Ranch house in which a two-story wing is intercepted at mid-height by the main one-story wing, thus providing three levels of floor space in the house.*

# RESOURCES

To learn more about the historic resources in Downers Grove, the Village has created a new **Historic Resource Application (maps.downers.us)**. Enter an address to find out if the property was identified in three previous surveys.

- The early 1970s State of Illinois Historic Architectural and Archaeology Resources Geographic Information System (HAARGIS) survey.
- The 2009 Village **Historic Preservation Plan** identifies HAARGIS buildings, designated Downers Grove Historical Society properties, and Sears Homes.
- The 2013 Village **Historic Building Survey** surveyed 865 properties in Denburn Woods, Shady Lane Estates, E.H. Prince Subdivision and Maple Avenue/Main Street corridor

The Village has mapped the properties identified in these documents on this map to help property owners determine if their home is a potential Historic Landmark.

Other local resources include:

The Downers Grove Historical Society  
<http://downersgrovehistory.org/>

The Downers Grove Museum  
<http://www.dgparks.org/places-to-go/the-museum>



*Preserving your property as a historic landmark is easier than ever and there's no cost, so call the Village or visit us on the web and let us help landmark your historic home today.*

630.434.5515 | [www.downers.us/govt/historic-preservation](http://www.downers.us/govt/historic-preservation)



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