

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
Village Hall – Council Chambers
801 Burlington Avenue

April 20, 2016
7:00 P.M.

AGENDA

1. Roll Call
2. Approval of Minutes from the February 17, 2016 meeting
3. Public Hearing
 - a. **16-ADR-0002:** A petition seeking a Historic Landmark Designation for the property commonly known as 1232 Gilbert Avenue, Downers Grove, IL (PIN 09-07-220-022). The property is located on the north side of Gilbert Avenue, approximately 230 feet west of Carpenter Street. Irene Hogstrom and Mark Bragen, Petitioners and Owners.
 - b. **16-ADR-0003:** A petition seeking a Historic Landmark Designation for the property commonly known as 701 Maple Avenue, Downers Grove, IL (PIN 09-08-403-005). The property is located at the southwest corner of Benton and Maple. Brian and Christine Martin, Petitioners and Owners.
 - c. **16-ADR-0004:** A petition seeking a Historic Landmark Designation for the property commonly known as 1000 Burlington Avenue, Downers Grove, IL (PIN 09-08-502-006). The property is the train station located at the intersection of Burlington Avenue and Main Street. Village of Downers Grove, Petitioner and Owner.
4. Old Business
5. Public Comment
6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

DRAFT

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

FEBRUARY 17, 2016, 7:00 P.M.

Chairman Pro tem Davenport called the February 17, 2016 meeting of the Architectural Design Review Board to order at 7:10 p.m. and asked for a roll call:

PRESENT: Chairman Pro tem Davenport; Mr. Casey, Mrs. Englander, Mr. Riemer

ABSENT: Chairman Matthies, Mrs. Acks, Mr. Larson

STAFF: Senior Planner Rebecca Leitschuh

VISITORS: John Wilbraham, 5313 Benton Ave., Downers Grove; Paul Bertram, 5304 Benton Ave., Downers Grove; Jim and Joan McDermott, 5316 Benton Ave., Downers Grove; Elizabeth Berger, 5305 Washington, Downers Grove; Rich Kulovany for Friends of the Edwards House, 6825 Camden, Downers Grove; Mark Bragen, 1232 Gilbert Ave., Downers Grove; Ken Lerner for Pierce Downer Heritage Alliance, 4933 Whiffen Pl., Downers Grove

APPROVAL OF JANUARY 20, 2016 MINUTES

Staff noted that an address correction needed to be made.

MOTION BY MRS. ENGLANDER, SECONDED BY MR. RIEMER TO APPROVE THE JANUARY 20, 2016 MINUTES, AS AMENDED. MOTION CARRIED BY VOICE VOTE OF 4-0.

PUBLIC HEARING

Ms. Leitschuh announced this application was the first landmark designation application since the ordinance was revised. She stated that two sets of slides were before the commissioners for their review and discussion (one prepared by Staff, and one by the applicant).

A. 16-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 5320 Benton Avenue, Downers Grove, IL (PIN 09-08-408-034). The property is located on the west side of Benton Avenue, approximately 75 feet north of Summit Street. David and Amy Gassen, Petitioner and Owner. Case file documents, public notices, maps and photographs for this case were reviewed by Ms. Leitschuh. Turning to a slide depicting the four-square home, Ms. Leitschuh called attention to the fact that the board was only to consider the façade they could see from the street right-of-way. Features of the four-square were referenced in greater detail (including deep eaves, central attic dormer, front porch – although only partial, grouped windows, horizontal banding, etc.), as were the two specific Standards for Approval for consideration: Section 12.302.A (whether the structure is

over 50 years of age) and whether the structure meets one or more of the seven (7) criteria for landmark designation. In this case, staff stated it met criteria #3 (representative of distinguishing characteristics of an architectural style). Staff recommended approval of the landmark designation.

Applicants, David and Amy Gassen, were present. Ms. Gassen thanked staff for their assistance in the landmark application process and briefly walked through her own background on historic preservation and its importance not only to her own neighborhood but to the Village of Downers Grove.

Mr. David Gassen discussed the reasoning behind the purchase of their Four-Square home and the historic research they did on their 1924 home. A bit of historic village demographics during this time period, were referenced, as were the familiar architectural structures constructed around the village. Ms. Gassen described the historical characteristics of the American Four-square, which, as turns out, was a post-Victorian style that was an architectural reaction against the ornate Victorian style. The Four-Square was boasted for its simplicity, maximization of square footage on small lots, and its versatility to apply various styles to its shape, i.e., Craftsman style, Colonial Revival style, etc. Various examples of Four-Square homes within the village followed, noting the Gassen's home followed the Prairie style.

After viewing a photo of her home Ms. Gassen pointed out how the above architectural characteristics of the American Four-Square applied to her own home. She shared that some of the home's original features still existed in the home and she and her husband were in the process of renovating those features. Photos of the home's interior followed. In discussing the addition again, Mr. Gassen explained the addition was added with the intention of keeping the original structure intact while setting the addition back from the corners of the home and paying respect to the original aesthetics of the home. Original doors, windows, and hardware were either reused within the home or saved and stored in the garage for future use. Facades of the home were also featured.

Lastly, Ms. Gassen explained that the reason she and her husband were seeking landmark designation was not only because they liked the Four-Square style but also to continue to maintain the history and character that continues to exist in their neighborhood and throughout the village. Landmarking was also a "nice way to honor an old home that has lasted for so long" and seeing so many Four-Squares was a testament to the effectiveness of their solid construction and efficient design. She hoped others would follow.

Commissioner Casey stated he was surprised when he drove down Benton Avenue to see the amount of teardowns occurring and their massive size as compared to the owner's home. He believed many could learn from what the owners went through; Mr. Davenport concurred.

For the record, Planner Leitschuh interjected and stated that landmarking a home did not restrict an owner from altering the interior of his or her home.

Chairman Pro tem Davenport proceeded to invite the public to speak.

Joan McDermott, 5316 Benton Ave., a next-door neighbor, stated she was proud to be living next-door to a potentially landmarked home. She and her husband also previously renovated old homes and understood the restoration work that went into such homes.

Hearing no further comment, the public hearing was closed by the chairman pro tem.

MR. CASEY MADE A MOTION THAT THE ADRB APPROVE THE LANDMARK DESIGNATION BASED ON THE TWO CRITERIA THAT IT MEETS, BASED ON THE APPLICATION.

MR. REIMER SECONDED THE MOTION. ROLL CALL:

AYE: MR. CASEY, MR. REIMER, MS. ENGLANDER, MR. DAVENPORT

NAY: NONE

MOTION CARRIED. VOTE: 4-0

OLD BUSINESS

A. Update on Implementation Strategies. Ms. Leitschuh described a draft, interactive web-site that was being worked on by I.T. staff which incorporates various historical survey maps and parcels of the village. The information will eventually be a web tool accessible by the public once the draft web site is reviewed. Much information will be available when looking at an individual parcel. Examples followed. Leitschuh also provided additional updates which included new FAQs on the website, information about the COA application, and historic district paperwork. Mailings of available resources were also mailed to those significant properties identified in the board's recent survey. On March 14th, the Home Town Times will include an article about the Drew House and, at the board's upcoming April meeting there will be another landmark designation discussion.

As a last comment, Ms. Leitschuh announced that the application deadline for the Certified Local Government grant is February 29, 2016 and staff will be focusing on public outreach with four types of brochures/pamphlets pertaining to: 1) recognition of Sears Catalog homes; 2) a downtown walking tour; 3) general architectural styles in Downers Grove; and 4) a general brochure. Ms. Leitschuh said this new information will be made available to the public via the village's web site, newspapers articles, etc.

Chairman Pro tem Davenport commended the mayor, council, the Ad hoc Committee and staff for accomplishing so much in such a short amount of time. He thanked everyone for their support. Board members concurred.

PUBLIC COMMENT

Mr. Ken Lerner, 4933 Whiffen Place, thanked Stan Popovich for reaching out to the Pierce Downers Heritage Alliance for their support regarding the grant application. The Alliance did send a letter supporting the grant application for the brochures and looked forward to assisting staff with anything they needed. He asked when the website features would be available since he wanted to highlight it on the Alliance's website so that the public could link to it.

Mr. Rich Kulovany, 6825 Camden, on behalf of the Friends of the Edwards House (“FEH”), also thanked Mr. Popovich for reaching out to the FEH, who will also be sending a letter in support of the grant. He thanked the board for its hard work.

ADJOURNMENT

MR. RIEMER MOVED TO ADJOURN THE MEETING. MR. CASEY SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:00 P.M.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 4-0.

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



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 20, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0002 1232 Gilbert Avenue	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1232 Gilbert Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT** Irene Hogstrom and Mark Bragen
1232 Gilbert Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Folk Victorian
BUILDING DATE: circa 1891
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 21,947 square feet
PIN: 09-07-220-022

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

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1232 Gilbert Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement was most likely constructed in 1891, as evidenced by research performed by the petitioner and stated in the attached narrative.

The Folk Victorian style of simple homes were popular between 1870 – 1910. This architectural style is considered a vernacular building form, similar to Gable-Front or 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 1232 Gilbert Avenue includes many of these features, including a symmetrical façade with a two storey front and gabled roof, a front porch with cornice bracket and turned spindle posts. There is a transom window over the front window under the porch that contains small squares of stained glass. The house has undergone extensive interior renovations in the mid 1980s and 1990s. The exterior renovations have been limited and restricted to the rear of the house. A screened porch was added to the rear of the house around the same time. A rear addition or interior renovations do 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 and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, *Landmark Designation Criteria #3* as described below.

Section 12.302.A.

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

The house received Centennial Home status by Downers Grove Historical Society in December, 2015. As per research the house is constructed in 1891 and is therefore 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 Folk Victorian style. The

turned spindle posts 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 has not received any neighborhood comments regarding the proposal at this time.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1232 Gilbert Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
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1232 Gilbert Avenue - Location Map



Historic Landmark Designation Project Summary/Narrative Letter

Property Address: 1232 Gilbert Avenue

Applicant: Irene Hogstrom and Mark Bragen

History of the Property

1232 Gilbert Avenue is located on property that once belonged to Norman Gilbert. Mr. Gilbert was one of the early deacons of the Downers Grove First Baptist Church. According to a document from the Downers Grove Historical Society, "Norman Gilbert (estate of) has for sale some of the finest and most eligibly located property in the village. It consists of 14 acres, and was the original picnic grounds of Downers Grove, and abounds in numerous springs of living water. Adjoining the depot on the southwest, it is very convenient and desirable, and as it is platted in one-quarter, one-half, and acre lots and blocks, purchasers may buy just the area of ground they may desire, at prices, too, very low considering its desirability. Consultation may be had with W. Amos Moore, the real estate agent, or of Spencer E. Gilbert, representative of the estate and one of the most trusty and reliable citizens of Downers Grove."

The original owners of the house located at 1232 Gilbert Avenue were Norwegian immigrants, Rachel and Melchor Gjerde, who immigrated to America in 1862 and 1875, respectively. They were married in 1882 and had three daughters, Helen, Gerdniti (later changed to Gertrude), and Helfird. They moved from Minnesota to Illinois and lived at 118 Gilbert (the address prior to 1927). They purchased the property from Emily Gilbert Lathrop in 1891 for \$600. In 1896, they took a mortgage out on the property in the amount of \$800, with W.H. Edwards as the Trustee. The house became a rental property for over 20 years, beginning in 1896.

In 1919, Theodore Fisher purchased the home. There was one more owner, Charles Lipske, before the Bateman Family owned it from 1928 to 1986. George and Helen Bateman moved into the house with their twin sons and daughter. The granddaughters of George and Helen, who lived in the house themselves from 1944 to 1952, informed the applicants that George worked for the railroad and lost part of his leg in a train accident. Both he and Helen passed away in 1944. Charlotte, the daughter of George and Helen, never married, and lived in the house most of her life. Charlotte and her parents are buried at Oak Hill Cemetery in Downers Grove, as well as Norman Gilbert and descendents of the Gilbert family.

The Van Laar Family purchased the home from Charlotte Bateman. According to neighbors and Charlotte Bateman's nieces, the Van Laars completed extensive renovations on the house. The house was painted all white when they purchased it, and they accented the gingerbread trim in new, warm colors. They removed the kitchen and screened in porch attached to the back of the house and built a new kitchen, bathroom

and mudroom/laundry. They tore down the old garage with attached shed and built a new garage. The plaster walls were replaced with drywall. (Plaster ceilings, windows (recently restored), wood floors, and trim remain intact.) The upstairs bathroom was renovated and contains the original claw foot tub. There was a set of servants stairs removed at this time, enlarging one of the upstairs bedrooms and allowing for a butler's pantry off the kitchen. Stairs to the basement that contained a coal bin, as well as a root cellar, were also removed and relocated with a basement expansion. After the Van Laars completed their renovations, Mr. Van Laar was transferred out of state for work, allowing for the next owners and then the applicants to enjoy the results of their hard work.

The applicants purchased the home in 2003, and continue to maintain the house. The applicants consulted "Doctor Color" in San Francisco to select a new palette of exterior paint colors, based on the stained glass squares above the front window. Students of art restoration from Poland added accents in gold leaf. Extensive landscaping was installed in the front yard to make the property more sustainable as well as attractive, with a courtyard design filled with native plants. A tributary to St. Joseph's Creek flows through the backyard, and the applicants installed a rustic bridge, similar to those found in historic parks.

How the Proposed Designation meets the Landmark Designation Criteria

Section 12.302 Landmark Designation Criteria

The following criteria shall be utilized by the Board in determining the designation of landmarks:

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

The house located at 1232 Gilbert Avenue in Downers Grove received Centennial Home status by the Downers Grove Historical Society in December of 2015.

Real estate records state that the house was built in 1888; however, historical research completed by the applicants points to 1891 as a more accurate date of construction. After researching historic tax records, there is not a definitive change in the tax rates that would determine when a house was built. The first revealing document is the 1891 sale of the property from Emily Gilbert Lathrop to Melchor H. Gjerde. This document makes the house 125 years old in June of 2016.

B. "That one or more of the following conditions exist:

1. The property is a significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;"

This house was identified in the 2007 Historic Survey completed by staff for the 2009 Historic Preservation Plan as one of the 160 remaining properties originally listed in the statewide survey completed in the early 1970s, the Historic Architectural and Archaeology Resources Geographic Information System (HAARGIS), 1971-1975. The

purpose of the HAARGIS survey was to identify potentially historic architectural and archaeological resources.

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

According to Downers Grove Park District staff located at the Downers Grove Museum, this property is representative of Folk Victorian style (1870 – 1910). Folk Victorians were affordable homes built for the working class that had elements of the more elaborate Victorians of the time, but were typically designed and constructed by local carpenters and are not credited to any particular architects.

This property contains characteristic details of Folk Victorians, including a symmetrical façade with a two-storied front and gabled roof, a front porch with cornice brackets and turned spindle posts. The windows are simple with a transom window over the front window that contains small squares of stained glass. The flooring of the front porch is of tongue and groove construction.

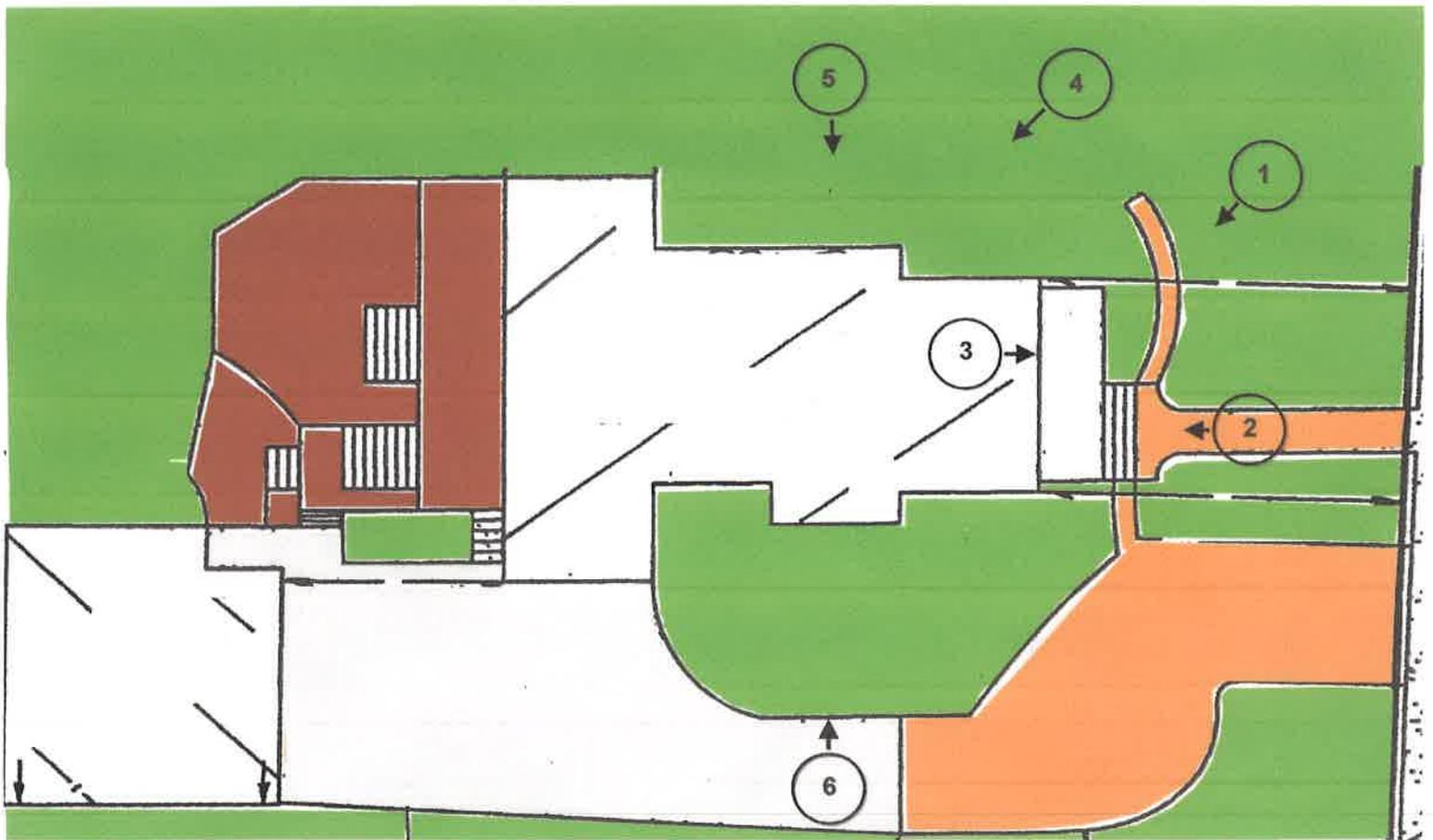
“6. A source of civic pride or identity for the community;”

This property is located on the north side of Gilbert Avenue that has remained free of teardowns. There has either been infill development or remodeling of existing homes. This side of Gilbert contains other examples of Victorian homes, including one other Centennial home, and two confirmed Sears Catalogue Homes.

List of Photographs:

1. <1232 South elevation porch.jpg> Photograph taken January 27, 2016, illustrating front porch of tongue and groove construction, cornice brackets and turned spindle posts.
2. <1232 South elevation gable.jpg> Photograph taken January 27, 2016, illustrating two storied front with gabled roof.
3. <1232 South stained glass window.jpg> Photograph taken January 27, 2016, illustrating stained glass in transom of front window.
4. <1232 East side.jpg> Photograph taken February 4, 2016 of east side of house.
5. <1232 East side gable.jpg> Photograph taken February 4, 2016 showing gable on east side of house.
6. <1232 West side.jpg> Photograph taken February 4, 2016, showing west side elevation.

Historic Landmark Designation Photograph Key





Historic Landmark Information Form

Property Address 1232 Gilbert Avenue, Downers Grove, IL

Date of Construction circa 1891

Architectural Style Folk Victorian

Architect (if known) unknown

Number of Stories 2 **Basement (Y/N)** Y

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

Stone

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

Wood siding

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

Gabled

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

Asphalt (Architectural) Shingle

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

Double-Hung

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

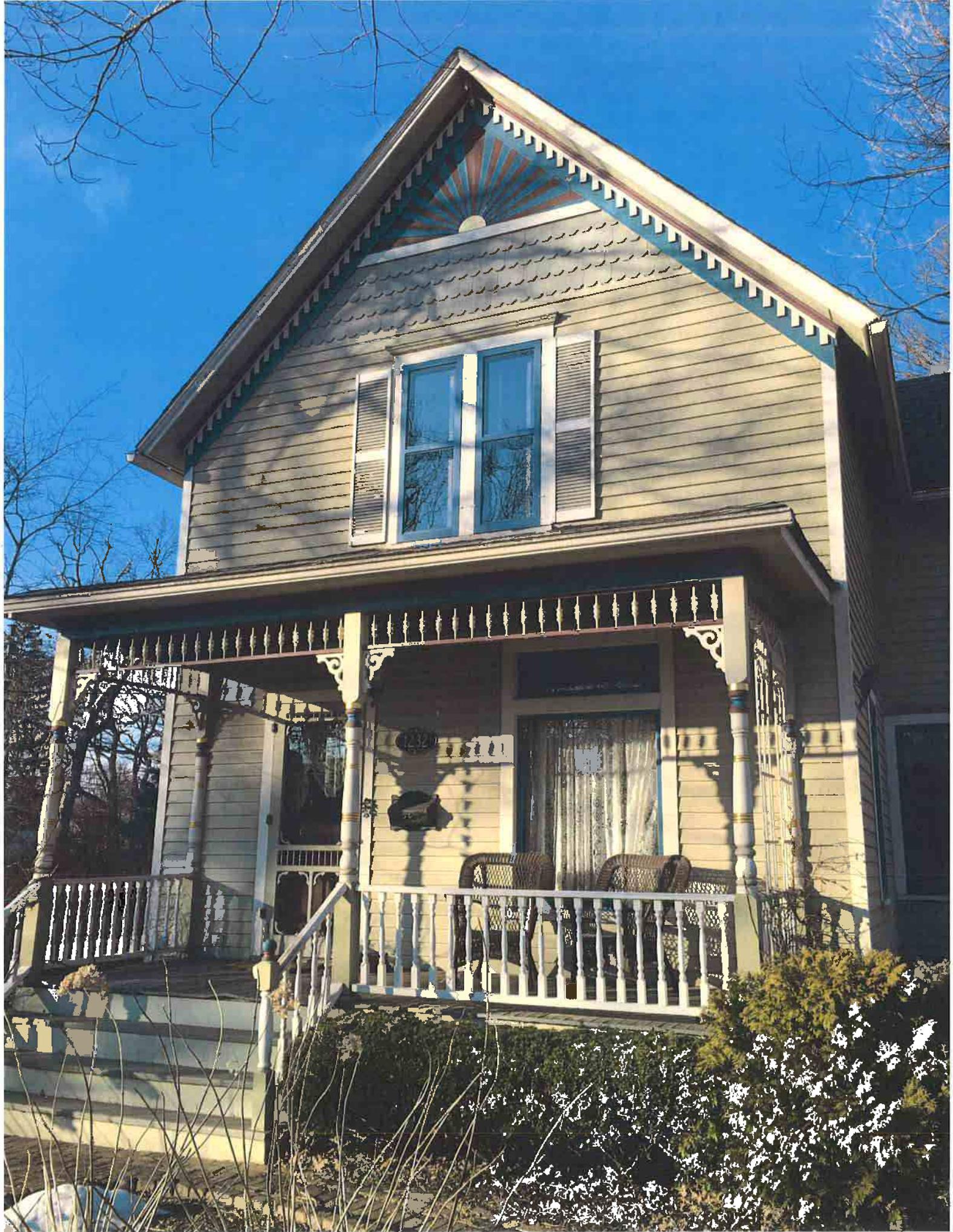
Wood

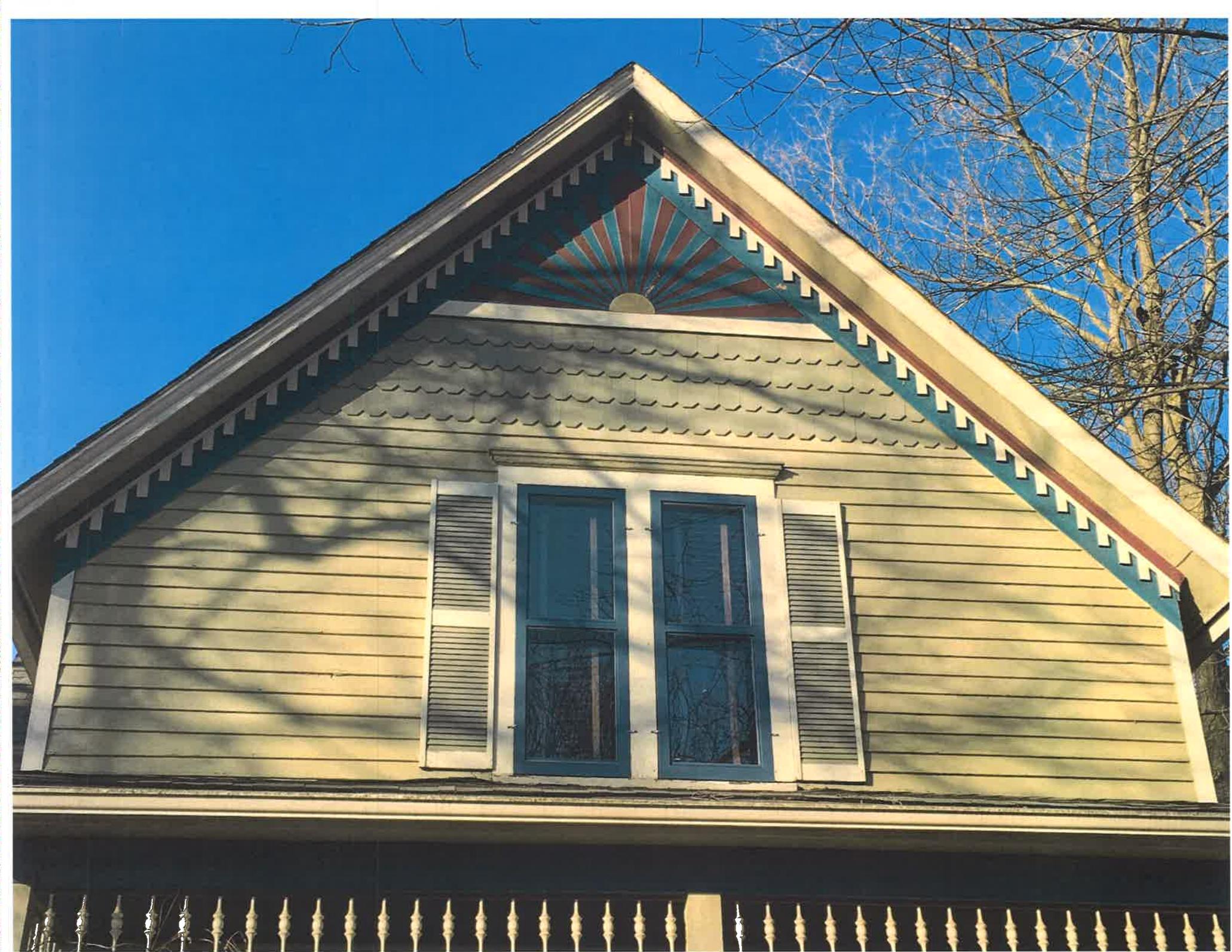
Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

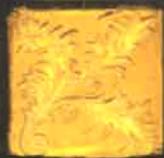
Wood panel with Glass Window

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

This property contains characteristic details of Folk Victorians, including a symmetrical facade with a two-storied front and gabled roof, a front porch with "gingerbread" trim, including cornice brackets and turned spindle posts. The windows are simple with a transom window over the front window that contains small squares of stained glass. The flooring of the front porch is of tongue and groove construction.















**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 20, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0003 701 Maple Avenue	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 701 Maple Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style and represents the notable work of a master building or architect.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT** Bo and Christine Martin
701 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: 1895
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8020 square feet
PIN: 09-08-403-005

ANALYSIS

SUBMITTALS

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

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

8. Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 701 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style and 12.302.B.4: representation of a notable work of an architect. The two-story Queen Anne Style was constructed in 1895 by William James Herring, an architect who has worked on other prominent buildings in Downers Grove.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard and wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. Queen Anne's were also asymmetrical buildings with steeply pitched, cross-gabled roofs incorporating projecting gables ornamented in shingling patterns or gable trusses. Some have cylinder towers bays, recessed balconies, and chimneys with corbelled masonry patterns. Perhaps the most notable feature is elaborate porches with spindlework, balusters and pediments with stick or shingle work. Queen Anne is also one of the more prevalent architectural styles found in both the E.H. Prince's Subdivision and the Maple Avenue Corridor and several incorporate wood wall surfaces and gable trusses meant to mimic Medieval English timbered cottages.

The property at 701 Maple Avenue includes many of these features, including the original wood clapboard, wood shingles on the 2nd story, rounded dining room bay, and hipped roof with cross gables. There is also a full front porch, a recessed balcony, original decorative ornamentation on both the north and west side, and a chimney on the west side. The house's 'balloon frame' is built on a foundation of stone. All the windows are original and are wood and double hung with chain cording except for those located in the rear addition. Some of the stained glass is original or was salvaged and incorporated into the new windows. A rear addition constructed in 2013 does not impact the historic features or integrity of this Queen Anne.

In addition to designing his own home, the applicant states that Mr. Herring contributed to many other buildings including the original Methodist Episcopal Church (1032 Maple Avenue- currently the First United Methodist Church), the Farmer's and Merchant's Bank constructed circa 1892 (5135 Main Street), the Oldfield block (southeast corner of Main Street and Curtiss Street), Central block (5120 Main Street), and many original single family homes.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

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

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, 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 1895. 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 style. There are many architectural features of a Queen Anne that are seen in this property. These features include wood clapboard siding, a rounded dining room bay, and recessed balconies. 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;**
Staff finds that this property represents notable work of William James Herring. Mr. Herring was a prominent architect and builder in Downers Grove that was responsible for a variety of residential and commercial buildings in the village and the downtown. His notable work includes the Farmer's Merchant's Bank Building that still stands at 5135 Main Street and other buildings on Main Street. Additionally, he was involved with the original Methodist Episcopal Church and several single family homes. Mr. Herring contributed to the development of the community. This criteria is met.
- 5. An area that has yielded or may be likely to yield, information important in history or prehistory.**
This criteria does not apply.
- 6. A source of civic pride or identity for the community.**
This criteria does not apply.
- 7. The property is included in the National Register of Historic Places.**
This criteria does not apply.

NEIGHBORHOOD COMMENT

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

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 701 Maple Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

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701 Maple Ave. - Location Map



701 Maple Avenue, Downers Grove, IL

Bo and Christine Martin

This overview is being submitted for Historic Landmark Designation review.

We feel our home at 701 Maple Avenue is worthy of Historic Landmark Designation both for its distinguishing characteristics of the turn of the century architecture, and, because it was designed and built by an architect who contributed several significant structures to Downers Grove.

Architecturally, our home is a Queen Anne. It is a two story home with a large attic and high pitched roof. Its 'balloon frame' is solidly built on a foundation of stone. The exterior walls are original wood clapboard, with wood shingles (or fishtail) adorning the 2nd story. The roof is hipped with cross gables and dormer windows. There is a chimney on the west side of the home.

The windows are all original, except for five new windows in the back addition done in 2013. The original windows are wood and double hung with chain cording. There are three original stained glass windows. The large front window exhibits an amber, arts and craft stain glass, as do the windows flanking each side of the fireplace. The stained glass windows in the main staircase were mostly destroyed, but have since been replaced with new stain glass. Any glass from the original windows that was salvageable was used in the new art windows.

The front porch extends across the full front of the house, which is typical of the Queen Anne style. There is original decorative ornamentation on both the north and west side. There is also a recessed balcony in the front of the house on the 2nd floor. The home retains its solid lath and plaster walls, which keep it cool in the summer, and comfortably warm in the winter.

The home was built in 1895 by William James Herring, an Englishman from Norfolk. Mr. Herring was an architect and contributed several other prominent buildings to Downers Grove, such as the Farmers and Merchants' Bank, the Oldfield block, Central block, and the Methodist Episcopal Church, along with many residential homes. In an article from the Downers Grove Reporter dated November 28th, 1894, it states "Mr. Herring has in course of construction an elegant residence of his own on his property on Maple Avenue, which will be one of the most attractive on that thoroughfare.". Mr. Herring and his wife Marie had five children, and it was the family home until Mrs. Herring's death in 1928. Mr. Herring had passed in 1913. In the years to come it had several owners and in the 40's was converted to a two-story flat. In 1970, it was converted back to a single family residence.

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM

5805 W. HIGGINS AVE., CHICAGO, IL 60630
 phone: (773) 736-1344; fax: (773) 736-4616
 www.surveyorsland.com

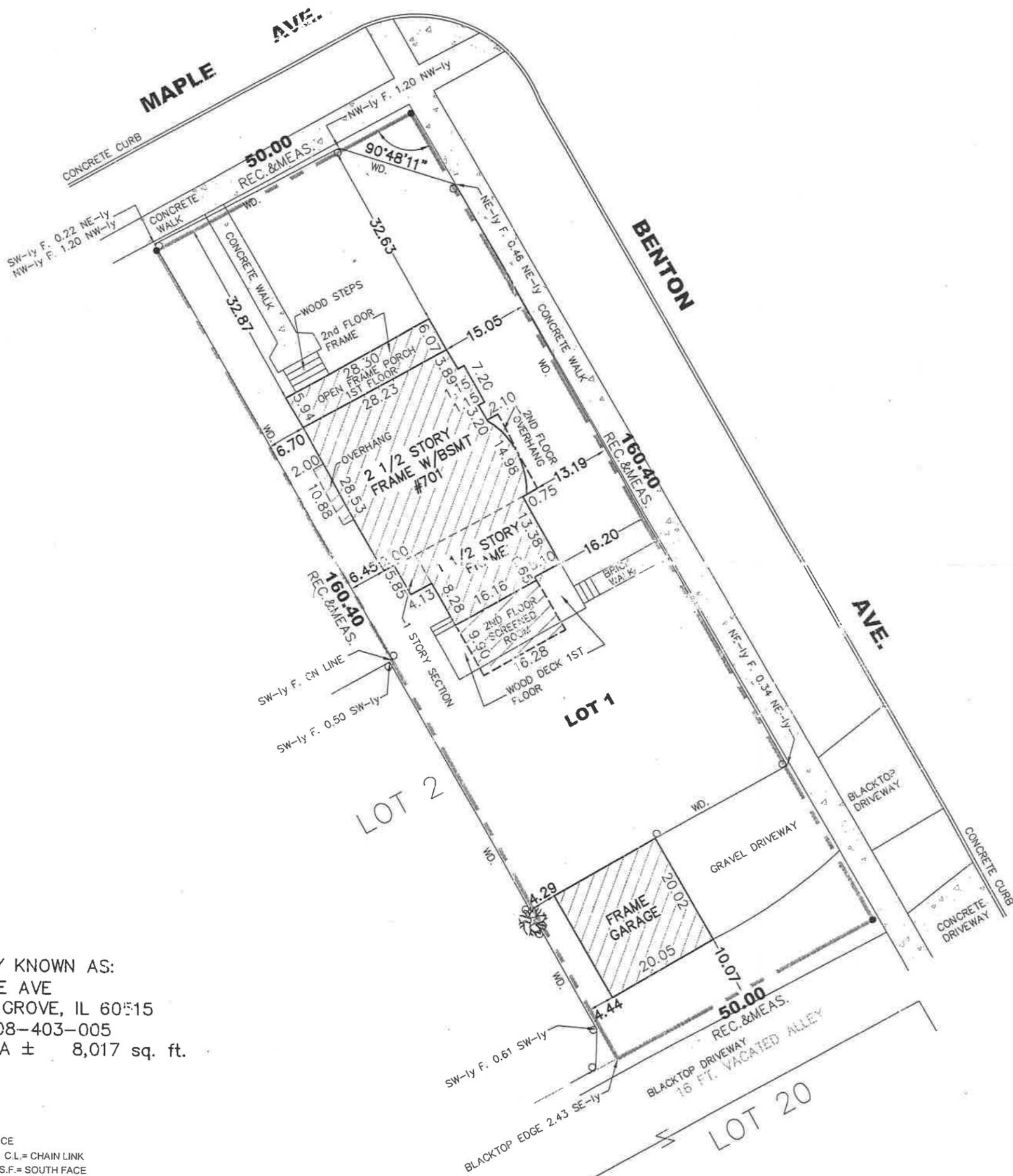
470 SHAGBARK CT., ROSELLE, IL 60172
 phone: (630) 351-9489; cell: (773) 617-3433
 www.landsurveyors.pro
 andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
 of

LOT 1 IN BLOCK 3 IN STRAUBE'S ADDITION TO DOWNERS GROVE,
 BEING A RESUBDIVISION OF PART OF LOT 4 IN ASSESSOR'S
 DIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11
 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
 PLAT THEREOF RECORDED NOVEMBER 27, 1890 AS DOCUMENT
 44124, IN DUPAGE COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
 701 MAPLE AVE
 DOWNERS GROVE, IL 60515
 P.I.N. 09-08-403-005
 LAND AREA ± 8,017 sq. ft.

Legend

— FENCE
 WD. = WOOD FENCE C.L. = CHAIN LINK
 N.F. = NORTH FACE S.F. = SOUTH FACE
 W.F. = WEST FACE E.F. = EAST FACE
 I.P. = IRON PIPE I.R. = IRON ROD

● IRON ROD FOUND ○ IRON ROD SET
 ● IRON PIPE FOUND ○ IRON PIPE SET
 + CROSS FOUND & SET

SCALE: 1 INCH EQUALS 20 FEET.
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: MICHELOTTI & ASSOCIATES, LTD

COMPANY OR ORGANIZATION: _____

SURVEYED BY: JG

DRAWN BY: JG

CHECKED BY: AFS

PROJECT No: 148-13



STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.

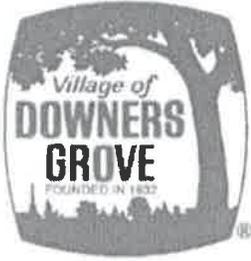
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
 LAND SURVEYING CORPORATION, LICENSE No.: 164.006518
 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
 AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
 ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
 REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

CHICAGO, ILLINOIS, DATED THIS 2nd DAY OF JULY A.D. 20 13.

BY Andrzej F. Spiewak
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
 LICENSE EXPIRES 11/30/2014

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

F:\2000 Land Projects\SPIEWAK\PROJECTS\2013\148-13.dwg, 7/9/2013 1:08:11 PM, JG



Historic Landmark Information Form

Property Address 701 Maple Ave. Downers Grove, IL

Date of Construction 1895

Architectural Style Queen Anne

Architect (if known) William James Herring

Number of Stories 2x + large attic 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 clapboard - original, and wood shingles

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)
Hipped with cross gables and dormers

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

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)
Wood - double-hung - original

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

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

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

full front porch. Stained glass windows, recessed balcony on 2nd floor, decorative carvings on front windows

PHOTO #1 101 Maple Ave. Circa 1912
original address 193 East Maple Ave.



Photo by Bemm

HOME OF MR. W. J. HERRING
★ 193 East Maple Ave., Downers Grove, Ill.

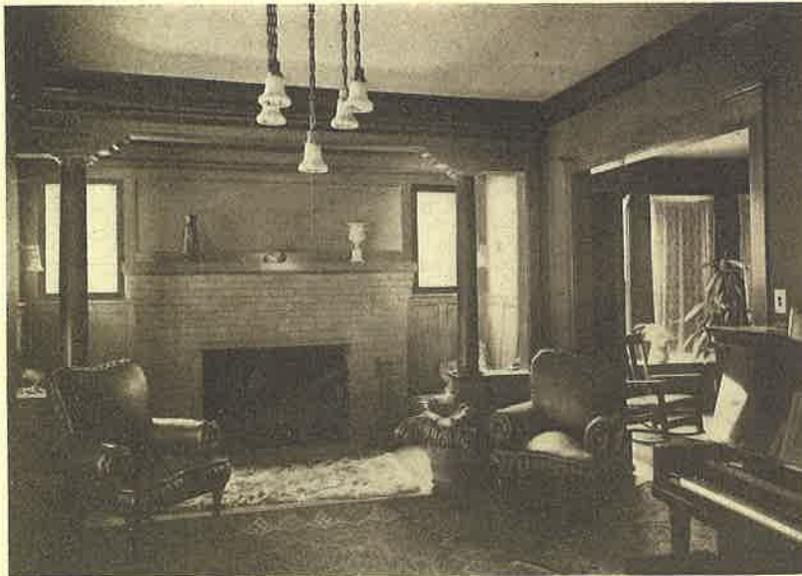


Photo by Bemm

LIVING ROOM
Home of Mr. W. J. Herring, Downers Grove, Ill.

PHOTO #2
Livingroom
- Still retains
original
fireplace 1/2
piano

Marion White
Source: Book of Western Suburbs 1912



701 MAPLE AVE.
2013 · BEFORE
←

2015 · AFTER
→
NORTH VIEW





701 MAPLE AVE.
EAST SIDE VIEW
←

EAST SIDE
→





701 MAPLE
South view
←



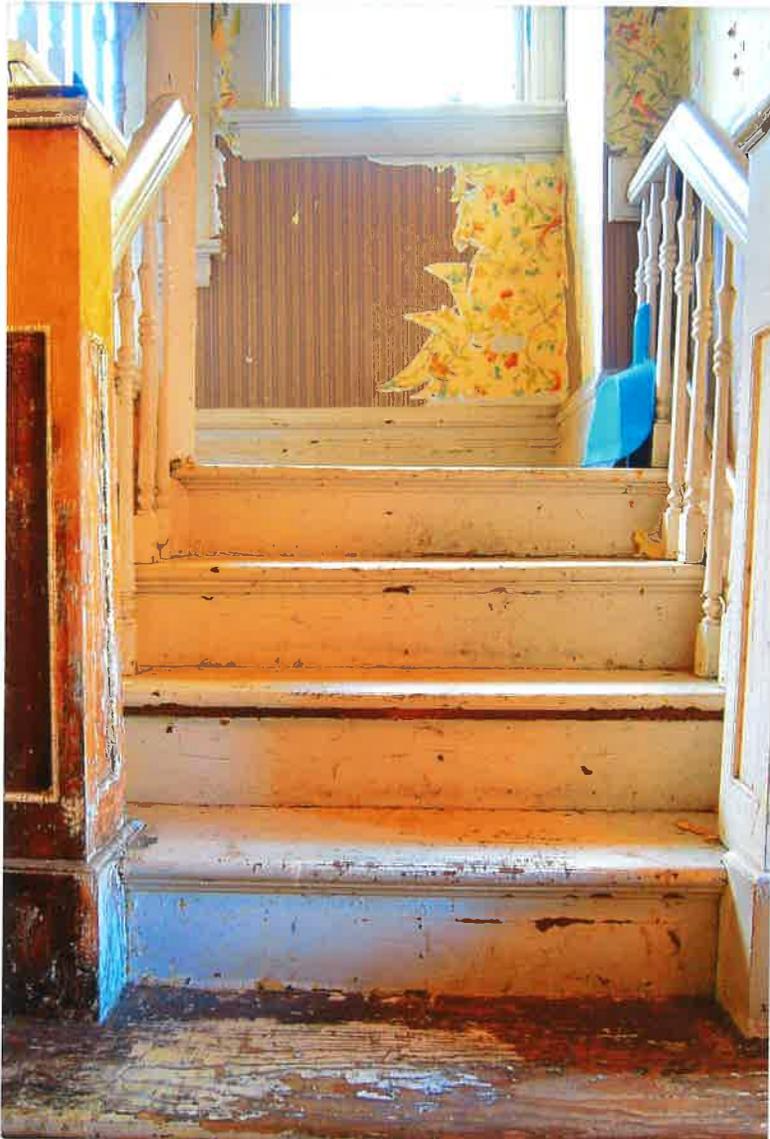
rounded dining room windows • Front Porch

701 Maple

MISC.

Before
main staircase

After
main staircase



A DOWNERS GROVE HISTORIC SITE
FARMER'S AND MERCHANT'S
BANK BUILDING

CIRCA 1892

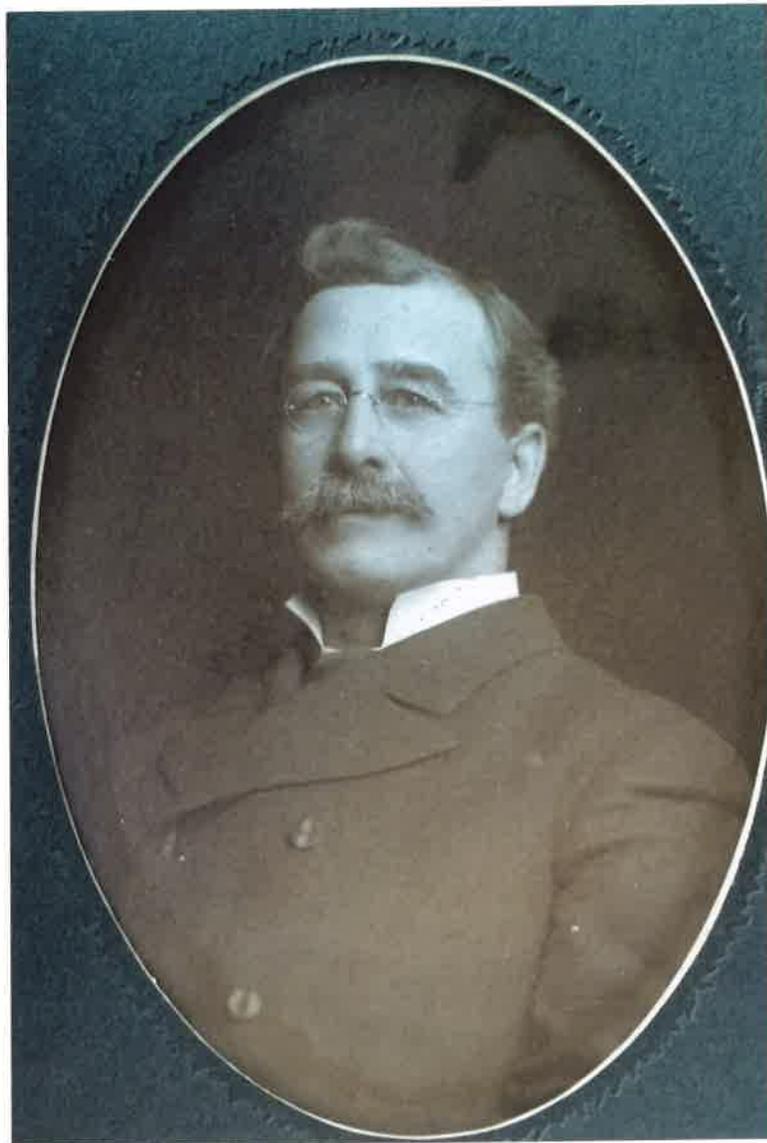
The Farmer's and Merchant's Bank Building was built in 1892 for the first bank in Downers Grove. The bank was organized on May 10, 1892. The officers of the bank included Charles Curtiss, President, W.A. Tope, M.D., Vice President, and W.H. Edwards, Cashier. The Directors were Jake Klein, Conrad Buschman, Charles Mochel, L.P. Narramore, Albert Smart and T.T. Thompson. The group of ladies who had formed the Ladies' Library Association in 1891 were delighted when the bank donated a room in the building for the first public library in Downers Grove. For a few years in the early 1890's the Post office was housed in an office at the east of the Bank building with the entrance on Curtiss Street. In 1895 the building also housed the Reporter Columbian Magazine. William James Herring was the contractor for the Farmer's and Merchant's Bank Building as well as several other buildings on Main Street. Though considerably remodeled and without its tower this historic building still stands at the northeast corner of Main and Curtiss Streets.



DOWNERS GROVE HISTORICAL SOCIETY
OCTOBER, 2010

William James Herring,
Contractor and builders
of Farmer's and Merchant's
Bank Building.

Designed and built
701 Maple Ave. for
his family.





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 20, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0004 1000 Burlington Ave	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for the train station located at 1000 Burlington Avenue based on the criteria that the property has significant value as part of the historic, heritage, and cultural characteristics of the community, represents the distinguishing characteristics of an architectural style, and is a source of civic pride and identity for the community.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT** Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Classical Revival/Beaux Arts
BUILDING DATE: 1911
HISTORICAL BUILDING USE: Downtown Train Station
EXISTING BUILDING USE: Downtown Train Station
PROPERTY SIZE: 3,250 square feet
PIN: 09-08-502-006

ANALYSIS

SUBMITTALS

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

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

7. Photographs
8. Sanborn Map

The Village would like to thank the Friends of the Edwards House for their assistance in preparing this application.

PROJECT DESCRIPTION

The Village of Downers Grove is seeking a Historic Landmark Designation for the Main Street train station located at 1000 Burlington Avenue under criteria 12.302.B.1, 12.302.B.3, and 12.302.B.6 of the Historic Preservation Ordinance. The station represents a fusion of styles and is a notable local landmark due to its function and association with historical events.

Construction of the original train station began during the civil war and was completed in 1864 to take advantage of the railroad line and Downers Grove as a farming distribution center. The original train station was located at the northwest corner of current day Main Street and Burlington Avenue. It was the precipitating factor leading to the development of the downtown with Samuel Curtiss establishing the first subdivision in what is now the business district. Transit oriented development and the associated rail service resulted in new businesses and large single family homes.

Due to the number of livestock being shipped and the desire to become more pedestrian friendly, a new passenger station was constructed in 1911. The new train station is the current Main Street structure. The old station then served as a freight receiver and was subsequently razed for parking in 1948.

A significant historical event that impacted the train station as well as the community was the 1947 Zephyr train crash. The crash was caused by the collision between a 14 ton International Harvester tractor that had fallen onto the tracks and the Twin City Zephyr traveling at 70 miles per hour. The community immediately came together to respond to this emergency crisis. The restoration efforts of the train station included using many of the original bricks with the loss of some decorative trim at the top.

The train station represents the Classical Revival architectural style inspired by the 1893 World's Columbian Exposition in Chicago where renewed interest in classical forms was encouraged. This type also appropriated characteristics from the Greek Revival style. Although the roof is hipped at the side pavilions and flat at the main building, the main door is centered between pilasters with symmetrical windows. Terra cotta banding is present at multiple elevations and is used to frame the brick sections of the building. The roof is tiled at the pavilions with membrane used on the main building. It should be noted that the windows and doors are modern and possess no historical value.

The train station is the third busiest Metra Station outside of Union Station and is a gateway to Chicago and suburban communities. Train watchers and enthusiasts are commonly seen. Furthermore, its identity goes beyond just being a physical place for commuters to catch a train. It is also the central hub of activity where the community gathers for live music, farmer's markets, holiday tree lighting, parades and other events. With an adjacent fountain seating bordered by landscape islands, it serves as a common meeting point, frame of reference of the downtown, and focus of pedestrian movement. Lastly, the train station features prominently in print as well as social media and has come to visually represent Downers Grove.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

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

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, *Landmark Designation Criteria #3* as described below.

Section 12.302.A.

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

The train station was constructed 1911. 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;

The history of Downers Grove and the train station are intertwined; the downtown and entire community would not have developed without a train station. The current train station has served residents since 1911 and has been home to many events throughout its history. The structure is the center of the community, hosting various festivals and activities. The structure is a significant value to the community. This criteria is met.

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;

The train station features a unique combination of distinguishing characteristics of the Classical Revival + Beaux Arts style. The structure has a symmetrical window design with classic pilasters surrounding the primary entrance. Great effort was made to restore to original condition after a catastrophic accident in 1947. 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.

The train station is the central hub for transportation and community events. It is a source of civic pride as it is featured prominently in village publications and is used to host various community events. This criteria is met.

7. The property is included in the National Register of Historic Places.

This criteria does not apply.

NEIGHBORHOOD COMMENT

Staff received one inquiry into whether landmarking would lead to higher maintenance costs for taxpayers. The new historic preservation ordinance permits routine maintenance without requiring additional approval.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1000 Burlington Avenue.

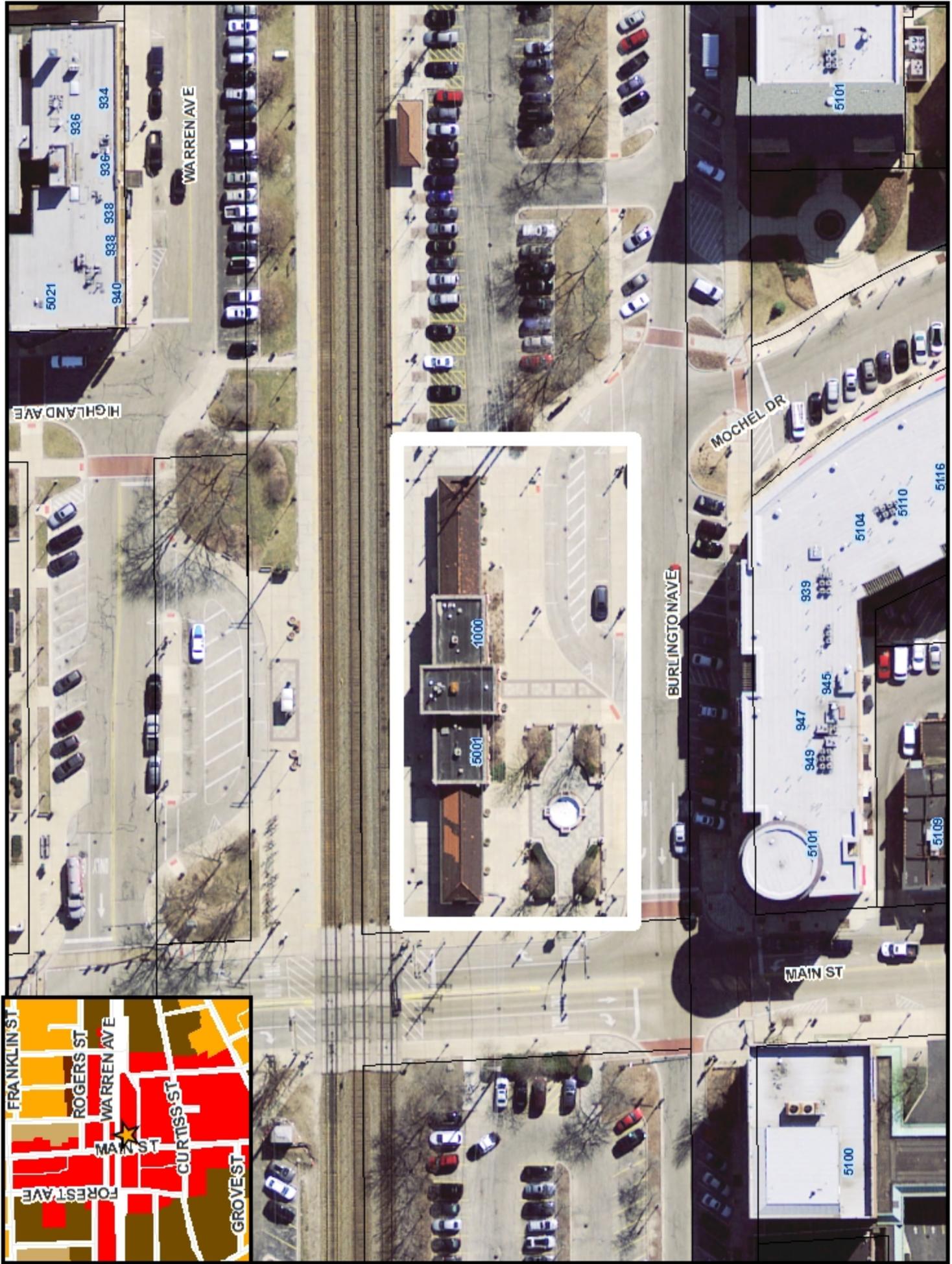
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sw
-att

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0 25 50 Feet

1000 Burlington Ave.- Location Map



(Condition #1)

The Main Street train station is a significant value of the historic characteristics of the Village of Downers Grove. The history of the Main Street train station begins with the railroad.

No single event had more influence in the development of Downers Grove than the coming of the railroad. In 1858 a committee representing Downers Grove, Brush Hill (now Hinsdale) and Naperville, filed a petition with the Chicago, Burlington and Quincy Railroad (CB&Q) requesting they build a branch line from Chicago to Aurora, which would pass through their respective towns. One of the points the committee made in its petition to the railroad was that, "Downers Grove was a rich, established farming center" for livestock and grain deliveries. The railroad company was persuaded and construction of the new train station began in 1862, during the Civil War. Samuel Curtiss established the first subdivision in what is now the business district of downtown Downers Grove.

In spite of a shortage of manpower and the high cost of supplies during the war, the train station was completed in 1864. The soldiers who returned from war were astonished at all the changes in the Village. When they had left there was no railroad, but the impact that the railroad made on the Downers Grove community was there to stay.

With the new rail line in place, it was obvious that Downers Grove now needed a new train station. Some thought it should be located at Belmont Road because of an offer of donated land. The committee charged with choosing the station site, preferred the current Main Street location. The owner of the Main Street land had no intention of donating his land and insisted on \$500 and not a penny less. The committee of local businessmen raised the \$500 to purchase the Main Street land for the new passenger station and a new era began for Downers Grove.

The Great Chicago Fire in 1871 caused great devastation to the city and loss of jobs for many residents. The railroad was invaluable in bringing supplies, lumber and tools to help rebuild Chicago during its time of need.

By 1875 there were several commuter trains each day with a travel time of only one hour to downtown Chicago. Men now were able to work in the city and return home to the comfortable community of Downers Grove. By 1895 the Village could boast that it included water works, an organized fire department, electricity, telephones, brick streets and tree lined streets. A developer's flyer boasted that Downers Grove was the "Handsome Suburb of Chicago with NO codfish aristocracy, criminals, toughs, or saloons." With the excellent rail service, Downers Grove was able to grow from a small town with log cabins to a town filled with new businesses and gracious large homes.

The ladies of the day were not happy about livestock being herded down the middle of downtown Downers Grove streets. So after years of planning, a new passenger station was constructed in 1911 near the original station. The old station then became a freight receiver facility for coal and animal delivery. In 1948 the old station was razed and the space was used for parking.

At 10:41pm on April 10, 1947, the resources of the Village were challenged when the Twin City Zephyr was speeding through Downers Grove at 70 miles per hour when it collided with a 14 ton International Harvester tractor that had fallen off an eastbound freight train just a few minutes before. Residents reported hearing a deafening roar as the big diesel locomotive burst into flames, some said nearly 100 feet high, and ripping up the rails for over 300 yards. The impact caused the train to become airborne. The first two coaches jackknifed and crashed into the brick train station. Police officers watched in horror and quickly radioed for more help. Residents came running to assist the survivors. The American Legion opened its doors to feed and comfort stranded passengers. The Tivoli Theater lobby opened to provide medical help for some 65 injured survivors of the wreck. Unfortunately, there were three fatalities: the train engineer and two passengers. In a strange twist of fate, the Ticket Agent had closed the station early that night, thus saving lives, including his own. After an investigation, it was determined that the tractor had not been properly attached to the rail car. This caused the car to rock uncontrollably and the tractor to fall off. International Harvester accepted the blame for improperly securing the tractor. For long-time residents, this disaster became an unforgettable memory.

Only three days later, the rails were rebuilt and train traffic resumed. Then work began to rebuild the Main Street Station. They used many of the original bricks and great effort was made to recreate the fine station that was built in 1911. Only some decorative trim at the top of the station was lost, and the train station soon returned to operation and its previous glory. September 26, 1952 marked the last day for steam commuter locomotives and the closing of the Downers Grove roundhouse and train yard. Now all diesel operations would originate and terminate in Aurora.

In 1997 the Downers Grove Historical Society placed a plaque at the Main Street Station to commemorate the 50th anniversary of the tragic 1947 train crash. The station has had some interior updates over the years including lighting, windows, and even a coffee shop. These were all appropriately done so that the Main Street Station looks just as good as it did when it was originally constructed.

(Condition #3)

In addition to its significant history, the Main Street Station also represents the distinguishing characteristics of the Classical Revival/Beaux-Arts architectural style. This style was inspired by the 1893 World's Columbian Exposition in Chicago where a renewed interest in classical principles was encouraged. Beaux-Arts means "beautiful arts or fine arts" in French and refers to the ideas that were taught at Ecole des Beaux-Arts, a prestigious art school in Paris. The Classical Revival/Beaux-Arts style appropriated majestic forms and decorative details from Classical Greece and Rome, often using formal symmetry, columns, pediments, and balustrades. Other features seen in this style include porticoes, flat roofs, and grand entrances. The doors and windows are typically symmetrical with the main door often centered between pilasters. The Classical Revival/Beaux-Arts style was commonly used for public and institutional buildings because of its formal and monumental design. Many of the Classical Revival/Beaux-Arts style characteristics can be seen on the Main Street Station including the main door centered between pilasters, a flat roof, symmetry, columns, and decorative detailing.

(Condition #6)

The Main Train Station is a source of pride and identity for the Downers Grove community as it hosts many community events, along with its purpose to move commuters and visitors.

“I’LL MEET YOU AT THE MAIN STREET STATION”

A hub of transportation. A hub of activity. A hub of the community. The Main Street train station, located at 5001 Main Street in the heart of the Village of Downers Grove, is, and long has been, all of these. First opened in 1911, the Downers Grove Main Street Station has literally seen the town grow up around it. For generations, the station has been the gateway for area residents wishing to travel the 21 miles into the City or to the end-of-line in Aurora, connecting – with just a short hop -- the Village to all the commerce, culture and cuisine that the Chicago metropolitan area has to offer. Having been nearly destroyed by the Zephyr Train Wreck in 1947, the Main Street Station not only survived but was refurbished to achieve a higher grandeur.

Today, the Main Street Station is the third busiest Metra station outside of Union Station in Downtown Chicago. Train watchers and enthusiasts are commonly seen observing or photographing the rich variety of locomotives that traverse the BNSF as it intersects the Main Street Station. But it has been, and is far more than merely a place to board a train or watch one go by. Grinning daily at the equally historic Tivoli Theater across the tracks, the Main Street station frequently comes alive with activity. It hosts live music over the summers during Friday night car shows and eager shoppers during Saturday morning farmers’ markets. It serves as a gathering place over the winter as the site of the official Village Christmas tree and the ever-popular tree lighting ceremony. Community parades begin and end there. Music, singing, and dancing often take place there.

The Main Street station also contributes a vital civic function. It is a popular place for candidates for political office to collect signatures for the petitions necessary to place them on the ballot and to greet coming and going passengers as they campaign for office, hoping to secure their votes. Similarly, members of the Downers Grove Village Council regularly hold “Coffee with the Council” meetings there, openly interacting with the community and inviting conversation on the issues of the day. And although she is over a century old, the Main Street Station is no luddite. On the contrary, she is a darling of social media, has been photographed countless times, and even has her own Wikipedia and Facebook page: <https://www.facebook.com/pages/Downers-Grove-Main-Street-Metra-station/239462019452324?rf=111947192192170> A source of civic and historic pride, the Downers Grove Main Street Station has been a meeting and gathering point for residents and visitors alike for over 100 years.

Resources:

1976 Day Calendar from the Downers Grove Historical Society

Downers Grove Revisited by Montrew Dunham

Downers Grove 1832-1982 by Montrew Dunham and Pauline Wandschneider

Train crash interviews and newspaper clippings from the Downers Grove Museum

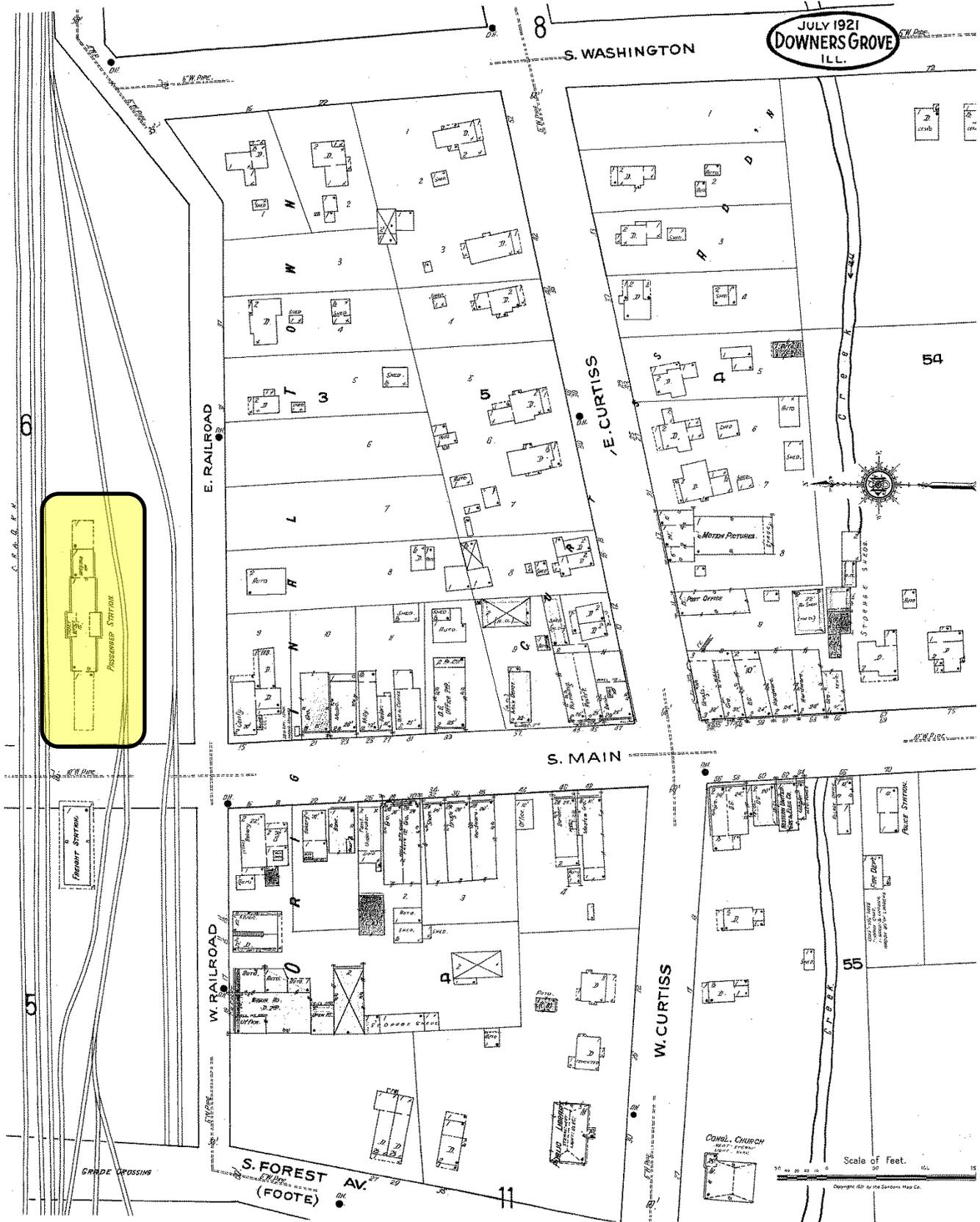


Photo #17 – 1921 Sanborn Map

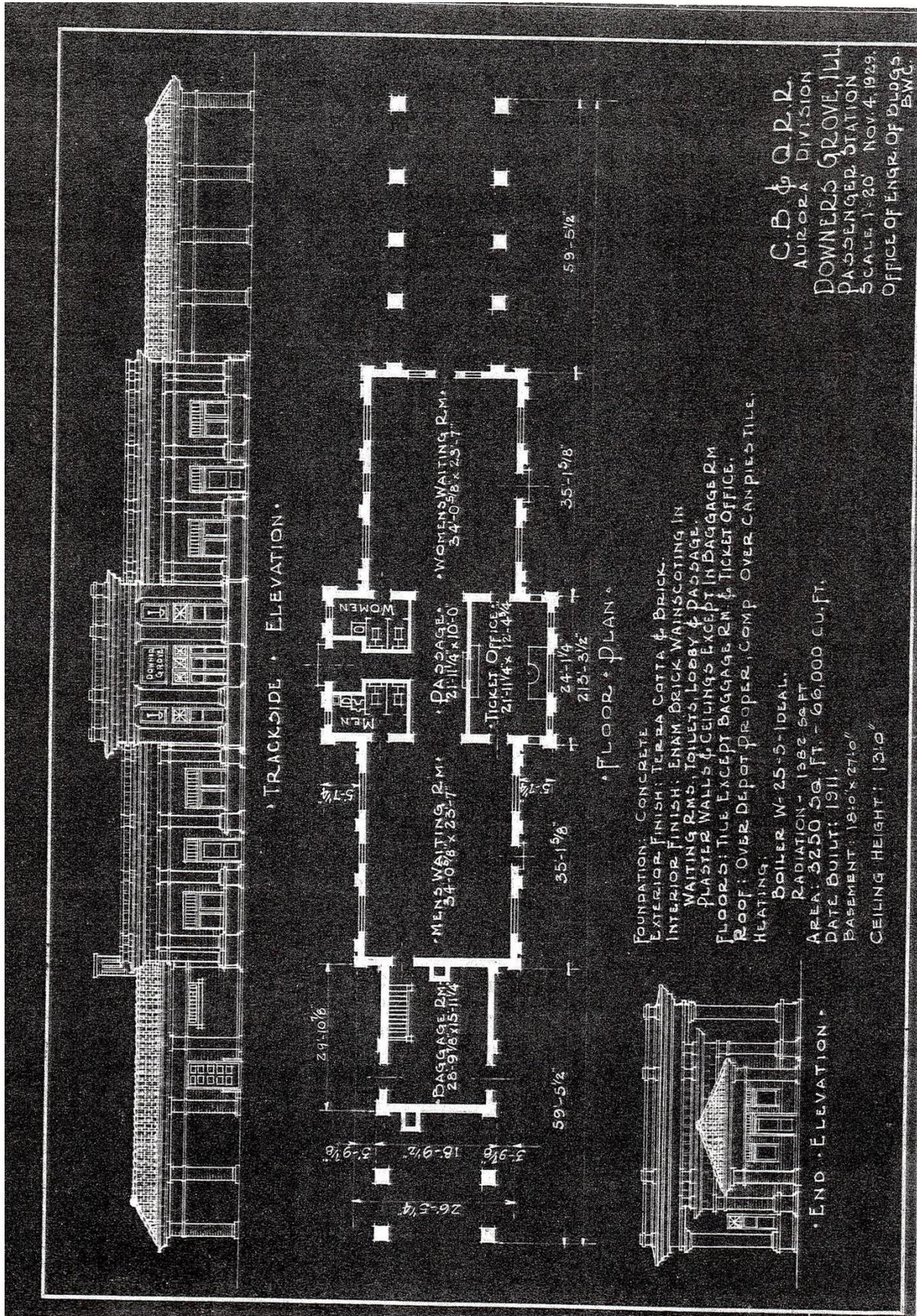


Photo #16 – Elevations and floor plan - 1929



Photo #1 View looking northeast – 1915

Photo courtesy of: The Downers Grove Museum



Photo #2 View looking northeast – 1918



Photo #3 View looking southeast – 1920

Photo courtesy of: The Downers Grove Museum



Photo #4 View looking southwest – 1955

Photo courtesy of: The Downers Grove Museum



Photo #5 Zephyr train crash – 1947



Photo #6 Zephyr train crash – 1947

Photo courtesy of: The Downers Grove Museum



Photo #7 Zephyr train crash – 1947

Photo courtesy of: The Downers Grove Museum



Photo #8 Zephyr train crash – 1947

CARRIER DELIVERY 25c PER MO.
SIXTY-FOURTH YEAR—No. 1

ZEPHYR PILES UP IN FREAK WRECK HERE THURSDAY

Score: Three Dead 32 Injured

Many residents of Downers Grove had long wondered what the result would be should a speeding Zephyr pile up in the middle of town, and they got the answer last Thursday night at 10:41 when the Twin-City Zephyr, on time from Minneapolis, and hurtling through here from the west at 70 miles an hour, struck a 14-ton International Harvester caterpillar tractor which had toppled off an east bound freight train seconds before the Zephyr roared into the Forest avenue crossing.

Three were killed and 32 were injured in the resulting pile-up.

Torn loose from its coaches, the big diesel locomotive, sheathed in a ball of flame and sparks, ploughed on down the tracks, splintering ties, ripping up rails, and an iron safety fence between the middle and north tracks, and laying waste to more than 300 yards of right of way.

The trucks wrenched from under it, it ended the wild plunge by skidding past the depot on its side, sprawled grotesquely across the three main tracks. Engineer Clarence C. Thurston, 67, and Fireman John Brummel, 47, both of Aurora, were pulled from the cab a few minutes after the wreck by volunteer rescue workers and rushed to hospitals in Aurora. Thurston, who suffered a broken leg, three broken ribs, and internal injuries, died at 12:30 Monday afternoon at the Copley hospital. Brummel is recovering from a broken leg at the St. Charles hospital.

Without the locomotive to guide them, and with their wheels automatically set, the remaining seven coaches slammed on down the track adding to the destruction along the right of way, the first two coaches jackknifing into the north side of the depot, partially wrecking the structure.

Although all were off the track and some were leaning at crazy angles, none of the coaches was turned over.

Among first rescue teams to arrive was the Downers Grove fire department whose members quickly extinguished a fire in the locomotive, which was saturated with diesel oil. The members then proceeded to other cars to help take out injured.

Lloyd W. Wright, of Oak Park, was killed outright and was dragged from a tangle of steel and masonry at the point where the two cars had jammed into the depot waiting room. He was taken to the Toon Funeral chapel.

Mrs. Edith Helland, of South Minneapolis, was pinned in the wreckage at the same point, both feet being nearly severed at the ankle. Dr. Glenn G. Ehrler performed an emergency amputation of her left foot, and she was taken to the Hinsdale sanitarium where she died later. Mrs. Helland was supervisor of an insurance company. Wright was a travelling salesman.

Dr. Ehrler gave first aid to 11 of the injured at his office at 1101 Burlington avenue, just across the street from the accident scene, and first aid was also administered to several in the lobby of the Tivoli hotel. Most of the injured were taken to the Hinsdale sanitarium.

Response to appeals for emergency help sent out locally and over Downers Grove, County and State police radio transmitters was immediate and not long after the wreck police squads from Naperville, Hinsdale, Westmont, the county sheriff's office, Glen Ellyn, Maywood, Forest Park, Western Springs, LaGrange and Elmhurst appeared here offering their services to the Downers Grove police.

Officers from the sheriff's office worked in shifts, with six-man shifts on duty from Thursday night to Saturday night.

Help was offered from Cook County hospital, and Chicago's Police Commissioner Prendergast called Police Chief R. J. Dwyer offering him any number of squads and nurses, should the need arise.

State police from districts 2, at Elgin; 3, Chicago; 4, Blue Island; and 5, Joliet, also responded, and Captain William Morris, battalion captain ordered about 25 state troopers to the scene.

In addition to the officers who arrived early and went to work immediately, several from surrounding villages dropped in, saw that things were well under control, and left without identifying themselves to local officials.

Work trains from Chicago arrived with two huge derricks around midnight, and track crews began laying three new tracks immediately. A switch track south of the depot was quickly reinforced to carry heavy trains and through freights and passenger trains crept slowly over it all through the night.

Photo #18 - 1947 Newspaper article regarding Zephyr crash

DOWNERS GROVE

4/29/47 pg 1

LAVERY 25¢ PER MONTH A NEWSPAPER
 18TH YEAR—No. 17 DOWNERS GROVE, ILL.

COMMUNICATIONS BOARD
TUESDAY

City Manager

...tion of the DuPage
 ...l of Supervisors and
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 ...of the county board.

BURLINGTON HOLDS EMPLOYEES CLEAR OF ZEPHYR WRECK BLAME

The Burlington railroad feels that none of its employees is to blame for the Zephyr wreck here Thursday, April 3, according to a story in the Chicago Tribune Wednesday morning.

A 197 page report on the wreck was made public Tuesday by the railroad, and it did not make mention of an earlier Illinois commerce commission report which laid the blame on a Burlington freight inspector, charging him with negligent failure to make sure that the tractor was properly secured to the flat car upon which it had been loaded and from which it tumbled into the path of the east bound flyer here.

The report, according to the Tribune, concluded that "both tractor and flat car were inspected and passed as satisfactory for road movement by reliable inspectors of some 30 years' service" and that there was no evidence of negligence. J. C. Grisinger, general manager of the railroad, said that no disciplinary action would be taken with regard to employees, and that no further action would be taken by the railroad other than trying to avoid a repetition of the accident, unless directed by the interstate commerce commission.

A report from the Illinois commerce commission, submitted by Ralph B. Powers, said that there was no indication that side cleats had been secured to the floor of the flat car. The report placed the principal blame on Ed Schuester, a Downers Grove resident, and a veteran Burlington car inspector attached to the yards at Western avenue and 18th street in Chicago.

Dr. Paul A. Isherwood, DuPage county coroner, took a jury of six Downers Grove men to Eola April 7, to inspect the car, and they could find no evidence that the cleats had ever been nailed to the bed of the flat car.

The jury is awaiting further investigation before returning a verdict.

FIRE DESTROYS BARN SUNDAY; HOME TUESDAY

\$50,000 Damage At Lisle Farm

Downers Grove and Lisle fire departments, handicapped by a strong northeast wind, fought unsuccessfully Sunday evening to save a large barn on the Lisle farm, a part of the Morton arboretum, at Belmont road and Ogden avenue, northwest of here.

The fire, of underdetermined origin, broke out at about 6:30 p.m. Destroyed were the main hog farrowing barn and sales room where auctions were held. The barn, 40 feet wide and 80 feet long, was nearly levelled, with only one section standing when flames were controlled.

Killed in the fire were 19 valuable brood sows and 111 pigs. Henry White, manager of the farm, estimated that the damage was \$50,000.

Prototype Ann, a grand champion; Elmo Miss and Tip Top Ann, two other champion prize winners at livestock shows, were among the sows burned to death.

Two sucklings were rescued from the blazing inferno by Robert Ackerman, 19, of Downers Grove, an overseas veteran of World War II, who was visiting at the farm. The flames were so intense, however, that Ackerman was unable to get more of the pigs out of the barn.

Henry White, farm manager, was attending a show in Downers Grove with his wife and two children at

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Photo #19 - 1947 Newspaper article regarding Zephyr crash



Photo #9 View looking southeast



Photo #10 North elevation



Photo #11 View from southwest



Photo #12 Main building south elevation



Photo #13 South entry elevation



Photo #14 Terra cotta banding



Photo #15 Main Street Station at Christmas