VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

August 16, 2017
7:00 P.M.

AGENDA

1. **Roll Call**
2. **Approval of Minutes from the May 17, 2017 meeting**
3. **Public Hearing**
   a. **17-ADR-0005:** A petition seeking a Historic Landmark Designation for the property commonly known as 4714 Oakwood Avenue, Downers Grove, IL (PIN 09-07-203-003). The property is located on the west side of Oakwood Avenue, approximately 75 feet south of Chicago Avenue. John and Ruth Wander, Petitioner and Owner.
   b. **17-ADR-0006**: A petition seeking to amend Section 12.301 within Chapter 12 of the Municipal Code to create a process to revise and add to a local landmark designation. Village of Downers Grove, Petitioner.
4. **Old Business**
   a. Historic Preservation Brochure #4 – Downtown Tour
   b. Revisit ADRB Ad-Hoc Report and Recommendations to Council (2015)
5. **New Business**
6. **Public Comment**
7. **Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

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

MAY 17, 2017, 7:00 P.M.

Chairman Davenport called the May 17, 2017 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

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

ABSENT: None

STAFF: Senior Planner Rebecca Leitschuh and Planner Scott Williams

VISITORS: Ms. Tonie Harrington; Selma Moberg, 844 Maple Ave., Downers Grove; Amy and David Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany with Friends of the Edwards House, 6825 Camden, Downers Grove; Irene Hogstrom, 1232 Gilbert Ave., Downers Grove; Tom and Kathy Nybo, 6001 Pershing, Downers Grove; Charlotte and Byron Holtzen, 5226 Carpenter, Downers Grove

APPROVAL OF APRIL 19, 2017 MINUTES

A change was noted on page 2, third paragraph from bottom, delete the words "Ms. Hollweck inquired" and insert the words "Ms. Chalberg inquired." **MOTION BY MS. CHALBERG, SECONDED BY MR. LARSON TO APPROVE THE APRIL 19, 2017 MINUTES, AS CORRECTED. MOTION CARRIED BY VOICE VOTE OF 7-0.**

PUBLIC HEARING

Chairman Davenport opened the public hearing and swore in those individuals that would be speaking on the following public hearing. Ms. Leitschuh introduced Ms. Tonie Harrington who will be taking the minutes for the ADRB.

A. <u>17-ADR-0004: A petition seeking a Historic Landmark Designation for the property commonly known as 5325 Fairmount Avenue, Downers Grove, IL (PIN 09-08-408-017). The property is located at the northeast corner of Summit Street and Fairmount Avenue. David and Amy Gassen, Petitioner; Laurence and Gloria Gassen, Owner</u>. Village Planner Scott Williams noted the location of this circa 1926 Bungalow home. Petitioners were seeking landmark designation because the home represented distinguishing characteristics of the bungalow architectural style. The current plat of survey was referenced, as was the 1933 Sanborn map reflecting the home and another structure.

Mr. Williams reported that the bungalow architectural style was a common style in the village constructed between 1890 to 1930. Details of its style followed. Noting the clipped gables, Mr. Williams stated they are sometimes called Jerkinhead gables. Many of interior features of the home exist, including lead windows, built-in cabinets and the original front door.

Staff recommended approval of the landmark request, noting the home was constructed circa 1926 and embodies the characteristics of the bungalow style home.

No questions from the board members. The chairman invited the petitioner to speak.

Ms. Amy Gassen introduced herself along with her husband, Dave Gassen, 5320 Benton Avenue and summarized she were seeking landmark status for 5325 Fairmont on behalf of her in-laws, Larry and Gloria Gassen. This was the first bungalow landmark application for the village. Ms. Gassen discussed the style details of the bungalow and described some of the history behind bungalow homes in the Village of Downers Grove. She noted specifically that bungalows are considered a "form" and different styles can be applied to it. Bungalows can be defined as a one- to one-and a half story house with a low pitched gable or hipped roof and wide eaves.

5235 Fairmont Avenue is a one-story bungalow and includes a low pitched Jerkinhead, or clipped, gable roof with wide eaves. Ms. Gassen stated that because the definition of bungalow can be quite broad, they can be varied in their massing and detailing. Because her in-laws purchased the home fairly recently, research on the home's history had not been completed. Instead, Ms. Gassen explained the building's more recent history: In 2015 the home was sold to a builder as a tear-down. The home sat around the corner from her house and she and her husband referred to it as the "green cottage." Fortunately, the builder decided to rent the home until a purchaser was found. She believed the home was ideal for her in-laws and inquired if the builder was interested in selling the home, which, he did.

Ms. Gassen shared that she and her mother-in-law walked through the home and recollected the interior floor plan for her husband, who eventually created various options for the home. Her in-laws closed on the property in March 2017 but tenants current live in the home. Ms. Gassen indicated that renovations will take place but the overall footprint will remain the same. The property tax assessment freeze will be pursued with this home.

Per Ms. Gassen, the Illinois Historic Preservation Agency reviewed the plans for the home and made some suggestions but believed it will be a good candidate for the program. Ms. Gassen intends to update the board on the home's application progress and if the home is approved for the tax freeze program she will share the experience with the board in case other residents want to take advantage of the program.

Mr. Dave Gassen walked through a slide presentation of the home's current conditions, noting an addition that was added during the 1950s and further discussed future renovations for the home.

Ms. Gassen continued, summarizing that this home was a "first" in many regards: 1) it was the first bungalow to be seeking landmark status; 2) it was the first home to be landmarked that was owned by a builder but then saved; and 3) her in-laws were the first to landmark their

home prior to living in it. She commended them for going through the process and being committed to protecting it for the future.

Lastly, Ms. Gassen extended her appreciation to all those who helped her with the designation: the builder who was willing to sell the home, the renters, for allowing her to tour the home several times, the previous owner, for providing information to her about the home, and finally her in-laws, for saving the home.

Dialog/comments from the members included their appreciation for saving the home; the narrow size of the lot (50' x 130'); the break in precedence by having a different style of home being landmarked; the fact that the owners were going through the tax freeze process; and whether the applicants would be willing to return to the ADRB to share their experience about the tax freeze program. Additional questions followed if the applicant knew where the original bedrooms were located in the home. Discussion followed on the 1950's addition.

The chairman invited the public to speak.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, was pleased to see that the home was being saved from the landfill, especially after a builder had owned it. He asked that the residents of historic homes try to put them on the market first and not sell them to the builders because the builders were not offering full market value. He commented on how the IHPA wants owners to preserve the interior of their historic home versus just preserving the exterior which was the difference in getting the 8-year tax assessment freeze. Mr. Kulovany was pleased to see the home being considered, noting it was also nice to retain the mix in housing stock.

Hearing no further comments, the chairman closed the public hearing and entertained a motion.

WITH RESPECT TO FILE 17-ADR-004, MS. ACKS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR THE PROPERTY AT 5325 FAIRMOUNT AVENUE IN DOWNERS GROVE.

MS. HOLLWECK SECONDED THE MOTION. ROLL CALL:

AYE: MS. ACKS, MS. HOLLWECK, MS. CHALBERG, MR. LARSON, MR. LERNER, MR. RIEMER, CHAIRPERSON DAVENPORT
NAY: NONE

MOTION CARRIED. VOTE: 7-0

OLD BUSINESS

A. Incentive Strategies – ADRB Ad-Hoc Report and Recommendations to Council (2015) – Chair Davenport recalled he had asked the board to review the Ad-Hoc report a while back, specifically as it relates to increasing the fees on the demolition side to not only offset the cost of reducing/eliminating fees for historic preservation applicants but also as a way to assist applicants financially. He asked for input.

Discussion followed that allocating a portion of the demolition fees made sense; reducing and/or eliminating the fees associated with any historic landmarking or renovations was beneficial. Members discussed it would be interesting to obtain a report on the number of teardowns versus the amount of historic landmark applications and allocating some of the demolition fee to a fund that supports those who want to landmark their homes. Dialog followed as to the cost of a demolition permit, where the demolition fees go, and the number of demolition permits issued to date. Ms. Leitschuh indicated she could bring more accurate information to the next meeting. Other comments included that funding from the money could be used toward the creation of a grant program for renovations as well as to fund other historic preservation initiatives, such as an awards program, expand the web's presence, or even solicit the public as to what that the fund could be used for.

The chairman proceeded to review the incentive ideas members had discussed prior. He felt it was "inherently right" to collect money from efforts for tearing things down and to use some of that money to encourage, not tear down. Further dialog followed on finding out what other municipalities charged for demolition fees and how they were using the funds. The chairman reiterated that it would be preferable to have a variety of homes, including affordable homes, in the village, recalling a similar discussion taking place years ago on the same topic. He asked staff to keep this topic on the agenda next month.

Ms. Leitschuh reviewed the data she said she could obtain but asked members if they would be willing to obtain information from various municipalities on how they use the fees for historic preservation purposes. Ms. Chalberg and Mr. Lerner offered to obtain that information.

B. Historic Preservation Brochure #2 – "Architectural Styles" final version prior to State approval. Ms. Leitschuh referenced the new brochure, stating it included much information and would be very useable. She asked the board if there was any outstanding issues when reviewing the brochure. No issues were voiced but there were suggestions that the brochure could be used as an educational tool, realtors could use it, and it could be used as introductory piece for homeowners to think about preserving their home. Questions followed as to where the brochures would be located, i.e., on the website, the library, City Hall, etc.

As an aside, Ms. Leitschuh announced that on Wednesday, May 24 2017, 8:00 AM to 11:30 AM, the Community Development department will be holding an informational meeting with various architects and builders regarding the new building code.

C. Historic Preservation Brochure #3 – "Sears Home Tour" draft language and homes. Ms. Leitschuh summarized that Brochure #3 was the result of taking the two previous versions of the walking tour and updating the look to the current brochures with current photographs. She asked for input or that members email her. Positive comments followed on the brochure. Dialog followed on whether the park district still held tours of Sears homes. Ms. Leitschuh said there was an earlier suggestion to entitle this brochure as "Sears and Kit Homes" because there was a concern that other companies offered kit homes and some of the Sears homes were not verified as Sears homes. She asked for the board's thoughts. Comments and discussion followed on a variety of suggestions, with the board finally agreeing to keep the title "Sears Homes" since many of the models listed were the Sears model names. A second brochure could include the other kit homes.

Questions followed if there were other locations in Illinois where kit homes were manufactured, other than Cairo, Illinois.

NEW BUSINESS

The chairman referenced youtube video done for May as Historic Preservation Month.
Ms. Leitschuh suggested members also visit another video (Parcel Navigator) featuring the village's different mapping capabilities.

PUBLIC COMMENT

Mr. Rich Kulovany, 6825 Camden, Downers Grove, explained that the teardown issue was causing three problems: 1) removing the village's most historic homes; 2) storm water issues; and 3) eliminating certain inventory of the village's homes. He was not sure a fee could be raised high enough to cause a disincentive to a teardown but he agreed it should provide a funding source. Mr. Kulovany verbalized a list of why people move to Downers Grove, one of them was being able to see the charming nature of the historic neighborhoods. Of the over 14,000 units of building inventory, Mr. Kulovany estimated that probably about 1,000 buildings were potentially historic, which was about 8%. And out of the 8%, he asked how many would landmark their home and take advantage of an incentive? He thought the board should consider that.

Regarding the tax assessment freeze program, Mr. Kulovany explained that it was 20% of the fair cash value for someone to invest in their home, which was a sizable number. Mr. Kulovany explained there was not much incentive for the downtown businesses to landmark. Details followed. He also believed it was a worthwhile investment for the village to increase the fees to a reasonable amount, invest the money, and remind the council of this board's hard work over the past summer and providing some recommendations.

Ms. Charlotte Holtzen, 5226 Carpenter St., Downers Grove, stated Carpenters Street was the oldest, platted subdivision in the village with 14 original lots. Seven of the homes were torn down. She shared where the original subdivision began and ended. She hoped the board could come up with something to encourage residents to not tear down.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, noted a description error in the Sears brochure – house No. 6. She also mentioned she knew someone who recently found out they lived in a confirmed Sears home and suggested to staff to add the home to the brochure, she did have an example. Regarding the youtube video, she suggested the board visit a video done by Chris Derylo.

Ms. Irene Hogstrom, 1232 Gilbert Ave., Downers Grove, thanked the board for approving the Fairmount bungalow since she admired the home. She also mentioned that 1307 Gilbert Avenue will be demolished soon; it was a Craftsman bungalow.

Ms. Chalberg suggested that after a demolition permit is approved that documentation and photographs of the existing structure take place before it is demolished. Members concurred with the idea. Chair Davenport suggested publicizing those structures that were lost through the demolition process, bringing an awareness to the community.

Ms. Hogstrom, 1232 Gilbert Ave., shared that the 1307 Gilbert home was owned by a real estate agent who sold the home to someone whom she thought, in good faith, would preserve it, but it did not happen. Ms. Hogstrom said she did write a letter to the new owners asking them to reconsider because there were* potential buyers for the property who wanted to preserve the house. As she understood, there was going to be a large home constructed.

Ms. Leitschuh stated she would take the photograph suggestion to the Community Development department. She also recommended not having an annual presentation showing those homes that were razed. Discussion followed on a documentation process or the idea of incorporating in a future brochure how a historic home can be brought up to modern standards, possibly listing various architects ad builders in the area.

On that point, Ms. Leitschuh mentioned that in September 2015 the Drew House received its Certificate of Appropriateness for a major modification and also its building permit. Also, there was an addition to the home that will have part of it visible from the street right-of-way, and another small section. Further details were provided by Ms. Leitschuh.

Ms. Gassen came forwarded regarding the recommendation to document homes that will be razed. She added that the historic resource application/GIS already provided a link to the survey that was completed in 2013 and brings up information on the home such as when it was constructed, when it was demolished, and the survey sheet. Also the Historical Society has the Centennial Home program (retired) as well as the new Historic Home program, which also had documentation on a structure.

ADJOURNMENT

MR. REIMER MOVED TO ADJOURN THE MEETING AT 8:30 P.M. MR. LERNER. SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

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

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
JULY 21, 2017 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0005 4714 Oakwood Avenue	Designation of a Historic Landmark	Nora Flynn Planning Intern

REQUEST
The petitioners are seeking a Historic Landmark Designation for their home at 4714 Oakwood Avenue based on the criteria that the property was owned by a family with historical significance to the community and the house represents the distinguishing characteristics of an architectural style.

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

GENERAL INFORMATION

OWNER/ APPLICANT: John & Ruth Wander
4714 Oakwood Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: 1893
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 60,030 square feet (1.38 acres)
PINS: 09-07-203-003

ANALYSIS

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

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

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4714 Oakwood Avenue under criteria 12.302.B.2 and 12.302.B.3 of the Historic Preservation Ordinance: owned by persons of historical significance to the community and representation of distinguishing characteristics of an architectural style. The three-story Queen Anne house with a basement was built in 1893 in the prime of the Victorian era.

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

In the 2013 Village Architectural and Historical Survey, the home was listed as significant for being an excellent example of the Queen Anne style. Built on a stone foundation, the siding of the home mixes wood clapboard and wood shingles in contrasting textures and colors. The steeply pitched hipped-gable roof provides visual interest with dormers of various forms and sizes on all four sides and a third floor balustrade with a line of coffered archers. Ornamental framing can be seen on the second story windows while the third story dormers feature decorative round windows. There is a two story turret which pops out on the south façade, contributing to the asymmetrical form. Delicate dentil molding exists on all sides of the home. A porch wraps around the north and east sides and is a defining feature of the Queen Anne style. Improvements have been added to the rear and south side of the home, but the new kitchen, gazebo, and sunroom do not impact the home's historic integrity as they were built to reflect the original design features.

The home was designed and built for Earl H. Prince and his family. E.H. Prince formed the E.H. Prince & Company with Emerson Foote and Fannie Linscott. In 1890, the company platted an attractive subdivision northwest of the Main Street train station. E.H. Prince's subdivision was responsible for a significant amount of the growth and development that Downers Grove experienced in the 1890s. Although Prince moved westward the same year that they moved into the home, his wife remained there until her death in 1946.

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 1893 and is 124 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;**
   Staff finds that the Prince family is historically significant to The Village of Downers Grove due to the impact that E.H. Prince & Company had on the village's early growth, and the historical significance that the subdivision contributes today. The company invested time and money into creating a desirable place to live, which attracted settlers to Downers Grove for years to come and greatly facilitated northward expansion. This criteria is met.

3. **The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
   Staff finds the property represents the distinguishing characteristics of the Queen Anne architectural style. The home has considerable ornamental detailing, widely varied roof forms, asymmetry, building materials, and other notable features that were typical of a Queen-Anne. A large amount of the exterior remains unaltered and has been kept in excellent condition. This criteria is met.

4. **The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
   This criteria does not apply.

5. **An area that has yielded or may be likely to yield, information important in history or prehistory.**
   This criteria does not apply.

6. **A source of civic pride or identity for the community.**
   This criteria does not apply.

7. **The property is included in the National Register of Historic Places.**
   This criteria does not apply.

NEIGHBORHOOD COMMENT

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

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4714 Oakwood Avenue.

Staff Report Approved By:

Stan Popovich, AICP
Director of Community Development

SP:nf
-att
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He and his son are known for starting Prince Castle Ice Cream as well. It was in Dixon, Illinois that he passed in 1940.

Front of Home

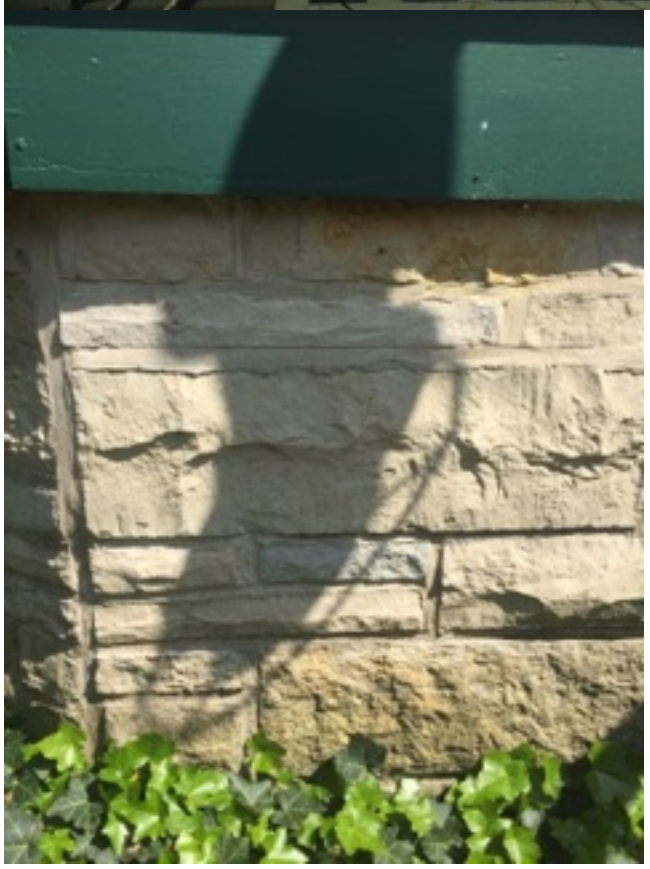
East View

West Side

Gazebo is a recent addition.

Above: North view

Beside: West/rear



Above: Notice dental trim/beautiful cut outs

Side: Stone foundation

Above: 3rd story dormer

Side: 2 story turret like pop out

4714

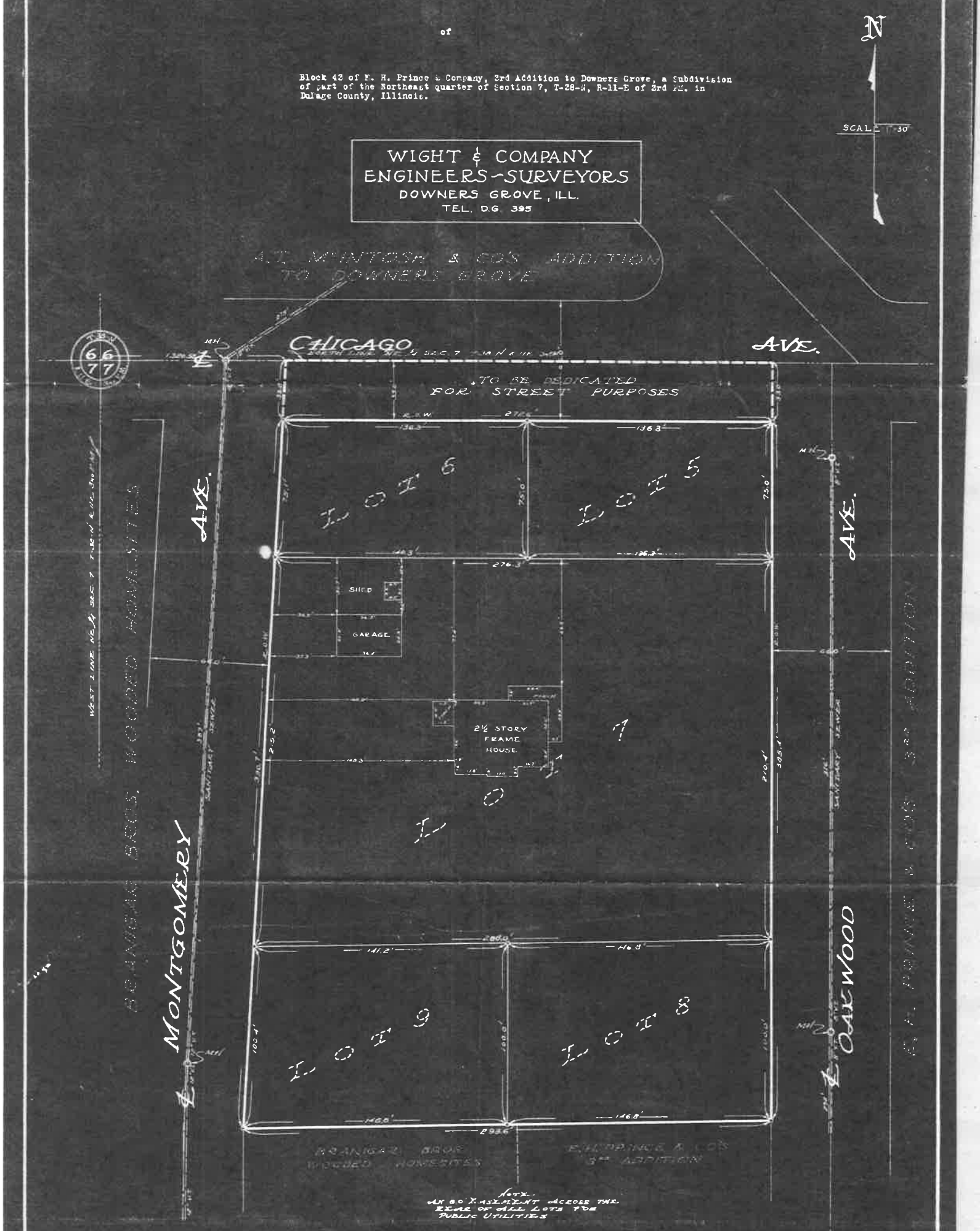
1970

PARRISH RESUBDIVISION

of

Block 42 of F. H. Prince & Company, 3rd Addition to Downers Grove, a Subdivision of part of the Northeast quarter of Section 7, T-38-N, R-11-E of 3rd P.M. in DuPage County, Illinois.

WIGHT & COMPANY
ENGINEERS-SURVEYORS
DOWNERS GROVE, ILL.
TEL. D.G. 395



OWNER'S CERTIFICATE

This is to certify that the undersigned are the owners of the land described in the annexed plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this 21st day of March A.D. 1950.

Harold Prince Parrish

NOTARY PUBLIC

State of Illinois } ss
County of DuPage }

I, Earl Willis, a notary public, in and for said DuPage County, do hereby certify that Harold Prince Parrish personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of March A.D.1950.

Earl Willis (SEAL)
Notary public

PLAN COMMISSION CERTIFICATE

State of Illinois } ss
County of DuPage }

Approved this 21st day of March A.D. 1950.

Downers Grove
Municipality

By F. W. Wunderlich
Chairman of Plan Commission, or Executive of Municipality

VILLAGE COUNCIL CERTIFICATE

State of Illinois } ss
County of DuPage }

Approved this 27th day of March A.D. 1950, by the Council of the Village of Downers Grove

Wade B. Archer, Mayor

Harvey Kuenzel, Village Clerk

VILLAGE COLLECTOR'S CERTIFICATE

State of Illinois } ss
County of DuPage }

I, Harvey Kuenzel, collector for the village of Downers Grove, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereof, that have not been apportioned against the tract of land included in the annexed plat.

Dated at Downers Grove, Illinois, This 21 day of March, A.D.1950.

Harvey Kuenzel
Collector

COUNTY RECORDER'S CERTIFICATE

State of Illinois } ss
County of DuPage }

This instrument 583301, was filed for record in the Recorder's office of DuPage County, Illinois, aforesaid, on the 22 day of March A.D.1950 at 4 o'clock P.m., and was recorded in Book 28 of Plats on page .

Lawrence Hattendorf
Recorder

COUNTY CLERK'S CERTIFICATE

State of Illinois } ss
County of DuPage }

I, Clarence V. Wagemann, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Court, at Wheaton, Illinois, this 22nd day of March, A.D. 1950.

(SEAL)
County Clerk

SURVEYOR'S CERTIFICATE

State of Illinois } ss
County of DuPage }

This is to certify that I, RAULIN B. WIGHT, Illinois Land Surveyor #1166, have surveyed and subdivided the above described property as shown on the annexed plat, which is a correct representation of said survey and subdivision. All distances are in feet and decimals thereof.

Given under my hand and seal this 2nd day of March, A.D. 1950.

Raulin B. Wight (SEAL)
Illinois Land Surveyor #1166

SANITARY DISTRICT CERTIFICATE

State of Illinois } ss
County of DuPage }

I, Wade B. Archer collector for the Downers Grove Sanitary District, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereof, that have not been apportioned against the tract of land included in the annexed plat.

Dated at Downers Grove, Illinois, this 27th day of March, A.D. 1950.

Collector

1970

East

Rounded corners
Decorative window framing
Wrap around porch

North
Hipped roof dormer
High gable dormer

Dentil molding trim

West
Hipped roof dormer

Decorative detailing on modified porch

South

Balustrade with coffered arches
Varied wall textures & colors
2 story turret pop-out

Clipped gable dormer
Balustrade

DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMO

To: ADRB

From: Stan Popovich, Director of Community Development

Rebecca Leitschuh, Senior Planner

Subject: **Draft Amendment to Historic Preservation Ordinance**

Date: July 19, 2017

Proposed Change to the Historic Preservation Ordinance

The Village is petitioning to seek to amend Sections 12.200 (Definitions) and 12.301 (Landmark Designation Procedures) within the Historic Preservation Ordinance to create a simplified process to revise and add to a local landmark nomination or landmark designation, similar to procedures established by the National Register of Historic Places for a simple revision.

Based upon new information presented to staff by a resident who has already successfully landmarked the family home, staff identified that the existing landmark could not be added to without revisiting the entire landmark nomination process. Staff discussed Section 12.301 of the Historic Preservation Ordinance (Ordinance) with the State of Illinois Historic Preservation Agency (IHPA), who confirmed that the existing ordinance language would require a landmarked or nominated property to go through the entire designation procedure a second time.

Because the process to supplement a landmarked property is as intensive as the initial nomination, and because the property has already met the minimal criteria of the Ordinance, the IHPA suggested amending the Ordinance to encourage the addition of significant supplemental information to an existing landmarked or nominated property. Either during the nomination process itself, or after a property is successfully landmarked, an owner may identify new information found to be valuable to its historical significance and may seek to expand the formal listing.

Under the current version of the Ordinance, if someone discovers significant information about a landmarked property substantiating one of the criterion beyond what was included in the initial landmark petition, the owner and staff are required to repeat the entire nomination process. As noted earlier, an amendment would require the same staff resources as an original nomination.

Staff is proposing to adopt a modified version of the National Register's process to allow simple revisions to a nomination or landmark by submitting a Supplementary Listing Record form including substantiating documentation. After new significant information is identified, the proposed Ordinance revision would enfold as follows:

- The applicant meets with Staff to review criterion established in the Ordinance and determine whether to move forward with submitting new information.

- The applicant completes the Supplemental Listing Record (see attached form) with additional research and description of request.
- Staff prepares a Staff Memo to ADRB summarizing the request and evaluating the criterion.
- ADRB meeting during which the ADRB reviews and evaluates the new information according to the criteria set forth in Section 12.302 of the Ordinance. There would be no requirement for an additional public hearing, neighbor notification, or Village Council approval as the property will have already been designated a landmark. An announcement of the Supplementary Listing Record request would be included on the agenda, and posted as appropriate.
- If the property is still in the nomination process when new information is identified, the Village will not be required to re-notice the public hearing, nor hold an additional public hearing.
- If a majority of ADRB moves to approve the Supplementary Listing Record, the landmark status would be formally updated to recognize the additional criterion and information.

Recommendations

The proposed revisions to the Historic Preservation Ordinance, specifically Section 12.200 (Definitions) and Section 12.301 (Landmark Designation Procedures), are consistent with the intent of the Ordinance, and further advance one of Council's High Priority Action Items by providing a customer service-friendly process to enable residents to bring forward new information as it becomes available, and to add to the story of Downers Grove. Based on the findings listed above, staff recommends the Architectural Design Review Board recommend the Village Council **approve** the requested Historic Preservation Ordinance amendments as requested in case 17-ADR-0006.

Chapter 12

HISTORIC PRESERVATION

Sections:

12.100. Findings.
12.200. Definitions.
12.300.ART. Landmarks.
12.301. Landmark Designation Procedures.
12.302. Landmark Designation Criteria.
12.400.ART. Historic Districts.
12.401. Historic District Designation Procedures.
12.402. Historic District Criteria.
12.500.ART. Certificate of Appropriateness.
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12.502. Certificate of Appropriateness - Required.
12.503 Certificate of Appropriateness Application and Procedure.
12.504. Reviewing Criteria for Certificate of Appropriateness.
12.505. Design Guidelines for a Certificate of Appropriateness.
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12.700. Remedying of Dangerous Conditions.
12.800. Demolition by Natural Causes.
12.900. Penalties.

Section 12.100. Findings.

The purpose of this Ordinance is to promote the protection, enhancement, perpetuation and use of improvements of special character or historical interest or value in the Village of Downers Grove by:

A. Providing a mechanism to identify and preserve the historic and architectural characteristics of the Village which represent elements of the Village's cultural, social, economic, political and architectural history;

B. Promoting civic pride in the beauty and noble accomplishments of the past as represented in the Village's landmarks and historic districts;

C. Stabilizing and improving the economic vitality and value of Downers Grove's landmarks and historic areas;

D. Protecting and enhancing the attractiveness of the Village to home buyers, visitors and shoppers and thereby supporting business, commerce, industry and providing economic benefit to the Village;

E. Fostering and encouraging preservation and restoration of structures, areas and neighborhoods and thereby preventing future urban blight.

F. Encouraging the completion of historic building surveys to identify buildings, structures and sites that are potential landmarks or potential historic districts which may contain potential contributing, potential non-contributing or potential significant buildings.

G. Implementing the policies and goals contained within the Comprehensive Plan and other officially adopted plans of the Village.

(Ord. 5519, Amended, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.200. Definitions.

For the purposes of this Chapter, the following words and phrases shall have the meanings ascribed to them as follows. Words that are not expressly defined in Chapter 1 of the Municipal Code or this Historic Preservation Ordinance have the meaning given in the latest edition of *Merriam-Webster's Unabridged Dictionary*.

Addition. Any act or process which changes one or more of the exterior architectural features of a structure by adding to, joining with or increasing the size or capacity of the structure.

Alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or relocation of any structure.

Architectural Integrity. The authenticity of a building or structure's historic identity, evidenced by the survival of physical characteristics that existed during the building or structure's historic period.

Board. The Downers Grove Architectural Design Review Board.

Building. Any structure with a permanent roof, separated on all sides from adjacent open areas by walls, built for shelter or enclosure of persons, animals, personal property or property of any kind.

Building Survey. A written report conducted by an Illinois licensed architect or other qualified third party professional identifying at a minimum the architectural style, historical status and condition of all structures and properties within a proposed historic district.

Certificate of Appropriateness. A certificate issued by the Board pursuant to Section 12.500 of this Chapter.

Certificate of Economic Hardship. A certificate issued by the Board pursuant to Section 12.600 of this Chapter authorizing an addition, alteration, construction, relocation or demolition even though a Certificate of Appropriateness has previously been denied.

Construction. The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property or the alteration, repair or rehabilitation to a building, site or structure.

Contributing Building. A building, site or structure that is part of a historic district that is at least fifty (50) years old and possesses a moderate to good degree of architectural integrity of location, setting, feeling and association and a majority of its architectural features and elements as designated by resolution of the Council.

Council. The Village Council of the Village of Downers Grove.

Demolition. Any act or process that destroys in part or in whole a building, structure or accessory structure, excluding demolition associated with routine maintenance and repair.

Department. The Department of Community Development.

Design Guideline. A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

Director. The Director of the Department of Community Development.

Exterior Architectural Appearance/Feature. The architectural character and style and general composition of the exterior of a structure, including, but not limited to, the kind and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and other appurtenant elements.

Exterior Modification. Any alteration, addition, construction, demolition, rehabilitation, relocation or repair.

Facade, Primary. The portion of the facade that abuts or is nearest to a street yard and is visible from a street.

Facade, Rear. The portion of a facade that abuts or is nearest to a rear yard and is not a primary or secondary facade.

Facade, Secondary. The portion of a facade that abuts or is nearest to a side yard and abuts a primary facade.

Historic District. A contiguous historic district or a thematic historic district.

Historic District, Contiguous. A specific geographic area containing two (2) or more contiguous properties designated by resolution of the Council.

Historic District, Thematic. An area designated as a "thematic historic district" by resolution of the Council composed of two (2) or more definable significant geographical areas, or properties, that are spatially discrete from one another or from other areas, or properties, and not part of an established "contiguous historic district" as defined elsewhere in this Ordinance. A thematic district is organized by "context" or "property type". The context could be historic events, significant persons (such as an architect), or architectural style or characteristic. The property type of a group of buildings or structures included in such a district would be common physical and associative attributes (such as ranch style and residential).
In-kind. The repair or replacement of existing materials or features using the same material type, design, dimension, texture, detailing and exterior appearance.
Landmark. Any building, structure or site which has been designated as a landmark by resolution of the Council.
National Register Landmark. A building, structure or site that is listed in the National Register of Historic Places.
Non-Contributing Building. A building, structure or site that is part of a historic district that has not been designated as a contributing or significant building by resolution of the Council.
Owner Consent Form. A form provided by the Village identifying the owner(s) of record and their consent to landmark or historic district designation.
Owner(s) of Record. The person(s), corporation, or other legal entity listed on the records of the County Recorder of Deeds.
Potential Contributing Building. A building, site or structure that was identified in a building survey that is at least fifty (50) years old and possesses a moderate to good degree of integrity and a majority of its architectural features and elements.
Potential Historic District. A specific geographic area containing two (2) or more contiguous properties ("contiguous historic district") or an area composed of two (2) or more definable significant geographical areas, or properties, that are spatially discrete from one another or from other areas ("thematic historic district"), or properties that have been identified in a building survey as possessing characteristics that could qualify the area as a contiguous historic district or a thematic historic district.
Potential Landmark. Any building, structure or site which has been identified in a building survey that may meet the requirements to be a landmark.
Potential Non-Contributing Building. A building, structure or site that was identified in a building survey which may be part of a historic district but does not possess individual historic, architectural, archaeological significance, or architectural integrity that would not qualify as a potential contributing building or a potential significant building.
Potential Significant Building. A building, site or structure that was identified in a building survey that is at least fifty (50) years old and possesses a high majority of its architectural features and elements typical to its form and style and a high degree of integrity of location, setting, feeling and association.
Rehabilitation. The process of returning a property to a state of utility, through repair or alteration of the exterior of the property, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.
Relocation. Any relocation of a structure on its site or to another site.
Repair. Any external change that does not require a building permit or that is not construction, relocation or alteration.
Significant Building. A building, site or structure that is at least fifty (50) years old and possesses a high majority of its architectural features and elements typical to its form and style and a high degree of integrity of location, setting, feeling and association as designated by resolution of the Council.
Street. For the purpose of this Ordinance only, a private or public thoroughfare, including road, highway, drive, lane, avenue, place, boulevard and any other thoroughfare (excluding alleys) that affords the principal means of access to a property.
Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but not limited to buildings, fences, gazebos, advertising signs, backstops for

tennis courts, radio and television antennae, including supporting towers, swimming pools, satellite dishes, solar panels and wind generation devices.
Structural Change. Any change or repair in the supporting members of a building, structure, roof or exterior walls or which would expand, reduce, or otherwise substantially modify the building in height, width or bulk.
Supplementary Listing Record. A form provided by the Village and substantiating documentation provided by the applicant to modify or add to a landmark or active landmark nomination.
Yard, Rear. See Section 28.15.280 of the Municipal Code.
Yard, Side. See Section 28.15.280 of the Municipal Code.
Yard, Street. See Section 28.15.280 of the Municipal Code.
(Ord. 5519, Amended, 12/15/2015; Ord. 4881, Add, 07/03/2007)

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Section 12.300.ART. Landmarks.

(Ord. 5519, Add, 12/15/2015)

Section 12.301. Landmark Designation Procedures.

A. An application for landmark designation may be submitted by the owner(s) of record of the property on which the proposed landmark is located or the owner of record's authorized representative. A filing fee may be required as identified in the User-Fee, License and Fine Schedule.

B. A complete application for landmark designation must be filed with the Department. An application for landmark designation shall be deemed to be complete only if the application is accompanied by an owner consent form containing the signatures of all owners of record of a property on which the proposed landmark is located.

C. From the date that a complete application for landmark designation is filed to the date that the application is granted, denied or expires, whichever comes first, no exterior architectural feature of the proposed landmark may undergo alteration, construction, or demolition if such alteration, construction, or demolition would be subject to the issuance of a Certificate of Appropriateness pursuant to the provisions of Section 12.500 after designation. Nothing in this paragraph shall prohibit any work that would not be subject to the issuance of a Certificate of Appropriateness or any work that is necessary to prevent or correct an imminently dangerous or hazardous condition as described in Section 12.700.

D. Within thirty (30) days of the receipt by the Department of a complete application for landmark designation, the Board shall schedule a public hearing on the application, said hearing shall be held no more than sixty (60) days after such receipt.
   1. Notice of the required public hearing on a landmark application shall be published in accordance with Section 28.12.010.F of the Municipal Code.
   2. Failure to provide any form of courtesy notice that is not required by State law or any defect in such courtesy notice does not invalidate, impair or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.
   3. During the public hearing, the Board shall review and evaluate the application according to the criteria set forth in Section 12.302. A majority vote of the Board shall be necessary to make a recommendation to the Council regarding the application.

4. Within thirty (30) days following the date of the closing of the public hearing, the Board shall prepare its written evaluation, recommendation and all available information for submission to the Council. Within ninety (90) days of receipt of the Board's findings and recommendation, the Council may act to approve or deny the landmark application. A resolution passed by majority vote of the Council is necessary for approval of a landmark. If the Council approves or denies the application, a notice shall be sent to the property owner(s) of record via certified mail and filed with the Village Clerk's office.
5. If the Council approves the application, the Village shall:
   a. Cause the approved landmark designation to be recorded with the County Recorder of Deeds within thirty (30) days.
   b. Place such designation on the Village's official Zoning Map.
6. If the Council denies the application, such denial shall constitute a final administrative decision subject to administrative review as provided by State law. If an application is denied, the owner(s) of record may not reapply for landmark status for the same property for two (2) years from the date of the denial by the Council.
7. Landmark designation may be ~~amended or~~ rescinded by the same procedure and according to the same criteria set forth herein for designation.
8. 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. At the next regularly scheduled meeting, the Board will evaluate the Record according to the same criteria set forth herein for designation, and if determined to meet the criteria, shall be added to the official designation or nomination.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

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, or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary event or architectural innovation; and

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;
   2. The property was owned or occupied by a person or persons of historic significance to the community, county, State or Nation;
   3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;
   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;
   5. An area that has yielded or may be likely to yield, information important in history or prehistory.
   6. A source of civic pride or identity for the community.
   7. The property is included in the National Register of Historic Places.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.400.ART. Historic Districts.

(Ord. 5519, Add, 12/15/2015)

Section 12.401. Historic District Designation Procedures.

A. An application for the designation of a historic district may be submitted by property owner(s) of record within a proposed historic district or an authorized representative of a property owner(s) of record within a proposed historic district. A filing fee may be required as identified in the User-Fee, License & Fine Schedule.

B. A complete application for designation of a historic district must be filed with the Department. An application for historic district designation shall be deemed to be complete only if the application is accompanied by:

1. *Thematic historic district* - an owner consent form containing the signatures of one hundred percent (100%) of all owners of record of the properties within the proposed thematic historic district.
   Contiguous historic district - an owner consent form containing the signatures of at least fifty-one percent (51%) of all owners of record of the properties within the proposed contiguous historic district.
   For purposes of condominium developments, an affirmative vote of the condominium board shall be considered as owner consent for the condominium development.
2. A written statement by the owner(s) of record included on the owner consent form indicating that they have received copies of this Ordinance and acknowledge its requirements.

C. From the date that a complete application for a historic district designation is filed to the date that the application is granted, denied or expires, whichever comes first, no exterior architectural feature of any building within the proposed historic district may undergo alteration, construction, or demolition if such alteration, construction, or demolition would be subject to the issuance of a Certificate of Appropriateness pursuant to the provisions of Section 12.500 after designation. Nothing in this paragraph shall prohibit any work that would not be subject to the issuance of a Certificate of Appropriateness or any work that is necessary to prevent or correct an imminently dangerous or hazardous condition as described in Section 12.700.

D. A preliminary public hearing concerning the application for a proposed contiguous historic district shall be scheduled by the Board within thirty (30) days of the receipt by the Department of a complete application. The hearing shall be held no later than sixty (60) days after the date of receipt by the Department of a complete application.

1. Notice of the required preliminary public hearing on a proposed contiguous historic district application shall be published in accordance with Section 28.12.010.F of the Municipal Code.
2. Failure to provide any form of courtesy notice that is not required by State law or any defect in such courtesy notice does not invalidate, impair or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.
3. During the preliminary public hearing, the Board shall review and evaluate the application according to the criteria established by Section 12.402 and shall make a preliminary determination by majority vote regarding designation of the proposed historic district. Such preliminary determination shall be sent via certified mail to all owners of record within the proposed historic district.

E. The Board shall, within thirty (30) days of receipt by the Department of a complete application

for a proposed thematic historic district or the preliminary determination for a proposed contiguous historic district, schedule a public hearing on the application, said hearing to be held no more than sixty (60) days after such receipt.

1. Notice of the required public hearing on a proposed historic district application shall be published in accordance with Section 28.12.010.F of the Municipal Code.
2. Failure to provide any form of courtesy notice that is not required by State law or any defect in such courtesy notice does not invalidate, impair or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.
3. During the public hearing, the Board shall review and evaluate the application according to the criteria established by Section 12.402. A majority vote of the Board shall be necessary to make a recommendation to the Council regarding the application.
4. Within thirty (30) days following the date of the closing of the public hearing, the Board shall prepare its written evaluation, recommendation and all available information for submission to the Council. Within ninety (90) days of receipt of the Board's findings and recommendation, the Council may act to approve or deny the historic district application. A resolution passed by majority vote of the Council is necessary for approval of a historic district. If the Council approves or denies the application, a notice shall be sent to the property owner(s) of record via certified mail and filed with the Village Clerk's office.
5. If the Council approves the historic district application, the Village shall within thirty (30) days:
   a. Cause the approved historic district designation to be recorded with the County Recorder of Deeds; and
   b. Place such historic district designation on the Village's official Zoning Map.
6. If the Council denies the historic district application, such denial shall constitute a final administrative decision subject to administrative review as provided by State law. If an application is denied, the owner(s) of record may not reapply for historic district status for two (2) years from the date of the denial by the Council.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.402. Historic District Criteria.

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

A. Not less than fifty-one percent (51%) of properties within the proposed historic district must be over fifty (50) years old; and

B. That one or more of the following conditions exists:
   1. The proposed historic district has a sense of cohesiveness expressed through a similarity or evolution of architectural style, time period, method of construction or use of indigenous materials that reflect a significant aspect of the architectural heritage of the Village;
   2. Some architectural or land use characteristics are prevalent within the proposed historic district in a manner which distinguishes it from the rest of the Village and which is relevant to the historical development of the Village;
   3. The proposed historic district establishes a sense of time and place unique to the Village of Downers Grove; or
   4. The proposed historic district is listed in the National Register of Historic Places.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.500.ART. Certificate of Appropriateness.

(Ord. 5519, Add, 12/15/2015)

Section 12.501. Certificate of Appropriateness - Not Required.

A Certificate of Appropriateness is not required for the following items:

A. Secondary or Rear Façade: Any work (e.g. addition, demolition, alteration, change in material, repair or rehabilitation) performed on the secondary or rear façade of the principal building or structure if such work will result in no change to the exterior architectural appearance or feature of the building or structure that is visible from a street measured by a line of sight perpendicular to the primary façade(s).

B. Detached garages: New detached garages or changes to existing detached garages, including demolition (unless the garage has been deemed a landmark or significant building via resolution by the Council).

C. Rear yard improvements: Any accessory building or structure (e.g. shed, rear deck, rear porch, patio or trellis) located behind the principal building or structure.

D. Driveways and sidewalks: new construction, repair or replacement.

E. Fences: Any fence altered or constructed in compliance with fence regulations in Section 28.10.010 of the Municipal Code.

F. Reversible Appurtenances: air conditioning units, gutters, downspouts, antennas, satellite dishes and mail boxes.

G. Painting.

H. Landscaping.

I. Repairing damaged architectural features to their original state.

J. Replacement of roof materials.

K. Routine maintenance and cleaning.

L. Installation, repair or removal of storm doors.

M. Replacement of aluminum clad or vinyl clad windows not original to the structure or contributing to the historic significance as defined in a Council resolution.

N. Replacement of aluminum or vinyl siding when associated with a structure not contributing to the significance as defined in a Council resolution.

O. Signs and graphics.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.502. Certificate of Appropriateness - Required.

A Certificate of Appropriateness shall be required before any addition, alteration, construction, demolition, rehabilitation, relocation or repair requiring a building permit from the Village that affects the primary façade(s) exterior architectural features of any designated landmark, contributing building or significant building within a historic district.

A. Certificate of Appropriateness – Minor Exterior Modification

1. The Director may issue a Certificate of Appropriateness for proposed minor exterior modifications. Minor exterior modifications include the following work performed on the primary façade(s) of the principal building or structure or where such a projection of the work would be visible from a street measured by a straight line of sight perpendicular to the primary façade(s):

   a. Doors: In-kind replacement with use of wood or original material.

   b. Windows: In-kind replacement with use of wood or aluminum clad wood.

c. Exterior Building Materials: In-kind replacement of fifty percent (50%) or more of the primary façade(s) with use of original material or fiber cement board in place of wood.

d. Porches: In-kind replacement in whole or replacement of porch columns with use of wood, plaster or cement materials; porch flooring with use of wood or composite decking materials; or other porch components with use of wood or original material.

B. Certificate of Appropriateness – Major Exterior Modification

1. The Board may issue a Certificate of Appropriateness for proposed major exterior modifications. If the proposed work does not fall within the categories as set forth in Sections 12.501 or 12.502.A, then the proposed work shall be considered a major exterior modification. Major exterior modifications include, but are not limited to, the following work performed on the primary façade(s) of the principal building or structure or where such a projection of the work would be visible from a street measured by a straight line of sight perpendicular to the primary façade(s) that is visible from a street and any building plane that connects the primary façade and the projecting plane that is visible from a street:

a. Demolition of principal structure.

b. Additions.

c. Attached garages.

d. New primary facades.

e. Roofs: Any work that will result in a change in height or pitch; or use of material other than asphalt, wood or original material.

(Ord. 5519, Add, 12/15/2015)

Section 12.503 Certificate of Appropriateness Application and Procedure.

A. An application for a Certificate of Appropriateness shall be on a form provided by the Department and shall be submitted to the Department. A filing fee may be required as identified in the User-Fee, License & Fine Schedule.

B. The Director shall determine whether or not the proposed work is minor or major, in accordance with Section 12.502. The Director shall review any work not listed in Sections 12.501 and 12.502 to determine whether a Certificate of Appropriateness shall be required and what type of review is required. An appeal of the Director's decision shall be made in accordance with the procedures described in Section 12.507.

C. If the proposed work is not identified in Section 12.501 (Certificate of Appropriateness - Not Required) or Section 12.502.A (Certificate of Appropriate - Minor Exterior Modification) as set forth above, then the proposed work shall be considered a major exterior modification and the consideration of the Certificate of Appropriateness shall be by the Board as follows:

1. Within thirty (30) days from the receipt by the Department of a complete application for a Certificate of Appropriateness, the Board shall schedule a public hearing on the application, such hearing shall be held not more than sixty (60) days after such receipt.

2. Notice of the required public hearing on a Certificate of Appropriateness application shall be published in accordance with Section 28.12.010.F of the Municipal Code.

3. Failure to provide any form of courtesy notice that is not required by State law or any defect in such courtesy notice does not invalidate, impair, or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.

4. During the public hearing, the Board shall review and evaluate the application according to the criteria set forth in Sections 12.504 and 12.505. A simple majority vote of the Board shall be necessary for the approval of a Certificate of Appropriateness.
5. The Board shall notify the applicant of its decision in writing within fifteen (15) days of the date of the hearing. If approved, the Director shall issue the Certificate of Appropriateness. If denied, the notice shall state the reasons for such denial.
6. The Certificate of Appropriateness shall remain valid for one year or until a building permit is issued, whichever is less. If substantial changes to the plans submitted with the application for the Certificate of Appropriateness are required, a new Certificate of Appropriateness shall be required.
7. Applicant(s) denied the issuance of a Certificate of Appropriateness may appeal the decision of the Board to the Council as provided by Section 12.506 or apply for a Certificate of Economic Hardship as provided by Section 12.600. Either application must be completed within thirty (30) days from the date of mailing of the notice of the decision of the Board.
8. All permits involving the issuance of a Certificate of Appropriateness shall be subject to a Certificate of Appropriateness compliance inspection. Such inspection shall be completed by the Department prior to the issuance of any Certificate of Occupancy.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.504. Reviewing Criteria for Certificate of Appropriateness.

In making a determination whether to approve or deny an application for a Certificate of Appropriateness, the Board shall be guided by the Secretary of the Interior's "Standards for Rehabilitation", as follows:

A. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
B. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
C. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
I. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.505. Design Guidelines for a Certificate of Appropriateness.

Design guidelines for applying the criteria for review of Certificates of Appropriateness shall, at a minimum, consider the following architectural criteria:

A. Height - the height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district;

B. Proportions of Windows and Doors - The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark;

C. Relationship of Building Masses and Spaces - The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible;

D. Roof Shape - The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the landmark;

E. Scale - The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district;

F. Directional Expression - Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. Directional expression of a landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character;

G. Architectural Details - Architectural details including types of materials, colors, and textures should be treated so as to make the landmark compatible with its original architectural style and character of a landmark or historic district;

H. New Structures - New structures in a historic district shall be compatible with the architectural styles and design in said districts.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.506. Appeal of Denial of a Certificate of Appropriateness.

A. When a minor Certificate of Appropriateness is denied for either a landmark or a structure within a historic district, the applicant may, within thirty (30) days of the date of the decision, appeal the Director's decision to the Board. Notice of such appeal shall be in writing to the Director, who shall notify the Board. The Department shall prepare the record and forward it to the Board. The Board shall consider the findings of fact of the Director and shall determine whether the Certificate of Appropriateness should be approved or denied.

B. When a major Certificate of Appropriateness is denied for either a landmark or a structure within a historic district, the applicant may, within thirty (30) days, appeal the Board's decision to the Council. Notice of such appeal shall be in writing to the Village Manager, who shall notify the Department. The Department shall prepare the record and forward it to the Council. The Council may receive comments on the contents of the record but no new material may be considered by the Council. The Council may affirm or overturn the decision and may also send the application back to the Board with recommended changes. Decisions of the Council shall constitute final administrative decisions subject to administrative review as provided by State law.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Section 12.507. Appeal of Director's Decision.

A. The Board is authorized to hear and decide appeals where it is alleged there has been an error in any order, requirement, decision or determination made by the Director in the administration, interpretation or enforcement of this Ordinance.
B. Appeals of the Director's decision may be filed by any person aggrieved by the Director's decision or action. The Board is authorized to make determinations about whether individuals filing appeals are "aggrieved" by the decision or action.
C. Complete applications for appeals of the Director's decision must be filed with the Director.
D. Appeals of the Director's decision must be filed within thirty (30) days of the date of the decision being appealed.
E. The filing of a complete notice of appeal stays all proceedings in furtherance of the action appealed, unless the Director certifies to the Board, after the appeal is filed, that, because of facts stated in the certification, a stay would cause immediate peril to life or property, in which case the proceedings will not be stayed unless by a restraining order, which may be granted by the Board or by a court of record based on due cause shown.
F. Upon receipt of a complete application of appeal, the Director whose decision is being appealed must transmit to the Board all papers constituting the record upon which the action appealed is taken.
G. Notice of the required public hearing must be published in accordance with Section 28.12.010.F of the Municipal Code.
H. The Board must hold a public hearing on the appeal within sixty (60) days of the date that the appealed is filed.
I. Within forty-five (45) days of the close of the public hearing, the Board must take action on the appeal. The Board's decision must be in writing and be supported by written findings of fact.
J. In exercising the appeal power, the Board has all the powers of the Director from whom the appeal is taken. The Board may affirm or may, upon the concurring vote of at least four (4) members, reverse, wholly or in part, or modify the decision being appealed.
K. In acting on the appeal, the Board must grant to the Director's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.
L. All decisions of the Board shall constitute final administrative decisions subject to administrative review as provided by State law.
M. An appeal may be sustained only if the Board finds that the Director erred.
(Ord. 5519, Add, 12/15/2015)

Section 12.600. Certificate of Economic Hardship.

A. Following denial of a Certificate of Appropriateness by the Board or by the Council on appeal, the owner(s) of record or designated representative may apply for a Certificate of Economic Hardship by submitting to the Board a completed application for a Certificate of Economic Hardship.
B. Within thirty (30) days of the receipt by the Department of a complete application for a Certificate of Economic Hardship, the Board shall schedule a public hearing on the application, said hearing to be held no more than sixty (60) days after such receipt.
    1. Notice of the required public hearing on a Certificate of Economic Hardship shall be published in accordance with Section 28.12.010.F of the Municipal Code.
    2. Failure to provide any form of courtesy notice that is not required by State law or any defect in such courtesy notice does not invalidate, impair, or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.
    3. At the public hearing, the Board shall take testimony presented by the owner(s) of record and any other interested parties concerning the effect of the proposed alteration, construction, relocation or demolition of a landmark or relocation or demolition of a

contributing or significant building, structure or improvement within a historic district based upon the criteria set forth in Sections 12.600.C and 12.600.D of this Chapter.

C. Standards For Board Decision And Factors To Be Considered:

1. The Board shall issue a Certificate of Economic Hardship only if the Board finds that the subject property cannot be put to any reasonably beneficial use or that the owner(s) of record/applicant will suffer a substantial economic loss thereon without the alteration, construction, relocation or demolition being sought by the owner(s) of record/applicant and that the owner(s) of record/applicant is not responsible in any way for the hardship from which he or she is seeking relief. The factors to be considered by the Board and the Council on the issue of economic hardship shall include, but are not limited to, the following:
   a. A substantial decrease in the fair market value of the property as a result of the denial of the Certificate of Appropriateness;
   b. A substantial decrease in the pretax or after-tax return to owner(s) of record or other investors in the property as a result of the denial of the Certificate of Appropriateness;
   c. The cost of the proposed construction, alteration, relocation or demolition, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Board for changes necessary for the issuance of a Certificate of Appropriateness;
   d. The structural soundness of any structures on the property and their suitability for rehabilitation;
   e. The economic feasibility of rehabilitation or reuse of the existing structure or improvement on the property in the case of a proposed demolition;
   f. The owner(s) of record/applicant's purchase of the subject property after a Council resolution designating the property as a landmark or contributing significant structure within a historic district without making said purchase contingent upon the owners(s) of record/applicant first obtaining necessary Council and/or Board approvals under this Ordinance shall be deemed to be conclusive evidence of the fact that the applicant is responsible for his or her own economic hardship, if any.

D. The Board may solicit expert testimony. The owner(s) of record/applicant may be required to submit evidence at the hearing to support any of the factors, including those listed above, which the owner(s) of record/applicant believes to have contributed to the economic hardship which the applicant alleges he or she would suffer if the owner(s) of record/applicant is not granted a Certificate of Appropriateness. Specific information and documentation which should be presented by the owner(s) of record/applicant as competent evidence at the hearing shall include, but not be limited to, the following:

1. The amount paid for the property, the date of purchase and the party from whom the property was purchased (including description of the relationship, if any, between the owner(s) of record and the person from whom the property was purchased);
2. The assessed value of the land and improvements thereon according to the two (2) most recent assessments;
3. Real estate taxes for the previous two (2) years;
4. Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two (2) years;
5. All appraisals obtained within the previous two (2) years by the owner(s) of record/applicant in connection with his purchase, financing or ownership of the property;
6. Any listing of the property for sale or rent, price asked and offers received, if any;
7. Any consideration by the owner(s) of record/applicant as to profitable adaptive uses for the property;

8. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow, if any, during the same period;
9. Any executed construction agreements or proposals;
10. Engineering or architectural reports on the structural integrity of the building or structure upon which work is being proposed;
11. Any other relevant information, including, without limitation, income tax bracket of the owner(s) of record/applicant or principal investors in the landmark or property in the designated historic district, reasonably necessary for a determination as to whether the building can be reasonably sold or yield a reasonable return to present or future owners;
12. In the event that any of the required information is not reasonably available to the owner(s) of record/applicant and cannot be obtained by the owner(s) of record/applicant, the owner(s) of record/applicant shall provide to the Board a statement of the information which cannot be obtained and describe the reasons why such information cannot be obtained.

E. Issuance or Denial of Certificate Of Economic Hardship

1. If the Board finds that the owner(s) of record/applicant has not established that the owner(s) of record/applicant will suffer a demonstrable economic hardship as a result of the denial of a Certificate of Appropriateness, then the Board shall deny the owner(s) of record's/applicant's application for a Certificate of Economic Hardship.
2. If the Board makes an initial determination that the owner(s) of record/applicant has presented a case which may establish that without approval of the proposed work all reasonable use of, or return from, a landmark or contributing or significant building, structure, or improvement within a historic district will be denied an owner(s) of record/applicant, but the Board finds that reasonable alternatives may exist which should be addressed by the owner(s) of record/applicant, then the application shall be delayed for a period of no more than sixty (60) days following the finding.

   During this period of delay, the Board shall investigate plans and make recommendations to the Council to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the landmark or property within the historic district. Such plans and recommendations may include, without limitation, a relaxation of the provisions of this Ordinance, financial assistance, or other appropriate relief.

   If, at the end of this sixty (60) day period, after reviewing its initial finding and its subsequent proposals and the owner(s) of record's/applicant's response thereto, the Board finds that without approval of the proposed work the property cannot be put to any reasonable use or the owner(s) of record/applicant cannot obtain a reasonable economic return therefrom, then the Board shall issue a Certificate of Economic Hardship approving the proposed work. If the Board finds otherwise, it shall deny the application for a Certificate of Economic Hardship. The Board shall notify the applicant of its decision in writing within fifteen (15) days of the date of the decision.

3. The Certificate of Economic Hardship shall remain valid for one (1) year or until a building permit is issued, whichever is less. If substantial changes to the plans submitted with the application for a Certificate of Economic Hardship are required, a new certificate shall be required.

F. When a Certificate of Economic Hardship is denied for either a landmark or a contributing or significant building within a historic district, structure or improvement within a historic district,

the applicant may, within thirty (30) days of the date of the decision, appeal the Board's decision to the Council. Notice of such appeal shall be in writing to the Village Manager, who shall notify the Department. The Department shall prepare the record and forward it to the Council. The Council may receive comments on the contents of the record but no new material may be considered by the Council. The Council may affirm or overturn the decision and may also send the application back to the Board with recommended changes. Decisions of the Council shall constitute final administrative decisions subject to administrative review as provided by State law.

(Ord. 5519, Add, 12/15/2015)

Section 12.700. Remedying of Dangerous Conditions.

A. In the event that a condition on a landmark or contributing or significant building, structure or site located within a historic district or on a building, structure or site designated as a landmark, presents an imminent danger to the public health, safety, or welfare or requires immediate construction, reconstruction, repair, alteration, or demolition as ordered by a court of competent jurisdiction or as determined by a representative of the Village, then such work may be performed without a Certificate of Appropriateness. Work performed under such circumstances shall be the minimum necessary in order to render the improvement safe, after which any additional construction, reconstruction, alteration or demolition shall be processed in accordance with the provisions of Section 12.500 of this Chapter.

B. Under the circumstances described in Section 12.700.A, the owner(s) of record of the property shall notify the Director in writing prior to performing the work necessary to make the property safe. If advance notification is not practical due to the emergency nature of the situation, the owner(s) of record shall provide written notification to the Director within seven (7) calendar days of commencement of such work. In either case, the written notice shall include the following:

1. A detailed description of the dangerous condition in question;
2. The time frame needed to complete the work; and
3. The specific actions to be taken in the performance of such work.

(Ord. 5519, Add, 12/15/2015)

Section 12.800. Demolition by Natural Causes.

A. For the purposes of this Section, natural demolition shall occur when a landmark or contributing or significant building within a historic district is damaged by fire, explosion or other casualty or act of God as defined in Section 28.15.040 of the Municipal Code.

B. In the case of demolition by natural causes of all or part of a landmark or a contributing or significant building located within a historic district, the owner(s) of record shall obtain a Certificate of Appropriateness prior to the reconstruction when required under the provisions of this Ordinance.

(Ord. 5519, Add, 12/15/2015)

Section 12.900. Penalties.

A. Demolition occurring under the provisions of Sections 12.700 and 12.800 of this Chapter shall not be considered illegal demolition for the purposes of this Ordinance, provided that the Director is properly notified in writing as provided in Sections 12.700.B and 12.800.B of this Chapter.

B. It shall be unlawful to demolish any portion of any landmark or contributing or significant building structure, improvement or site located within a historic district unless specifically permitted through a Certificate of Appropriateness issued for that property.

C. It shall be unlawful to complete any construction or alteration to any landmark or contributing or significant building, structure, improvement or site located within a historic district unless specifically permitted through the Certificate of Appropriateness provisions in Sections 12.501 or 12.502 of this Chapter.

D. Any person who violates any provision of this Ordinance shall be guilty of an offense subject to the general penalties for ordinance violations pursuant to Section 1.15. of the Downers Grove Municipal Code.

(Ord. 5519, Renumbered, 12/15/2015; Ord. 4881, Add, 07/03/2007)

Supplementary Listing Record

I, _____, attest, as the owner(s) of the property located at _____ (PIN # _____), that I am requesting to have the attached information added to the official landmark designation. I hereby certify that the attached information, 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.

Attest: _____
Printed Name of Owner

_____
Signature of Owner

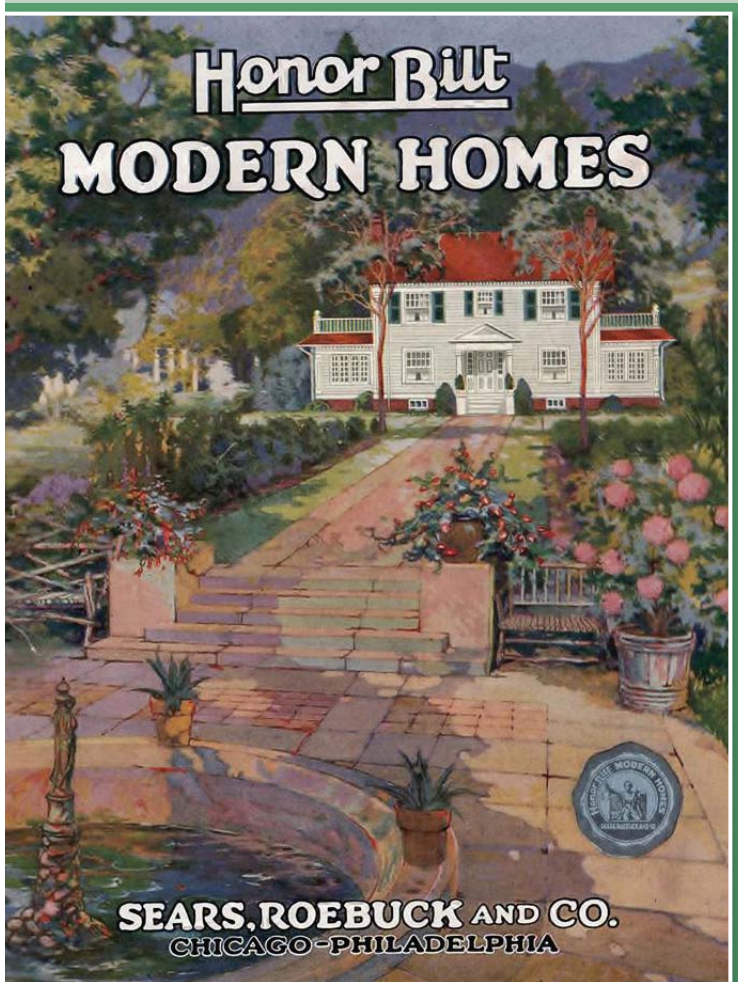
_____
Date

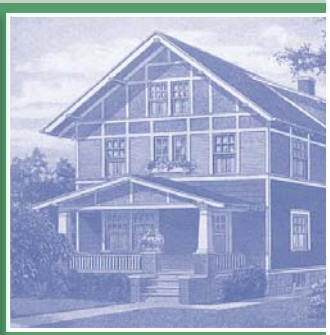
_____
File Number (Village Use Only)

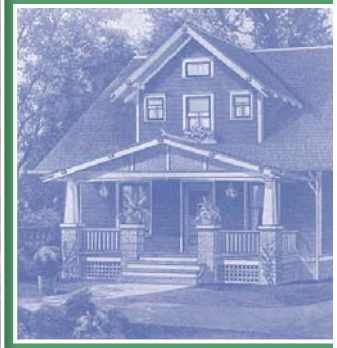
Walking/Driving Tour

Village of DOWNERS GROVE FOUNDED IN 1832

SEARS CATALOG HOMES







OVERVIEW OF SEARS HOMES

In 1895, the idea of a self-assembled, mail order home was realized by companies such as The Hodgson Company, Aladdin Home, Montgomery Ward, and of course the largest and most successful of these enterprises – Sears, Roebuck and Company. Before Sears even began selling kit homes, Richard W. Sears (founder of Sears, Roebuck and Company) already had a distinct advantage over these competitors. Sears could boast that one out of every four Americans was already a customer at Sears.

Between 1908 and 1940, the Sears Roebuck specialty catalog offered more than 450 different models of 'kit' homes and many variations of them with prices ranging from $146.25 for the Golden Rod Cottage up to $5,140 for the Magnolia – the grandest of all the kit homes.

The average kit home had 30,000 parts, not including nails, screws, etc. It included everything except the lot, foundation, and energy to assemble it. Each precut piece was perfectly shaped, no sawing was required, and all parts were number-keyed to a blueprint. These ready-to-assemble homes reflected the American taste of the period complete with modern conveniences such as indoor plumbing and electricity. They were shipped mostly by rail car to buyers across the country. Sears homes were not always located near rail lines, as it is in Downers Grove, but very few deliveries were done by truck.

When the Sears Modern Homes department closed in 1940, the sales records and promotional materials were destroyed, leaving it up to individual communities and homeowners to identify Sears Homes. Alongside Elgin and Carlinville, Downers Grove boasts one of the largest collections of Sears Homes within Illinois with nearly 150 homes.

For more information about Sears Homes, visit: **http://www.searsarchives.com/homes/1908-1914.htm**

For more information about historic preservation in Downers Grove, visit: **http://www.downers.us/govt/historic-preservation**

DOWNERS GROVE SEARS HOMES

Establishing a home's identity can be tricky. It is unusual to find a house in its original condition. Many have been remodeled or the original floor plans may have been customized or reversed. Also, some Sears models are similar to those offered by other mail-order companies. On the walking tour, you will notice many homes which have characteristic features similar to the Sears models. To the best of the Village's knowledge, the homes listed in the brochure have been determined to be Sears Catalog Homes.Unique architectural features to notice during the walking tour are shown in the brochure.

Many Sears Homes include details such as:

- ***unique shaped steps on the side of the chimney exterior***
- ***a half moon door with a 180 degree arch***
- ***a cat slide roof***
- ***a crescent or eye brow under the eaves***
- ***double hung windows with a single panel bottom and multiple panel top***
- ***concave arches over vestibules***
- ***narrow panel windows***

TOUR OF SEARS HOMES

Each home description will have a numbered symbol which coincides with its address on the map.

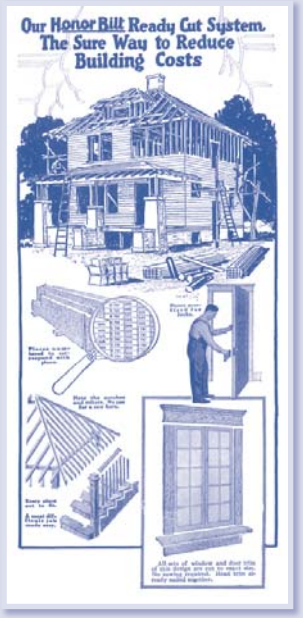
Whitehall ..... Page 4
Barrington ..... Page 5
Brookwood ..... Page 6
Cornell ..... Page 7
Avondale..... Page 8
Arlington..... Page 9
Alhambra ..... Page 10
Lexington ..... Page 11
Colchester..... Page 12
Lynnhaven ..... Page 13
Map ..... Pages 14-15
Aurora..... Page 16
Rochelle ..... Page 17
Mount Vernon ..... Page 18
Bellewood..... Page 19
Starlight ..... Page 20
Ivanhoe..... Page 21
Elsmore..... Page 22
Marina ..... Page 23
Wilmore..... Page 24
Van Dorn..... Page 25
Elmhurst ..... Page 26

1 WHITEHALL

Offered 1912 – 1926
Cost $687 – $1,863

4706 Highland Avenue

Designed with economy in mind, the home features six rooms and one bath. The dining and living rooms are connected by a large cased opening which appears to make one large room. The front façade features a two-story bay window projection and a full-with front porch with wood columns. Recent renovations altered the front steps and front door.



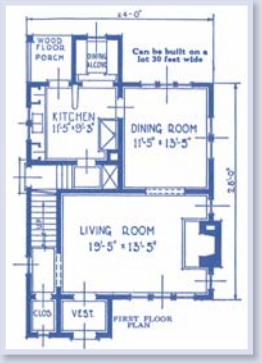
Sears FACT

A skilled but mostly anonymous group of architects designed the 447 different kit homes for Sears. Each of the designs could be modified in numerous ways, including reversing the floor plan, building with brick instead of siding, and many other options.

2 BARRINGTON

Offered 1926 – 1929
Cost $2,329 – $2,606

911 Lincoln Street



The Barrington model features six rooms and one bath and was built as a rental unit during the depression. The living room features a fireplace flanked by high casement windows while a breakfast nook is provided in the rear. The home has an Old English style with the practical interior of American architectures. The Barrington model is similar to the Brookwood model and is identical to the Cambridge model, with the only difference being the exterior siding.

History FACT

In 1910, only 10% of homes had electricity. By 1930, that number jumped to 70%, providing a more convenient home for buyers.

BROOKWOOD

Offered 1932 – 1933
Cost $1,328

3 4540 Forest Avenue

The two-story Brookwood model features six rooms and one bath. The Brookwood model is similar to the Barrington model but does not feature a fireplace nor a breakfast nook. A 1950's addition has been added to the west side of the original home. During construction of the addition, uncovered plaster bedroom walls had notes written on them about President-elect Roosevelt visiting President Hoover at the White House in December 1932.

7 4905 Parkway Drive

The Brookwood model features six rooms and one bath. Unlike the 4540 Forest Avenue Brookwood model, this home does not feature an addition. The steeply pitched vestibule roof with an arched window opening is the primary feature of this property. The home was built by Otto Hummer, founder of the Downers Grove Park District system, and is adjacent to the historic Prince Pond.

CORNELL

Offered 1925 – 1938
Cost $1,360 – $1,785

4 4605 Forest Avenue

The Cornell model includes six or seven rooms and one bath. Originally, the home featured a f ull-width front porch supported by brick piers. A renovation to the home eliminated half of the original porch. The rectangular layout of the house permitted this model to be placed on narrow lots.

6 4819 Prince Street

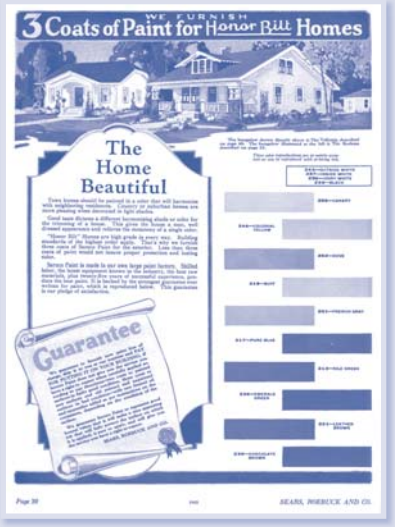
The Cornell model includes six or seven rooms and one bath. The home features a front dormer, hipped roof, and a front porch, which has been enclosed. The home featured numerous divided windows which made the Cornell a popular model. The layout of the house was specifically designed for narrow lots. A side addition was made to the house incorporating the same materials as the original structure.

5 AVONDALE

Offered 1911 – 1912
Cost $1,198 – $2,657

4808 Forest Avenue

This modern bungalow style home includes six rooms and one bath. The home's exterior features include a projecting bay, a front porch with tapered colonial columns, and a hipped roof. Interior features include a built-in buffet and mirror in the dining room, a living room fireplace flanked by window seats, and a beamed ceiling in both the living and dining rooms. A rear addition to the home blends in with the historic home.



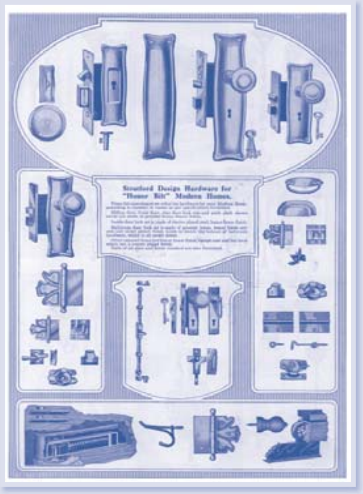
Sears FACT ***Central heating, indoor plumbing, and electricity were all new developments in home design that 'Modern Homes' incorporated, although not all homes were designed with these conveniences.***

8 ARLINGTON

Offered 1913 – 1922
Cost $1,294 – $2,906

4817 Linscott Avenue

This colonial style home with a bungalow effect includes seven rooms and one bath. Originally constructed with a wrap-around front porch with tapered, paired columns, the porch has since been enclosed. The interior features include beamed ceilings in the dining room with a fireplace in the living which appears as a cobble-stone chimney on the south façade.



Sears FACT ***In the early 1930s, bungalows such as the Arlington model, became the house of the future. In a new bungalow home, living rooms and dining rooms were essentially one room, separated by only colonnades or an arch. Kitchens were also made smaller and more efficient with an increased emphasis on organization.***

9 ALHAMBRA

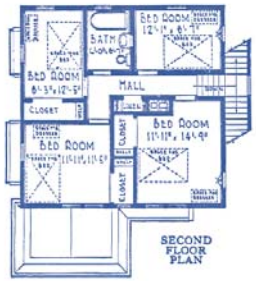
Offered 1918 – 1929
Cost $1,969 – $3,134

4743 Saratoga Avenue

The Alhambra home includes eight rooms and one bath. The Mission style architecture features a stucco exterior with curvilinear gables, a front dormer, overhanging eaves, and an open porch and terrace (which has since been converted to living space). The living room features a fireplace while the dining room has built-in sideboards. The Alhambra model is similar to the Monterey model, but with a different roof and porch design.

This Sears home was built in 1924 at the prominent corner of Saratoga Avenue and Prairie Avenue in the E.H. Prince Subdivision. This home is one of the largest kit homes in the Village.

FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEXINGTON

Offered 1921 – 1933
Cost $2,958 – $4,365

10 1240 Chicago Avenue

This model includes seven to nine rooms and one-and-a-half baths. The modern colonial style architecture includes a small front porch with stately pilasters and a sun parlor on the west façade with a balcony above. The interior includes a fireplace in the family room and French doors throughout the ground floor.

18 1340 Gilbert Avenue

This home included seven to nine rooms and one-and-a-half baths. The modern colonial style includes a front porch with stately pilasters, a sun parlor on the east façade and a dining porch on the west façade. Both house extensions include balconies above. The home features French doors throughout the ground level. This home is the largest Sears home in Downers Grove.

11 COLCHESTER

Offered 1929 – 1939
Cost $1527 – $2,037

4641 Seeley Avenue

The Colchester model includes five or seven rooms and one bath with an optional second floor. The front façade features a round-arched front door, a crescent window in the front gable, and a brick chimney. Interior features includes a fireplace in the living room and a telephone room in the main hall.

Downers Grove FACT

In the 1920s over 5,000 people moved to Downers Grove and the real estate market was booming. The 1920 population was 3,543 and in 1930 it was 8,977. During that time, Chicago residents who were tired of paying rent were moving to the suburbs, including Downers Grove.

12 LYNNHAVEN

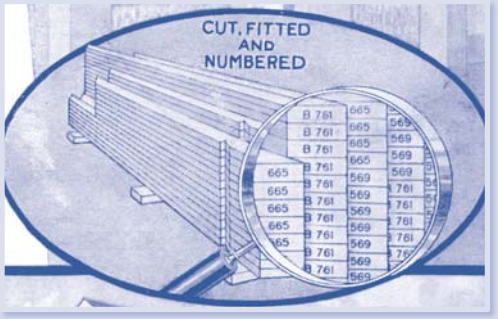
Offered 1932 – 1933
Cost $2,600

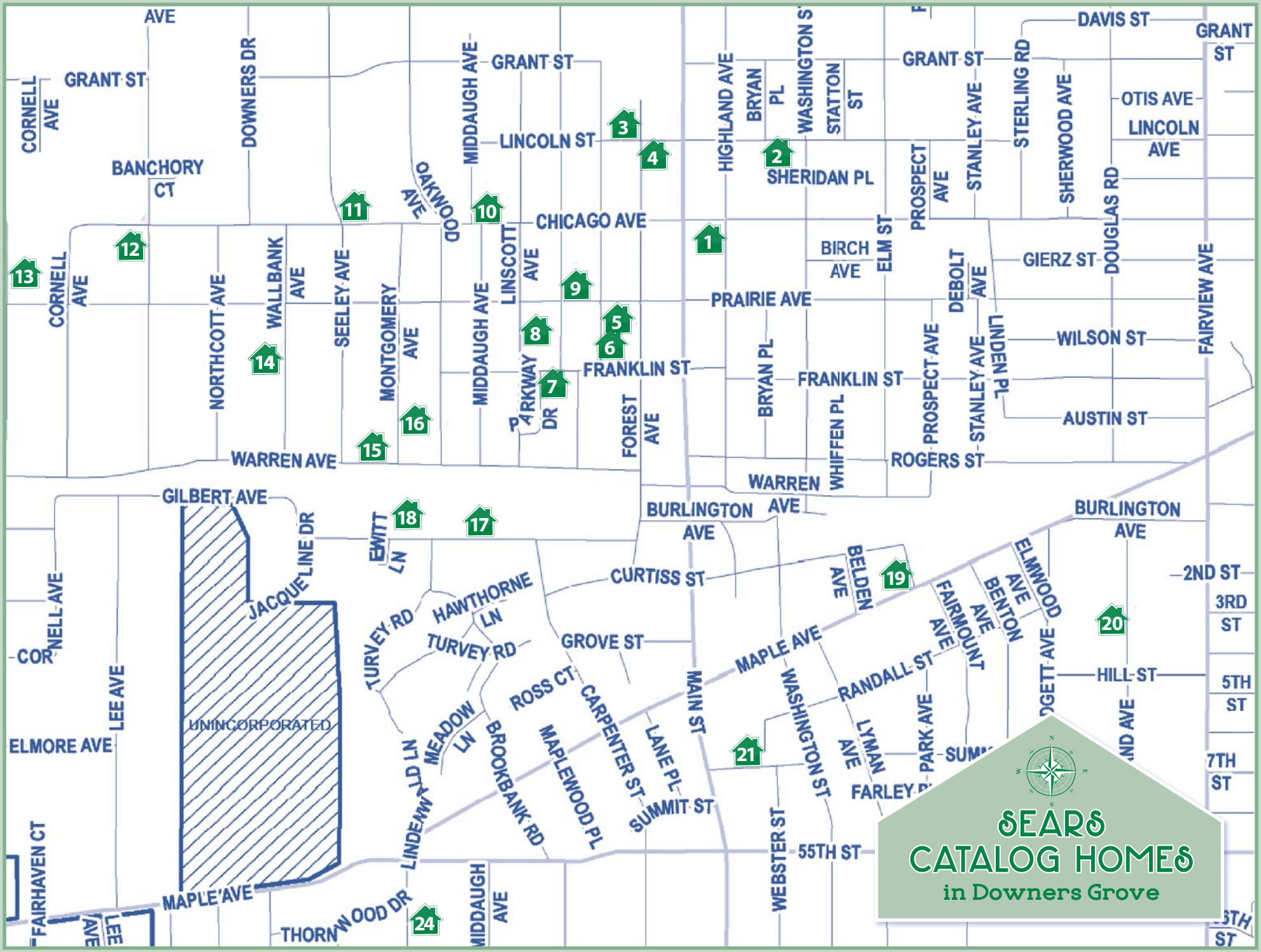
4716 Lee Avenue

This English influenced home includes six rooms and one-and-a-half baths. The steep front gable façade features a stone surround of a recessed entrance porch. The front façade also features a shed dormer. The interior includes a breakfast alcove off of the kitchen.

Sears FACT

Many homeowners get confused on whether or not their home could be part of the Sears Catalog. An easy way to identify if a home is a Sears Catalog Home is to look at the lumber. Most Sears' lumber was stamped with a letter and a number. Between 1908 and 1910, Sears sometimes used local mills who supplied lumber when demand was high so not all lumber will have those details.




SEARS
CATALOG HOMES
in Downers Grove
GRANT ST
LINCOLN ST
CHICAGO AVE
PRAIRIE AVE
FRANKLIN ST
WARREN AVE
GILBERT AVE
BURLINGTON AVE
CURTISS ST
GROVE ST
MAPLE AVE
RANDALL ST
HILL ST
2ND ST
3RD ST
5TH ST
7TH ST
55TH ST
SUMMIT ST
ROGERS ST
WILSON ST
AUSTIN ST
GIERZ ST
DAVIS ST
OTIS AVE
LINCOLN AVE
SHERIDAN PL
UNINCORPORATED
ELMORE AVE
THORNWOOD DR
CORNELL AVE
BANCHORY CT
DOWNERS DR
MIDDAUGH AVE
OAKWOOD AVE
LINSCOTT AVE
WALLBANK AVE
SEELEY AVE
MONTGOMERY AVE
NORTHCOTT AVE
PARKWAY DR
FOREST AVE
HIGHLAND AVE
BRYAN PL
WASHINGTON ST
STATTON ST
STANLEY AVE
STERLING RD
SHERWOOD AVE
DOUGLAS RD
FAIRVIEW AVE
PROSPECT AVE
ELM ST
BIRCH AVE
DEBOLT AVE
LINDEN PL
WHIFFEN PL
JACQUELINE DR
EWITT LN
HAWTHORNE LN
TURVEY RD
MEADOW LN
LINDENWOOD LN
ROSS CT
BROOKBANK RD
MAPLEWOOD PL
CARPENTER ST
LANE PL
MAIN ST
WEBSTER ST
BELDEN AVE
FAIRMOUNT AVE
BENTON AVE
ELMWOOD AVE
LYMAN AVE
PARK AVE
FARLEY
LEE AVE
FAIRHAVEN CT
1
2
3
4
5
6
7
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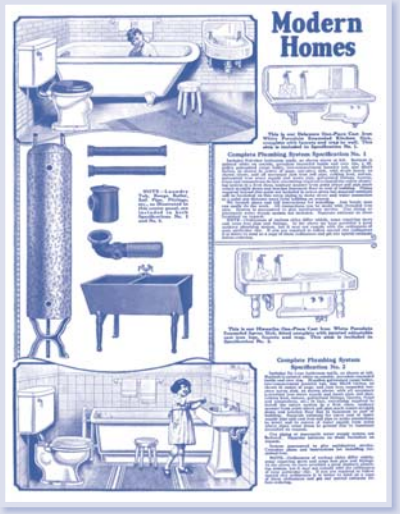
11
12
13
14
15
16
17
18
19
20
21
24

13 AURORA

Offered 1933
Cost $989 – $1,110

4725 Stonewall Avenue

This English cottage style home includes six rooms, one bath, and a built-in basement garage, which was rare in 1933. The front entrance extends out from the main house with a gable. The front façade features a prominent stone chimney. The home was built in 1933 by volunteer firemen for their chief.



Sears FACT

Towards the end of Sears offering its kit homes, their popularity was shown by the many children who learned to read by only using the Sears Roebuck catalog and the family Bible. In many rural homes, those were the only two books in a household.

14 ROCHELLE

Offered 1929 – 1933
Cost $1,170

4832 Wallbank Avenue

The Americanized English style home included four rooms and one bath. The double gable front façade is a unique feature along with the arched front door. The home was recently renovated with a large addition on the north façade to provide an attached garage and additional living space.

Sears FACT

TIn 1929, Sears' popularity was booming as they were shipping an average of 250 units per month just from Cairo, IL.

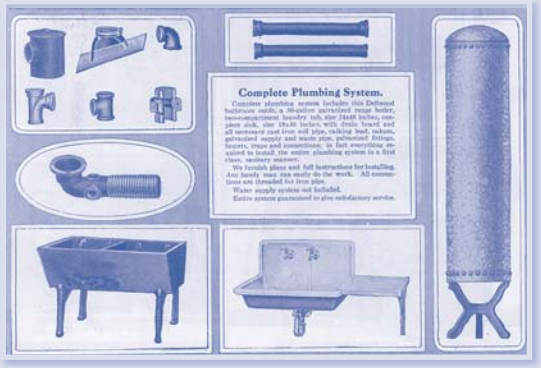
Downers Grove FACT

Due to the state of the economy between 1929 and 1931, many village residents were without jobs and money was scarce. The entire community worked together to try and find jobs for the jobless and provide food and coal to those in need.

15 MOUNT VERNON

Offered 1921 – 1925
Cost $851 – $1,221

1416 Warren Avenue



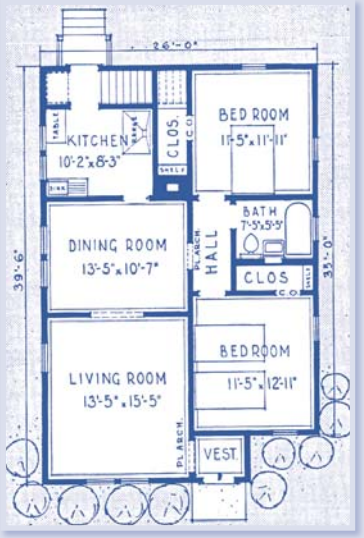
The Mount Vernon model includes four rooms and one bath with a gabled front porch and hipped roof. The interior features a fireplace in the living room and breakfast alcove off of the kitchen. The Mount Vernon model is one of a few Sears model homes that was not a pure kit. The four outside walls were small enough to be constructed in a mill and shipped with the rest of the kit. This was called a Simplex Sectional Home.

The Simplex Sectional Home, as the name suggests, contained simple designs. The Mount Vernon model could be assembled with basic tools and required no sawing or nailing. Simplex homes such as these were frequently only a couple of rooms and were ideal for summer cottages.

16 BELLWOOD

Offered 1931 – 1933
Cost $1,259

4927 Montgomery Avenue



This small English cottage style home included five rooms and one bath. The exterior features a steep front gable with a cat slide curve over the arched front door.

Downers Grove FACT

In addition to the attraction of Downers Grove from homeowners in the early twentieth century, a number of new businesses were coming to Downers Grove and these businesses became pillars of the community.

Sears FACT

Sears was still selling mail order homes in the early 1930s but their best sellers were the itty bitty homes such as the Bellewood model which cost around $1,000.

17 STARLIGHT

Offered 1913 – 1933
Cost $543 – $1,645

1244 Gilbert Avenue

This bungalow style home featured five rooms and one bath. The home features a front hipped dormer and hipped roof. The original full-width open front porch has been enclosed. The home featured a pantry off of the kitchen.

A house kit was shipped in a railroad car, and because of the switching roundhouse and railroad sidings in Downers Grove there was track room for the car to remain for seven to ten days as it was being unloaded. The new owner could then follow the meticulous instructions to build the house themselves, or they could have a contractor complete the house. Downers Grove is among the towns that has the largest collections of Sears homes largely because of the railroad sidings.

19 IVANHOE

Offered 1912 – 1918
Cost $1,663 – $2,618

744 Maple Avenue

The Ivanhoe included seven rooms and one bath. The home features two front hipped-roof dormers and a front porch which extends nearly the entire width of the home. This particular Sears home is a combination of the Ivanhoe and Model 200 called Model 264P230. The home originally had a walk-in ice box with outside access.

This Sears home in Downers Grove is a rare, fully documented Sears home with plans, construction documents, and Sears correspondence still in existence.

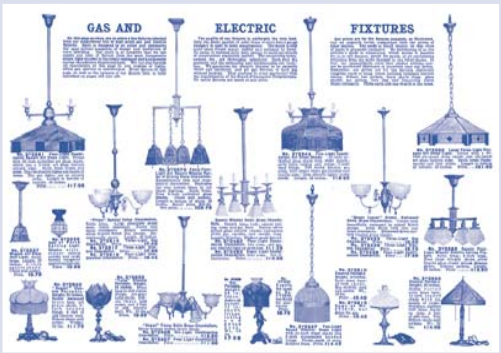
Sears estimated that the average man could erect a 'Modern Home' in about 90 days in good weather.

20 ELSMORE

Offered 1916 – 1926
Cost $858 – $2,391

5210 Grand Avenue

This bungalow style home included five rooms and one bath. A projecting front porch features triple columns and bargeboard trim at the gable. The home feature a reception room, now commonly called a foyer.



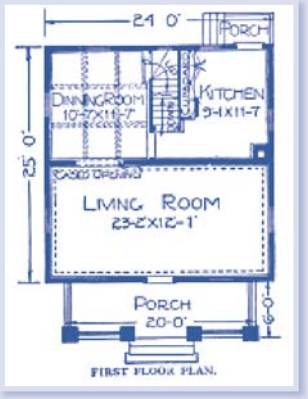
Sears FACT

Sears homes were so attractive and a good value that perspective homeowners were immediately drawn to the possibility of having a fine new home at a modest price during the time kit homes were being offered.

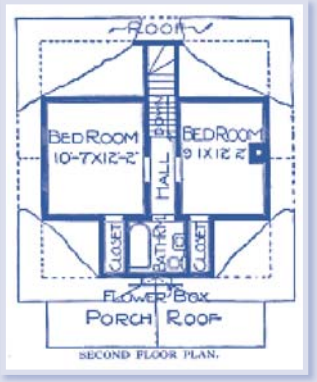
21 MARINA

Offered 1918 – 1921
Cost $1,289 – $1,632

930 Summit Street



This bungalow style home included five rooms and one bath. The home features a front gable and a nearly full-width front porch with concreate columns and tapered wood piers. The interior includes a beamed ceiling in the dining room.



Sears FACT

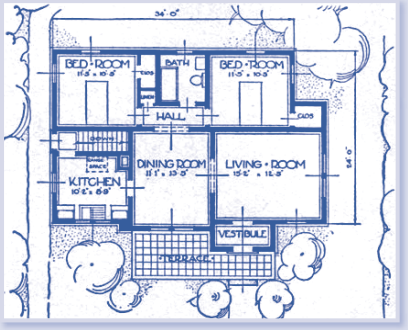
To advertise the company's new and improved line of building supplies, a Modern Homes specialty catalog, the Book of Modern Homes and Building Plans, appeared in 1908.

22 WILMORE

Offered 1933 – 1939
Cost $1,191 – $1,414

5730 Main Avenue

This bungalow style home included five rooms and one bath with an arched opening between the living and dining rooms. The two front gables are prominent features as well as the half- moon front door. The home is identical to the Jewel model and similar to the Roxbury model.



Sears FACT

Sears offered loans beginning in 1911, and by 1918 it offered customers credit for almost all building materials as well as offering advanced capital for labor costs. Typical loans ran at 5 years, with 6% interest, but loans could be extended over as many as 15 years.

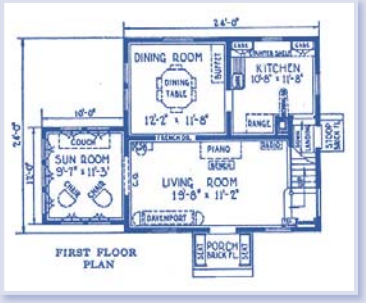
History FACT

A bill for dairy products in 1934 was only $3.44 for 18 quarts of milk and 14 jars of cream.

23 VAN DORN

Offered 1926, 1928, and 1933
Cost $1,576 – $2,249

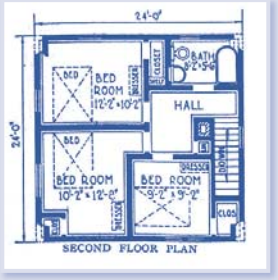
5636 Dunham Road



This attractive Dutch Colonial style home includes six rooms and one bath with a semi-open stair and a full-width shed dormer on the front façade. This home was added onto and resembles the Van Jean model. A concave arch over the front door includes a crescent feature and paired columns.

Downers Grove FACT

The 1930 Downers Grove population was 8,977 while in 1940 it was 9,526, an increase of 549 people which was due to the Great Depression. During this time, families were combining households in order to survive, so homes with large rooms, such as the Brookwood model were ideal.

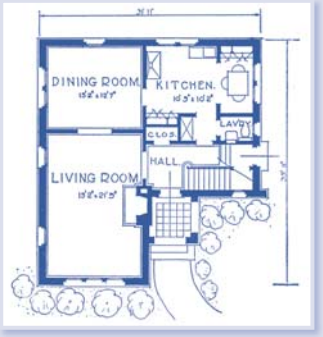


24 ELMHURST

Offered 1931 – 1933
Cost unavailable

5535 Dunham Road

This English Tudor style home features six rooms and one-and-a-half baths with a steeply pitched roof with a cat slide over the front entrance. The exterior is clad with brick and half-timbered wood and stucco. The home features a decorative telephone niche in the front hall and semi-open stairs to the second floor.

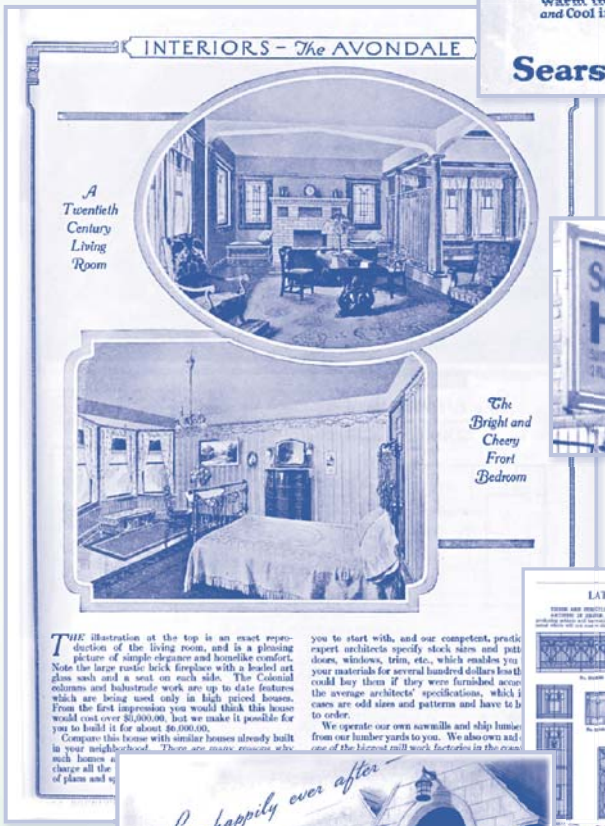


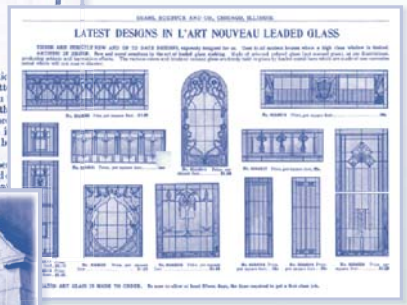
Sears FACT

The growing middle class was leaving the city for suburbia as trolley lines and the railroad extended lifelines for families who needed to travel to the city. Likewise, companies were building factories on distant, empty parcels of land and needed to house their workers. Affordable, mail-order homes proved to be just the answer to such dilemmas.

Sears FACT

No official tally exists of the number of Sears mail-order houses that still survive today. It is reported that more than 100,000 houses were sold between 1908 and 1940 through Sears's Modern Homes program. The keen interest evoked in current homebuyers, architectural historians, and enthusiasts of American culture indicate that thousands of these with brick instead of wood siding, and many other options.





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