

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

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

June 19, 2019
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the March 20, 2019 meeting**
- 3. Public Hearing**
 - a. **19-ADR-0002:** A petition seeking a Historic Landmark Designation for the property commonly known as 4721 Highland Avenue, Downers Grove, IL (PIN 09-08-104-005). Ted and Andrea Anderson, Petitioner and Owner.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF MARCH 20, 2019 MEETING**

Ch. Davenport called the March 20, 2019 meeting of the Architectural Design Review Board to order at 7:03 PM and requested a roll call.

1. ROLL CALL

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

ABSENT: Mr. Larson

STAFF: Devin Kamperschroer, Planning Intern
Flora Ramirez, Development Planner
Stan Popovich, Director of Community Development

VISITORS: Chuck & Byron Holtzen, 5226 Carpenter St.
Amy Gassen, 5320 Benton Ave.
Rich Kulovany, 6825 Camden Rd.
Bruce Swanson, Downers Grove Historical Society

2. APPROVAL OF DECEMBER 19, 2018 MINUTES

Mr. Riemer moved, seconded by Ms. Chalberg, to approve the minutes of the December 19, 2018 meeting.

Mr. Lerner said the name of the architect in two locations on the bottom of Page 2 should read "Zook".

AYES: Chalberg, Lerner, Riemer

NAYS: None

ABSTAIN: Acks, Davenport

The Motion passed 3:0:2 to approve the minutes as corrected.

3. PUBLIC HEARING

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 5158 Main Street Avenue, Downers Grove. He described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to rise and be sworn in.

PUBLIC HEARING FILE 19-ADR-0001: A petition seeking an Historic Landmark Designation for the Downers Grove Main Street Cemetery, with the common address of 5158 Main Street, Downers Grove, IL (PIN 09-08-305-015). Village of Downers Grove, Petitioner and Owner.

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Director of Community Development, Stan Popovich stated that Village staff would be making the presentation this evening on behalf of the Petitioner and the Owner.

Mr. Devin Kamperschroer, Planning Intern with the Village of Downers Grove, presented a video to provide background on the site located southwest of Main and Curtiss in the downtown business district. The video presented a tour of the Main Street Cemetery including information on many of the people buried there whose lives played a part in the historic, heritage, and cultural characteristics of the Village.

Mr. Kamperschroer also showed photographs of various parts of the Cemetery. He explained that the Village is seeking landmark status for the Cemetery and the 27 specified markers deemed appropriate for requiring a certificate of appropriateness in the event the markers are proposed for relocation or replaced with a design or a material that is not considered in-kind. If the site is given landmark status, a certificate of appropriateness would only be required for alterations or repairs to the 27 identified grave markers.

Mr. Kamperschroer stated that staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation, and based on its findings staff recommends that the Architectural Design Review Board makes a positive recommendation to the Village Council for landmark status of the Main Street Cemetery located at 5158 Main Street.

Ms. Chalberg said she definitely is in favor of voting for this landmark status. She said they cannot always hope for future Village Councils that are as conscientious about preservation as this Village Council. She commented that the Historical Society does ongoing research about who is buried there, and sometimes finds disparity in some of the research information. She asked if a change in the biography was necessary, whether that would affect the landmark status of the Cemetery in any way. Ch. Davenport replied that the designation would be made on the grave markers, and should not be affected by any additional information found about the individual buried there.

Mr. Lerner then asked if a new marker was proposed if a COA would be required. Mr. Popovich explained that the Historic Preservation Ordinance was amended to allow an individual who wanted to add to a previously landmarked home to simply come back to the Board without having to go back before Council with their change. The same would hold true for the Cemetery.

Mr. Popovich said as long as the 27 markers already there are not changed, a marker could be added without having to go through a COA process.

Ch. Davenport raised a question as to whether there is anything in the Ordinance that addresses a site such as the Cemetery. Mr. Popovich said you can landmark a site or an archeological site. Cemeteries are unique in terms of the national requirements. That is why staff has really explained in detail the COA requirements to identify what has to come back before the Board for approval. For example, the split rail fence in the back

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could be replaced if necessary. They want to preserve the Cemetery but don't want to burden the Board with in kind replacement of markers or landscape changes, etc.

Mr. Popovich explained that the Village is the owner of the Cemetery, and the Historical Society acts as steward. Ms. Chalberg added that if the Historical Society felt that some replacement work was needed they would contact Public Works to get recommendations for general maintenance, including landscaping, tree trimming, etc. She noted that recently they had to have a stone replaced which had been misspelled long ago. They went through the Village to have that error corrected.

Mr. Riemer asked if the 27 stones were all original, or of a certain age. He was told that the majority of them are original or were replaced or repaired at a time when the integrity of the vintage look of them was retained. Some cannot even be read because they are so weathered. Mr. Riemer then asked if additional monuments would "age" into protection as they got older. The consensus was that it could occur, and the issue could be brought back to the Board for consideration.

Mr. Popovich addressed the Board regarding amendments to the landmark designation as stated in the Ordinance:

"A landmark designation or nomination may be amended or added to by submitting a supplementary listing record. An additional public hearing is not required before the Board nor Council and at the next regularly scheduled meeting the Board will evaluate the record according to the same criteria set forth herein for designation and any determining criteria shall be added to the original designation or nomination."

Mr. Reimer raised the question as to what would govern any changes to the Cemetery. Are there State rules or laws if the Village wanted to sell the Cemetery. Mr. Popovich replied there are requirements regarding the burials, the process of how to handle the remains, finding relatives for re-internment, etc. It was noted that a future Council could choose to override a decision made by the Board if it wanted to do so.

Ms. Chalberg said that they have been told that this location of a commercial district area cemetery may be one of two in the nation. As towns grew cemeteries were set outside of the towns. Downers Grove never moved this cemetery's location, which is unique.

Mr. Lerner asked whether landmarking a cemetery would change how the monuments are managed. It was noted that some monuments in the Cemetery have been changed, or reinforced in some way, including placing a plaque for clarification near a stone that is unreadable. Mr. Popovich said he didn't think this would change the management of the monuments.

Mr. Lerner asked which monuments are included in the designation. He said if you look at the map provided in their packet there appear to be 28 monuments in one part of the application and 26 in another. He thinks it is important that they are sure which stones are covered. He referenced a listing provided by Staff where it appears to be two stones, when actually it is the front and back of one stone. There was some question as

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to using the word “monument” versus “marker.” The consensus was to work off the map as provided by Staff, which lists 28 “markers.”

Another possible discrepancy occurs in the map’s description for Walter Blanchard (#20). On page 15 it shows two Blanchard stones. Only one is shown on the map. Staff replied that the one to be preserved was the taller one of the two stones shown. Staff would recommend keeping #20, and noted that the one to the right of #20 is a non-historic marker. Mr. Popovich explained the map would run with the monuments to be protected. The consensus after discussion is that the map as shown is correct, although it has 28 total designations on it. Wherever there are deviations, Staff will make the proper adjustments to the map.

In the non-COA items, it was asked if they should include the parking lot that is identified as part of the site. Mr. Kamperschroer said the landmark would be recorded based on the legal description of the Cemetery itself. The parking lot is not included. The legal description only identifies the Cemetery itself.

There being no additional discussion at this time, Ch. Davenport opened the meeting for public comment.

1. Chuck Holtzen of 5226 Carpenter Street said she is in favor of this landmark designation. It is located a block from her house and she loves walking through there.
2. Byron Holtzen of 5226 Carpenter Street said he is also looking forward to having this landmarked, as it is long overdue. He agrees that it is important for the documentation to be accurate because once this is placed on the Village website, people will see it as gospel and will use it for research, etc.
3. Marty Acks of 5217 Fairmount Avenue said he thinks the changes that clarify the intent would be important. He is also a member of the Downers Grove Historical Society Board and favors this designation.
4. Rich Kulovany of 6825 Camden said he stands in support of this. This is one of the things that make this town the best in the nation. He said as this gets more publicity, people will be surprised to learn that it wasn’t protected already.
5. Amy Gassen, 5320 Benton Avenue expressed her support and thanked the Village for bringing this forward. The Historical Society appreciates the relationship it has with the Village and this is near and dear to all their hearts. She pointed out that the creator of the map they have been referring to was one of the Historical Society’s Board members.

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

Board Deliberation:

Mr. Lerner thanked Staff, the Historical Society and everyone involved in preparing this application. He is pleased to see they are landmarking using different criteria than

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usual, with this property being a source of civic pride and identity, and having significant value as part of community heritage. He is in favor of this request.

Ch. Davenport thanked everyone for their work and the Village for showing the way to having this property recognized.

Ms. Chalberg said a resident made a comment in a public hearing at a Council meeting and that comment made this landmark designation happen.

Mr. Lerner moved that a positive recommendation be made to the Village Council to landmark this property taking into account the modifications to the application as discussed. Ms. Acks seconded the Motion.

Mr. Popovich clarified that the modifications include confirmation of the number of monuments, clarify those monuments on the map and in the photographs, and eliminate the photograph that showed a non-historical monument. In addition, a description for not requiring a COA for parking lot or drive aisle improvements or maintenance should be included.

AYES: Acks, Chalberg, Lerner, Riemer, Davenport

NAYS: None

The Motion carried 5:0.

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4. OLD BUSINESS – There was none.

5. NEW BUSINESS

Ms. Chalberg commented that the map shown is integral to a new website, www.mainstreetcemetery.com. She thanked members of the Historical Society Board who gave their help in bringing this to the public.

6. PUBLIC COMMENT

1. Chuck Holtzen said she and her husband deal a lot with older homes and are aware of the sewer issues that can arise. She recommended that owners of older homes that might be having sewer issues contact the Downers Grove Sanitary District. They will come to your home to help solve the issue, and if you qualify the work can be done free of charge.

Ms. Holtzen mentioned, on behalf of the Historical Society, that the Historical Museum and the Historical Society are splitting the cost of the HHP plats for the HHP homes as of January 1, 2019. They have been working to make this happen for some time. She also said they have had four major educational events a year and just hosted “This ain’t your grandfather’s bungalow.” It was a sold out program. An upcoming event at Avery Coonley School includes a tour and historical presentation about the school on May 9th, with registration at 6:30 and the presentation starting at 7:00. It should be on the website shortly and people have to register on the website.

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2. Amy Gasson commented on the American Four Square recent newsletter that stressed the importance of its partnerships.

3. Ms. Chalberg said that the upcoming Founder's Day celebration this year includes 14 different events collaborating with the Downers Grove Library, Downtown Management, and Jr. Women's Club who will all be among the many hosts of the 14 events. She said more information can be located at the Historical Society's website. It begins April 27th with many events through May 9th. The theme of this year's Founder's Day is the arrival of the railroad in Downers Grove.

New Business:

Mr. Popovich said that the Cemetery petition would go to Village Council April 9th.

He noted that Ms. Hollweck has resigned her position on the ADRB.

He received a call from the Kankakee County Preservation Commission that is doing camp training on May 11th from 8:00 AM -5:00 PM. He said people could contact him for further information.

7. ADJOURNMENT

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

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

Ch. Davenport adjourned the meeting at 7:56 PM.

Respectfully submitted,

/s/ Tonie Harrington



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

SUBJECT:	TYPE:	SUBMITTED BY:
19-ADR-0002 4721 Highland Avenue	Designation of a Historic Landmark	Gabriella Baldassari Development Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4721 Highland 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: Ted and Andrea Anderson
4721 Highland Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Craftsman
BUILDING DATE: Circa 1905
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 7,456 Square Feet
PIN: 09-08-104-005

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. 1927 Sanborn Fire Insurance Map
5. Owner Consent Form
6. Certificate of Acknowledgement Form
7. Historic Landmark Information Form
8. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4721 Highland Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing

characteristics of an architectural style. The Craftsman style home was constructed circa 1905.

The Craftsman Style (derived from the Arts and Crafts Movement of the late 19th century) valued hand craftsmanship, natural materials and simplicity in design/detailing. The use of stone and brick typically had rough cuts and uneven application to look more rustic. Porches were often supported by rustic brick or stone piers. Roofs are low-sloped hipped or gabled roofs with deep overhangs supported by wood brackets and knee-braces. Wood clapboard siding, double hung or casement type windows, and wide front porches were also common. There are many Craftsman homes throughout Downers Grove, particularly in the E.H. Prince Subdivision, and they were promoted as an affordable, middleclass style house.

The property at 4721 Highland Avenue is a one and a half story Craftsman style home with a stone foundation, a basement, and a gabled roof. The home features double-hung windows, a Dutch door, a second floor front dormer, a living room bay window, and a front porch with original, neoclassical columns. Other features include wood siding, stone piers, wooden and aluminum storm windows, and asphalt shingles.

The Craftsman Style was popularized by national design plan books in the early 1900s. 4721 Highland Avenue bears strong resemblance to design number 6011 in the *Radford's Artistic Homes* 1908 publication. The house is also similar to number 136 in the *Gordon Van-Tine Book of Building Plans* from 1913.

The home has had a series of owners starting with Robert J. Darnley and family. The current occupants are the applicants, Ted and Andrea Anderson. Their daughter Murial Anderson is an accomplished musician.

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 12.302.A 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 around 1905. 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 a Craftsman style home. This one and a half story building features a gabled roof, a front porch, double-hung windows, an attic made usable by a dormer, stone piers, wooden walls and rustic design elements. 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.

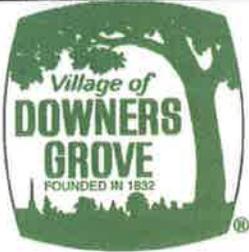
RECOMMENDATIONS

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 4721 Highland Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development



**HISTORIC LANDMARK
DESIGNATION APPLICATION**
 Department of Community Development
 801 Burlington Avenue – Downers Grove, IL 60515
 Phone: 630.434.5515 Fax: 630.434.6873

Office Use Only
 File No. _____
 Date Filed _____

1. Applicant Ted Anderson and Andrea Anderson Daytime Phone 630-968-5162
 Mailing Address 4721 Highland Avenue
 E-Mail Address tedander@core.com

2. Owner(s) of Record Thomas Theodore Anderson and Andrea Mae Anderson Daytime Phone 630-968-5162
 Mailing Address 4721 Highland Avenue
 E-mail Address tedander@core.com

3. Owner Consent Required:

I, Ted Anderson and Andrea Anderson, hereby consent, as the owner of the property located at 4721 Highland Avenue (PIN # 09-08-104-005), that the Village of Downers Grove may designate my property as a Historic Landmark subject to the rules and regulations of the Downers Grove Historic Preservation Ordinance.

Ted Anderson	<u>Thomas Theodore Anderson</u>	
Andrea Anderson	<u>Andrea Mae Anderson</u>	<u>5-13-2019</u>
Printed Name of Owner(s)	Signature of Owner(s)	Date

4. Applicant is: Owner Attorney Other Agent (please specify) _____

(Note: A letter of authorization from the owner(s) of record must be attached if the owner is not the applicant)

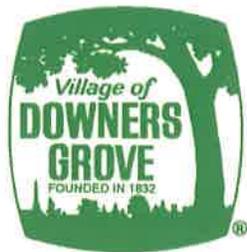
5. Address/Location of Subject Property 4721 Highland Avenue

6. Property Index Number(s) of Subject Property 09-08-104-005

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the Village of Downers Grove for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Andrea Mae Anderson 5-13-2019
 Applicant Signature Date

Thomas Theodore Anderson
 Please note that advertisement of proposed projects prior to Village approval in no way creates an obligation for Village approval. Any advance promotion of a project is done at the risk of the petitioner.



Historic Landmark Information Form

Property Address 4721 Highland Avenue

Date of Construction circa 1904

Architectural Style Craftsman Cottage

Architect (if known) Unknown

Number of Stories 1.5

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

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 shingles

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

Double-Hung

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

Wood with aluminum storm windows.

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

Dutch Door

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

Second floor front dormer, front porch with original columns that are neoclassical in style; living room bay, shingles in the gables



Certificate of Acknowledgement Form

I, Ted and Andrea Anderson, attest, as the owner(s) of the property located at 4721 Highland Avenue (PIN # 09-08-104-005), that I have received a copy of the Historic Preservation Ordinance and understand its requirements. I understand that if my property is designated a Historic Landmark, the property will be recorded as such with the County Recorder. I understand that I, or any future owners of the property, will require a Certificate of Appropriateness in order to undertake any minor or major exterior modifications as listed under Section 12.502 of the Historic Preservation Ordinance.

Attest: Ted and Andrea Anderson
Printed Name of Owner

Andrea Mae Anderson

Thomas Theodore Anderson
Signature of Owner

5-13-2019
Date

File Number (Village Use Only)

**Historic Landmark Designation
Project Summary/Narrative Letter**

Property Address: 4721 Highland Avenue

Applicants: Ted and Andrea Anderson

Legal Description

Lot 2 of Winslow and Gibbs Subdivision of the West 495 feet of the South 330 feet of Block 5 of Richmond and Whitney's Addition to Downers Grove, a Subdivision in Sections 5 and 8, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

History of the Property and Homeowners

4721 Highland Avenue is part of the Winslow and Gibbs Subdivision. Robert J. Darnley purchased the property in 1904 from Emily G. Gibbs for a sum of \$700. R.J. Darnley is listed in the 1905 Downers Grove Telephone Directory as residing at 151 Highland, the address prior to 1927. His wife was Gertrude F. Darnley and the two are buried at Oak Hill Cemetery with their infant son, Robert J., Jr. According to the 1910 U.S. Census, Robert Darnley was a Chief Clerk at the Railroad Office. In the 1940 U.S. Census, his wife Gertrude, now residing at 4925 Highland, is working as a clerk for the railroad, with her daughter, Dorothy Darnley, aged 22. According to a title search prepared by the applicant's real estate agent, Darnley sold the property to Chester B. Reed in 1912. This is supported by tax records, with Chester B. Reed paying the 1912 property taxes (in 1913).

The applicants purchased the home in 1967 and raised their family here. Their daughter, Muriel Anderson, is a well-known musician, specializing in fingerstyle guitar and harp guitar. She has performed and recorded with Chet Atkins, Les Paul, Victor Wooten, and the Nashville Chamber Orchestra. She is the first woman to win the National Fingerstyle Guitar Championship. Her music appears in Woody Allen's "Vicky Cristina Barcelona," and accompanied astronauts on the Discovery Space Shuttle. (<https://murielanderson.com/press/bio/>) Every year, she returns to her hometown for a special Thanksgiving concert held at Downers Grove North High School. She lived in the house from 1967 until completing her studies at DePaul University in the mid-1980s.

The exterior of this one and a half story frame cottage is original, with a stone foundation and double hung windows. The porch is original with columns that add a Neoclassical touch to the Craftsman Cottage. A bay is located on the south side of the house. The roof is gabled with a front dormer. The gables include decorative shingles. Although no significant marks or numbers were found on the basement joists, this home closely resembles Gordon-Van Tine Co. Model No. 126, as well as Radford Design No. 6011 from 1908.

How the Proposed Designation meets the Landmark Designation Criteria

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."

The house is built circa 1904, according to the deed signed 1 September 1904 from the grantor, Emily G. Gibbs, to grantee, Robert J. Darnley, and supported by property tax records. The house is currently 115 years old. This criterion is met.

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

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

This house is a unique one and one-half story Craftsman Cottage, very similar to those sold through Gordon Van Tine Co. and Sears Roebuck and Co. Described in the Gordon Van Tine Co. catalogue as "a remarkably comfortable little house This is a house out of the ordinary—one of those you have been looking for." It is simple and symmetrical, with a gabled roof. The living room contains a bay window. The wood siding is original, as well as most of the wood, double hung windows. The foundation is made of stone. The cottage style is Craftsman, with a touch of Neoclassical Revival with the Greek style columns on the front porch. The use of shingles (see photographs of the gables, painted a rust color) is a typical feature of a Craftsman style house. This criterion is met.

Photographs:



Photo #1: Front elevation facing west, January 11, 2019.



Photo #2: Side elevation facing north, April 2, 2019.

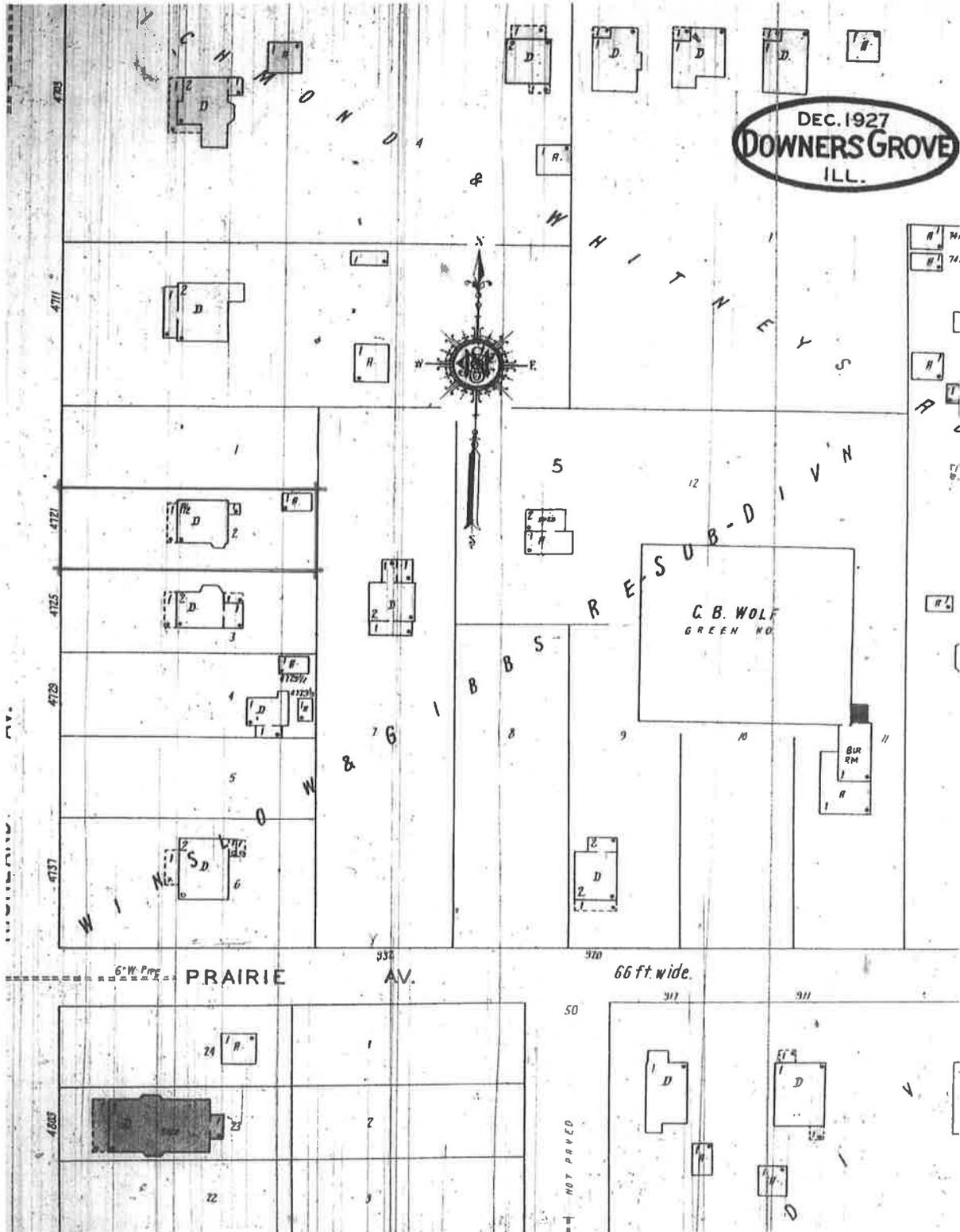


Photo #3: Side elevation facing south, April 2, 2019.

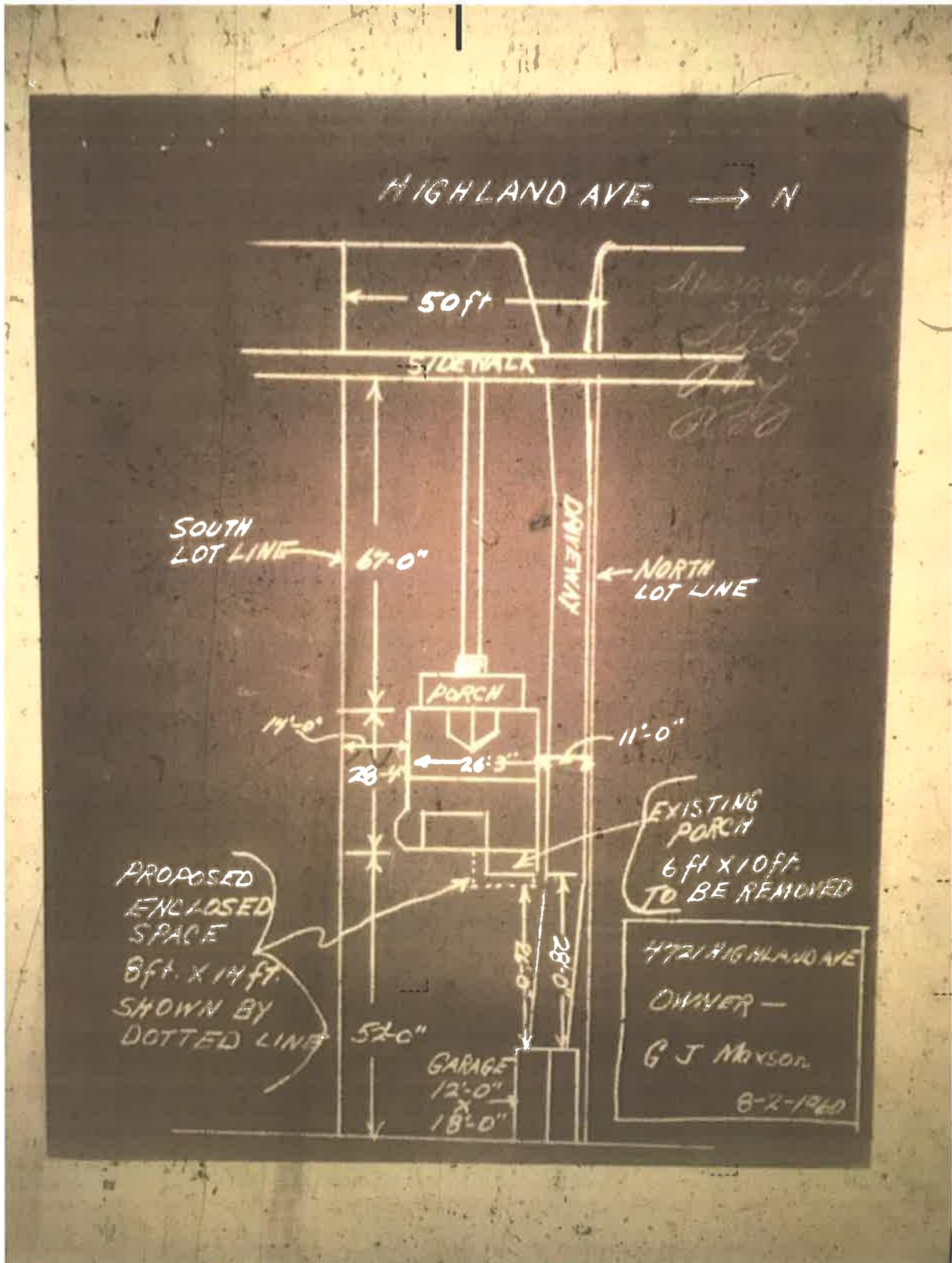


**A COOPERATIVE EXCLUSIVE LISTING
MULTIPLE LISTING SALES OF DOWNERS GROVE AREA**

Photo #4: Real estate listing, circa 1967.



Sanborn Fire Insurance Map, showing location and plan layout of 4721 Highland in 1927.



Plat of Survey.